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REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.

DEC 05 2022

APPROVED
Reviewer:

NPDES

RECEIVED
NOV 30 2022
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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Revision Schedule

No.	Description	Date

SEAL
STATE OF FLORIDA
JOHN B. PICHETTE
AR91913
REGISTERED ARCHITECT
AR # 91913

DATE	10.19.2022
SCALE	
DRAWN	EM
PHASE	CD
SHEET NO.	A000

COVER AND PROJECT DATA

DIVISION 01: GENERAL REQUIREMENTS

1.1. BY REFERENCE "THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201, LATEST EDITION, IS HEREBY MADE PART OF THESE SPECIFICATIONS EXCEPT AS HEREIN MODIFIED.

1.2. THESE DOCUMENTS ARE THE PROPERTY OF HALFLANTS + PICHETTE, INC. USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY REVISIONS TO THESE DOCUMENTS, REGARDLESS OF SCOPE WITHOUT WRITTEN PERMISSION OF HALFLANTS + PICHETTE, INC. OR ANY CONSTRUCTION EXECUTED USING THESE DOCUMENTS WITHOUT THE EXPRESSED APPROVAL OF HALFLANTS + PICHETTE, INC.; OR ANY CHANGE IN THE SCOPE; DESIGN; OR INTENT FOR ANY REASON, BY ANY PERSON OTHER THAN HALFLANTS + PICHETTE, INC., SHALL THEREBY ABSOLVE HALFLANTS + PICHETTE, INC. FROM ANY LIABILITY CLAIMS, SUITS, OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT.

1.3. THE CONTRACTOR SHALL BE RESPONSIBLE TO FULLY ACQUAINT THEMSELF WITH THE DRAWINGS AND SPECIFICATIONS CONCERNING OTHER TRADES AND SUBCONTRACTS AND SHALL COORDINATE ALL SUBCONTRACTORS TO INSURE PROPER SEQUENCING OF WORK AND SCHEDULING OF TRADES TO AVOID CONFLICT WITH THEIR WORK.

1.4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WHERE SPECIFIED TO THE ARCHITECT FOR REVIEW. FABRICATION OR INSTALLATION SHALL NOT COMMENCE UNTIL REVIEW IS OBTAINED FROM THE ARCHITECT.

1.5. THE DRAWINGS ARE SCHEMATIC IN NATURE AND REPRESENT BASIC REQUIREMENTS NECESSARY TO PROPERLY CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT YET APPARENT TO FIELD INSPECTION OR NECESSARY TO SATISFY APPLICABLE CODES IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE CONSIDERED AS PART OF THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS.

1.6. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

1.7. NO INSTRUCTIONS, REVISIONS, ADDITIONS, DELETIONS, SPECIFICATIONS OR DETAILS OTHER THAN THE INFORMATION CONTAINED HEREIN SHALL GOVERN THE PROJECT UNLESS THEY ARE IN WRITING AND APPROVED BY THE ARCHITECT, OWNER AND CONTRACTOR IN THE FORM OF A CHANGE ODER.

1.8. SUBSTITUTION OF MATERIALS AND METHODS MUST BE SUBMITTED TO THE ARCHITECT AND APPROVED IN WRITING. THE ARCHITECT SHALL DETERMINE THE EQUALITY OF ANY AND ALL SUBSTITUTIONS. THE CONTRACTOR SHALL SUBMIT COMPLETE PRODUCT DATA, SHOP DRAWINGS AND RELATIVE COSTS OF SUBSTITUTE ITEMS TO THE ARCHITECT FOR HIS REVIEW.

1.9. THE CONTRACTOR SHALL WARRANT ALL WORK FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR.

1.10. ALL PRODUCT AND MATERIAL INSTALLATIONS SHALL MEET OR EXCEED MANUFACTURERS RECOMMENDED STANDARDS AND SHALL BE EFFECTIVELY WARRANTED TO THE OWNER.

1.11. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE SOLEY RESPONSIBLE FOR COMPLIANCE WITH THE LABOR LAWS OF THE STATE OF THE PROJECT'S LOCATION AND WITH ALL OTHER APPLICABLE ORDINANCES, CODES, AND LEGAL REQUIREMENTS BY STATE OR LOCAL AUTHORITIES AS THEY MAY APPLY TO THE PROJECT.

1.12. IN CASE OF DISCREPANCY CONCERNING DIMENSION, QUANTITY OR LOCATION, THE GRAPHIC DRAWINGS SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS. EXPLANATORY NOTES ON THE DRAWINGS WILL TAKE PRECEDENCE OVER CONFLICTING DRAWN INDICATIONS: LARGE SCALE SPECIFIC DETAILS SHALL TAKE PRECEDENCE OVER SMALLER DRAWINGS CONTAINING MORE GENERAL INFORMATION. WHERE FIGURES ARE NOT SHOWN, MEASUREMENTS WILL IN ALL CASES BE VERIFIED BY THE ACTUAL CONDITIONS OF WORK ALREADY IN PLACE AND CONFIRMED BY THE ARCHITECT. IN CASE OF DISCREPANCY CONCERNING QUALITY AND OR QUANTITY WITHIN THE DOCUMENTS, THE CONTRACTOR SHALL INCLUDE THE BETTER QUALITY AND OR THE GREATER QUANTITY UNLESS OTHERWISE DETERMINED IN WRITING BY THE ARCHITECT.

1.14. THE CONTRACTOR SHALL CONTACT THE ARCHITECT A MINIMUM OF 24-HOURS IN ADVANCE WHEN THE ARCHITECT'S PRESENCE IS REQUESTED FOR SPECIAL CONSULTATIONS, EXAMINATIONS OR DECISIONS.

1.15. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL EXAMINE WORK INSTALLED BY OTHERS INSOFAR AS IT APPLIES TO HIS WORK, AND SHALL PROMPTLY NOTIFY THE ARCHITECT IF ANY CONDITION EXISTS THAT WILL PREVENT HIM FROM PRODUCING SATISFACTORY AND ACCEPTABLE RESULTS IN HIS WORK. SHOULD WORK BE STARTED WITHOUT SUCH NOTIFICATION, IT SHALL PLACE UPON HIM THE RESPONSIBILITY FOR REPLACING ANY OF HIS WORK AND THE WORK OF OTHERS THAT MAY BE NECESSARY TO BE REMOVED IN ORDER TO PRODUCE SATISFACTORY AND ACCEPTABLE WORK.

1.16. ITEMS, MATERIALS OR EQUIPMENT SPECIFIED IN THE CONTRACT DOCUMENTS AS FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR SHALL BE UNLOADED, UNCRATED, ASSEMBLED, INSTALLED AND CONNECTED BY THE CONTRACTOR AND SHALL BE COMPLETE AND PLACED IN OPERATING ORDER. THE OWNER SHALL FURNISH THE CONTRACTOR ALL INFORMATION THE CONTRACTOR MAY REQUIRE TO PROPERLY COMPLETE THE ABOVE MENTIONED OBLIGATION.

1.17. TESTING AND INSPECTIONS REQUIRED TO ESTABLISH COMPLIANCE WITH THE CONTRACT DOCUMENTS SHALL BE MADE BY AN INDEPENDENT TESTING AGENCY APPROVED BY THE ARCHITECT AND PAID FOR BY THE CONTRACTOR AS PART OF THE BASE BID. WHEN THE INTIAL TEST INDICATE NONCOMPLIANCE WITH THE CONTRACT DOCUMENTS, ANY SUBSEQUENT REQUIRED RE-TESTING SHALL BE PERFORMED BY THE SAME AGENCY WITH THE COST THEREOF PAID BY THE CONTRACTOR.

1.18. BEFORE ORDERING MATERIALS OR STARTING ANY WORK, THE CONTRACTOR SHALL IN ALL CASES VERIFY MEASUREMENTS AT THE SITE OR PREMISES AND CHECK SAME AGAINST DRAWINGS.

1.19. THESE SPECIFICATIONS SHALL NOT BE CONSIDERED AS "ALLINCLUSIVE" TO THE PROJECT. SPECIFICATIONS AND DRAWINGS FOR RELATED WORK REQUIRED BY OTHER DISCIPLINES SHALL BE INCLUDED IN, AND BECOME A PART OF THE PROJECT DOCUMENTS. SPECIFICATIONS ISSUED BY OTHERS SHALL BE REVIEWED IN COORDINATION WITH THESE SPECIFICATIONS. WHERE CONFLICTS OCCUR BETWEEN THESE SPECIFICATIONS AND THE SPECIFICATIONS OF OTHERS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE ARCHITECT SHALL DETERMINE WHICH SPECIFICATIONS SHALL TAKE PRECEDENCE.

DIVISION 02: SITE WORK

2.1. CONTRACTOR SHALL UTILIZE A PROFESSIONAL LAND SURVEYOR FOR BUILDING LAYOUT.

2.2. CONTRACTOR SHALL COORDINATE AND VERIFY SIZES AND LOCATIONS OF ALL UTILITY CONNECTIONS WITH RESPECTIVE AGENCIES.

2.3. PLACE AND COMPACT FILL IN LAYERS NOT TO EXCEED 8". COMPACTION SHALL PROVIDE MINIMUM SOIL BEARING PRESSURE OF 3,000 P.S.F. BOTTOM OF FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL. UNLESS OTHERWISE NOTED ALL COMPACTION SHALL BE TO 95% MODIFIED PROCTOR DENSITY.

2.4. REMOVE AND DISPOSE OF EXCESS EXCAVATED MATERIAL, TRASH AND DEBRIS IN A LEGAL MANNER.

2.5. POISON SOIL AGAINST TERMITES BENEATH ALL CONCRETE SLABS PRIOR TO PLACING VAPOR BARRIER. PROVIDE FIVE (5) YEAR TERMITE GUARANTEE.

2.6. SUB GRADE PREPARATION SHALL INCLUDE STRIPPING AND GRUBBING OF SUPERFICIAL VEGETATION, FOLLOWED BY COMPACTION OF THE BUILDING AREA PLUS A MARGIN OF 5'-0" WITH VIBRATORY ROLLER. EACH PASS SHOULD OVERLAP THE PRECEDING PASS BY AT LEAST 30%. THE OPERATION OF VIBRATORY ROLLER SHALL BE CLOSELY MONITORED TO AVOID TRANSMISSION OF EXCESSIVE VIBRATIONS TO ANY EXISTING NEARBY BUILDINGS THAT COULD CAUSE SETTLEMENT DAMAGE.

2.7. GRADE GROUND SURFACE TO CONFORM TO ADJACENT CONTOURS AND TO PROVIDE FOR ADEQUATE CONTROL AND DRAINAGE OF WATER RUNOFF. SLOPE ALL EXTERIOR GRADES AWAY FROM THE BUILDING.

2.8. FINISHED GRADES SHALL BE COORDINATED WITH THE WORK OF THE LANDSCAPE ARCHITECT.

DIVISION 03: CONCRETE

3.1. REFER TO THE STRUCTURAL ENGINEERING DRAWINGS AND SPECIFICATIONS FOR DETAILED REQUIREMENTS. THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

3.2. COMPLY WITH ALL APPLICABLE ACI STANDARDS AND SPECIFICATIONS.

3.3. ALL SLABS ON GRADE SHALL BE 4" CONCRETE WITH SMOOTH TROWEL FINISH UNLESS NOTED OTHERWISE.

3.4. CONCRETE SLAB AREAS TO RECEIVE CARPET OR FLOORING SHALL BE CLEAN AND FREE OF DUST AND SEALED WITH A SUITABLE CONCRETE SEALER PRIOR TO INSTALLATION OF FINISH.

3.5. ALL STRUCTURAL CONCRETE SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS WITH MAXIMUM SLUMP OF 4", UNLESS NOTED OTHERWISE. CEMENT TO MEET ASTM C-150, TYPE 1 AGGREGATE TO MEET ASTM C-33.

3.6. VAPOR BARRIER SHALL BE 6 MIL. POLYETHYLENE.

3.7. WIRE WELDED FABRIC SHALL BE 6 X 6 - 10/10 AND SHALL CONFORM TO ASTM A -185.

3.8. STEEL REINFORCEMENT SHALL BE GRADE 60 AND CONFORM WITH ASTM A-615,

3.9. FORM WORK DESIGN AND FABRICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ACI 347.

3.10. ALL CONCRETE SLAB PENETRATIONS SHALL BE SEALED WITH EXPANSIVE SETTING COMPOUND.

3.11. ALL SAWN CONTROL JOINTS SHALL BE SAWN WITHIN 12 HOURS OF CONCRETE PLACEMENT.

3.12. EXPANSION JOINT FILLER TO MEET ASTM D-1751, 1/2" ASPHALT IMPREGNATED FIBERBOARD.

3.13. FLOOR SLAB TOLERANCES TO BE 1/8" IN 10'-0" MAXIMUM.

DIVISION 04: MASONRY

4.1. COMPLY WITH RECOMMENDATIONS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA). THE FOLLOWING SPECIFICATIONS SHALL APPLY UNLESS NOTED OTHERWISE BY THE STRUCTURAL DRAWINGS.

4.2. CONCRETE MASONRY UNTIS SHALL BE TWO CELL BLOCKS MADE OF PORTLAND CEMENT, WATER AND APPROVED AGGREGATES AND SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING MASONRY UNITS ASTM DESIGNATION C90-70 GRADE A WITH MINIMUM COMPRESSIVE STRENGTH OF 1000 P.S.I.

4.3. MORTAR SHALL BE TYP 'M' AND CONFORM TO ASTM C-270 WITH STANDARD HORIZONTAL WALL REINFORCING (DURO-WALL) AT 1'-4" ON CENTER, PER ASTM A-641.

4.4. GROUTED CELLS ARE REQUIRED AT ALL CORNERS, WINDOW AND DOOR JAMBS AND BEARING POINTS AND AS INDICATED BY THE STRUCTURAL ENGINEERING DOCUMENTS.

4.5. GROUTED CELLS SHALL BE FILLED WITH A "PEA GRAVEL" CONCRETE WITH A MINIMUM 28 DAYS ULTIMATE COMPRESSIVE STRENGTH OF 3000 P.S.I. THE CELLS SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAN, UNOBSTRUCTED, CONTINUOUS CELL. GROUT SHALL BE POURED IN LIFTS NOT TO EXCEED 8'-0". (THE CONTRACTOR SHALL PROVIDE CLEAN-OUTS AT ALL GROUTED CELLS FOR INSPECTION.)

4.6. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, THE GROUTING SHALL BE STOPPED 1 1/2" BELOW THE TOP OF THE UPPERMOST UNIT.

4.7. CONCRETE FILLED CELLS SHALL HAVE 1- #5 DIAMETER BAR VERTICAL (FOUNDATION TO TIE BEAM).

4.8. MASONRY UNITS SHALL BE DRY BRUSHED AT END OF EACH DAY'S WORK.

DIVISION 05: METALS

5.1. ALL DISSIMILAR METALS SHALL BE ISOLATED BY INERT MATERIALS IN ORDER TO PREVENT GALVANIC CORROSION.

5.2. ALL STRUCTURAL METAL COMPONENTS, INCLUDING EXPOSED OR EMBEDDED TIES, CLIPS AND BELTS, SHALL BE HOT-DIPPED GALVANIZED.

5.3. SUBMIT SHOP DRAWINGS FOR STRUCTURAL STEEL ITEMS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

5.4. STEEL PLATES, SHAPES AND BARS TO BE ASTM A-36.

5.5. HIGH STRENGTH BOLTS AND NUTS, ASTM A-325 UNFINISHED BOLTS AND NUTS, ASTM A-305 GRADE A.

5.6. SHOP PAINT ALL ITEMS, NOT SPECIFIED TO BE GALVANIZED, TT-P-86, TYPE II, OR SSPC-PAINT 14.

5.7. CONTRACTOR TO FURNISH CUSTOM FABRICATED PLATES, ANCHORS, HANGERS, DOWELS, AND OTHER MISCELLANEOUS STEEL AND IRON SHAPES FOR FRAMING, SUPPORTING, AND ANCHORING WOODWORK.

5.8. AFTER INSTALLATION, CLEAN ALL FIELD WELDS, BOLTED CONNECTIONS AND ABRADED AREAS AND APPLY SHOP PRIMER. USE GALVANIZING REPAIR PAINT ON GALVANIZED SURFACES.

5.9. FINISH PAINT ALL ITEMS EXPOSED TO VIEW AFTER COMPLETION.

DIVISION 06: CARPENTRY

6.1. REFER TO THE STRUCTURAL ENGINEERING DOCUMENTS FOR ALL STRUCTURAL WOOD FRAMING MATERIAL REQUIREMENTS.

6.2. EXPOSED WOOD STRUCTURAL MEMBERS SHALL BE DOUGLAS FIR, GRADE # 1-S4S, KILN DRIED.

6.3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT ALL CORNERS AND OPENINGS ARE PLUMB TRUE TO LINE PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

6.4. COMPLY WITH SOFTWOOD LUMBERS STANDARD PS20 (U.S. DEPT. OF COMMERCE); AND NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADED LUMBER AND IT'S FASTENERS BY NIMA.

6.5. FRAMING METHODS, NUMBER OF MEMBERS AND FASTENERS SHALL BE IN ACCORDANCE WITH THE STANDARD BUILDING CODE, AND ANY CODE REQUIREMENTS AS ADOPTED BY LOCAL JURISDICTION.

6.6. WARPAGE, DISCOLORATION, WATER STAINS OR OTHER DAMAGE DUE TO IMPROPER STACKING OR LACK OF COVERAGE OF MATERIALS SHALL BE CONSIDERED SUFFICIENT CAUSE FOR REJECTION OF THEIR USE BY THE CONTRACTOR.

6.7. THE CARPENTER SHALL DO ALL CUTTING AND FITTING OF HIS WOODWORK AS REQUIRED BY THE PLUMBING, HEATING AND ELECTRICAL CONTRACTORS OR ANY MECHANICS TO INSTALL THEIR WORK.

6.8. ALL WOOD IN CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED FOR APPROPRIATE USE IN ACCORDANCE WITH A.W.P.B. STANDARDS.

6.9. FURRING ON MASONRY WALLS TO BE 1 X 2 P.T. @ 24" O.C. (UNLESS NOTED OTHERWISE).

6.10. CONTRACTOR TO USE COMPOSITE WOOD SIDING AND DECKING OR EQUAL ALTERNATIVE WHERE NOTED IN DRAWINGS. ALL SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT AND OWNER PRIOR TO INSTALLATION.

DIVISION 07: THERMAL & MOISTURE PROTECTION

7.1. ROOFING MATERIALS SHALL BE SINGLE PLY MEMBRANE FIBERTITE EIP ROOFING SYSTEM WITH FTR-VALUE TAPERED RIGID INSULATION AS MANUFACTURED BY SEAMANS CORPORATION. INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION REQUIREMENTS AND DETAILED ILLUSTRATIONS. MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH ASTM-D 4434 OR CGSB 37-GP-54M AND FOR 130 MPH WIND LOAD EXPOSURE CATEGORY C, PER ASCE 7-98. (OR APPROVED EQUAL).

7.2. FURNISH MANUFACTURER'S WARRANTY ON ALL ROOFING MATERIALS. WARRANTEE SHALL AGREE TO REPAIR OR REPLACE WORK WHICH LEAKS WATER, DETERIORATES EXCESSIVELY OR OTHERWISE FAILS TO PERFORM AS ROOFING DUE TO MATERIALS AND WORKMANSHIP. GUARANTEE SHALL BE SIGNED AND NOTARIZED BY THE ROOFING SUB CONTRACTOR.

7.3. INSTALL ROOFING SYSTEMS, FLASHING, AND OTHER ACCESSORIES IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICES AND MANUFACTURER'S RECOMMENDATIONS.

7.4. METAL FLASHING AND COUNTER FLASHING TO BE ALUMINUM.

7.5. INSTALL SEALANT AT ALL EXPOSED JOINT SURFACES TO PROVIDE WEATHERPROOF SEAL. SET ALL EXTERIOR SILLS, GLAZING STOPS. WINDOW FRAMES, DOOR FRAMES IN FULL SEALANT BED. PROVIDE BACKER ROD WHERE REQUIRED. USE HIGH QUALITY ELASTOMERIC SILICONE COMPOUND, COLOR AS SELECTED FROM MANUFACTURER'S SAMPLES BY THE ARCHITECT.

7.6. ROOF INSULATION: 9 1/2" KRAFT PAPER FACED FIBERGLASS BATTS WITH MINIMUM R-30 VALUE.

7.7. EXTERIOR WALL INSULATION (MASONRY & CONCRETE): 3/4" RIGID POLYSTYRENE FOAM BOARD, PLACED ON INSIDE FACE WITH VAPOR BARRIER AS RECOMMENDED. MINIMUM R-11. OWENS CORNING "INSULPINK" OR EQUAL.

7.8. INTERIOR SOUND INSULATION: 3 1/2" UNFACED FIBERGLASS BATTS IN ALL FRAMED INTERIOR WALLS

DIVISION 8: DOORS & WINDOWS

8.1. COMPLY WITH "RECOMMENDED SPECIFICATIONS FOR STANDARD STEEL DOORS AND FRAMES" (SO1-100).

8.2. COMPY WITH SECTION 1300 OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS" ON ALL WOOD DOORS AS APPLICABLE.

8.3. WINDOW PRODUCTS INDICATED ARE ALUMINUM STOREFRONT, INSULATED. IMACT GLASS, HARDWARE OPTIONS AND EXTERIOR FINISH COLOR TO BE SELECTED BY THE ARCHITECT AND OWNER.

8.4. ALL MIRRORS SHALL BE 1/4" POLISHED PLATE GLASS AND OR AS SPECIFIED BY THE ARCHITECT.

8.5. ALL WOOD DOORS SHALL BE STAIN GRADE EACH FACE WITH TYPE (SOLID CORE) AND SIZES AS SPECIFIED ON THE DRAWINGS.

8.6. HINGES SHALL BE BALL BEARING TYPE WITH FOUR HINGES PER DOOR, UNLESS OTHERWISE NOTED.

8.7. ALL THRESHOLDS SHALL BE PRE-FINISHED ALUMINUM, UNLESS OTHERWISE NOTED.

8.8. ALL BI-FOLD DOOR TRACKS SHALL BE HEAVY DUTY DOUBLE ROLLER TYPE.

8.9. ALL BATHROOM DOORS SHALL HAVE PRIVACY LOCKS.

8.10 CONTRACTOR TO PROVIDE ALL NECESSARY HARDWARE, FITTINGS, ANCHORAGE, ETC. FOR PROPER INSTALLATION OF ALL DOORS, WINDOWS, ETC. COORDINATE FINAL HARDWARE SELECTIONS WITH THE OWNER AND ARCHITECT.

DIVISION 9: FINISHES

9.1. 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED WITH STANDARD GYPSUM WALLBOARD SCREWS. ON CEILINGS USE 5/8" GYPSUM WALLBOARD WITH STANDARD GYPSUM WALLBOARD SCREWS. COMPLY WITH ANSI A97.1 AND MANUFACTURER'S RECOMMENDATIONS. FINISH AS SPECIFIED BY THE ARCHITECT.

9.2. ALL INTERIOR AND EXTERIOR CORNER BEADS SHALL BE NAILED PLUMB, LEVEL AND STRAIGHT. FRAMING IRREGULARITIES THAT PROHIBIT THE STANDARDS CALLED FOR SHALL BE CORRECTED BY THE FRAMING CONTRACTOR AT THE REQUEST OF THE WALL FINISH CONTRACTOR PRIOR TO WALL FINISH INSTALLATION. WORKMANSHIP INFERIOR TO THESE STANDARDS SHALL NOT BE ACCEPTED.

9.3. PROVIDE CASING BEADS AT ALL EXPOSED EDGES AND WHEREVER DRYWALL ABUTS OTHER CEILINGS OR FINISHES. PROVIDE FLUSH JOINT TREATMENT AND PREPARE SURFACES FOR FINISHING.

9.4. THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE WORK OF OTHERS PRIOR TO THE APPLICATION OF PAINT. IF SURFACE TO BE FINISHED CANNOT BE PUT IN SUITABLE CONDITION FOR PAINTING BY CUSTOMARY PREPARATION METHODS, THE PAINTING CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OR ASSUME RESPONSIBILITY FOR, AND RECTIFY, ANY UNSATISFACTORY FINISHES THAT MAY RESULT.

9.5. ALL WORK SHALL BE DONE BY SKILLED MECHANICS IN A WORKMANLIKE MANNER. ALL PAINT AND OTHER FINISHES MUST BE APPLIED EVENLY AND SHALL BE FREE FROM RUNS, SAGS AND OTHER DEFECTS. ALL COATS SHALL BE THOROUGHLY DRY BEFORE APPLYING SUCCEEDING COATS.

9.6. EXTERIOR FINISHES ARE NOT TO BE APPLIED IN RAINY OR DAMP WEATHER. ALL SURFACES SHALL BE THOROUGHLY DRY. INTERIOR PAINTING SHALL NOT BE PERMITTED UNTIL THE BUILDING IS COMPLETELY DRIED-IN.

9.7. PREPARE SURFACES IN CONFORMANCE TO PAINT MANUFACTURER'S RECOMMENDATIONS. REMOVE HARDWARE, ACCESSORIES, LIGHT FIXTURES AND OTHER ITEMS NOT TO BE PAINTED OR PROVIDE SURFACE APPLIED PROTECTION. REINSTALL REMOVED ITEMS. PROTECT WORK OF OTHER TRADES.

9.8. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. APPLY ADDITIONAL COATS AS REQUIRED TO PROVIDE PROPER COVERAGE. 100% OPACITY IS REQUIRED EXCEPT FOR TRANSPARENT OR SEMITRANSPARENT FINISHES. PAINT INSIDE OF DUCTS, WHERE VISIBLE THROUGH REGISTERS OR GRILLS, FLAT BLACK. FINISH EXTERIOR DOORS ON TOPS, BOTTOMS AND EDGES.

9.9. COLOR SELECTIONS SHALL BE PROVIDED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF PAINTING. IF 100% OPACITY CANNOT BE ACHIEVED WITH NUMBER OF COATS SPECIFIED BECAUSE OF COLOR SELECTED, ADDITIONAL COATS SHALL BE ADDED. PREPARE SAMPLE AREA OF EACH COLOR FINISH SELECTED FOR ARCHITECT AND OWNER.

9.10. ALL ADJACENT WORK AND MATERIALS MUST BE PROTECTED WITH SUITABLE COVERS DURING THE PROGRESS OF WORK.

9.11. THE PAINTING SUBCONTRACTOR SHALL CAULK AROUND ALL WINDOWS AND TRIM, SLIDING GLASS DOORS AND TRIM AROUND ALL EXTERIOR TRIM AND SIDING WITH SEALANT AS RECOMMENDED BY THE MANUFACTURER.

9.12. ALL EXTERIOR VENTS, STACKS, ETC. SHALL BE ETCHED AND PAINTED TO MATCH ADJACENT ROOF COLOR.

9.13. A FINAL TOUCH UP OF ALL AREAS WHERE DRYWALL HAS BEEN PATCHED AFTER THE FINAL COAT OF PAINT HAS BEEN APPLIED SHALL BE COMPLETED BEFORE OWNER OCCUPANCY.

9.14. ALL STAINS SHALL BE BRUSHED APPLIED.

9.15. ALL PAINT AND STAIN MATERIALS SHALL BE HIGH QUALITY 100% MATTE FINISH SHERWIN WILLIAMS OR EQUAL AS APPROVED BY THE ARCHITECT. ALL PAINTING METHODS AND TECHNIQUES TO BE PERFORMED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

9.16. INTERIOR WALL AND CEILING SURFACES SHALL RECEIVE TWO (2) COATS OF INTERIOR MATTE FINISH PAINT. BATHROOM WALLS AND CEILINGS SHALL RECEIVE TWO (2) COATS OF MATTE FINISH PAINT, UNLESS OTHERWISE NOTED.

9.17. INTERIOR TRIM, DOORS AND SHELVES SHALL RECEIVE PRIMER-SEALER PLUS TWO (2) COATS OF INTERIOR OIL BASE MATTE ENAMEL WITH INTERMEDIATE SANDING, UNLESS OTHERWISE NOTED.

9.18. EXTERIOR TRIM AND DOORS SHALL RECEIVE (3) COATS OF PAINT IN COLOR DESIGNATED BY THE ARCHITECT.

9.19. PROVIDE TILE FINISH AS NOTED ON THE DRAWINGS. ALL TILE WORK SHALL BE DONE IN ACCORDANCE WITH THE TILE COUNCIL OF AMERICA HANDBOOK CURRENT EDITION.

DIVISION 10: SPECIALTIES

10.1. ALL TOILET AND BATH ACCESSORIES SHALL BE AS SELECTED BY THE ARCHITECT AND OWNER.

10.2. ALL KITCHEN EQUIPMENT SHALL BE SELECTED BY THE ARCHITECT AND OWNER.

DIVISION 13: SPECIAL CONSTRUCTION

13.1. SWIMMING POOL AND REFLECTING POOL: THE CONTRACTOR SHALL SOLICIT INPUT AND BIDS FROM QUALIFIED POOL SUBCONTRACTORS FOR THE PROJECT. THE SUCCESSFUL POOL CONTRACTOR SHALL THEN WORK IN CLOSE COORDINATION WITH THE CONTRACTOR AND ARCHITECT TO DEVELOP THE POOL SYSTEM DESIGN AND EQUIPMENT SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT FULL POOL SHOP DRAWINGS FOR REVIEW AND APPROVAL.

DIVISION 15: MECHANICAL AND PLUMBING

15.1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT MECHANICAL AND PLUMBING SYSTEM SHOP DRAWING DESIGN, INSTALLATION, AND TESTING ARE IN STRICT ACCORDANCE WITH LATEST EDITION OF ALL APPLICABLE CODES AND REGULATIONS. TESTING SHALL BE PER AWWA SPECIFICATIONS.

15.2. THE CONTRACTOR IS RESPONSIBLE TO SECURE NECESSARY APPROVALS AND PERMITS FROM DEPARTMENTS HAVING JURISDICTION TO INSURE PROPER INSTALLATION OF MECHANICAL AND PLUMBING SYSTEMS.

15.3. COMPLY WITH RECOMMENDATIONS OF THE SHEET METAL AND AIR CONDITIONING CONTRACTORS ASSOCIATION (SMACNA), AND THE AMERICAN SOCIETY OF HEATING, VENTILATING AND AIR CONDITIONING ENGINEERS.

15.4. TEST AND BALANCE SYSTEM AFTER INSTALLATION IS COMPLETED, CLEAN OUT ALL DUCTWORK, TEST REFRIGERANT SYSTEM FOR LEAKS, TEST COMPLETE SYSTEM FOR PROPER OPERATION, AND BALANCE SYSTEM TO MEET ACCEPTABLE PERFORMANCE CRITERIA.

15.5. PROVIDE A ONE (1) YEAR WRITTEN WARRANTY FOR FURNISHING PARTS AND LABOR TO REPLACE ANY PART OF THE HVAC SYSTEM WHICH BECOMES DEFECTIVE IN NORMAL OPERATION WITH AN ADDITIONAL FOUR (4) YEAR WARRANTY FOR THE CONDENSING UNIT.

15.6. CONTRACTOR SHALL FURNISH SHOP DRAWINGS PRIOR TO FABRICATION OR INSTALLATION OF ANY EQUIPMENT.

15.7. PROVIDE 1" P.V.C. CONDENSATE DRAIN LINE WITH POSITIVE SLOPE FROM AIR HANDLERS TO EXTERIOR.

15.8. ALL REFRIGERANT LINES THROUGH MASONRY SHALL BE SLEEVED.

15.9. WATER AND SEWER SERVICE SHALL BE PROPERLY CONNECTED TO MAIN SYSTEMS.

15.10. PLUMBING CONTRACTOR SHALL COORDINATE LOCATION OF ALL UNDERGROUND LINES WITH OTHER APPLICABLE TRADES.

15.11. PLUMBING FLOOR PLAN IS SCHEMATIC AND SHALL NOT BE LIMITED TO ITEMS SHOWN. ALL MATERIALS REQUIRED TO PROVIDE COMPLETE WATER AND SEWER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, SHALL BE SUPPLIED AND INSTALLED.

15.12. ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED ACCORDING TO SMACNA SPECIFICATIONS.

DIVISION 16: ELECTRICAL

16.1. ALL WORK SHALL BE COORDINATED WITH LOCAL UTILITIES DEPARTMENT AND SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. COMPY WITH NEC AND NEMA RECOMMENDATIONS (LATEST EDITION).

16.2. CONTRACTOR SHALL FURNISH AND INSTALL ELECTRIC PANELS AS NOTED ON THE ELECTRICAL DRAWINGS (FIELD VERIFY LOCATION).

16.3. CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL U.L. LABEL SMOKE ALAMS AND HEAT DETECTORS, ETC. IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AS ARE NECESSARY TO OBTAIN A FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

16.4. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL A BONDED ELECTRODE IN ALL NEW CONCRETE FOUNDATIONS ELECTRODE SHALL BE WITH ALL OTHER BUILDING ELECTRODES TO FORM A COMPLETE GROUNDING SYSTEM.

16.5. ALL TELEVISION OUTLETS SHALL BE PROVIDED WITH COAXIAL CABLE.

16.6. ALL WIRING SHALL BE COPPER UNLESS OTHERWISE NOTED.

16.7. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED COMPLETE WITH ALL COMPONENTS.

16.8. ALL EXTERIOR, BATHROOM, TOILET AND KITCHEN RECEPTACLES SHALL BE GFI. EXTERIOR RECEPTACLES SHALL ALSO BE WEATHERPROOF.

16.9. THE ELECTRICAL CONTRACTOR / CONTRACTOR SHALL BE REQUIRED TO COORDINATE ALL POWER REQUIREMENTS FOR ALL INDICATED / PROPOSED EQUIPMENT WHICH MAY OR MAY NOT HAVE BEEN IDENTIFIED ON THE ELECTRICAL PLANS (I.E. AC CONDENSER, AIR HANDLERS, HOT WATER HEATERS, ELEVATOR EQUIPMENT, ELEVATOR, GARAGE DOORS, FANS, EXHAUST FANS, ETC.).

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3561 BAYOU CIRCLE,
LONGBOAT KEY, FL 34228

Revision Schedule

No.	Date	Description

SEAL
STATE OF FLORIDA · JOHN S. PICHETTE · AR91913 · REGISTERED ARCHITECT
AR # 91913

DATE	10.19.2022
SCALE	
DRAWN	EM
PHASE	CD
SHEET NO.	

A001
SPECIFICATIONS

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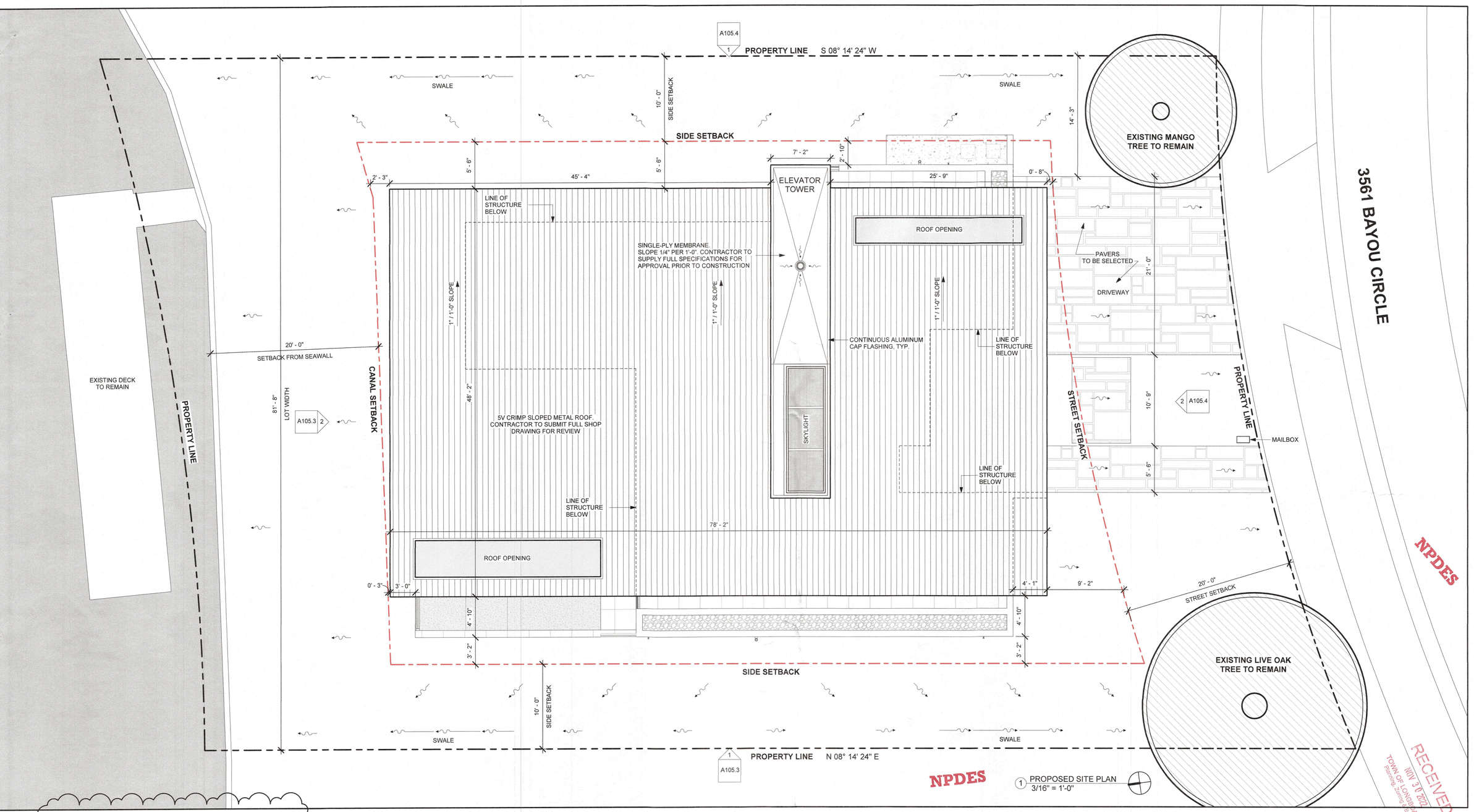

LOT COVERAGE CALCULATIONS		
LOT AREA		10,625 SF
	NON-COVERAGE	COVERAGE
BUILDING	--	3,126 SF
SPA, POOL DECK	--	298 SF
DRIVEWAY & WALKWAYS	886 SF	216 SF
BUILDING OVERHANG	546 SF	--
BUILDING COVERAGE	--	3,640 SF
LOT COVERAGE PROPOSED	3,640 SF/ 10,625 SF = 34.2% 35% MAX ALLOWED W/ AN ELEVATED POOL	

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- SWALE DIRECTION
- NORTH ARROW
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING TREE TO BE REMOVED OR RELOCATED
- EXISTING TREE TO REMAIN

GENERAL ROOF NOTES

1. ROOFING MATERIALS AND INSTALLATION: SINGLE PLY MEMBRANE FIBERTITE EIP ROOFING SYSTEM WITH FTR-VALUE TAPERED RIGID INSULATION AS MANUFACTURED BY SEAMANS CORPORATION. INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION REQUIREMENTS AND DETAILED ILLUSTRATIONS. MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH ASTM D 4434 OR CGSB 37-GP-54M AND FOR 150 MPH WIND LOAD EXPOSURE CATEGORY, PER ASCE 7 - 98.
2. THE CONTRACTOR SHALL SUBMIT ANY ROOFING SUBSTITUTES TO THE ARCHITECT AND THE JURISDICTION HAVING AUTHORITY FOR APPROVAL PRIOR TO INSTALLATION

ZONING: MUC-1 | Bay Isles District

MIN. ZONING LOT AREA:	10,000 SF
ACTUAL LOT AREA:	10,625 SF
MIN. ZONING LOT WIDTH:	100'
ACTUAL LOT WIDTH:	82'
MAX BUILDING COVERAGE:	35% (3,718.75 SF)
PROP. BUILDING COVERAGE:	**34.2% (3,640 SF)**
MAX IMPERVIOUS:	50% (5,312 SF)
PROPOSED IMPERVIOUS:	**42.5% (4,516 SF)**
FRONT SETBACK:	20'
SIDE SETBACK (MIN.):	8'
COMBINED SIDE SETBACK:	20'
CANAL SETBACK:	20"
MAX ALLOWABLE BUILDING HEIGHT:	50'
PROPOSED BUILDING HEIGHT:	**35'**

CODE ANALYSIS

BUILDING CODE:	FBC 2020
OCCUPANCY TYPE:	RESIDENTIAL
WIND SPEED:	150 MPH
EXPOSURE CATEGORY:	FULLY EXPOSED
IMPORTANCE FACTOR:	1.0
CONSTRUCTION TYPE:	V

FEMA

ZONE: AE, EL. =11' + 1'

FIRST HABITABLE FLOOR ELEVATION: +15'- 3"

AREA CALCULATIONS

GROUND LEVEL- FOYER	190 SF
LEVEL 2	2,497 SF
LEVEL 3	832 SF
TOTAL A/C:	**3,519 SF**

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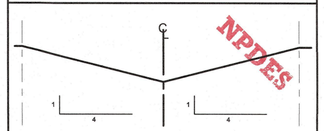
ALL EXISTING GRADES AND ELEVATIONS TO REMAIN. DRAINAGE ON ALL NEW SURFACES TO FOLLOW EXISTING DRAINAGE PATTERNS.



