BRUSCHI CUSTOM RESIDENCE

550 BIRDIE LANE
LONGBOAT KEY, FL



ABBREVIATIONS

Periods only used on one word abbreviations, if the abbreviation is a different word by itself; e.g. ARCH., BIT., and LAM. Periods are usually used when abbreviating multiple words, unless they are very common without periods; e.g. AFF, HVAC, R/A, and WWM.

A	A.B.	ANCHOR BOLT
	ABV	ABOVE
	A/C	AIR CONDITIONING
	ACC	ACCESS
	AC.T.	ACOUSTICAL TILE (CLG)
	AFF	ABOVE FINISH FLOOR
	A.D.	AREA DRAIN
	ADD	ADDENDUM
	ADH	ADHESIVE
	ADJ	ADJUSTABLE
	AGG	AGGREGATE
	A.H.U.	AIR HANDLING UNIT
	ALT	ALTERNATE
	ALUM	ALUMINUM
	A.P.	ACCESS PANEL
	APX	APPROXIMATE
	ARCH.	ARCHITECT(URAL)
	ASPH	ASPHALT
	A.T.	ASPHALT TILE
	AUTO	AUTOMATIC
	AVG	AVERAGE
	AWNG	AWNING
B	B36	36" WIDE BASE CAB.
	BD	BOARD
	BF	BI-FOLD (DOOR)
	BIT.	BITUMINOUS
	BLKG	BLOCKING
	BLDG	BUILDING
	BLK	BLOCK (CMUs)
	BLKG	BLOCKING
	BM	BEAM
	B.M.	BENCH MARK
	BP	BI-PASS (DOOR)
	BRG	BEARING
	BRK	BRICK
	B.S.	BOTH SIDES
	BSMT	BASEMENT
	BTM	BOTTOM
	BTWN	BETWEEN
	BVL	BEVELED
	B.W.	BOTH WAYS
C	CAB	CABINET
	CEM	CEMENT
	CER	CERAMIC
	CF	CUBIC FOOT
	CHAM	CHAMFER
	C.I.P.	CAST-IN-PLACE CONC
	CIR	CIRCLE
	CIRC	CIRCUMFERENCE
	C.J.	CONTROL JOINT
	CL	CLOSET OR CENTER LINE
	CLG	CEILING
	CLR	CLEAR(ANCE)
	CLS	CLOSURE OR CLOSER (DOOR)
	CMU	CONCRETE MASONRY UNIT
	C.O.	CASED OPENING
	COL	COLUMN
	COMB	COMBINATION
	CONC	CONCRETE
	COND	(AC) CONDENSER
	CONST	CONSTRUCTION
	CONT	CONTINUOUS
	CONTR	CONTRACTOR
	CORR	CORRUGATED
	CPT	CARPET
	CSMT	CASEMENT
	C.T.	CERAMIC TILE
	CTR	CENTER OR COUNTER
D	D	DRYER
	DBL	DOUBLE
	DECO	DECORATIVE
	DEM	DEMOLISH, DEMOLITION
	DET	DETAIL
	DH	DOUBLE HUNG
	DIAM	DIAMETER
	DIM	DIMENSION
	DN	DOWN
	DR	DOOR
	DS	DOWNSPOUT
	DTL	DETAIL
	DW	DISH WASHER
	DWG	DRAWING
	DWR	DRAWER
E	EA	EACH
	E.J.	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRIC(AL)
	EQ	EQUAL
	EST	ESTIMATE
	EXG	EXISTING
	EXT	EXTERIOR
F	FAS	FASTEN(ER)
	F.B.O.	FURNISHED BY OTHERS
	F.D.	FLOOR DRAIN
	F.E.	FIRE EXTINGUISHER
	F.F.	FINISH FLOOR (LINE)
	F.G.	FIXED GLASS
	FIN	FINISH
	FLG	FLASHING
	FLR	FLOOR(ING)
	FN	FENCE
	FND	FOUNDATION
	F.O.	FACE OF
	FP	FIREPLACE
	FR	FRAME(D)(ING)
	FTG	FOOTING
	FUR	FURRED(ING)
G	GA	GAUGE
	G.B.	GYPSUM (WALL) BOARD
	G.C.	GENERAL CONTRACTOR
	GD	GRADE OR GRADING
	G.D.O.	GARAGE DOOR OPENER
	GFI	GROUND FAULT INTERRUPTER
	GL	GLASS OR GLAZING
H	42"H	42" HIGH (WALL)
	HB	HOSE BIBB
	H.C.	HOLLOW CORE
	HD	HEAD
	HDR	HEADER
	HDW	HARDWARE
	HGT	HEIGHT
	H.M.	HOLLOW METAL
	HORZ	HORIZONTAL
	HR	HOUR
	HS	HORIZONTAL SLIDER
	HVAC	HEATING/VENTILATING/AIR COND.
I	I.D.	INSIDE DIAMETER
	I.L.O.	IN LIEU OF
	INSUL	INSULATED(TION)
	INTR	INTERIOR
J	JST	JOIST (FLOOR OR ROOF)
	JT	JOINT
K	KD	KNOCKDOWN (CEILING)
	KIT	KITCHEN
	KO	KNOCKOUT
	KPL	KICKPLATE (ON DOOR)
	K/S	KNEE SPACE
L	LAM	LAMINATE(D)
	LAV	LAVATORY (SINK)
	LIV	LIVING
	L.L.	LIVE LOAD
	LT	LIGHT
	L.T.	LAUNDRY TUB
	LTL	LINTEL
	LVL	LAM VENEER LUMBER (BEAMS)
	LVR	LOUVER
M	MAX	MAXIMUM
	MAS	MASONRY
	MATL	MATERIAL
	MC	MEDICINE CABINET
	MECH	MECHANICAL
	MFR.	MANUFACTURER
	MH	MANHOLE
	MIN	MINIMUM
	MIR	MIRROR
	MISC	MISCELLANEOUS
	MLD	MOULDING
	M.O.	MASONRY OPENING
	MTL	METAL
	MT	MOUNTED(ING)
	MULL	MULLION OR MULLED
N	N/A	NOT APPLICABLE
	NIC	NOT IN CONTRACT
	NOM	NOMINAL
	NTS	NOT TO SCALE
	NGVD	NAT. GEODETIC VERTICAL DATUM
O	OA	OVERALL
	OBS	OBSCURE (GLASS)
	O.C.	ON CENTER
	O.CAB.	OVERHEAD CABINET
	O.D.	OUTSIDE DIAMETER
	O.G.D.	OVERHEAD GARAGE DOOR
	OH	OVERHEAD
	OPNG	OPENING
	OPT	OPTIONAL
	OSB	ORIENTED STRAND BOARD
P	PAR	PARALLEL
	P.BD.	PARTICLE BOARD
	PC CONC.	PRECAST CONCRETE
	PED	PEDESTAL (SINK)
	PL	PLATE (HEIGHT)
	P. LAM.	PLASTIC LAMINATE
	PLAS	PLASTER
	PNL	PANEL
	PNT	PAINT(ED)
	PR	PAIR (OF)
	PREFAB	PREFABRICATED
	PSF	POUNDS PER SQ FOOT
	PSI	POUNDS PER SQ INCH
	PT	PRESSURE TREATED (WD)
	PVC	POLYVINYL CHLORIDE
	PLYWD	PLYWOOD
Q	Q.T.	QUARRY TILE
R	R	RISER (ON STAIRS)
	R/A	RETURN AIR
	R.B.	RUBBER BASE
	RAD	RADIUS
	RD	ROOF DRAIN
	REF	REFRIGERATOR
	REQ	REQUIRED
	REV	REVISION(S), REVISED
	REINF	REINFORCED(ING)
	RJB	REINFORCED JUNCTION BOX
	RM	ROOM
	R.O.	ROUGH OPENING
	R.O.W.	RIGHT OF WAY
	R&S	ROD AND SHELF(S)
S	SC	SOLID CORE (DOOR)
	SCH	SCHEDULE
	SD	SMOKE DETECTOR
	SEC	SECTION
	S.F.	SQUARE FEET
	S.G.D.	SLIDING GLASS DOOR
	SH	SINGLE HUNG
	SHT	(DRAWING) SHEET
	SHTHG	SHEATHING
	SIM	SIMILAR
	SL	SIDELIGHT OR SLEEVE
	SPEC	SPECIFICATIONS
	SPK	(AUDIO) SPEAKER(S)
	S.ST.	STAINLESS STEEL
	STD	STANDARD
	STO	STORAGE
	STL	STEEL
	STR	STRUCTURAL
	SQ	SQUARE
T	T	TREAD (AT STAIRS)
	TB	TOWER BAR
	TBD	TO BE DETERMINED
	TEMP	TEMPERED
	T&G	TONGUE & GROOVE
	TEL	TELEPHONE
	THK	THICK(NESS)
	TOC	TOP OF CONCRETE
	TOM	TOP OF MASONRY
	TOW	TOP OF WINDOW
	TP	TOILET PAPER HOLDER
	TV	TELEVISION OUTLET
	TYP	TYPICAL
U	UC	UNDERCUT(DOOR)
	UNO	UNLESS NOTED OTHERWISE
V	VB	VB VANITY BASE
	VB	V.B. VAPOR BARRIER
	VERT	VERT. VERTICAL
	VT	V.T. VINYL TILE
W	W	WIDE OR WASHING MACH
	WC	WATER CLOSET
	WD	WOOD
	WF	WIDE FLANGE (STL BEAM)
	WH	WATER HEATER
	WIC	WALK-IN CLOSET
	WIN	WINDOW
	W/ W/O	WITH OR WITHOUT
	WP	WATERPROOF(ING)
	WS	WATER SOFTENER
	WWM	WELDED WIRE MESH

PROJECT RECORD

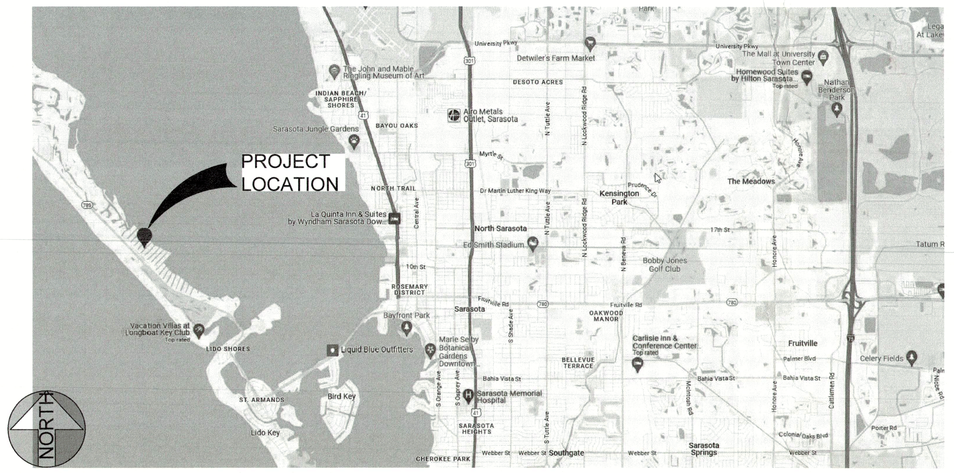
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REVISION DATE:	

SYMBOLS

- ELEVATION KEY OR SECTION KEY SHEET NUMBER
- DETAIL NUMBER OR SECTION KEY SHEET NUMBER
- ANGLE
- CENTERLINE
- HOSE BIBB (FREEZE PROOF)
- GAS LINE STUB
- PENNY
- PERPENDICULAR
- PLATE
- ROUND OR DIAMETER

- EARTH
- SAND OR GRAVEL FILL
- WOOD STUD PARTITION
- 3-2X4 WOOD POST OR 2-2X6 UNLESS OTHERWISE NOTED
- BRICK
- CONCRETE BLOCK
- CONCRETE
- STEEL
- DIMENSIONAL LUMBER
- BLOCKING
- FINISH GRADE WOOD
- PLYWOOD
- INSULATING SHEATHING
- BATT INSULATION
- RIGID INSULATION
- WATER CLOSET
- LAVATORY

LOCATION MAP



SHEET LIST

CVR	GENERAL NOTES, SUMMARY, LOCATION MAP, SCOPE OF WORK
ST1	SITE LAYOUT
ST2	STAGING PLAN
A1	GROUND FLOOR SLAB PLAN
A2	UPPER FLOOR PLUMBING LAYOUT
A3	GROUND FLOOR PLAN
A4	GROUND FLOOR DIMENSION PLAN
A4.1	GROUND FLOOR CMU PLAN
A5	UPPER FLOOR PLAN
A6	ROOF LAYOUT
A7	ELEVATIONS
A8	ELEVATIONS
A9	BUILDING SECTION
E1	GROUND FLOOR ELECTRICAL LAYOUT
E2	UPPER FLOOR ELECTRICAL LAYOUT

SCOPE OF WORK

NEW CUSTOM RESIDENCE

BLDG PERMIT PLANS
PLB
Copy of Record

RECEIVED
JAN 30 2025
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

SANDS ENGINEERING LLC
KENNETH E SANDS P.E. 77809
1/27/25
REVIEWED FOR FLORIDA BUILDING CODE COMPLIANCE

Digitally signed by SUSHMIT SHREYANS
DN: c=US, o=Unaffiliated, ou=Qualifier=A01410D0000161AAE2FCF7B600F265, cn=SUSHMIT SHREYANS
Date: 2025.01.23 15:27:59 -05'00'

THESE DRAWINGS HAVE BEEN ELECTRONICALLY SIGNED AND SEALED BY **SUSHMIT SHREYANS, PE,** USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
SIGNED: STRUCTURAL ONLY
DATE SEALED: January 23, 2025

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Jking DESIGNS
1385 5th Street
Sarasota, FL 34236
(O) 941.485.8008

△
△
△
△

WADE BUILDING CONTRACTORS
6842 28TH STREET CIRCLE EAST
SARASOTA, FL
(941) 713-0806
FL LICENSED BUILDING CONTRACTOR CBC1254125
Wade Building Contractors, Inc.

BRUSCHI RESIDENCE
550 BIRDIE LANE
LONGBOAT KEY, FL

ISSUE DATE
01/03/2025

COVER PAGE

SHEET NUMBER
CVR



SCHEMATIC SITE LAYOUT
SCALE: 1 : 10

LOT INFORMATION:
550 BIRDIE LANE
BRUSCHI RESIDENCE
LONGBOAT KEY

ZONING:	RSF-4
MAX BLDG HGT:	30'
BASE FLOOD ELEVATION:	AE9
BLDG SETBACKS:	
FRONT:	20'
REAR:	20'
SIDES:	8' MIN/20' TOT

IMPERVIOUS CALCULATIONS	
TOTAL LOT	10,942 S.F.
HOUSE FOOTPRINT	3,279 S.F.
CONCRETE	189 S.F.
DRIVEWAY AND WALK	515 S.F.
RAISED POOL AREA	392 S.F.
POOL AT GRADE	1,012 S.F.
TOTAL IMPERVIOUS	5,387 S.F.
TOTAL COVERAGE %	49.23%
MAX ALLOWABLE IMPERVIOUS COVERAGE	50% (5,471 S.F.)

BUILDING COVERAGE CALCULATIONS	
TOTAL LOT	10,942 S.F.
HOUSE FOOTPRINT	3,279 S.F.
ELEVATED POOL AREA	392 S.F.
TOTAL HOUSE %	29.97%
TOTAL RAISED POOL AREA %	3.58%
TOTAL COVERAGE HOUSE PLUS SPA	33.55% (3,671 S.F.)
MAX ALLOWABLE BLDG COVERAGE	30% (3,282 S.F.)
PLUS 5% FOR ELEVATED POOL	5% (547 S.F.)
MAX COVERAGE HOUSE PLUS SPA	35% (3,829 S.F.)

SANOS ENGINEERING LLC
KENNETH E SANOS PE 72809
11/27/25
REVIEWED FOR FLORIDA BUILDING CODE COMPLIANCE

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Planning, Zoning & Building

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Wade Building Contractors, Inc.

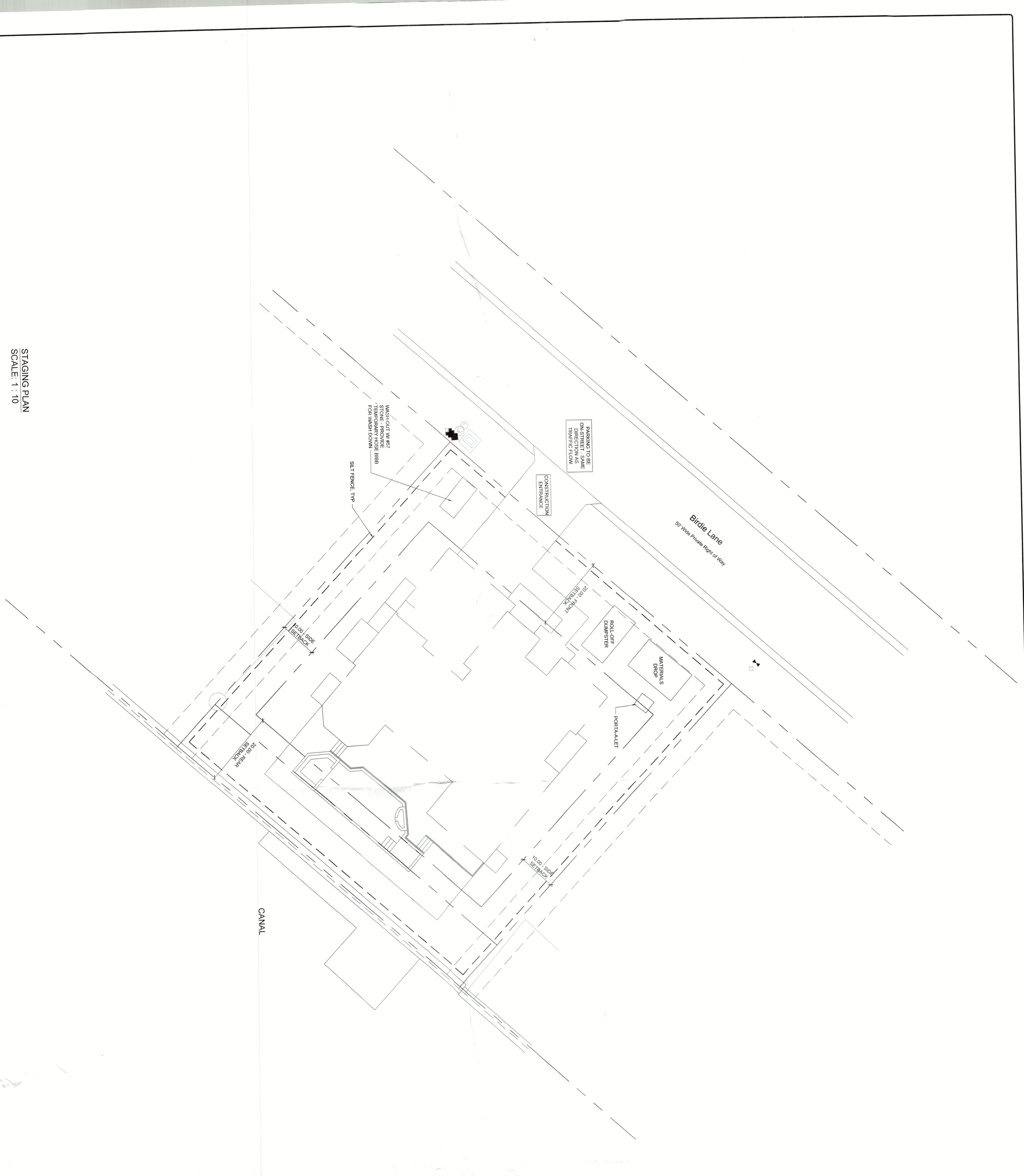
BRUSCHI RESIDENCE
550 BIRDIE LANE
LONGBOAT KEY, FL

ISSUE DATE
07/16/2024

SITE LAYOUT

SHEET NUMBER
ST-1

STAGING PLAN
SCALE: 1 : 10



SANDS ENGINEERING LLC
KENNETH E SANDS PE #74809

REVIEWED FOR FLORIDA BUILDING CODE COMPLIANCE
1/27/25

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

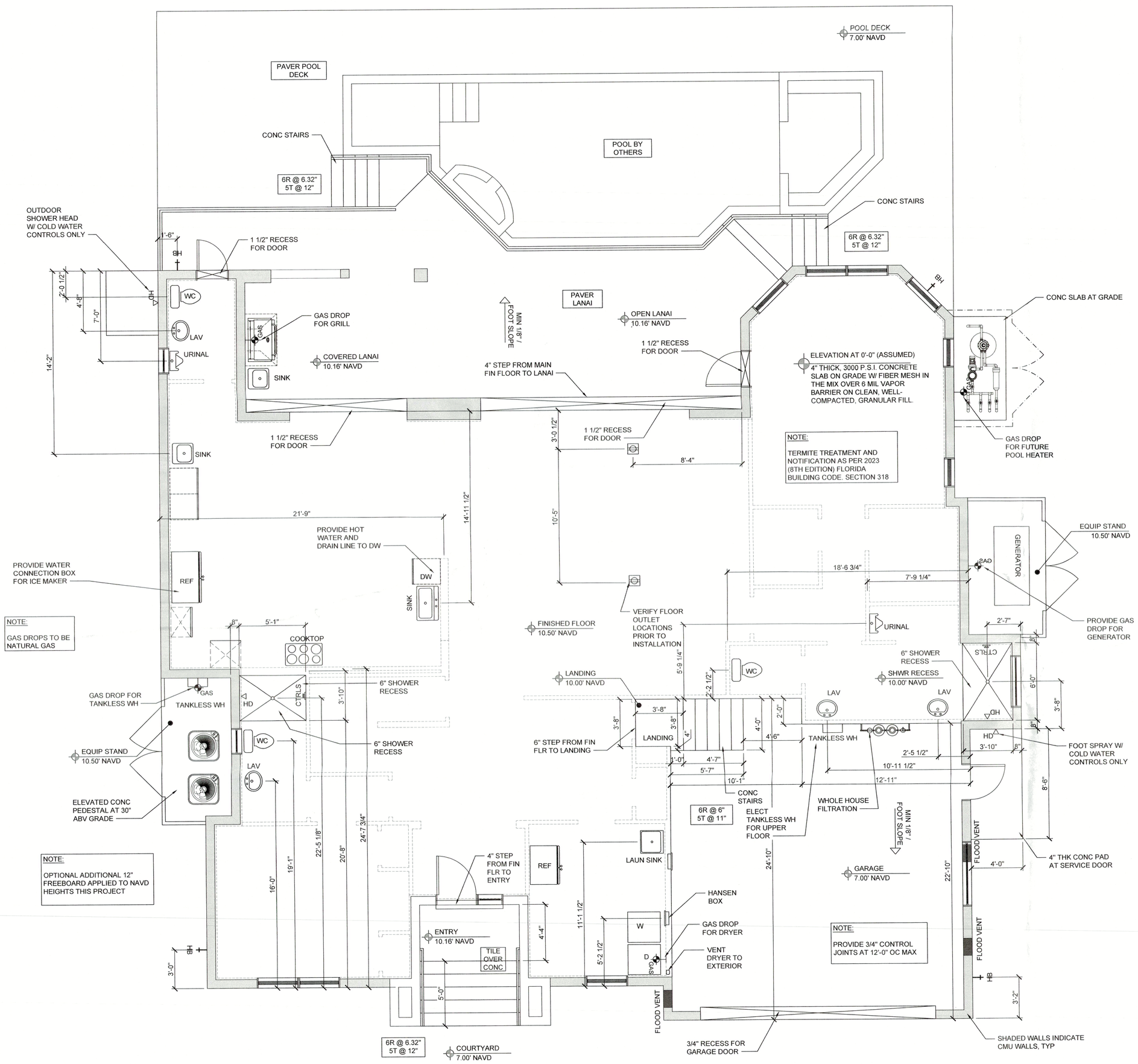
SHEET NUMBER	ST-2
SITE LAYOUT	
ISSUE DATE	07/18/2024

BRUSCHI RESIDENCE
550 BIRDIE LANE
LONGBOAT KEY, FL

WBC Wade Building Contractors, Inc.
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6842 28TH STREET CIRCLE EAST
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(941) 713-0806
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DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION



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

WATER HEATER DRAIN PAN NOTES:

P2801.5 REQUIRED PAN.
WHERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 0.0236 INCH (0.6010 MM) (NO. 24 GAGE), OR OTHER PANS APPROVED FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA LC3.

P2801.5.1 PAN SIZE AND DRAIN.
THE PAN SHALL BE NOT LESS THAN 11/2 INCHES (38 MM) DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE OF NOT LESS THAN 3/4 INCH (19 MM) DIAMETER. PIPING FOR SAFETY PAN DRAINS SHALL BE OF THOSE MATERIALS LISTED IN TABLE P2905.5.

P2801.5.2 PAN DRAIN TERMINATION.
THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES (152 MM) AND NOT MORE THAN 24 INCHES (610 MM) ABOVE THE ADJACENT GROUND SURFACE.

GENERAL NOTES:

PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL MATERIAL AND PIPING REQUIRED FROM ROUGH-IN LOCATION TO EQUIPMENT CONNECTION LOCATIONS. BOTH SUPPLY AND WASTE (DIRECT & INDIRECT). INCLUDING ASSOCIATED DEVICES, EQUIPMENT, CONTROLS AND CONNECTIONS TO EXISTING SERVICES, SUPPORTS AND HARDWARE REQUIRED FOR THE SATISFACTORY OPERATION OF THE SYSTEMS, WHETHER SPECIFICALLY SHOWN OR NOT. PLUMBING CONT. SHALL PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICTS WITH STRUCTURE, FINISHES OR WORK OF OTHER TRADES. THE DRAWINGS INDICATE GENERAL ROUTING AND DO NOT SHOW ALL REQUIRED PIPING, FITTINGS, ETC.,

PIPING ROUGH-INS SHALL BE CONCEALED, AND STUBBED IN WALLS AND COLUMN LOCATIONS WHEREVER POSSIBLE.

ALL HORIZONTAL PIPING LINES AS EXTENDED AND CONNECTED TO EQUIPMENT SHALL BE RUN AT HIGHEST POSSIBLE ELEVATION

PLUMBING CONTRACTOR TO INSTALL FAUCETS, AND WASTES ON SINKS AND MAKE FINAL CONNECTIONS. CONFORM TO ALL STATE AND LOCAL CODES AND REGULATIONS.

THE BUILDING DOMESTIC WATER SUPPLY (ABOVE AND BELOW GROUND) IS TO BE MINIMUM SCHEDULE 40 C-PVC PIPING OR EQUAL (IE: PEX SYSTEMS). PLUMBING CONTRACTOR TO PROVIDE HAMMER ARRESTORS OR CHAMBERS WHERE APPLICABLE.

SANITARY DRAIN WASTE AND VENT PIPING IS TO BE MIN SCH-40 PVC-DWV (ASTM D-2665) ABOVE AND BELOW GROUND.

VERIFY LOCATIONS, SIZES, AND ELEVATIONS OF DRAINS, VENT AND DOMESTIC WATER PIPING CONNECTIONS PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY NEW WORK. SHOULD ANY DISCREPANCIES BE DISCOVERED CONTRACTOR SHALL NOTIFY DESIGNER/ARCHITECT IMMEDIATELY.

COORDINATE ALL WORK WITH OTHER TRADES. CONFORM TO ALL STATE AND LOCAL CODES AND REGULATIONS.

CONTRACTOR SHALL VISIT THE SITE AND ALLOW FOR ALL EXISTING CONDITIONS IN HIS BID.

IF NO HOSE BIBBS ARE CURRENTLY INSTALLED AT THE EXTERIOR OF THE HOUSE, NOTIFY DESIGNER IMMEDIATELY FOR LOCATION.

SANDS ENGINEERING LLC
KENNETH E SANDS 77309
1/27/25
REVIEWED FOR FLORIDA BUILDING CODE COMPLIANCE

FLOW VENT CALCULATIONS

PROVIDE VENTILATION IN COMPLIANCE w/ FEMA TECHNICAL BULLETIN 1 'OPENINGS IN FOUNDATION WALLS' THE REQUIRED NET FREE FLOOD VENT AREA OF NOT LESS THAN 1 SQ. IN OF THE VENT OPENING PER 1 SF. FT. OF FLOOR AREA. BOTTOM OF VENTS TO BE LOCATED NO MORE THAN 12" FROM ADJACENT FLOOR.

NOTE: FLOOD VENTS TO BE 'SMART VENT' 1540-510 OR EQUAL ICC-ES CERTIFIED TO VENTILATE 200 S.F. OF FLOOR AREA (ESR-2074 2/11)

FLOOD VENT AREA REQUIRED (GARAGE) - 550 S.F. ENCLOSED GARAGE AREA. = 550 SQ. IN. VENT AREA REQUIRED.

FLOOD VENTILATION PROVIDED: 3 WALL VENTS @ 200 SQ. IN. EA. = 600 SQ. IN. PROVIDED

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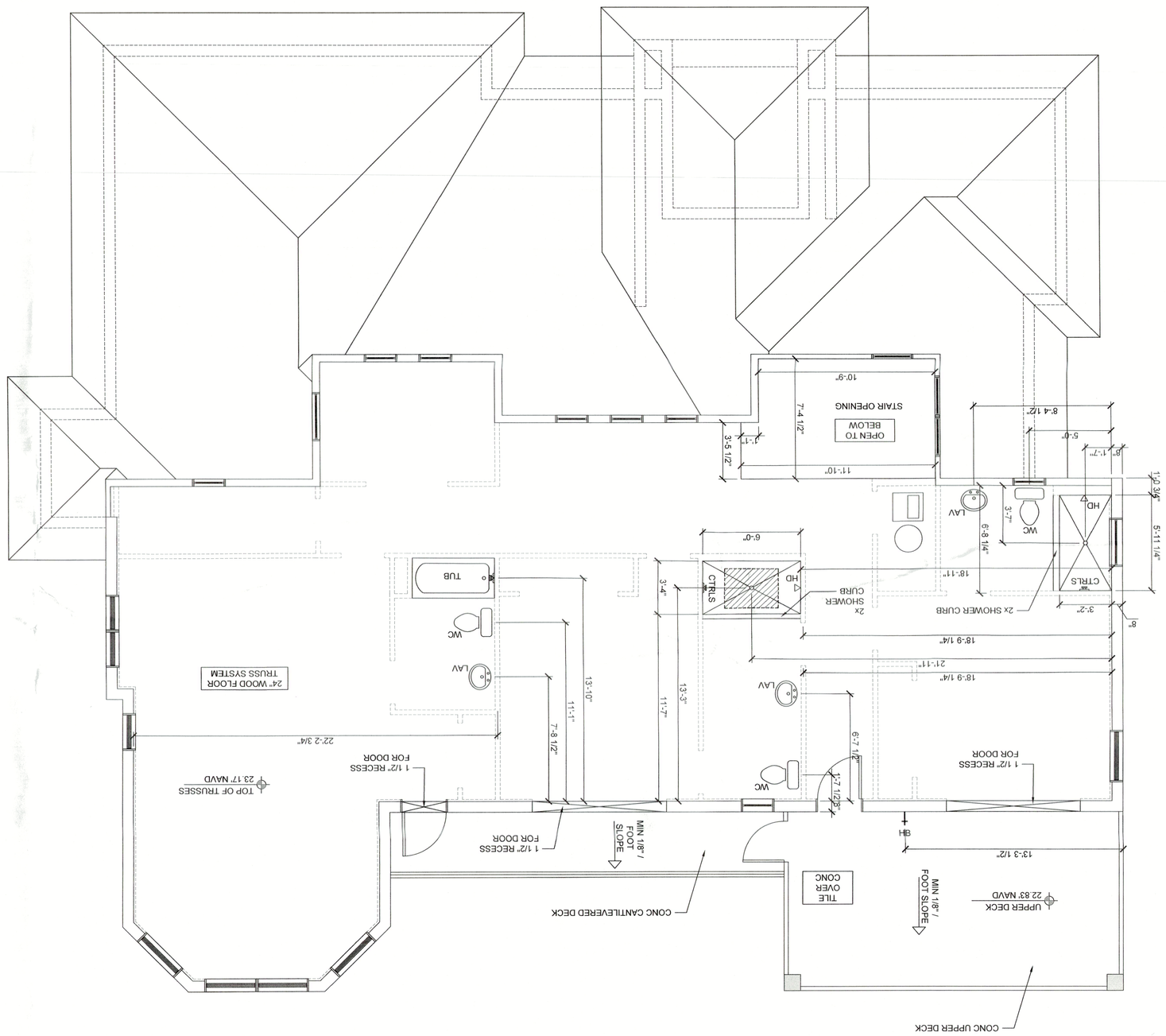
ISSUE DATE
01/03/2025

SLAB PLAN

SHEET NUMBER
A1

UPPER FLOOR PLUMBING PLAN

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



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

P2801 5 REQUIRED PAN

WHERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 0 0236 INCH (0 6010 MM) (NO. 24 GAGE), OR OTHER PANS APPROVED FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA LC3.

P2801 5.1 PAN SIZE AND DRAIN

THE PAN SHALL BE NOT LESS THAN 1½ INCHES (38 MM) DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE OF NOT LESS THAN ¾ INCH (19 MM) DIAMETER. PIPING FOR SAFETY PAN DRAINS SHALL BE OF THOSE MATERIALS LISTED IN TABLE P2905.5.

P2801 5.2 PAN DRAIN TERMINATION

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WATER HEATER DRAIN PAN NOTES:

GENERAL NOTES.

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CONTRACTOR SHALL VISIT THE SITE AND ALLOW FOR ALL EXISTING CONDITIONS IN HIS BID.

