

GENERAL PLAN NOTES:

- OWNER AND CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION
- PROVIDE A MINIMUM OF 20 FEET OF NO. 4 AWG OR LARGER BARE COPPER ELECTRODE COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING, EXTENDING THROUGH A NON-METALLIC SLEEVE
CLAMP ONE SUITABLE FOR DIRECT BURIAL NO. 4 AWG OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 12 X 20 FOOT STEEL BEARING EXTENDING THROUGH A NON-METALLIC SLEEVE (FOR THE PURPOSE OF GROUNDING)
- DRIVER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER
- 4 ALL WATER CLOSETS TO HAVE 1.5 GAL. CAP. MAX.
- BUILDING INSULATION SHALL BE AS FOLLOWS:
FRAME WALL R-13 F 9
BLOCK WALLS R-12 F 8
CEILING R-21 SPRAY ON OPEN CELL
FLOOR R-21 SPRAY ON OPEN CELL (SEE SHEET 4-B ITEM # 25)
- CONDENSATE LINES, IRRIGATION SPRAY HEADS AND ROOF DRAINOUTS DISCHARGE TO BE A MINIMUM OF ONE FOOT FROM THE BUILDING AND THAT ALL EVES LESS THAN 8" HAVE RAIN GUTTERS AND DOWN SPOUTS
- ALL SHOWER PAN LINERS SHALL HAVE A 1/4" PER FOOT MINIMUM SLOPE TO DRAIN
- ALL ATTIC ACCESS TO BE SEALED AIR TIGHT
TO BE INSTALLED ACCORDING TO 2021 FBC ENERGY CONSERVATION SECTION R402.4
- TEMPERED GLASS TO MEET FBC R308.4 IN HAZARD LOCATIONS
- ALL RECEPTACLES NOT REQUIRED TO BE GFI SHALL BE ARC-FALLT PROTECTED PER THE CURRENT NEC. ALL RECEPTACLES TO BE TAMPER PROOF WHERE REQUIRED BY THE CURRENT NEC.
- DOOR AND WINDOW SPECIFICATIONS ARE TO BE PROVIDED BY THE CONTRACTOR AND ARE TO BE INSTALLED AS PER THE SUPPLIED MANUFACTURER'S FASTENING DETAILS AND SPECIFICATIONS
- ALUM. MULLIONS TO BE INSTALLED PER MFR'S SPECS SEE ENGINEERING SHOP DRAWINGS BY MFR
- WINDOWS EXTERIOR DOORS & GARAGE DOORS TO HAVE CURRENT FLORIDA PRODUCT APPROVAL OR MARKINGS V.I.A. CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR APPROVED SYSTEM WITH PERMIT APPLICATION
- TEMPERED PROTECTION TO BE COMPLIANT WITH FBC R308.4 NOTES TO DETAILS OF EXTERIOR WALLS OF STRUCTURE OR USE BORACAGE THERMATIC INSECTICIDE FUMIGATE CONSTRUCTION
- PROVIDE TUB ACCESS AT TUB LOCATIONS
- NOTE ALL SHOWER OR BATH GLASS DOORS AND FIXED GLASS PANELS ARE TO BE TEMPERED GLASS PER FBC R308.4 ALL BATHROOM GLASS TO BE TEMPERED
- GENERAL CONTRACTOR AND WINDOW/DOOR MANUFACTURER ARE RESPONSIBLE TO INSTALL WINDOWS AND DOORS AND TO PROVIDE A WATER TIGHT SEAL
- ALL EXTERIOR WINDOWS AND DOORS W/ GLAZING ARE TO BE IMPACT RATED
- GENERAL CONTRACTOR IS TO VERIFY ALL WINDOW AND DOOR SIZES
- GENERAL CONTRACTOR IS TO VERIFY ALL EGRESS LOCATIONS AND SIZES TO MEET FBC 2021 8TH EDITION SECTION R103
- ALL WINDOW AND DOOR SIZES ARE APPROXIMATE. GENERAL CONTRACTOR TO VERIFY ALL FINAL SIZES AND ADJUST OPENINGS AS NEEDED. GENERAL CONTRACTOR TO VERIFY ALL CENTER LINE LOCATIONS AND HEADER HEIGHTS
- ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS OR EDGE OF CONCRETE BLOCK
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. REPORT AND DISCREPANCIES TO JC DRAFTING & DESIGN, INC. BEFORE PROCEEDING WITH ANY WORK
- RETRO-FIT WINDOWS TO MEET EGRESS WHERE FEASIBLE TO MEET FBC R310
- EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC R303.103 AND T03.8

DOOR AND WINDOW SPECIFICATIONS ARE TO BE PROVIDED BY THE CONTRACTOR AND ARE TO BE INSTALLED AS PER THE SUPPLIED MANUFACTURER'S FASTENING DETAILS AND SPECIFICATIONS

NOTE:
IN ACCORDANCE WITH FBC R703.8 FLASHING EXTERIOR WINDOWS AND DOORS SHALL BE FLASHED IN ACCORDANCE WITH MANUFACTURER'S MOA OR PRODUCT APPROVAL AND/OR INSTALLATION INSTRUCTIONS. IF FLASHING IS NOT ADDRESSED IN INSTRUCTIONS OF THE MANUFACTURER THEN PAN FLASHING SHALL BE PROVIDED. PAN FLASHING SHALL BE SEALED AND SLOPED AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES

THESE PLANS AND SPECIFICATIONS COMPLY TO THE BEST OF THE DESIGNER'S KNOWLEDGE WITH THE APPLICABLE MINIMUM BUILDING CODES AND/OR REGULATIONS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 62 AND 63, LANE OF FORCE, MINIMUM CODES AND/OR REGULATIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL REQUIRED CODES ARE MET.

NOTE:
GENERAL CONTRACTOR IS TO VERIFY ALL HEIGHTS, DIMENSIONS, WINDOW AND DOOR SIZES AND TO CONFIRM ALL INFORMATION ON THE PLANS

NOTE:
GC TO VERIFY WALLS OR WALL SECTIONS BEING REMOVED ARE NON-STRUCTURAL. CONTRACTOR TO SHORE UP EXTG. STRUCTURE AS NEEDED.

PER FLORIDA BUILDING CODE 1609.12 ALL EXTERIOR GLAZED WINDOWS AND DOORS SHALL BE IMPACT RESISTANT IN ORDER TO PROTECT THEM FROM WIND BORNE DEBRIS AS SUCH THE BUILDING HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE WITH AN INTERNAL PRESSURE COEFFICIENT OF 0.18
IN ADDITION ALL EXTERIOR GLAZED WINDOWS AND DOORS SHALL BE DESIGNED FOR COMPONENT WIND PRESSURES FROM CHART ON SHEET S1.0
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NOTICE OF APPROVAL AND FLORIDA PRODUCT APPROVAL FOR EACH WINDOW AND DOOR UNIT PROPOSED FOR THIS STRUCTURE THAT MEET THE INDICATED COMPONENT DESIGN PRESSURES. ALL NOTICE OF APPROVALS SHALL BE SUBMITTED WITH PERMIT PACKAGE TO BUILDING OFFICIAL
ALL MULTIPLE OR BUILT UP UNITS SHALL BE FULLY ENGINEERED AND TESTED FOR CONFIGURATION TO BE INSTALLED. GENERAL CONTRACTOR SHALL COORDINATE TO ENSURE EACH BUILT UP WINDOW OR DOOR UNIT MEETS THE WIND PRESSURE DESIGN CRITERIA ON THESE PLANS

NOTE: PROVIDE 1" DRAINOUT ALL EXTERIOR DOOR LOCATIONS WHERE FEASIBLE

CEILING EXPOSED TO WIND
CEILING EXPOSED TO WIND TO BE HARDE BOARD AS SLCTD ON P.P. COX ATTACHED TO BOTTOM COVER W/ 1" DRAINOUT. SEE SHEET 4-B ITEM # 25

NOTE:
THESE DRAWINGS REPRESENT THE CONCEPTS, LAYOUTS AND MATERIALS AS APPROVED BY THE ARCHITECT. THE DRAWINGS HAVE BEEN DONE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE. THE ARCHITECT DOES NOT KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM FLORIDA BUILDING CODES AND/OR REGULATIONS. ANY DISCREPANCIES WHICH APPEAR TO BE INACCURATE FLORIDA BUILDING CODES AND/OR REGULATIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BUILDING OFFICIAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BUILDING OFFICIAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BUILDING OFFICIAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BUILDING OFFICIAL.

NOTE:
CONTRACTOR SHALL INSURE PLAN CAN BE CONSTRUCTED AS SHOWN. ANY DISCREPANCIES WILL BE BROUGHT TO THE DESIGNER BEFORE THE START OF THE PROJECT

NOTE:
TRUSS LAYOUT TO BE SENT TO STRUCTURAL ENGINEER AND DESIGNER OF RECORD FOR APPROVAL

ALL PLANS ARE TO MEET THE 2023 FBC (8TH EDITION) AND 2020 NEC

NOTE:
CONTRACTOR WILL VERIFY ALL MEASUREMENTS IN FIELD

DESIGN CRITERIA
OCCUPANCY TYPE: R3 - CONSTRUCTION TYPE: VB ALTERATIONS ARE TO CONFORM TO CHAPTER 7 ALTERATIONS LEVELS AND CHAPTER 8 ALTERATIONS LEVEL 2 OF THE 2023 FLORIDA BUILDING CODE (8TH EDITION), EXISTING BUILDING 2023 FLORIDA BUILDING CODE (8TH EDITION), PLUMBING, FUEL, GAS AND MECHANICAL, THE 2020 NEC, AND TO CONFORM TO THE CODES, ORDINANCES, RULES AND REGULATIONS OF SARASOTA COUNTY FLORIDA

Plan no.
2023-45 A2.0

**D. E. ROBINSON
CONSTRUCTION
GROUP LLC**
CGC1520814
(941)735-9899

**RENOVATION FOR:
SNOW SHOE
PROPERTIES LLC**
600 TARAWITT DRIVE
LONGBOAT KEY, FLORIDA 34228
PID: 7952000003

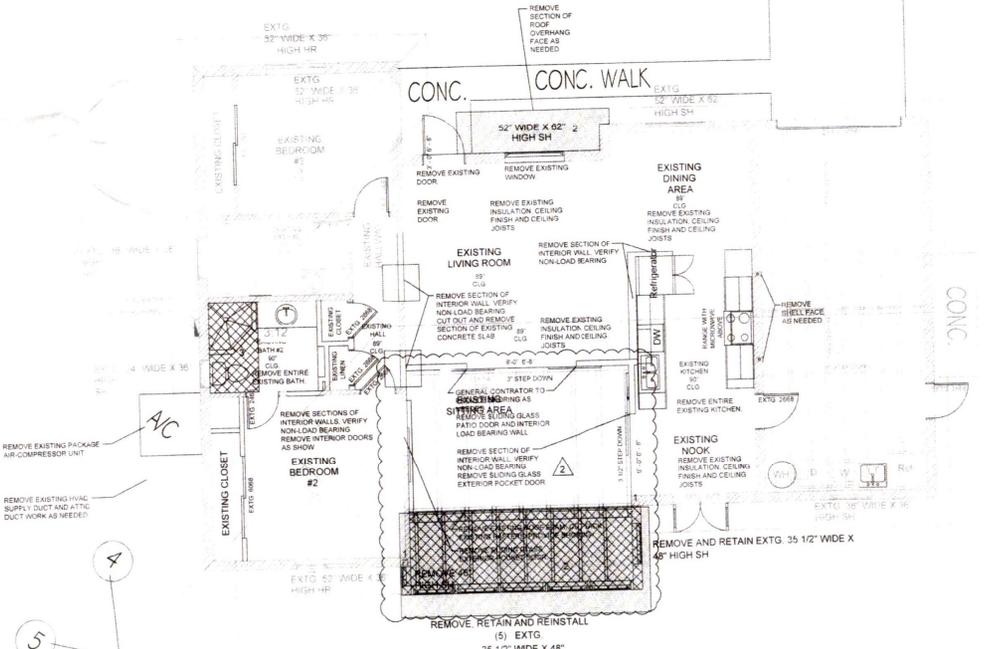
JC DRAFTING & DESIGN, INC.
905 PONDER AVE SUITE C
Sarasota, Florida 34232
Phone (941) 625-5008 Cell (941) 310-0447
www.jcdraftinganddesign.com
John C. Cookham, President

NO.	DESCRIPTION	BY	DATE
2	CLIENT CHANGES	JC	2/19/25

DATE: 7-13-2024

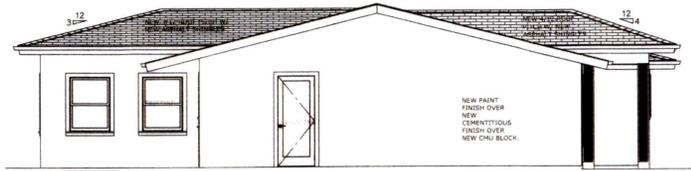
SCALE: AS SHOWN

SHEET TITLE:
BLDG PERMIT PLANS
FILE
GROUND FLOOR
DEMOLITION PLAN
SHEET NO.
A2.0



**GROUND FLOOR
DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"

NOTE: THESE DRAWINGS ARE NOT TO BE SCALE



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

NOTE:

THE DESIGN AND DRAWINGS REPRESENT THE CONCEPTS, LAYOUTS AND MATERIALS AS APPROVED BY THE OWNER. THE DRAWINGS HAVE BEEN DONE TO THE BEST OF JC DRAFTING & DESIGN, INC.'S KNOWLEDGE. THE DRAWINGS SHALL BE CONSIDERED AS APPROVED BY THE APPLICABLE FLORIDA BUILDING CODES AND FIRE SAFETY STANDARDS AND ANY CONDITIONS WHICH APPEAR TO BE INACCURATE SHALL BE BROUGHT TO THE DESIGNER, STRUCTURAL ENGINEER AND THE GENERAL CONTRACTOR'S ATTENTION AND CORRECTED. THE GENERAL CONTRACTOR SHALL EXAMINE THE PLANS COMPLETELY AND VISIT THE JOB SITE BEFORE BEGINNING CONSTRUCTION ON THE PROJECT. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STRUCTURE CAN BE CONSTRUCTED AS DRAWN OR WITH AMENDMENT DRAWINGS TO BE PROVIDED BY THE DESIGNER ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ORIENTATION HEIGHTS. IT SHALL ALSO BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND MEET ALL STATE AND LOCAL BUILDING CODES. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IN WRITING. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NECESSARY ARE TO BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT. WORK IS NOT TO PROCEED UNTIL ALL DISCREPANCIES ARE CORRECTED. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL CONDITIONS IN THE FIELD. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

1. THESE PLANS AND DESIGN CONCEPTS ARE THE INTELLECTUAL PROPERTY OF JC DRAFTING & DESIGN, INC. NO CHANGES TO THESE DRAWINGS MAY BE MADE WITHOUT A WRITTEN CONSENT FROM JC DRAFTING & DESIGN, INC. UNAUTHORIZED USE IS PROHIBITED. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN AND SPECIFICATIONS ON THESE DRAWINGS AND SHALL BE RETURNED IN THE EVENT OF TERMINATION, USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF JC DRAFTING & DESIGN, INC. OR ANY CONSTRUCTION SCHEDULE FROM THESE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF JC DRAFTING & DESIGN, INC. SHALL AUTOMATICALLY RENDER JC DRAFTING & DESIGN, INC. AND ITS EMPLOYEES HARMLESS TO ANY LIABILITY CLAIM, SUIT OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT.
2. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH GOVERNING CODES.
3. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.
4. DO NOT SCALE DRAWINGS.
5. ALL DIMENSIONS ARE TO ROUGH CONSTRUCTION UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.