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ISAACSON RESIDENCE

3561 BAYOU CIRCLE,
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Revision Schedule

No.	Description	Date
1	Revision 1- BUILDING AND ZONING COMMENTS	11/21/2022

SEAL
STATE OF FLORIDA
JOHN S. PICHETTE
AR91913
REGISTERED ARCHITECT
AR # 91913

DATE	10.19.2022
SCALE	As indicated
DRAWN	EM
PHASE	CD
SHEET NO.	A100.2
	PROPOSED SITE PLAN

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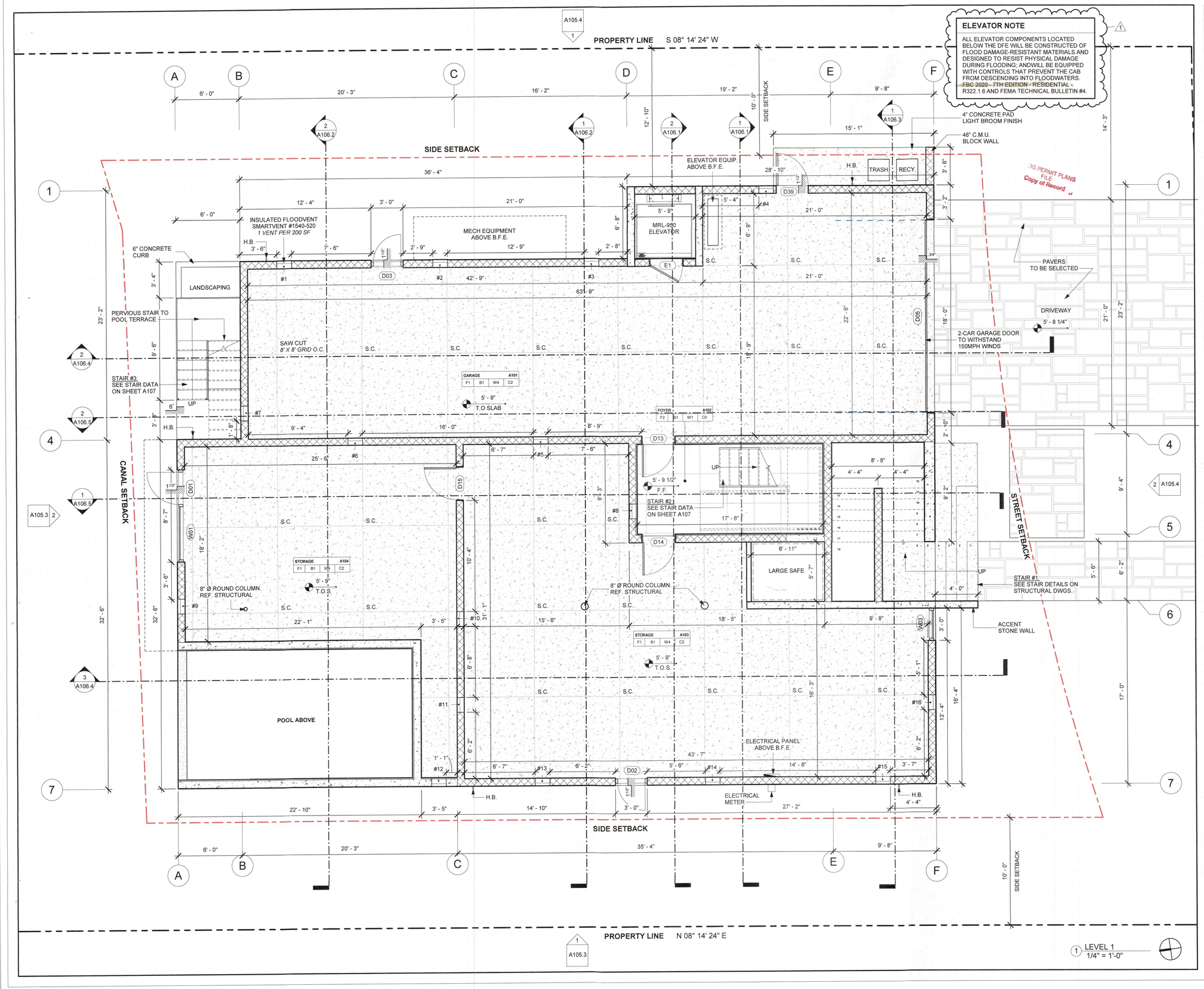

GENERAL CONSTRUCTION NOTES

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2. ALL SURFACES (INCLUDING THOSE HIDDEN FROM VIEW) OR MATERIALS OR ITEMS SHALL BE PAINTED. MATERALS AND ITEMS TO BE PAINTED INCLUDE BUT ARE NOT LIMITED TO THOSE INDICATED.
3. ALL CONSTRUCTION SHALL BE PERFORMED IN CONFORMANCE WITH THE FLORIDA BUILDING CODE 2020 AND LOCAL JURISDICTIONS.
4. ALL PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING DUCTWORK, WILL BE LOCATED ABOVE THE REQUIRED FLOOD ELEVATION OF 12 FEET, IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.6
5. LIGHT SWITCHES IN GROUND LEVEL WILL BE ABOVE BFE AND WILL BE MOTION ACTIVATED SWITCHES.

FLOW THROUGH DEVICE CALCS

GARAGE

TOTAL FLOOR AREA:	1,248 SQ. FT.
NUMBER OF OPENINGS:	6

STORAGE

TOTAL FLOOR AREA:	1,683 SQ. FT.
NUMBER OF OPENINGS:	9

FOYER

TOTAL FLOOR AREA:	190 SQ. FT.
NUMBER OF OPENINGS:	1

THE AREA OF OPENINGS USED IN THE SUMMARY ABOVE IS BASED ON 8"X16" "SMART VENT" INSULATED FLOOD VENT. MODEL NUMBER 1540-520. ONE 8"X16" VENT IS CERTIFIED FOR 200 SQ. FT. OF ENCLOSED SPACE

SQUARE FOOTAGE DATA

CONDITION SF:	**3,519 SF**
GROUND LEVEL- FOYER	190 SF
LEVEL 2	2,497 SF
LEVEL 3	832 SF
UNCONDITIONED SF:	**2,931 SF**
GROUND LEVEL- GARAGE	1,248 SF
GROUND LEVEL- STORAGE	1,683 SF

FINISH SCHEDULE

SYMBOL: FLOOR SCHEDULE

EXPOSED CONCRETE FLOORING

TILE FLOOR SELECTION TBD.

F1 EXPOSED CONCRETE FLOORING
F2 PORCELAIN TILE

SYMBOL: BASE BOARD

B1 HARDWOOD - PAINTED
B2 TILE BASE BOARD

SYMBOL: WALL FINISH

W1 GYP. BD. LIGHT ORANGE PEEL - PAINTED
W2 ACCENT STONE WALL FINISH
W3 EXT. CEMENT PLASTER - SMOOTH
W4 EXPOSED BLOCK WALL

SYMBOL: CEILING FINISH

5/8" GYPSUM BOARD CEILING

EXTERIOR CEMENT PLASTER

VINYL WOOD BOARD CEILING

C1 GYP. BD. LIGHT ORANGE PEEL - PAINTED
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C3 VINYL WOOD BOARD CEILING

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WALL TYPES

GRAPHIC SYMBOLS

CMU BLOCK WALL

METAL STUD FRAMED WALL (STUDS AT 16" O.C.) REF. STRUCTURAL FOR STUD SIZE.

CIP WALL

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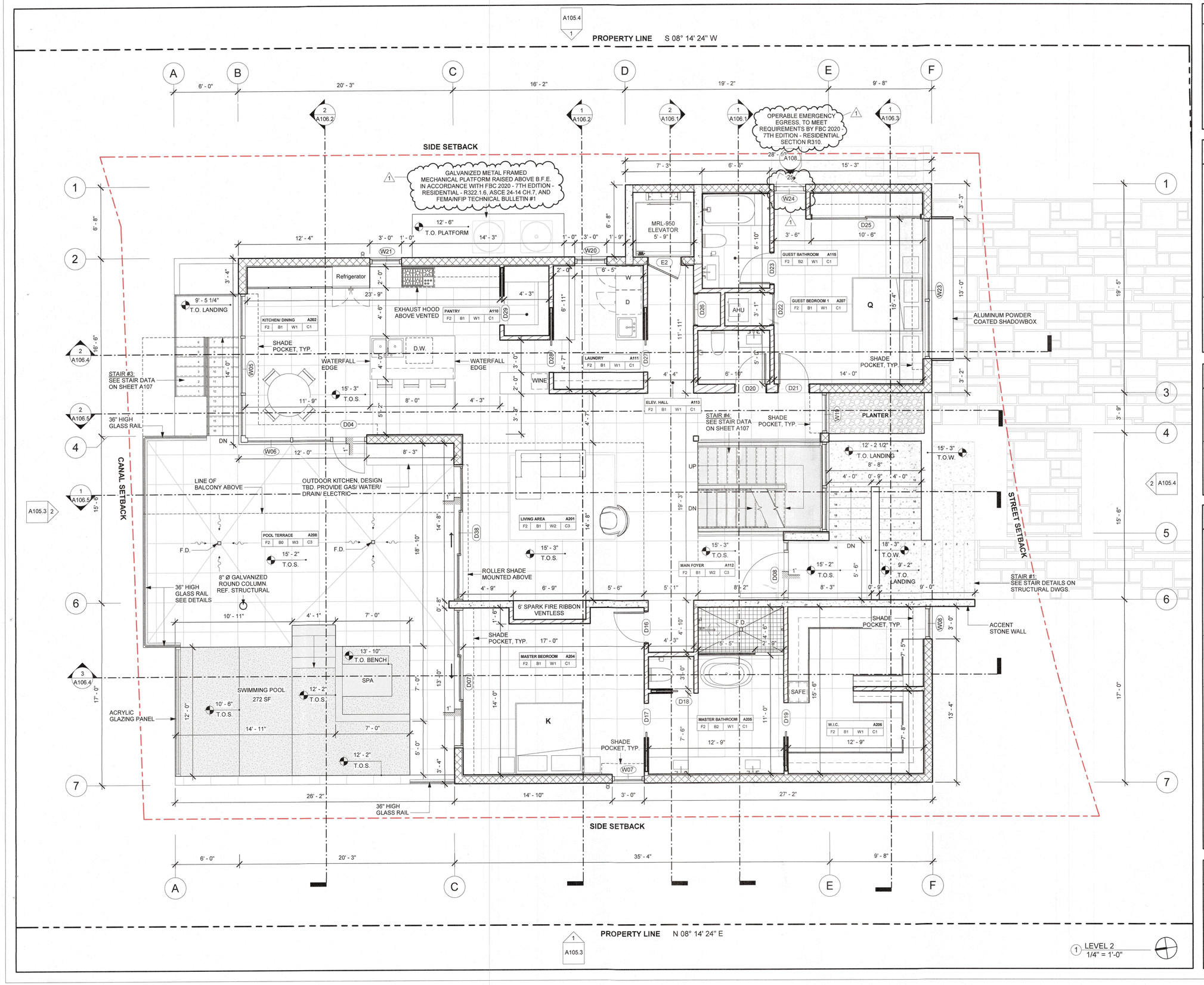
No.	Date	Description
1	11/21/2022	Revision 1- BUILDING AND ZONING COMMENTS

SEAL
STATE OF FLORIDA JOHN S. PICHETTE REGISTERED ARCHITECT AR91913 AR # 91913

DATE	10.19.2022
SCALE	As indicated
DRAWN	EM
PHASE	CD
SHEET NO.	A102.1

LEVEL 1 PROPOSED



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FINISH SCHEDULE

SYMBOL: FLOOR SCHEDULE

- EXPOSED CONCRETE FLOORING
- TILE FLOOR SELECTION TBD.

F1 EXPOSED CONCRETE FLOORING
F2 PORCELAIN TILE

SYMBOL: BASE BOARD

B1 HARDWOOD - PAINTED
B2 TILE BASE BOARD

SYMBOL: WALL FINISH

W1 GYP. BD. LIGHT ORANGE PEEL - PAINTED
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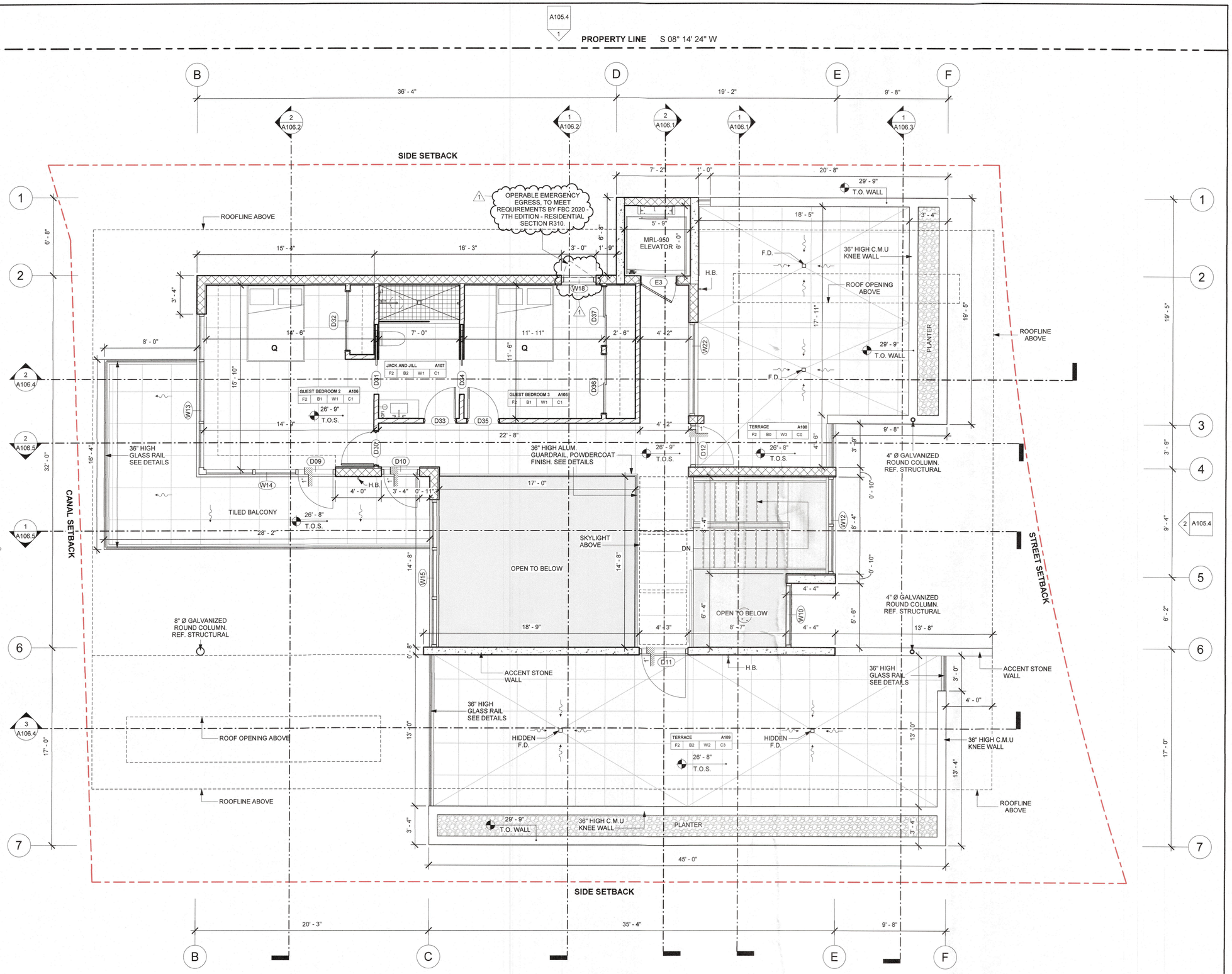
AR91913
REGISTERED ARCHITECT
AR # 91913

DATE	10.19.2022
SCALE	As indicated
DRAWN	EM
PHASE	CD
SHEET NO.	A102.2
	LEVEL 2 PROPOSED

PERMIT SET



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TILE FLOOR SELECTION TBD.

F1 EXPOSED CONCRETE FLOORING
F2 PORCELAIN TILE

SYMBOL: BASE BOARD

B1 HARDWOOD - PAINTED
B2 TILE BASE BOARD

SYMBOL: WALL FINISH

W1 GYP. BD. LIGHT ORANGE PEEL - PAINTED
W2 ACCENT STONE WALL FINISH
W3 EXT. CEMENT PLASTER - SMOOTH
W4 EXPOSED BLOCK WALL

SYMBOL: CEILING FINISH

5/8" GYPSUM BOARD CEILING

EXTERIOR CEMENT PLASTER

VINYL WOOD BOARD CEILING

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GRAPHIC SYMBOLS

CMU BLOCK WALL

METAL STUD FRAMED WALL (STUDS AT 16" O.C.) REF. STRUCTURAL FOR STUD SIZE.

CIP WALL

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JOHN D. PICHETTE
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AR91913
AR # 91913

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SCALE	As indicated
DRAWN	EM
PHASE	CD
SHEET NO.	A102.3
	LEVEL 3 PROPOSED

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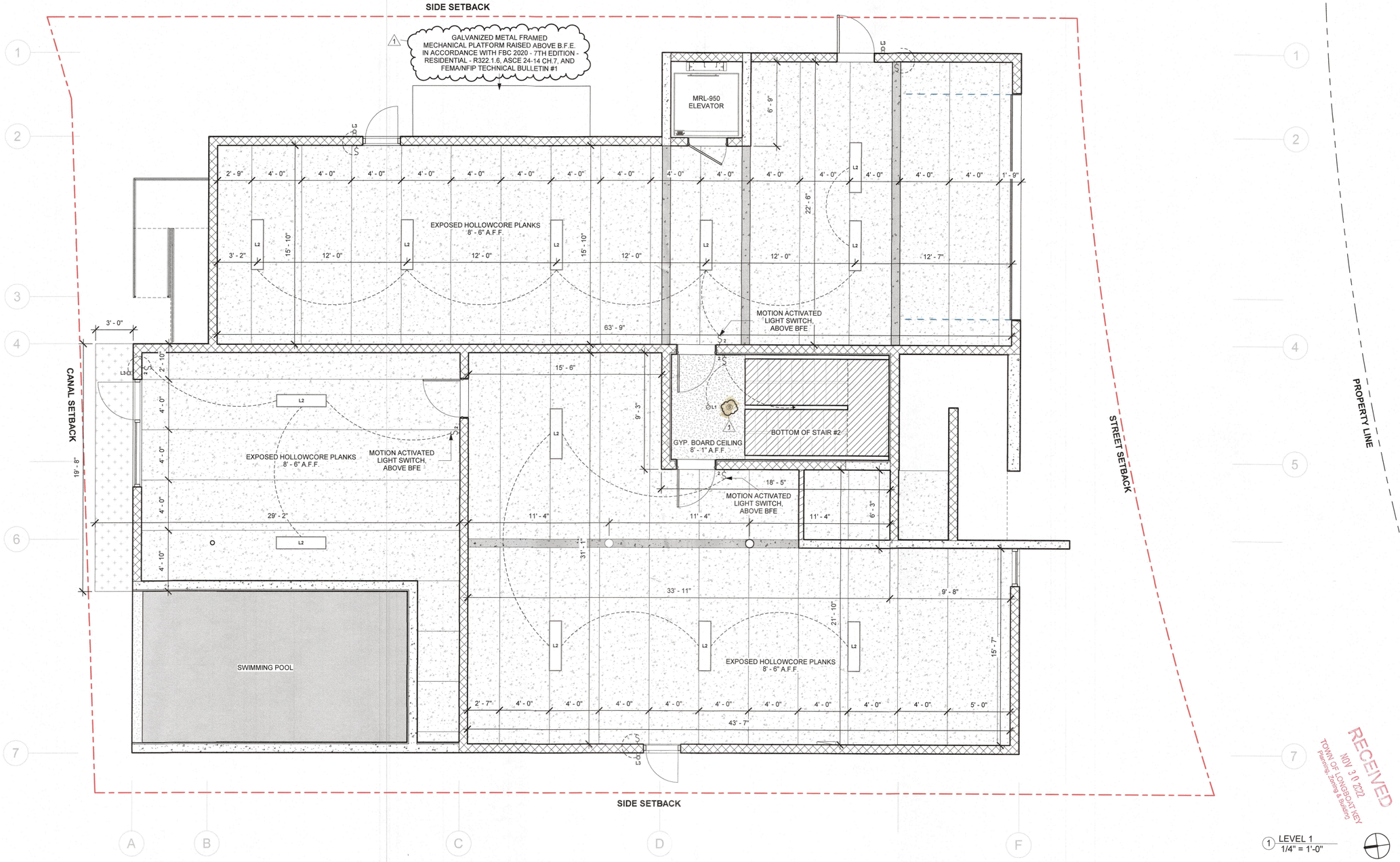

1 LEVEL 1
1/4" = 1'-0"

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LIGHTING FIXTURES

MARK	NAME	COUNT
L1	4" RECESSED CAN LIGHT	54
L2	SURFACE MOUNTED FLOURESCENT LIGHT	12
L3	EXTERIOR WALL SCONCE	5
L4	6' PENDANT LIGHT	1
L5	SCULPTURAL PENDANT LIGHT	1
L6	TRUSS PENDANT LIGHT	2
WP	4" RECESSED CAN LIGHT- WATERPROOF	28
LIGHTS: 103		

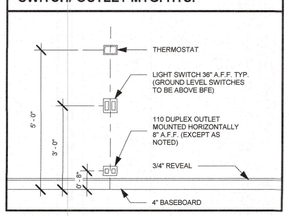
LINEAR DIFFUSERS

MARK	LENGTH	DESCRIPTION	COUNT
	4' - 6"	LINEAR DIFFUSER- 2 SLOT	17
2	3' - 0"	LINEAR DIFFUSER- 2 SLOT	8
DIFFUSERS: 25			

ELECTRICAL & RCP NOTES

1. ALL LIGHTS TO BE LED UNLESS OTHERWISE NOTED.
2. ALL DUPLEX OUTLETS AT KITCHEN, UTILITY ROOMS, BATHROOMS, AND EXTERIOR OF RESIDENCE SHALL BE GFI'S (GROUND-FAULT CIRCUIT INTERRUPTER).
3. ALL OUTDOOR FIXTURES TO BE WEATHERPROOF AND MADE OF NON-CORROSIVE METALS, INCLUDING SCREWS, FASTENERS, ETC.
4. SMOKE DETECTOR/ CARBON MONOXIDE COMBO ALARMS TO BE LOCATED INSIDE ALL ROOMS & AT ADJOINING HALLWAYS, AT THE TOP AND BOTTOM OF EVERY STAIRWAY, AND IN KITCHEN.
5. ALL ROOMS TO HAVE ARC FAULT PROTECTION AND TAMPER RESISTANT RECEPTACLES AS PER NEC 2020-210.12 AND 406.11
6. INTERIOR DUCT WORK MAY NOT APPEAR AS SHOWN IN DRAWINGS. INTERIOR A/C DUCTS TO BE CONCEALED BEHIND GYPSUM BOARD WALLS AND CEILING.

SWITCH/ OUTLET MTG. HTS.



ELECTRICAL LEGEND

- CEILING FAN W/ LIGHT (3 SPEED)
- RECESSED CAN LIGHT
- PENDANT LIGHTING
- S2 LIGHT SWITCH
- WALL OUTLET
- S SMOKE & CARBON MONOXIDE ALARM COMBO
- LIGHT/ EXHAUST FAN
- LINEAR DIFFUSER

FINISH SCHEDULE

SYMBOL: FLOOR SCHEDULE

- POLISHED CONCRETE FLOORS
- TILE FLOOR SELECTION TBD.

SYMBOL: BASE BOARD

- B1 HARDWOOD - PAINTED
- B2 TILE BASE BOARD

SYMBOL: WALL FINISH

- W1 GYP. BD. LIGHT ORANGE PEEL - PAINTED
- W2 TILE WALL FINISH
- W3 EXTERIOR CEMENT PLASTER - SMOOTH
- W4 ACCENT WALL FINISH- TBD

SYMBOL: CEILING FINISH

- 5/8" GYPSUM BOARD CEILING
- EXPOSED CONC. PLANKS
- EXTERIOR CEMENT PLASTER

- F1 EXPOSED CONCRETE (POLISHED/SEALED)
- F2 PORCELAIN TILE, SELECTION TBD

- C1 GYP. BD. LIGHT ORANGE PEEL - PAINTED
- C2 EXPOSED CONCRETE PLANKS
- C3 EXTERIOR CEMENT PLASTER - SMOOTH

WALL TYPES

GRAPHIC SYMBOLS

- CMU BLOCK WALL
- METAL STUD FRAMED WALL (STUDS AT 16" O.C.) REF. STRUCTURAL FOR STUD SIZE.
- CIP WALL

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ISAACSON RESIDENCE

3561 BAYOU CIRCLE,
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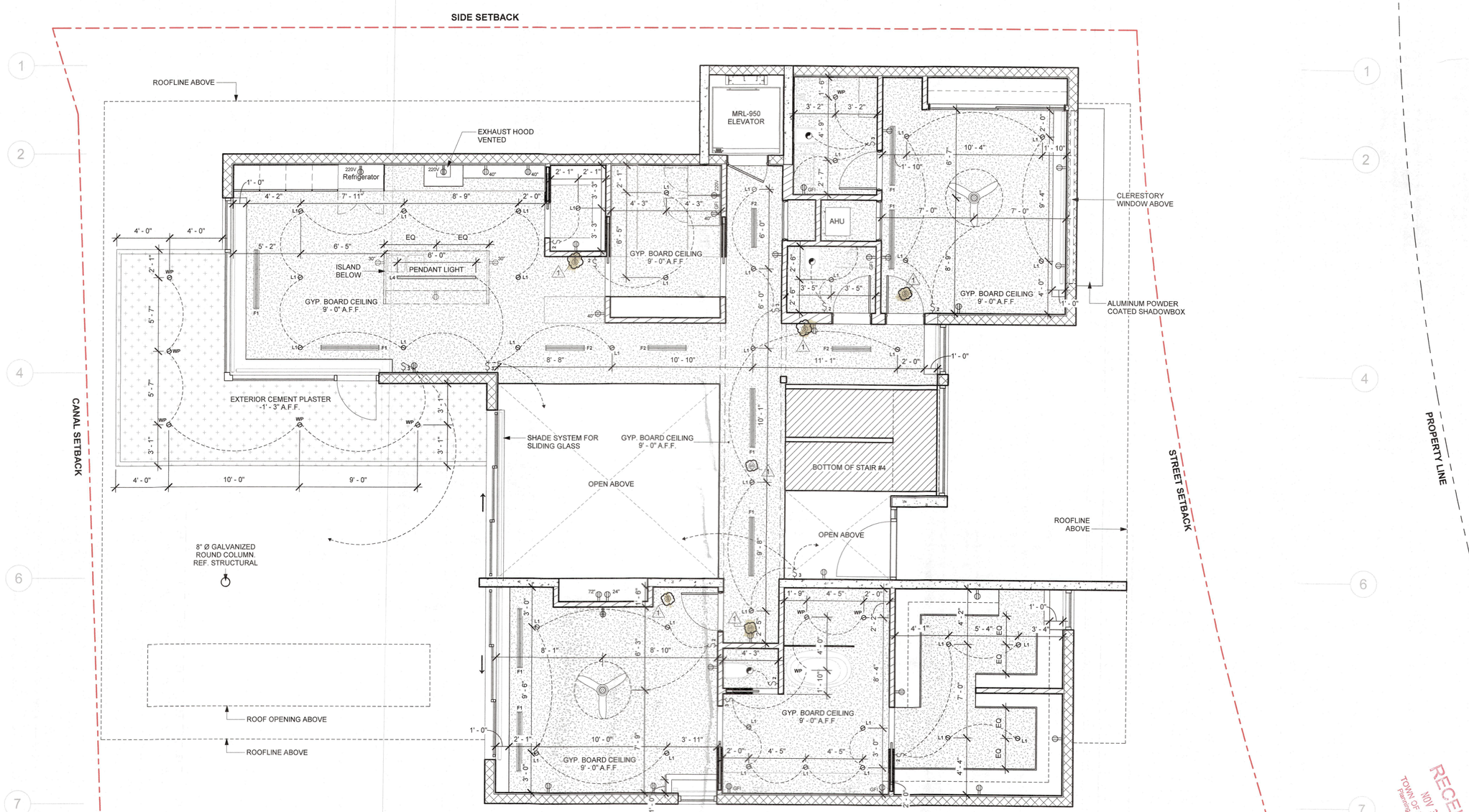
Revision Schedule

No.	Date	Description
1	11/21/2022	Revision 1- BUILDING AND ZONING COMMENTS

SEAL
STATE OF FLORIDA
JOHN S. PICHETTE
AR91913
REGISTERED ARCHITECT
AR # 91913

DATE	10.19.2022
SCALE	As indicated
DRAWN	Author
PHASE	CD
SHEET NO.	A104.2
	LEVEL 1- RCP

PERMIT SET



1 LEVEL 2
1/4" = 1'-0"

LIGHTING FIXTURES

MARK	NAME	COUNT
L1	4" RECESSED CAN LIGHT	54
L2	SURFACE MOUNTED FLOURESCENT LIGHT	12
L3	EXTERIOR WALL SCONCE	5
L4	6' PENDANT LIGHT	1
L5	SCULPTURAL PENDANT LIGHT	1
L6	TRUSS PENDANT LIGHT	2
WP	4" RECESSED CAN LIGHT- WATERPROOF	28
AL LIGHTS: 103		

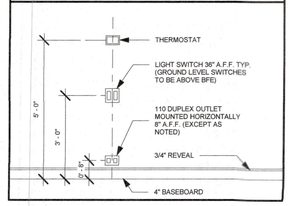
LINEAR DIFFUSERS

MARK	LENGTH	DESCRIPTION	COUNT
F1	4' - 6"	LINEAR DIFFUSER- 2 SLOT	17
F2	3' - 0"	LINEAR DIFFUSER- 2 SLOT	8
AL DIFFUSERS: 25			

ELECTRICAL & RCP NOTES

1. ALL LIGHTS TO BE LED UNLESS OTHERWISE NOTED.
2. ALL DUPLEX OUTLETS AT KITCHEN, UTILITY ROOMS, BATHROOMS, AND EXTERIOR OF RESIDENCE SHALL BE GFI'S (GROUND-FAULT CIRCUIT INTERRUPTER).
3. ALL OUTDOOR FIXTURES TO BE WEATHERPROOF AND MADE OF NON-CORROSIVE METALS, INCLUDING SCREWS, FASTENERS, ETC.
4. SMOKE DETECTOR/ CARBON MONOXIDE COMBO ALARMS TO BE LOCATED INSIDE ALL ROOMS & AT ADJOINING HALLWAYS, AT THE TOP AND BOTTOM OF EVERY STAIRWAY, AND IN KITCHEN. 1
5. ALL ROOMS TO HAVE ARC FAULT PROTECTION AND TAMPER RESISTANT RECEPTACLES AS PER NEC 2020-210.12 AND 406.11
6. INTERIOR DUCT WORK MAY NOT APPEAR AS SHOWN IN DRAWINGS. INTERIOR A/C DUCTS TO BE CONCEALED BEHIND GYPSUM BOARD WALLS AND CEILING.

SWITCH/ OUTLET MTG. HTS.



ELECTRICAL LEGEND

- CEILING FAN W/ LIGHT (3 SPEED)
- RECESSED CAN LIGHT
- PENDANT LIGHTING
- LIGHT SWITCH
- WALL OUTLET
- SMOKE & CARBON MONOXIDE ALARM COMBO 1
- LIGHT/ EXHAUST FAN
- LINEAR DIFFUSER

FINISH SCHEDULE

SYMBOL: FLOOR SCHEDULE

- POLISHED CONCRETE FLOORS
- TILE FLOOR SELECTION TBD.

F1 EXPOSED CONCRETE (POLISHED/SEALED)
F2 PORCELAIN TILE, SELECTION TBD

SYMBOL: BASE BOARD

B1 HARDWOOD - PAINTED
B2 TILE BASE BOARD

SYMBOL: WALL FINISH

W1 GYP. BD. LIGHT ORANGE PEEL - PAINTED
W2 TILE WALL FINISH
W3 EXTERIOR CEMENT PLASTER - SMOOTH
W4 ACCENT WALL FINISH- TBD

SYMBOL: CEILING FINISH

- 5/8" GYPSUM BOARD CEILING
- EXPOSED CONC. PLANKS
- EXTERIOR CEMENT PLASTER

C1 GYP. BD. LIGHT ORANGE PEEL - PAINTED
C2 EXPOSED CONCRETE PLANKS
C3 EXTERIOR CEMENT PLASTER - SMOOTH

WALL TYPES

GRAPHIC SYMBOLS

- CMU BLOCK WALL
- METAL STUD FRAMED WALL (STUDS AT 16" O.C.) REF. STRUCTURAL FOR STUD SIZE.
- CIP WALL

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ISAACSON RESIDENCE
3561 BAYOU CIRCLE,
LONGBOAT KEY, FL 34228

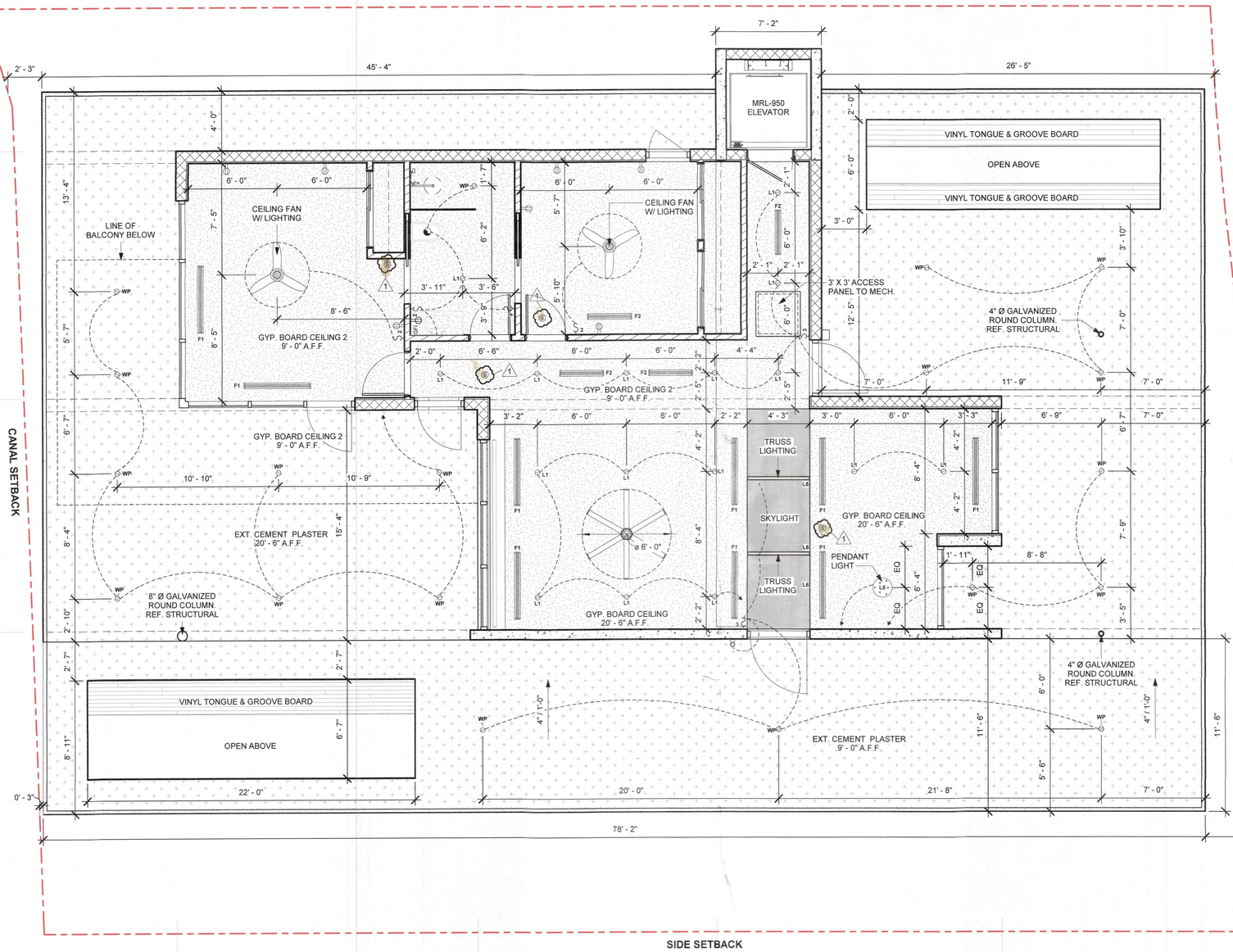
Revision Schedule

No.	Description	Date
1	Revision 1- BUILDING AND ZONING COMMENTS	11/21/2022

SEAL
STATE OF FLORIDA
JOHN S. PICHETTE
AR91913
REGISTERED ARCHITECT
AR # 91913

DATE	10.19.2022
SCALE	As indicated
DRAWN	EM
PHASE	CD
SHEET NO.	A104.3
	LEVEL 2- RCP

PERMIT SET



1 LEVEL 3
1/4" = 1'-0"

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LIGHTING FIXTURES

MARK	NAME	COUNT
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WP	4" RECESSED CAN LIGHT- WATERPROOF	28

TOTAL LIGHTS: 103

LINEAR DIFFUSERS

MARK	LENGTH	DESCRIPTION	COUNT
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TOTAL DIFFUSERS: 25

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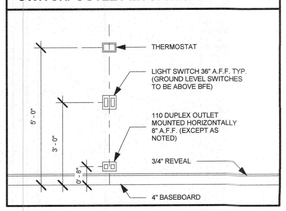
SWITCH/ OUTLET MTG. HTS.



ELECTRICAL LEGEND

- CEILING FAN W/ LIGHT (3 SPEED)
- RECESSED CAN LIGHT
- PENDANT LIGHTING
- LIGHT SWITCH
- WALL OUTLET
- SMOKE & CARBON MONOXIDE ALARM COMBO
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SYMBOL: FLOOR SCHEDULE

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B2 TILE BASE BOARD

SYMBOL: WALL FINISH

W1 GYP. BD. LIGHT ORANGE PEEL - PAINTED
W2 TILE WALL FINISH
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WALL TYPES

GRAPHIC SYMBOLS

- CMU BLOCK WALL
- METAL STUD FRAMED WALL (STUDS AT 16" O.C.) REF. STRUCTURAL FOR STUD SIZE.
- CIP WALL

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ISAACSON RESIDENCE

3561 BAYOU CIRCLE,
LONGBOAT KEY, FL 34228

Revision Schedule

No.	Description	Date
1	Revision 1- BUILDING AND ZONING COMMENTS	11/21/2022

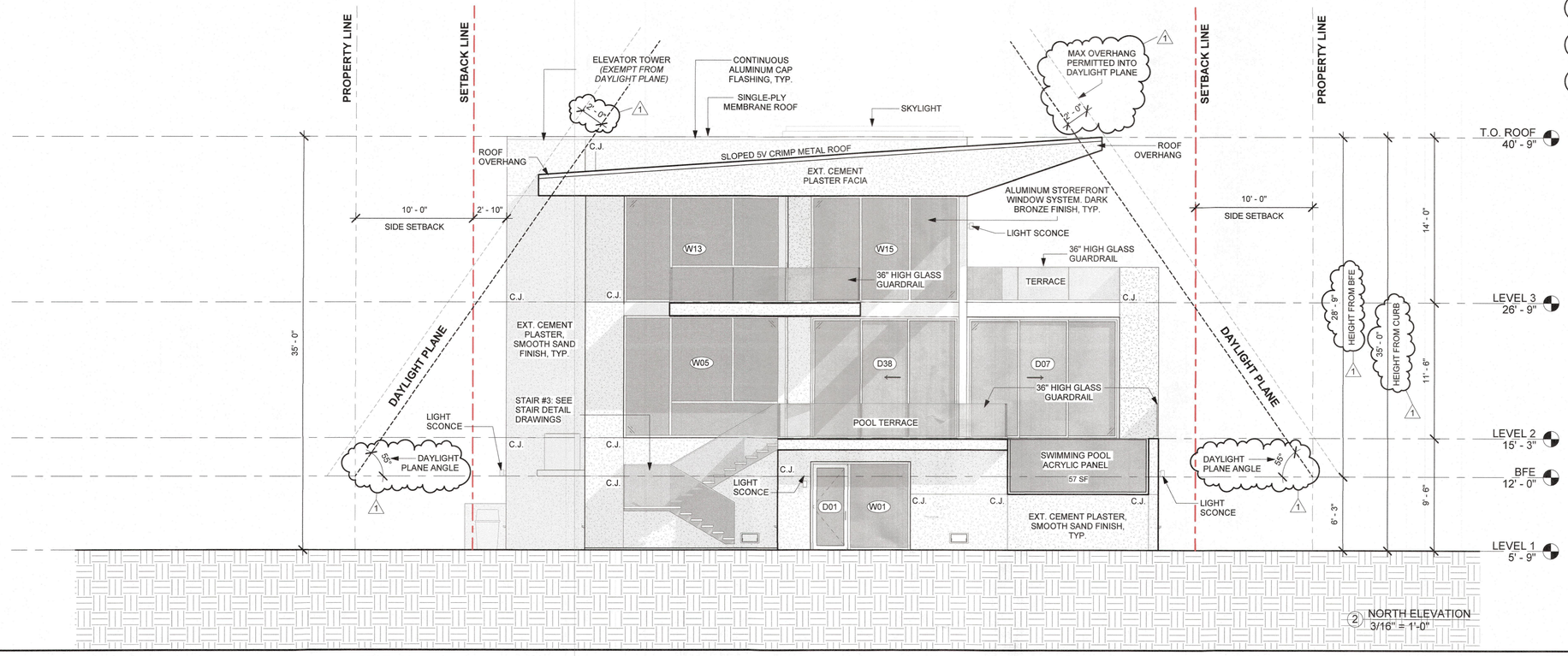
SEAL
STATE OF FLORIDA
JOHN S. PICHETTE
AR91913
REGISTERED ARCHITECT
AR # 91913

DATE	10.19.2022
SCALE	As indicated
DRAWN	EM
PHASE	CD
SHEET NO.	A104.4
	LEVEL 3- RCP

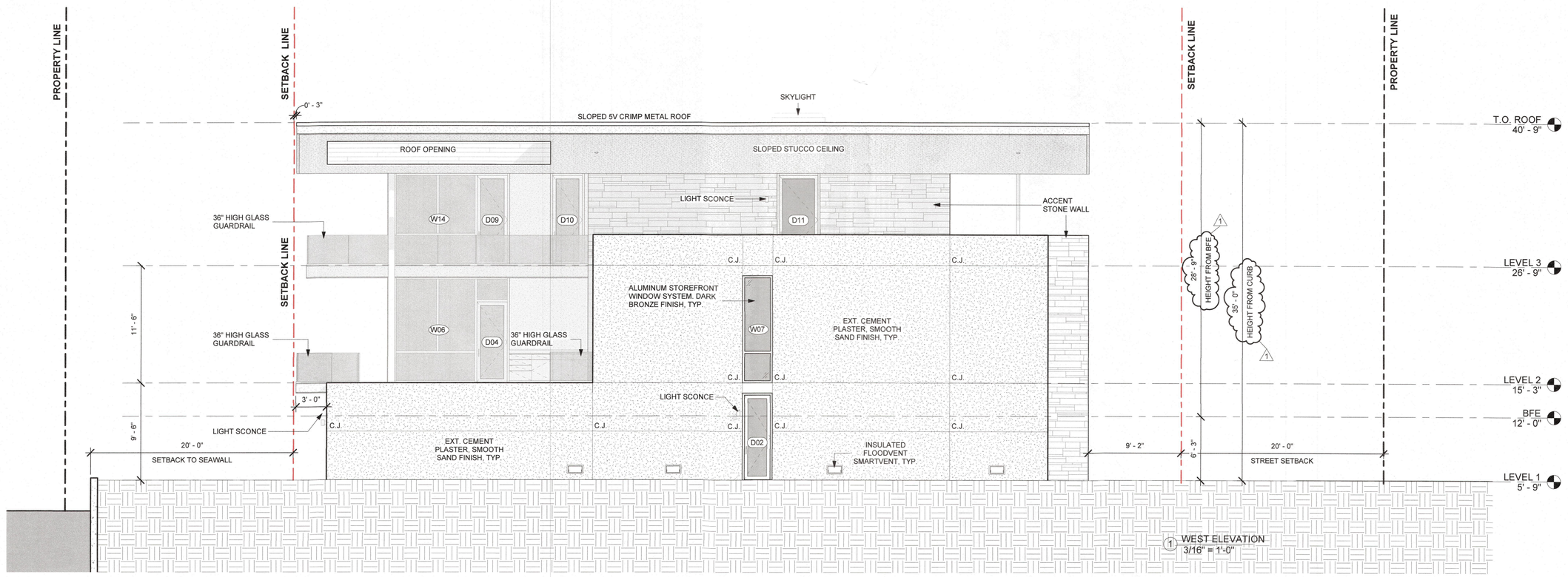
PERMIT SET

GENERAL ELEVATION NOTES

1. ALL MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE BFE, IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.6, ASCE 24-14 CH.7, AND FEMA/NFIP TECHNICAL BULLETIN #1.
2. ALL OPERABLE EMERGENCY ESCAPE & RESCUE OPENINGS (EERO) TO MEET REQUIREMENTS BY FBC 2020 - 7TH EDITION - RESIDENTIAL SECTION R310.