IF NO HOSE BIBBS ARE CURRENTLY INSTALLED AT THE EXTERIOR OF THE HOUSE, NOTIFY DESIGNER IMMEDIATELY FOR LOCATION

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KENNETH E SANDS PE#70905
11/12/25
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

BRUSCHI RESIDENCE
550 BIRDIE LANE
LONGBOAT KEY, FL

ISSUE DATE
01/03/2025

UPPER FLOOR PLUMBING LAYOUT

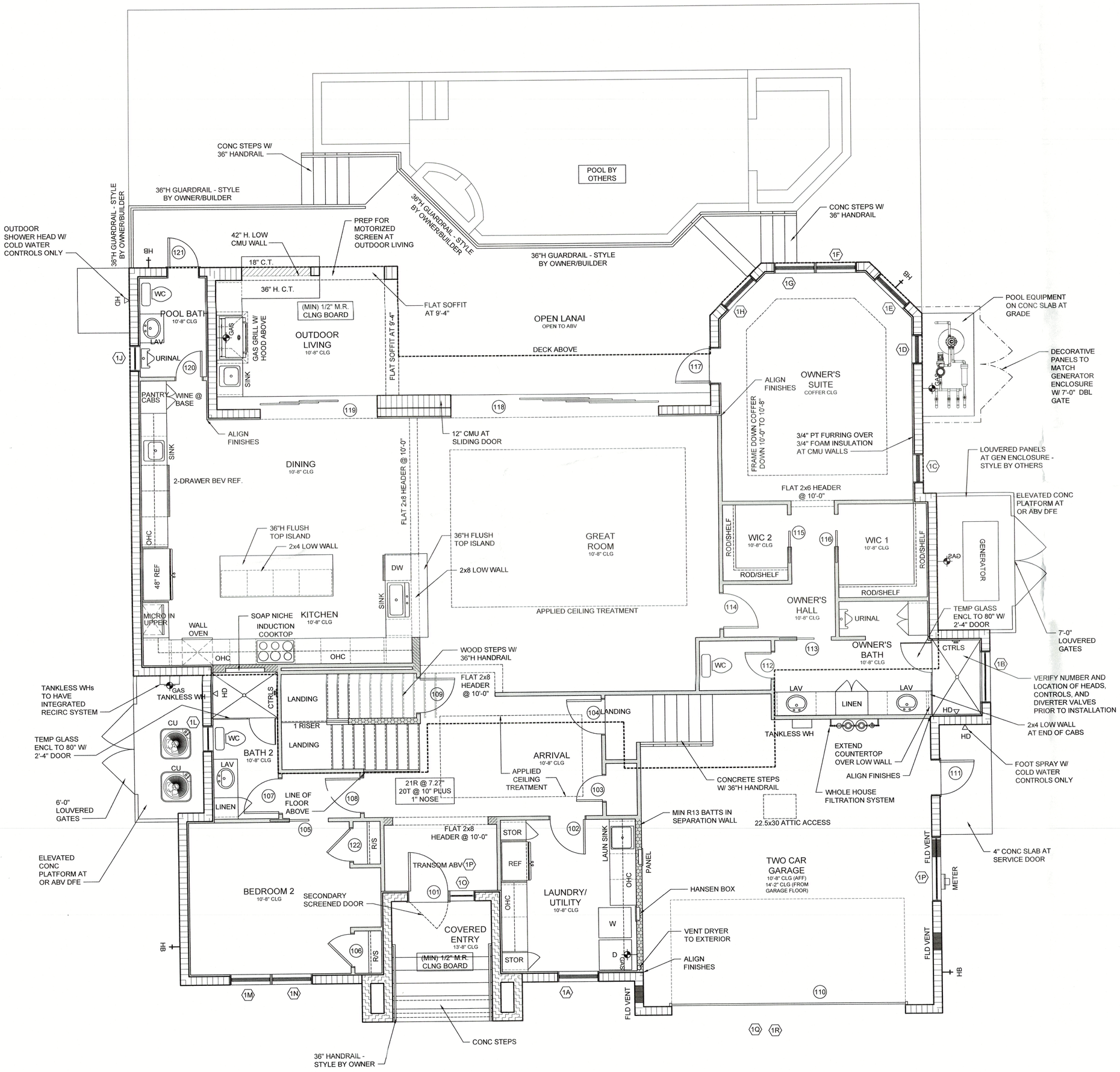
SHEET NUMBER
A2

WADE BUILDING CONTRACTORS
8942 28TH STREET CIRCLE EAST
SARASOTA, FL
(941) 713-0806
FL LICENSED BUILDING CONTRACTOR CBC1254125

Wade Building Contractors, Inc.

king DESIGNS
1555 Jon Street
Sarasota, FL 34236
(O) 941.465.0036

DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION



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

WINDOW SCHEDULE

Number	LOCATION	TYPE	SIZE Width	SIZE Height	COMMODITY SIZE	HEAD HGT	SILL HGT	TEMPERED	EGRESS	Remarks
1A	LAUNDRY/ UTILITY	SINGLE HUNG	3'-2"	6'-0"	SH26	8'-0"	2'-0"	YES		
1B	OWNER'S BATH	FIXED	4'-0"	2'-0"	--	8'-0"	6'-0"	YES		
1C	OWNER'S SUITE	SINGLE HUNG	2'-3"	6'-0"	SH 1/2 36	8'-0"	2'-0"			
1D	OWNER'S SUITE	SINGLE HUNG	2'-3"	6'-0"	SH 1/2 36	8'-0"	2'-0"			
1E	OWNER'S SUITE	SINGLE HUNG	3'-2"	6'-0"	SH26	8'-0"	2'-0"		YES	
1F	OWNER'S SUITE	SINGLE HUNG	3'-2"	6'-0"	SH26	8'-0"	2'-0"	YES	YES	1F AND 1G MULLED
1G	OWNER'S SUITE	SINGLE HUNG	3'-2"	6'-0"	SH26	8'-0"	2'-0"	YES	YES	1F AND 1G MULLED
1H	OWNER'S SUITE	SINGLE HUNG	3'-2"	6'-0"	SH26	8'-0"	2'-0"	YES	YES	
1J	PANTRY	FIXED	2'-0"	2'-0"	--	8'-0"	6'-0"	YES		
1L	BATH 2	FIXED	2'-0"	2'-0"	--	8'-0"	6'-0"	YES		
1M	BEDROOM 2	SINGLE HUNG	3'-2"	5'-0"	SH26	8'-0"	3'-0"		YES	1M AND 1N MULLED
1N	BEDROOM 2	SINGLE HUNG	3'-2"	5'-0"	SH26	8'-0"	3'-0"		YES	1M AND 1N MULLED
1O	COVERED ENTRY	FIXED	2'-0"	8'-0"	--	8'-0"	0"	YES		WINDOWS 1O, 1P, AND DOOR 101 MULLED
1P	COVERED ENTRY	FIXED	5'-2"	1'-8"	--	9'-8"	8'-0"	YES		WINDOWS 1O, 1P, AND DOOR 101 MULLED
1P	TWO CAR GARAGE	FIXED	5'-0"	2'-0"	--	8'-0"	6'-0"	YES		HEAD HGT IS 5'-6" AFF (8'-0" ABOVE GARAGE FLR)
1Q	TWO CAR GARAGE	FIXED	7'-8"	2'-0"	--	12'-0"	10'-0"	YES		SEE ELEVS FOR DIMENSIONS
1R	TWO CAR GARAGE	FIXED	7'-8"	2'-0"	--	12'-0"	10'-0"	YES		SEE ELEVS FOR DIMENSIONS
2A	UPPER GALLERY	FIXED	2'-0"	3'-0"	--	7'-4"	4'-4"			
2B	UPPER GALLERY	FIXED	2'-0"	3'-0"	--	7'-4"	4'-4"			
2C	UPPER GALLERY	FIXED	2'-0"	3'-0"	--	7'-4"	4'-4"			
2D	OFFICE	FIXED	2'-0"	3'-0"	--	7'-4"	4'-4"			
2E	OFFICE	FIXED	2'-0"	3'-0"	--	7'-4"	4'-4"			
2F	OFFICE	FIXED	3'-0"	1'-6"	--	7'-4"	5'-10"			
2G	STORAGE	FIXED	2'-0"	3'-0"	--	7'-4"	4'-4"			
2H	BEDROOM 3	SINGLE HUNG	2'-3"	6'-4"	SH 1/2 35	7'-4"	1'-0"			2H AND 2J MULLED
2J	BEDROOM 3	SINGLE HUNG	2'-3"	6'-4"	SH 1/2 35	7'-4"	1'-0"			2H AND 2J MULLED
2K	BEDROOM 3	SINGLE HUNG	2'-3"	6'-4"	SH 1/2 35	7'-4"	1'-0"			
2L	BEDROOM 3	SINGLE HUNG	3'-2"	5'-3"	SH25	7'-4"	2'-1"		YES	
2M	BEDROOM 3	SINGLE HUNG	3'-2"	5'-3"	SH25	7'-4"	2'-1"		YES	2M AND 2N MULLED
2N	BEDROOM 3	SINGLE HUNG	3'-2"	5'-3"	SH25	7'-4"	2'-1"		YES	2M AND 2N MULLED
2O	BEDROOM 3	SINGLE HUNG	3'-2"	5'-3"	SH25	7'-4"	2'-1"		YES	
2P	BATH 4	FIXED	2'-0"	4'-0"	--	7'-4"	3'-4"	YES		
2Q	BEDROOM 5	SINGLE HUNG	3'-2"	5'-3"	SH25	7'-4"	2'-1"		YES	
2R	BATH 5	FIXED	3'-0"	2'-0"	--	7'-4"	5'-4"	YES		
2S	BATH 5	FIXED	2'-0"	3'-0"	--	7'-4"	4'-4"	YES		
2T	STAIRS	FIXED	2'-6"	4'-0"	--	7'-4"	3'-4"	YES		2T AND 2U MULLED
2U	STAIRS	FIXED	2'-6"	4'-0"	--	7'-4"	3'-4"	YES		2T AND 2U MULLED
2V	STAIRS	FIXED	2'-6"	4'-0"	--	7'-4"	3'-4"	YES		

DOOR AND FRAME SCHEDULE

CALLOUT	LOCATION	TYPE	DOOR SIZE WIDTH	DOOR SIZE HGT	DOOR MATL	HEAD HGT	TEMPERED	NOTES
101	COVERED ENTRY	ENTRY DOOR / GLASS	3'-0"	8'-0"	--	8'-0"	YES	
102	LAUNDRY/ UTILITY	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
103	ARRIVAL	PREHUNG INTERIOR	2'-0"	8'-0"	HC WOOD	8'-0"		
104	ARRIVAL	INTERIOR SC	2'-8"	8'-0"	SC WOOD	8'-0"		20 MINUTE - SELF CLOSING HINGES
105	BEDROOM 2	POCKET	3'-0"	8'-0"	HC WOOD	8'-0"		
106	BEDROOM 2	PREHUNG INTERIOR	2'-6"	8'-0"	HC WOOD	8'-0"		
107	BATH 2	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
108	STAIR FOYER	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
109	STAIR FOYER	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
110	TWO CAR GARAGE	OVERHD SECT	16'-0"	8'-0"	STEEL	3'-6"		HEAD HGT IS 5'-6" AFF (8'-0" ABOVE GARAGE FLR)
111	TWO CAR GARAGE	SOLID CORE	2'-8"	8'-0"	--	5'-6"		HEAD HGT IS 5'-6" AFF (8'-0" ABOVE GARAGE FLR)
112	"SPACE NOT FOUND"	PREHUNG INTERIOR	2'-0"	8'-0"	HC WOOD	8'-0"		
113	OWNER'S BATH	POCKET	2'-8"	8'-0"	HC WOOD	8'-0"		
114	OWNER'S HALL	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
115	WIC 2	POCKET	2'-6"	8'-0"	HC WOOD	8'-0"		
116	WIC 1	POCKET	2'-6"	8'-0"	HC WOOD	8'-0"		
117	OWNER'S SUITE	SINGLE-LITE GLASS	2'-8"	8'-0"	--	8'-0"	YES	
118	GREAT ROOM	QUAD SLIDING GLASS	16'-0"	8'-0"	ALUM	8'-0"	YES	
119	DINING	TRPL SLIDING GLASS	9'-0"	8'-0"	ALUM	8'-0"	YES	
120	POOL BATH	PREHUNG INTERIOR	2'-0"	8'-0"	HC WOOD	8'-0"		
121	POOL BATH	SINGLE-LITE GLASS	2'-4"	8'-0"	--	8'-0"	YES	
122	BEDROOM 2	PREHUNG INTERIOR	2'-6"	8'-0"	HC WOOD	8'-0"		
201	OFFICE	POCKET	5'-0"	8'-0"	HC WOOD	8'-0"		
202	STORAGE	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
203	BEDROOM 3	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
204	BATH 3	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
205	BEDROOM 3	BYPASS	4'-0"	8'-0"	--	8'-0"		
206	BEDROOM 3	SINGLE-LITE GLASS	2'-8"	8'-0"	--	8'-0"	YES	
207	BEDROOM 4	DBL SLIDING GLASS	8'-0"	8'-0"	ALUM	8'-0"	YES	
208	BATH 4	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
209	BEDROOM 4	BYPASS	6'-0"	8'-0"	--	8'-0"		
210	BEDROOM 4	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
211	BATH 4	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
212	HALL	SINGLE-LITE GLASS	2'-8"	8'-0"	--	8'-0"	YES	
213	BEDROOM 5	DBL SLIDING GLASS	8'-0"	8'-0"	ALUM	8'-0"	YES	
214	BEDROOM 5	BYPASS	6'-0"	8'-0"	--	8'-0"		
215	BEDROOM 5	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
216	BATH 5	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
217	MECH	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		

REQUIRED SAFETY GLAZING IN HAZ. LOCATIONS

2406.3 HAZARDOUS LOCATIONS

2406.3 THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:

1. GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
2. 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 COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   - 4.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT (0.84 M SQ.).
   - 4.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
   - 4.3. TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   - 4.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
5. ALL GLAZING IN RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURAL BALUSTER PANELS AND NON STRUCTURAL IN-FILL PANELS.
6. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS 1) LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE ON THE POOL SIDE, AND 2) WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE WALKING SURFACE ON THE POOL SIDE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

ROUGH OPENING NOTE:

1. FIELD VERIFY MASONRY AND FRAME OPENINGS OF WINDOWS AND DOORS WITH MANUFACTURE SPECIFICATIONS.

FLOOR PLAN GENERAL NOTES:

1. PER FBC 8TH EDITION RESIDENTIAL (2023) (R308.4.5), GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
2. ATTIC ACCESS TO BE JOB LOCATED. CONTRACTOR TO INSURE MINIMUM OF 30" CLEAR UNOBSTRUCTED HEIGHT ABOVE OPENING.
3. CONDENSATE/ROOF DOWNSPOUTS WILL DISCHARGE A MINIMUM OF 12" FROM BLDG. IRRIGATION/SPRINKLER SYSTEMS - INCLUDING ALL RISERS AND SPRAY - SHALL NOT BE INSTALLED WITHIN 12" OF THE BLDG.
4. CONTRACTOR TO ENSURE THAT PLUMBING AND TUB DECK DIMENSIONS PROPERLY COORDINATE WITH FINAL TUB CHOSEN. CONTRACTOR MUST VERIFY DECK DIMENSIONS AND PLUMBING WITH CHOSEN TUB PRIOR TO INSTALLING EITHER.
5. ALL WINDOWS AND GLASS DOORS NOT IMPACT RATED MUST BE PROTECTED BY CORRUGATED METAL PANELS OR ANOTHER APPROVED METHOD. PLYWOOD COVERINGS ARE NOT ACCEPTABLE. INSTALL ALL PROTECTIONS PER MANUFACTURER'S DETAILS AND INSTRUCTIONS.
6. ALL INTERIOR FLAT SOFFITS TO BE 2x8 WIDE.

AREA CALCULATIONS

GROUND FLOOR HABITABLE	2,385 SQ FT
UPPER FLOOR HABITABLE	1,574 SQ FT
TOTAL HABITABLE SPACE	3,960 SQ FT
GARAGE	557 SQ FT
COVERED ENTRY	86 SQ FT
COVERED LANAI	154 SQ FT
COVERED UPPER DECK	227 SQ FT
TOTAL UNDER ROOF:	4,983 SQ FT
OPEN LANAI	501 SQ FT
UPPER OPEN DECK	96 SQ FT
TOTAL SQUARE FOOTAGE:	5,580 SQ FT

SANDS ENGINEERING, LLC
KENNETH E SANDS PE #77809
1/27/25
REVIEWED FOR FLORIDA BUILDING CODE COMPLIANCE

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

WALL LEGEND

- 3 1/2" INTERIOR STUD WALL
- 5 1/2" INTERIOR STUD WALL
- 7 1/4" INTERIOR STUD WALL
- 8 x16 CMU WALL 10'-8" AFF
- 8 x16 CMU WALL 10'-8" AFF - PT FURRING ONE SIDE
- 8 x16 CMU WALL 13'-4" AFF
- 8 x16 CMU WALL 8'-4" AFF
- 8 X16 CMU WALL 9'-0" ABV TOP OF TRUSSES (UPPER FLOOR WALL)
- 5 1/2" EXTERIOR STUD WALL
- 7 1/4" EXTERIOR STUD WALL
- 3 1/2" INTERIOR STUD WALL W/ SOUND BATTING
- 3 1/2" INTERIOR BEARING WALL
- 5 1/2" INTERIOR BEARING WALL

DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION

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(941) 713-0806
FL LICENSED BUILDING CONTRACTOR CBC1254125
Wade Building Contractors, Inc.

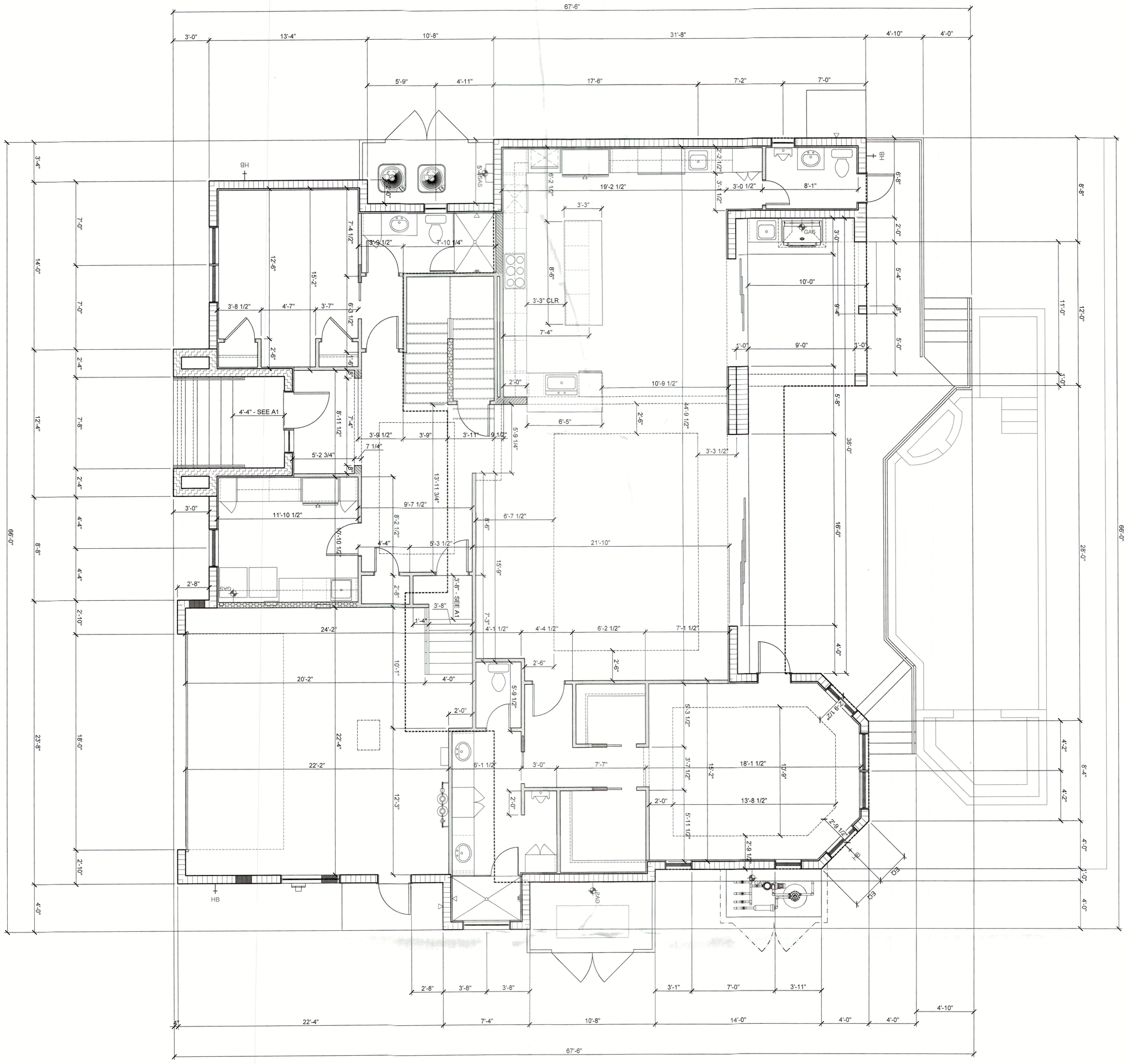
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550 BIRDIE LANE
LONGBOAT KEY, FL

ISSUE DATE
01/03/2025

GROUND FLOOR PLAN

SHEET NUMBER
A3

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



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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

BUILDING CODE COMPLIANCE
REVIEWED FOR FLORIDA
1/27/25
KENNETH E. SAUNDERS, P.E. #76609
SAUNDERS ENGINEERING LLC

SHEET NUMBER A4

GROUND FLOOR DIMENSION PLAN

ISSUE DATE 01/03/2025

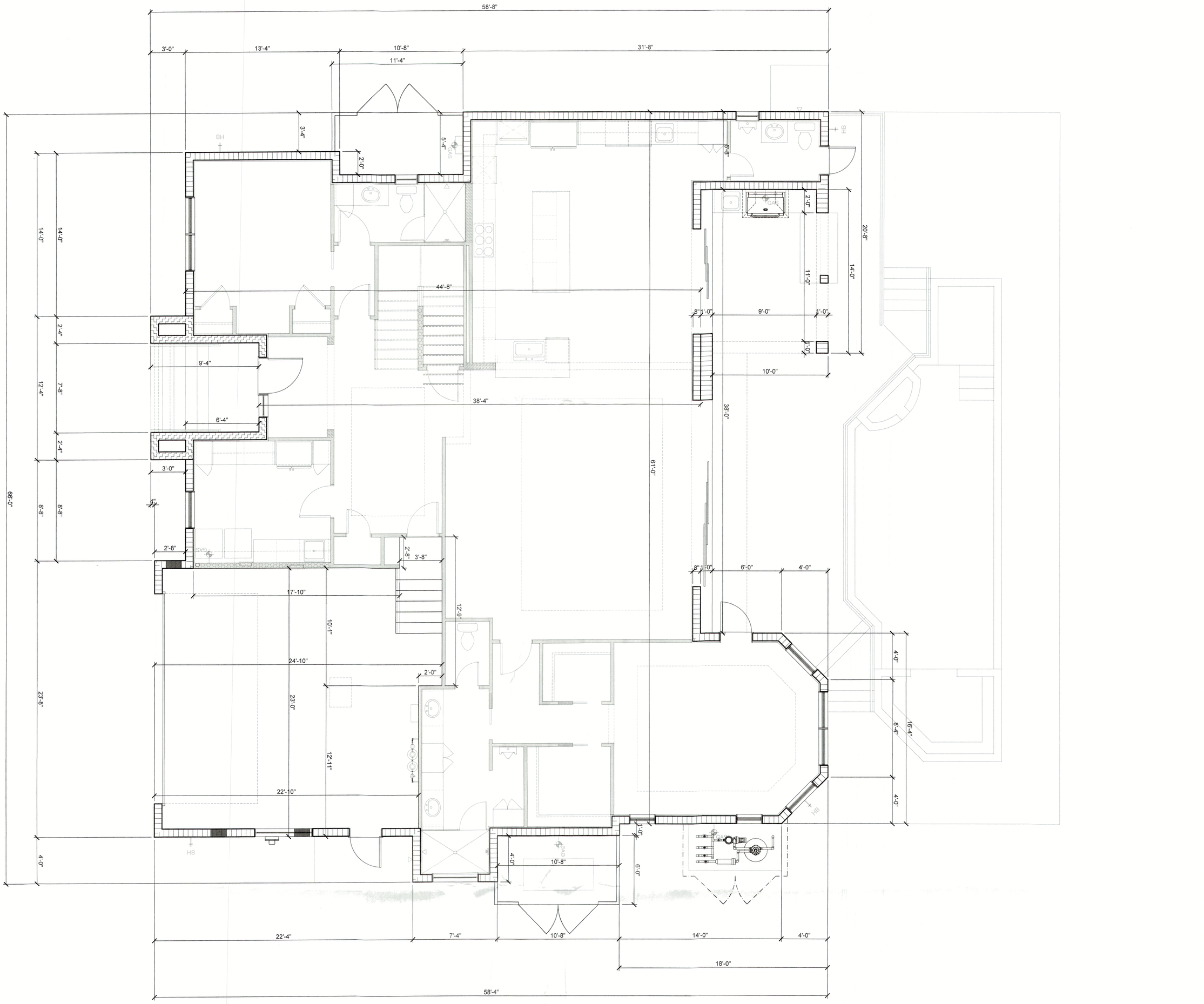
BRUSCHI RESIDENCE
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WADE BUILDING CONTRACTORS
6842 28TH STREET CIRCLE EAST
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FL LICENSED BUILDING CONTRACTOR CBC1254125

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DO NOT SCALE DRAWINGS FOR DIMENSIONS.NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION.

CMU DIMENSION PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND

- 3 1/2" INTERIOR STUD WALL
- 5 1/2" INTERIOR STUD WALL
- 7 1/4" INTERIOR STUD WALL
- 8 x16 CMU WALL 10'-8" AFF
- 8 x16 CMU WALL 10'-8" AFF - PT FURRING ONE SIDE
- 8 x16 CMU WALL 13'-4" AFF
- 8 x16 CMU WALL 8'-4" AFF
- 8 X16 CMU WALL 9'-0" ABV TOP OF TRUSSES (UPPER FLOOR WALL)
- 5 1/2" EXTERIOR STUD WALL
- 7 1/4" EXTERIOR STUD WALL
- 3 1/2" INTERIOR STUD WALL W/ SOUND BATTING
- 3 1/2" INTERIOR BEARING WALL
- 5 1/2" INTERIOR BEARING WALL

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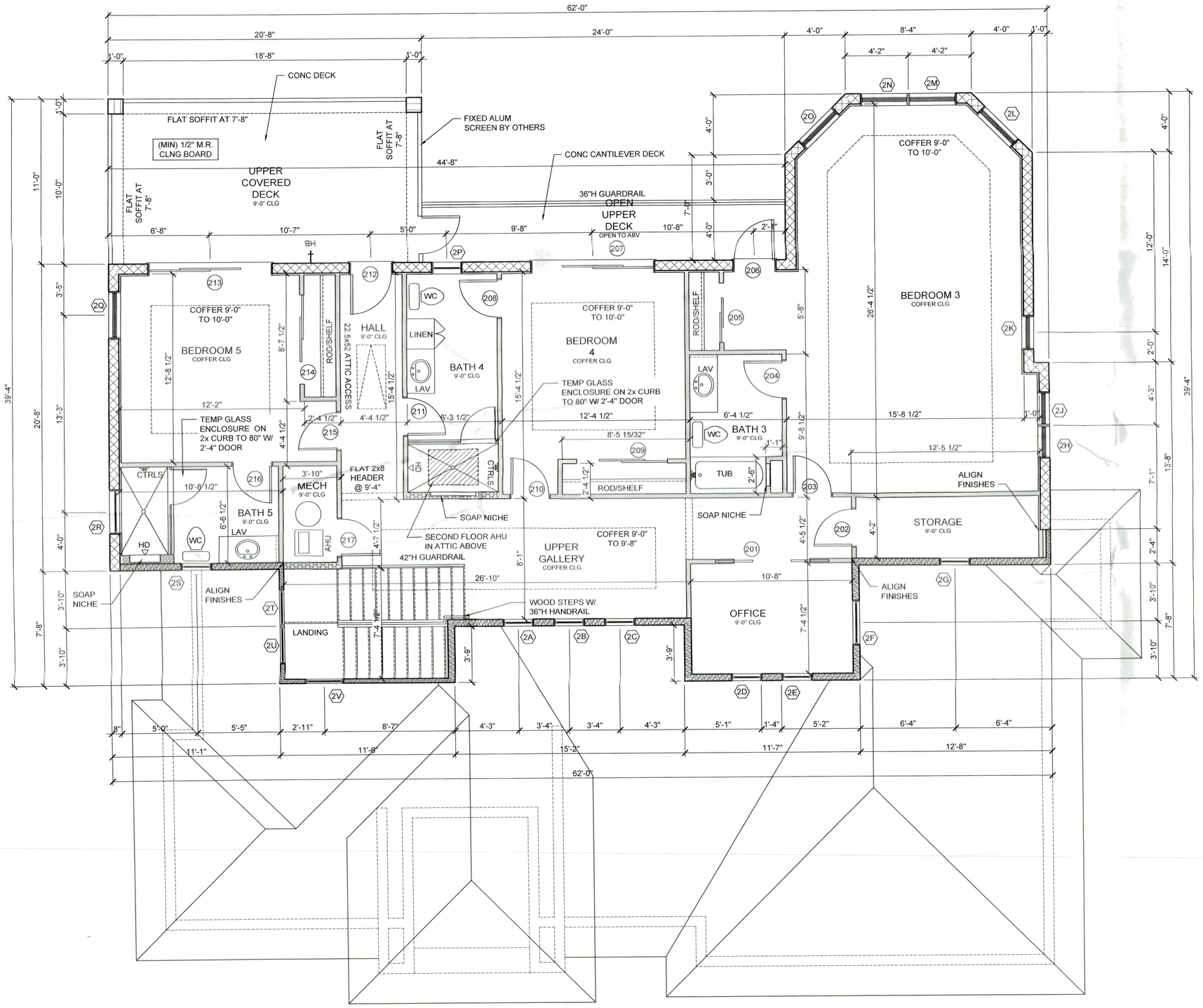
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OVERALL & CMU DIMENSION PLAN

SHEET NUMBER
A4.1



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

WINDOW SCHEDULE

Number	LOCATION	TYPE	SIZE		COMMODITY SIZE	HEAD HGT	SILL HGT	TEMPERED	EGRESS	Remarks
			Width	Height						
1A	LAUNDRY/ UTILITY	SINGLE HUNG	3'-2"	6'-0"	SH26	8'-0"	2'-0"	YES		
1B	OWNER'S BATH	FIXED	4'-0"	2'-0"	--	8'-0"	6'-0"	YES		
1C	OWNER'S SUITE	SINGLE HUNG	2'-3"	6'-0"	SH 1/2 36	8'-0"	2'-0"			
1D	OWNER'S SUITE	SINGLE HUNG	2'-3"	6'-0"	SH 1/2 36	8'-0"	2'-0"			
1E	OWNER'S SUITE	SINGLE HUNG	3'-2"	6'-0"	SH26	8'-0"	2'-0"		YES	
1F	OWNER'S SUITE	SINGLE HUNG	3'-2"	6'-0"	SH26	8'-0"	2'-0"	YES	YES	1F AND 1G MULLED
1G	OWNER'S SUITE	SINGLE HUNG	3'-2"	6'-0"	SH26	8'-0"	2'-0"	YES	YES	1F AND 1G MULLED
1H	OWNER'S SUITE	SINGLE HUNG	3'-2"	6'-0"	SH26	8'-0"	2'-0"	YES	YES	
1J	PANTRY	FIXED	2'-0"	2'-0"	--	8'-0"	6'-0"	YES		
1L	BATH 2	FIXED	2'-0"	2'-0"	--	8'-0"	6'-0"	YES		
1M	BEDROOM 2	SINGLE HUNG	3'-2"	5'-0"	SH26	8'-0"	3'-0"		YES	1M AND 1N MULLED
1N	BEDROOM 2	SINGLE HUNG	3'-2"	5'-0"	SH26	8'-0"	3'-0"		YES	1M AND 1N MULLED
1O	COVERED ENTRY	FIXED	2'-0"	8'-0"	--	8'-0"	0"	YES		WINDOWS 1O, 1P, AND DOOR 101 MULLED
1P	COVERED ENTRY	FIXED	5'-2"	1'-8"	--	9'-8"	8'-0"	YES		WINDOWS 1O, 1P, AND DOOR 101 MULLED
1P	TWO CAR GARAGE	FIXED	5'-0"	2'-0"	--	8'-0"	6'-0"	YES		HEAD HGT IS 5'-6" AFF (8'-0" ABOVE GARAGE FLR)
1Q	TWO CAR GARAGE	FIXED	7'-8"	2'-0"	--	12'-0"	10'-0"	YES		SEE ELEVS FOR DIMENSIONS
1R	TWO CAR GARAGE	FIXED	7'-8"	2'-0"	--	12'-0"	10'-0"	YES		SEE ELEVS FOR DIMENSIONS
2A	UPPER GALLERY	FIXED	2'-0"	3'-0"	--	7'-4"	4'-4"			
2B	UPPER GALLERY	FIXED	2'-0"	3'-0"	--	7'-4"	4'-4"			
2C	UPPER GALLERY	FIXED	2'-0"	3'-0"	--	7'-4"	4'-4"			
2D	OFFICE	FIXED	2'-0"	3'-0"	--	7'-4"	4'-4"			
2E	OFFICE	FIXED	2'-0"	3'-0"	--	7'-4"	4'-4"			
2F	OFFICE	FIXED	3'-0"	1'-6"	--	7'-4"	5'-10"			
2G	STORAGE	FIXED	2'-0"	3'-0"	--	7'-4"	4'-4"			
2H	BEDROOM 3	SINGLE HUNG	2'-3"	6'-4"	SH 1/2 35	7'-4"	1'-0"			2H AND 2J MULLED
2J	BEDROOM 3	SINGLE HUNG	2'-3"	6'-4"	SH 1/2 35	7'-4"	1'-0"			2H AND 2J MULLED
2K	BEDROOM 3	SINGLE HUNG	2'-3"	6'-4"	SH 1/2 35	7'-4"	1'-0"			
2L	BEDROOM 3	SINGLE HUNG	3'-2"	5'-3"	SH25	7'-4"	2'-1"		YES	
2M	BEDROOM 3	SINGLE HUNG	3'-2"	5'-3"	SH25	7'-4"	2'-1"		YES	2M AND 2N MULLED
2N	BEDROOM 3	SINGLE HUNG	3'-2"	5'-3"	SH25	7'-4"	2'-1"		YES	2M AND 2N MULLED
2O	BEDROOM 3	SINGLE HUNG	3'-2"	5'-3"	SH25	7'-4"	2'-1"		YES	
2P	BATH 4	FIXED	2'-0"	4'-0"	--	7'-4"	3'-4"	YES		
2Q	BEDROOM 5	SINGLE HUNG	3'-2"	5'-3"	SH25	7'-4"	2'-1"		YES	
2R	BATH 5	FIXED	3'-0"	2'-0"	--	7'-4"	5'-4"	YES		
2S	BATH 5	FIXED	2'-0"	3'-0"	--	7'-4"	4'-4"	YES		
2T	STAIRS	FIXED	2'-6"	4'-0"	--	7'-4"	3'-4"	YES		2T AND 2U MULLED
2U	STAIRS	FIXED	2'-6"	4'-0"	--	7'-4"	3'-4"	YES		2T AND 2U MULLED
2V	STAIRS	FIXED	2'-6"	4'-0"	--	7'-4"	3'-4"	YES		

DOOR AND FRAME SCHEDULE

CALLOUT	LOCATION	TYPE	DOOR SIZE WIDTH	DOOR SIZE HGT	DOOR MATL	HEAD HGT	TEMPERED	NOTES
101	COVERED ENTRY	ENTRY DOOR / GLASS	3'-0"	8'-0"		8'-0"	YES	
102	LAUNDRY/ UTILITY	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
103	ARRIVAL	PREHUNG INTERIOR	2'-0"	8'-0"	HC WOOD	8'-0"		
104	ARRIVAL	INTERIOR SC	2'-8"	8'-0"	SC WOOD	8'-0"		20 MINUTE - SELF CLOSING HINGES
105	BEDROOM 2	POCKET	3'-0"	8'-0"	HC WOOD	8'-0"		
106	BEDROOM 2	PREHUNG INTERIOR	2'-6"	8'-0"	HC WOOD	8'-0"		
107	BATH 2	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
108	STAIR FOYER	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
109	STAIR FOYER	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
110	TWO CAR GARAGE	OVERHD SECT	18'-0"	8'-0"	STEEL	8'-6"		HEAD HGT IS 5'-6" AFF (8'-0" ABOVE GARAGE FLR)
111	TWO CAR GARAGE	SOLID CORE	2'-8"	8'-0"	--	5'-6"		HEAD HGT IS 5'-6" AFF (8'-0" ABOVE GARAGE FLR)
112	*SPACE NOT FOUND*	PREHUNG INTERIOR	2'-0"	8'-0"	HC WOOD	8'-0"		
113	OWNER'S BATH	POCKET	2'-8"	8'-0"	HC WOOD	8'-0"		
114	OWNER'S HALL	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
115	WIC 2	POCKET	2'-6"	8'-0"	HC WOOD	8'-0"		
116	WIC 1	POCKET	2'-6"	8'-0"	HC WOOD	8'-0"		
117	OWNER'S SUITE	SINGLE-LITE GLASS	2'-8"	8'-0"	--	8'-0"	YES	
118	GREAT ROOM	QUAD SLIDING GLASS	16'-0"	8'-0"	ALUM	8'-0"	YES	
119	DINING	TRPL SLIDING GLASS	9'-0"	8'-0"	ALUM	8'-0"	YES	
120	POOL BATH	PREHUNG INTERIOR	2'-0"	8'-0"	HC WOOD	8'-0"		
121	POOL BATH	SINGLE-LITE GLASS	2'-4"	8'-0"		8'-0"	YES	
122	BEDROOM 2	PREHUNG INTERIOR	2'-6"	8'-0"	HC WOOD	8'-0"		
201	OFFICE	POCKET	5'-0"	8'-0"	HC WOOD	8'-0"		
202	STORAGE	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
203	BEDROOM 3	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
204	BATH 3	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
205	BEDROOM 3	BYPASS	4'-0"	8'-0"	--	8'-0"		
206	BEDROOM 3	SINGLE-LITE GLASS	2'-8"	8'-0"	--	8'-0"	YES	
207	BEDROOM 4	DBL SLIDING GLASS	8'-0"	8'-0"	ALUM	8'-0"	YES	
208	BATH 4	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
209	BEDROOM 4	BYPASS	6'-0"	8'-0"	--	8'-0"		
210	BEDROOM 4	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
211	BATH 4	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
212	HALL	SINGLE-LITE GLASS	2'-8"	8'-0"	--	8'-0"	YES	
213	BEDROOM 5	DBL SLIDING GLASS	8'-0"	8'-0"	ALUM	8'-0"	YES	
214	BEDROOM 5	BYPASS	6'-0"	8'-0"		8'-0"		
215	BEDROOM 5	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
216	BATH 5	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		
217	MECH	PREHUNG INTERIOR	2'-8"	8'-0"	HC WOOD	8'-0"		

REQUIRED SAFETY GLAZING IN HAZ. LOCATIONS

2406.3 HAZARDOUS LOCATIONS

2408.3 THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:

1. GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
2. 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 COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   - 4.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT (0.84 M SQ.).
   - 4.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
   - 4.3. TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   - 4.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
5. ALL GLAZING IN RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURAL BALUSTER PANELS AND NON STRUCTURAL IN-FILL PANELS.
6. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS 1) LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE ON THE POOL SIDE, AND 2) WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE WALKING SURFACE ON THE POOL SIDE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

ROUGH OPENING NOTE:

1. FIELD VERIFY MASONRY AND FRAME OPENINGS OF WINDOWS AND DOORS WITH MANUFACTURE SPECIFICATIONS.

FLOOR PLAN GENERAL NOTES:

1. PER FBC 8TH EDITION RESIDENTIAL (2023) (R308.4.5). GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
2. ATTIC ACCESS TO BE JOB LOCATED. CONTRACTOR TO INSURE MINIMUM OF 30" CLEAR UNOBSTRUCTED HEIGHT ABOVE OPENING.
3. CONDENSATE/ROOF DOWNSPOUTS WILL DISCHARGE A MINIMUM OF 12" FROM BLDG. IRRIGATION/SPRINKLER SYSTEMS - INCLUDING ALL RISERS AND SPRAY - SHALL NOT BE INSTALLED WITHIN 12" OF THE BLDG.
4. CONTRACTOR TO ENSURE THAT PLUMBING AND TUB DECK DIMENSIONS PROPERLY COORDINATE WITH FINAL TUB CHOSEN. CONTRACTOR MUST VERIFY DECK DIMENSIONS AND PLUMBING WITH CHOSEN TUB PRIOR TO INSTALLING EITHER.
5. ALL WINDOWS AND GLASS DOORS NOT IMPACT RATED MUST BE PROTECTED BY CORRUGATED METAL PANELS OR ANOTHER APPROVED METHOD. PLYWOOD COVERINGS ARE NOT ACCEPTABLE. INSTALL ALL PROTECTIONS PER MANUFACTURER'S DETAILS AND INSTRUCTIONS.
6. ALL INTERIOR FLAT SOFFITS TO BE 2x8 WIDE.

