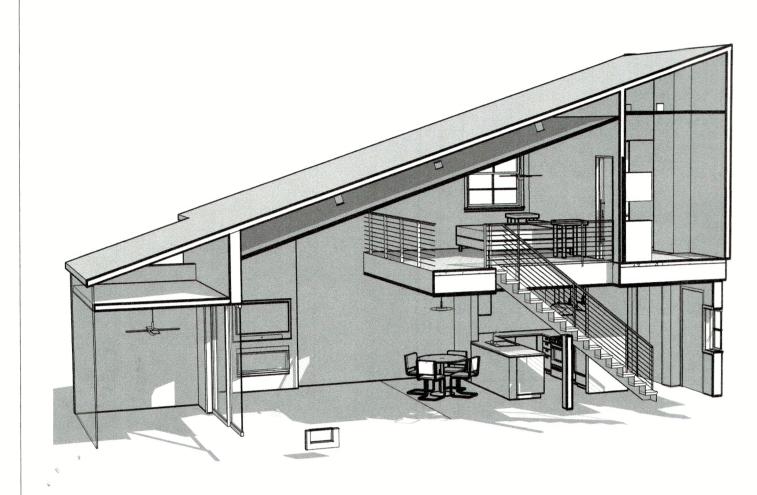
SEAPLACE CONDO RENOVATION 2055 GULF OF MEXICO DR BUILDING G-1, UNIT 201 LONGBOAT KEY, FL 34228

NOTE:
ALL PROPOSED CHANGES TO BE APPROVED BY OWNER'S ASSOCIATION BEFORE CONTRACTOR TO PROCEED WITH WORK

OWNER TO PROVIDE INTERIOR FINISHES

BUILDING INFORMATION CONSTRUCTION TYPE AUTOMATIC SPRINKLERS 2 STORY NUMBER OF STORIES /- 1100 SF **GROSS AREA** RESIDENTIAL **EXISTING USE GROUP** RESIDENTIAL PROPOSED USE GROUP LEVEL II ALTERATION OF AN EXISTING 2ND STORY STUDIO UNIT (2 STORIES). FULL FINISH SCOPE OF WORK UPGRADE WITH SLIGHT SPACE AND PLUMBING RECONFIGURATIONS. NO STRUCTURAL CHANGES EXTERIOR DOOR AND WINDOW REPLACEMENTS.



DRAWING INDEX					
SHEET NUMBER SHEET NAME					
G0.01	COVER & GENERAL INFORMATION				
G1.01	PROJECT SPECS, NOTES, & TABLES				
SP1.01	SITE PLAN				
A1.01	1ST FLR PLANS				
A1.02	A1.02 2ND FLR PLANS				
A2.01	A2.01 RCPS				
A5.01	TYPICAL DETAILS				

FLORIDA PRODUCT APPROVALS

560770NS SLIDING - PGT WINGUARD ALUMINUM 780 IMPACT SLIDING GLASS DOOR WINDOWS HORIZONTAL MOLLER HRSSTD DE SINGLE HUNG - PGT WINGUARD ALUMINUM SH7700 LARGE MISSILE IMPACT

FL33106 FL251.6 FL242

FLORIDA RESIDENTIAL CODE 8TH EDITION (2023) FLORIDA MECHANICAL CODE 8TH EDITION (2023) FLORIDA PLUMBING CODE 8TH EDITION (2023)

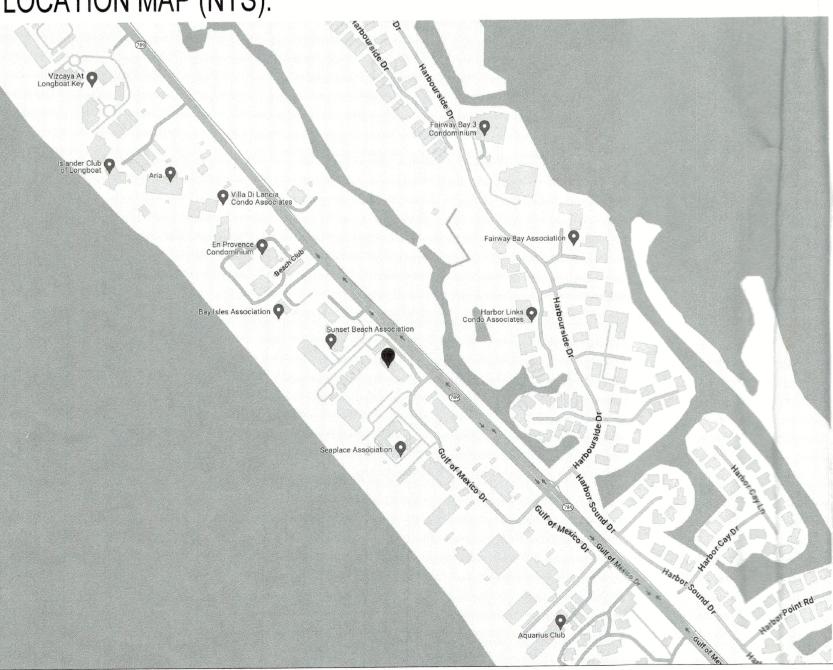
2020 NATIONAL ELECTRIC CODE (NFPA 70)

FLORIDA FUEL GAS 8TH EDITION (2023) FLORIDA BUIDLING CODE-ENERGY CONSERVATION 8TH EDITION (2023) FLORIDA BUILDING CODE-TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES 8TH EDITION (2023

FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023) FLORIDA ACCESSIBILITY CODE 8TH EDITION (2023)

NOTE: PURSUANT TO THE RECENT DECLARATORY STATEMENT (DS2018-072) PROVIDED BY THE FLORIDA BUILDING COMMISSION WINDOW/DOOR PERMITS AND RENOVATION PERMITS THAT ARE LESS THAN 30% OF THE BUILDING'S VALUE WILL BE EXEMPT FROM COMPLYING WITH THE FLORIDA ENERGY CODE PER SECTION C101.4.2 & R101101.4.2. THIS INCLUDES EXEMPTIONS TO THE SOLAR HEAT GAIN COEFFICIENT AND U-VALUE REQUIREMENTS.

LOCATION MAP (NTS):



GENERAL NOTES

GENERAL:

- DRAWINGS NOT TO BE REPRODUCED W/O WRITTEN CONSENT OF TRYAL THE CONTRACT, ADDENDA, SUPPLEMENTAL CONDITIONS, GENERAL REQUIREMENTS, GENERAL CONDITIONS, AND TECHNICAL SPECIFICATIONS SHALL HAVE PRECEDENCE OVER THESE GENERAL NOTES. ANY CONFLICT BETWEEN THESE GENERAL NOTES AND LANGUAGE FOUND IN THE ABOVE DOCUMENTS OR IN THE DRAWINGS OR IN ANY OTHER CONTRACT DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOR FURTHER CLARIFICATION.
- CONTRACTOR SHALL PROVIDE COMPLETE SYSTEMS AND ASSEMBLIES THAT INCLUDE ALI COMPONENTS NECESSARY FOR A FULLY FUNCTIONAL ASSEMBLY SATISFYING THE DESIGN INTENT COMPLY WITH THE REQUIREMENTS INDICATED IN THE CONTRACT DOCUMENTS AND READY FOR THE INTENDED USE. REFERENCE CONDITIONS OF THE CONTRACT AND/OR GENERAL REQUIREMENTS FOR ADDITIONAL INFORMATION. REFERENCE CONDITIONS OF THE CONTRACT AND/OR GENERAL REQUIREMENTS FOR ANY
- REFERENCE CONDITIONS OF THE CONTRACT AND/OR GENERAL REQUIREMENTS REGARDING REQUIREMENTS FOR DOCUMENTATION AND REPORTING OF FIELD CONDITIONS BY THE CONTRACTOR AND COORDINATION WITH THE CONTRACT DOCUMENTS. REFERENCE CONDITIONS OF THE CONTRACT AND/OR GENERAL REQUIREMENTS REGARDING

OCCUPANCY RESTRICTIONS OR REQUIREMENTS DURING CONSTRUCTION.

COORDINATION OF THE WORK OR OTHER SPECIAL COORDINATION REQUIREMENTS. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPATION OF THESE DRAWINGS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO DESIGNER PRIOR TO COMMENCING WORK.

DEFINITIONS

- "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM, ASSEMBLY OR COMPONENT SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.
- "SIMILAR" INDICATES COMPLETE SYSTEM, ASSEMBLY AND COMPONENTS SHALL BE PROVIDED INCLUDING ANY ADJUSTMENTS REQUIRED DUE TO VARIATION AT A PARTICULAR CONDITION, RESULTING IN COMPARABLE CHARACTERISTICS FOR THE "SIMILAR" CONDITION NOTED. THE ARCHITECT SHALL BE THE SOLE JUDGE OF A SIMILAR CONDITION'S COMPLIANCE WITH THE DESIGN
- "AS REQUIRED" INDICATES ITEMS OF WORK REQUIRED TO PROVIDE FOR A COMPLETE SYSTEM ASSEMBLY OR COMPONENT AS INDICATED IN THE CONTRACT DOCUMENTS. ALL COMPONENTS OF THE NOTED SYSTEM SHALL BE PROVIDED, INSTALLED, COMPLETE AND READY FOR THE INTENDED
- "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE, LEVEL AND/OR PLUMB RELATION TO ADJACENT SURFACES WITHIN TOLERANCES DEFINED IN THE
- REFERENCE DIVISION 01 OF THE PROJECT MANUAL, IF APPLICABLE, FOR ADDITIONAL DEFINITIONS AND CLARIFICATIONS.