2 NORTH ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"

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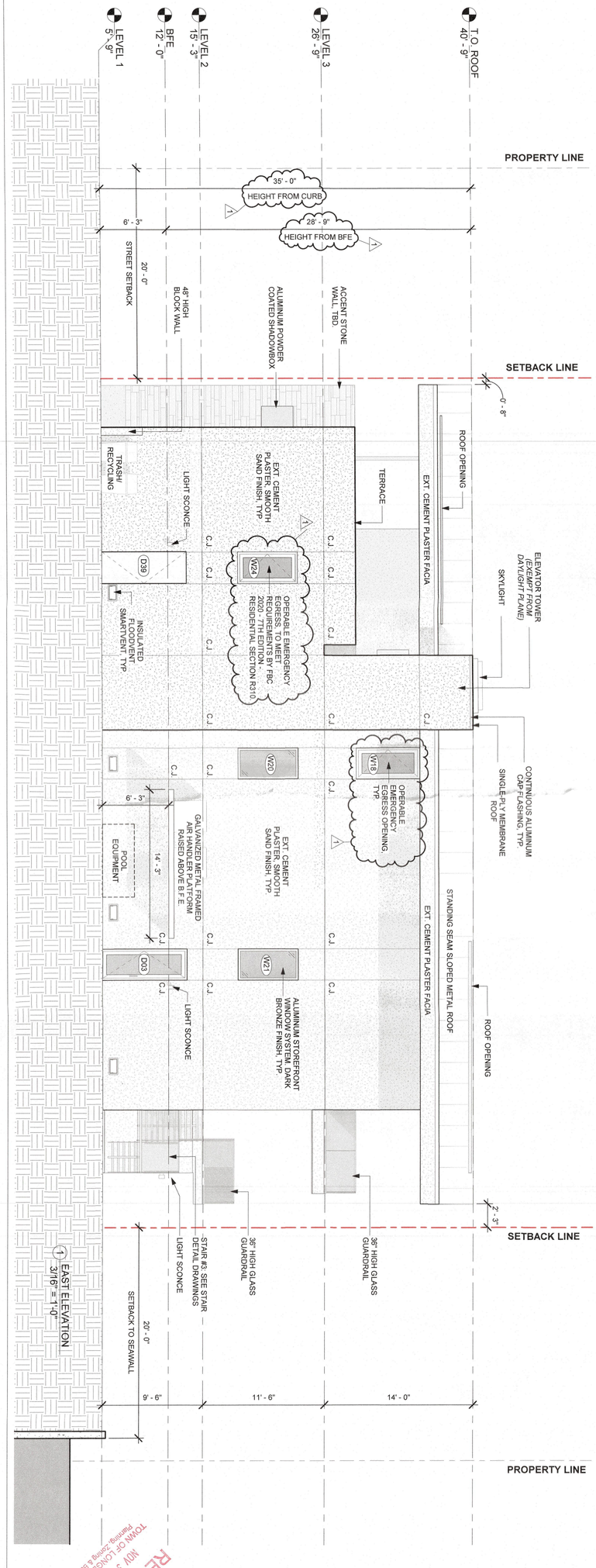
Revision Schedule

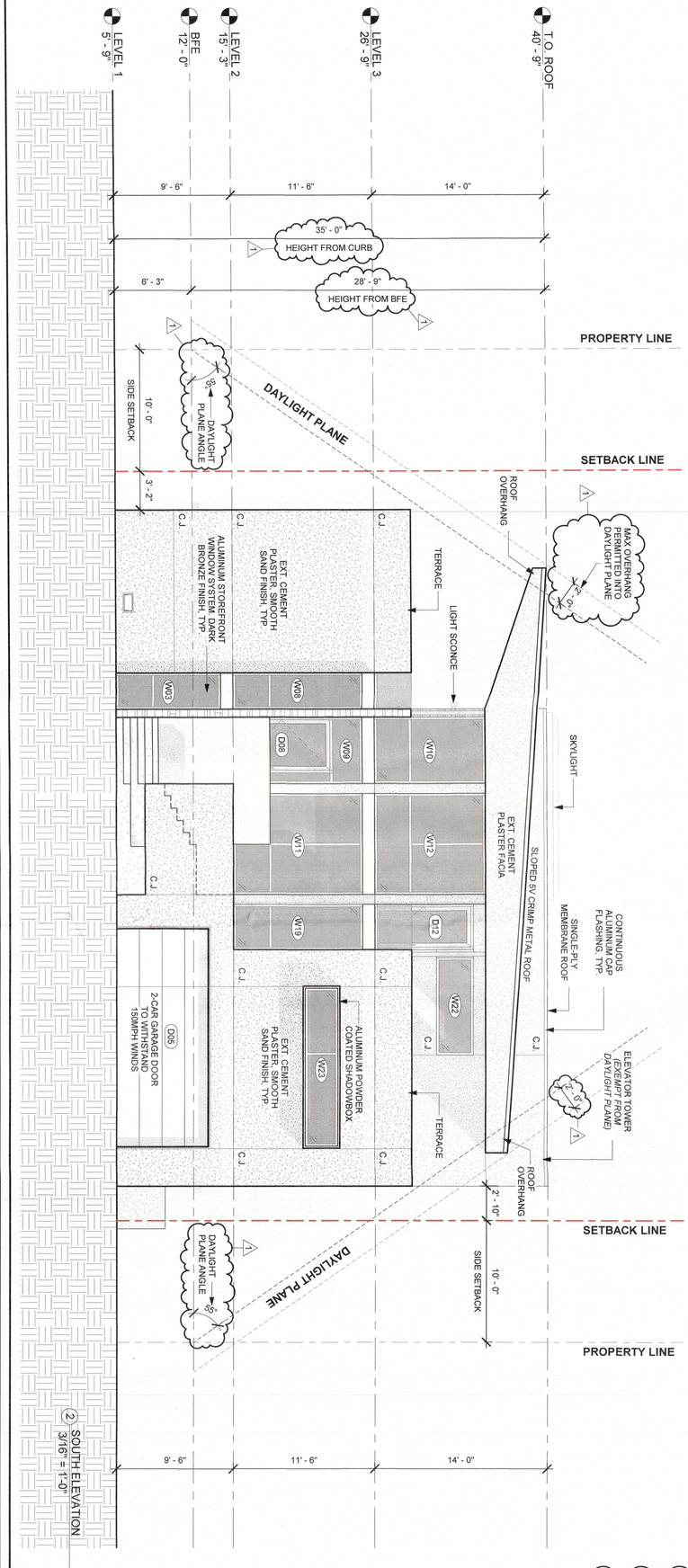
No.	Date	Description
1	11/21/2022	Revision 1- BUILDING AND ZONING COMMENTS

SEAL
STATE OF FLORIDA
JOHN S. PICHETTE
AR91913
REGISTERED ARCHITECT
AR # 91913

DATE	10.19.2022
SCALE	As indicated
DRAWN	EM
PHASE	CD
SHEET NO.	A105.3
	ELEVATIONS

PERMIT SET





GENERAL ELEVATION NOTES

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2. ALL OPERABLE EMERGENCY ESCAPE & RESCUE OPENINGS (EERO) TO MEET REQUIREMENTS BY FBC 2020 - 7TH EDITION - RESIDENTIAL SECTION R310.

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SHEET NO.	PHASE	DRAWN	SCALE	DATE
A105.4	CD	EM	As indicated	10.19.2022

ELEVATIONS 2

SEAL
STATE OF FLORIDA
AR# 91913

Revision Schedule

No.	Date	Description
1	11/21/2022	Revision 1- BUILDING AND ZONING COMMENTS

ISAACSON RESIDENCE

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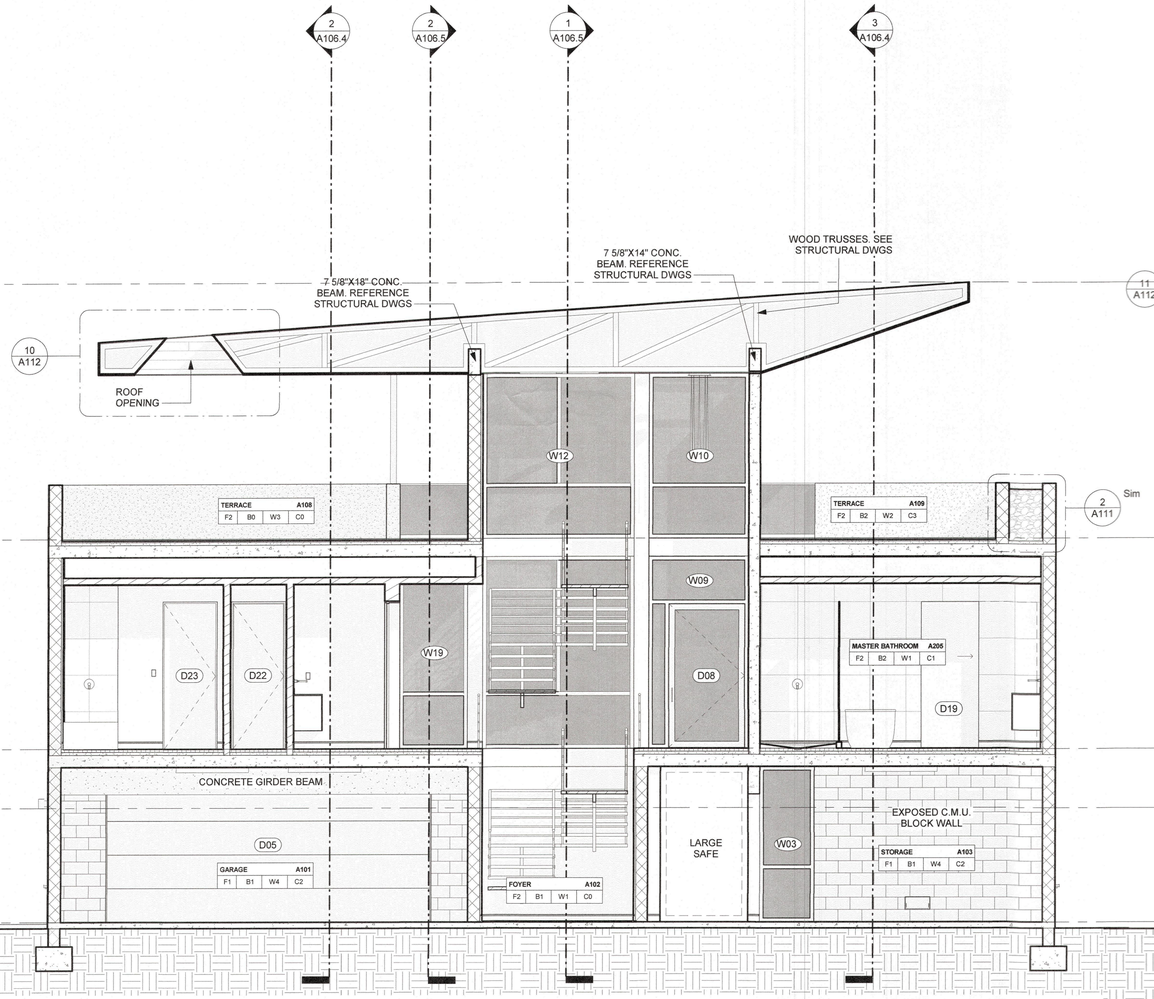
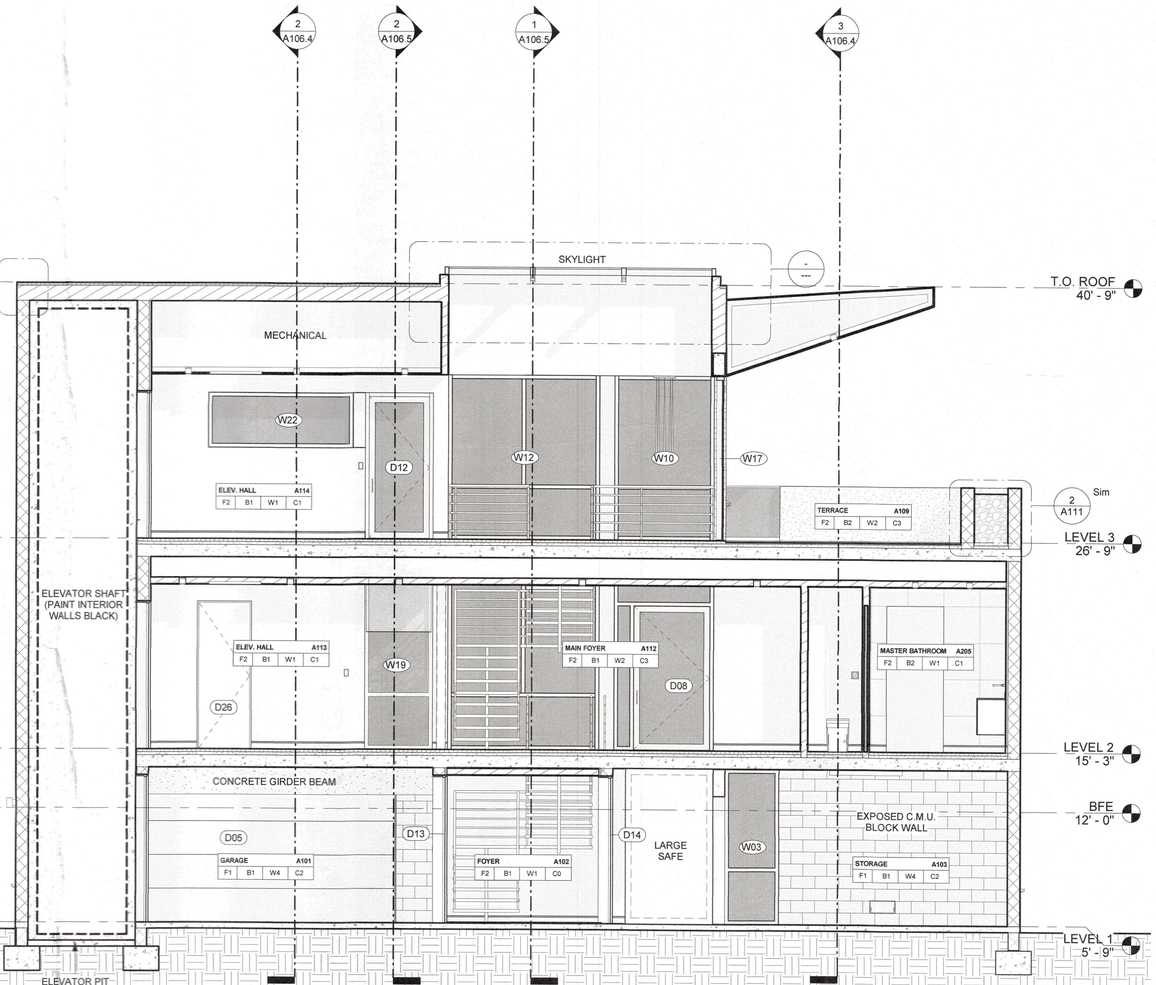


1 SECTION 1
1/4" = 1'-0"



2 SECTION 2
1/4" = 1'-0"

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Revision Schedule

No.	Description	Date

SEAL
STATE OF FLORIDA
JOHN S. PICHETTE
REGISTERED ARCHITECT
AR91913
AR # 91913

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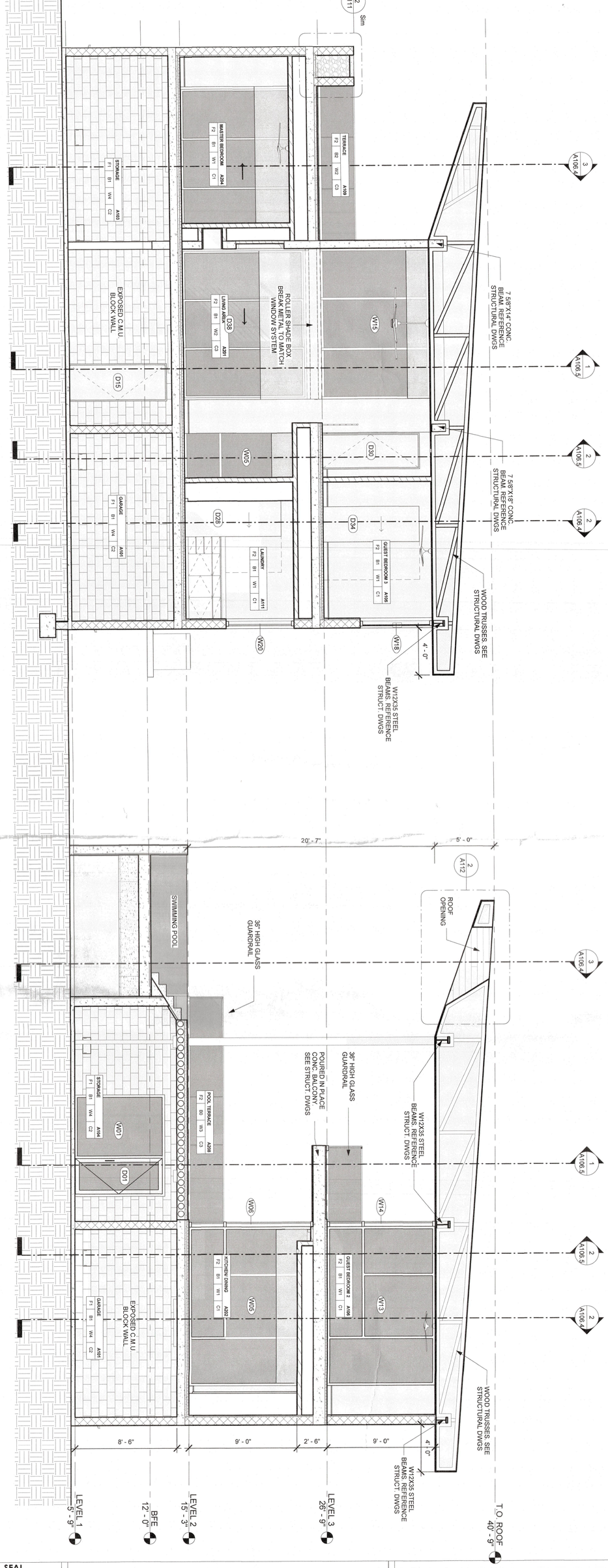
Planning, Zoning & Building

DATE	10.19.2022
SCALE	1/4" = 1'-0"
DRAWN	EM
PHASE	CD

SHEET NO.
A106.1
BUILDING SECTIONS

PERMIT SET



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Planning, Zoning & Building

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SHEET NO.	A106.2
	BUILDING SECTIONS 2
PHASE	CD
DRAWN	EM
SCALE	1/4" = 1'-0"
DATE	10.19.2022

SEAL
STATE OF FLORIDA JOHN B. PICHETTE REGISTERED ARCHITECT AR91913
AR # 91913

Revision Schedule

No.	Date	Description

ISAACSON RESIDENCE

3561 BAYOU CIRCLE,
LONGBOAT KEY, FL 34228

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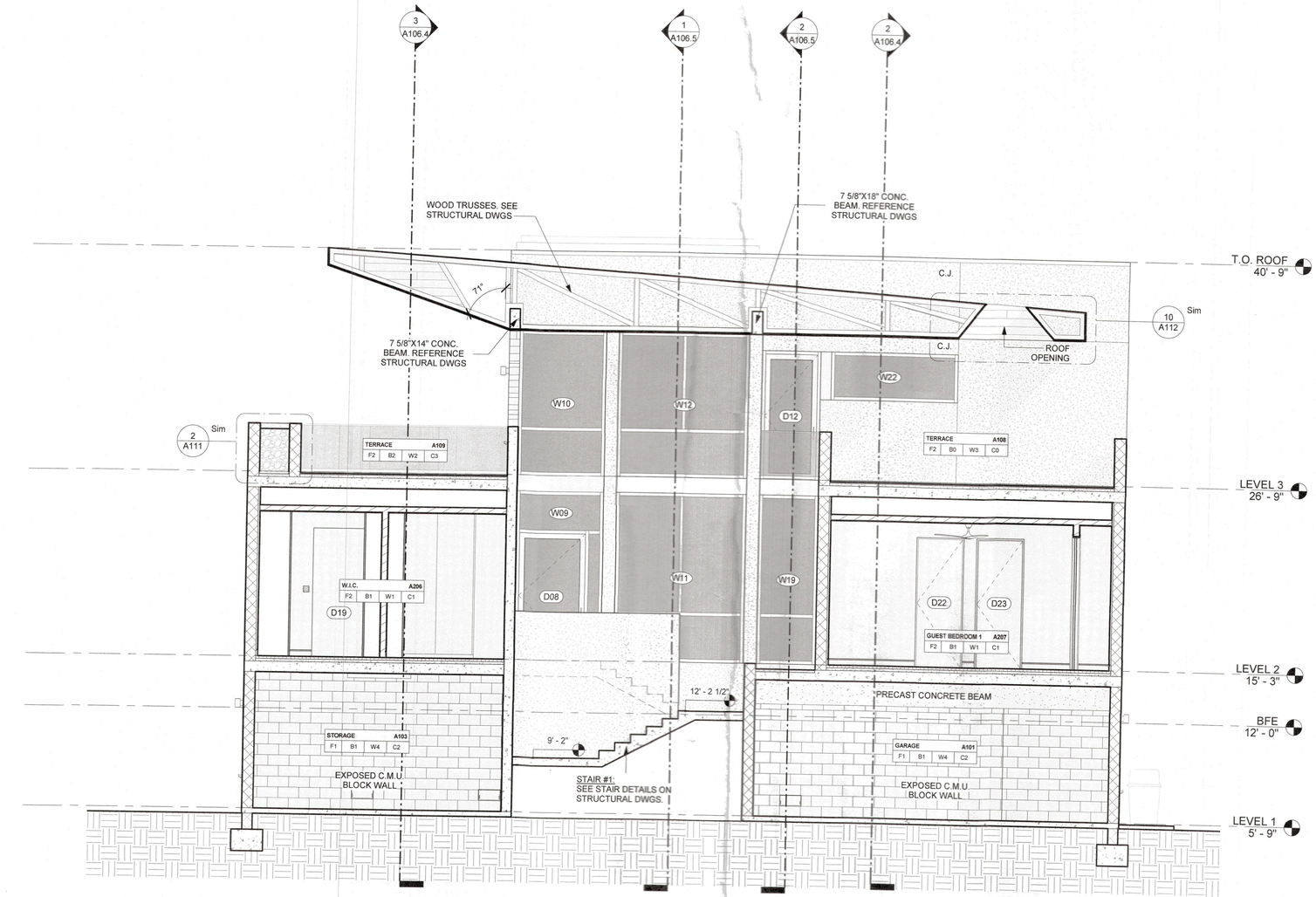

1 Section 11
1/4" = 1'-0"

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TOWN OF LONGBOAT KEY
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Revision Schedule

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AR91913
AR # 91913

DATE	10.19.2022
SCALE	1/4" = 1'-0"
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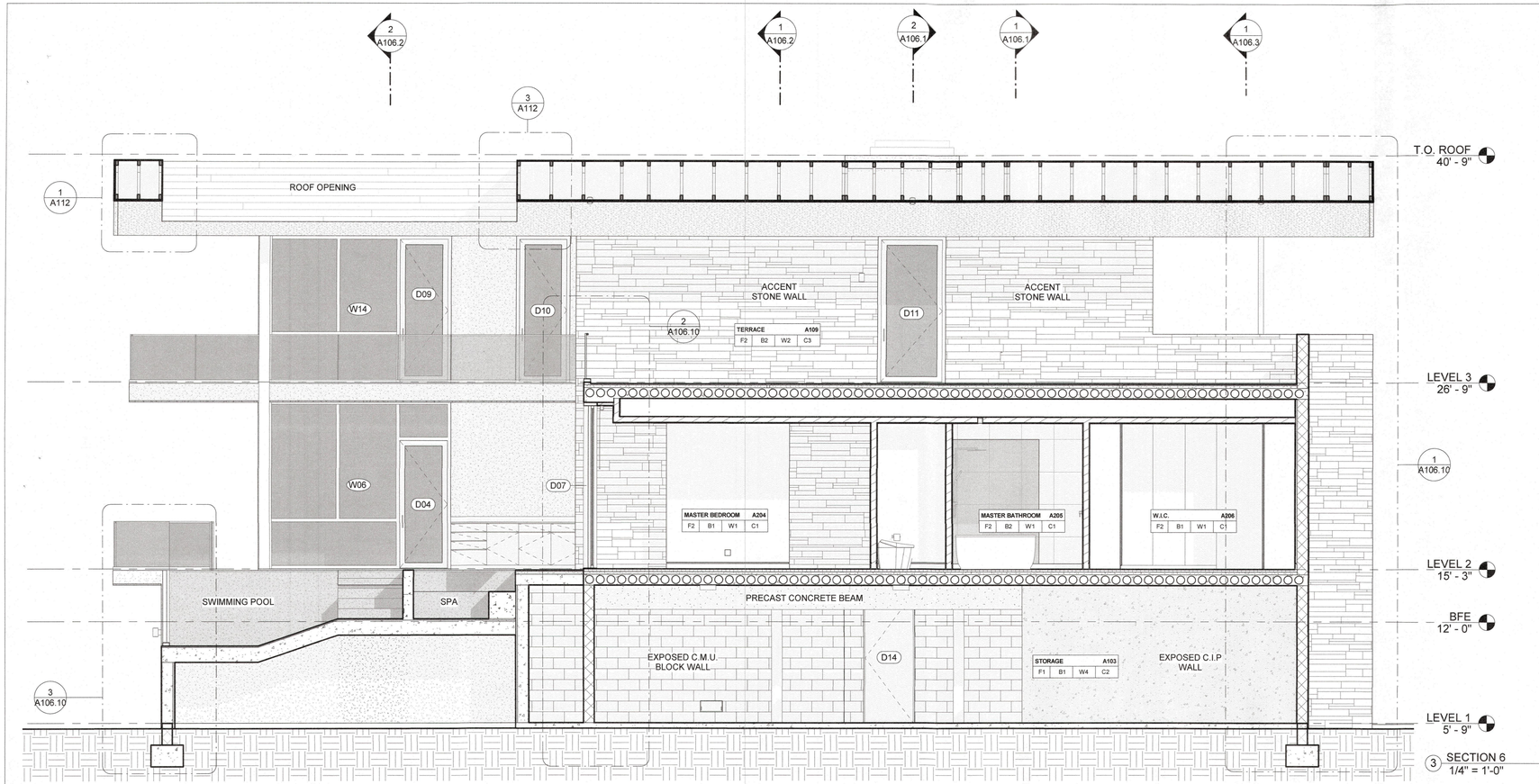
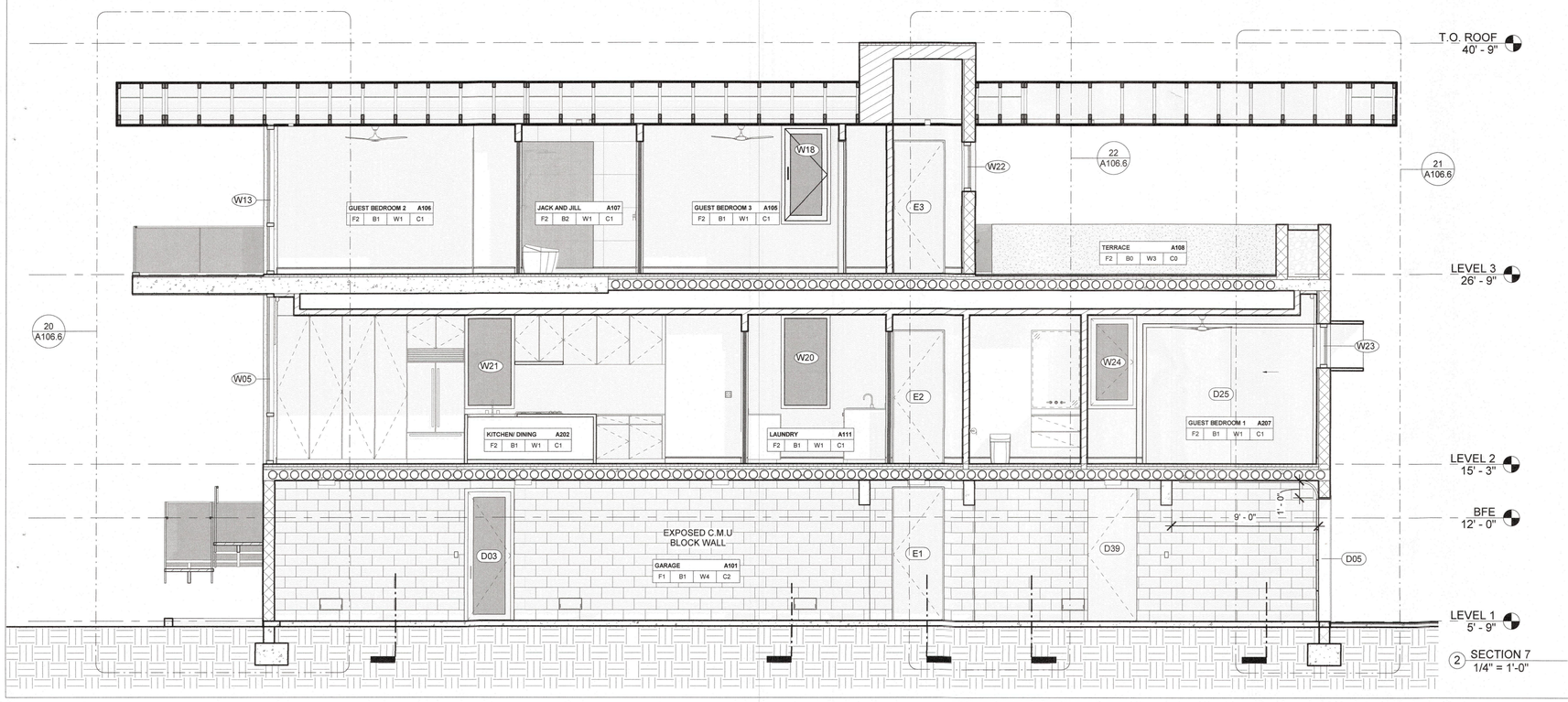
PHASE	CD
SHEET NO.	A106.3

BUILDING SECTION 3

PERMIT SET





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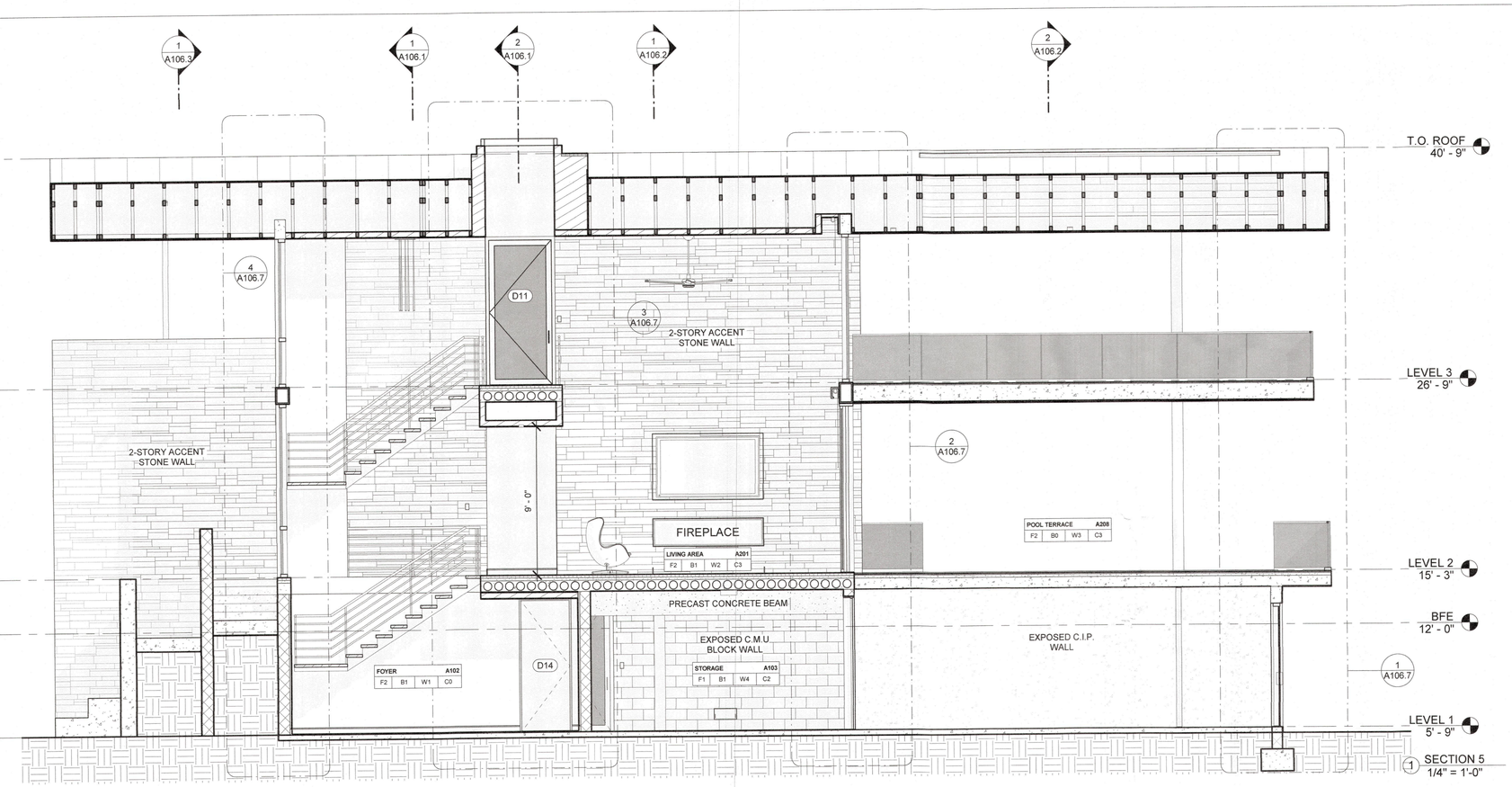
DRAWN	EM
PHASE	CD

SHEET NO.
A106.4
BUILDING SECTIONS 4

PERMIT SET



1 SECTION 5
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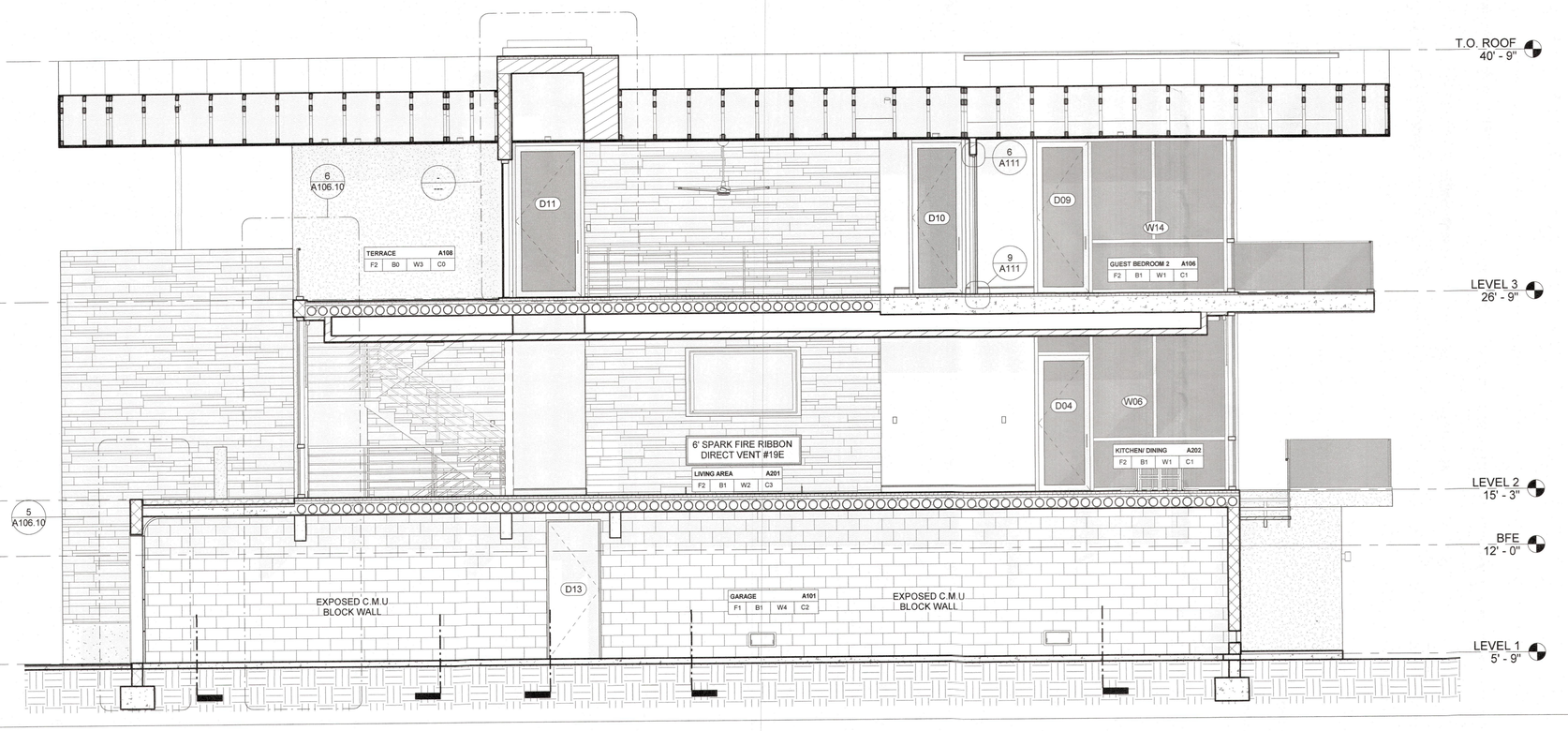

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DATE	10.19.2022
SCALE	1/4" = 1'-0"
DRAWN	EM
PHASE	CD
SHEET NO.	A106.5

BUILDING SECTIONS 5

PERMIT SET

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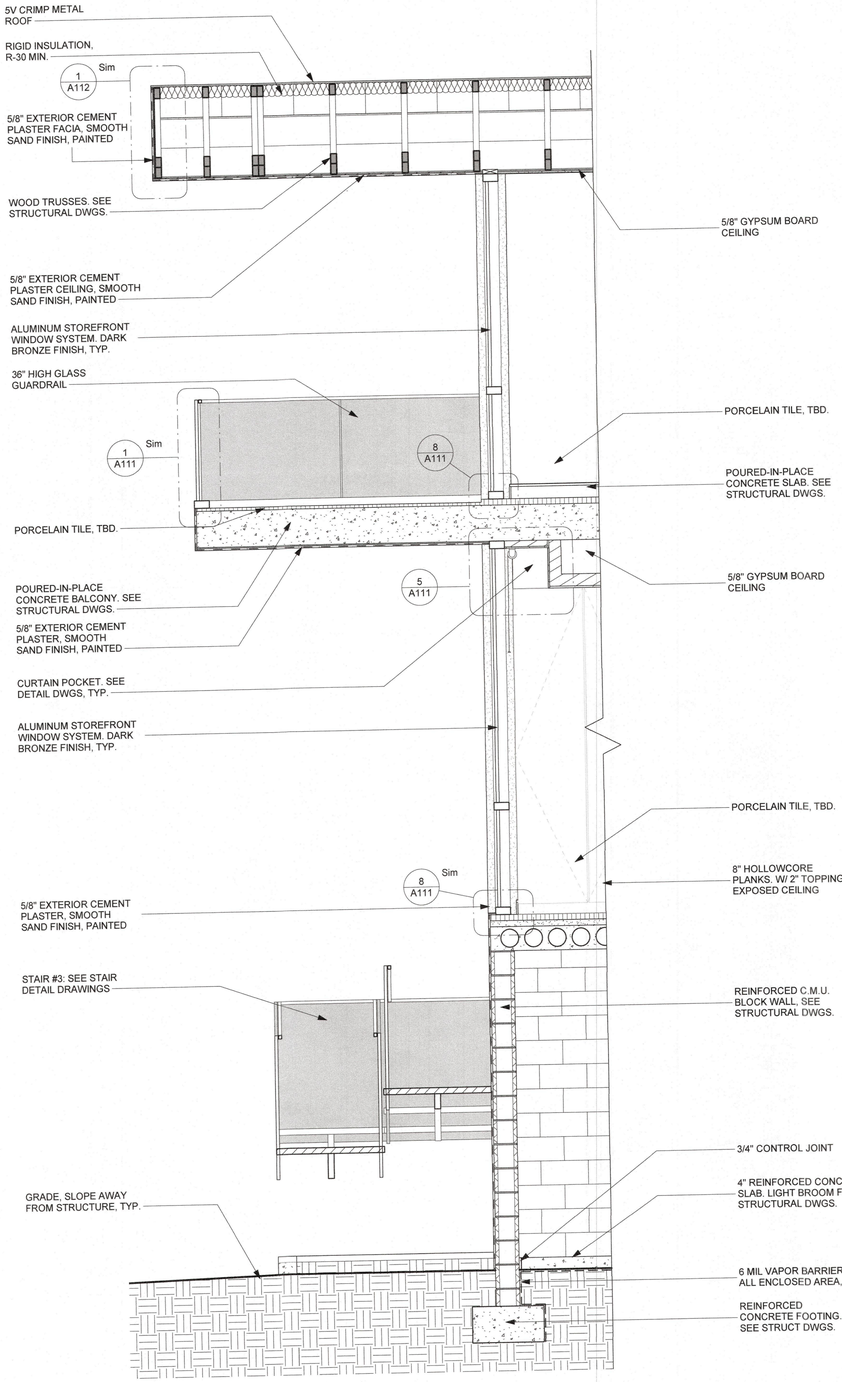
Planning, Zoning & Building



