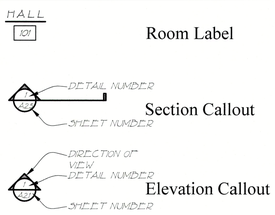
2x Stud Wall
Concrete Wall
Millennium Blok Wall
8" CMU Wall
12" CMU Wall
Stone Veneer
Brick Veneer
Earth
Gravel
Finish Wood
Wood Framing
Batt Insulation
Plywood
Steel



Room Label
Section Callout
Elevation Callout
Detail Callout
Window Callout
Door Callout
Interior Elevation
Revision Callout

SQUARE FOOTAGE- MAIN HOUSE	
Heated Space:	
Ground Floor:	393 SF
Mezzanine Floor:	2,675 SF
First Floor:	8,729 SF
Total Heated:	**11,797 SF**
Unheated Space:	
Garages:	2,772 SF
Storage/Mechanical/Ele:	1,820 SF
Loggia:	2,282 SF
Covered/Open Air Entry :	1,270 SF
Terraces and Balcony:	1,672 SF
Ground Terrace	2,384 SF
Total Unheated:	**12,200 SF**
Total Space:	**23,997 SF**

NPDES

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

NPDES

Permit # BBB-0396
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
JAN 26 2024
APPROVED
Reviewer:

A Proposed
Private Residence
6341 Gulf of Mexico Drive
Longboat Key, Florida 34228



SCOPE OF WORK:

New home on a vacant lot of C.M.U., concrete columns, beams and slab to contain four bedrooms, four baths, two powder rooms, loggia, sunroom, terrace and balconies.

ARCHITECTURAL DRAWING INDEX

SHEET	TITLE	DATE CREATED	DATE LAST REVISED
A0.0	Cover sheet	04 Apr 2023	03 Oct 2023
	SITE DRAWINGS		
	See separate submittal for Site Survey		
	and Site Drawings by Michael A. Gilkey		
	STRUCTURAL DRAWINGS		
S	See separate submittal for Structural Drawings by		
	Snell Engineering Consultants		
	ARCHITECTURAL DRAWINGS		
A0.1	Site Plan and Site Section	04 Apr 2023	03 Oct 2023
A1.0	Ground Floor Plan Key	04 Apr 2023	03 Oct 2023
A1.0a	Ground Floor East Wing Floor Plan	04 Apr 2023	03 Oct 2023
A1.0b	Ground Floor Main Wing Floor Plan	04 Apr 2023	03 Oct 2023
A1.0c	Ground Floor West Wing Floor Plan	04 Apr 2023	03 Oct 2023
A1.1	Mezzanine Floor Plan	04 Apr 2023	03 Oct 2023
A1.2	First Floor Plan Key	04 Apr 2023	03 Oct 2023
A1.2a	First Floor East Wing Floor Plan	04 Apr 2023	03 Oct 2023
A1.2b	First Floor Main Wing Floor Plan	04 Apr 2023	03 Oct 2023
A1.2c	First Floor West Wing Floor Plan	04 Apr 2023	03 Oct 2023
A1.3	Roof Plan Key	04 Apr 2023	03 Oct 2023
G1.0	Ground and First Floor Plans for Guest Wing	04 Apr 2023	03 Oct 2023
A2.1	Front Elevation Key (Day Light Plane Elevation)	04 Apr 2023	03 Oct 2023
A2.1a	Front Elevation Partial	04 Apr 2023	03 Oct 2023
A2.1b	Front Elevation Partial	04 Apr 2023	03 Oct 2023
A2.2a	Right Elevation	04 Apr 2023	03 Oct 2023
A2.3a	Rear Elevation Partial	04 Apr 2023	03 Oct 2023
A2.3b	Rear Elevation Partial	04 Apr 2023	03 Oct 2023
A2.4a	Left Elevation	04 Apr 2023	03 Oct 2023
G2.1	Guest Wing Elevations	04 Apr 2023	03 Oct 2023
G2.2	Guest Wing Elevations	04 Apr 2023	03 Oct 2023
A2.6	Building Section Through Dining Room	04 Apr 2023	03 Oct 2023
A2.7	Building Section Through Master Wing	04 Apr 2023	03 Oct 2023
A2.8	Building Section Thr. Entry Hall Staircase	04 Apr 2023	03 Oct 2023
A2.9	Building Section Thr. Open Air Staircase	04 Apr 2023	03 Oct 2023
A2.10	Building Section Thr. Three Car Garage	04 Apr 2023	03 Oct 2023
A2.11	Building Section Thr. Pool and Loggia	04 Apr 2023	03 Oct 2023
A3.1	Door Schedule	04 Apr 2023	03 Oct 2023
A3.2	Door Schedule	04 Apr 2023	
A3.3	Door Schedule	04 Apr 2023	
A3.4	Door Schedule	04 Apr 2023	
A3.5	Door Schedule	04 Apr 2023	
A3.6	Door Schedule	04 Apr 2023	
A3.7	Window Schedule	04 Apr 2023	03 Oct 2023
A3.8	Window Schedule	04 Apr 2023	
A3.9	Window Schedule	04 Apr 2023	
A3.10	Window Schedule	04 Apr 2023	
A3.11	Window Schedule	04 Apr 2023	
A3.12	Window Schedule	04 Apr 2023	
A4.1	Walls Sections	04 Apr 2023	
	M.E.P. DRAWINGS		
P1.0	Ground Floor Sanitary Plan Key	04 Apr 2023	
P1.0a	Ground Floor Sanitary Plan East	04 Apr 2023	
P1.0c	Ground Floor Sanitary Plan West	04 Apr 2023	
P1.1	Mezzanine Sanitary Plan West	04 Apr 2023	
P1.2	First Floor Sanitary Plan Key	04 Apr 2023	
P1.2a	First Floor Sanitary Plan East	04 Apr 2023	
P1.2c	First Floor Sanitary Plan West	04 Apr 2023	
PG1.0	Guest House Sanitary Plan	04 Apr 2023	
P2.0	Ground Floor Domestic Water Plan Key	04 Apr 2023	
P2.0a	Ground Floor Domestic Water Plan East	04 Apr 2023	
P2.0c	Ground Floor Domestic Water Plan West	04 Apr 2023	
P2.1	Mezz. Sanitary Domestic Water Plan West	04 Apr 2023	
P2.2	First Floor Domestic Water Plan Key	04 Apr 2023	
P2.2a	First Floor Domestic Water Plan East	04 Apr 2023	
P2.2c	First Floor Domestic Water Plan West	04 Apr 2023	
PG2.0	Guest House Domestic Water Plan	04 Apr 2023	
M	See separate submittal for Mechanical		
	Drawings by Symbiont Service Corp.		
E	See separate submittal for Electrical		
	Drawings by Conceptual Lighting LLC.		
	PRODUCT APPROVALS		
	Product Approval - 9'-0" Wide Garage	22 Oct 2020	
	Doors - NOA #20.0819.03		
	Product Approval - 20'-2" Wide Garage	09 Sep 2021	
	Door - NOA #21-0728.03		
	Product Approval - Sliding Exterior Metal	09 Apr 2019	
	Door - FL # FL29501		
	Product Approval - Fixed Metal Door	08 Apr 2019	
	- FL # FL29500		
	Product Approval - Flood Vents-	15 June 2018	
	FL5822-R8		
	Product Approval - Impact Protective Roll	25 June 2020	
	Down Screen NOA # 20-0410.05		
	Product Approval - Lift and Slide Impact	06 Dec 2021	
	Wood Doors #FL40646 R0		
	Product Approval - Wood In-swing Case-	23 July 2020	
	ment Window NOA #20-06223.04		
	Product Approval - Large Direct Glazed	06 Dec 2021	03 Oct 2023
	Fixed Wood Window #FL39333 R0		
	Product Approval - Out-swing Glazed	20 Aug 2020	
	Wood Doors NOA #20.0623.12		
	Product Approval - Direct Glazed	06 Dec 2021	
	Fixed Wood Window #FL40644 R0		
	Product Approval - PMMA Liquid	26 June 2023	
	Applied Roof Assembly		
	Product Approval - GAF Energy Guard	17 Jan 2024	
	Polyiso Insualtion NOA #18-1126.10		

NPDES

BLDG PERMIT PLANS FILE
Copy of Record

RESIDENTIAL DESIGNER
Pak Heydt & Associates, LLC 365 Peachtree Hills Avenue Suite 201 Atlanta, Georgia 30305 charles@pakheydt.com Tel: 404-231-3195 Fax: 404-231-3193
STRUCTURAL ENGINEER
Wes Burrows, Project Manager Cord Van Nostrand, SE, PE Snell Engineering Consultants 1517 State Street, Suite 202, Sarasota, FL 34236 941.954.0681 Ext. 103
LANDSCAPE ARCHITECT
Michael A. Gilkey 5511 Ashton Road Sarasota Florida 34233 (941) -924-0132
INTERIOR DESIGNER
Kelly Anthony Wolf Design Group, Inc 425 Peachtree Hills Ave Suite 28 Building 5 Atlanta GA 30305 404-261-7778
GENERAL CONTRACTOR
Michael K. Walker, President Michael K. Walker & Associates Inc. 1793 Mango Ave. Sarasota Fl. 34234-7629 941.365.3301 X 103

APPLICABLE CODES
This project shall comply with the following codes:
International Building Code, 2020 FBC - Building, 7th edition
International Residential Code 2018 (IRC 2018), 2020 FBC - Residential, 7th edition
International Plumbing Code 2018 (IPC 2018), 2020 FBC - Plumbing, 7th edition
International Mechanical Code 2018 (IMC 2018), 2020 FBC - Mechanical, 7th edition
International Fuel Gas Code 2018 (IFGC 2018), 2020 FBC - Fuel Gas, 7th edition
NFPA 72, 2016, National Fire Alarm and Signaling Code 2016 of Florida
NFPA 70, 2017, National Electrical Code 2017 of Florida
NFPA 101, 2018, NFPA 101 part of the 2020 FFPC, 7th edition
LongBoat Key, Florida, Municipal Code
Manatee County Code of Ordinances

TOTAL LOT AREA	**101,747 SF**
TOTAL LOT COVERAGE (Max. Coverage 20%)	**12,159 SF**
TOTAL NON- OPEN SPACE COVERAGE	**26,511 SF**

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STATE OF FLORIDA
DANIEL W. COOK
REGISTERED ARCHITECT

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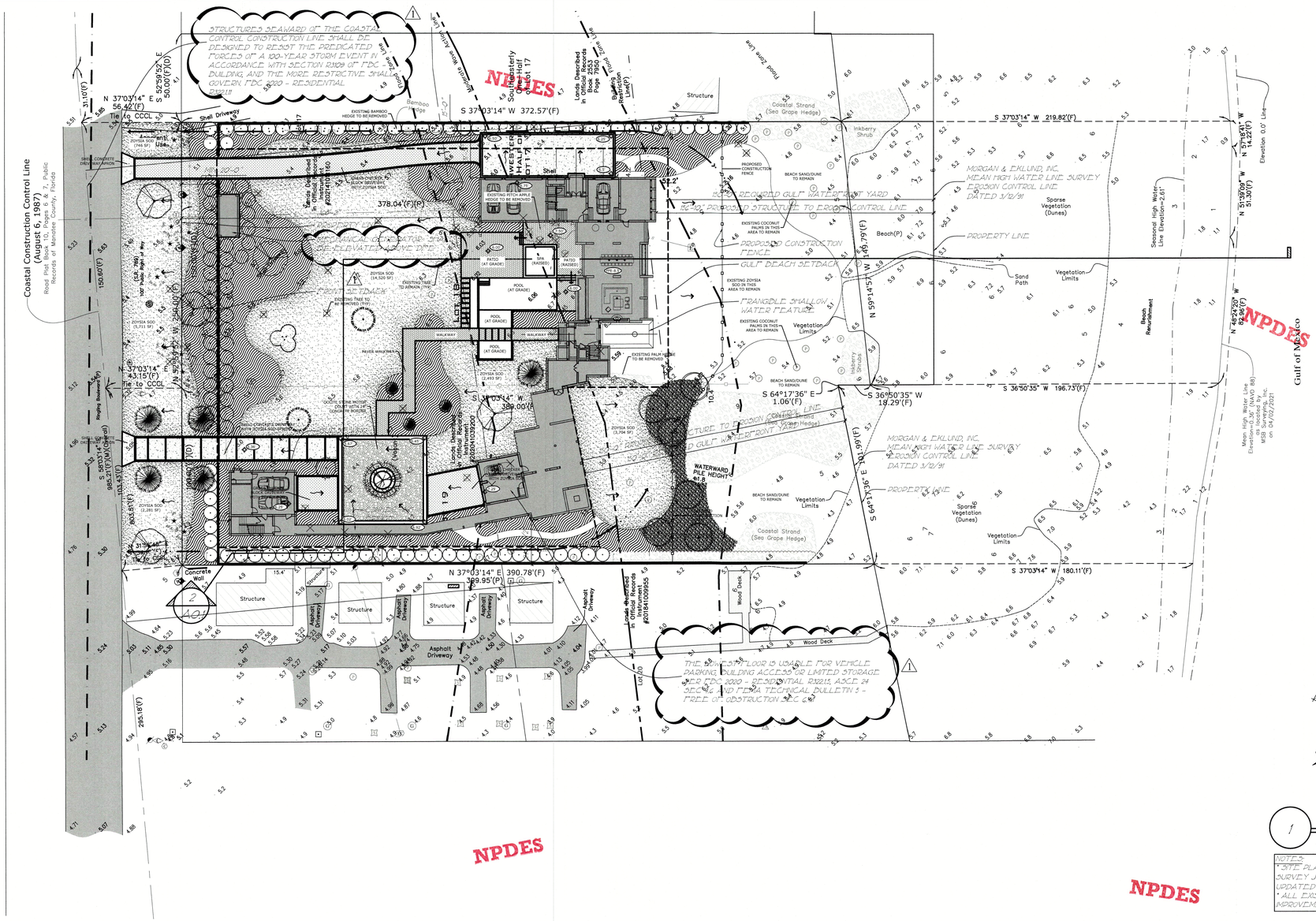
A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

COVER SHEET

REVISIONS:
03 OCT 2023 - SD 1

DATE: 04 APRIL 2023
DRAWN BY: SD
CHECKED BY: COH

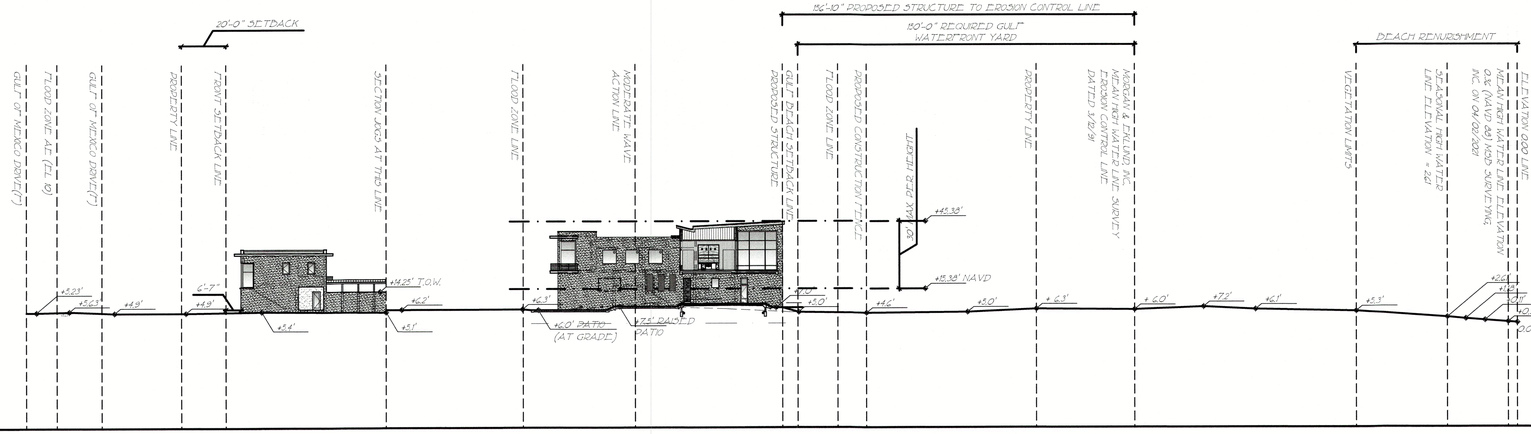
DRAWING SHEET:
A0.0



1 SITE PLAN

1/ 32" = 1'-0"

NOTES:
- SITE PLAN IS BASED ON THE MSD SURVEY JOB #210119 ISSUED ON 11/23/21 AND UPDATED 05/27/2022
- ALL EXISTING STRUCTURES AND IMPROVEMENTS ARE BEING REMOVED.



2 SITE SECTION

1/ 32" = 1'-0"

LOT COVERAGE - NON OPEN SPACE CALCULATIONS

NAME	AREA
LOT COVERAGE	
Residential Structure (for exterior walls/columns)	10,470 SF
Roof Eave Overhang (exceeding 3' in depth)	109 SF
Front Stairs (roofed and unroofed)	60 SF
Rear Stairs (roofed and unroofed)	27 SF
Raised Deck or Terrace (>6" above finished grade)	620 SF
Building Improvements - Plantation bed and Cistern Pad	230 SF
Elevated Mechanical Equipment Pad	288 SF
Accessory Structure	0 SF
Total Non-Pool Spa Area	11,804 SF
Elevated/ Caged Pool/ Spa Areas	355 SF
Total Lot Coverage	12,159 SF
Total Lot Coverage % (12,195 / 101,747)	11.95%
NON- OPEN SPACE CALCULATIONS	
Driveway/ Parking Area	9,788 SF
Designated Walkways/ Sidewalks (as per site plan)	1,781 SF
Impermeable Pool Decks (at grade)	1,089 SF
Pool, Wet Shelf, Reflecting Pool (at grade)	1,694 SF
Total At- Grade Square Footage	14,352 SF
Total Non-Open Space Square Footage (12,159 + 14,352)	26,511 SF
Total Non-Open Space % (26,511 / 101,747)	26.05%

1

NOTES:

- ALL BUILDING MATERIALS INSTALLED BELOW THE DFE SHALL BE FLOOD DAMAGE - RESISTANT MATERIALS AT MINIMUM, CAN WITHSTAND FLOOD WATERS FOR 72 HOURS WITHOUT DAMAGE, FEMA TECHNICAL BULLETIN #2 AND FDC 2020 - 7th EDITION - RESIDENTIAL - R322
- ELEVATOR COMPONENTS LOCATED BELOW THE DFE SHOULD BE CONSTRUCTED OF FLOOD DAMAGE-RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING ; AND IF AN ELEVATOR CAB IS DESIGNED TO PROVIDE ACCESS TO AREAS BELOW THE DFE, IT MUST BE EQUIPPED WITH CONTROLS THAT PREVENT THE CAB FROM DESCENDING INTO FLOODWATERS FDC 2020 - 7th EDITION - RESIDENTIAL - R322.1.6 AND FEMA TECHNICAL BULLETIN #4
- MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENTS SHALL BE ELEVATED ABOVE DFE IN ACCORDANCE WITH FDC 2020 - 7th EDITION - RESIDENTIAL - R322.1.1, TOWN CODE 154.101(C)(3), ASCE 24-14 CHAPTER 7, AND FEMA/NFIP TECHNICAL BULLETIN #1
- STRUCTURES SEAWARD OF THE COASTAL CONTROL CONSTRUCTION LINE SHALL BE DESIGNED TO RESIST THE PREDICATED FORCES OF A 100-YEAR STORM EVENT IN ACCORDANCE WITH SECTION R309 OF FBC - BUILDING, AND THE MORE RESTRICTIVE SHALL GOVERN. FDC 2020 - RESIDENTIAL R322.1.1
- THE LOWEST FLOOR IS USABLE FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED STORAGE PER FDC 2020 - RESIDENTIAL R322.1.5, ASCE 24 SEC 4.6 AND FEMA TECHNICAL BULLETIN 5 - FREE OF OBSTRUCTION SEC 6.4.1

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STATE OF FLORIDA
DANIEL W. COOK
AR99147
REGISTERED ARCHITECT

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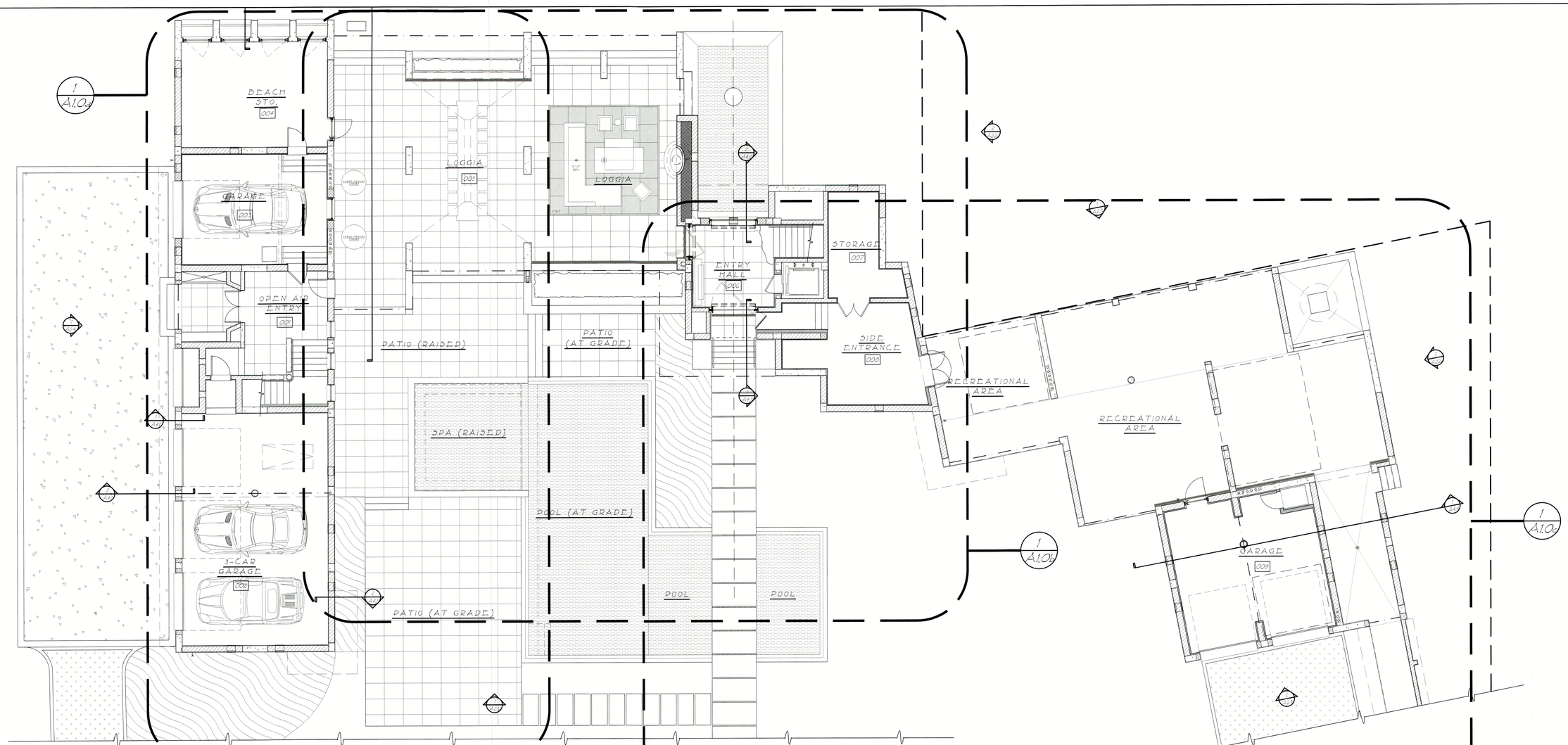
A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

SITE PLAN

REVISIONS:
03 OCT 2023 - SD 1

DATE: 04 APR 2023
DRAWN BY: SD
CHECKED BY: COH

DRAWING SHEET:
A0.1



NOTES:

1

- ALL BUILDING MATERIALS INSTALLED BELOW THE DFE SHALL BE FLOOD DAMAGE - RESISTANT MATERIALS, AT MINIMUM, CAN WITHSTAND FLOOD WATERS FOR 72 HOURS WITHOUT DAMAGE. FEMA TECHNICAL BULLETIN #2 AND FBC 2020 - 7th EDITION - RESIDENTIAL - R322.
- ELEVATOR COMPONENTS LOCATED BELOW THE DFE SHOULD BE CONSTRUCTED OF FLOOD DAMAGE-RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING; AND IF AN ELEVATOR CAB IS DESIGNED TO PROVIDE ACCESS TO AREAS BELOW THE DFE, IT MUST BE EQUIPPED WITH CONTROLS THAT PREVENT THE CAB FROM DESCENDING INTO FLOODWATERS. FBC 2020 - 7th EDITION - RESIDENTIAL - R322.1.6 AND FEMA TECHNICAL BULLETIN #4
- MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENTS SHALL BE ELEVATED ABOVE DFE IN ACCORDANCE WITH FBC 2020 - 7th EDITION - RESIDENTIAL - R322.1.1, TOWN CODE 154.30(C)(5), ASCE 24-14 CHAPTER 7, AND FEMA/NFIP TECHNICAL BULLETIN #3
- STRUCTURES SEAWARD OF THE COASTAL CONTROL CONSTRUCTION LINE SHALL BE DESIGNED TO RESIST THE PREDICATED FORCES OF A 100-YEAR STORM EVENT IN ACCORDANCE WITH SECTION R3109 OF FBC - BUILDING, AND THE MORE RESTRICTIVE SHALL GOVERN. FBC 2020 - RESIDENTIAL R322.1.11
- THE LOWEST FLOOR IS USABLE FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED STORAGE PER FBC 2020 - RESIDENTIAL R322.1.5, ASCE 24 SEC 4.6 AND FEMA TECHNICAL BULLETIN 5 - "FREE OF OBSTRUCTION SEC 6.4.1

FLOW THRU OPENING CALCULATIONS

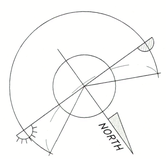
ROOM NAME	AREA	MIN. REQ. OPENING	TOTAL NO. OF OPENING PROVIDED
3- CAR GARAGE (002)	843 SQ.FT	5	5 TYPE 'A'
GARAGE (003)	398 SQ.FT	2	2 TYPE 'A'
BEACH STORAGE (004)	380 SQ.FT	2	3 TYPE 'A'
ENTRY HALL (006)	170 SQ.FT	1	2 TYPE 'B'
SIDE ENTRANCE (008)	318 SQ.FT	2	2 TYPE 'A'
STORAGE (007)	138 SQ.FT	1	2 TYPE 'A'
GARAGE (009)	707 SQ.FT	3	4 TYPE 'A'
RECREATIONAL AREA	804 SQ.FT	2	2 TYPE 'A'
ENTRANCE FOYER (G002)	221 SQ.FT	2	2 TYPE 'B'
STORAGE (G004)	131 SQ.FT	1	2 TYPE 'A'
DELIVERY STORAGE (G005)	72 SQ.FT	1	2 TYPE 'A'
GUEST WING GARAGE (G006)	565 SQ.FT	3	3 TYPE 'A'

TYPE 'A'

MANUFACTURER : SMART VENT, ENGINEERED FLOOD VENTS
SERIES : THE INSULATED SMART VENT FLOOD SERIES
SKU : 1540-320
UPC : 839939741
DIMENSIONS : 16"W x 8"H x 3"D
CERTIFIED FLOOR PROTECTION : 2000SQ. FT PER UNIT

TYPE 'B'

MANUFACTURER : SMART VENT, ENGINEERED FLOOD VENTS
SERIES : THE INSULATED SMART VENT FLOOD SERIES
SKU : 1540-520
UPC : 839939741
DIMENSIONS : 16"W x 8"H x 3"D
CERTIFIED FLOOR PROTECTION : 2000SQ. FT PER UNIT



LEGEND

- DENOTES NEW 2x STUD WALL CONSTRUCTION
- DENOTES NEW POURED CONCRETE WALL CONSTRUCTION
- DENOTES NEW CMU WALL
- (SD) INSTALL SMOKE DETECTORS PER R314.2-R314.5, INTERCONNECT & HARD WIRE CONNECTORS
- (CM) INSTALL CARBON MONOXIDE DETECTOR PER R315.1
- T TEMPERED IMPACT RESISTANT WINDOWS OR DOORS

1 GROUND FLOOR - KEY PLAN

1/8" = 1'-0"

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STATE OF FLORIDA
DANIEL W. COOK
AR99147
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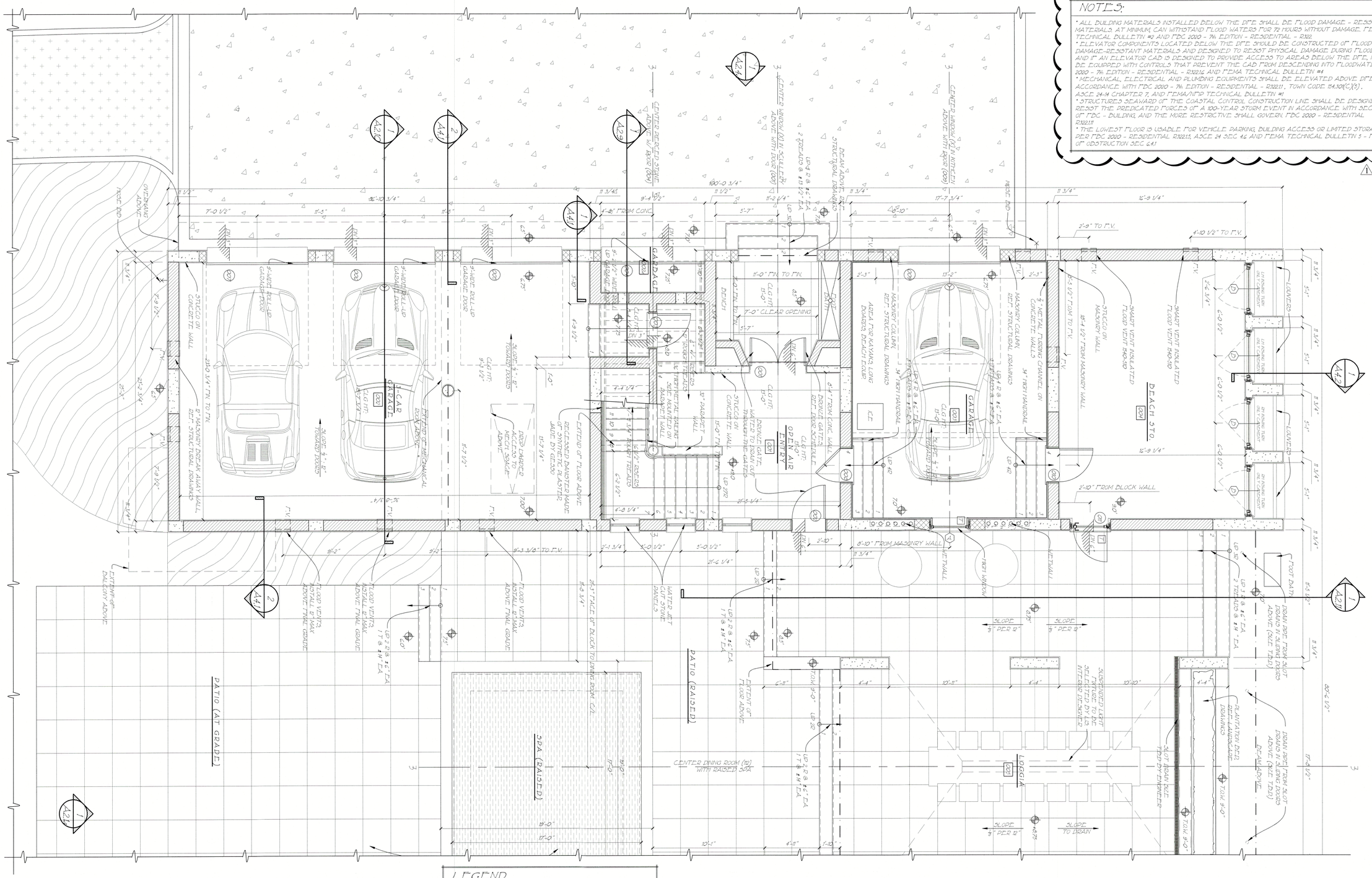
A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

GROUND - KEY PLAN

REVISIONS:
03 OCT 2023 - SD 1

DATE: 04 APRIL 2023
DRAWN BY: SD/AD
CHECKED BY: COH

DRAWING SHEET:
A1.0



NOTES:

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- ELEVATOR COMPONENTS LOCATED BELOW THE DFE SHOULD BE CONSTRUCTED OF FLOOD DAMAGE-RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING; AND IF AN ELEVATOR CAB IS DESIGNED TO PROVIDE ACCESS TO AREAS BELOW THE DFE, IT MUST BE EQUIPPED WITH CONTROLS THAT PREVENT THE CAB FROM DESCENDING INTO FLOODWATERS. FBC 2020 - 7th EDITION - RESIDENTIAL - R322.1.6 AND FEMA TECHNICAL BULLETIN #4
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- STRUCTURES SEAWARD OF THE COASTAL CONTROL CONSTRUCTION LINE SHALL BE DESIGNED TO RESIST THE PREDICATED FORCES OF A 100-YEAR STORM EVENT IN ACCORDANCE WITH SECTION R3109 OF FBC - BUILDING, AND THE MORE RESTRICTIVE SHALL GOVERN. FBC 2020 - RESIDENTIAL R322.1.11
- THE LOWEST FLOOR IS USABLE FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED STORAGE PER FBC 2020 - RESIDENTIAL R322.1.5, ASCE 24 SEC 4.6 AND FEMA TECHNICAL BULLETIN 5 - FREE OF OBSTRUCTION SEC 6.4.1

LEGEND

- DENOTES NEW 2x STUD WALL CONSTRUCTION
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- DENOTES NEW CMU WALL
- SD — INSTALL SMOKE DETECTORS PER R314.2-R314.5, INTERCONNECT & HARD WIRE CONNECTORS
- CMD — INSTALL CARBON MONOXIDE DETECTOR PER R315.1
- T — TEMPERED IMPACT RESISTANT WINDOWS OR DOORS

1 GROUND FLOOR PLAN - EAST WING

1/4" = 1'-0"

NORTH

PERMIT SET
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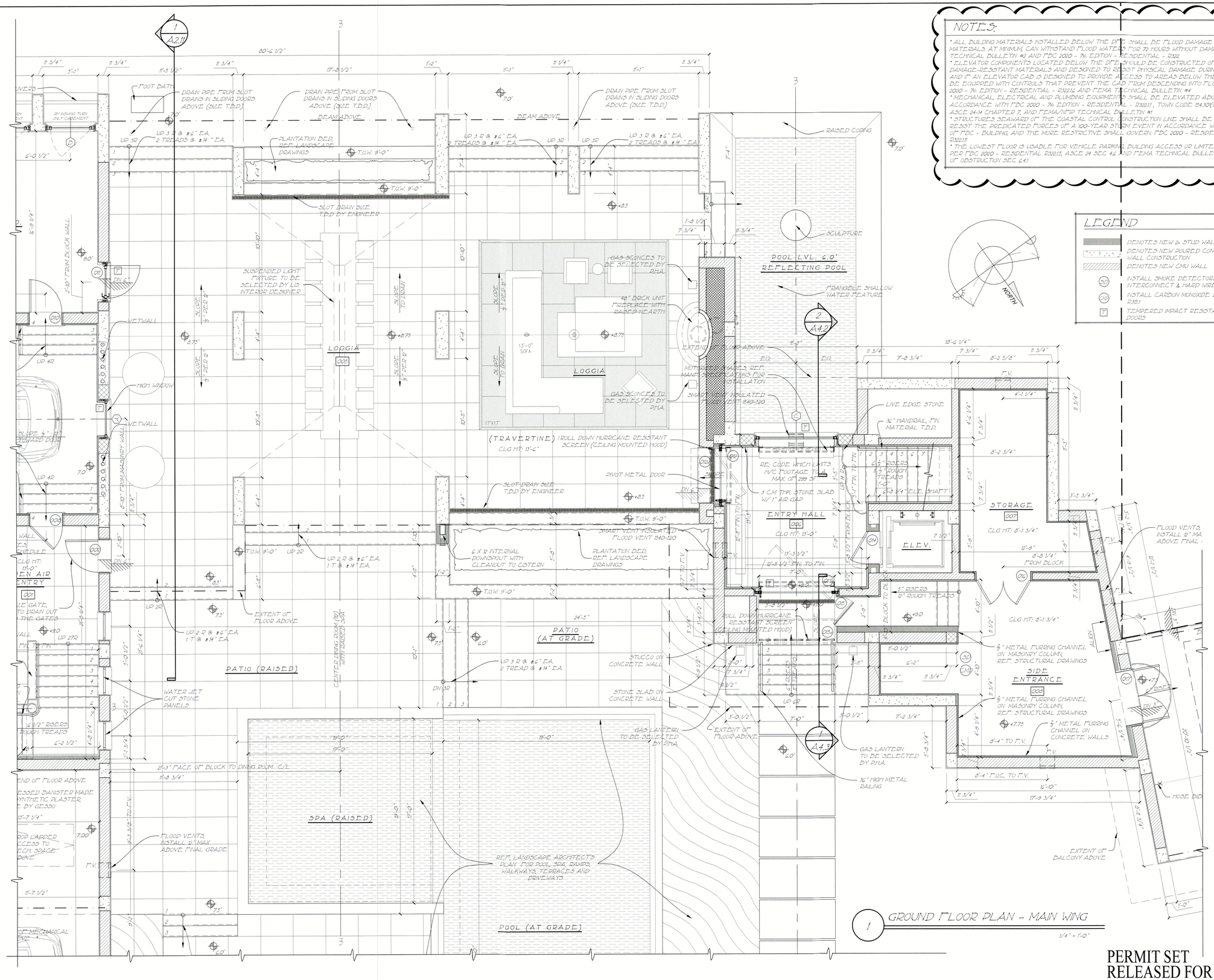
A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

GROUND - EAST

REVISIONS:
03 OCT 2023 - SD 1

DATE: 04 APRIL 2023
DRAWN BY: SD/AD
CHECKED BY: COH

DRAWING SHEET:
A1.0a



1 GROUND FLOOR PLAN - MAIN WING

1/4" = 1'-0"

NOTES:

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LEGEND

- DENOTES NEW 2x STUD WALL CONSTRUCTION
- DENOTES NEW POURED CONCRETE WALL CONSTRUCTION
- DENOTES NEW CMU WALL
- SD — INSTALL SMOKE DETECTORS PER R314.2-R314.5, INTERCONNECT & HARD WIRE CONNECTORS
- CMD — INSTALL CARBON MONOXIDE DETECTOR PER R315.1
- T — TEMPERED IMPACT RESISTANT WINDOWS OR DOORS

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DANIEL W. COOK
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A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

GROUND - MAIN

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DATE: 04 APRIL 2023
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DRAWING SHEET:
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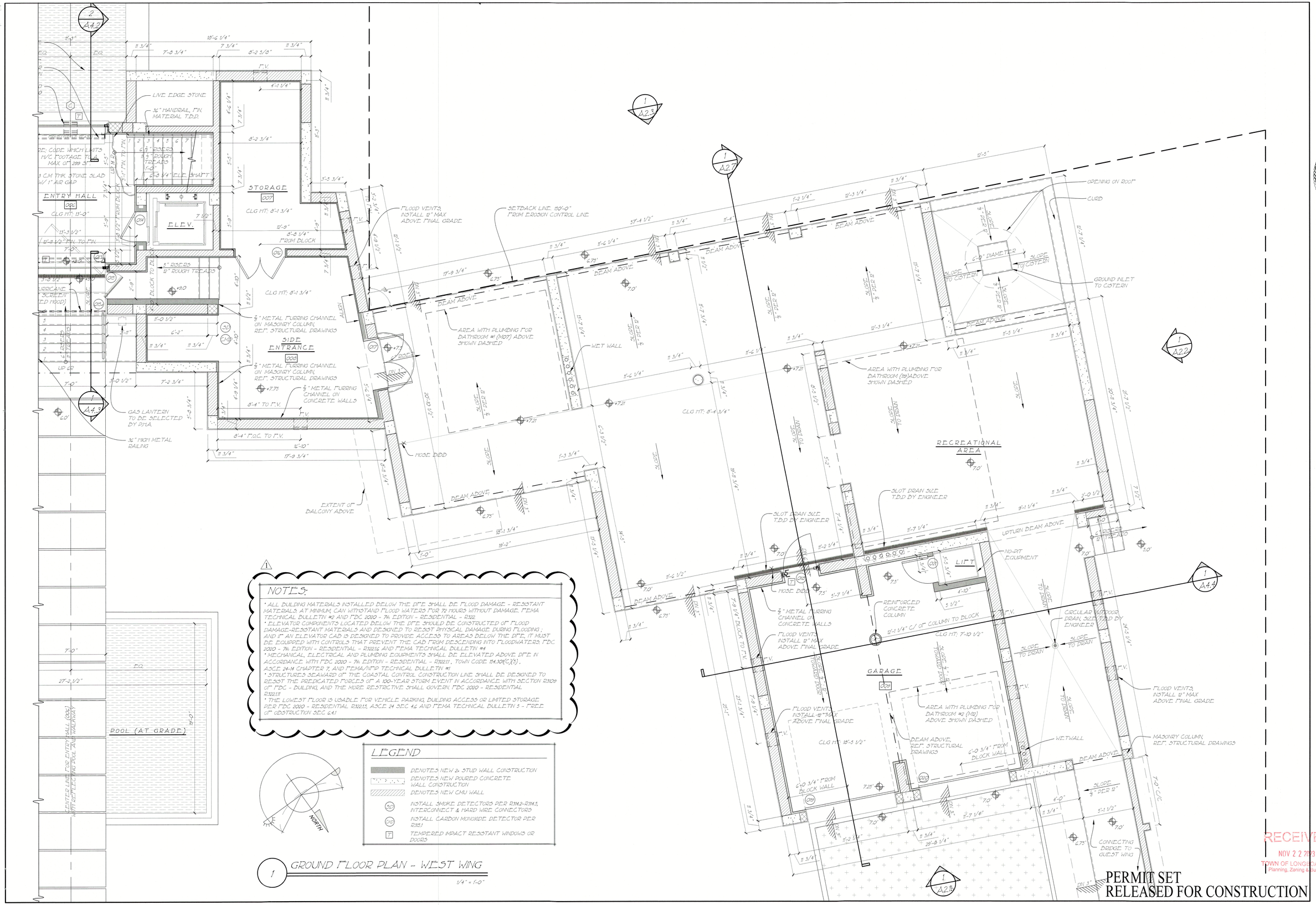

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- CMD — INSTALL CARBON MONOXIDE DETECTOR PER R315.1
- T — TEMPERED IMPACT RESISTANT WINDOWS OR DOORS

1 GROUND FLOOR PLAN - WEST WING

1/4" = 1'-0"

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A PROPOSED NEW
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LONGBOAT KEY, FL

GROUND - WEST

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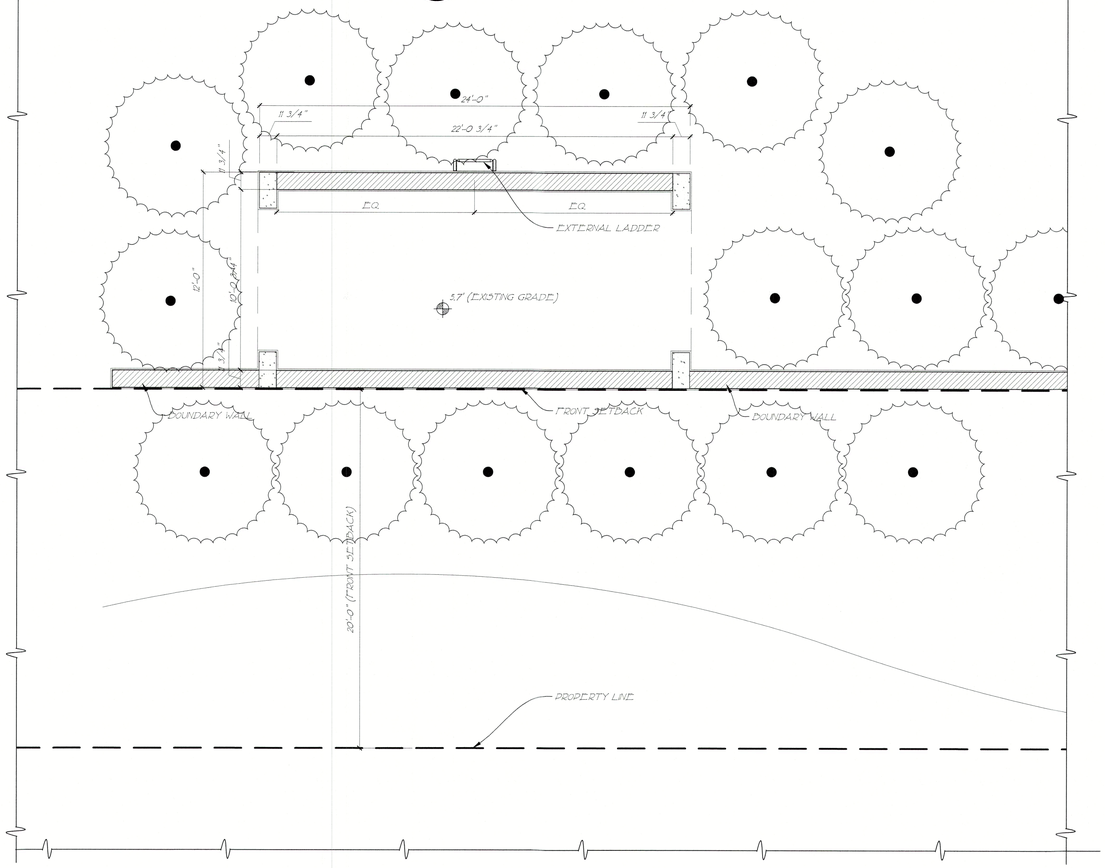
1 GROUND FLOOR PLAN - GENERATOR

1/2" = 1'-0"



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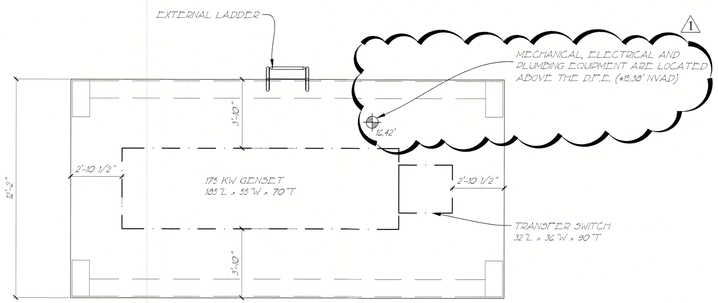
2 FIRST FLOOR PLATFORM - GENERATOR

1/2" = 1'-0"



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A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

GENERATOR

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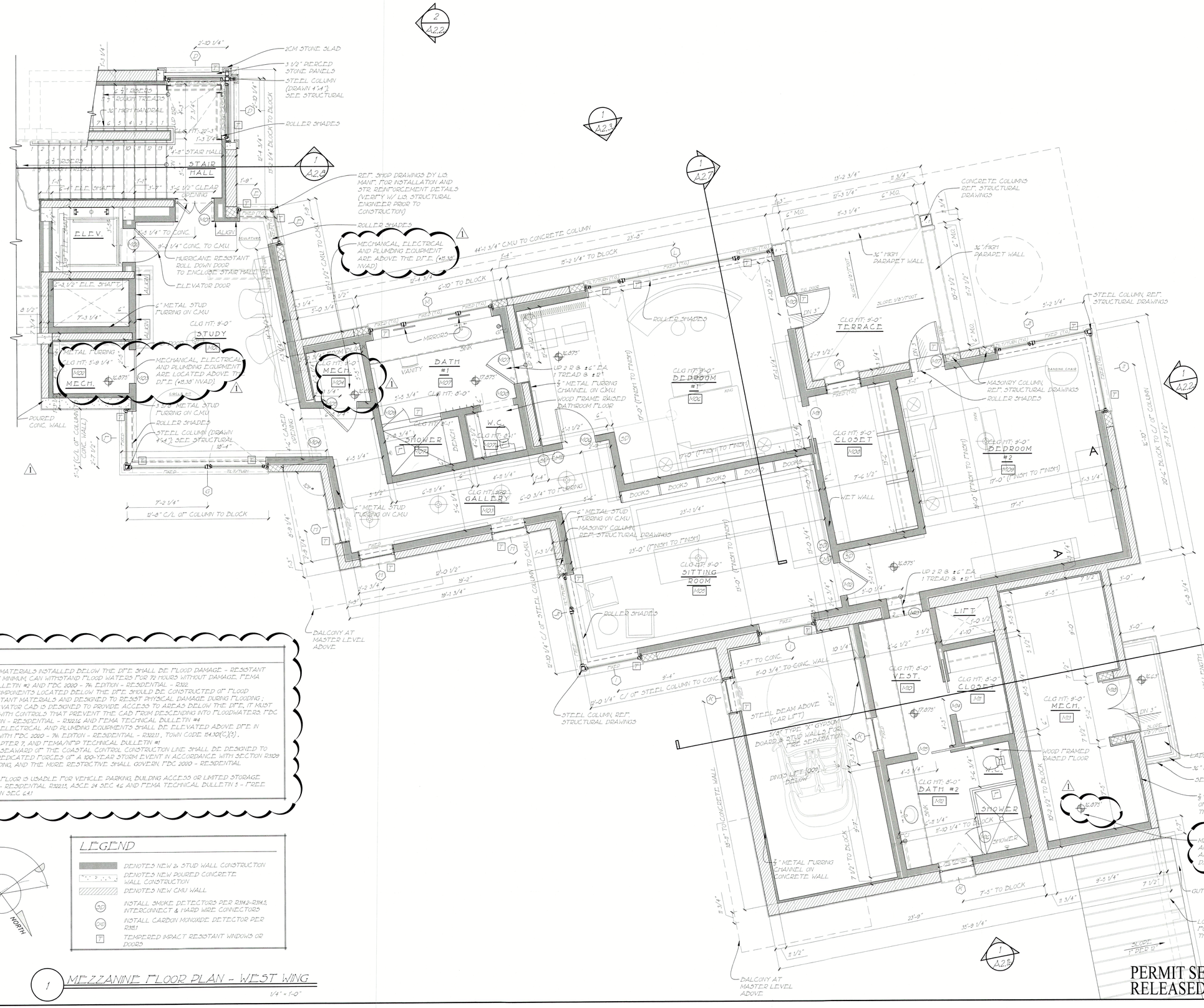

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- DENOTES NEW CMU WALL
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- CO — INSTALL CARBON MONOXIDE DETECTOR PER R315.1
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NORTH

1 MEZZANINE FLOOR PLAN - WEST WING

1/4" = 1'-0"

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MEZZANINE - WEST

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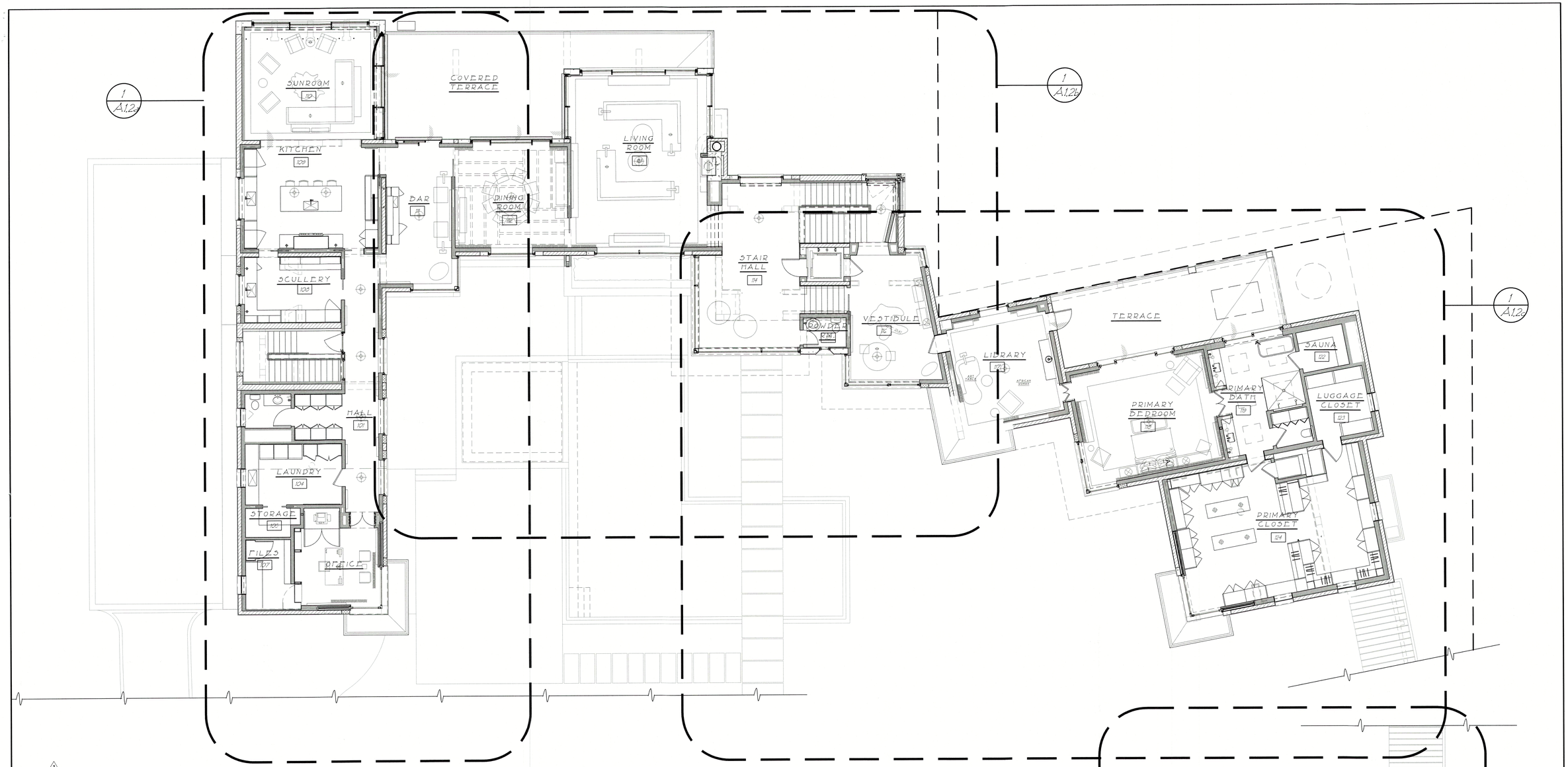

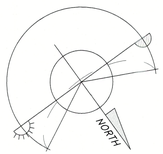

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1 FIRST FLOOR - KEY PLAN

1/8" = 1'-0"

NOTES:

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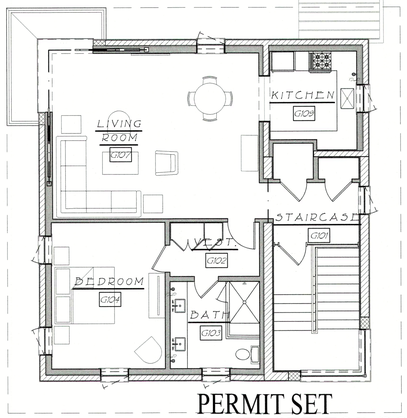

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A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

FIRST - KEY PLAN

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A PROPOSED NEW PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

FIRST - EAST WING

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- DENOTES NEW POURED CONCRETE WALL CONSTRUCTION
- DENOTES NEW CMU WALL
- (SD) INSTALL SMOKE DETECTORS PER R314.2-R314.3, INTERCONNECT & HARD WIRE CONNECTORS
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- T TEMPERED IMPACT RESISTANT WINDOWS OR DOORS

NORTH

1 FIRST FLOOR PLAN - EAST WING
1/4" = 1'-0"

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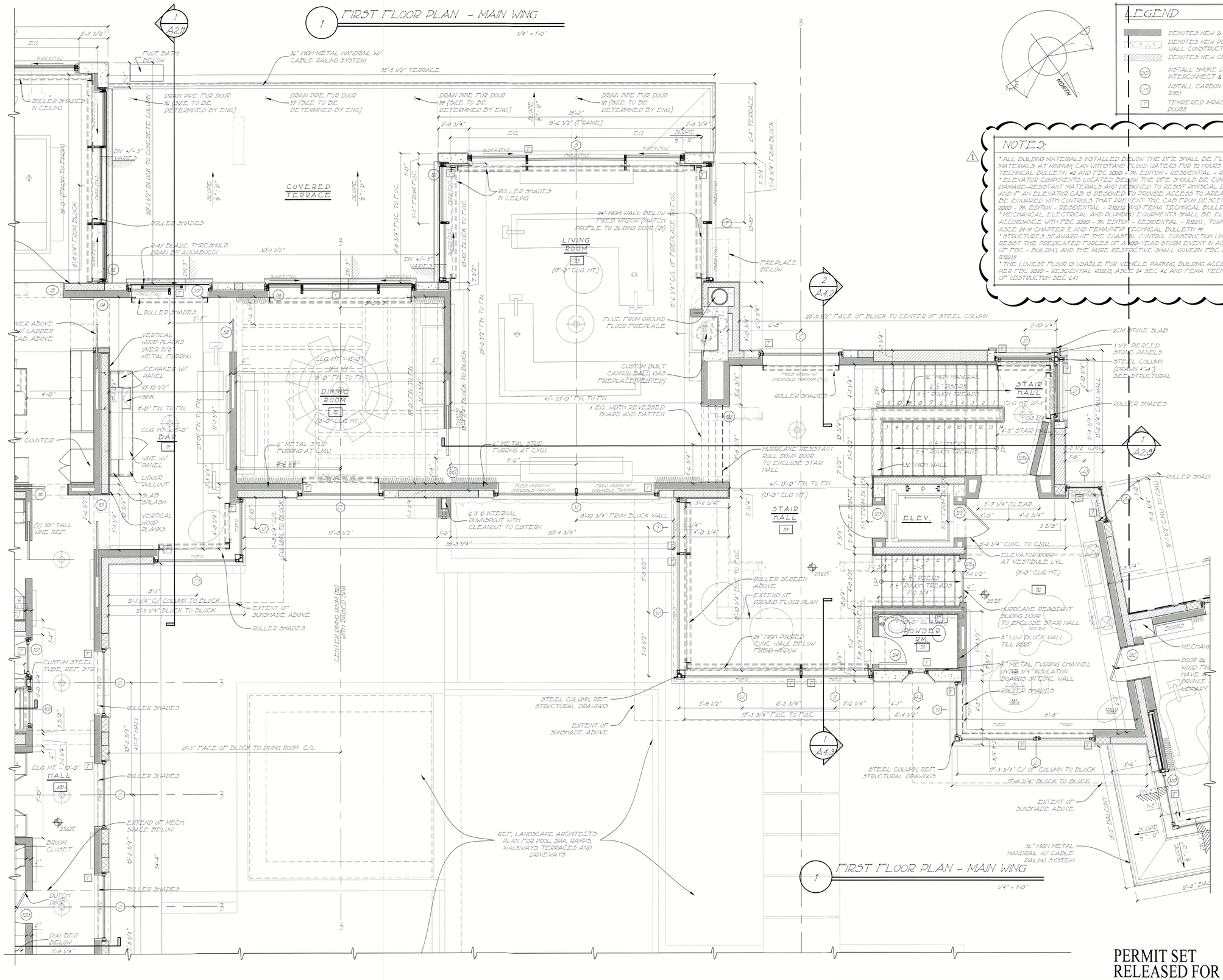

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FIRST - MAIN WING

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A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

FIRST - WEST WING

REVISIONS:
03 OCT 2023 - SD 1

DATE: 04 APRIL 2023
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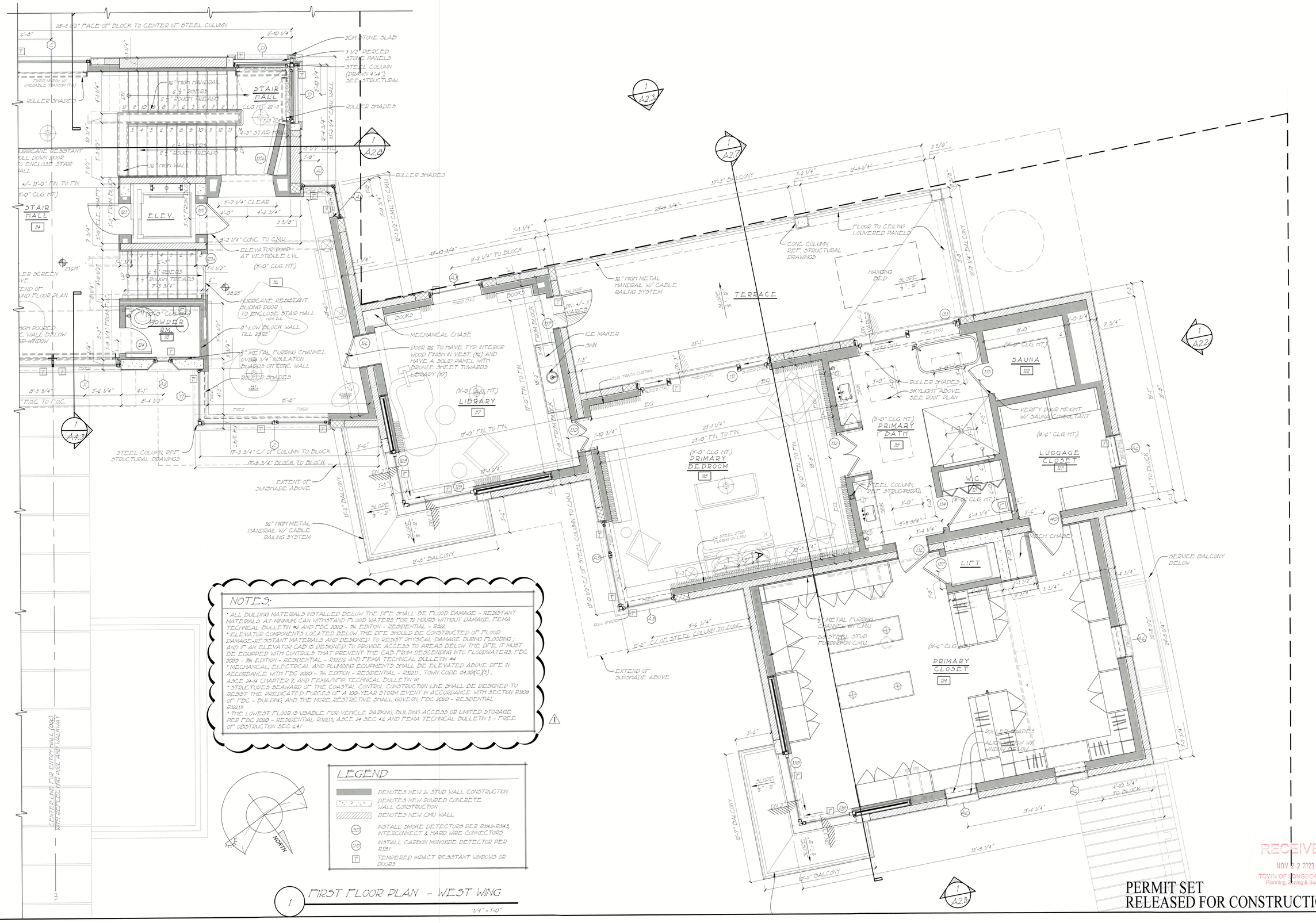

NOTES:

- ALL BUILDING MATERIALS INSTALLED BELOW THE DFE SHALL BE FLOOD DAMAGE - RESISTANT MATERIALS. AT MINIMUM, CAN WITHSTAND FLOOD WATERS FOR 72 HOURS WITHOUT DAMAGE. FEMA TECHNICAL BULLETIN #2 AND FBC 2020 - 7th EDITION - RESIDENTIAL - R322.
- ELEVATOR COMPONENTS LOCATED BELOW THE DFE SHOULD BE CONSTRUCTED OF FLOOD DAMAGE-RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING; AND IF AN ELEVATOR CAB IS DESIGNED TO PROVIDE ACCESS TO AREAS BELOW THE DFE, IT MUST BE EQUIPPED WITH CONTROLS THAT PREVENT THE CAB FROM DESCENDING INTO FLOODWATERS. FBC 2020 - 7th EDITION - RESIDENTIAL - R322.1.6 AND FEMA TECHNICAL BULLETIN #4
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- STRUCTURES SEAWARD OF THE COASTAL CONTROL CONSTRUCTION LINE SHALL BE DESIGNED TO RESIST THE PREDICATED FORCES OF A 100-YEAR STORM EVENT IN ACCORDANCE WITH SECTION R322.1.7 OF FBC - BUILDING, AND THE MORE RESTRICTIVE SHALL GOVERN. FBC 2020 - RESIDENTIAL R322.1.8
- THE LOWEST FLOOR IS USABLE FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED STORAGE PER FBC 2020 - RESIDENTIAL R322.1.5, ASCE 24 SEC 4.6 AND FEMA TECHNICAL BULLETIN 5 - FREE OF OBSTRUCTION SEC 6.4.1

LEGEND

- DENOTES NEW 2x STUD WALL CONSTRUCTION
- DENOTES NEW POURED CONCRETE WALL CONSTRUCTION
- DENOTES NEW CMU WALL
- SD — INSTALL SMOKE DETECTORS PER R314.2-R314.3, INTERCONNECT & HARD WIRE CONNECTORS
- CO — INSTALL CARBON MONOXIDE DETECTOR PER R315.1
- T — TEMPERED IMPACT RESISTANT WINDOWS OR DOORS

1 FIRST FLOOR PLAN - WEST WING
1/4" = 1'-0"

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- "STRUCTURES SEAWARD OF" THE COASTAL CONTROL CONSTRUCTION LINE SHALL BE DESIGNED TO RESIST THE PREDICATED FORCES OF A 100-YEAR STORM EVENT IN ACCORDANCE WITH SECTION R322.1.8 OF FBC - BUILDING, AND THE MORE RESTRICTIVE SHALL GOVERN. FBC 2020 - RESIDENTIAL R322.1.11
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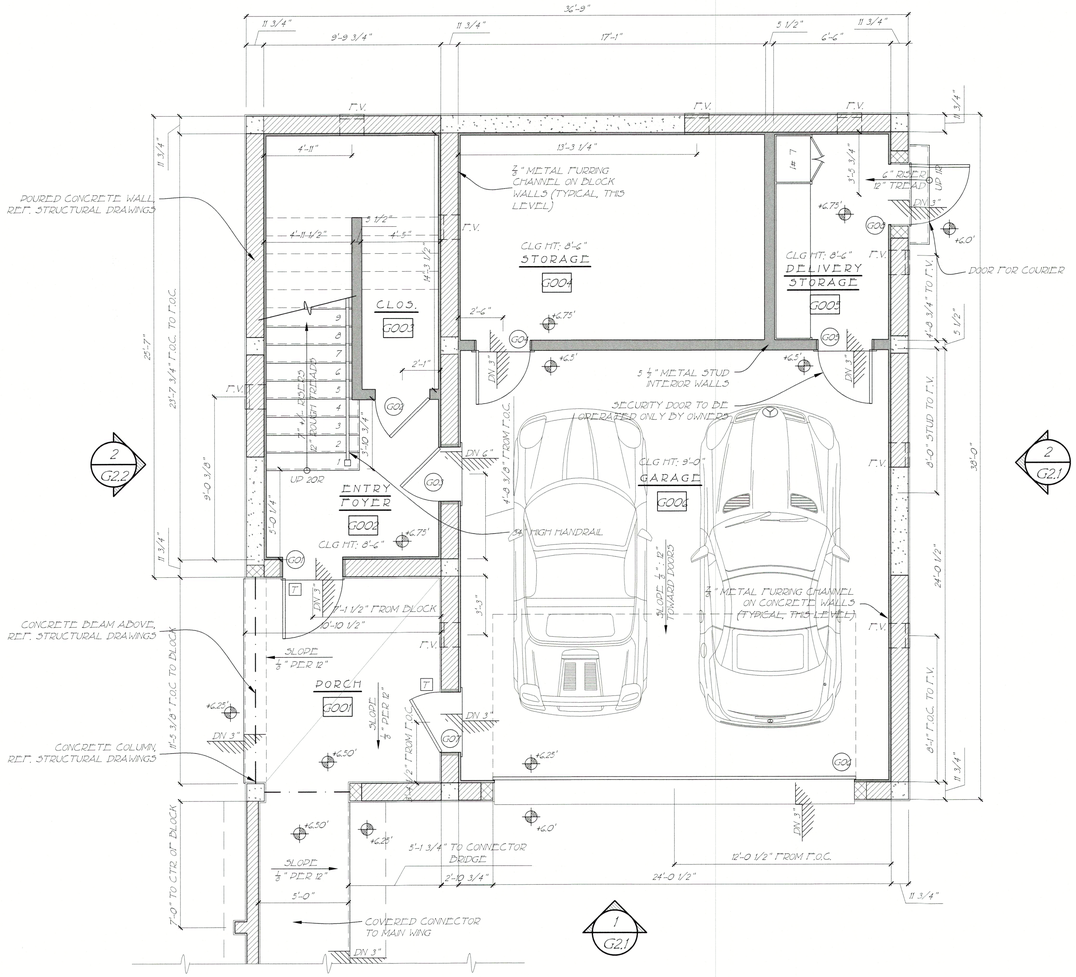