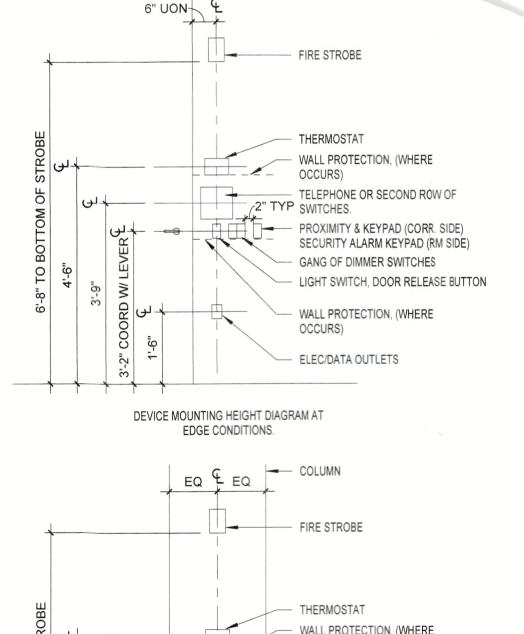
DIMENSIONS

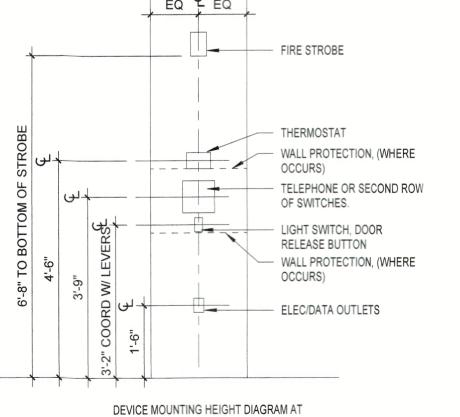
- DIMENSIONS ARE INDICATED TO THE CENTERLINE OF STRUCTURAL GRID, FACE OF CAST-IN-PLACE CONCRETE WALL, FACE OF UNIT MASONRY WALL, AND/OR TO THE FINISH FACE OF INTERIOR WALLS AND PARTITIONS AS SCHEDULED, UNLESS NOTED OTHERWISE
- FLOOR ELEVATIONS ARE INDICATED TO THE TOP SURFACE OF THE "STRUCTURAL" SLAB, UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED FROM FLOOR ELEVATIONS TO THE FINISH FACE OF SUSPENDED
- CEILING SYSTEMS OR FACE OF FINISH MATERIALS, AS INDICATED OR SCHEDULED. DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZES CLEARANCES, AND DIMENSIONAL RELATIONSHIPS BETWEEN PROJECT SYSTEMS, ASSEMBLIES AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS. DO NOT SCALE DRAWINGS.
- ARCHITECT IN ANY DISCREPANCIES ARE FOUND. WHERE EQUIPMENT OR COMPONENTS HAVE DIMENSIONAL VARIATION DEPENDENT ON THE SELECTED MANUFACTURER, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ADJOINING CONSTRUCTION TO ACCOMMODATE THE SELECTED MANUFACTURER'S REQUIREMENTS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY

TYPICAL DEVICE MOUNTING DIAGRAM

EDGE OF DOOR OR WALL





NOTE: PROVIDE 6" MIN DIMENSION BETWEEN WALL MOUNTED DEVICES WHEN LOCATED BACK TO BACK. PROVIDE 2" BETWEEN WALL MOUNTED DEVICES WHEN LOCATED ADJACENT TO EACH OTHER AND AT THE SAME MOUNTING HEIGHT. CONTRACTOR TO COORDINATE LOCATION OF STUDS IN PARTITION TO ACHIEVE INTENT, PROVIDE ADDITIONAL STUDS/BRACING AS NEEDED. PROVIDE SOUNDLINERS AT DEVICE BACK BOXES WHERE DEVICES ARE LOCATED IN PARTITIONS WITH INSULATION.

COLUMN CONDITIONS.

ABBREVIATIONS INSIDE DIAMETER ACOUSTICAL CEILING PANEL IMPACT ISOLATION CLASS AREA DRAIN **ADJACENT** INFORMATION INSUL INSULATION ADMINISTRATION **INVERTED ROOF** AMERICANS W/ DISABILITIES ACT IRMA MEMBRANE ASSEMBLY ABOVE FINISHED FLOOR DRAWING APPEARS ALTERNATE ALUMINUM **JANITOR** ANODIZE(D) **APPROX** APPROXIMATE KNEE WALL ASSEMBLY LAVATORY BOARD BITUMIN(OUS) MAX MAXIMUM BUILDING MECH MECHANICAL **BUILT-UP ROOFING** MEZZ MEZZANINE **EXTERIOR ELEVATION MARKER** MANHOLE ELEVATION DRAWING NUMBER

BITUM BLDG BUR MINIMUM CATCH BASIN **MISCELLANEOUS** CER CERAMIC CONTROL JOINT CENTER LINE **NOT APPLICABLE** CLG NOT IN CONTRACT CLOSET NUMBER CLEAR NOT TO SCALE CONCRETE MASONRY UNIT

CLO CLR CMU COL COLUMN ON CENTER CONC CONCRETE **OUTSIDE DIAMETER** CONST CONSTRUCTION **OPNG** OPENING CONT CONTINUOUS OPP OPPOSITE (HAND) COORD COORDINATE ORD **OVERFLOW ROOF DRAIN** CPT OPEN TO STRUCTURE CT

ACP

AD

ADJ

ADA

AFF

ALUM

ANOD

ASPH

ASSY

CB

CJ

CTR

DEPT

ELEC

EOS

EPS

EXH

FEC

FHA

FHC

HM

HYD

ADMIN

CERAMIC TILE	0.1.5.	OPEN TO STRUCTURE
CENTER	Р	
	PL	PROPERTY LINE
DOUBLE	PLAM	PLASTIC LAMINATE
DEPARTMENT	PLAS	PLASTER
DETAIL	PLYWD	PLYWOOD
DRINKING FOUNTAIN	POL	POLISHED
DIAMETER	PSF	POUNDS PER SQUARE FOOT
DIMENSION	PSI	POUNDS PER SQUARE

INCH

PAINT

QUARRY TILE

THERMAL RESISTANCE

SUSPENDED CEILING

TONGUE & GROOVE

SHEET VINYL

TELEPHONE

THICKNESS

THROUGH

UNDERWRITERS

LABORATORY

UNLESS NOTED

VERIFY IN FIELD

VOLUME

VINYL TILE

WATER CLOSET

WOOD

WITHOUT

VINYL COMPOSITION TILE

VINYL WALL COVERING

OTHERWISE

TYPICAL

PT
Q
QT
R
R VALUE



RESILIENT BASE REFLECTED CEILING PLAN **ROOF DRAIN ELEVATION** REFERENCE ELECTRIC(AL) REQD REQUIRED **ELEVATOR** ROOM RM EDGE OF SLAB **ROUGH OPENING** EXPANDED MOLDED POLYSTYRENE

BOARD (INSULATION) SOUND ATTENUATION EXTRUDED POLYSTYRENE **BLANKET** BOARD (INSULATION) SCHEDULE SCHED STORM DRAIN **EQUIP** EQUIPMENT SHEET **ESCAL ESCALATOR** SIMILAR **EXISTING SQUARE EXHAUST** SPKR SPEAKER

SPKLR **SPRINKLER** SOUND TRANSMISSION FLOOR DRAIN COEFFICIENT FIRE EXTINGUISHER STD STANDARD FIRE EXTINGUISHER CABINET STEEL FINISH FACE STOR STORAGE FAIR HOUSING ACT STRUC STRUCTURAL FIRE HOSE CABINET SST STAINLESS STEEL FIN FLR FINISH FLOOR SUSPEND(ED)

FIXT FIXTURE SUSP.CLG FLR **FLOOR** FLG **FLOORING FLUOR** FLUORESCENT FOS FACE OF STUD FOUND FOUNDATION FTG FOOTING FRT FIRE RETARDANT TREATED

GAGE GALV GALVANIZED **GFRC** GLASS FIBER REINFORCED CONCRETE UNO **GFRG** GLASS FIBER REINFORCED GYPSUM **GFRP** GLASS FIBER REINFORCED PLASTIC GYP BD GYPSUM BOARD

VCT VOL HOSE BIBB HANDICAP VWC **HOLLOW METAL**

WD W/O

HYDRANT

SYMBOLS

SHEET NUMBER ON WHICH

SHEET NUMBER ON WHICH

ELEVATION IS DRAWN

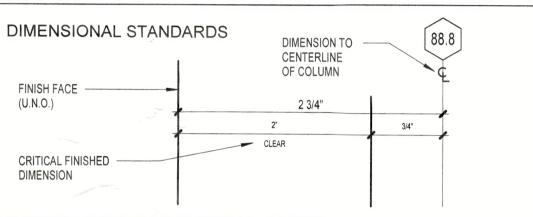
DRAWING TITLE				
DRAWING NUMBER			1	View Name
SHEET NUMBER ON WHICH DRAWING ORIGINATES		 -	A102 A101	1/8" = 1'-0"
SHEET NUMBER ON WHICH	-			