AREA CALCULATIONS

GROUND FLOOR HABITABLE	2,385 SQ FT
UPPER FLOOR HABITABLE	1,574 SQ FT
TOTAL HABITABLE SPACE	3,960 SQ FT
GARAGE	557 SQ FT
COVERED ENTRY	86 SQ FT
COVERED LANAI	154 SQ FT
COVERED UPPER DECK	227 SQ FT
TOTAL UNDER ROOF:	4,983 SQ FT
OPEN LANAI	501 SQ FT
UPPER OPEN DECK	96 SQ FT
TOTAL SQUARE FOOTAGE:	5,580 SQ FT

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WALL LEGEND

- 3 1/2" INTERIOR STUD WALL
- 5 1/2" INTERIOR STUD WALL
- 7 1/4" INTERIOR STUD WALL
- 8 x16 CMU WALL 10'-8" AFF
- 8 x16 CMU WALL 10'-8" AFF - PT FURRING ONE SIDE
- 8 x16 CMU WALL 13'-4" AFF
- 8 x16 CMU WALL 8'-4" AFF
- 8 X16 CMU WALL 9'-0" ABV TOP OF TRUSSES (UPPER FLOOR WALL)
- 5 1/2" EXTERIOR STUD WALL
- 7 1/4" EXTERIOR STUD WALL
- 3 1/2" INTERIOR STUD WALL W/ SOUND BATTING
- 3 1/2" INTERIOR BEARING WALL
- 5 1/2" INTERIOR BEARING WALL

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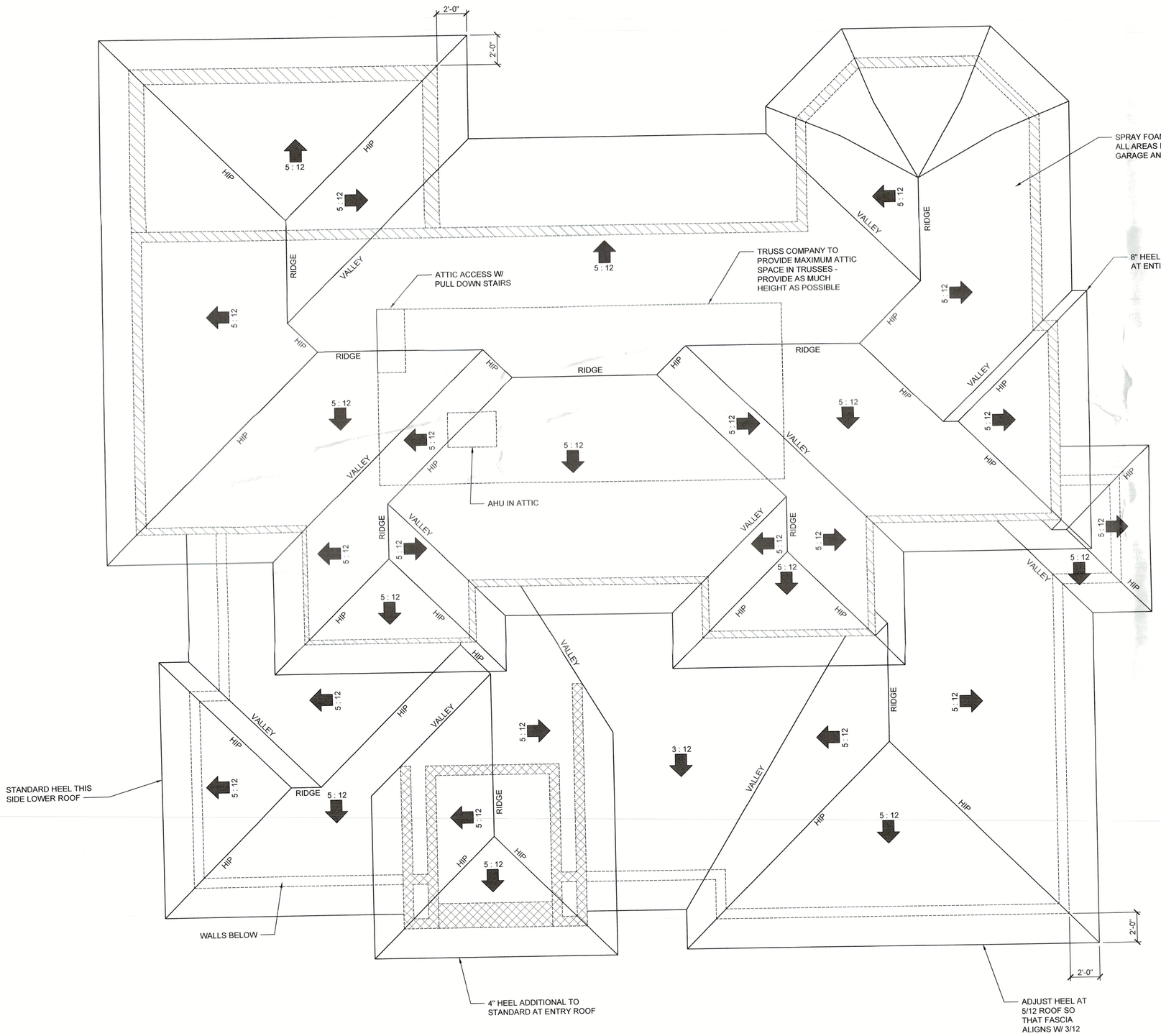
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FL LICENSED BUILDING CONTRACTOR CBC1254125
Wade Building Contractors, Inc.

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550 BIRDIE LANE
LONGBOAT KEY, FL

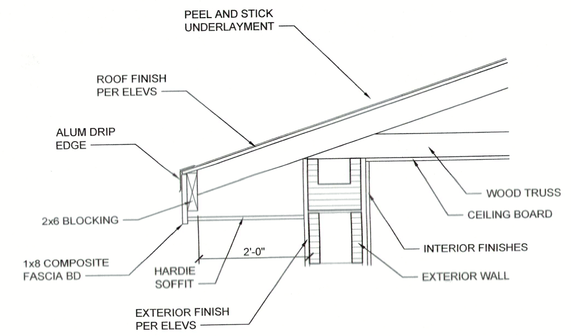
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UPPER FLOOR PLAN

SHEET NUMBER
A5



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



OVERHANG DETAIL
SCALE: 1" = 1'-0"

INDICATES BEARING AT 9'-4" (ABV FINISHED FLOOR)

INDICATES BEARING AT 10'-8" (ABV FINISHED FLOOR)

INDICATES BEARING AT13'-8" (ABV FINISHED FLOOR)

INDICATES BEARING AT 21'-4" (ABV FINISHED FLOOR)
(9'-0" ABV TOP OF TRUSSES)

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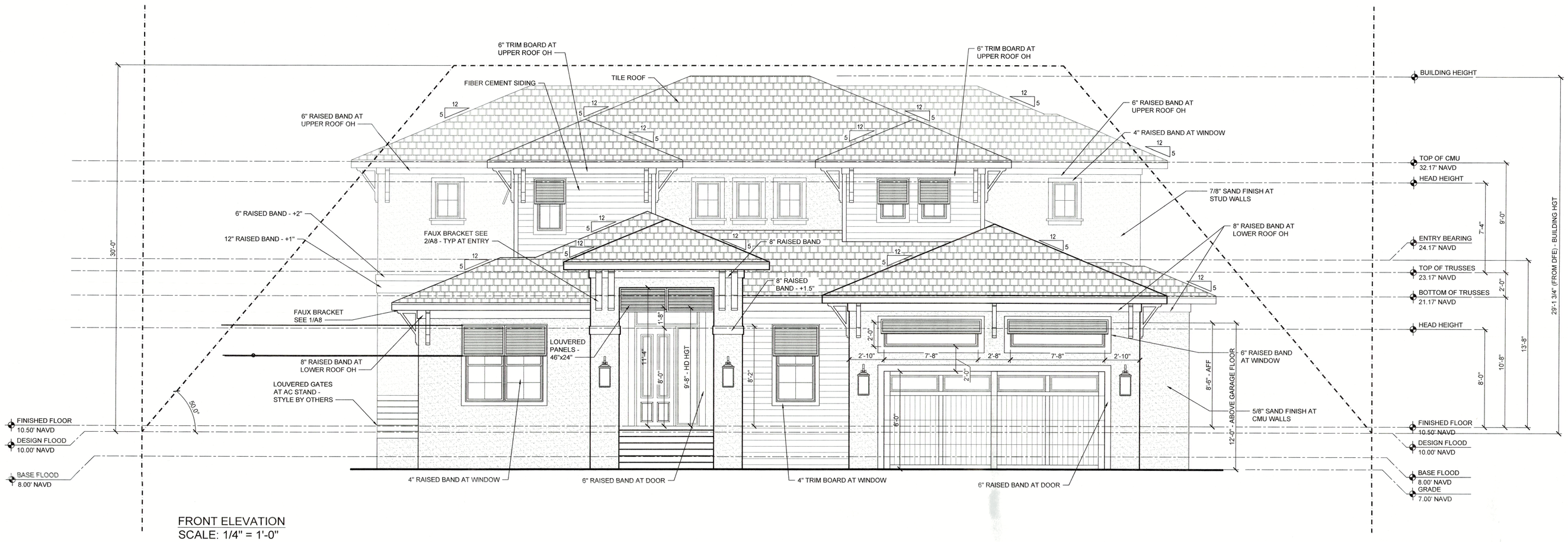
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ROOF LAYOUT

SHEET NUMBER
A6



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

ALL WINDOW/DOOR TRIM AT SAND FINISH TO BE RAISED BAND - +1" - SEE ELEV FOR SIZES

ALL WINDOW/DOOR TRIM AT SIDING, BOARD/BATTEN, AND HARDIE PANEL TO BE TRIM BOARD - +1" - SEE ELEV FOR SIZES

ALL CORNER TRIM AT SIDING, BOARD/BATTEN, AND HARDIE PANEL TO BE 4" TRIM BOARD - +1"

ALL TRIM AT GABLE OVERHANGS AT SIDING, BOARD/BATTEN, AND HARDIE PANEL TO BE TRIM BOARD - +1" - SEE ELEV FOR SIZES

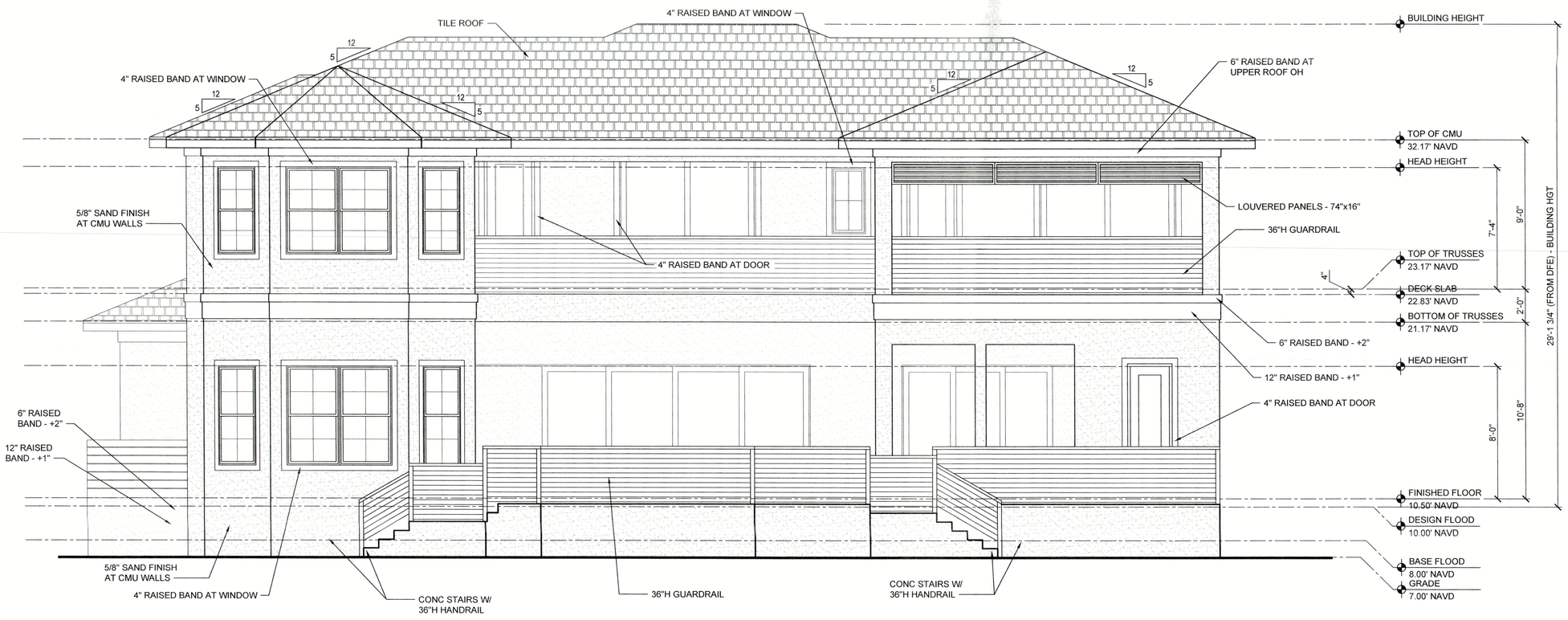
TRIM AT OHs TO BE +1.5" - STUCCO RAISED BAND AT SAND FINISH AND TRIM BOARD AT SIDING, BOARD/BATTEN, AND HARDIE PANEL - SEE ELEVS FOR SIZES

ALL FIBER CEMENT SIDING TO HAVE 6" EXPOSURE

ALL LOUVERED PANELS TO BE STYLE BY OTHERS

NOTE:

OPTIONAL ADDITIONAL 12" FREEBOARD APPLIED TO NAVD HEIGHTS THIS PROJECT



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

EXTERIOR ELEVATION GENERAL NOTES:

1. CEMENT PLASTER FINISH OVER CONCRETE MASONRY SHALL BE 5/8" THICK SMOOTH FINISH PER ASTM 926.
2. CEMENT PLASTER FINISH OVER WOOD FRAMED WALLS SHALL BE 7/8" (3-COAT) SMOOTH FINISH, OVER ASPHALT IMPREGNATED PAPER BACK WIRE LATH, OVER HOUSE WRAP OVER EXTERIOR SHEATHING PER STRUCTURAL DRAWINGS. LATHE TO BE FURRED OUT FROM BACKING BY AN APPROVED METHOD, FBCR 8TH EDITION (2023) R703.7.
3. ELEVATIONS, BANDING, MOLDING, COLUMNS & TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OF RAISED BANDING.
4. WEEP SCREED SHALL BE IN ACCORDANCE WITH FBCR 8TH EDITION (2023) 703.7.2.1
5. ASSUMED AVERAGE STONE DEPTH =2"
6. WHERE A BRICK LEDGE OR STUCCO BAND IS LOCATED ADJACENT TO STONE, MINIMUM THICKNESS OF LEDGE/BAND IS 3" SO THAT LEDGE/BAND IS 1" PROUD OF STONE
7. ALL STONE IS AN APPLIED STONE VENEER - STYLE BY OTHERS

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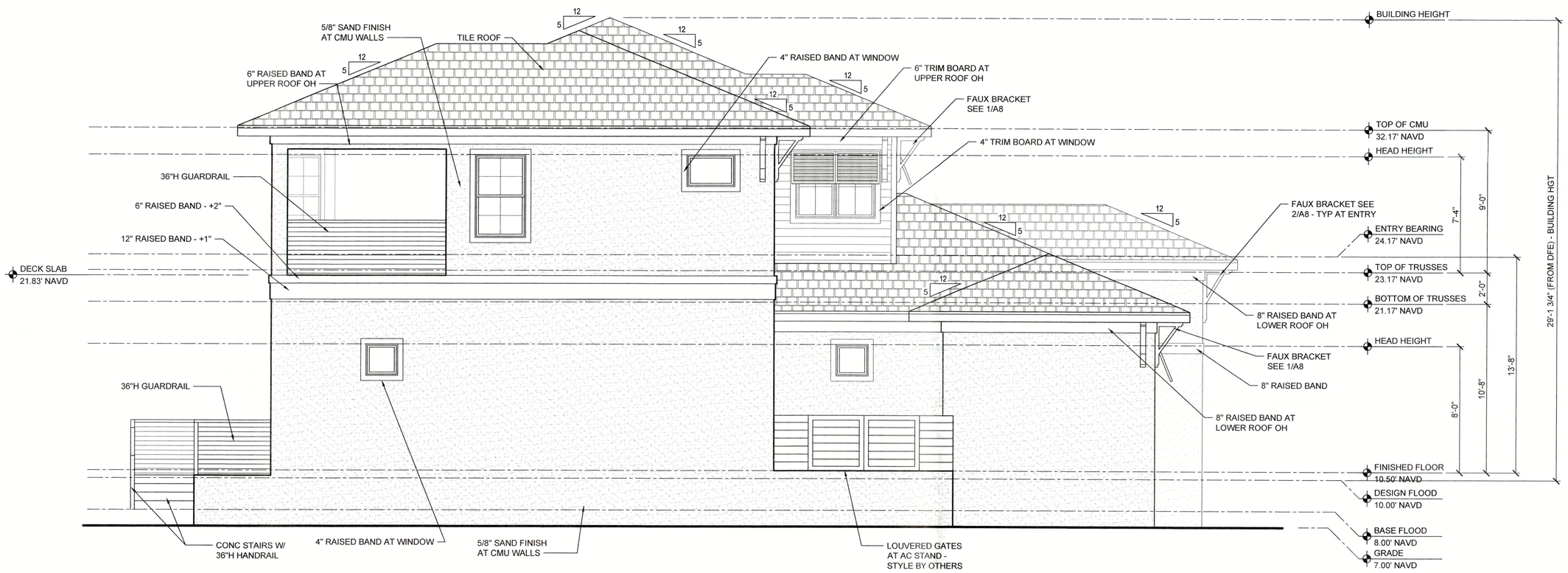
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ELEVATIONS

SHEET NUMBER
A7



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

ALL WINDOW/DOOR TRIM AT SAND FINISH TO BE RAISED BAND - +1" - SEE ELEV FOR SIZES

ALL WINDOW/DOOR TRIM AT SIDING, BOARD/BATTEN, AND HARDIE PANEL TO BE TRIM BOARD - +1" - SEE ELEV FOR SIZES

ALL CORNER TRIM AT SIDING, BOARD/BATTEN, AND HARDIE PANEL TO BE 4" TRIM BOARD - +1"

ALL TRIM AT GABLE OVERHANGS AT SIDING, BOARD/BATTEN, AND HARDIE PANEL TO BE TRIM BOARD - +1" - SEE ELEV FOR SIZES

TRIM AT OHs TO BE +1.5" - *STUCCO RAISED BAND AT SAND FINISH* AND TRIM BOARD AT SIDING, BOARD/BATTEN, AND HARDIE PANEL - SEE ELEVS FOR SIZES

ALL FIBER CEMENT SIDING TO HAVE 6" EXPOSURE

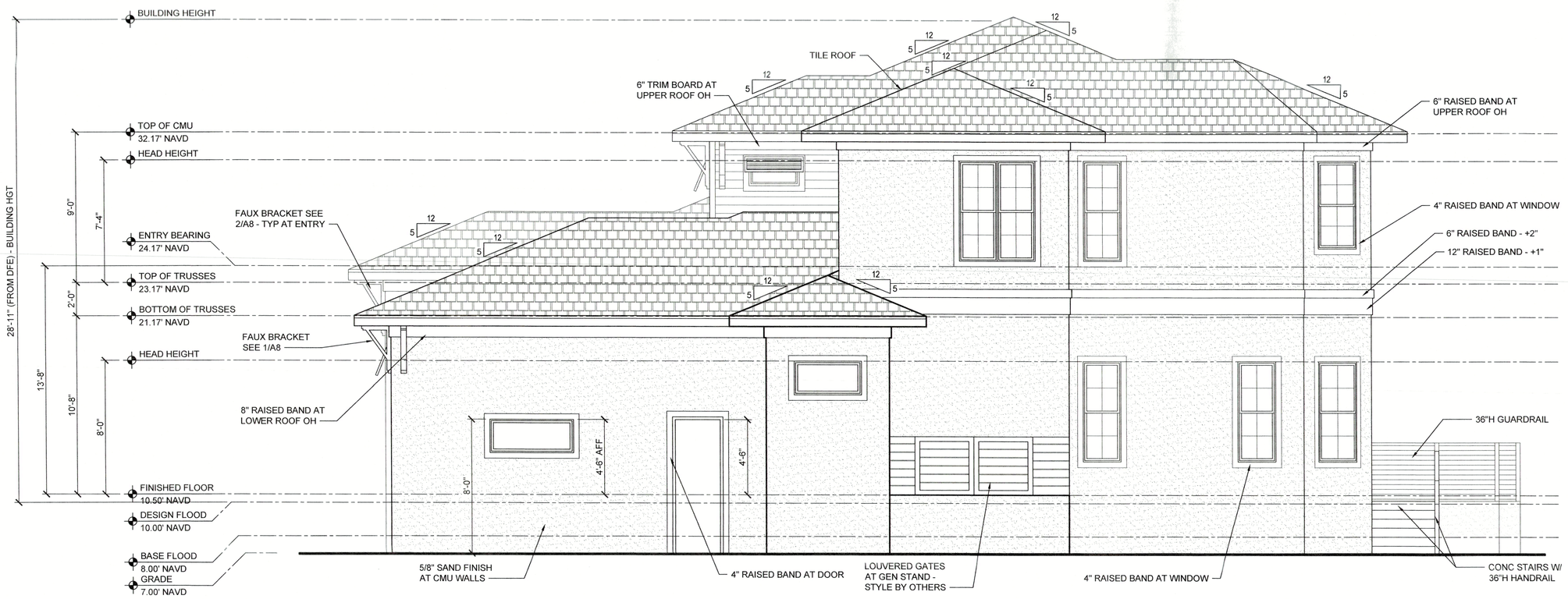
ALL LOUVERED PANELS TO BE STYLE BY OTHERS

NOTE:

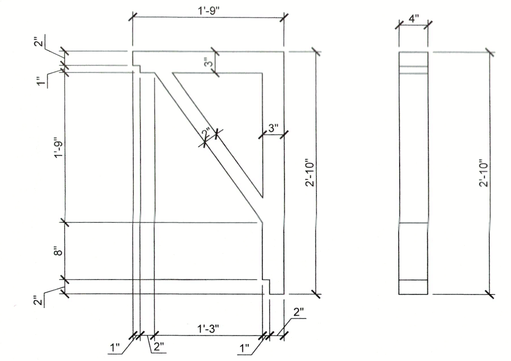
OPTIONAL ADDITIONAL 12" FREEBOARD APPLIED TO NAVD HEIGHTS THIS PROJECT

EXTERIOR ELEVATION GENERAL NOTES:

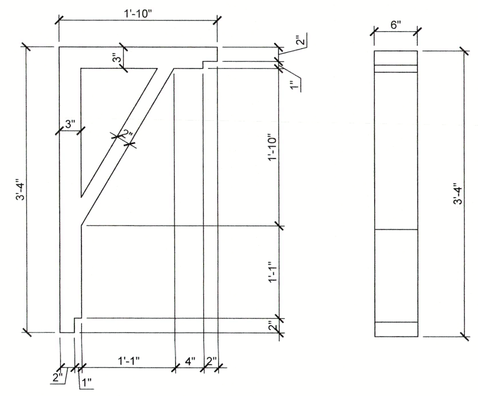
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3. ELEVATIONS: BANDING, MOLDING, COLUMNS & TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OF RAISED BANDING.
4. WEEP SCREED SHALL BE IN ACCORDANCE WITH FBCR 8TH EDITION (2023) 703.7.2.1
5. ASSUMED AVERAGE STONE DEPTH =2"
6. WHERE A BRICK LEDGE OR STUCCO BAND IS LOCATED ADJACENT TO STONE, MINIMUM THICKNESS OF LEDGE/BAND IS 3" SO THAT LEDGE/BAND IS 1" PROUD OF STONE.
7. ALL STONE IS AN APPLIED STONE VENEER - STYLE BY OTHERS



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



1 BRACKET DETAIL
SCALE: 1" = 1'-0"



2 BRACKET DETAIL
SCALE: 1" = 1'-0"

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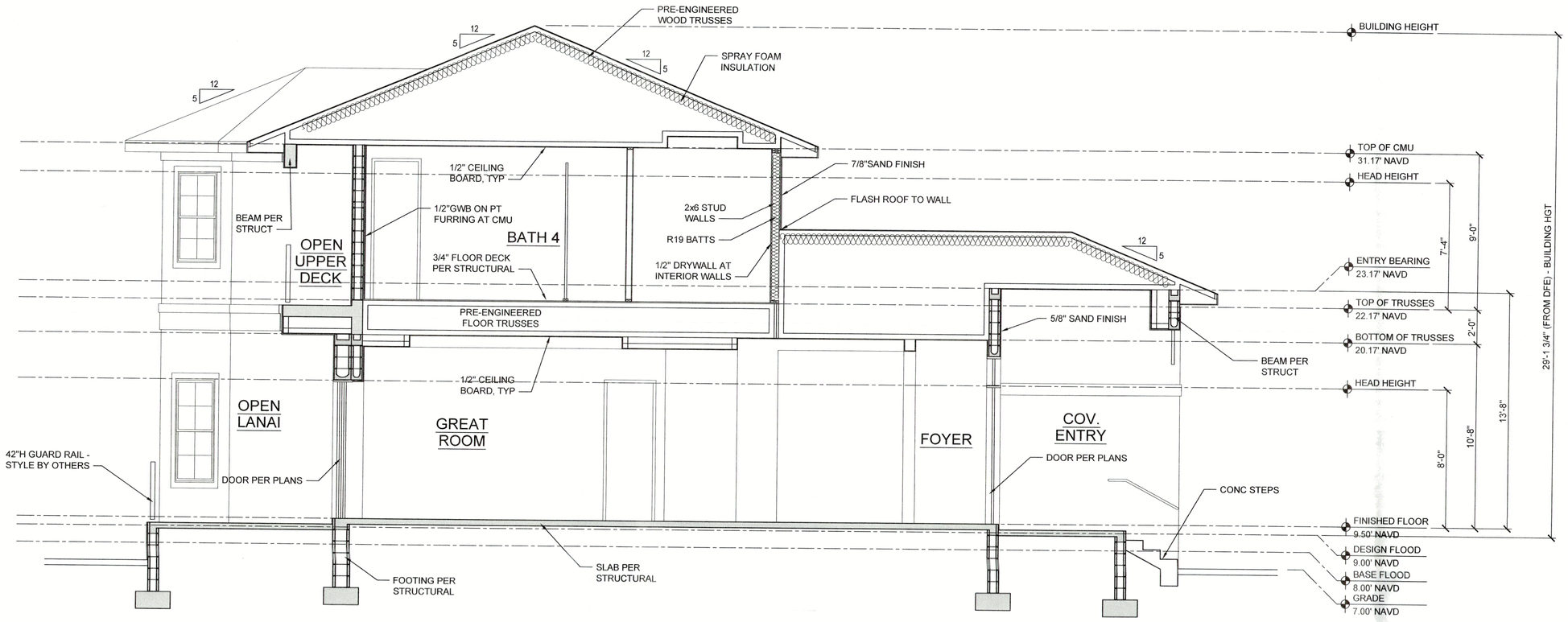
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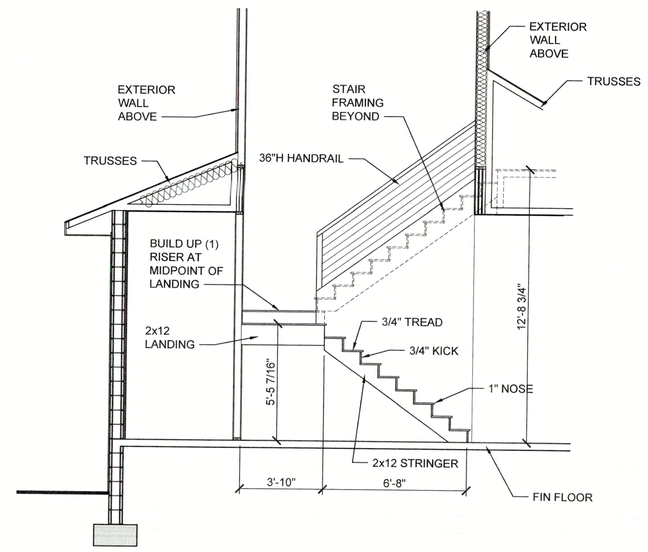
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ELEVATIONS

SHEET NUMBER
A8



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



21R @ 7.27"
20T @ 10" PLUS
1" NOSE

HEADROOM MINIMUM 6'-8" PER FBC R311.7.2

HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING. HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS. HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS. HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND BE SMOOTH WITH NO SHARP EDGES/CORNERS.

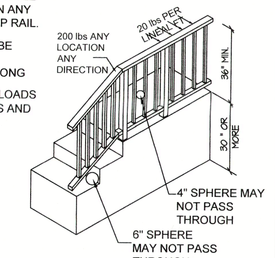
STAIR AND RAILING SUPPLIER INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL SHOULD COMPLY W/ FBC 8TH EDITION 2023 (RESIDENTIAL)

THE HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 20 LBS PER LINEAL FOOT APPLIED HORIZONTALLY ALONG THE TOP RAIL.
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS PER FBC R301 AND TABLE R301.5 GUARDS AND HANDRAILS: 200 PSF GUARDRAILS IN-FILL COMPONENTS: 50 PSF STAIRS: 40 PSF

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

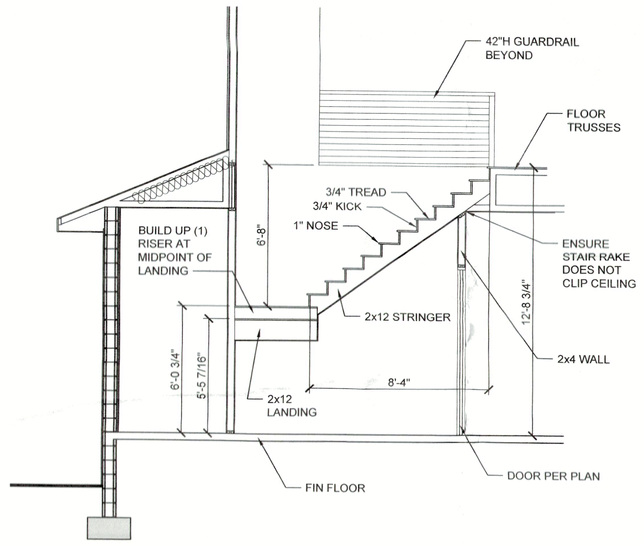
THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.