Plan no.
2023-45 A4.0

**D. E. ROBINSON
CONSTRUCTION
GROUP LLC**
CGG1520814
(941)735-9899

**RENOVATION FOR:
SNOWSHOE
PROPERTIES LLC**
600 TARAWATT DRIVE
LONGBOAT KEY, FLORIDA 34228
PID: 7952000003

**JC DRAFTING
& DESIGN, INC.**
905 PONDER AVE, SUITE C
Sarasota, Florida 34232
352-315-2647
www.jcdraftinganddesign.com
Jan T. Galloway, President

REVISIONS:			
NO.	DESCRIP.	BY	DATE
1	CLIENT CHANGES	JC	2/19/25

DATE: 7-13-2024

SCALE: AS SHOWN

SHEET TITLE:

EXTERIOR
BUILDING
ELEVATIONS
SHEET NO.
A4.0

RECEIVED
FEB 7 2025
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

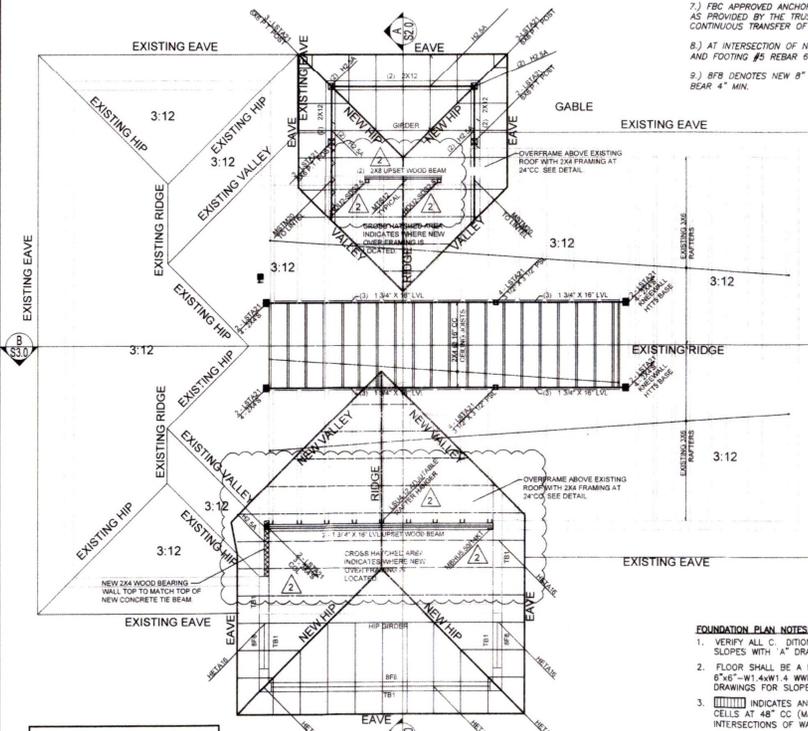
NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

ROOF FRAMING PLAN NOTES:

1. VERIFY ALL CONDITIONS, DIMENSIONS, ELEVATIONS, AND SLOPES WITH "A" SHEETS.
2. ALL EXTERIOR WALLS SHALL BE 8" REINFORCED CMU.
3. ROOF SHEATHING SHALL BE APA 32/16 SPAN RATED 5/8" NOMINAL THICKNESS, NAIL EDGES TO SUPPORTING TRUSSES W/ 10d NAILS @ 4" O.C. & NAIL FIELD @ 6" O.C. BLOCK ALL VALLEYS & RIDGES.
4. WALL SHEATHING SHALL BE APA 32/16 SPAN RATED 1/2" NOMINAL PLYWOOD. ATTACH WITH 8d NAILS AT 4" OC ON EDGES, AND AT 6" OC IN FIELD. BLOCK ALL EDGES.
5. PRE-FAB, PRE-ENGINEERED ROOF TRUSSES ARE TO BE SPACED @ 2'-0" O.C., MAX. (TYP.)
6. ROOF PITCH IS 4/12 ENTRY ROOF, 3/12 TO MATCH EXISTING AT LANAL. GENERAL CONTRACTOR TO VERIFY IN FIELD.
7. FBC APPROVED ANCHORS CAPABLE OF MEETING UPLIFT REQUIREMENTS AS PROVIDED BY THE TRUSS MANUFACTURER AT EACH TRUSS TO PROVIDE CONTINUOUS TRANSFER OF UPLIFT LOADS FROM TRUSS TO FOUNDATION.
8. AT INTERSECTION OF NEW WALL WITH EXISTING, DRILL AND EPOXY WALL AND FOOTING #5 REBAR 6" INTO EXISTING.
9. BFB DENOTES NEW 8" PRECAST LINTEL, GROUTED SOLID WITH 1 #5 BEAR 4" MIN.

NOTE:

THE DESIGN AND DRAWINGS REPRESENT THE CONCEPTS, LAYOUTS AND MATERIALS AS APPROVED BY THE HOMEOWNER. THE DRAWINGS HAVE BEEN DONE TO THE BEST OF JC DRAFTING & DESIGN INC.'S KNOWLEDGE OF THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM FLORIDA BUILDING CODES AND ARE SUBJECT TO AMENDMENTS AND ANY CONDITIONS WHICH APPEAR TO BE INCONCLUSIVE AND CORRECTED. THE GENERAL CONTRACTOR SHALL EXAMINE THE PLANS COMPLETELY AND VISIT THE JOB SITE BEFORE BEGINNING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS TO INSURE THAT THE STRUCTURE CAN BE CONSTRUCTED AS DRAWN OR WITH ADEQUATE DRAWINGS TO BE PROVIDED BY THE DESIGNER ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS TO INSURE THAT THE STRUCTURE CAN BE CONSTRUCTED AS DRAWN OR WITH ADEQUATE DRAWINGS TO BE PROVIDED BY THE DESIGNER ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS TO INSURE THAT THE STRUCTURE CAN BE CONSTRUCTED AS DRAWN OR WITH ADEQUATE DRAWINGS TO BE PROVIDED BY THE DESIGNER ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS TO INSURE THAT THE STRUCTURE CAN BE CONSTRUCTED AS DRAWN OR WITH ADEQUATE DRAWINGS TO BE PROVIDED BY THE DESIGNER ONLY.



GC TO VERIFY EXTG. ROOF PITCH IN FIELD BEFORE FABRICATION OF ANY ROOF TRUSSES AND PROVIDE FIELD FINDING TO TRUSS MANUFACTURER. GC WILL ALSO VERIFY EXTG. BRG. IN FIELD. GC TO VERIFY EXTG. ROOF OVERHANG IN FIELD.

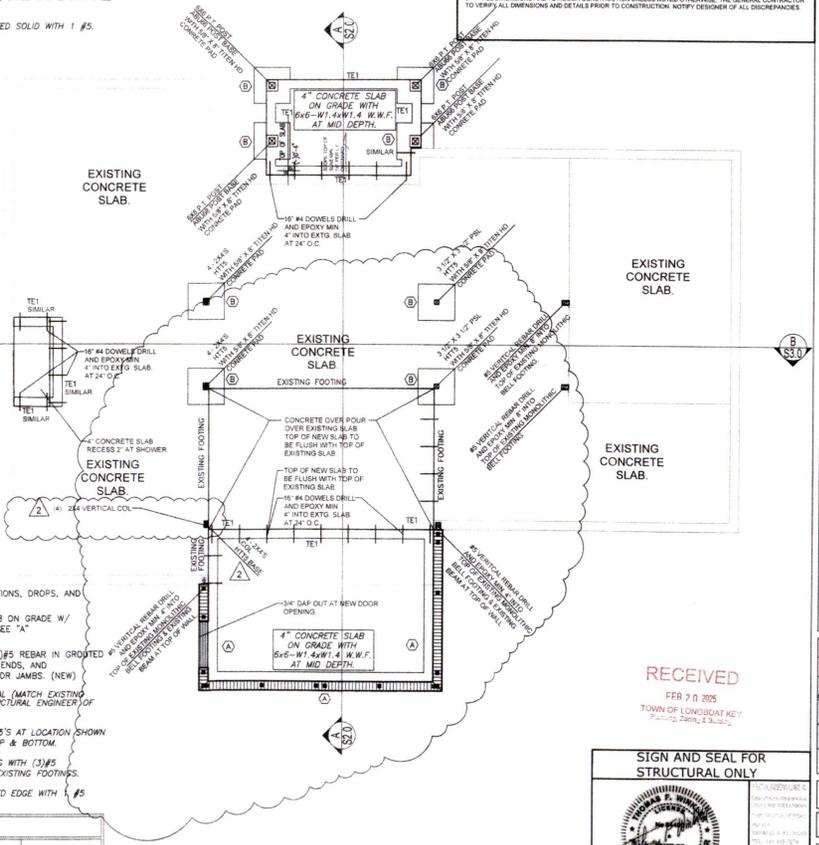
ROOF / CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. VERIFY ALL CONDITIONS, DIMENSIONS, ELEVATIONS, DROPS, AND SLOPES WITH "A" DRAWINGS.
2. FLOOR SHALL BE A MINIMUM 4" CONC. SLAB ON GRADE W/ 6"x6"-W1 4xW1 4 W/F CENTERED IN SLAB. SEE "A" DRAWINGS FOR SLOPES, STEPS, ETC.
3. [Symbol] INDICATES AN 8" CMU WALL WITH (1)#5 REBAR IN GROUTED CELLS AT 48" OC (MAX), AT THE CORNERS, ENDS, AND INTERSECTIONS OF WALL AND AT WINDOW/DOOR JAMBS. (NEW)
4. TOP OF FOOTING SHALL BE (-)1'-4" TYPICAL (MATCH EXISTING T.O.F.). GC TO VERIFY IN FIELD AND INFORM STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
5. [Symbol] DENOTES 8" CMU INFILL WALL WITH #5'S AT LOCATION SHOWN IN GROUTED CELLS. DRILL AND EPOXY 4" AT TOP & BOTTOM.
6. [Symbol] INDICATES 12" X 20" W CONCRETE FOOTING WITH (3)#5 CONTINUOUS, DRILL & EPOXY (3)#5 6" INTO EXISTING FOOTINGS.
7. TE1 DENOTES 8" X 8" CONTINUOUS THICKENED EDGE WITH 1 #5 REBAR.

FOOTING SCHEDULE					
FOOTING MARK	WIDTH	LENGTH	DEPTH	REINFORCING	REMARKS
(A)	16"	CONT.	20"	(2) #5 CONTINUOUS	MONOLITHIC BELL FCG
(B)	32"	32"	12"	(3) #5 EACHWAY	PAD FCG
TE1	8"	CONT.	8"	(1) #5 CONTINUOUS	MONOLITHIC BELL FCG

NOTE: AT INTERSECTION OF NEW WALL WITH EXISTING, DRILL AND EPOXY WALL AND FOOTING #5 REBAR 6" INTO EXISTING.



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

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

Plan no.
2023-45 S1.0

RENOVATION FOR:
SNOW SHOE PROPERTIES LLC
600 TARAWAY DRIVE
LONGBOAT KEY, FLORIDA 34228
PID: 7952000003

D. E. ROBINSON CONSTRUCTION GROUP LLC
CC15208.14
(941)735-9899

JC DRAFTING & DESIGN INC.
905 POUNDER AVE. SUITE C
Sarasota, Florida 34232
Phone: (941) 551-3047
jc@jcdraftinganddesign.com
www.jcdraftinganddesign.com

RECEIVED
FEB 20 2025
TOWN OF LONGBOAT KEY
700 W. Canal, S. 8420

SIGN AND SEAL FOR STRUCTURAL ONLY

Thomas F Winkler
P.E. 54900
Digitally signed by Thomas F Winkler
Date: 2025.02.19 18:13:15

FOUNDATION PLAN AND ROOF / CEILING PLAN
SHEET NO.
S1.0

NO. DISCRIP: BY DATE
CLIENT CHANGES JC 2/19/25
DATE: 7-13-2024
SCALE: AS SHOWN
SHEET TITLE:

NOTE:

THE DESIGN AND DRAWINGS REPRESENT THE CONCEPTS, LAYOUTS AND MATERIALS AS APPROVED BY THE HOMEOWNER. THE DRAWINGS HAVE BEEN DONE TO THE BEST OF J.C. DRAFTING & DESIGN, INC.'S KNOWLEDGE AND BELIEF. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK HEIGHTS. IT WILL ALSO BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND MEET ALL STATE AND LOCAL BUILDING CODES. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IN WRITING. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NECESSARY TO BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT. WORK IS NOT TO PROCEED UNTIL AND COORDINATE ALL CONDITIONS IN THE FIELD. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THESE PLANS AND DESIGN CONCEPTS ARE THE INTELLECTUAL PROPERTY OF J.C. DRAFTING & DESIGN, INC. NO CHANGE TO THESE DRAWINGS MAY BE MADE WITHOUT THE WRITTEN CONSENT FROM J.C. DRAFTING & DESIGN, INC. UNAUTHORIZED USE IS PROHIBITED. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN AND SPECIFICATIONS PROVIDED UNDER THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND MEETING ALL STATE AND LOCAL BUILDING CODES. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IN WRITING. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NECESSARY TO BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT. WORK IS NOT TO PROCEED UNTIL AND COORDINATE ALL CONDITIONS IN THE FIELD. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH GOVERNING CODES.
2. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.
3. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS ARE TO ROUGH CONSTRUCTION UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.