SECTION MARKER		
SECTION DRAWING NUMBER	SIM	
SHEET NUMBER ON WHICH - SECTION IS DRAWN	A01.01	

ELEVATION IS DRAWN		
INTERIOR ELEVATION INTERIOR ELEVATION DRAWING NUMBER	MARKER 1 4 A01.01 2	

FLOOR ELEVATION SYMBOL

SPOT ELEVATION SYMBOL **COLUMN MARKER**

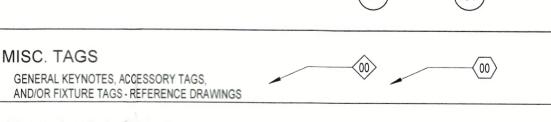


RATED PARTITION LEGEND 1 HOUR SEPARATION ASSEMBLY OR FIRE PARTITION 2 HOUR SEPARATION ASSEMBLY OR FIRE PARTITION 3 HOUR SEPARATION ASSEMBLY OR FIRE PARTITION 4 HOUR SEPARATION ASSEMBLY OR FIRE PARTITION SMOKE SEPARATION ASSEMBLY

PARTITION TYPE MARKER PARTITION TYPE -SEE FLOOR PLANS	□	
ROOM TAG	ROOM NAME	
DOOR NUMBER SYMBOL	DOOR WIDTH (INCES)	

LINTEL SIZE (SEE CHART) DOOR HEIGHT (INCHES) WINDOW WIDTH (INCHES) WINDOW TYPE 3254 | L3 LINTEL SIZE (SEE CHART) WINDOW HEIGHT (INCHES)

CURTAIN WALL GLASS & PANEL TYPES



CEILING HEIGHT MARKER **-** (20' 10 3/8") (20' 10 3/8" ACT8) ---CEILING MATERIAL P00 20' 10 3/8" ACT8

REVISION CLOUD REVISION CLOUD REVISION NUMBER



PROJECT WILL USE ONE OF THESE MARKERS



3111 W PRICE AVE, TAMPA, FL 33611 hello@tryal.design 813.570.1568

AA26003876

Kate Grussing and Mike Paton 2055 Gulf of Mexico Dr Building G-1, Unit 201 Longboat Key, FL 34228 612.245.1090 kate@grussing.com

CONTRACTOR Bouziane Construction Co. LLC CGC 1530918 941.773.8715 will@bouzianeconstruction.com

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

Permit # PB24.0618
REVIEWED FOR CODE COMPLIANCE LONGBOAT KEY BUILDING DEPT

JUN 12 2024

REVISIONS

NO	DESCRIPTION	DATE	

ARCHITECT OF RECORD: LEVY H NGUYEN, AIA LEED AP NCARB AR 98390 ID6353

DATE: 06/07/24 PROJECT TITLE: **SEAPLACE 201**

PROJECT ADDRESS: 2055 GULF OF MEXICO DR BUILDING G-1, UNIT 201 LONGBOAT KEY, FL 34228

PROJECT NUMBER: 240320

ISSUED DATE: 05/08/2024

SHEET TITLE: **COVER & GENERAL** INFORMATION

BLDG PERMIT PLANS Copy of Record



DESIGN CRITERIA

ALL CONSTRUCTION IS DESIGNED AS FOLLOW UNDER FLORIDA BUILDING CODE STH EDITION 2023

INTERIOR FINISH UPGRADE WITH WINDOW AND SLIDING DOOR CHANGEOUTS ONLY. NO EXTERIOR OR ROOF CHANGES. NO STRUCTURAL CHANGES.

DEAD LOADS FLOOR 20 PSF

LOADING DOES NOT COUNT FOR ANY CONC FLOATING OVER FLOORING/ROOF

ANY CHANGES MADE TO THE MATERIALS FROM THOSE OF THE DRAWINGS SHALL BE NOTIFIED TO THE DESIGNER FROM THE CONTRACTOR TO VERIFY THAT THE NEW LOADS CONFORM TO THE STRUCTURE AND ITS LOAD CARRYING CAPACITY.

40 PSF FLOOR / STAIRS 60 PSF BALCONIES/DECKS

LOAD CASE 1: 200 LBS APPLIED AT ANY POINT AND IN ANY DIRECTION LOAD CASE 2: 50 PLF APPLIED HORIZONTALLY ALONG TOP GUARDRAIL AND A SIMULTANEOUS LOAD OF 100 PLF APPLIED VERTICALLY ALONG TOP GUARDRAIL

#2 SYP

Fb=2,850 PSI; E=2.0x106/ PSI

STRENGTH OF MATERIALS: REINFORCING STEEL

f/y = 60,000 psif/c = 3,000 psiCONCRETE SLAB, BEAMS AND FOOTINGS f'/c = 1,500 psiREINFORCED MASONRY f'/c = 3,000 psiMASONRY GROUT S/b = 2.000 psfSOIL BEARING (ASSUMED, TO BE VERIFIED) f/y = 36,000 psiSTRUCTURAL STEEL SHAPES f/y = 46,000 psiSTRUCTURAL STEEL SHAPES (HSS)

FRAMING LUMBER BOLTS FOR WOOD AND STEEL CONNECTIONS LAMINATED VENEER LUMBER (LVL)

ALL WORK DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE RESIDENTIAL (FBCR), THE EDITION (2023) AND IN CONJUNCTION WITH ASCE 7-16.

STRUCTURAL MEMBER ALLOWABLE DEFLECTION: RAFTERS W/ SLOPES GREATER THAN 3:12 WITH NO FINISHED CEILING: L/180

INTERIOR WALLS & PARTITIONS: H/180 FLOORS & PLASTERED CEILINGS: L/360

ALL OTHER STRUCTURAL MEMBERS: L/240 EXTERIOR WALLS: H/360

LINTELS SUPPORTING MASONRY VENEER WALLS: L/600 CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO ARCHITECTS ATTENTION IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK. ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR REQUIRED CODES. SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR

ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND FABRICATORS SHALL BE RESPONSIBLE FOR THE CONTENT OF DRAWINGS, AND FOR THE SUPPLY AND DESIGN OF APPROPRIATE MATERIALS AND WORK PERFORMANCE.

STRUCTURAL DESIGN IS BASED ON INTERACTION OF ALL PARTS OF THE COMPLETED BUILDING. CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION UNTIL PERMANENT MEMBERS ARE COMPLETELY INSTALLED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, GUYS TO TIE-DOWNS THAT MAY

DETAILS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS. CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT / ENGINEER.

NO STRUCTURAL MEMBERS ARE TO BE CUT FOR PIPES, DUCTS, ETC UNLESS SPECIFICALLY DETAILED. ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE W/ THE REQ OF FBC 8TH ED (2023) R703.8, R903.2, AND R905

ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED, USED, CLEANED, AND CONDITIONED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

14. ALL OTHER JOB SPECS AND FINISH SPECS TO BE FURNISHED TO GC BY THE OWNER ARE NOT PART OF THESE DRAWINGS ALL GLASS SHOWER ENCLOSURES TO BE TEMPERED.

1. ALL CONCRETE WORK SHALL COMPLY WITH THE LATEST CODES & STANDARDS: ACI 301 "SPEC FOR STRUCTURAL CONCRETE FOR BUILDINGS." ACI 305 "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING.

ACI 318 BLDG CODE REQUIREMENTS FOR REINF CONCRETE. ACI 315 "REINFORCING STEEL DESIGN DETAILS."

CONCRETE TO BE NORMAL WEIGHT WITH THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS: ALL SALT ENVIRONMENTS (SLAB SHALL BE EXEMPT) - 5000 PSI

OTHER ENVIRONMENTS -CONCRETE MIXES SHALL BE DESIGNED PER ACI 30. CONCRETE SHALL BE READYMIX PER ASTM C94:

PORTLAND CEMENT - ASTM C150 AGGREGATES - ASTM C33 (3/4" MAX) NO CALCIUM CHLORIDE

AIR ENTRAINING - ASTM C260 WATER REDUCING - ASTM C494 ADMIXTURES C1017, C618, C989, C260 FLY ASH - ASTM C618-78 CLASS F (20% MAX)

WATER - CLEAN & POTABLE REINFORCING STEEL: ASTM A615 GRADE 60, DEFORMED BARS REQUIRED SLUMP RANGE = 3" TO 5"

CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCH TIME WELDED WIRE FABRIC (WWF): ASTM A185 (FLAT SHEETS ONLY) MOISTURE BARRIER: 6 MIL CONTINUOUS POLYETHYLENE, SEAMS LAPPED 6" AND SEALED WITH ADHESIVE TAPE.

MIN LAP SLICE = 40 BAR DIAMETERS UON CONCRETE FINISHES SHALL BE PER CONTRACTOR'S SPECS

SUBCONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN, CONSTRUCTION, AND PROVISION OF ALL FORMWORK, SHORING, AND RESHORING. FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH.