1 G2.2

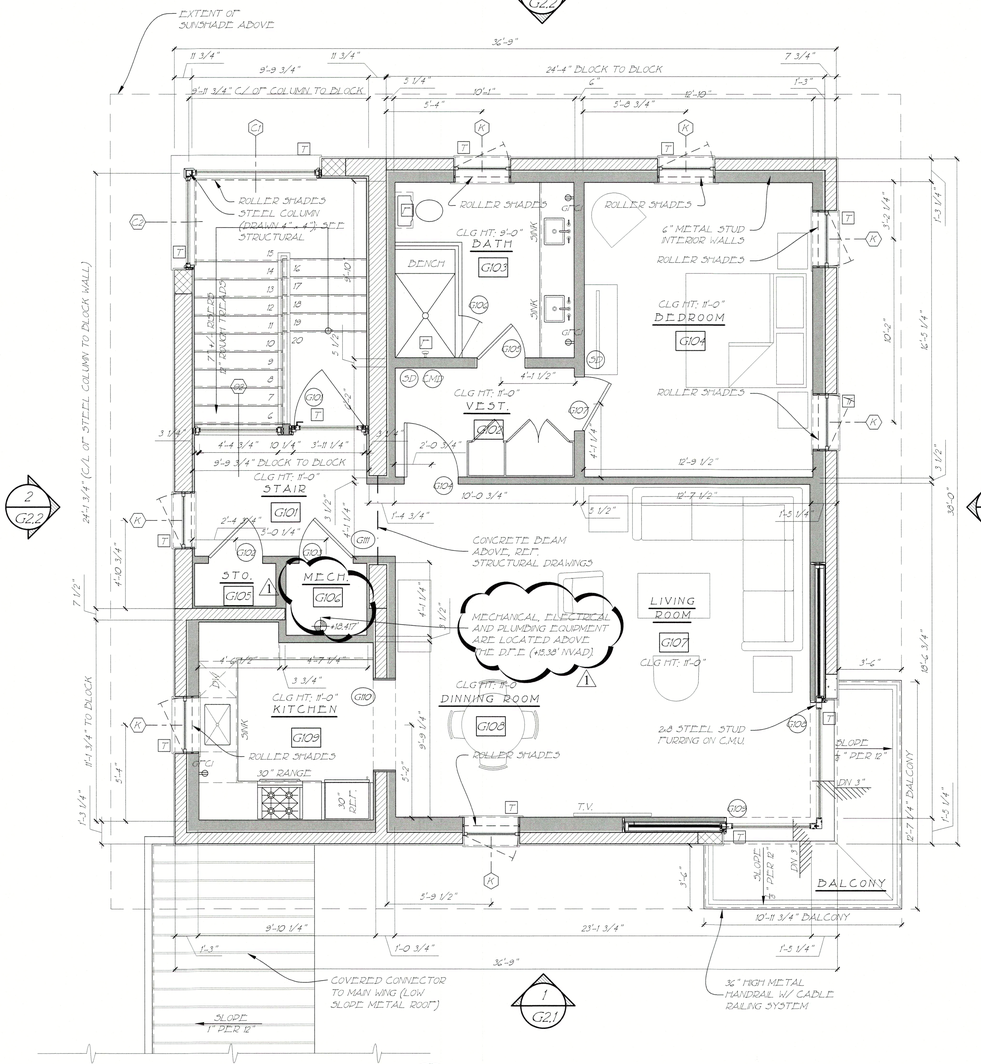
2 G2.2

2 G2.1

1 G2.1

1 G.W. GROUND FLOOR PLAN

1/4" = 1'-0"



2 G2.2

2 G2.1

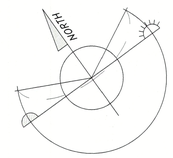
1 G2.1

2 G.W. FIRST FLOOR PLAN

1/4" = 1'-0"

LEGEND

- DENOTES NEW 2x STUD WALL CONSTRUCTION
- DENOTES NEW POURED CONCRETE WALL CONSTRUCTION
- DENOTES NEW CMU WALL
- (SD) INSTALL SMOKE DETECTORS PER R314.3-R314.5, INTERCONNECT & HARD WIRE CONNECTORS
- (CM) INSTALL CARBON MONOXIDE DETECTOR PER R315.1
- T TEMPERED IMPACT RESISTANT WINDOWS OR DOORS



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LONGBOAT KEY, FL

G.W. FLOOR PLANS

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03 OCT 2023 - SD (1)

DATE: 04 APRIL 2023
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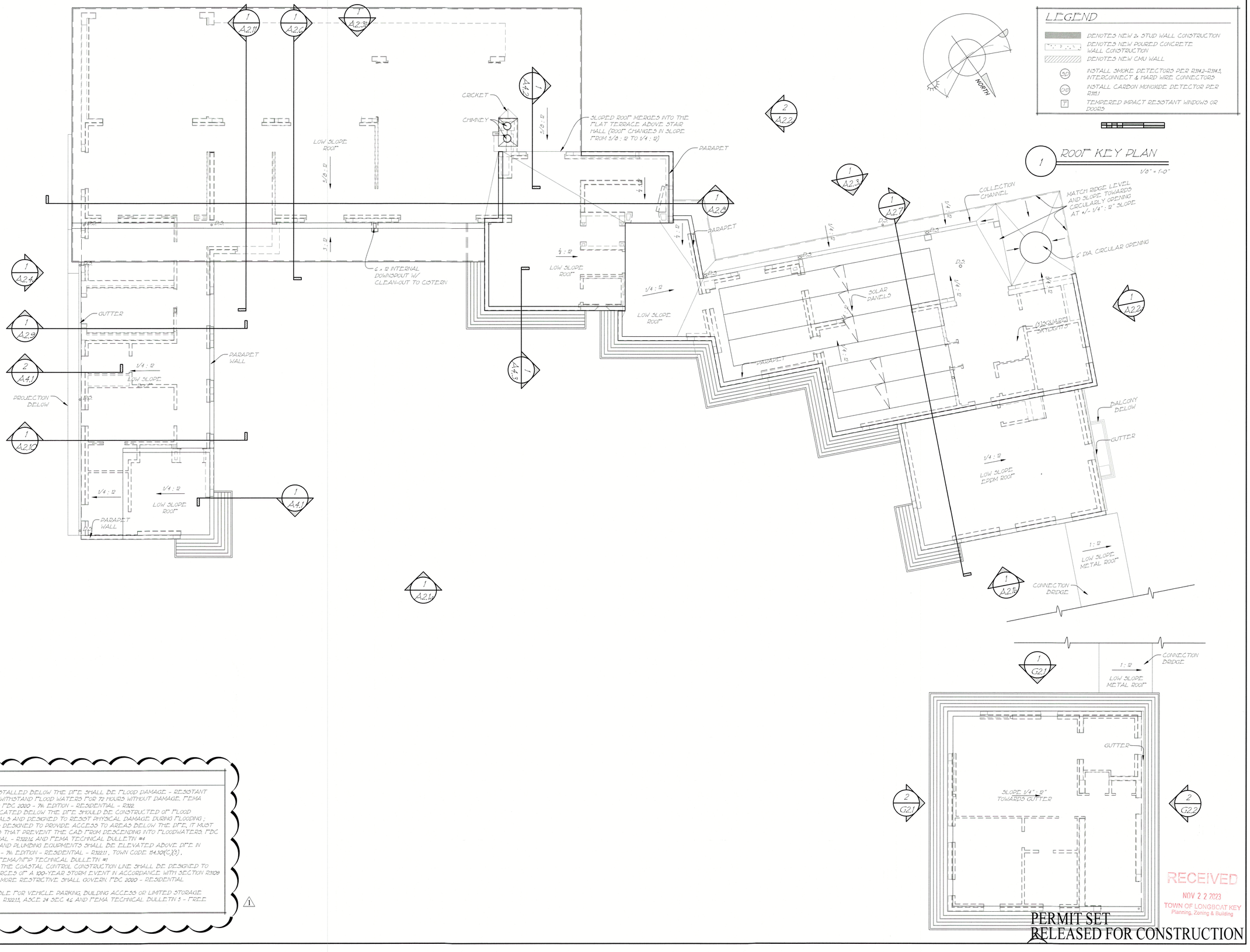
G1.0



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ROOF - KEY PLAN

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DATE: 04 APRIL 2023
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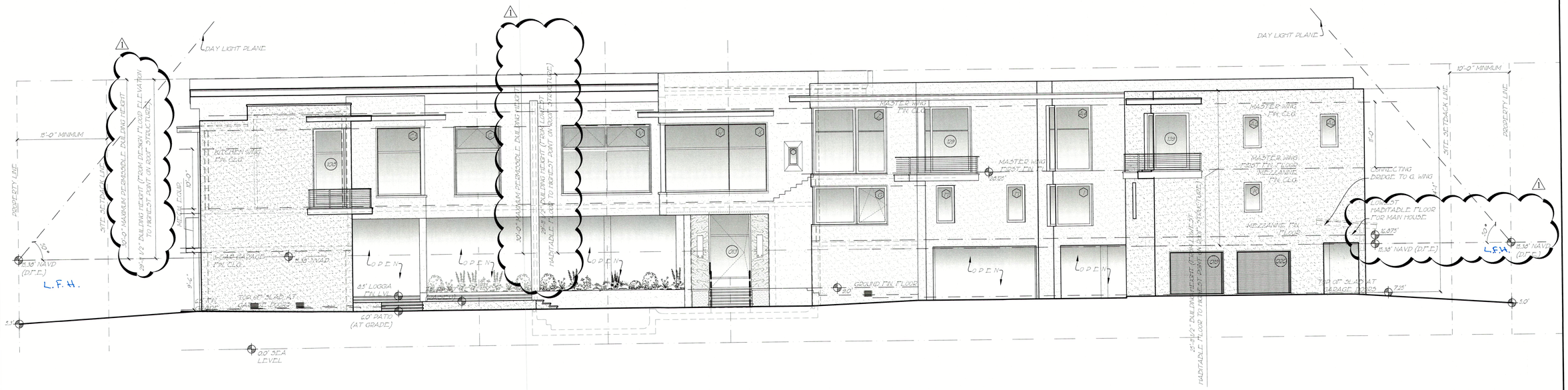
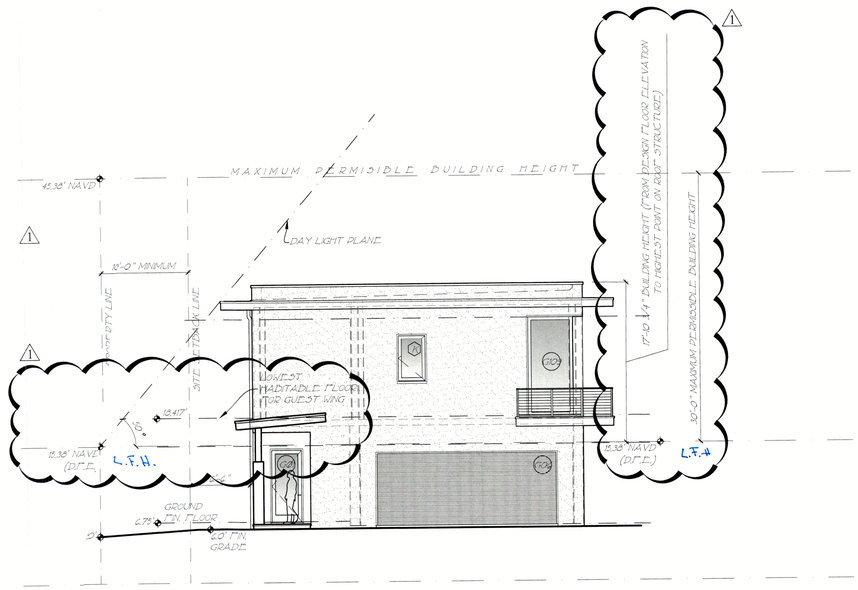


1 DAY LIGHT PLANE FRONT OVERALL ELEVATION

1/8" = 1'-0"

NOTE : THIS DAY LIGHT PLANE DRAWING IS BASED UPON CHAPTER 15.08.030 (D), DAYLIGHT PLANE AND SINGLE-FAMILY RESIDENTIAL STRUCTURE BUFFERING REQUIREMENTS



2 DAY LIGHT PLANE GUEST WING FRONT ELEVATION

1/8" = 1'-0"

NOTES:

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DAY LIGHT PLANE

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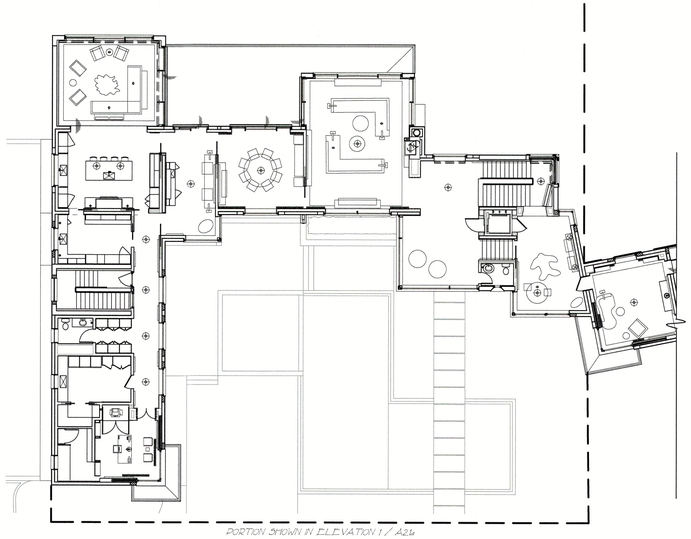
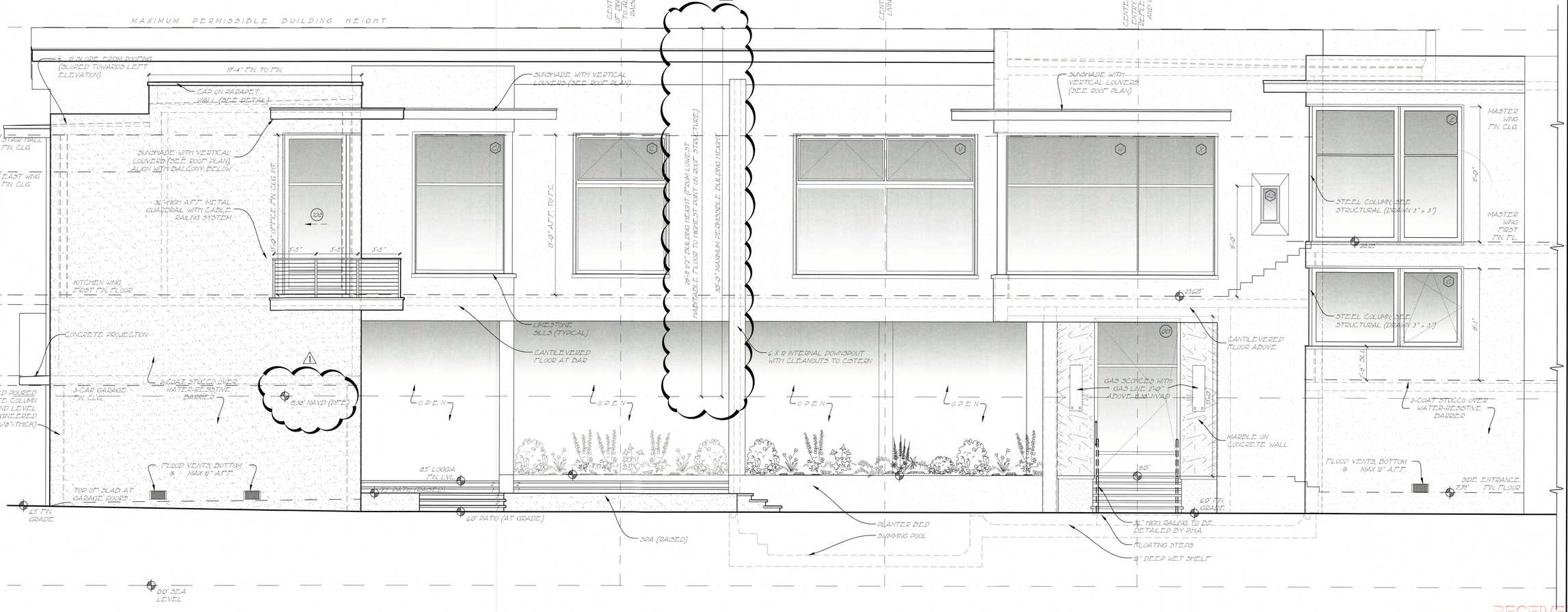


ELEVATION KEY PLAN

1/16" = 1'-0"



1 PARTIAL FRONT ELEVATION

1/4" = 1'-0"

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FRONT ELEVATION

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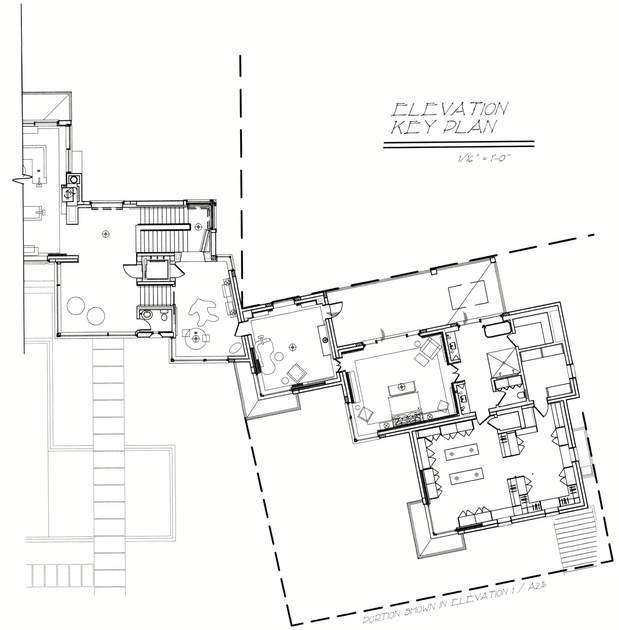

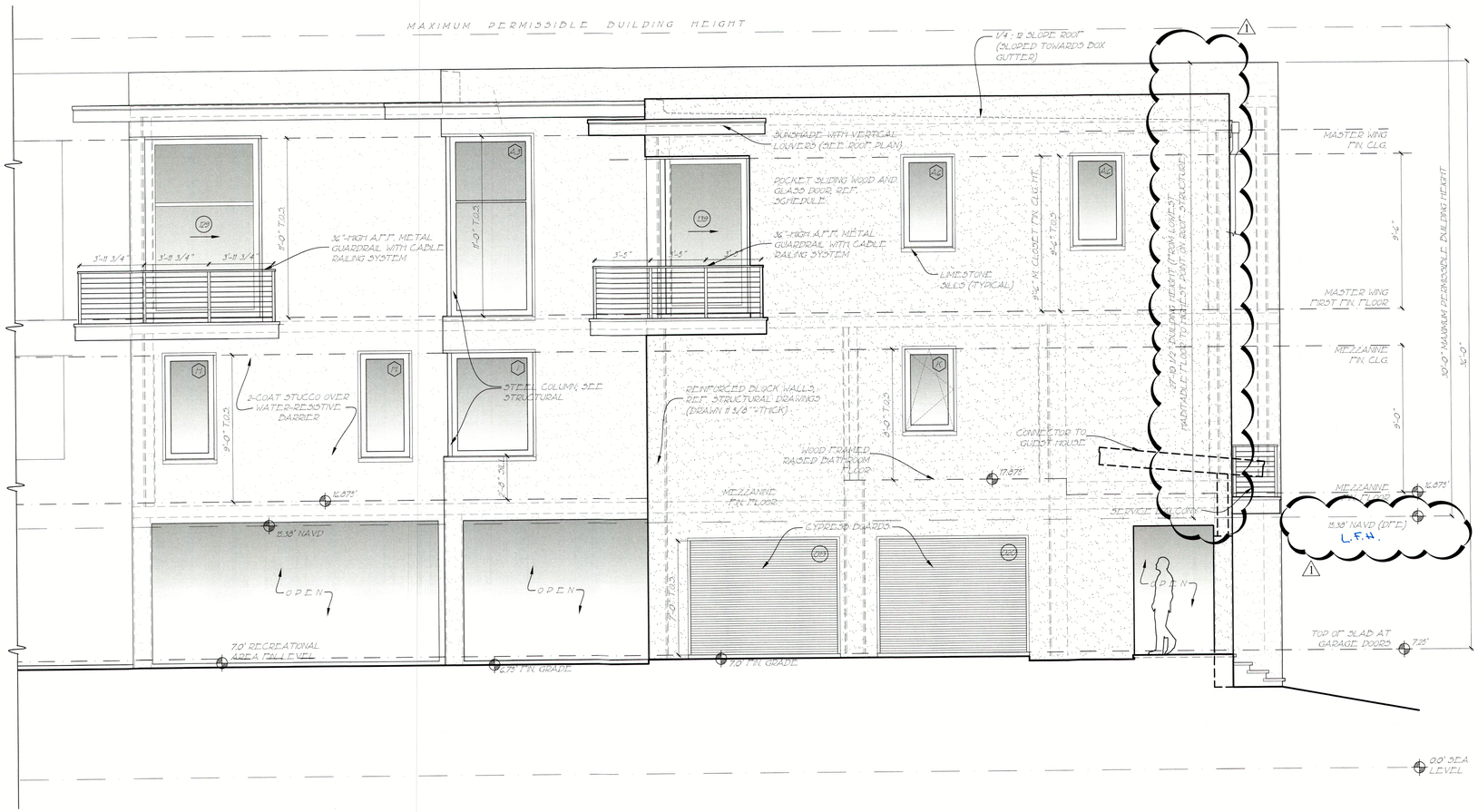

1 PARTIAL FRONT ELEVATION
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LONGBOAT KEY, FL

FRONT ELEVATION

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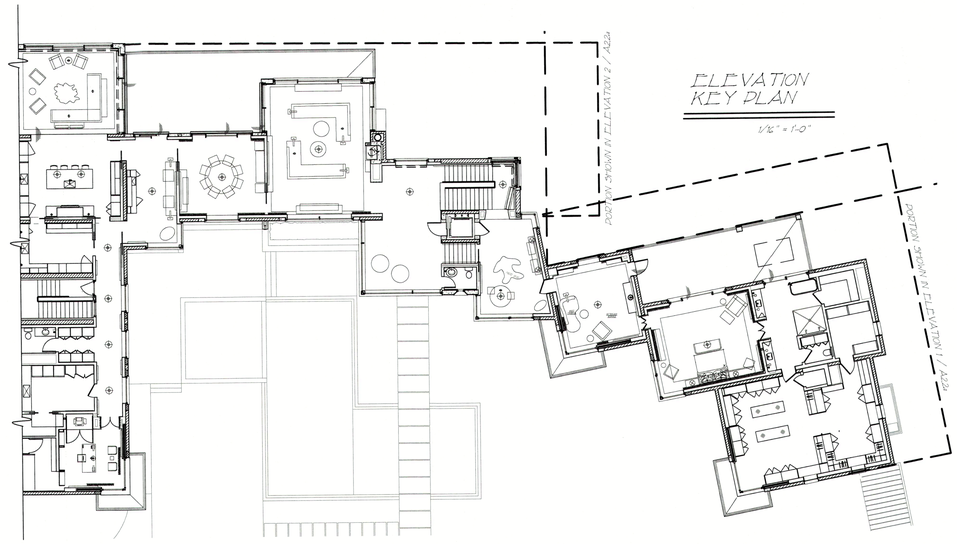

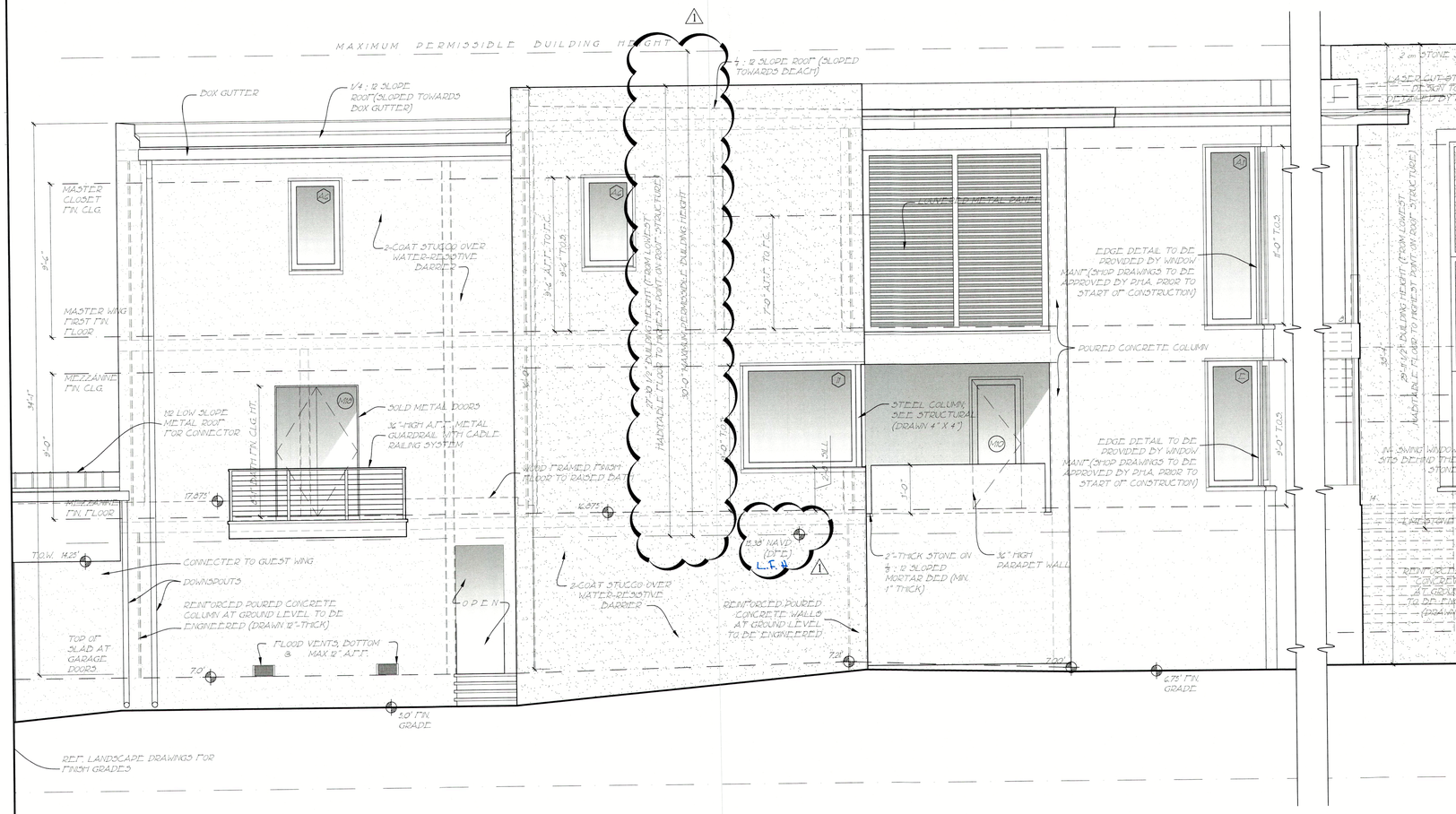

1 PARTIAL RIGHT ELEVATION
1/4" = 1'-0"

2 PARTIAL RIGHT ELEVATION
1/4" = 1'-0"

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RIGHT ELEVATION

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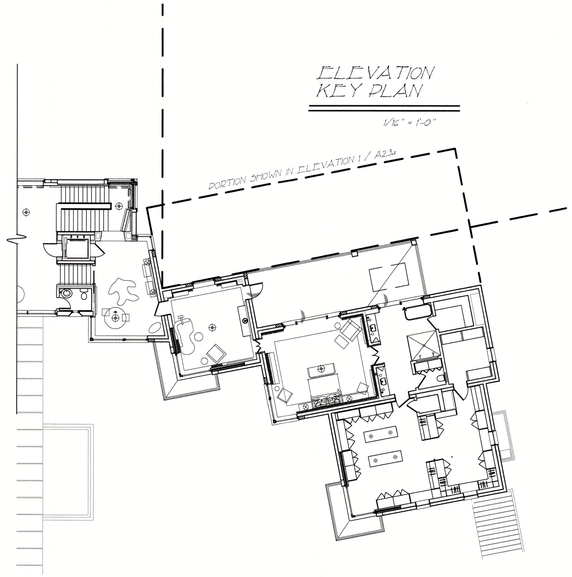

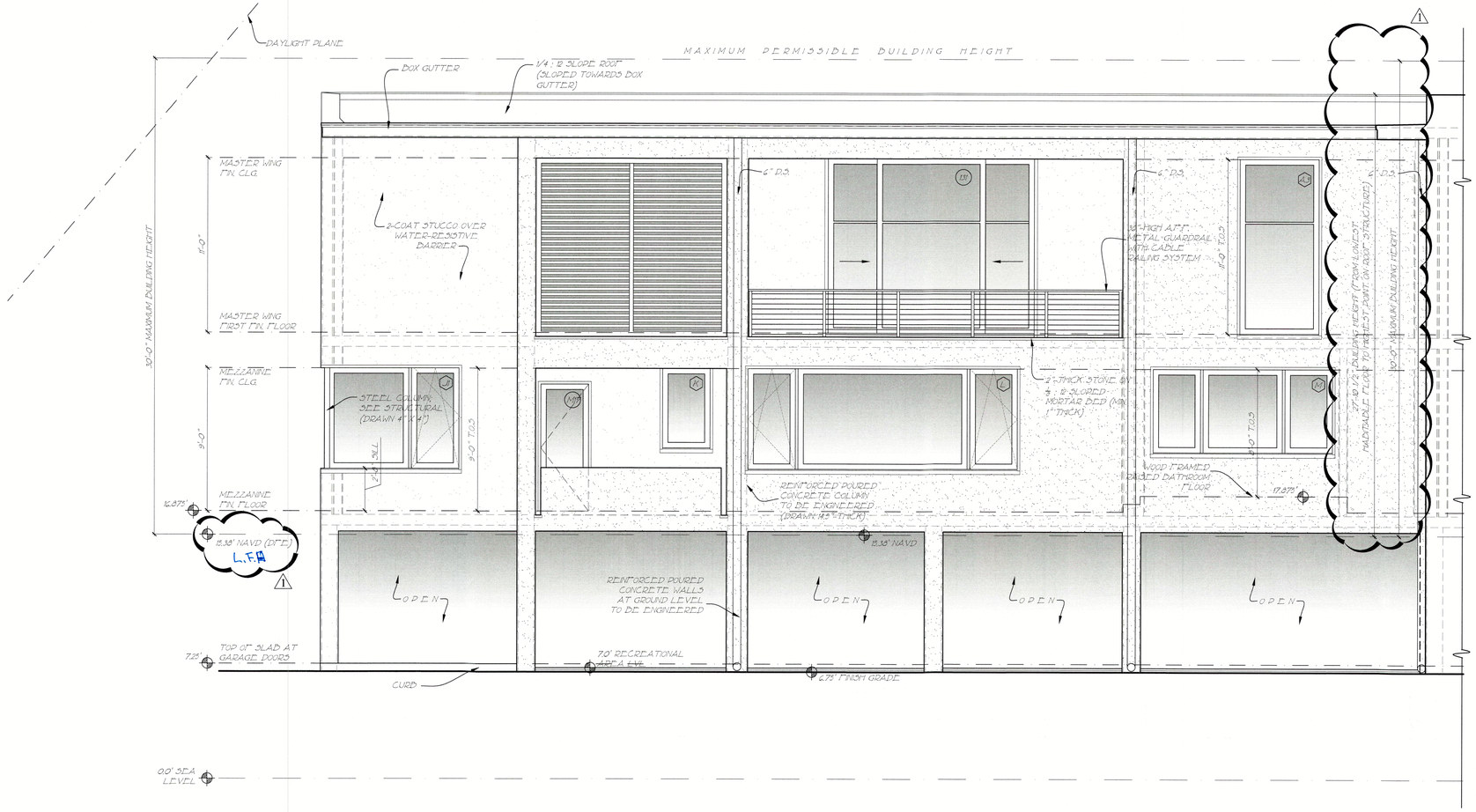

1 PARTIAL BACK ELEVATION
1/4" = 1'-0"

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BACK ELEVATION

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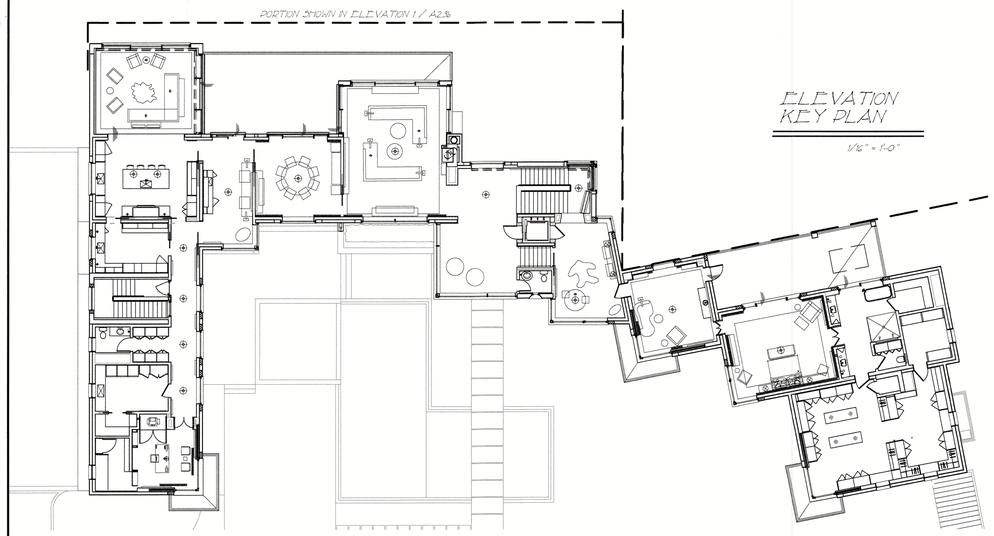
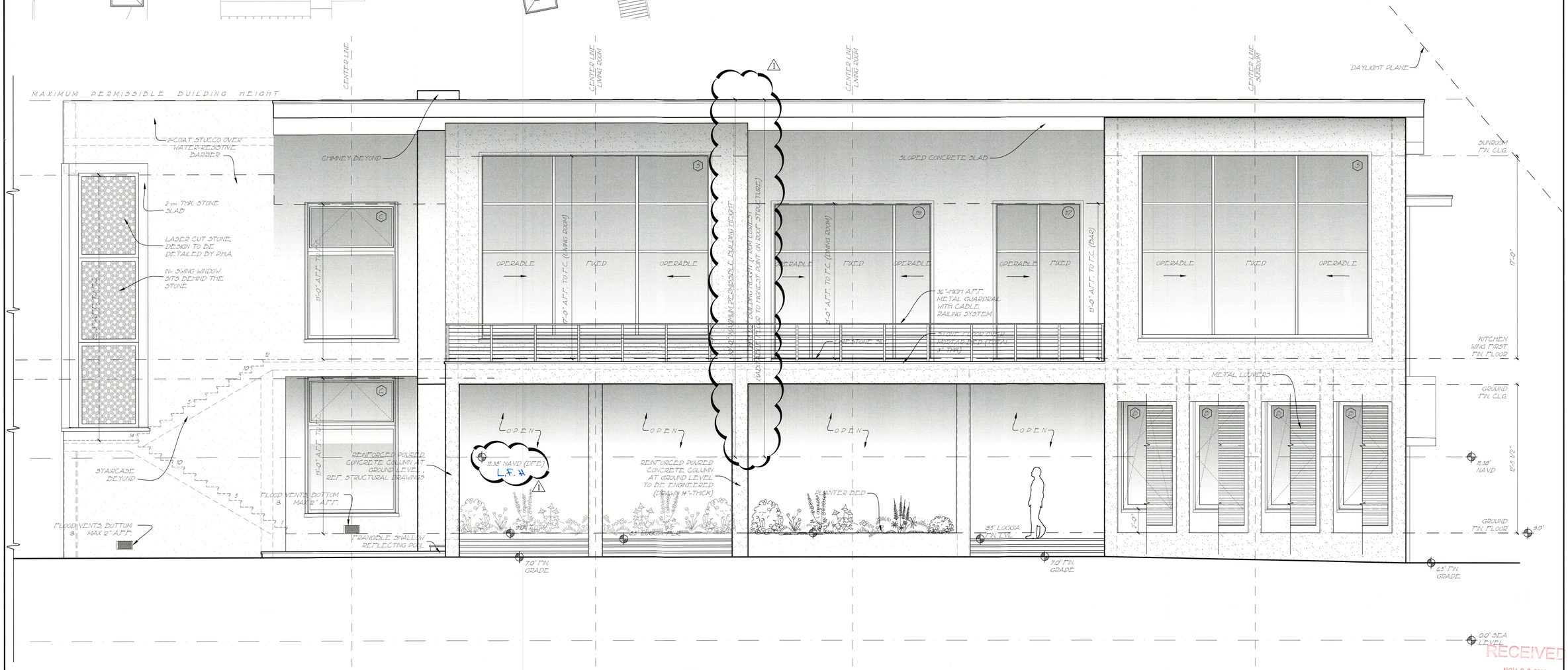
DRAWING SHEET:
A2.3a



ELEVATION KEY PLAN

1/16" = 1'-0"



1 PARTIAL BACK ELEVATION

1/4" = 1'-0"

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BACK ELEVATION

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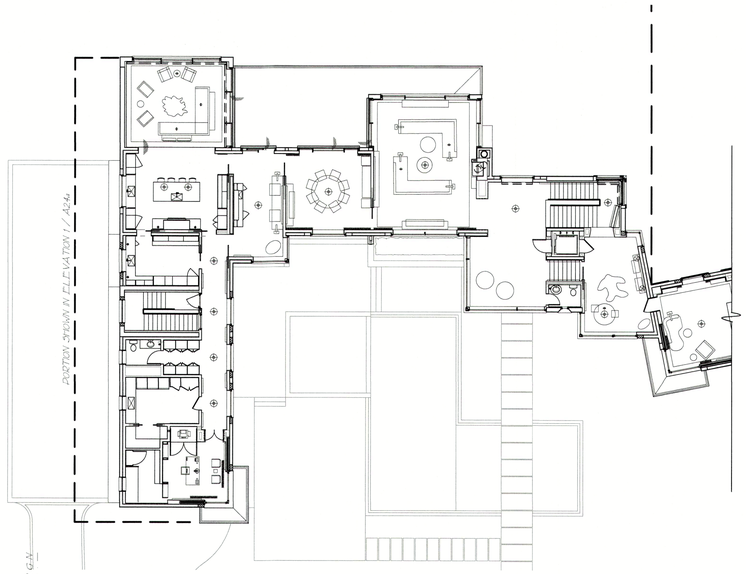
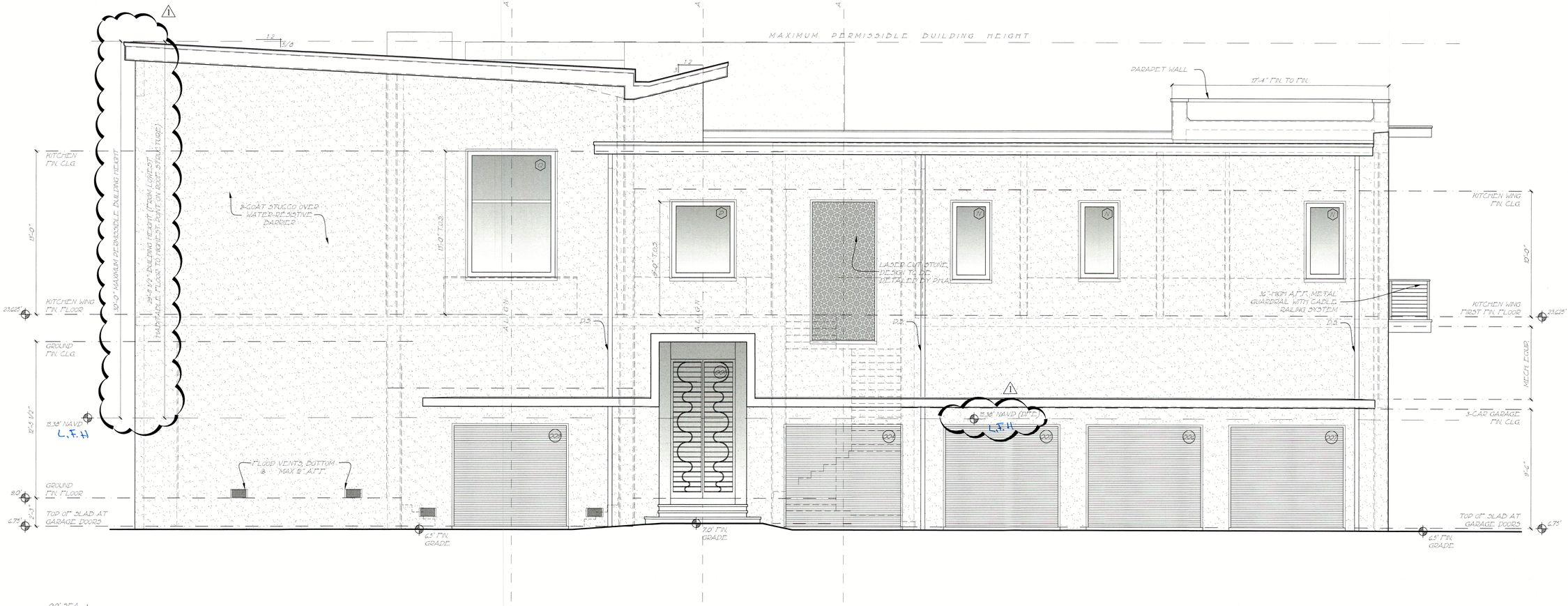
A2.3b



ELEVATION KEY PLAN

1/16" = 1'-0"



1 PARTIAL LEFT ELEVATION

1/4" = 1'-0"

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LONGBOAT KEY, FL

LEFT ELEVATION

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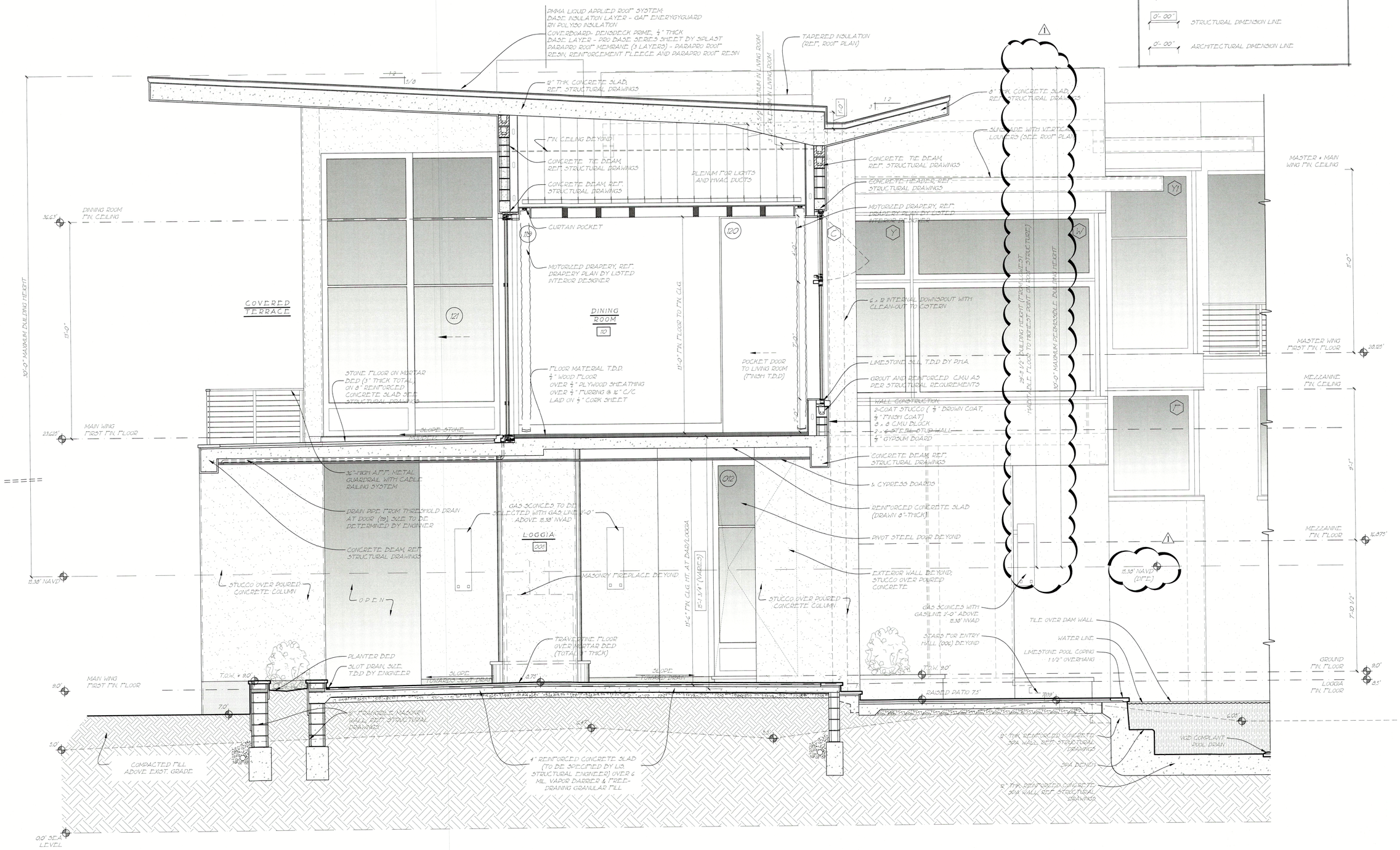
DRAWING SHEET:
A2.4a

LEGEND FOR DIMENSION LINE

+0.00 ELEVATION RELATIVE TO SEA LEVEL

0'- 00" STRUCTURAL DIMENSION LINE

0'- 00" ARCHITECTURAL DIMENSION LINE



1 BUILDING SECTION - MAIN

3/8" = 1'-0"

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BLDG. SECTION - MAIN

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A2.6

LEGEND FOR DIMENSION LINE

+0.00 ELEVATION RELATIVE TO SEA LEVEL

0'- 00" STRUCTURAL DIMENSION LINE

0'- 00" ARCHITECTURAL DIMENSION LINE

PMMA LIQUID APPLIED ROOF SYSTEM:
BASE INSULATION LAYER - GAF ENERGYGUARD RN
TAPERED POLYISO INSULATION
COVERBOARD: DENSDECK PRIME, ½" THICK
BASE LAYER - PRO BASE SERIES SHEET BY SOPLAST
PARAPRO ROOF" MEMBRANE (3 LAYERS) - PARAPRO ROOF"
RESIN, REINFORCEMENT FLEECE AND PARAPRO ROOF" RESIN

CANTILEVERED OVERHANG (DRAWN 8"-THICK)

VALLEY

GUTTER

SLOPE ¼" : 12" TOWARD GUTTER

TOP OF PARAPET WALL BEYOND

GROUT AND REINFORCED PARAPET CMU AS PER STRUCTURAL REQUIREMENTS

SUNSHADE WITH VERTICAL LOUVERS, CO-ORDINATE SPECS WITH PHA

MASTER WING T/N. CEILING

STUCCO FINISH

6" DIA. DS BEYOND

LOUVERED PANEL TO BE DETAILED BY PHA

SLOPED CONCRETE SLAB, REF. STRUCTURAL DRAWINGS AND COORDINATE SLOPE WITH ROOF DRAINAGE SHOWN ON A-1 DRAWINGS

PLENUM FOR LIGHTS AND HVAC DUCTS

REINFORCED CONCRETE SLAB (DRAWN 8"-THICK)

TERRACE

MASTER BEDROOM M01

T/FLOOR MATERIAL T.B.D.
½" WOOD FLOOR
OVER ½" PLYWOOD SHEATHING
OVER ½" FURRING @ 16" C/C
LAID ON ½" CORK SHEET

11'-3 1/4" T/N. FLR. TO T/N. CLG.

8'-0" T/N. FLR. TO T/N. CLG.

CONCRETE BEAM, REF. STRUCTURAL DRAWINGS

CONCRETE SLAB TO BE SPECIFIED BY LIC. STRUCTURAL ENGINEER

PRIMARY CLOSET 05

WALL CONSTRUCTION:
5/8" GYPSUM BOARD
2 x 6 STEEL STUD WALL
8" CMU BLOCK
7/8" METAL FURRING
5/8" GYPSUM BOARD

TO MASTER BATH

TO ELEVATOR

T/FLOOR MATERIAL T.B.D.
½" WOOD FLOOR
OVER ½" PLYWOOD SHEATHING
OVER ½" FURRING @ 16" C/C
LAID ON ½" CORK SHEET

9'-3 1/4"

MASTER CLOSET T/N. CEILING

CONCRETE TIE BEAM, REF. STRUCTURAL DRAWINGS

8" TRIANGULE MASONRY WALL SEE PLAN

WALL CONSTRUCTION:
2-COAT STUCCO (⅜" BROWN COAT, ¾" FINISH COAT)
8" CMU BLOCK
2x8 METAL STUD
5/8" GYPSUM BOARD

42" HIGH METAL GUARDRAIL WITH CAP RAIL RAILING SYSTEM

MASTER WING T/FIRST FLOOR

28.125'

MEZZANINE T/N. CEILING

PLENUM FOR LIGHTS AND HVAC DUCTS

CONCRETE BEAM, REF. STRUCTURAL DRAWINGS

EVE'S BEDROOM M04

SITTING ROOM M03

T/FLOOR MATERIAL T.B.D.
½" WOOD FLOOR
OVER ½" PLYWOOD SHEATHING
OVER ½" FURRING @ 16" C/C
LAID ON ½" CORK SHEET

TO TERRACE

TO CLOSET

TO CLOSET

9'-0" T.O.S.

20'-0" T/N. FLR. TO T/N. CLG.

9'-3"

12" MASONRY KO COURSE, REF. STRUCTURAL DRAWINGS

2"-THICK STONE ON MORTAR BED (MIN. 1" THICK)

12" MASONRY KO COURSE, REF. STRUCTURAL DRAWINGS

27'-10 1/2" BUILDING HEIGHT (FROM LOWEST HABITABLE FLOOR TO HIGHEST POINT ON ROOF STRUCTURE)

30'-0" MAXIMUM BUILDING HEIGHT

LIMESTONE SILL, T.B.D. BY PHA

WALL CONSTRUCTION:
2-COAT STUCCO (⅜" BROWN COAT, ¾" FINISH COAT)
8" CMU BLOCK
2 x 6 STEEL STUD WALL
½" GYPSUM BOARD

WALL CONSTRUCTION:
5/8" GYPSUM BOARD
2 x 6 STEEL STUD WALL
12" CMU BLOCK
7/8" METAL FURRING
5/8" GYPSUM BOARD

WALL CONSTRUCTION:
2-COAT STUCCO (⅜" BROWN COAT, ¾" FINISH COAT)
12" CMU BLOCK
7/8" METAL FURRING
5/8" GYPSUM BOARD

17.875' BATH FLOOR

20'-3 1/4" T/FLOOR TO FLOOR

20'-3 1/2" T/FLOOR TO FLOOR

9'-0"

7'-10 1/2"

16.875'

MEZZANINE T/N. FLOOR

15.38' NAVD

CONCRETE BEAM, REF. STRUCTURAL DRAWINGS

STUCCO FINISH

REINFORCED CONCRETE SLAB (DRAWN 8"-THICK)

EXTERIOR WALL BEYOND; STUCCO OVER POURED CONCRETE

CONCRETE BEAM, REF. STRUCTURAL DRAWINGS

CIRCULAR COLUMN BEYOND, REF. STRUCTURAL DRAWINGS

12" CMU WALL

LIFT BEYOND

DINO'S LIFT 005

CONCRETE BEAM, REF. STRUCTURAL DRAWINGS

12" TRIANGULE LINTEL

7'-HIGH ROLL-UP GARAGE DOOR

SLOPED CONCRETE SLAB, REF. STRUCTURAL DRAWINGS

CONCRETE COLUMN, REF. STRUCTURAL DRAWINGS

TRAVERTINE FLOOR OVER MORTAR BED (TOTAL 3" THICK)

TRAVERTINE FLOOR OVER MORTAR BED (TOTAL 3" THICK)

SLOPE ¼" : 12" AWAY FROM HOUSE

7.00

7.21' TOP OF FINISH FLOOR @ RECREATIONAL AREA

SLOPE ¼" : 6" TOWARD DRAIN

SLOT DRAIN, SEE T.B.D BY ENGINEER

8'-7 1/4" T/N. FLR. TO T/N. CLG.

9'-7 3/4"

FLOOD VENTS, BOTTOM @ MAX 12" A.F.F.

SLOPE ¼" : 12" TOWARD DOORS

7.5' T.O.S. @ GARAGE

7.06

7.25'

GROUND T/N. FLOOR

20'

TOP OF SLAB AT GARAGE DOORS

7.5'

6.75' FINISH GRADE

7.0' FINISH GRADE

SLOPED 4" REINFORCED CONCRETE SLAB (TO BE SPECIFIED BY LIC. STRUCTURAL ENGINEER) OVER 6 MIL VAPOR BARRIER & FREE-DRAINING GRANULAR FILL

4" REINFORCED CONCRETE SLAB (TO BE SPECIFIED BY LIC. STRUCTURAL ENGINEER) OVER 6 MIL VAPOR BARRIER & FREE-DRAINING GRANULAR FILL

COMPACTED FILL ABOVE EXIST. GRADE

REINFORCED CONCRETE FOUNDATION WALLS (TO BE SPECIFIED BY LIC. STRUCTURAL ENGINEER) SEE STRUCTURAL FOR DETAILS.

REINFORCED CONCRETE FOUNDATION WALLS (TO BE SPECIFIED BY LIC. STRUCTURAL ENGINEER) SEE STRUCTURAL FOR DETAILS.

0.0' SEA LEVEL

0.0' SEA LEVEL

1 BUILDING SECTION - MASTER

3/8" = 1'-0"

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PRIVATE RESIDENCE
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LONGBOAT KEY, FL

BLDG. SECTION - MASTER

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03 OCT 2023 - SD 1

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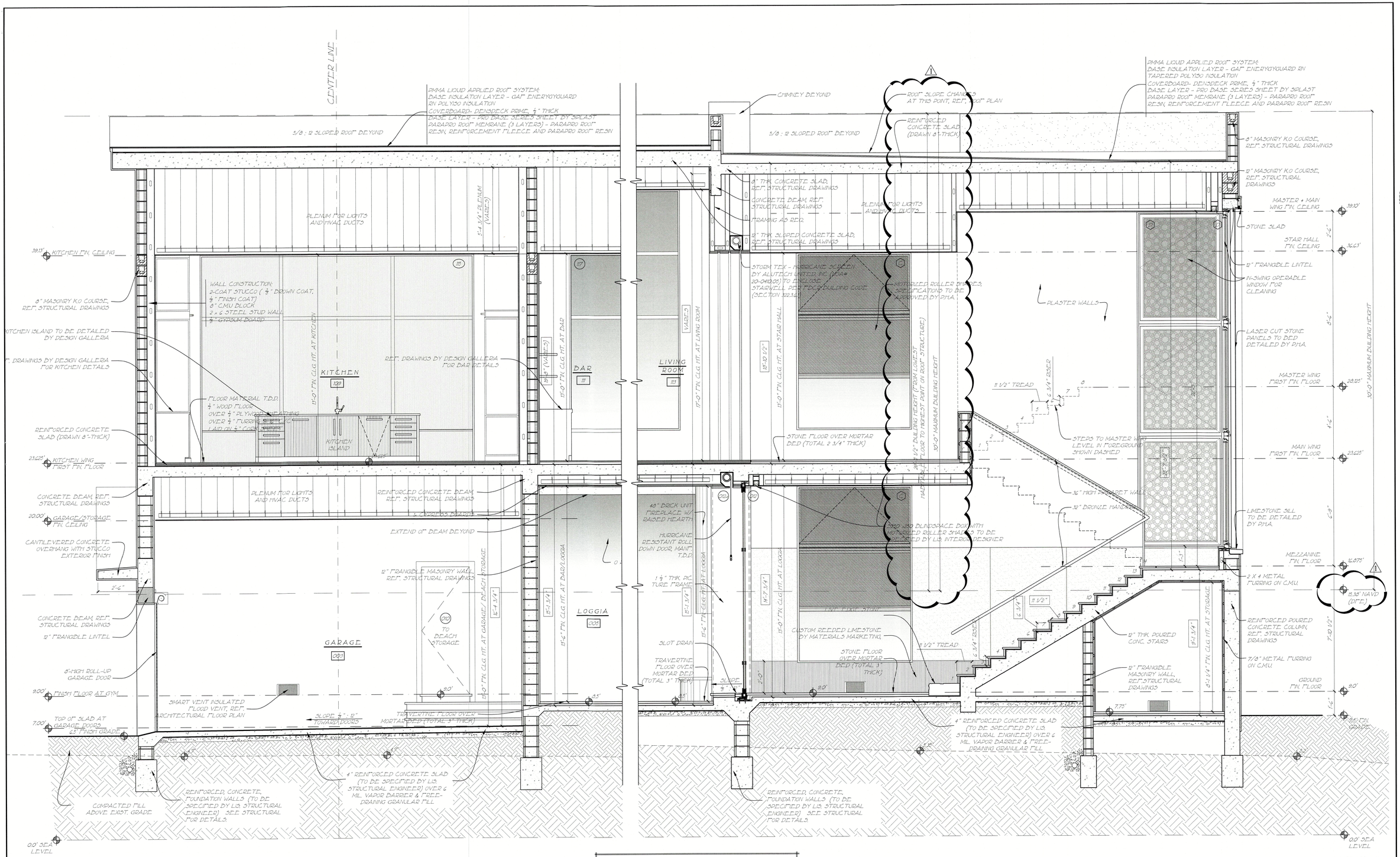
A2.7



LEGEND FOR DIMENSION LINE

- +0.00 ELEVATION RELATIVE TO SEA LEVEL
- 0'- 00" STRUCTURAL DIMENSION LINE
- 0'- 00" ARCHITECTURAL DIMENSION LINE

1 BUILDING SECTION - STAIR

3/8" = 1'-0"

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BLDG. SECTION - STAIR

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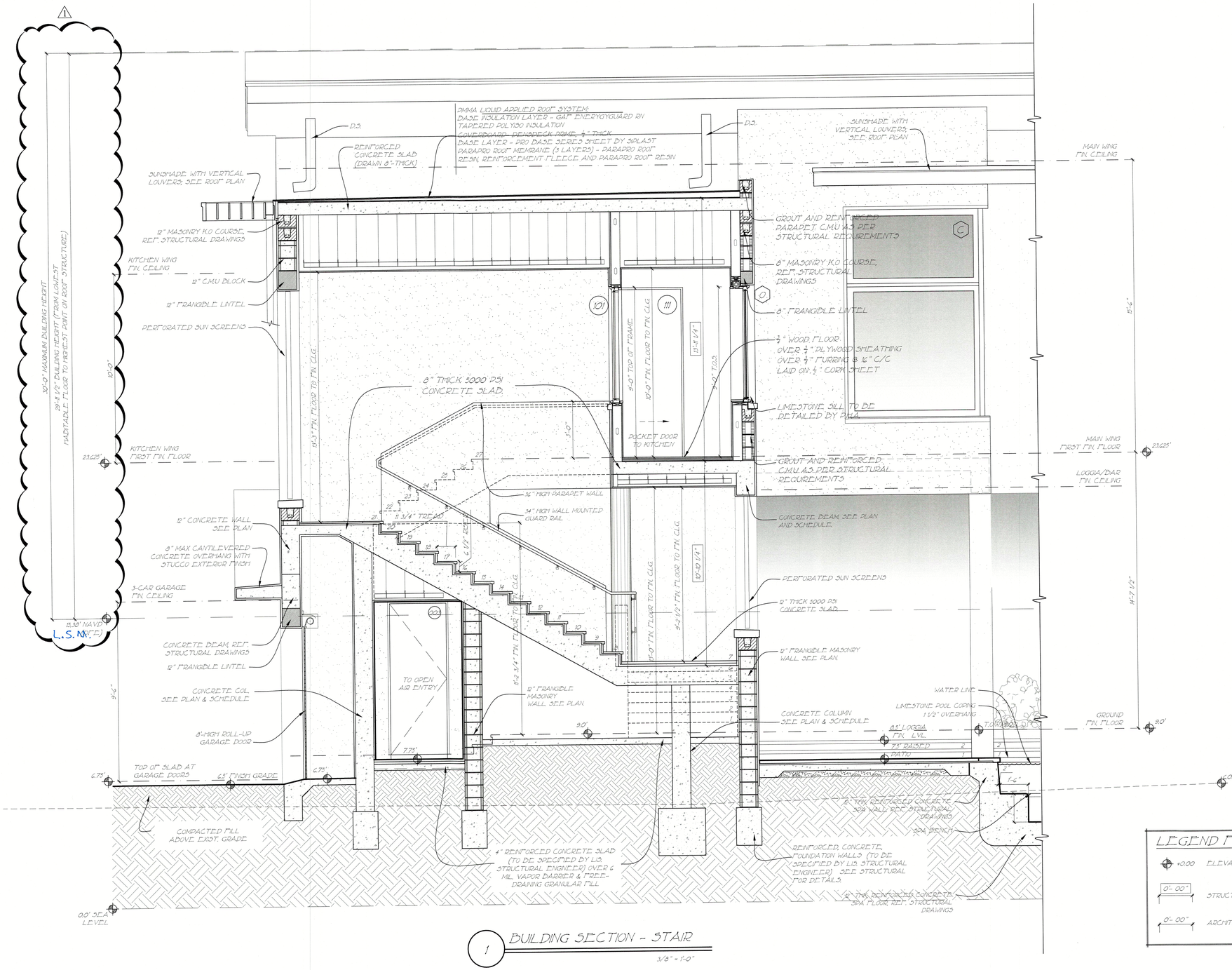

1 BUILDING SECTION - STAIR

3/8" = 1'-0"

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BLDG. SECTION - STAIR

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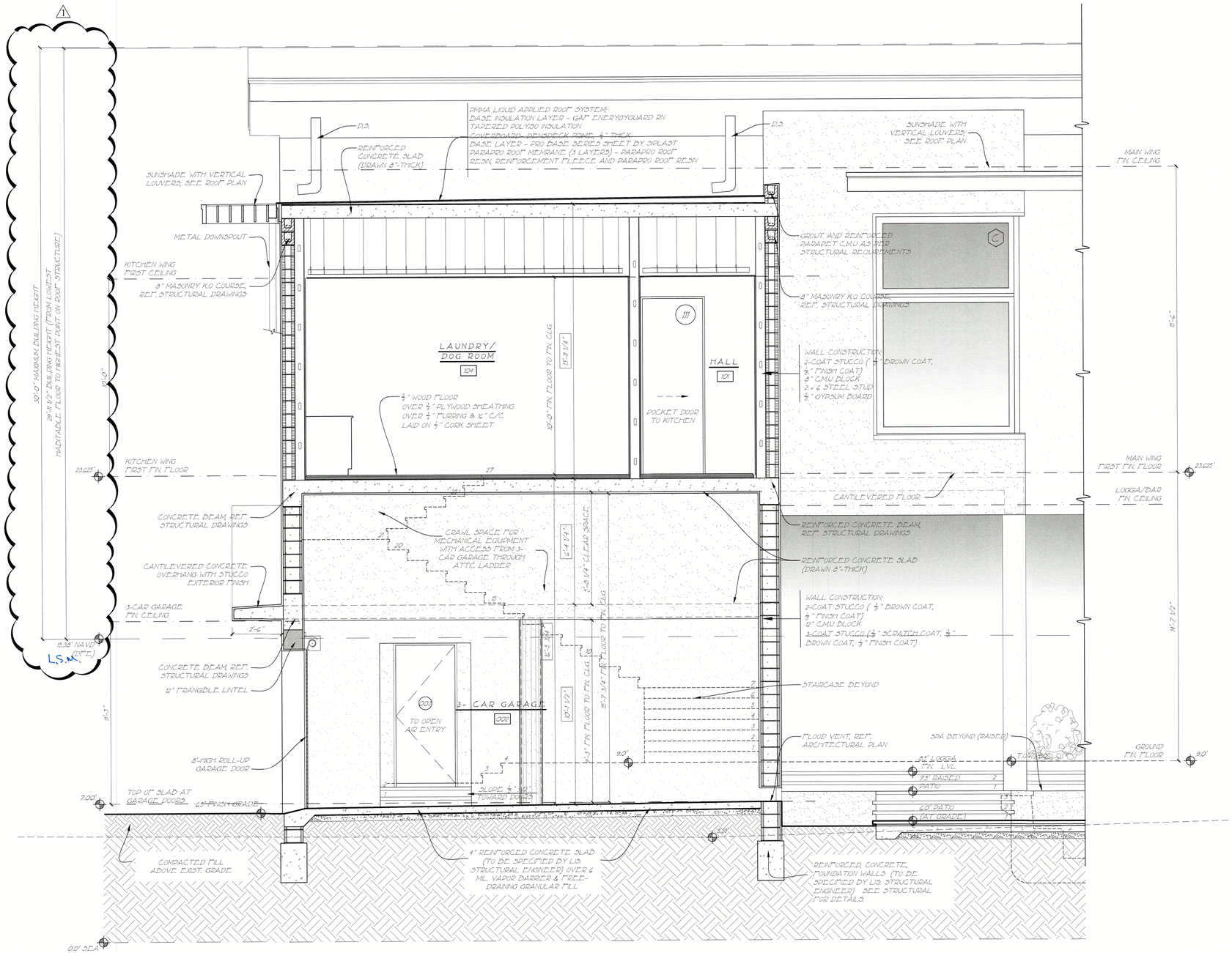

LEGEND FOR DIMENSION LINE

+0.00	ELEVATION RELATIVE TO SEA LEVEL
0'- 00"	STRUCTURAL DIMENSION LINE
0'- 00"	ARCHITECTURAL DIMENSION LINE

1 BUILDING SECTION - 3-CAR GARAGE

3/8" = 1'-0"

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BLDG. SECTION - GARAGE

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BLDG. SECTION - BAR

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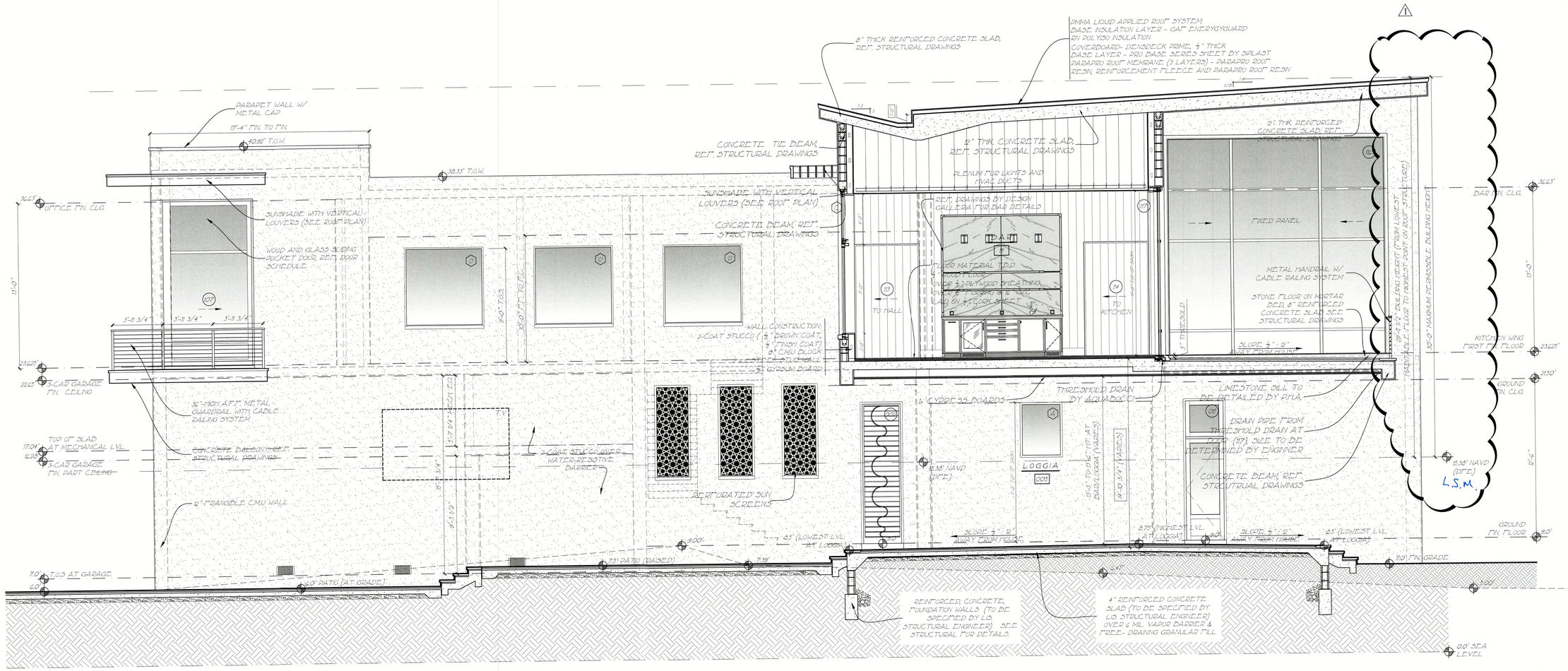
LEGEND FOR DIMENSION LINE

+0.00 ELEVATION RELATIVE TO SEA LEVEL

0'- 00" STRUCTURAL DIMENSION LINE

0'- 00" ARCHITECTURAL DIMENSION LINE



1 BUILDING SECTION - MAIN / BAR (EXTERIOR ELEVATION FACING POOL)
1/4" = 1'-0"

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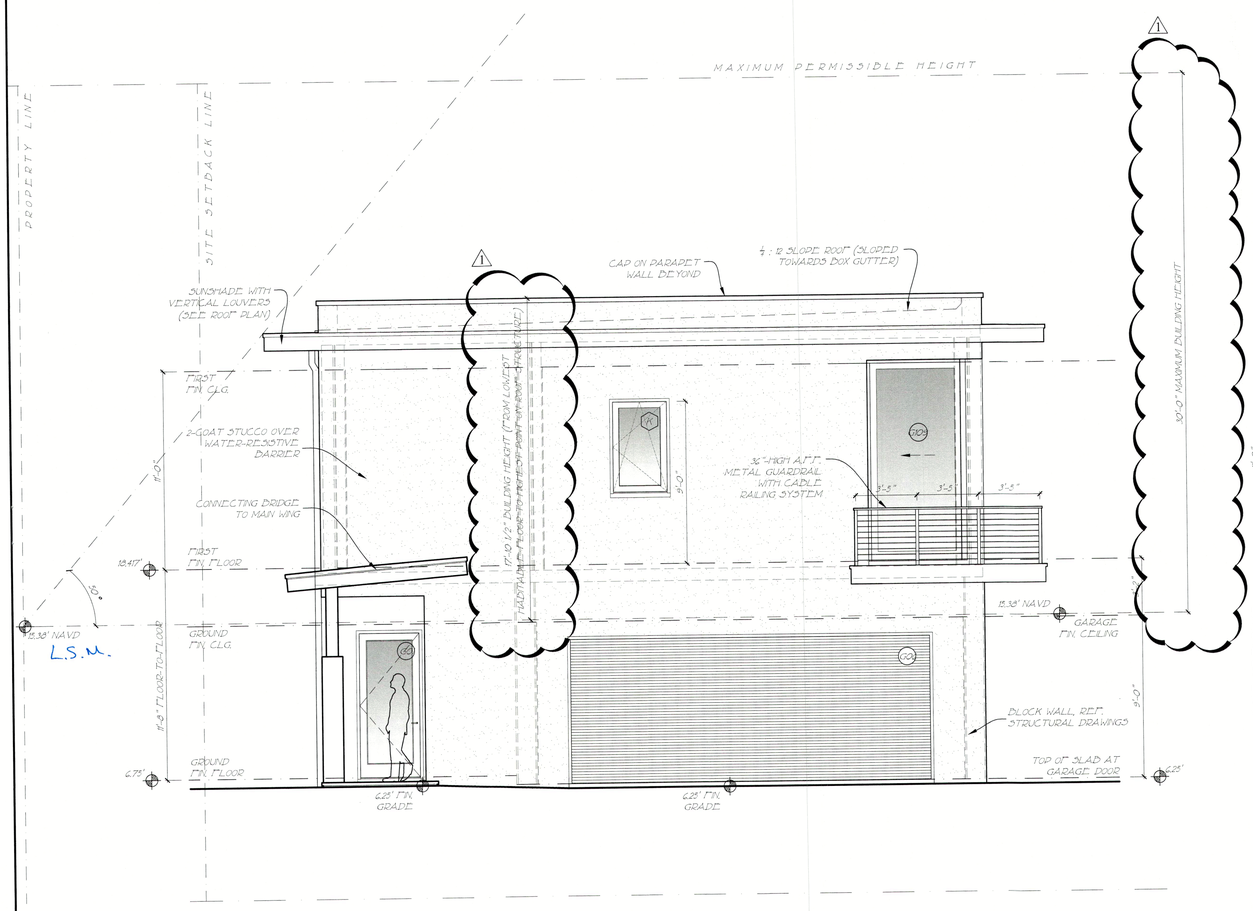

1 GUEST HOUSE FRONT ELEVATION
1/4" = 1'-0"

2 GUEST HOUSE RIGHT ELEVATION
1/4" = 1'-0"

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DANIEL W. COOK
AR98113
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GUEST WING ELEV.