Plan no.
2023-45 S2.0

**D. E. ROBINSON
CONSTRUCTION
GROUP LLC**
GCC1520814
(941)735-9899

**RENOVATION FOR:
SNOW SHOE
PROPERTIES LLC**
600 TARAWATT DRIVE
LONGBOAT KEY, FLORIDA 34228
PID: 7952000003

J.C. DRAFTING & DESIGN, INC.
905 POND AVE. SUITE C
Sarasota, Florida 34232
ph@jcdraftinganddesigninc.com
www.jcdraftinganddesigninc.com

REVISIONS:

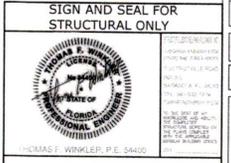
NO.	DESCRIP.	BY	DATE
1	CLIENT CHANGES	JC	2/19/25

DATE: 7-13-2024

SCALE: AS SHOWN

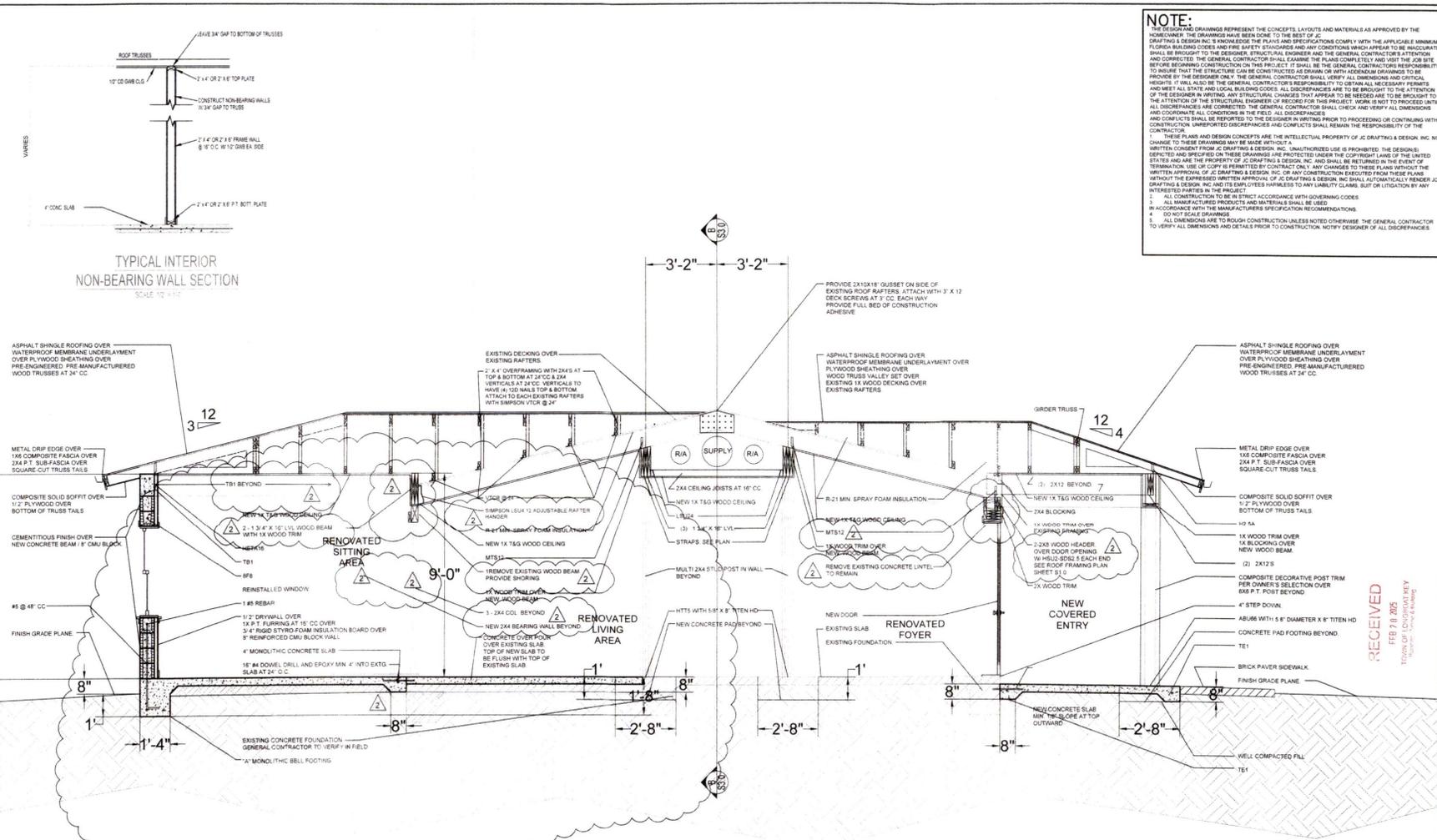
SHEET TITLE:

BUILDING SECTION
A-A
SHEET NO.
S2.0



THOMAS S. WINKLER, P.E. 54623

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED UNLESS THE ORIGINAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



CROSS SECTION A-A
SCALE: 1/2" = 1'-0"

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

PROPERTY ADDRESS:
600 TARAWITT DRIVE, LONGBOAT KEY, FL. 34228

LEGAL DESCRIPTION:
COMMENCE AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF SAID LOT 7 AND THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY NO. 780, (WHOSE WIDTH IS 100 FEET); THENCE NORTH 50 DEGREES 0' EAST ALONG THE NORTHERLY BOUNDARY OF SAID LOT 7, 600.14 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 50 DEGREES 0' EAST 120 FEET; THENCE SOUTH 40 DEGREES 0' EAST 100 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 7; (SAME BEING THE CENTERLINE OF A 30 FOOT WIDE CANAL); THENCE SOUTH 50 DEGREES 0' WEST ALONG SAID BOUNDARY 120 FEET; THENCE NORTH 40 DEGREES 0' WEST 100 TO THE POINT OF BEGINNING, LESS THE GRANTOR'S INTEREST CONVEYED IN THAT CERTAIN RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 431, PAGE 62, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

FLOOD INFORMATION:
ZONE: AE
ELEV = 8.00' (NAVD86)
MAP PANEL# 12081C0291F
EFFECTIVE DATE: 08/10/2021

LOT COVERAGE CALCULATIONS:

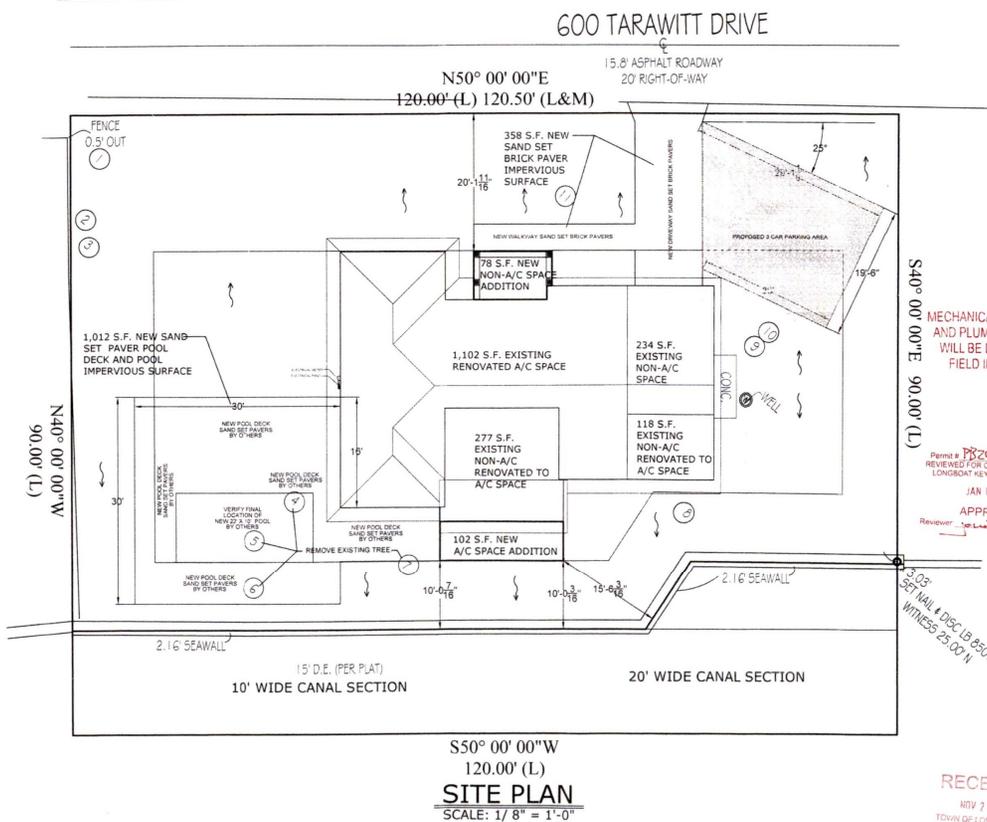
8,673 S.F. UPLAND LOT AREA
1,730 S.F. TOTAL EXISTING UNDER ROOF BUILDING LOT COVERAGE
78 S.F. COVERED ENTRY ADDITION UNDER ROOF AREA
102 S.F. COVERED SITTING AREA ADDITION UNDER ROOF AREA
1,910 S.F. TOTAL UNDER ROOF BUILDING AREA LOT COVERAGE = 22.03%
820 S.F. RENOVATED / ADDITION DRIVEWAY, PARKING AND WALKWAY.
30 S.F. EXISTING CONCRETE MECHANICAL SLAB.
16 S.F. NEW PRE-CAST MECHANICAL SLAB.
1,012 S.F. POOL AND POOL DECK ADDITION
3,788 S.F. TOTAL IMPERVIOUS LOT COVERAGE = 43.86%

# TREE	TYPE	DBH	REMARKS
1	PALM TREE	12"	TO REMAIN
2	PALM TREE	12"	TO REMAIN
3	PALM TREE	10"	TO REMAIN
4	OAK TREE	4"	TO BE REMOVED
5	PALM TREE	14"	TO BE REMOVED
6	PALM TREE	9"	TO BE REMOVED
7	PALM TREE	9"	TO BE REMOVED
8	PALM TREE	4"	TO REMAIN
9	PALM TREE	12"	TO REMAIN
10	PALM TREE	11"	TO REMAIN
11	CEDAR TREE	14"	TO REMAIN

WELL TO HOUSE 4.66±
WELL TO N PROPERTY LINE: 41.7±
WELL TO E PROPERTY LINE: 22.5±

PLAN INDEX	
A-1.0	SITE PLAN, PLAN INDEX AND GENERAL PLAN NOTES
A-2.0	GROUND FLOOR DEMOLITION PLAN AND NOTES
A-3.0	GROUND FLOOR RENOVATION PLAN AND NOTES
A-4.0	EXTERIOR BUILDING ELEVATIONS
E-1.0	GROUND FLOOR ELECTRICAL PLAN, ELECTRICAL LEGEND AND NOTES
S-1.0	FOUNDATION PLAN, ROOFING PLAN AND NOTES
S-2.0	BUILDING SECTION A-A
S-3.0	BUILDING SECTION B-B
S-4.0	STRUCTURAL NOTES AND WIND LOAD SCHEDULE

PLAN LEGEND	
	DIRECTIONAL LOT DRAINAGE ARROW



NOTE:
THESE PLANS AND DRAWINGS REPRESENT THE CONCEPTS, LAYOUTS AND MATERIALS AS APPROVED BY THE DESIGNER. THE DRAWINGS HAVE BEEN DONE TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND SHALL BE CONSIDERED TO BE ACCORDING TO THE FLORIDA BUILDING CODE AND FIRE SAFETY STANDARDS AND ANY CONDITIONS WHICH APPEAR TO BE IN CONFLICT WITH THE FLORIDA BUILDING CODE AND FIRE SAFETY STANDARDS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND MATERIALS PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND MEET ALL STATE AND LOCAL BUILDING CODES. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IN WRITING. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NEEDED ARE TO BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT. WORK IS NOT TO PROCEED UNTIL ALL DISCREPANCIES ARE CORRECTED. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND MATERIALS PRIOR TO CONSTRUCTION. UNRESOLVED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
1. THESE PLANS AND DESIGN CONCEPTS ARE THE INTELLECTUAL PROPERTY OF J.C. DRAFTING & DESIGN, INC. NO CHANGE TO THESE DRAWINGS MAY BE MADE WITHOUT A WRITTEN CONSENT FROM J.C. DRAFTING & DESIGN, INC. UNAUTHORIZED USE IS PROHIBITED. THE DESIGNER, DESIGNER AND SPECIFIED ON THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES AND ARE THE PROPERTY OF J.C. DRAFTING & DESIGN, INC. AND SHALL BE RETURNED IN THE EVENT OF TERMINATION. USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF J.C. DRAFTING & DESIGN, INC. OR ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESS WRITTEN APPROVAL OF J.C. DRAFTING & DESIGN, INC. SHALL AUTOMATICALLY RENDER J.C. DRAFTING & DESIGN, INC. AND ITS EMPLOYEES HARMLESS TO ANY LIABILITY CLAIM, SUIT OR LITIGATION BY ANY INTERESTED PARTY IN THE PROJECT.
2. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH GOVERNING CODES.
3. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.
4. DO NOT SCALE DRAWINGS.
5. ALL DIMENSIONS ARE TO ROUGH CONSTRUCTION UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.