UON CONC COVER SHALL BE PROVIDED FOR REINFORCEMENT IN ACCORDANCE W/ ACI318-14: CONCRETE EXPOSED TO WEATHER #6 THROUGH #18 BARS:

#5 BAR, W31 OF D31 WIRE & SMALLER: 1-1/2" CONCRETE NOT EXPOSED TO EARTH OR WEATHER BEAMS & COLUMNS:

13. BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MIN CONCRETE COVER. BAR SUPPORTS SHALL

ALL REINFORCED STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE.

ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED 40 X BAR DIAMETER. LAP CONT BOTTOM BARS OVER SUPPORTS, LAP CONT TOP BARS AT MID-SPAN UON.

PROVIDE CORNER BARS AT AIL WALL FOOTING & BEAM CORNERS TO MATCH HORIZONTAL BARS (25 " MIN LAP FOR #5 BARS, OTHERS AS PER ACI 318) ALL BUILDING SLABS-ON-GRADE SHALL BE NOMINAL 4" THICK, REINFORCED WITH 6x6-W1.4 W.W.F. ON 6 MIL VAPOR BARRIER. SEE PLANS FOR OTHER CONDITIONS AND SIZES. NO FBERMESH ALLOWED UNLESS OTHERWISE NOTED ON THE FOUNDATION PLAN.

ANCHOR BOLTS FOR WOOD LEDGERS AND PLATES TO CONCRETE OR MASONRY (OPTIONS): J BOLTS - USE 1/2" X 8" 'J" BOLTS WITH 6" EMBEDMENT AND 2" PROJECTION WHEN INSTALLED PRIOR TO PLACING CONCRETE, AS SHOWN ON

EXPANSION ANCHORS - USE 1/2" X 4" EMBED, HILTI KWIK BOLT II, OR EQUAL, AT LOCATIONS (OTHER THAN EDGE CONDITIONS) IN LIEU OF 1/2" X EPOXY ANCHORS IN CONCRETE - USE 1/2" X 4-1/4" IMBED, WITH HILTI C100), OR ANCHOR BOND BY CELTITE, INC., AT EDGE OF SLAB CONDITION

WHERE BOLT IS LESS THAN 6" TO A CONCRETE EDGE. EPOXY ANCHORS IN TOP OF BLOCK WALLS - USE THREADED ROD (3/4" X A6-5/8" IMBED) ON TOP OF 8" MASONRY WALLS WITH HILTI HIT C-100 ADHESIVE OR ANCHOR BOND, WHEN 1/2" X 8" "J BOLTS ARE OMITTED.

FOOTING SIZES SHOWN ARE TYPICAL ONLY FOR STATED SOIL BEARING PRESSURE AND CONSISTED COMPACTION. CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTINGS COMPLYING WITH THE DESIGN REQUIREMENTS OF SPECIFIC SOIL CONDITIONS.

PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED AREAS. PROVIDE 6% AIR ENTRAINED CONCRETE EXPOSED TO EARTH OR WEATHER.

BRACE FOUNDATION WALLS, RETAINING WALLS, DURING BACKFILLING AND TAMPERING OPERATIONS. LEAVE BRACING IN POSITION UNTIL PERMANENT RESTRAINTS ARE INSTALLED. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4" UON.

PROVIDE 1/4" SAW CUT EXPANSION JOINTS ON SLABS SPACED AT NO MORE THAN 18 FEET ON CENTER EACH WAY AND AS SHOWN ON PLANS CONTRACTOR/OWNER TO PROVIDE SOIL REPORT TO ARCHITECT PRIOR TO CONSTRUCTION. FLOOR ELEVATIONS AT REQUIRED EGRESS DOORS SHALL MEET PROVISIONS OF SECTION R311.3.1 IN FBCR, 8TH EDITION (2023).

1. ALL WOODS AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODE MODIFICATIONS AS SPECIFIED HEREIN:

AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (STANDARDS MANUAL)

NATIONAL FOREST PRODUCTS ASSOCIATION: NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION

SOUTHERN PINE INSPECTION BUREAU: STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER

TRUSS PLATE INSTITUTE NATIONAL DESIGN STANDARDS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI-2007) APA – THE ENGINEERED WOOD ASSOCIATION

ENGINEERED WOOD CONSTRUCTION GUIDE AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS WOOD CONSTRUCTION, CONNECTIONS, AND NAILING SHALL CONFORM TO FBC 8TH ED (2023)

ALL WOOD FRAMING MATERIALS SHALL BE SURFACE DRY AND USED AT 19% MAX MOISTURE CONTENT ALL STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE #1 GRADE OR BETTER, MACHINE GRADE LUMBER, WITH SINGLE MEMBER (UNFACTORED) STRESSES AS FOLLOWS UNO:

Fc = 975 PSI Fv = 90 PSI

E = 1,600,000 PSI

FRAMING LUMBER SHALL BE #2 SPRUCE-PINE-FIR OR BETTER STRUCTURAL LUMBER SHALL CONSIST OF BUT NOT LIMITED TO: RAFTERS, VERTICAL STRONGBACKS, LEDGERS, BEAMS, HEADERS, AND

LUMBER FOR INTERIOR BEARING WALLS OR EXTERIOR WALLS SHALL BE SYP#2 (SOUTHERN YELLOW PINE #2) OR BETTER UON. PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL LOAD BEARING STUD WALLS. STAGGER END JOINTS IN DOUBLE PLATES AT LEAST 4"-0" PER DETAIL. 2X SILL PLATES FOR BEARING WALLS SHALL BE BOLTED TO FOUNDATION AS PER BEARING WALL DETAIL. LOAD BEARING STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS, AND AT STRUCTURALLY APPROVED ARCHITECTURAL WALL

PANEL JOINTS. STUDS SHALL BE TRIPLED AT ALL CORNERS. WOOD HEADERS OVER OPENINGS SHALL BE DOUBLED 2x10 SYP OR BETTER HEADERS UON ON PLANS, WITH CONTINUOUS 1/2" PLYWOOD FILLER CUT

REGARDLESS WHAT IS SHOWN, FRAME WALLS W/ \$TUCCO FINISH SHALL BE CONSTRUCTED OF S-P-F SIZE AND SPACED AS FOLLOWS: 2X4 @ 16" O.C. TO FULL DEPTH OF BEAM BETWEEN 2x MEMBERS. FOR UP TO 8 FT HIGH, 2X6 @ 16" O.C. FOR UP TO 10 FT HIGH, 2X8 @ 16" FOR UP TO 14 FT HIGH. STUDS FOR OTHER HEIGHTS AS SHOWN ON PLANS.

TRUSSES AND BEAMS SHALL BEAR DIRECLTY ON GLB OR SYP POSTS UON. WHERE RQ, SHIMS TO BE A36 STEEL UON. GLB OR SYP POSTS SHALL BEAR DIRECTLY ON CONC SLAB OR ON SYP OR PT PLATE UON

MEMBERS DESIGNATED 'LVL' (E.G. 1 3/4" X 14" LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTRUED BY WEYERHAEUSER, BOISE, OR DESIGNER APPROVED SUBSTITUTION

ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL CONCRETE OR MASONRY MUST BE PRESSURE TREATED. PRESSURE TREATED LUMBER SHALL BE PROVIDED IN ACCORDANCE WITH THE AMERICAN WOOD PROTECTION ASSOCIATION LATEST STANDARDS. MINIMUM DIMENSION OF ANY PLYWOOD SHEET SHALL BE 24" AND THE MAXIMUM AREA SHALL BE 8 FT SQ.

WALL SHEATHING SHALL BE STRUCTURAL GRADE 5/32" OSB EXPOSURE-1 OR ½" CDX PLYWOOD SHEATHING. SHEATHING FOR ROOFS AND WALLS SHALL BE APA RATED (EXPOSURE 1) SHEATHING WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED

WITH PLYCLIPS. (MAXIMUM 24" O/C). THICKNESS TO BE MINIMUM 15/32" FOR SHINGLE ROOF AND 1/2" FOR TILE ROOF.

ALL NAIL SHANK SIZES TO BE MIN OF 0.131 INCHES. NAILING FOR WALL SHEATHING SHALL BE 8D RING SHANK @ 4" O.C. @ PANEL EDGES, AND 6" O.C. INTERMEDIATE. NAILING FOR ROOF SHEATHING SHALL BE AS PER DETAIL.