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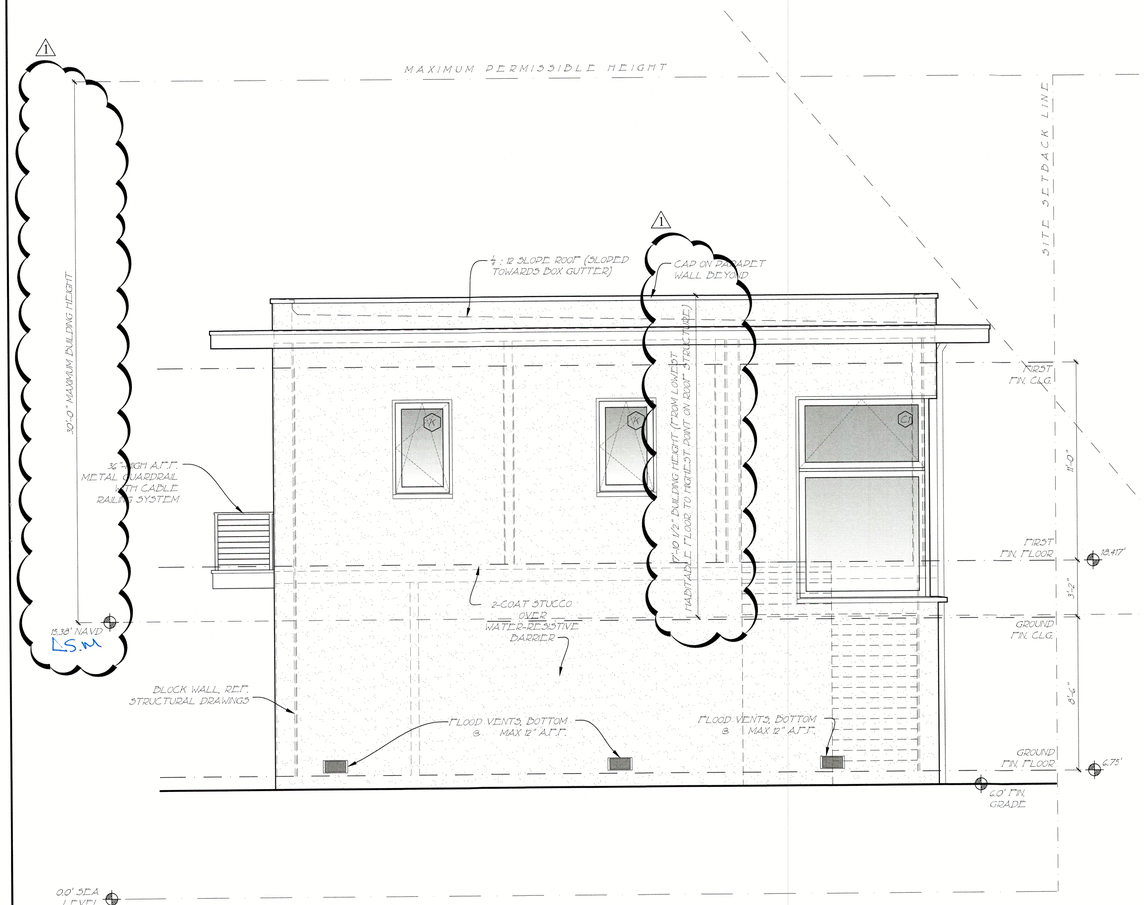
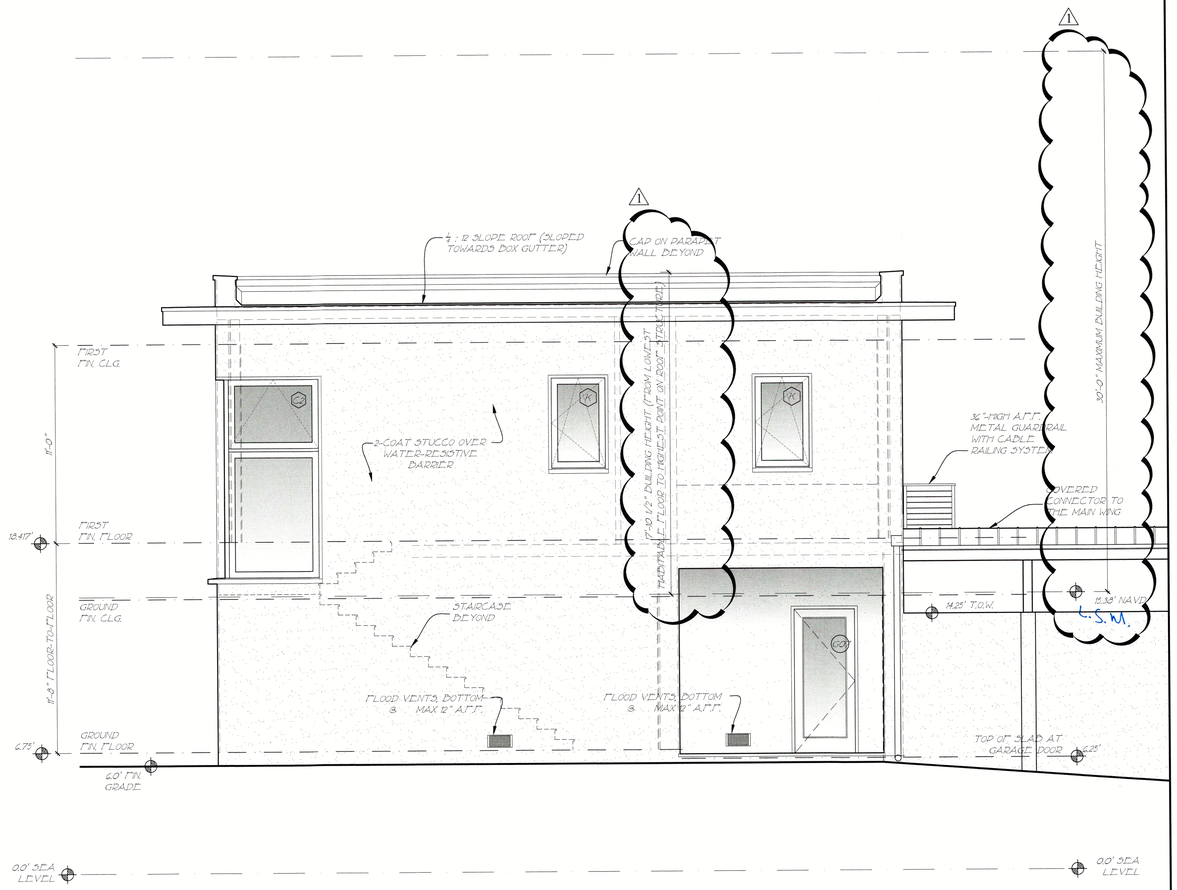


1 GUEST HOUSE BACK ELEVATION

1/4" = 1'-0"



2 GUEST HOUSE LEFT ELEVATION

1/4" = 1'-0"

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STATE OF FLORIDA
DANIEL W. COOK
AR 99147
REGISTERED ARCHITECT

A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

GUEST WING ELEV.

REVISIONS:
03 OCT 2023 - SD 1

DATE: 04 APRIL 2023
DRAWN BY: SD
CHECKED BY: COH

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

DOOR SCHEDULE

	NUMBER	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	TYPE	HARDWARE	REMARKS
	GROUND FLOOR - MAIN WING								
**	001	PAIR 2'-6"	11'-0"	PER SPEC.	BRONZE/BRASS	-	A		ENTRY GATE
**	002	3'-0"	11'-0"	PER SPEC.	BRONZE/BRASS	-	B		ENTRY GATE
	003	3'-0"	8'-0"	1 3/4"	WOOD		INT		
**	004	9'-2 1/2"	8'-0"	PER SPEC.		-	C		4 PANEL ROLL-UP DOOR TO MEET IMPACT RESISTANCE REQ.
**	005	9'-0"	8'-0"	PER SPEC.		-	D		4 PANEL ROLL-UP DOOR TO MEET IMPACT RESISTANCE REQ.
**	006	9'-0"	8'-0"	PER SPEC.		-	D		4 PANEL ROLL-UP DOOR TO MEET IMPACT RESISTANCE REQ.
**	007	9'-0"	8'-0"	PER SPEC.		-	D		4 PANEL ROLL-UP DOOR TO MEET IMPACT RESISTANCE REQ.
	008	3'-0"	8'-0"	1 3/4"	WOOD		INT		
**	009	9'-0"	8'-0"	PER SPEC.			D		4 PANEL ROLL-UP DOOR TO MEET IMPACT RESISTANCE REQ.
	010	3'-0"	8'-0"	1 3/4"	WOOD		INT		
**	011(T)	3'-4"T.	11'-2 1/2"T.	PER SPEC.	WOOD & GLASS		E		CUT-SWING DOOR MULLED TO DIRECT GLAZED FIXED ABOVE
	012	4'-11 3/4"	12'-10 1/2"	PER SPEC.	STEEL & GLASS		F		IN-SWING PIVOT DOOR (MOTORIZED LOCKING MECHANISM)
**	012a	4'-11 3/4"	13'-0"	PER SPEC.	METAL		A1		HURRICANE RESISTANT ROLL DOWN DOOR (MANF. T.B.D.)
	013	7'-0"	12'-10 1/2"	PER SPEC.	STEEL & GLASS	-	G		IN-SWING PIVOT DOOR (MOTORIZED LOCKING MECHANISM)
	014	3'-0"	9'-0"	1 3/4"	WOOD		INT		ELEVATOR DOOR
	015	2'-8 1/2"	9'-0"	PER SPEC.	STONE SLAB	-	H		IN-SWING PIVOT DOOR (VERIFY CLEAR OPENING ON SITE)
**	015a	7'-0"	13'-0"	PER SPEC.	METAL		A2		HURRICANE RESISTANT ROLL DOWN DOOR (MANF. T.B.D.)
	016	PAIR 2'-6"	8'-0"	1 3/4"	WOOD		INT		
**	017	PAIR 2'-6"	8'-0"	1 3/4"	WOOD		INT		IMPACT RESISTANT DOOR
**	018(T)	3'-9 1/4"T.	7'-3"T.	PER SPEC.	WOOD & GLASS		J		IMPACT RESISTANT DOOR, TURTLE GLASS
**	019	9'-0"	7'-0"	PER SPEC.		-	I		4 PANEL ROLL-UP DOOR TO MEET IMPACT RESISTANCE REQ.
**	020	9'-0"	7'-0"	PER SPEC.		-	I		4 PANEL ROLL-UP DOOR TO MEET IMPACT RESISTANCE REQ.
	021	3'-0"	8'-0"	1 3/4"	WOOD		INT		ELEVATOR DOOR
	GROUND FLOOR - GUEST WING								
**	G01	3'-4"T.	8'-3"T.	PER SPEC.	WOOD & GLASS		G-J		
	G02	3'-0"	8'-0"	1 3/4"	WOOD		INT		
	G03	3'-0"	8'-0"	1 3/4"	WOOD		INT		
	G04	3'-4"	8'-0"	1 3/4"	WOOD		INT		
	G05	3'-0"	8'-0"	1 3/4"	WOOD		INT		
**	G06	20'-0"	8'-0"	PER SPEC.			K		4 PANEL ROLL-UP DOOR TO MEET IMPACT RESISTANCE REQ.
**	G07	3'-4"T.	8'-3"T.	PER SPEC.	WOOD & GLASS		G-J		
**	G08	3'-4"T.	8'-3"T.	PER SPEC.	WOOD & GLASS		G-J		
	MEZZANINE FLOOR								
	M01	PAIR 1'-5 5/8"	8'-10 3/4"	1 3/4"	WOOD		INT-2		DOORS TO SIT FLUSH WITH JAMB
	M01a	3'-0"	8'-10 3/4"	1 3/4"	WOOD				HURRICANE RESISTANT SCREEN, MANF. T.B.D.
	M02	3'-0"	8'-0"	1 3/4"	WOOD		INT		ELEVATOR DOOR
	M03	3'-0" JID	8'-0"	1 3/4"	WOOD	PAINTED	FLUSH JD		
	M04	NOT USED							
	M05	3'-0"	8'-0"	1 3/4"	WOOD		INT		
	M06	3'-0"	8'-0"	1 3/4"	WOOD		INT		
	M07	3'-0"	7'-10 3/4"	1 3/4"	WOOD		INT		
	M08	3'-0"	7'-11"	-	-	-	CASED OPENING		
	M09	2'-6 3/4"	7'-6"	1/2"	TEMP. GLASS	-	-		TEMPERED GLASS SHOWER DOOR
**	M10(T)	3'-3"T.	8'-4 1/8"T.	PER SPEC.	WOOD & GLASS	-	L1		
	M11	PKT. 3'-0"	8'-0"	1 3/4"	WOOD		INT		POCKET DOOR
	M12	3'-0"	8'-0"	1 3/4"	WOOD		INT		
	M13	3'-0"	7'-10 3/4"	-	-	-	CASED OPENING		THICKENED JAMB, REF. FLOOR PLAN
	M14	PKT. 3'-0"	7'-10 3/4"	1 3/4"	WOOD		INT		POCKET DOOR
	M15	PKT. 3'-0"	7'-10 3/4"	1 3/4"	WOOD		INT		POCKET DOOR
	M16	2'-11 1/4"	7'-6"	1/2"	TEMP. GLASS	-	-		TEMPERED GLASS SHOWER DOOR
**	M17(T)	3'-3"T.	8'-4 1/8"T.	PER SPEC.	WOOD & GLASS	-	L1		
**	M18	PAIR 2'-6"	8'-0"	PER SPEC.	METAL	-	M		
	FIRST FLOOR - MAIN WING								
**	101	4'-2 3/8"T.	9'-11/2"T.	PER SPEC.	WOOD & GLASS	-	L2		CUT-SWING DOOR WITH DIRECT GLAZED FIXED
	102	3'-0"	8'-0"	1 3/4"	WOOD		INT		
	103	3'-0"	8'-0"	1 3/4"	WOOD		INT		
	104	PAIR PKT. 2'-0"	8'-0"	1 3/4"	WOOD		INT		POCKET DOORS
	105	PAIR 2'-0"	9'-9 1/2"	1 3/4"	WOOD		INT		DOORS TO SIT FLUSH WITH JAMB
	106	JBD/ PAIR 3'-0"	8'-2 1/2"	1 3/4"	WOOD		INT		SLIDE BACK DOOR (FIN. MATERIAL TO MATCH ADJ. WALL)
**	107	PKT. 7'-0"	12'-10 1/4"	PER SPEC.	WOOD & GLASS		N		LIFT AND SLIDE POCKET DOOR
**	108	PKT. 5'-0"	12'-10 1/4"	PER SPEC.	WOOD & GLASS		O		LIFT AND SLIDE POCKET DOOR
	109	3'-2"	8'-9 1/2"		WOOD		P		HIDDEN BOOKCASE DOOR, CODE OPERATED
	110	PKT. 3'-6"	8'-9 3/4"	1 3/4"	WOOD		INT		POCKET DOOR (SASH HEIGHT TO MATCH DOOR 101)
	111	PKT. 3'-3"	8'-9 3/4"	1 3/4"	WOOD		INT		POCKET DOOR (SASH HEIGHT TO MATCH DOOR 101)
	112	PKT. 3'-3"	8'-9 3/4"	1 3/4"	WOOD		INT		POCKET DOOR (SASH HEIGHT TO MATCH DOOR 101)
	113	PKT. 4'-7"	8'-9 3/4"	1 3/4"	WOOD		INT		POCKET DOOR (SASH HEIGHT TO MATCH DOOR 101)
	114	PKT. 4'-7"	8'-9 3/4"	1 3/4"	WOOD		INT		POCKET DOOR (SASH HEIGHT TO MATCH DOOR 101)
	115	17'-0"	12'-10 3/4"	-	-	-	CASED OPENING		
**	116(T)	17'-0" GL.	16'-10 3/4" GL.	PER SPEC.	STEEL & GLASS	-	Q		2 OPERABLE / 1 FIXED MOTORIZED SLIDING DOOR
**	117(T)	17'-0" GL.	12'-10 3/4" GL.	PER SPEC.	STEEL & GLASS	-	R		1 OPERABLE / 1 FIXED MOTORIZED SLIDING DOOR
	118	PKT. 5'-0"	13'-0"	1 3/4"	WOOD		INT		POCKET DOOR
**	119(T)	13'-0" GL.	12'-10 3/4" GL.	PER SPEC.	STEEL & GLASS	-	S		2 OPERABLE / 1 FIXED MOTORIZED SLIDING DOOR
	120	PKT. 5'-0"	13'-0"	1 3/4"	WOOD		INT		POCKET DOOR
**	121(T)	10'-2 1/4" GL.	16'-10 3/4" GL.	PER SPEC.	STEEL & GLASS	-	T		1 OPERABLE / 1 FIXED MOTORIZED SLIDING DOOR
	122	7'-0"	13'-0"	PER SPEC.	WOOD		INT		ROLL DOWN DOOR TO ENCLOSE STAIRCASE, MANF. T.B.D.
	123	3'-0"	8'-0"	1 3/4"	WOOD		INT		ELEVATOR DOOR AT MAIN WING LEVEL
	124	2'-6"	8'-0"	1 3/4"	WOOD		INT		
	125	3'-0"	6'-11"	1 3/4"	WOOD		INT		ELEVATOR DOOR AT MASTER WING LEVEL
	125a	PKT. 4'-0"	6'-11"	1 3/4"	WOOD		INT		POCKET DOOR
	125b	5'-0"	4'-11"		WOOD		INT		STUD FRAMED DOOR (VERIFY HEIGHT W/ INT. DESIGNER)
	126	3'-0"	6'-11"		WOOD & BRASS		INT-1		CUSTOM WOOD AND BRASS DOOR, MANF. T.B.D.
**	127(T)	3'-3"T.	8'-4 1/8"T.	PER SPEC.	WOOD & GLASS	-	L1		
**	128	PKT. 5'-0"	12'-10 1/4"T.	PER SPEC.	WOOD & GLASS	-	U		LIFT AND SLIDE POCKET DOOR
**	129	PKT. 7'-0"	12'-10 1/4"T.	PER SPEC.	WOOD & GLASS	-	V		LIFT AND SLIDE POCKET DOOR
	130	PAIR 1'-6"	8'-0"	1 3/4"	BRASS		INT-2		CUSTOM WOOD AND BRASS DOOR WITH THK. JAMB, MANF. T.B.D.
**	131(T)	13'-0"T.	11'-2 3/8"T.	2 1/4"	WOOD & GLASS	-	W		2 OPERABLE, 1 FIXED LIFT AND SLIDE DOOR
	132	PAIR 2'-0"	8'-0"	1 3/4"	WOOD		INT		DOORS TO SIT FLUSH WITH JAMB
**	133(T)	15'-8 3/4"T.	11'-2 3/8"	2 1/4"	WOOD & GLASS	-	X		(2) 3'-0" SASH OPERABLE, POCKET LIFT AND SLIDE DOOR
	134	3'-0"	8'-0"	1 3/4"	WOOD		INT		
	135	3'-0"	7'-0"	1 3/4"	WOOD		INT		
	136	3'-0"	8'-0"	1 3/4"	WOOD		INT		
	137	3'-0"	8'-0"	1 3/4"	WOOD		INT		ELEVATOR DOOR
**	138	PKT. 7'-0"	9'-9 7/8"T.	2 1/4"	WOOD & GLASS	-	Y		1 SASH OPERABLE POCKET LIFT & SLIDE DOOR
**	139	PKT. 5'-0"	9'-9 7/8"T.	2 1/4"	WOOD & GLASS	-	Z		1 SASH OPERABLE POCKET LIFT & SLIDE DOOR
	140	3'-0"	8'-0"	1 3/4"	WOOD		INT		

GROUND FLOOR - GUEST WING

DOOR SCHEDULE

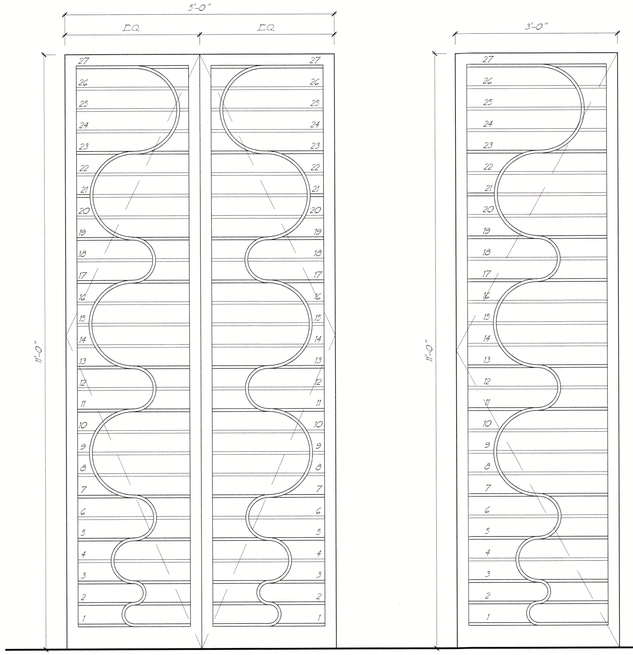
	NUMBER	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	TYPE	HARDWARE	REMARKS
	FIRST FLOOR - GUEST WING								
	G101	9'-4 3/4"T.	9'-0"T.	PER SPEC.	WOOD & GLASS		G-L2		OUT-SWING DOOR WITH DIRECT GLAZED FIXED, MANF. T.B.D.
	G102	3'-0"	8'-0"	1 3/4"	WOOD		INT		
	G103	3'-0"	8'-0"	1 3/4"	WOOD		INT		
	G104	3'-0"	8'-0"	1 3/4"	WOOD		INT		
	G105	2'-8"	8'-0"	1 3/4"	WOOD		INT		
	G106	2'-6"	T.B.D.	1/2"			-		TEMPERED GLASS SHOWER DOOR
	G107	3'-0"	8'-0"	1 3/4"	WOOD		INT		
**	G108	PKT. 7'-0"	11'-3 7/8"T.	PER SPEC.	WOOD & GLASS	-	G-U		LIFT AND SLIDE POCKET DOORS
**	G109	PKT. 5'-0"	11'-3 7/8"T.	PER SPEC.	WOOD & GLASS	-	G-V		LIFT AND SLIDE POCKET DOORS
	G110	5'-0"	8'-0"	-	-	-	CASED OPENING		

NOTES:
1) ALL CASED OPENINGS ARE INDICATED BY FINISHED DIMENSION.
2) GLASS IN ALL DOORS & SIDELITES TO BE TEMPERED HIGH PERFORMANCE IMPACT-RESISTANT.
3) ALL SHOWER DOORS & ENCLOSURES TO BE TEMPERED GLASS.
4) ** INDICATES AN EXTERIOR DOOR
5) (T) INDICATES TURTLE GLASS
6) T. INDICATES FRAME WIDTH

1 DOOR SCHEDULE

2 DOOR ELEVATION

3/4" = 1'-0"



BRONZE/BRASS - GATE
EXTERIOR LOCK SET HARDWARE (T.B.D.)

BRONZE/BRASS - GATE
EXTERIOR LOCK SET HARDWARE (T.B.D.)

4 PANEL ROLL UP DOOR (TO MEET IMPACT RESISTANT)

A (001) - OPEN AIR ENTRY (001)

B (002) - OPEN AIR ENTRY (001)

C (004) - GARBAGE

3 TURTLE GLASS SPECS.

TISCHLER UND SOHN
Tischler und Sohn (U.S.A.) Limited
Six Suburban Avenue
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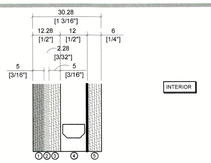
Website: www.tischlerwindows.com

Tischler Glass Type #29

Dade County Insulated with
Grey Tint Glass Low-E



Glazing From External To Internal:

Pane 1
① 5 mm (3/16") Grey Heat Strengthened Glass
② 2.28 mm interlayer (0.09") Saflex RB (2,28mm) or Saflex VS02 (1,9mm)
③ 5 mm (3/16") Clear Heat Strengthened Glass

Spacer
④ 12 mm (1/2") Air Space, 90% Argon Filled

Pane 2
⑤ 6 mm (1/4") Clear Annealed or Tempered Glass with Low-E Coating

Results:
Visible Light (NFRC 100-2010)
Daylight Transmittance TV= 39%

Thermal Properties (NFRC 100-2010)
U-Value = 0.23
R-value = 4.37

Solar Energy (NFRC 100-2010)
Shading Coefficient [g/0.87] = 0.36
SHGC = 0.32

Sound Reduction
STC = 40

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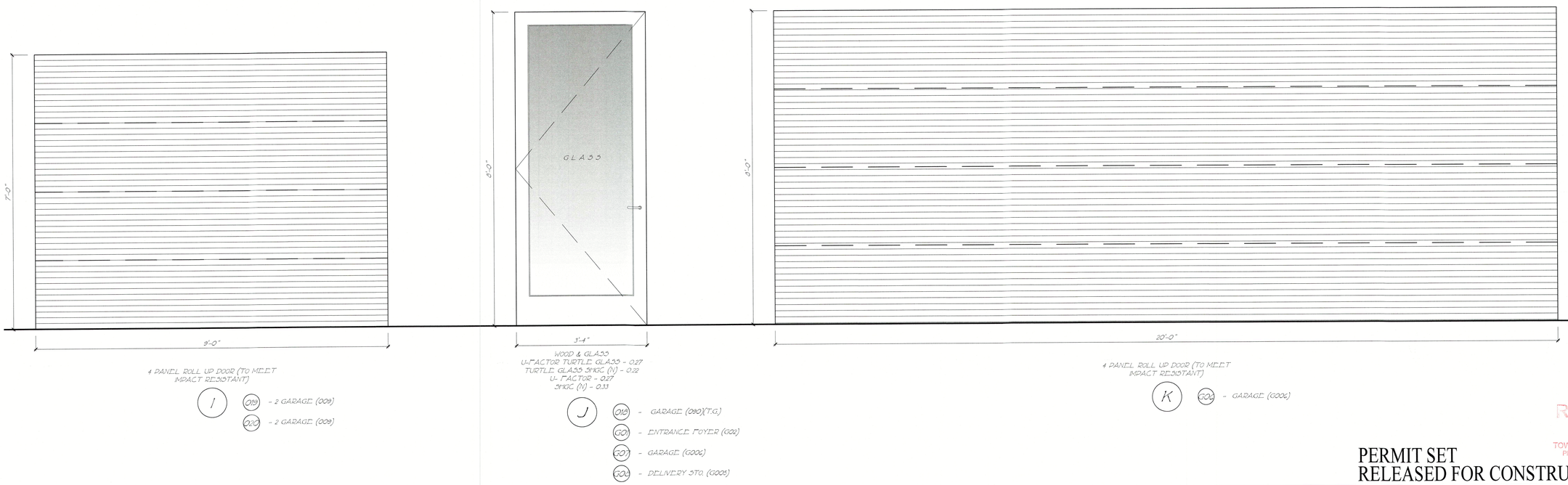
1 DOOR ELEVATION



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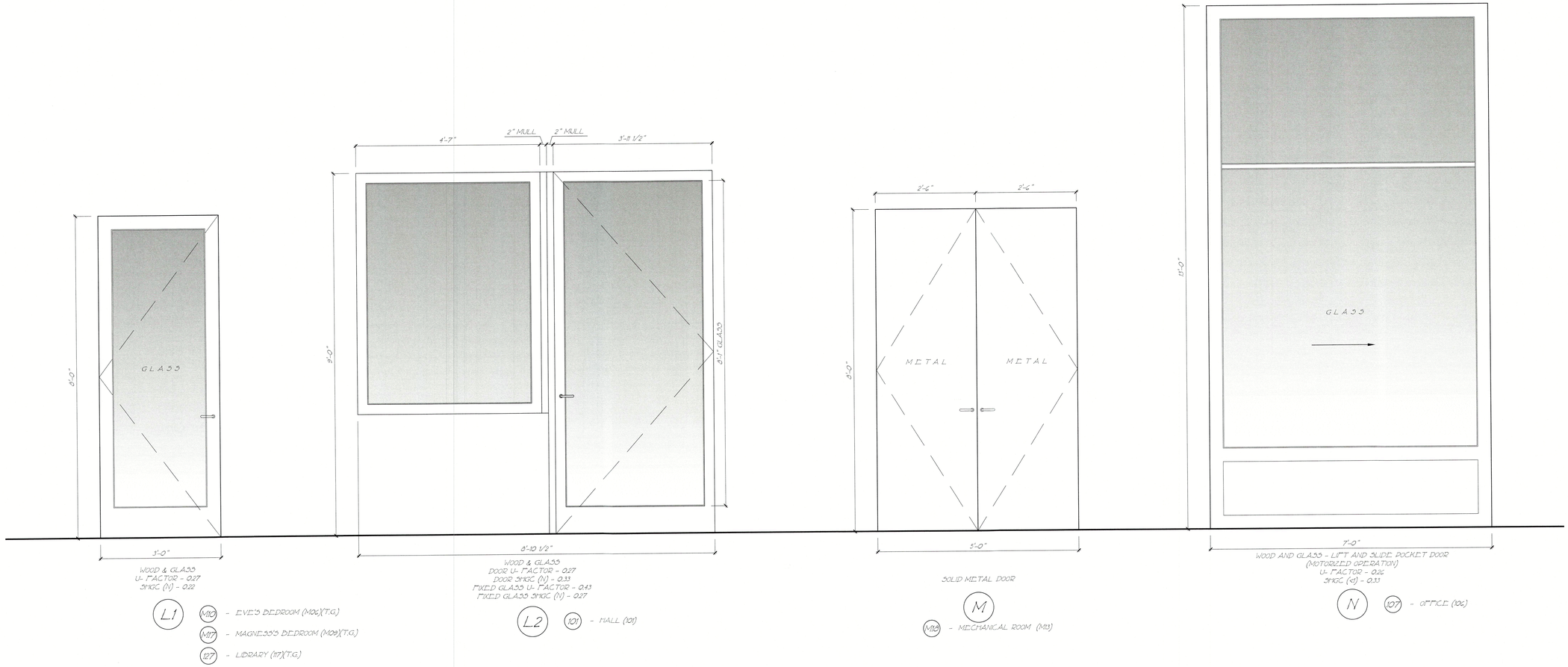

1 DOOR ELEVATION

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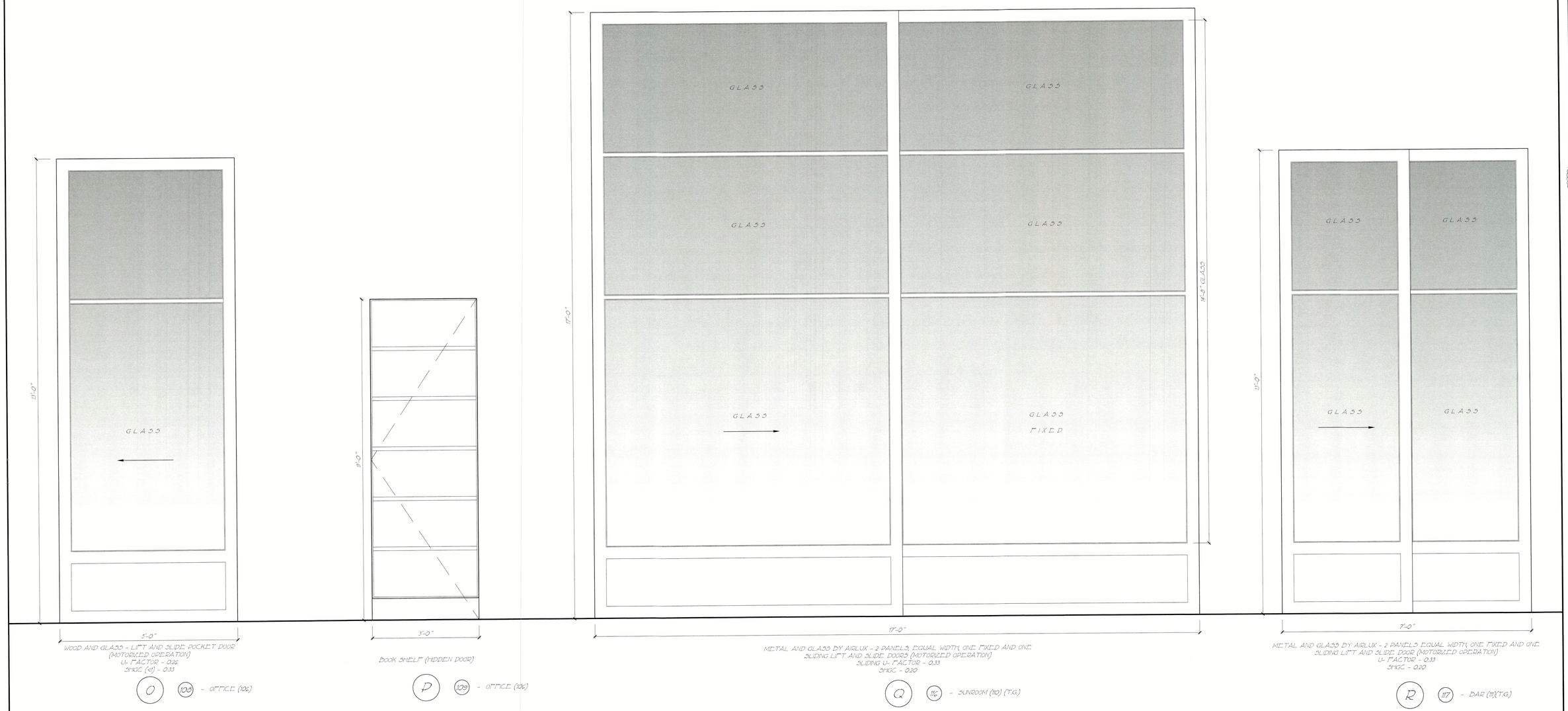

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METAL AND GLASS BY AIRLUX - 2 SLIDING PANELS, EQUAL WIDTH, ONE FIXED PANEL LIFT AND SLIDE DOOR (MOTORIZED OPERATION)
U- FACTOR - 0.33
SHGC - 0.20

S 119 - DINING ROOM (112)(T.G.)

METAL AND GLASS BY AIRLUX - 2 PANELS EQUAL WIDTH, ONE FIXED AND ONE SLIDING LIFT AND SLIDE DOOR (MOTORIZED OPERATION)
U- FACTOR - 0.33
SHGC - 0.20

T 121 - LIVING ROOM (113)(T.G)

WOOD AND GLASS - LIFT AND SLIDE POCKET DOORS (MOTORIZED OPERATION)
U- FACTOR - 0.33
SHGC (<1) - 0.29

U 128 - LIBRARY (117)
G108 - G.H. LIVING ROOM (G107)

WOOD AND GLASS - LIFT AND SLIDE POCKET DOORS
U- FACTOR - 0.33
SHGC (<1) - 0.29

V 129 - LIBRARY (117)
G109 - G.H. LIVING ROOM (G107)

1 DOOR ELEVATION

RECEIVED
NOV 2 2 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

PERMIT SET
RELEASED FOR CONSTRUCTION

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Pak Heydt & Associates, LLC
365 Peachtree Hills Avenue, Suite 201
Atlanta, Georgia 30305
Telephone (404)231.3195
Facsimile (404)231.3193
Email yong@pakheydt.com

STATE OF FLORIDA
DANIEL W. COOK
AR99147
REGISTERED ARCHITECT

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A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

DOOR SCHEDULE

REVISIONS:

DATE: 04 APRIL 2023
DRAWN BY: SD
CHECKED BY: COH

DRAWING SHEET:
A3.5



13'-0"
WOOD AND GLASS - LIFT AND SLIDE DOORS (MOTORIZED OPERATION)
U- FACTOR - 0.33
SHGC (e) - 0.20

W (131) - PRIMARY BEDROOM (11'8"X T.G.)

10'-0"
WOOD AND GLASS - 2 SLIDING PANELS, 5'-00" EQUAL WIDTH, LIFT AND SLIDE POCKET DOORS (MOTORIZED OPERATION)
U- FACTOR - 0.33
SHGC (e) - 0.20

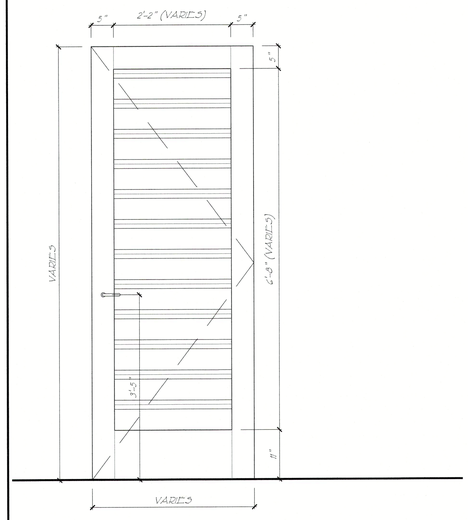
X (133) - PRIMARY BEDROOM (11'8"X T.G.)

7'-0"
WOOD AND GLASS - LIFT AND SLIDE POCKET DOOR
U- FACTOR - 0.26
SHGC (N) - 0.33

Y (130) - PRIMARY CLOSET (12'5)

5'-0"
WOOD AND GLASS - LIFT AND SLIDE POCKET DOOR
U- FACTOR - 0.26
SHGC (N) - 0.33

Z (132) - PRIMARY CLOSET (12'5)



TYPICAL INTERIOR DOOR

INT

1 DOOR ELEVATION

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DIMENSIONS SHOULD BE READ OR CALCULATED WHERE POSSIBLE. DO NOT SCALE DRAWINGS
ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION

A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

DOOR SCHEDULE

REVISIONS:

DATE: 04 APRIL 2023
DRAWN BY: SD
CHECKED BY: COH

DRAWING SHEET:
A3.6

WINDOW SCHEDULE

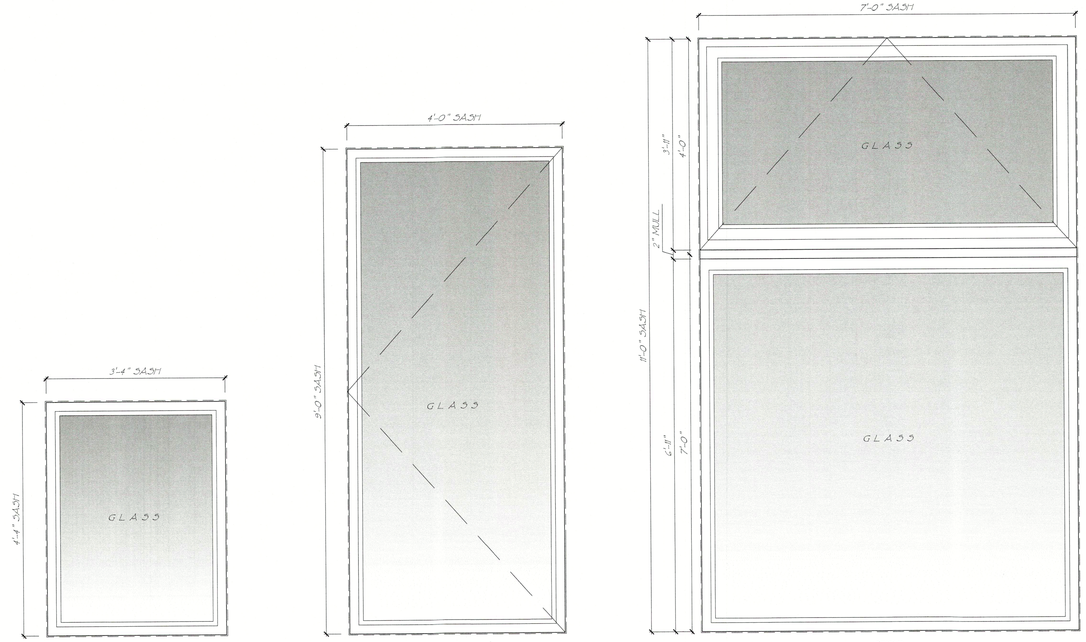
MARK	QUANTITY	WIDTH	HEIGHT	MATERIAL	TYPE	REMARKS
A	1	3'-4" S.A.S.H.	4'-4" S.A.S.H.	WOOD	FIXED	
B	4	5'-0" S.A.S.H.	3'-0" S.A.S.H.	WOOD	TURN ONLY CASEMENT	SEE PLAN FOR SWING DIRECTIONS
C	4	7'-0" S.A.S.H.	11'-0" S.A.S.H.	STEEL	FIXED	FIXED WINDOW WITH OPERABLE/FIXED TRANSOM
C1	1	7'-0" S.A.S.H.	11'-0" S.A.S.H.	WOOD	FIXED	FIXED WINDOW WITH OPERABLE TRANSOM
C2	1	5'-0" S.A.S.H.	11'-0" S.A.S.H.	WOOD	FIXED	FIXED WINDOW WITH OPERABLE TRANSOM
D	2	5'-0" S.A.S.H.	21'-0" S.A.S.H.	WOOD	IN-SWING CASEMENT	SEE PLAN FOR SWING DIRECTIONS
E	1	+/- 3'-1" S.A.S.H.	7'-10" S.A.S.H.	WOOD	FIXED	TWO FIXED UNITS MULLED AT 101 DEGREE
F	1	+/- 5'-2 1/2" S.A.S.H.	6'-4" S.A.S.H.	WOOD	FIXED	
G	1	12'-2" S.A.S.H.	6'-4" S.A.S.H.	WOOD	FIXED AND TILT/TURN	ONE 3'-0" WIDE T/T PANEL WITH ONE 7'-0" FIXED PANEL
H	3	3'-0" S.A.S.H.	6'-4" S.A.S.H.	WOOD	FIXED	
I	1	5'-0" S.A.S.H.	6'-4" S.A.S.H.	WOOD	FIXED	
II	1	7'-0" S.A.S.H.	6'-4" S.A.S.H.	WOOD	FIXED	
J	2	8'-2" S.A.S.H.	6'-4" S.A.S.H.	WOOD	FIXED AND TILT/TURN	ONE 3'-0" WIDE T/T PANEL WITH ONE 5'-0" FIXED PANEL
K	12	3'-0" S.A.S.H.	5'-0" S.A.S.H.	WOOD	FIXED OR TILT/TURN	REF. PLAN FOR WINDOW TYPE AND SWING DIRECTION
L	1	17'-0" S.A.S.H.	6'-4" S.A.S.H.	WOOD	FIXED AND TILT/TURN	ONE 7'-0" WIDE FIXED PANEL MULLED BETWEEN TWO 4'-10" IN- SWING TILT/ TURN
M	1	11'-4" S.A.S.H.	5'-4" S.A.S.H.	WOOD	FIXED	2 SLIDING 3'-0" WIDE AND 1 FIXED 5'-0" PANEL
N	3	3'-0" S.A.S.H.	6'-0" S.A.S.H.	WOOD	TILT/TURN	SEE PLAN FOR SWING DIRECTIONS
O	3	6'-2" S.A.S.H.	6'-6" S.A.S.H.	WOOD	FIXED	2 FIXED 3'-0" WIDE PANELS
P	1	5'-0" S.A.S.H.	6'-0" S.A.S.H.	WOOD	FIXED	
Q	1	7'-0" S.A.S.H.	10'-0" S.A.S.H.	WOOD	FIXED	FIXED WINDOW WITH FIXED UPPER AWNING
R	NOT USED					
S	2	19'-0" S.A.S.H.	15'-0" S.A.S.H.	STEEL	LIFT AND SLIDE WINDOW	MOTORIZED OPERATION
T	1	10'-7 3/4" S.A.S.H.	15'-0" S.A.S.H.	STEEL	FIXED	
U	1	05'-3 3/4" S.A.S.H.	11'-0" S.A.S.H.	STEEL	FIXED	
V	1	14'-2" S.A.S.H.	11'-0" S.A.S.H.	STEEL	FIXED	TWO FIXED 7'-0" x 11'-0" WINDOW WITH OPERABLE TRANSOM
W	2	+/-10'-11 1/2" S.A.S.H.	11'-0" S.A.S.H.	STEEL	FIXED	
X	1	+/- 6'-5" S.A.S.H.	11'-0" S.A.S.H.	STEEL	FIXED	
Y	1	5'-0" S.A.S.H.	11'-0" S.A.S.H.	STEEL	FIXED	
Y1	1	+/- 5'-2 1/2" S.A.S.H.	11'-0" S.A.S.H.	WOOD	FIXED	
Z	1	12'-2" S.A.S.H.	11'-0" S.A.S.H.	WOOD	FIXED	7'-0" WIDE FIXED, AND 5'-0" FIXED PANELS
A1	1	+/- 3'-1" S.A.S.H.	11'-0" S.A.S.H.	WOOD	FIXED	TWO FIXED UNITS MULLED AT 101 DEGREE
A2	1	11'-0" S.A.S.H.	3'-0" S.A.S.H.	WOOD	FIXED	CHAMBERED OPENING TO BE 3'-00" WIDE BY 5'-00" HIGH
A3	2	5'-0" S.A.S.H.	11'-0" S.A.S.H.	WOOD	FIXED	
A5	1	8'-2" S.A.S.H.	11'-0" S.A.S.H.	WOOD	FIXED AND TILT/TURN	ONE 3'-0" WIDE T/T PANEL WITH ONE 5'-0" FIXED PANEL
A6	4	3'-0" S.A.S.H.	5'-6" S.A.S.H.	WOOD	FIXED	

GENERAL NOTES:

1. SASH DIMENSIONS DO NOT INCLUDE JAMB OR SILLS. MANUFACTURER MUST ADD THOSE DIMENSIONS TO THE WINDOW AND PROVIDE R.O. SIZES IN THE SHOP DRAWINGS.
2. T.O.S. DIMENSIONS ARE TYPICALLY FROM FINISH FLOOR (NOT SUBFLOOR) TO TOP OF WINDOW SASH AT THE INTERIOR - NOT INCLUDING HEAD JAMBS. CONTRACTOR MUST COORDINATE NECESSARY FINISH AND SHOP DRAWING DIMENSIONS TO ACCURATELY FRAME AND SET WINDOWS TO THE PROPER T.O.S. DIMENSION.
3. USE INSULATED GLASS AT ALL WINDOWS.
4. MANUFACTURER AND CONTRACTOR SHOULD VERIFY THAT ALL DOORS AND WINDOWS MEET WITH LOCAL REGULATIONS REGARDING TEMPERED GLASS.
5. CONTRACTOR TO SUBMIT MANUFACTURER SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION OF WINDOWS AND DOORS.
6. BRICK MOULD CASING TO BE APPROVED BY ARCHITECT, UNLESS OTHERWISE NOTED.
7. ANY CHANGES TO WINDOW MANUFACTURER AND/OR WINDOW HEAD HEIGHTS SHOULD BE COORDINATED WITH MASON, FRAMER PRIOR TO ORDERING.
8. (T.G.) INDICATES TURTLE GLASS

1 WINDOW SCHEDULE

2 WINDOW ELEVATION



FIXED
CUSTOM WOOD FIXED WINDOW BY TISCHLER AND SOHN
U-FACTOR - 0.27
SHGC (N) - 0.43

A
(1) BEACH STORAGE [003]

OPERABLE
CUSTOM WOOD TURN ONLY CASEMENT WINDOW W/ OPENING LIMITER BY TISCHLER AND SOHN
U FACTOR - 0.33
SHGC (N) - 0.35

B
(4) GYM [004]

FIXED
CUSTOM STEEL FIXED WINDOW BY AIR LUX WITH OPERABLE OR FIXED TRANSOMS
U-FACTOR - 0.34
SHGC - 0.39
(haven't received values for operable top)

C
(1) ENTRY HALL [006] (T.G.)
(1) BAR [111]
(1) DINING ROOM [115]
(1) STAIR HALL [114] (T.G.)

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A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

WINDOW SCHEDULE

REVISIONS:

DATE: 04 APRIL 2023
DRAWN BY: SD
CHECKED BY: COH

DRAWING SHEET:
A3.7

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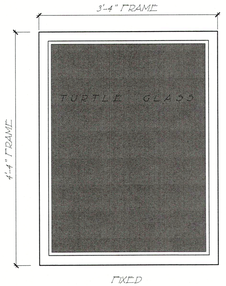
WINDOW SCHEDULE

MARK	QUANTITY	WIDTH	HEIGHT	MATERIAL	TYPE	REMARKS
A	1	3'-4" FRAME	4'-4" FRAME	WOOD	FIXED	DIRECT GLAZED FIXED WINDOW, BY TISCHLER & SOHN
B	4	4'-3 3/4" FRAME	9'-1 1/4" FRAME	WOOD	TURN ONLY CASEMENT	SEE PLAN FOR SWING DIRECTIONS
C	3	7'-7 1/2" SASH	11'-4 1/4" SASH	STEEL	FIXED W/ OPERABLE TRANSOM	DIRECT GLAZED FIXED WINDOW WITH MOTORIZED OPERABLE TRANSOM
C1	1	7'-0" GLASS LITE	11'-0" GLASS LITE	WOOD	FIXED	DIRECT GLAZED FIXED WINDOW
G-C1	1	7'-0" FRAME	11'-0" FRAME	WOOD	FIXED W/ OPERABLE TRANSOM	TOP OF FRAME TO ALIGN W/ TOP OF FRAME FOR WINDOW K
G-C2	1	5'-0" FRAME	11'-0" FRAME	WOOD	FIXED W/ OPERABLE TRANSOM	TOP OF FRAME TO ALIGN W/ TOP OF FRAME FOR WINDOW K
D	2	5'-3 3/4" FRAME	21'-1 3/8" FRAME	WOOD	IN-SWING CASEMENT	SEE PLAN FOR SWING DIRECTIONS
E	1	+/- 3'-2" FRAME	7'-10 1/2" FRAME	WOOD	FIXED	TWO FIXED UNITS MULLED AT 101 DEGREE
F	1	+/- 4'-10 1/4" FRAME	6'-5 1/4" FRAME	WOOD	FIXED	
G	1	12'-2 3/4" FRAME	6'-5 1/4" FRAME	WOOD	FIXED AND TILT/TURN	DIRECT GLAZED MULLED TO TILT IN CASEMENT
H	3	3'-0" FRAME	6'-5 1/4" FRAME	WOOD	FIXED	
I	2	5'-0" FRAME	6'-5 1/4" FRAME	WOOD	FIXED	
I1	1	7'-0" FRAME	6'-5 1/4" FRAME	WOOD	FIXED	
J	1	8'-3 3/4" FRAME	6'-5 1/4" FRAME	WOOD	FIXED AND TILT/TURN	ONE 3'-0" WIDE T/T PANEL WITH ONE 5'-0" FIXED PANEL
J1	1	8'-3 3/4" FRAME	6'-5 1/4" FRAME	WOOD	FIXED AND TILT/TURN	ONE 3'-0" WIDE T/T PANEL WITH ONE 5'-0" FIXED PANEL
K	2	3'-0" FRAME	3'-11 1/4" FRAME	WOOD	FIXED	REFT. PLAN FOR WINDOW TYPE AND SWING DIRECTION
K1	8	3'-0" FRAME	3'-11 1/4" FRAME	WOOD	TILT/TURN	REFT. PLAN FOR WINDOW TYPE AND SWING DIRECTION
K2	1	3'-0" FRAME	3'-11 1/4" FRAME	WOOD	FIXED	DIRECT GLAZED FIXED WINDOW, TURTLE GLASS
L	1	17'-0" SASH	6'-4" SASH	WOOD	FIXED AND TILT/TURN	ONE 7'-0" WIDE FIXED PANEL MULLED BETWEEN TWO 4'-10" IN- SWING TILT/ TURN
M	1	11'-4" SASH	5'-4" SASH	WOOD	FIXED	2 SLIDING 3'-0" WIDE AND 1 FIXED 5'-0" PANEL
N	3	3'-0" SASH	6'-0" SASH	WOOD	TILT/TURN	SEE PLAN FOR SWING DIRECTIONS
O	3	6'-2" SASH	6'-6" SASH	WOOD	FIXED	2 FIXED 3'-0" WIDE PANELS
P	1	5'-0" SASH	6'-0" SASH	WOOD	FIXED	
Q	1	7'-0" SASH	10'-0" SASH	WOOD	FIXED	FIXED WINDOW WITH FIXED UPPER AWNING
R	NOT USED					
S	2	19'-0" SASH	15'-0" SASH	STEEL	LIFT AND SLIDE WINDOW	MOTORIZED OPERATION
T	1	10'-7 3/4" SASH	15'-0" SASH	STEEL	FIXED	
U	1	05'-5 3/4" SASH	11'-0" SASH	STEEL	FIXED	
V	1	14'-2" SASH	11'-0" SASH	STEEL	FIXED	TWO FIXED 7'-0" x 11'-0" WINDOW WITH OPERABLE TRANSOM
W	2	+/-10'-11 1/2" SASH	11'-0" SASH	STEEL	FIXED	
X	1	+/- 6'-5" SASH	11'-0" SASH	STEEL	FIXED	
Y	1	5'-0" SASH	11'-0" SASH	STEEL	FIXED	
Y1	1	+/- 5'-2 1/2" SASH	11'-0" SASH	WOOD	FIXED	
Z	1	12'-2" SASH	11'-0" SASH	WOOD	FIXED	7'-0" WIDE FIXED, AND 5'-0" FIXED PANELS
A1	1	+/- 3'-1" SASH	11'-0" SASH	WOOD	FIXED	TWO FIXED UNITS MULLED AT 101 DEGREE
A2	1	1'-0" SASH	3'-0" SASH	WOOD	FIXED	CHAMBERED OPENING TO BE 3'-00" WIDE BY 5'-00" HIGH
A3	2	5'-0" SASH	11'-0" SASH	WOOD	FIXED	
A5	1	8'-2" SASH	11'-0" SASH	WOOD	FIXED AND TILT/TURN	ONE 3'-0" WIDE T/T PANEL WITH ONE 5'-0" FIXED PANEL
A6	4	3'-0" SASH	5'-6" SASH	WOOD	FIXED	

GENERAL NOTES:

1. SASH DIMENSIONS DO NOT INCLUDE JAMB OR SILLS. MANUFACTURER MUST ADD THESE DIMENSIONS TO THE WINDOW AND PROVIDE R.O. SIZES IN THE SHOP DRAWINGS.
2. T.O.S. DIMENSIONS ARE TYPICALLY FROM FINISH FLOOR (NOT SUBFLOOR) TO TOP OF WINDOW SASH AT THE INTERIOR - NOT INCLUDING HEAD JAMBS. CONTRACTOR MUST COORDINATE NECESSARY FINISH AND SHOP DRAWING DIMENSIONS TO ACCURATELY FRAME AND SET WINDOWS TO THE PROPER T.O.S. DIMENSION.
3. USE INSULATED GLASS AT ALL WINDOWS.
4. MANUFACTURER AND CONTRACTOR SHOULD VERIFY THAT ALL DOORS AND WINDOWS MEET WITH LOCAL REGULATIONS REGARDING TEMPERED GLASS.
5. CONTRACTOR TO SUBMIT MANUFACTURER SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION OF WINDOWS AND DOORS.
6. BRICK MOULD CASING TO BE APPROVED BY ARCHITECT, UNLESS OTHERWISE NOTED.
7. ANY CHANGES TO WINDOW MANUFACTURER AND/OR WINDOW HEAD HEIGHTS SHOULD BE COORDINATED WITH MASON, FRAMER PRIOR TO ORDERING.
8. (T.G.) INDICATES TURTLE GLASS
9. (F.) INDICATES FRAME WIDTH AND HEIGHT

1 WINDOW SCHEDULE

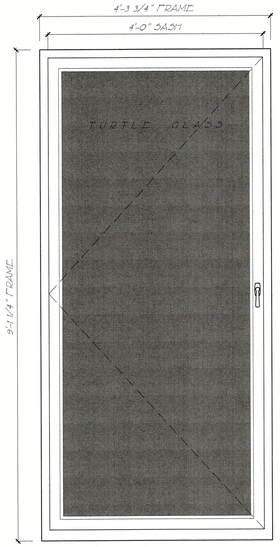


DIRECT GLAZED FIXED WOOD WINDOW BY TISCHLER AND SOHN

A

(1) BEACH STORAGE [003]

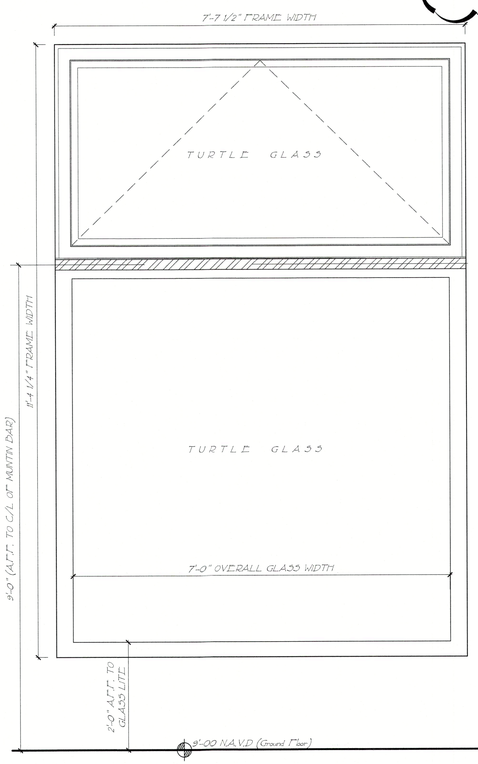
2 WINDOW ELEVATION



INSWING TURN ONLY CASEMENT BY TISCHLER AND SOHN

B

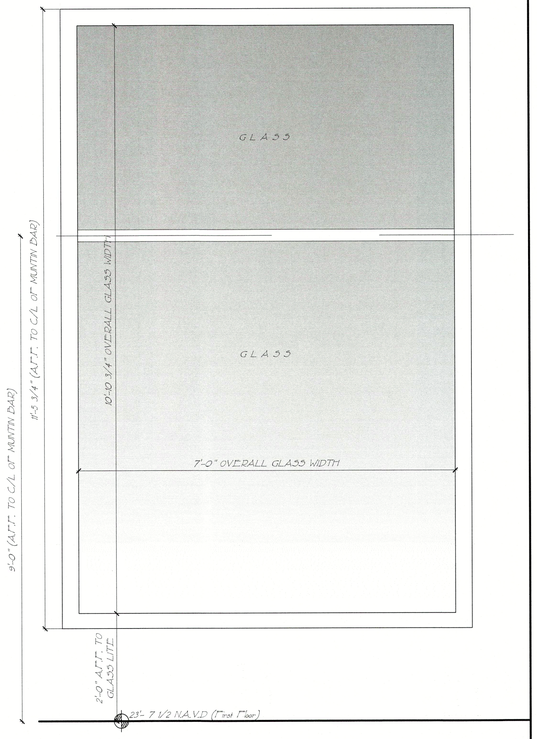
(4) GYM [004]



MOTORIZED AWNING TRANSOM MULLED TO DIRECT GLAZED FIXED BY AIR LUX

C

(1) ENTRY HALL [002] (T.G.)
(1) DINING ROOM [112]
(1) STAIR HALL [114] (T.G.)



DIRECT GLAZED FIXED BY AIR LUX

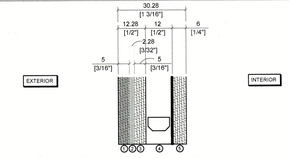
C1

3 TURTLE GLASS SPECS.

TISCHLER und SOHN
Tischler und Sohn (U.S.A.) Limited
Six Suburban Avenue
Stamford, CT 06901 USA
Tel.: (203) 674-0600
Fax: (203) 674-0601
e-mail: info@tischlerwindows.com
Website: www.tischlerwindows.com

Tischler Glass Type #29

Dade County Insulated with Grey Tint Glass Low-E



Glazing From External To Internal:

Pane 1
- 5 mm (3/16") — Grey Heat Strengthened Glass
- 2.28 mm interlayer (0.09") — Saflex RB (2,28mm) or Saflex VS02 (1,9mm)
- 5 mm (3/16") — Clear Heat Strengthened Glass

Spacer
- 12 mm (1/2") — Air Space, 90% Argon Filled

Pane 2
- 6 mm (1/4") — Clear Annealed or Tempered Glass with Low-E Coating

Results:

Visible Light (NFRC 100-2010)
- Daylight Transmittance — TV= 39%

Thermal Properties (NFRC 100-2010)
- U-Value — = 0.23
- R-value — = 4.37

Solar Energy (NFRC 100-2010)
- Shading Coefficient [g/0.87] — = 0.36
- SHGC — = 0.32

Sound Reduction
- STC — = 40

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03 OCT 2023 - SD 1

DATE: 04 APRIL 2023
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CHECKED BY: COH

DRAWING SHEET:
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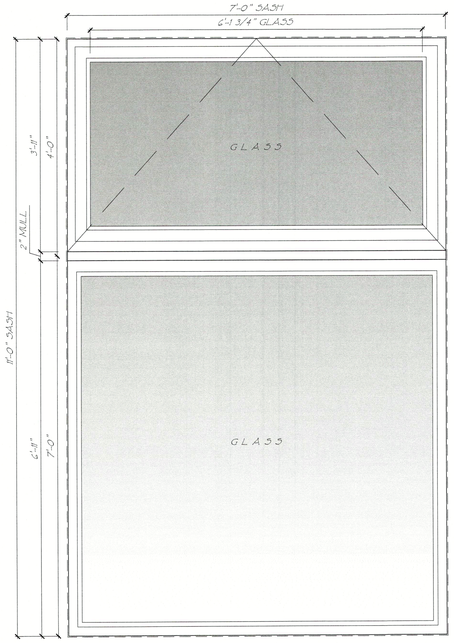
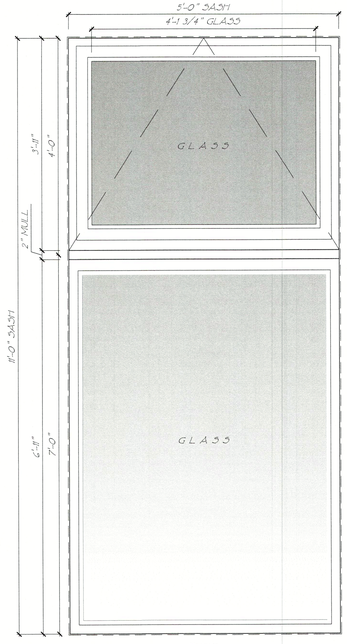


FIXED

CUSTOM WOOD FIXED WINDOW BY TISCHLER AND SOHN WITH OPERABLE TRANSOMS
FIXED BOTTOM U-FACTOR - 0.27
FIXED BOTTOM SHGC (N) - 0.43
OPERABLE TOP U-FACTOR - 0.27
OPERABLE TOP SHGC (N) - 0.35

C1

(1) GUEST WING STAIR [G101]

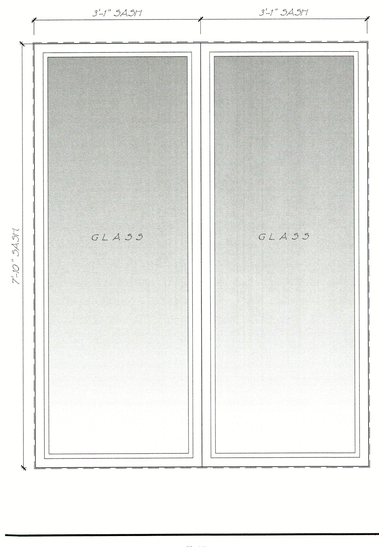


FIXED

CUSTOM WOOD FIXED WINDOW BY TISCHLER AND SOHN WITH OPERABLE TRANSOMS
FIXED BOTTOM U-FACTOR - 0.27
FIXED BOTTOM SHGC (N) - 0.43
OPERABLE TOP U-FACTOR - 0.27
OPERABLE TOP SHGC (N) - 0.35

C2

(1) GUEST WING STAIR [G101]

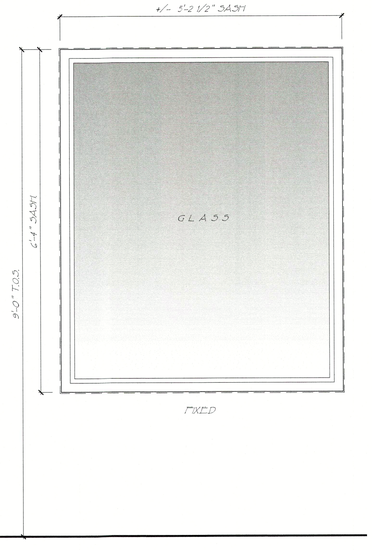


FIXED

TWO FIXED WOOD WINDOW MULLED AT 101 DEGREE BY TISCHLER AND SOHN
U-FACTOR - 0.27
SHGC (N) - 0.29

E

(1) STUDY [M01] (T.G.)