Plan no.
2023-45 A1.0

**D.E. ROBINSON
CONSTRUCTION
GROUP LLC**
CGC1320814
(941)735-9899

**RENOVATION FOR:
SNOWSHOE
PROPERTIES LLC**
600 TARAWITT DRIVE
LONGBOAT KEY, FLORIDA 34228
PID: 7952000003

J.C. DRAFTING & DESIGN, INC.
905 POND AVE SUITE C
SEASIDE, FLORIDA 34232
941-375-3047
jcd@jcdraftinganddesign.com
www.jcdraftinganddesign.com
Mark T. Coulter, P.E., Architect

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

Permit # PR24-29419
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT
JAN 02 2025
APPROVED
Reviewer: [Signature]

REVISIONS:		
NO.	DESCRIP.	BY DATE

DATE: 7-13-2024
SCALE: AS SHOWN
SHEET TITLE:
BLDG PERMIT PLANS
FILE
Copy of Record
SITE PLAN
SHEET NO.
A1.0

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

NOTE:
 THESE DRAWINGS REPRESENT THE CONCEPTS, LAYOUTS AND MATERIALS AS APPROVED BY THE HOMEOWNER. THE DRAWINGS HAVE BEEN DONE TO THE BEST OF JC DRAFTING & DESIGN, INC.'S KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM FLORIDA BUILDING CODES AND FIRE SAFETY REQUIREMENTS AND ANY CONDITIONS WHICH APPEAR TO BE INCONCLUSIVE SHALL BE BROUGHT TO THE DESIGNER, STRUCTURAL ENGINEER AND THE GENERAL CONTRACTOR'S ATTENTION AND CORRECTED. THE GENERAL CONTRACTOR SHALL EXAMINE THE PLANS COMPLETELY AND VERIFY THE DIMENSIONS BEFORE BEGINNING CONSTRUCTION ON THIS PROJECT. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STRUCTURE CAN BE CONSTRUCTED AS DRAWN OR WITH ADDITIONAL DRAWINGS TO BE PROVIDED BY THE DESIGNER ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CRITICAL HEIGHTS. IT SHALL ALSO BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND MEET ALL STATE AND LOCAL BUILDING CODES. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IN WRITING. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NEEDED ARE TO BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT. WORK IS NOT TO PROCEED UNTIL ALL DISCREPANCIES ARE CORRECTED. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL CONDITIONS IN THE FIELD. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
 THESE PLANS AND DESIGN CONCEPTS ARE THE INTELLECTUAL PROPERTY OF JC DRAFTING & DESIGN, INC. NO CHANGE TO THESE DRAWINGS MAY BE MADE WITHOUT A WRITTEN CONSENT FROM JC DRAFTING & DESIGN, INC. UNAUTHORIZED USE IS PROHIBITED. THE DESIGNER, ENGINEER AND SPECIFIED ON THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES AND ARE THE PROPERTY OF JC DRAFTING & DESIGN, INC. AND SHALL BE RETURNED IN THE EVENT OF TERMINATION. USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF JC DRAFTING & DESIGN, INC. OR CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF JC DRAFTING & DESIGN, INC. SHALL AUTOMATICALLY RENDER JC DRAFTING & DESIGN, INC. AND ITS EMPLOYEES HARMLESS TO ANY LIABILITY CLAIM, SUIT OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT.
 1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH GOVERNING CODES.
 2. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.
 3. ALL DIMENSIONS ARE TO FINISH CONSTRUCTION UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.

Plan no.
2023-45 A1.0

**D. E. ROBINSON
 CONSTRUCTION
 GROUP LLC**
 CGC1520814
 (941)735-9899

**RENOVATION FOR:
 SNOWSHOE
 PROPERTIES LLC**
 600 TARAWITT DRIVE
 LONGBOAT KEY, FLORIDA 34228
 PID: 7952000003

JC DRAFTING & DESIGN, INC.
 505 POUNDER AVE. SUITE C
 LONGBOAT KEY, FLORIDA 34228
 Phone: (941) 735-2000 Cell: (941) 376-2047
 Fax: (941) 735-2001 Email: info@jcdraftinganddesign.com
 www.jcdraftinganddesign.com
 Jeff R. Coulter, President

REVISIONS:

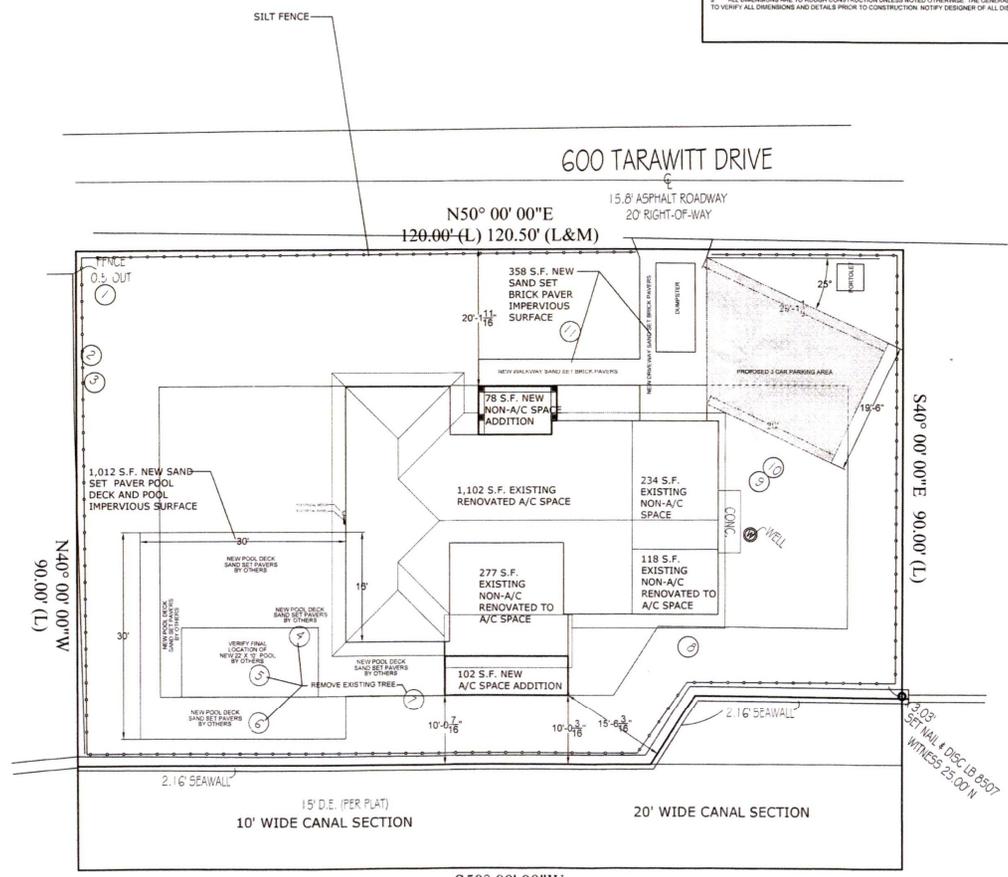
NO.	DESCRIP.	BY	DATE
1	BLDG. DEP.	JJC	11/15/24

DATE: 7-13-2024

SCALE: AS SHOWN

SHEET TITLE:
 BLDG PERMIT PLANS
 FILE
 Copy of Record

**STAGING PLAN
 SHEET NO.**
A1.1



**S50° 00' 00" W
 120.00' (L)
 STAGING PLAN
 SCALE: 1/8" = 1'-0"**

RECEIVED
 MAY 7 6 2024
 TOWN OF LONGBOAT KEY
 Planning Zoning & Safety

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

GENERAL PLAN NOTES:

- OWNER AND CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION
- PROVIDE A MINIMUM OF 20 FEET OF NO. 4 AWG OR LARGER BARE COPPER ELECTRODE COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING, EXTENDING THROUGH A NONMETALLIC SLAVE
CLAMP ONE SUITABLE FOR DIRECT BURIAL AND A 4 AWG OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 12 X 20 FOOT STEEL REBAR, EXTENDING THROUGH A NONMETALLIC SLAVE.
(FOR THE PURPOSE OF GROUNDING)
- DRYER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER
- ALL WATER CLOSETS TO HAVE 1.6 GPM CAP MAX.
- BUILDING INSULATION SHALL BE AS FOLLOWS
FRAME WALLS R-13
BLOCK WALLS R-4 F.F. RGD
CEILING R-12 SPRAY ON URON CELL
- PROVIDE CARBON MONOXIDE ALARM WITHIN 12'-0" OF BEDROOMS (SEE SHEET A4.0, ITEM # 25)
- CONDENSATE LINES, IRRIGATION SPRAY HEADS AND ROOF DOWNSPOUTS DISCHARGE TO BE A MINIMUM OF ONE FOOT FROM THE BUILDING AND THAT ALL SIZES LESS THAN 1" HAVE RAIN GUTTERS AND DOWN SPOUTS
- ALL SHOWER PAN LINERS SHALL HAVE A 1/4" PER FOOT MINIMUM SLOPE TO DRAIN
- ALL ATTIC ACCESS TO BE SEALED AIR TIGHT
TO BE INSTALLED ACCORDING TO 2023 FBC ENERGY CONSERVATION SECTION 806.2.4
- TEMPERED GLASS TO MEET FBC-R 808.4 IN HAZARD LOCATIONS
- ALL RECEPTS NOT REQUIRED TO BE ON SHALL BE ARC FAULT PROTECTED PER CURRENT NEC. ALL RECEPTS TO BE TAMPER PROOF WHERE REQUIRED BY THE CURRENT NEC.
- DOOR AND WINDOW SPECIFICATIONS ARE TO BE PROVIDED BY THE CONTRACTOR AND ARE TO BE INSTALLED AS PER THE SUPPLIED MANUFACTURER'S FASTENING DETAILS AND SPECIFICATIONS

DOOR AND WINDOW SPECIFICATIONS ARE TO BE PROVIDED BY THE CONTRACTOR AND ARE TO BE INSTALLED AS PER THE SUPPLIED MANUFACTURER'S FASTENING DETAILS AND SPECIFICATIONS

NOTE:
IN ACCORDANCE WITH FBC 807.8 FLASHING EXTERIOR WINDOWS AND DOORS SHALL BE FLASHED IN ACCORDANCE WITH MANUFACTURER'S NDA OR PRODUCT APPROVAL. ANY OR INSTALLATION INSTRUCTIONS. FLASHING IS NOT ADDRESSED IN EITHER OF THE PREVIOUS NOTED. PAN FLASHING SHALL BE PROVIDED. PAN FLASHING SHALL BE SEALED AND SLOPED AS TO DRAIN WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. DRAWINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.

THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ANY SAFETY ENGINTEERS AS DETERMINED IN ACCORDANCE WITH FBC 807.8 AND LOCAL LAWS OF FLORIDA, AND APPLICABLE LOCAL CODES AND ORDINANCES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL REQUIRED CODES ARE MET.

NOTE:
GENERAL CONTRACTOR IS TO VERIFY ALL HEIGHTS, DIMENSIONS, WINDOW AND DOOR SIZES, AND TO CONFIRM ALL INFORMATION ON THE PLANS

NOTE:
GC TO VERIFY WALLS OR WALL SECTIONS BEING REMOVED ARE NON-STRUCTURAL. CONTRACTOR TO SHORE UP EXTG. STRUCTURE AS NEEDED.

PER FLORIDA BUILDING CODE 1609.1.2 ALL EXTERIOR GLAZED WINDOWS AND DOORS SHALL BE IMPACT RESISTANT IN ORDER TO PROTECT THEM FROM WIND BORNE DEBRIS. AS SUCH THE BUILDING HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE WITH AN INTERNAL PRESSURE COEFFICIENT OF 0.18.
IN ADDITION ALL EXTERIOR GLAZED WINDOWS AND DOORS SHALL BE DESIGNED FOR COMPONENT WIND PRESSURES FROM CHART ON SHEET S1.0.
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NOTICE OF APPROVAL AND FLORIDA PRODUCT APPROVAL FOR EACH WINDOW AND DOOR UNIT PROPOSED FOR THIS STRUCTURE THAT MEET THE INDICATED COMPONENT DESIGN PRESSURES. ALL NOTICE OF APPROVALS SHALL BE SUBMITTED WITH PERMIT PACKAGE TO BUILDING OFFICIAL.
ALL MULTIPLE OR BUILT-UP UNITS SHALL BE FULLY ENGINEERED AND TESTED FOR CONFIGURATION TO BE INSTALLED. GENERAL CONTRACTOR SHALL COORDINATE TO ENSURE EACH BUILT-UP WINDOW OR DOOR UNIT MEETS THE WIND PRESSURE DESIGN CRITERIA ON THESE PLANS.

NOTE: REMOVE "D" OUTLET AT ALL EXTERIOR DOOR (CONDITIONS UNLESS OTHERWISE SPECIFIED)
CEILING EXPOSED TO WIND TO BE HARDBOARD AS SET OUT ON "17"
REMOVE EXISTING DOOR TO BE RECESSED 2" FOR SHOWER
D.C. EDGES & FIELD

NOTE:

THESE DRAWINGS REPRESENT THE CONCRETE LAYOUTS AND MATERIALS AS APPROVED BY THE ARCHITECT. THE DRAWINGS ARE BEING SUBMITTED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM FLORIDA BUILDING CODES AND ANY SAFETY ENGINEERS AS DETERMINED IN ACCORDANCE WITH FBC 807.8 AND LOCAL LAWS OF FLORIDA, AND APPLICABLE LOCAL CODES AND ORDINANCES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL REQUIRED CODES ARE MET.
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NOTICE OF APPROVAL AND FLORIDA PRODUCT APPROVAL FOR EACH WINDOW AND DOOR UNIT PROPOSED FOR THIS STRUCTURE THAT MEET THE INDICATED COMPONENT DESIGN PRESSURES. ALL NOTICE OF APPROVALS SHALL BE SUBMITTED WITH PERMIT PACKAGE TO BUILDING OFFICIAL.
ALL MULTIPLE OR BUILT-UP UNITS SHALL BE FULLY ENGINEERED AND TESTED FOR CONFIGURATION TO BE INSTALLED. GENERAL CONTRACTOR SHALL COORDINATE TO ENSURE EACH BUILT-UP WINDOW OR DOOR UNIT MEETS THE WIND PRESSURE DESIGN CRITERIA ON THESE PLANS.

NOTE:
CONTRACTOR SHALL INSURE PLAN CAN BE CONSTRUCTED AS SHOWN. ANY DISCREPANCIES WILL BE BROUGHT TO THE DESIGNER BEFORE THE START OF THE PROJECT.

NOTE:
TRUSS LAYOUT TO BE SENT TO STRUCTURAL ENGINEER AND DESIGNER OF RECORD FOR APPROVAL.