20 SECTION 7 - Callout 1
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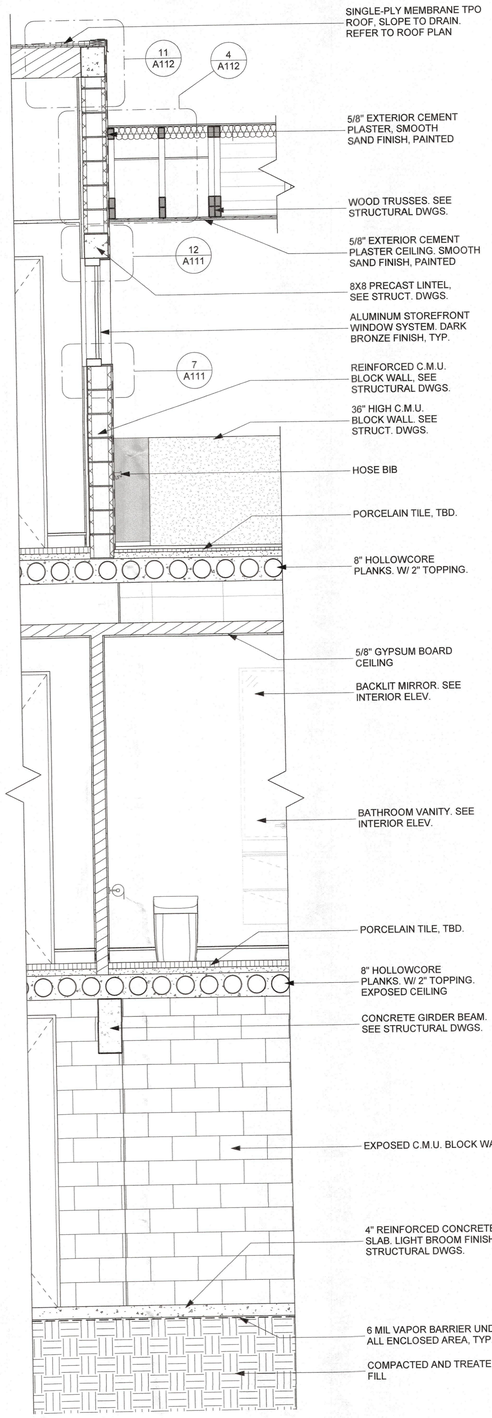

22 SECTION 7 - Callout 3
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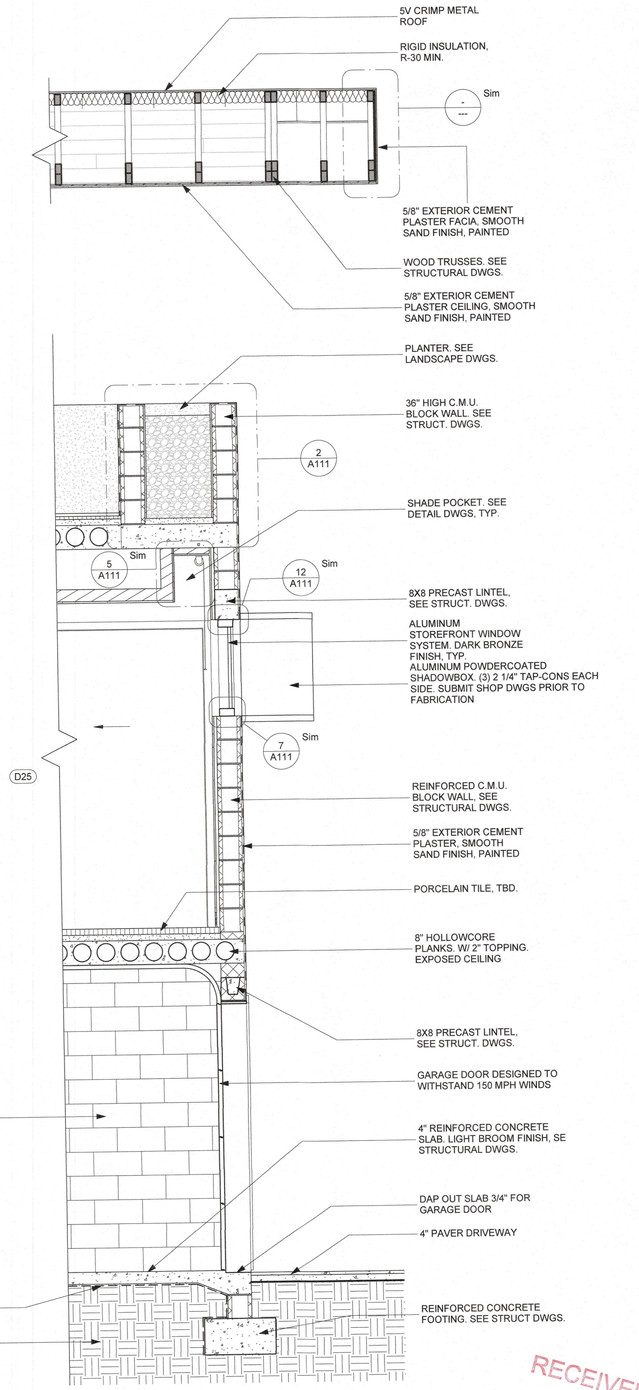

21 SECTION 7 - Callout 2
1/2" = 1'-0"

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

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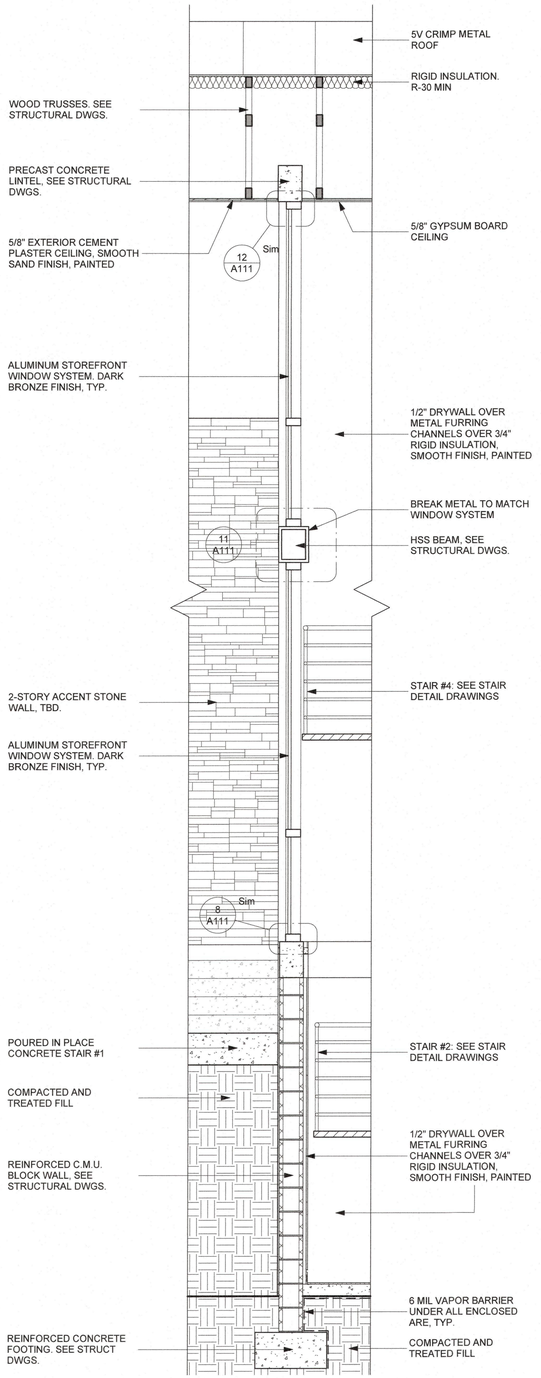
Revision Schedule

No.	Description	Date

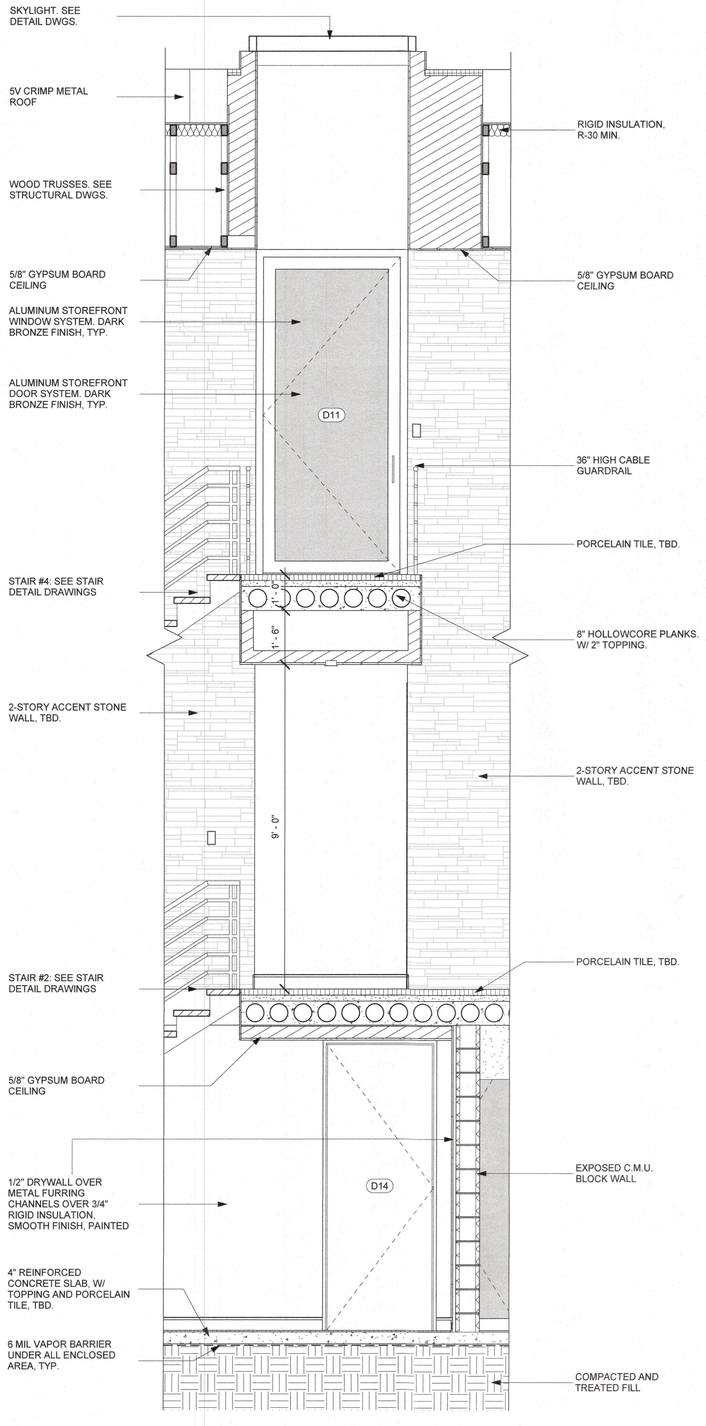
SEAL
STATE OF FLORIDA
JOHN S. PICHETTE
AR91913
REGISTERED ARCHITECT
AR # 91913

DATE	10.19.2022
SCALE	1/2" = 1'-0"
DRAWN	EM
PHASE	CD
SHEET NO.	A106.6

WALL SECTIONS
1



4 Section 5 - Callout 4
1/2" = 1'-0"



3 Section 5 - Callout 2
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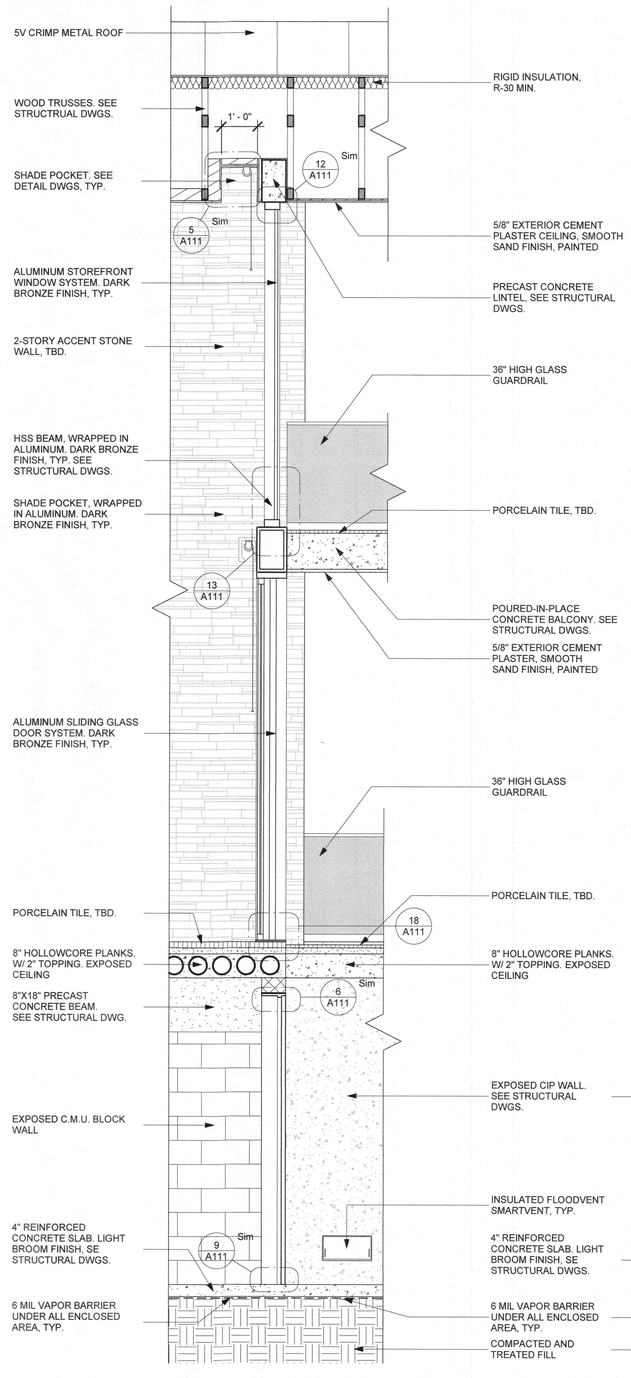
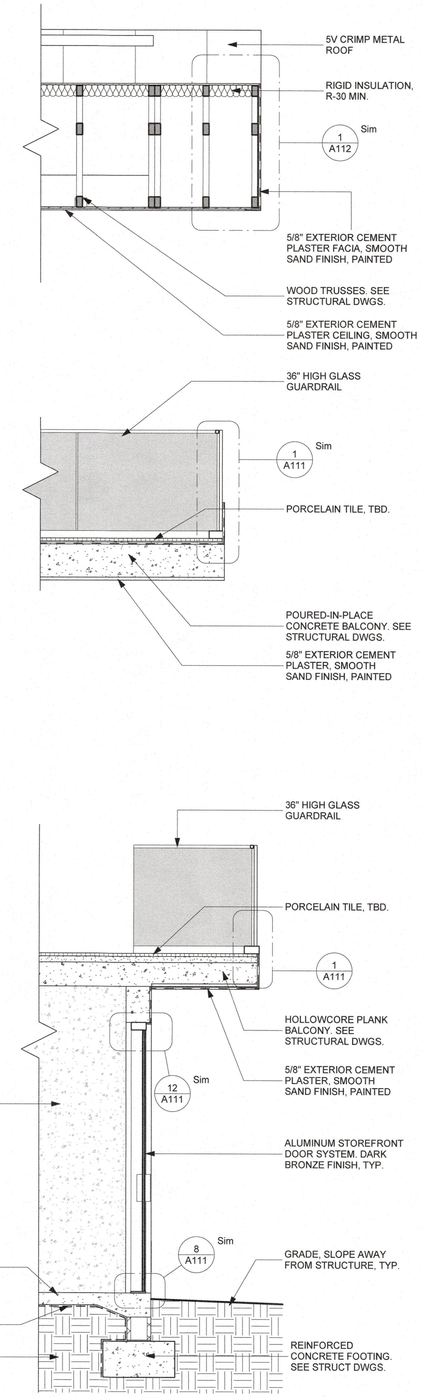


2 Section 5 - Callout 3
1/2" = 1'-0"



1 Section 5 - TERRACE BALCONY
1/2" = 1'-0"

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ISAACSON RESIDENCE

3561 BAYOU CIRCLE,
LONGBOAT KEY, FL 34228

Revision Schedule

No.	Description	Date

SEAL
STATE OF FLORIDA
JOHN S. PICHETTE
AR91913
REGISTERED ARCHITECT
AR # 91913

DATE	10.19.2022
SCALE	1/2" = 1'-0"
DRAWN	EM
PHASE	CD

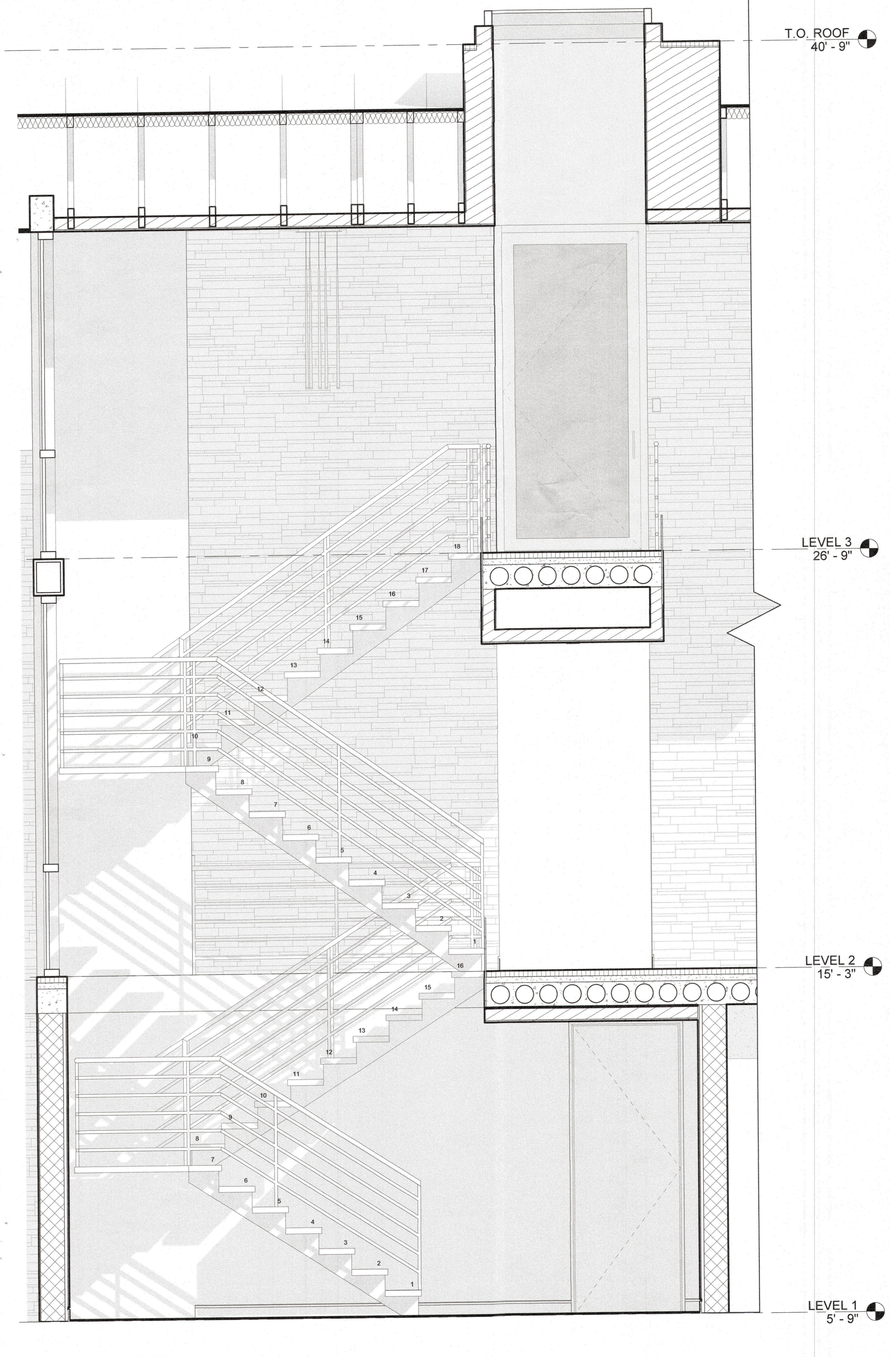
SHEET NO.
A106.7
WALL SECTIONS 2

PERMIT SET

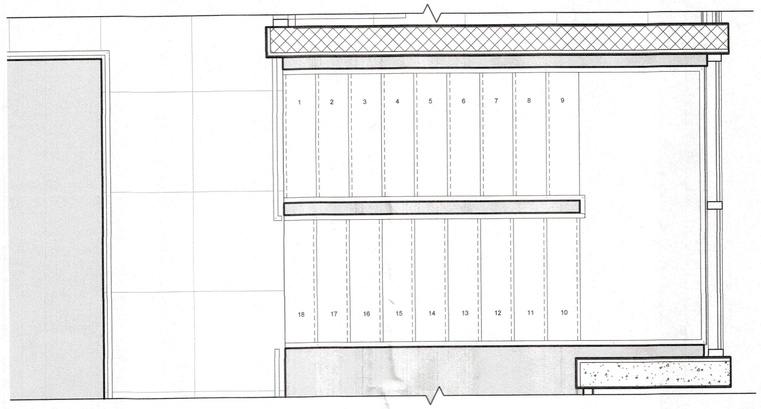
INTERIOR RAILINGS		
Type	Length	Family and Type
Interior Handrail - Pipe	31' - 11 3/4"	Railing: Interior Handrail - Pipe
Interior Handrail - Pipe	6' - 7 3/4"	Railing: Interior Handrail - Pipe
Interior Handrail - Pipe	11' - 3 13/16"	Railing: Interior Handrail - Pipe
Interior Handrail - Pipe	8' - 1 1/4"	Railing: Interior Handrail - Pipe
Interior Handrail - Pipe	17' - 8 23/32"	Railing: Interior Handrail - Pipe
Interior Handrail - Pipe	30' - 10 9/16"	Railing: Interior Handrail - Pipe
Interior Handrail - Pipe	20' - 4 3/4"	Railing: Interior Handrail - Pipe
Interior Handrail - Pipe	34' - 2 15/16"	Railing: Interior Handrail - Pipe
Interior Handrail - Pipe	4' - 6 25/32"	Railing: Interior Handrail - Pipe
Grand total: 9	**170' LINEAR FEET**	

EXTERIOR GLASS RAILINGS:

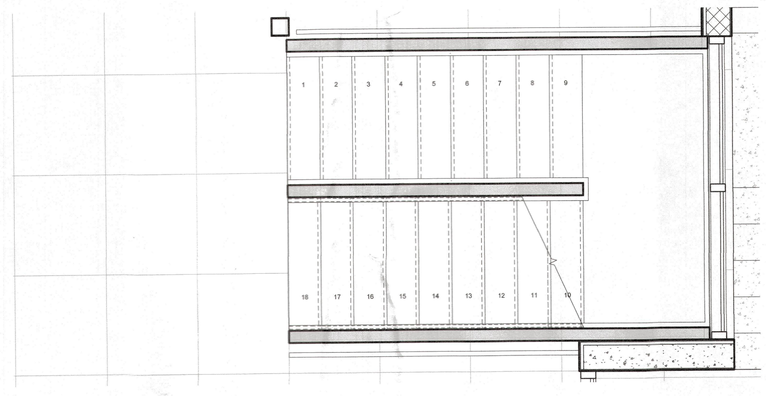
109'-0" LINEAR FEET (HORIZONTAL)
33'-0" LINEAR FEET (STAIR)



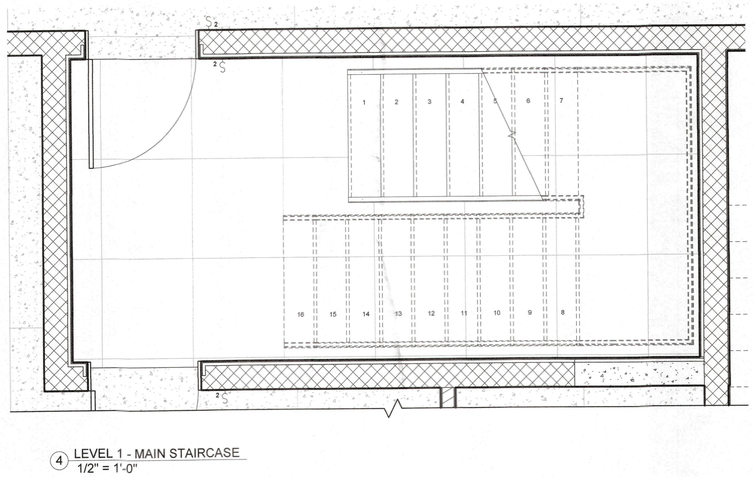
3 MAIN STAIRCASE
1/2" = 1'-0"



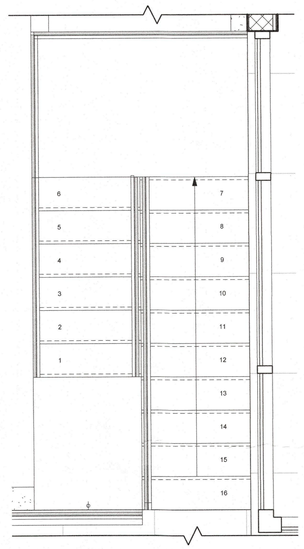
6 LEVEL 3 - MAIN STAIRCASE
1/2" = 1'-0"



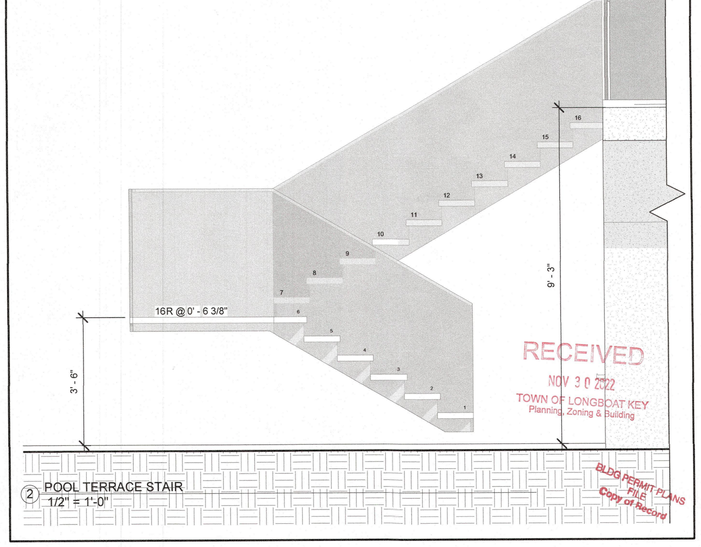
5 LEVEL 2 - MAIN STAIRCASE
1/2" = 1'-0"



4 LEVEL 1 - MAIN STAIRCASE
1/2" = 1'-0"



1 LEVEL 2 - POOL TERRACE STAIR
1/2" = 1'-0"



2 POOL TERRACE STAIR
1/2" = 1'-0"

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Revision Schedule

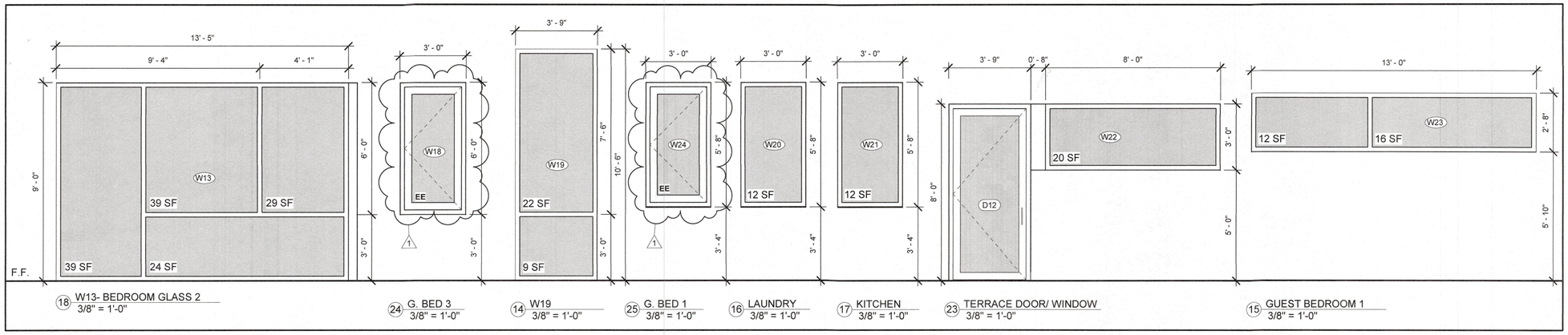
No.	Description	Date

SEAL
STATE OF FLORIDA
JOHN S. PICHETTE
AR91913
REGISTERED ARCHITECT
AR # 91913

DATE	10.19.2022
SCALE	1/2" = 1'-0"
DRAWN	EM
PHASE	CD

SHEET NO.
A107
STAIR DETAILS

PERMIT SET



18 W13- BEDROOM GLASS 2
3/8" = 1'-0"

24 G. BED 3
3/8" = 1'-0"

14 W19
3/8" = 1'-0"

25 G. BED 1
3/8" = 1'-0"

16 LAUNDRY
3/8" = 1'-0"

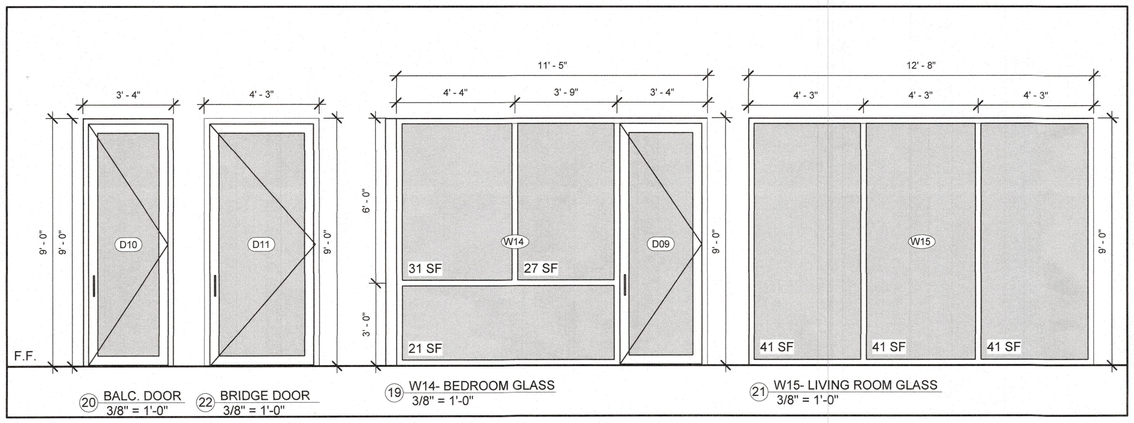
17 KITCHEN
3/8" = 1'-0"

23 TERRACE DOOR/ WINDOW
3/8" = 1'-0"

15 GUEST BEDROOM 1
3/8" = 1'-0"

DOOR SCHEDULE

Mark	Width	Height	Description	Function
D01	3' - 0"	7' - 3"	GLASS SWING DOOR	Exterior
D02	2' - 7"	8' - 3"	GLASS SWING DOOR	Exterior
D03	2' - 7"	7' - 9"	GLASS SWING DOOR	Exterior
D04	3' - 0"	7' - 10 1/4"	GLASS SWING DOOR	Exterior
D05	17' - 10"	7' - 4 1/2"	2-CAR GARAGE DOOR	Exterior
D07	13' - 0"	10' - 3"	3-PANEL SLIDING GLASS DOOR	Exterior
D08	4' - 2 1/4"	7' - 10 1/4"	GLASS SWING DOOR	Exterior
D09	3' - 0"	8' - 9"	GLASS SWING DOOR	Exterior
D10	2' - 11"	8' - 9"	GLASS SWING DOOR	Exterior
D11	3' - 9 3/4"	8' - 9"	GLASS SWING DOOR	Exterior
D12	3' - 4"	7' - 9"	GLASS SWING DOOR	Exterior
D38	12' - 8"	10' - 3"	3-PANEL SLIDING GLASS DOOR	Exterior
D39	3' - 0"	8' - 0"	METAL SWING DOOR	Exterior
D13	3' - 0"	8' - 0"	FLUSH PANEL WOOD SWING DOOR	Interior
D14	3' - 0"	8' - 0"	FLUSH PANEL WOOD SWING DOOR	Interior
D15	3' - 0"	8' - 0"	FLUSH PANEL WOOD SWING DOOR	Interior
D16	2' - 10"	8' - 0"	FLUSH PANEL WOOD SWING DOOR	Interior
D17	3' - 2"	8' - 0"	FLUSH PANEL WOOD POCKET DOOR	Interior
D18	2' - 0"	8' - 0"	FLUSH PANEL WOOD POCKET DOOR	Interior
D19	3' - 2"	8' - 0"	FLUSH PANEL WOOD POCKET DOOR	Interior
D20	2' - 10"	8' - 0"	FLUSH PANEL WOOD SWING DOOR	Interior
D21	2' - 10"	8' - 0"	FLUSH PANEL WOOD SWING DOOR	Interior
D22	2' - 10"	8' - 0"	FLUSH PANEL WOOD SWING DOOR	Interior
D23	2' - 10"	8' - 0"	FLUSH PANEL WOOD SWING DOOR	Interior
D25	10' - 2"	8' - 3"	2- PANEL SLIDING WOOD DOOR	Interior
D26	2' - 10"	8' - 0"	FLUSH PANEL WOOD SWING DOOR	Interior
D27	3' - 0"	8' - 0"	FLUSH PANEL WOOD POCKET DOOR	Interior
D28	3' - 0"	8' - 0"	FLUSH PANEL WOOD POCKET DOOR	Interior
D29	2' - 8"	7' - 0"	FLUSH PANEL WOOD SWING DOOR	Interior
D30	2' - 10"	8' - 0"	FLUSH PANEL WOOD SWING DOOR	Interior
D31	3' - 0"	8' - 0"	FLUSH PANEL WOOD POCKET DOOR	Interior
D32	5' - 0"	8' - 0"	2- PANEL SLIDING WOOD DOOR	Interior
D33	2' - 8"	8' - 0"	FLUSH PANEL WOOD SWING DOOR	Interior
D34	3' - 0"	8' - 0"	FLUSH PANEL WOOD POCKET DOOR	Interior
D35	2' - 8"	8' - 0"	FLUSH PANEL WOOD SWING DOOR	Interior
D36	5' - 0"	8' - 0"	2- PANEL SLIDING WOOD DOOR	Interior
D37	5' - 0"	8' - 0"	2- PANEL SLIDING WOOD DOOR	Interior

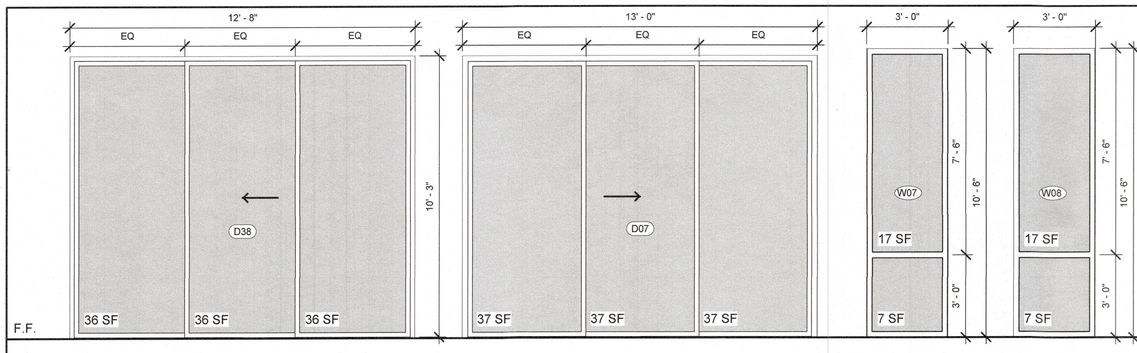


20 BALC. DOOR
3/8" = 1'-0"

22 BRIDGE DOOR
3/8" = 1'-0"

19 W14- BEDROOM GLASS
3/8" = 1'-0"

21 W15- LIVING ROOM GLASS
3/8" = 1'-0"

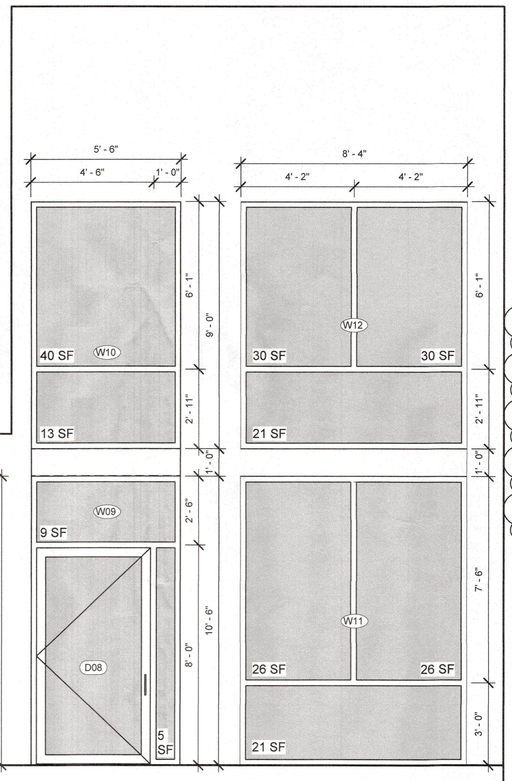


8 D6- LIVING 3 PANEL SLIDERS
3/8" = 1'-0"

9 D7- MASTER BED. 3 PANEL SLIDERS
3/8" = 1'-0"

10 W07
3/8" = 1'-0"

11 W08
3/8" = 1'-0"



12 MAIN ENTRY GLASS
3/8" = 1'-0"

13 STAIRWELL GLASS
3/8" = 1'-0"

EXTERIOR GLAZING SCHEDULE

**ALL WINDOWS TO BE IMPACT RATED*

MARK	WD. X HT.	SQ. FT.	DESCRIPTION
W01	5'-3" x 9'-0"	47 SF	ALUMINUM FIXED WINDOW
W02	3'-0" x 2'-0"	6 SF	ALUMINUM FIXED WINDOW
W03	3'-0" x 10'-0"	30 SF	ALUMINUM FIXED WINDOW
W04	3'-0" x 2'-0"	6 SF	ALUMINUM FIXED WINDOW
W05	13'-5" x 9'-10"	132 SF	ALUMINUM FIXED WINDOW
W06	11'-4" x 9'-10"	85 SF	ALUMINUM FIXED WINDOW
W07	3'-0" x 10'-0"	30 SF	ALUMINUM FIXED WINDOW
W08	3'-0" x 10'-0"	30 SF	ALUMINUM FIXED WINDOW
W09	5'-6" x 10'-0"	20 SF	ALUMINUM FIXED WINDOW
W10	5'-6" x 11'-0"	61 SF	ALUMINUM FIXED WINDOW
W11	8'-4" x 10'-0"	83 SF	ALUMINUM FIXED WINDOW
W12	8'-4" x 11'-0"	92 SF	ALUMINUM FIXED WINDOW
W13	13'-5" x 11'-0"	147 SF	ALUMINUM FIXED WINDOW
W14	11'-5" x 11'-0"	100 SF	ALUMINUM FIXED WINDOW
W15	12'-8" x 11'-0"	139 SF	ALUMINUM FIXED WINDOW
W16	3'-4" x 3'-0"	10 SF	ALUMINUM FIXED WINDOW
W17	4'-3" x 3'-0"	13 SF	ALUMINUM FIXED WINDOW

EXTERIOR GLAZING SCHEDULE, CNTD.