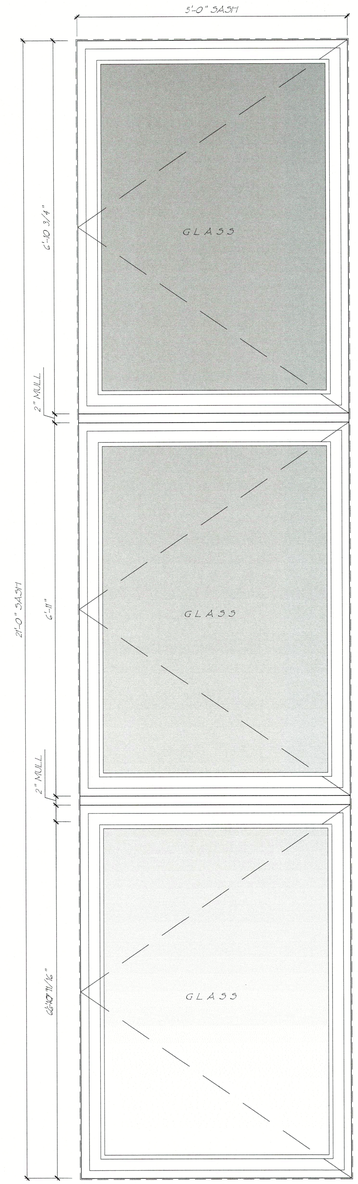
FIXED

CUSTOM WOOD FIXED WINDOW BY TISCHLER AND SOHN
U-FACTOR - 0.27
SHGC (N) - 0.43

F

(1) STUDY [M01]

2 WINDOW ELEVATION

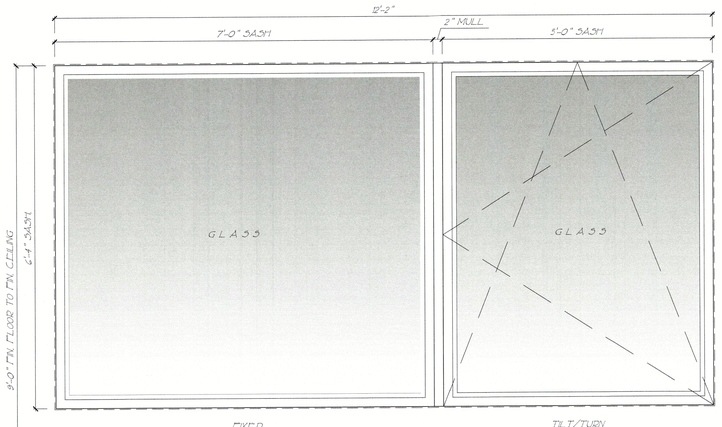


OPERABLE

CUSTOM WOOD THREE TURN ONLY INSWING CASEMENT WINDOW BY TISCHLER AND SOHN
U-FACTOR - 0.27
SHGC (N) - 0.35

D

(2) STAIR HALL [114]

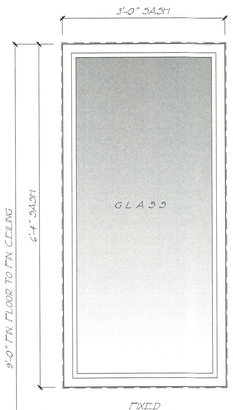


FIXED TILT/TURN

ONE 7'-00" WIDE WOOD FIXED PANEL MULLED WITH 5'-00" WIDE TILT/TURN PANEL BY TISCHLER AND SOHN
FIXED PANEL U-FACTOR - 0.27
FIXED PANEL SHGC (N) - 0.43
INSWING T/T U-FACTOR - 0.27
INSWING T/T SHGC (N) - 0.35

G

(1) STUDY [M01]

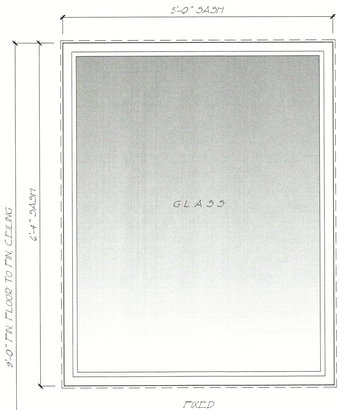


FIXED

CUSTOM WOOD FIXED WINDOW BY TISCHLER AND SOHN
U-FACTOR - 0.27
SHGC (N) - 0.43

H

(3) GALLERY [M03]

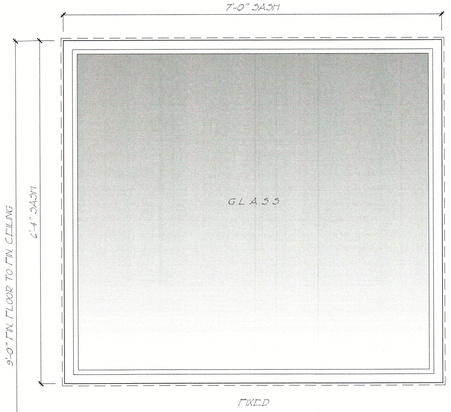


FIXED

CUSTOM WOOD FIXED WINDOW BY TISCHLER AND SOHN
U-FACTOR - 0.27
SHGC (N) - 0.43

I

(1) SITTING ROOM [M05]



FIXED

CUSTOM WOOD FIXED WINDOW BY TISCHLER AND SOHN
U-FACTOR - 0.27
SHGC (N) - 0.29

H

(1) MAGNESS BEDROOM [M09] (T.G.)

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A PROPOSED NEW
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6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

WINDOW SCHEDULE

REVISIONS:

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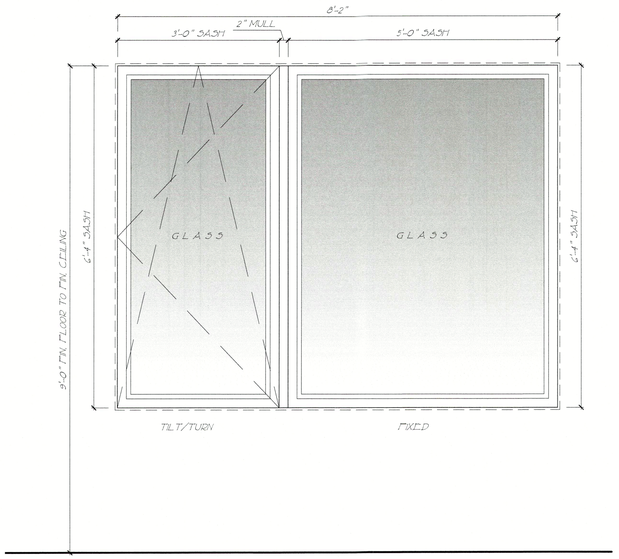
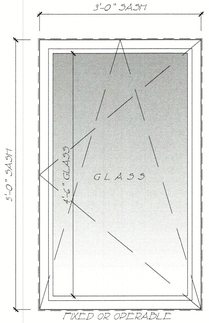


ONE 5'-00" WIDE WOOD FIXED PANEL MULLED WITH 3'-00" WIDE TILT/TURN PANEL BY TISCHLER AND 30HN

FIXED PANEL U-FACTOR - 0.27
FIXED PANEL SHGC (N) - 0.43
INSWING T/T U-FACTOR - 0.27
INSWING T/T SHGC (N) - 0.35

J

(1) SITTING ROOM [M05]
(1) MAGNESS BEDROOM [M09] (T.G.)

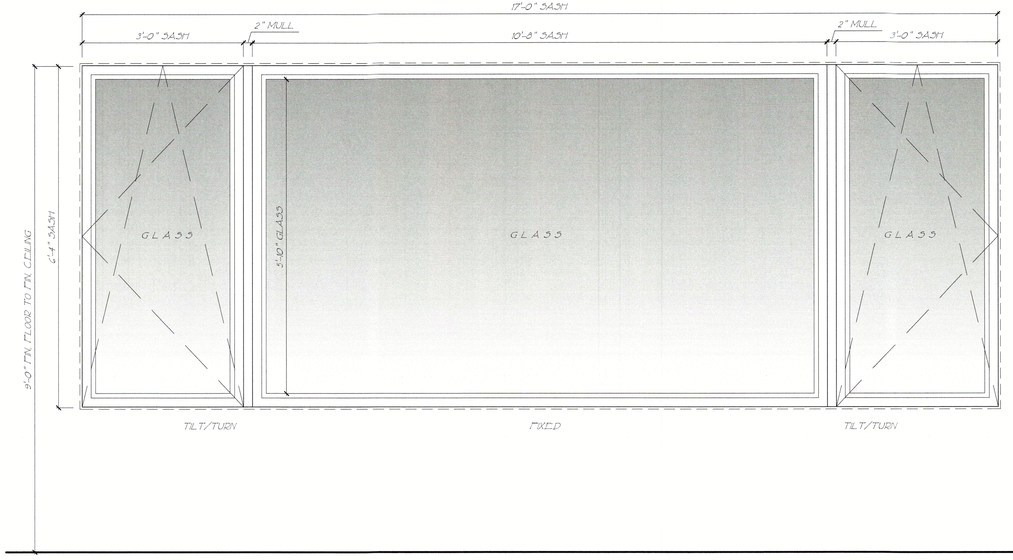


CUSTOM WOOD FIXED OR TILT/TURN WINDOW BY TISCHLER AND 30HN

* FIXED WINDOW (T.G.) U-FACTOR - 0.27
* FIXED WINDOW (T.G.) SHGC (N) - 0.29
^ INSWING T/T U-FACTOR - 0.27
^ INSWING T/T SHGC (N) - 0.35
! FIXED WINDOW U-FACTOR - 0.27
! FIXED WINDOW SHGC (N) - 0.43

K

! (1) 2 CAR GARAGE [009] (T)
! (1) SITTING ROOM [M05] (T)
! (1) VESTIBULE [M10] (T)
* (1) CLOSET [M08] (T) (T.G.)
^ (1) BATH [M12] (OPT.)
^ (1) G.W. STAIR [G101] (OPT.)
^ (1) G.W. BATH [G103] (OPT.)
^ (3) G.W. BEDROOM [G104] (OPT.)
^ (1) G.W. DINING ROOM [G108] (OPT.)
^ (1) G.W. KITCHEN [G109] (OPT.)



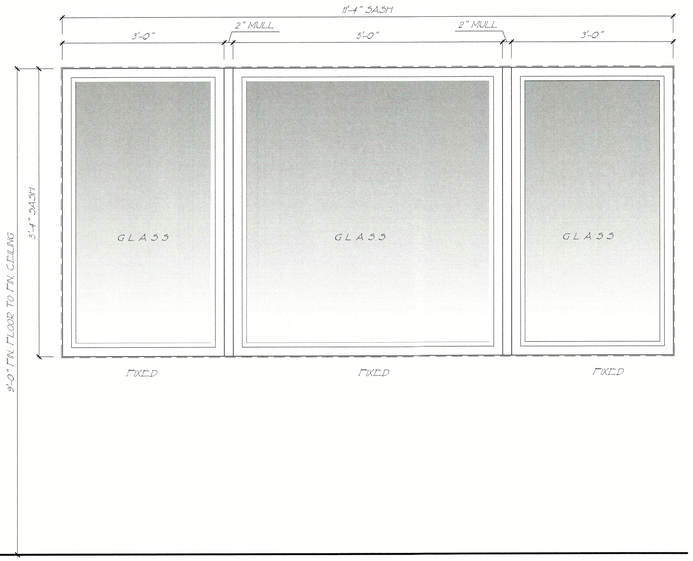
ONE 7'-00" WIDE WOOD FIXED PANEL MULLED BETWEEN TWO 4'-10" INSWING TILT/TURN PANEL BY TISCHLER AND 30HN

FIXED PANEL U-FACTOR - 0.27
FIXED PANEL SHGC (N) - 0.29
INSWING T/T U-FACTOR - 0.27
INSWING T/T SHGC (N) - 0.24

L

(1) EVE'S BEDROOM [M06] (T.G.)

2 WINDOW ELEVATION

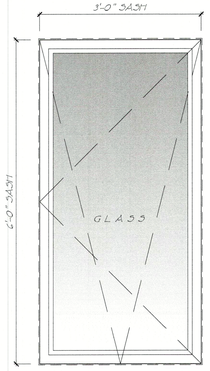


CUSTOM WOOD FIXED WINDOW BY TISCHLER AND 30HN

FIXED PANEL U-FACTOR - 0.27
FIXED PANEL SHGC (N) - 0.29

M

(1) BATH [M07] (T.G.)

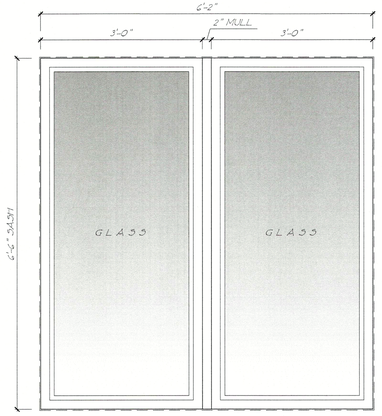


CUSTOM WOOD FIXED OR TILT/TURN WINDOW BY TISCHLER AND 30HN

FIXED WINDOW U-FACTOR - 0.27
FIXED WINDOW SHGC (N) - 0.43
INSWING T/T U-FACTOR - 0.27
INSWING T/T SHGC (N) - 0.35

N

(1) POWDER ROOM [103] (OPT.)
(1) LAUNDRY [104] (T)
(1) FILES [107] (T)

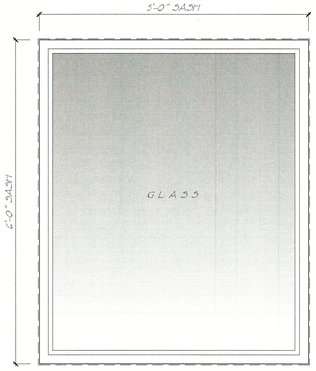


CUSTOM WOOD FIXED WINDOW BY TISCHLER AND 30HN

FIXED WINDOW U-FACTOR - 0.27
FIXED WINDOW SHGC (N) - 0.43

O

(3) HALL [101]

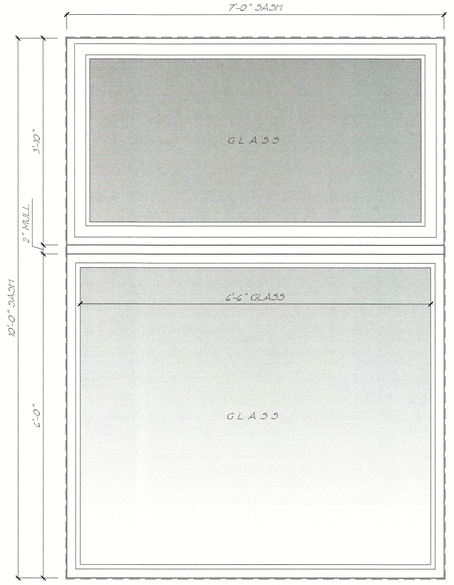


CUSTOM WOOD FIXED WINDOW BY TISCHLER AND 30HN

FIXED WINDOW U-FACTOR - 0.27
FIXED WINDOW SHGC (N) - 0.43

P

(1) SCULLERY [108]



CUSTOM WOOD FIXED WINDOW WITH FIXED UPPER AWNING WINDOW BY TISCHLER AND 30HN

U-FACTOR - 0.27
SHGC (N) - 0.43

Q

(1) KITCHEN [109]

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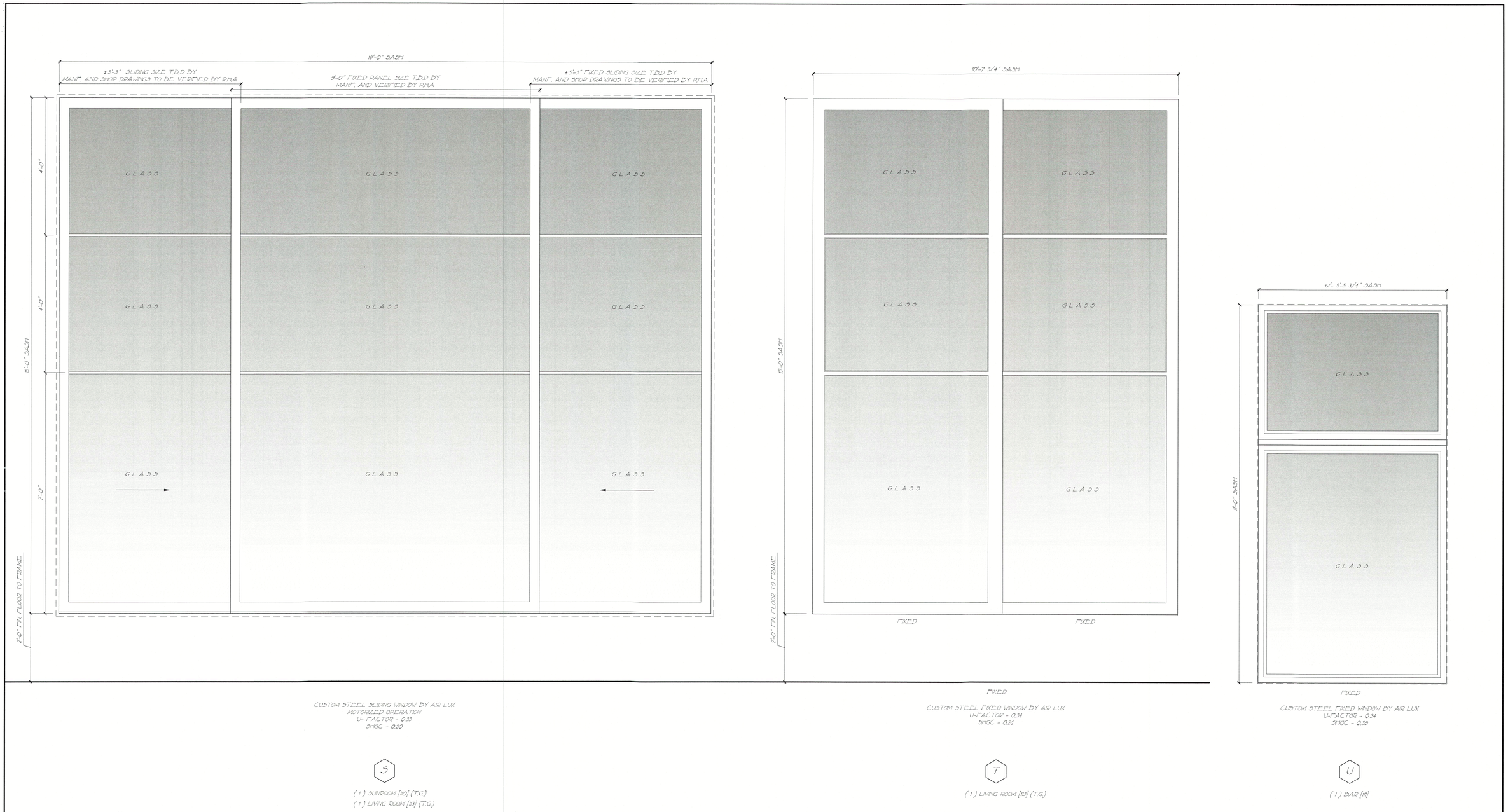

2 WINDOW ELEVATION

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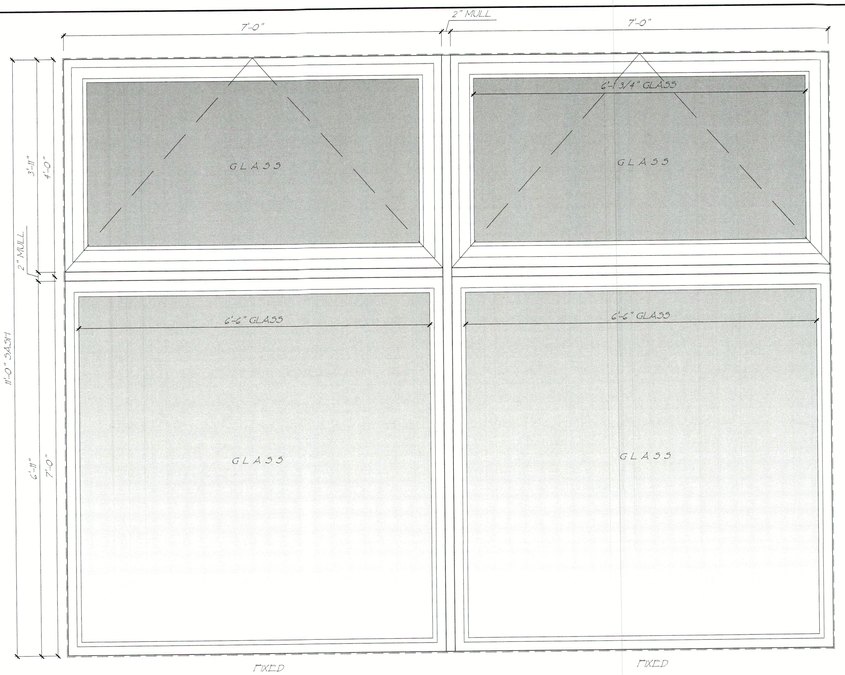
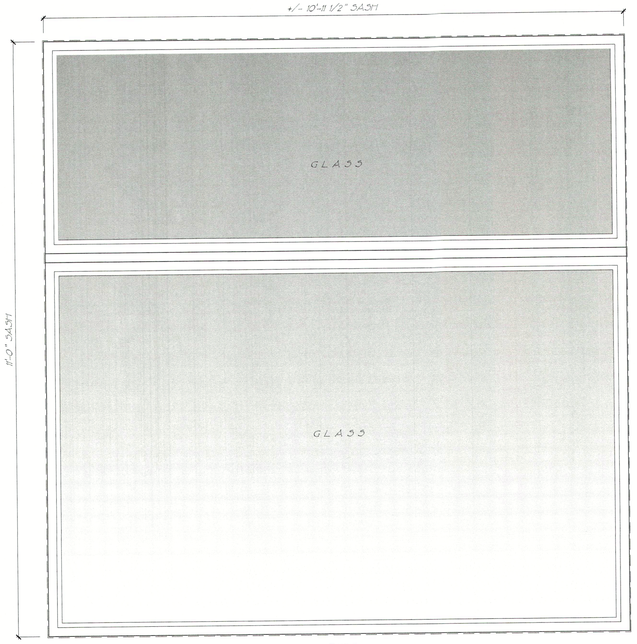


CUSTOM STEEL FIXED WINDOW WITH OPERABLE TRANSOM BY AIR LUX
U-FACTOR - 0.34
SHGC - 0.39

V

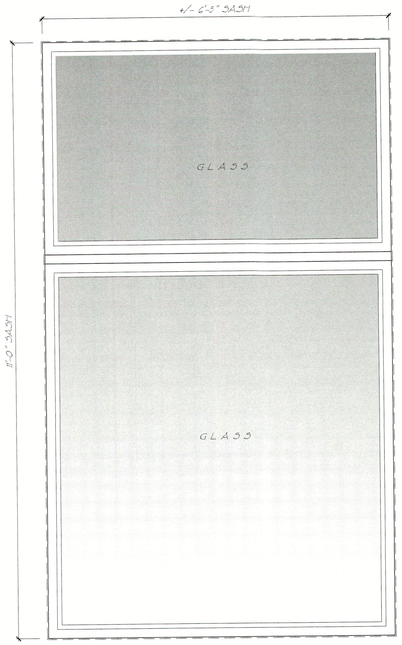
(1) LIVING ROOM [113]



CUSTOM STEEL FIXED WINDOW WITH FIXED TRANSOM
BY AIR LUX
U-FACTOR - 0.34
SHGC - 0.39

W

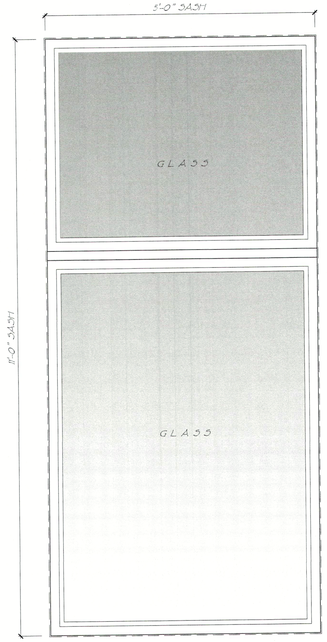
(2) STAIR HALL [114]



CUSTOM STEEL FIXED WINDOW WITH FIXED TRANSOM
BY AIR LUX
U-FACTOR - 0.34
SHGC - 0.39

X

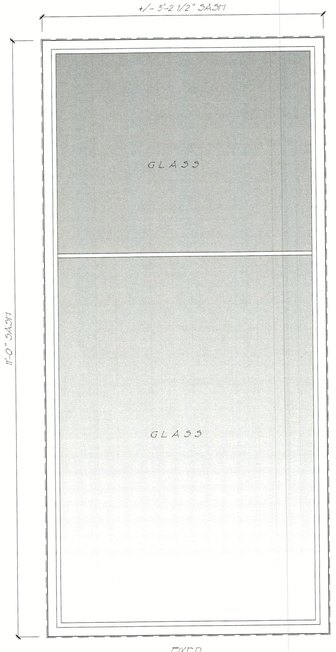
(1) STAIR HALL [114]



CUSTOM STEEL FIXED WINDOW WITH FIXED TRANSOM
BY AIR LUX
U-FACTOR - 0.34
SHGC - 0.39

Y

(1) STAIR HALL [114]

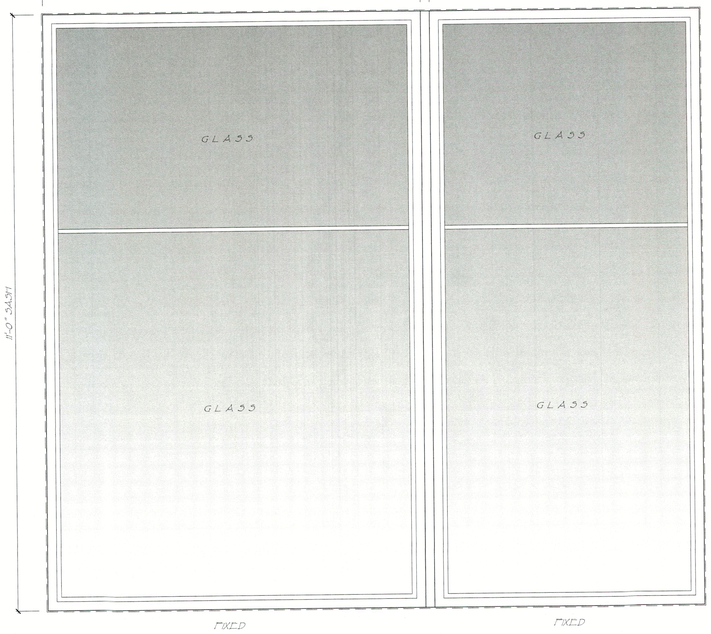


CUSTOM WOOD FIXED WINDOW BY
TISCHLER AND SOHN

FIXED WINDOW U-FACTOR - 0.34
FIXED WINDOW SHGC (<) - 0.39

Y1

(1) VESTIBULE [116]

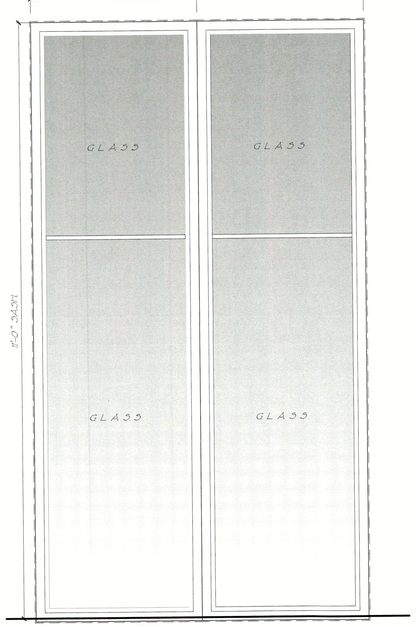


CUSTOM WOOD FIXED WINDOW
BY TISCHLER AND SOHN

FIXED WINDOW U-FACTOR - 0.34
FIXED WINDOW SHGC (<) - 0.39

Z

(1) VESTIBULE [116]



TWO FIXED WOOD WINDOW MULLED AT 101 DEGREE
BY TISCHLER AND SOHN

FIXED WINDOW U-FACTOR - 0.34
FIXED WINDOW SHGC (<) - 0.26

A1

(1) VESTIBULE [116] (T.G.)

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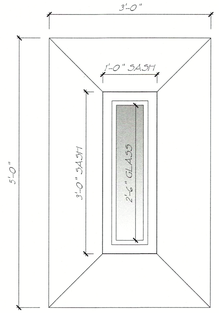
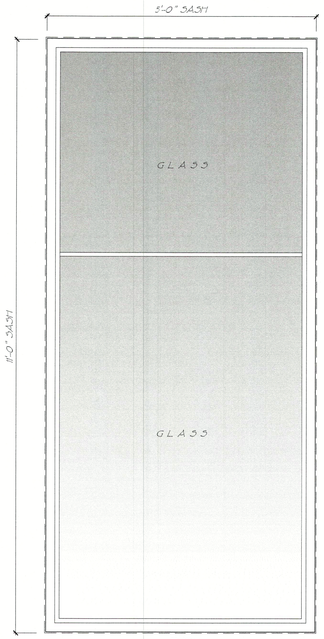


CUSTOM WOOD FIXED WINDOW
BY TISCHLER AND SOHN

FIXED WINDOW U-FACTOR - 0.27
FIXED WINDOW SHGC (N) - 0.43

A2

(1) POWDER ROOM [115]

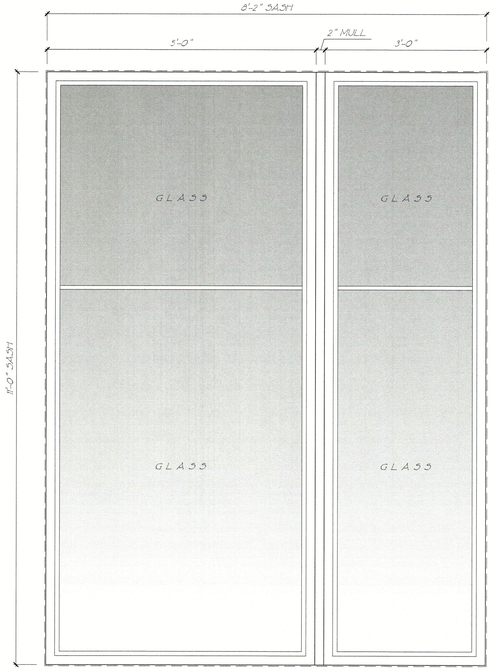


CUSTOM WOOD FIXED WINDOW
BY TISCHLER AND SOHN

FIXED WINDOW U-FACTOR - 0.34
FIXED WINDOW SHGC (<1) - 0.39
FIXED WINDOW TURTLE GLASS U-FACTOR - 0.34
FIXED WINDOW TURTLE GLASS SHGC (<1) - 0.26

A3

(1) LIBRARY [117] (T.G.)
(1) PRIMARY BEDROOM [118]

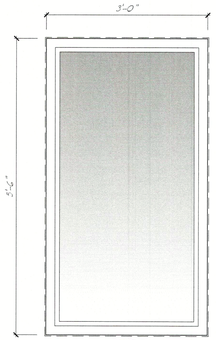


ONE 5-00" WIDE WOOD FIXED PANEL MULLED WITH 3'-00" WIDE
TILT/TURN PANEL BY TISCHLER AND SOHN

FIXED WINDOW U-FACTOR - 0.34
FIXED WINDOW SHGC (<1) - 0.39

A5

(1) PRIMARY BEDROOM [118]



CUSTOM WOOD FIXED WINDOW BY TISCHLER AND
SOHN

FIXED WINDOW U-FACTOR - 0.27
FIXED WINDOW SHGC (N) - 0.43
FIXED WINDOW TURTLE GLASS U-FACTOR - 0.27
FIXED WINDOW TURTLE GLASS SHGC (<1) - 0.29

A6

(1) LUGGAGE CLOSET [124] (T.G.)
(3) PRIMARY CLOSET [125]

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6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

WINDOW SCHEDULE

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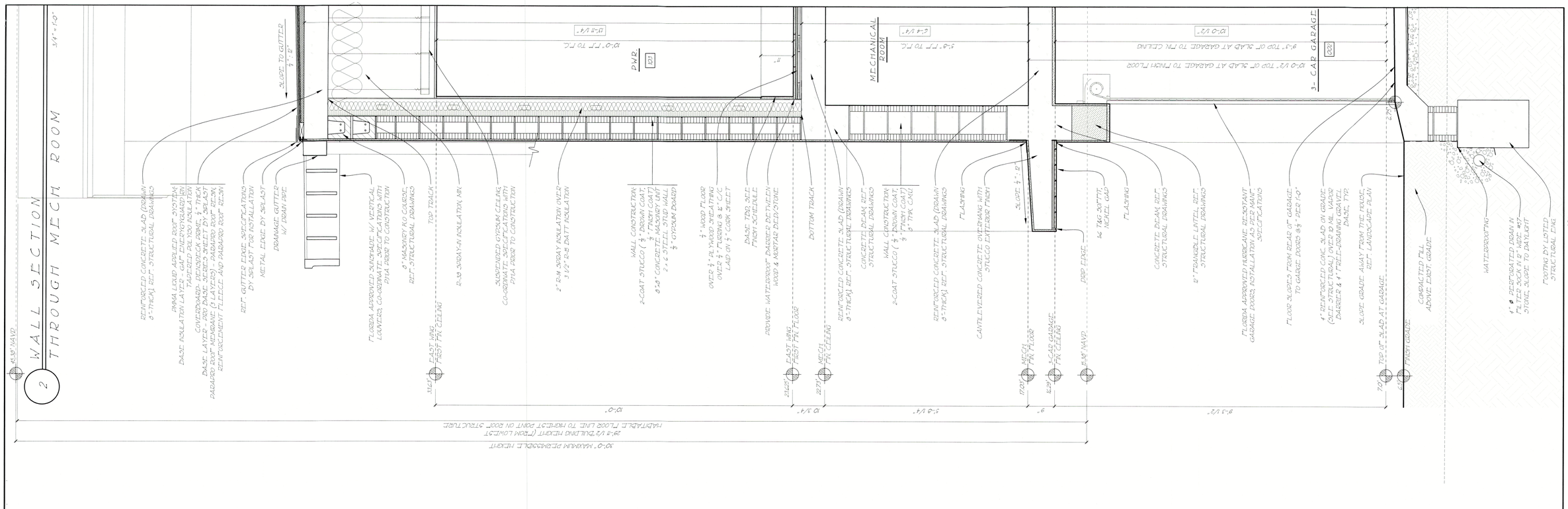
DRAWING SHEET:
A3.12

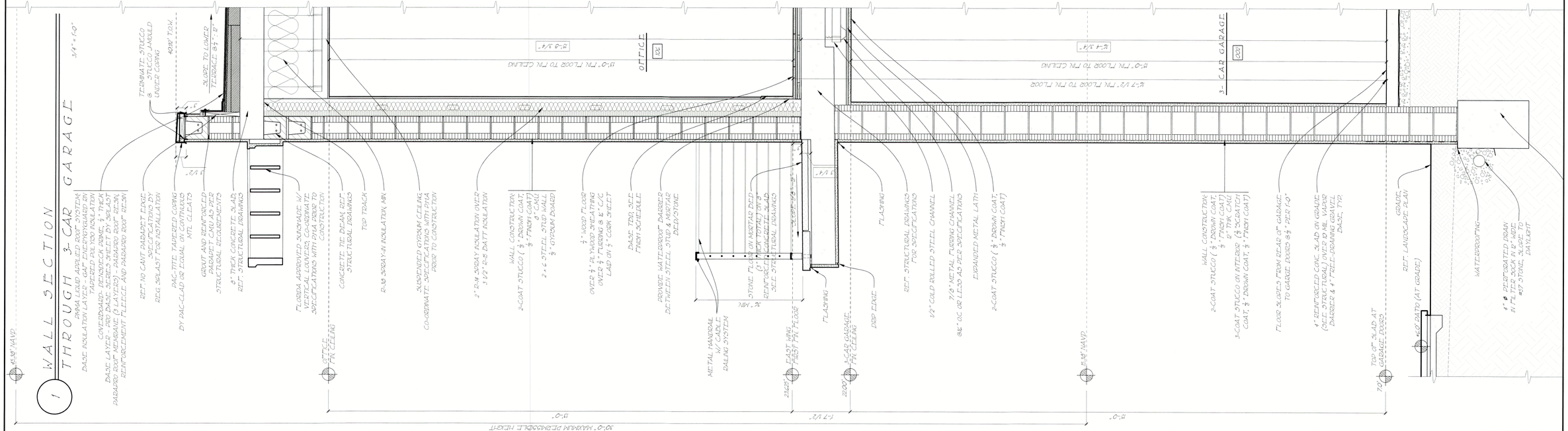
2 WALL SECTION THROUGH MECH ROOM

3/4" = 1'-0"



1 WALL SECTION THROUGH 3- CAR GARAGE

3/4" = 1'-0"



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6341 GULF OF MEXICO DR LONGBOAT KEY, FL

WALL SECTIONS

REVISIONS:

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DRAWING SHEET:

A4.1

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5. COMBINE AND PIPE UP THROUGH THE ROOF FOR MINIMAL PENETRATIONS.
6. ALL SPRINKLERS ARE CURB LESS AND FLOOR IS SLOPED AWAY FROM THE FLOORS.
7. REVIEW MECHANICAL, ELECTRICAL AND PLUMBING PLANS TO MAKE SURE THE DISCIPLINES CO-ORDINATE AND DON'T CONFLICT ONE ANOTHER.

1 / P1.0

1 / P1.0

1 / PG1.0

NORTH

1 GROUND FLOOR SANITARY - KEY PLAN

1/8" = 1'-0"

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GROUND SANI. - KEY

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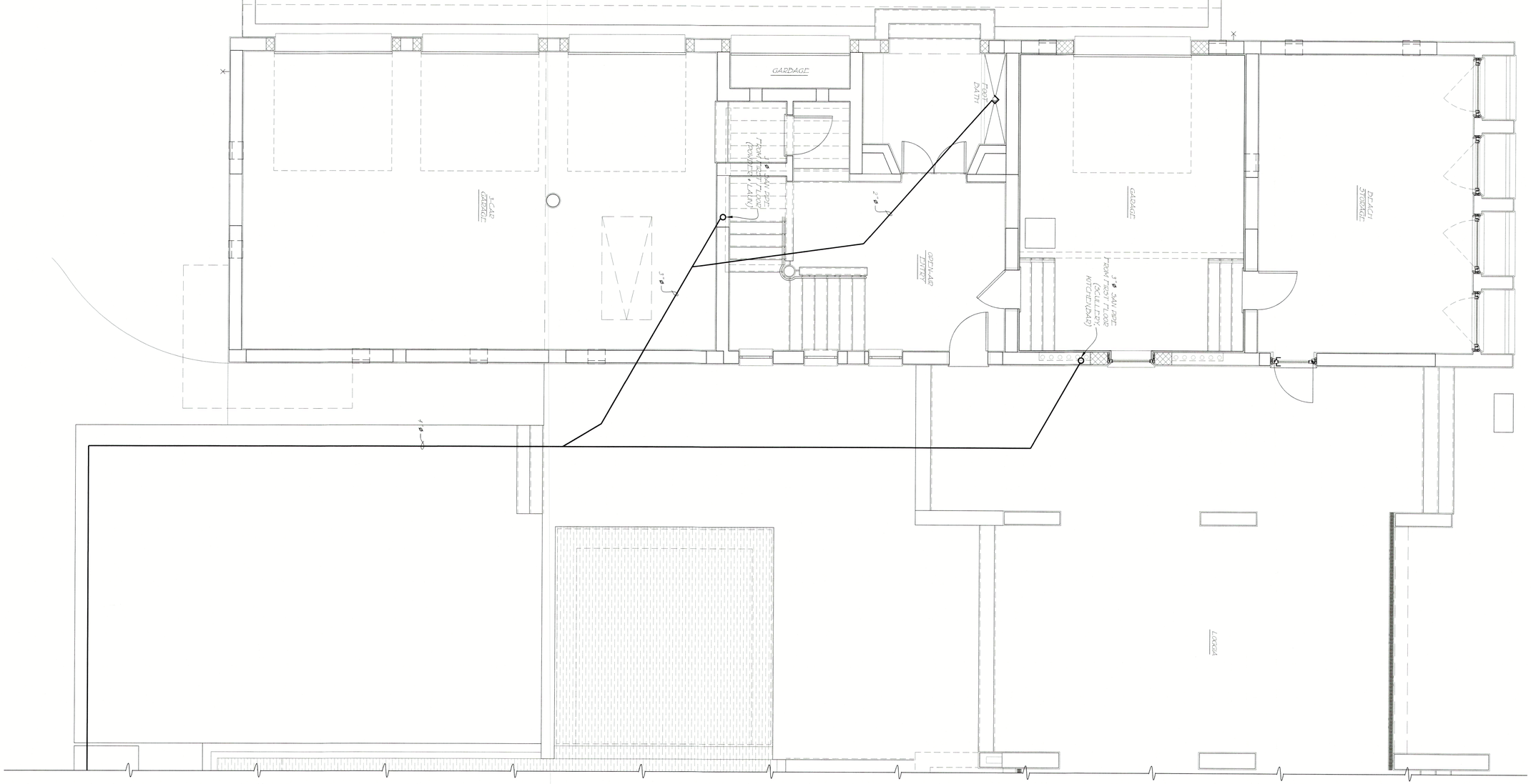
1 GROUND FLOOR SANITARY - EAST WING

1/4" = 1'-0"



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LONGBOAT KEY, FL

GROUND SANI. - EAST

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P1.0a

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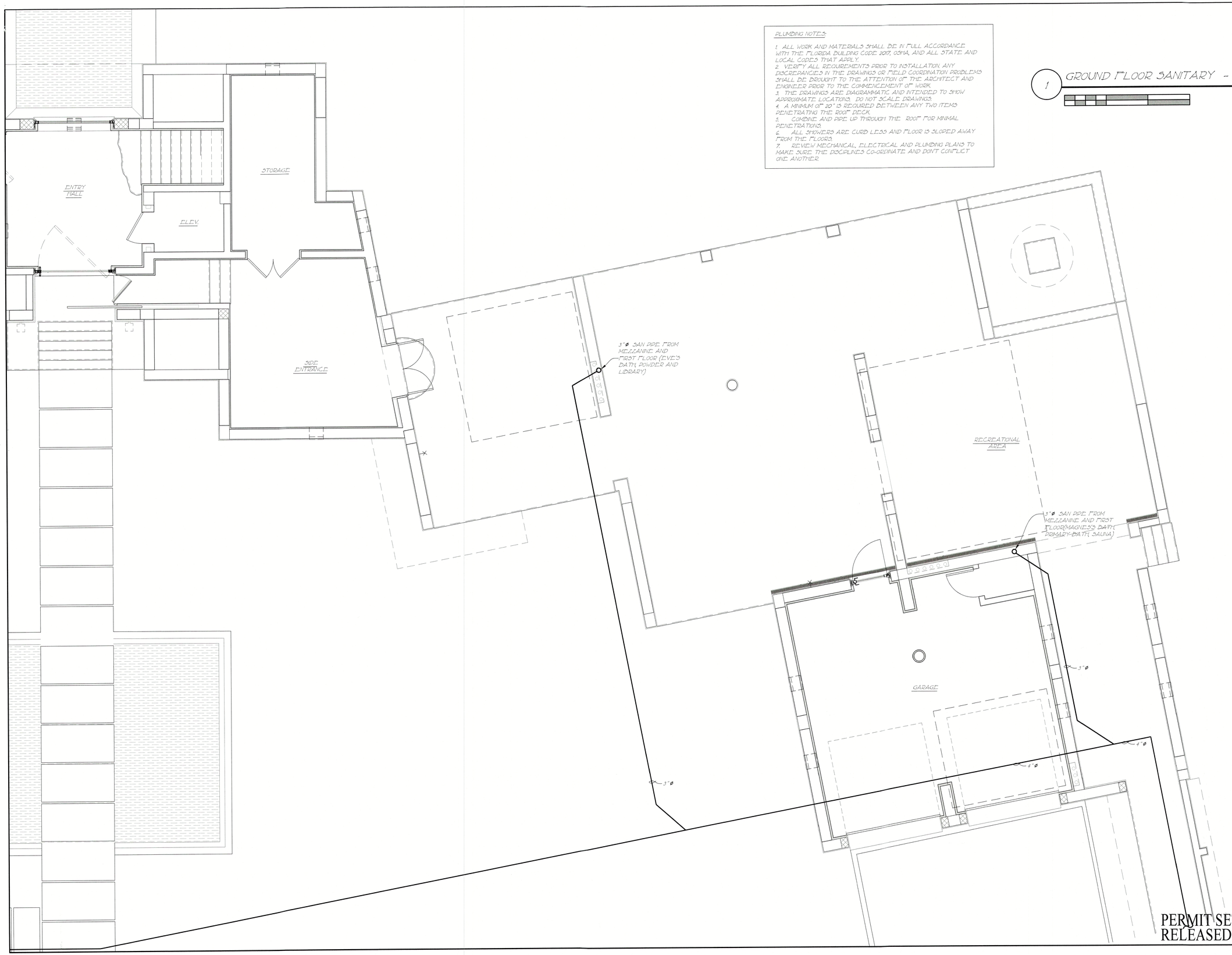
1 GROUND FLOOR SANITARY - WEST WING

1/4" = 1'-0"



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GROUND SANI. - WEST

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P1.0c

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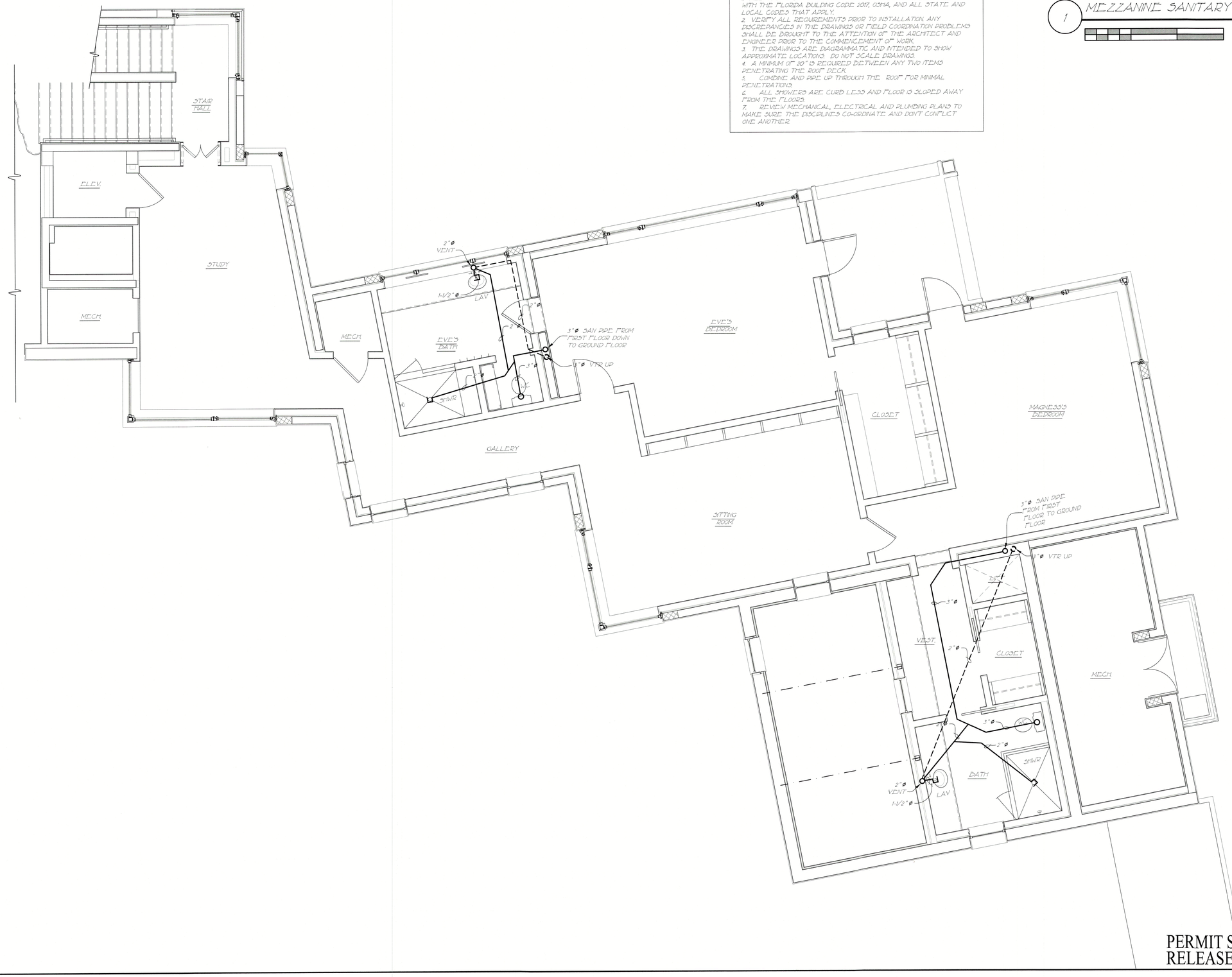
1 MEZZANINE SANITARY - WEST WING

1/4" = 1'-0"



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MEZZ. SANI. - WEST

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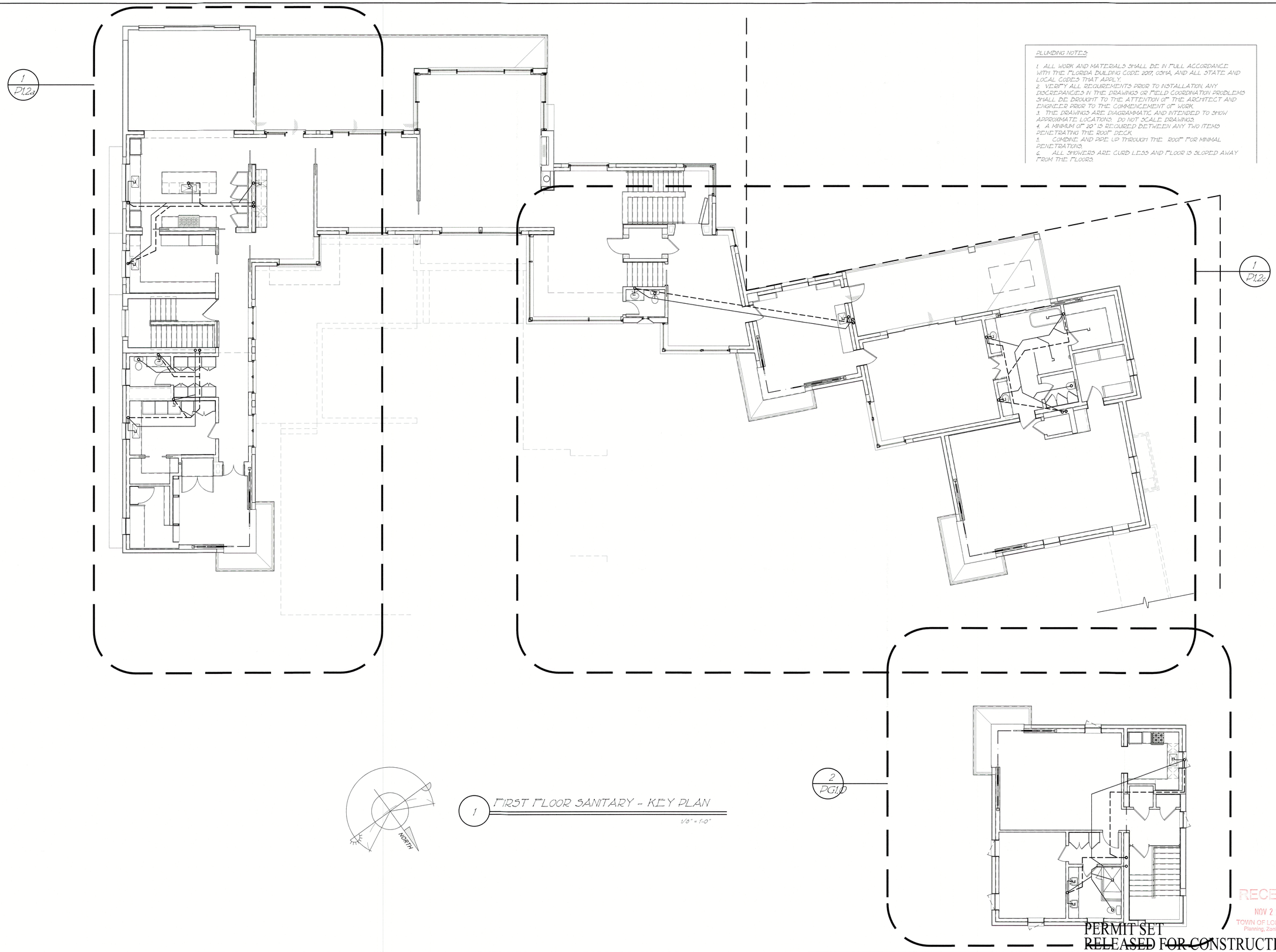

1 FIRST FLOOR SANITARY - KEY PLAN

1/8" = 1'-0"

PLUMBING NOTES:

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FIRST SANI. - KEY

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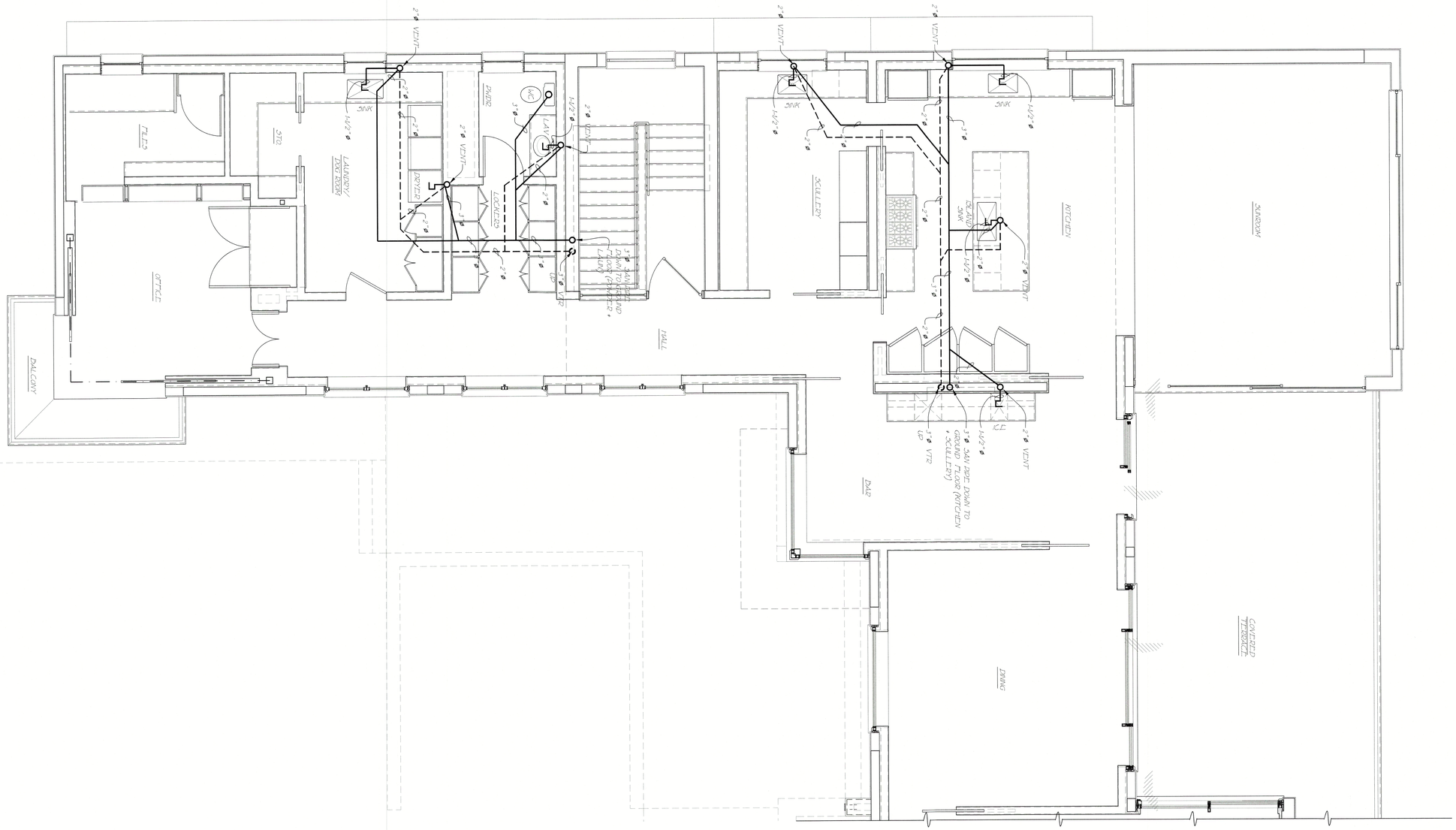
1 FIRST FLOOR SANITARY - EAST WING

1/4" = 1'-0"


2" VENT
SINK
H4/2"
2"
3"
OFFICE
TILE
STOR.
LAUNDRY
TANK DESK
DRYER
PANTRY
LAV.
WC
LOCKERS
2" VENT
3" MAIN VENT UP THROUGH ROOF
LAUNDRY
HALL
DAL GRY
SCULLERY
KITCHEN
DINING
CONFIRM LAV. SINK
3" UP
VTR
3" SAN PIPE DOWN TO GROUND FLOOR (KITCHEN + SCULLERY)
CONFIRM
CONFIRM
CONFIRM

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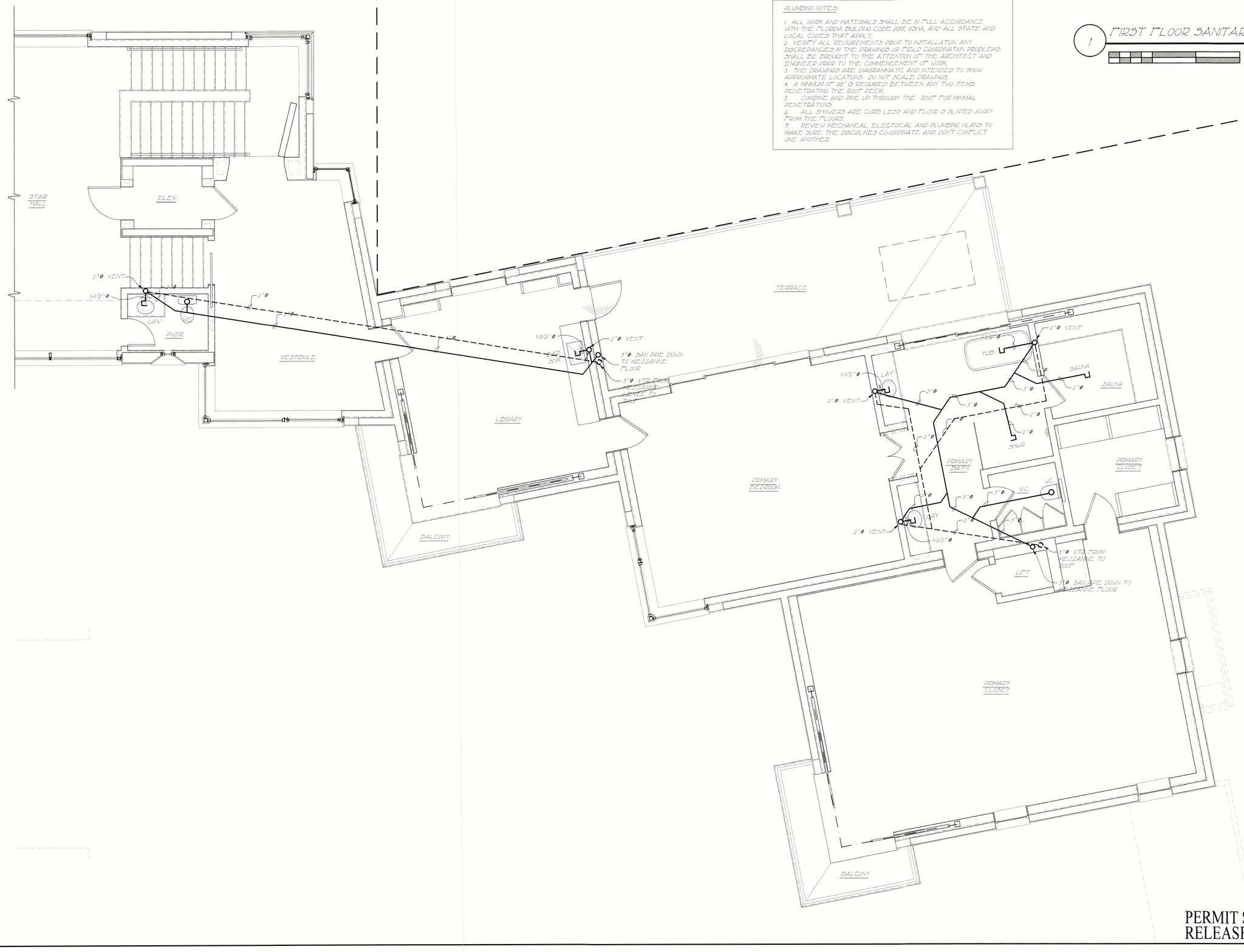
STAIR HALL
ELEV.
2"ø VENT
1-1/2"ø
LAV.
WC
PWDR
VESTIBULE
2"ø
TERRACE
1-1/2"ø
2"ø VENT
2"ø AIR SWR
3"ø SAN PIPE DOWN TO MEZZANINE FLOOR
3"ø VTR FROM MEZZANINE LEVEL TO ROOF
LIBRARY
PRIMARY BEDROOM
BALCONY
1-1/2"ø
LAV
2"ø VENT
2"ø
3"ø
TUB
2"ø VENT
SAUNA
SAUNA
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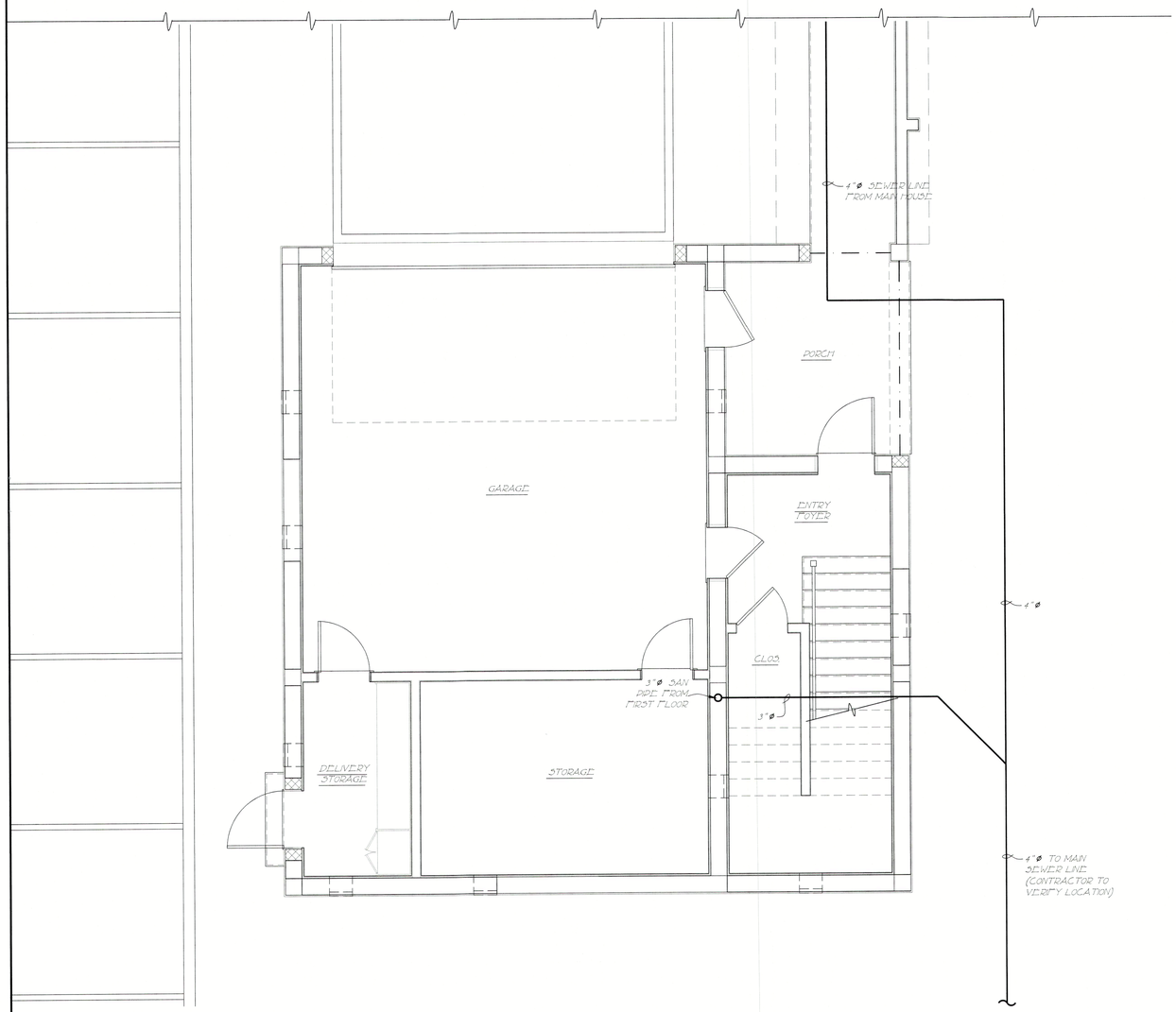
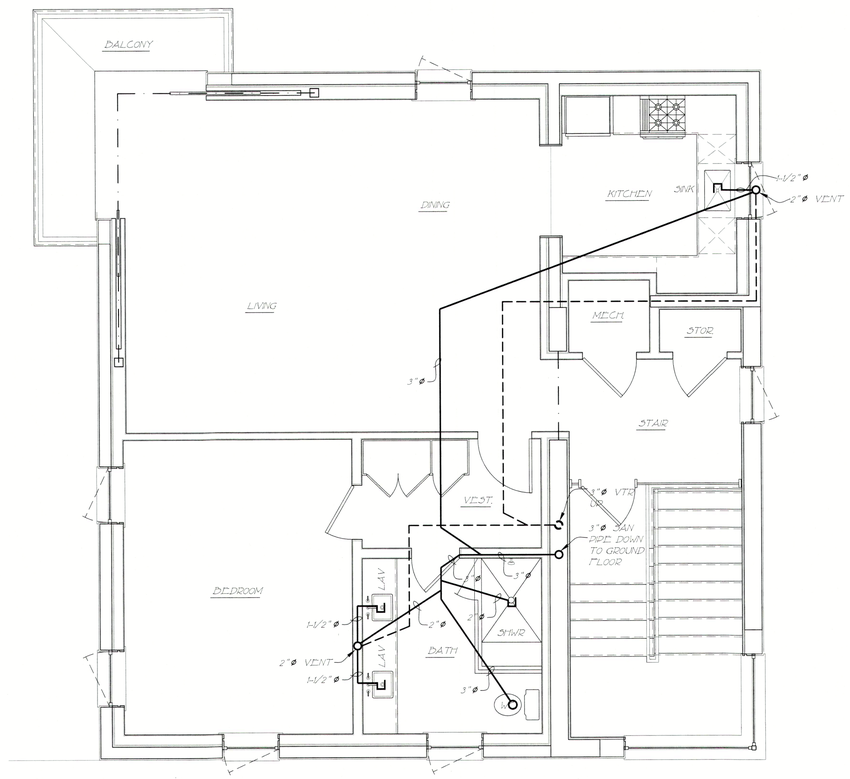


1 GROUND FLOOR SANITARY - GUEST WING

1/4" = 1'-0"



2 FIRST FLOOR SANITARY - GUEST WING

1/4" = 1'-0"

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GUEST HOUSE SANI.