ALL PLANS ARE TO MEET THE 2023 FBC (8TH EDITION) AND 2020 NEC

NOTE:
CONTRACTOR WILL VERIFY ALL MEASUREMENTS IN FIELD

DESIGN CRITERIA

OCCUPANCY TYPE: R3 - CONSTRUCTION TYPE: VB - ALTERATIONS ARE TO CONFORM TO CHAPTER 7 ALTERNATIONS LEVELS 1 AND CHAPTER 8 ALTERATIONS LEVEL 2 OF THE 2023 FLORIDA BUILDING CODE (8TH EDITION), EXISTING BUILDING, 2020 FLORIDA BUILDING CODE (8TH EDITION), PLUMBING, FUEL, GAS AND MECHANICAL, THE 2020 NEC, AND TO CONFORM TO THE CODES, ORDINANCES, RULES AND REGULATIONS OF SARASOTA COUNTY FLORIDA

Plan no.
2023-45 A2.0

D. E. ROBINSON & CONSTRUCTION GROUP LLC
CGC1520814
(941)735-9899

RENOVATION FOR:
SNOW SHOE PROPERTIES LLC
600 TARA WITT DRIVE
LONGBOAT KEY, FLORIDA 34228
PID: 7952000003

J.D. DRAFTING & DESIGN INC.
905 POND AVE SUITE C
Sarasota, Florida 34232
Phone: (941) 555-2000 Cell: (941) 376-3047
www.jddraftinganddesign.com
Jon H. Coulthart, President

REVISIONS:

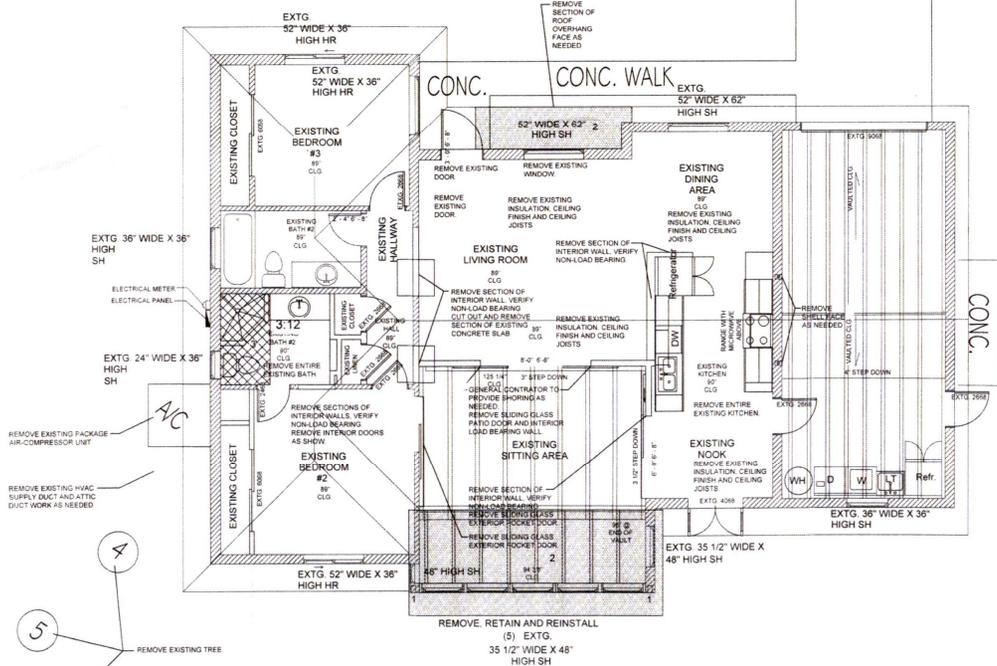
NO.	DESCRIP.	BY	DATE

DATE: 7-13-2024

SCALE: AS SHOWN

THESE PLANS FILE
Copy of Record

GROUND FLOOR DEMOLITION PLAN
SHEET NO.
A2.0



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

WALL LEGEND:

- DEMOLITION TO BE REMOVED
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING EXTERIOR CMU BLOCK WALLS TO REMAIN
- EXISTING EXTERIOR CMU BLOCK WALLS TO REMAIN
- EXISTING EXTERIOR CMU BLOCK WALLS TO REMAIN
- SEE STRUCTURAL DRAWINGS FOR DETAILS
- NOT HATCHED AREA INDICATES WHERE EXISTING ROOF/ROOF OVER HANG REMOVE AS REQUIRED
- CROSS HATCHED AREA INDICATES WHERE EXISTING CONCRETE SLAB IS TO BE CUT OUT AND REMOVED FOR NEW CONCRETE SLAB RECESSED 2" FOR SHOWER

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

NOTE:
 THESE PLANS AND DRAWINGS REPRESENT THE CONCEPTS, LAYOUTS AND MATERIALS AS APPROVED BY THE HOMEOWNER. THE DRAWINGS HAVE BEEN DONE TO THE BEST OF J.C. DRAFTING & DESIGN, INC.'S KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM DRAFTING PRACTICES AND THE SAFETY STANDARDS AND ANY CONDITIONS WHICH APPEAR TO BE INCONGRUOUS SHALL BE BROUGHT TO THE DESIGNER, STRUCTURAL ENGINEER AND THE GENERAL CONTRACTOR'S ATTENTION AND CORRECTED. THE GENERAL CONTRACTOR SHALL EXAMINE THE PLANS COMPLETELY AND VISIT THE JOB SITE BEFORE BEGINNING CONSTRUCTION ON THIS PROJECT. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STRUCTURE CAN BE CONSTRUCTED AS DRAWN OR WITH ADEQUATE DRAWINGS TO BE PROVIDED BY THE DESIGNER ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CRITICAL HEIGHTS. IT SHALL ALSO BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND MEET ALL STATE AND LOCAL BUILDING CODES. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IN WRITING. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NECESSARY ARE TO BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT. WORK IS NOT TO PROCEED UNTIL ALL DISCREPANCIES ARE CORRECTED. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNRESOLVED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

1. THESE PLANS AND DESIGN CONCEPTS ARE THE INTELLECTUAL PROPERTY OF J.C. DRAFTING & DESIGN, INC. NO CHANGE TO THESE DRAWINGS MAY BE MADE WITHOUT A WRITTEN CONSENT FROM J.C. DRAFTING & DESIGN, INC. UNAUTHORIZED USE IS PROHIBITED. THE DESIGNS, SPECIFICATIONS AND MATERIALS LISTED ON THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES AND ARE THE PROPERTY OF J.C. DRAFTING & DESIGN, INC. AND SHALL BE RETURNED IN THE EVENT OF TERMINATION, USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF J.C. DRAFTING & DESIGN, INC. OR ANY CONSTRUCTION FROM THESE PLANS WITHOUT THE EXPRESS WRITTEN APPROVAL OF J.C. DRAFTING & DESIGN, INC. SHALL AUTOMATICALLY RENDER J.C. DRAFTING & DESIGN, INC. AND ITS EMPLOYEES, AGENTS OR ANY LIABILITY CLAIM, BUT NOT LITIGATION BY ANY INTERESTED PARTY, HARMLESS.

2. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH GOVERNING CODES.

3. ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.

Plan no.
2023-45 A3.0

BUILDING CALCULATIONS		
NAME	TYPE	AREA
A. EXIST. GARAGE	NON A/C	234 SF
B. EXIST. RENOVATED A/C SPACE	A/C	1102 SF
C. EXISTING NON-A/C RENOVATED TO A/C SPACE	A/C	277 SF
D. EXISTING NON-A/C LAUNDRY TO A/C SPACE	A/C	118 SF
E. A/C SPACE ADDITION (SITTING AREA)	A/C	102 SF
F. NEW COVERED ENTRY	NON A/C	78 SF
NET A/C AREA		1539 SF
TOTAL UNDER ROOF SQ FT		1910 SF

TYPICAL RENOVATION NOTES:

- SHORE EXISTING STRUCTURE AS NEEDED.
- ALL WORK TO BE PERFORMED BY A LICENSED CONTRACTOR
- CONSULT WITH STRUCTURAL ENGINEER DURING RENOVATION.
- CONTRACTOR IS TO FULLY VERIFY ALL WORK BEING DONE.
- INSTALL NEW ELECTRICAL AS REQUIRED FOR RENOVATION.
- INSTALL NEW SECTIONS OF WALL AS SHOWN.
- INSTALL HVAC TRUNK LINES AS NEEDED. RELOCATE AND INSTALL NEW CEILING HUNG AH UNIT IN GARAGE.
- INSTALL ALL NEW APPLIANCES AS SHOWN.
- INSTALL ALL NEW INTERIOR AND EXTERIOR DOORS, WINDOWS, JAMBS, CASING, HARDWARE AND TRIM AS SHOWN.
- INSTALL NEW FLOORING AS SHOWN PER OWNER'S SELECTION.
- REMOVE PLUMBING AND PLUMBING FIXTURES AS SHOWN.
- INSTALL NEW SOFFIT AND FASCIA TO MATCH EXISTING AS NEEDED.
- NEW SPRAY FOAM INSULATION.
- DOOR NOT LABELED ARE TO BE RETROFIT.

**D. E. ROBINSON
 CONSTRUCTION
 GROUP LLC**
 CGC1520814
 (941)735-9899

**RENOVATION FOR:
 SNOW SHOE
 PROPERTIES LLC**
 600 TARAWATT DRIVE
 LONGBOAT KEY, FLORIDA 34228
 PID: 7952000003

JC DRAFTING & DESIGN, INC.
 905 POUNDER AVE. SUITE C
 LONGBOAT KEY, FLORIDA 34228
 Phone: (941) 735-2008 Cell: (941) 376-2047
 jc@jcdraftinganddesign.com
 Jan R. Coulter, President

REVISIONS:

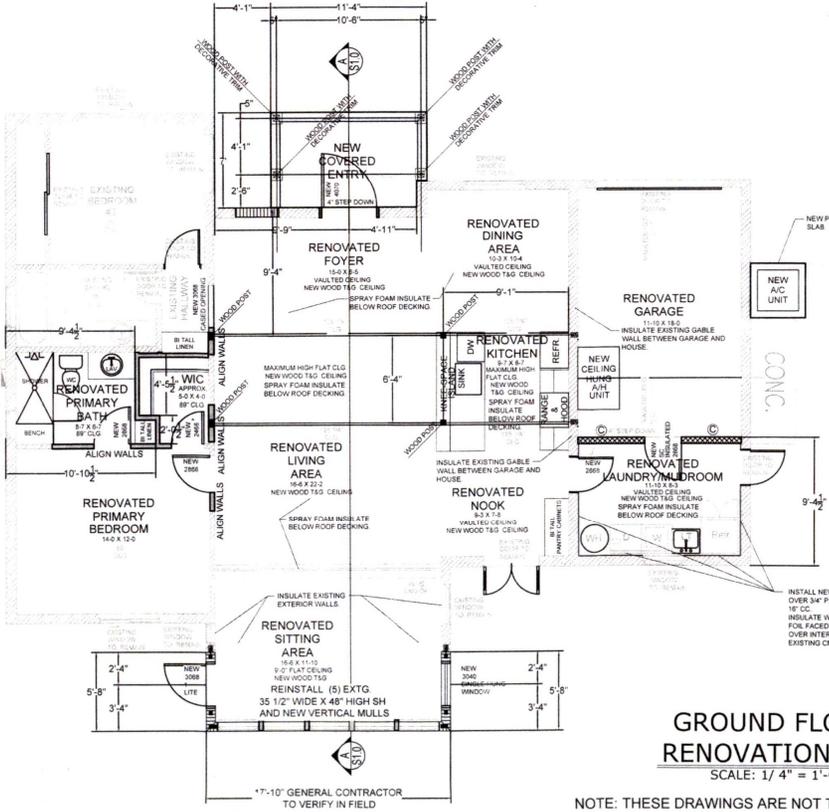
NO.	DESCRIP.	BY	DATE

DATE: 7-13-2024

SCALE: AS SHOWN

SHEET TITLE:
 BLDG PERMIT PLANS
 FILE
 Copy of Record
 GROUND FLOOR
 RENOVATION PLAN
 SHEET NO.
A3.0

RECEIVED
 NOV 26 2024
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Safety

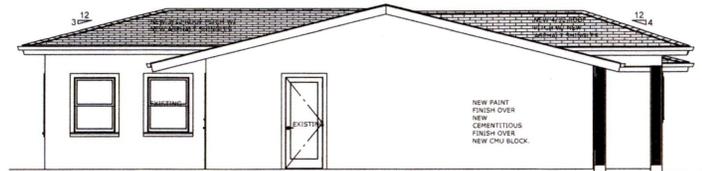


WALL LEGEND:

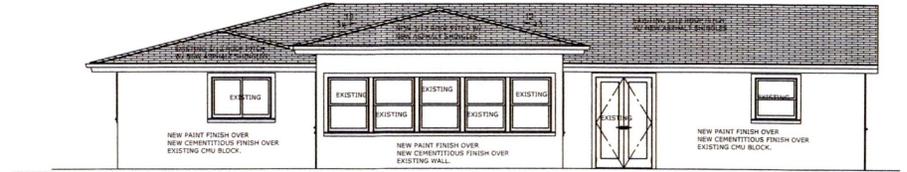
	NEW WOOD FRAME WALLS 2X4 @ 2 S.F. @ 16" CTR. UNLESS OTHERWISE NOTED
	EXISTING INTERIOR WALLS TO REMAIN
	EXISTING EXTERIOR 8" CMU BLOCK WALLS TO REMAIN
	NEW 8" CMU BLOCK WALL CONNECTION TO EXISTING EXISTING CMU BLOCK WALL. INDICATES #8 REBAR IN GROUTED NEW CMU. GROUT EXISTING ADJACENT CMU CELL. SOLID CONNECT TOGETHER WITH #3 HOOKS AT 18" CC.
	8" CMU BLOCK WALL WITH #8 IN GROUTED CELLS AT LOCATIONS SHOWN. SHALL BE SPACED 4" INTO FOOTINGS, SLAB AND BEAM ABOVE.
	NEW EXTERIOR REINFORCED 8" CMU BLOCK WALL IN GROUTED CELLS AT LOCATIONS SHOWN. CONTIGUOUS FROM FOOTING TO TRUSS BEARING & HOOK (3" SPLICES).