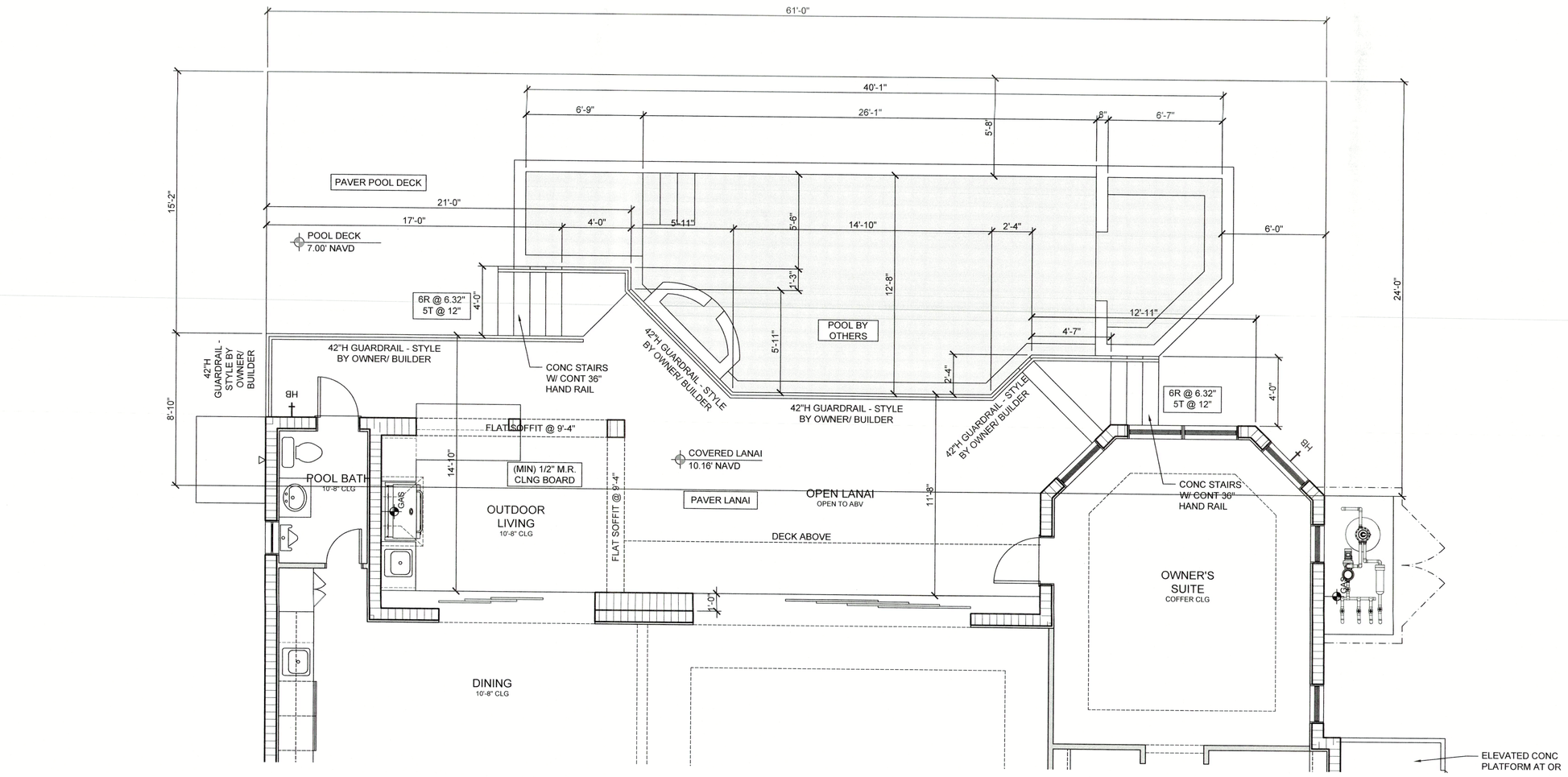
THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THE BUILDING CODE AND IS ONLY AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

HANDRAIL DETAIL

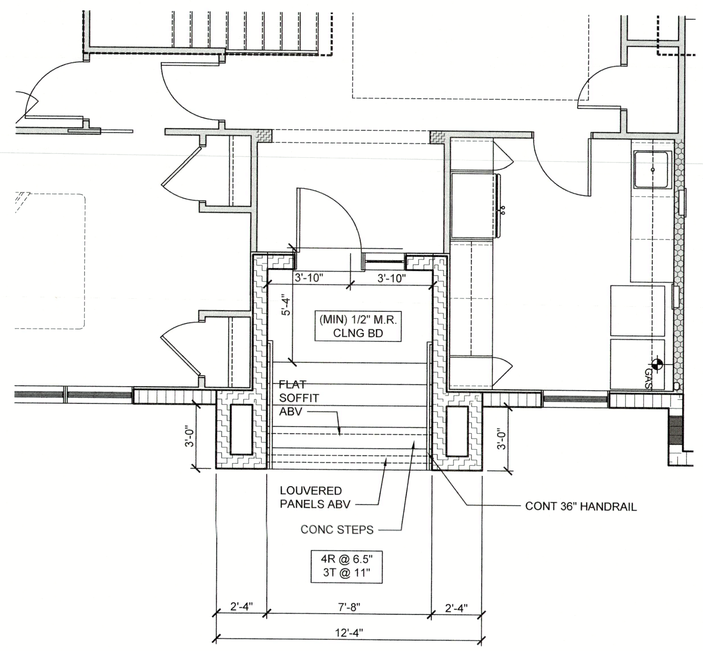
SCALE: N.T.S.



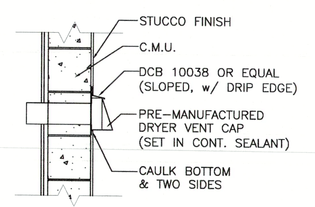
STAIR SECTIONS
SCALE: 1/4" = 1'-0"



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

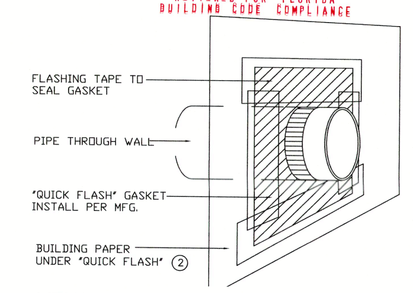


ENTRY LAYOUT
SCALE: 1/4" = 1'-0"



DRYER VENT AT CMU

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KENNETH E SANDS PE 77809
1/27/25
REVIEWED FOR FLORIDA BUILDING CODE COMPLIANCE



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Sarasota, FL 34236
(O) 941.485.0026

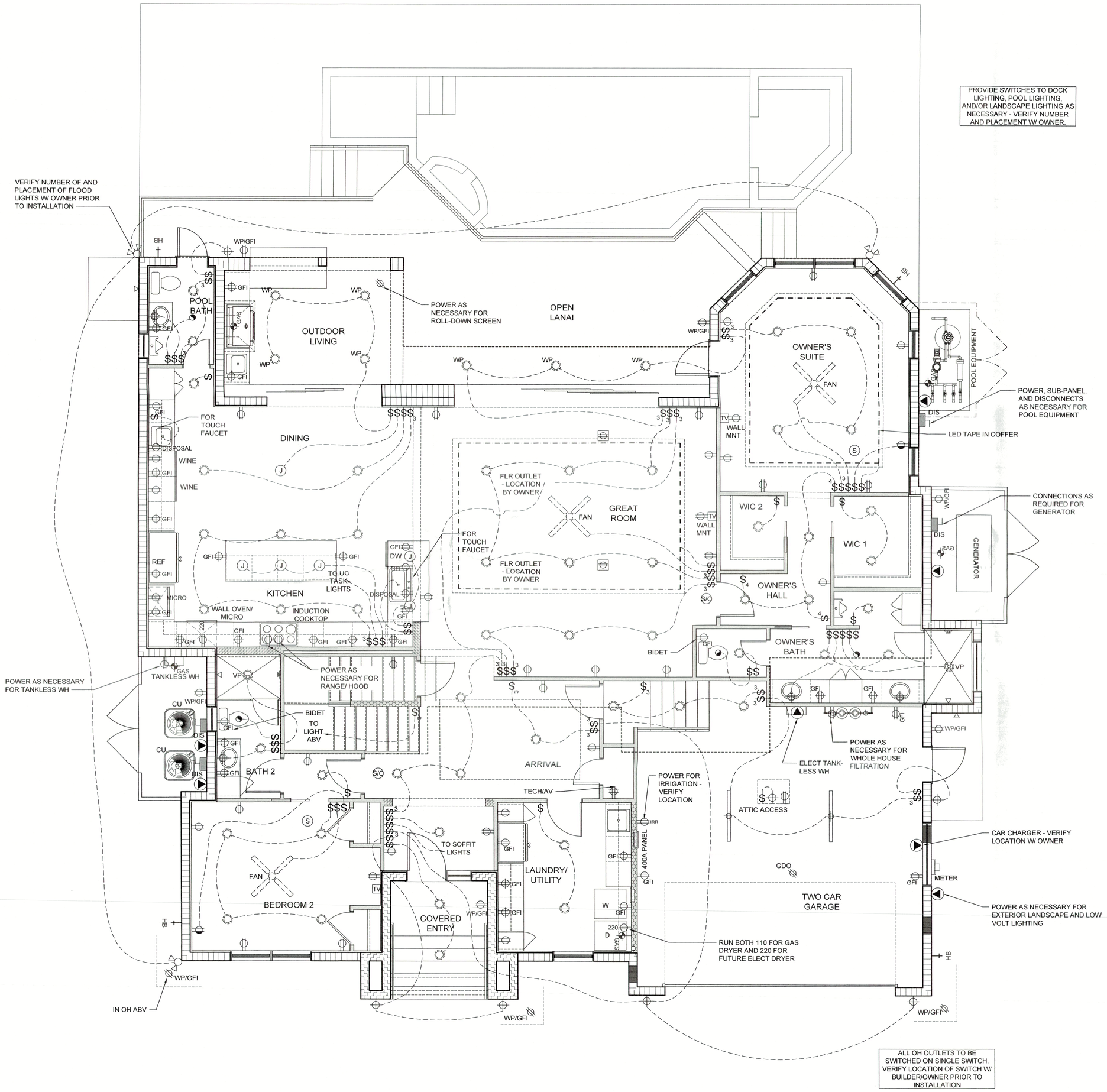
WADE BUILDING CONTRACTORS
6842 28TH STREET CIRCLE EAST
SARASOTA, FL
(941) 713-0606
FL LICENSED BUILDING CONTRACTOR CBC1254125
Wade Building Contractors, Inc.

BRUSCHI RESIDENCE
550 BIRDIE LANE
LONGBOAT KEY, FL

ISSUE DATE
01/03/2025

SECTION/ ENLARGED PLANS

SHEET NUMBER
A9



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

GENERAL ELECTRICAL NOTES:

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE FBC 8TH EDITION (2023), RESIDENTIAL, PART 8-ELECTRICAL (2020 NATIONAL ELECTRIC CODE)

1. PER NEC SECTION 210.12(A) ALL 120V SINGLE PHASE 15- AND 20 AMPERE BRANCH CIRCUITS IN ALL AREAS OF A DWELLING (EXCEPT FOR KITCHEN, BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS): SHALL BE AFCI PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER: COMBINATION TYPE.
2. CARBON MONOXIDE PROTECTION PER FLORIDA STATUTES 553.885 (2). TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM.
3. PER NEC SECTION 210.8(B)(4) ALL 15A & 20A, 125V RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI-PROTECTED.
4. PER NEC SECTION 210.8(B)(5) ALL 15A & 20A, 125V RECEPTACLES INSTALLED WITHIN 6' OF A SINK (IN NON-DWELLING UNIT OCCUPANCIES-i.e. OUTDOOR SUMMER KITCHENS RECEPTACLES) MUST BE GFCI-PROTECTED.
5. PER NEC SECTION 406.8(B)(1) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AND ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT.
6. PER NEC SECTION 406.11 IN DWELLING UNITS, ALL 15A & 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.
7. PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATIONS OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT.
8. PER NEC SECTIONS R3.14.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EA SLEEPING AREA.
9. ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER FBC 8TH EDITION (RESIDENTIAL) 314.1. GC TO INSTALL: KIDDE MODEL # I4618A SMOKE ALARM, OR APPROVED EQUAL.
10. VERIFY ALL LOW VOLTAGE LOCATIONS INCLUDING, BUT NOT LIMITED TO, TV, DATA, USB, SPEAKER, AND ALARM SYSTEMS PRIOR TO INSTALLATION.
11. ALL RECESSED LIGHTING TO BE LED
12. ALL TASK AND ACCENT LIGHTING AT CABINETS (ABOVE, BELOW, AND INSIDE) TO BE LED.
13. ALL STRIP FIXTURE (SUCH AS IN GARAGE) SHALL BE LED TYPE LIGHTING.
14. VERIFY LIGHTING COLOR OF LED FIXTURE (COOL, DAYLIGHT, ETC) WITH OWNER PRIOR TO INSTALLATION.
15. VERIFY WIRELESS DATA REQUIREMENTS WITH OWNER AND LOCATION/NUMBER OF WIRELESS ACCESS POINTS.
16. ALL HANGING FIXTURE, RECESSED LIGHTING, CEILING MOUNTED LIGHTS, AND SCONCES TO BE ON DIMMERS. VERIFY ALL SWITCHING REQUIREMENTS PRIOR TO INSTALLATION
17. WALL MOUNT TV PACKAGE TO HAVE HDMI CABLE, (1) DUPLEX RECPT, (1) CAT 5, (1) RG6 & PLYWOOD BACKING.
18. VERIFY REQUIREMENT FOR EXTERIOR RECEPTACLES OR LIGHTING AT LANDSCAPING. VERIFY LOCATION OF SWITCHING (IF REQUIRED) WITH OWNER.
19. ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO AC EQUIPMENT, WATER HEATERS, RECEPTACLES, SWITCHES, LIGHTING, PANELS, AND TIMERS TO BE INSTALLED AT OR ABOVE THE NOTED DESIGN FLOOD ELEVATION.
20. PER FEMA TECH BULLETIN #9 - UTILITIES, INCLUDING ELECTRICAL WIRING, BREAKER BOXES, POWER METERS, PLUMBING, CONDUITS, AND VENTILATION DUCTS, SHALL NOT BE PLACED IN OR ATTACHED TO BREAKAWAY WALL PANELS. BUILDING SUPPLY LINES AND OTHER UTILITY FIXTURES, SUCH AS LIGHT SWITCHES OR ELECTRICAL OUTLETS, MAY BE ATTACHED TO THE SHELTERED SIDE OF VERTICAL FOUNDATION MEMBERS AS ALLOWED BY APPLICABLE BUILDING CODES AND FLOODPLAIN MANAGEMENT REGULATIONS (WHICH GENERALLY REQUIRE THAT UTILITIES BE ELEVATED ABOVE THE BFE). IF UTILITY LINES MUST BE ROUTED INTO OR OUT OF AN ENCLOSURE, ONE OR MORE OF THE WALLS SHALL BE CONSTRUCTED WITH A UTILITY BLOCKOUT (SEE FIGURES 13 AND 14). UTILITY LINES THAT PASS THROUGH THE BLOCKOUT SHALL BE INDEPENDENT OF THE WALLS AND THEREFORE WILL NOT BE DAMAGED IF THE WALL PANELS BREAK AWAY.

ELECTRICAL SYMBOL KEY

LIGHT FIXTURES	
	CEILING SURFACE MOUNT LIGHT
	6" RECESSED CAN LIGHT
WP	6" RECESSED CAN LIGHT WATERPROOF
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F	4" Ø OR 4" SQ RECESSED JUNCTION BOX FOR HANGING FIXT.
	CEILING (RECESSED) MNTD EXHAUST FAN - 12x12 HOUSING
J	WALL MNTD JUNCTION BOX FOR SCONCE
	WALL MOUNT LIGHT
WP	4" RECESSED CAN LIGHT - VAPOR PROOF
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	FLOOD LIGHTS (SINGLE OR MULTIPLE)
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OUTLETS	
	DUPLEX OUTLET
GFI	GFI OUTLET
WP 20A	WEATHERPROOF GFI OUTLET
USB	SWITCHED 1/2 HOT DUPLEX OUTLET
220 GFI	220V OUTLET
USB	USB OUTLET
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SWITCHES	
S	SINGLE POLE SWITCH
S 3	THREE-WAY SWITCH
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	ELECTRICAL PANEL
	DOOR BELL CHIME
	DOOR BELL PUSH BUTTON

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KENNETH E SANDS PE 77809
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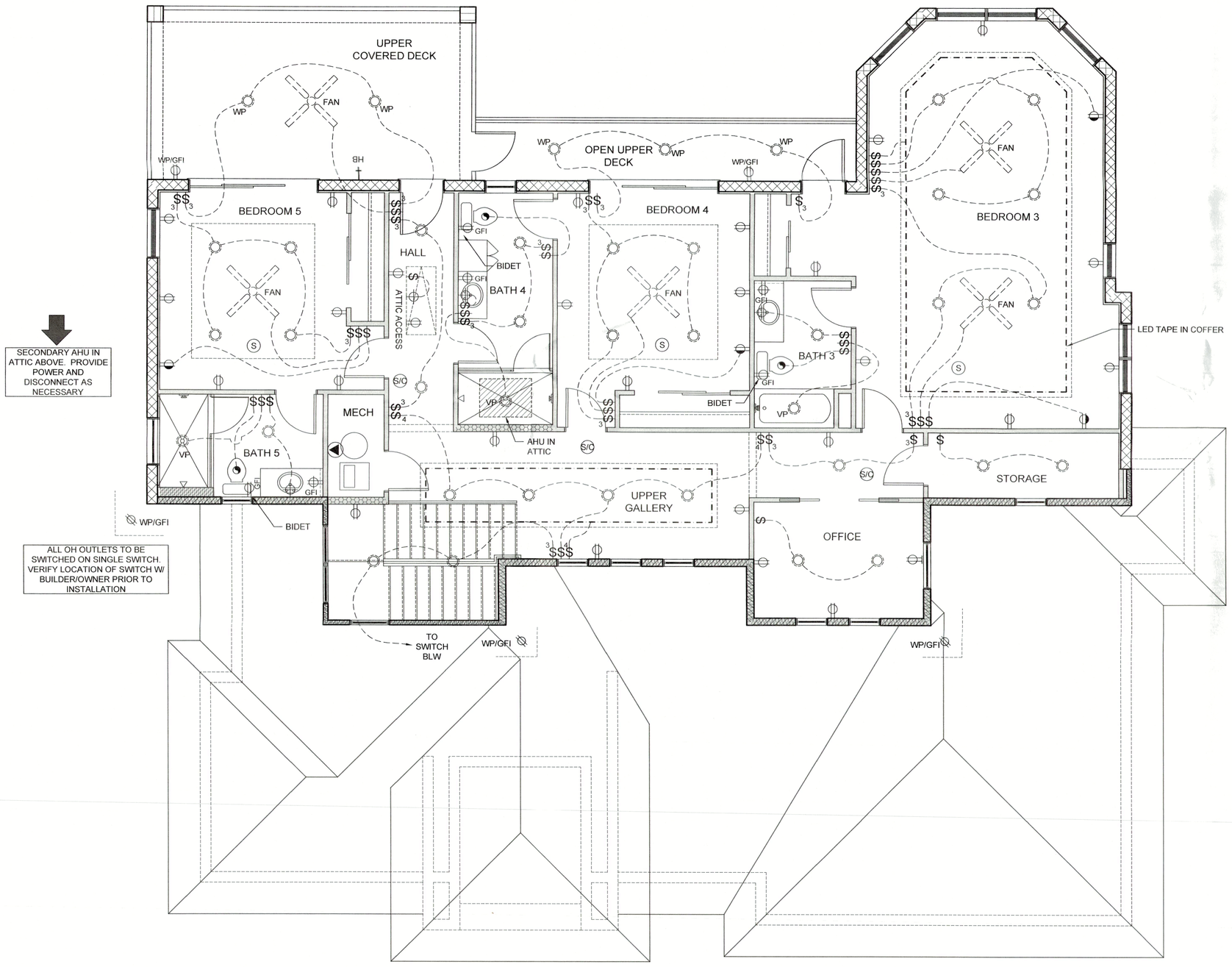
WADE BUILDING CONTRACTORS
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(941) 713-0086
FL LICENSED BUILDING CONTRACTOR CBC1254125

BRUSCHI RESIDENCE
550 BIRDIE LANE
LONGBOAT KEY, FL

ISSUE DATE
01/03/2025

GROUND FLOOR ELECTRICAL LAYOUT

SHEET NUMBER
E1



UPPER FLOOR ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

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	CEILING (RECESSED) MNTD EXHAUST FAN - 12x12 HOUSING
J1	WALL MNTD JUNCTION BOX FOR SCONCE
	WALL MOUNT LIGHT
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	GFI OUTLET
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S	SURFACE MOUNTED SMOKE DETECTOR
S/CO	SURFACE MOUNTED CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBINATION
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PANEL	ELECTRICAL PANEL
	DOOR BELL CHIME
	DOOR BELL PUSH BUTTON

SANDS ENGINEERING LLC
KENNETH E SANDS PE 77809
1/27/25
REVIEWED FOR FLORIDA BUILDING CODE COMPLIANCE

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(813)X.4651009

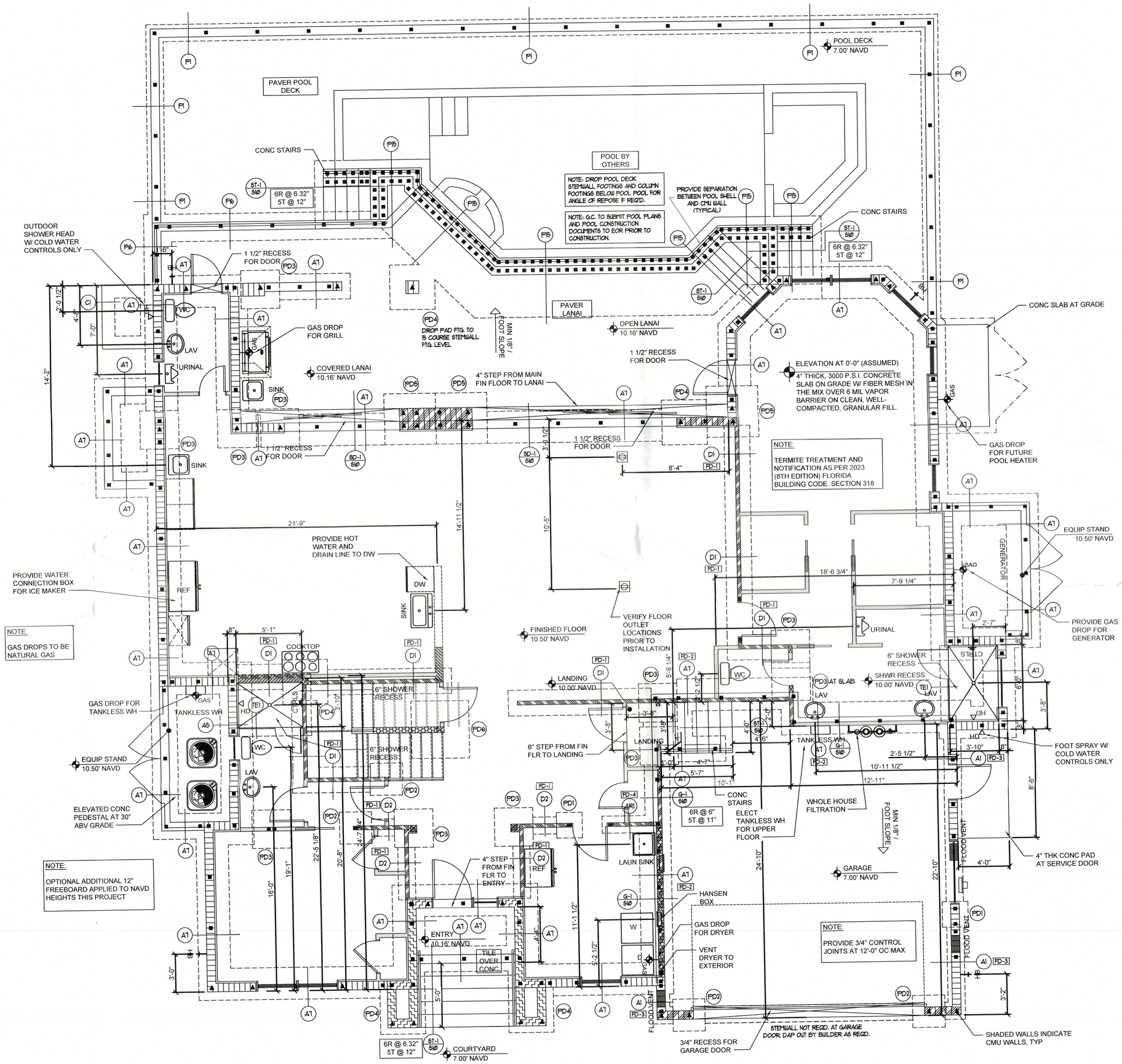
WADE BUILDING CONTRACTORS
6842 28TH STREET CIRCLE EAST
SARASOTA, FL
(941) 713-0806
FL LICENSED BUILDING CONTRACTOR CBC1254125

BRUSCHI RESIDENCE
550 BIRDIE LANE
LONGBOAT KEY, FL

ISSUE DATE
01/03/2025

UPPER FLOOR ELECTRICAL LAYOUT

SHEET NUMBER
E2



DIMENSION NOTES

SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

STRUCTURAL SCHEDULE FD-1

MARK	DESCRIPTION
FD-1	⅝" DIA. X 6" LONG TITEN HDs AT 16" O.C. MAX PT BOTTOM PLATE TO FOOTING, MIN. (2) PER WALL SEGMENT - TYPICAL AT INTERIOR BEARING WALLS
FD-2	SIMPSON MASA AT 16" O.C. OR ⅝" DIA. X 6" LONG TITEN HDS AT 16" O.C. MAX PT BOTTOM PLATE TO FOOTING. MIN. (2) PER WALL SEGMENT, TYP. AT GARAGE WALLS
FD-3	FOOTING CAN BE BROUGHT UP - 1 COURSE STEMWALL IS ACCEPTABLE
FD-4	16"W X 12"H ANGLE OF REPOSE FOOTING WITH (2) #5 REBAR CONTINUOUS
FD-5	TOP OF PAD FOOTING MINIMUM 6" BELOW GRADE

GENERAL NOTES

1. FOOTING DEPTH IS IN ADDITION TO 4" CONCRETE SLAB.
2. DO NOT SCALE FOOTING SIZE FROM PLAN - SEE FOUNDATION/STEMWALL SECTIONS ON S1 FOR FOOTING SIZE.
3. ISOLATED PAD FOOTINGS AND MONOLITHIC FOOTINGS CAN BE POURED INTEGRALLY. BOTTOMS AT SAME ELEVATION.
4. SEE DETAIL ON SHEET S1.1 FOR SHOWER RECESS REQ'S.
5. NOMINAL 4" THICK CONCRETE SLAB (3000PSI) WITH WELDED WIRE MESH OVER 6 MIL VAPOR BARRIER TO BE TAPED AND LAPPED MIN. 6" OVER CLEAN, COMPACTED, POISONED SOIL.
6. SLOPE ALL EXTERIOR AND GARAGE SLABS ¼"/FT TO DRAIN.
7. CONTRACTOR TO VERIFY STEMWALL HEIGHTS WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION (SEE STEMWALL DETAILS ON SHEET S1) FOR FOOTING & STEEL REINFORCEMENT REQUIREMENTS AND FOOTING STEP DETAIL ON SHEET S1.0.
8. REBAR SHOWN ON FOUNDATION PLAN IS ABOVE SLAB. SEE STEMWALL FOOTING DETAIL FOR REBAR REQUIREMENTS BELOW SLAB.

FOUNDATION PLAN

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

SANDS ENGINEERING LLC
KENNETH E SANDS PE 77809
1/7/25
REVIEWED FOR FLORIDA BUILDING CODE COMPLIANCE

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McCALL ENGINEERING, LLC
Structural Engineering
6849 Energy Court
Sarasota, FL 34240
TEL: [941] 907 0505
FAX: 907 8577
FBPE # 35068

BRUSCHI RESIDENCE
550 BIRDIE LANE
LONGBOAT KEY, FL

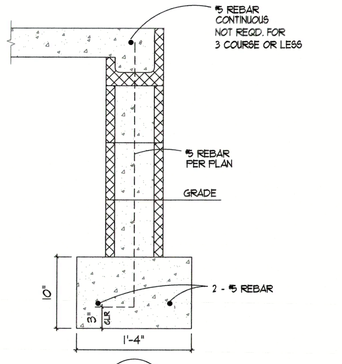
FOUNDATION PLAN

ENGINEER
SUSHANT SHRIYANS
PE# 86760

DATE ISSUED
SS 05/02/2024
REVISIONS
SS 11/08/2024
SS 01/17/2025

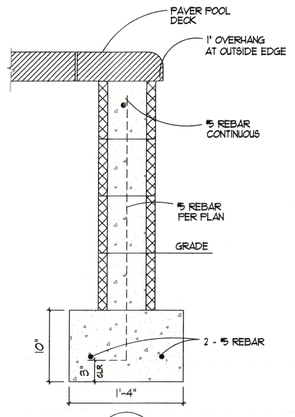
SHEET
S1

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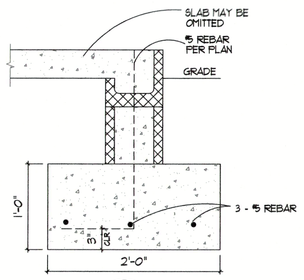
A1

UPTO 4-COURSE STEMWALL

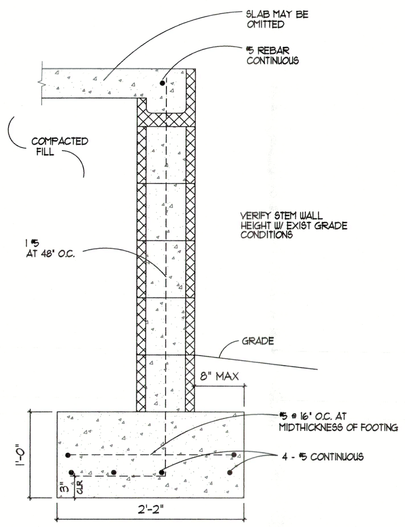


P1

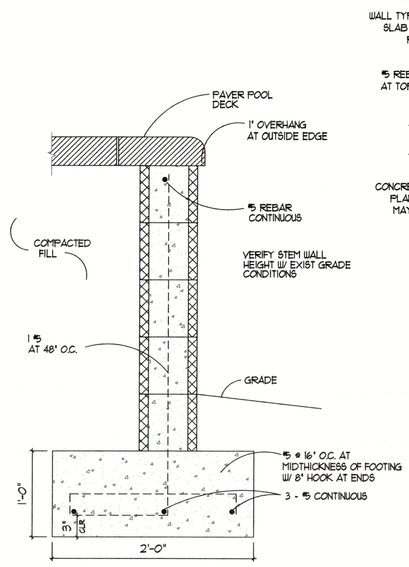
UPTO 4-COURSE STEMWALL AT POOL DECK



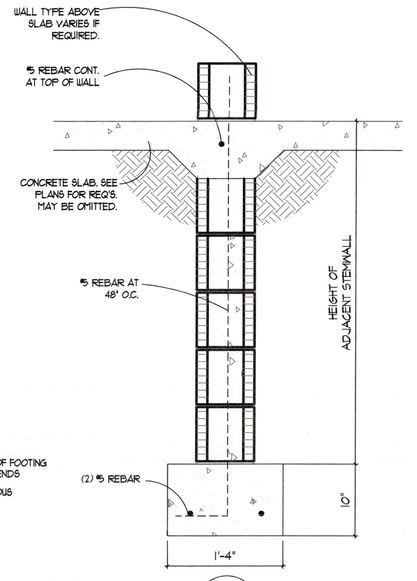
B2



A6

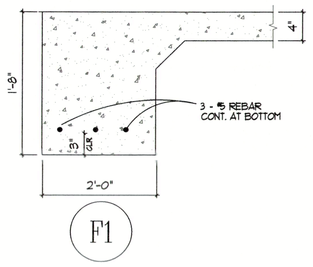


P5

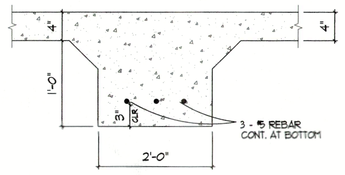


AR1

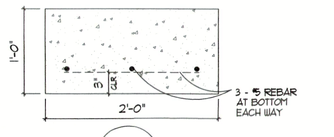
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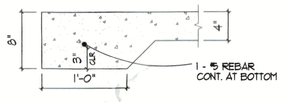
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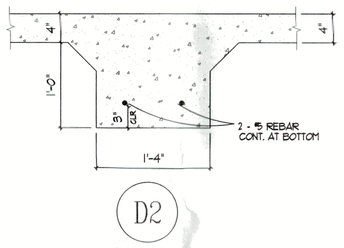
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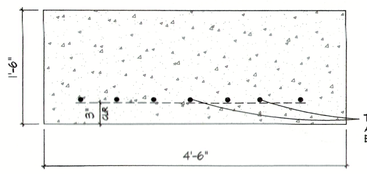
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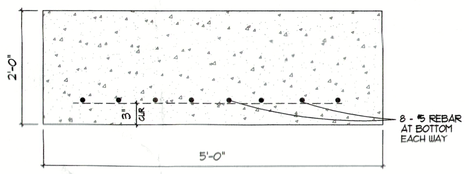
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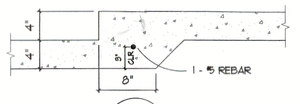


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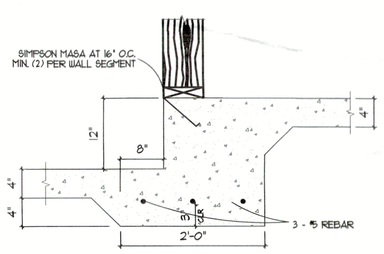


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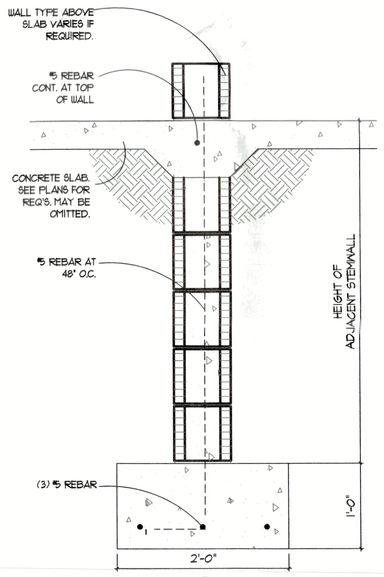
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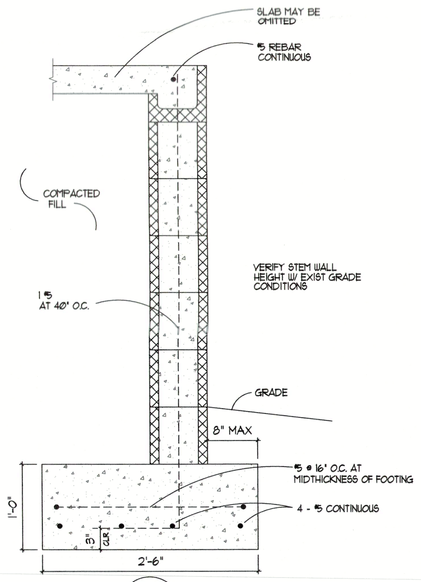
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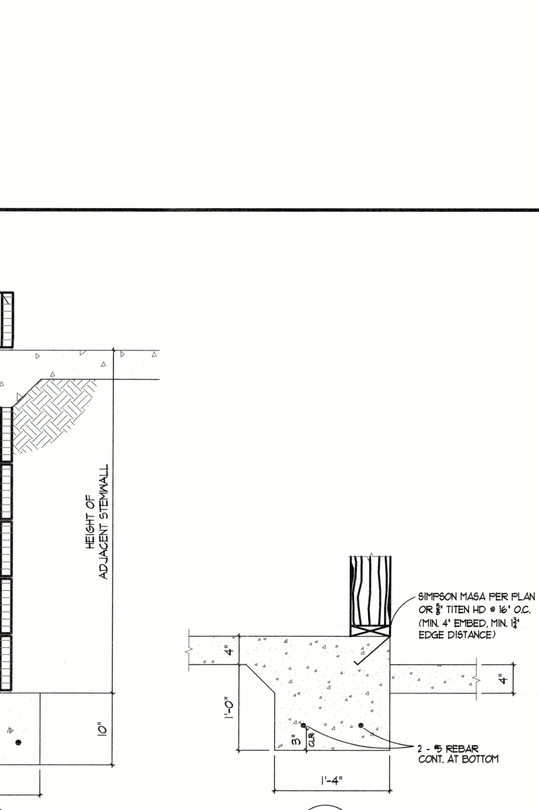
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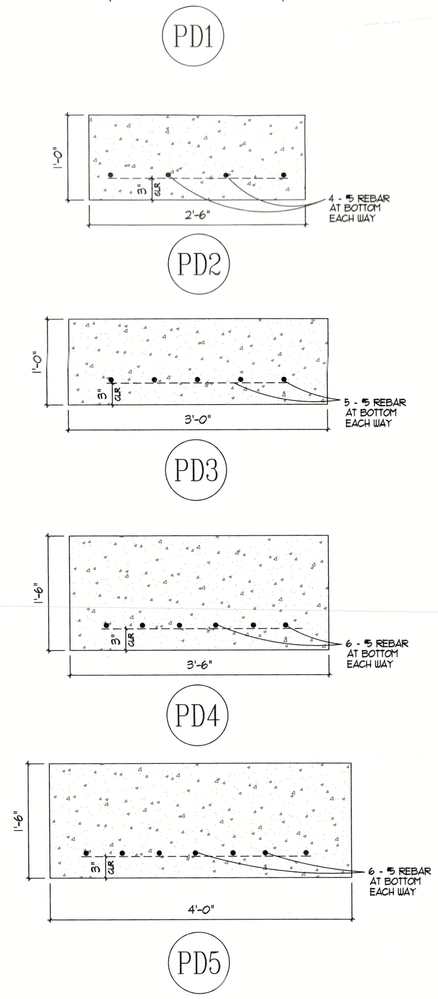
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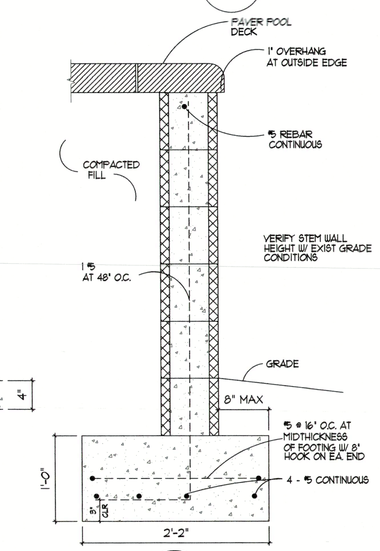
A7



15 COURSE STEMWALL — P15



C3A



P6

PD2

PD3

PD4

PD5

FOUNDATION DETAILS

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

SANDS ENGINEERING LLC
KENNETH E SANDS PE 72309
1/27/25
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McCALL ENGINEERING, LLC
Structural Engineering

BRUSCHI RESIDENCE
550 BIRDIE LANE
LONGBAOT KEY, FL

FOUNDATION DETAILS

ENGINEER
SUSHMIT SHREYANS
PE# 86760

DATE ISSUED
SS 05/02/2024

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SS 11/08/2024
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SHEET
S1.1

GROUND FLOOR PLAN

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

FILLED CELLS

■	INDICATES FILLED CELL w/(1)#5 REBAR FROM FOOTING TO TIE BEAM STEEL.
▼	INDICATES FILLED CELL w/(2)#5 OR (1)#7 REBAR FROM FOOTING TO TIE BEAM STEEL

DIMENSION NOTES

SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

POST SCHEDULE

MARK	DESCRIPTION
P1	2-2X 6YP POST - MATCH WALL THICKNESS
P2	2-2X 6YP POST WITH ADDITIONAL JACK STUDS MATCH WALL THICKNESS
P3	3½" X 3½" VERSA-LAM 1.8 2750 COLUMN
P4	3½" X 5½" VERSA-LAM 1.8 2750 COLUMN
P5	3½" X 7" VERSA-LAM 1.8 2750 COLUMN
P6	5 1/4" X 5 1/4" VERSA-LAM 1.8 2750 COLUMN
P7	5 1/4" X 7" VERSA-LAM 1.8 2750 COLUMN

CONNECTOR SCHEDULE

MARK	DESCRIPTION
C1	1-SIMPSON LTTP2 w/ ⅝" ALL-THREAD DRILLED AND EPOXIED 4' INTO FOOTING BELOW WITH SIMPSON SET EPOXY
C2	1-SIMPSON HTT4 w/ ⅝" ALL-THREAD DRILLED AND EPOXIED 6' INTO FOOTING BELOW WITH SIMPSON SET EPOXY
C3	1-SIMPSON HTT5KT w/ ⅝" ALL-THREAD DRILLED AND EPOXIED 6' INTO FOOTING BELOW WITH SIMPSON SET EPOXY
C4	1-SIMPSON HD9B w/ ¾" ALL-THREAD DRILLED AND EPOXIED 8' INTO FOOTING BELOW WITH SIMPSON SET EPOXY

FLOOR PLAN SCHEDULE

MARK	DESCRIPTION
FL-1	FILL ALL CELLS.
FL-2	LOAD BEARING WALL-TOP AT 10'-8" AFF 2X 6YP STUDS @ 16" O.C. - MATCH WALL THICKNESS.
FL-3	COLUMN TO BE SUPPORTED DIRECTLY ON SLAB. DO NOT SET ON BOTTOM PLATE. MOISTURE PROTECTION BY OTHERS.
FL-4	INTERLACE BLOCK WITH WALL.
FL-5	(1) #5 CONT. IN FILLED COURSE BELOW WINDOW. EXTEND REBAR MIN. 6" PAST OPENING ON BOTH SIDES.
FL-6	DUAL LOAD BEARING WALL-TOP AT 10'-8" AND 21'-8" AFF 2X 6YP STUDS @ 16" O.C. - MATCH WALL THICKNESS.