MARK	WD. X HT.	SQ. FT.	DESCRIPTION	
W18	3'-0" x 6'-0"	18 SF	ALUMINUM OPERABLE WINDOW	1
W19	3'-9" x 10'-0"	38 SF	ALUMINUM FIXED WINDOW	
W20	3'-0" x 5'-8"	17 SF	ALUMINUM FIXED WINDOW	
W21	3'-0" x 5'-8"	17 SF	ALUMINUM FIXED WINDOW	
W22	8'-0" x 3'-0"	24 SF	ALUMINUM FIXED WINDOW	
W23	13'-0" x 2'-8"	35 SF	ALUMINUM FIXED WINDOW	
W24	3'-0" x 5'-8"	17 SF	ALUMINUM OPERABLE WINDOW	1

1

FLORIDA PRODUCT APPROVAL NUMBERS

MANUFACTURER	CATEGORY	SUB CATEGORY	PRODUCT	APPROVAL #	MAX WIND PRESSURE, PSF	FBC	NOTES
MID FLORIDA METAL ROOFING SUPPLY, INC	ROOFING	METAL ROOFING	5V CRIMP METAL ROOF	FL11671.2	+N/A / -158	2020 7TH EDITION	
GAF	ROOFING	UNDERLAYMENT	ROOFING UNDERLAYMENTS	FL10626-R24	+N/A / -442.5	2020 7TH EDITION	
GAF	ROOFING	SINGLE- PLY MEMRANE ROOFING	TPO ROOFING	20-0518.02	+N/A / -120	2020 7TH EDITION	
ES WINDOWS	WINDOWS	FIXED WINDOW	ES-8000T STOREFRONT WINDOW	21-0517.02	+130 / -130	2020 7TH EDITION	
ES WINDOWS	WINDOWS	CASEMENT WINDOW	ES-P252 OUTSWING CASEMENT WINDOW	20-1118.04	+95 / -105	2020 7TH EDITION	
ES WINDOWS	DOORS	SLIDING GLASS DOOR	ES-6500 3-TRACK SLIDING GLASS DOOR	20-1118.08	+120 / -120	2020 7TH EDITION	
CLINE ALUMINUM DOORS, INC.	DOORS	ALUMINUM SWING DOOR	SERIES 100BE OPAQUE DOOR PANEL	FL6336.2	+55.0 / -55.0	2020 7TH EDITION	
ES WINDOWS	DOORS	GLASS SWING DOOR	ES- 9000 SWING DOOR	19-0708.04	+130 / -130	2020 7TH EDITION	
AMARR	DOORS	GARAGE DOOR	AMARR STRATFORD 3000 (MODEL 1500)	FL697.2	+33.0 / -34.6	2020 7TH EDITION	
SOLAR INNOVATIONS	SKYLIGHT	SKYLIGHT	SERIES SI5200 GLAZED SKYLIGHT/ IMPACT	FL11259.4	+N/A / -65	2020 7TH EDITION	
SMART VENT PRODUCTS	VENTILATION	FLOOD VENTILATION	SMARTVENT MODEL# 1540-520	FL5822.3	+100 / -100	2020 7TH EDITION	

NOTE: G.C. SHALL VERIFY PRODUCT APPROVAL COMPLIANCE AND SUBMIT CURRENT PRODUCT APPROVAL TO EOR PRIOR TO CONSTRUCTION
ALL DEFERED ENGINEERING WILL PROVIDE FLORIDA PRODUCT APPROVAL NUMBERS FOR ALL NECESSARY PRODUCTS USED IN DEFERED DRAWINGS

GENERAL ASSEMBLY NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR SELECTING SPECIFIC PRODUCT THAT MEETS DESIGNED DIMENSIONAL AND PRESSURE CRITERIA.

2. FLORIDA PRODUCT APPROVALS LISTED IN THE TABLE ARE FOR THE BASIS OF DESIGN. NOT ALL ITEMS LISTED MAY BE USED ON THIS PROJECT, AS IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE DRAWINGS PRIOR TO CONSTRUCTION. ALTERNATIVE PRODUCTS MAY / WILL BE CONSIDERED PROVIDED THEY HAVE AN APPROVED CERTIFICATION AND CAN BE IDENTIFIED WITH A FLORIDA PRODUCT APPROVAL DESIGNATION.

3. ALL PRODUCT APPROVAL NUMBERS LISTED IN THE TABLE ABOVE ARE FOR PRODUCTS APPROVED FOR USE WITHIN HVHZ, OUTSIDE HVHZ AND ARE IMPACT RESISTANT. IF THERE IS DEVIATION, GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALTERNATE APPROVED PRODUCTS WITH REQUIRED CERTIFICATION AS REQUIRED FOR THE PROJECT'S SPECIFIC LOCATION AND IN CONFORMANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE.

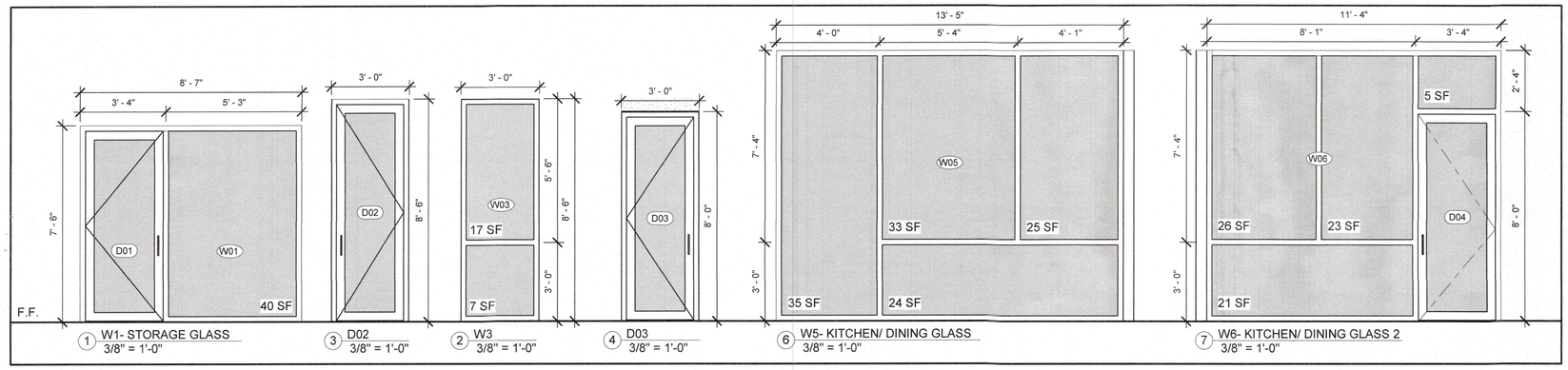
4. REFER TO STRUCTURAL DRAWINGS FOR ALL REQUIRED DESIGN PRESSURES.

5. ALL DOORS AND WINDOWS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND IN COMPLIANCE WITH IT'S ASSOCIATED FLORIDA PRODUCT APPROVAL REQUIREMENT.

ALUMINUM FIXED WINDOWS
TO FURNISH AND INSTALL INTO CONTRACTOR PREPARED OPENINGS PGT INDUSTRIES PICTURE WINDOWS. WINDOW FRAMES ARE TO BE FURNISHED IN DARK BRONZE ALUMINUM FINISH AND ARE TO BE GLAZED WITH CLEAR LAMINATED INSULATED GLASS WITH SOLAR-BAN 70XL LOWE.

SLIDING GLASS DOORS
TO FURNISH AND INSTALL INTO CONTRACTOR PREPARED OPENINGS ES WINDOWS ES-6500 3-TRACK SLIDING GLASS DOOR. DOOR FRAMES TO BE FURNISHED IN DARK BRONZE FNISH AND TO BE GLAZED WITH CLEAR LAMINATED INSULATED GLASS WITH SOLARBAN 70XL LOWE.

GLASS SWING DOORS
TO FURNISH AND INSTALL INTO CONTRACTOR PREPARED OPENINGS ES WINDOWS ES- 9000 SERIES SWING DOORS. DOOR FRAMES TO BE FURNISHED IN DARK BRONZE FINISH AND TO BE GLAZED WITH CLEAR LAMINATED INSULATED GLASS WITH SOLARBAN 70XL LOWE.



1 W1- STORAGE GLASS
3/8" = 1'-0"

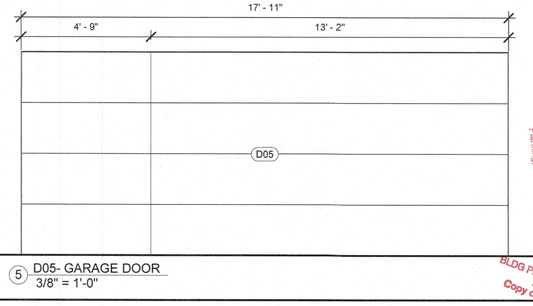
3 D02
3/8" = 1'-0"

2 W3
3/8" = 1'-0"

4 D03
3/8" = 1'-0"

6 W5- KITCHEN/ DINING GLASS
3/8" = 1'-0"

7 W6- KITCHEN/ DINING GLASS 2
3/8" = 1'-0"



5 D05- GARAGE DOOR
3/8" = 1'-0"

ISAACSON RESIDENCE

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3561 BAYOU CIRCLE,
LONGBOAT KEY, FL 34228

Revision Schedule

No.	Date	Description
1	11/21/2022	Revision 1- BUILDING AND ZONING COMMENTS

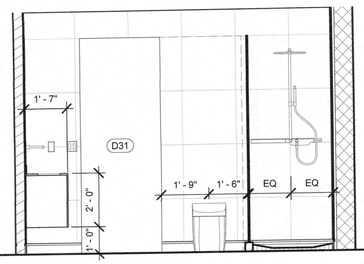
SEAL
STATE OF FLORIDA
JOHN S. PICHETTE
AR91913
REGISTERED ARCHITECT
AR # 91913

DATE	10.19.2022
SCALE	As indicated
DRAWN	EM
PHASE	CD

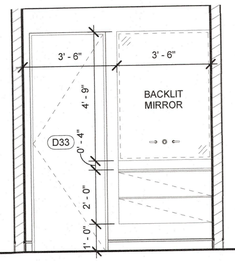
SHEET NO.
A108
DOORS & GLAZING

GENERAL CABINETRY NOTES

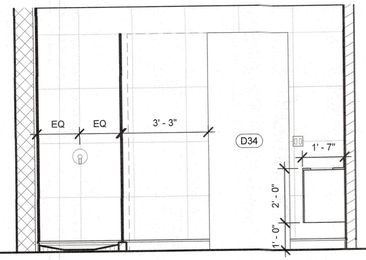
1. SHOP DRAWINGS INDICATING THE COMPLETE CABINETRY CONSTRUCTION SHALL BE PROVIDED FOR THE ARCHITECT'S REVIEW PRIOR TO FABRICATION.
2. THE CONTRACTOR AND CABINET FABRICATOR SHALL FIELD VERIFY AND COORDINATEALL DIMENSIONS RELATIVE TO THE CABINETRY WORK PRIOR TO FABRICATION.
3. THE CONTRACTOR AND CABINET FABRICATOR SHALL FIELD VERIFY AND COORDINATE ALL PLUMBING, MECHANICAL & ELECTRICAL REQUIREMENTS WITH THOSE TRADES PRIOR TO FABRICATION.
4. THE ARCHITECT'S DRAWINGS INDICATE THE LAYOUT AND DESIGN INTENT AND GENERAL FUNCTION OF THE BUILT-IN-CABINETRY. THE CABINETRY FABRICATORSHALL BE RESPONSIBLE FOR THE COORDINATION AND LAYOUT OF ALL INTERIOR STORAGE MATERIALS AND SYSTEMS. INTERIOR STORAGE AND SYSTEMS MAY INCLUDE BUT ARE NOT LIMITED TO: FIXED AND ADJUSTABLE-SHELVING, GLIDING SHELVES AND DRAWERS, ELECTRICAL AND COMMUNICATION RECEPTACLES, STORAGE OF AUDIO VIDEO EQUIPMENT AND MEDIA, KITCHEN EQUIP, AND FOOD SERVING WARE, CLOTHING STORAGE, ETC.
5. FINAL LAYOUT SHALL BE DETERMINED IN CONSULTATION WITH THE OWNER DURING THE PREPARATION/ REVIEW OF SHOP DWGS, TYP.



2 JACK & JILL ELEV.1
3/8" = 1'-0"

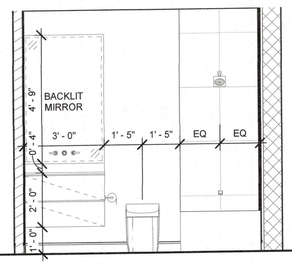


1 JACK & JILL ELEV.2
3/8" = 1'-0"

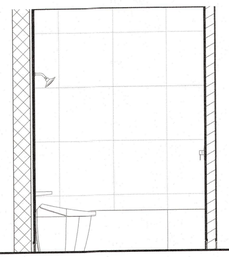


3 JACK & JILL ELEV.3
3/8" = 1'-0"

4 JACK & JILL ELEV.4
3/8" = 1'-0"



5 GUEST BATH ELEV.1
3/8" = 1'-0"



6 GUEST BATH ELEV.2
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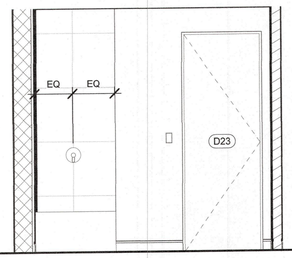

7 GUEST BATH ELEV.3
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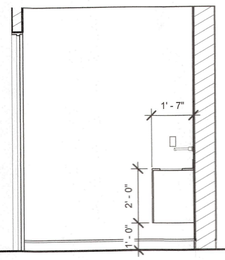

8 GUEST BATH ELEV.4
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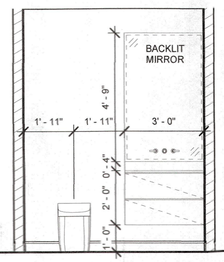

13 PWDR. ELEV.1
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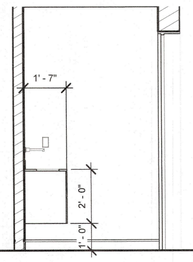

14 PWDER. ELEV.2
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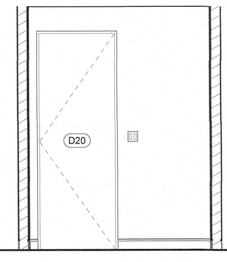

15 PWDR. ELEV.3
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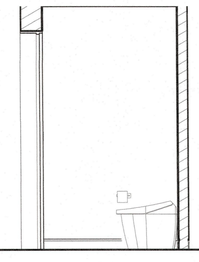

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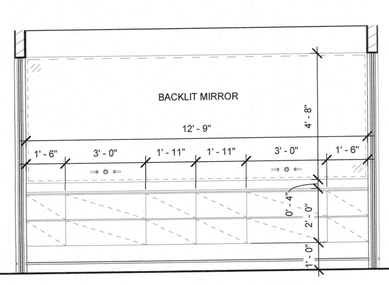

9 MASTER BATH ELEV.1
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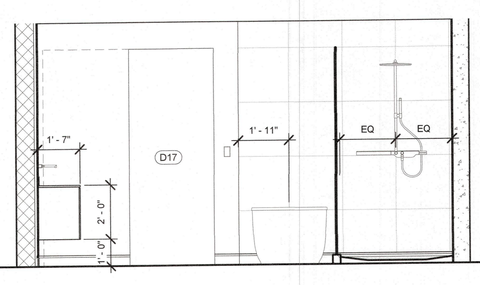

10 MASTER BATH ELEV.2
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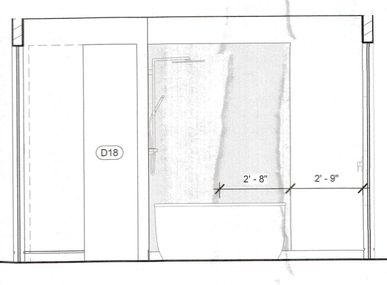
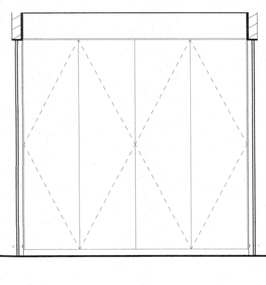
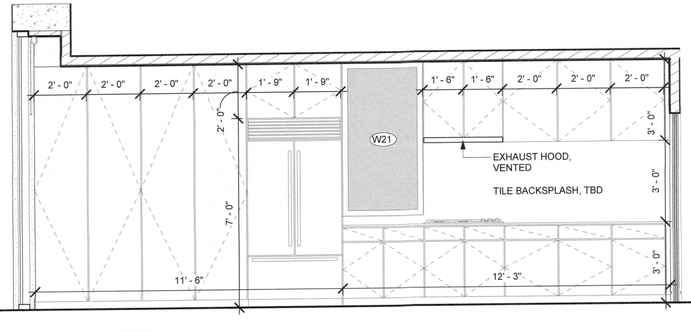


11 MASTER BATH ELEV.3
3/8" = 1'-0"

12 MASTER BATH ELEV.4
3/8" = 1'-0"



21 LAUNDRY WALL STORAGE
3/8" = 1'-0"



18 KITCHEN ELEVATION
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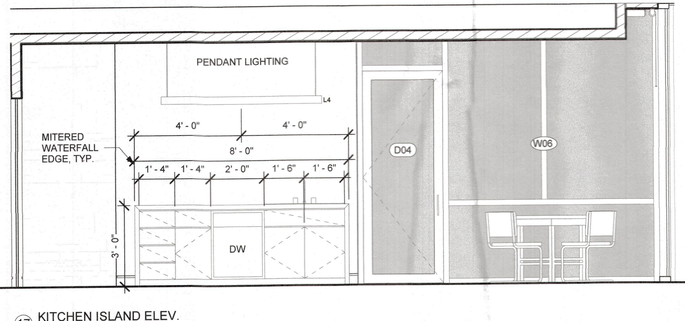
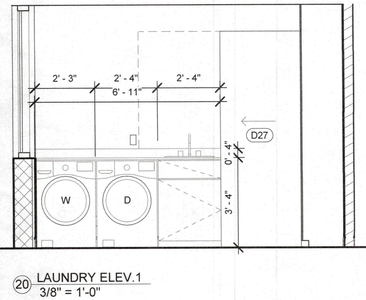


17 KITCHEN ISLAND ELEV.
3/8" = 1'-0"



20 LAUNDRY ELEV.1
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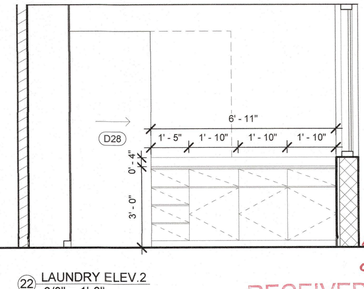

22 LAUNDRY ELEV.2
3/8" = 1'-0"

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INTERIOR ELEVATIONS

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Revision Schedule

No.	Description	Date

SEAL
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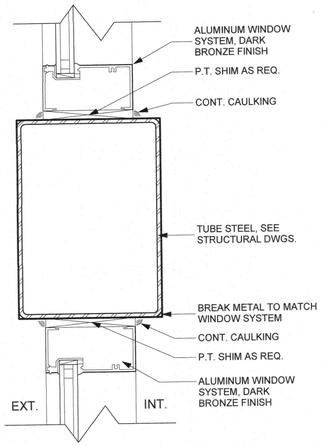
JOHN S. PICHETTE
AR91913
REGISTERED ARCHITECT
AR # 91913

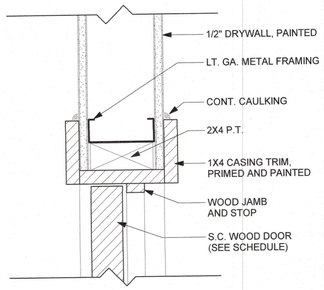
DATE	10.19.2022
SCALE	As indicated
DRAWN	EM
PHASE	CD
SHEET NO.	A109

INTERIOR ELEVATIONS

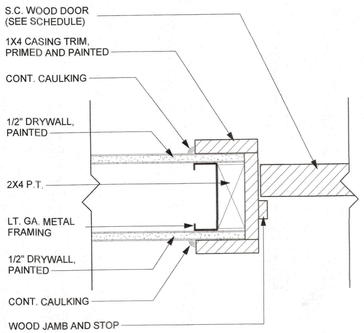
PERMIT SET



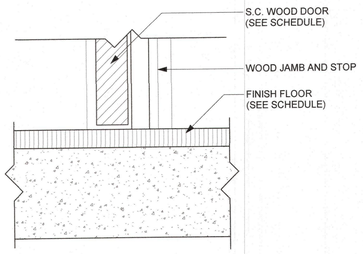
11 HEAD / SILL DETAIL
3" = 1'-0"



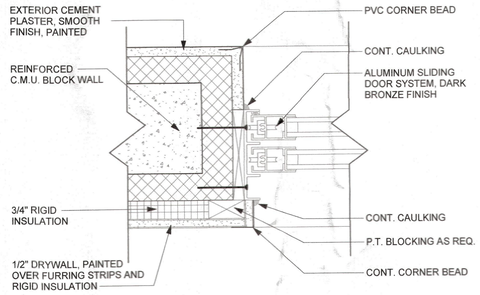
6 DOOR HEAD DETAIL
3" = 1'-0"



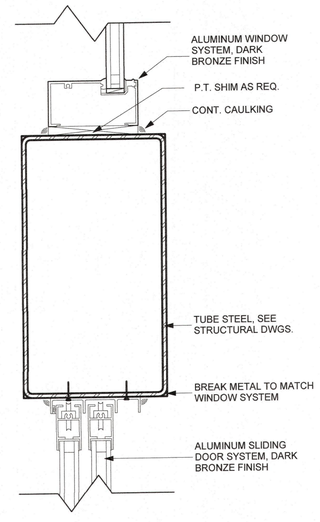
4 DOOR JAMB DETAIL
3" = 1'-0"



9 DOOR SILL DETAIL
3" = 1'-0"



10 SLIDING JAMB
3" = 1'-0"



13 LIVING HEAD / SILL DETAIL
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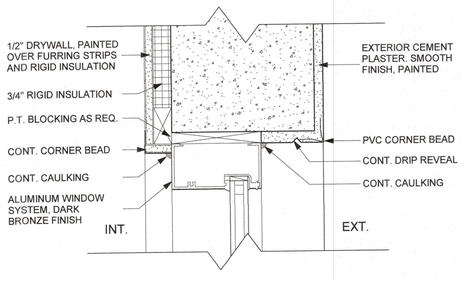
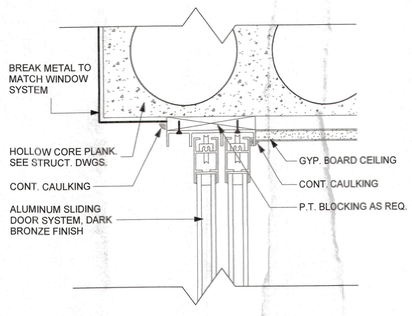
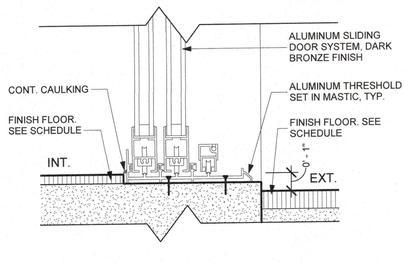


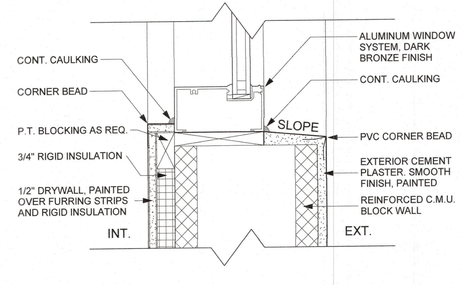
12 HEAD DETAIL
3" = 1'-0"



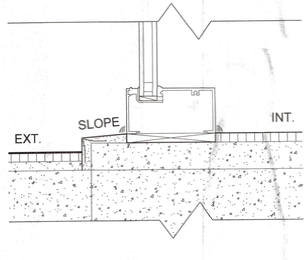
17 SLIDER HEAD
3" = 1'-0"



18 SLIDING GLASS SILL
3" = 1'-0"



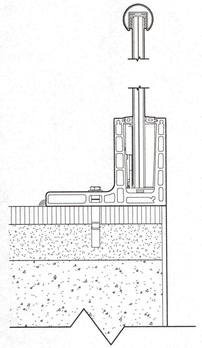
7 SILL 2 DETAIL
3" = 1'-0"



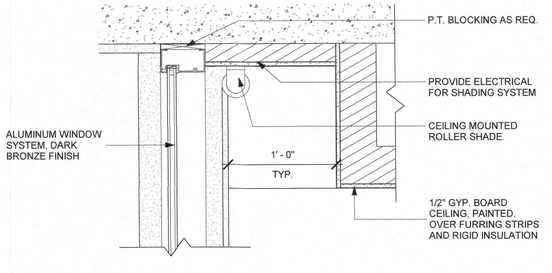
8 FLOOR SILL DETAIL
3" = 1'-0"

GENERAL DETAIL NOTES

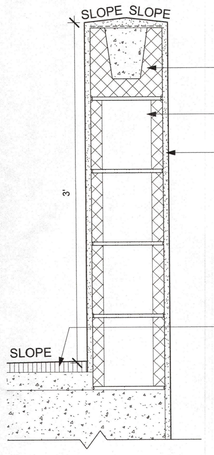
1. ALL ALUMINUM WINDOW PROFILES DEPICTED ON THESE DETAILS ARE FOR GENERAL INTENT ONLY.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
3. COORDINATE ALL DAP OUT DIMENSIONS WITH DOOR SYSTEMS.



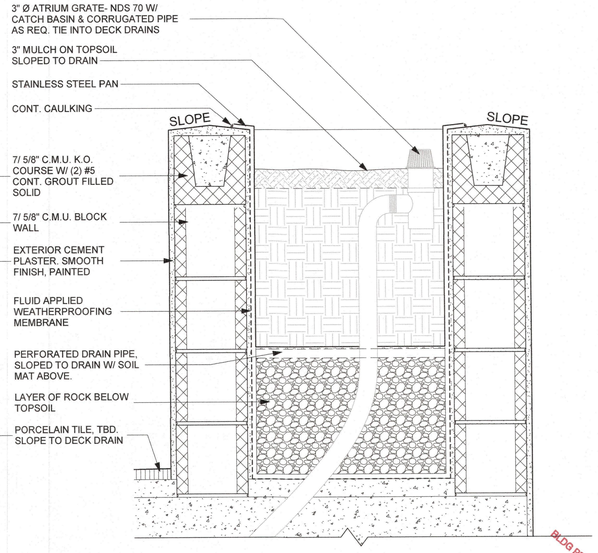
1 GLASS RAIL DETAIL
3" = 1'-0"



5 POCKET SHADE DETAIL
1 1/2" = 1'-0"



3 TYP. WALL TOP DETAIL
1 1/2" = 1'-0"



2 PLANTER DETAIL
1 1/2" = 1'-0"

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JOHN S. PICHETTE
AR91913
REGISTERED ARCHITECT
AR # 91913

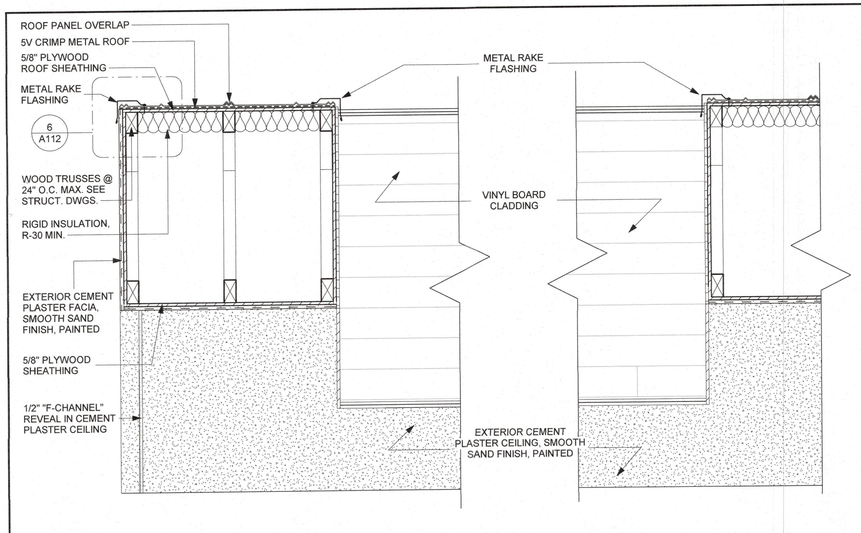
DATE	10.19.2022
SCALE	As indicated
DRAWN	EM
PHASE	CD
SHEET NO.	A111

DETAIL SECTIONS

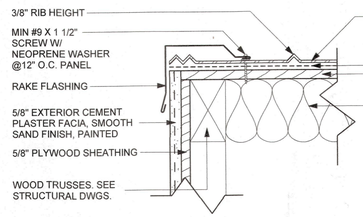
PERMIT SET

GENERAL DETAIL NOTES

1. ALL ROOFING SYSTEMS AND CONNECTIONS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND IN COMPLIANCE WITH ITS ASSOCIATED FLORIDA PRODUCT APPROVAL REQUIREMENT.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
3. THE CONTRACTOR SHALL SUBMIT ANY ROOFING SUBSTITUTES TO THE ARCHITECT AND THE JURISDICTION HAVING AUTHORITY FOR APPROVAL PRIOR TO INSTALLATION.



1 ROOF FASCIA/ OPENING DETAIL
1" = 1'-0"



6 METAL ROOF RAKE DETAIL
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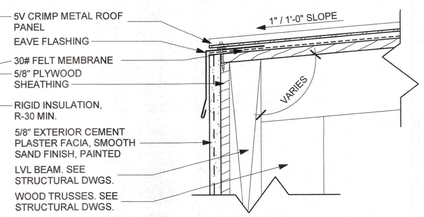
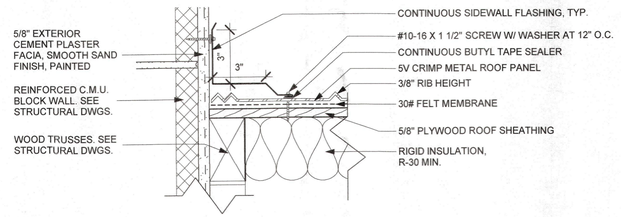


9 METAL ROOF EAVE DETAIL
3" = 1'-0"



12 METAL ROOF SIDEWALL CONNECTION
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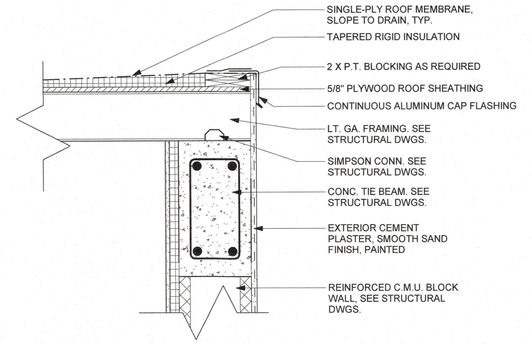
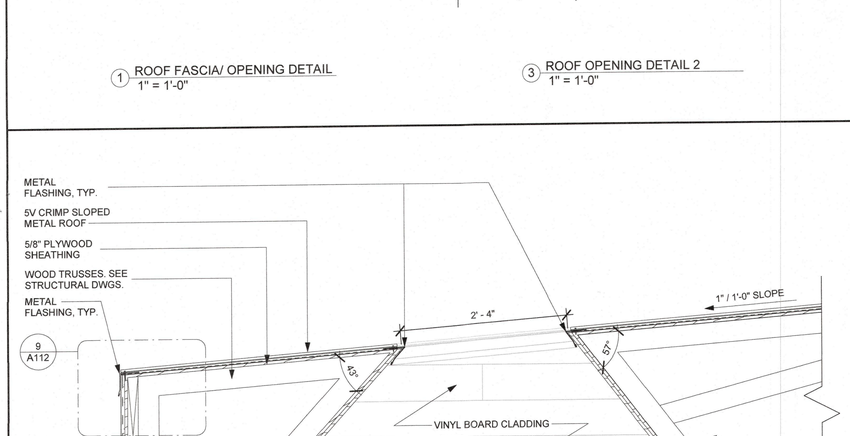


11 TPO ROOF DETAIL
1 1/2" = 1'-0"



10 ROOF OPENING 2
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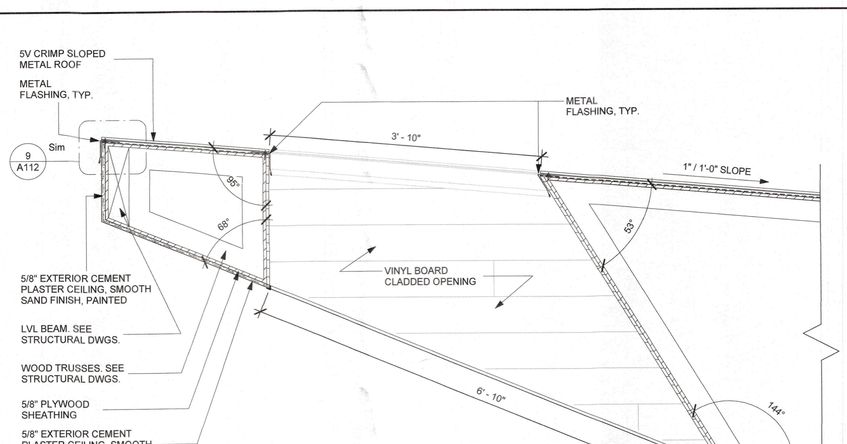

2 ROOF OPENING 1
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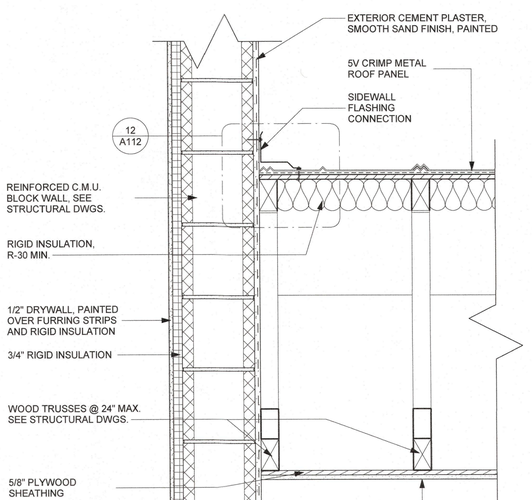

4 ROOF CONNECTION DETAIL
1 1/2" = 1'-0"

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SHEET NO.	A112

DETAIL SECTIONS 2

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DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

DESIGN LOADS:
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 2020 EDITION. THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF:
LIVE LOAD - 20 psf. (TOP CHORD)
10 psf. (BOTTOM CHORD NON-CONCURRENT)
DEAD LOAD - 15 psf. (TOP CHORD)
10 psf. (BOTTOM CHORD)
2.5 psf. (TOP AND BOTTOM CHORDS AVAILABLE TO RESIST UPLIFT)

FLOOR:
LIVE LOAD - 40 psf. (LIVING AREAS)
60 psf. (BALCONIES)
DEAD LOAD - 95 psf. (8" HOLLOWCORE PLANKS W/ 2" TOPPING)
20 psf. (SUPERIMPOSED)

WIND:
Vult=150 MPH, Vasd=116 MPH EXPOSURE D, RISK CATEGORY II, INT. PRESS. COEFF. ±0.18 THIS STRUCTURE IS DESIGNED AS AN ENCLOSED STRUCTURE

1

FLOOD:
FLOOD DESIGN CLASS - 2
ELEVATION OF LOWEST HORIZONTAL MEMBER - 14-5" NAVD

R322.1.2 STRUCTURAL SYSTEMS.
STRUCTURAL SYSTEMS OF BUILDINGS AND STRUCTURES SHALL BE DEISGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION

FBC 2020 - 7TH EDITION - RESIDENTIAL - SECTION R322.1.2, FEMA TB # 9, NFIP CFR 44 SEC 60.3(a)(3) AND ASCE 24.

SNOW & SEISMIC (FLORIDA):
IN ACCORDANCE WITH CHAPTER 1 SECTION 101.2 OF THE 2020 FLORIDA BUILDING CODE, SEISMIC AND SNOW LOADS WERE NOT UTILIZED FOR THIS PROJECT:
"CODE REQUIREMENTS THAT ADDRESS SNOW LOADS AND EARTHQUAKE LOADS ARE PERVASIVE; THEY ARE LEFT IN PLACE BUT SHALL NOT BE UTILIZED OR ENFORCED BECAUSE FLORIDA HAS NO SNOW LOAD OR EARTHQUAKE THREAT."

SHOP DRAWINGS AND CALCULATIONS:
SHALL BE PREPARED FOR ALL WORK AND SUBMITTED FOR REVIEW. SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

SHOP DRAWING REVIEW:
SHOP DRAWINGS WILL BE PROVIDED FOR ALL WORK AND WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC. SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR AND OWNER'S REP PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED. SHOP DRAWING SUBMITTALS, IF NOT SUBMITTED ELECTRONICALLY, SHALL INCLUDE THREE SETS OF PRINTS. ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER, ONE BY THE ARCHITECT, ONE BY THE LOCAL BUILDING DEPARTMENT (WHERE REQUIRED) AND THE CONTRACTOR SHALL MAKE PRINTS AS REQUIRED FOR DISTRIBUTION. IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.

SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHALL BE SUBMITTED TO H&A WITH 10 BUSINESS DAYS AS A MINIMUM TIME TO BE REVIEWED (MAXIMUM SHEET OR PAGE COUNT OF 30). IN THE CASE OF A LARGE SUBMITTAL, OR MORE THAN 1 SUBMITTAL FOR THE SAME PROJECT, AN ADDITIONAL BUSINESS DAY SHALL BE REQUIRED FOR EVERY 5 PAGES/SHEETS OVER 30. THE TIME INDICATED ABOVE IS FOR H&A'S REVIEW ONLY; IN ORDER TO MEET PROJECT SCHEDULES, THE CONTRACTOR MUST INCLUDE ENOUGH TIME FOR DELIVERY, ARCHITECTURAL REVIEW, AND OWNER'S REVIEW.

THERE SHALL BE NO DEVIATION FROM THESE STRUCTURAL CONSTRUCTION DOCUMENTS. IF THE CONTRACTOR OR PROVIDER OF THE SHOP DRAWINGS PROPOSE ANY CHANGES, THOSE CHANGES SHALL BE CLEARLY INDICATED, AND SIGNED AND SEALED DRAWINGS AND CALCULATIONS BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER SUBMITTED. ANY CHANGES NOT APPROVED OR SUBMITTED WITHOUT THE PROPER DOCUMENTATION INDICATED PREVIOUSLY, WILL RESULT IN REVISIONS BY THE ENGINEER OR ARCHITECT-OF-RECORD. THE COST FOR SAID REVISIONS, INCLUDING ENGINEERING AND ARCHITECTURAL FEES SHALL BE BORNE BY THE CONTRACTOR.

SHOP DRAWINGS FOR SPECIALTY ENGINEERED PRODUCTS:
ALL SPECIALTY ENGINEERED PRODUCTS OR SYSTEMS REQUIRE SIGNED & SEALED CALCULATIONS AND FABRICATION AND ERECTION DRAWINGS PREPARED BY A DELEGATED ENGINEER.

THIS INCLUDES BUT IS NOT LIMITED TO CANOPIES, PRE-ENGINEERED TRUSSES, ICF WALL SYSTEMS, ALL LIGHT GAUGE METAL STUD FRAMING SYSTEMS, ALUMINUM WALL SYSTEMS, GLAZED CURTAIN WALLS, PREFABRICATED STEEL STAIRS & RAILINGS, ARCHITECTURAL PRECAST CONCRETE ELEMENTS, STRUCTURAL PRECAST OR TILT-UP SYSTEMS, GLASS FIBER REINFORCED CONCRETE PANEL SYSTEMS, OPEN WEB STEEL JOISTS, STRUCTURAL STEEL CONNECTIONS REQUIRING ENGINEERING, TILT-WALL ERECTION DRAWINGS, GLULAM BEAMS, TECTUM PLANKS, PEMB, ETC.

SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, LIST THE DESIGN CRITERIA, AND SHOW ALL DETAILS AND PLANS NECESSARY FOR PROPER FABRICATION AND INSTALLATION. CALCULATIONS AND SHOP DRAWINGS SHALL IDENTIFY SPECIFIC PRODUCT UTILIZED. GENERIC PRODUCTS WILL NOT BE ACCEPTED.

SHOP DRAWINGS AND CALCULATIONS SHALL BE PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE DELEGATED ENGINEER. SHOP DRAWINGS AND CALCULATIONS REQUIRE THE IMPRESSED SEAL, DATE AND SIGNATURE OF THE DELEGATED ENGINEER.

COMPUTER PRINTOUTS ARE AN ACCEPTABLE SUBSTITUTE FOR MANUAL COMPUTATIONS PROVIDED THEY ARE ACCOMPANIED BY SUFFICIENT DESCRIPTIVE INFORMATION TO PERMIT THEIR PROPER EVALUATION. SUCH DESCRIPTIVE INFORMATION SHALL BEAR THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED ENGINEER AS AN INDICATION THAT HE/SHE HAS ACCEPTED RESPONSIBILITY FOR THE RESULTS. SEPIAS DO NOT REQUIRE SIGNATURE AND SEAL. THE STRUCTURAL ENGINEER WILL RETAIN ONE SIGNED AND SEALED BLUELINE PRINT FOR RECORD.

DRAWINGS PREPARED SOLELY TO SERVE AS A GUIDE FOR FABRICATION AND INSTALLATION (SUCH AS REINFORCING STEEL SHOP DRAWINGS OR STRUCTURAL STEEL ERECTION DRAWINGS) AND REQUIRING NO ENGINEERING DO NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.

CATALOG INFORMATION ON STANDARD PRODUCTS DOES NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.

REVIEW BY THE STRUCTURAL ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO VERIFYING THE FOLLOWING:

a) THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.

b) THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.

c) THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE).

d) THAT THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. (NO DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE).

SUBMITTALS NOT MEETING THE CRITERIA LISTED IN THIS SECTION WILL NOT BE REVIEWED.

FOUNDATIONS:
SEE THE FOLLOWING REPORT FOR COMPLETE GEOTECHNICAL RECOMMENDATIONS AND INSTALLATION PROCEDURES.

PROJECT NO: 01.5546.22
PREPARED BY: ANTICUS ENGINEERING
TITLED: REPORT OF GEOTECHNICAL ENGINEERING SERVICES PROPOSED RESIDENTIAL CONSTRUCTION.
DATED: AUGUST 11, 2022.

THIS REPORT SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2000psf.

PENETRATIONS:
NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THESE DRAWINGS WITHOUT PREVIOUS APPROVAL OF THE ENGINEER.

FORMWORK AND SHORING:
NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO THIRDS OF THE 28 DAY DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.

PLUMBING SLEEVE:
MINIMUM SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER.