REVISIONS:

DATE: 04 APRIL 2023
DRAWN BY: SD/AD
CHECKED BY: COH

DRAWING SHEET:
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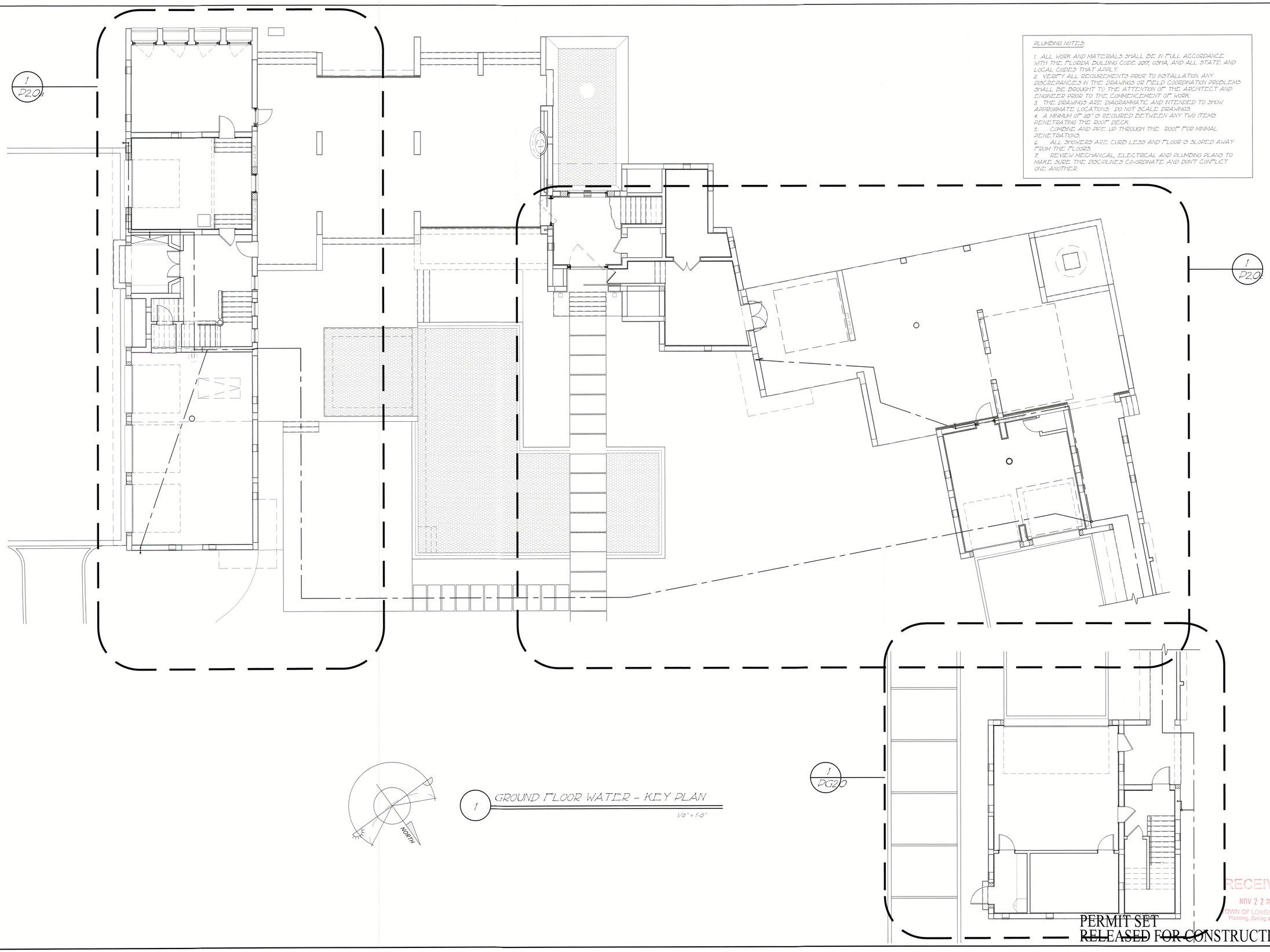

1 GROUND FLOOR WATER - KEY PLAN

1/8" = 1'-0"

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A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

GROUND WATER - KEY

REVISIONS:

DATE: 04 APRIL 2023
DRAWN BY: SD/AD
CHECKED BY: COH

DRAWING SHEET:

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PLUMBING NOTES:

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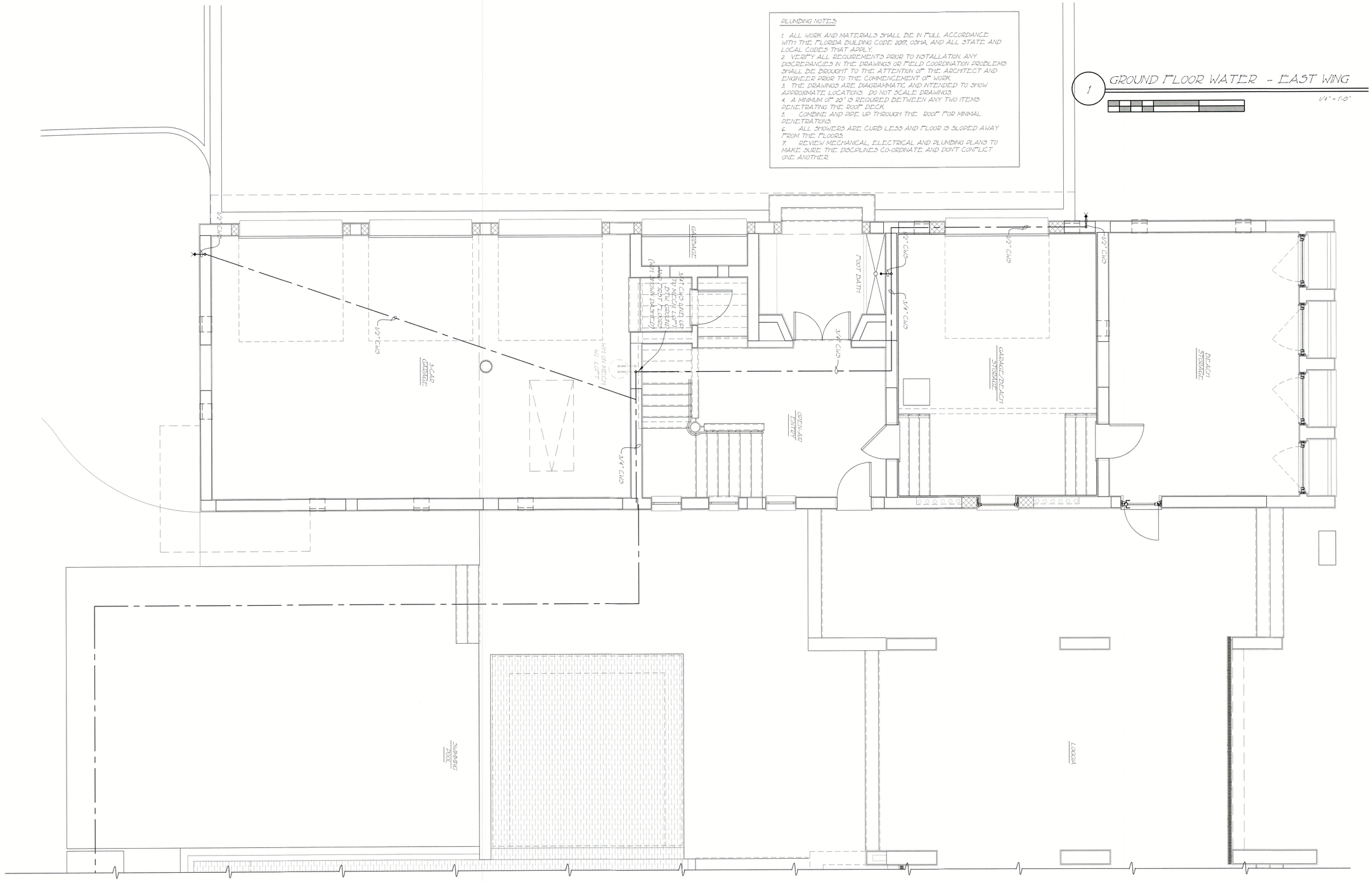
7. REVIEW MECHANICAL, ELECTRICAL AND PLUMBING PLANS TO MAKE SURE THE DISCIPLINES CO-ORDINATE AND DON'T CONFLICT ONE ANOTHER.

1 GROUND FLOOR WATER - EAST WING

1/4" = 1'-0"



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STATE OF FLORIDA
DANIEL W. COOK
AR99113
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A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

GROUND WATER - EAST

REVISIONS:

DATE: 04 APRIL 2023
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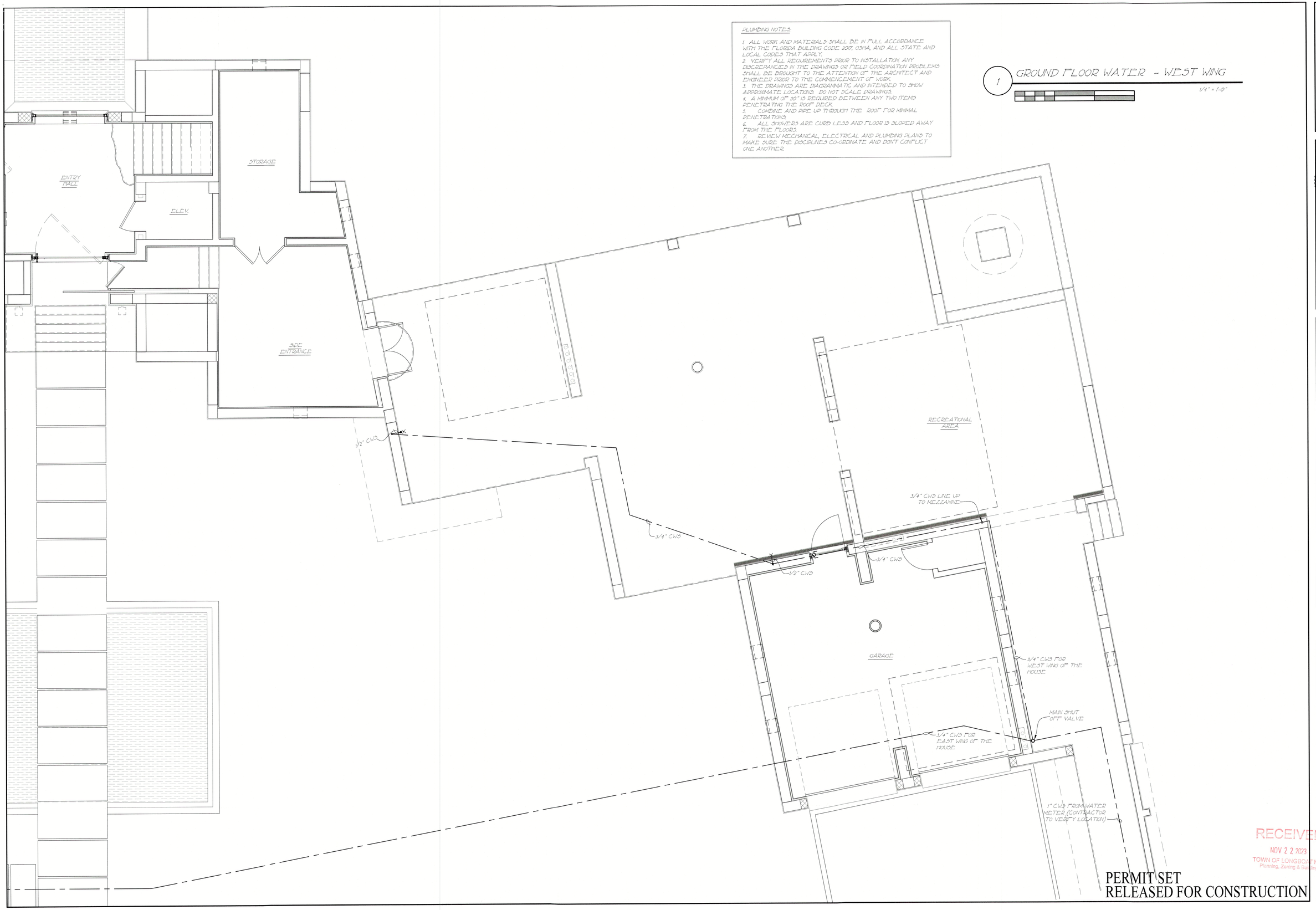
CHECKED BY: COH

DRAWING SHEET:
P2.0a



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1 GROUND FLOOR WATER - WEST WING

1/4" = 1'-0"

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A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

GROUND WATER - WEST

REVISIONS:

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PLUMBING NOTES:

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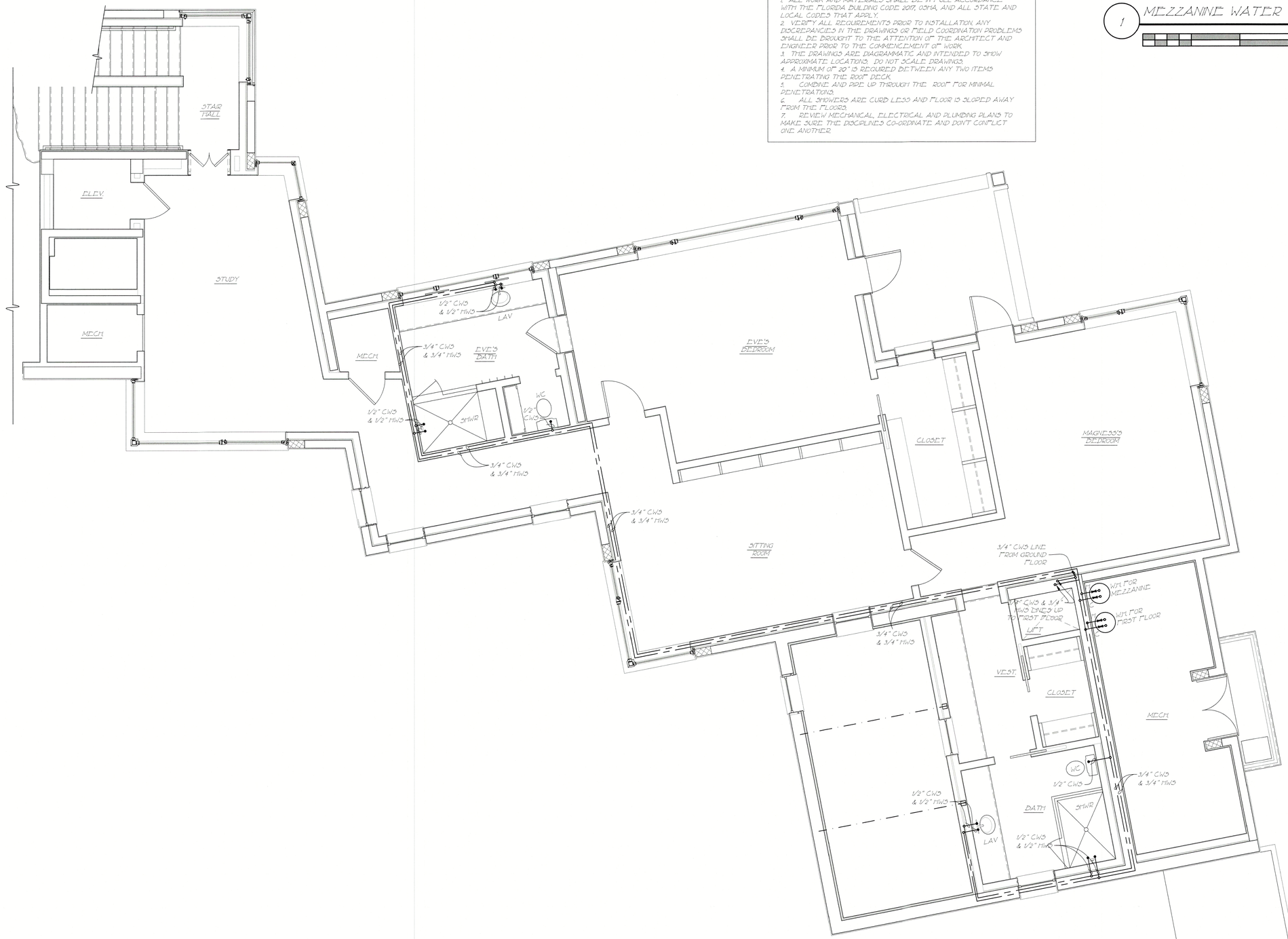
1 MEZZANINE WATER - WEST WING

1/4" = 1'-0"



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A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

MEZZ. WATER - WEST

REVISIONS:

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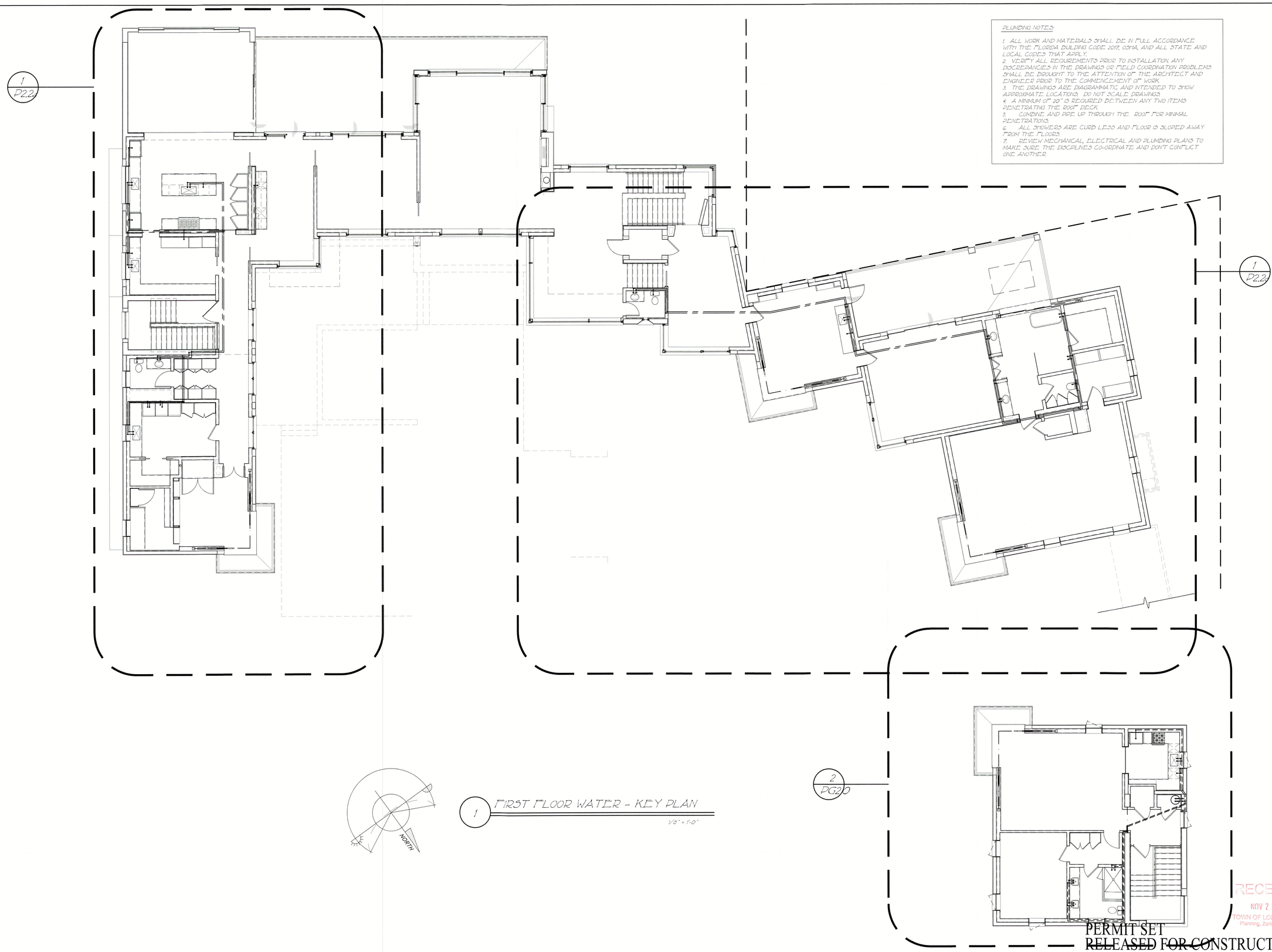
DRAWING SHEET:
P2.1



1 FIRST FLOOR WATER - KEY PLAN

1/8" = 1'-0"

PLUMBING NOTES:

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LONGBOAT KEY, FL

FIRST WATER - KEY

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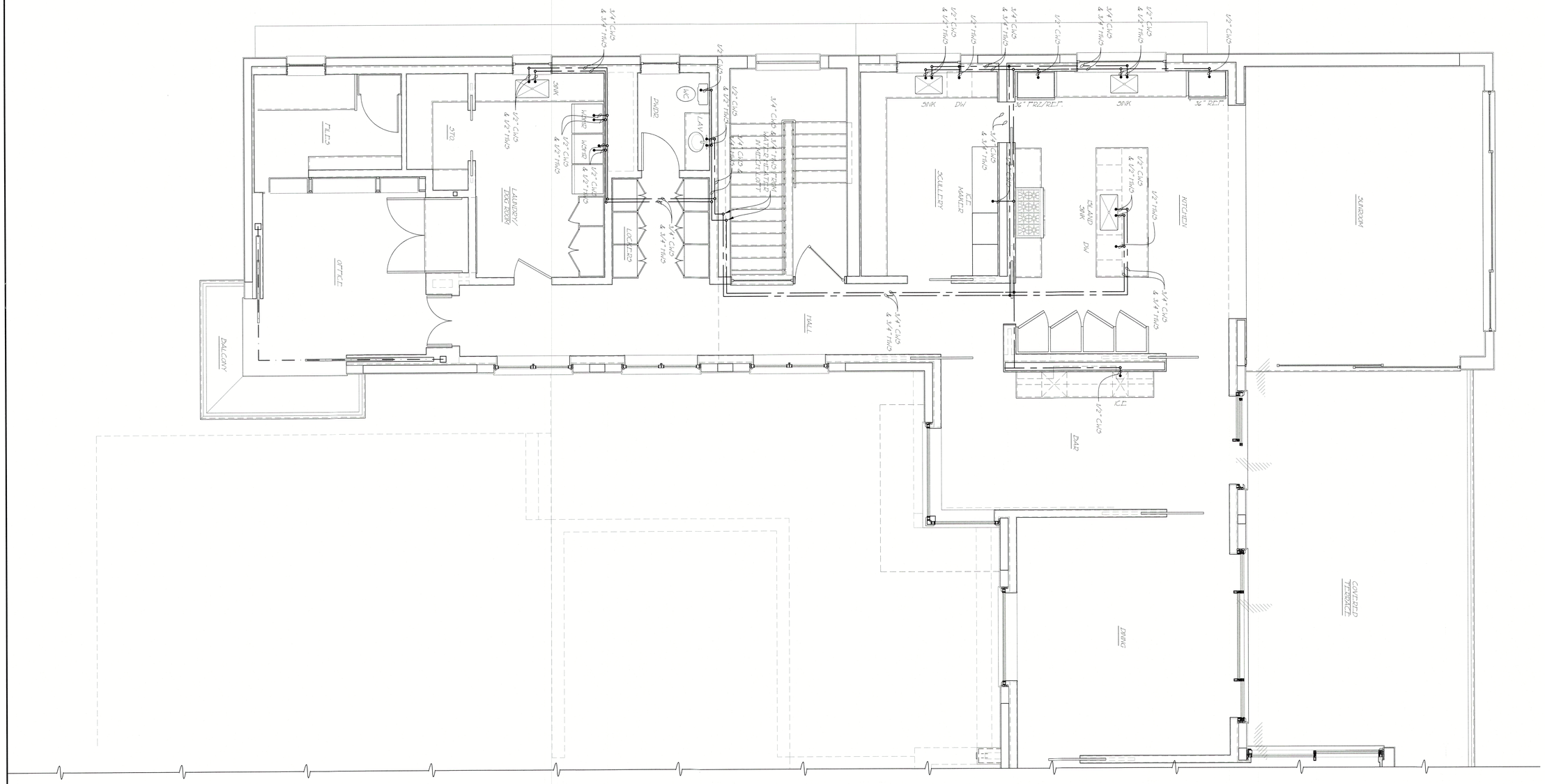
1 FIRST FLOOR WATER - EAST WING

1/4" = 1'-0"



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DANIEL W. COOK
AR99447
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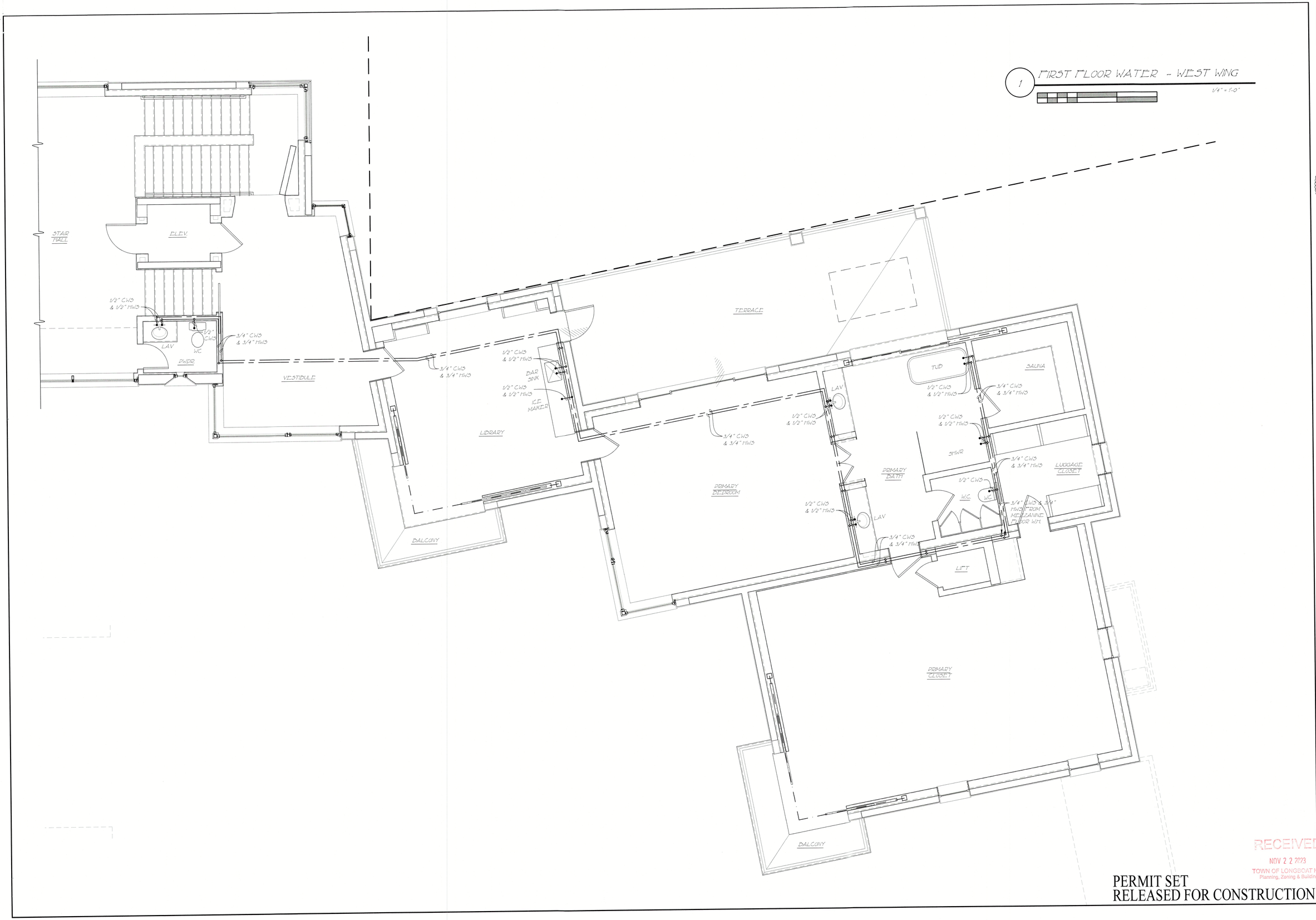
A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

FIRST WATER - EAST

REVISIONS:

DATE: 04 APRIL 2023
DRAWN BY: SD/AD
CHECKED BY: COH

DRAWING SHEET:
P2.2a



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A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

FIRST WATER - WEST

REVISIONS:

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DRAWN BY: SD/AD
CHECKED BY: COH

DRAWING SHEET:
P2.2c

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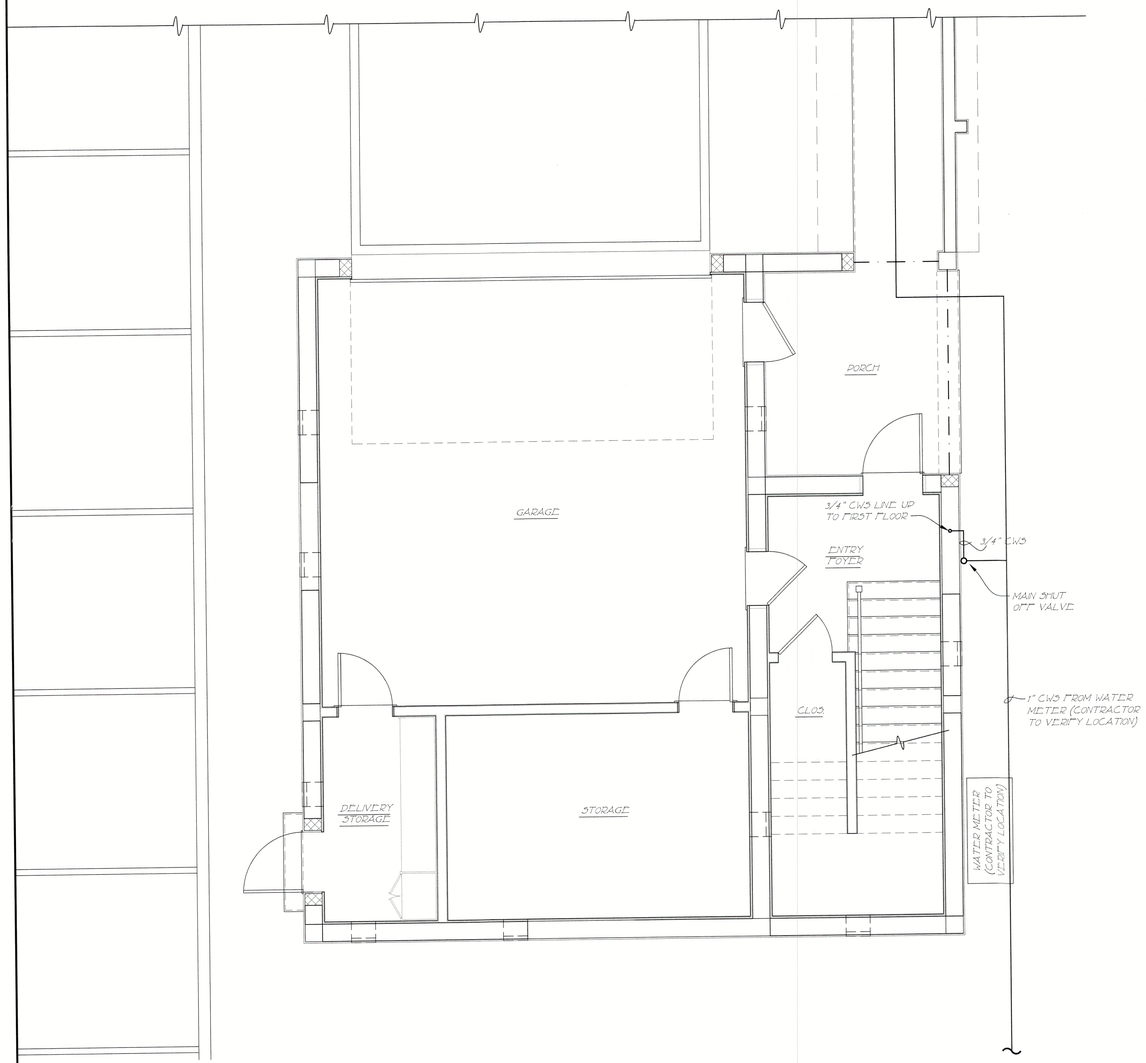
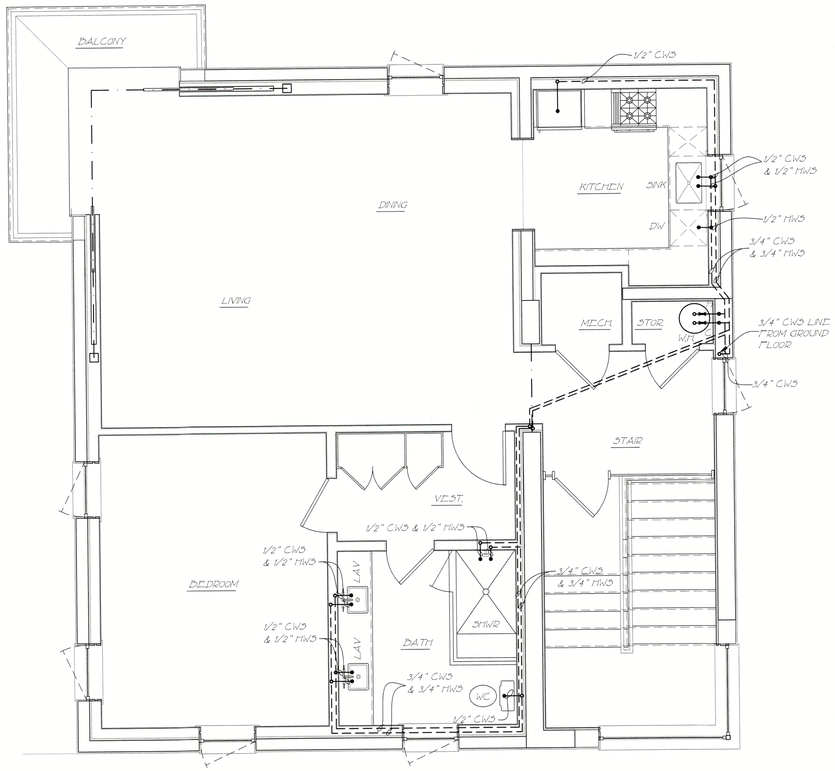


1 GROUND FLOOR SANITARY - GUEST WING

1/4" = 1'-0"



2 FIRST FLOOR WATER - GUEST WING

1/4" = 1'-0"

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A PROPOSED NEW
PRIVATE RESIDENCE
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

GUEST WING WATER

REVISIONS:

DATE: 04 JULY 2023
DRAWN BY: SD/AD
CHECKED BY: COH

DRAWING SHEET:
PG2.0

GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE SEOR BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DO NOT SCALE DRAWINGS.

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

ELECTRONIC VERSIONS OF THE STRUCTURAL DRAWINGS ARE THE SOLE, COPYRIGHTED PROPERTY OF SNELL ENGINEERING AND ARE NOT TO BE USED OR TRANSFERRED WITHOUT THE EXPRESS, WRITTEN PERMISSION OF SNELL ENGINEERING.

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE – BUILDING 7TH EDITION (2020). THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF:

LIVE LOAD	-	20 PSF.
LIVE LOAD (CONCENTRATED)	-	300 LBS.
DEAD LOAD	-	20 PSF.
DEAD LOAD (AVAILABLE TO RESIST UPLIFT)	-	60 PSF.
MECH. EQUIPMENT	-	SEE PLAN FOR WEIGHTS
PHOTOVOLTAIC PANEL DEAD LOAD	-	20 PSF.

STAIRS:

LIVE LOAD	-	40 PSF.
LIVE LOAD (CONCENTRATED)	-	300 LBS. OVER 2"X2" AREA

DWELLING LIVING AREAS:

LIVE LOAD (LL REDUCTION USED)	-	40 PSF.
DEAD LOAD	-	30 PSF.

FLOORS AND OTHER SIMILAR SURFACES SHALL BE DESIGNED TO SUPPORT THE UNIFORMLY DISTRIBUTED LIVE LOADS OR CONCENTRATED LIVE LOADS SHOWN ABOVE, WHICHEVER PRODUCES THE GREATER LOAD EFFECT. DISTRIBUTED LOADS AND CONCENTRATED LOADS ARE NON-CONCURRENT UNLESS NOTED OTHERWISE.

WIND:

ASCE 7-16		
ULTIMATE WIND SPEED	-	150 MPH
ALLOWABLE WIND SPEED	-	116 MPH
EXPOSURE D		
ENCLOSED STRUCTURE		
INTERNAL PRESSURE COEFFICIENT	-	+/- 0.18
RISK FACTOR II		
SEE WIND SCHEDULE FOR PRESSURES		

FLOOD:

FEMA AE ZONE		
FLOOD DESIGN CLASS	-	AE
BFE ELEVATION	-	11.00 NAVD
FREEBOARD	-	1 FT
PROPOSED LOWEST FLOOR ELEVATION	-	15.958 NAVD
BOT. OF LOWEST HORIZ. STRUCT. MEMBER	-	15.38 NAVD

STRUCTURAL SYSTEMS OF BUILDINGS AND STRUCTURES ARE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION IN CONFORMANCE WITH ASCE 24-14 AND FBC-R 322.1.2/FBC 1612.1.

ALL WALLS NOTED AS "BREAK AWAY" HAVE BEEN DESIGNED TO MEET R322.3.4 AND CONSTRUCTED TO FAIL UNDER BASE FLOOD OR LESSER CONDITIONS, WITHOUT IMPARTING ADDITIONAL FLOOD LOADS TO THE FOUNDATION OR SUPERSTRUCTURE, AND WITHOUT PRODUCING DEBRIS CAPABLE OF DAMAGE TO THE STRUCTURE OR ADJACENT STRUCTURES.

SEISMIC:

RISK CATEGORY		-	II
SEISMIC IMPORTANCE FACTOR Ie		-	1.0
SITE CLASS D			
SEISMIC DESIGN CATEGORY D			
Ss .047 g	S1 .027 g		
Sds .05 g	Sd1 .043 g		

SEISMIC LATERAL FORCE RESISTING SYSTEMS:
ORDINARY MASONRY WALLS, ORDINARY CONCRETE WALLS.

ANALYSIS PROCEDURE USED	-	EQUIVALENT LATERAL FORCE PROCEDURE

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL FINAL WEIGHTS OF EQUIPMENT (MECHANICAL, CHILLED WATER, KITCHEN, SPA/POOL, ETC.), CLADDING, FINISHES, ETC. PRIOR TO ERECTING STRUCTURE SUPPORTING THESE ITEMS. ALL WEIGHTS ACCOUNTED FOR IN THE STRUCTURAL DESIGN ARE LISTED ABOVE OR ON THE PLANS.

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ANY COMPONENT NOTED AS "DELEGATED" SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA AND NOT BY THE SEOR. SIGNED AND SEALED DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT AND SEOR FOR REVIEW AS A SHOP DRAWING; CALCULATIONS WILL BE PROVIDED IF REQUESTED.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/SEOR. DRAWINGS SUBMITTED WITHOUT REVIEW NOTATION WILL BE RETURNED UNCHECKED. EVERY EFFORT WILL BE MADE TO RETURN THE SHOP DRAWINGS WITHIN TEN BUSINESS DAYS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE SHOP DRAWINGS ALLOWING FOR AN ADEQUATE REVIEW PERIOD. ALL SHOP DRAWINGS SHALL BE SUBMITTED IN DIGITAL FORMAT.

IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN A REQUEST FOR INFORMATION (RFI) OR SIMILAR DOCUMENTATION BY THE SEOR. EVERY EFFORT WILL BE MADE TO RETURN THE RFIS WITHIN TWO BUSINESS DAYS. SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT, APPLICABLE CODES AND DESIGN CRITERIA, AND DETAILING OF ALL COMPONENTS NECESSARY TO ENSURE PROPER INSTALLATION OF THE COMPONENTS AND SYSTEM.

SHOP DRAWINGS SHOULD BE SUBMITTED FOR ALL COMPONENTS OF THE STRUCTURAL FRAMING SYSTEM. AS REQUIRED BY THE ARCHITECT, AND AS NOTED ELSEWHERE IN THESE NOTES, INCLUDING, BUT NOT LIMITED TO:
CONCRETE MIX DESIGNS
MASONRY BLOCK
MASONRY BLOCK ACCESSORIES
MASONRY REINFORCING
CONCRETE REINFORCEMENT
STRUCTURAL STEEL (INCLUDING ANCHOR BOLTS)
AUGERCAST PILE LAYOUT AND DETAILS
ANY PROPOSED MANUFACTURER CHANGE FROM THE BASIS OF DESIGN

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL TRADES AND CONSULTANTS, CROSS REFERENCE THEIR DRAWINGS WITH THE OVERALL DESIGN, AND PROVIDE TO EACH A COMPLETE SET OF DRAWINGS AND SUBMITTALS TO ENSURE COMPATIBILITY OF CONSTRUCTION PER DESIGN INTENT.

FOUNDATIONS:

ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF *,*** PSF ON COMPACTED FILL OR COMPACTED NATIVE SOIL BEFORE CONSTRUCTION COMMENCES AND IF REQUIRED BY THE JURISDICTION, SOIL BEARING CAPACITY SHALL BE VERIFIED BY A SUBSURFACE INVESTIGATION, AS WELL AS FIELD AND LABORATORY TESTS PERFORMED BY A CERTIFIED TESTING LABORATORY, WHOSE REPORT SHALL INCLUDE ANALYSIS AND RECOMMENDATIONS FOR SITE PREPARATION IN ORDER TO BEAR THE FOUNDATION LOADS. ABOVE REPORT SHALL BE SUBMITTED TO THE SEOR FOR REVIEW BEFORE FOUNDATION CONSTRUCTION BEGINS.

FOUNDATIONS:

SEE THE FOLLOWING REPORT FOR COMPLETE GEOTECHNICAL RECOMMENDATIONS AND INSTALLATION PROCEDURES. SITE PREPARATION AND FOUNDATION INSTALLATION SHALL COMPLY WITH
REPORT NO.: 220374
DATED: AUGUST 10, 2022
PREPARED BY: UES
TITLED: GEOTECHNICAL EXPLORATION PROPOSED RESIDENTIAL STRUCTURE 6327 / 6341 / 6345 GULF OF MEXICO, LONGBOAT KEY
MANATEE COUNTY FLORIDA
THIS REPORT SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.

SHALLOW FOUNDATION AND SLAB ON GRADE DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2,000 PSF.

DEEP FOUNDATION DESIGN: 14" DIAMETER AUGERCAST CAST-IN-PLACE CONCRETE PILES (ACIP) WITH 30 TON COMPRESSIVE CAPACITY, 9 KIP TENSION CAPACITY, AND 2.5 KIPS LATERAL CAPACITY.

SOIL COMPACTION:

FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE AS SPECIFIED ABOVE. SOIL COMPACTION SHALL MEET THE MORE STRINGENT OF THE CRITERIA LISTED BELOW OR AS SPECIFIED IN THE GEOTECHNICAL REPORT. REMOVE TOP-SOIL TO A MINIMUM DEPTH OF ONE FOOT OVER THE ENTIRE BUILDING AREA AND FIVE FEET BEYOND BUILDING LINES. COMPACT SUB-GRADE USING A VIBRATORY COMPACTER SUCH AS "VIBRATOW II" OR EQUIVALENT WITH A MINIMUM OF FOUR PASSES. PLACE AND COMPACT FILL MATERIAL TO FINISHED GRADE LEVEL IN LIFTS NOT EXCEEDING 12" THICK. SUB-GRADE AND EACH LIFT SHALL BE COMPACTED TO MINIMUM 95% MODIFIED PROCTOR DENSITY DETERMINED IN ACCORDANCE WITH ASTM. D-1557. VERIFICATION THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY AN INDEPENDENT GEOTECHNICAL CONSULTANT EMPLOYED BY THE OWNER AND APPROVED BY THE SEOR. LOCATIONS FAILING TO MEET THE REQUIREMENTS SHALL BE RECOMPACTED AND RETESTED AT THE CONTRACTORS EXPENSE AND AS DIRECTED BY THE INDEPENDENT GEOTECHNICAL CONSULTANT.

AUGERCAST PILES:

THE PILE SYSTEM DESIGN HAS BEEN (AND THE INSTALLATION SHALL CONFORM TO) R322.3.6

GENERAL: AUGERCAST PILES ARE PLACED BY ROTATING A CONTINUOUS FLIGHT HOLLOW SHAFT AUGER INTO A PREDETERMINED PILE DEPTH. HIGH-STRENGTH MORTAR SHALL BE PUMPED WITH SUFFICIENT PRESSURE AS THE AUGER IS WITHDRAWN TO FILL THE HOLE PREVENTING HOLE COLLAPSE AND TO CAUSE THE LATERAL PENETRATION OF THE MORTAR INTO SOFT OR POROUS ZONES OF THE SURROUNDING SOIL. A HEAD OF AT LEAST SEVERAL FEET OF MORTAR ABOVE THE INJECTION POINT SHALL BE CARRIED AROUND THE PERIMETER OF THE AUGER FLIGHTING AT ALL TIMES DURING THE RAISING OF THE AUGER SO THAT THE HIGH-STRENGTH MORTAR HAS A DISPLACING ACTION REMOVING ANY LOOSE MATERIAL FROM HOLE. THIS METHOD OF PLACEMENT SHALL BE USED AT ALL TIMES AND NOT BE DEPENDENT ON WHETHER THE HOLE IS SUFFICIENTLY STABLE TO RETAIN ITS SHAPE WITHOUT SUPPORT FROM THE EARTH FILLED AUGER. THE AUGERHEAD SHALL BE DETACHED ALLOWING THE STEEL BAR TO REMAIN IN PLACE AND BE CENTERED IN THE ANCHOR AS THE CONTINUOUS FLIGHT AUGER IS SLOWLY WITHDRAWN FROM THE HOLE. DURING THIS WITHDRAWAL PROCESS HIGH STRENGTH MORTAR SHALL BE PLACED UNDER PRESSURE THROUGH THE SPACE BETWEEN THE STEEL ROD LEFT IN PLACE AND THE WALL OF THE HOLLOW SHAFT AUGER. VARIATION FROM PLUMB SHALL NOT EXCEED 1/2 INCH IN TWO FEET.

HIGH-STRENGTH MORTAR: THE MORTAR USED TO FILL THE AUGER HOLE SHALL CONSIST OF A MIXTURE OF PORTLAND CEMENT, FLUIDIFIER, SAND AND WATER SO PROPORTIONED AND MIXED AS TO PROVIDE A MORTAR CAPABLE OF MAINTAINING THE SOLIDS IN SUSPENSION WITHOUT APPRECIABLE WATER GAIN, YET WHICH MAY BE PLACED WITHOUT DIFFICULTY, AND WHICH WILL LATERALLY PENETRATE AND FILL ANY VOIDS IN THE FOUNDATION MATERIAL. MINERAL FILLER MAY BE ADDED TO THE ABOVE MIX IN LIEU OF A SMALL PERCENTAGE OF THE PORTLAND CEMENT AT THE PILING CONTRACTORS OPTION. THE MATERIALS SHALL BE SO PROPORTIONED AS TO PROVIDE A HARDENED MORTAR HAVING AN ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS AS NOTED IN THE CONCRETE SECTION. THE MORTAR MIX SHALL BE TESTED BY MAKING ONE SET OF 3" DIAMETER BY 6" HIGH TEST CYLINDERS (ALTERNATIVELY, 4" DIAMETER BY 8" HIGH CYCLINDERS) FOR EACH DAY DURING AUGERCAST PILE PLACEMENT. A SET OF CYLINDERS SHALL CONSIST OF 2 CYLINDERS TO BE TESTED AT 7 DAYS, AND 2 CYLINDERS TO BE TESTED AT 28 DAYS. TEST CYLINDERS SHALL BE SAMPLES USING ASTM C-172, MADE AND CURED USING ASTM C-31 AND TESTED IN ACCORDANCE WITH ASTM C-39.

MATERIALS:

A. PORTLAND CEMENT: PORTLAND CEMENT SHALL CONFORM TO FEDERAL SPECIFICATIONS SS-C-192 OR CURRENT ASTM STANDARDS, DESIGNATION C150.

B. MINERAL FILLER: MINERAL FILLER SHALL BE FINELY POWDERED SILICEOUS MATERIAL WHICH POSSESSES THE PROPERTY OF COMBINING THE LIME LIBERATED DURING THE PROCESS OF HYDRATION OF PORTLAND CEMENT.

C. FLUIDIFIER: FLUIDIFIER SHALL BE A COMPOUND POSSESSING CHARACTERISTICS WHICH WILL INCREASE THE FLUIDITY OF THE MIXTURE, REDUCE BLEEDING. ASSIST IN THE DISPERSAL OF CEMENT GRAINS AND NEUTRALIZE THE SHRINKAGE OF THE HIGH-STRENGTH CEMENT MORTAR (INTERAID AS MANUFACTURED BY THE GROUT SUPPLY COMPANY, BRECKSVILLE, OHIO MEETS THESE SPECIFICATIONS). OTHER COMMERCIALLY AVAILABLE ADMIXES SHALL SHOW PRIOR TEST RESULTS BEFORE APPROVAL.

D. WATER: WATER SHALL BE FRESH, CLEAN, AND FREE FROM INJURIOUS AMOUNTS OF SEWAGE, OIL, ACID, ALKALI, SALTS, OR ORGANIC MATTER.

E. FINE AGGREGATE: SAND SHALL MEET THE REQUIREMENTS OF CURRENT ASTM STANDARDS, DESIGNATION C33. THE SAND SHALL CONSIST OF HARD, DENSE, DURABLE, UNCOATED ROCK PARTICLES AND FREE FROM INJURIOUS AMOUNTS OF SILT, LOAM, LUMPS, SOFT OR FLAKY PARTICLES, SHALE, ALKALI, ORGANIC MATTER, MICA, AND OTHER DELETERIOUS SUBSTANCES. IF WASHED, THE WASHING METHOD SHALL BE SUCH AS WILL NOT REMOVE DESIRABLE FINES, AND THE SAND SHALL SUBSEQUENTLY BE PERMITTED TO DRAIN UNTIL THE RESIDUAL-FREE MOISTURE IS REASONABLY UNIFORM AND STABLE. THE SAND SHALL BE WELL-GRADED FROM FINE TO COARSE, WITH FINENESS MODULUS BETWEEN 1.40 AND 3.40. THE FINENESS MODULUS IS DEFINED AS THE TOTAL DIVIDED BY 100 OF THE CUMULATIVE PERCENTAGES RETAINED ON U.S. STANDARD SIEVE NOS. 16, 30, 50 AND 100.

MIXING AND PUMPING OF HIGH-STRENGTH CEMENT MORTAR: ONLY APPROVED PUMPING, CONTINUOUS MIXING AND AGITATING EQUIPMENT SHALL BE USED IN THE PREPARATION AND HANDLING OF THE MORTAR. ALL OIL OR OTHER RUST INHIBITORS SHALL BE REMOVED FROM MIXING DRUMS AND MORTAR PUMPS. IF READY MIX MORTAR IS USED, AN AGITATING STORAGE TANK OF SUFFICIENT SIZE SHALL BE USED BETWEEN THE READY-MIX TRUCK AND THE MORTAR PUMP TO ENSURE A HOMOGENEOUS MIX AND CONTINUITY IN THE PUMPING OPERATIONS. ALL MATERIALS SHALL BE SUCH AS TO PRODUCE A HOMOGENEOUS MORTAR OF THE DESIRED CONSISTENCY. IF THERE IS A LAPSE IN THE OPERATION, THE MORTAR SHALL BE RECIRCULATED THROUGH THE PUMP. THE MORTAR PUMP SHALL BE A POSITIVE DISPLACEMENT PISTON TYPE PUMP CAPABLE OF DEVELOPING DISPLACING PRESSURES AT THE PUMP UP TO 350 PSI. THE MINIMUM VOLUME OF MORTAR PLACED IN THE HOLE SHALL AT LEAST EQUAL THE VOLUME OF THE AUGERED HOLE.

LOCATION OF PILES: VARIATION FROM PLUMB SHALL NOT EXCEED 1/2 INCH IN TWO FEET. ADJACENT PILES SHALL NOT BE PLACED UNTIL THE MORTAR IN THE PILES HAS REACHED ITS INITIAL SET IN ORDER THAT THERE WILL BE NO INTER-CONNECTION BETWEEN ADJACENT PILES WHILE THE MORTAR IS IN A FLUID STATE.

OBSTRUCTIONS: SHOULD ANY OBSTRUCTION (INCLUDING BUT NOT LIMITED TO BOULDERS AND TIMBERS) BE ENCOUNTERED WHICH SHALL PREVENT PLACING THE PILE TO THE DEPTH REQUIRED OR SHALL CAUSE THE PILE TO DRIFT FROM THE REQUIRED LOCATION, THE PILE SHALL BE COMPLETED IN ACCORDANCE WITH THIS SECTION, AND THIS SHORT PILE ADDED TO THE UNIT LENGTHS FOR PAYMENT. IF REQUIRED BY THE SEOR, AN ADDITIONAL ADJACENT PILE SHALL BE PLACED AND PAID FOR IN ACCORDANCE WITH THE BID BASIS FOR ADDITIONAL FOOTAGE. REFUSAL SHALL BE DEFINED AS THE DEPTH WHERE THE PENETRATION OF THE STANDARD AUGERING EQUIPMENT IS ONE FOOT PER MINUTE OR LESS.

PILE TOPS: WHERE THE PILE CUTOFF IS NEAR THE SURFACE OR ABOVE THE BOTTOM OF THE EXCAVATION. METAL SLEEVES OR CASING OF THE PROPER DIAMETER AND AT LEAST 18 INCHES IN LENGTH SHALL BE PLACED AROUND THE PILE TOPS. (SPECIAL CONDITIONS MAY REQUIRE METAL SLEEVES OF ADDITIONAL LENGTH.)

AUGERING EQUIPMENT: THE HOLE THROUGH WHICH THE HIGH-STRENGTH MORTAR IS PUMPED DURING THE PLACEMENT OF THE PILE SHALL BE LOCATED AT THE BOTTOM OF THE AUGER HEAD BELOW THE BAR CONTAINING THE CUTTING TEETH. THE AUGER FLIGHTING SHALL BE CONTINUOUS FROM THE AUGER HEAD TO THE TOP OF AUGER WITH NO GAPS OR OTHER BREAKS. THE PITCH OF THE AUGER FLIGHTING SHALL NOT EXCEED 9 INCHES. AUGERS OVER 40 FEET IN LENGTH SHALL CONTAIN A MIDDLE GUIDE. THE AUGERCAST PILING LEADS SHOULD BE PREVENTED FROM ROTATING BY A STABILIZING ARM.

PILE LOCATION ALLOWANCE AND AS-BUILTS:

AN AS-BUILT SURVEY OF PILE LOCATIONS SHALL BE PROVIDED FOR ALL PILES. THE AS-BUILT SURVEY SHALL BE PERFORMED BY A FLORIDA REGISTERED LAND SURVEYOR. PILES SHALL BE LOCATED ON THE AS-BUILT DRAWINGS HORIZONTALLY AND VERTICALLY FROM THE COLUMN CENTERLINES. SUBMIT THE AS-BUILT DRAWINGS TO THE SEOR FOR APPROVAL. THE AS-BUILT DRAWINGS SHOULD BE SUBMITTED IN AUTOCAD **DWG** FORMAT WITH ACCOMPANYING TABLE LISTING PILE NUMBER AND DEVIATION FROM DESIGNED PILE LOCATION.

ALL SINGLE PILES MORE THAN 1-1/2 INCHES FROM THE DESIGN LOCATION AND ALL PILECAPS WITH ANY SINGLE PILE MORE THAN 3 INCHES FROM THE DESIGN LOCATION WILL BE RE-ANALYZED BY THE SEOR OF RECORD TO CONFIRM THAT THE INSTALLED PILE LOCATION STILL MEETS THE DESIGN REQUIREMENTS. SNELL ENGINEERING CONSULTANTS WILL BILL THE GENERAL CONTRACTOR BASED ON CURRENT HOURLY RATES TO CHECK ALL FOUNDATION ELEMENTS STRUCTURALLY ATTACHED TO ANY PILE OUTSIDE THE ASSUMED ALLOWANCE. NO CONCRETE FOR PILE CAPS, GRADE BEAMS, STRAP BEAMS, OR OTHER FOUNDATION ELEMENTS ATTACHING TO PILES SHALL BE POURED PRIOR TO RECEIVING WRITTEN DOCUMENTATION FROM THE SEOR OF RECORD TO PROCEED WITH THAT SPECIFIC ELEMENT. FOUNDATION MEMBER SIZES AND REINFORCING MAY CHANGE DUE TO AS-BUILT PILE LOCATIONS.

FORMWORK AND SHORING:

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

PENETRATIONS:

NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS WITHOUT PREVIOUS APPROVAL OF THE EOR, EXCEPT THOSE PENETRATIONS SHOWN ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHOULD SUBMIT DRAWINGS SHOWING: ANY LOCATION WHERE OPENINGS, PENETRATIONS, OR ANY PLACE MORE THAN 3 PIPES OR CONDUITS ARE LOCATED IN A SLAB SYSTEM; ANY LOCATION IN A BEAM OR COLUMN WHERE MORE THAN 4% OF THE MEMBER SECTION IS REMOVED IN ANY ORIENTATION.

PLUMBING SLEEVES:

MINIMUM SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE SEOR. CONDUITS, PIPES AND SLEEVES SHALL BE PLACED AND SPACED IN ACCORDANCE WITH ACI 318 6.3.

REINFORCING STEEL:

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

REINFORCING BARS SHOWN IN SECTIONS DEPICT TYPICAL CONFIGURATION AND ARE NOT SPECIFIC TO THE CONCRETE MEMBER CUT ON PLAN; SEE PLAN AND SCHEDULES FOR ALL BAR SIZE AND QUANTITIES. TAKE-OFFS AND QUANTITIES SHALL BE OBTAINED FROM THE SCHEDULES AND PLANS, NOT FROM SECTIONS. WHERE HOOKS, LAP LENGTHS, ETC. ARE SHOWN IN SECTIONS, ALL LENGTHS AND DETAILS SHALL MEET ACI REQUIREMENTS FOR REINFORCING DETAILS. HOOKS SHALL BE ORIENTED AS REQUIRED TO FIT WITHIN THE CONCRETE MEMBER.

WELDED WIRE FABRIC:

TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.

CONCRETE:

ALL CONCRETE SHALL MEET ACI 318 'BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE' AND ACI 301 'SPECIFICATIONS FOR STRUCTURAL CONCRETE', INCLUDING, BUT NOT LIMITED TO, MIX DESIGN, STRENGTH, COVER, PLACEMENT, CURING, TESTING, FORMS, FLATNESS, ETC. SEE THE ARCHITECTURAL SPECIFICATIONS AND PLANS FOR ANY ADDITIONAL REQUIREMENTS.

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

3000 PSI FOR FOUNDATIONS AND SLABS ON GRADE.
4000 PSI FOR ALL OTHER STRUCTURAL CONCRETE UNLESS OTHERWISE NOTED.

WATER/CEMENT RATIO FOR CONCRETE AT EXTERIOR BALCONIES SHALL NOT EXCEED 0.40 BY WEIGHT AND HAVE 5,000 PSI MINIMUM 28-DAY COMPRESSIVE CAPACITY. ALL EXTERIOR CONCRETE SHALL BE COVERED, SEALED, OR OTHERWISE PROTECTED FROM WEATHER UNLESS NOTED OTHERWISE. THE GENERAL CONCTRACTOR SHALL CONFIRM WITH THE ARCHITECTURAL PLANS. NOTIFY THE SEOR OF ANY CONFLICTS.

SUBMIT PROPOSED MIX DESIGN FOR EACH PORTION OF WORK PRIOR TO USE. ALL MIX DESIGNS SHALL BE ACCOMPANIED BY A MINIMUM OF 15 FIELD STRENGTH TEST RECORDS, AS NOTED IN ACI 301 4.2.3.2(A); NO OTHER DOCUMENTATION OF AVERAGE COMPRESSIVE STRENGTH WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE SEOR. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.

ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.

CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS, INCLUDING ALL ACI REQUIREMENTS.

THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE SEOR.

THE GENERAL CONTRACTOR SHALL NOTIFY THE SEOR A MINIMUM OF 48 HOURS PRIOR PLACEMENT OF ANY STRUCTURAL CONCRETE.

UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318:

CONCRETE CAST AGAINST EARTH:	ALL BARS	-	3"
CONCRETE EXPOSED TO EARTH (FORMED FACE):	ALL BARS	-	2"
CONCRETE EXPOSED TO WEATHER:	#6 BARS AND GREATER	-	2"
	#5 BARS AND SMALLER	-	1 1/2"
WHERE NOT EXPOSED TO EARTH OR WEATHER:			
SLABS, WALLS, AND JOISTS:	#14 & #18 BARS	-	1 1/2"
	#11 BARS AND SMALLER	-	3/4"
BEAMS AND COLUMNS:	ALL BARS	-	1 1/2"

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

A) ASTM C143 - "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 4-6 INCHES, PRIOR TO ADDING A SUPER PLASTICIZER.
B) ASTM C39 - "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:
1 AT 7 DAYS
2 AT 28 DAYS

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

POUR STRUCTURAL CONCRETE WITHIN THE FOLLOWING TOLERANCES:

VARIATION FROM PLUMB:	1/4" IN 10'-0"
VARIATION FROM LEVEL IN TOPS OF PILASTERS:	1/8" IN 10'-0"
VARIATION FOOTINGS:	
PLAN DIMENSIONS:	+2", - 1/2"
THICKNESS:	- 0"

NON-SHRINK GROUT:

NON-SHRINK GROUT SHALL BE A HIGH-STRENGTH MORTAR OR GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS. THE GROUT IS TO BE NON-METALLIC, NON-CORROSIVE, CEMENT-BASED AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1107. IT SHALL BOND PERMANENTLY TO A CLEAN METAL BASEPLATE AND CONCRETE SUBSTRATE AND WILL NOT SHRINK IN ITS PLASTIC STATE, AS TESTED IN ACCORDANCE WITH ASTM C827.

CHEMICAL ANCHORS:

SHALL BE AN EQUAL TWO-PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-XP "STRUCTURAL ANCHORING ADHESIVE", HILTI HIT-HY 200 OR SEOR APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

MASONRY WALLS:

MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 2000 PSI ON THE NET AREA (F'M = 2000 PSI). MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270. GROUT SHALL BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-476. PROVIDE HOOKED DOWELS IN FOOTINGS FOR ALL VERTICAL REINFORCING ABOVE. LAP SPLICES 48 BAR DIAMETERS.

MASONRY CONSTRUCTION SHALL BE

MASONRY WALLS MARKED AS "LOAD-BEARING" ARE DESIGNED TO CARRY GRAVITY FLOOR LOADS AND MUST BE CONSTRUCTED TO SUPPORT THE FLOOR SYSTEM, CONCURRENTLY WITH ALL OTHER LOAD-BEARING CONCRETE AND STEEL COLUMNS.

MASONRY WALLS MARKED AS "INFILL" ARE NOT DESIGNED TO CARRY GRAVITY FLOOR LOADS AND MUST BE CONSTRUCTED AFTER THE FLOOR SYSTEM, WITH ALL LOAD-BEARING COMPONENTS, HAVE BEEN INSTALLED AND THE FLOOR SYSTEM UNSHORED.

AT SILLS OF MASONRY OPENINGS IN LOAD-BEARING MASONRY WALLS, PROVIDE AN 8" KNOCKOUT COURSE, GROUTED SOLID AND REINFORCED WITH 1 #5 CONTINUOUS HORIZONTAL BAR, TYPICAL UNLESS NOTED OTHERWISE ON PLAN OR DETAILS.

ALL WALLS EXCEEDING 16 FEET TALL SHALL HAVE A MID-HEIGHT DOUBLE-KNOCK OUT BLOCK, GROUTED SOLID WITH (2)#5 BARS CONT. IN EACH COURSE, UNLESS A CONCRETE TIE-BEAM OR BOND BEAM IS NOTED.

TIE BEAMS:

BEAMS WITH THE PREFIX "TB" SHALL BE OF CONCRETE POURED AFTER THE BLOCK WALLS BELOW ARE IN PLACE. REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS WITH MINIMUM LAP SPLICES OF 48 BAR DIAMETERS AND BENT BARS AT CORNERS. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE TO AREA REQUIRED, IN ACCORDANCE WITH ACI 530.1, SECTION 4.3.3.3 (SOLID METAL OR FELT CAVITY CAPS ARE PROHIBITED). WHERE TIE BEAMS ARE NOTED AS KNOCK-OUT (K.O.) BLOCKS, KNOCK-OUT BLOCKS SHALL BE GROUT-FILLED AS SPECIFIED IN THE MASONRY SECTION ABOVE.

UNLESS NOTED ON PLAN OR SCHEDULED, AN 8"X16" CONCRETE TIE BEAM SHALL BE PROVIDED AT THE TOP OF ALL MASONRY WALLS. TOP OF TIE BEAM SHALL BE TOP OF WALL ELEVATION AND REINFORCED WITH (2)#5 BARS TOP AND BOTTOM, WITH #3 STIRRUPS AT 24" O.C. MAX.

TIE COLUMNS:

CONCRETE TIE COLUMNS SHALL BE PLACED AFTER THE MASONRY CMU WALLS. THE MASONRY UNIT FACE SHELL FACING THE TIE COLUMN SHALL BE REMOVED SO THAT WHEN THE CONCRETE TIE COLUMN IS PLACED, THE CONCRETE WILL FLOW INTO THE BLOCK CELL INTERLOCKING THE TIE COLUMN WITH THE BLOCK. THIS SHALL OCCUR AT THE TOP AND BOTTOM OF THE WALL AND AT 24" ON CENTER FOR THE FULL HEIGHT OF THE INTERFACE BETWEEN THE BLOCK AND THE TIE COLUMN.

LINTELS:

MASONRY OPENINGS LESS THAN 4 FEET SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON A GROUT FILLED CELL.

MASONRY OPENINGS BETWEEN 4 AND 8 FEET SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL WITH 1#5 BAR CONTINUOUS. PRECAST LINTEL AND ALL CELLS ABOVE, TO THE BOTTOM OF THE TIE BEAM OR BOND BEAM, SHALL BE GROUTED SOLID. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON A GROUT FILLED CELL.

WHERE A CONCRETE COLUMN OR CONCRETE TIE COLUMN IS WITHIN 8" OF A MASONRY OPENING, THE LINTEL SHALL BE AN 8"X16" CONCRETE CAST-IN-PLACE BEAM WITH (2) #5 BARS TOP AND BOTTOM, AND #3 STIRRUPS AT 6" ON CENTER, UNLESS NOTED OTHERWISE ON THE PLAN.