**GROUND FLOOR
 RENOVATION PLAN**
 SCALE: 1/4" = 1'-0"

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

NOTE:
THESE DRAWINGS REPRESENT THE CONCEPTS, LAYOUTS AND MATERIALS AS APPROVED BY THE HOMEOWNER. THE DRAWINGS HAVE BEEN DONE TO THE BEST OF JC DRAFTING & DESIGN, INC.'S KNOWLEDGE. THE PLAN AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM FLORIDA BUILDING CODES AND FIRE SAFETY STANDARDS AND ANY CONDITIONS WHICH APPEAR TO BE INACCOMMODATE SHALL BE BROUGHT TO THE DESIGNER, STRUCTURAL ENGINEER AND THE GENERAL CONTRACTOR'S ATTENTION. BEFORE BEGINNING CONSTRUCTION ON THIS PROJECT, IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STRUCTURE CAN BE CONSTRUCTED AS SHOWN OR WITH MODIFICATIONS TO BE PROVIDED BY THE DESIGNER ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CRITICAL HEIGHTS. IT SHALL ALSO BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND MEET ALL STATE AND LOCAL BUILDING CODES. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IN WRITING. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NEEDED ARE TO BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT. WORK IS NOT TO PROCEED UNTIL ALL DISCREPANCIES ARE CORRECTED. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL CONDITIONS IN THE FIELD. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNRESOLVED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
1. NEW PLAN AND DESIGN CONCEPTS ARE THE INTELLECTUAL PROPERTY OF JC DRAFTING & DESIGN, INC. NO CHANGE TO THESE DRAWINGS MAY BE MADE WITHOUT A WRITTEN CONSENT FROM JC DRAFTING & DESIGN, INC. UNAUTHORIZED USE IS PROHIBITED. THE DESIGNER, DESIGNER OR ARCHITECT SHALL BE PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES AND ARE THE PROPERTY OF JC DRAFTING & DESIGN, INC. AND SHALL BE RETURNED IN THE EVENT OF TERMINATION, USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF JC DRAFTING & DESIGN, INC. OR ANY CONSTRUCTION RESULTING FROM THESE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF JC DRAFTING & DESIGN, INC. SHALL AUTOMATICALLY RENDER JC DRAFTING & DESIGN, INC. AND ITS EMPLOYEES HARMLESS TO ANY LIABILITY CLAIM, SUIT OR LITIGATION BY ANY INTERESTED PARTY IN THE PROJECT.
2. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH GOVERNING CODES.
3. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.
4. DO NOT SCALE DRAWINGS.
5. ALL DIMENSIONS ARE TO ROUGH CONSTRUCTION UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.

Plan no.
2023-45 A4.0

**D. E. ROBINSON
CONSTRUCTION
GROUP LLC**
CGC1520814
(941)735-9899

**RENOVATION FOR:
SNOWSHOE
PROPERTIES LLC**
600 ORCAWAY DRIVE
LONGBOAT KEY, FLORIDA 34228
PID: 7.7952000003

JC DRAFTING & DESIGN, INC.
805 SUMNER AVE, SUITE C
SUNBOUNDRY, FL 34270
Phone: (941) 522-3606 Cell: (941) 376-0347
jc@jcdraftinganddesigninc.com
www.jcdraftinganddesigninc.com
John P. Conditment, President

REVISIONS:

NO.	DESCRIP.	BY	DATE

DATE: 7-13-2024
SCALE: AS SHOWN

SHEET TITLE:
BLDG PERMIT PLANS
FILE
EXTENSION RECORD
BUILDING
ELEVATIONS
SHEET NO.
A4.0



ELECTRICAL KEY

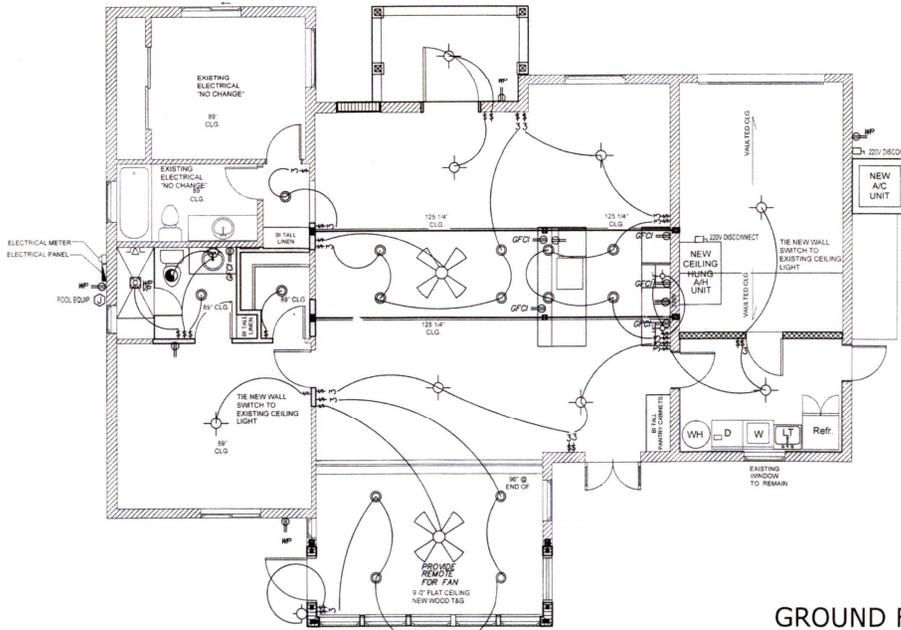
- ground fault circuit interrupter
- duplex receptacle 110v
- 220v receptacle
- waterproof duplex receptacle
- ceiling receptacle
- recessed floor receptacle
- t.v. antenna outlet
- phone outlet
- single pole switch
- three way switch
- four way switch
- dimmer switch
- push button
- door bell
- intercom speaker
- master intercom unit
- garbage disposal
- instant hot water dispenser
- central vacuum unit
- junction box
- 220v disconnect
- smoke detector w/ carbon
- monoxide detector
- thermostat
- chimes
- recess mounted can
- recess mounted eyeball spot
- recess mounted light fixture
- water/vaporproof r.m.c.
- hood lights
- heat lamps
- exhaust fan
- exhaust fan w/heat
- exhaust fan w/light
- exhaust fan w/heat & light
- exhaust fan at range hood
- wall mounted fixture
- porcelain fixture w/pull cord
- ceiling mounted light fixture
- ceiling fan
- ceiling fan w/light
- pre-wire & block for ceiling fan

ELECTRICAL NOTES

1. ALL ELECTRICAL TO MEET 2020 N.E.C.
2. PROVIDE SINGLE PHASE SERVICE (UNDERGROUND)
3. PROVIDE ALL COPPER WIRING.
4. CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES.
5. CONTRACTOR TO HAVE VALID & CURRENT LICENSE TO DO ELECTRICAL WORK.
6. PROVIDE A MINIMUM OF 20 FEET OF NO. 4 AWG OR LARGER BARE COPPER ELECTRIC COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING, EXTING THROUGH A NONMETALLIC SLEEVE.
7. NEW LIGHTS TO BE ON DIMMERS
8. ALL SMOKE DETECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION 72, CHAPTER 2 AND ARE TO BE MOUNTED ON THE CEILING OR WALL @ A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH GROUP OF ROOMS USED FOR SLEEPING PURPOSES.
9. OUTLETS IN KITCHEN, BATHS, GARAGE AND EXTERIOR WITHIN 6'-0" OF A WATER SOURCE SHALL BE G.F.C.I. GROUND FAULT CIRCUIT INTERRUPT.
10. ALL OTHER OUTLETS TO BE A.F.C.I. ARC FAULT CIRCUIT INTERRUPT, EXCEPT WHERE REQUIRED G.F.C.I.
11. AT LEAST 75% OF ALL NEW LIGHTING WILL BE HIGH EFFICIENCY LIGHTING. SEE FB-ENERGY CONSERVATION (R-404.1)

NOTE: FINAL LOCATIONS OF ALL NEW OR RELOCATED CEILING RECESSED LIGHT FIXTURES, FANS, FAN/LIGHT FIXTURES, CEILING MOUNTED LIGHT FIXTURES, SMOKE DETECTORS, EXHAUST FANS AND HVAC SUPPLY AND RETURN AIR GRILLS TO BE DETERMINED IN THE FIELD, BY GENERAL CONTRACTOR AND SUB CONTRACTOR.

NOTE: ADD NEW LIGHT AND SWITCH AT EXISTING ATTIC ACCESS LOCATIONS.



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

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

NOTE:

THESE DRAWINGS REPRESENT THE CONCEPTS, LAYOUTS AND MATERIALS AS APPROVED BY THE DESIGNER. THE DRAWINGS HAVE BEEN MADE TO THE BEST OF J.C. DRAFTING & DESIGN, INC.'S KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM FLORIDA BUILDING CODES AND THE SAFETY STANDARDS AND ANY CONDITIONS WHICH APPEAR TO BE INADEQUATE SHALL BE BROUGHT TO THE DESIGNER, STRUCTURAL ENGINEER AND THE GENERAL CONTRACTOR'S ATTENTION AND CORRECTED. THE GENERAL CONTRACTOR SHALL EXAMINE THE PLANS COMPLETELY AND NOT THE JOB SITE, BEFORE BEGINNING CONSTRUCTION ON THIS PROJECT. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STRUCTURE CAN BE CONSTRUCTED AS DRAWN OR WITH ADDENDUM DRAWINGS TO BE PROVIDED BY THE DESIGNER ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CRITICAL HEIGHTS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND MEET ALL STATE AND LOCAL BUILDING CODES. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IN WRITING. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NEEDED ARE TO BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT. WORK IS NOT TO PROCEED UNTIL ALL DISCREPANCIES ARE CORRECTED. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL CONDITIONS IN THE FIELD. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THESE PLANS AND DESIGN CONCEPTS ARE THE INTELLECTUAL PROPERTY OF J.C. DRAFTING & DESIGN, INC. NO CHANGE TO THESE DRAWINGS MAY BE MADE WITHOUT A WRITTEN CONSENT FROM J.C. DRAFTING & DESIGN, INC. UNAUTHORIZED USE IS PROHIBITED. THE DESIGNS SPECIFIED AND SPECIFIED ON THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES AND ARE THE PROPERTY OF J.C. DRAFTING & DESIGN, INC. AND SHALL BE RETURNED IN THE EVENT OF TERMINATION, USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF J.C. DRAFTING & DESIGN, INC. OR ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF J.C. DRAFTING & DESIGN, INC. SHALL AUTOMATICALLY RENDER J.C. DRAFTING & DESIGN, INC. AND ITS EMPLOYEES HARMLESS TO ANY LIABILITY CLAIMS, SUIT OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT.

1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH GOVERNING CODES
2. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS
3. DO NOT SCALE DRAWINGS
4. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES

Plan no.
2023-45 E1.0

**D.E. ROBINSON
CONSTRUCTION
GROUP LLC**
CGC1520814
(941)735-9899

**RENOVATION FOR:
SNOW SHOE
PROPERTIES LLC**
600 TARAWITT DRIVE
LONGBOAT KEY, FLORIDA 34228
PID: 7952000003

J.C. DRAFTING & DESIGN, INC.
505 POND AVE, SUITE C
Phone (941) 735-2000 Cell (941) 375-2047
jcd@jcdraftinganddesigninc.com
www.jcdraftinganddesigninc.com
Jan F. Crawford, President

REVISIONS:

NO.	DESCRIP.	BY	DATE

DATE: 7-13-2024

SCALE: AS SHOWN

SHEET TITLE:
LDG PERMIT PLANS
FILE
Copy of Record
GROUND FLOOR
ELECTRICAL PLAN
SHEET NO.

E1.0

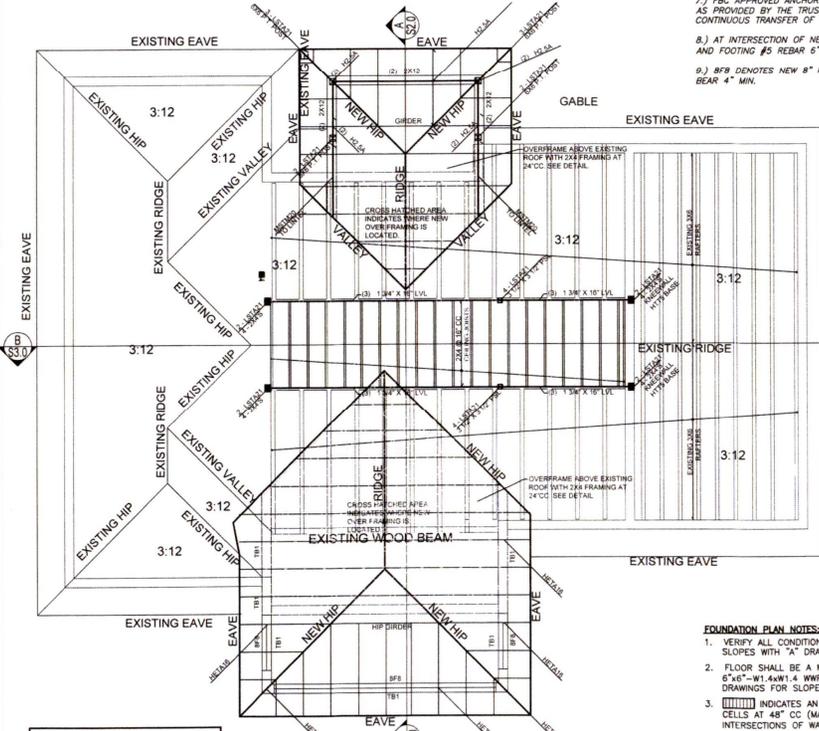
RECEIVED
NEW 5.8 PM
TOWN OF LONGBOAT KEY
CONSTRUCTION DEPARTMENT

ROOF FRAMING PLAN NOTES:

1. VERIFY ALL CONDITIONS, DIMENSIONS, ELEVATIONS, AND SLOPES WITH "A" SHEETS.
2. ALL EXTERIOR WALLS SHALL BE 8" REINFORCED CMU.
3. ROOF SHEATHING SHALL BE APA 32/16 SPAN RATED 5/8" NOMINAL THICKNESS, NAIL EDGES TO SUPPORTING TRUSSES W/ 10d NAILS @ 4" O.C. & NAIL FIELD @ 6" O.C. BLOCK ALL VALLEYS & RIDGES.
4. WALL SHEATHING SHALL BE APA 32/16 SPAN RATED 1/2" NOMINAL PLYWOOD. ATTACH WITH #8 NAILS AT 4" CC ON EDGES, AND AT 8" CC IN FIELD BLOCK "L" EDGES.
5. PRE-FAB, PRE-ENGINEERED ROOF TRUSSES ARE TO BE SPACED @ 2'-0" O.C., MAX. (TYP.)
6. ROOF PITCH IS 4/12 ENTRY ROOF, 3/12 TO MATCH EXISTING AT LANAI, GENERAL CONTRACTOR TO VERIFY IN FIELD.
7. FBC APPROVED ANCHORS CAPABLE OF MEETING UPLIFT REQUIREMENTS AS PROVIDED BY THE TRUSS MANUFACTURER AT EACH TRUSS TO PROVIDE CONTINUOUS TRANSFER OF UPLIFT LOADS FROM TRUSS TO FOUNDATION.
8. AT INTERSECTION OF NEW WALL WITH EXISTING, DRILL AND EPOXY WALL AND FOOTING #5 REBAR 6" INTO EXISTING.
9. BFB DENOTES NEW 8" PRECAST LINTEL GROUTED SOLID WITH 1 #5 REAR 4" MIN.
10. BUILT UP POSTS SUCH AS (4) 2X4'S SHALL BE NAILED TOGETHER WITH 12d NAILS AT 3" CC STAGGERED, EACH LAYER.
11. HTIS'S SHALL BE ATTACHED WITH 5/8" DIAMETER X 8" TITEN HD.
12. (3) 1 3/4" X 16" LVL'S SHALL BE ATTACHED TOGETHER WITH 2 ROWS 1/4" DIAMETER X 3 1/2" SCREWS AT 24" CC
13. TBI SHALL BE AN 8" WIDE X 12" (MIN.) HIGH TIE BEAM WITH 2 #5 T&B & #3 TIES AT 16" CC ABOVE EXISTING CMU WALL, ATTACHED WITH #5 REBAR HOOKS AT 24" CC DRILLED AND EPOXYED 6"

NOTE:

THESE DRAWINGS REPRESENT THE CONCEPTS, LAYOUTS AND MATERIALS AS APPROVED BY THE ARCHITECT. THE DRAWINGS HAVE BEEN DONE TO THE BEST OF J.C. DRAFTING & DESIGN, INC.'S KNOWLEDGE OF THE APPLICABLE MINIMUM FLORIDA BUILDING CODE AND THE SAFETY OF THE PROJECT. ANY CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF J.C. DRAFTING & DESIGN, INC. OR ANY CONTRACTOR EXECUTED FROM THESE PLANS WITHOUT THE WRITTEN APPROVAL OF J.C. DRAFTING & DESIGN, INC. SHALL AUTOMATICALLY RENDER J.C. DRAFTING & DESIGN, INC. AND ITS EMPLOYEES HARMLESS TO ANY LIABILITY CLAIMS, SUIT OR LITIGATION BY ANY PARTY. THESE PLANS AND DESIGN CONCEPTS ARE THE INTELLECTUAL PROPERTY OF J.C. DRAFTING & DESIGN, INC. NO CHANGE TO THESE DRAWINGS MAY BE MADE WITHOUT A WRITTEN CONSENT FROM J.C. DRAFTING & DESIGN, INC. UNAUTHORIZED USE IS PROHIBITED. THE DESIGNER, ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CRITICAL HEIGHTS. IT WILL ALSO BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND MEET ALL STATE AND LOCAL BUILDING CODES. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IN WRITING. ANY STRUCTURAL CHANGES THAT APPEAR TO BE REQUIRED ARE TO BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT. WORK IS NOT TO PROCEED UNTIL ALL DISCREPANCIES ARE CORRECTED. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND DISCREPANCIES IN THE FIELD. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNRESOLVED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.



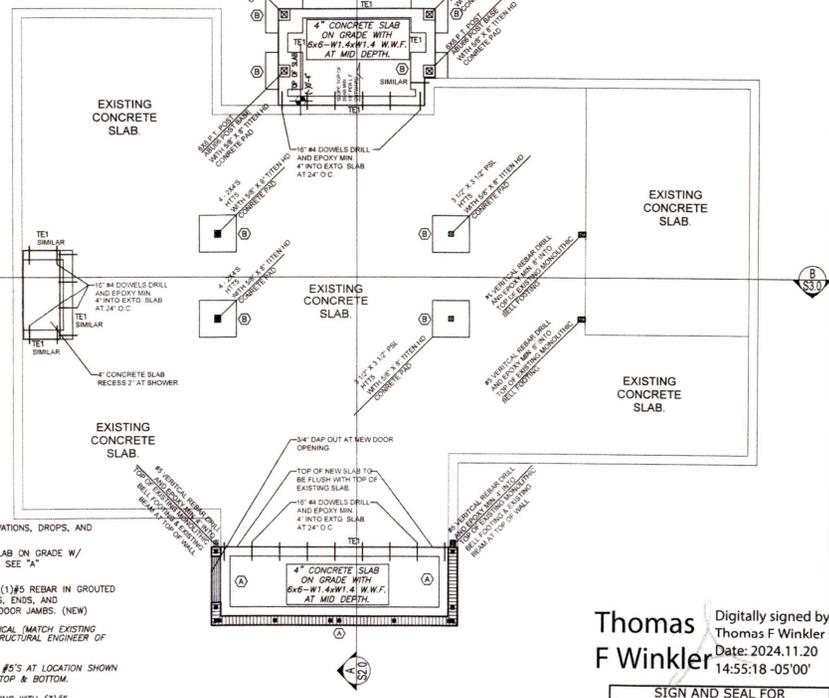
EXISTING EAVE
EXISTING RIDGE
EXISTING VALLEY
EXISTING HIP
EXISTING WOOD BEAM
EXISTING EAVE
EXISTING GABLE
EXISTING RIDGE
EXISTING VALLEY
EXISTING HIP
EXISTING EAVE

FOUNDATION PLAN NOTES:

1. VERIFY ALL CONDITIONS, DIMENSIONS, ELEVATIONS, DROPS, AND SLOPES WITH "A" DRAWINGS.
2. FLOOR SHALL BE A MINIMUM 4" CONC. SLAB ON GRADE W/ 6"x6"-W1.4XW1.4 W.W.F. CENTERED IN SLAB. SEE "A" DRAWINGS FOR SLOPES, STEPS, ETC.
3. [Symbol] INDICATES AN 8" CMU WALL WITH (1) #5 REBAR IN GROUTED CELLS AT 48" CC (MAX), AT THE CORNERS, ENDS, AND INTERSECTIONS OF WALL AND AT WINDOW/DOOR JAMBS. (NEW)
4. TOP OF FOOTING SHALL BE (-)1'-6" TYPICAL (MATCH EXISTING T.O.F.). GC TO VERIFY IN FIELD AND INFORM STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
5. [Symbol] DENOTES 8" CMU INFILL WALL WITH #5'S AT LOCATION SHOWN IN GROUTED CELLS. DRILL AND EPOXY 4" AT TOP & BOTTOM.
6. [Symbol] INDICATES 12" X 20" W CONCRETE FOOTING WITH (3) #5 CONTINUOUS, DRILL & EPOXY (3) #5 6" INTO EXISTING FOOTINGS.
7. TE1 DENOTES 8" X 8" CONTINUOUS THICKENED EDGE WITH 1 #5 REBAR.

FOOTING SCHEDULE					
FOOTING MARK	WIDTH	LENGTH	DEPTH	REINFORCING	REMARKS
A	16"	CONC.	20"	(2) #5 CONTINUOUS	NONLITHIC BELL FTG.
B	32"	32"	12"	(3) #5 EACHWAY	PAD FTG.
TE1	8"	CONC.	8"	(1) #5 CONTINUOUS	NONLITHIC BELL FTG.

NOTE: AT INTERSECTION OF NEW WALL WITH EXISTING DRILL AND EPOXY WALL AND FOOTING #5 REBAR 6" INTO EXISTING



FOUNDATION PLAN

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

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

GC TO VERIFY EXTG. ROOF PITCH IN FIELD BEFORE FABRICATION OF ANY ROOF TRUSSES AND PROVIDE FIELD FINDING TO TRUSS MANUFACTURER. GC WILL ALSO VERIFY EXTG. BRG. IN FIELD. GC TO VERIFY EXTG. ROOF OVERHANG IN FIELD.

ROOF / CEILING FRAMING PLAN

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

COPYRIGHT - 2024 - J.C. DRAFTING & DESIGN, INC.

Plan no.
2023-45 S1.0

**D.E. ROBINSON
CONSTRUCTION
GROUP LLC**
CGC1520814
(941)735-9899

**RENOVATION FOR:
SNOW SHOE
PROPERTIES LLC**
600 TRAWITT DRIVE
LONGBOAT KEY, FLORIDA 34228
PID: 7952000003

J.C. DRAFTING & DESIGN, INC.
305 POND AVE. SUITE C
POMERAY, FLORIDA 33450
Phone: (941) 525-2008 Cell: (941) 376-2047
jcd@jcdraftinganddesigninc.com
www.jcdraftinganddesigninc.com
Jan F. Coulter, President

REVISIONS:

NO.	DESCRIP.	BY	DATE

DATE: 7-13-2024

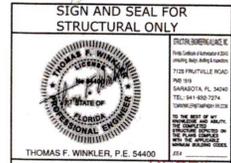
SCALE: AS SHOWN

SHEET TITLE: PLANS
FILE
Copy of Record

FOUNDATION PLAN
AND ROOF /
CEILING PLAN
SHEET NO.

S1.0

Thomas F Winkler
Digitally signed by
Thomas F Winkler
Date: 2024.11.20
14:55:18 -05'00'



RECEIVED
NOV 25 2024

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS F. WINKLER, P.E. 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.

NOTE:
 THESE DRAWINGS REPRESENT THE CONCEPTS, LAYOUTS AND MATERIALS AS APPROVED BY THE
 OWNER. THE DRAWINGS HAVE BEEN DONE TO THE BEST OF JC DRAFTING & DESIGN, INC.'S KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM
 FLORIDA BUILDING CODE AND FIRE SAFETY STANDARDS AND ANY CONDITIONS WHICH APPEAR TO BE INCONCLUSIVE
 SHALL BE BROUGHT TO THE DESIGNER, STRUCTURAL ENGINEER AND THE GENERAL CONTRACTOR'S ATTENTION
 AND CORRECTED. THE GENERAL CONTRACTOR SHALL EXAMINE THE PLANS COMPLETELY AND VISIT THE JOB SITE
 BEFORE BEGINNING CONSTRUCTION ON THIS PROJECT. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY
 TO INSURE THAT THE STRUCTURE CAN BE CONSTRUCTED AS DRAWN OR WITH ADDITIONAL DRAWINGS TO BE
 PROVIDED BY THE DESIGNER ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CRITICAL
 DETAILS. IT SHALL ALSO BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS
 AND MEET ALL STATE AND LOCAL BUILDING CODES. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION
 OF THE DESIGNER IN WRITING. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NECESSARY ARE TO BE BROUGHT TO
 THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT. WORK IS NOT TO PROCEED UNTIL
 ALL DISCREPANCIES ARE CORRECTED. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS
 AND COORDINATE ALL CONDITIONS IN THE FIELD. ALL DISCREPANCIES
 AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH
 CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE
 CONTRACTOR.
 1. THESE PLANS AND DESIGN CONCEPTS ARE THE INTELLECTUAL PROPERTY OF JC DRAFTING & DESIGN, INC. NO
 CHANGE TO THESE DRAWINGS MAY BE MADE WITHOUT A
 WRITTEN CONSENT FROM JC DRAFTING & DESIGN, INC. UNAUTHORIZED USE IS PROHIBITED. THE DESIGNER
 DEPICTED AND SPECIFIED ON THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED
 STATES AND ARE THE PROPERTY OF JC DRAFTING & DESIGN, INC. AND SHALL BE RETURNED IN THE EVENT OF
 TERMINATION. USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY CHANGES TO THESE PLANS WITHOUT THE
 WRITTEN APPROVAL OF JC DRAFTING & DESIGN, INC. OR ANY CONSTRUCTION EXECUTED FROM THESE PLANS
 WITHOUT THE EXPRESSED WRITTEN APPROVAL OF JC DRAFTING & DESIGN, INC. SHALL AUTOMATICALLY RENDER JC
 DRAFTING & DESIGN, INC. AND ITS EMPLOYEES HARMSLESS TO ANY LIABILITY CLAIMS, SUIT OR LITIGATION BY ANY
 INTERESTED PARTIES IN THE PROJECT.
 2. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH GOVERNING CODES
 3. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED
 IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS
 4. DO NOT SCALE DRAWINGS
 5. ALL DIMENSIONS ARE TO ROUGH CONSTRUCTION UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR
 TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES

Plan no.
2023-45 S3.0

**D.E. ROBINSON
 CONSTRUCTION
 GROUP LLC**
 GC1520814
 (941)735-9899

**RENOVATION FOR:
 SNOWSHOE
 PROPERTIES LLC**
 600 TARAWATT DRIVE
 LONGBOAT KEY, FLORIDA 34228
 PID: 755200003

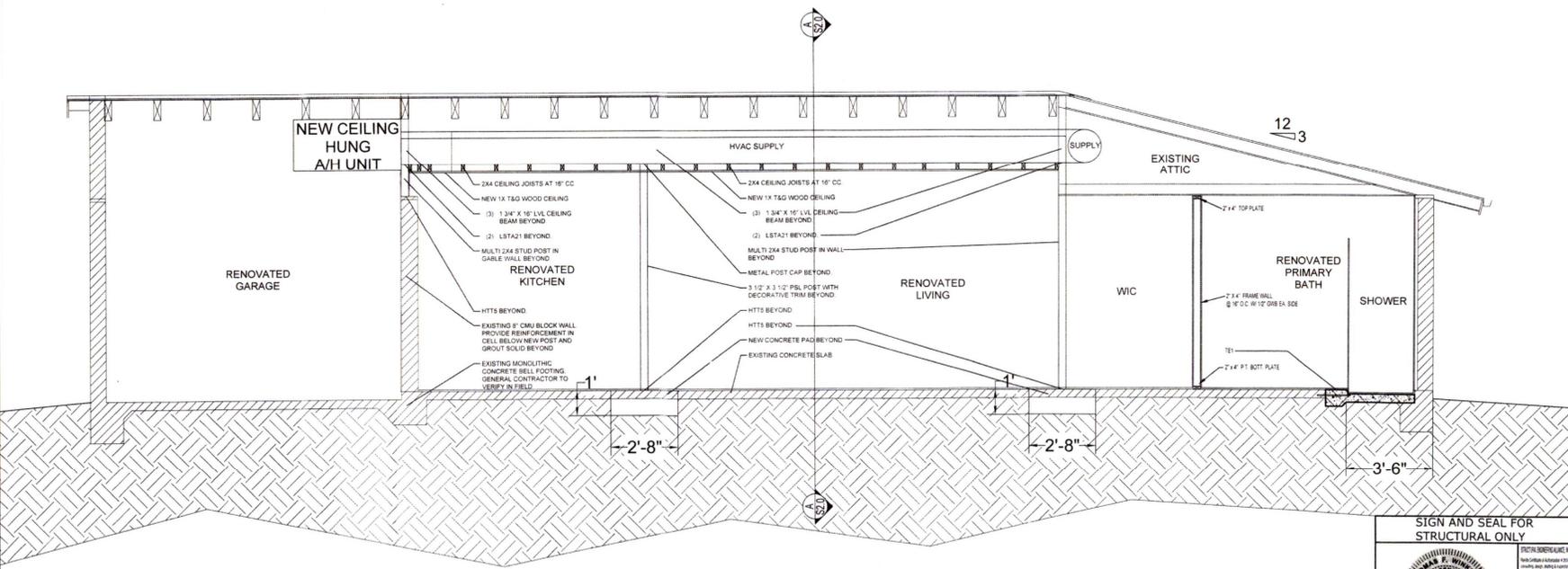
**JC DRAFTING
 & DESIGN, INC.**
 905 POND AVE SUITE C
 Sarasota, Florida 34232
 (941) 552-2574
 jon@jcdraftinganddesigninc.com
 www.jcdraftinganddesigninc.com

REVISIONS:

NO.	DESCRIP.	BY	DATE

DATE: 7-13-2024
 SCALE: AS SHOWN

SHEET TITLE:
 BLDG PERMIT PLANS
 FILE
 Copy of Record
 BUILDING SECTION
 B-B
 SHEET NO.
S3.0



CROSS SECTION B-B
 SCALE: 1/2" = 1'-0"

**SIGN AND SEAL FOR
 STRUCTURAL ONLY**

THOMAS F. WINKLER, P.E. 54460

NOV 26 2024

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
 COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND
 SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY
 ELECTRONIC COPIES.