EMBEDDED CONDUITS:
LOCATIONS AND SIZES OF CONDUIT MUST BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. WITHIN SLABS, BEAMS OR WALLS, CONDUIT SHALL OCCUPY ONLY THE MIDDLE ONE THIRD OF THE MEMBER DEPTH OR THICKNESS. MAXIMUM CONDUIT O.D. FOR SINGLE CONDUITS OR SUM OF O.D.'S FOR MULTIPLE CONDUITS THAT CROSS SHALL BE NO LARGER THAN ONE THIRD THE SLAB DEPTH. PARALLEL CONDUITS SHALL BE SPACED WITH A MINIMUM OF 3 DIAMETERS CLEAR. CONDUITS SHALL BE A MINIMUM OF ONE DIAMETER AWAY FROM AND SHALL NOT INTERFERE WITH OR DISPLACE ANY REINFORCING. CONDUIT SHALL NOT BE TIED TO REINFORCING. CONDUITS SHALL NOT OCCUR WITHIN COLUMN ZONES OF SLABS AND OR TRANSFER GIRDERS. CONDUIT PLACEMENT SHALL NOT IMPAIR THE STRENGTH OF THE CONSTRUCTION AS JUDGED BY THE ENGINEER.

REINFORCING STEEL:
SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

WELDED WIRE FABRIC:
TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES. USE OF FLAT MANUFACTURED SHEETS IS RECOMMENDED.

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:

5000psi FOR CONCRETE BEAMS,COLUMNS, PLANK TOPPING & WALLS
3000psi FOR ALL OTHER CONCRETE

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

SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED. 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. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE,THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

CONSTRUCTION OR CONTROL JOINTS SHALL BE PROVIDED IN SLABS ON GRADE SO THAT THE MAXIMUM AREA OF THE SLAB BETWEEN JOINTS SHALL BE 144 SQUARE FEET, OR AS SHOWN ON THE PLANS. SAW CUT CONTROL JOINTS SHALL BE MADE AS SOON AS SLAB WILL SAFELY SUPPORT MEN AND EQUIPMENT AND THE SLAB WILL NOT BE DAMAGED BY EQUIPMENT, BUT NO LATER THAN 24 HOURS. ASPECT RATIO (LONGSIDE TO SHORTSIDE OF CONCRETE AREA) SHALL NOT EXCEED 1.5. NO EMBEDDED ANGLES OR OTHER FIXED METAL ITEMS SHALL EXTEND THROUGH JOINTS, UNLESS OTHERWISE NOTED. EMBEDDED ANGLES AND OTHER FIXED METAL ITEMS SHALL BE CONTINUOUS BETWEEN CONCRETE JOINTS, UNLESS OTHERWISE NOTED. ENGINEER SHALL APPROVE LOCATION OF ALL JOINTS NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.

CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE. IF ACCEPTED, PEA ROCK PUMP MIX USE IS LIMITED TO VERTICAL ELEMENT POURS AND BEAM POURS LESS THAN 60 LINEAL FEET PER POUR.

CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER CHAPTER 5 OF ACI 318.

WATER/CEMENT RATIO FOR CONCRETE AT EXTERIOR BALCONIES OR CONCRETE EXPOSED TO WEATHER SHALL NOT EXCEED 0.40 BY WEIGHT.

CONCRETE COVER FOR REINFORCING	
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER #6 THRU #18 BARS #5 BAR, W31 OR D31 WIRE, AND SMALLER	 2" 1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER: SLABS AND WALLS: #11 AND SMALLER BEAMS, COLUMNS: PRIMARY REINF, TIES, STIRRUPS	 3/4" 1 1/2"

CONCRETE TESTING:
AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:

A) ASTM C143 - "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 4 TO 6 INCHES.

B) ASTM C39 - "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

1 AT 7 DAYS
2 AT 28 DAYS

ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(s) MAY BE DISCARDED.

HOLLOW CORE SLABS:
FLOORS SHALL BE PRESTRESSED CONCRETE HOLLOW CORE SLABS DESIGNED IN ACCORDANCE WITH ACI 318 FOR THE SUPERIMPOSED LOAD LISTED ABOVE:

SHOP DRAWINGS AND CALCULATIONS SHALL BE PREPAIRED FOR WORK AND SUBMITTED FOR REVIEW. SHOP DRAWINGS AND CALCULATIONS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

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 (f'm = 1900 psi). MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270. GROUT SHALL BE 2000 psi MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-476. PROVIDE HOOKED DOWELS IN FOOTINGS FOR VERTICAL REINFORCING ABOVE. LAP SPLICES 48 BAR DIAMETERS. HOOK ALL VERTICAL BARS INTO TIE BEAM OR BOND BEAM AT THE TOP OF THE WALL.

BLOCK CELLS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS OVER 4 FEET WIDE, AND AS SHOWN ON THE PLANS. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREA REQUIRED. MASONRY SHALL BE LAID IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE. INTERSECTING WALLS SHALL BE INTERLOCKED WITH RUNNING BOND UNLESS NOTED OTHERWISE.

PROVIDE 9 GAGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES.OVERLAP JOINT REINF. @ CORNERS.

WALL CONTROL JOINTS SHALL BE PROVIDED IN CONCRETE MASONRY CONSTRUCTION AT LOCATIONS INDICATED ON THE STRUCTURAL DRAWINGS. IF THEY ARE NOT SHOWN, LOCATE WALL CONTROL JOINTS AT 24'-0" o.c. MAXIMUM AND SHOW LOCATIONS ON SHOP DRAWINGS. HORIZONTAL WALL REINFORCING SHALL BE STOPPED EACH SIDE OF CONTROL JOINTS. BOND BEAM, TIE BEAM OR KNOCK-OUT BLOCK BEAM REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONTROL JOINTS. SEE ARCHITECTURAL DRAWINGS FOR SEALANT REQUIREMENTS AT CONTROL JOINTS.

SUBMIT PROPOSED GROUT MIX DESIGN FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. GROUT SLUMP SHALL BE BETWEEN 8 AND 11 INCHES. USE OF SUPERPLASTICIZER IS PROHIBITED.

CELLS TO BE GROUT FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL GROUT SPACE. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF CELLS TO BE GROUT FILLED IN EACH POUR IN EXCESS OF 5 FEET IN HEIGHT. ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM THE INSIDES OF SUCH CELL WALLS. THE CLEANOUTS SHALL BE SEALED BEFORE GROUTING, AFTER INSPECTION. PLACE METAL LATH OR WIRE SCREEN OVER CORES NOT TO BE FILLED (SHEET METAL AND FELT PROHIBITED).

VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 BAR DIAMETERS. CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLIDLY WITH GROUT. GROUT SHALL BE POURED IN LIFTS OF 4 FEET MAXIMUM HEIGHT. GROUT SHALL BE CONSOLIDATED AT TIME OF PLACING BY VIBRATING AND RECONSOLIDATED LATER BY VIBRATING BEFORE PLASTICITY IS LOST.

WHEN TOTAL GROUT POUR EXCEEDS 5 FEET IN HEIGHT, THE GROUT SHALL BE PLACED IN 4 FOOT LIFTS. MINIMUM CELL DIMENSION SHALL BE IN ACCORDANCE WITH TABLE 5 OF ACI 530.1 (3" X 3" FOR COARSE GROUT, 12 FT. MAXIMUM POUR HEIGHT).

WHEN THE GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE MADE BY STOPPING THE POUR OF GROUT NOT LESS THAN 1-1/2 INCH BELOW THE TOP OF THE UPPERMOST UNIT GROUTED.

LINTELS FOR MASONRY:
OPENINGS NOT PROVIDED WITH CONCRETE BEAMS SHALL BE SHANNED WITH PRECAST CONCRETE LINTELS WITH A WIDTH TO MATCH WALL WIDTH AND WITH 2#5 REINF. BARS, MIN.. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END. PRECASTER TO DESIGN PRECAST LINTELS FOR LOADS NOTED ON THIS SHEET.

STRUCTURAL STEEL:
WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A-572 OR A-992 GRADE 50 AND OTHER SHAPES SHALL CONFORM TO ASTM A36 AND "THE SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC. SHOP CONNECTIONS TO BE WELDED (UTILIZING E70XX ELECTRODES) AND FIELD CONNECTIONS TO BE BOLTED, UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS. STEEL SHALL RECEIVE ONE SHOP COAT AND ONE FIELD TOUCH UP COAT OF APPROVED PAINT, EXCEPT WHERE GALVANIZING IS INDICATED ON THE DRAWINGS.

STRUCTURAL TUBING SHALL CONFORM TO ASTM A-500, GRADE B, Fy = 46 ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S, Fy = 35 ksi. BEAM CONNECTIONS TO TUBE COLUMNS SHALL BE A.I.S.C. THRU-PLATE TYPE UNLESS SHOWN OTHERWISE.

BOLTED CONNECTIONS SHALL CONSIST OF MINIMUM 3/4 INCH DIAMETER ASTM A-325N HIGH STRENGTH BOLTS. BEAM CONNECTIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED AND INSURED TO PRACTICE IN THE STATE OF FLORIDA FOR THE REACTIONS SHOWN ON THE PLANS. IF NOT SHOWN, THE ENGINEER SHALL DESIGN THE NON-COMPOSITE BEAM CONNECTIONS TO SUPPORT AN END REACTION OF W/2 KIPS AND COMPOSITE BEAM CONNECTIONS TO SUPPORT AN END REACTION OF 1.5W/2 FROM THE TABLES 3-6 "ALLOWABLE UNIFORM LOADS IN KIPS FOR BEAMS LATERALLY SUPPORTED" OF THE MANUAL OF STEEL CONSTRUCTION (15TH EDITION), BUT CONNECTIONS SHALL NOT HAVE LESS THAN 2 ROWS OF BOLTS. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36 OR A-36 (THREADED ROD). A SIGNED & SEALED CALCULATION SUBMITTAL SHALL BE ISSUED WITH SHOP DRAWINGS FOR REVIEW BY THE ENGINEER-OF-RECORD. ALL BOLTED CONNECTIONS SHALL BE VISUALLY INSPECTED. TWENTY FIVE PERCENT OF ALL BOLTED CONNECTIONS SHALL BE TESTED.

WELDING:
WELDING SHALL BE DONE BY WELDERS WITH CURRENT CERTIFICATION USING ASTM E70 SERIES ELECTRODE FOR SHOP WELDING A36 STEEL, AND E70 SERIES LOW HYDROGEN ELECTRODES FOR ALL WELDING OF HIGH STRENGTH STEELS AND FOR FIELD WELDING.

WELDS SHOWN ON STRUCTURAL DRAWINGS ARE MINIMUM DESIGN REQUIREMENTS. THE FABRICATOR'S SHOP DRAWINGS SHALL REFLECT WELDS IN ACCORDANCE WITH AWS REQUIREMENTS.

ALL FULL PENETRATION GROOVE WELDS SHALL BE INSPECTED BY ULTRASONIC TESTING. TWENTY-FIVE PERCENT OF THE REMAINING WELDS SHALL BE INSPECTED AT RANDOM UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

UNLESS NOTED OTHERWISE ON THE DRAWINGS, GROOVE WELDS SHALL BE FULL PENETRATION.

PROVIDE FILLET WELDS AT CONTACT POINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS DETAILED OTHERWISE ON THE DRAWINGS.

COLD FORMED FRAMING:
LIGHT GAUGE STEEL FRAMING SYSTEMS, INCLUDING PRE-ENGINEERED TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRINCIPLES AND GOVERNING CODES. THE DESIGN SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. SHOP DRAWINGS SHALL BE SUBMITTED WHICH BEARS THE SIGNATURE, DATE, AND EMBOSSED SEAL OF THE ENGINEER. SHOP DRAWINGS SHALL CLEARLY INDICATE CONNECTIONS AND MATERIALS USED.

DESIGN OF LIGHT GAGE METAL FRAMING NOT SPECIFICALLY DETAILED ON DRAWINGS SHALL BE PERFORMED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA. DESIGN CALCULATIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CALCULATIONS SHALL BE SIGNED AND SEALED BY THE DESIGN ENGINEER.

LIGHT GAGE METAL FRAMING SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION SHOWING WALL SECTIONS COORDINATED WITH DRAWINGS SHOWING FRAMING, ACCESSORIES, ANCHORAGE AND CONNECTION DETAILS.

MATERIAL SPECIFICATIONS FOR LIGHT-GAGE STEEL:
16 GA. OR HEAVIER: ASTM A-653, Fy = 50 KSI MIN.
18 GA. OR LIGHTER: ASTM A-653, Fy = 33 KSI MIN.

GALVANIZING: MINIMUM G-60 COATING

CONNECTION MATERIAL GAGE SHALL MATCH STUD GAGE U.N.O. CLIP ANGLES SHALL BE 14 GA. MINIMUM.

BUILT-UP MEMBERS FASTEN TOGETHER WITH 1" LONG STITCH WELDS OR #12 SCREWS AT 12" o.c. MAXIMUM, EACH FLANGE, AND EACH TRACK.

PROVIDE MINIMUM BRIDGING AT 4' MAXIMUM VERTICAL SPACING IN WALLS.

STUDS SHALL BE INSTALLED TO SEAT SQUARELY (WITHIN 1/16") AGAINST THE WEB PORTION OF THE TOP AND BOTTOM TRACKS. TRACKS SHALL REST ON A CONTINUOUS, UNIFORM BEARING SURFACE.

TEMPORARY BRACING SHALL BE PROVIDED AND LEFT IN PLACE UNTIL WORK IS PERMANENTLY STABILIZED.

SPLICING OF MEMBERS SPANNING BETWEEN SUPPORTS SHALL NOT BE PERMITTED.

VERTICAL ALIGNMENT (PLUMBNESS) OF STUDS SHALL BE WITHIN 1/960TH (1/8" IN 10'-0") OF THE SPAN.

HORIZONTAL ALIGNMENT (LEVELNESS) OF WALLS SHALL BE WITHIN 1/960TH (1/8" IN 10'-0") OF THEIR RESPECTIVE LENGTHS.

SPACING OF STUDS SHALL NOT BE MORE THAN + 1/8" FROM THE DESIGNED SPACING PROVIDING THAT THE CUMULATIVE ERROR DOES NOT EXCEED THE REQUIREMENTS OF THE FINISHED MATERIALS.

PROVIDE DEEP TRACK ASSEMBLY AT TOPS OF ALL NON-LOAD BEARING STUD WALLS TO ALLOW FOR MOVEMENT OF STRUCTURE. ARCHITECT SHALL REVIEW IN PLACE METAL STUD CONSTRUCTION PRIOR TO THE INSTALLATION OF GYPSUM WALL BOARD OR SHEATHING.

ALL LIGHT GAUGE STEEL TRUSS MEMBERS SHALL BE 18-GA. MINIMUM UNLESS NOTED OTHERWISE.

WOOD:
WOOD: THE WOOD COMPONENTS SHALL BE IN ACCORDANCE WITH CHAPTER 23, WOOD, OF THE FBC 2020. AND STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTERS, POSTS, ETC.) SHALL BE NO. 2 SOUTHERN PINE CONFORMING TO THE LATEST EDITION OF NDS.

ALL WOOD TO WOOD CONNECTIONS SHALL EMPLOY METAL ANCHORS. NO TOE OR END NAILING SHALL BE PERMITTED, EXCEPT FOR TOP AND BOTTOM PLATES IN WALLS. (U.N.O. ON DRAWINGS.)

STUDS OR JOISTS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING UNLESS METAL OR WOOD SIDE PIECES ARE PROVIDED TO STRENGTHEN THE MEMBER.

NAIL MULTIPLE PLY BEAMS WITH TWO ROWS 16d NAILS AT 12" O.C. TOP AND BOTTOM. BOLT 3 AND 4 PLY MICROLAMS WITH 2 ROWS 1/2"Ø THRU-BOLTS AT 24" O.C. (STAGGERED AT 12" O.C.) SPLICES ARE NOT PERMITTED IN ANY PLY BETWEEN SUPPORTS.

TIMBER FASTENING SHALL BE PER THE 2020 FBC. "FASTENING SCHEDULE" UNLESS NOTED AS GREATER ON DRAWINGS. ALL WOOD BEAMS TO BEAR ON MULTIPLE STUDS, SAME NUMBER OF STUDS AS NUMBER OF BEAM, PILES (2) MINIMUM, UNLESS GREATER NUMBER NOTED ON PLANS. PROVIDE ADDITIONAL FULL HEIGHT STUDS DOWN TO FOUNDATION, WITH SOLID BLOCKING AT FLOORS.

MULTIPLE STUD POSTS WITH (2) OR MORE STUDS SHALL BE NAILED TOGETHER WITH EACH STUD NAILED TO THE ADJACENT STUD W/(2) ROWS 16d NAILS AT 12"o.c. STAGGERED AT 6"o.c.

ALL WALL DOUBLE TOP PLATES, SHALL BE LAPPED AT CORNERS AND INTERSECTIONS AND FASTENED PER 2020 FBC FASTENING SCHEDULE. ALL DOUBLE PLATE END JOINTS SHALL BE OFFSET AT LEAST 24". DOUBLE PLATES TO BE FASTENED TOGETHER PER FASTENING SCHEDULE. PROVIDE SIMILAR CONNECTIONS AT TRIPLE PLATES.

ALL NAILS SHALL BE COMMON NAILS U.N.O. ON DRAWINGS.

AT INTERIOR WALLS, PROVIDE (2) JACK STUDS AND (1) FULL HEIGHT STUDS EA. SIDE OF OPENINGS U.N.O.

ALL BEAM-TO-BEAM FLUSH CONNECTIONS SHALL BE MADE USING BEAM HANGERS.

SPLICES ARE NOT PERMITTED IN RAFTERS, BEAMS OR POSTS EXCEPT AT SUPPORTS.

ALL HEADERS FOR WOOD FRAMED WALLS ARE TO BE (2)2X10 #2 SOUTHERN PINE, U.N.O.

WHERE DIRECT APPLIED CEILING DOES NOT OCCUR, PROVIDE 1x4 CONTINUOUS BOTTOM FLANGE BRACING, WITH DIAGONAL KICKERS AT END SPACES, SPACED AS DIRECTED BY THE MANUFACTURER.

NAILS NOTED IN SECTIONS, PLANS AND DETAILS ARE COMMON WIRE NAILS UNLESS NOTED OTHERWISE. PNEUMATIC GUN NAILING IS ALLOWED WITH UNITS OF EQUIVALENT GAGE AND LENGTH AS COMMON WIRE NAIL OF SIZE NOTED.

SPAN DIRECTION OF PLYWOOD SHEETS TO BE PERPENDICULAR TO FRAMING SPAN.

THE GYPSUM BOARD PLASTER COMPONENTS SHALL BE IN ACCORDANCE WITH CHAPTER 25, GYPSUM BOARD AND PLASTER, OF THE FBC 2020.

STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTERS, ETC.) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES OF NO. 2 SOUTHERN PINE CONFORMING TO THE LATEST EDITION OF NDS, AS FOLLOWS:

SHEAR Fv = 175 psi.
BENDING 2X6 Fb = 1,000 psi.
BENDING 2X8 Fb = 925 psi.
BENDING 2X10 Fb = 800 psi.
BENDING 2X12 Fb = 750 psi.

MICROLAM OR PARALLAM TO HAVE Fb= 2,600 psi. MIN, E=1,900 ksi MIN.

WOOD IN CONTACT WITH CONCRETE OR MASONRY, EXPOSED TO EXTERIOR, AND AT OTHER LOCATIONS AS SHOWN ON STRUCTURAL DRAWINGS, SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE WITH AMERICAN WOOD - PRESERVERS' ASSOCIATION STANDARDS. MEMBER SIZES SHOWN ARE NOMINAL UNLESS NOTED OTHERWISE.

ENGINEERED WOOD TRUSS SYSTEMS SHALL BE DESIGNED BY SUPPLIER'S SPECIALTY ENGINEER (TRUSS SYSTEM ENGINEER) TO CONFIGURATION AND LOAD CARRYING CAPACITY SHOWN ON DRAWINGS AND SPECIFICATIONS. ALTERNATE TRUSS LAYOUTS ARE ACCEPTABLE ONLY AS A CHANGE ORDER WHICH WILL INCLUDE ENGINEERING CHARGES FOR REDESIGN OF THE STRUCTURE BY THE ENGINEER OF RECORD. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW AND SPECIFY CONNECTOR TYPES UTILIZED WITHIN TRUSSES, AS WELL AS CONNECTORS UTILIZED IN OTHER CONNECTIONS AND ATTACHMENTS BETWEEN TRUSSES OR COMPONENTS SUPPLIED AS PART OF THE ENGINEERED TRUSS SYSTEM. AN ERECTION DRAWING SHALL BE INCLUDED, IDENTIFYING TRUSS SYSTEM COMPONENTS, AS WELL AS PERMANENT BRACING (BY TRUSS ENGINEER) REQUIRED FOR TRUSS DESIGN. SUPPLIER SHALL NOT USE GYPSUM BOARD AS A PERMANENT, TRUSS BRACING ELEMENT. MAXIMUM TOTAL DEFLECTION SHALL NOT EXCEED L/360.

ENGINEERED SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER AS THE SPECIALTY ENGINEER. THE FOLLOWING LOAD DURATION FACTORS SHALL BE USED:

DEAD LOAD 0.90
DEAD LOAD + FLOOR LIVE LOAD 1.00
DEAD LOAD + ROOF LIVE LOAD 1.25
DEAD LOAD + WIND LOAD 1.6

PLYWOOD FLOOR, WALL AND ROOF SHEATHING ARE DESIGNED AS DIAPHRAGMS AND SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 23 OF THE 2020 FLORIDA BUILDING CODE. UNLESS SHOWN OTHERWISE, SPAN RATED PANELS SHALL BE FASTENED TO NOMINAL 2X SOUTHERN PINE FRAMING SPACED UP TO 24" O/C. IN ACCORDANCE WITH THE FOLLOWING:

PANELS UP TO 5/8" THICK: 10d NAILS AT 6" O/C. EDGE, 12" O/C. ELSEWHERE.
PANELS UP TO 3/4" THICK: 12d NAILS AT 6" O/C. EDGE, 12" O/C. ELSEWHERE.

WOOD FRAMING CONNECTORS:
ALL CONNECTORS SHALL BE GALVANIZED [Z-MAX COATED] (AS AVAILABLE). CONNECTOR MODEL NUMBERS SHOWN ARE Strong tie CONNECTORS AS MANUFACTURED BY SIMPSON Strong Tie Co., 1450 DOOLITTLE DR., P.O. BOX 1568, SAN LEANDRO, CA 94577. SUBSTITUTIONS ARE ACCEPTABLE WITH THE APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD. UNLESS SHOWN OTHERWISE, INSTALL SIZE AND NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG.

SHEAR STUD CONNECTORS:
SHEAR STUD CONNECTORS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AWS D1.1 "STRUCTURAL WELDING CODE", SECTION 6 - STUD WELDING. WHERE STUDS ARE PART OF A COMPOSITE FLOOR SYSTEM, STUD WELDING SHALL BE BY AUTOMATIC WELDING EQUIPTMENT ONLY. HAND WELDING OF STUDS IS NOT ALLOWED. STUDS SHALL BE TYPE 'B', HEADED STUDS HAVING A MINIMUM TENSILE STRENGTH OF 60.000 psi., AND SHALL BE OF LENGTH AND DIAMETER SHOWN ON STRUCTURAL DRAWINGS.

POST-INSTALLED ANCHORS:
POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER-OF-RECORD PRIOR TO 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 IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE STRUCTURAL ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN FLORIDA. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT OR BETTER PERFORMANCE VALUES OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE. USE THE ANCHORS SPECIFIED ON THE PLANS & SECTIONS, U.N.O.

CONCRETE ANCHORS:
MECHANICAL ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. PRE-APPRIVED MECHANICAL ANCHORS INCLUDE:

1. SIMPSON STRONG-TIE 'STRONG-BOLT' (ICC-ES ESR-1771)
2. SIMPSON STRONG-TIE 'TITEN-HD' (ICC-ES ESR-2713)

MASONRY ANCHORS:
ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY.

MECHANICAL AND CONCRETE SCREW ANCHORS FOR USE IN SOLID-GROUTED CONCRETE MASONRY SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106, RESPECTIVELY. PRE-APPROVED MECHANICAL AND CONCRETE SCREW ANCHORS INCLUDE:

SIMPSON STRONG-TIE 'WEDGE-ALL; (ICC-ES ESR-1396)
SIMPSON STRONG-TIE 'TITEN-HD' (ICC-ES ESR-1056)

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:

SIMPSON STRONG-TIE 'SET' (ICC-ES ESR-1772)
SIMPSON STRONG-TIE 'ACRYLIC-TIE' (ICC-ES ESR-1056)
HILTI HIT HY-70 (ICC-ES ER-5193)

ANCHORAGE TO HOLLOW CONCRETE MASONRY/UNREINFORCED CLAY BRICK MASONRY

SCREW ANCHORS FOR USE IN HOLLOW CONCRETE MASONRY SHALL HAVE BEEN TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC106. PRE-APPROVED SCREW ANCHORS INCLUDE:

SIMPSON STRONG-TIE 'TITEN-HD' (ICC-ES ESR-1056)

ADHESIVE ANCHORS WITH SCREEN TUBES FOR USE IN HOLLOW CONCRETE MASONRY/UNREINFORCED CLAY BRICK MASONRY 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:

SIMPSON STRONG-TIE 'SET' (ICC-ES ESR-1772)
SIMPSON STRONG-TIE 'ACRYLIC-TIE' (ICC-ES ER-5791)
SIMPSON STRONG-TIE 'E' (ICC-ES ER-4945)

POWER-ACTUATED FASTENERS (PAF) SHALL BE BY SIMPSON STRONG-TIE (ICC-ES ESR-2138) OR ENGINEER-APPROVED EQUAL.

GAS-ACTUATED FASTENERS (GAF) SHALL BE BY SIMPSON STRONG-TIE (ICC-ES ESR-2811) OR ENGINEER-APPROVED EQUAL.

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

This item has been electronically signed and sealed by Karl F. Hees, P.E. on 11/22/22 using a Digital Signature. Printed copies of this documnet are not considered signed and sealed and the signature must be verified on any electronic copies.

Service Disabled Veteran Owned Small Business
SDVOSB
cVE

22HA093

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NOTE:
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TO THE BEST OF THE ENGINEER-OF-RECORD'S KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE DOCUMENTS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

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ISAACSON RESIDENCE
3561 BAYOU CIRCLE,
LONGBOAT KEY, FL 34228

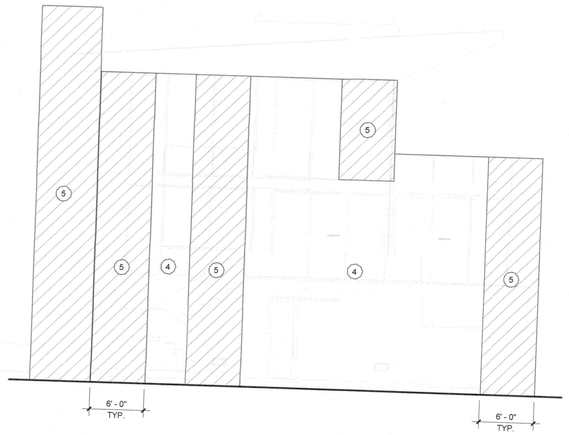
Revision Schedule

No.	Date	Description
1	11/23/2022	BUILDING DEPT COMMENTS

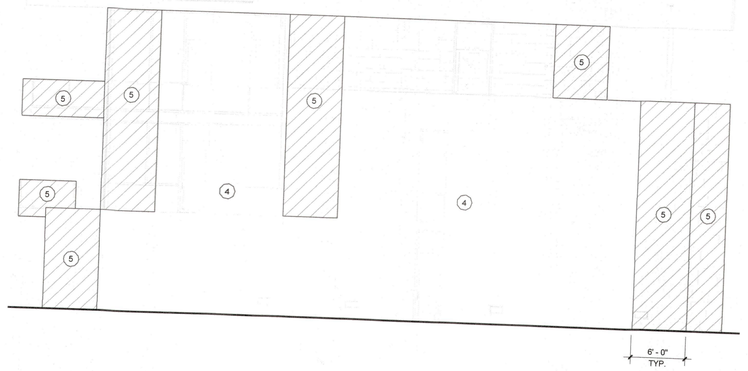
KARL F. HEES
LICENSE
No 59795
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE	10.19.2022
SCALE	
DRAWN	DEM
PHASE	PERMIT
SHEET NO.	S1.0

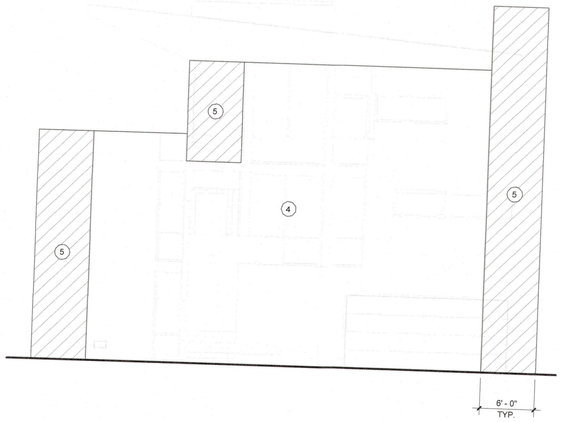
GENERAL NOTES & INFORMATION



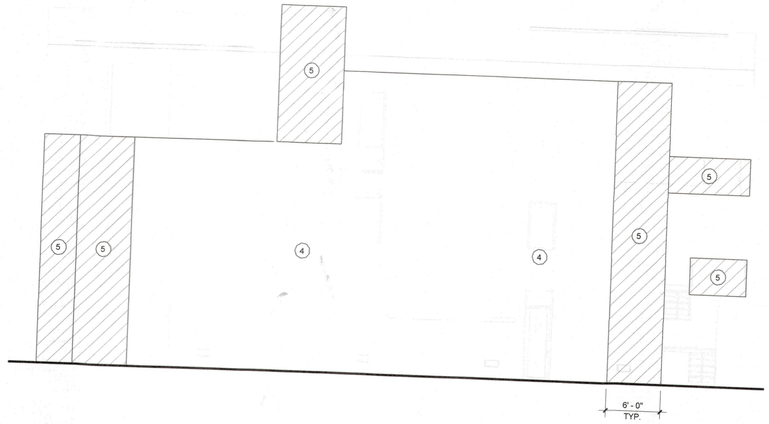
NORTH ELEVATION
1/8" = 1'-0"



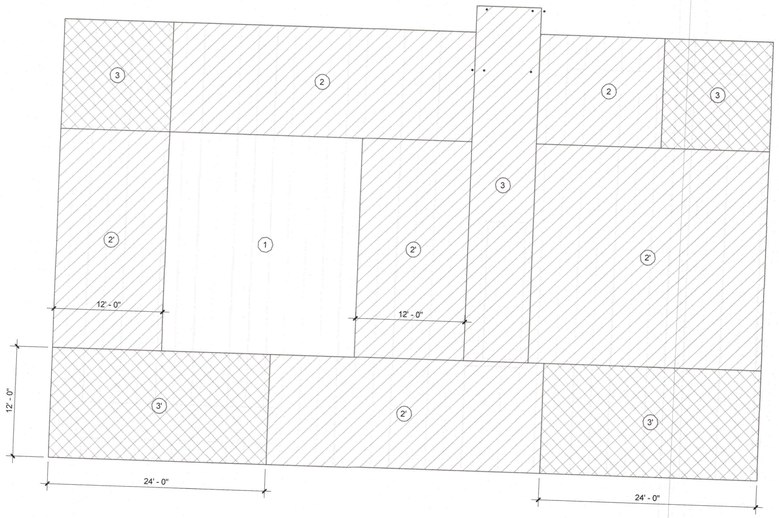
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"

WIND: 2020 FLORIDA BUILDING CODE: SECTION 1609,
Vult= 150 MPH, Vasd =116 MPH, EXPOSURE: D, RISK CATEGORY II

1

COMPONENT AND CLADDING WIND PRESSURES (ALLOWABLE)

	COMPONANT LOCATION (ZONES)	POSITIVE PRESSURE (psf)				NEGATIVE PRESSURE (psf)			
		Ae= 10SF	Ae= 20SF	Ae= 50SF	Ae= 100SF	Ae= 10SF	Ae= 20SF	Ae= 50SF	Ae= 100SF
ROOFS	ELSEWHERE - ZONE 1	17.3	16.2	14.7	13.7	-46.0	-46.0	-46.0	-46.0
	WITHIN 6ft. FROM LOW EAVE-ZONE 2	17.3	16.2	14.7	13.7	-53.2	-52.1	-50.7	-49.6
	WITHIN 6ft. FROM HIGH EAVE-ZONE 2'	17.3	16.2	14.7	13.7	-64.0	-62.9	-61.5	-60.4
	WITHIN 12ft. FROM LOW EAVE CORNERS-ZONE 3	17.3	16.2	14.7	13.7	-71.2	-71.2	-56.1	-49.6
	WITHIN 12ft. FROM HIGH EAVE CORNERS-ZONE 3'	17.3	16.2	14.7	13.7	-100.0	-89.1	-74.8	-64.0
WALLS	ELSEWHERE - ZONE 4	38.8	37.1	34.8	33.1	-42.1	-40.4	-38.1	-36.4
	WITHIN 6ft. FROM CORNERS-ZONE 5	38.8	37.1	34.8	33.1	-51.8	-48.3	-43.8	-40.3

NOTE: 1) Ae: EFFECTIVE AREA
2) PRESSURES ARE BASED ON WIND SPEED AND RISK CATEGORY NOTED ABOVE.
3) PRESSURES ARE FOR "ENCLOSED" CONDITION WITH INTERNAL PRESSURE COEFFICIENT OF ±0.18
4) PRESSURES CALCULATED WITH Kd=1.00

ABBREVIATIONS

A.B.	ANCHOR BOLT	K	KIPS (1000#)
A.F.F.	ABOVE FINISHED FLOOR	KSI	KIPS PER SQUARE INCH
AL.	ALUMINUM	KFS	KIPS PER SQUARE FOOT
ALT.	ALTERNATE	#	POUND
&	AND	LLH	LONG LEG HORIZONTAL
APPROX.	APPROXIMATE	LLV	LONG LEG VERTICAL
APPVD.	APPROVED	MAX.	MAXIMUM
@	AT	MEZZ.	MEZZANINE
AVG.	AVERAGE	MFR.	MANUFACTURER
BLDG.	BUILDING	MIN.	MINIMUM
BOTT.	BOTTOM	MISC.	MISCELLANEOUS
C.L.	CENTERLINE	NS	NEAR SIDE
CL. OR CLR.	CLEAR OR CLEARANCE	N.T.S.	NOT TO SCALE
CONN.	CONNECTION	#	NUMBER OR REBAR SIZE
CMU	CONCRETE MASONRY UNIT	O.H.	OPPOSITE HAND
CONST.	CONSTRUCTION	O.C.	ON CENTER
CONT.	CONTINUOUS	P.A.F.	POWDER ACTUATED FASTENER
C.J.	CONSTRUCTION OR CONTROL JOINT	PLF	POUNDS PER LINEAR FOOT
CONC.	CONCRETE	PCF	POUNDS PER CUBIC FOOT
COL.	COLUMN	PCI	POUNDS PER CUBIC INCH
CTR.	CENTER	PSF	POUNDS PER SQUARE FOOT
DIAG.	DIAGONAL	PSI	POUNDS PER SQUARE INCH
Ø OR DIAM.	DIAMETER	P.T.	POST TENSIONED
DIM.	DIMENSION	PROJ.	PROJECTION
DWG	DRAWING	REV.	REVISION
DBA	DEFORMED BAR ANCHOR	REF.	REFERENCE
EA.	EACH	REINF.	REINFORCING
E.E.	EACH END	REQ'D	REQUIRED
E.F.	EACH FACE	SIM.	SIMILAR
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE
E.S.	EACH SIDE	SLH	SHORT LEG HORIZONTAL
E.W.	EACH WAY	SLV	SHORT LEG VERTICAL
ELAV.	ELEVATION	SPEC.	SPECIFICATION
ELEC.	ELECTRICAL	SQ.	SQUARE
EMBED.	EMBEDMENT	SF	SQUARE FEET
= OR EQ.	EQUAL	S.S.	STAINLESS STEEL
EQUIP.	EQUIPMENT	STD.	STANDARD
EXIST.	EXISTING	STIFF.	STIFFENER
EXP.	EXPANSION	STL.	STEEL
EXT.	EXTENDED	STRUCT.	STRUCTURAL
F.F.	FINISHED FLOOR	SYM.	SYMMETRICAL
FLR.	FLOOR	T.E.	THICKENED EDGE
FT.	FEET OR FOOT	THD.	THREAD
F.S.	FAR SIDE	THK.	THICK
FTG.	FOOTING	TRD.	TREAD
FOUND.	FOUNDATION	T/WALL	TOP OF WALL
Fy OR fy	YIELD STRENGTH	TEMP.	TEMPORARY
f'c	28 DAY COMPRESSIVE STRENGTH	THRU	THROUGH
GA.	GAUGE OR GAGE	T.O.S.	TOP OF STEEL
GALV.	GALVANIZED	TYP.	TYPICAL
GEN.	GENERAL	U.N.O.	UNLESS NOTED OTHERWISE
HGT.	HEIGHT	W.C.J.	WALL CONTROL JOINT
HORIZ.	HORIZONTAL	WT.	WEIGHT
IN.	INCH OR INCHES	W/	WITH
I.J.	ISOLATION JOINT	W/O	WITHOUT
		WWF	WELDED WIRE FABRIC

LEGEND

ITEM	SYMBOL
CONCRETE	
GROUT	
EARTH	
CONCRETE BLOCK (CMU)	
SECTION INDICATOR	1 / S2
DETAIL INDICATOR	B / S2
COLUMN TYPE FOOTING TYPE TOP OF FOOTING ELEVATION	C1 F2.0A -2'-0"
SPOT ELEVATION TOP OF CONCRETE	+0'-0"
STEP IN FTG. OR GRADE BM. TO CLG. PLUMB.	8"
CENTERLINE BEAM SPLICE AND PLATE	&
CENTERLINE	℄
NUMBER (PRECEDING) PLUS OR TENSION	℄ #, NO.
MINUS OR COMPRESSION	+
POUNDS (FOLLOWING)	−
STEP IN STRUCTURE OR DEPRESSED SLAB	#
TOP OF STEEL ELEVATION	T/S EL. +20'-8" OR (+20'-0")

This item has been electronically signed and sealed by Karl F. Hees, P.E. on 11/22/22 using a Digital Signature. Printed copies of this documnet are not considered signed and sealed and the signature must be verified on any electronic copies.

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TOWN OF LONGBOAT KEY
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ISAACSON RESIDENCE

3561 BAYOU CIRCLE,
LONGBOAT KEY, FL 34228

Revision Schedule

No.	Date	Description
1	11/23/2022	BUILDING DEPT COMMENTS

SDVOSB Service Disabled Veteran Owned Small Business
CVE
22HA093

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KARL F. HEES LICENSE No 59795 STATE OF FLORIDA PROFESSIONAL ENGINEER

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NOTE:

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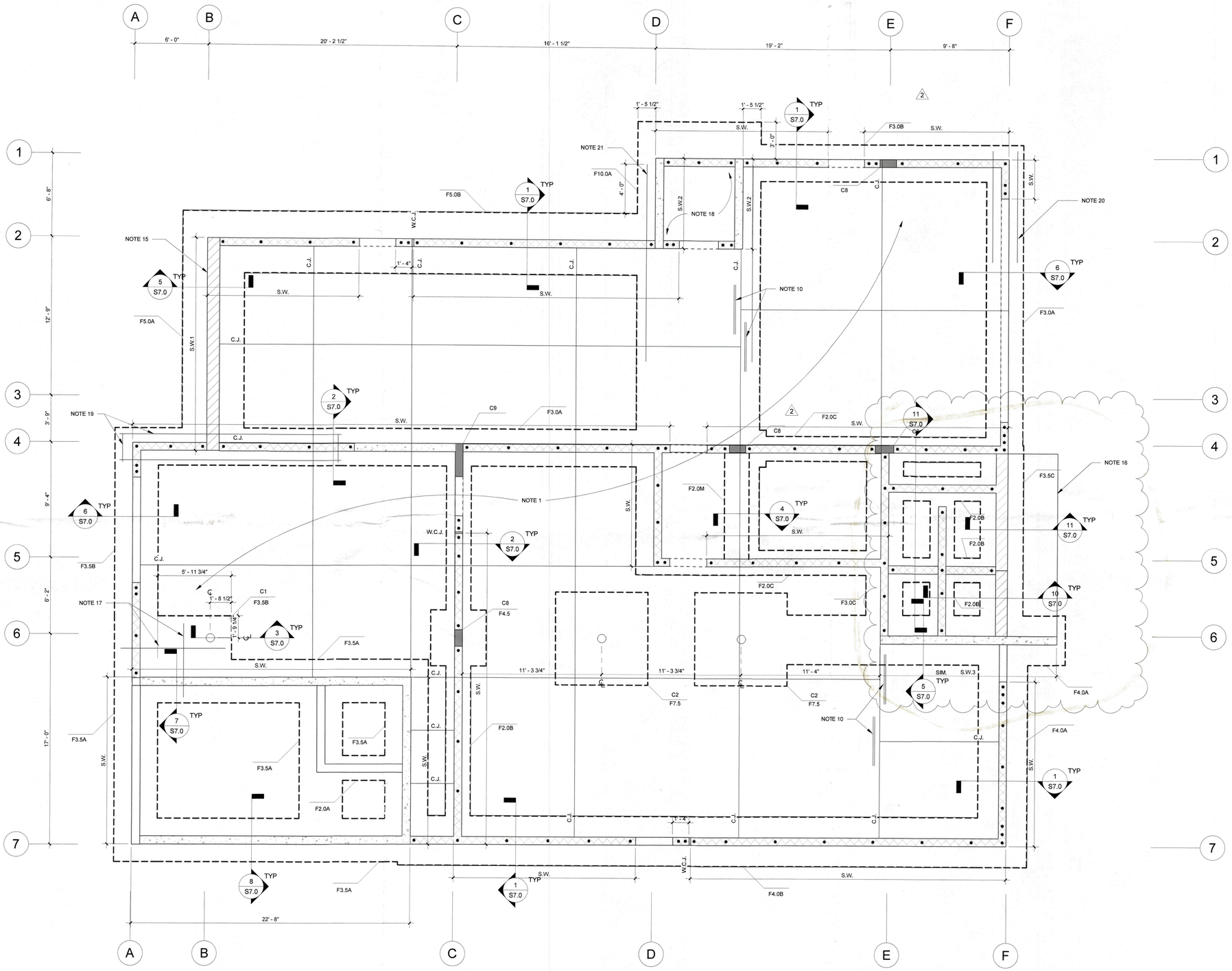
TO THE BEST OF THE ENGINEER-OF-RECORD'S KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE DOCUMENTS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

DATE	10.19.2022
SCALE	1/8" = 1'-0"
DRAWN	DEM
PHASE	PERMIT
SHEET NO.	S1.1

WIND LOAD DATA



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

FOUNDATION PLAN NOTES:

1. 4" CONCRETE SLAB W/ 6x6 W1.4xW1.4 W.W.F. ON 15MIL. VAPOR BARRIER ON PREPARED SUBGRADE. TOP OF SLAB = 5'-9"
2. VERIFY DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER. FOR ADDITIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
3. FOR DIMENSIONS NOT SHOWN, SEE OTHER STRUCTURAL DRAWINGS AND VERIFY WITH ARCHITECTURAL DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER.
4. SEE ARCHITECTURAL DRAWINGS FOR SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLABS.
5. TOP OF FOOTINGS TO BE AT -1'-4" BELOW GRADE, U.N.O.
6. ELEVATIONS SHOWN REFERENCE SLAB-ON-GRADE, EL. 5'-9"
7. CENTERLINES OF COLUMNS, WALLS, AND BEAMS SHALL COINCIDE WITH FOUNDATION CENTERLINES, U.N.O.
8. KEY ALL INTERSECTING WALLS TOGETHER.
9. ALL REINFORCEMENTS TO BE CONTINUOUS THROUGH PAD FOOTING.
10. (2) #4 x 4'-0" @ 1" O.C. RE-ENTRANT BARS CENTERED IN SLAB.
11. W.C.J. TO BE DISCONTINUOUS @ SILLS, LINTELS & TIE BEAMS.
12. SEE SHEET S6.1 FOR FOOTING AND COLUMN SCHEDULES.
13. NOTIFY E.O.R. IF FOOTINGS MUST BE STEPPED TO AVOID PIPE, CONDUIT, ETC.
14. FOR GENERAL NOTES & TYPICAL DETAILS SEE SHEETS S1.0, S1.1, S6.0, S6.1.
15. CONTINUE END WALL REINF. FROM SECOND FLOOR SHEAR WALL TO FOOTING.
16. CONCRETE STAIRS. SEE DETAILS 10 & 11 S7.0.
17. FOOTING REINFORCEMENT TO BE CONTINUOUS INTO INTERSECTING FOOTING.
18. 4" CONCRETE SLAB W/ 6x6 W1.4xW1.4 W.W.F. TOP OF SLAB = 4'-6"
19. (8) #6 x 18'-0" LG. LONG. TOP BARS W/ #6 TRANSVERSE TOP BARS @ 12" O.C.
20. ADDITIONAL (2) #6 BOTT. x 9'-0" LG. LONG. BARS ALONG W/ REINF. FROM FOOTING SCHEDULE.
21. ADDITIONAL (10) #7 BOTT. x 16'-0" LG. LONG. BARS ALONG W/ REINF. FROM FOOTING SCHEDULE.