STRUCTURAL STEEL

STRUCTURAL STEEL DESIGN, WORKMANSHIP, FABRICATIONS, AND ERECTION SHALL COMPLY WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:

"MANUAL OF STEEL CONSTRUCTION", AMERICAN INSITUTE OF STEEL CONSTRUCTION (INCLUDING SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, SPECIFICATIONS FOR STRUCTURAL JOINTS, AND AISC CODE OF STANDARD PRACTICE).

"DETAILING FOR STEEL CONSTRUCTION", AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

"STRUCTURAL WELDING CODE ANSI/AWS D1.1-04", AMERICAN WELDING SOCIETY.

ALL STRUCTURAL STEEL SHALL BE NEW, CONFORMING TO THE FOLLOWING (UNLESS NOTED OTHERWISE IN THE DOCUMENTS):

CHANNELS, ANGLES, AND PLATES <1"	ASTM A36; FY = 36 KSI
PLATES = OR > 1"	ASTM 572; FY = 50 KSI
HSS RECTANGULAR TUBE	ASTM A500, GRADE C; FY = 50 KSI
HSS ROUND TUBE	ASTM A500, GRADE C; FY = 46 KSI
STRUCTURAL STEEL PIPE	ASTM A53, GRADE B; FY = 35 KSI
HIGH STRENGTH BOLTS	ASTM F3125 A325
THREADED RODS	ASTM A36 (FY = 36 KSI)
HEAVY HEX NUTS	ASTM A563
HARDENED STEEL WASHERS	ASTM F436
	UNLESS NOTED AS GR. 55; FY = 55 KSI
WELDING ELECTRODES	AWS A5.1 OR A5.5 E70XX

WHERE SHEAR, MOMENT, OR AXIAL LOADS ARE SHOWN ON THE DRAWINGS, THE STRUCTURAL STEEL CONNECTIONS SHALL BE DESIGNED BY A DELEGATED, LICENSED PROFESSIONAL STRUCTURAL ENGINEER WORKING FOR THE FABRICATOR, IN RESPONSIBLE CHARGE OF THE CONNECTION DESIGN, AND LICENSED IN THE STATE WHERE THE STRUCTURE IS LOCATED. THE REACTIONS PROVIDED ARE FOR THE LIMITING LOAD COMBINATION PER ASCE 7 AND DATA IS GIVEN AT SERVICE-LOAD LEVEL, ALLOWABLE STRESS DESIGN (ASD).

THE PORTION OF THE SHOP DRAWINGS DEPICTING THE CONNECTIONS DESIGNED BY THE DELEGATED STRUCTURAL ENGINEER SHALL BE SIGNED AND SEALED. IN ADDITION TO THE SHOP DRAWINGS, PROVIDE SUBSTANTIATING CONNECTION INFORMATION INCLUDING:

- ONE (1) DETAILED CALCULATION FOR EACH TYPE OF CONNECTION.
- A TABLE OF ALL CONNECTIONS CALCULATED. TABLE SHALL INCLUDE THE REQUIRED ASD LOAD AND THE ACTUAL CONNECTION CAPACITY.
- PROVIDE A MEANS BY WHICH THE SUBSTANTIATING CONNECTION INFORMATION IS REFERENCED TO THE RELATED CONNECTIONS ON THE SHOP AND ERECTION DRAWINGS FOR THE PURPOSE OF REVIEW.

ALL BEAMS SHALL HAVE A 1/4" FULL HEIGHT STIFFENER ON EACH SIDE OF THE BEAM CENTERED ON ALL SUPPORTS (COLUMNS OR OTHER BEAMS). SEE PLAN WHERE MOMENT CONNECTIONS APPLY FOR ADDITIONAL STIFFENER DETAILING.

ALL SHOP AND FIELD CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH BOLTS OR WELDS. ALL BOLTS AND NUTS SHALL BE CLEARLY MARKED AS REQUIRED BY AISC SPECIFICATIONS. ALL CONNECTIONS MADE WITH UNMARKED NUTS AND BOLTS WILL BE REJECTED.

HIGH STRENGTH BOLTS IN BEARING CONDITION SUPPORTING SIMPLE SPAN BEAMS NOT SUBJECT TO AXIAL LOADS MAY BE INSTALLED TO "SNUG TIGHT" CONDITION, IF NORMAL OR SHORT SLOTTED HOLES ARE USED. THE SEOR WILL BE THE ULTIMATE AUTHORITY IN THE USE OF "SNUG TIGHT" BOLTS. IF LONG SLOTTED OR OVERSIZED HOLES ARE USED, BOLTS MUST BE FULLY PRETENSIONED AND SLIP CRITICAL. PROPER SURFACE PREPARATION IS REQUIRED FOR SLIP CRITICAL BOLTS, INCLUDING OMISSION OF PRIMER OR FIRE PROOFING, AS APPROPRIATE.

ALL BOLTED CONNECTIONS SHALL CONSIST OF MINIMUM 3/4 INCH DIAMETER, ASTM F3125 A325 HIGH STRENGTH BOLTS. ALL BOLTS SHALL BE PROVIDED WITH A THREAD CONDITION 'X', SUCH THAT THREADS ARE EXCLUDED FROM THE SHEAR PLANE. CONNECTIONS SHALL NOT HAVE LESS THAN 2 ROWS OF BOLTS AND SHALL EXTEND A MINIMUM OF 2/3 OF THE BEAM WEB DEPTH, REGARDLESS OF STRENGTH REQUIREMENT.
SLOTTED HOLES: WHEREVER LONG SLOTTED HOLES ARE USED 5/16" THICK WASHERS SHALL BE PROVIDED PER AISC REQUIREMENTS.

SHOP PRIME ALL STEEL WITH RUST-INHIBITIVE METAL PRIMER APPLIED AT A SPREADING RATE RECOMMENDED BY THE MANUFACTURER TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 2.0 MILS. AFTER ERECTION, CLEAN FIELD WELDS AND ABRADED AREAS AND APPLY PAINT USING SAME MATERIAL AS USED FOR SHOP PAINTING TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 2.0 MILS.

ALL STRUCTURAL STEEL EXTERIOR OF THE BUILDING ENVELOPE, OR WITHIN AN EXTERIOR WINDOW SYSTEM AND WITHIN 1000 FT OF A BODY OF SALT WATER, SHALL BE HOT-DIP GALVANIZED PER ASTM A123. WHEN A MEMBER IS HOT-DIP GALVANIZED, ALL BASE PLATES, CAP PLATES, FASTENERS, AND HARDWARE CONNECTING TO THAT MEMBER SHALL BE HOT-DIP GALVANIZED PER ASTM A153. BASE PLATES, CAP PLATES, AND HEADED ANCHOR BOLTS SHALL BE SHOP WELDED IN THEIR FINAL POSITION PRIOR TO THE ENTIRE ASSEMBLY BEING HOT-DIP GALVANIZED. NO FIELD WELDING WILL BE PERMITTED FOR ANY HOT DIP GALVANIZED MEMBERS.

THE GENERAL CONTRACTOR SHALL NOTIFY THE SEOR OF ANY FABRICATION OR ERECTION ERRORS OR DEVIATIONS AND RECEIVE WRITTEN APPROVAL BEFORE ANY FIELD CORRECTIONS ARE MADE.

THE FRAMING SHOWN ON THE COMPLETED DRAWINGS HAS BEEN DESIGNED FOR THE LOADS INDICATED ON THE DRAWINGS. THE FABRICATOR AND ERECTOR ARE SOLELY RESPONSIBLE FOR THE DESIGN OF TEMPORARY BRACING, RECOMMENDED ERECTION PROCEDURES, AND CONSTRUCTION MEANS AND METHODS.

GROUT UNDER BEARING PLATES SHALL BE NON-METALLIC AND NON-SHRINK WITH A COMPRESSIVE STRENGTH OF AT LEAST 5,000 PSI IN 28 DAYS.

CUTTING OR BURNING OF STRUCTURAL STEEL IN THE FIELD IS NOT PERMITTED.
THE STRUCTURAL STEEL CONTRACTOR SHALL INCLUDE 5% ADDITIONAL WEIGHT OF STEEL, INCLUDING FABRICATION AND ERECTION, TO USED AT THE DISCRETION OF THE SEOR.

STRUCTURAL STAINLESS STEEL:

STAINLESS STEEL SHALL CONFORM TO TYPE S30400 OR S31600 WITH MINIMUM YIELD STRENGTH OF 30 KSI AND A MINIMUM ULTIMATE STRENGTH OF 75 KSI. PLATES AND SHEETS SHALL CONFORM TO ASTM A-240. HOLLOW SECTIONS SHALL CONFORM TO ASTM A-312 OR ASTM A-789, WITH WELDS CONFORMING TO ASTM A-554. BARS AND OTHER SHAPES SHALL CONFORM TO ASTM A-276. STRUCTURAL STAINLESS-STEEL DESIGN SHALL CONFORM TO "AISC DESIGN GUIDE 27 – STRUCTURAL STAINLESS STEEL." ALL WELDED CONNECTIONS SHALL BE MADE IN THE SHOP, UNLESS NOTED AS FIELD WELDED ON STRUCTURAL DRAWINGS.

ANCHOR BOLTS:

SHALL CONFORM TO ASTM A-307 OR A-36 (THREADED ROD). EXTERIOR BOLTS AND THREADED RODS PROTECTED FROM MOISTURE AND WEATHER SHALL BE HOT-DIP GALVANIZED. EXPOSED EXTERIOR BOLTS AND THREADED RODS SHALL BE AISI 316 STAINLESS STEEL.

MACHINE AND LAG BOLTS:

SHALL BE A-307 HOT DIPPED GALVANIZED WITH GALVANIZED WASHERS. EXPOSED EXTERIOR MACHINE AND LAG BOLTS SHALL BE AISI 316 STAINLESS STEEL.

HEADED STUD SHEAR CONNECTOR:

HEADED STUD SHEAR CONNECTORS (HEADED STUDS) SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AWS D1.1 "STRUCTURAL WELDING CODE", SECTION 7 - STUD WELDING. STUDS SHALL BE ASTM A108, TYPE 'B', HEADED STUDS HAVING A MINIMUM TENSILE STRENGTH OF 65,000 PSI., AND SHALL BE OF LENGTH AND DIAMETER SHOWN ON STRUCTURAL DRAWINGS. HEADED STUDS SHALL MEET THE REQUIREMENTS OF STEEL CONSTRUCTION MANUAL (15TH EDITION).

LIGHT GAUGE STRUCTURAL STEEL:

METAL STUDS: ALL STEEL MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS' 1996 EDITION. ALL STUDS AND JOISTS SHALL BE GALVANIZED AND FORMED FROM STEEL THAT CORRESPONDS TO THE MINIMUM REQUIREMENTS OF THE 1996 AISI STANDARDS. STEEL STUDS, LINTELS, AND RUNNER TRACK MEMBERS SHALL BE OF TYPE SHOWN ON THE DRAWINGS AND SPECIFICATIONS CONFORMING TO ASTM A1008 SS (STRUCTURAL STEEL) GRADE 33 (MINIMUM YIELD POINT 33,000 PSI) WITH HOT DIPPED GALVANIZED COATING CONFORMING TO ASTM A653 (CLASS G90). GALVANIZED STEEL RUNNER TRACK SHALL BE FORMED WITH MATERIAL MEETING REQUIREMENTS OF ASTM A1008 SS (STRUCTURAL STEEL) GRADE 33 (MINIMUM YIELD POINT 33,000 PSI) WITH HOT DIPPED GALVANIZED COATING CONFORMING ASTM A653 (CLASS G90). ALL PRODUCTS TO BE MANUFACTURED BY THE CURRENT MEMBERS OF THE STEEL STUD MANUFACTURERS ASSOCIATION, OR SEOR APPROVED ALTERNATIVE.

STUDS WITH 33 AND 43 MIL THICKNESSES SHALL BE GRADE 33 (33,000 PSI YIELD POINT), UNLESS NOTED OTHERWISE. STUDS WITH 54, 68 AND 97 MIL THICKNESSES SHALL BE GRADE 50 (50,000 PSI YIELD POINT), UNLESS NOTED OTHERWISE.

ASSEMBLY: ALL FRAMING MEMBERS SHALL BE CUT SQUARELY OR AT AN ANGLE AS REQUIRED TO FIT SQUARELY AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELD FIRMLY IN PLACE UNTIL PROPERLY JOINED. JOINING OF STRUCTURAL MEMBERS SHALL BE MADE WITH SELF-DRILLING SCREWS OR WELDING. WIRE TYING OF FRAMING MEMBERS IN STRUCTURAL APPLICATIONS SHALL NOT BE PERMITTED. ATTACHMENT OF COLLATERAL MATERIALS TO STEEL MEMBERS SHALL BE MADE WITH SELF DRILLING SCREWS OR HARDENED SCREW SHANK NAILS. METAL LATH MAY ALSO BE CONNECTED TO STEEL BY STAPLES OR OTHER FASTENERS, IF APPROVED BY A LOCAL BUILDING CODE.

INSTALLATION: STUDS SHALL SIT SQUARELY IN THE TOP AND BOTTOM RUNNER TRACK WITH FIRM ABUTMENT AGAINST TRACK WEBS. STUDS SHALL BE ALIGNED OR PLUMBED AND SECURELY FASTENED TO THE FLANGES OF BOTH TOP AND BOTTOM RUNNER TRACK.

SHOP DRAWINGS: SUBMIT SHOP DRAWINGS FOR LIGHT-GAUGE FRAMING SYSTEM AND ALL CONNECTIONS

ABBREVIATIONS

MARK	DESCRIPTION
#	POUND(S)
&	AND
ARCH	ARCHITECT
B OR BOT	BOTTOM
B/ OR B.O.	BOTTOM OF
BP	BASE PLATE
CANT.	CANTILEVER
CJ	CONTROL JOINT
CLR	CLEAR
CONT.	CONTINUOUS
DIA / Ø	DIAMETER
EA.	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
EMBED	EMBEDMENT
EOS	EDGE OF SLAB
EQ.	EQUAL
EW	EACH WAY
EXIST	EXISTING
F'C	28 DAY COMPREHENSIVE STRENGTH
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FRT	FIRE RETARDANT TREATED
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GC	GENERAL CONTRACTOR
H OR HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL STEEL
KJ	CONSTRUCTION JOINT
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LW	LONG WAY
MAX	MAXIMUM
MIN	MINIMUM
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
O.C.	ON CENTER
OH OR OPP HAND	OPPOSITE HAND
PLF	POUNDS PRE LINEAR FOOT
PROJ	PROJECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED/ POST TENSIONED
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCING
REQ'D	REQUIRED
RTF	RIPPED TO FIT
SEOR	STRUCTURAL ENGINEER OF RECORD
SIM	SIMILAR
SS	STAINLESS STEEL'
STD	STANDARD
SW	SHORT WAY/ SHEAR WALL
T	TOP
T.O. OR T/	TOP OF
TEMP	TEMPERATURE
THR	THREADED
THRU	THROUGH
TRANS	TRANSVERSE
TYP	TYPICAL
V OR VERT	VERTICAL
W	WITH
WD	WOOD
WP	WORKING POINT
WWF	WELDED WIRE FABRIC

SHEET LIST

SHEET NAME	SHEET NO.
STRUCTURAL NOTES	S-1
STRUCTURAL NOTES/ ABBREVIATIONS	S-2
TYPICAL DETAILS	S-3
TYPICAL DETAILS	S-4
FOUNDATION OVERALL PLAN	S-5
FOUNDATION PLAN EAST WING	S-5.1
FOUNDATION PLAN MAIN WING	S-5.2
FOUNDATION PLAN WEST WING	S-5.3
GROUND FLOOR OVERALL PLAN	S-6
GROUND FLOOR PLAN EAST WING	S-6.1
GROUND FLOOR PLAN MAIN WING	S-6.2
GROUND FLOOR PLAN WEST WING	S-6.3
MEZZANINE PLAN	S-7
MEZZANINE SPACE SLAB PLAN	S-7.1
FIRST FLOOR OVERALL PLAN	S-8
FIRST FLOOR FRAMING PLAN EAST WING	S-8.1
FIRST FLOOR FRAMING PLAN MAIN WING	S-8.2
FIRST FLOOR FRAMING PLAN WEST WING	S-8.3
ROOF FRAMING PLAN OVERALL PLAN	S-9
ROOF FRAMING PLAN PLAN EAST WING	S-9.1
ROOF FRAMING PLAN PLAN MAIN WING	S-9.2
ROOF FRAMING PLAN PLAN WEST WING	S-9.3
GUEST HOUSE PLANS	S-10
GUEST HOUSE PLANS	S-11
SCHEDULES	S-12
BUILDING SECTIONS	S-13
BUILDING SECTIONS	S-14
BUILDING SECTIONS	S-15
BUILDING SECTIONS	S-16
BUILDING SECTIONS	S-17
BUILDING SECTIONS	S-18
SECTIONS	S-19
EMERGENCY GENERATOR	S-20

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Revisions:	NO.	DATE	DESCRIPTION

PERMIT SET

SEAL

CORDELL SEILER VAN NOSTRAND LICENSE No. 67580 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/21/2023 4:23 PM

ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

CYPRESS ROSE TRUST

6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

STRUCTURAL NOTES/ ABBREVIATIONS

Project No.	22035
Drawn By	BGN
Checked By	WB
Date	09/06/2023

S-2

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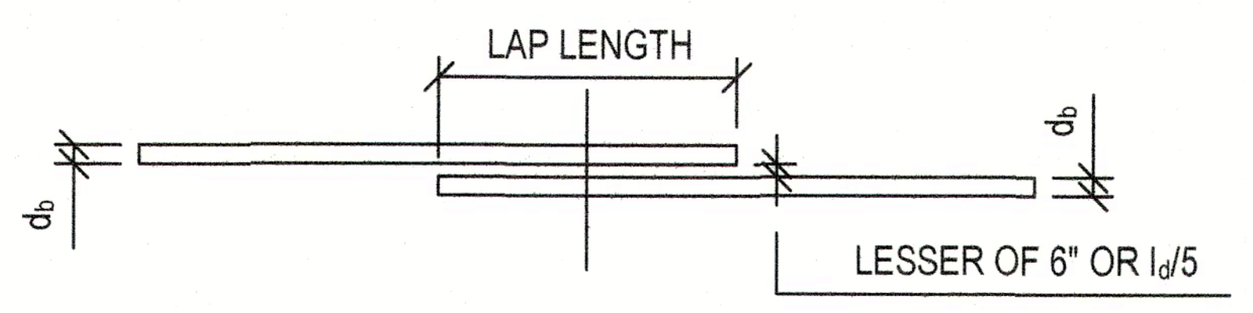
"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

BAR SIZE	TENSION (CLASS 'B') LAP SPLICE LENGTH				COMPRESSION LAP / SPLICE LENGTH
	TOP BARS		OTHER BARS		ALL BARS
	3000 PSI	4000 PSI	3000 PSI	4000 PSI	ALL CONCRETE WITH f_c^3 3000 psi
#3	28	24	22	19	12
#4	37	32	29	25	15
#5	47	40	36	31	19
#6	56	48	43	37	23
#7	81	70	63	54	27
#8	93	80	72	62	30
#9	105	91	81	70	34
#10	118	102	91	79	38
#11	131	113	101	87	43
#14	121	105	93	81	-
#18	161	139	124	107	-

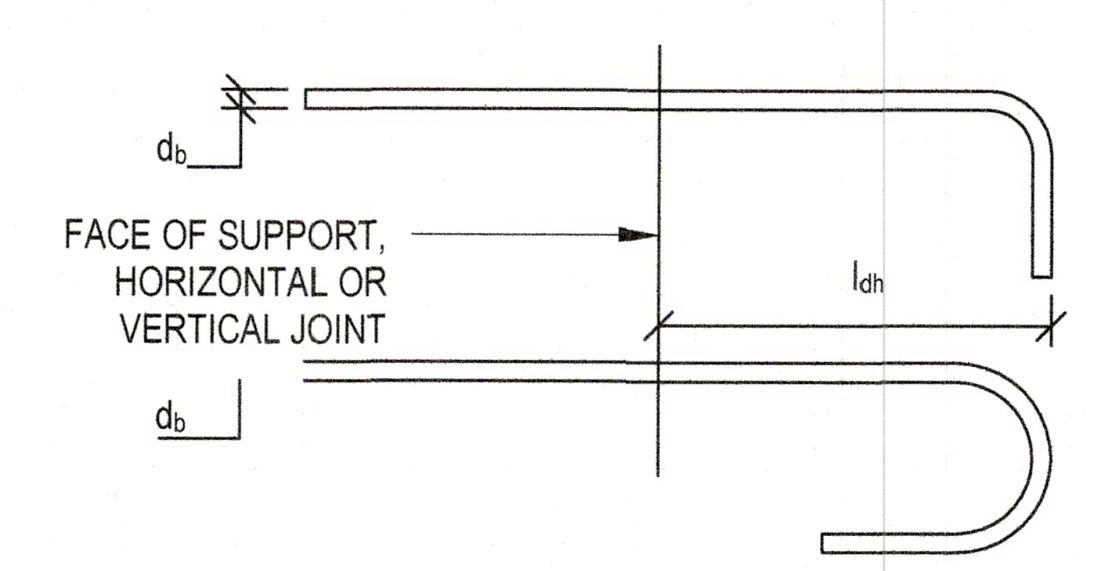


NOTES:

1. REFER TO "HOOKED REINFORCEMENT TENSION DEVELOPMENT LENGTH SCHEDULE" WHEN THE STRAIGHT DEVELOPMENT LENGTH IN TENSION CANNOT BE ACCOMMODATED IN THE CONCRETE SECTION.
2. ALWAYS USE TENSION LAP SPLICE LENGTH VALUES, UNLESS THE PLANS OR DETAILS NOTE OTHERWISE.
3. TABULATED DEVELOPMENT AND LAP SPLICE LENGTHS ARE BASED ON REINFORCING STEEL YIELD STRENGTH Fy=60 KSI, NORMAL WEIGHT CONCRETE, AND CLASS B LAPS.
4. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12 INCHES OF FRESH CONCRETE CAST IN THE MEMBER BELOW THE DEVELOPMENT LENGTH OR SPLICE. TOP BAR FACTOR DOES NOT APPLY TO BARS IN WALLS.
5. WHEN DIFFERENT BAR DIAMETERS ARE SPLICED, USE SMALLER BAR LAP SPLICE LENGTH.
6. ALL TABULATED VALUES ARE MINIMUM LENGTH, IN CASE OF CONFLICT WITH PLANS, SECTIONS, OR DETAILS USE LONGER LENGTH.
7. d/b = BAR DIAMETER
8. l/d = DEVELOPMENT, LAP OR SPLICE LENGTH.
9. ADJUST TABULATED LENGTH BY THE FOLLOWING FACTORS WHERE APPLICABLE. NOTE THAT FACTORS ARE CUMULATIVE (E.G. 1.30x1.50 = 1.95)
   A. LIGHT WEIGHT CONCRETE: 1.30
   B. 3 OR LESS BUNDLED BARS: 1.20
   C. 4 OR MORE BUNDLED BARS: 1.33
   D. CLEAR SPACING LESS THAN 2d/b AND CLEAR COVER LESS THAN d/b 1.50
   E. CLASS A LAP SPLICE 0.77
   F. EPOXY COATED BARS 1.50
10. WELDED AND/OR MECHANICAL SPLICES MAY BE USED AT THE GENERAL CONTRACTOR'S OPTION PROVIDED THAT THE SPLICE IS CAPABLE OF DEVELOPING AT LEAST 125% OF THE YIELD STRENGTH OF THE LARGER BAR IN TENSION. WHERE WELDED AND/OR MECHANICAL SPLICES ARE TO BE USED, THE GENERAL CONTRACTOR SHALL SUBMIT FULL DATA OF THE PROPOSED MATERIAL, PROCEDURES, AND INSTALLATION INSTRUCTIONS TO THE ENGINEER FOR REVIEW AS A SHOP DRAWING SUBMISSION.
11. USE MECHANICAL COUPLERS FOR #14 AND LARGER BARS.
12. LAP SPLICES IN CONCRETE MASONRY SHALL BE AS SPECIFIED IN STRUCTURAL NOTES.

TYP. STRAIGHT REINFORCEMENT DEVELOPMENT AND SPLICE LENGTH SCHEDULE

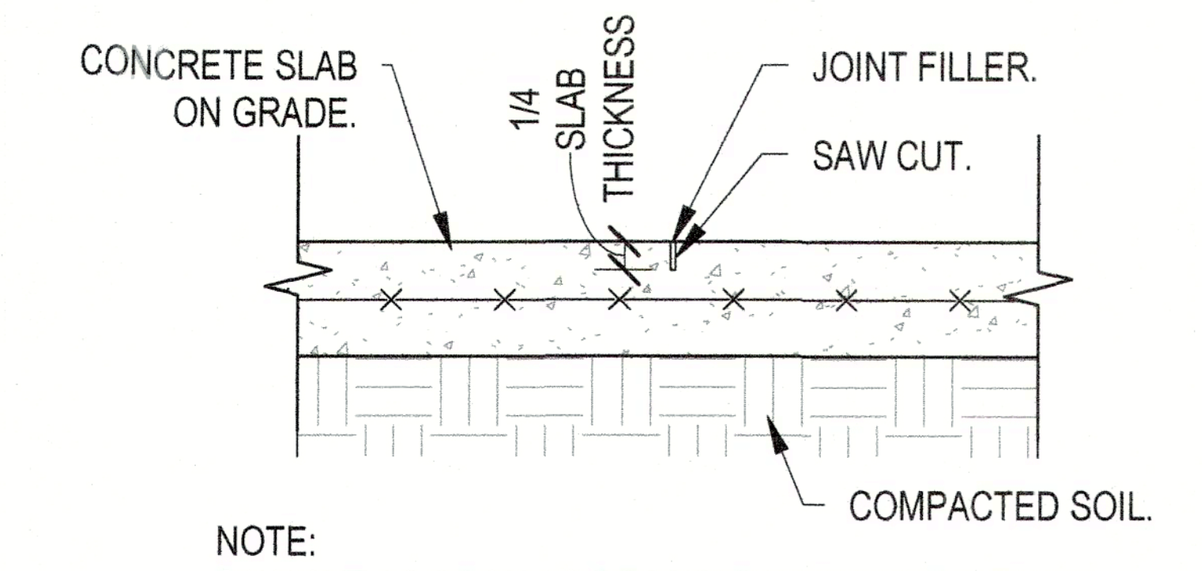
BAR SIZE	HOOKED TENSION DEVELOPMENT LENGTH (l_{dh}) INCHES	
	3000 PSI	4000 PSI
#3	9	7
#4	11	10
#5	14	12
#6	17	15
#7	19	17
#8	22	19
#9	25	22
#10	28	24
#11	31	27
#14	37	32
#18	50	43



NOTES:

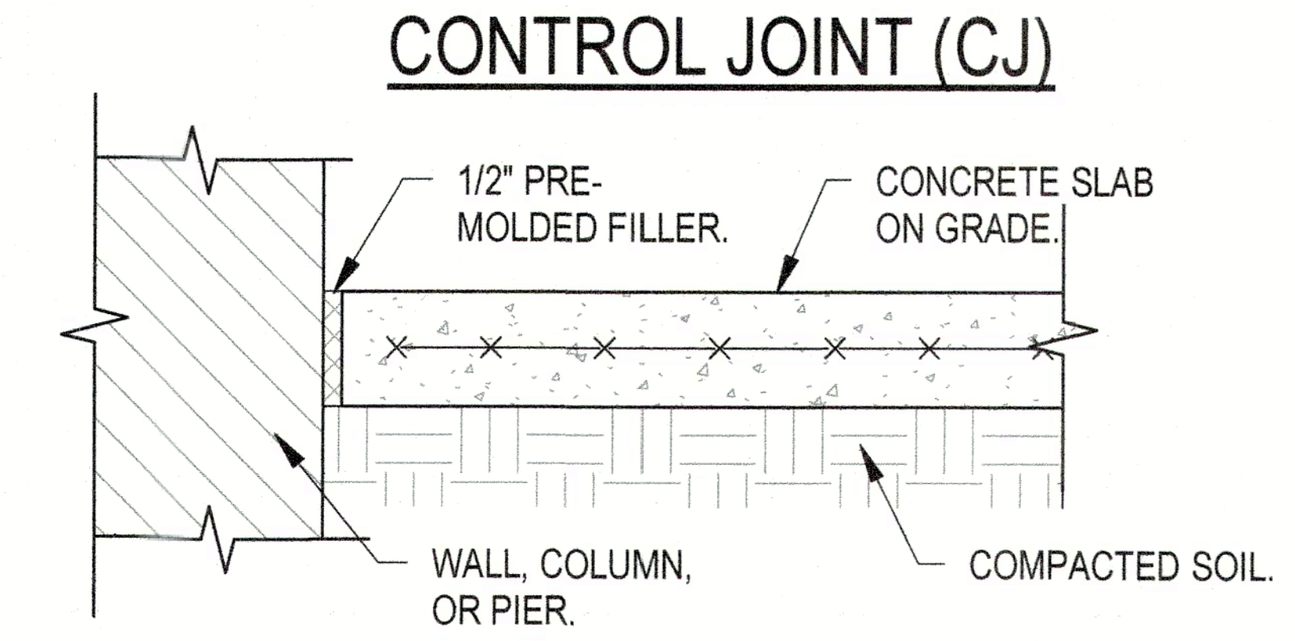
1. SEE TYPICAL TIE AND STIRRUP HOOKS DETAIL FOR ADDITIONAL INFORMATION.
2. TABULATED DEVELOPMENT LENGTH ARE BASED ON REINFORCING STEEL YIELD STRENGTH F/y = 60 KSI AND NORMAL WEIGHT CONCRETE.
3. ALL TABULATED VALUES ARE MINIMUM LENGTHS. IN CASE OF CONFLICT WITH THE PLANS, SECTIONS, OR DETAILS, USE THE LONGER LENGTH.
4. d_b = BAR DIAMETER
5. l_{dh} = DEVELOPMENT LENGTH
6. ADJUST TABULATED LENGTHS BY THE FOLLOWING FACTORS WHERE APPLICABLE. NOTE THAT THE FACTORS ARE CUMULATIVE.
   A. REINFORCING BAR STRENGTH OTHER THAN 60 KSI: (F_y/60 KSI)
   B. LIGHT WEIGHT CONCRETE: 1.30
   C. EPOXY COATED BARS 1.20

TYP. HOOKED REINFORCEMENT TENSION DEVELOPMENT LENGTH SCHEDULE

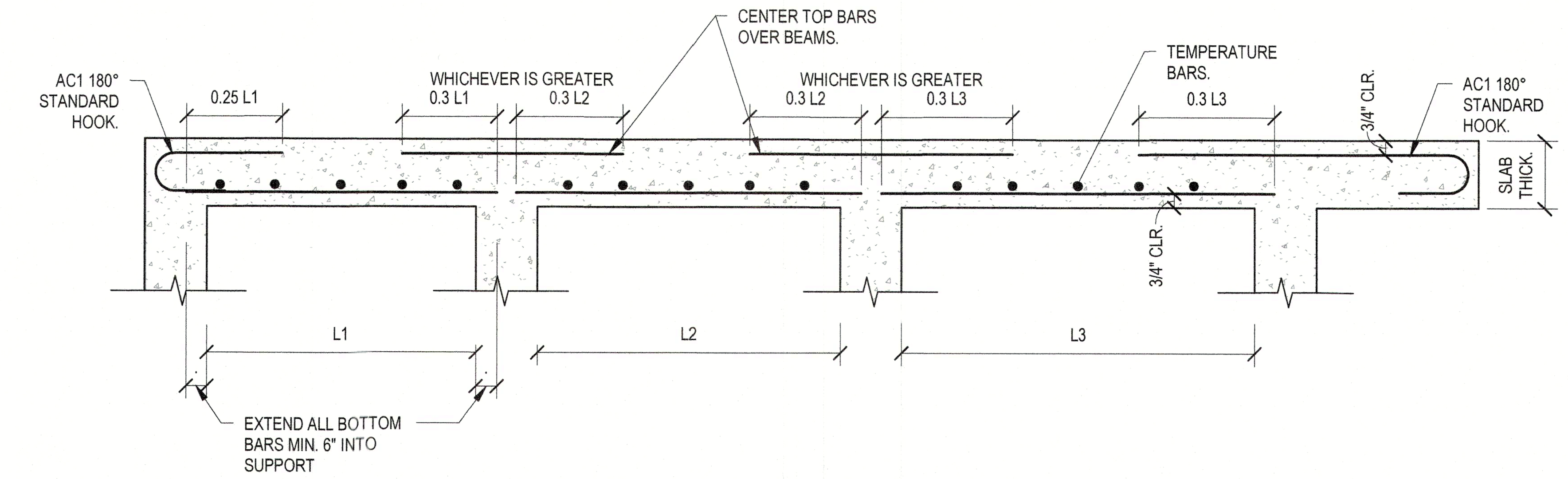


NOTE:
SAW CUT AS SOON AS POSSIBLE WITHOUT RAVELING CONCRETE (4 TO 16 HOURS AFTER POURING CONCRETE).

CONTROL JOINT (CJ)

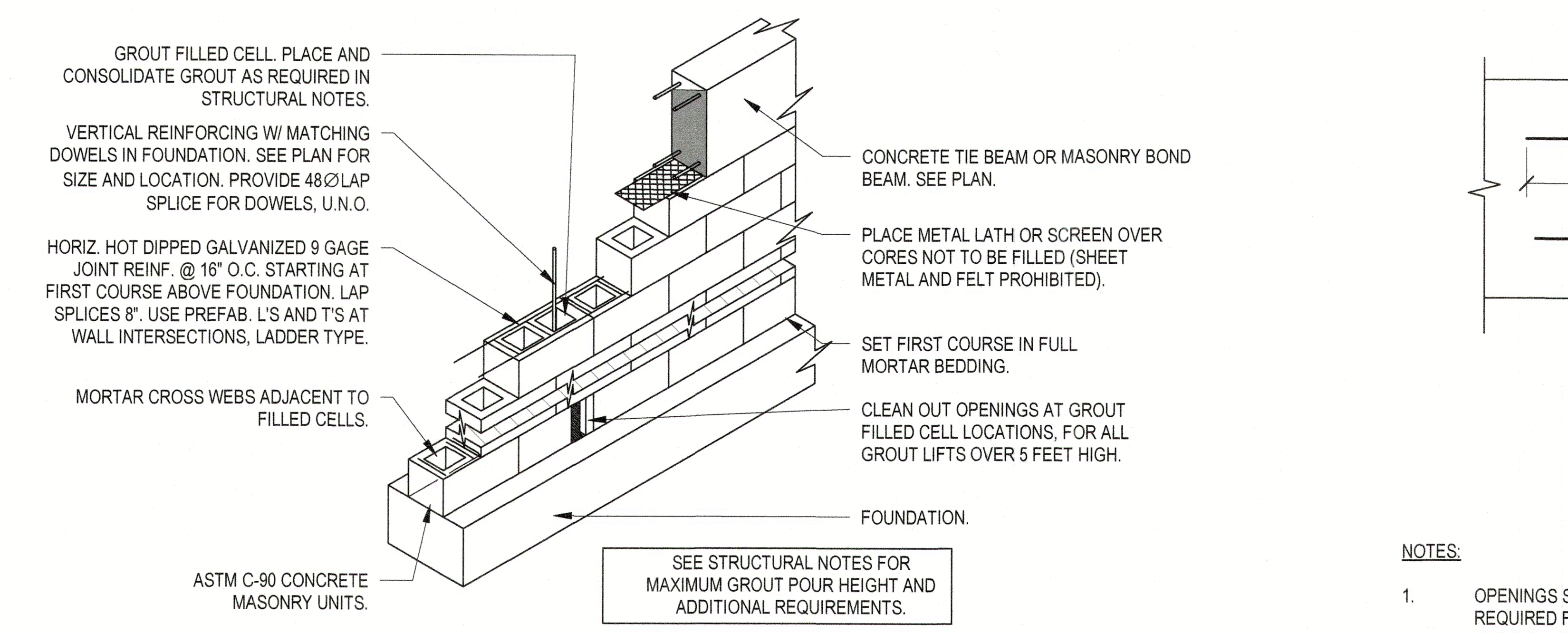


ISOLATION JOINT (IJ)



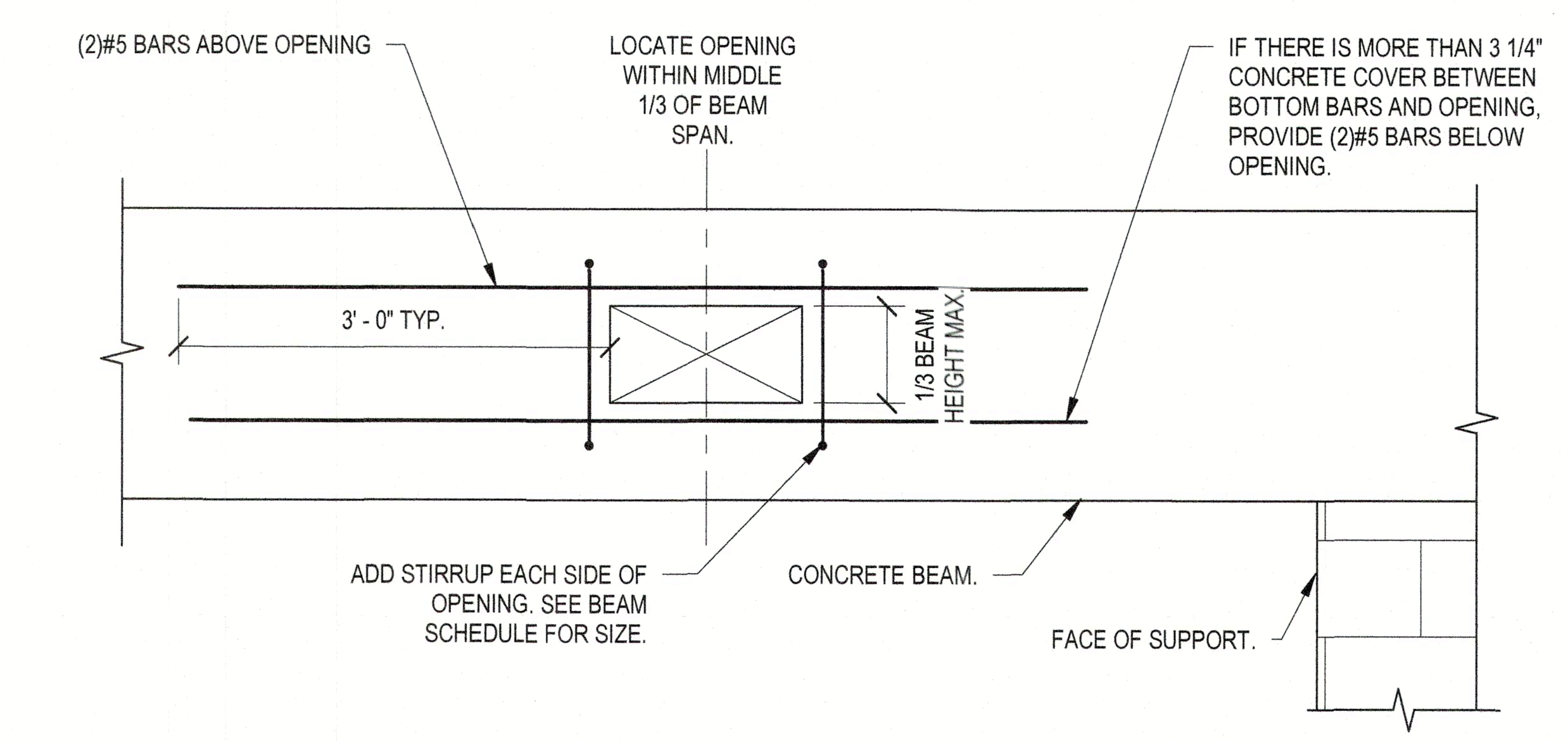
TYPICAL FLAT PLATE REINFORCING DIAGRAM

SCALE: NTS



TYPICAL MASONRY WALL CONSTRUCTION

SCALE: NTS



NOTES:

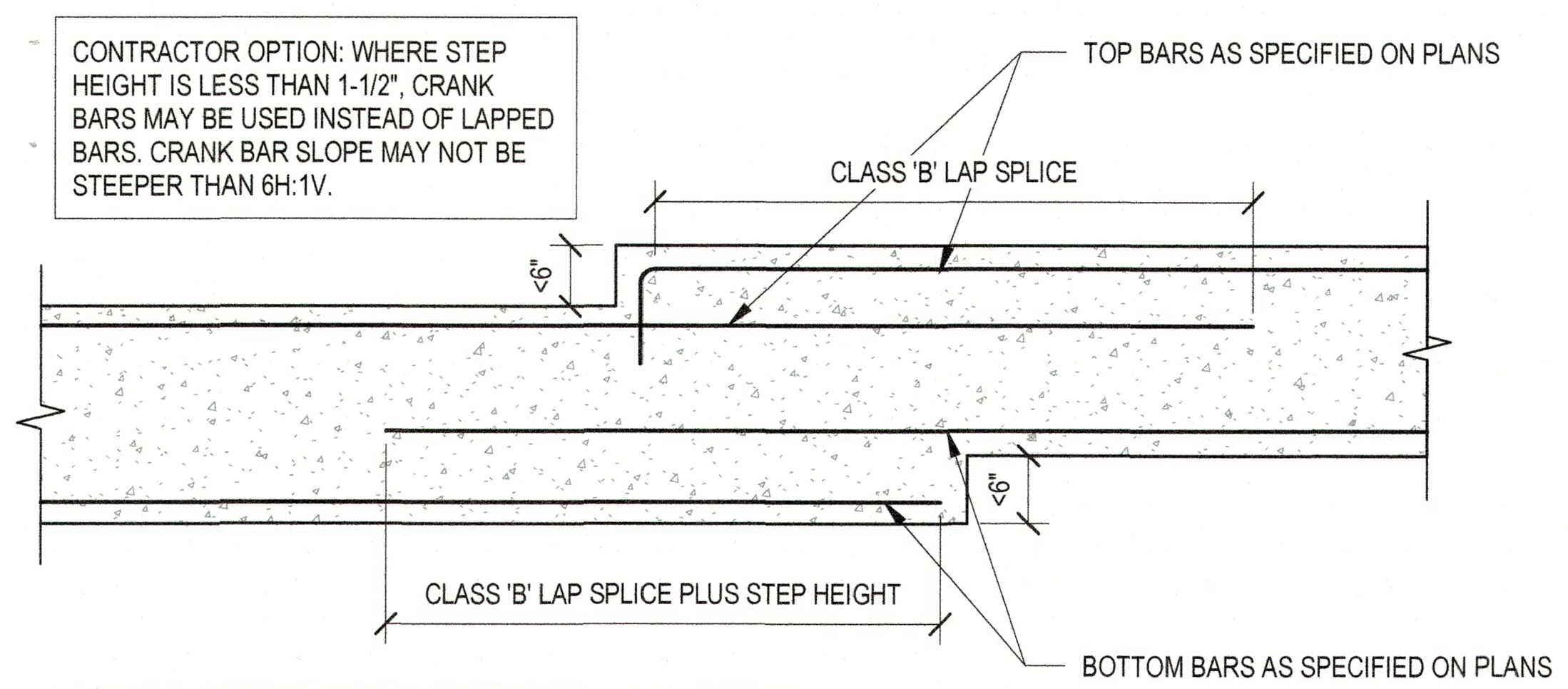
1. OPENINGS SHALL NOT BE MORE THAN 1" WIDER OR TALLER THAN REQUIRED FOR DUCTS, PIPES, ETC. NOR SHALL THE OPENING EXCEED THE SPECIFIED DIMENSIONS ON PLAN.
2. ALL OPENINGS SHALL BE MADE WITH A BLOCK OUT BEFORE THE BEAM IS POURED.
3. ALL REINFORCEMENT SHOWN IS IN ADDITION TO BEAM REINFORCEMENT. SEE PLAN AND BEAM SCHEDULE FOR BEAM REINF. MAINTAIN A MINIMUM OF 1 1/2" CLEAR COVER ON ALL LONGITUDINAL BARS.

- GET APPROVAL FROM SEOR FOR ALL BEAM PENETRATIONS.
- PROVIDE PLAN SHOWING BEAM NOTATION, PENETRATION LOCATION, AND TOTAL OPENING SIZE.
- DETAIL AND NOTES ABOVE ARE GENERAL REQUIREMENTS AND DO NOT PERMIT ANY SPECIFIC PENETRATION IN A SPECIFIC BEAM, UNLESS NOTED ON PLAN.

TYPICAL BEAM PENETRATION DETAIL

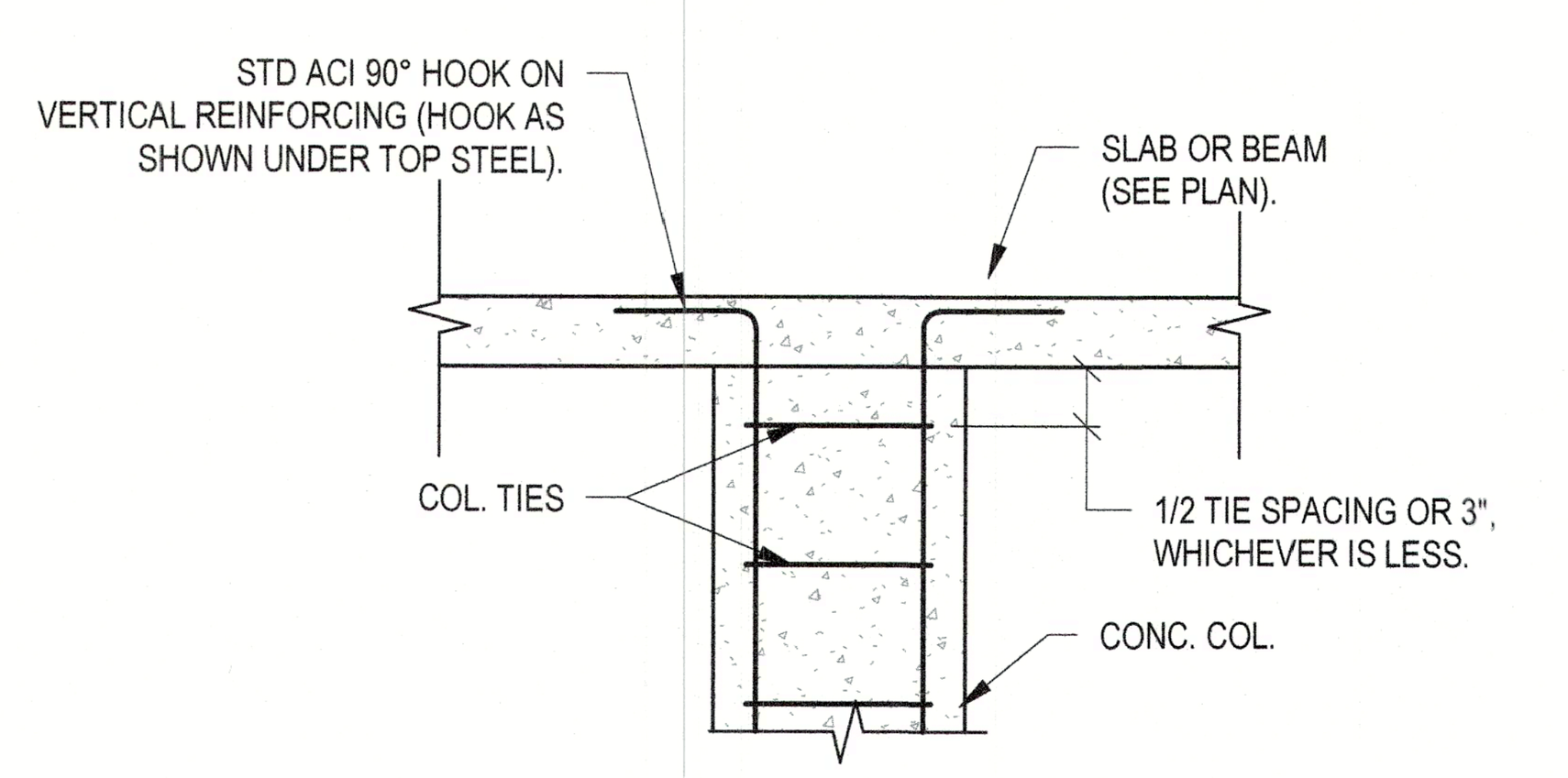
SCALE: N.T.S.

CONTRACTOR OPTION: WHERE STEP HEIGHT IS LESS THAN 1-1/2", CRANK BARS MAY BE USED INSTEAD OF LAPPED BARS. CRANK BAR SLOPE MAY NOT BE STEEPER THAN 6H:1V.

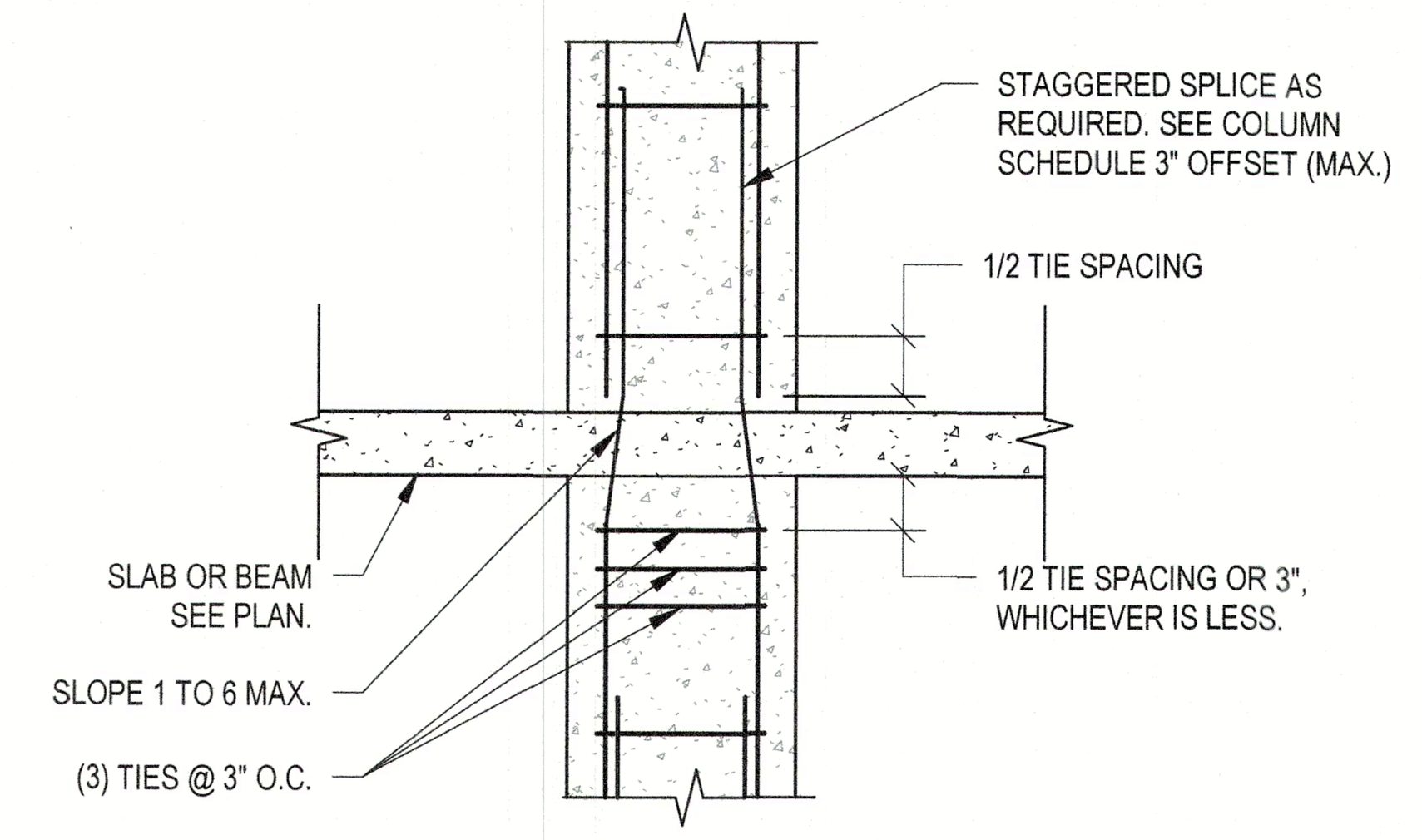


NOTE: TRANSVERSE BARS ARE NOT SHOWN FOR CLARITY.

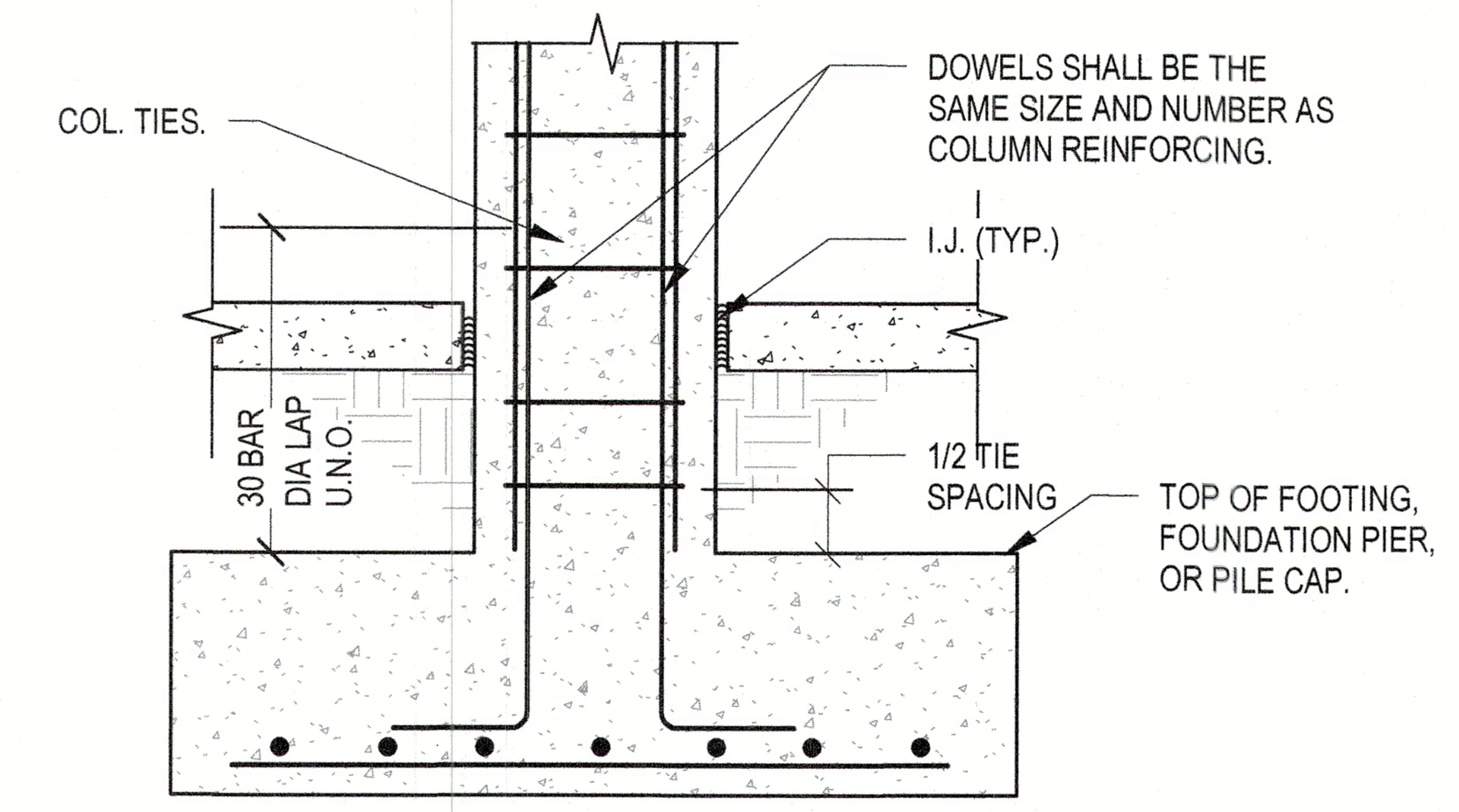
SLAB TRANSITIONS LESS THAN 6"



CONCRETE COL TERMINATION AT SLAB OR BEAM



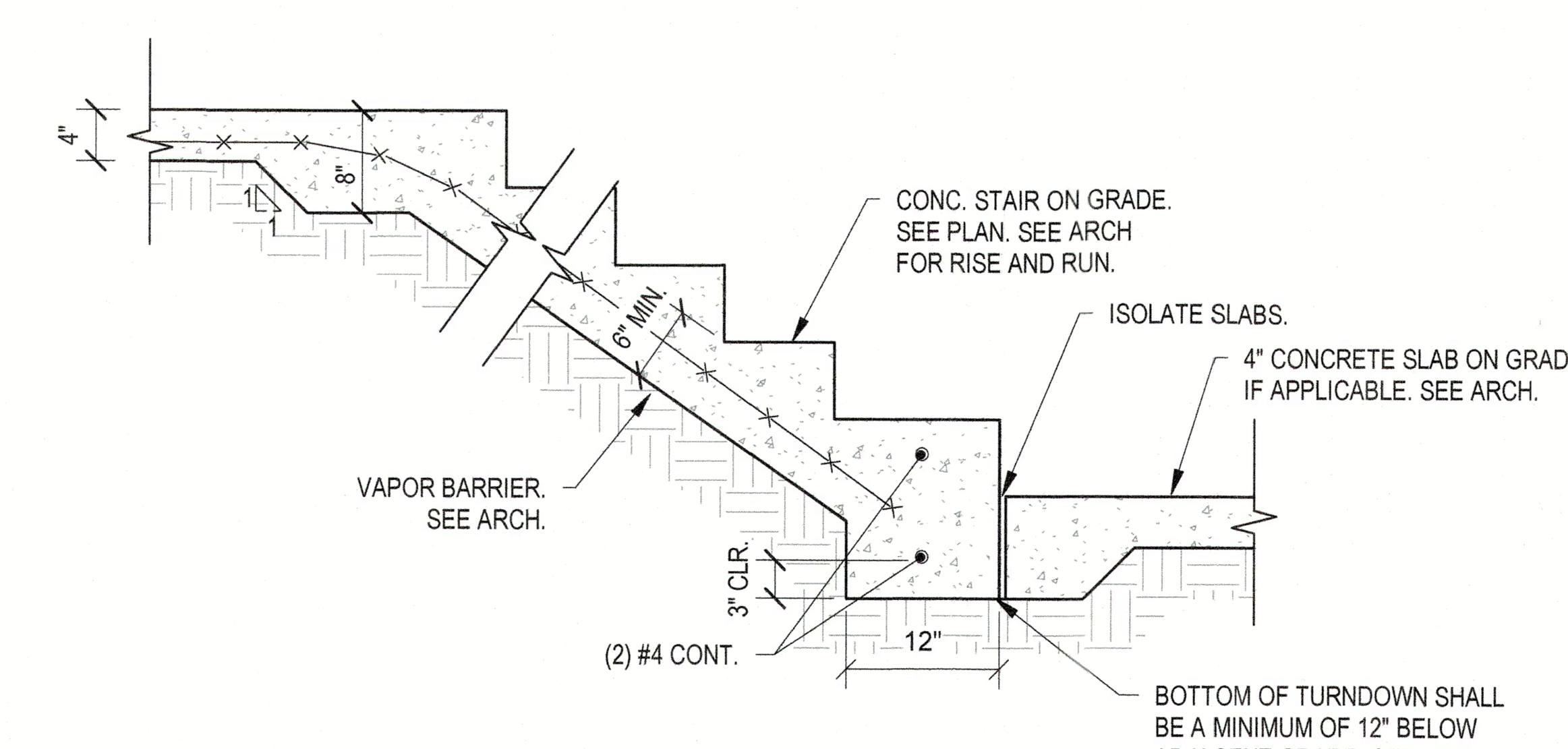
CONCRETE COL SPLICE AT SLAB OR BEAM



CONCRETE COLUMN BASE

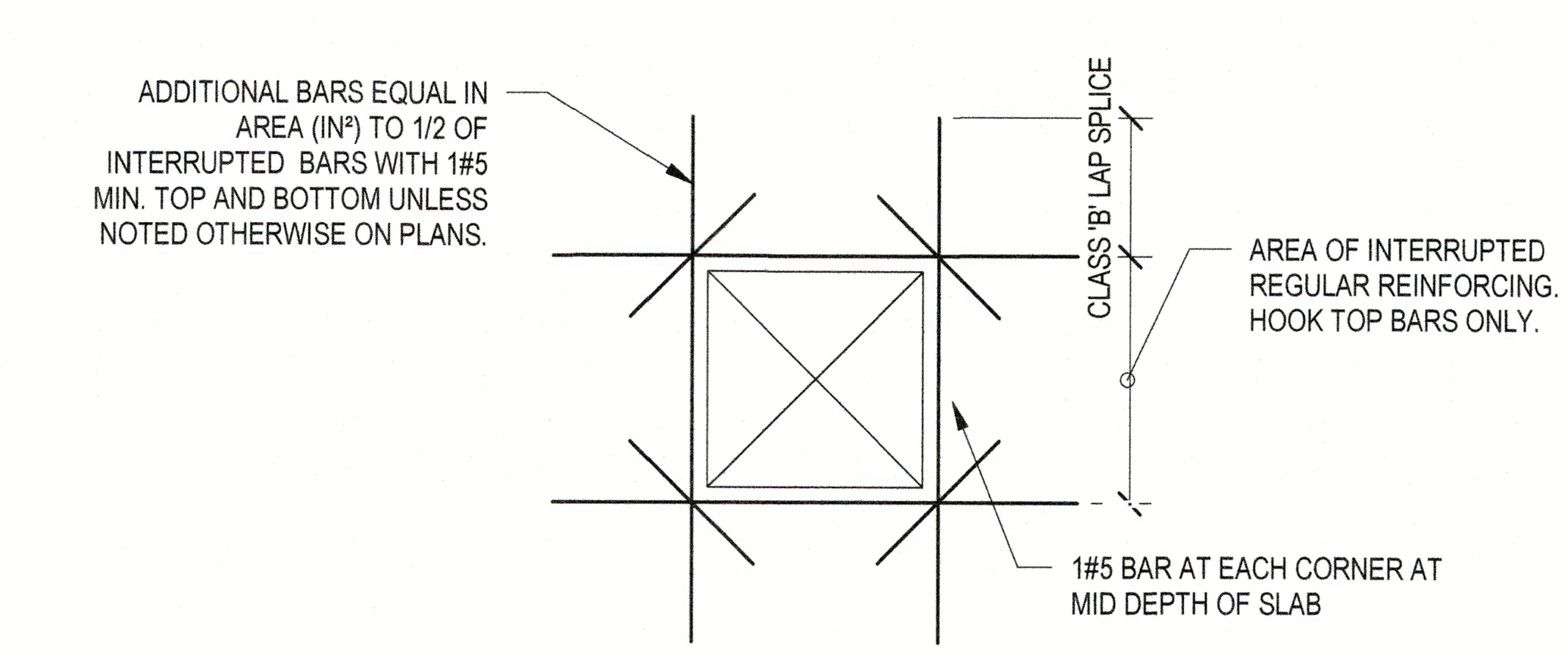
TYPICAL COLUMN REINFORCEMENT DETAIL

SCALE: NTS



TYPICAL STAIR ON GRADE DETAIL

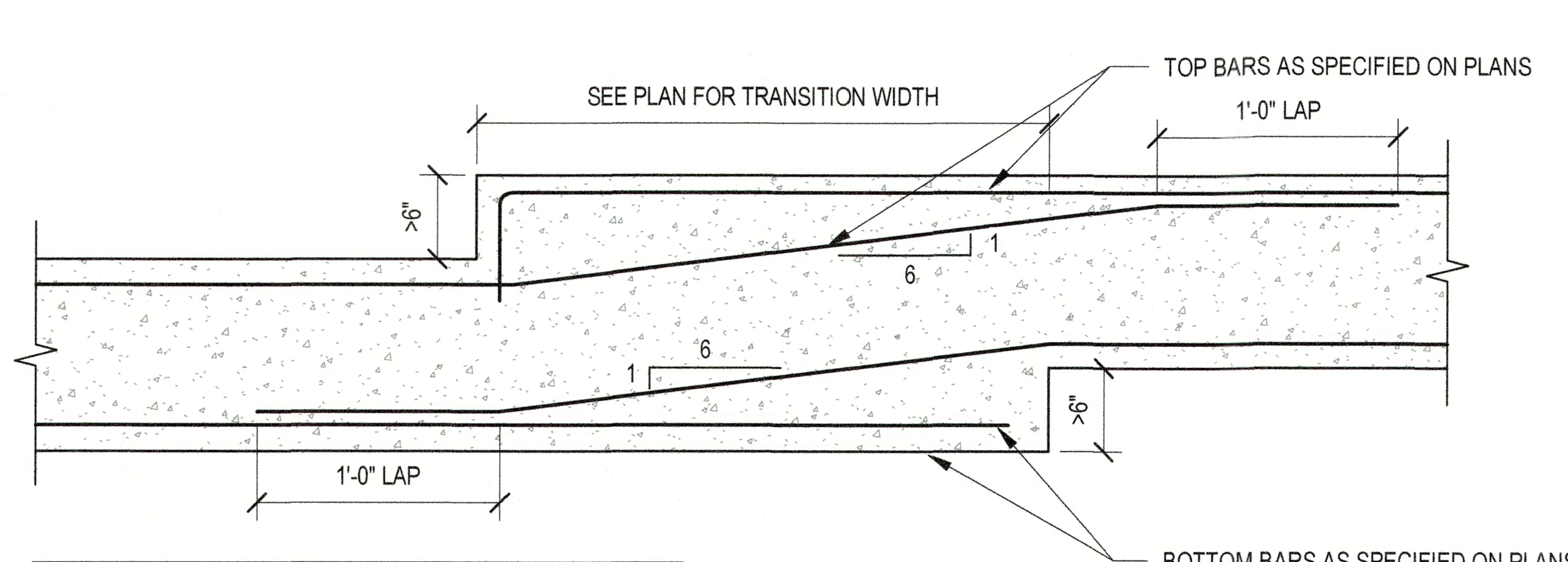
SCALE: N.T.S.



NOTES:
1. OMIT ADDED BARS AT OPENINGS OF 10" OR LESS AND RUN NORMAL REINFORCING BY SIDE OF OPENING.
2. HOOK BARS AT AFFECTED ENDS WHERE BARS CANNOT BE EXTENDED PAST OPENING.
3. HOOK ALL TOP BARS WHERE INTERRUPTED.
4. OPENINGS SHALL BE SHOWN ON THE STEEL PLACING DRAWINGS AND REINFORCED ACCORDINGLY.

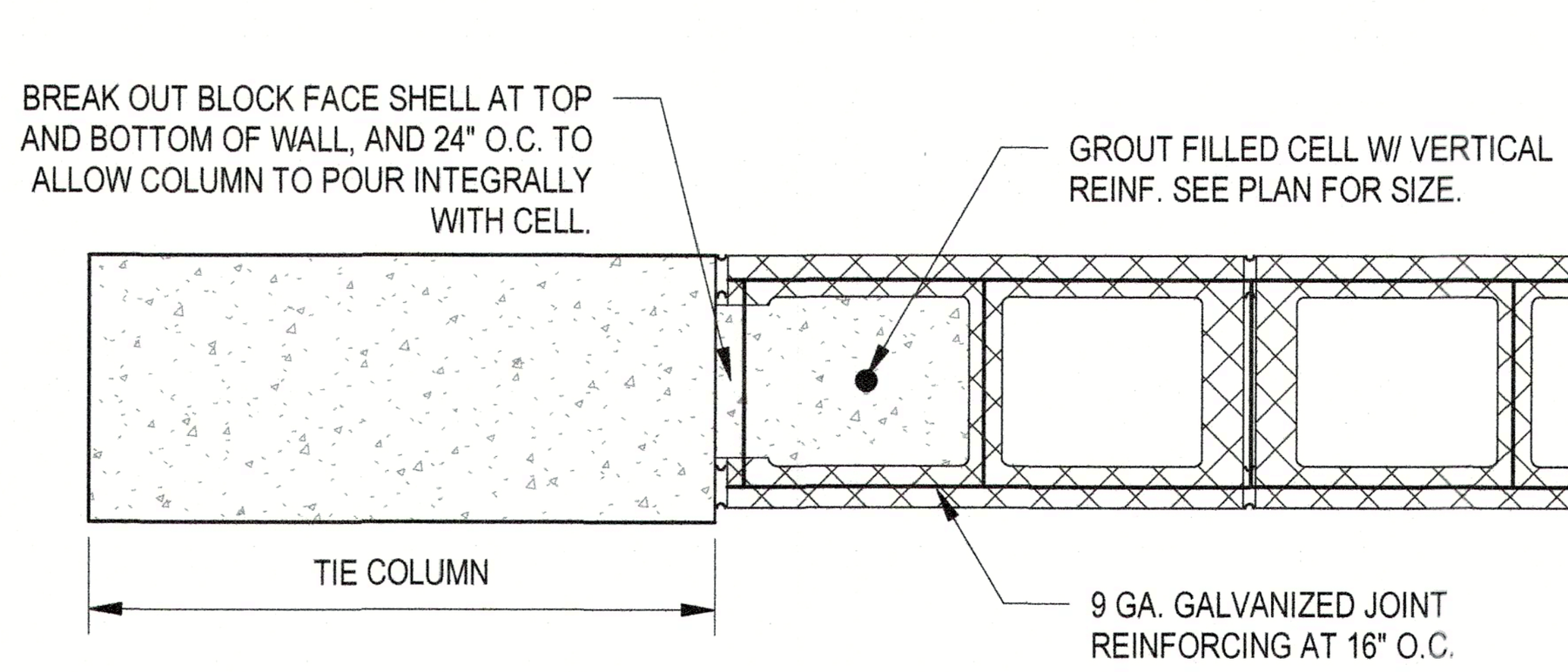
TYP. REINFORCEMENT AT SLAB OPENING

SCALE: N.T.S.