STRUCTURAL NOTES

1. FILL ALL CELLS ABOVE PRECAST LINTELS.
2. ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.
3. STUB FLOOR TRUSSES BACK 24" FOR RIM JOIST, PLYWOOD AND STUCCO.

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KENNETH E SANDS, PE 77809
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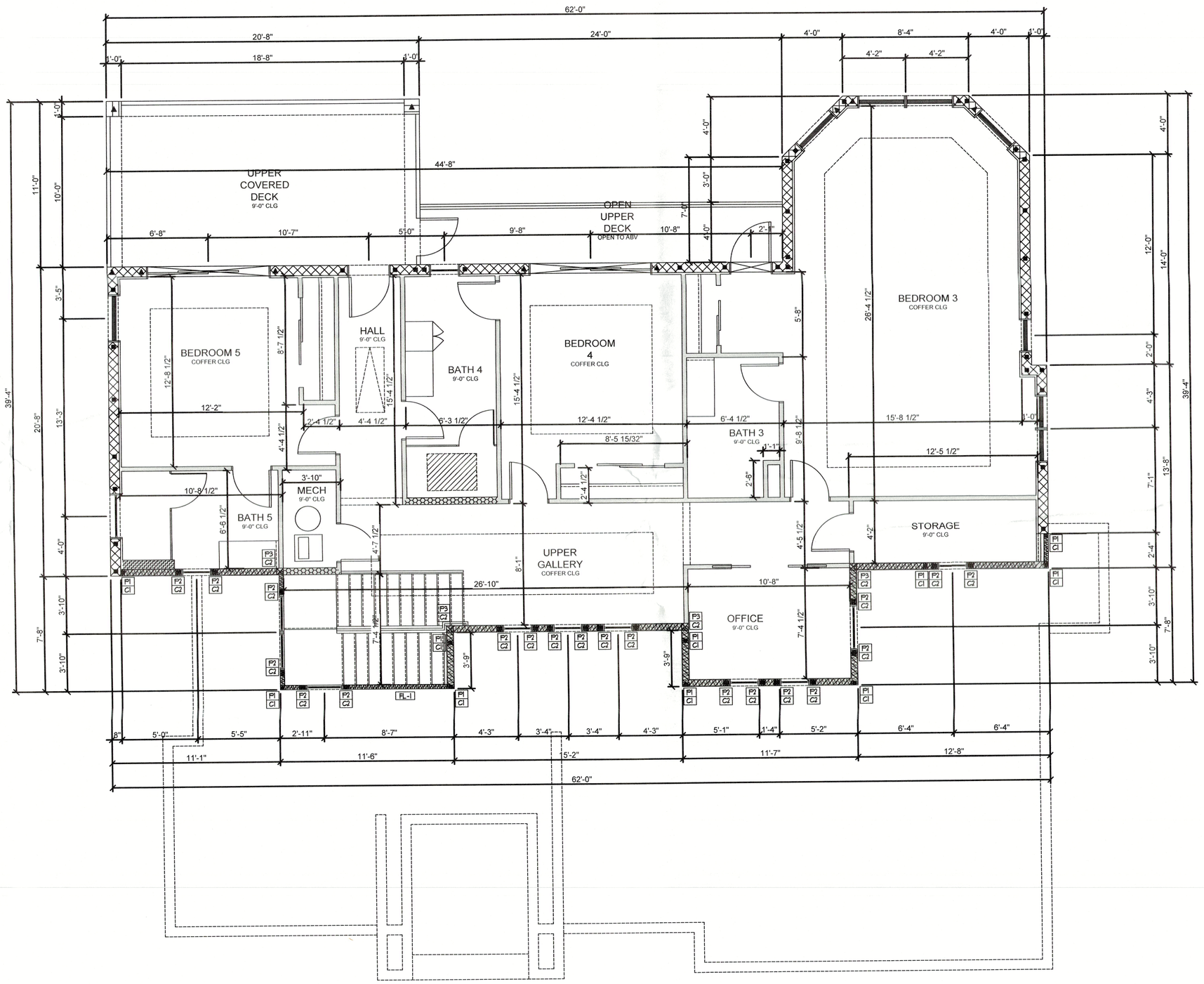
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GROUND FLOOR PLAN

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SHEET **S2**



DIMENSION NOTES

SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

STRUCTURAL NOTES

1. FILL ALL CELLS ABOVE PRECAST LINTELS.
2. ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.
3. STUB FLOOR TRUSSES BACK 2½' FOR RIM JOIST, PLYWOOD AND STUCCO.

POST SCHEDULE — P1

MARK	DESCRIPTION
P1	2-2X SYP POST - MATCH WALL THICKNESS
P2	2-2X SYP POST WITH ADDITIONAL JACK STUD MATCH WALL THICKNESS
P3	5½" X 5½" VERSA-LAM 1.8 2750 COLUMN
P4	3½" X 5½" VERSA-LAM 1.8 2750 COLUMN

CONNECTOR SCHEDULE — C1

MARK	DESCRIPTION
C1	1-SIMPSON CS16 TO BEAM/GIRDER /WALL BELOW
C2	2-SIMPSON CS16 TO BEAM/GIRDER/WALL BELOW
C3	2-SIMPSON CS14 TO RIM-TRUSS BELOW & 3-SIMPSON MSTAM36 FROM RIM-TRUSS TO CMU BELOW
C4	2-SIMPSON MSTAM36 TO CMU WALL BELOW

FLOOR PLAN SCHEDULE — FL-1

MARK	DESCRIPTION
FL-1	LOAD BEARING WALL - 2x4 SYP STUDS AT 12" O.C.

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SECOND FLOOR PLAN

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

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STATE OF FLORIDA
SUSHMIT SHREYANS
No. 87670
PROFESSIONAL ENGINEER

BRUSCHI RESIDENCE
550 BIRDIE LANE
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SECOND FLOOR PLAN

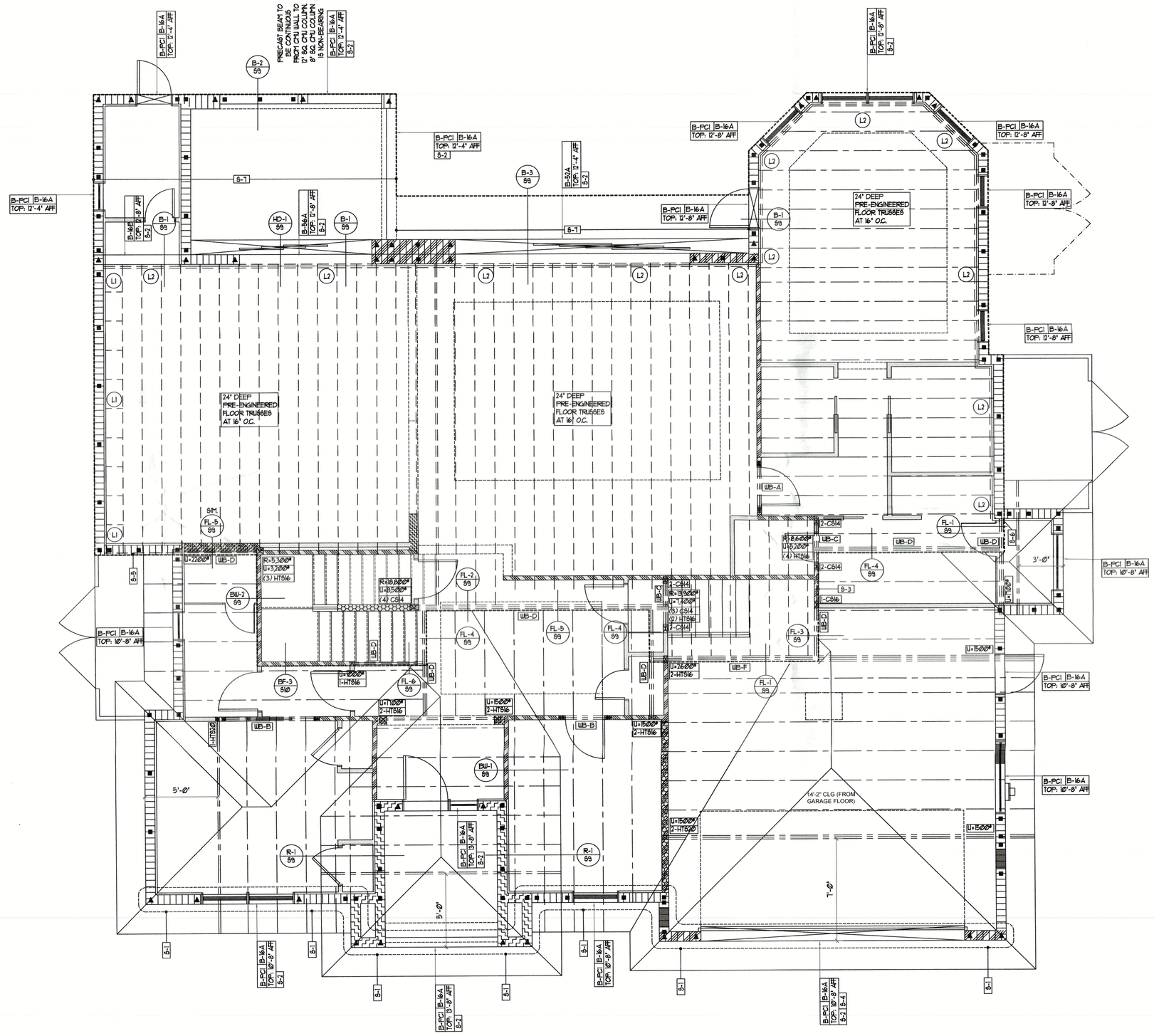
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GROUND FLOOR FRAMING PLAN

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

DIMENSION NOTES

SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

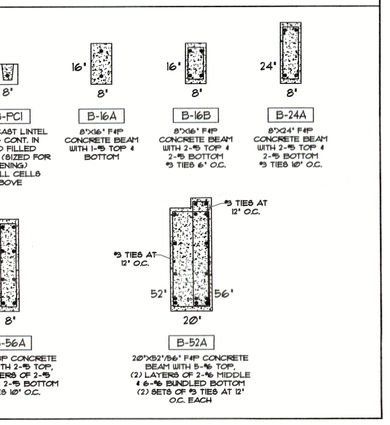
STRUCTURAL NOTES

1. FILL ALL CELLS ABOVE PRECAST LINTELS.
2. ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.
3. STUB FLOOR TRUSSES BACK 2½" FOR RIM JOIST, PLYWOOD AND STUCCO.

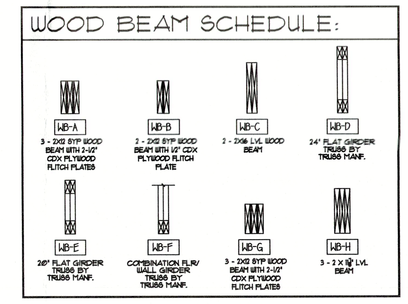
STRUCTURAL SCHEDULE S-1

MARK	DESCRIPTION
S-1	ATTACH EACH TRUSS TO TOP OF WALL WITH (2) SIMPSON HETA16. INSTALL ONE STRAP ON EACH SIDE OF TRUSS WITH SPOONS FACING OUTWARDS AND STRAPS SPACED NO MORE THAN 4' WIDER THAN TRUSS WIDTH.
S-2	8-HORE PRECAST/TIE-BEAM FOR MIN. OF 28 DAYS AFTER CELLS ABOVE HAVE BEEN POURED
S-3	24" DEEP TRUSS RIM BOARD (BY TRUSS COMPANY) PER TYPICAL 2-STORY WALL SECTION ON SHEET S7.
S-4	HORIZONTAL REBAR IN TIE-BEAM AT THE TOP OF WALL SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF WALL.
S-5	24" DEEP TRUSS RIM BOARD (BY TRUSS COMPANY) PER TYPICAL 2-STORY WALL SECTION ON SHEET S7. TRUSS COMPANY TO DESIGN RIM BOARD TO TRANSFER 300 PLF (300# X LENGTH OF TRUSS) DRAG LOAD.
S-6	SIMPSON HUC210-2 FROM GIRDER TO CONCRETE W/ 18-¼"x2½" TITEN2. ADDITIONALLY, INSTALL (1) SIMPSON HGAM10 FROM GIRDER TO CMU. PROVIDE MIN. 1-1/2" EDGE DISTANCE OF TITEN.
S-7	8" DEEP FORM AND POUR CONCRETE SLAB W/ #5 REBARS AT 8' O.C. EACH WAY AT MID-DEPTH OF SLAB. TOP OF SLAB AT 12'-4" AFF. SLOPE TOP ⅛"/FT.

CONCRETE BEAM SCHEDULE



WOOD BEAM SCHEDULE:



LEDGER/RIM JOIST SCHEDULE (L1)

MARK	DESCRIPTION	REMARKS
L1	(1) 2X12 PT LEDGER OR BETTER	SEE TRUSS PARALLEL TO LEDGER DETAIL
L2	(2) 2X12 PT LEDGER OR BETTER	SEE TRUSS PERPENDICULAR TO LEDGER DETAIL

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KENNETH E SANDS PE 77808
1/27/25
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LONGBOAT KEY, FL

GROUND FLOOR FRAMING PLAN

ENGINEER
SUSHMIT SHREYANS
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ROOF FRAMING PLAN

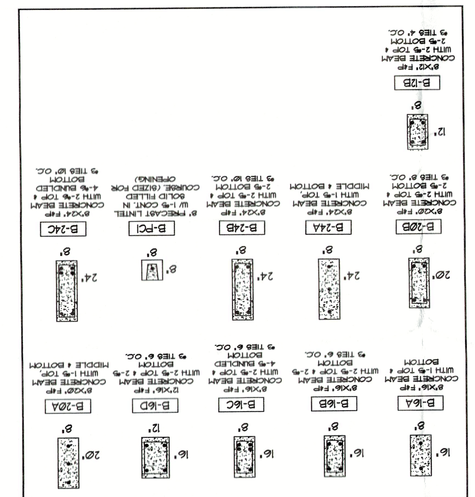
SCALE: 1/4" = 1'-0"

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KENNETH E SANDS FL 77809
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STRUCTURAL SCHEDULE

MARK	DESCRIPTION
B-1	BLOCKOUT PRECAST/TILE-BEAM FOR MIN. OF 28 DAYS AFTER CELLS ABOVE HAVE BEEN POURED

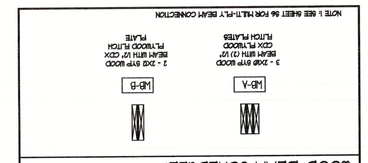
CONCRETE BEAM SCHEDULE



DRAG STRUT SCHEDULE

MARK	DESCRIPTION
DS-1	WIND DRAG STRUT TIES TO TRANSFER 6000# FROM ROOF DIAPHRAGM TO CMU WALL BELOW 1. LOCATE DRAG STRUT ON EXTERIOR FACE OF WALL. 2. ATTACH BOTTOM CHORD TO CMU WALL BELOW WITH MIN. (10) SIMPSON MASA OR HGA410 AT 24" O.C. 3. NAIL ROOF SHEATHING ABOVE TO TOP OF TRUSS WITH 2½" x 0131" RING-SHANK NAILS AT 4" O.C.

WOOD BEAM SCHEDULE:



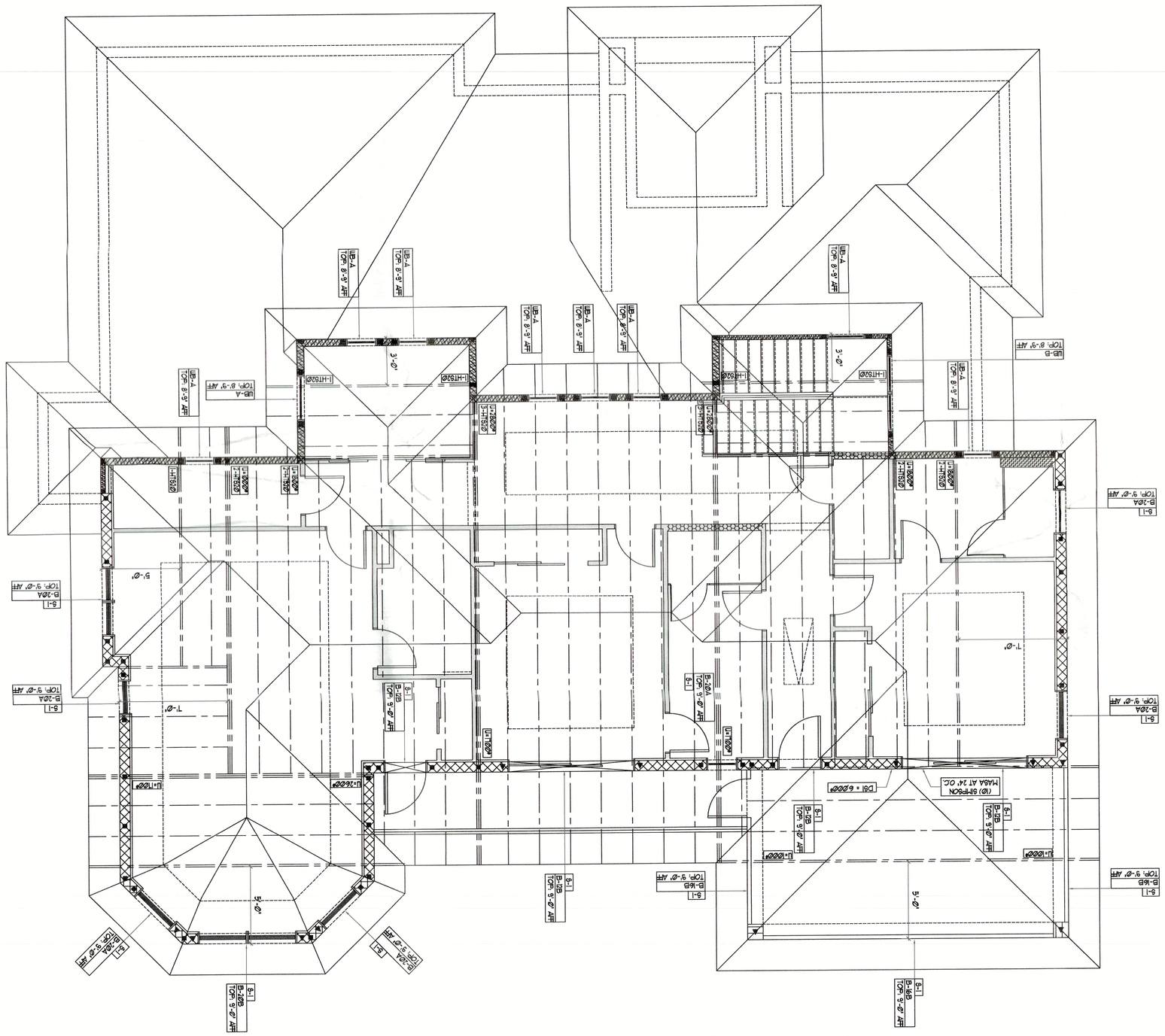
NOTE 1: SEE SHEET S6 FOR FULL 4'-0" BEAM CONNECTION

DIMENSION NOTES

SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS

STRUCTURAL NOTES

1. FILL ALL CELLS ABOVE PRECAST LINTELS.
2. ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.
3. SUB FLOOR TRUSSES BACK 2" FOR REF. JOIST, PLYWOOD AND STUCCO.


B-24A
TOP 9'-0" AFF
B-36B
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B-36A
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1. GENERAL NOTES

1.1 FBC REFERS TO 2023 FLORIDA BUILDING CODE, 8TH EDITION.
1.2 FBC–R REFERS TO 2023 FLORIDA BUILDING CODE, 8TH EDITION, RESIDENTIAL.
1.3 COMPACT BACK FILL 5'–0" FROM STRUCTURE. THE BUILDING AREA PLUS A MARGIN OF 5'–0" AFF OUTSIDE PERIMETER LINES SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
1.4 CONTACT SOILS FOR FOUNDATIONS SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
1.5 CONTACT SOILS FOR FOUNDATIONS SHALL BE TESTED AFTER COMPACTION.
1.6 FILL WITHIN STEMWALLS SHALL BE PLACED AND COMPACTED PER THE RECOMMENDATIONS OF GEOTECHNICAL REPORT.
1.7 FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 2000 PSF.
1.8 CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.
1.5 PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

2. CONCRETE/MASONRY NOTES

2.1 ALL CONCRETE SHALL BE F'c=3000PSI.
2.2 MASONRY SHALL USE TYPE S MORTAR. F'm=1900PSI.
2.3 REINFORCING STEEL SHALL SATISFY ASTM A615, GD 60. FOOTING MAY USE GD 40 STEEL.
2.4 WHERE INDICATED ON FLOOR PLANS, PROVIDE CONCRETE FILLED CELL WITH REINFORCING STEEL FROM FOOTING TO TIE BEAM HOOKED & TIED BEFORE INSPECTION. IF GROUT LIFT EXCEEDS 4'–0", AN INSPECTION HOLE TO VERIFY GROUTING SHALL BE PROVIDED AT THE BOTTOM CELL.
2.5 PROVIDE (1) #5 VERTICAL REINFORCING STEEL ELECTRICAL GROUND TO FOUNDATION STEEL.
2.6 FOUNDATION DOWELS AND VERTICAL REINFORCING SPACES AS SHOWN ON FLOOR PLANS. IN THE EVENT OF CONFLICTS, THE FLOOR PLANS SHALL TAKE PRECEDENCE OVER THE FOUNDATION PLAN.
2.7 ALL FOOTINGS TO BE SMOOTH AND LEVEL.
2.8 REINFORCING STEEL LAP LENGTH IN CONCRETE AND/OR MASONRY SHALL BE:
#5 REBAR –30"
#6 REBAR –36"
#7 REBAR –45"
2.9 LAP LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE THAT FOR THE INDIVIDUAL BAR, INCREASED 20% FOR THREE–BAR BUNDLE, AND 33% FOR FOUR–BAR BUNDLE.
2.10 INDIVIDUAL BARS WITHIN A BUNDLE TERMINATED WITHIN THE SPAN OF THE BEAM SHALL TERMINATE AT DIFFERENT POINTS WITH AT LEAST 40Db STAGGER.
2.11 A FILLED CELL WITH (1) #5 VERTICAL SHALL BE LOCATED AT GIRDER TRUSSES WITH UPLIFT EXCEEDING 2000LBS U.N.O.
2.12 MINIMUM CONCRETE COVER 3" CAST AGAINST SOIL AND ¾" ELSE U.N.O. MAXIMUM CONCRETE COVER 6" U.N.O.
2.13 EMBEDDED TRUSS ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS.
2.14 EMBEDDED ANCHORS/TIEDOWNS SHALL HAVE MIN 2" COVER.
2.15 MASONRY WALLS SHALL BE BRACED IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" MASON CONTRACTORS ASSOCIATION OF AMERICA, JULY 2001.
2.16 THE TIE–BEAM AT THE TOP OF ALL WALLS SHALL BE AN 8"X16" FORM & POUR TIE–BEAM WITH (1) NO. 5 CONTINUOUS AT TOP & BOTTOM UNO.

3. FRAMING NOTES

3.1 ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, U.N.O.
3.2 EXTERIOR FRAME WALLS, BEARING OR NON BEARING, SHALL BE SHEATHED WITH ½" PLYWOOD OR EQUAL, BLOCKED AND NAILED WITH 8d AT 4" O.C. EDGES, 8" O.C. FIELD.
3.3 SHEAR WALL AND EXTERIOR WALL PLYWOOD SHEATHING SHALL BE BLOCKED.
3.4 TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON PSL OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.
3.5 PSL OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE U.N.O.
3.6 UPLIFTS AND REACTIONS SHOWN ON MANUFACTURED TRUSS PLANS SHALL BE USED U.N.O. ON ENGINEER'S SEALED ROOF/FLOOR LAYOUT PLAN.
3.7 BUILD–OUTS SHALL BE ATTACHED TO THE MASONRY/CONCRETE WITH ¼" TAPCONS AT 16" O.C. WITH MINIMUM EMBEDMENT OF 1⅜"
3.8 FLOOR SHEATHING SHALL BE ¾" T&G PLYWOOD OR EQUAL. FASTENED WITH 10d NAILS AT 4" O.C. EDGES AND 8" O.C. FIELD U.N.O.

4. WOOD NOTES

4.1 PSL: 1.8E PARALLEL STRAND LUMBER, Fb=2400psi
4.2 LVL: 1.9E LAMINATED VENEER LUMBER, Fb=2600psi
4.3 PT: PRESSURE TREATED SOUTHERN PINE #2 GRADE OR BETTER
4.4 SPF: SPRUCE PINE FIR #2 GRADE OR BETTER

5. ROOF FRAMING NOTES

5.1 THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FBC–R.
5.2 DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH FBC SECTION 1609. SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.
5.3 ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT LOADS.
5.4 PRE–ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.
5.5 PRE–ENGINEERED TRUSS DESIGN SHALL BE SUBMITTED TO E.O.R. FOR REVIEW AND APPROVAL.
5.6 ROOF SHEATHING SHALL BE 19/32" CDX PLYWOOD OR EQUAL FASTENED WITH ASTM F1667 RSRS–03 (2½" x 0.131") NAILS AT 4" O.C. EDGES AND 4" O.C. FIELD U.N.O. NAILING SHALL BE AT 4" O.C. EDGES AND FIELD WITHIN 4'–0" OF RIDGES AND EDGES OF ROOF AND 3" O.C. WITHIN 4'–0" OF EXTERIOR ROOF CORNERS.
5.7 CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

6. DESIGN LOADS AND NOTES

6.1 ROOF TRUSSES – D+L
55PSF W/ 1.33 STRESS INCREASE FACTOR, OR
45PSF W/ 1.25 STRESS INCREASE FACTOR, OR
41PSF W/ 1.00 STRESS INCREASE FACTOR.
6.2 FLOOR – D+L
65PSF W/ 1.00 STRESS INCREASE FACTOR.
6.3 DL = 10PSF IN COMBINATION WITH WIND LOADS.
6.4 MEAN ROOF HEIGHT SHALL BE DETERMINED BY CONTRACTOR.
6.5 LATERAL LOADS AT TOP OF EXTERIOR WALLS SHALL BE BASED ON 40.4 PSF ON WALL.
6.6 LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT U.N.O.
6.7 TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSES AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS.
6.8 TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT–OF–PLANE LOADS IN ACCORDANCE WITH ITEM 6.5. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON AN EXTERIOR WALLS.
6.9 NO PROVISION HAS BEEN MADE IN THE STRUCTURAL DESIGN FOR TEMPORARY CONDITIONS OCCURRING DURING CONSTRUCTION, UNLESS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING REQUIRED TO RESIST STRESSES OR INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR SUCH MEASURES.

7. WIND NOTES

7.1 WIND LOADS ARE BASED ON A WIND VELOCITY OF 150 MPH APPLIED FOR A FULLY ENCLOSED STRUCTURE.
7.2 THIS BUILDING IS DESIGNED AS A FULLY ENCLOSED BUILDING BASED ON ALL OPENINGS BEING PROTECTED OR HAVING MISSILE IMPACT GLASS
7.3 WIND DESIGN LOADS WERE DETERMINED BASED ON THE FOLLOWING:
BASIC WIND SPEED = 150 MPH (LRFD),
BUILDING CATEGORY II,
WIND EXPOSURE = D,
INTERNAL PRESSURE COEFFICIENT = 0.18.
FULLY ENCLOSED BUILDING

DESIGN WIND PRESSURES (ASD) FOR COMPONENTS AND CLADDING

POSITIVE PRESSURES = INWARD
NEGATIVE PRESSURES = OUTWARD (SUCTION)
ALL PRESSURE VALUES ARE IN PSF.

COMPONENT AREA (SQ. FT.)	ZONE 4	ZONE 5
10	+47.4/–51.4	+47.4/–63.4
20	+45.4/–49.4	+45.4/–59.0
30	+44.2/–48.2	+44.2/–56.6
40	+43.0/–47.0	+43.0/–55.0
50	+42.6/–46.6	+42.6/–53.4
75	+41.4/–45.4	+41.4/–51.0
100	+40.2/–44.2	+40.2/–49.4
150	+39.0/–43.0	+39.0/–46.6

8. PEST/DECAY PROTECTION NOTES

8.1 ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1'–0" FROM BUILDING SIDEWALLS.
8.2 SOIL TREATMENT FOR TERMITES SHALL MEET THE REQUIREMENTS OF FBC SECTION R320. SENTRICON SHALL BE USED.
8.3 WOOD GRADE STAKES SHALL NOT BE USED.
8.4 PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH FBC SECTIONS R317 AND R318.
8.5 ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF FBC SECTIONS R703.7.5, R703.8, R903.2 AND R905.

9. GARAGE NOTES

9.1 OPENINGS FROM GARAGE INTO LIVING SPACE OF RESIDENCE SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.1.
9.2 DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.2.
9.3 GARAGE AND LIVING SPACE SEPARATION SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.6.
9.4 GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC FOR WIND LOADS AS DEFINED IN ROOF FRAMING AND WIND NOTES.

10. GENERAL CONNECTIONS NOTES

10.1 CONNECTIONS SHOWN ARE RECOMMENDED, BUT OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH USP, SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.
10.2 FOR ADDITIONAL TIE DOWN INFORMATION, SEE SIMPSON OR USP CATALOGS.
10.3 FOR POST–INSTALLED ANCHORS: HOLE PREPARATION, CARTRIDGE PREPARATION, AND EPOXY FILLING SHALL BE PERFORMED PER MANUFACTURER'S ADHESIVE ANCHOR INSTALLATION INSTRUCTIONS.
10.4 AN EPOXY INSPECTION MAY BE REQUIRED DEPENDING ON JURISDICATION. CONTRACTOR MUST VERIFY.