T.E.8 =8" WIDE THICKENED EDGE PER "TYPICAL THICKENED EDGE" DETAIL ON SHEET S6.1
S.W. = MASONRY SHEARWALL

7 5/8" CMU W/ (1) #7 IN EACH OF 1ST CELL [(1) #7 TOTAL] GROUTED SOLID AT ENDS OF WALLS, CORNERS, TEES, E.E. OF WALL CONTROL JOINTS & E.S. OF OPENINGS. REINF. CELL SHALL BE FULL HEIGHT OF WALL. IN ADDITION ADD #7 IN GROUTED CELLS @ 48" O.C. MAX BETWEEN, TYP. U.N.O. TYP. ABOVE AND BELOW ALL OPENINGS AS WELL.

7 5/8" CONCRETE WALL W/ (1) LAYERS OF #6 @ 18" O.C. VERT. & (1) LAYERS OF #5 @ 16" O.C HORIZ. CENTERED IN THE WALL.

12" CONCRETE WALL W/ (2) LAYERS OF #5 @ 18" O.C. VERT. & W/ (2)LAYERS OF #5 @ 18" O.C. HORIZ.

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ISAACSON RESIDENCE

3561 BAYOU CIRCLE,
LONGBOAT KEY, FL 34228

Revision Schedule

No.	Date	Description
2	12/15/2022	BUILDING HEIGHT REVISION
5	11/15/2023	OWNER CHANGE

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B&P JOB NUMBER 22HA099

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

NOTE:

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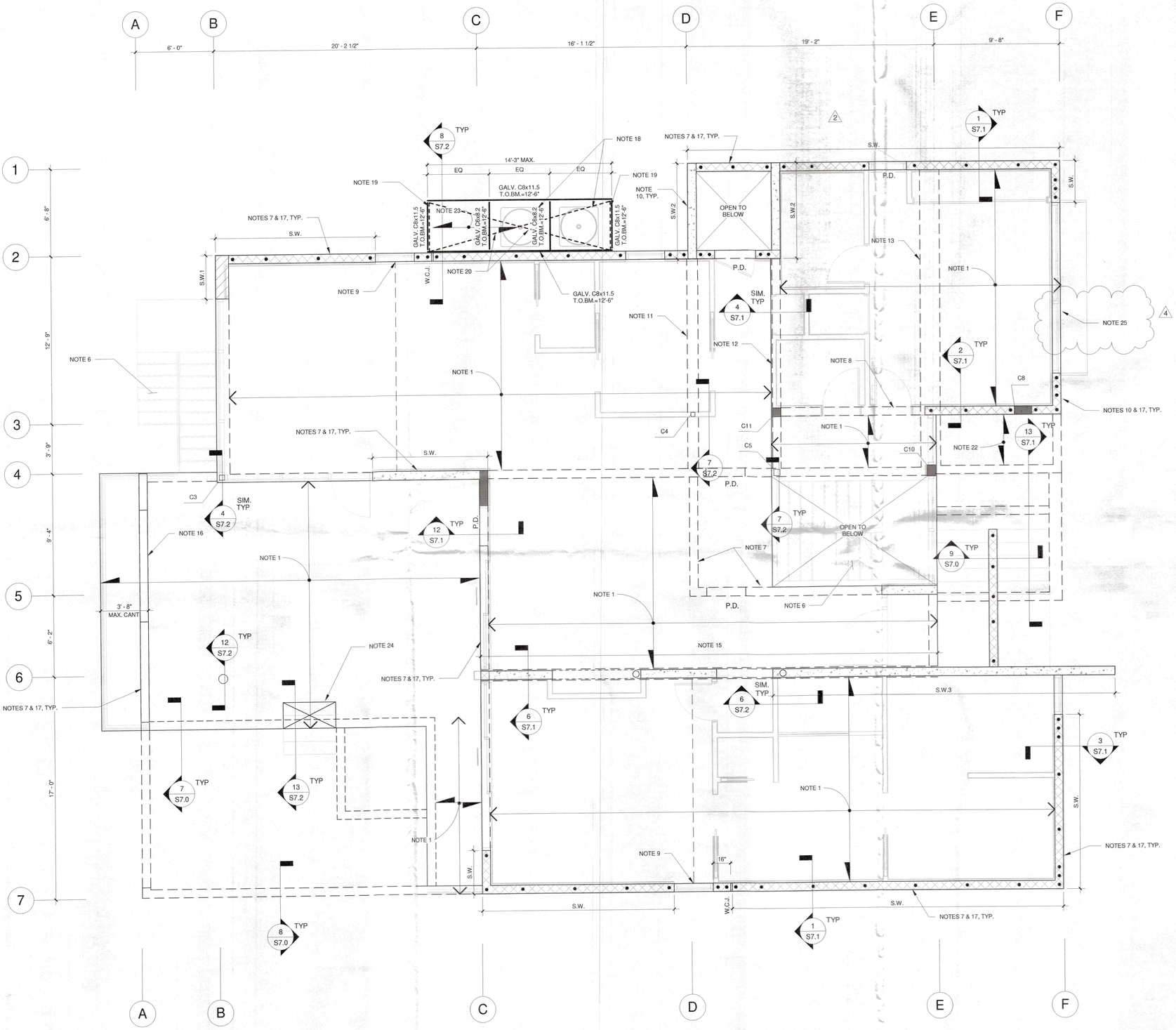
TO THE BEST OF THE ENGINEER-OF-RECORD'S KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE DOCUMENTS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

DATE	10.19.2022
SCALE	1/4" = 1'-0"
DRAWN	DEM
PHASE	PERMIT
SHEET NO.	S2.0
	FOUNDATION PLAN



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

SECOND FLOOR FRAMING PLAN NOTES:

1. ◄ ► INDICATES DIRECTION OF SPAN OF 8" HOLLOW CORE W/ 2" MIN. OF CONCRETE TOPPING (3" MAX. AT BEARING POINTS DUE TO CAMBER), REINFORCED W/ (1) LAYER OF 6x6 W1.4xW1.4 W.W.F. AT MID DEPTH OF SLAB IN SHEETS, NOT ROLLS. TOP OF TOPPING = 15'-1".
2. VERIFY DIMENSIONS & ELEVATIONS W/ ARCH'L DRAWINGS BEFORE COMMENCING CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER. FOR ANY ADDITIONAL INFORMATION SEE ARCH'L DRAWINGS.
3. FOR DIMENSIONS NOT SHOWN, SEE OTHER STRUCTURAL DRAWINGS AND VERIFY WITH ARCHITECTURAL DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER.
4. SEE ARCHITECTURAL DRAWINGS FOR SLAB OPENINGS, SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLABS & ROOF.
5. CENTERLINES OF COLUMNS, WALLS, AND BEAMS SHALL COINCIDE WITH FOUNDATION CENTERLINES, U.N.O.
6. STAIRS & LANDING W/ CONNECTION TO STRUCTURE BY STAIR DESIGNER.
7. 7 5/8"x15" CONC. BEAM W/ (2) #5 TOP & BOTT. W/ #3 STIRRUPS @ 12" O.C. (6" O.C. MAX. ABOVE OPENINGS). T.O.B. = 14'-2".
8. 7 5/8"x18" CONC. BEAM W/ (2) #6 TOP & BOTT. W/ #3 STIRRUPS @ 7" O.C. T.O.B. = 14'-2".
9. HOLLOW CORE MANUFACTURER TO PROVIDE JOINT IN HOLLOW CORE PLANKS @ CENTER OF WINDOW.
10. 7 5/8"x23" CONC. BEAM W/ (2) #7 TOP & MID & (4) #7 BOTT. [(2) ROWS OF (2) BARS W/ 1 1/2" CLR. BETWEEN ROWS] W/ #4 STIRRUPS @ 10" O.C. T.O.B. = 14'-2".
11. 7 5/8"x16" CONC. BEAM W/ (2) #7 TOP & BOTT. W/ #3 STIRRUPS @ 6" O.C. T.O.B. = 14'-2".
12. 7 5/8"x18" CONC. BEAM W/ (2) #7 TOP & (4) #7 BOTT. [(2) ROWS OF (2) BARS W/ 1 1/2" CLR. BETWEEN ROWS] W/ #3 STIRRUPS @ 7" O.C. T.O.B. = 14'-2".
13. 18"x18" CONC. BEAM W/ (5) #7 TOP & (10) #7 BOTT. [(2) ROWS OF (5) BARS W/ 1 1/2" CLR. BETWEEN ROWS] W/ #3 STIRRUPS @ 4" O.C. T.O.B. = 14'-2".
14. FOR ADDITIONAL NOTES AND TYPICAL DETAILS SEE S1.00, S1.01, S6.00 & S6.10.
15. 10"x18" CONC. BEAM W/ (6) #6 TOP & BOTT. [(2) ROWS OF (3) BARS W/ 1 1/2" CLR. BETWEEN ROWS] W/ #4 STIRRUPS @ 3" O.C. WITHIN 2'-6" OF SUPPORT & 5" O.C. IN BETWEEN. T.O.B. = 14'-2".
16. 7 5/8"x11" CONC. BEAM W/ (2) #7 TOP & BOTT. W/ #3 STIRRUPS @ 4" O.C. T.O.B. = 14'-2".
17. 7 5/8"x8" KNOCK-OUT COURSE W/ (2) #5 BOTT. CONT. GROUT FILLED SOLID. T.O.B. = 12'-0" TYP. @ ALL EXTERIOR CMU WALLS.
18. 250lb (MAX.) AIR HANDLER UNIT, CONN. TO PLATFORM BY AIR HANDLER MANUFACTURER.
19. GALVANIZED L4x4x1/4" ANGLE BRACE
20. 1/4"x4x PLATE BRACE ATTACH AT EACH END W/ A 3/16" FILLET WELD.
21. 7 5/8"x22" CONC. BEAM W/ (2) #5 TOP & BOTT. W/ #3 STIRRUPS @ 9" O.C. T.O.B. = 14'-2".
22. 6" CONCRETE SLAB REINFORCED W/ #5 @ 12" O.C. EACH WAY CENTERED IN THE SLAB. TOP OF SLAB = 14'-9".
23. GALVANIZED METAL GRATING, SEE ARCHITECTURAL.
24. OPENING IN HOLLOW CORE PLANK SEE "TYPICAL HOLLOW CORE OPENING DETAIL" ON SHEET S6.1.
25. 14"x18" CONC. BEAM W/ (4) #7 TOP & (8)#7 BOTT. [(2) ROWS OF (4) BARS W/ 1 1/2" CLR. BETWEEN ROWS] W/ #3 STIRRUPS @ 3.5" O.C. T.O.B. = 14'-2".

P.D. = POUR DOWN, SEE "M.O. FRAMING DETAIL" ON SHEET S6.0

S.W. = MASONRY SHEAR WALL

7 5/8" CMU W/ (1) #5 IN EACH OF 1ST CELL [(1) #5 TOTAL] GROUTED SOLID AT ENDS OF WALLS, CORNERS, TEES, E.E. OF WALL CONTROL JOINTS & E.S. OF OPENINGS. REINF. CELL SHALL BE FULL HEIGHT OF WALL. IN ADDITION ADD #7 IN GROUTED CELLS @ 48" O.C. MAX BETWEEN, TYP. U.N.O. TYP. ABOVE AND BELOW ALL OPENINGS AS WELL.

7 5/8" CONCRETE WALL W/ (1) LAYERS OF #5 @ 18" O.C. VERT. & (1) LAYERS OF #5 @ 16" O.C HORIZ. CENTERED IN THE WALL.

12" CONCRETE WALL W/ (2) LAYERS OF #5 @ 18" O.C. VERT. & W/ (2)LAYERS OF #5 @ 18" O.C. HORIZ.

PERMIT NO.: PB22-1103
APPROVED
REVISED PLAN
BY: DATE: 10.17.23

RECEIVED
OCT 12 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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LONGBOAT KEY, FL 34228

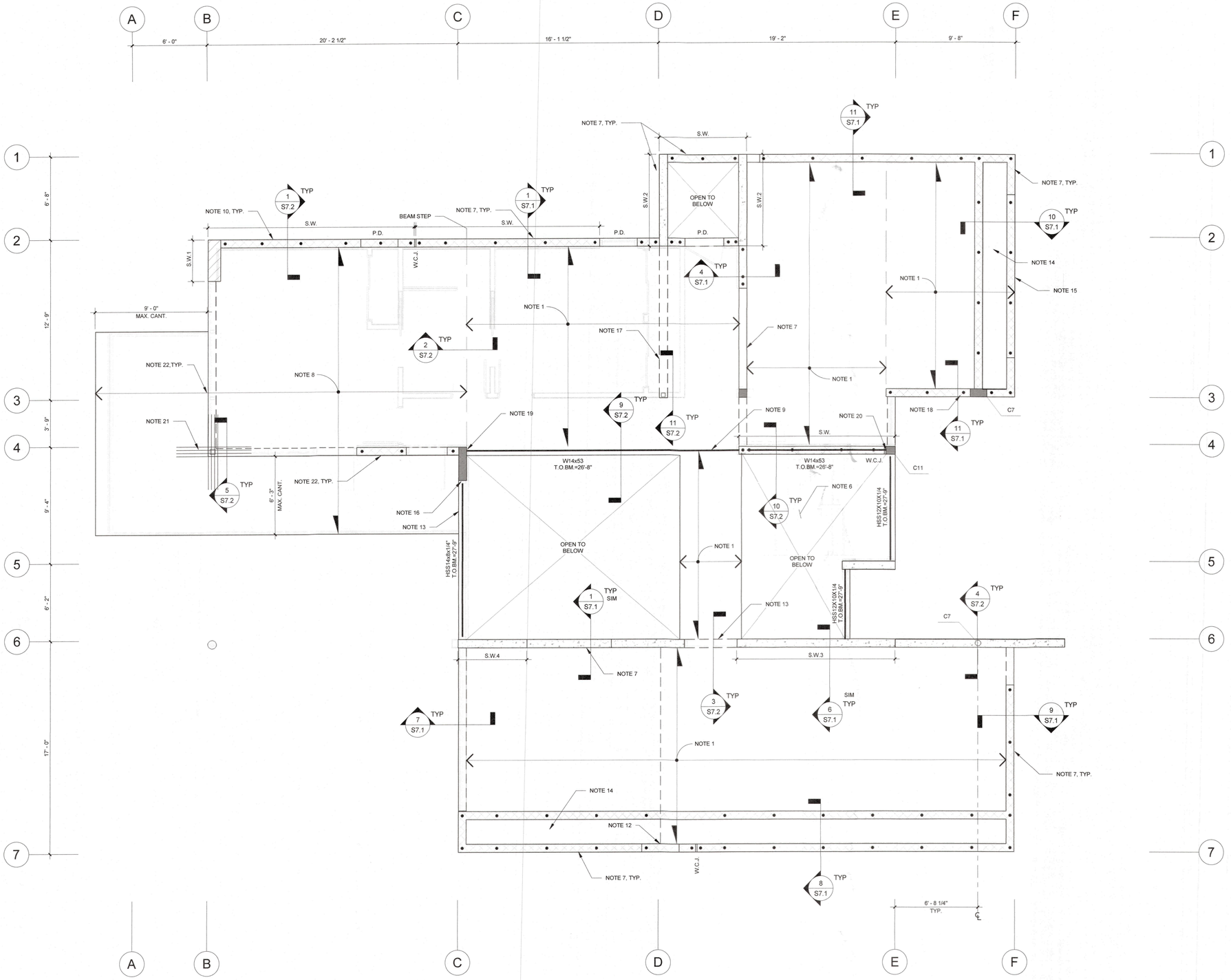
Revision Schedule

No.	Description	Date
2	BUILDING HEIGHT REVISION	12/15/2022
4	STRUCTURAL REVISION	10/11/2023

KARL F. HEES LICENSE No 59795 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE	10.19.2022
SCALE	1/4" = 1'-0"
DRAWN	DEM
PHASE	PERMIT
SHEET NO.	S3.0

SECOND FLOOR FRAMING PLAN



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

THIRD FLOOR FRAMING PLAN NOTES:

1. ◄——► INDICATES DIRECTION OF SPAN OF 8" HOLLOW CORE W/ 2" MIN. OF CONCRETE TOPPING (3" MAX. AT BEARING POINTS DUE TO CAMBER). REINFORCED W/ (1) LAYER OF 6x6 W1.4xW1.4 W.W.F. AT MID DEPTH OF SLAB IN SHEETS, NOT ROLLS. TOP OF TOPPING = 27'-7".
2. VERIFY DIMENSIONS & ELEVATIONS W/ ARCH'L DRAWINGS BEFORE COMMENCING CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER. FOR ANY ADDITIONAL INFORMATION SEE ARCH'L DRAWINGS.
3. FOR DIMENSIONS NOT SHOWN, SEE OTHER STRUCTURAL DRAWINGS AND VERIFY WITH ARCHITECTURAL DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER.
4. SEE ARCHITECTURAL DRAWINGS FOR SLAB OPENINGS, SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLABS & ROOF.
5. CENTERLINES OF COLUMNS, WALLS, AND BEAMS SHALL COINCIDE WITH FOUNDATION CENTERLINES, U.N.O.
6. STAIRS & LANDING W/ CONNECTION TO STRUCTURE BY STAIR DESIGNER.
7. 7 5/8"x15" CONC. BEAM W/ (2) #5 TOP & BOTT. W/ #3 STIRRUPS @ 12" O.C. (6" O.C. MAX. ABOVE OPENINGS). T.O.B. = 26'-8".
8. 12" CONCRETE SLAB REINFORCED W/ #5 @ 12" O.C. EACH WAY TOP & BOTT. TOP OF SLAB = 27'-7".
9. CENTER SHEAR STUDS ON STEEL BEAM WHERE HOLLOW PLANKS BEAR ON BOTH SIDES OF THE BEAM.
10. 7 5/8"x14" CONC. BEAM W/ (2) #5 TOP & BOTT. W/ #3 STIRRUPS @ 12" O.C. T.O.B. = 26'-7".
11. FOR ADDITIONAL NOTES AND TYPICAL DETAILS SEE S1.00, S1.01, S6.00 & S6.10.
12. HOLLOW CORE MANUFACTURER TO PROVIDE JOINT IN HOLLOW CORE PLANKS @ CENTER OF WINDOW.
13. 3/4" EXPANSION JOINT.
14. DESIGN HOLLOW CORE PLANKS FOR AN ADDITIONAL 400 PSF EARTH LOAD @ PLANTER.
15. 7 5/8"x17" CONC. BEAM W/ (2) #6 TOP & BOTT. W/ #3 STIRRUPS @ 6" O.C. T.O.B. = 26'-8".
16. SEE SIM. "HSS BEAM TO CONC. WALL" DETAIL ON S6.1.
17. 7 5/8"x13" CONC. BEAM W/ (2) #5 TOP & BOTT. W/ #3 STIRRUPS @ 5" O.C. T.O.B. = 26'-8". CONCRETE BEAM MUST EXTEND 3" INTO CONCRETE WALL.
18. 7 5/8"x24" CONC. BEAM W/ (2) #5 TOP & (4) #5 BOTT. [(2) ROWS OF (2) BARS W/ 1 1/2" CLR. BETWEEN ROWS] W/ #3 STIRRUPS @ 7" O.C. T.O.B. = 26'-8".
19. USE EMBED PLATE TWO ON SHEET S6.1 AND SEE "STEEL BEAM TO CONC." DETAIL ON SHEET S6.1 FOR THE BEAM TO EMBED PLATE CONNECTION.
20. USE EMBED PLATE THREE ON SHEET S6.1 AND SEE "STEEL BEAM TO CONC." DETAIL ON SHEET S6.1 FOR THE BEAM TO EMBED PLATE CONNECTION.
21. (4) #5 x 6'-0" LG. CENTERED IN SLAB EA. WAY @ 3" O.C. MAX. BETWEEN TYP. REINF.
22. 7 5/8"x12" CONC. BEAM W/ (2) #5 TOP & BOTT. W/ #3 STIRRUPS @ 12" O.C. (6" O.C. MAX. ABOVE OPENINGS). T.O.B. = 27'-7".

P.D. = POUR DOWN, SEE "M.O. FRAMING DETAIL" ON SHEET S6.0

S.W. = MASONRY SHEAR WALL

7 5/8" CMU W/ (1) #5 IN EACH OF 1ST CELL [(1) #5 TOTAL] GROUTED SOLID AT ENDS OF WALLS, CORNERS, TEES, E.E. OF WALL CONTROL JOINTS & E.S. OF OPENINGS. REINF. CELL SHALL BE FULL HEIGHT OF WALL. IN ADDITION ADD #5 IN GROUTED CELLS @ 48" O.C. MAX BETWEEN (40" O.C. WITHIN 9'-0" OF BUILDING CORNERS). TYP. U.N.O. TYP. ABOVE AND BELOW ALL OPENINGS AS WELL.

7 5/8" CONCRETE WALL W/ (1) LAYERS OF #5 @ 18" O.C. VERT. & (1) LAYERS OF #5 @ 16" O.C HORIZ. CENTERED IN THE WALL.

12" CONCRETE WALL W/ (2) LAYERS OF #5 @ 18" O.C. VERT. & W/ (2)LAYERS OF #5 @ 18" O.C. HORIZ.

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22HA093

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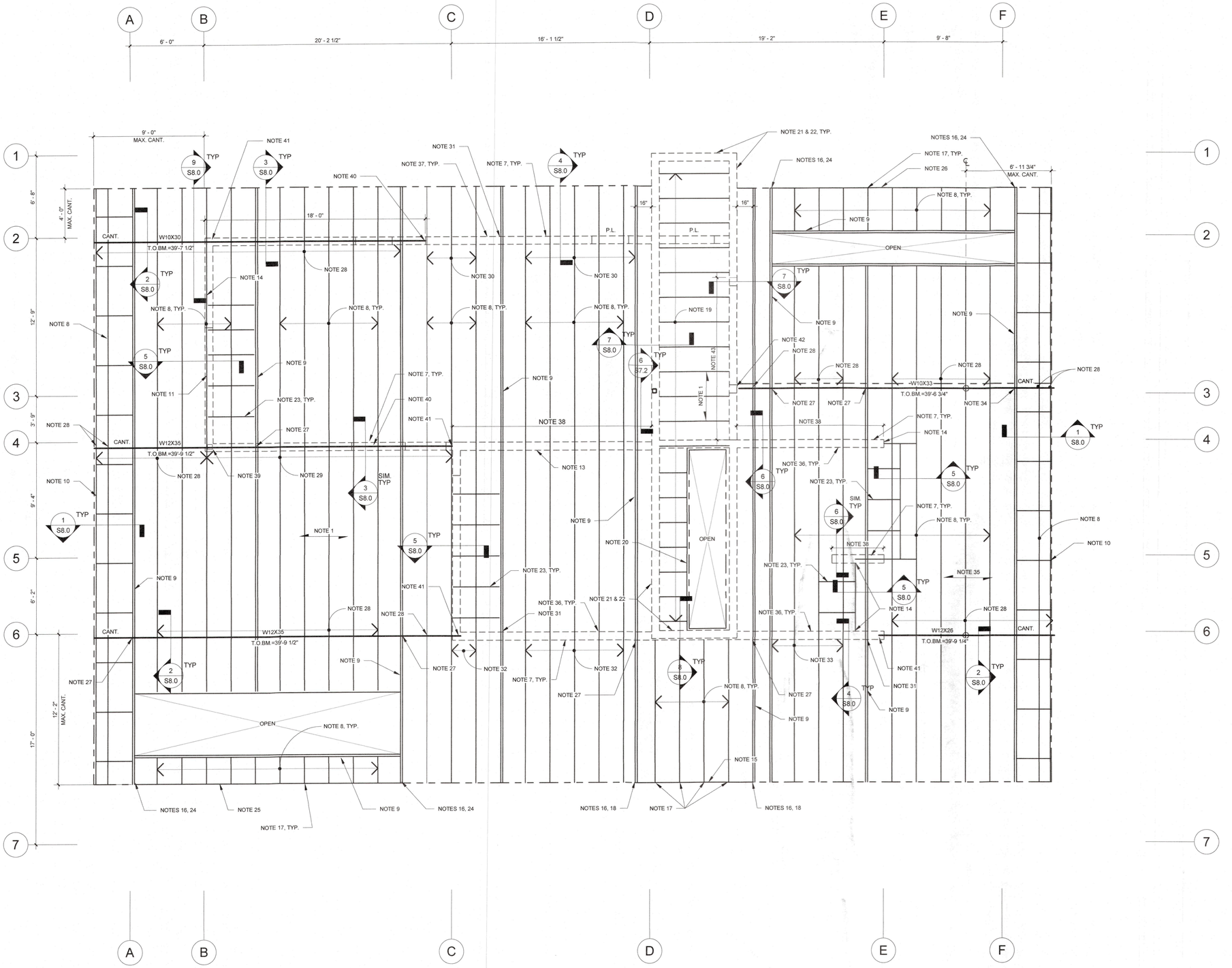
Revision Schedule

No.	Description	Date

KARL F. HEES LICENSE No 59795 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE	10.19.2022
SCALE	1/4" = 1'-0"
DRAWN	Author
PHASE	PERMIT

SHEET NO.
S4.0
THIRD FLOOR FRAMING PLAN



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

ROOF FRAMING PLAN NOTES

1. ◄—► INDICATES DIRECTION OF SPAN OF 5/8" PLYWOOD SHEATHING OVER PRE-ENGINEERED WOOD ROOF TRUSSES. ATTACH W/ 10d COMMON NAILS @ 6" O.C. @ ALL PANEL EDGES & @ 6" O.C. AT ALL OTHER SUPPORTS, U.N.O. STAGGER PLYWOOD SHEETS.
2. VERIFY DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER. FOR ADDITIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
3. FOR DIMENSIONS NOT SHOWN, SEE OTHER STRUCTURAL DRAWINGS AND VERIFY WITH ARCHITECTURAL DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER.
4. SEE ARCHITECTURAL DRAWINGS FOR ROOF SLOPES, DROPS AND DRAIN LOCATIONS.
5. FOR ADDITIONAL NOTES AND TYPICAL DETAILS SEE S1.00, S1.01, S6.00 & S6.10.
6. WALL CONTROL JOINTS TO BE DISCONTINUOUS AT SILLS, LINTELS, AND CONCRETE BEAMS.
7. 7 5/8" x 14" CONC. TIE BEAM W/ (2) #5 TOP & BOTT. W/ #3 STIRRUPS @ 10" O.C. (5" O.C. OVER OPENINGS). T. O. B. = 38'-9".
8. PRE-ENGINEERED WOOD TRUSSES AT 24" o.c. MAX. SEE ARCH'L FOR ALL TRUSS CONFIGURATIONS W/ 2x6 MIN. BOTT. CHORD.
9. PRE-ENGINEERED WOOD TRUSS GIRDER (2 PLY MINIMUM) W/2x6 MIN. BOTT. CHORD.
10. PRE-ENGINEERED WOOD GABLE END TRUSS. TRUSS TO BE DESIGNED FOR OUT OF PLANE WIND LOADING.
11. DESIGN PRE-ENGINEERED 2 PLY DRAG TRUSS FOR 22K (ULT) OF AXIAL WIND LOAD.
12. TRUSS HOLD DOWN CONNECTIONS MAY CHANGE BASE ON FINAL TRUSS REACTIONS.
13. 7 5/8"x18" CONC. BEAM W/ (2) #6 TOP & BOTT. W/ #3 STIRRUPS @ 6" O.C. T.O.B. = 38'-7".
14. SIMPSON HGAM10KTA.
15. (4) 2x8 SYP BEAM.
16. (2) SIMPSON HGA10KT, STAGGERED.
17. SIMPSON LUS26.
18. DESIGN TRUSS FOR A POINT LOAD OF DL=0.8K, LR=0.6K. W(DOWN)=0.8K(ULT.) W(UPLIFT)=-3.7K(ULT.)
19. 550S350-43 LT. GA. RAFTER @ 2'-0" O.C. MAX. W/ SIMPSON S/HGAM10KT @ EA. END.
20. 550S350-97 FACE TO FACE LT. GA. RAFTER W/ SIMPSON S/VGT25 W/ 5/8"Ø ROD W/ 6" EMBED.
21. 7 5/8"x16 1/2" CONC. BEAM W/ (2) #5 TOP & BOTT. W/ #3 STIRRUPS @ 7" O.C. T.O.B. = 44'-1 1/2".
22. 7 5/8"x16" CONC. BEAM W/ (2) #5 TOP & BOTT. W/ #3 STIRRUPS @ 7" O.C. T.O.B. = 40'-1".
23. (2) 2x6 SYP BRACE @ 2'-6" O.C. MAX.
24. DESIGN TRUSS FOR A POINT LOAD OF DL=0.6K, LR=0.4K. W(DOWN)=0.6K(ULT.) W(UPLIFT)=-2.4K(ULT.)
25. 3.5x11.87" LVL BEAM.
26. 1.75x18" LVL BEAM.
27. SIMPSON VGT.
28. SIMPSON MGT.
29. SIMPSON H14 (MAX.).
30. SIMPSON HHETA16.
31. (2) SIMPSON VGT W/ SIMPSON HGAM10KTA.
32. SIMPSON MGT W/ SIMPSON HGAM10KT.
33. SIMPSON DETAIL 20.
34. (2) SIMPSON VGT.
35. ◄—► INDICATES DIRECTION OF SPAN OF 5/8" PLYWOOD SHEATHING OVER PRE-ENGINEERED WOOD ROOF TRUSSES. ATTACH W/ 10d COMMON NAILS @ 2 1/2" O.C. @ ALL DIAPHRAGM BOUNDARIES & @ 4" O.C. AT ALL PANEL EDGES (BLOCKED) & AT ALL OTHER SUPPORTS.
36. PRE-ENGINEERED SHEAR PANEL 1 BETWEEN EVERY TRUSS, SEE "ENGINEERED WOOD TRUSS SHEAR PANEL SECTION" ON SHEET S6.0.
37. PRE-ENGINEERED SHEAR PANEL 2 BETWEEN EVERY TRUSS, SEE "ENGINEERED WOOD TRUSS SHEAR PANEL SECTION" ON SHEET S6.0.
38. DO NOT BEAR TRUSSES ALONG CMU WALL.
39. SEE "CANT. STEEL BEAM TO STEEL COLUMN CONNECTION" ON SHEET S6.0. FOR CONNECTION.
40. 3/8"x7 5/8"x16" LONG EMBED PLATE W/ (2) 3/4"Ø x 6" LONG HEADED STUDS SPACED @ 12" O.C. W/ 2" END DISTANCE, TYP.
41. 3/8"x7 5/8"x16" LONG EMBED PLATE W/ (2) 3/4"Ø x 6" LONG HEADED STUDS SPACED @ 8" O.C. W/ 4" END DISTANCE, TYP.
42. USE EMBED PLATE ONE ON SHEET S6.1 AND SEE "STEEL BEAM TO CONC." DETAIL ON SHEET S6.1 FOR THE BEAM TO EMBED PLATE CONNECTION.
43. 7 5/8"x12" CONC. BEAM W/ (2) #5 TOP & BOTT. W/ #3 STIRRUPS @ 4" O.C. T.O.B. = 36'-9".

P.L. - 7 5/8"x8" PRE-CAST LINTEL W/ (1) #5 BOTT. CONT. GROUT FILLED SOLID.

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Planning, Zoning & Building

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NOTE:

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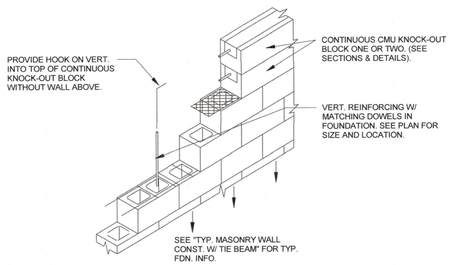
TO THE BEST OF THE ENGINEER-OF-RECORD'S KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE DOCUMENTS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

DATE	10.19.2022
SCALE	1/4" = 1'-0"
DRAWN	Author
PHASE	PERMIT

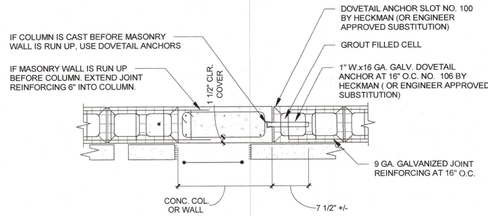
SHEET NO.

S5.0

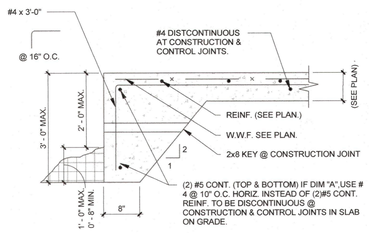
ROOF FRAMING PLAN



TYPICAL MASONRY WALL CONST. W/ KNOCK-OUT BEAM
1/4" = 1'-0"



DOVETAIL ANCHOR DETAIL
3/4" = 1'-0"



TYPICAL THICKENED EDGE
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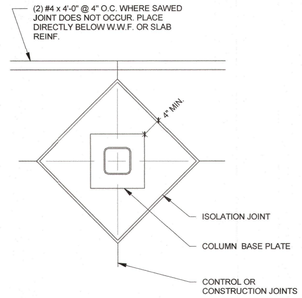

TYPICAL INTERIOR SLAB ISOLATION JOINT
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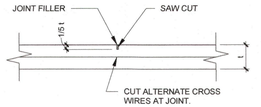

CONTROL JOINT (C.J.)
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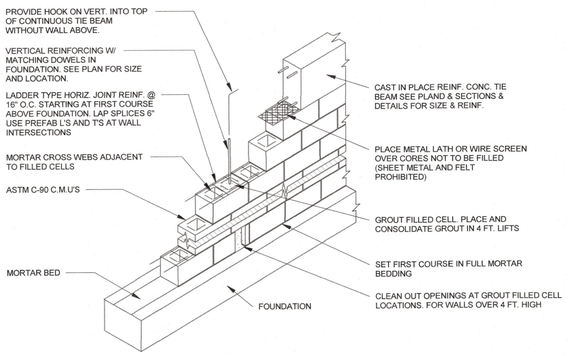
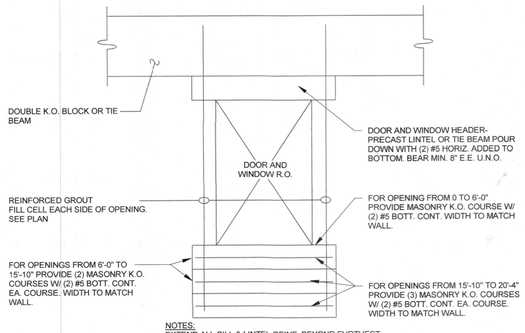
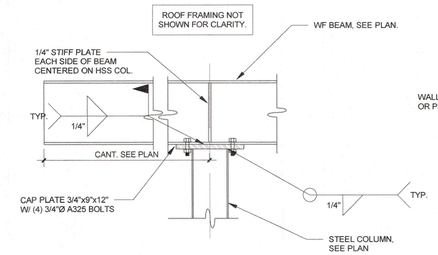


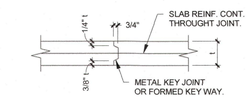
TYPICAL MASONRY WALL CONST. W/ TIE BEAM
1/4" = 1'-0"



M.O. FRAMING DETAIL (U.N.O)
1/2" = 1'-0"



CANT. STEEL BEAM TO STEEL COLUMN CONNECTION
3/4" = 1'-0"



CONSTRUCTION JOINT (C.J.)
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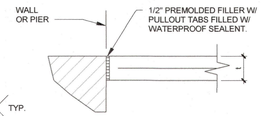

ISOLATION JOINT (I.J.)
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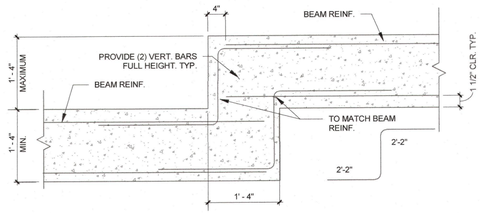
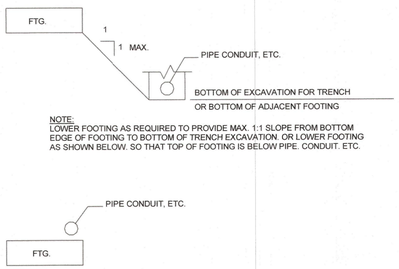
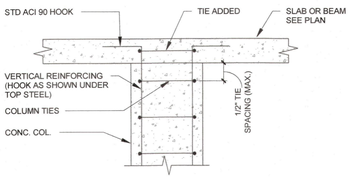


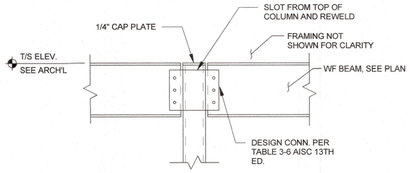
TYPICAL STEP IN TIE BEAM OR K.O. BLOCK
3/4" = 1'-0"



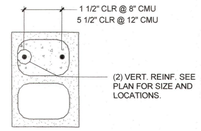
TYPICAL FOUNDATION INFLUENCE DETAIL
3/4" = 1'-0"



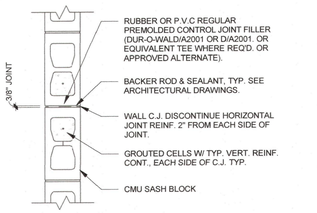
CONCRETE COLUMN TERMINATION @ SLAB OR BEAM
3/4" = 1'-0"



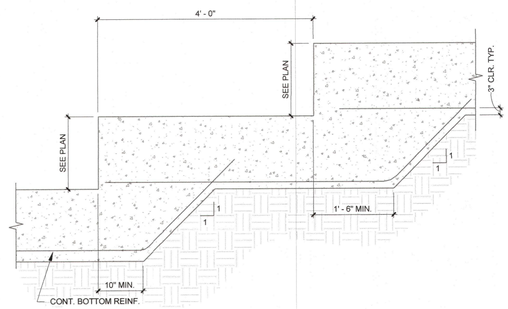
STEEL BEAM TO STEEL COLUMN CONNECTION
3/4" = 1'-0"



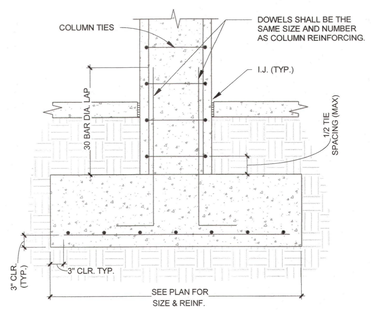
CMU WALL DETAIL 2 BARS IN (1) CELL
1" = 1'-0"



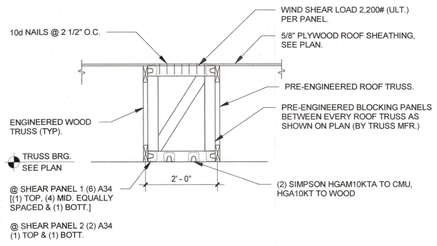
TYPICAL CMU CONTROL JOINT DETAIL
3/4" = 1'-0"



TYPICAL STEPPED FOOTING SECTION
3/4" = 1'-0"



CONCRETE COLUMN BASE
3/4" = 1'-0"



ENGINEERED WOOD TRUSS SHEAR PANEL SECTION
1/2" = 1'-0"

RECEIVED
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

This item has been electronically signed and sealed by Karl F. Hees, P.E. on 10/19/22 using a Digital Signature. Printed copies of this documnet are not considered signed and sealed and the signature must be verified on any electronic copies.