USE SIMPSON H2.5A @ EA INT MEMBER WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS. USE TRUSS HANGERS TO ATTACH FLOOR TRUSSES TO LVL BEAMS IF LESS THAN 3 1/2" SQUARE BEARING IS PROVIDED FLOOR SHEATHING SHALL BE STRUCTURAL GRADE 34". SUBFLOOR T&G INTERIOR PLYWOOD, GLUED AND NAILED TO FLOOR JOISTS. ONLY ADHESIVES

THAT CONFORM TO PERFORMANCE SPECIFICATION AFG-01 SHALL BE USED. FLOOR NAIL W/ 10D NAILS AT 3 " O/C AT PANEL EDGES, 6" O/C IN THE FIELD, STAGGER NAILS AT 2" OIC AT BUTT ENDS OF PLYWOOD SHEATHING. INSTALL BRIDGING IN ALL (2X) FLOOR OR ROOF JOISTS AT 8'-0" MAXIMUM. INSTALL BLOCKING IN ALL BEARING WALLS AND PARTITIONS OVER 9'-0" @

MID-HEIGHT. BRACE GABLE END WALLS AT 4'0" O/C WHERE WALL FRAMING IS NOT CONTINUOUS FROM FOUNDATION TO ROOF, OR AS SHOWN ON 24. ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS. ALL NAILS EXPOSED TO THE

ALL CONNECTION HARDWARE SHALL BE GALVANZED AND SUPPLIED BY SIMPSON STRONGTIE CO., OR EQUIVALENT. SUBMIT CUT SHEETS FOR ALL CONNECTION HARDWARE TO CONTRACTOR FOR APPROVAL. ALL NAIL HOLES SHALL BE FILLED OR AS PRESCRIBED BY THE MANUFACTURER. ALL ACCESSORIES AS PER MGF REQ. ALL STEEL SHALL HAVE A MIN THICKNESS OF 0.04 INCHES (ASTM A446 GRADE A) AND BE GALVANIZED (COATING

ALL BOLTS SHALL HAVE MINIMUM 2" SQUARE STANDARD CUT WASHERS UNDER HEADS AND/OR NUTS WHERE IN CONTACT WITH WOOD. BOLT HEADS SHALL BE CENTERED & DRILLED NO MORE THAN 1/16" LARGER THAN BOLT DIAMETER. BOLTED CONNECITONS SHALL BE TIGHT BUT NOT

TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS. NOTCHING OR CUTTING OF FRAMING MEMBERS \$HALL CONFORM TO SECTION R602.6 AND R802.7 OF THE FBCR, 8TH EDITION (2023)

PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS AND COLUMNS WITH 2x STRUCTURAL LUMBER SYP#2. THE CONNECTIONS FOR ALL TIMBER EXPOSED TO EXTERIOR ELEMENTS OF TO PRESSURE TREATED LUMBER SHALL BE GALVANIZED OR PAINTED

WITH A CORROSION RESISTANT POLYMER PAINT.

THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FT.

ALL SHEET METAL FRAMING CONNECTIONS SHOWN ON THE PLAN SHALL BE "SIMPSON" STRONG-TIE B SIMPSON CO., OR EQUAL. UNO, INSTALL CONNECTIONS WITH THE SIZE AND NUMBER OF BOLTS/NAILS AS RECOMMENDED BY THE MANUFACTURER IN THE LATEST CATALOG. DRAFTSTOPPING TO COMPLY W/FBCR, 8TH EDITION (2023) SECTION R302.12: IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE

BOTH AND ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF

EXTERIOR OPENINGS EXT WINDOWS AND GLASS DORRS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LAB AND BEAR AN AAMA, WDMA, OR OTHER APPROVED LABEL IDENTIFYING THE MFG, PERFORMANCE CHARACTERISTICS, AND APPROVED PRODUCT EVALUATION ENTITY INDICATING

COMPLIANCE WITH THE REQUIREMENTS FO THE FOLLOWING SPECIFICATION: ANSI / AAMA / NWWDA. WINDOW AND DOOR ASSEMBLIES SHALL BE ATTACHED IN STRICT ACORDANCE W/ THE PUBLISHED MFG RECOMMENDATIONS TO ACHIEVE RESISTANCE TO APPROPRIATE WIND SPEEDS W/ 3 SEC WIND GUSTS AND SHALL INCLUDE THE SPEC OF BUCK STRIP MATERIALS AND ANCHORING. WOOD CRIBS ABOVE ARCHED WINDOWS SHALL COMPLY W/ DRAWING DETAIL CONTAINED HEREIN

ALL SHIM MATERIALS SHALL BE MADE FROM MATERIALS CAPABLE OF SUSTAINING APPLICABLE LOADS, AND LOCATED, AND APPLIED IN A THICKNESS CAPABLE OF WITHSTANDING THOSE LOADS

THE DESIGN RESPONSIBILITY FOR THE INSTALLATION OF DOORS AND WINDOWS IS DELEGATED TO THE SPECIALTY ENGINEER OF THE MFG AS

REINFORCED WITHIN ALL TESTING DATA REQ SUBMITTED IN CONJUNCTION WITH THESE CONTRACT DOCUMENTS OPENING PERIMETERS HAVE BEEN DESIGNED TO TRANSMIT THE IMPOSED LOADS TO THE MAIN WIND FORCE RESISTING SYSTEM

GARAGE DOORS SHALL SATISFY THE REQ OF FBC 7TH ED (2020) FOR WIND LOADS AS DEFINED IN ASCE 7-10 WHERE BUILDING LOCATIONS ARE DETERMINED TO BE IN WIND BORNE DEBRIS REGIONS, ALL EXTERIOR GLAZED OPENINGS SHALL BE PROTECTED AGAINST WIND BORNE DEBRIS BY THE INSTALLATION OF STRUCTURAL PANELS OR IMPACT-RESISTANT GLASS. THESE OPENING PROTECTIONS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CHAPTER 3, SECTIONS R301.2.1.2 OF THE FBCR 8TH EDITION (2023).

PLUMBER TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE POSSIBLE STRUCTURAL ISSUES NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THESE DRAWINGS W/O PREVIOUS APPROVAL

FROM ARCHITECT/ENGINEER OF RECORD SANITARY LINES SHALL BE OF CAST IRON OR PVC (SCHEDULE 40) AS APPROVED BY THE BUILDING OFFICIAL. WATER SUPPLY LINES SHALL BE CPVC.

CONDENSATION LINES SHALL BE MINIMUM 3/4" PVC (SCHEDULE 40), INSULATED WITH 1/2" AMAFLEX. SHOWER HEADS SHALL HAVE A FLOW CONTROL DEVICE TO GIVE A MAXIMUM FLOW OF 3 GPM EACH. ALL CLEANOUTS SHALL BE FLUSH WITH GRADE.

NO VENT STACKS SHALL PASS THROUGH ROOF CRICKETS, VALLEYS, OR RIDGES. SIZE AND LOCATION OF CLEANOUTS SHALL CONFORM TO THE FBCR 8TH EDITION (2023 FIXTURE SUPPLY SIZES SHALL CONFORM TO THE FBCR 8TH EDITION (2023) THE PLUMBER IS TO DIVERT ALL VENTS TO REAR ELEVATION WHEN POSSIBLE.

12. DRILLING AND NOTCHING OF WOOD FRAMED STRUCTURAL MEMBERS SHALL FOLLOW PROVISIONS OF SECTION P2603.2 OF THE FBCR 8TH ED (2023)

1. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THE ALARM ON ALL THE DETECTORS. WIRELESS SMOKE DETECTORS ARE PERMISSIBLE PER FBCR 8TH ED (2023)

NOTE: ALL ROOMS / SPACES SHALL HAVE ARC-FAULT TYPE / TEMPER RESISTANT RECEPTACLES PER FBCR 8TH EDITION (2023) REQUIREMENTS.

WHEN PLASTERING WITH CEMENT, PLASTER SHALL NOT BE LESS THAN THREE COATS OVER FRAMED WALLS APPLIED OVER PAPER BACKED METAL LATH OR WIRE FABRIC LATH, AND NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY OR CONCRETE. ALL STUCCO FINISH SHALL BE APPLIED PER ASTM C926 AND CONTROL JOINTS PROVIDED PER ASTM C1063.

UNDER STAIR PROTECTION: ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ." GYPSUM BOARD, FBCR 8TH EDITION (2023) SECTION 302.7

REQ SAFETY GLAZING AT HAZARDOUS LOCATIONS PER FBCR, 8TH ED (2023) R308.4, THE FOLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:

GLAZING IN SWINGING DOORS AND FIXEDAND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMETNS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN

ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS: EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.

BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.

TOP EDGE GREATER THAN 38 INCHES ABOVE THE FLOOR. ONE OR MORE WALKING SURFACES WITHIN 38 INCHES HORIZONTALLY OF THE PLAN OF THE GLAZING.

ALL GLAZING IN RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURAL BALUSTER PANELS AND NON STRUCTURAL IN-FILL PANELS.

GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS 1) LESS THAN 80 INCHES ABOVE THE WALKING SURFACE ON THE POOL SIDE, AND 2) WITHIN 38 INCHES HORIZONTALLY OF THE WALKING SURFACE ON THE POOL SIDE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

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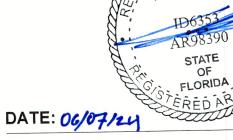
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CONTRACTOR Bouziane Construction Co, LLC CGC 1530918 941.773.8715 will@bouzianeconstruction.com

REVISIONS:

DATE DESCRIPTION

ARCHITECT OF RECORD: LEVY H NGUYEN, AIA LEED AP NCARB AR 98390 ID6353



PROJECT ADDRESS: 2055 GULF OF MEXICO DR BUILDING G-1, UNIT 201

LONGBOAT KEY, FL 34228

PROJECT NUMBER: 240320

PROJECT TITLE:

SEAPLACE 201

ISSUED DATE: 05/08/2024 SHEET TITLE:

TABLES

PROJECT SPECS, NOTES, &

PROJECT NORTH



1 SITE PLAN
sp1.01 1/8" = 1'-0"

SITE PLAN NOTES

GENERAL NOTES

1. NO EXTERIOR OR SITE IMPROVEMENT OR MODIFICATIONS EXCEPT FOR SLIDING DOOR, WINDOW, AND VENT UPGRADES.

2. IMAGE OF SITE IS FOR INFORMATION PURPOSES ONLY

LOCATION OF 2ND STORY UNIT (2ND AND 3RD STORY IN A 3 STORY BUILDING)



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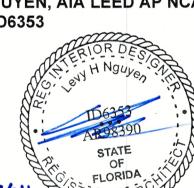
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ARCHITECT OF RECORD: LEVY H NGUYEN, AIA LEED AP NCARB AR 98390 ID6353



DATE: 06/07/24

PROJECT TITLE: **SEAPLACE 201**

PROJECT ADDRESS: 2055 GULF OF MEXICO DR BUILDING G-1, UNIT 201 LONGBOAT KEY, FL 34228

PROJECT NUMBER:

240320

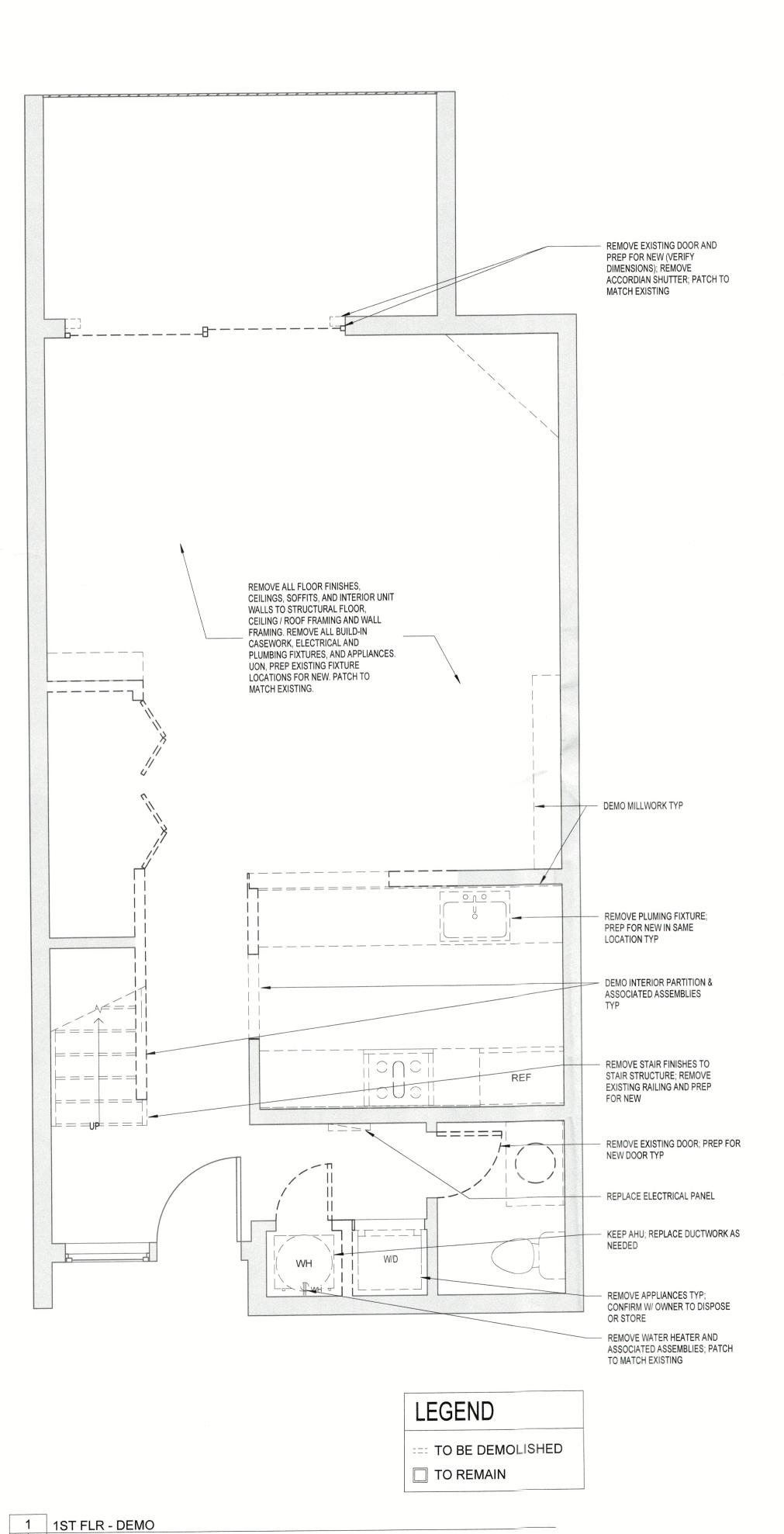
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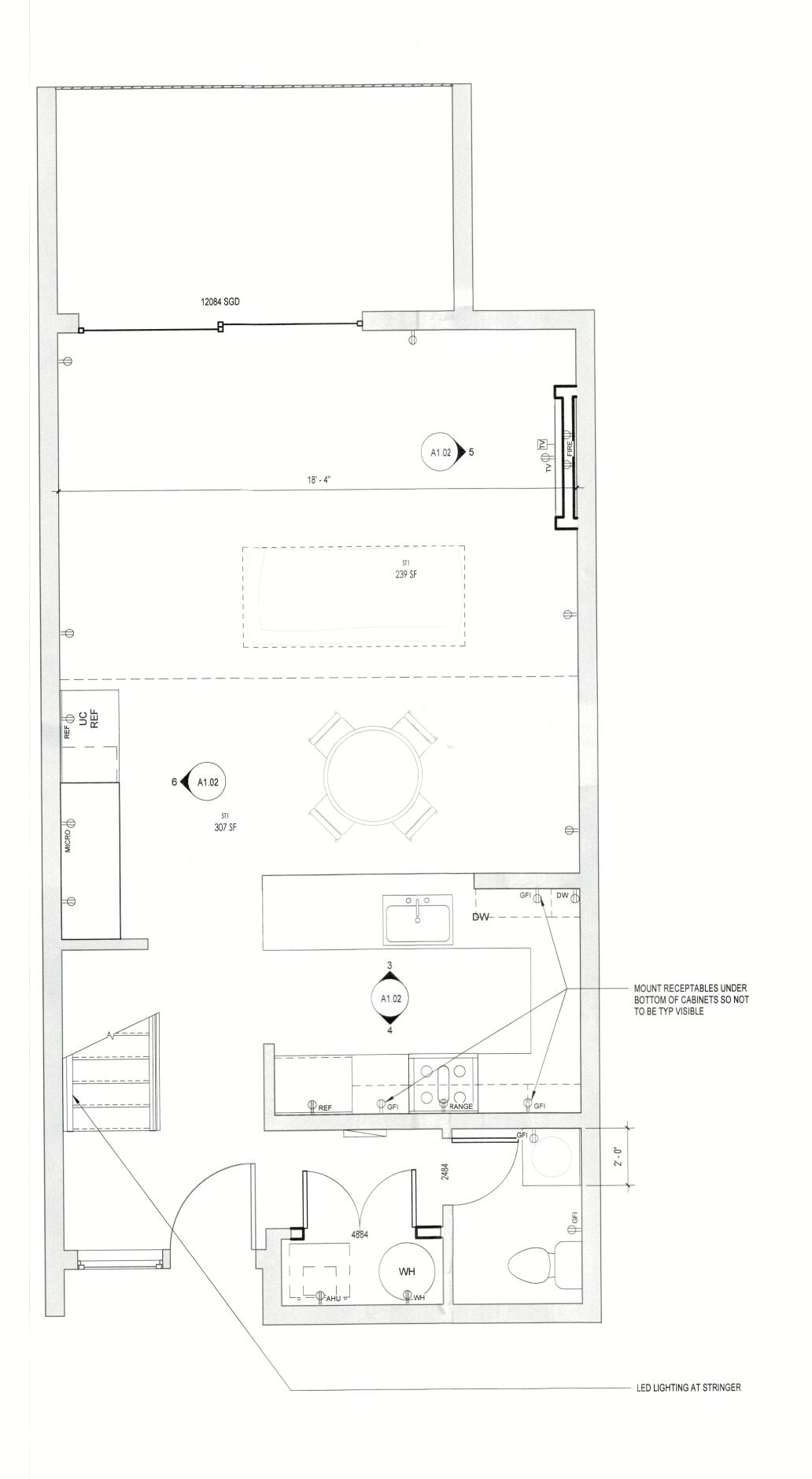
SITE PLAN







A1.01 3/8" = 1'-0"



2 1ST FLR W/ POWER A1.01 3/8" = 1'-0"