TRUSS UPLIFT ANCHORS – MASONRY/CONCRETE

TRUSS ANCHORS TO MASONRY OR CONCRETE SHALL BE AS FOLLOWS
(REFER TO SIMPSON 2009–2010 CATALOG #C–2009)
OTHER BRANDS OF CONNECTORS MAY BE SUBSTITUTED IF BOTH UPLIFT AND LATERAL LOAD CAPACITIES ARE EQUAL OR GREATER THAN CONNECTORS SPECIFIED

TYPE MEMBER	NOMINAL UPLIFT CAPACITY	CONNECTOR TYPE	NAILS TO TRUSS FOR NOMINAL UPLIFT	NOTES AND COMMENTS
SINGLE PLY, CMU	595#	SIMPSON HM9KT	(4) SDS ¼"x1¾" LONG TO TRUSS AND (5) ¼"x2½" SIMPSON TITEN SCREW TO CMU	POST–INSTALLED
SINGLE PLY, CONCRETE	595#	SIMPSON HM9KT	(4) SDS ¼"x1¾" LONG TO TRUSS AND (5) ¼"x1⅝" SIMPSON TITEN SCREW TO CMU	POST–INSTALLED
SINGLE PLY	1065#	SIMPSON H10S	(8) 8dx1½" LONG TO TRUSS AND (2) ⅜"x4" SIMPSON TITEN SCREW TO CMU	POST–INSTALLED
	1450#	SIMPSON META12	(7) 10dx1½" LONG	–
	1520#	SIMPSON HETA12	(7) 10dx1½" LONG	–
	1810#	SIMPSON HETA16	(9) 10dx1½" LONG	–
	1985#	(2) SIMPSON META12	(10) 10dx1½" LONG	NOTE 1
	2035#	(2) SIMPSON HETA12	(10) 10dx1½" LONG	NOTE 1
SINGLE OR MULTI PLY, CMU	860#	SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48"O.C.	(7) 10d TO TRUSS AND (4) ¼"x2½" SIMPSON TITEN SCREW TO CMU	POST–INSTALLED, MISSING EMBEDS.
	1175#	SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48"O.C.	(8) 10d TO TRUSS AND (4) ¼"x2½" SIMPSON TITEN SCREW TO CMU	POST–INSTALLED, MISSING EMBEDS.
SINGLE OR MULTI PLY, CONCRETE	860#	SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48"O.C.	(7) 10d TO TRUSS AND (4) ¼"x1¾" SIMPSON TITEN SCREW TO CONCRETE	POST–INSTALLED, MISSING EMBEDS.
	1175#	SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48"O.C.	(8) 10d TO TRUSS AND (4) ¼"x1¾" SIMPSON TITEN SCREW TO CONCRETE	POST–INSTALLED, MISSING EMBEDS.
SINGLE OR MULTI PLY	3330#	SIMPSON MGT	(22) 10dx1½" LONG	NOTE 2
DBL PLY	2150#	SIMPSON LGT2	(16) 16d SINKERS	POST–INSTALLED, NOTE 4
	10980#	SIMPSON HGT–2	(16) 10d	NOTE 3
DBL OR TPL PLY, CMU	1900#	(2) SIMPSON META12	(14) 16d	NOTE 1
	2500#	(2) SIMPSON HETA12	(12) 16d	NOTE 1
DBL OR TPL PLY, CONCRETE	2565#	(2) SIMPSON META12	(14) 16d	NOTE 1
	2700#	(2) SIMPSON HETA12	(12) 16d	NOTE 1
	3350#	(2) SIMPSON HHETA12	(14) 16d	NOTE 1
TPL PLY	3285#	SIMPSON LGT3–SDS2.5	(12) SDS ¼"x2½" LONG	POST–INSTALLED, NOTE 5
	10530#	SIMPSON HGT–3	(16) 10d	NOTE 3
QUAD PLY	9250#	SIMPSON HGT–4	(16) 10d	NOTE 3
MULTI PLY	1450#	SIMPSON META12	(6) 16d	–
	1520#	SIMPSON HETA12	(7) 16d	–
	1810#	SIMPSON HETA16	(8) 16d	–

NOTES:
1. FOR (2) CONNECTORS: (A) THE NAILS SHALL NOT BE DRIVEN IN CONFLICT WITH EACH OTHER OR THE SECOND CONNECTOR, AND (B) STRAPS SHALL NOT OVERLAP THE 2ND CONNECTOR.
2. FASTENER TO CMU/CONCRETE: (1) ⅝" ALL–THREAD BOLT W/ SIMPSON SET EPOXY–TIE ADHESIVE W/ 12" MIN. EMBED DEPTH
3. FASTENER TO CMU/CONCRETE: (2) ¾" ALL–THREAD BOLT W/ SIMPSON SET EPOXY–TIE ADHESIVE W/ 12" MIN. EMBED DEPTH
4. FASTENER TO CMU WALL: (7) ¼"x2½" LONG SIMPSON TITEN SCREW
FASTENER TO CONCRETE WALL: (7) ¼"x1¾" SIMPSON TITEN SCREW
5. FASTENER TO WALL: (4) ⅜"x5" LONG SIMPSON TITEN HD

11. TRUSS TO FRAME CONNECTION NOTES

11.1 ROOF TRUSSES: USE SIMPSON H10A OR H10A–2 AT EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIE–DOWNS FOR UPLIFTS IN EXCESS OF GIVEN ALLOWABLE VALUES. WHERE H10A OR H10A–2 CANNOT BE USED (E.G. 3–PLY GIRDERS, CORNERS, ETC.) USE SIMPSON H2.5A PLUS ADDITIONAL TIE–DOWNS AS REQUIRED TO MEET UPLIFT LOADS.
11.2 FLOOR TRUSSES: USE SIMPSON H2.5A AT EACH TRUSS (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIE–DOWNS AS REQUIRED TO MEET UPLIFT LOADS.

12. EXTERIOR CEILINGS NOTES

12.1 ENTRY/LANAI/CABANA CEILINGS (AREAS EXPOSED TO WIND): PROVIDE 2X4 BLOCKING AT 48" O.C. AT THE BOTTOM CHORD OF ALL TRUSSES OR PROVIDE ⅝" EXTERIOR GRADE DRYWALL OR ½" EXTERIOR GRADE PLYWOOD WITH 8d NAILS AT 8" O.C. FIELD/4" O.C. EDGES.

13. WALL SECTION NOTES

13.1 INSTALLATION OF LATH SHALL MEET THE REQUIREMENTS OF SECTION R703.7.1 OF THE FBC 8TH EDITION (2023) RESIDENTIAL.
13.2 PLASTERING WITH PORTLAND CEMENT PLASTER MEET SHALL MEET THE REQUIREMENTS OF SECTION R703.7.2 OF THE FBC 8TH EDITION (2023) RESIDENTIAL.
13.3 INSTALLATION OF WEEP SCREEDS SHALL MEET THE REQUIREMENTS OF SECTION R703.7.2.1 OF THE FBC 8TH EDITION (2023) RESIDENTIAL.
13.4 INSTALLATION OF WATER RESISTIVE BARRIER SHALL MEET THE REQUIREMENTS OF SECTION R703.7.3 OF THE FBC 8TH EDITION (2023) RESIDENTIAL.
13.5 INSTALLATION OF FLASHING SHALL MEET THE REQUIREMENTS OF SECTION R703.4 OF THE FBC 8TH EDITION (2023) RESIDENTIAL.

14. WATERPROOFING NOTES

14.1 ALL WATERPROOFING, FLASHING, & MOISTURE PROTECTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

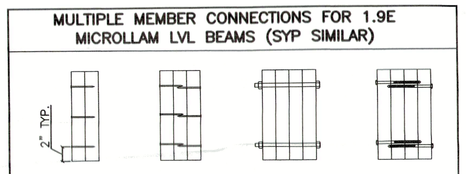
POST UPLIFT ANCHORS – MASONRY/CONCRETE

POST ANCHORS TO MASONRY OR CONCRETE SHALL BE AS FOLLOWS
(REFER TO SIMPSON 2009–2010 CATALOG #C–2009)
OTHER BRANDS OF CONNECTORS MAY BE SUBSTITUTED IF BOTH UPLIFT AND LATERAL LOAD CAPACITIES ARE EQUAL OR GREATER THAN CONNECTORS SPECIFIED

MINIMUM POST THICKNESS	NOMINAL UPLIFT CAPACITY FOR SYP OR BTR	CONNECTOR TYPE	FASTENER TO POST FOR NOMINAL UPLIFT	ANCHOR BOLT DIAMETER
1½"	1310#	SIMPSON LTT19	(8) 10dx1½" LONG NAILS	½", ⅝" OR ¾"
	1350#	SIMPSON LTTI31	(18) 10dx1½" LONG NAILS	⅝"
	3610#	SIMPSON HTT4	(18) 10dx1½" LONG NAILS	⅝"
	4350#	SIMPSON HTT5	(26) 10dx1½" LONG NAILS	⅝"
	2405#	SIMPSON HD5	(2) ¾" DIAM STUD BOLTS	⅝" OR ¾"
2½"	3955#	SIMPSON HTT16	(18) 16dx2½" LONG NAILS	⅝"
	4235#	SIMPSON HTT4	(18) 16dx2½" LONG NAILS	⅝"
	5090#	SIMPSON HTT5	(26) 16dx2½" LONG NAILS	⅝"
	3835#	SIMPSON HD5	(2) ¾" DIAM STUD BOLTS	⅝" OR ¾"
3"	4165#	SIMPSON HTT22	(32) 10d NAILS	⅝"
	4670#	SIMPSON HTT5	(26) 10d NAILS	⅝"
	6480#	SIMPSON HD5	(3) ¾" DIAM STUD BOLTS	⅞" OR 1"
3½"	5010#	SIMPSON HD5	(2) ¾" DIAM STUD BOLTS	¾"
	6480#	SIMPSON HD7	(3) ⅞" DIAM STUD BOLTS	⅞" OR 1"
	10330#	SIMPSON HD9	(3) 1" DIAM STUD BOLTS	⅞" OR 1"
	11350#	SIMPSON HD12	(4) 1" DIAM STUD BOLTS	1"

NOTES
- ½" DIAMETER A307 ALL THREAD SET IN ⅝" DIAMETER HOLE W/ SIMPSON SET EPOXY, MIN EMBED 5"
- ⅝" DIAMETER A307 ALL THREAD SET IN ¾" DIAMETER HOLE W/ SIMPSON SET EPOXY, MIN EMBED 8"
- ¾" DIAMETER A307 ALL THREAD SET IN ⅞" DIAMETER HOLE W/ SIMPSON SET OR EQUAL, MIN EMBED 6".
- 1" DIAMETER A307 ALL THREAD SET IN 1⅛" DIAMETER HOLE W/ SIMPSON SET OR EQUAL, MIN EMBED 9".

MULTIPLE MEMBER CONNECTIONS FOR 1.9E MICROLLAM LVL BEAMS (SYP SIMILAR)



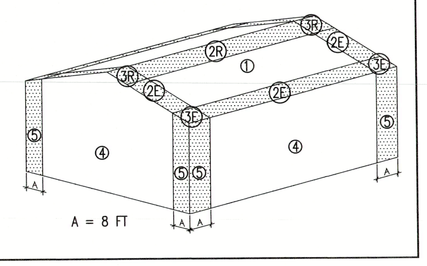
2 PIECES – 1¾" WIDE:
- MINIMUM (2) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS LESS THAN 14" DEEP
- MINIMUM (3) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 14" DEEP

3 PIECES – 1¾" WIDE:
- (3) ROWS OF 12d NAILS AT 12" O.C.; OR
- (2) ROWS OF ¾" BOLTS AT 12" O.C.; OR
- (2) ROWS OF ¼" X 3½" LAG SCREWS AT 12" O.C.

4 PIECES – 1¾" WIDE:
- (2) ROWS OF ¾" BOLTS AT 12" O.C.; OR
- (2) ROWS OF ¼" X 6" LAG SCREWS AT 12" O.C.

GENERAL NOTES:
- A307 BOLTS WITH WASHERS REQUIRED. BOLT HOLES TO BE ⅛" MAXIMUM.
- SCREWS MUST HAVE SELF–DRILLING TIP AND MINIMUM BENDING YIELD STRENGTH OF 217,000PSI.
- 6" LONG SCREWS REQUIRED.
- CONNECTION INSTRUCTIONS ON PLAN SUPERSEDE PRECEDING.

ROOF AND WALL ZONES FOR COMPONENTS AND CLADDING WIND PRESSURES



DESIGN WIND PRESSURES FOR COMPONENTS AND CLADDING

POSITIVE PRESSURES = INWARD
NEGATIVE PRESSURES = OUTWARD (SUCTION)
ALL PRESSURE VALUES ARE IN PSF. ASD.

COMPONENT AREA (SQ. FT.)	ZONE 1
10	+28.7/–48.2
	ZONE 2E
	+28.7/–64.5
	ZONE 2R
	+28.7/–84.0
	ZONE 3E & 3R
	+28.7/–107.1
SOFFIT PRESSURE	ZONE 4
	+47.4/–51.4
	ZONE 5
	+47.4/–63.4

15. ABBREVIATIONS

ABV. ABOVE
A.F.F. ABOVE FINISHED FLOOR
A.O.R. ANGLE OF REPOSE
C.M.U. CONCRETE MASONRY UNIT
E.O.R. ENGINEER OF RECORD
F&P FORMED & POURED
MANF. MANUFACTURER
MAX. MAXIMUM
ME MCCALL ENGINEERING, LLC
O.C. ON CENTER
O.D. OUTER DIAMETER
OPG. OPENING
PLF POUNDS PER LINEAR FOOT
REINF. REINFORCING STEEL
REQ'S REQUIREMENTS
SIM. SIMILAR
STD. STANDARD
SS STAINLESS STEEL
STL. STEEL
T.O.C. TOP OF CONCRETE
T.O.P. TOP OF PLATE
U.N.O. UNLESS NOTED OTHERWISE
W/ WITH

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS FOR THIS RESIDENCE COMPLY WITH THE APPLICABLE STRUCTURAL PROVISIONS OF THE 2023 EDITION OF THE FLORIDA BUILDING CODE, RESIDENTIAL (FBC–R), 8TH EDITION.

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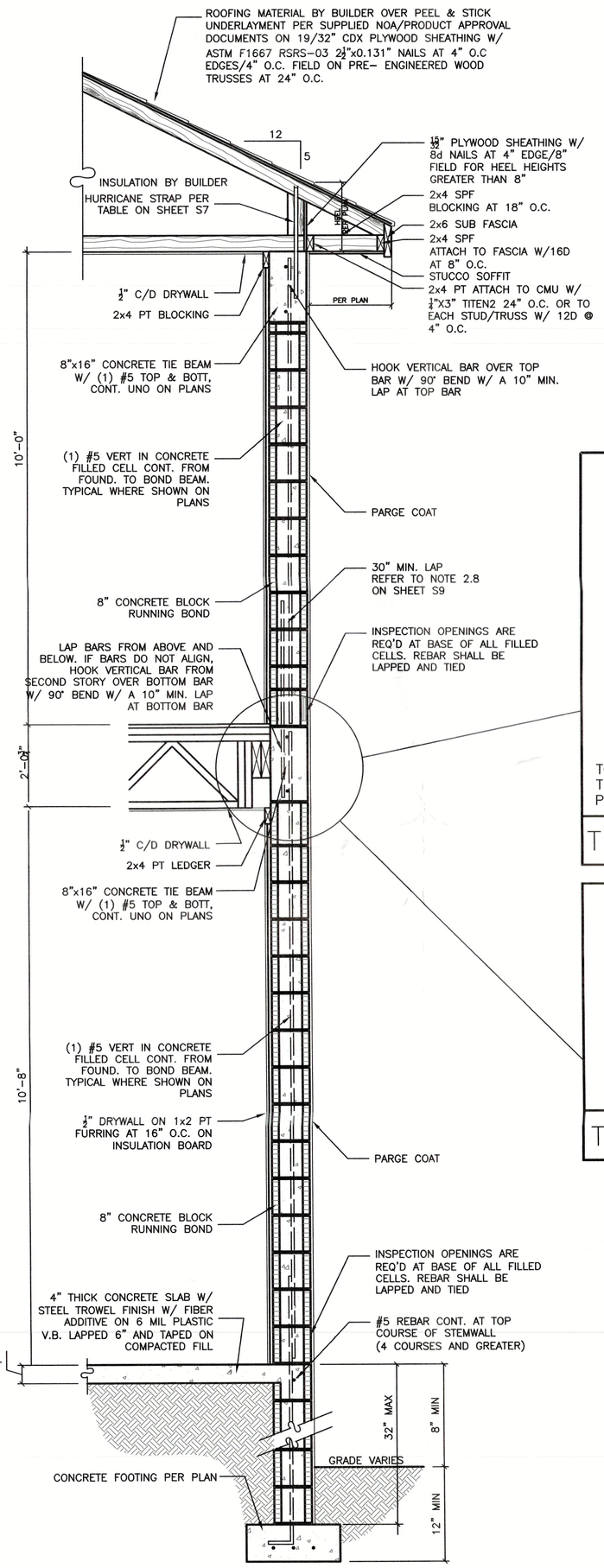
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PE# 86760

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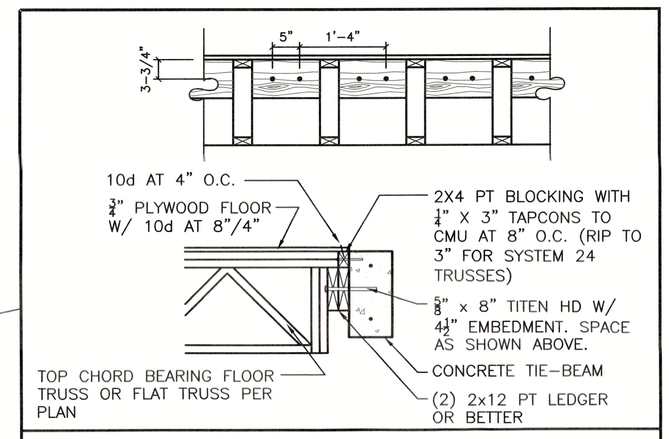
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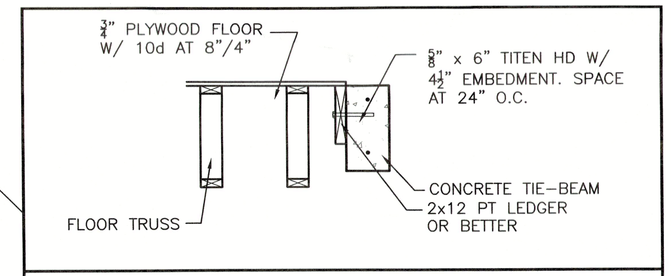


TYPICAL TWO STORY MASONRY WALL SECTION

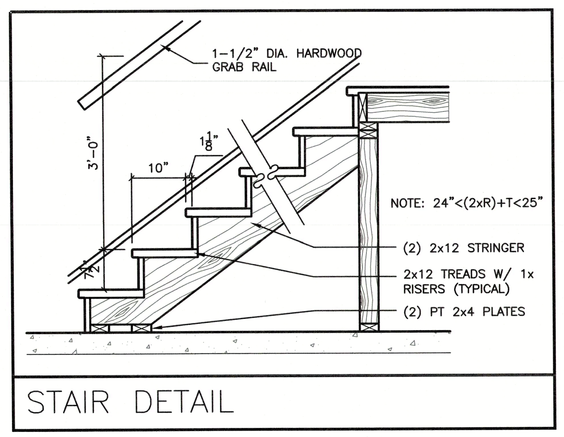
SCALE: 3/4" = 1'-0"



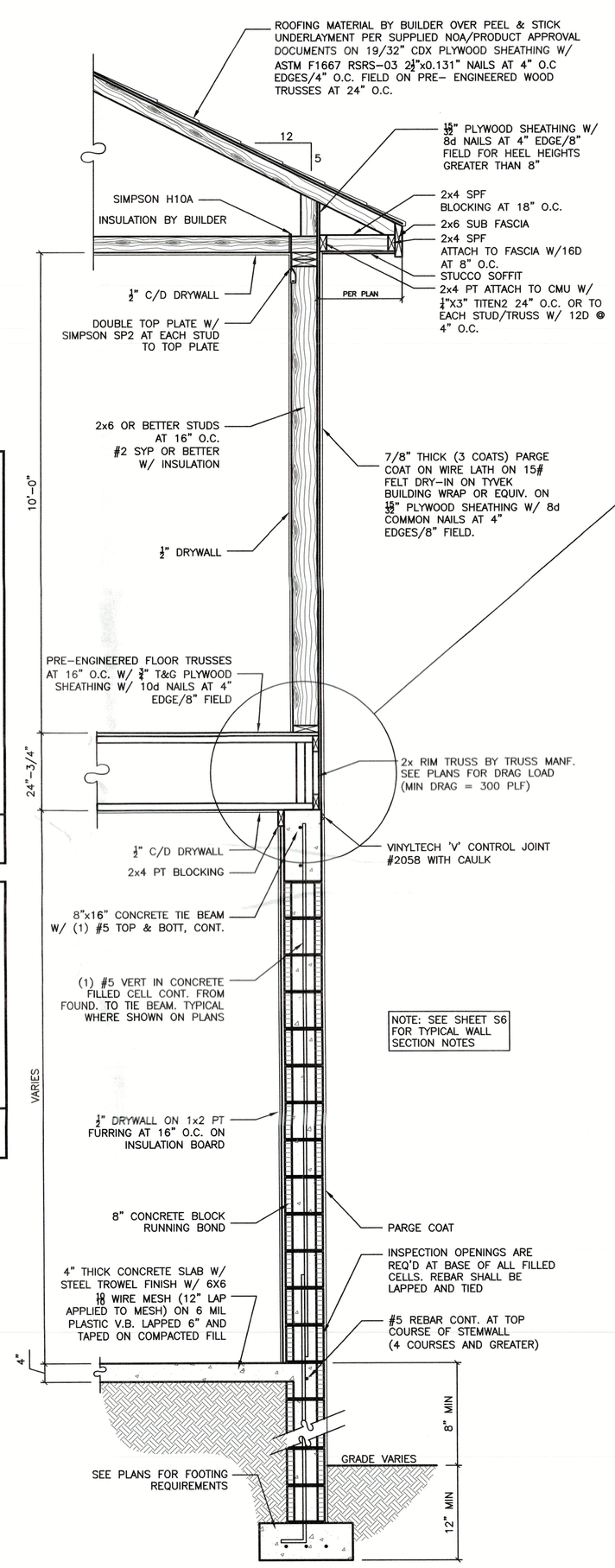
TRUSSES PERPENDICULAR TO LEDGER



TRUSSES PARALLEL TO LEDGER

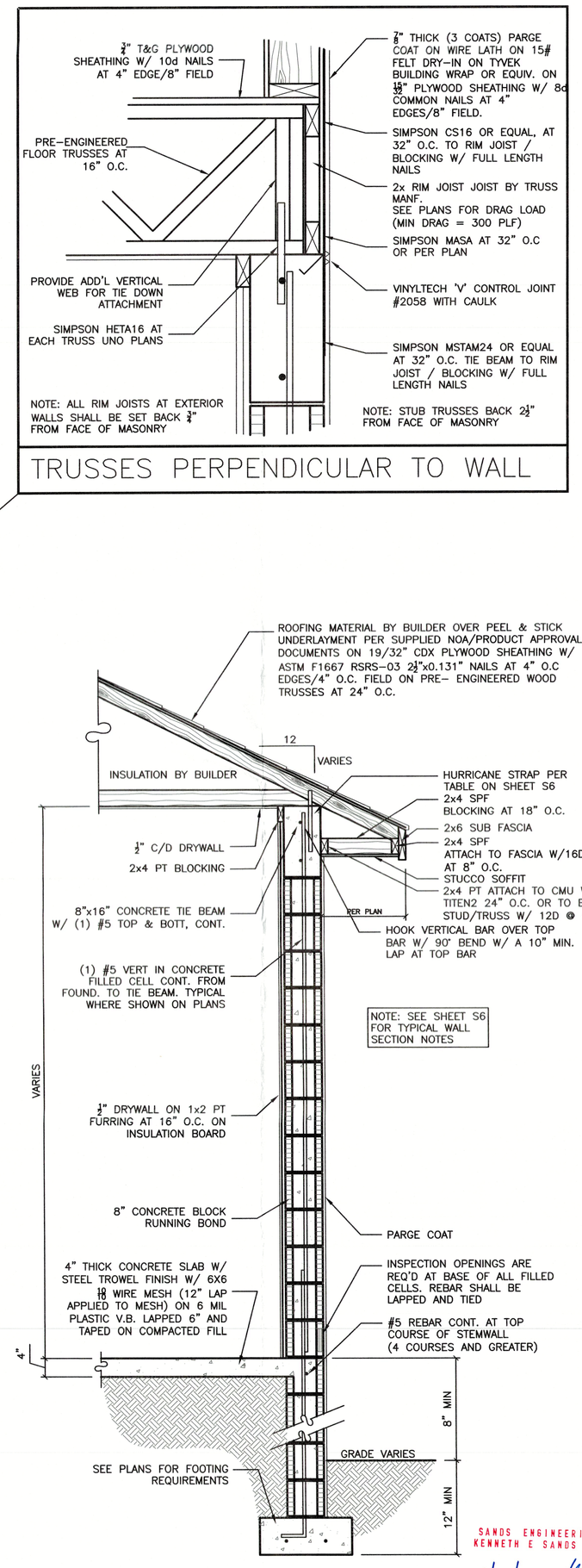


STAIR DETAIL



TYPICAL TWO STORY WALL SECTION

SCALE: 3/4" = 1'-0"



TRUSSES PERPENDICULAR TO WALL

TYPICAL ONE STORY WALL SECTION

SCALE: 3/4" = 1'-0"

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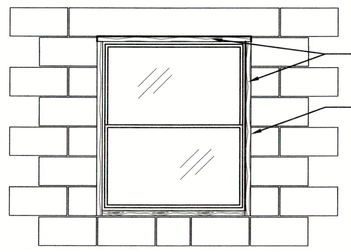
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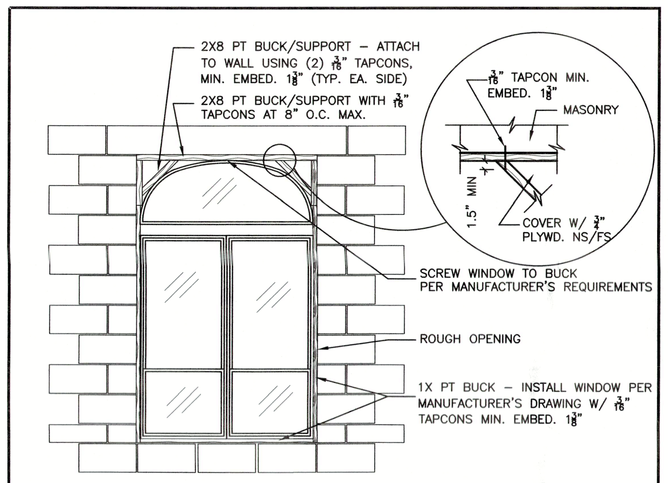
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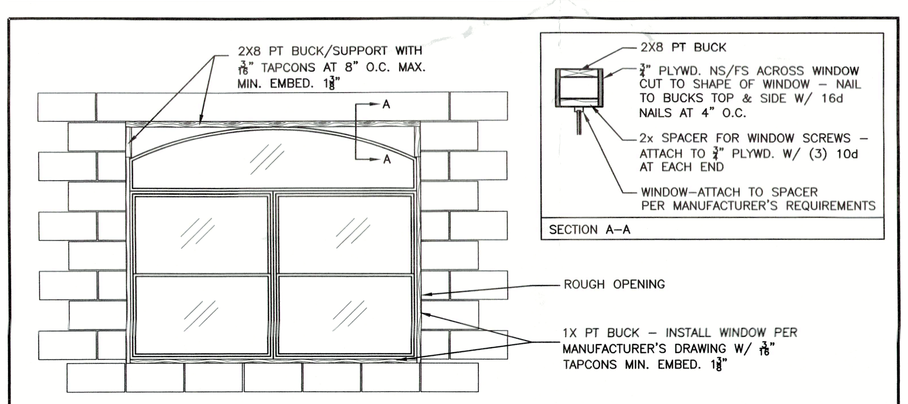
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TYPICAL WINDOW DETAIL **A**



ELLIPTICAL WINDOW DETAIL **B**



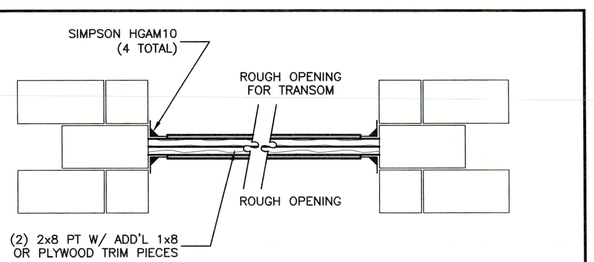
EYEBROW WINDOW DETAIL **C**

1. WINDOW/DOOR INSTALLATION

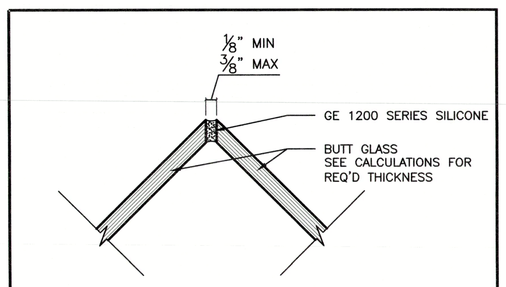
1.1 SEE MANUFACTURER'S DRAWINGS FOR DETAILS AND SPACING OF TAPCONS/BOLTS.
1.2 DETAILS B OR C MAY BE USED FOR FAN/HALF CIRCLE WINDOWS U.N.O.
1.3 PRECAST WINDOW SILLS SHALL BE WIND RESISTANT PRECAST WINDOW SILLS AS MANUFACTURED BY CASTCRETE OR EQ.
1.4 WINDOW DETAILS B AND C MAY BE USED INTERCHANGEABLY AND AT SILL FOR ROUND OR OVAL WINDOWS.
1.5 WOOD FILLER MAY BE USED AS REQUIRED TO MAINTAIN 1/4" GAP OR LESS AT CORNER OF ROUND AND SQUARE WINDOWS.

2. GENERAL CONNECTIONS NOTES

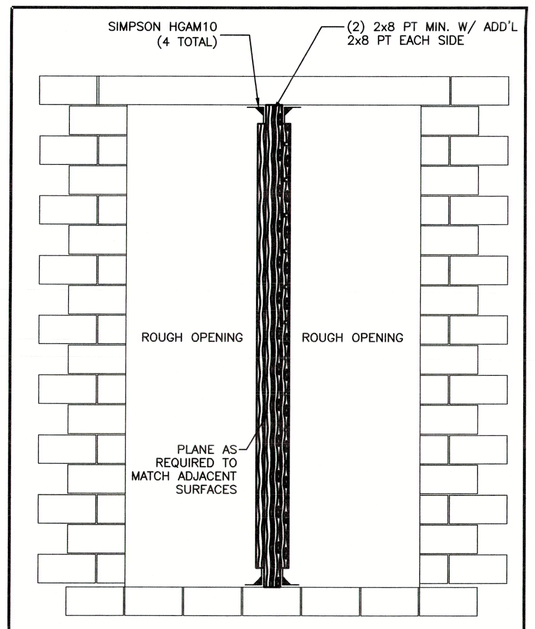
2.1 CONNECTIONS SHOWN ON SHEET S2 ARE RECOMMENDED.
2.2 OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH USP, SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.



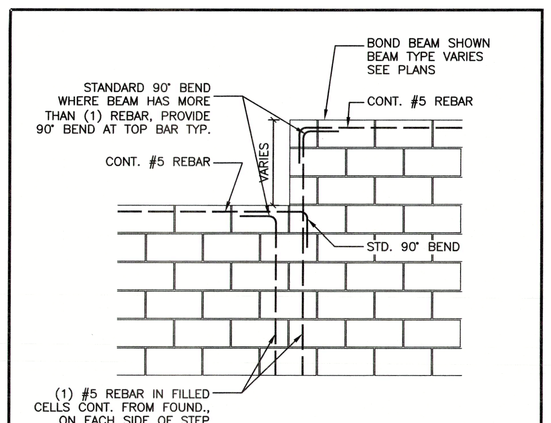
WOOD HEADER BEAM DETAIL **D**



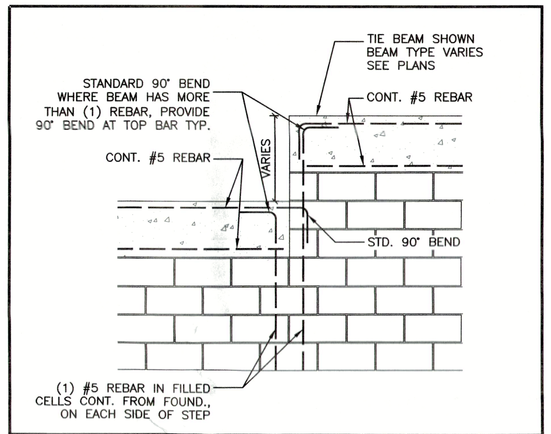
MITERED GLASS DETAIL **E**



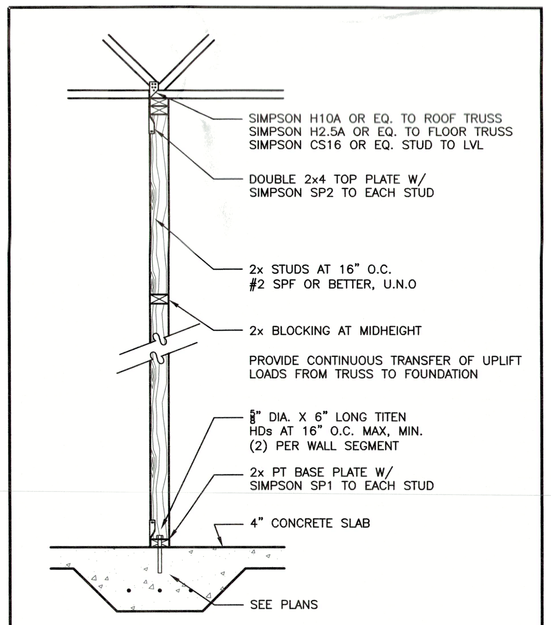
VERT. WINDOW MULLION **F**



BOND BEAM STEP

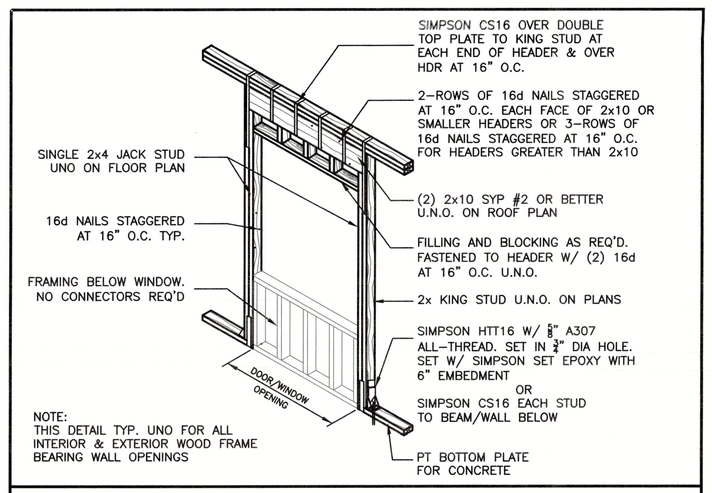


TIE BEAM STEP



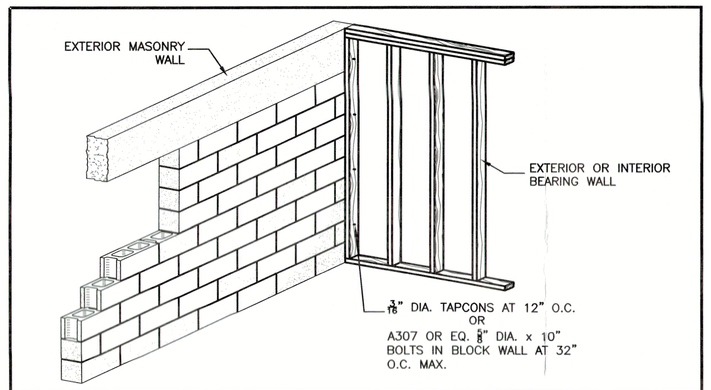
NOTE:
ALTERNATE METHODS AND MATERIALS FOR ANCHORING INTERIOR LOAD BEARING WALLS:
1. 5/8" DIA. x 10" LONG THREADED ROD DRILLED AND EPOXIED INTO SLAB 7" (SAME SPACING AS TITENS) USING SIMPSON "SET" EPOXY.
2. 5/8" DIA. x 8 1/2" LONG "POWER–STUD" BY RAWL OR EQUAL AT 12" O.C.
3. 5/8" DIA. x 8" LONG RED HEAD WEDGE ANCHOR.