22HA093

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C.O.A. #27043

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BLDG PERMIT PLANS FILE Copy of Record

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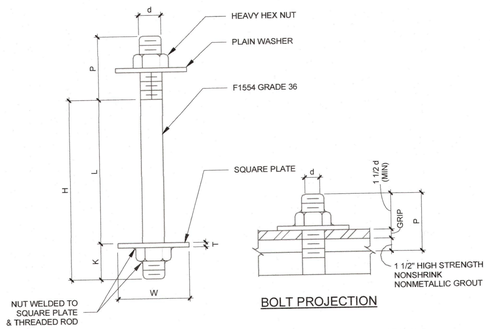
ISAACSON RESIDENCE
3561 BAYOU CIRCLE,
LONGBOAT KEY, FL 34228

Revision Schedule

No.	Description	Date

KARL F. HEES LICENSE No 59795 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE	10.19.2022
SCALE	As indicated
DRAWN	Author
PHASE	PERMIT
SHEET NO.	S6.0
	TYPICAL DETAILS

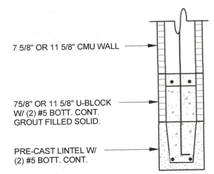


BOLT PROJECTION

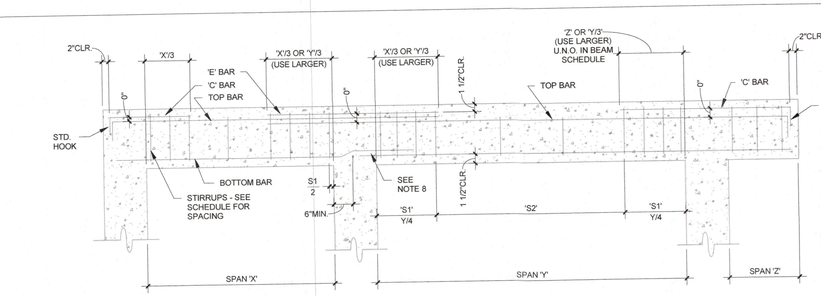
BOLT LENGTH = H+P

LETTERED DIMENSIONS		BOLT DIAMETER							
		1/2	5/8	3/4	7/8	1	1 1/4	1 1/2	1 3/4
SQUARE PLATE	W	3	3 1/2	3 1/2	4	4 1/2	5 1/2	6	7
	T	3/8	1/2	1/2	5/8	3/4	3/4	1	1
	HOLE Ø	5/8	3/4	7/8	1	1 1/8	1 3/8	1 5/8	1 7/8
	L	5 1/2	7 1/2	7 1/2	7 1/2	11	11	-	16
	H	7	9	12	12	13	13 1/2	19	19 1/2
	K	1 1/2	1 1/2	1 1/2	2	2	2 1/2	3	3 1/2
P (MIN)		2 1/2		3 1/2			4 1/2		
PLAIN WASHER		LIGHT					MEDIUM		

DIMENSIONS OF ANCHOR BOLT ASSEMBLY
1/2" = 1'-0"



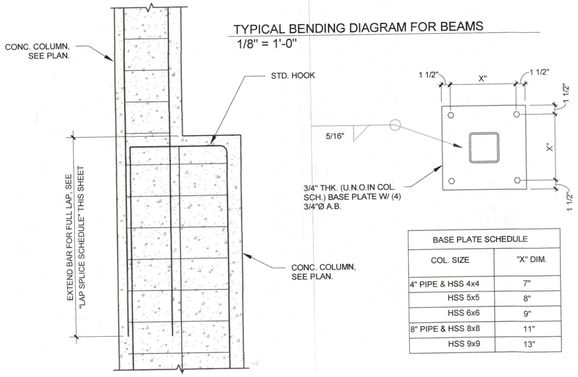
8 OR 12F16 DETAIL
1" = 1'-0"



BEAM NOTES:

1. START STIRRUP SPACING AT A DISTANCE EQUALS TO S 1/2 FROM FACE OF SUPPORT.
2. ADD 1 #4 LONGITUDINAL BAR WHERE CORNER OF STIRRUP IS VACANT. LAP 2'-6".
3. AT PERIMETER BEAMS, EXTEND A MINIMUM OF 1/4 OF THE MAXIMUM BOTTOM REINFORCEMENT TO DEVELOP FULL TNESION CAPACITY & HOOK AT SUPPORT.
4. CONCRETE STRENGTH FOR BEAMS SHALL MATCH THE SLAB'S STRENGTH U.N.O.
5. 'S1' AND 'S2' DENOTES TIE SPACING. SEE SCHEDULE FOR VALUES.
6. MEANS LOCATED OVER DOOR OPENINGS ARE MIN. DEPTH. INCREASE DEPTH AS REQUIRED TO MATCH ARCHITECTURAL OPENING HEIGHT.
7. FOR ALL BEAMS OVER 24" DEEP, PROVIDE #5@12" EACH FACE I ADDITION TO TOP AND BOTTOM REINFORCEMENT, U.N.O.
8. WHERE INDICATED IN THE BEAM SCHEDULE. LAP BOTTOM BARS 48 BAR DIA MIN. AT SUPPORT OR PROVIDE CONTINUOUS BOTTOM BARS.
9. * - STIRRUP SPACING S1 TO BE MAINTAINED THROUGHOUT.

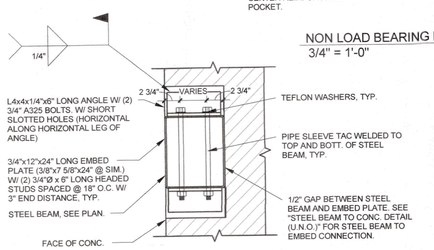
TYPICAL BENDING DIAGRAM FOR BEAMS
1/8" = 1'-0"



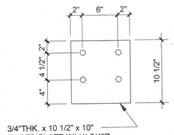
BASE PLATE SCHEDULE	
COL. SIZE	"X" DIM.
4" PIPE & HSS 4x4	7"
HSS 5x5	8"
HSS 6x6	9"
8" PIPE & HSS 8x8	11"
HSS 9x9	13"

TYPICAL STEP IN COLUMN
3/4" = 1'-0"

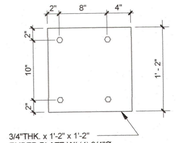
BASE PLATE ONE (BP1)
1" = 1'-0"



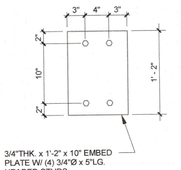
HSS BEAM TO CONC. WALL DETAIL
1" = 1'-0"



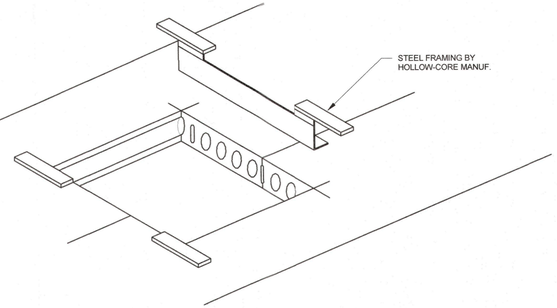
EMBED PLATE DETAIL ONE
1" = 1'-0"



EMBED PLATE DETAIL TWO
1" = 1'-0"

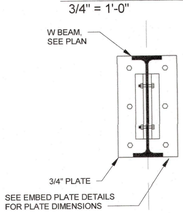


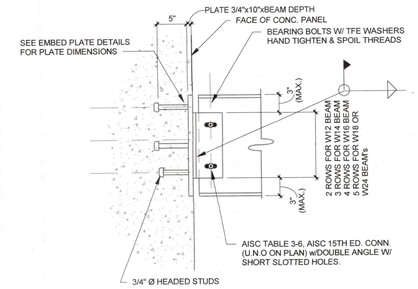
EMBED PLATE DETAIL THREE
1" = 1'-0"



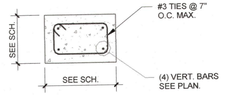
NON LOAD BEARING MASONRY TO HOLLOWCORE
3/4" = 1'-0"

TYPICAL HOLLOWCORE OPENING DETAIL
3/4" = 1'-0"

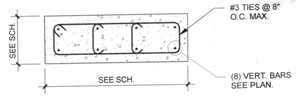




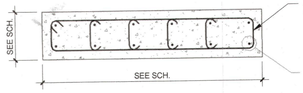
STEEL BEAM TO CONC. DETAIL (U.N.O.)
1" = 1'-0"



(4) BARS



(8) BARS



(12) BARS

COLUMN DETAILS
1" = 1'-0"

CONCRETE SHEAR WALL END REINF. SCHEDULE

S.W. NAME	1ST FLOOR REINF.	2ND FLOOR REINF.	3RD FLOOR REINF.
S.W.1	(4) ROWS OF (3) #7 BARS @ 3" O.C.	(4) ROWS OF (3) #7 BARS @ 3" O.C.	(2) ROWS OF (3) #7 BARS @ 3" O.C.
S.W.2	(5) ROWS OF (2) #7 BARS @ 3" O.C.	(3) ROWS OF (2) #7 BARS @ 3" O.C.	(2) ROWS OF (3) #7 BARS @ 3" O.C.
S.W.3	(4) ROWS OF (2) #7 BARS @ 3" O.C.	(2) ROWS OF (2) #7 BARS @ 3" O.C.	(2) ROWS OF (2) #7 BARS @ 3" O.C.
S.W.4		(1) ROW OF (2) #5 BARS @ 3" O.C.	(1) ROW OF (2) #5 BARS @ 3" O.C.

NOTE: USE MECHANICAL COUPLERS AT ALL CONCRETE SHEAR WALL ENDS.

f'c = 3000

LAP SPLICE SCHEDULE				
NO. BAR	TOP BARS		OTHER BARS	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	28	42	22	32
#4	37	56	29	43
#5	47	70	36	54
#6	56	84	43	65
#7	81	122	63	94
#8	93	139	72	107

LAP SPLICE SCHEDULE NOTES:

1. GRADE 60 REINFORCEMENT
2. f'c = 3000 psi
3. STIRRUPS OR TIES THROUGHOUT DEVELOPMENT LENGTH NOT LESS THAN THE CODE MINIMUM.
4. CASE 1:
   4.1. CLEAR SPACING OF BARS BEING SPLICED NOT LESS THAN BAR DIAMETER, AND
   4.2. CLEAR COVER IN ACCORDANCE WITH ACI 318 (TYP)
5. CASE 2: IF CASE 1 IS NOT MET

f'c = 5000

LAP SPLICE SCHEDULE				
NO. BAR	TOP BARS		OTHER BARS	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	22	33	17	25
#4	29	43	23	34
#5	36	54	28	42
#6	43	65	34	50
#7	63	95	49	73
#8	72	108	56	83

LAP SPLICE SCHEDULE NOTES:

1. GRADE 60 REINFORCEMENT
2. f'c = 5000 psi
3. STIRRUPS OR TIES THROUGHOUT DEVELOPMENT LENGTH NOT LESS THAN THE CODE MINIMUM.
4. CASE 1:
   4.1. CLEAR SPACING OF BARS BEING SPLICED NOT LESS THAN BAR DIAMETER, AND
   4.2. CLEAR COVER IN ACCORDANCE WITH ACI 318 (TYP)
5. CASE 2: IF CASE 1 IS NOT MET

COLUMN SCHEDULE

COULMN TYPE	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11
COLUMN SIZE	8" Ø STANDARD PIPE	8" Ø STANDARD PIPE	HSS 5x5x1/2"	HSS 4x4x1/4"	HSS 6x6x1/4"	7 5/8"X18" CONC. COLUMN	5" Ø STANDARD PIPE	7 5/8"X16" CONC. COLUMN	7 5/8"X32" CONC. COLUMN	7 5/8"X10" CONC. COLUMN	7 5/8"X8" CONC. COLUMN
BASEPLATE FOUNDATION	14"x14"x3/4"	14"x14"x1"	3/8"x12"x16" LONG EMBED PLATE	3/8"x7 5/8"x16" LONG EMBED PLATE	3/8"x7 5/8"x16" LONG EMBED PLATE		3/8"x7 5/8"x16" LONG EMBED PLATE				
ANCHOR BOLTS	(4) 3/4" Ø	(4) 3/4" Ø	(2) #5 x 36" LONG DBA BARS	(2) 3/4"Ø x 6" LONG HEADED STUDS	(2) 3/4"Ø x 6" LONG HEADED STUDS		(2) #5 x 36" LONG DBA BARS				
VERT. REINF.						(6) #5 VERT.		(4) #5 VERT.	(8) #5 VERT.	(4) #4 VERT.	(4) #4 VERT.
TIE REINF.						#3 @ 7" O.C.		#3 @ 7" O.C.	#3 @ 7" O.C.	#3 @ 7" O.C.	#3 @ 7" O.C.
REMARKS	SEE "BASE PLATE ONE DETAIL" THIS SHEET	SEE "BASE PLATE ONE DETAIL" THIS SHEET	SEE DETAIL 4/S7.2	SEE DETAIL 2/S7.2	SEE DETAIL 7/S7.2		SEE DETAIL 4/S7.2				

FOOTING SCHEDULE
(2500 PSF MIN. BEARING CAPACITY)

MARK	F2.0M	F2.0A	F2.0B	F2.0C	F3.0A	F3.0B	F3.0C	F3.5A	F3.5B	F3.5C	F4.0A	F4.0B	F5.0A	F5.0B	F10.0A	F4.5	F7.5
FOOTING SIZE	2'-0" x CONT. x 12"THK.	2'-0" x CONT. x 16"THK.	2'-0" x CONT. x 18"THK.	2'-0" x CONT. x 18"THK.	3'-0" x CONT. x 18"THK.	3'-0" x CONT. x 18"THK.	3'-0" x CONT. x 18"THK.	3'-6" x CONT. x 16"THK.	3'-6" x CONT. x 18"THK.	3'-6" x CONT. x 18"THK.	4'-0" x CONT. x 18"THK.	4'-0" x CONT. x 28"THK.	5'-0" x CONT. x 18"THK.	5'-0" x CONT. x 28"THK.	10'-0" x CONT. x 28"THK.	4'-6" x 4'-6" x 18"THK.	7'-6" x 7'-6" x 18"THK.
REINF. E.W. BOTT. (UNO)	(2) #5 BOTT. CONT. W/ #5 @ 16" O.C. BOTT. TRANS.	(2) #6 BOTT. CONT. W/ #5 @ 13" O.C. BOTT. TRANS.	(3) #6 BOTT. CONT. W/ #6 @ 13" O.C. BOTT. TRANS.	(5) #6 BOTT. CONT. W/ #6 @ 13" O.C. BOTT. TRANS.	(7) #6 BOTT. CONT. W/ #6 @ 10" O.C. BOTT. TRANS.	(9) #6 TOP CONT. W/ (4) #6 BOTT. CONT. W/ #6 @ 10" O.C. TOP & BOTT. TRANS.	(6) #7 TOP & BOTT. CONT. W/ #7 @ 6" O.C. TOP & BOTT. TRANS.	(4) #6 BOTT. CONT. W/ #6 @ 13" O.C. BOTT. TRANS.	(10) #7 BOTT. CONT. W/ #6 @ 13" O.C. BOTT. TRANS.	(9) #6 TOP & BOTT. CONT. W/ #6 @ 8" O.C. TOP & BOTT. TRANS.	(12) #7 TOP & BOTT. CONT. W/ #7 @ 14" O.C. TOP & BOTT. TRANS.	(9) #6 BOTT. CONT. W/ #6 @ 8" O.C. BOTT. TRANS.	(15) #6 TOP & BOTT. CONT. W/ #6 @ 13" O.C. TOP & BOTT. TRANS.	(7) #6 BOTT. CONT. W/ #6 @ 8" O.C. BOTT. TRANS.	(30) #7 TOP & BOTT. CONT. W/ #7 @ 11" O.C. TOP & BOTT. TRANS.	(4) #6 BOTT. CONT. EA. WAY.	(7) #6 BOTT. CONT. EA. WAY.
REMARKS																	

NOTE: ALL WALL FOOTING REINFORCING SHALL BE CONTINUOUS THROUGH PAD FOOTING WHERE APPLICABLE.

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Telephone: (941) 955-4555 Fax: (941) 955-9333
karl@heesassociates.com
www.heesassociates.com
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BLDG PERMIT PLANS FILE Copy of Record

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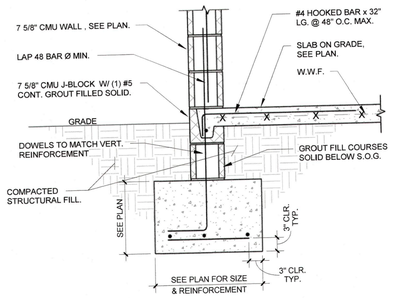
ISAACSON RESIDENCE
3561 BAYOU CIRCLE,
LONGBOAT KEY, FL 34228

Revision Schedule

No.	Description	Date

KARL F. HEES LICENSE No 59795 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE	10.19.2022
SCALE	As indicated
DRAWN	Author
PHASE	PERMIT
SHEET NO.	S6.1
	TYPICAL DETAILS



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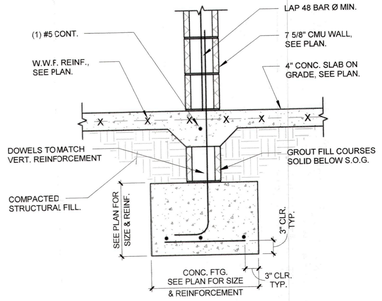

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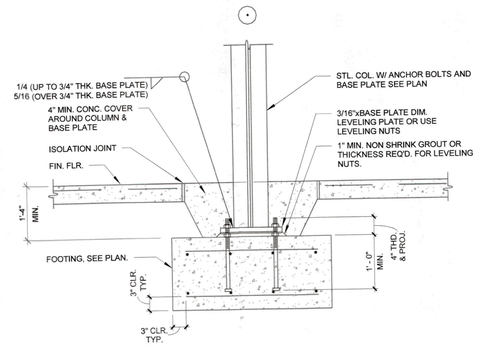
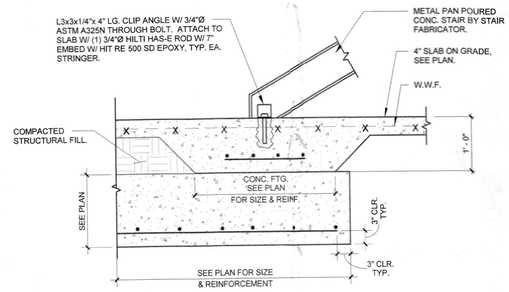


NOTES:
1. CONTRACTOR SHALL PROVIDE LEVEL AND TRUE POSITION FOR BASE PLATE.

3 SECTION S7.0 3/4" = 1'-0"



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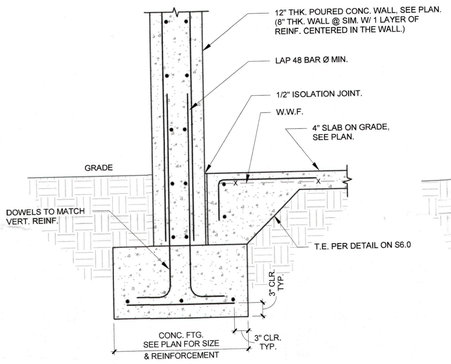

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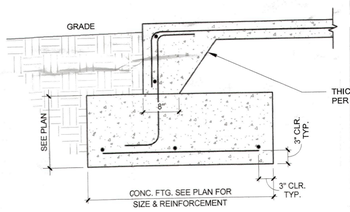

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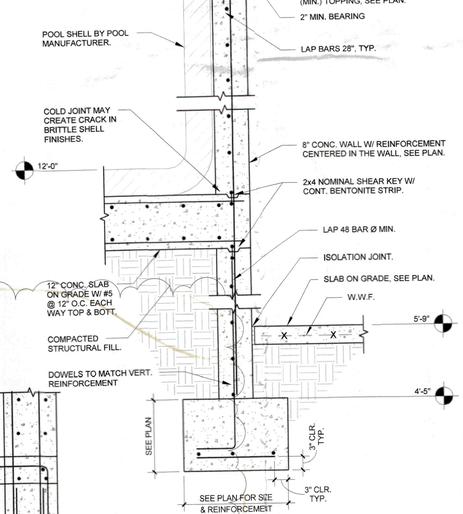

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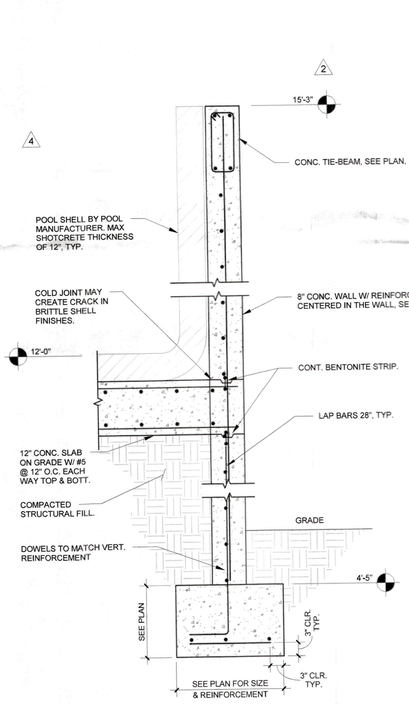
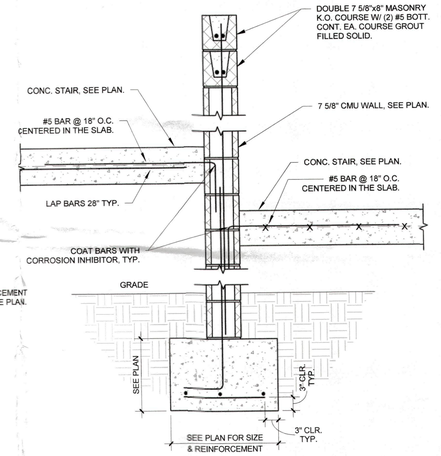


8 SECTION S7.0 3/4" = 1'-0"



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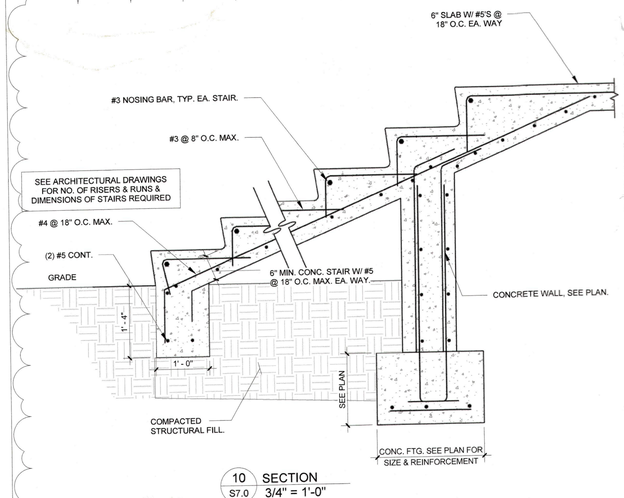

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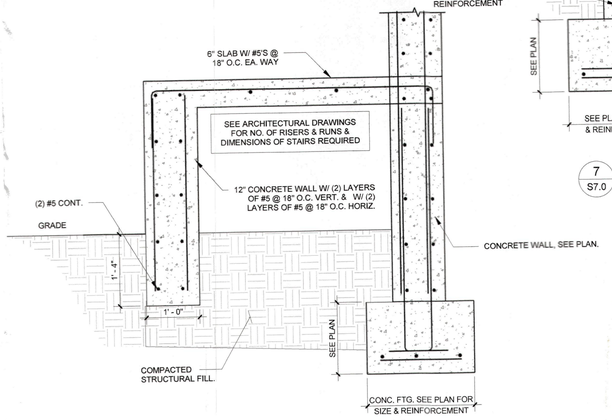

11 SECTION S7.0 3/4" = 1'-0"

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Revision Schedule

No.	Date	Description
2	12/15/2022	BUILDING HEIGHT REVISION
4	10/11/2023	STRUCTURAL REVISION
5	11/15/2023	OWNER CHANGE

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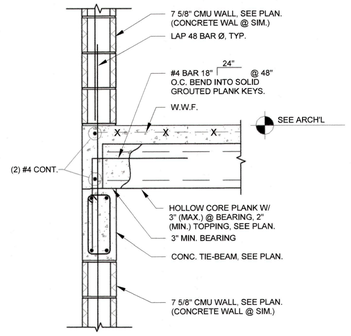
DATE	10.19.2022
SCALE	3/4" = 1'-0"
DRAWN	DEM
PHASE	PERMIT

SHEET NO.

S7.0

SECTIONS & DETAILS



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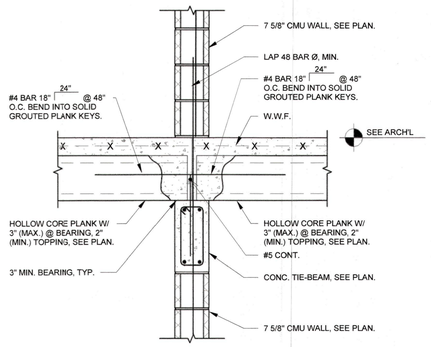

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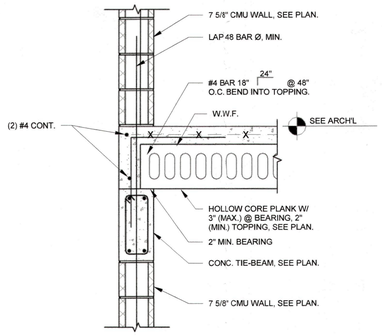

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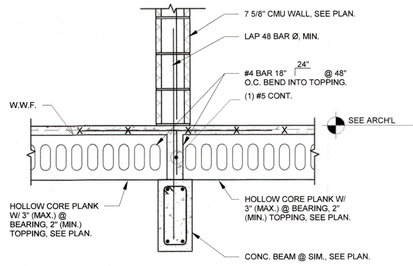

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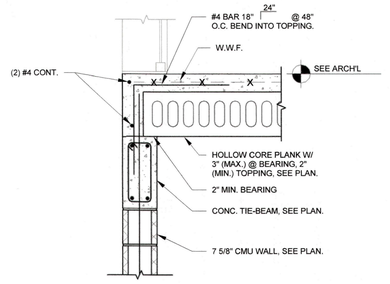


5 S7.1 SECTION 3/4" = 1'-0"

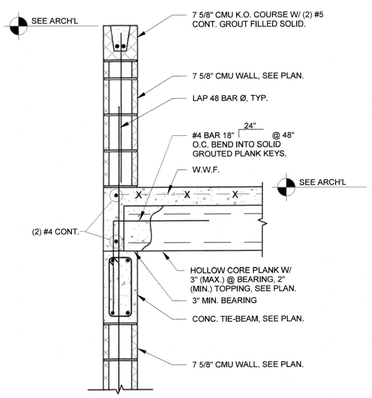
6 S7.1 SECTION 3/4" = 1'-0"

7 S7.1 SECTION 3/4" = 1'-0"

8 S7.1 SECTION 3/4" = 1'-0"

9 S7.1 SECTION 3/4" = 1'-0"

10 S7.1 SECTION 3/4" = 1'-0"



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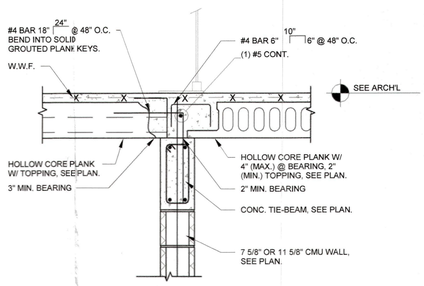

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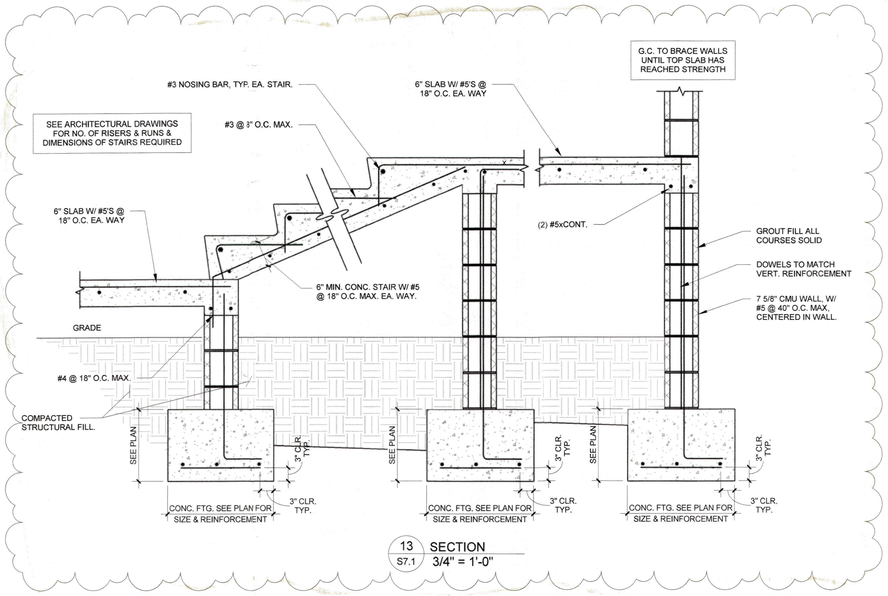

13 S7.1 SECTION 3/4" = 1'-0"

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Revision Schedule

No.	Date	Description
3	06/14/2023	PLANTER REVISION
5	11/15/2023	OWNER CHANGE

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B&P JOB NUMBER 22HA093

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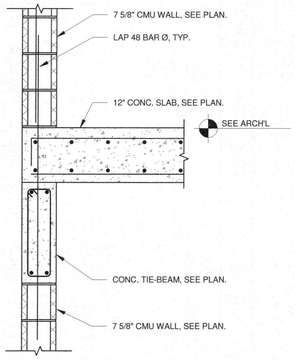
DATE	10.19.2022
SCALE	3/4" = 1'-0"
DRAWN	DEM
PHASE	PERMIT

SHEET NO.

S7.1

SECTIONS & DETAILS



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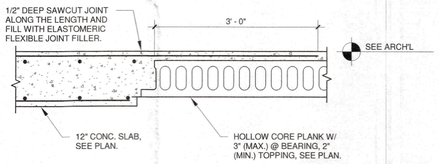

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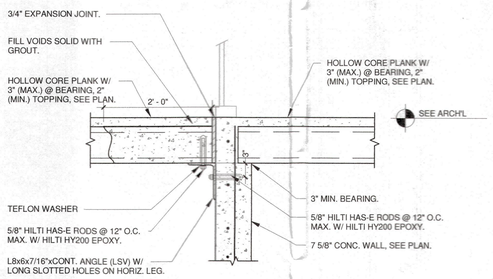

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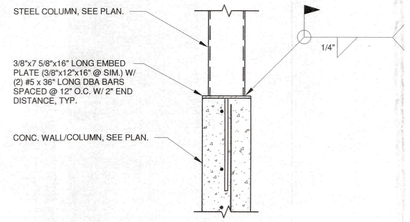

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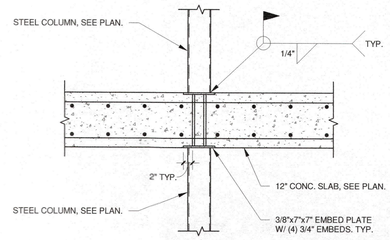

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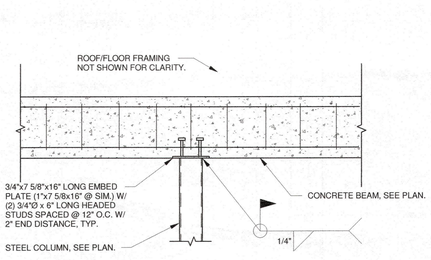

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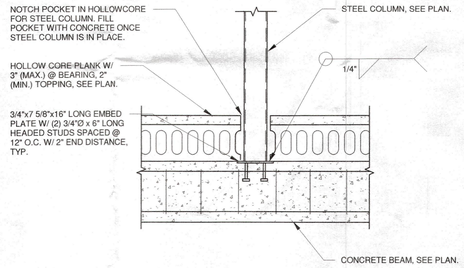

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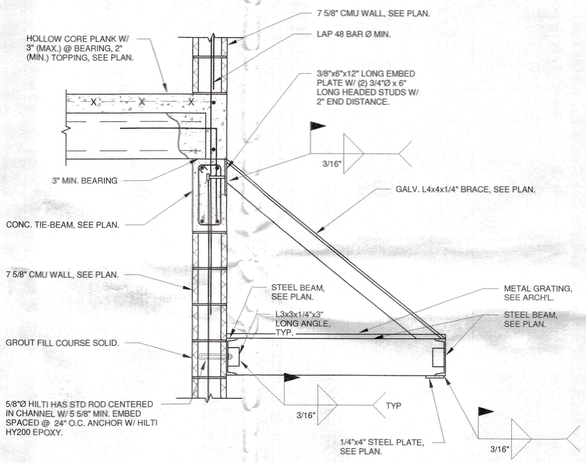

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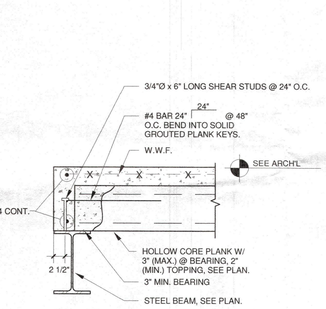
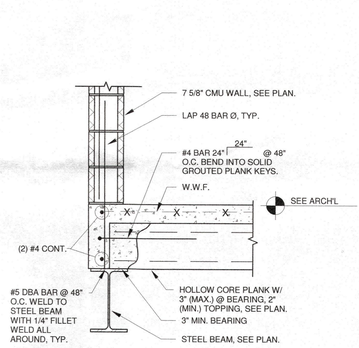


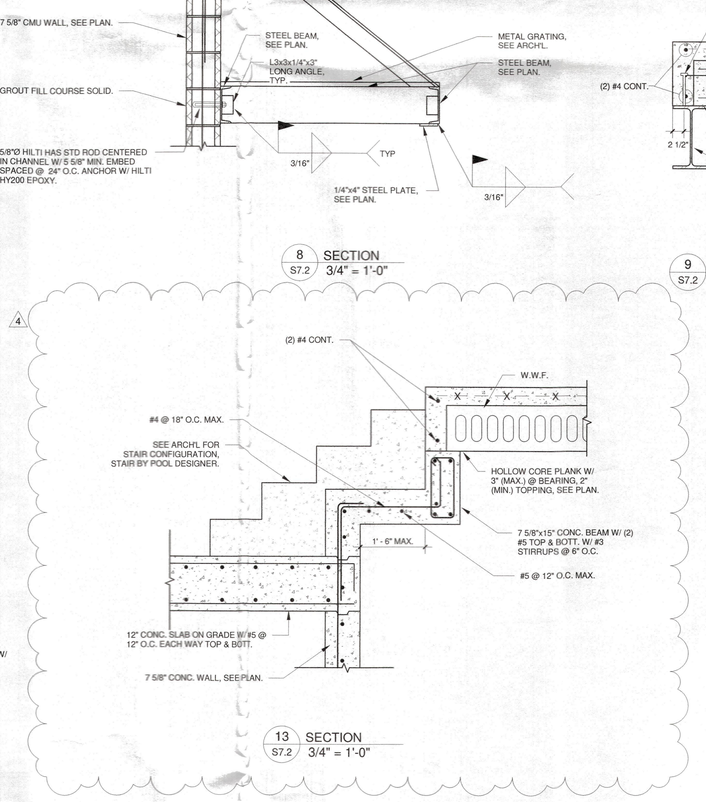
9 S7.2 SECTION 3/4" = 1'-0"



10 S7.2 SECTION 3/4" = 1'-0"

11 S7.2 SECTION 3/4" = 1'-0"

12 S7.2 SECTION 3/4" = 1'-0"



13 S7.2 SECTION 3/4" = 1'-0"

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Revision Schedule

No.	Description	Date
4	STRUCTURAL REVISION	10/11/2023

PERMIT NO. 2022-1103
APPROVED
REVISED PLAN
BY:
DATE: 10-17-23

BLDG PERMIT PLANS
FILE
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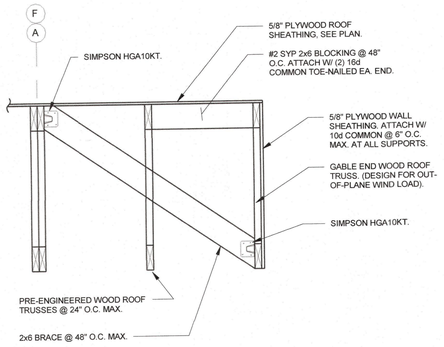
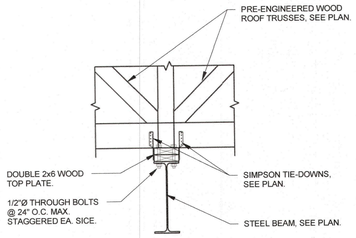
KARL F. HEES LICENSE No 59795 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE	10.19.2022
SCALE	As indicated
DRAWN	DEM
PHASE	PERMIT
SHEET NO.	S7.2

SECTIONS & DETAILS



1 S8.0 SECTION 3/4" = 1'-0"



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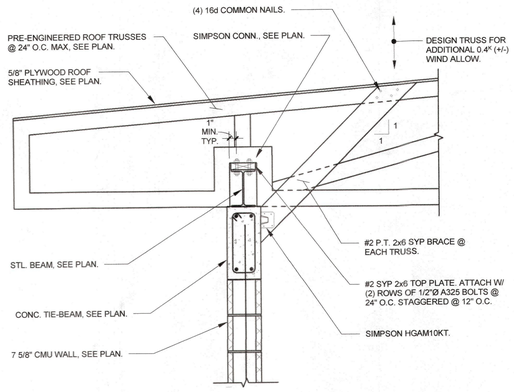

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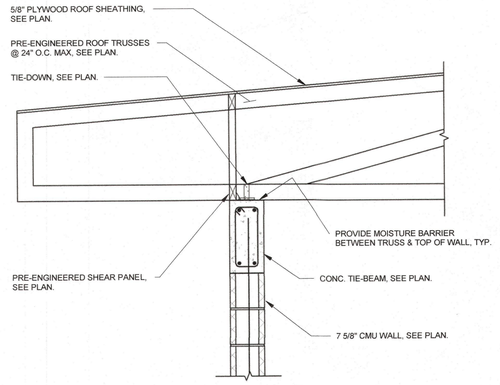

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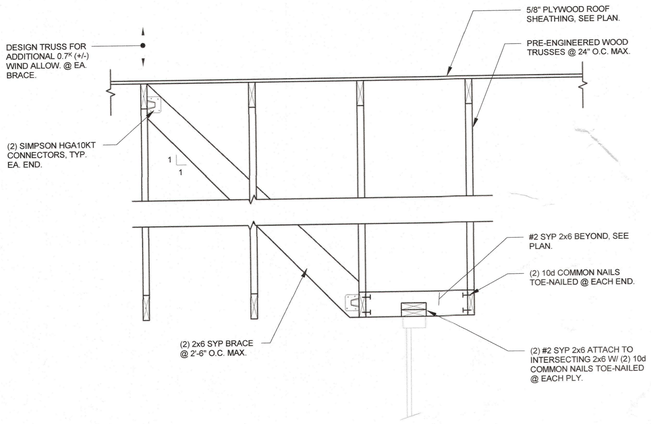

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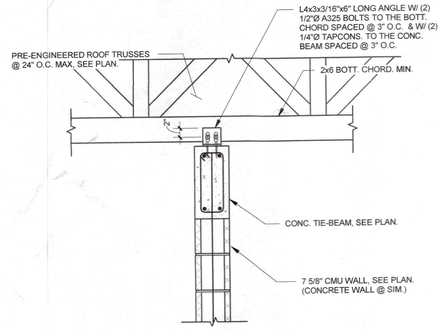

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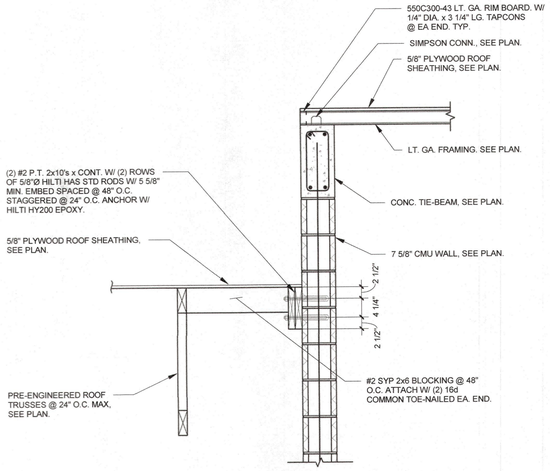

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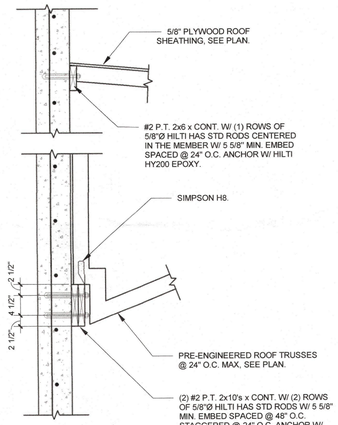

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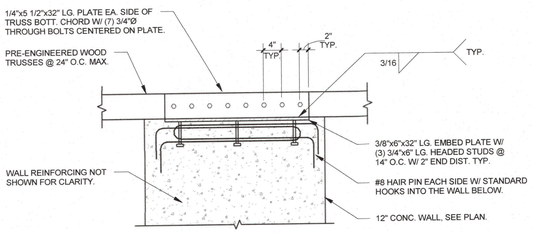

9 S8.0 SECTION 3/4" = 1'-0"

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karl@heesassociates.com
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No.	Description	Date

KARL F. HEES LICENSE No 59795 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE	10.19.2022
SCALE	3/4" = 1'-0"
DRAWN	DEM
PHASE	PERMIT

SHEET NO.

S8.0

SECTIONS & DETAILS