FLOOR PLAN NOTES

GENERAL NOTES

A. ALL EXT WALLS TO BE CONSTRUCTED AS SHEARWALLS

B. ALL LINTELS TO BE L3 UON - SEE 1/S2.01 LINTEL ASSEMBLY SCHEDULE ALL INT WALLS TO BE 2X4 UON

ALL ANGLED WALLS TO BE 90 OR 45 UON

ALL INTERIOR VAULTS ARE TO BE 3:12 PITCH UON

F. ALL RECESSES IN SLAB TO BE 3 1/2" UON G. ENTRY, LANAI, AND GARAGE SLAB TO PITCH AWAY FROM MAIN HOUSE AT 1/8" / 12"

H. ALL OUTSIDE SLAB FINISHES TO BE BROOM FINISH CONC I. SEE ELEVATIONS FOR CURTAIN WALL DIM & ATYPICAL WINDOW SILL HEIGHTS

2ND FLOOR NOTES

A. ALL EXT WALL TO BE 2X6 UON

B. ALL INT WALLS TO BE 2X4 UON C. ALL ANGLED WALLS TO BE 45 UON

INSULATION NOTES

A. USE FOIL 4.2 AT MASONRY BLOCK WALLS B. USE R-11 INSULATION AT 2X4 FRAME WALLS

C. USE R-19 INSULATION AT 2X6 WALLS

D. USE R-38 INSULATION AT CEILING E. USE R-19 BATT INSULATION AT GARAGE CEILING

WOOD HEADER SCHEDULE

UPLIFT, GRAVITY UPLIFT JACK | END | ENDS | UPLIFT SPAN SIZE (PLF) (PLF) STUDS STUDS (LBS) STRAPS

EXT. SUPPORTING ROOF & CEILING

3' - 6"	(2) 2X4	465	415	1	2	726	LSTA36, MSTCM36
5' - 5"	(2) 2X6	465	415	1	2	1124	LSTA36, MSTCM36
6' - 9"	(2) 2X8	465	415	2	2	1400	LSTA36, MSTCM40
8' - 5"	(2) 2X10	465	415	2	2	1746	MSTA36, MSTCM40
9' - 9"	(2) 2X12	465	415	2	2	2023	MSTA36, MSTCM40
INT, SI	JPPORTIN	NG CLEAF	SPANI	FLOOR			21

NT, SU	IPPORTIN	IG CLEAR	SPAN FL	.OOR			7
3' - 1"	(2) 2X4	471	0	1	2	0	N/A
4' - 6"	(2) 2X6	471	0	1	2	0	N/A
5' - 9"	(2) 2X8	471	0	2	2	0	N/A
7' - 0''	(2) 2X10	471	0	2	2	0	N/A
8' - 1"	(2) 2X12	471	0	2	2	0	N/A



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ARCHITECT OF RECORD: LEVY H NGUYEN, AIA LEED AP NCARB AR 98390 ID6353

DATE: 06/07/24

PROJECT TITLE: **SEAPLACE 201**

PROJECT ADDRESS: 2055 GULF OF MEXICO DR BUILDING G-1, UNIT 201 LONGBOAT KEY, FL 34228

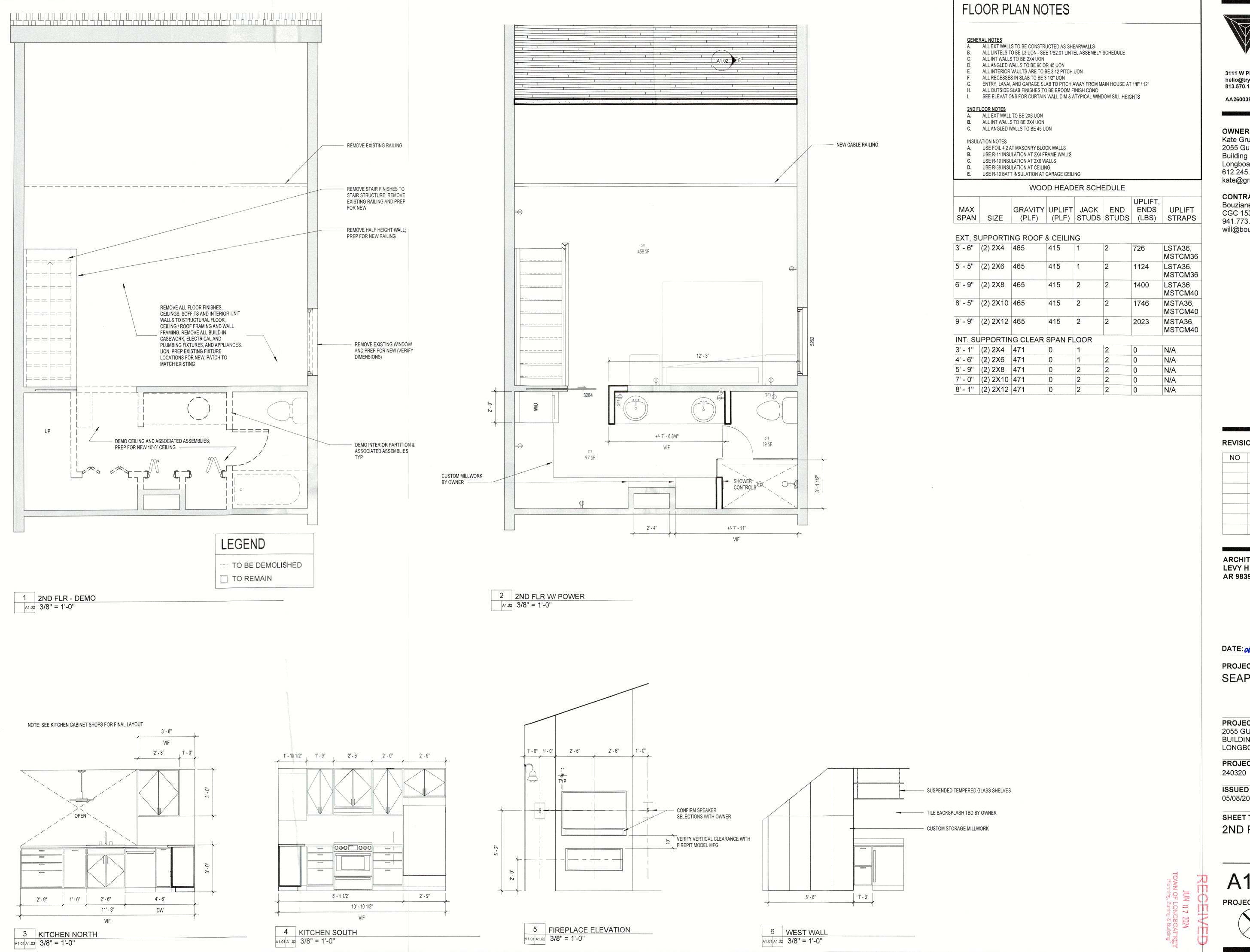
PROJECT NUMBER:

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ISSUED DATE: 05/08/2024

SHEET TITLE: 1ST FLR PLANS





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ARCHITECT OF RECORD: LEVY H NGUYEN, AIA LEED AP NCARB AR 98390 ID6353

DATE: 06/07/24

PROJECT TITLE: SEAPLACE 201

PROJECT ADDRESS: 2055 GULF OF MEXICO DR BUILDING G-1, UNIT 201 LONGBOAT KEY, FL 34228

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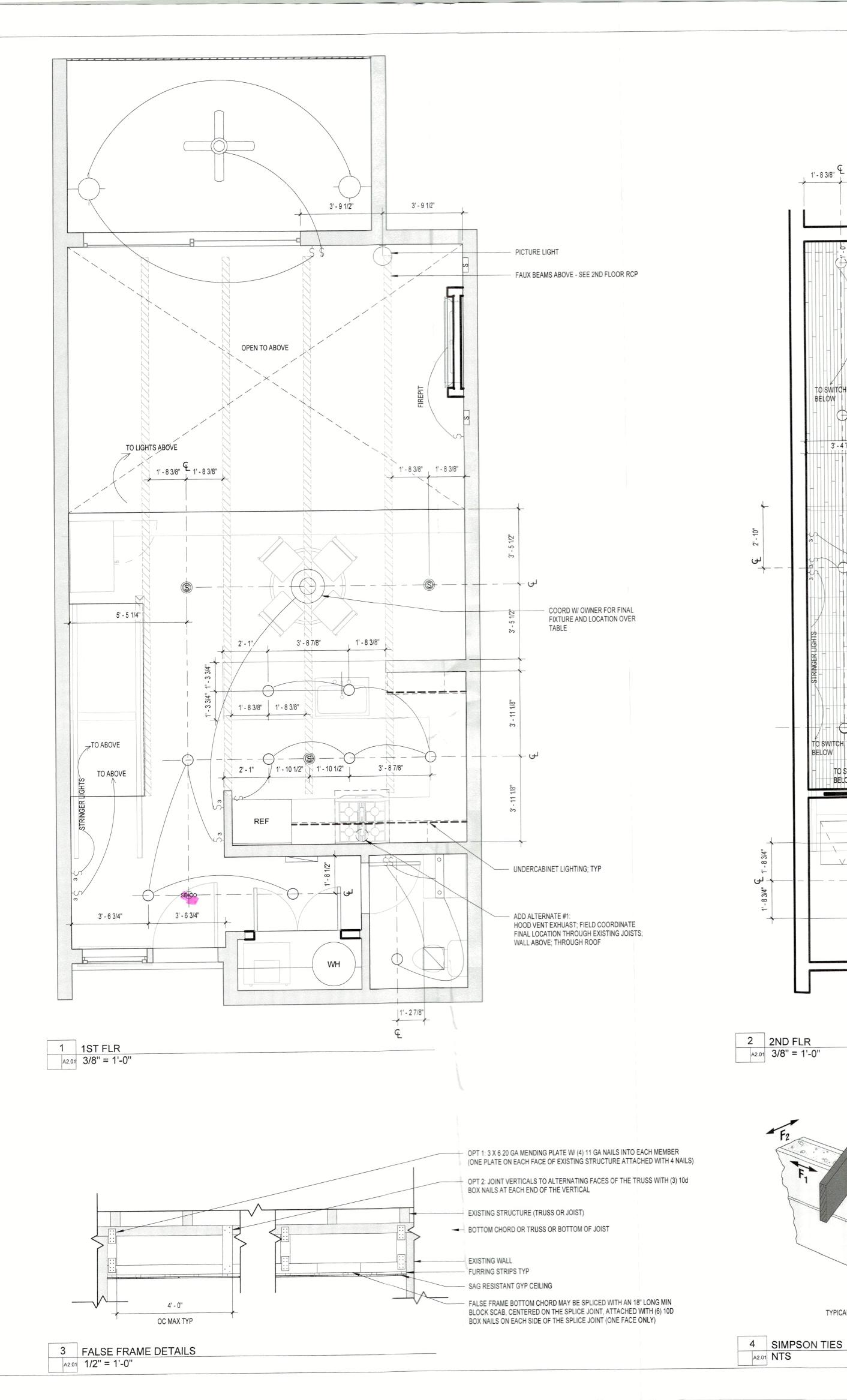
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SHEET TITLE: 2ND FLR PLANS