INTERIOR BEARING WALL DETAIL



NOTE:
THIS DETAIL TYP. UNO FOR ALL INTERIOR & EXTERIOR WOOD FRAME BEARING WALL OPENINGS

BEARING WALL HEADER DETAIL



MIXED CONSTRUCTION DETAIL

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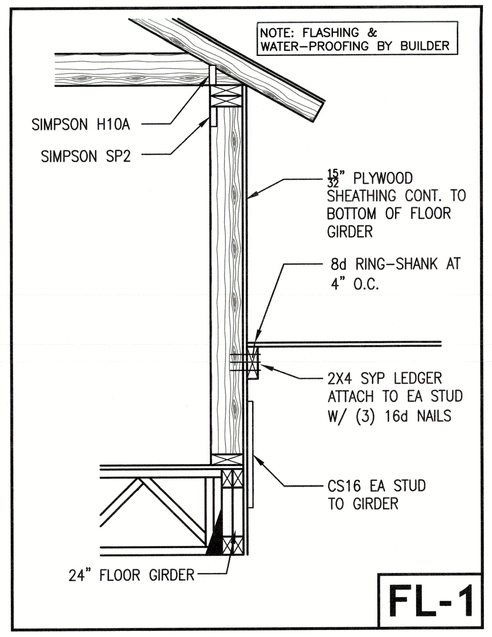
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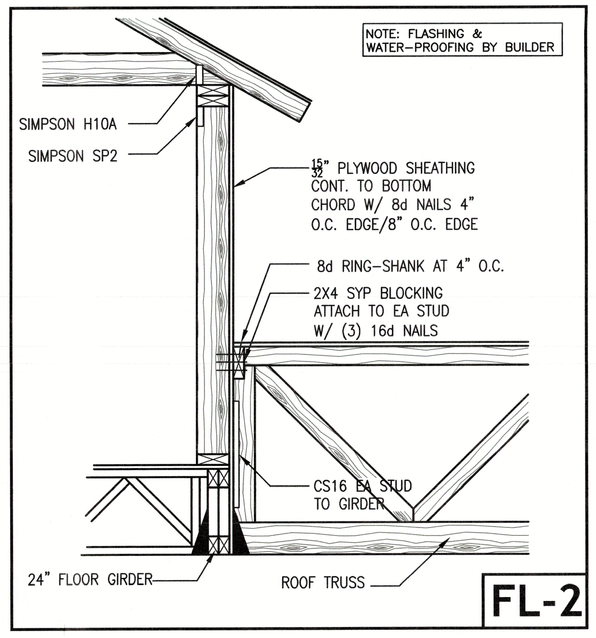
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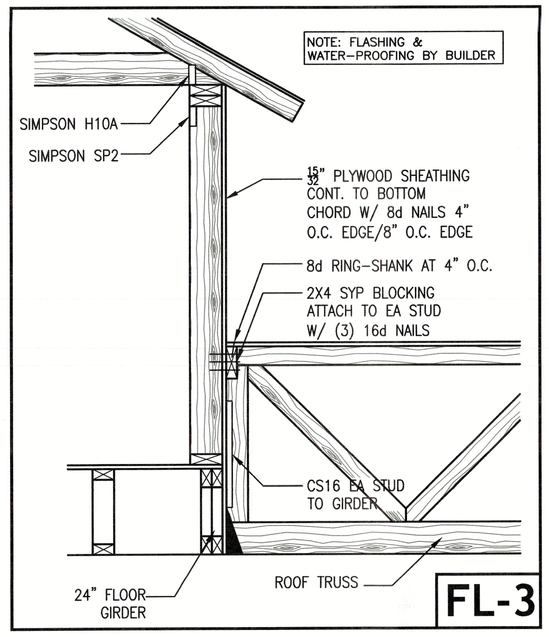
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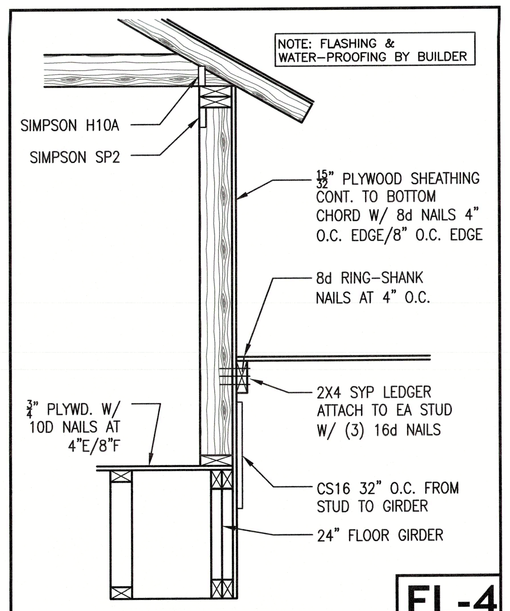
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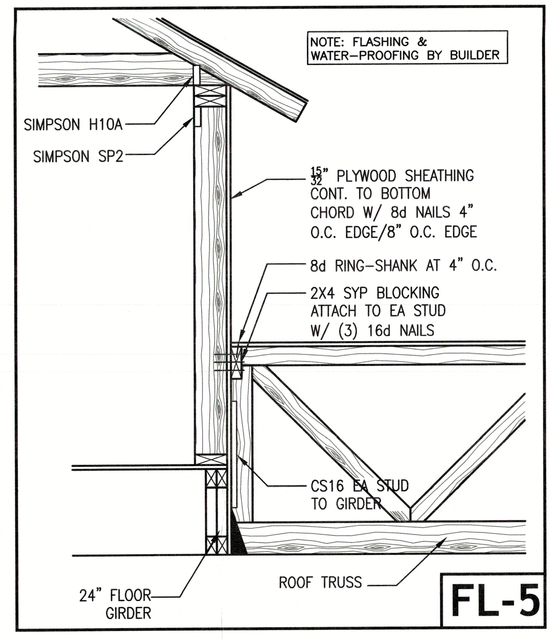
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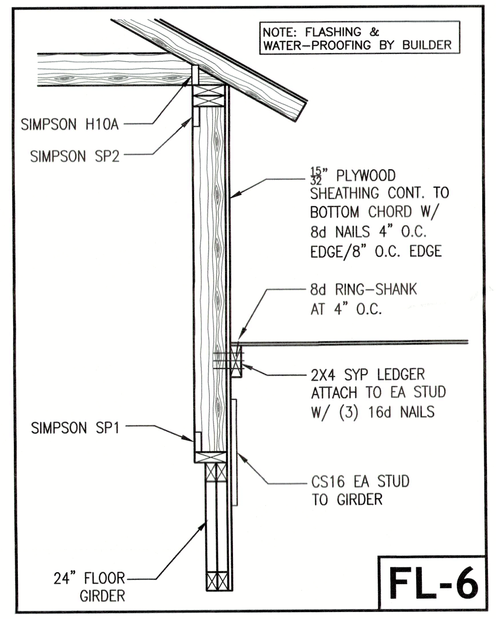
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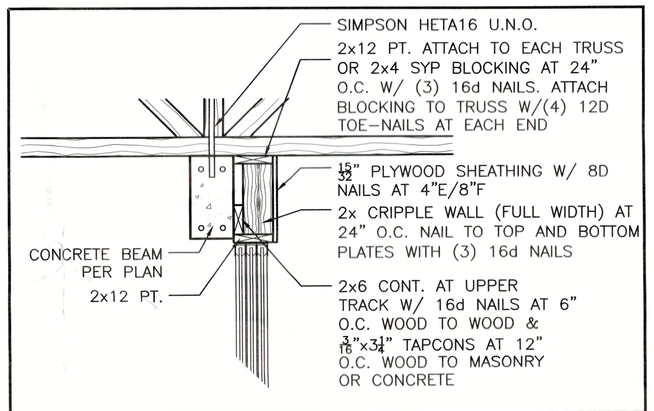
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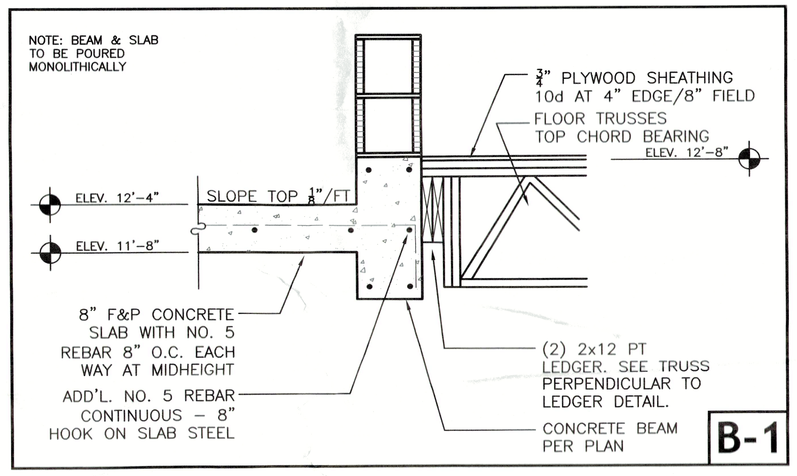


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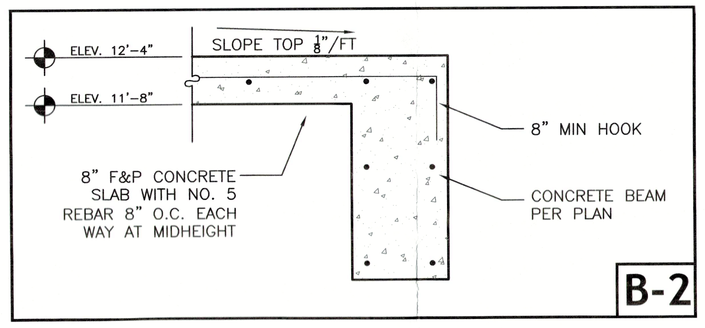


HEADER DETAIL

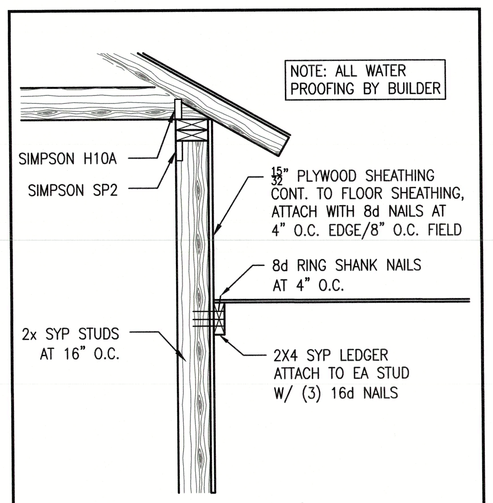
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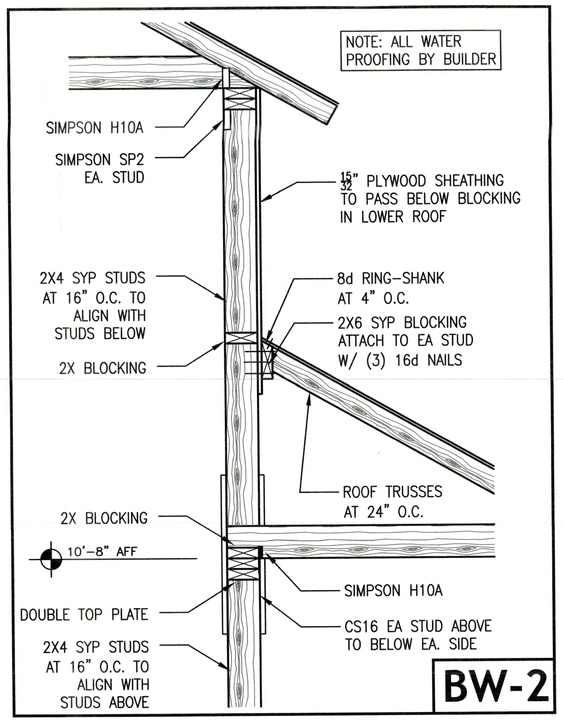


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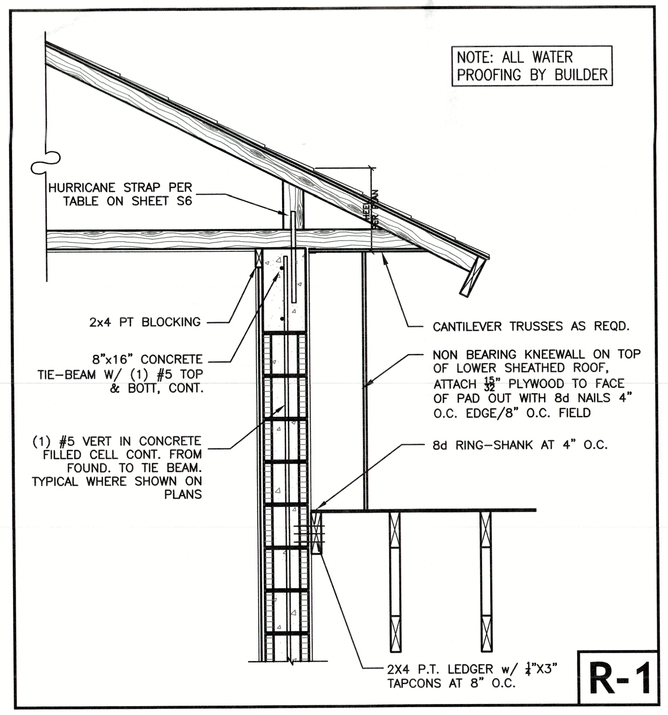


BEARING WALL

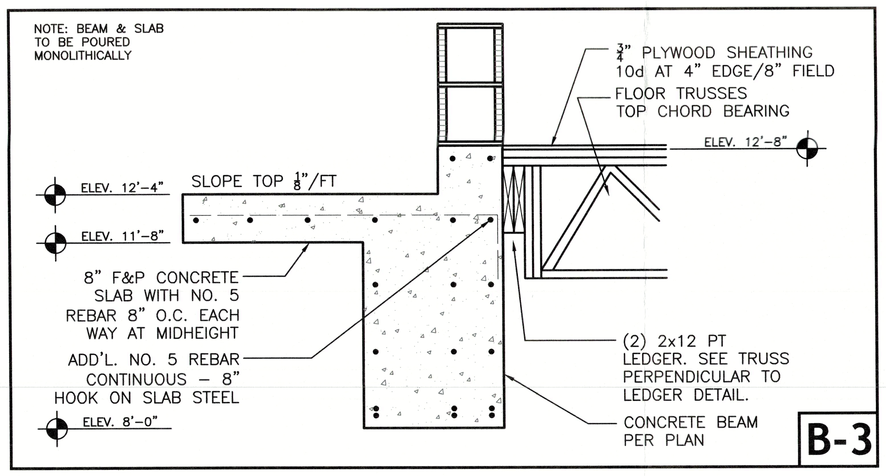
BW-1



BW-2



R-1



B-3

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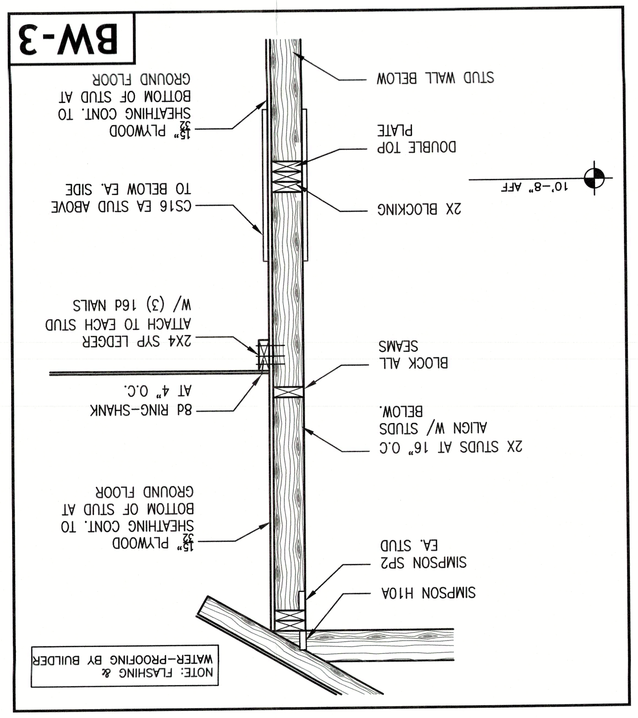
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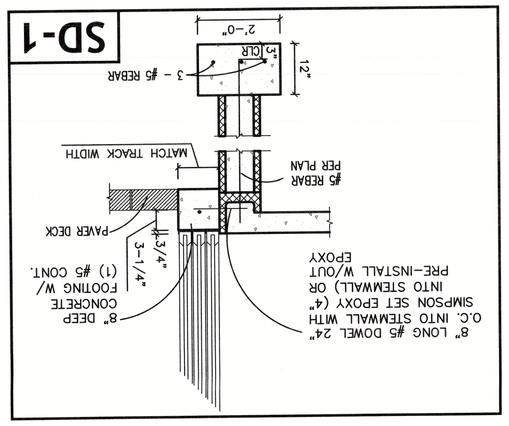
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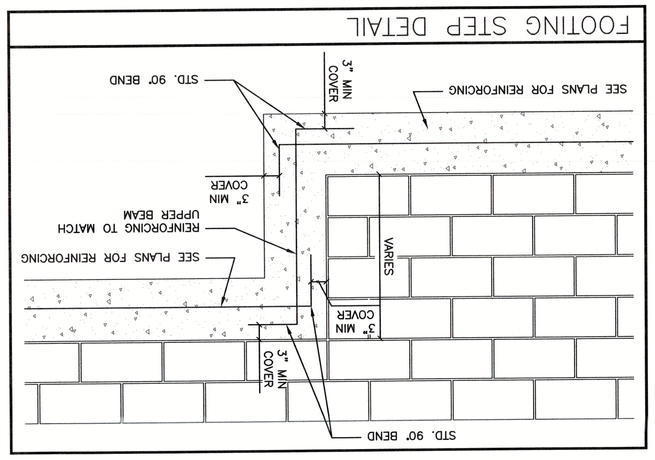
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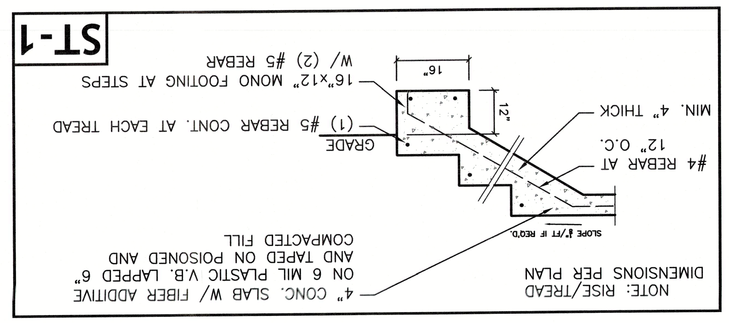
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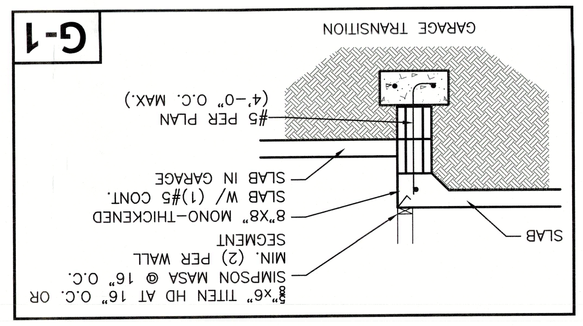
FOOTING STEP DETAIL



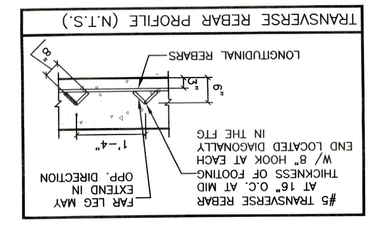
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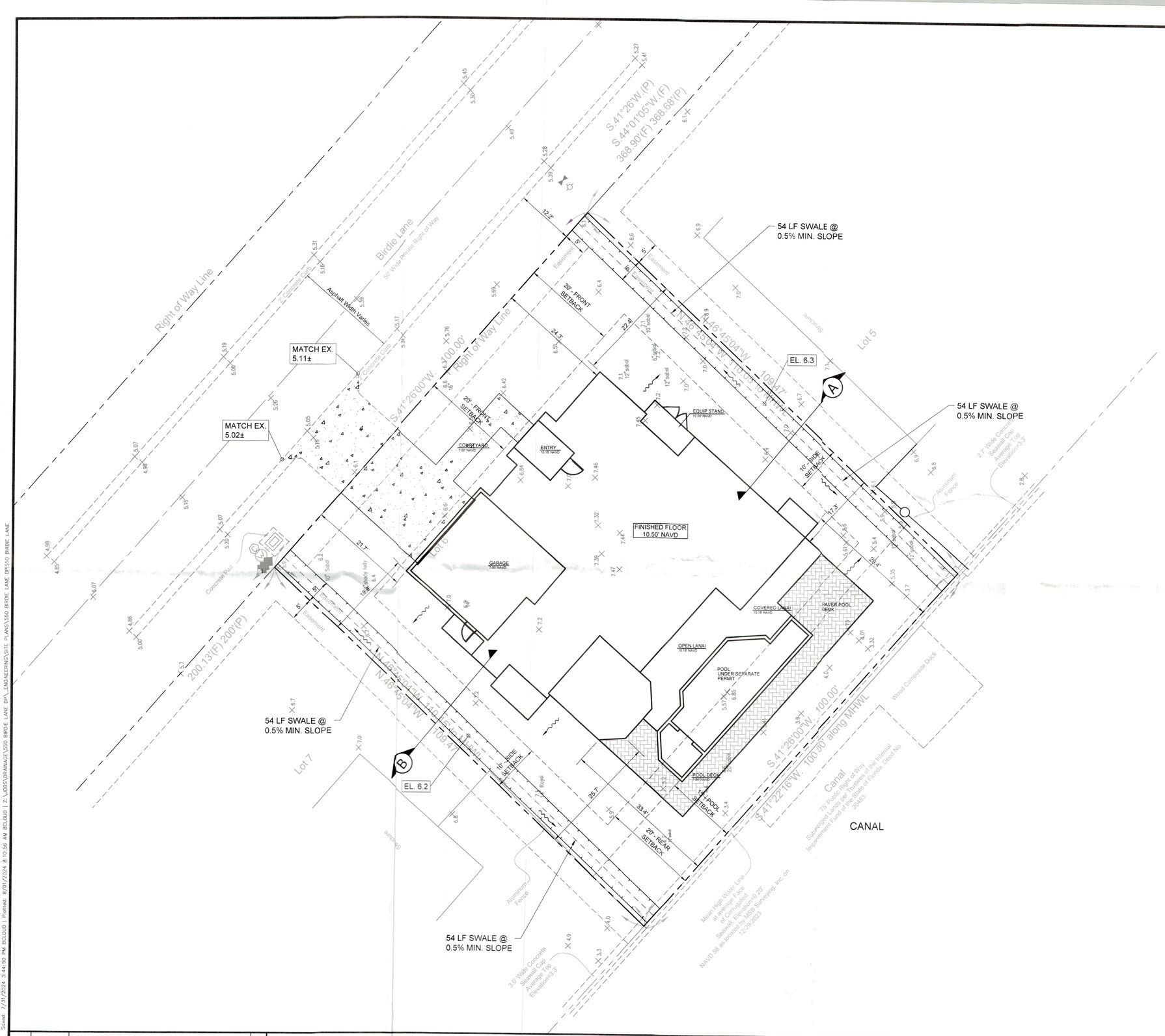


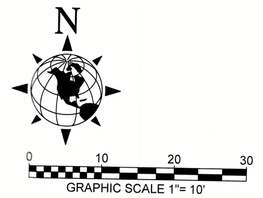
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TRANSVERSE REBAR PROFILE (N.T.S.)





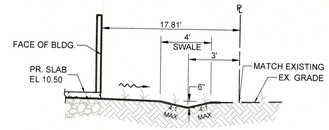


PROPERTY ADRESS:
550 BIRDIE LANE
LONGBOAT KEY, FL 34236

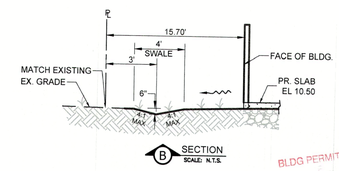
SITE NOTES:

1. SITE AREA: 10,941 S.F. OR (0.25) ACRES
2. PROPERTY OWNER AND/OR CONTRACTOR MUST VERIFY FLOOD ZONE INFORMATION AND BUILDING RESTRICTIONS PRIOR TO DESIGN OR IMPROVEMENTS
3. SUBJECT PROPERTY LOCATED IN FLOOD ZONE AE/(EL8), 12115C0126G, EFFECTIVE DATE 3/27/2024 PER FEMA FLOOD MAP SERVICE CENTER
4. ANY DAMAGE WITHIN RIGHT-OF-WAY DURING CONSTRUCTION TO BE REPLACED OR REPAIRED.
5. LOT AREA AND COVERAGE CALCS:

IMPERVIOUS:	
BUILDING FOOTPRINT AREA	3,279 S.F
DRIVEWAY, WALKWAY, POOL AND PATIO AREA	2,108 S.F.
TOTAL IMPERVIOUS	5,387 S.F. (49.23%)
PERVIOUS:	
OPEN SPACE	5,554 S.F.



SECTION A
SCALE: N.T.S.



SECTION B
SCALE: N.T.S.

BLDG PERMIT PLANS
Copy of Record

BOUNDARY & TOPOGRAPHIC SURVEY BY:
MSB SURVEYING, INC.
DATED 12/29/2023

Legend

(P) –Denotes Deed Data
(F) –Denotes Field Measurement
SE –Denotes Spot Elevation
C –Denotes Cable Television Riser
BF –Denotes Back Flow Preventer
WV –Denotes Water Gate Valve
FH –Denotes Fire Hydrant
WM –Denotes Water Meter
OT –Denotes Oak Tree & Size
PT –Denotes Palm Tree Type & Size
SL –Denotes Shady Lady Tree Type & Size
E –Denotes Electric Transformer
MHWL –Denotes Mean High Water Line

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NO.	DATE	REVISION DESCRIPTION	BY

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 7-25-2024
PROJECT 550 BIRDIE LANE
DRAWING 550 BIRDIE LANE
DRAWN BCC | CHECKED ELT

DRAINAGE PLAN
550 BIRDIE LANE
LONGBOAT KEY, FLORIDA

This item has been digitally signed and sealed by **Erin Leih Tumolo, PE.**, on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Erin L Tumolo
Digitally signed by Erin L Tumolo
Date: 2024.08.01 10:57:17 -04'00'
ERIN LEAH TUMOLO
FL LICENSE NO. 69073

SCALE 1"=10'
VERTICAL DATUM NAVD88
SHEET 1 OF 1

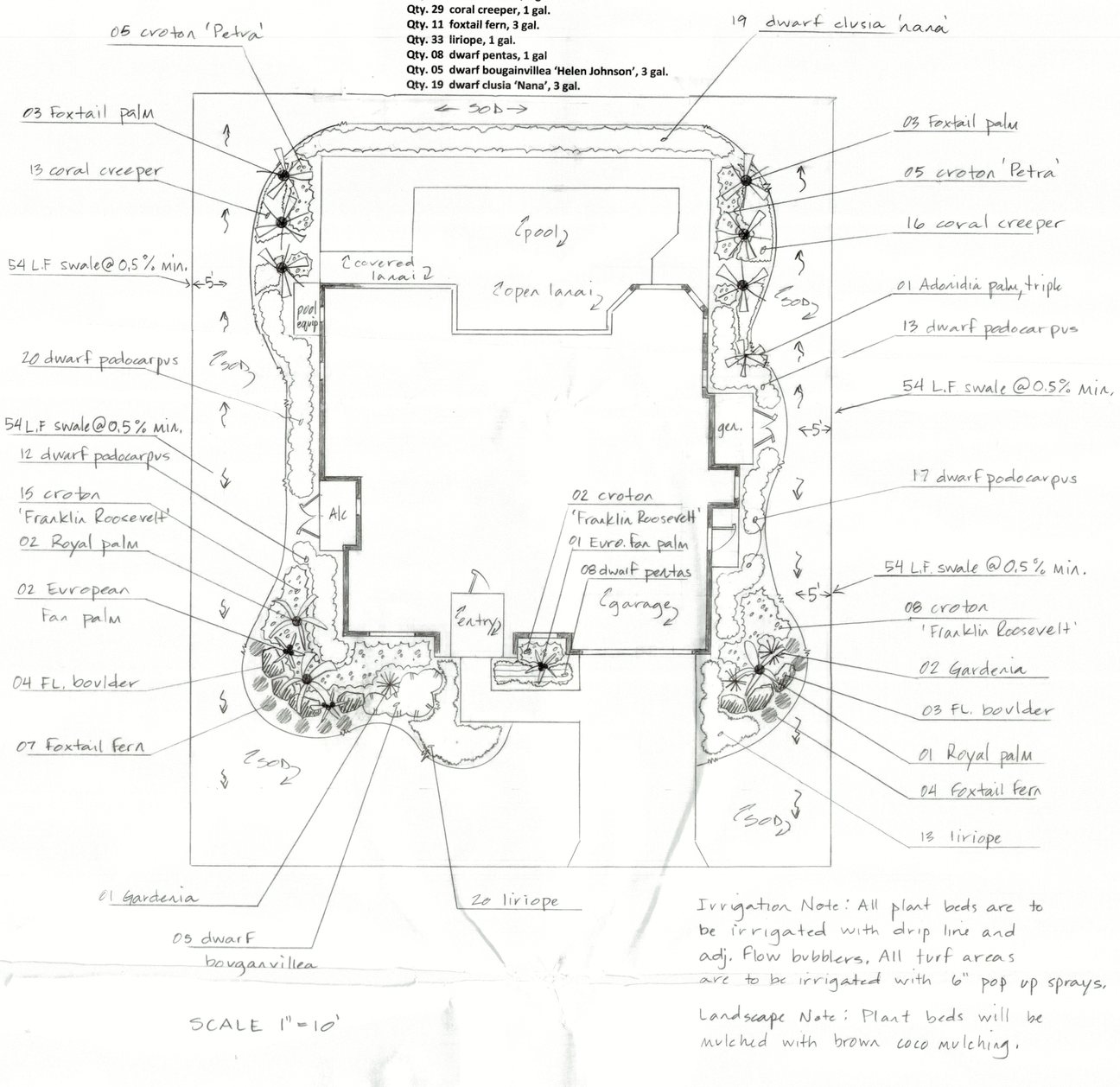
Saved: 7/31/2024 3:44:50 PM BCLOUD | Plotted: 8/01/2024 8:10:56 AM BCLOUD | Z:\JOBS\DRAINAGE\550 BIRDIE LANE DPI_ENGINEERING\SITE PLANS\550 BIRDIE LANE DPI.dwg

PEL INC.

PRIME ENVIRONMENTAL LANDSCAPING, INC.
"The Outdoor Living Specialists"
PO Box 130 – Myakka City, FL 34251
(941)720-0181
PELincFL@gmail.com

Landscape Design for:
Bruschi residence for Wade Building Contractors, Inc.
550 Birdie Lane, Longboat Key, FL

Plant List:
Qty. 03 Royal palm, 16' hgt.
Qty. 06 Foxtail palm, 10' hgt.
Qty. 03 European fan palm, 4' hgt.
Qty. 01 Adonidia palm, triple 7' hgt.
Qty. 03 Gardenia bush, 15 gal.
Qty. 62 dwarf podocarpus, 7 gal.
Qty. 25 croton ' Franklin Roosevel', 7 gal.
Qty. 10 croton 'Petra', 7 gal.
Qty. 29 coral creeper, 1 gal.
Qty. 11 foxtail fern, 3 gal.
Qty. 33 liriope, 1 gal.
Qty. 08 dwarf pentas, 1 gal
Qty. 05 dwarf bougainvillea 'Helen Johnson', 3 gal.
Qty. 19 dwarf clusia 'Nana', 3 gal.



SCALE 1"=10'

Irrigation Note: All plant beds are to be irrigated with drip line and adj. flow bubblers, All turf areas are to be irrigated with 6" pop up sprays.

Landscape Note: Plant beds will be mulched with brown coco mulching.

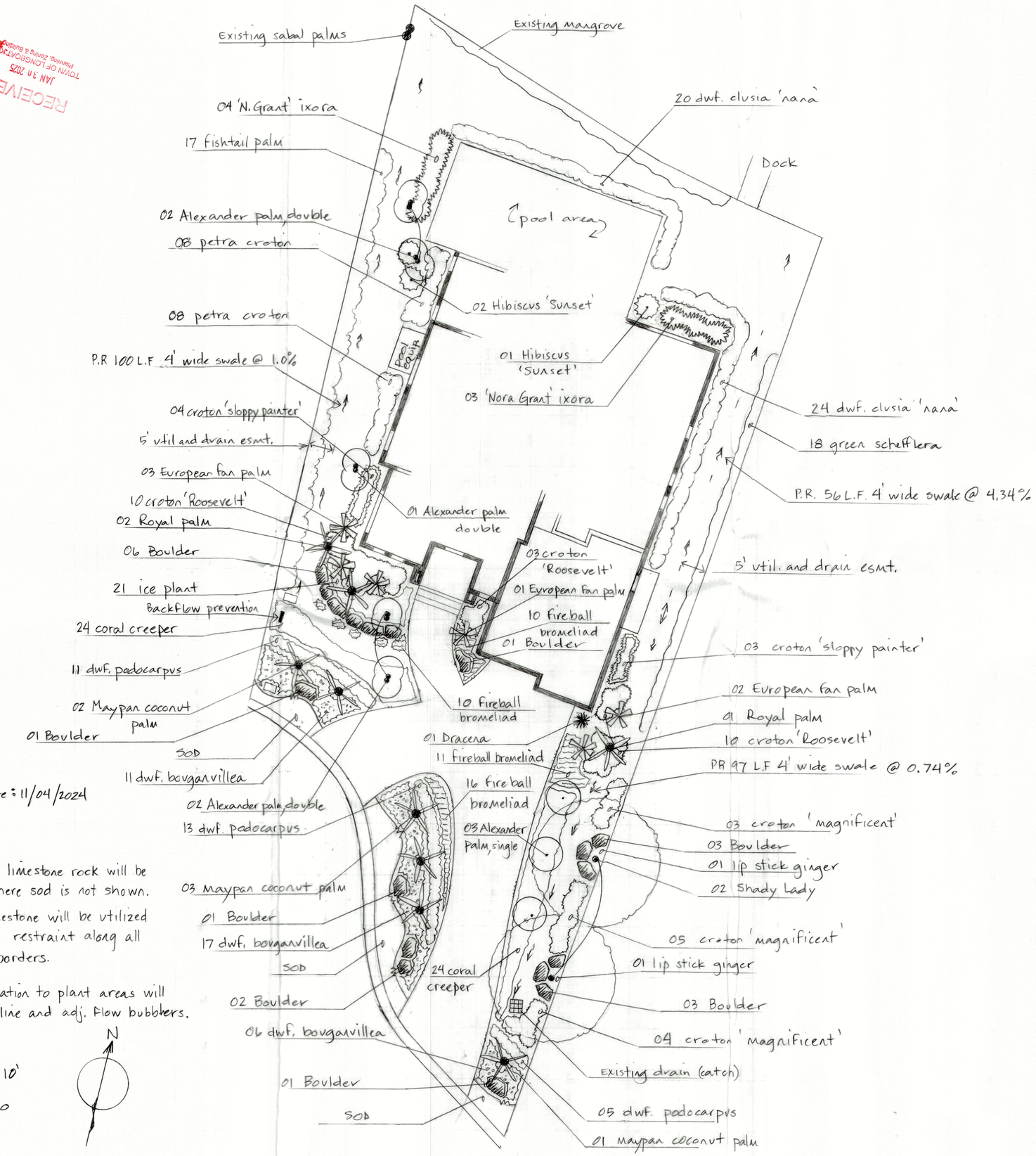
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Copy of Hand

WADE BUILDING

550 BIRDIE LN
LANDSCAPE

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building



Design Date: 11/04/2024

Note: #89 limestone rock will be utilized where sod is not shown.