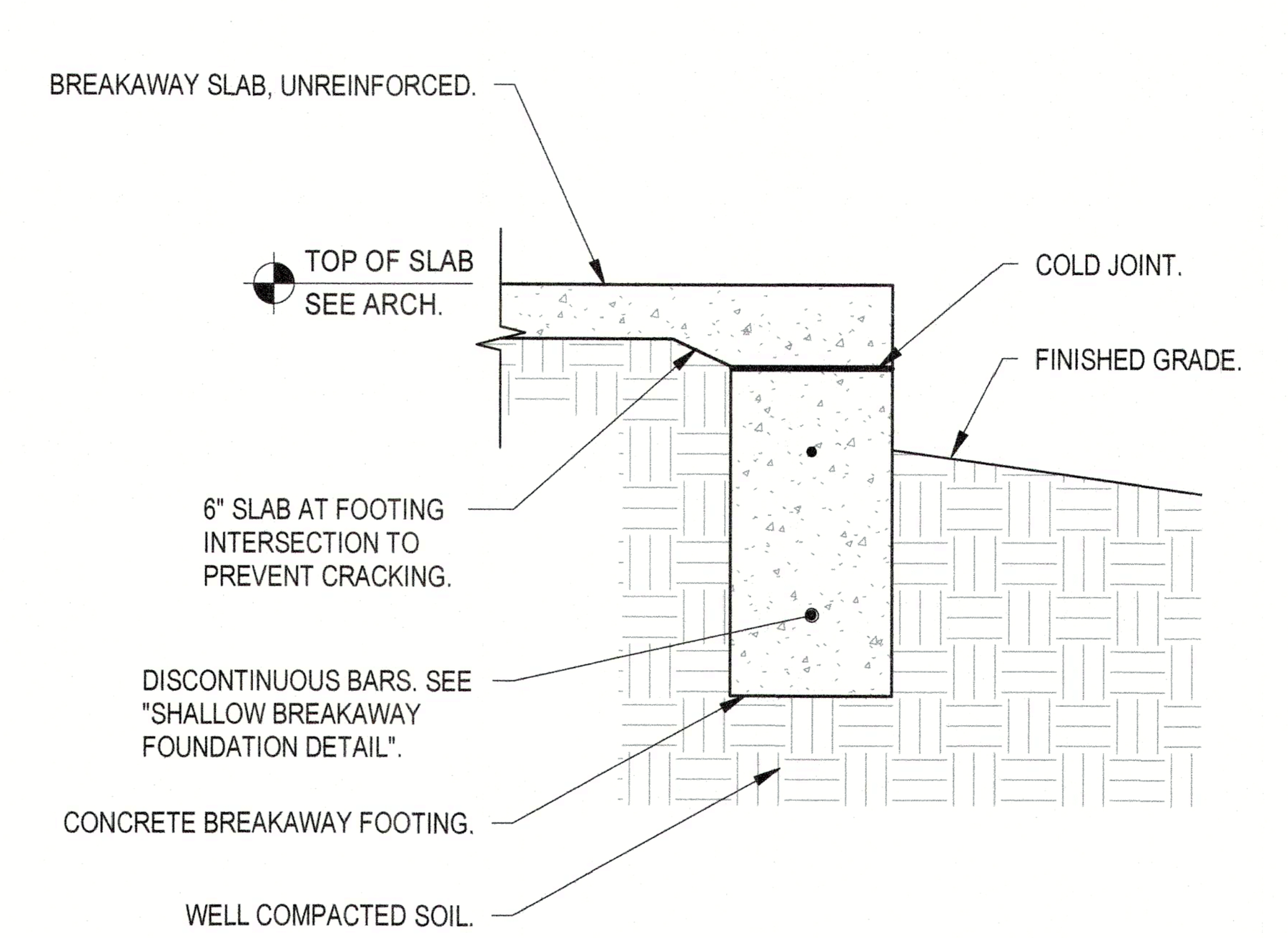
NOTE: TRANSVERSE BARS ARE NOT SHOWN FOR CLARITY.

CONCRETE SLAB TRANSITIONS GREATER THAN 6"



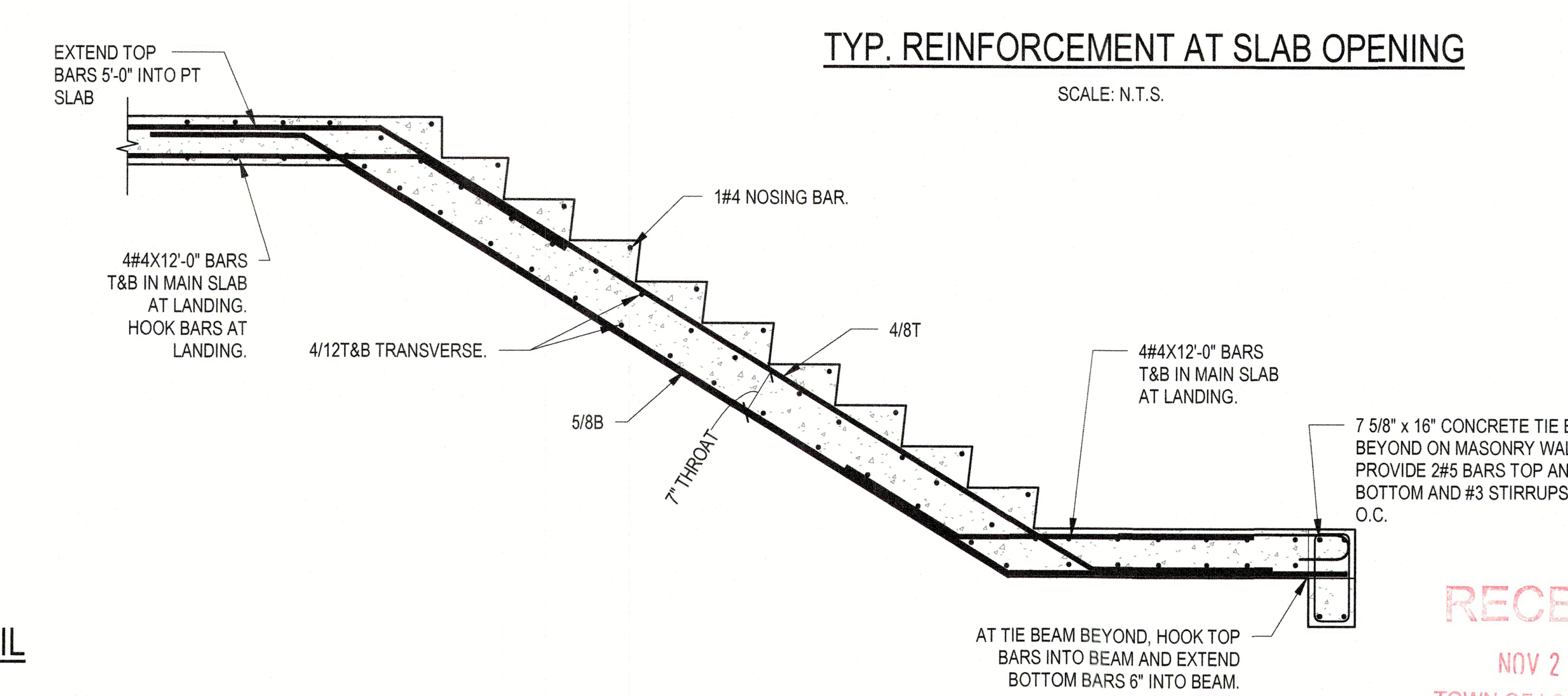
TIE COLUMN REINFORCING

SCALE: N.T.S.



SHALLOW BREAK AWAY "THICKENED EDGE" DETAIL

SCALE: NTS



CONCRETE STAIR SECTION AT LANDING

1/2" = 1'-0"

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TYPICAL DETAILS

Project No.	22035
Drawn By	BGN
Checked By	WB
Date	09/06/2023

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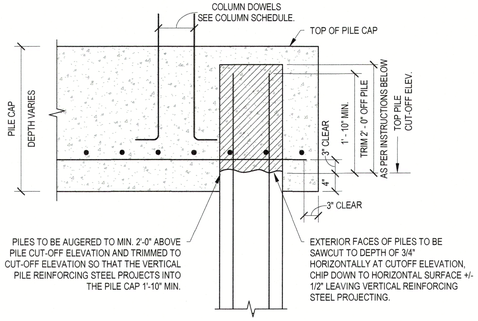
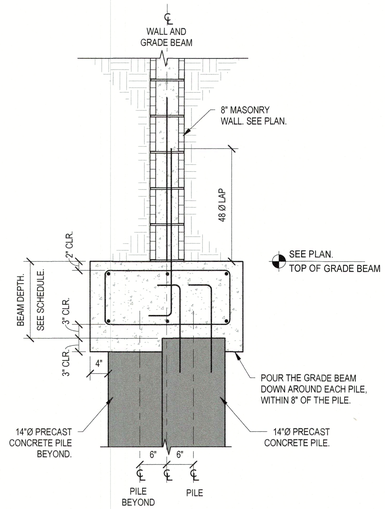
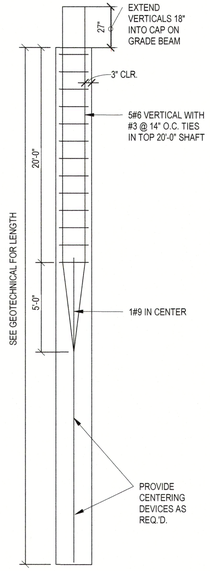


TOP OF AUGERCAST PILES



STAGGERED PILE SUPPORTED GRADE BEAM

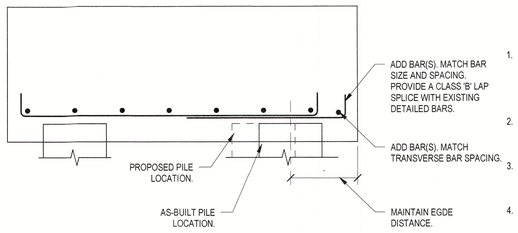
NOT TO SCALE



14"Ø PILES
f'c= 4000 PSI

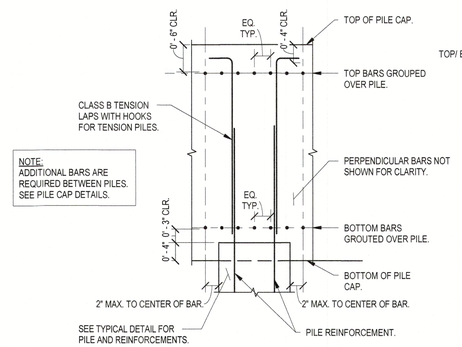
AUGERCAST PILE DETAIL

NOT TO SCALE

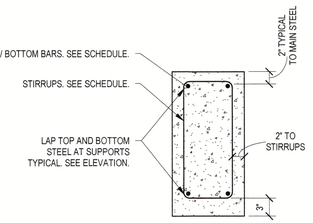


AS-BUILT PILES > 6" OUT-OF-TOLERANCE

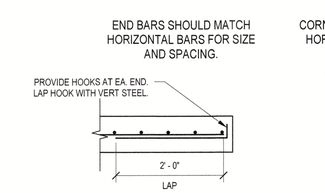
1. THE PILE EDGE DISTANCE SHOWN ON THE PILE CAP DETAILS ARE REQUIRED TO BE MAINTAINED FROM THE CENTER OF THE PILE TO THE EDGE OF THE PILE CAP. WHERE THE AS-BUILT PILE HAS MOVED TOWARDS THE CENTER OF THE PILE CAP, MAINTAIN THE PILE CAP EDGE LOCATION.
2. IF THE PILE HAS MOVED AWAY FROM THE CENTER OF THE PILE CAP BY 0"-6", STAGGER THE PILE CAP REINFORCING SUCH THAT 1/2 OF THE BARS (EVERY-OTHER BAR) EXTEND OUT TO MAINTAIN 3" COVER AT THE EDGE.
3. IF THE PILE HAS MOVED AWAY FROM THE CENTER OF THE PILE CAP BY MORE THAN 6", THE REINFORCING NEEDS TO REMAIN AS DESIGNED, WITH BARS ADDED TO EXTEND THE PILE CAP. SEE DETAIL BELOW.
4. ENSURE THAT THE PILES HAVE NO MORE THAN 4" EMBEDMENT INTO THE PILE CAPS. FOR PILE CAPS THAT WERE CHIPPED TOO LOW, BELL CAP DOWN TO ENCAPSULATE THE PILE AND MAINTAIN COVER (3" MINIMUM) ON ALL PILES. IF THE PILE IS MORE THAN 12" TOO LOW, CONTACT THE SEOR.



PILE CAP REINFORCING DETAIL

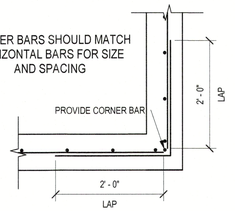


GRADE BEAM SECTION DETAIL



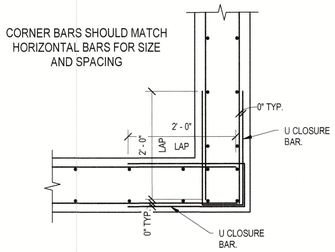
END WALL & OPENING REINF. DETAIL

NOT TO SCALE



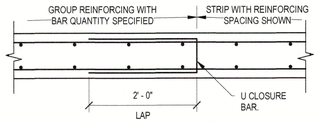
CORNER REINF. DETAIL

NOT TO SCALE



CORNER REINF. DETAIL

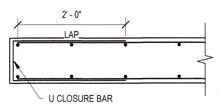
NOT TO SCALE



U-BARS SHOULD MATCH HORIZONTAL BARS FOR SIZE AND SPACING.

END STRIP REINF. DETAIL

NOT TO SCALE

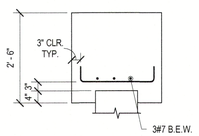


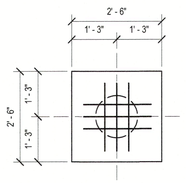
U-BARS SHOULD MATCH HORIZONTAL BARS FOR SIZE AND SPACING.

END WALL REINF. DETAIL

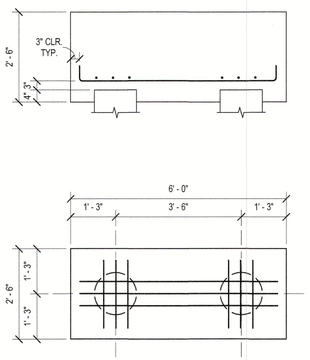
NOT TO SCALE

SHEARWALL TYPICAL DETAILS

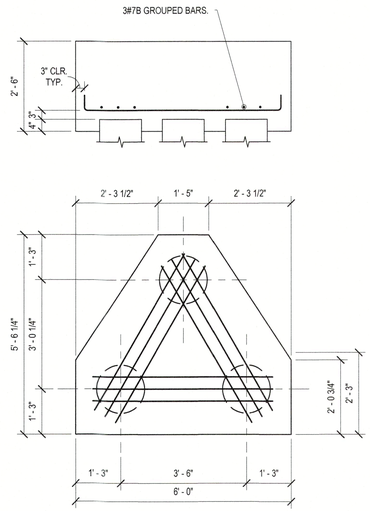




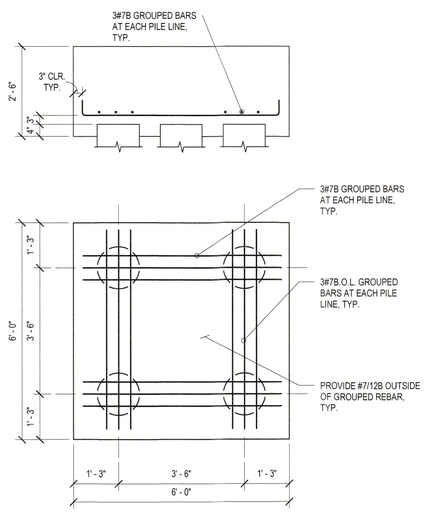
1PC
14Ø PILES
DEPTH = 2'-6" PILE CAP F'C = 3000 PSI



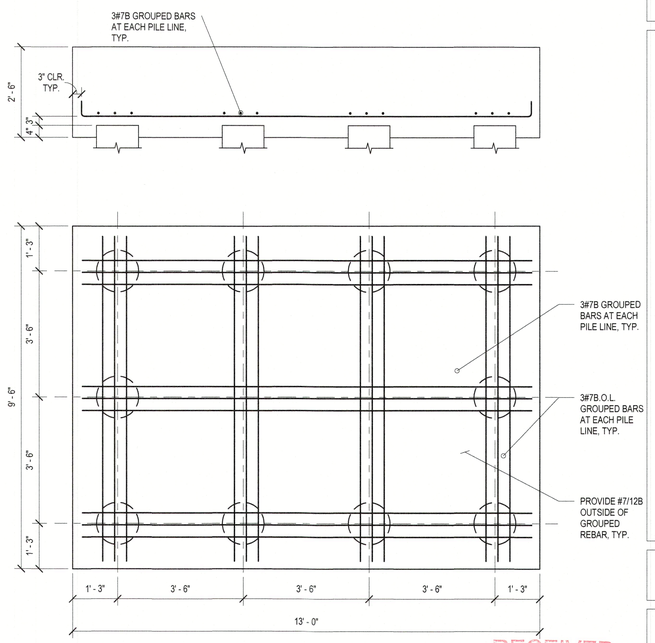
2PC
(2) 14Ø PILES
DEPTH = 2'-6" PILE CAP F'C = 3000 PSI



2PC
(2) 14Ø PILES
DEPTH = 2'-6" PILE CAP F'C = 3000 PSI



2PC
(2) 14Ø PILES
DEPTH = 2'-6" PILE CAP F'C = 3000 PSI



10PC
(10) 14Ø PILES
DEPTH = 3'-6" PILE CAP F'C = 3000 PSI

FOUNDATION - AUGERCAST PILE DETAIL

1/4" = 1'-0"

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TYPICAL DETAILS

Project No.	22035
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Checked By	WB
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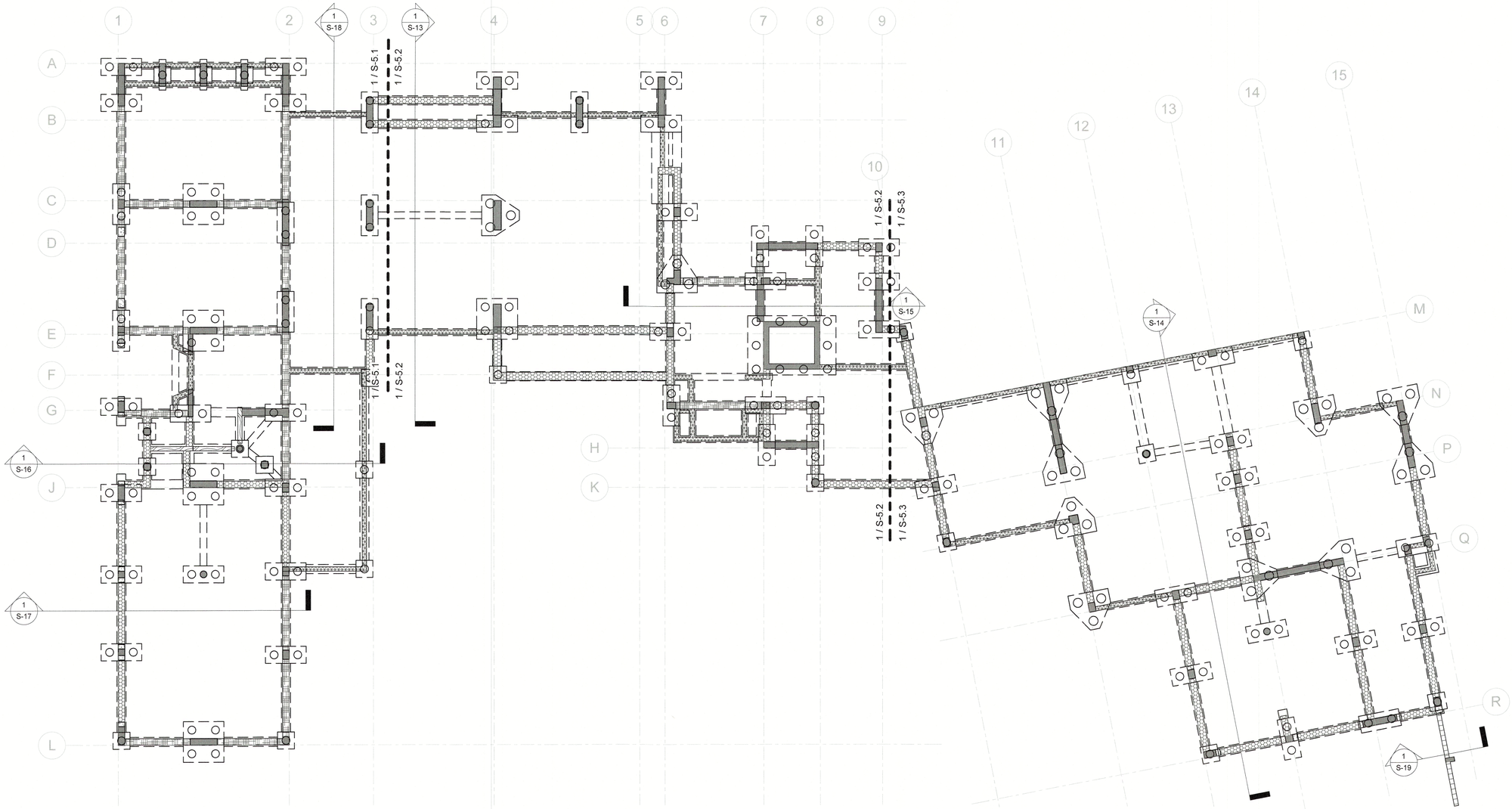
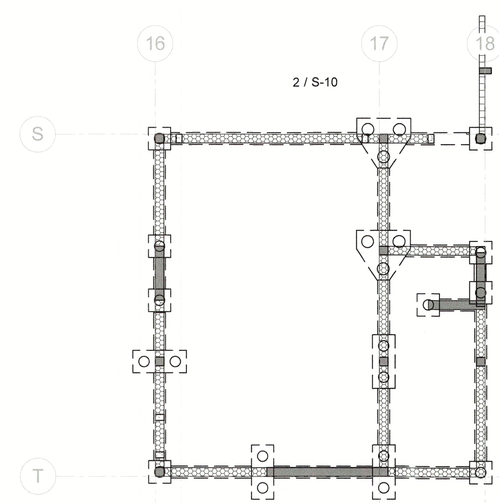


FOUNDATION PLAN OVERALL
1/8" = 1'-0"



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FOUNDATION OVERALL PLAN

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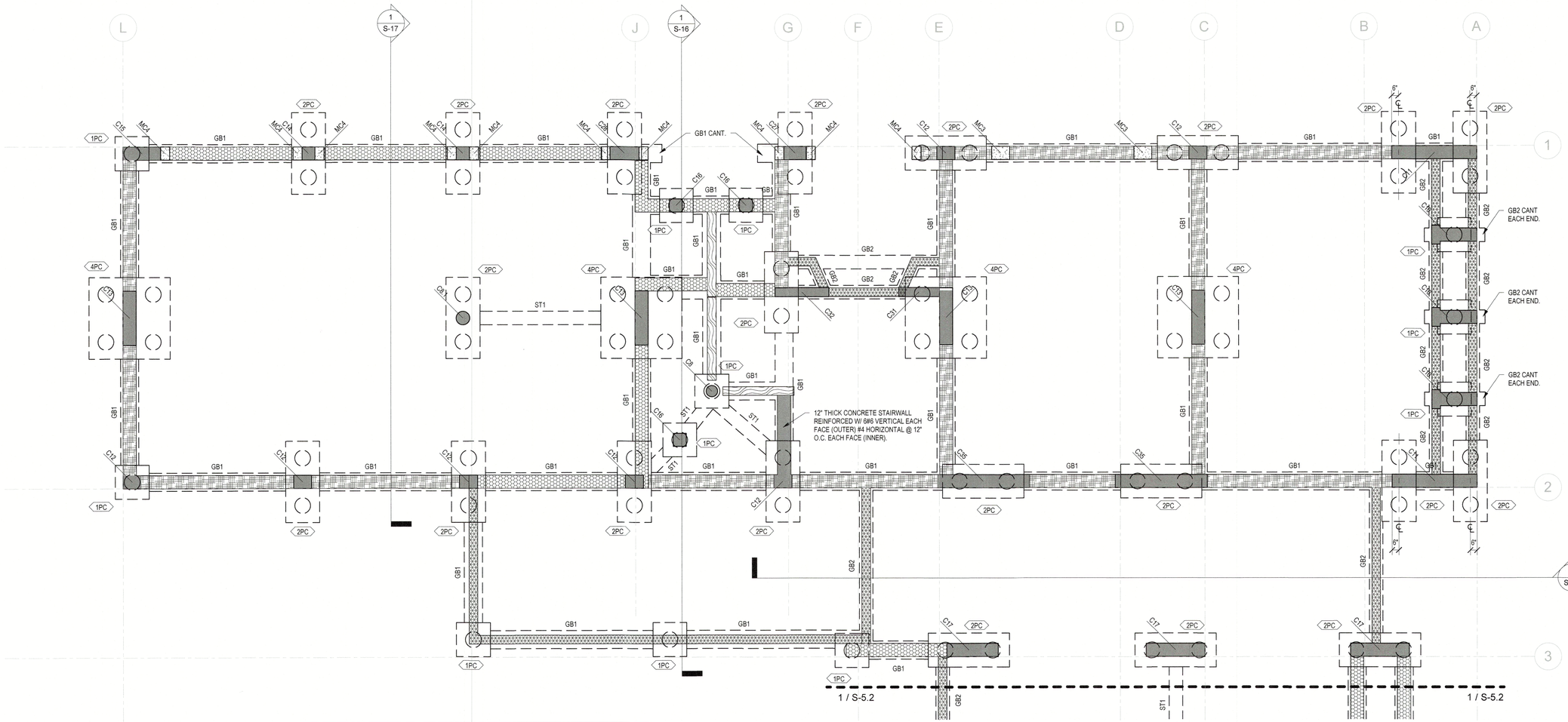

WALL LEGEND

INDICATES AN 8" MASONRY BREAK AWAY WALLS. PROVIDE 1#6 REBAR AT IN GROUT-FILLED CELLS AT CORNERS, ENDS, WALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND AT 16" O.C. MAXIMUM SPACING. VERTICAL REINFORCEMENT SHALL BE EPOXY ANCHORED INTO THE GRADE BEAM BELOW 4". TYPICAL AT THE TOP OF ALL BREAK AWAY WALL REINFORCMENT PROVIDE L 3X3X1/4"X6" LONG 300 SERIES STAINLESS STEEL ANGLE BOLTED TO THE SLAB ABOVE WITH (2) 1/2" DIA X 4" LONG 300 SERIES STAINLESS STEEL TITAN HD FASTENERS. BOLTS SHALL BE SPREAD AS FAR APART AS POSSIBLE. THE LENGTH OF THE ANGLE SHALL BE PARALLEL WITH WALL RUN.

INDICATES AN 8" MASONRY BREAK AWAY WALLS. PROVIDE 1#5 REBAR AT IN GROUT-FILLED CELLS AT CORNERS, ENDS, WALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND AT 32" O.C. MAXIMUM SPACING. VERTICAL REINFORCEMENT SHALL BE EPOXY ANCHORED INTO THE GRADE BEAM BELOW 4". TYPICAL AT THE TOP OF ALL BREAK AWAY WALL REINFORCMENT PROVIDE L 3X3X1/4"X6" LONG 300 SERIES STAINLESS STEEL ANGLE BOLTED TO THE SLAB ABOVE WITH (2) 1/2" DIA X 4" LONG 300 SERIES STAINLESS STEEL TITAN HD FASTENERS. BOLTS SHALL BE SPREAD AS FAR APART AS POSSIBLE. THE LENGTH OF THE ANGLE SHALL BE PARALLEL WITH WALL RUN.

INDICATES AN 8" MASONRY BREAK AWAY WALLS. PROVIDE 1#5 REBAR AT IN GROUT-FILLED CELLS AT CORNERS, ENDS, WALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND AT 48" O.C. MAXIMUM SPACING. VERTICAL REINFORCEMENT SHALL BE EPOXY ANCHORED INTO THE GRADE BEAM BELOW 4". TYPICAL AT THE TOP OF ALL BREAK AWAY WALL REINFORCMENT PROVIDE L 3X3X1/4"X6" LONG 300 SERIES STAINLESS STEEL ANGLE BOLTED TO THE SLAB ABOVE WITH (2) 1/2" DIA X 4" LONG 300 SERIES STAINLESS STEEL TITAN HD FASTENERS. BOLTS SHALL BE SPREAD AS FAR APART AS POSSIBLE. THE LENGTH OF THE ANGLE SHALL BE PARALLEL WITH WALL RUN.

INDICATES AN 12" MASONRY BREAK AWAY WALLS. PROVIDE 1#6 REBAR AT IN GROUT-FILLED CELLS AT CORNERS, ENDS, WALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND AT 48" O.C. MAXIMUM SPACING. WALLS ARE TO BE ISOLATED WITH 1" ISOLATION JOINT FROM THE FLOOR ABOVE AND FROM COLUMNS AND SHEARWALLS. VERTICAL REINFORCEMENT SHALL BE EPOXY ANCHORED INTO THE GRADE BEAM BELOW 4". TYPICAL AT THE TOP OF ALL BREAK AWAY WALL REINFORCMENT PROVIDE L 3X3X1/4"X6" LONG 300 SERIES STAINLESS STEEL ANGLE BOLTED TO THE SLAB ABOVE WITH (2) 1/2" DIA X 4" LONG 300 SERIES STAINLESS STEEL TITAN HD FASTENERS. BOLTS SHALL BE SPREAD AS FAR APART AS POSSIBLE. THE LENGTH OF THE ANGLE SHALL BE PARALLEL WITH WALL RUN.

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SHOW 2X6 PT FRANGIBLE WOOD STUD WALL WITH STUDS@12" O.C., SINGLE 2X6 TOP AND BOTTOM PLATES. ATTACH STUDS TO PLATES WITH (3) 12D NAILS, ATTACH TOP PLATE AND BOTTOM PLATE TO CONCRETE WITH 1/4" DIA X 1 1/2" EMBEDMENT CONCRETE SCREWS AT 10" O.C. PROVIDE 40/20-19/32" APA RATED PT SHEATHING ON EXTERIOR FACE. ATTACH SHEATHING TO FRAMING WITH 8D @ 6" O.C. AT PERIMETERS, SUPPORTED PANEL EDGES, AND @12" O.C.IN FIELD. AT WC1 LOCATIONS PROVIDE 2 FASTENERS ON EACH SIDE OF COLUMN.

INDICATES A 9 5/8" THICK 5000 PSI CONCRETE WALL. REINFORCE WALLS WITH #6 HORIZONTAL EACH FACE (OUTER) AT 6" ON CENTER AT INTERIOR AND 12" ON CENTER AT EXTERIOR, AND #5 VERTICAL EACH FACE (INNER) AT 12" O.C.

FOUNDATION PLAN EAST WING

1/4" = 1'-0"

FOUNDATION AND GROUND FLOOR PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE N.A.V.D DATUM ELEVATION.
3. SEE S-12 FOR ALL SCHEDULES. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF GRADE BEAMS / PILE CAPS UNLESS NOTED OTHERWISE.
4. UNLESS OTHERWISE NOTED. TOP OF GRADE BEAMS AND PILE CAPS IS 5.0' N.A.V.D. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED PLUMBING PENETRATIONS THROUGH STEM-WALLS AND ELEVATIONS. NO PENETRATIONS ARE PERMITTED THROUGH GRADE BEAM OR PILE CAPS.
5. SEE SHEET S-1, S-2 FOR STRUCTURAL NOTES. SEE DRAWINGS S-3,S-4 FOR TYPICAL DETAILS.
6. ALL SHALLOW FOUNDATIONS ARE DESIGNED AS BREAKAWAY.
7. SHALLOW FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2,000 PSF AFTER VIBRO-REPLACEMENT PER GEOTECH REPORT. SEE STRUCTURAL NOTES.
8. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. MAINTAIN 4" MINIMUM SLAB DEPTH. THICKEN SLAB TO 8" WITHIN 4' OF ALL SLAB STEPS; MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE.
9. GROUND FLOOR SLABS SHALL BE BREAKAWAY AS A MINIMUM 4" CONCRETE SLAB-ON-GRADE. REINFORCE WITH FIBERMESH & SAWCUT WITH CONTROL JOINTS INTO 4'-0" X 4'-0" PIECES EXCEPT OTHERWISE NOTED OR DETAILED. PROVIDE 1" ISOLATION JOINT FROM ALL SHEARWALLS, COLUMNS, AND DEEP FOUNDATIONS.
10. FOUNDATION SHALL BE 14" AUGER PRECAST CONCRETE PILES (30 TON COMPRESSION, 9 TON TENSION, 2.5 TON LATERAL). AFTER PILES ARE CUT TO THEIR FINAL POSITION, DRILL & EPOXY (4)#5 VERTICAL MIN 5" INTO THE TOP OF THE PILES AND EXTENDING TO WITHIN 5" OF THE TOP OF THE PILE CAP. NO WASHING OR JETTING IS ALLOWED WITHOUT PREVIOUS APPROVAL BY EOR AND GEOTECHNICAL ENGINEER. SEE GEOTECH. REPORT FOR MORE INFORMATION.
11. ST-1 INDICATES A 12"x16" STRAP BEAM WITH (2) #6 BARS TOP AND BOTTOM AND #3 STIRRUPS AT 12" O.C. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
12. ST-2 INDICATES A 16"x16" STRAP BEAM WITH (2) #6 BARS TOP AND BOTTOM AND #3 STIRRUPS AT 12" O.C. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
13. GB-1 INDICATES A 16"x24" DEEP GRADE BEAM WITH (2) #7 BOTTOM AND (2) #7 TOP, WITH #3 TIES AT 6" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END. AT GB1* PROVIDE (3) #7 TOP.
14. GB-2 INDICATES A 12"x24" DEEP GRADE BEAM WITH (2) #7 BOTTOM AND (2) #7 TOP, WITH #3 TIES AT 6" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
15. GB-3 INDICATES A 30"X24" DEEP GRADE BEAM WITH (4) #7 BOTTOM AND (4) #7 TOP, WITH #3 @ 12" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
16. REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR SLOPES AND DRAINS, ETC.

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PLAN LEGEND

- ▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S2.
- ▽ INDICATES MASONRY CONTROL JOINT.
- ABOVE / THRU / BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

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FOUNDATION PLAN EAST WING

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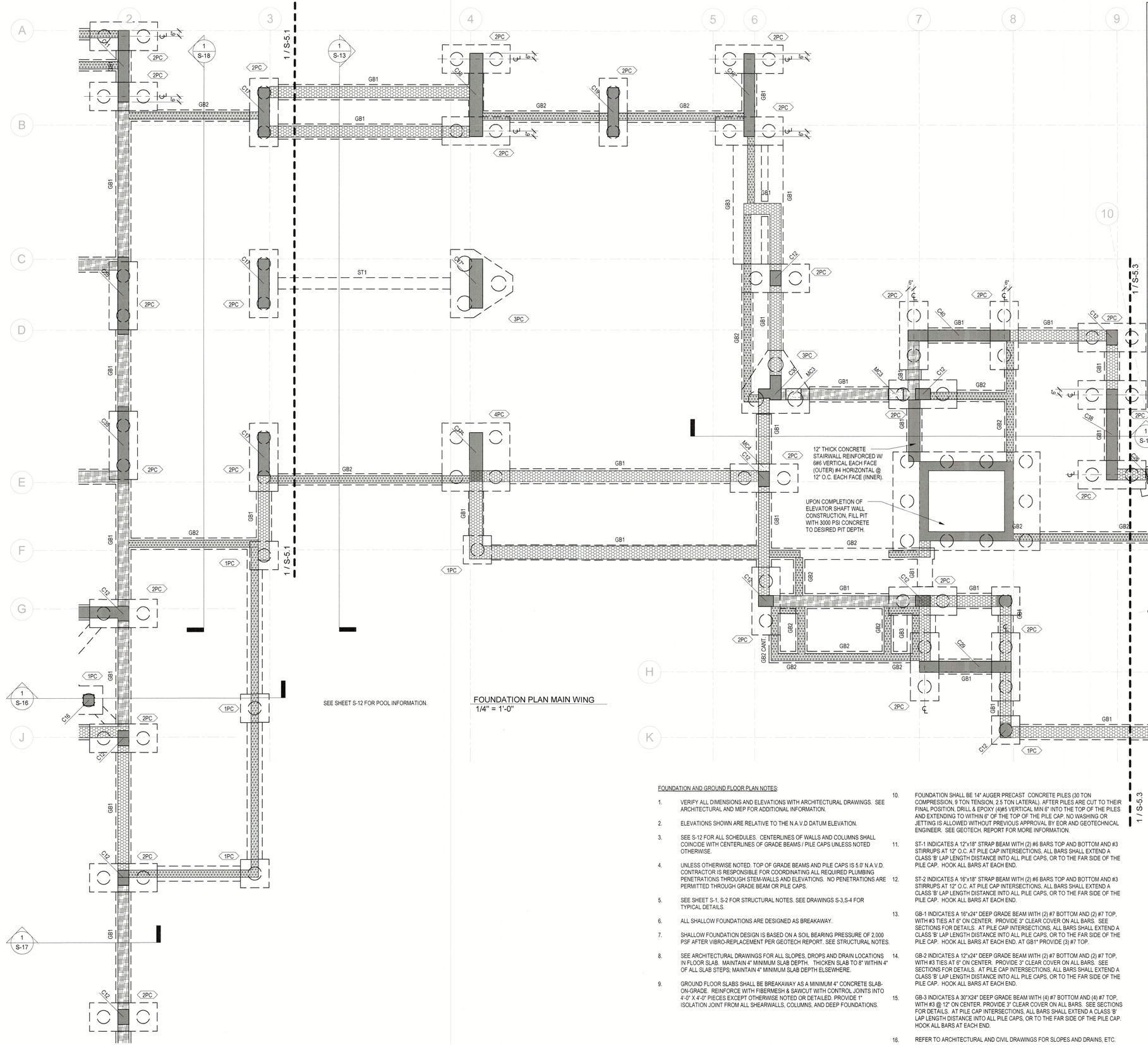

FOUNDATION PLAN MAIN WING
1/4" = 1'-0"

WALL LEGEND

INDICATES AN 8" MASONRY BREAK AWAY WALLS. PROVIDE 1#6 REBAR AT IN GROUT-FILLED CELLS AT CORNERS, ENDS, WALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND AT 16" O.C. MAXIMUM SPACING. VERTICAL REINFORCEMENT SHALL BE EPOXY ANCHORED INTO THE GRADE BEAM BELOW 4". TYPICAL AT THE TOP OF ALL BREAK AWAY WALL REINFORCEMENT PROVIDE L 3X3X1/4"X6" LONG 300 SERIES STAINLESS STEEL ANGLE BOLTED TO THE SLAB ABOVE WITH (2) 1/2" DIA X 4" LONG 300 SERIES STAINLESS STEEL TITAN HD FASTENERS. BOLTS SHALL BE SPREAD AS FAR APART AS POSSIBLE. THE LENGTH OF THE ANGLE SHALL BE PARALLEL WITH WALL RUN.

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FOUNDATION AND GROUND FLOOR PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE N.A.V.D DATUM ELEVATION.
3. SEE S-12 FOR ALL SCHEDULES. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF GRADE BEAMS / PILE CAPS UNLESS NOTED OTHERWISE.
4. UNLESS OTHERWISE NOTED. TOP OF GRADE BEAMS AND PILE CAPS IS 5.0' N.A.V.D. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED PLUMBING PENETRATIONS THROUGH STEM-WALLS AND ELEVATIONS. NO PENETRATIONS ARE PERMITTED THROUGH GRADE BEAM OR PILE CAPS.
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9. GROUND FLOOR SLABS SHALL BE BREAKAWAY AS A MINIMUM 4" CONCRETE SLAB-ON-GRADE. REINFORCE WITH FIBERMESH & SAWCUT WITH CONTROL JOINTS INTO 4'-0" X 4'-0" PIECES EXCEPT OTHERWISE NOTED OR DETAILED. PROVIDE 1" ISOLATION JOINT FROM ALL SHEARWALLS, COLUMNS, AND DEEP FOUNDATIONS.
10. FOUNDATION SHALL BE 14" AUGER PRECAST CONCRETE PILES (30 TON COMPRESSION, 9 TON TENSION, 2.5 TON LATERAL). AFTER PILES ARE CUT TO THEIR FINAL POSITION, DRILL & EPOXY (4)#5 VERTICAL MIN 6" INTO THE TOP OF THE PILES AND EXTENDING TO WITHIN 6" OF THE TOP OF THE PILE CAP. NO WASHING OR JETTING IS ALLOWED WITHOUT PREVIOUS APPROVAL BY EOR AND GEOTECHNICAL ENGINEER. SEE GEOTECH. REPORT FOR MORE INFORMATION.
11. ST-1 INDICATES A 12"x18" STRAP BEAM WITH (2) #6 BARS TOP AND BOTTOM AND #3 STIRRUPS AT 12" O.C. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
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PLAN LEGEND

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- ABOVE / BELOW / THRU INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

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P: 941.954.3661 F: 941.256.3773
SUPPORTING ARCHITECTURE

Revisions:	NO.	DATE	DESCRIPTION

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Cordell S. Van Nostrand
FL P.E. # 67580

CYPRESS ROSE TRUST
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL
FOUNDATION PLAN MAIN WING

Project No.	22035
Drawn By	BGN
Checked By	WB
Date	09/06/2023

S-5.2

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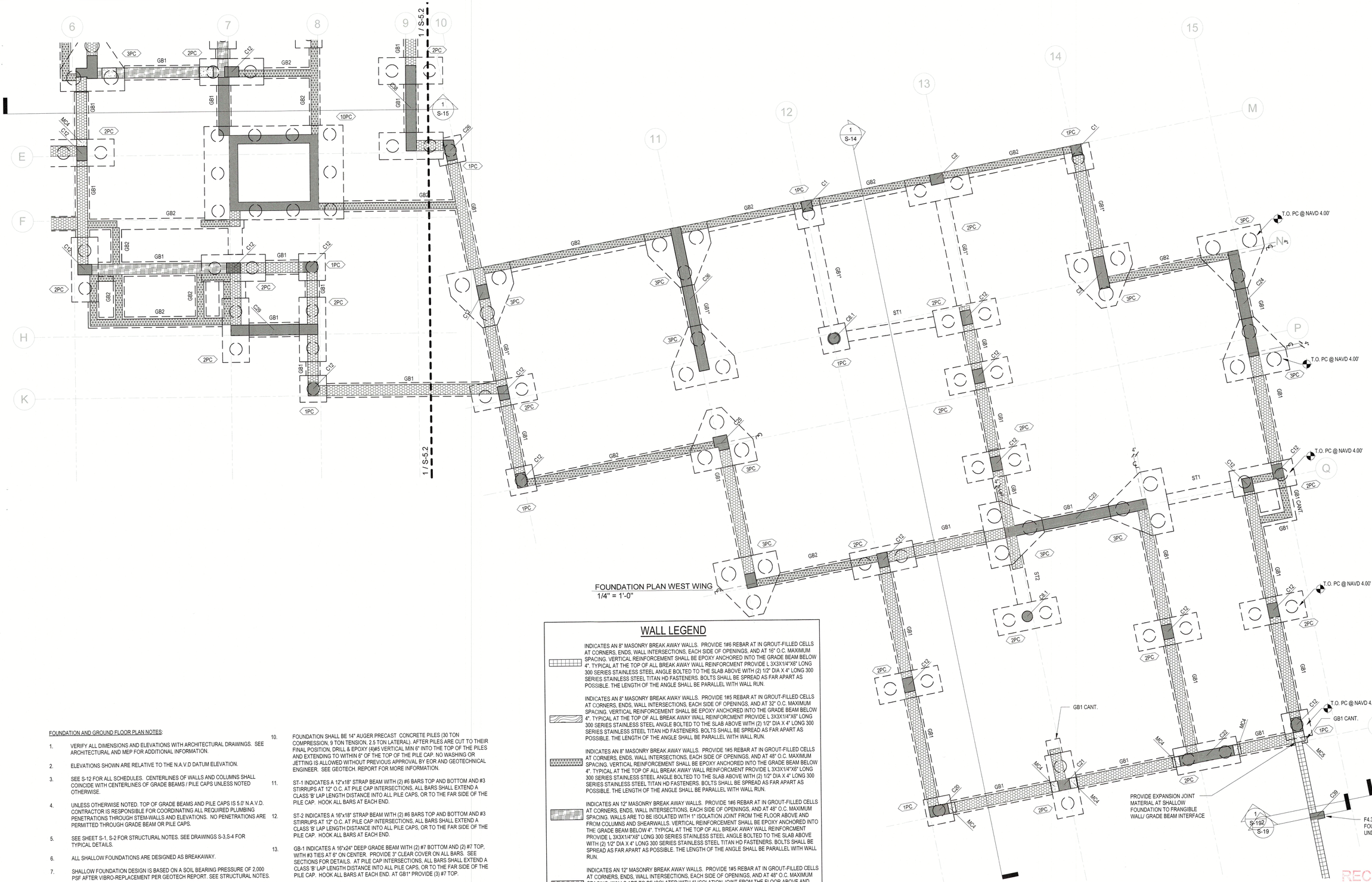

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SNELL ENGINEERING CONSULTANTS
...Supporting Architecture
1317 Base Street, Suite 202, Sarasota, FL 34236
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CERTIFICATE OF AUTHORIZATION #00004892
...SUPPORTING ARCHITECTURE

NO.	DATE	DESCRIPTION
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LONGBOAT KEY, FL
FOUNDATION PLAN WEST WING

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Planning, Zoning & Building

Project No.	22035
Drawn By	BGN
Checked By	WB
Date	09/06/2023

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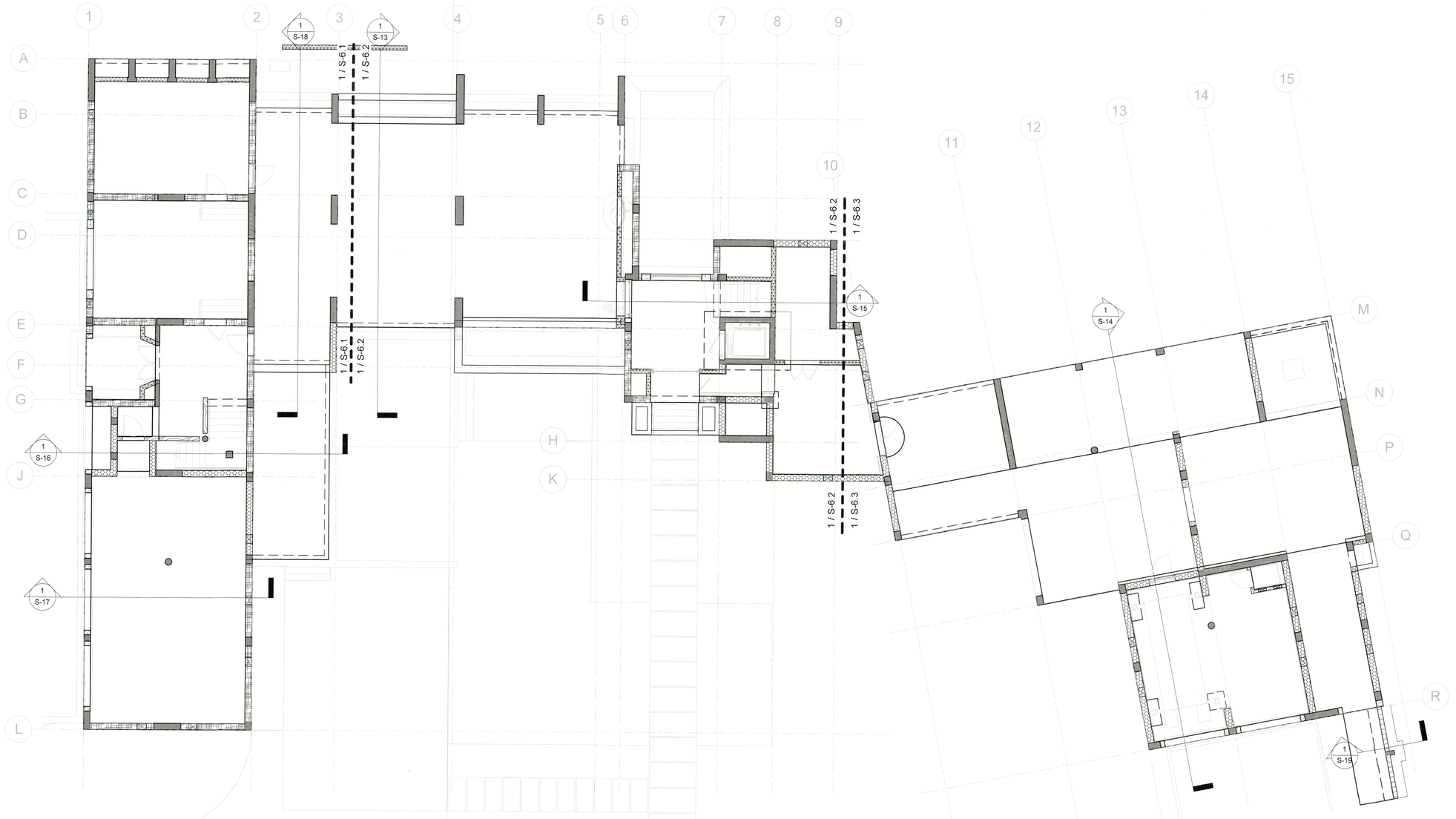
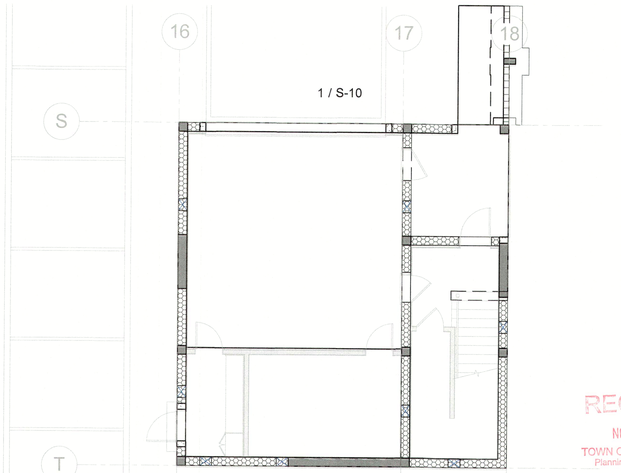


GROUND FLOOR OVERALL PLAN
1/8" = 1'-0"



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CYPRESS ROSE TRUST

6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

GROUND FLOOR OVERALL PLAN

Project No.	22035
Drawn By	BGN
Checked By	WB
Date	09/06/2023

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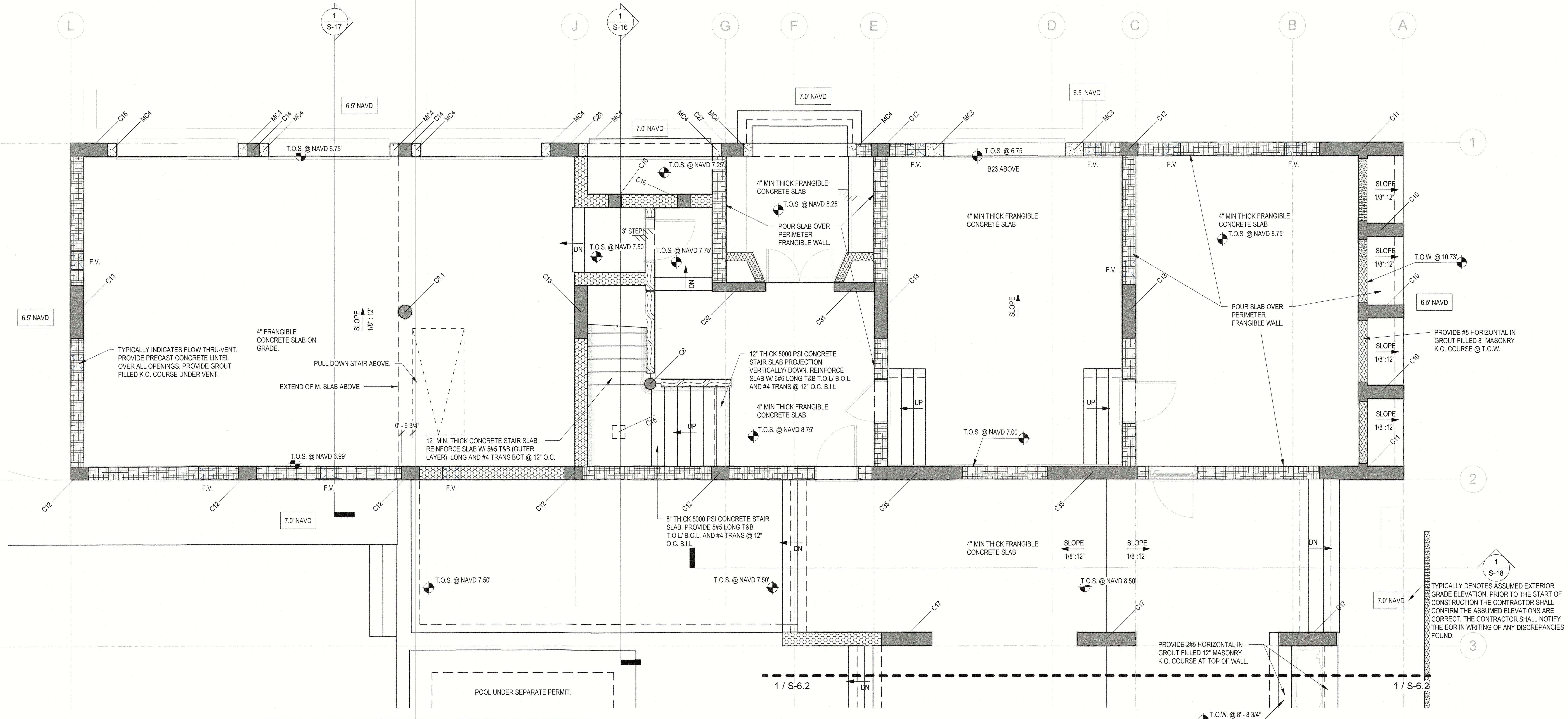

GROUND FLOOR EAST WING
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	SHOW 2X6 PT FRANGIBLE WOOD STUD WALL WITH STUDS@12" O.C., SINGLE 2X6 TOP AND BOTTOM PLATES. ATTACH STUDS TO PLATES WITH (3) 12D NAILS, ATTACH TOP PLATE AND BOTTOM PLATE TO CONCRETE WITH 1/4" DIA X 1 1/2" EMBEDMENT CONCRETE SCREWS AT 10" O.C. PROVIDE 40/20-19/32" APA RATED PT SHEATHING ON EXTERIOR FACE. ATTACH SHEATHING TO FRAMING WITH 8D @ 6" O.C. AT PERIMETERS, SUPPORTED PANEL EDGES, AND @12" O.C.IN FIELD. AT WC1 LOCATIONS PROVIDE 2 FASTENERS ON EACH SIDE OF COLUMN.
	INDICATES A 9 5/8" THICK 5000 PSI CONCRETE WALL. REINFORCE WALLS WITH #6 HORIZONTAL EACH FACE (OUTER) AT 6" ON CENTER AT INTERIOR AND 12" ON CENTER AT EXTERIOR, AND #5 VERTICAL EACH FACE (INNER) AT 12" O.C.

GENERAL NOTE:

VERIFY COLUMN LOCATIONS & SIZE WITH UPDATED ARCH. PLANS & REACH OUT TO P.H.A. IN CASE OF DISCREPENCY. (THE DRAWING SEEM TO BE OFF BY 1-1/4")

FOUNDATION AND GROUND FLOOR PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE N.A.V.D DATUM ELEVATION.
3. SEE S-12 FOR ALL SCHEDULES. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF GRADE BEAMS / PILE CAPS UNLESS NOTED OTHERWISE.
4. UNLESS OTHERWISE NOTED. TOP OF GRADE BEAMS AND PILE CAPS IS 5.0' N.A.V.D. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED PLUMBING PENETRATIONS THROUGH STEM-WALLS AND ELEVATIONS. NO PENETRATIONS ARE PERMITTED THROUGH GRADE BEAM OR PILE CAPS.
5. SEE SHEET S-1, S-2 FOR STRUCTURAL NOTES. SEE DRAWINGS S-3,S-4 FOR TYPICAL DETAILS.
6. ALL SHALLOW FOUNDATIONS ARE DESIGNED AS BREAKAWAY.
7. SHALLOW FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2,000 PSF AFTER VIBRO-REPLACEMENT PER GEOTECH REPORT. SEE STRUCTURAL NOTES.
8. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. MAINTAIN 4" MINIMUM SLAB DEPTH. THICKEN SLAB TO 8" WITHIN 4" OF ALL SLAB STEPS; MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE.
9. GROUND FLOOR SLABS SHALL BE BREAKAWAY AS A MINIMUM 4" CONCRETE SLAB-ON-GRADE. REINFORCE WITH FIBERMESH & SAWCUT WITH CONTROL JOINTS INTO 4'-0" X 4'-0" PIECES EXCEPT OTHERWISE NOTED OR DETAILED. PROVIDE 1" ISOLATION JOINT FROM ALL SHEARWALLS, COLUMNS, AND DEEP FOUNDATIONS.
10. FOUNDATION SHALL BE 14" AUGER PRECAST CONCRETE PILES (30 TON COMPRESSION, 9 TON TENSION, 2.5 TON LATERAL). AFTER PILES ARE CUT TO THEIR FINAL POSITION, DRILL & EPOXY (4)#5 VERTICAL MIN 6" INTO THE TOP OF THE PILES AND EXTENDING TO WITHIN 6" OF THE TOP OF THE PILE CAP. NO WASHING OR JETTING IS ALLOWED WITHOUT PREVIOUS APPROVAL BY EOR AND GEOTECHNICAL ENGINEER. SEE GEOTECH. REPORT FOR MORE INFORMATION.
11. ST-1 INDICATES A 12"x18" STRAP BEAM WITH (2) #6 BARS TOP AND BOTTOM AND #3 STIRRUPS AT 12" O.C. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
12. ST-2 INDICATES A 16"x18" STRAP BEAM WITH (2) #6 BARS TOP AND BOTTOM AND #3 STIRRUPS AT 12" O.C. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
13. GB-1 INDICATES A 16"x24" DEEP GRADE BEAM WITH (2) #7 BOTTOM AND (2) #7 TOP, WITH #3 TIES AT 6" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END. AT GB1* PROVIDE (3) #7 TOP.
14. GB-2 INDICATES A 12"x24" DEEP GRADE BEAM WITH (2) #7 BOTTOM AND (2) #7 TOP, WITH #3 TIES AT 6" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
15. GB-3 INDICATES A 30"X24" DEEP GRADE BEAM WITH (4) #7 BOTTOM AND (4) #7 TOP, WITH #3 @ 12" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
16. REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR SLOPES AND DRAINS, ETC.

PLAN LEGEND

- ▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S2.
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"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

SNELL ENGINEERING CONSULTANTS
...Supporting Architecture
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P: 941.954.0681 F:941.256.3773
snellengineering.com
...SUPPORTING ARCHITECTURE

Revisions:		
NO.	DATE	DESCRIPTION

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

CYPRESS ROSE TRUST

6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

GROUND FLOOR PLAN EAST WING

Project No.	22035
Drawn By	BGN
Checked By	WB
Date	09/06/2023

S-6.1

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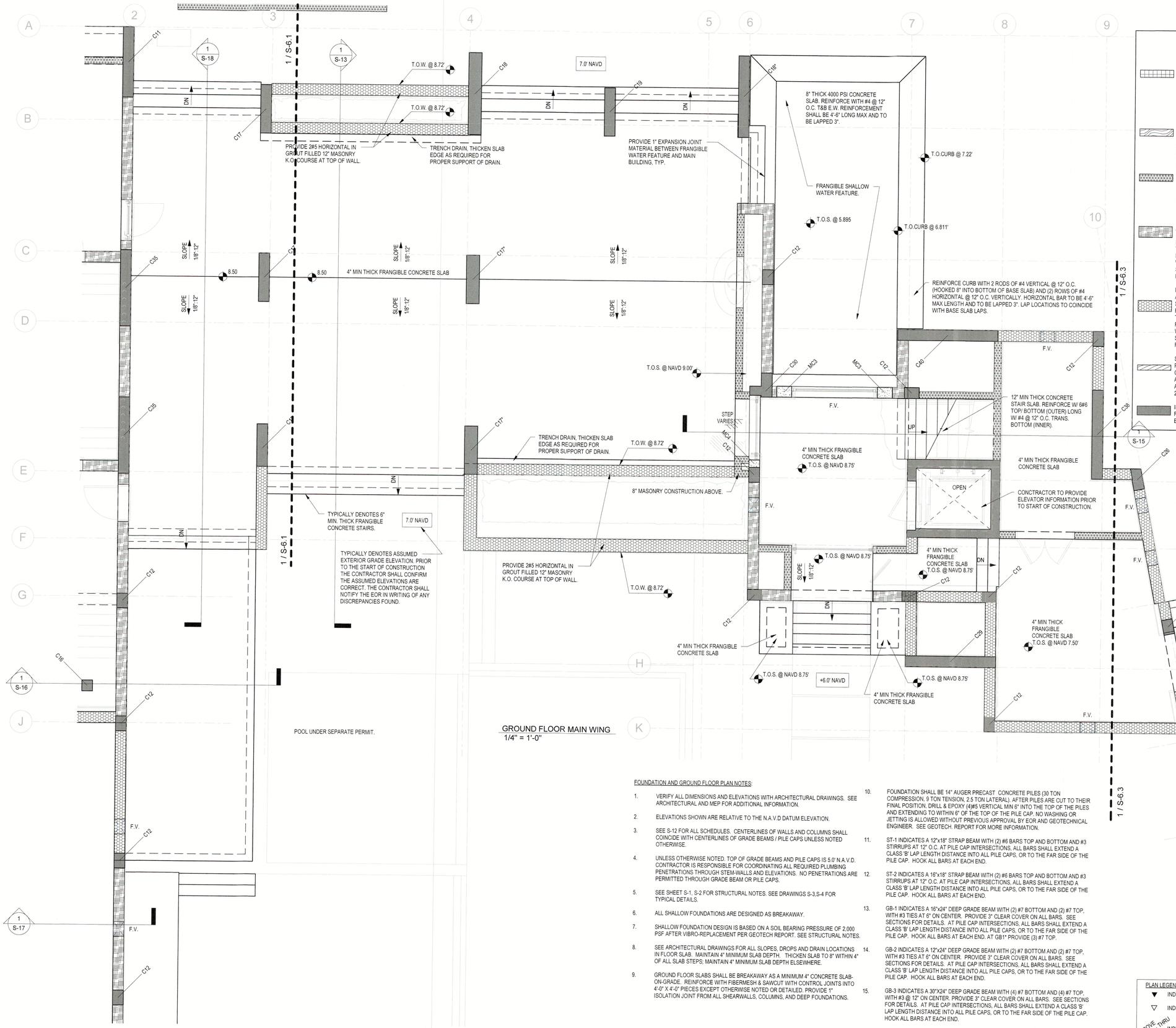

GROUND FLOOR MAIN WING
1/4" = 1'-0"

WALL LEGEND

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SNELL ENGINEERING CONSULTANTS ...Supporting Architecture
1017 State Street, Suite 202, Sarasota, FL 34236
P: 941.954.0661 F: 941.255.3773
SUPPORTING ARCHITECTURE

Revisions:	NO.	DATE	DESCRIPTION

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LONGBOAT KEY, FL
GROUND FLOOR PLAN MAIN WING

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Planning, Zoning & Building

Project No.	22035
Drawn By	BGN
Checked By	WB
Date	09/06/2023

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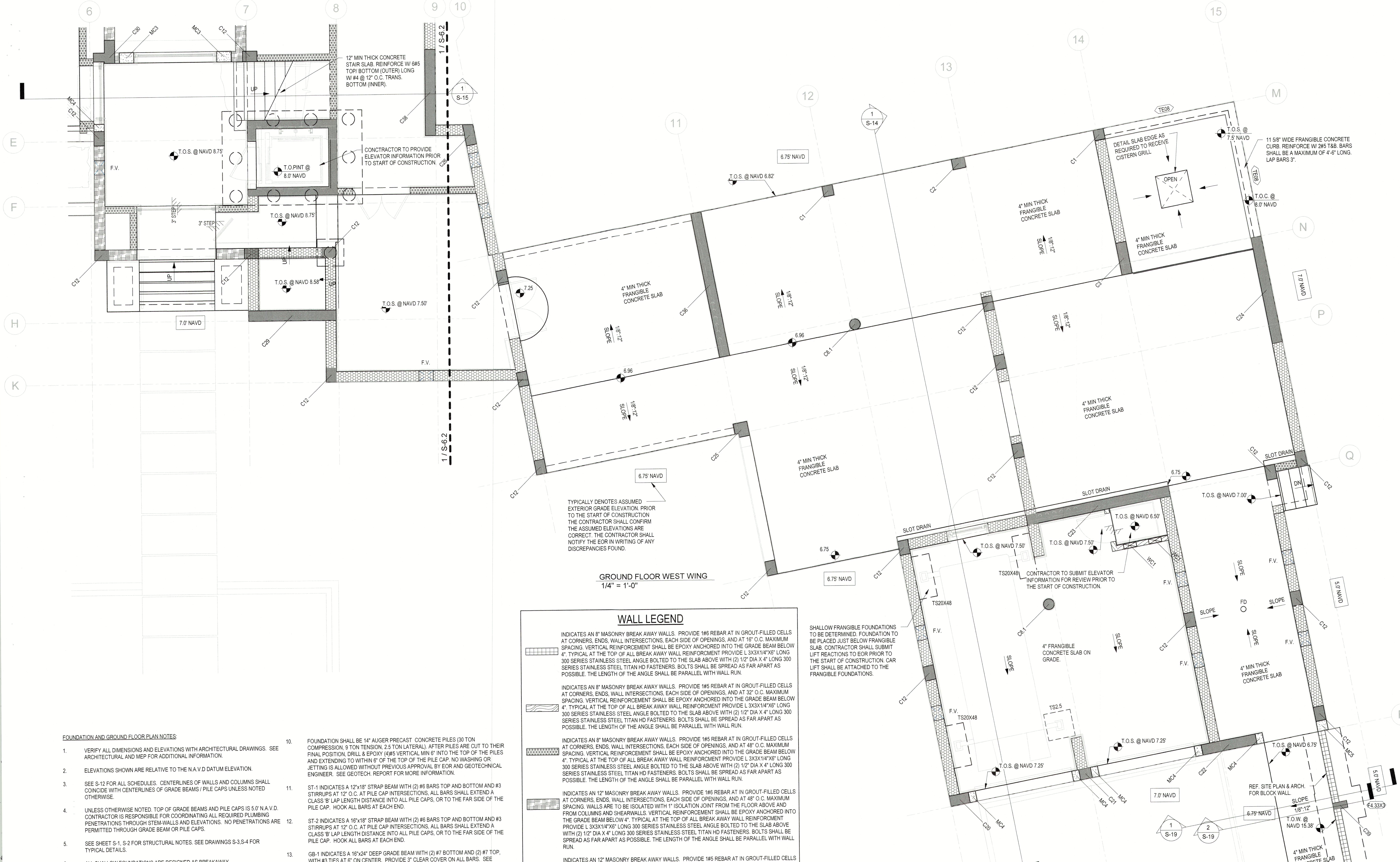

GROUND FLOOR WEST WING
1/4" = 1'-0"

WALL LEGEND

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- SHOW 2X6 PT FRANGIBLE WOOD STUD WALL WITH STUDS@12" O.C., SINGLE 2X6 TOP AND BOTTOM PLATES. ATTACH STUDS TO PLATES WITH (3) 12D NAILS, ATTACH TOP PLATE AND BOTTOM PLATE TO CONCRETE WITH 1/4" DIA X 1 1/2" EMBEDMENT CONCRETE SCREWS AT 10" O.C. PROVIDE 40/20-19/32" APA RATED PT SHEATHING ON EXTERIOR FACE. ATTACH SHEATHING TO FRAMING WITH 8D @ 6" O.C. AT PERIMETERS, SUPPORTED PANEL EDGES, AND @12" O.C.IN FIELD. AT WC1 LOCATIONS PROVIDE 2 FASTENERS ON EACH SIDE OF COLUMN.
- INDICATES A 9 5/8" THICK 5000 PSI CONCRETE WALL. REINFORCE WALLS WITH #6 HORIZONTAL EACH FACE (OUTER) AT 6" ON CENTER AT INTERIOR AND 12" ON CENTER AT EXTERIOR, AND #5 VERTICAL EACH FACE (INNER) AT 12" O.C.