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REFLECTED CEILING PLAN NOTES

- ATTIC ACCESS PANELS TO BE 22X36 MIN
- UON ALL DIMENSIONS ARE TO CENTERLINES OF FIXTURES UON FIXTURES TO BE CENTERED IN ROOMS OR WALL OR ABOVE APPLICABLE FURNITURE AND/OR
- BATHROOMS VENT TO OUTSIDE

CL OF DOOR BELOW

1' - 8 3/8"

TO SWITCH

3' - 4 7/8"

BELOW

4' - 0 5/8"

3' - 4 7/8"

3' - 4 3/4"

1' - 4" | 1' - 4" | 1' - 9" | 2' - 0 3/8" | 2' - 4 7/8" | 1' - 4 1/2"

Moisture barrier not shown

TYPICAL HTSM INSTALLATION

#5 rebar min.

INSTALL PER MFG INSTRUCTIONS USING MFG APPROVED FASTENERS

7' - 5 5/8"

3' - 4 7/8"

1' - 8 3/8" 4 - 1' - 8 3/8" 4 - 1' - 8 3/8" 4 - 1' - 8 3/8" 4 - 1' - 8 3/8"

TYP

3' - 4 7/8"

TYPICAL H16 INSTALLATION INTO MASONRY

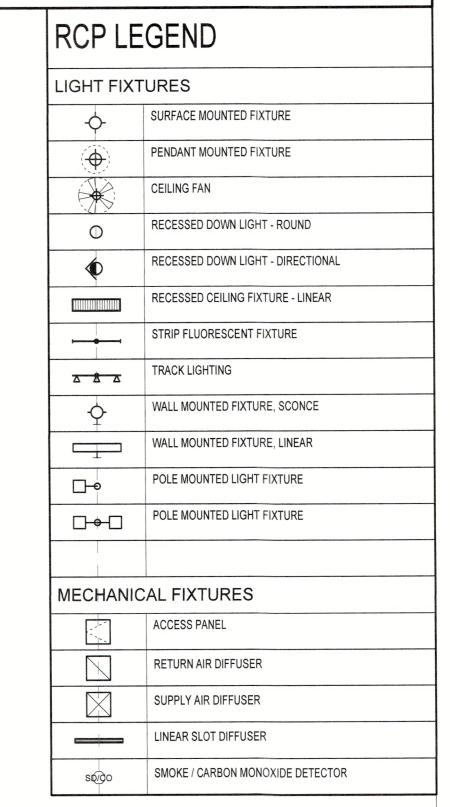
VALENCE FOR CURTAIN TRACK;

NOT SHOWN - EXISTING ROOF JOISTS ABOVE ON EXISTING TIE BEAM; CONTRACTOR OPTION TO USE

EQUIPVALENT; INSTALL EA SIDE OF EA JOIST

SIMPSON HTSM OR H16 HURRICANE TIE OR APPROVED

FAUX BEAMS TYP; BEAMS TO END INTO VALENCE





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ARCHITECT OF RECORD: LEVY H NGUYEN, AIA LEED AP NCARB



DATE:06/07/24 PROJECT TITLE:

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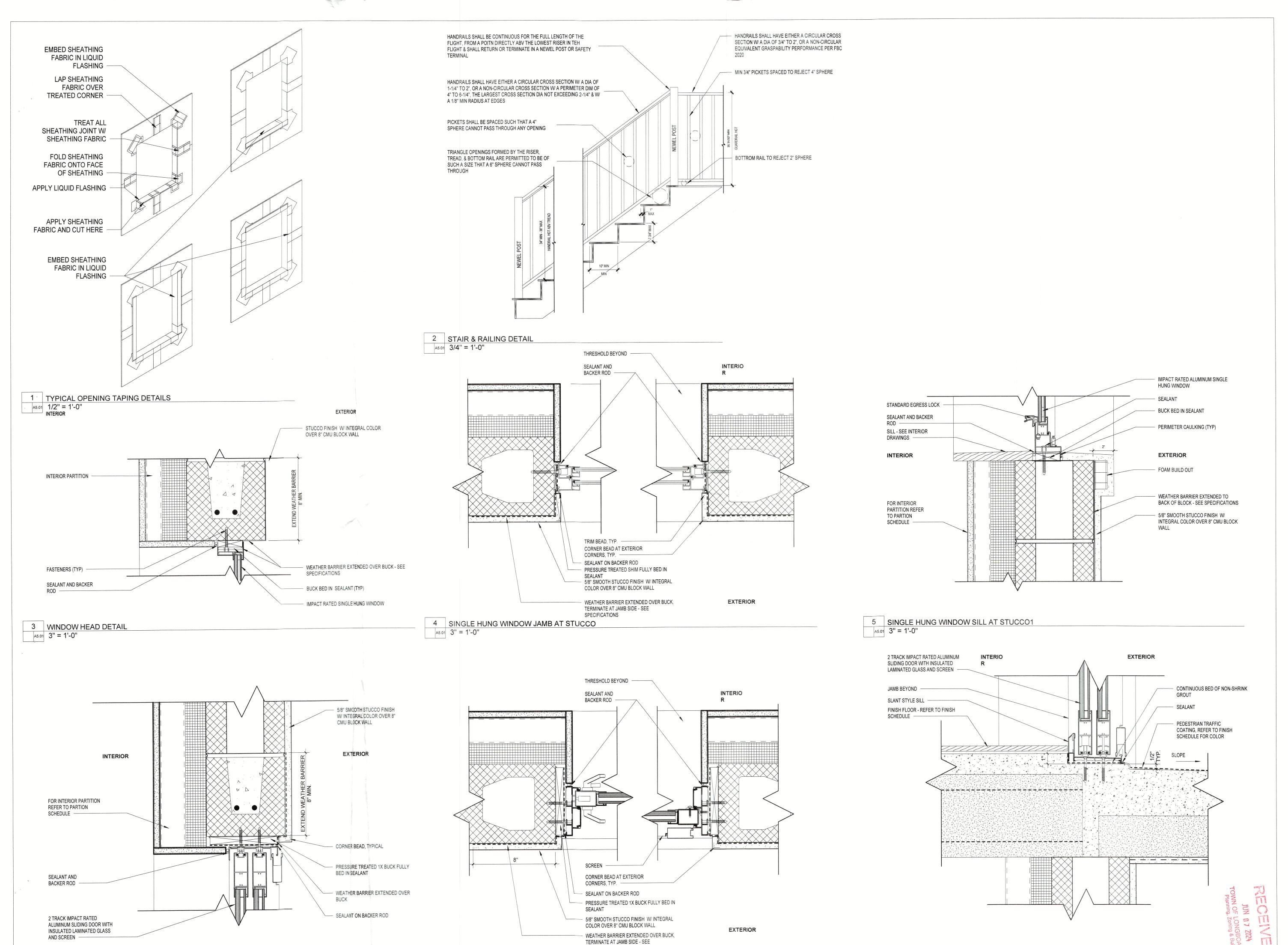
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PROJECT NORTH



SPECIFICATIONS

7 SLIDING DOOR JAMB AT STUCCO

A5.01 3" = 1'-0"

6 SLIDING DOOR HEAD AT STUCCO2

A5.01 3" = 1'-0"

8 SLIDING DOOR SILL - TYP2

A5.01 3" = 1'-0"



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SHEET TITLE:

TYPICAL DETAILS

A5.01 PROJECT NORTH

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