STRUCTURAL NOTES

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

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

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

EXISTING STRUCTURE: THE INFORMATION FOR THE EXISTING STRUCTURE INDICATED IN THESE DRAWINGS WAS TAKEN FROM THE ORIGINAL BUILDING CONSTRUCTION DRAWINGS. WORK SHOWN ASSUMES THE ORIGINAL CONSTRUCTION WAS PERFORMED IN ACCORDANCE WITH THE ORIGINAL DRAWINGS. HOWEVER, THESE ARE NOT AS-BUILT DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CONDITIONS RELATING TO THE EXISTING STRUCTURE AND TO NOTIFY SEA OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE AFFECTED WORK.

DESIGN LOADS: THE STRUCTURAL SYSTEMS FOR THIS BUILDING HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 2023 EIGHTH EDITION. THE FOLLOWING SUPERIMPOSED LOADS WERE UTILIZED IN THE DESIGN:

ROOF:
LIVE LOAD: 20 PSF
DEAD LOAD: 30 PSF

WIND:
ULTIMATE WIND SPEED: 150 MPH
RISK CATEGORY: II
EXPOSURE: D
PARTIALLY ENCLOSED BUILDING
INTERNAL PRESSURE COEFFICIENTS: +/- 0.55
Kz, WIND DIRECTIONAL FACTOR: 0.85

THIS BUILDING IS LOCATED IN A WIND-BORNE DEBRIS REGION AND CLADDING AND PRESSURES WERE CALCULATED USING THE INTERNAL PRESSURE OF A PARTIALLY ENCLOSED BUILDING.

FOUNDATION DESIGN: FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF ON WELL COMPACTED FILL. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE SOIL REPORT FROM UNIVERSAL ENGINEER IN SCIENCES REPORT 230448 DATED NOV 17, 2023. TESTING AND OBSERVATIONS SHALL BE PERFORMED BY UNIVERSAL.

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

3000 psi FOR FOUNDATIONS AND SLABS ON GRADE.
4000 psi FOR ALL OTHER STRUCTURAL CONCRETE.

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

REINFORCING STEEL: REINFORCING STEEL SHALL BE ASTM A 615 GRADE 60 DEFORMED BARS, FREE OF RUST SCALE, DIRT AND OIL, AND PLACED IN ACCORDANCE WITH ACI STANDARDS.

CONCRETE COVER REQUIREMENTS:

FOOTINGS: 3" BOTTOM AND SIDES, 2" TOP.
INTERIOR SLABS: 1/2" TOP AND BOTTOM.
EXTERIOR SLABS: 1-1/2" TOP AND BOTTOM.
WALLS: 1-1/2" SIDE.
COLUMNS: 1-1/2" TO TIES.

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

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

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

GROUT FOR FILL CELLS SHALL MEET ASTM C 478 AND ACHIEVE A 2000 PSI MINIMUM COMPRESSIVE STRENGTH. GROUT DESIGN MIX SHALL BE SUBMITTED FOR REVIEW. USE MORTAR AND SPECIAL MASONRY UNITS AS NECESSARY TO CONFINE GROUT TO REQUIRED FILL CELLS WITHIN WALL CELLS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS AT CORNERS, INTERSECTIONS. EACH SIDE OF OPENINGS OVER 2 FEET WIDE, AND AS INDICATED ON THE PLANS. LAP ALL VERTICAL REINFORCING ABOVE WITH EITHER VERTICAL REINFORCING FROM BELOW OR HOOKED DOGELS IN FOOTINGS AND OTHER CONCRETE ELEMENTS. PROVIDE 48 BAR DIAMETER LAP SPLICES.

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

THE BEAMS: BEAMS WITH THE PREFIX "B" SHALL BE CONCRETE BEAMS POURED ON TOP OF MASONRY WALLS. PROVIDE CORNER BARS FOR EACH HORIZONTAL REINFORCING BAR AT CORNERS AND INTERSECTIONS. USE METAL LATH OR EXPANDED STEEL CAGES TO CONFINE CONCRETE TO THE BEAM AND STILL ALLOW BOND WITH MASONRY. SOLID METAL CAVITY CAPS OR FILL ARE PROHIBITED.

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

EPOXY ANCHORING: EPOXY ANCHOR MATERIAL SHALL BE TWO PART EPOXY POLYMER INJECTION SYSTEM. ACCEPTABLE PRODUCTS ARE POWERS FASTENERS #1000, SIMPSON Strong-Tie SET, OR HILTI HIT RE 500 EPOXY DOWELING SYSTEM INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. INSTALLER SHALL BE TRAINED BY A MANUFACTURER'S REPRESENTATIVE. HOLES SHALL BE BRUSHED AND BLOWN OUT WITH HIGH VELOCITY COMPRESSED AIR AND SHALL BE CORRECT DIAMETER AND LENGTH. OVERSIZED DIAMETER HOLES SHALL BE REJECTED AND DISCARDED.

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

WEDGE ANCHORS: WEDGE ANCHORS SHALL BE MANUFACTURED BY HILTI OR POWERS FASTENERS. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

CONCRETE SCREWS: CONCRETE SCREWS SHALL BE MANUFACTURED BY HILTI OR POWERS FASTENERS. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

WOOD: STRUCTURAL WOOD COMPONENTS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES FOR NO 2 SOUTHERN PINE CONFORMING TO NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION:

SHEAR Fv = 90 PSI
BENDING 2X4 Fb = 1500 PSI
BENDING 2X6 Fb = 1250 PSI
BENDING 2X8 Fb = 1200 PSI
BENDING 2X10 Fb = 1050 PSI

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

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

ROOF AND WALL SHEATHING SHALL BE APA SPAN RATED SHEATHING, ARE DESIGNED AS DIAPHRAGMS, AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 23 OF THE FLORIDA BUILDING CODE AND SHALL BE FASTENED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF TABLES 2308.3.1 AND 2308.3.2 AND AS SHOWN ON THESE DRAWINGS.

MANUFACTURED STRUCTURAL WOOD COMPONENTS: LAMINATED VENEER LUMBER (LVL) SHALL BE 1 1/2" MACMILLAN LVL MANUFACTURED BY TRUSJOIST MACMILLAN AND HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES:

BENDING Fb = 2600 psi
BEARING Fv = 750 psi
MODULUS OF ELASTICITY E = 1,900,000 psi

WOOD FRAMING CONNECTORS: MODEL NUMBERS FOR WOOD FRAMING CONNECTORS ARE INDICATED ON THE STRUCTURAL DRAWINGS AND SHALL BE MANUFACTURED BY SIMPSON Strong-Tie Co. UNLESS SHOWN OTHERWISE. INSTALL CONNECTOR INDICATED IN ACCORDANCE WITH AND WITH NUMBER OF FASTENERS RECOMMENDED BY THE MANUFACTURER U.N.O. ON THESE DRAWINGS. EXPOSED FASTENERS AND CONNECTORS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

NOTE:

THE DESIGN AND DRAWINGS REPRESENT THE CONCEPTS, LAYOUTS AND MATERIALS AS APPROVED BY THE ARCHITECT. THE DRAWINGS HAVE BEEN CHECKED BY SEA FOR CONFORMANCE WITH THE FLORIDA BUILDING CODE AND THE DESIGNER'S KNOWLEDGE OF THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM FLORIDA BUILDING CODES AND ARE SUBJECT TO ANY CHANGES WHICH APPEAR TO BE NECESSARY. THE CONTRACTOR SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION AND THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE DRAWINGS BEFORE BEGINNING CONSTRUCTION ON THIS PROJECT. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STRUCTURE CAN BE CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS TO BE PROVIDED BY THE DESIGNER ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CRITICAL HEIGHTS IT WILL ALSO BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE DIMENSIONS OF ALL MATERIALS AND MEET ALL STATE AND LOCAL BUILDING CODES. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IN WRITING. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NEEDED FROM THESE PLANS AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COMPLETE ALL WORK REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNRESOLVED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THESE PLANS AND DESIGN CONCEPTS ARE THE INTELLECTUAL PROPERTY OF JC DRAFTING & DESIGN, INC. NO CHANGE TO THESE DRAWINGS MAY BE MADE WITHOUT A WRITTEN CONSENT FROM JC DRAFTING & DESIGN, INC. UNAUTHORIZED USE IS PROHIBITED. THE DESIGNER'S DESIGN AND SPECIFICATIONS ON THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES AND ARE THE PROPERTY OF JC DRAFTING & DESIGN, INC. AND SHALL BE RETURNED IN THE EVENT OF TERMINATION. USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF JC DRAFTING & DESIGN, INC. OR ANY CONTRACTOR SHALL BE AT THE RISK OF THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL AUTOMATICALLY RELEASE JC DRAFTING & DESIGN, INC. AND ITS EMPLOYEES/HANDS TO ANY LIABILITY CLAIMS, SUIT OR LITIGATION BY ANY PARTY. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH GOVERNING CODES.

1. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.

2. DO NOT SCALE DRAWINGS.

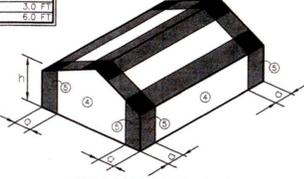
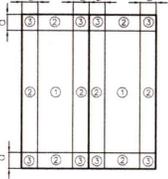
3. ALL DIMENSIONS ARE TO FINISH CONSTRUCTION UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.

WIND LOAD SCHEDULE - TARAWITT RES

SCHEDULE OF COMPONENTS AND CLADDING LOADS				
ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN PRESSURE (+ PSF)	OUT PRESSURE (- PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	34.55	47.72
		20 - 100	32.91	46.05
		MORE THAN 100	27.97	44.41
2	ROOF EDGE ZONE	LESS THAN 20	34.55	74.02
		20 - 100	32.91	68.10
		MORE THAN 100	27.97	57.58
3	ROOF, CORNER ZONE	LESS THAN 20	34.55	103.63
		20 - 100	32.91	96.05
		MORE THAN 100	27.97	83.90
4	ROOF OVERHANG CORNER ZONE	LESS THAN 20	50.99	139.82
		20 - 100	49.35	126.67
		MORE THAN 100	43.35	100.36
5	WALL INTERIOR ZONE	LESS THAN 20	49.35	54.29
		20 - 100	49.35	52.64
		MORE THAN 100	45.08	49.03
6	WALL EDGE ZONE	LESS THAN 20	50.99	84.16
		20 - 100	49.35	60.87
		MORE THAN 100	45.08	52.64

NOTE: WIND PRESSURES SHOWN ARE BASED ON V₅₀

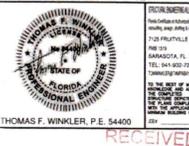
CODE =	ASCE 7-22
ULTIMATE WIND SPEED V _{ULT} =	150 MPH
ALLOWABLE WIND SPEED V ₅₀ =	110 MPH
RISK CATEGORY =	II
WIND SPEED MAP =	1009A
EXPOSURE CLASSIFICATION =	PARTIALLY ENCLOSED
INTERNAL PRESSURE COEFFICIENT (C _{pi}) =	+0.55
z =	1.0 FT
z _g =	6.0 FT



GABLE ROOF (7° $\theta \le 27^\circ$)
SCALE: N.T.S.

Interior Zones: Zone 1 - ROOF, Zone 2 - WALL, Zone 3 - ROOF
End Zones: Zone 4 - ROOF, Zone 5 - WALL, Zone 6 - ROOF
Corner Zones: Zone 3 - ROOF

SIGN AND SEAL FOR STRUCTURAL ONLY



THOMAS F. WINKLER, P.E. 54400
RECEIVED
NOV 26 2024

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS F. WINKLER, P.E. 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.

Plan no.
2023-45 S4.0

**D. E. ROBINSON
CONSTRUCTION
GROUP LLC
CGC1520814
(941)735-9899**

RENOVATION FOR:
**SNOW SHOE
PROPERTIES LLC
600 TARAWITT DRIVE
LONGGROAT KEY, FLORIDA 34228
PID: 7952000003**

JC DRAFTING & DESIGN, INC.
905 PONDVIEW AVENUE SUITE C
Sarasota, Florida 34232
Phone (941) 552-3000 Cell (941) 376-3047
www.jcdraftinganddesign.com
Alan E. Coulthart, President

REVISIONS:

NO.	DESCRIP.	BY	DATE

DATE: 7-13-2024

SCALE: AS SHOWN

SHEET TITLE:
BLDG PERMIT PLANS
FILE
STRUCTURAL RECORD
NOTES AND WIND
LOAD SCHEDULE
SHEET NO.

S4.0