Rip rap limestone will be utilized as an edge restraint along all plant bed borders.

Note: Irrigation to plant areas will be by drip line and adj. flow bubblers.

SCALE 1" = 10'

0 10

N

PEL INC.

PRIME ENVIRONMENTAL LANDSCAPING, INC.
"The Outdoor Living Specialists"
PO Box 130 – Myakka City, FL 34251
(941)720-0181
PELincFL@gmail.com

Landscape Design for:
Erickson residence for Wade Building Contractors, Inc.
3541 Bayou Point, Longboat Key, FL

Plant List:

Qty. 17	**Fishtail palm**
Qty. 03	**Royal palm**
Qty. 06	**Coconut palm, Maypan**
Qty. 03	**Alexander palm, single**
Qty. 05	**Alexander palm, double**
Qty. 06	**European fan palm**
Qty. 02	**Shady Lady tree**
Qty. 34	**dwarf bougainvillea ' Helen Johnson'**
Qty. 29	**dwarf podocarpus ' Pringles'**
Qty. 18	**green schefflera**
Qty. 44	**dwarf clusia ' Nana'**
Qty. 07	**Ixora 'Nora Grant'**
Qty. 03	**hibiscus 'Sunset'**
Qty. 02	**lip stick ginger**
Qty. 12	**croton 'magnificent'**
Qty. 07	**croton 'soppy painter'**
Qty. 23	**croton ' Roosevelt'**
Qty. 16	**croton ' Petra'**
Qty	**01 dracena**
Qty. 48	**coral creeper**
Qty. 21	**ice plant**
Qty. 47	**bromeliad 'fireball'**

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Planning, Zoning & Building

IRRIGATION SPECIFICATIONS

1. SCOPE OF WORK

1.1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.

1.2. INSTALL THE IRRIGATION SYSTEM TO PROVIDE 100% UNIFORM COVERAGE INCLUDING ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS. ALL FIELD CHANGES SHALL BE IN ACCORDANCE WITH THESE PLANS. ANY SYSTEMS THAT REQUIRE FIELD ADJUSTMENT TO PROVIDE FULL AND UNIFORM COVERAGE SHALL BE MADE PRIOR TO FINAL ACCEPTANCE AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.

1.3. SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF OPERATIONS ON-SITE. SEND COPIES OF THE PERMIT(S) TO THE OWNER'S REPRESENTATIVE. FOR WORK LOCATED IN THE R.O.W., CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.

1.4. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

2.1. ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2.2. MAINTAIN ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

2.3. WHERE APPLICABLE, SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, INDEX 102-600.

2.4. LOCATE ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO UTILITIES IS APPROXIMATE. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; AND REPAIRING ANY DAMAGE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO INSTALLATION.

3. SUBMITTALS

3.1. SUBMIT FULL AND COMPLETE SHOP DRAWINGS OF ALL IRRIGATION EQUIPMENT AS SHOWN ON THESE PLANS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

3.2. SUBMIT PRODUCT DATA SHEETS FOR ALL IRRIGATION EQUIPMENT TO BE INSTALLED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THE IRRIGATION SYSTEM, AS SHOWN ON THESE PLANS, HAS BEEN DESIGNED AND CALCULATED WITH THE EQUIPMENT AS SPECIFIED. SUBMIT ANY REQUEST FOR PRODUCT SUBSTITUTION(S) IN WRITING. IF APPROVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY MODIFICATION(S) AS A RESULT OF PRODUCT SUBSTITUTIONS TO THE IRRIGATION SYSTEM IN THE SHOP DRAWINGS TO MEET THE DESIGN INTENT OF THESE PLANS.

4. EQUIPMENT LIST

4.1. ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.

5. POINT OF CONNECTION

5.1. FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING STATIC PSI AND GPM AVAILABLE PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE IN WRITING IF DISCREPANCIES BETWEEN THE FLOW AND PRESSURE AS LISTED IN THE CRITICAL ANALYSIS AND THE FIELD CONDITIONS EXIST.

5.2. COORDINATE INSTALLATION OF ANY METERS AND BACKFLOW ASSEMBLIES WITH THE AGENCY HAVING JURISDICTION AND OWNER'S REPRESENTATIVE.

6. MAINLINE INSTALLATION

6.1. INSTALL ALL MAINLINES AND LATERALS UNDER PAVEMENT WITHIN SLEEVES. WHERE VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES, CONTAIN WIRES WITHIN A SEPARATE, SMALLER CONDUIT.

6.2. INSTALL COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW" ABOVE THE FULL LENGTH OF THE IRRIGATION MAINLINE.

6.3. WHERE MAINLINE RUNS PARALLEL TO PAVEMENT OR CURBING, OFFSET THE MAINLINE 24" FROM THE EDGE OF PAVEMENT OR CURB.

6.4. PERFORM HYDROSTATIC PRESSURE TESTING AS FOLLOWS:

6.4.1. AFTER FLUSHING, AND THE INSTALLATION OF VALVES CONDUCT THE FOLLOWING TESTS IN THE SEQUENCE LISTED BELOW. FURNISH ALL EQUIPMENT; MATERIALS AND LABOR NECESSARY TO PERFORM THE TESTS. CONDUCT ALL TESTS IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING.

6.4.2. PERFORM WATER PRESSURE TESTS ON ALL PRESSURE MAIN LINES BEFORE ANY COUPLINGS, FITTINGS, VALVES AND THE LIKE ARE CONCEALED.

6.4.3. IMMEDIATELY PRIOR TO TESTING, PURGE ALL IRRIGATION LINES OF ALL ENTRAPPED AIR OR DEBRIS BY ADJUSTING CONTROL VALVES AND INSTALLING TEMPORARY CAPS FORCING WATER AND DEBRIS TO BE DISCHARGED FROM A SINGLE OUTLET.

6.4.4. TEST ALL PRESSURE MAIN LINE AT 150 PSI FOR A MINIMUM OF FOUR (4) HOURS WITH AN ALLOWABLE LOSS OF 5 PSI. PRESSURE AND GAUGES SHALL BE READ IN PSI, AND CALIBRATED SUCH THAT ACCURATE DETERMINATION OF POTENTIAL PRESSURE LOSS CAN BE ASCERTAINED.

6.4.5. RE-TEST AS REQUIRED UNTIL THE SYSTEM MEETS THE REQUIREMENTS. REPAIR ANY LEAKS, WHICH OCCUR DURING TEST PERIOD, IMMEDIATELY FOLLOWING THE TEST.

6.4.6. PROVIDE DOCUMENTATION STATING THE WEATHER CONDITIONS, DATE, THE START TIME AND INITIAL WATER PRESSURE READINGS, THE FINISH TIME AND FINAL WATER PRESSURE READINGS AND THE TYPE OF EQUIPMENT USED TO PERFORM THE TEST. THE DOCUMENTATION MUST BE SIGNED BY A WITNESS ACCEPTABLE TO THE OWNER, VERIFYING ALL OF THE ABOVE-MENTIONED CONDITIONS.

6.4.7. SUBMIT A WRITTEN REPORT OF THE PRESSURE TESTING RESULTS WITH THE OTHER ABOVE REQUIRED INFORMATION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

7. IRRIGATION VALVES AND WIRING

7.1. LOCATE ALL VALVES, SPLICES WITHIN CONTROL LINES, QUICK COUPLERS, AND HOSE BIBBS WITHIN VALVE BOXES. PROVIDE PURPLE VALVE BOX LIDS FOR SYSTEMS UTILIZING A NON-POTABLE WATER SOURCE.

7.2. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO THE VALVE DESIGNATIONS.

7.3. WHEN POSSIBLE, LOCATE ALL VALVES IN PLANTING BEDS A MINIMUM OF 24" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

7.4. SEPARATE IRRIGATION ZONES FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE UNLESS NOTED OTHERWISE.

7.5. INSTALL ALL DRIP ZONES WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE.

7.6. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER. ALL WIRE RUNS SHALL BE CONTINUOUS WITH SPLICING OCCURRING IN VALVE BOXES ONLY. WIRE CONNECTIONS SHALL BE MADE USING DBR/Y-6 CONNECTIONS OR APPROVED EQUAL.

7.7. INSTALL VALVE CONTROL WIRING IN THE SAME TRENCH AS THE MAINLINE WHERE PRACTICAL.

7.8. FOR NON TWO-WIRE SYSTEMS, RUN TWO (2) SPARE VALVE CONTROL WIRES FROM THE CONTROLLER ALONG THE ENTIRE MAINLINE TO LAST REMOTE CONTROLLED VALVE ON EACH AND EVERY LEG OF MAINLINE.

8. PIPES AND SLEEVING

8.1. DO NOT INSTALL IRRIGATION SYSTEM THROUGH PRESERVED PLANT COMMUNITIES, DRIPLINE OF EXISTING TREES, OR WITHIN WETLANDS UNLESS SPECIFICALLY NOTED OTHERWISE.

8.2. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED.

8.3. SIZE ALL PIPE SLEEVES TWO PIPE SIZES GREATER THAN THE PIPE / CUMULATIVE SUM OF THE PIPES IT CARRIES.

8.4. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE UNLESS APPROVED BY OWNER IN WRITING.

8.5. SOLVENT CEMENTS SHALL COMPLY WITH ASTM D2564.

9. CONTROLLER AND SENSORS

9.1. COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)

9.2. LOCATE THE AUTOMATIC RAIN SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.

10. CLEANUP

10.1. UPON COMPLETION OF ALL WORK AND BEFORE FINAL ACCEPTANCE, REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

11. AS-BUILT IRRIGATION PLANS

11.1. PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE OF WORK. INCLUDE THE FOLLOWING ON THE AS-BUILT DRAWINGS AT A MINIMUM:
- CONTROLLER LOCATION
- CONNECTION ASSEMBLY
- MAINLINE ROUTING
- PIPE SLEEVING
- VALVE(S)
- COLORIZED ZONING DIAGRAM

11.2. LOCATE ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY THE IRRIGATION CONTRACTOR OR NOT ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS.

12. FINAL INSPECTION AND ACCEPTANCE OF WORK

12.1. MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.

12.2. PROGRAM CONTROLLER TO IRRIGATE ALL ZONES WITHIN APPLICABLE WATERING WINDOWS AND PROVIDE WATERING SCHEDULE TO OWNER'S REPRESENTATIVE.

12.3. EQUIPMENT TO BE FURNISHED TO OWNER PRIOR TO ACCEPTANCE OF WORK:
- TWO (2) SETS OF KEYS FOR EACH AUTOMATIC CONTROLLER.
- TWO (2) 48 INCH TEE WRENCHES FOR OPERATING GATE VALVES (WHEN INSTALLED AS PART OF WORK).
- THREE (3) SETS OF SPECIAL TOOLS REQUIRED FOR REMOVING, DISASSEMBLING AND ADJUSTING EACH TYPE OF - SPRINKLER AND VALVE SUPPLIED ON THIS PROJECT.
- FIVE (5) EXTRA SPRINKLER HEADS, NOZZLES, SHRUB ADAPTERS, NOZZLE FILTER SCREENS, FOR EACH TYPE USED ON THE PROJECT.
- TWO (2) QUICK COUPLER KEYS TO MATCH MANUFACTURER TYPE OF QUICK COUPLER.

12.4. UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. THE IRRIGATION SYSTEM, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT NO COST TO THE OWNER.

13. WARRANTY

13.1. THE CONTRACTOR SHALL WARRANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF 1 YEAR FOLLOWING THE ACCEPTANCE OF THE WORK.

13.2. ANY PART OF THE IRRIGATION WORK THAT FAILS OR IS DEFECTIVE SHALL BE REPLACED OR RECONSTRUCTED AT NO COST TO THE OWNER INCLUDING BUT NOT LIMITED TO: RESTORING GRADES THAT HAVE SETTLED IN TRENCHES AND EXCAVATIONS RELATED TO THE WORK. RECONSTRUCTION SHALL INCLUDE ANY PLANTINGS, SOIL, MULCH OR OTHER PARTS OF THE CONSTRUCTED LANDSCAPE THAT MAY BE DAMAGED DURING THE REPAIR OR THAT RESULTS FROM SOIL SETTLEMENT.

13.3. THE DATE OF ACCEPTANCE OF THE WORK AND START OF THE GUARANTEE PERIOD SHALL BE DETERMINED BY THE OWNER, UPON THE FINDING THAT THE ENTIRE IRRIGATION SYSTEM IS INSTALLED AS DESIGNED AND SPECIFIED, AND FOUND TO BE OPERATING CORRECTLY, SUPPLYING WATER EVENLY TO ALL PLANTING AND/OR LAWN AREAS.

13.4. NEITHER THE FINAL ACCEPTANCE NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FAULTY MATERIALS OR WORKMANSHIP. REMEDY ANY DEFECTS WITHIN A PERIOD OF 7 DAYS (S) FROM THE DATE OF NOTIFICATION OF A DEFECT.

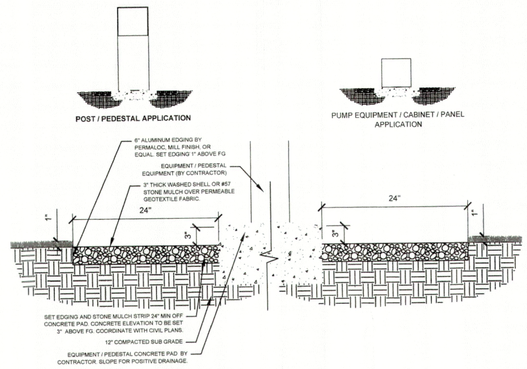
14. ABBREVIATIONS

GPM - GALLONS PER MINUTE
GPH - GALLONS PER HOUR
PSI - POUNDS PER SQUARE INCH

LATERAL PIPE SIZING REQUIREMENTS

MAXIMUM FLOW	MINIMUM PIPE SIZE
10 GPM	3/4"
16 GPM	1"
26 GPM	1-1/4"
35 GPM	1-1/2"
55 GPM	2"
80 GPM	2-1/2"
120 GPM	3"

PIPE SIZES ILLUSTRATED IN THE ABOVE CHART ARE MINIMUM ACCEPTABLE SIZES. PIPE SIZES INDICATED ON PLAN ARE FOR CONVENIENCE ONLY. FIELD SIZE ALL LATERAL PIPING TO KEEP ALL FRICTION LOSS VELOCITIES BELOW 5.0 FPS.

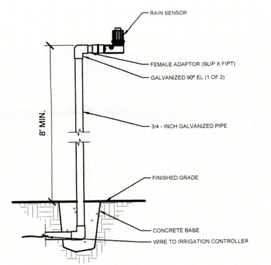


EQUIPMENT PAD ENLARGEMENT

NOTES:
1. THIS DETAIL SHALL APPLY TO THE FOLLOWING SITE EQUIPMENT ELEMENTS AT A MINIMUM: WELL HEADS, PUMP EQUIPMENT, PEDESTAL / POST MOUNTED IRRIGATION CONTROLLERS, EQUIPMENT CABINETS, ELECTRICAL PANELS, AND OTHERS AS DIRECTED BY THE OWNER.
2. ALL PROPOSED EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS AND APPLICABLE CODE REQUIREMENTS BY THE CONTRACTOR. AT NO TIME SHALL THIS DETAIL SUPERSEDE MANUFACTURER OR REGULATORY REQUIREMENTS.
3. CONCRETE PADS SHALL BE SLOPED AWAY FROM EQUIPMENT FOR POSITIVE DRAINAGE.
4. PROPOSED 24" MIN. STONE/SHELL MULCH STRIP TO SLOPE AWAY FROM EQUIPMENT TOWARDS SURROUNDING LANDSCAPE AREA.

1 / IR-2 SITE EQUIPMENT DETAIL — SECTION — NTS

2 / IR-2 IRRIGATION CONTROLLER - PEDESTAL MOUNT — SECTION — NTS



3 / IR-2 RAIN SENSOR - POLE MOUNT — SECTION — NTS

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Plotted By: Ervin, David Sheet Set: Kha Layout: IR-02 IRRIGATION SPECIFICATION AND DETAILS December 19, 2023 03:37:30pm K:\sar_civil\14534501 - sarasota pds one stop ctr\CAD\plansheets\IRRIGATION PLAN.dwg
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LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK

1.1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.

1.2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

1.3. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

2.1. PROTECT ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2.2. MAINTAIN ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

2.3. WHERE APPLICABLE, SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS.UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, INDEX 102-600.

2.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UTILITIES IS APPROXIMATE. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO PLANTING.

2.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO PLANT MATERIAL EXISTING OR OTHERWISE. THIS SHALL INCLUDE COMPACTION AND SPILLING OF ANY DELETERIOUS MATERIALS WITHIN THE DRIP-LINE OF EXISTING TREES TO REMAIN. PLANT MATERIAL KILLED OR DAMAGED THAT IS MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED WITH LIKE SIZE AND KIND TO THE SATISFACTION OF THE OWNER OR REGULATORY AGENCY AT THE COST TO THE CONTRACTOR.

2.6. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

3. SUBMITTALS

3.1. SUBMIT MATERIAL SAMPLES LISTED BELOW FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) GALLON PLASTIC BAG
SOIL MIXTURE	ONE (1) GALLON PLASTIC BAG
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

3.2. SUBMIT TESTING RESULTS OF SOIL MIXTURE AS PER SECTION 6 BELOW.

4. PLANT MATERIALS

4.1. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS INDICATED ON THE DRAWINGS AND SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT AND OWNER.

4.2. ALL TREE SPECIES INSTALLED SHALL BE MATCHED IN SIZE AND SHAPE UNLESS NOTED OTHERWISE.

4.3. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY TO THE SITE, DURING PROGRESS OF THE WORK AND/OR AFTER COMPLETION. REJECTED PLANTS SHALL BE REMOVED AND REPLACED IMMEDIATELY.

5. DIGGING AND HANDLING

5.1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. NO PLANT MATERIAL SHALL BE HANDLED BY STEMS.

6. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

6.1. TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.

6.2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

6.3. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

6.4. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

6.5. PLANT TREES IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

7. WATER

7.1. PROVIDE WATER NECESSARY FOR PLANTING ESTABLISHMENT AND MAINTENANCE. WATER SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS.

7.2. WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

8. FERTILIZER

8.1. PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

8.2. FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

9. MULCH

9.1. MOISTEN MULCH MATERIAL AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF THREE (3) INCHES. CONTRACTOR SHALL CLEAR MULCH FROM WITHIN A SIX (6) INCH RADIUS AROUND TRUNK / STEM FLARE. MULCH SHALL BE "FLORIMULCH", EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

9.2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH PLANTING BED AND TREE RING (SIX (6) FOOT DIAMETER MINIMUM).

10. CONTAINER GROWN STOCK

10.1. CONTAINER GROWN PLANTS SHALL HAVE BEEN GROWN IN IT'S CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

10.2. INSUFFICIENT OR POORLY STRUCTURED ROOT SYSTEMS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

10.3. ROOTS PLUS GROWER (RPG) PRODUCTS SHALL BE USED WHERE SPECIFIED.

11. MATERIALS LIST

11.1. ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.

12. FINE GRADING

12.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING WHICH CONSISTS OF FINAL FINISHED GRADING (INCLUDING ADDITIONAL SOIL MIXTURE AS NEEDED) FOR LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. FINISH GRADE SHALL ACCOUNT FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

12.2. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

13. PLANTING PROCEDURES

13.1. CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. REMOVE ALL MORTAR, CEMENT, AND TOXIC MATERIAL FROM THE SURFACE OF ALL PLANT BEDS. DO NOT MIX THESE MATERIALS WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

13.2. LOCATE, MAINTAIN AND PROTECT ALL UTILITIES ABOVE AND BELOW GROUND. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

13.3. NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING OVERHEAD POWER LINES IN ACCORDANCE WITH SETBACK REQUIREMENTS OF FPL'S "RIGHT TREE, RIGHT PLACE" PROGRAM. CONSULT THE UNIVERSITY OF FLORIDA'S "TREES AND POWER LINE" WEBSITE FOR TREE SIZE CATEGORIES.

13.4. NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING / PROPOSED LIGHT POLES. TREES INSTALLED IN CONFLICT WITH LIGHT POLES ARE SUBJECT TO RELOCATION AT THE EXPENSE OF THE CONTRACTOR.

13.5. REMOVE ALL EXISTING AND IMPORTED DELETERIOUS MATERIAL AND SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL.CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE AS NEEDED WITH CLEAN SOIL MIXTURE.

13.6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

13.7. EXCAVATE ALL PLANTING PITS IN ACCORDANCE WITH LANDSCAPE DETAILS PROVIDED. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. IF POOR DRAINAGE EXISTS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL ENSURE ELIMINATION OF ALL AIR POCKETS AROUND ROOTS.

13.8. SET TREES AND SHRUBS STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

13.9. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM UPPER ONE THIRD (1/3) OF ROOT BALLS.

13.10. ALL SUCKER GROWTH AND BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT IN ACCORDANCE WITH ANSI A-300.

13.11. SHRUBS AND GROUND COVER PLANTS SHALL BE SPACED IN ACCORDANCE WITH THE DRAWINGS, LANDSCAPE DETAILS AND AS INDICATED ON THE PLANT LIST.

13.12. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN A PLUMB AND UPRIGHT POSITION.

13.13. FAILURE TO FOLLOW THE ABOVE PLANTING PROCEDURE SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

14. LAWN SODDING

14.1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING NECESSARY TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

14.2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS TO A MINIMUM DEPTH OF THREE (3) INCHES. PROVIDE ONE (1) INCH OF TOPSOIL ACROSS ENTIRE LAWN BED AND MIX THROUGHLY INTO TOP FOUR (4) INCHES OF SOIL TO BRING THE GROUND TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL TOPSOIL AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

14.3. HAND RAKE LAWN BED UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

14.4. SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

14.5. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

14.6. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS.

14.7. IMMEDIATELY FOLLOWING SOD LAYING, ROLL LAWN AREAS WITH A LAWN ROLLER AND THEN THOROUGHLY IRRIGATED.

14.8. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

14.9. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY EXCESSIVE HEAT AND MOISTURE.

14.10. WITHIN THE CONTRACT LIMITS, PRODUCE AND MAINTAIN A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

15. CLEANUP

15.1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

16. PLANT MATERIAL MAINTENANCE

16.1. ALL PLANT MATERIAL SHALL BE MAINTAINED BY:WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) AS NECESSARY TO INSURE HEALTHY AND VIGOROUS GROWING CONDITIONS BY THE CONTRACTOR UPON DELIVERING TO THE SITE AND UNTIL FINAL ACCEPTANCE OF WORK.

17. FINAL INSPECTION AND ACCEPTANCE OF WORK

17.1. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE PER MANUFACTURER RECOMMENDATIONS. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

17.2. PROVIDE WATERING/IRRIGATION SCHEDULE FOR ALL PLANT MATERIAL TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

17.3. UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. ALL PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT THE COST OF THE CONTRACTOR.

18. WARRANTY

18.1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION AND ACCEPTANCE OF THE WORK BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.

18.2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. ANY REPLACED PLANT MATERIAL SHALL BE SUBJECT TO A NEW ONE (1) YEAR WARRANTY.

18.3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

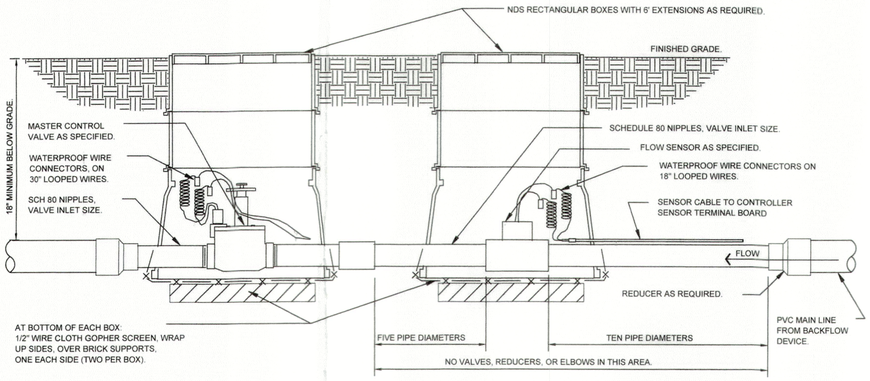
19. ABBREVIATIONS

B&B -	BALLED AND BURLAPPED
BR -	BARE ROOT
CAL -	CALIPER
CT -	CLEAR TRUNK
DBH -	DIAMETER AT BREAST HEIGHT
FG -	FIELD GROWN
FTG -	FULL TO GROUND
GW -	GREY WOOD
HO -	HARDENED OFF
OA -	OVERALL HEIGHT
RPG -	ROOTS PLUS GROWER

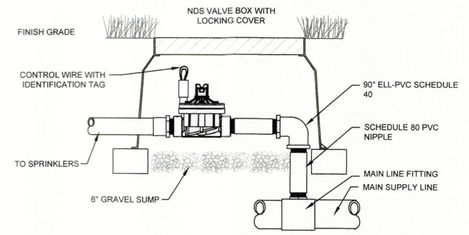
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811 Know what's below. Call before you dig
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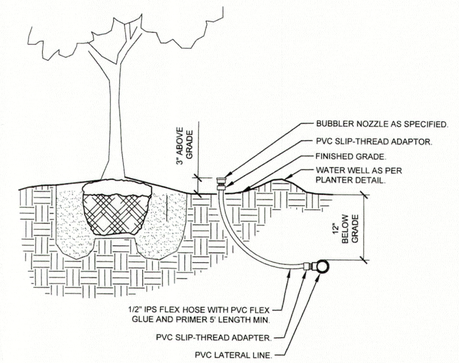


1 IR-3 — MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
SECTION — NTS



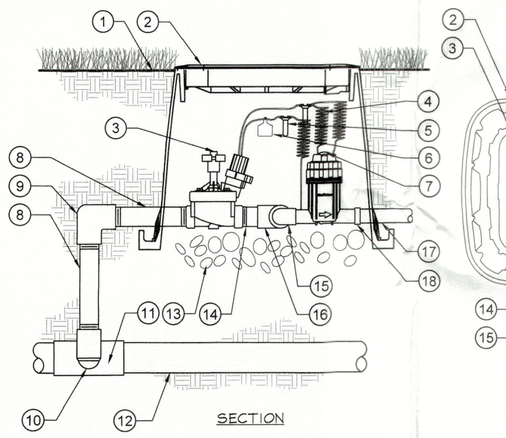
LINE BOTTOM OF VALVE PIT WITH LANDSCAPE FABRIC. MAINTAIN CLEAR SPACE BETWEEN BOTTOM OF VALVE PIT AND VALVE. DO NOT ALLOW BOX TO REST ON PIPE.

2 IR-3 — TYPICAL CONTROL VALVE
SECTION — NTS



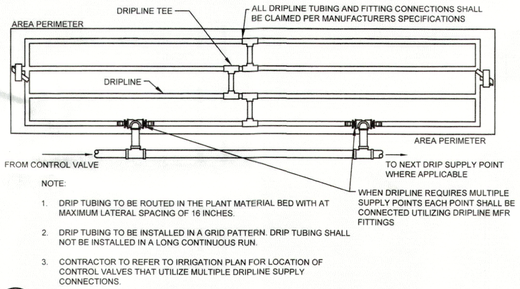
NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

3 IR-3 — TYPICAL BUBBLER
SECTION — NTS



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH LOCKING COVER
3. REMOTE CONTROL VALVE
4. 30-INCH LINEAR LENGTH OF WIRE, COILED
5. WATERPROOF CONNECTION
6. ID TAG
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE
15. PVC SCH 40 ELL
16. PVC SCH 40 TEE
17. LATERAL PIPE
18. PVC SCH 40 FEMALE ADAPTOR

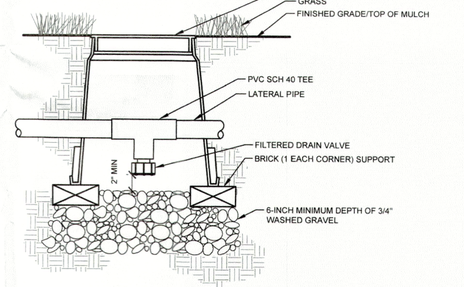
4 IR-3 — DRIP ZONE VALVE KIT
SECTION / PLAN — NTS



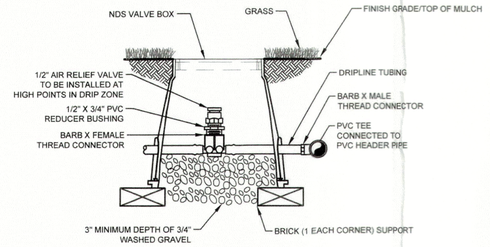
NOTE:

1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS.

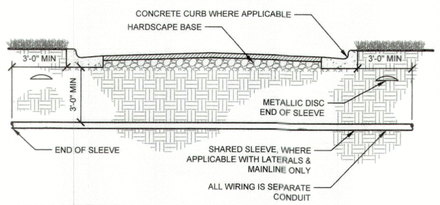
5 IR-3 — TYPICAL DRIPLINE
PLAN — NTS



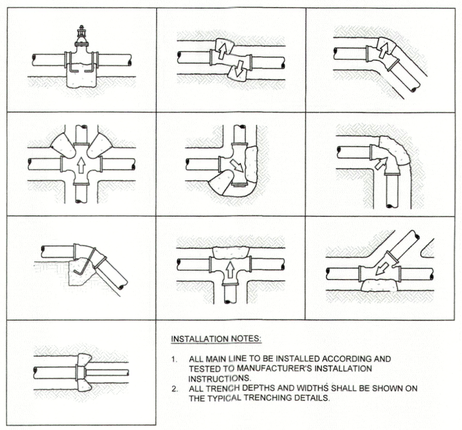
6 IR-3 — TYPICAL DRAIN VALVE
SECTION — NTS



7 IR-3 — AIR RELIEF VALVE IN DRIPLINE
SECTION — NTS



8 IR-3 — TYPICAL SLEEVING
SECTION — NTS



INSTALLATION NOTES:

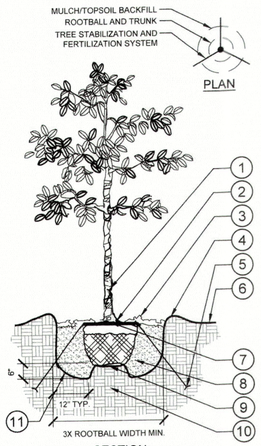
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

9 IR-3 — TYPICAL THRUST BLOCK
SECTION — NTS

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Plotted By: Ervin, David Sheet Set: Kha Layout: IR-03 IRRIGATION DETAILS December 19, 2023 03:37:30pm K:\spr_civil\14534001 - sarasota pga one stop ctr\CAD\plansheets\IRRIGATION_PLAN.dwg
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TERRA TOGGLE EARTH ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

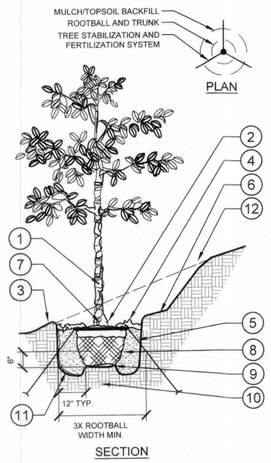
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 L-03 TREE PLANTING
SECTION / PLAN
NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TERRA TOGGLE EARTH ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

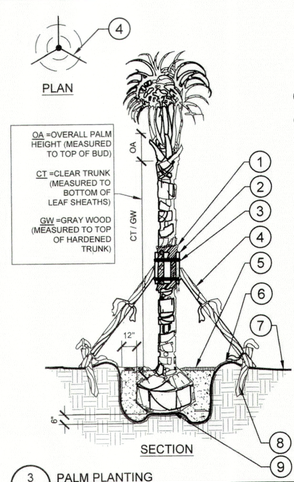
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 L-03 TREE PLANTING ON A SLOPE
SECTION / PLAN
NTS



1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

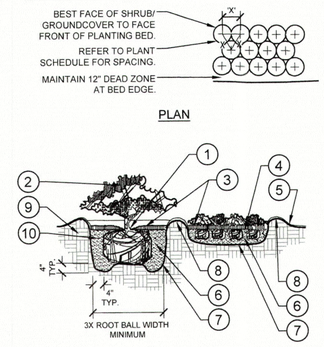
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

3 L-03 PALM PLANTING
SECTION / PLAN
NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES). NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

4 L-03 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN
NTS

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

5 L-03 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION
NTS

1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

6 L-03 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN
NTS

NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

7 L-03 PLANTINGS ADJACENT TO BUILDINGS
SECTION
NTS

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2' MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

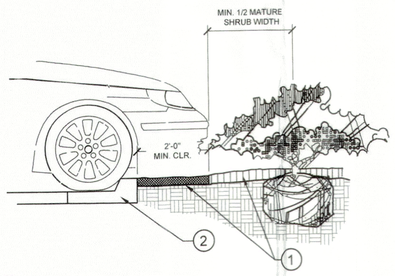
NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

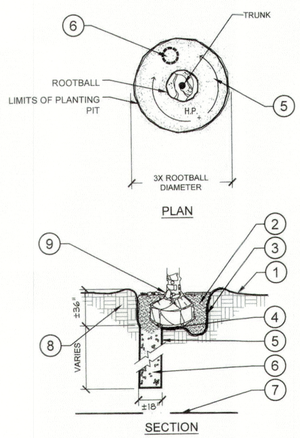
C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

8 L-03 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION
NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

9 L-03 PARKING SPACE/CURB PLANTING
SECTION
NTS



1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH. MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

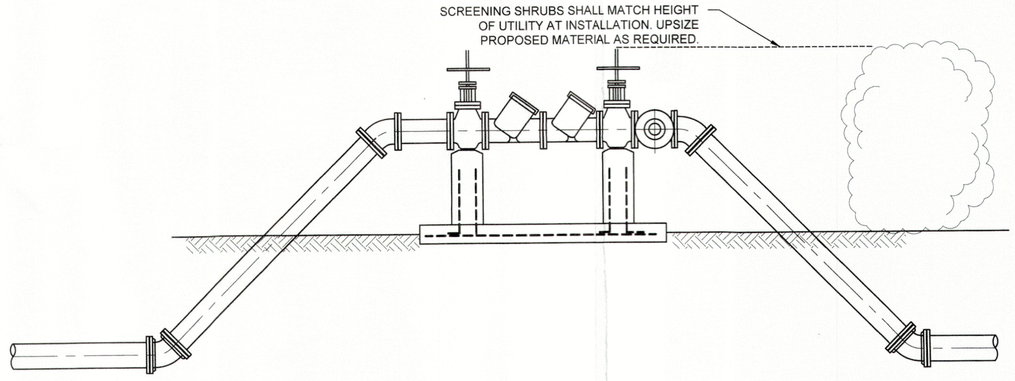
NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

10 L-03 POOR DRAINAGE CONDITION
SECTION / PLAN
NTS



NOTE:
CONTRACTOR SHALL ENSURE VEGETATION SCREENING OF ALL ABOVE GROUND APPURTENANCES MATCHES THE OVERALL HEIGHT FOR THE UTILITY TO BE SCREENED.

11 L-03 UTILITY SCREENING DIAGRAM
1" = 20'
145-345-001-35

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you d
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Plotted By:Erwin, David Sheet Set:Kha Layout:L-03 December 19, 2023 03:37:05pm K:\spr_civil\145345001 sarasota pds one stop ctr\CAD\plansheets\
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