FOUNDATION AND GROUND FLOOR PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE N.A.V.D DATUM ELEVATION.
3. SEE S-12 FOR ALL SCHEDULES. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF GRADE BEAMS / PILE CAPS UNLESS NOTED OTHERWISE.
4. UNLESS OTHERWISE NOTED. TOP OF GRADE BEAMS AND PILE CAPS IS 5.0' N.A.V.D. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED PLUMBING PENETRATIONS THROUGH STEM-WALLS AND ELEVATIONS. NO PENETRATIONS ARE PERMITTED THROUGH GRADE BEAM OR PILE CAPS.
5. SEE SHEET S-1, S-2 FOR STRUCTURAL NOTES. SEE DRAWINGS S-3,S-4 FOR TYPICAL DETAILS.
6. ALL SHALLOW FOUNDATIONS ARE DESIGNED AS BREAKAWAY.
7. SHALLOW FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2,000 PSF AFTER VIBRO-REPLACEMENT PER GEOTECH REPORT. SEE STRUCTURAL NOTES.
8. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. MAINTAIN 4" MINIMUM SLAB DEPTH. THICKEN SLAB TO 8" WITHIN 4" OF ALL SLAB STEPS; MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE.
9. GROUND FLOOR SLABS SHALL BE BREAKAWAY AS A MINIMUM 4" CONCRETE SLAB-ON-GRADE. REINFORCE WITH FIBERMESH & SAWCUT WITH CONTROL JOINTS INTO 4'-0" X 4'-0" PIECES EXCEPT OTHERWISE NOTED OR DETAILED. PROVIDE 1" ISOLATION JOINT FROM ALL SHEARWALLS, COLUMNS, AND DEEP FOUNDATIONS.
10. FOUNDATION SHALL BE 14" AUGER PRECAST CONCRETE PILES (30 TON COMPRESSION, 9 TON TENSION, 2.5 TON LATERAL). AFTER PILES ARE CUT TO THEIR FINAL POSITION, DRILL & EPOXY (4)#5 VERTICAL MIN 6" INTO THE TOP OF THE PILES AND EXTENDING TO WITHIN 6" OF THE TOP OF THE PILE CAP. NO WASHING OR JETTING IS ALLOWED WITHOUT PREVIOUS APPROVAL BY EOR AND GEOTECHNICAL ENGINEER. SEE GEOTECH. REPORT FOR MORE INFORMATION.
11. ST-1 INDICATES A 12"x18" STRAP BEAM WITH (2) #6 BARS TOP AND BOTTOM AND #3 STIRRUPS AT 12" O.C. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
12. ST-2 INDICATES A 16"x18" STRAP BEAM WITH (2) #6 BARS TOP AND BOTTOM AND #3 STIRRUPS AT 12" O.C. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
13. GB-1 INDICATES A 16"x24" DEEP GRADE BEAM WITH (2) #7 BOTTOM AND (2) #7 TOP, WITH #3 TIES AT 6" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END. AT GB1* PROVIDE (3) #7 TOP.
14. GB-2 INDICATES A 12"x24" DEEP GRADE BEAM WITH (2) #7 BOTTOM AND (2) #7 TOP, WITH #3 TIES AT 6" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
15. GB-3 INDICATES A 30"X24" DEEP GRADE BEAM WITH (4) #7 BOTTOM AND (4) #7 TOP, WITH #3 @ 12" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
16. REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR SLOPES AND DRAINS, ETC.

PLAN LEGEND

- ▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S2.
- ▽ INDICATES MASONRY CONTROL JOINT.
- ABOVE / THRU / BELOW — INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

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Revisions:		
NO.	DATE	DESCRIPTION

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CYPRESS ROSE TRUST

6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

GROUND FLOOR PLAN WEST WING

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Planning, Zoning & Building

Project No.	22035
Drawn By	BGN
Checked By	WB
Date	09/06/2023

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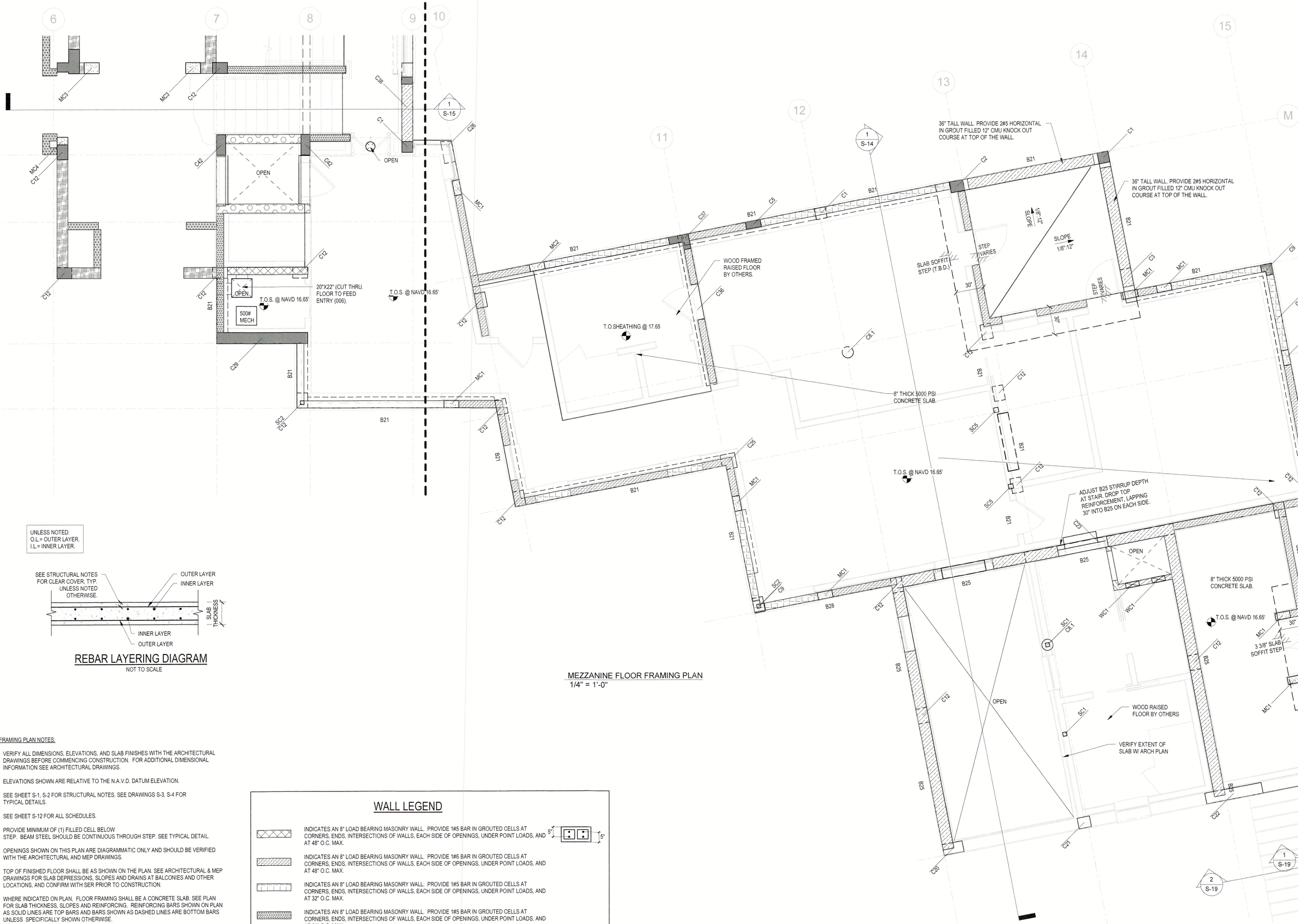

MEZZANINE FLOOR FRAMING PLAN
1/4" = 1'-0"

UNLESS NOTED:
O.L.= OUTER LAYER.
I.L.= INNER LAYER.

REBAR LAYERING DIAGRAM
NOT TO SCALE

FLOOR FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE N.A.V.D. DATUM ELEVATION.
3. SEE SHEET S-1, S-2 FOR STRUCTURAL NOTES. SEE DRAWINGS S-3, S-4 FOR TYPICAL DETAILS.
4. SEE SHEET S-12 FOR ALL SCHEDULES.
5. PROVIDE MINIMUM OF (1) FILLED CELL BELOW STEP. BEAM STEEL SHOULD BE CONTINUOUS THROUGH STEP. SEE TYPICAL DETAIL.
6. OPENINGS SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY AND SHOULD BE VERIFIED WITH THE ARCHITECTURAL AND MEP DRAWINGS.
7. TOP OF FINISHED FLOOR SHALL BE AS SHOWN ON THE PLAN. SEE ARCHITECTURAL & MEP DRAWINGS FOR SLAB DEPRESSIONS, SLOPES AND DRAINS AT BALCONIES AND OTHER LOCATIONS, AND CONFIRM WITH SER PRIOR TO CONSTRUCTION.
8. WHERE INDICATED ON PLAN, FLOOR FRAMING SHALL BE A CONCRETE SLAB. SEE PLAN FOR SLAB THICKNESS, SLOPES AND REINFORCING. REINFORCING BARS SHOWN ON PLAN AS SOLID LINES ARE TOP BARS AND BARS SHOWN AS DASHED LINES ARE BOTTOM BARS UNLESS SPECIFICALLY SHOWN OTHERWISE.
9. FLOOR SHALL BE AN 8" CONCRETE TWO WAY FLAT PLATE. PROVIDE #5 BARS AT 12" O.C. TOP AND BOTTOM BARS (MAT) IN EACH DIRECTION. REINFORCEMENT SHOWN ON PLAN ARE IN ADDITION TO THE COMMON MAT. PROVIDE 27" MIN. LAP LENGTH FOR ALL BARS.
10. SEE PLAN FOR SLAB THICKNESS AND SLOPES. VERIFY ALL RECESSES AND DAP REQUIREMENTS WITH ARCH. REFER TO ARCHITECTURAL AND MEP FOR SLOPES, DRAINS, ETC.
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WALL LEGEND

- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS, AND AT 48" O.C. MAX. (5" / 5")
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NOTE:

STEEL COLUMNS ARE JUSTIFIED TO THE INSIDE OF THE BLOCK WALLS FOR WOOD UNITS & ARE FOR THE STEEL UNITS THE COLUMNS ARE JUSTIFIED ON THE C/L OF BLOCKS

PLAN LEGEND

- ▼ INDICATES FOOTING STEP. SEE PLAN
- ▽ INDICATES MASONRY CONTROL JOIN
- ABOVE / THRU / BELOW INDICATES COLUMN MARK. COLUMN

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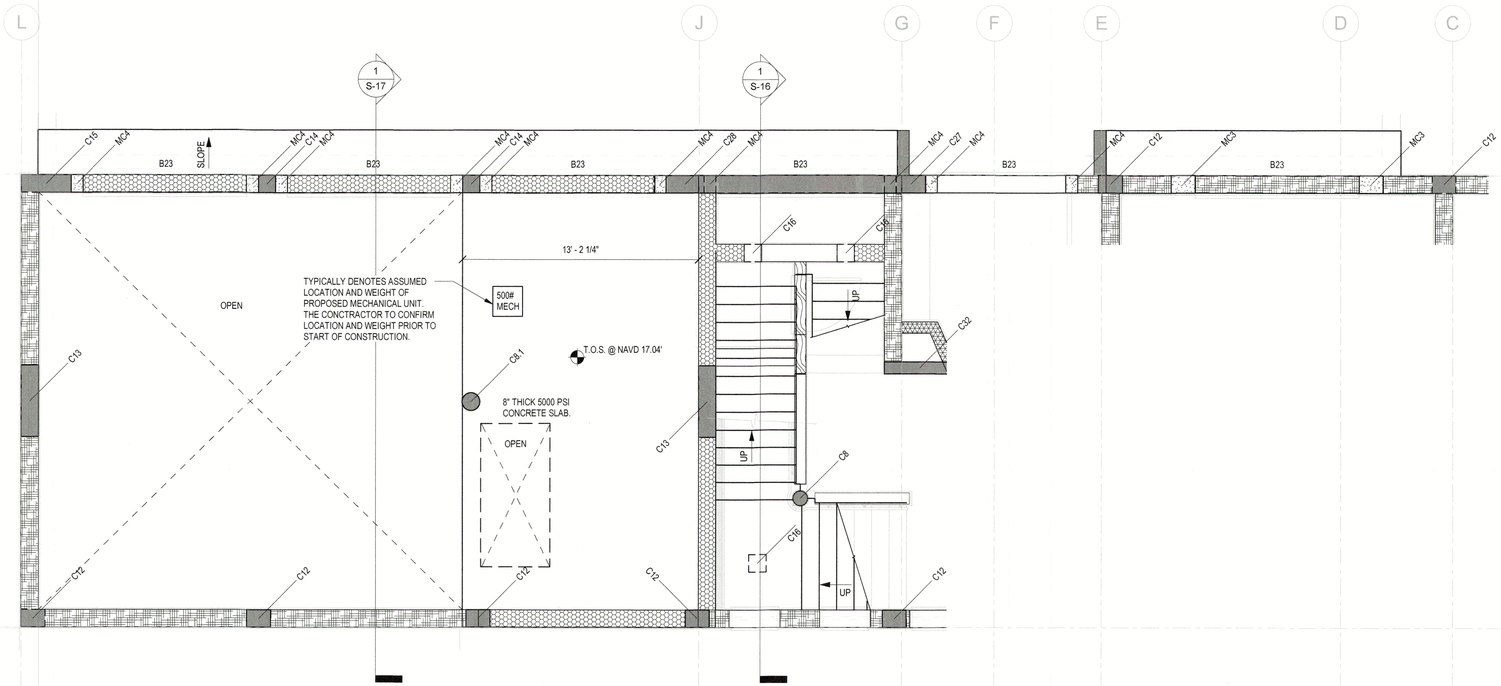
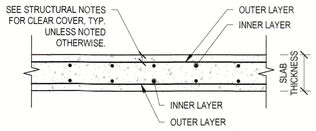


MECHANICAL SPACE SLAB
1/4" = 1'-0"

UNLESS NOTED:
O.L.= OUTER LAYER.
I.L.= INNER LAYER.



REBAR LAYERING DIAGRAM
NOT TO SCALE

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6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

MEZZANINE SPACE SLAB PLAN

Project No.	22035
Drawn By	BGN
Checked By	WB
Date	09/06/2023

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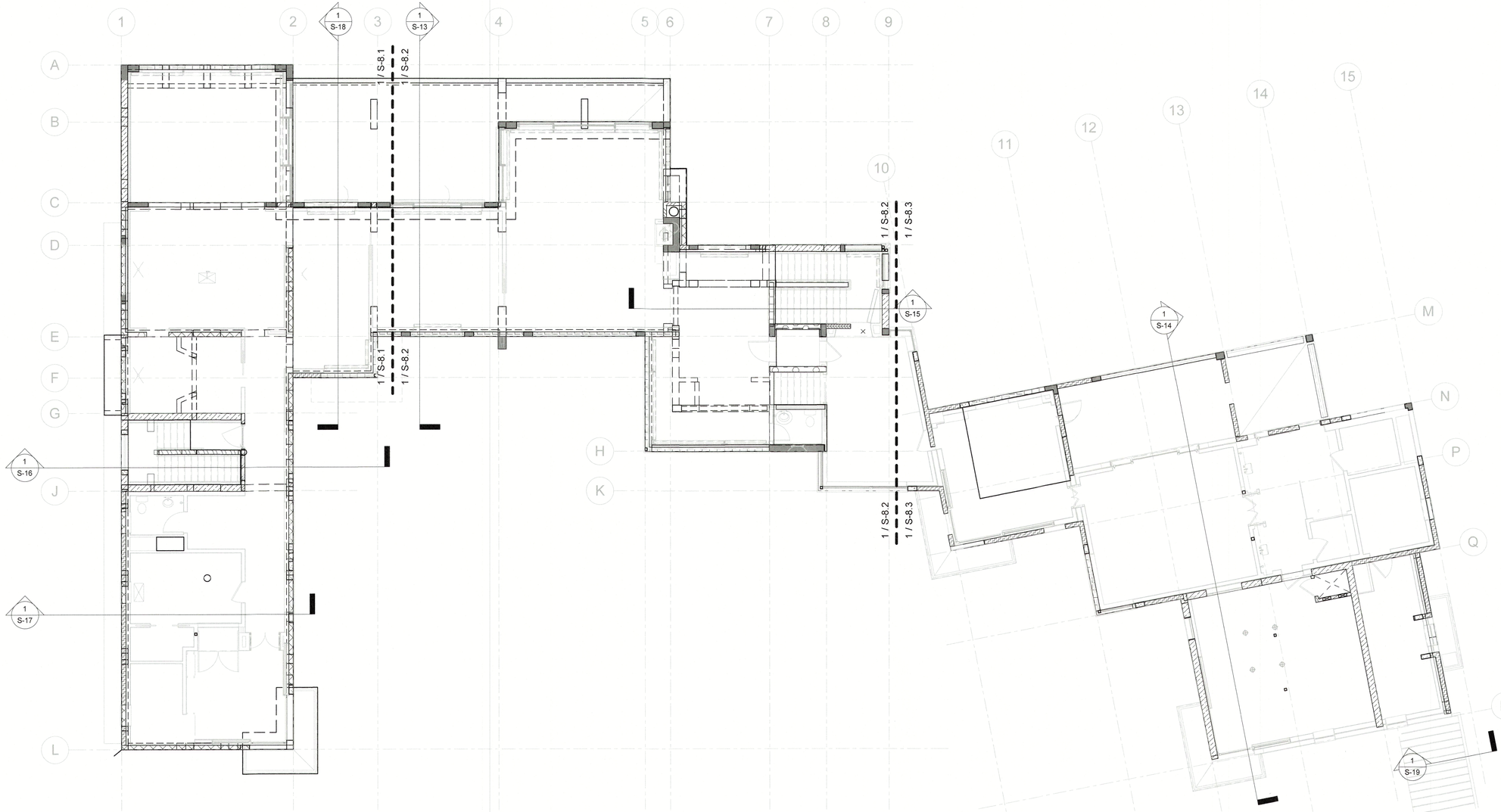
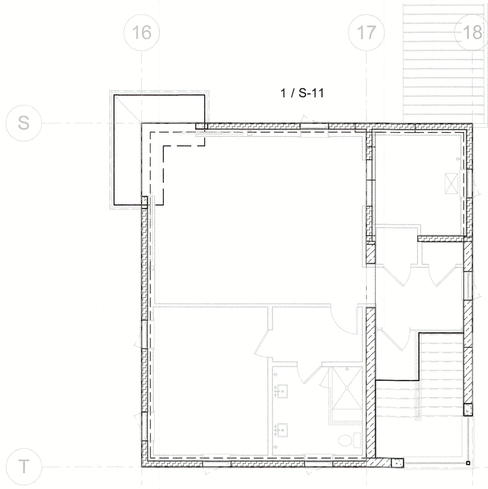


FIRST FLOOR OVERALL PLAN
1/8" = 1'-0"



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CYPRESS ROSE TRUST

6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

FIRST FLOOR OVERALL PLAN

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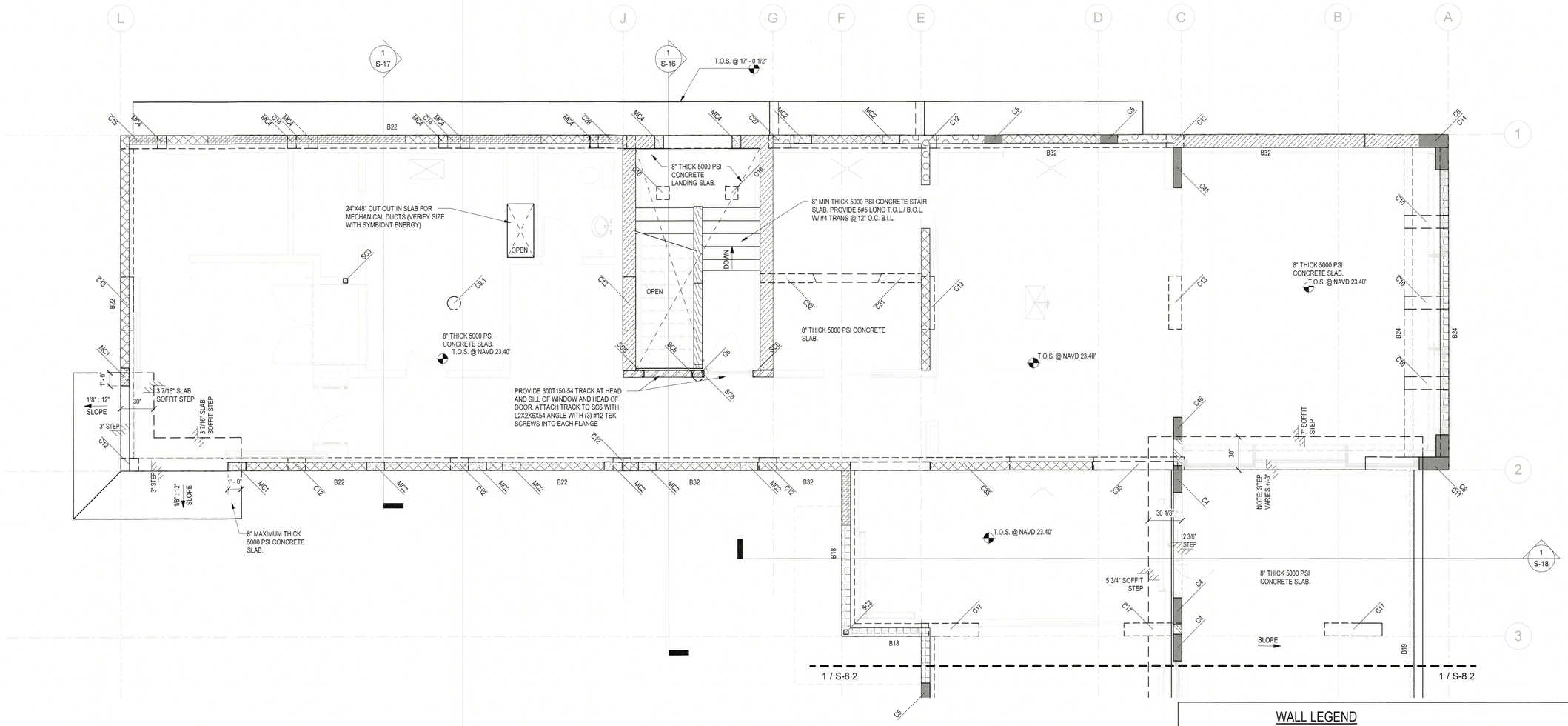

FIRST FLOOR FRAMING PLAN EAST WING
1/4" = 1'-0"

FLOOR FRAMING PLAN NOTES:

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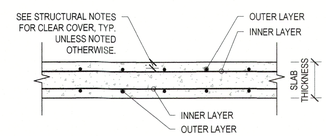

REBAR LAYERING DIAGRAM
NOT TO SCALE

WALL LEGEND

- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 2#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS, AND AT 8' O.C. MAX.
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- INDICATES AN 6" LOAD BEARING WOOD WALL. PROVIDE 1#6 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS, AND AT 12" O.C. MAX.
- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS, AND AT 32" O.C. MAX.
- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS, AND AT 40" O.C. MAX.
- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS, AND AT 24" O.C. MAX.
- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#6 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS, AND AT 24" O.C. MAX.
- INDICATES AN 11 5/8" LOAD BEARING CONCRETE WALL. REINFORCE WITH #5 VERTICAL @ 12" O.C. EACH FACE (OUTER) AND #4 HORIZONTAL @ 12" O.C. EACH FACE (INNER).
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- INDICATES 6" METAL STUD WALL WITH 600S137-54 STUDS AT 12" O.C. PROVIDE 600T125-54 TOP AND BOTTOM TRACK. ATTACH STUDS TO EACH TRACK FLANGE WITH #10 TEK SCREW. ATTACH TRACK TO CONCRETE SLAB ABOVE AND BELOW W/ 1/4" DIA X 2" EMBED CONCRETE SCREW AT 12" O.C.

5" 5"

PLAN LEGEND

- ▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S2.
- ▽ INDICATES MASONRY CONTROL JOINT.
- ABOVE THRU / BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

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LONGBOAT KEY, FL
FIRST FLOOR FRAMING PLAN EAST WING

Project No.	22035
Drawn By	BGN
Checked By	WB
Date	09/06/2023

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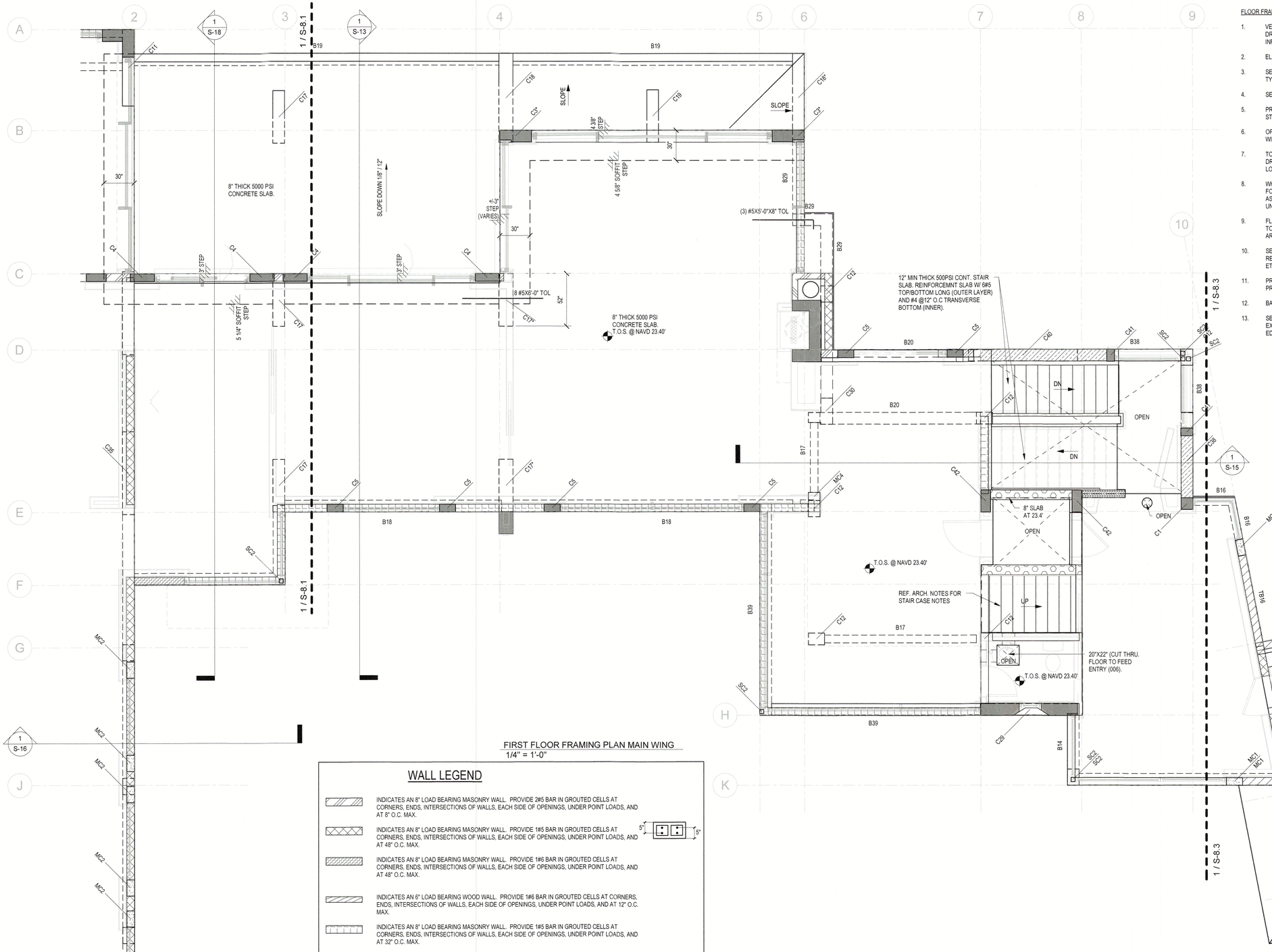

FIRST FLOOR FRAMING PLAN MAIN WING
1/4" = 1'-0"

WALL LEGEND

- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 2#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS, AND AT 8" O.C. MAX.
- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS, AND AT 48" O.C. MAX. (5" x 5" CELL)
- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#6 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS, AND AT 48" O.C. MAX.
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- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS, AND AT 24" O.C. MAX.
- INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#6 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS, AND AT 24" O.C. MAX.
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UNLESS NOTED:
O.L.= OUTER LAYER.
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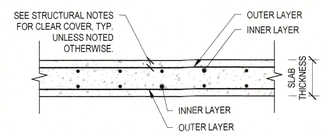

REBAR LAYERING DIAGRAM
NOT TO SCALE

FLOOR FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE N.A.V.D. DATUM ELEVATION.
3. SEE SHEET S-1, S-2 FOR STRUCTURAL NOTES. SEE DRAWINGS S-3, S-4 FOR TYPICAL DETAILS.
4. SEE SHEET S-12 FOR ALL SCHEDULES.
5. PROVIDE MINIMUM OF (1) FILLED CELL BELOW STEP. BEAM STEEL SHOULD BE CONTINUOUS THROUGH STEP. SEE TYPICAL DETAIL.
6. OPENINGS SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY AND SHOULD BE VERIFIED WITH THE ARCHITECTURAL AND MEP DRAWINGS.
7. TOP OF FINISHED FLOOR SHALL BE AS SHOWN ON THE PLAN. SEE ARCHITECTURAL & MEP DRAWINGS FOR SLAB DEPRESSIONS, SLOPES AND DRAINS AT BALCONIES AND OTHER LOCATIONS, AND CONFIRM WITH SER PRIOR TO CONSTRUCTION.
8. WHERE INDICATED ON PLAN. FLOOR FRAMING SHALL BE A CONCRETE SLAB. SEE PLAN FOR SLAB THICKNESS, SLOPES AND REINFORCING. REINFORCING BARS SHOWN ON PLAN AS SOLID LINES ARE TOP BARS AND BARS SHOWN AS DASHED LINES ARE BOTTOM BARS UNLESS SPECIFICALLY SHOWN OTHERWISE.
9. FLOOR SHALL BE AN 8" CONCRETE TWO WAY FLAT PLATE. PROVIDE #5 BARS AT 12" O.C. TOP AND BOTTOM BARS (MAT) IN EACH DIRECTION. REINFORCEMENT SHOWN ON PLAN ARE IN ADDITION TO THE COMMON MAT. PROVIDE 27" MIN. LAP LENGTH FOR ALL BARS.
10. SEE PLAN FOR SLAB THICKNESS AND SLOPES. VERIFY ALL RECESSES AND DAP REQUIREMENTS WITH ARCH. REFER TO ARCHITECTURAL AND MEP FOR SLOPES, DRAINS, ETC.
11. PROVIDE (1) #5 TOP AND BOTTOM CONTINUOUS AT EDGES OF SLAB ALL AROUND. PROVIDE (2) #5 BARS CONTINUOUS UNDER ALL WALLS, UNLESS A BEAM IS SHOWN.
12. BARS SHOWN ON PLAN ARE #5 UNLESS OTHERWISE NOTED.
13. SEE S-12 FOR BEAM SCHEDULE. WHERE BEAMS TERMINATE AT AN INTERIOR COLUMN, EXTEND TOP STEEL FOR CLASS 'B' LAP DISTANCE PAST FACE OF COLUMN OR TO SLAB EDGE AND HOOK.

NOTE:

STEEL COLUMNS ARE JUSTIFIED TO THE INSIDE OF THE BLOCK WALLS FOR WOOD UNITS & ARE FOR THE STEEL UNITS THE COLUMNS ARE JUSTIFIED ON THE C/L OF BLOCKS

PLAN LEGEND

- ▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S2.
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FIRST FLOOR FRAMING PLAN MAIN WING

Project No.	22035
Drawn By	BGN
Checked By	WB
Date	09/06/2023

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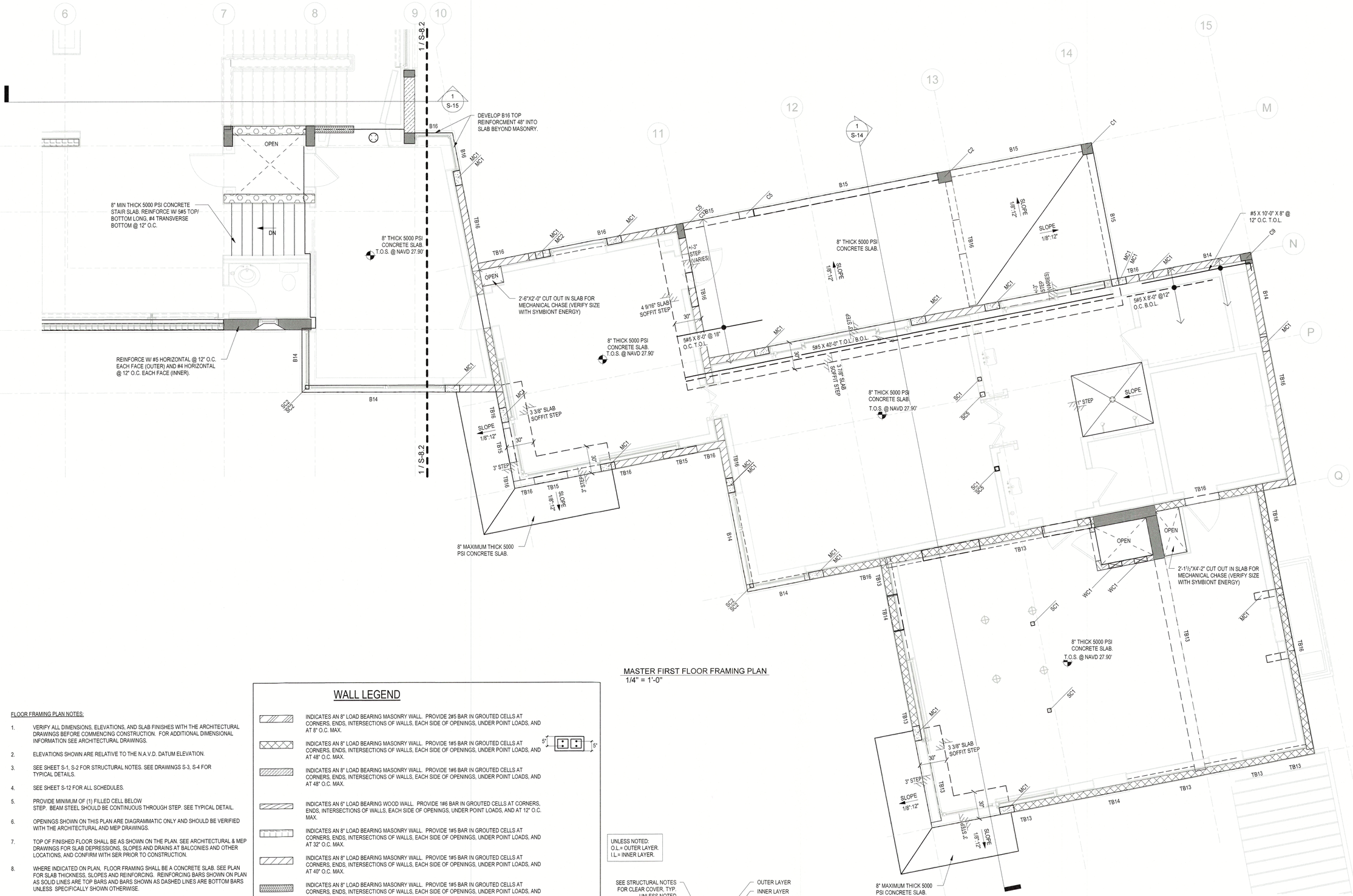

MASTER FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

FLOOR FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE N.A.V.D. DATUM ELEVATION.
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4. SEE SHEET S-12 FOR ALL SCHEDULES.
5. PROVIDE MINIMUM OF (1) FILLED CELL BELOW STEP. BEAM STEEL SHOULD BE CONTINUOUS THROUGH STEP. SEE TYPICAL DETAIL.
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5" 5"

UNLESS NOTED:
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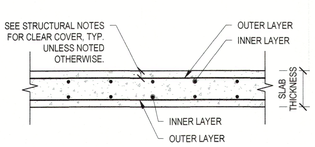

REBAR LAYERING DIAGRAM
NOT TO SCALE

GENERAL NOTE:

VERIFY BEAM SIZES WITH MASONRY OPENING FOR DOORS & WINDOWS BELOW & IN CASE OF DISCREPENCY CONTACT P.H.A.

PLAN LEGEND

- ▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S2.
- ▽ INDICATES MASONRY CONTROL JOINT.
- ABOVE / THRU / BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

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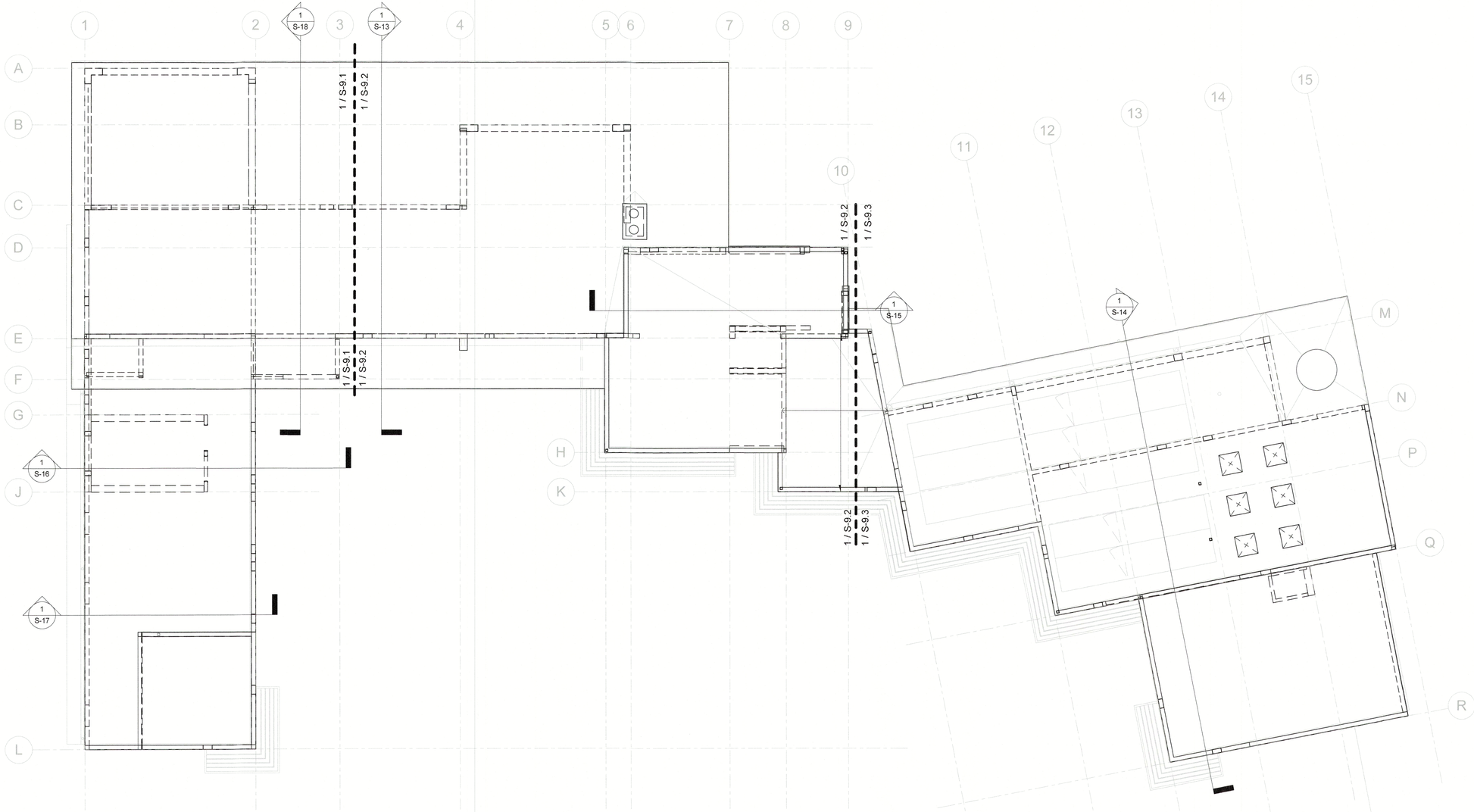

ROOF FRAMING OVERALL PLAN
1/8" = 1'-0"

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ROOF FRAMING PLAN OVERALL PLAN

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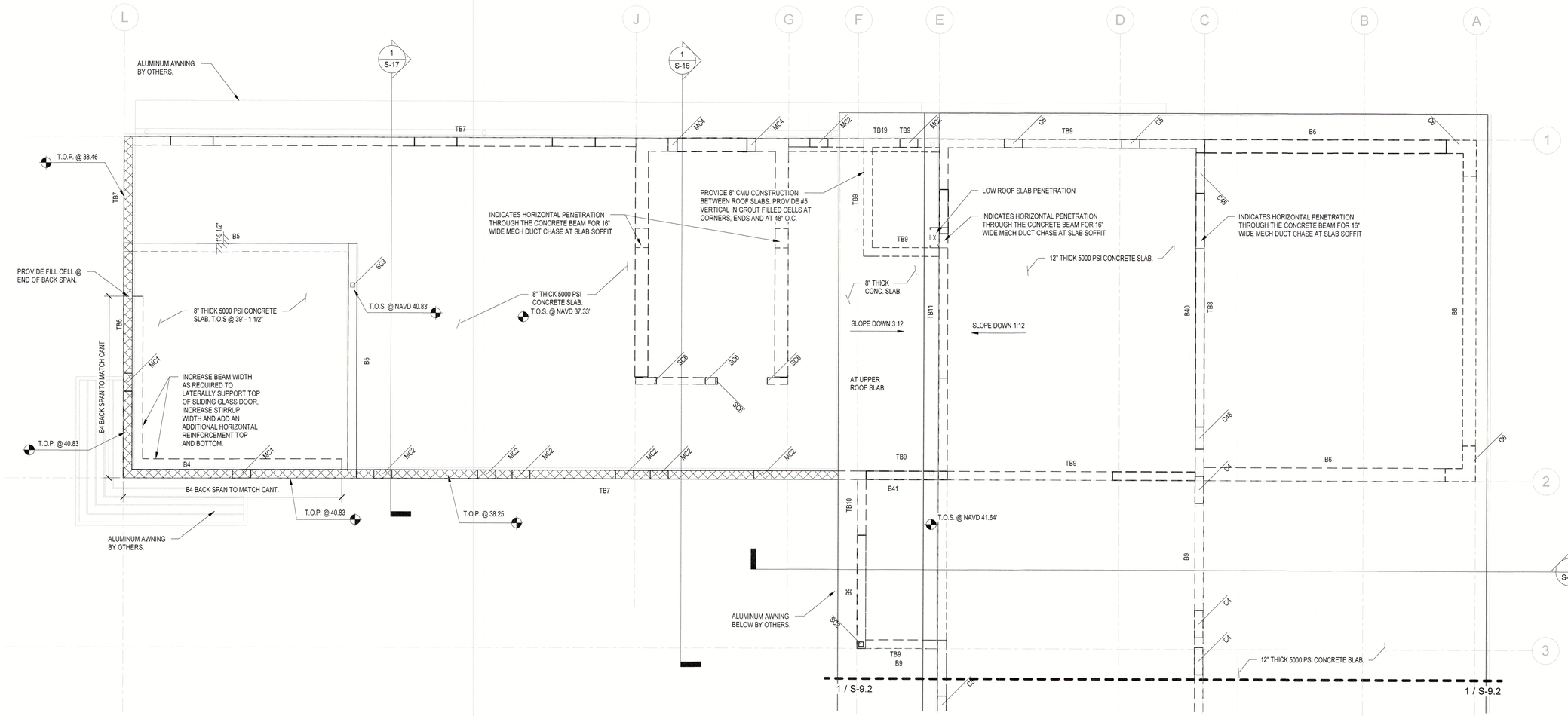

ROOF FRAMING PLAN EAST WING
1/4" = 1'-0"

WALL LEGEND

INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS, AND AT 48" O.C. MAX.

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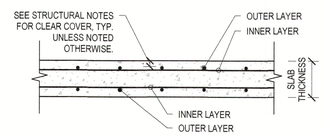

REBAR LAYERING DIAGRAM
NOT TO SCALE

ROOF FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS AND THE MEP PLANS. SEE MEP PLANS FOR ANY ROOF-TOP UNIT LOCATIONS AND WEIGHTS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE N.A.V.D. DATUM.
3. SEE S-12 FOR ALL SCHEDULES.
4. FLOOR SHALL BE AN 8" CONCRETE TWO WAY FLAT PLATE. PROVIDE #5 BARS AT 12" O.C. TOP AND BOTTOM BARS (MAT) IN EACH DIRECTION. REINFORCEMENT SHOWN ON PLAN ARE IN ADDITION TO THE COMMON MAT. PROVIDE 27" MIN. LAP LENGTH FOR ALL BARS.
5. PROVIDE (1) #5 TOP AND BOTTOM CONTINUOUS AT EDGES OF SLAB ALL AROUND. PROVIDE (2) #5 BARS CONTINUOUS UNDER ALL WALLS, UNLESS A BEAM IS SHOWN.
6. BARS SHOWN ON PLAN ARE #5 UNLESS OTHERWISE NOTED.
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PLAN LEGEND

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ROOF FRAMING PLAN EAST WING

Project No.	22035
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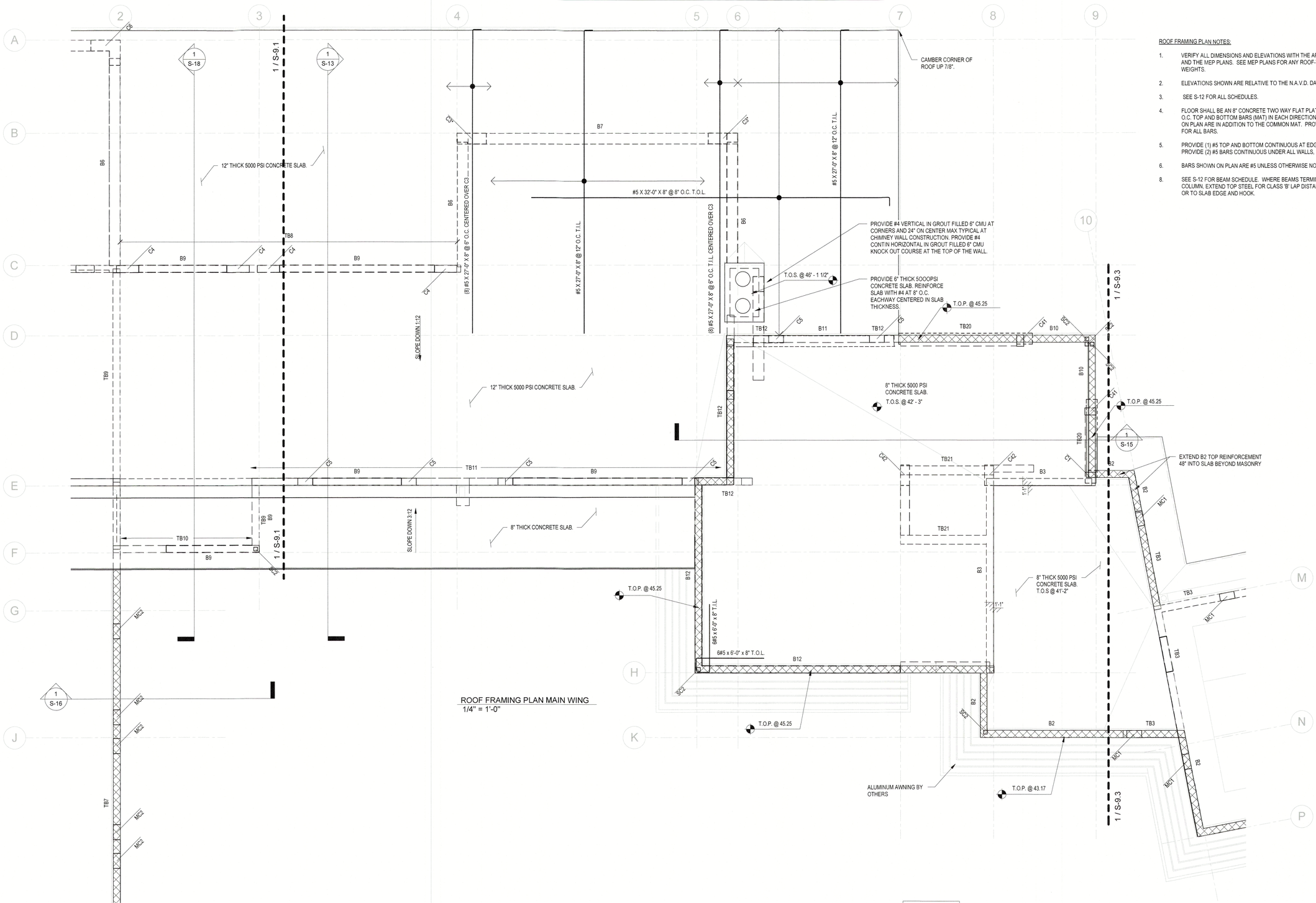

ROOF FRAMING PLAN MAIN WING
1/4" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS AND THE MEP PLANS. SEE MEP PLANS FOR ANY ROOF-TOP UNIT LOCATIONS AND WEIGHTS.
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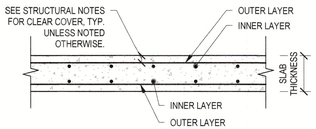
3. SEE S-12 FOR ALL SCHEDULES.
4. FLOOR SHALL BE AN 8" CONCRETE TWO WAY FLAT PLATE. PROVIDE #5 BARS AT 12" O.C. TOP AND BOTTOM BARS (MAT) IN EACH DIRECTION. REINFORCEMENT SHOWN ON PLAN ARE IN ADDITION TO THE COMMON MAT. PROVIDE 27" MIN. LAP LENGTH FOR ALL BARS.
5. PROVIDE (1) #5 TOP AND BOTTOM CONTINUOUS AT EDGES OF SLAB ALL AROUND. PROVIDE (2) #5 BARS CONTINUOUS UNDER ALL WALLS, UNLESS A BEAM IS SHOWN.
6. BARS SHOWN ON PLAN ARE #5 UNLESS OTHERWISE NOTED.
8. SEE S-12 FOR BEAM SCHEDULE. WHERE BEAMS TERMINATE AT AN INTERIOR COLUMN, EXTEND TOP STEEL FOR CLASS 'B' LAP DISTANCE PAST FACE OF COLUMN OR TO SLAB EDGE AND HOOK.

WALL LEGEND

INDICATES AN 8" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS, AND AT 48" O.C. MAX.

5" 5"

UNLESS NOTED:
O.L.= OUTER LAYER.
I.L.= INNER LAYER.



REBAR LAYERING DIAGRAM
NOT TO SCALE

PLAN LEGEND
- ▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S2.
- ▽ INDICATES MASONRY CONTROL JOINT.
- ABOVE / BELOW THRU INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

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6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

ROOF FRAMING PLAN PLAN MAIN WING

Project No.	22035
Drawn By	BGN
Checked By	WB
Date	09/06/2023

S-9.2

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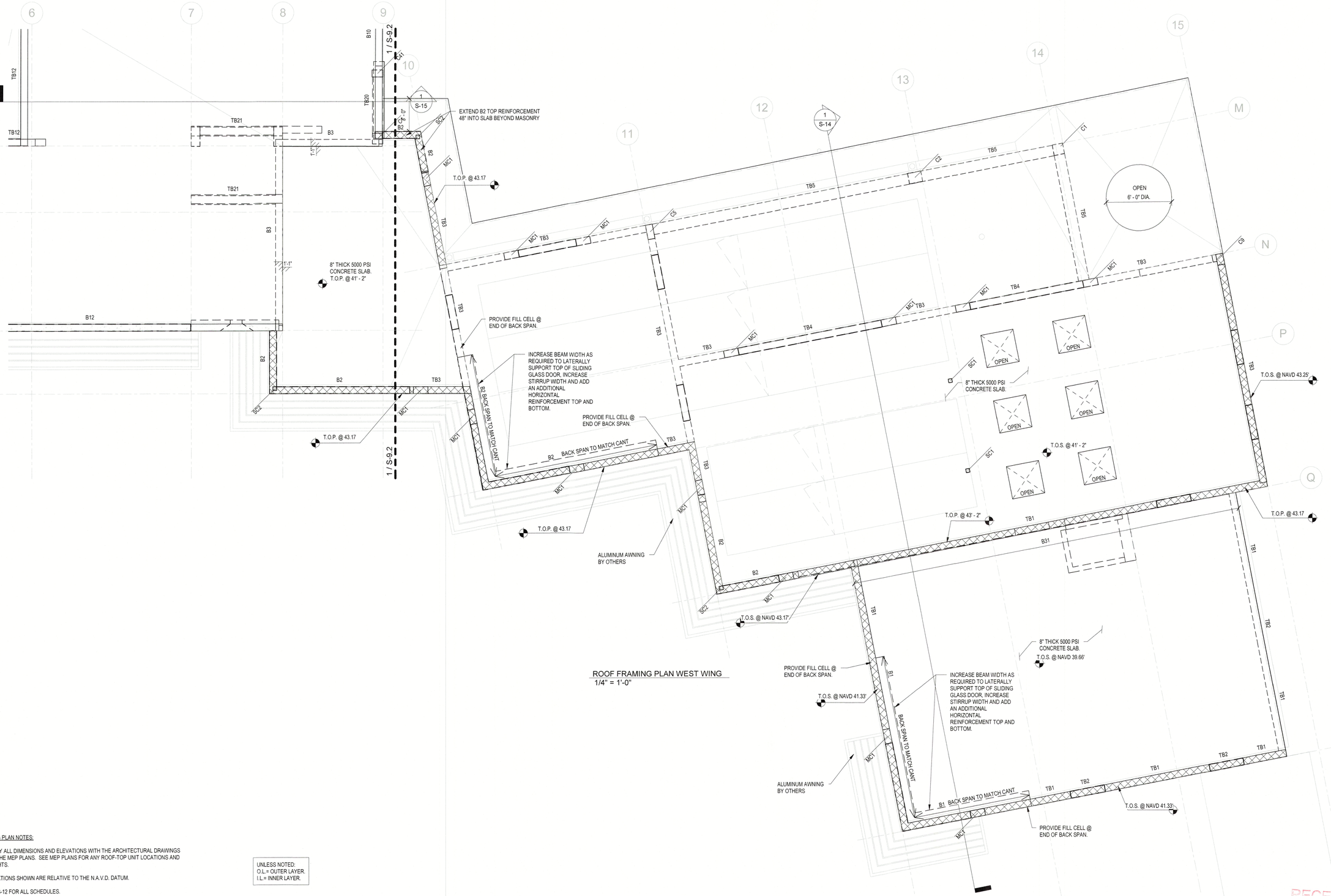

ROOF FRAMING PLAN WEST WING
1/4" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS AND THE MEP PLANS. SEE MEP PLANS FOR ANY ROOF-TOP UNIT LOCATIONS AND WEIGHTS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE N.A.V.D. DATUM.
3. SEE S-12 FOR ALL SCHEDULES.
4. FLOOR SHALL BE AN 8" CONCRETE TWO WAY FLAT PLATE. PROVIDE #5 BARS AT 12" O.C. TOP AND BOTTOM BARS (MAT) IN EACH DIRECTION. REINFORCEMENT SHOWN ON PLAN ARE IN ADDITION TO THE COMMON MAT. PROVIDE 27" MIN. LAP LENGTH FOR ALL BARS.
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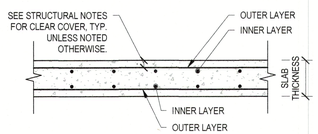

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5" 5"

PLAN LEGEND

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CYPRESS ROSE TRUST
6341 GULF OF MEXICO DR
LONGBOAT KEY, FL
ROOF FRAMING PLAN WEST WING

Project No.	22035
Drawn By	BGN
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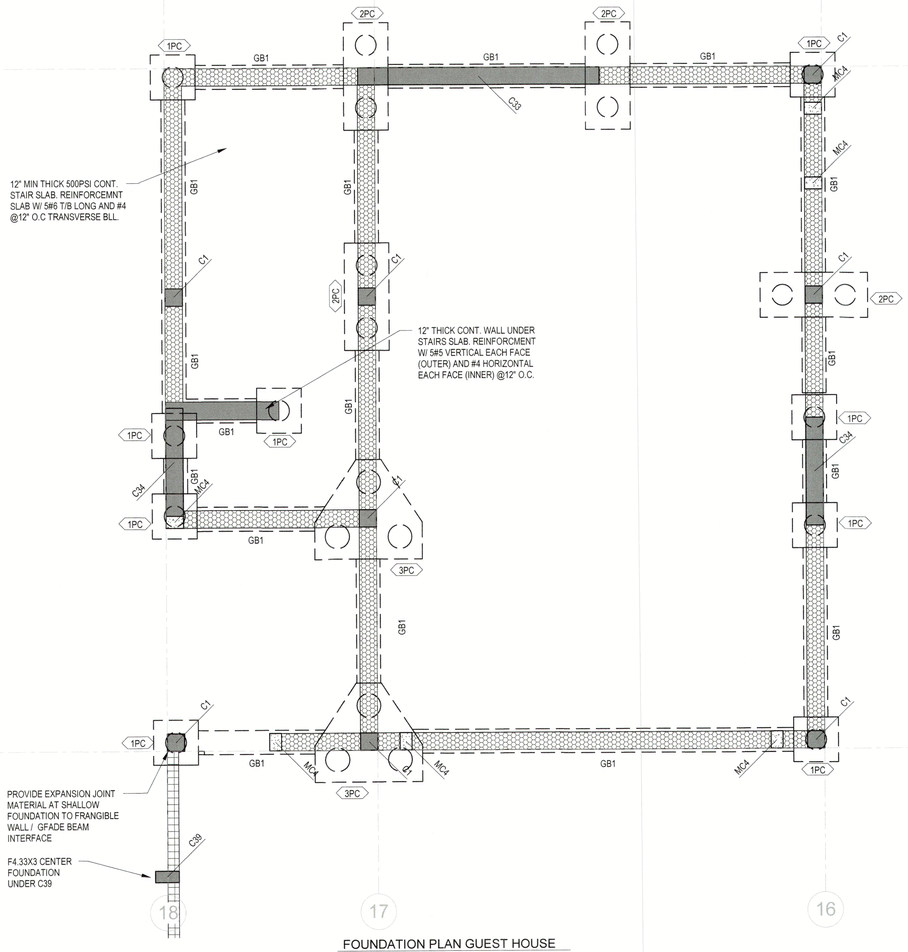
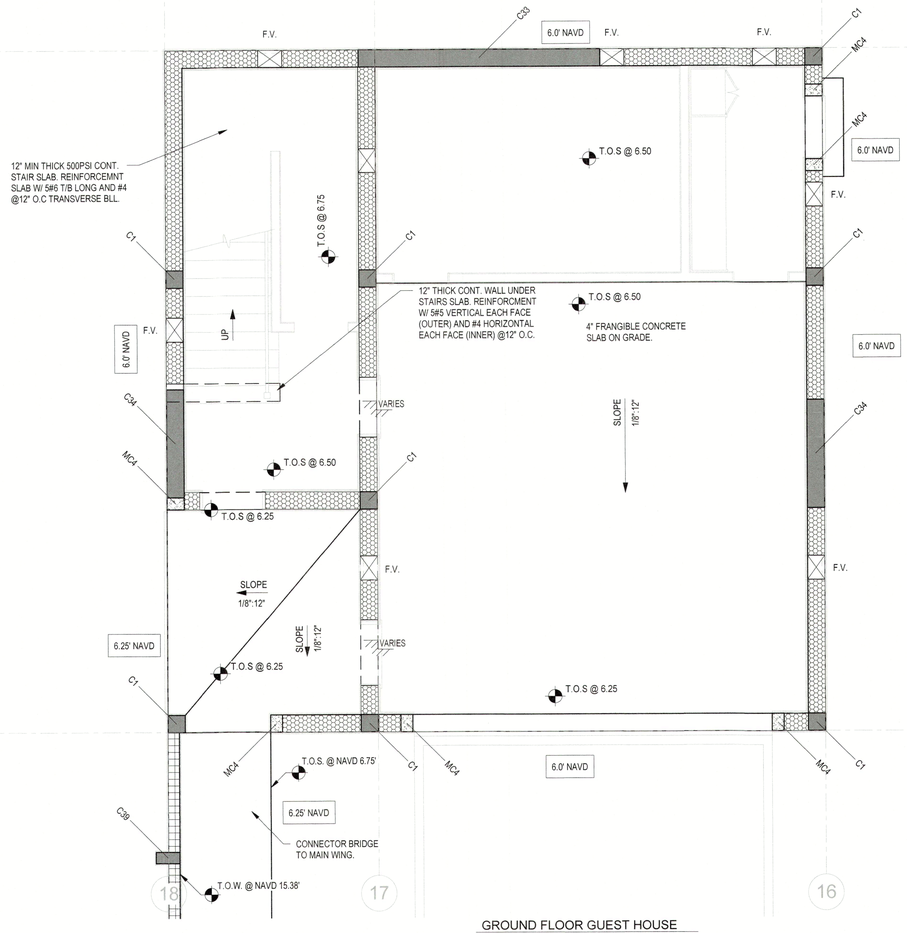


FOUNDATION PLAN GUEST HOUSE
1/4" = 1'-0"



GROUND FLOOR GUEST HOUSE
1/4" = 1'-0"

WALL LEGEND

INDICATES AN 8" MASONRY BREAK AWAY WALLS. PROVIDE 1#6 REBAR AT IN GROUT-FILLED CELLS AT CORNERS, ENDS, WALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND AT 16" O.C. MAXIMUM SPACING. VERTICAL REINFORCEMENT SHALL BE EPOXY ANCHORED INTO THE GRADE BEAM BELOW 4", TYPICAL AT THE TOP OF ALL BREAK AWAY WALL REINFORCMENT PROVIDE L 3X3X1/4"X6" LONG 300 SERIES STAINLESS STEEL ANGLE BOLTED TO THE SLAB ABOVE WITH (2) 1/2" DIA X 4" LONG 300 SERIES STAINLESS STEEL TITAN HD FASTENERS. BOLTS SHALL BE SPREAD AS FAR APART AS POSSIBLE. THE LENGTH OF THE ANGLE SHALL BE PARALLEL WITH WALL RUN.

INDICATES AN 12" MASONRY BREAK AWAY WALLS. PROVIDE 1#5 REBAR AT IN GROUT-FILLED CELLS AT CORNERS, ENDS, WALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND AT 48" O.C. MAXIMUM SPACING. WALLS ARE TO BE ISOLATED WITH 1" ISOLATION JOINT FROM THE FLOOR ABOVE AND FROM COLUMNS AND SHEARWALLS. VERTICAL REINFORCEMENT SHALL BE EPOXY ANCHORED INTO THE GRADE BEAM BELOW 4". TYPICAL AT THE TOP OF ALL BREAK AWAY WALL REINFORCMENT PROVIDE L 3X3X1/4"X6" LONG 300 SERIES STAINLESS STEEL ANGLE BOLTED TO THE SLAB ABOVE WITH (2) 1/2" DIA X 4" LONG 300 SERIES STAINLESS STEEL TITAN HD FASTENERS. BOLTS SHALL BE SPREAD AS FAR APART AS POSSIBLE. THE LENGTH OF THE ANGLE SHALL BE PARALLEL WITH WALL RUN.

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FOUNDATION AND GROUND FLOOR PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE N.A.V.D DATUM ELEVATION.
3. SEE S-12 FOR ALL SCHEDULES. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF GRADE BEAMS / PILE CAPS UNLESS NOTED OTHERWISE.
4. UNLESS OTHERWISE NOTED. TOP OF GRADE BEAMS AND PILE CAPS IS 5.0' N.A.V.D. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED PLUMBING PENETRATIONS THROUGH STEM-WALLS AND ELEVATIONS. NO PENETRATIONS ARE PERMITTED THROUGH GRADE BEAM OR PILE CAPS.
5. SEE SHEET S-1, S-2 FOR STRUCTURAL NOTES. SEE DRAWINGS S-3,S-4 FOR TYPICAL DETAILS.
6. ALL SHALLOW FOUNDATIONS ARE DESIGNED AS BREAKAWAY.
7. SHALLOW FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2,000 PSF AFTER VIBRO-REPLACEMENT PER GEOTECH REPORT. SEE STRUCTURAL NOTES.
8. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. MAINTAIN 4" MINIMUM SLAB DEPTH. THICKEN SLAB TO 8" WITHIN 4" OF ALL SLAB STEPS; MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE.
9. GROUND FLOOR SLABS SHALL BE BREAKAWAY AS A MINIMUM 4" CONCRETE SLAB-ON-GRADE. REINFORCE WITH FIBERMESH & SAWCUT WITH CONTROL JOINTS INTO 4'-0" X 4'-0" PIECES EXCEPT OTHERWISE NOTED OR DETAILED. PROVIDE 1" ISOLATION JOINT FROM ALL SHEARWALLS, COLUMNS, AND DEEP FOUNDATIONS.
10. FOUNDATION SHALL BE 14" AUGER PRECAST CONCRETE PILES (30 TON COMPRESSION, 9 TON TENSION, 2.5 TON LATERAL). AFTER PILES ARE CUT TO THEIR FINAL POSITION, DRILL & EPOXY (4)#5 VERTICAL MIN 6" INTO THE TOP OF THE PILES AND EXTENDING TO WITHIN 6" OF THE TOP OF THE PILE CAP. NO WASHING OR JETTING IS ALLOWED WITHOUT PREVIOUS APPROVAL BY EOR AND GEOTECHNICAL ENGINEER. SEE GEOTECH. REPORT FOR MORE INFORMATION.
11. ST-1 INDICATES A 12"x18" STRAP BEAM WITH (2) #6 BARS TOP AND BOTTOM AND #3 STIRRUPS AT 12" O.C. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
12. ST-2 INDICATES A 16"x18" STRAP BEAM WITH (2) #6 BARS TOP AND BOTTOM AND #3 STIRRUPS AT 12" O.C. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
13. GB-1 INDICATES A 16"x24" DEEP GRADE BEAM WITH (2) #7 BOTTOM AND (2) #7 TOP, WITH #3 TIES AT 6" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END. AT GB1* PROVIDE (3) #7 TOP.
14. GB-2 INDICATES A 12"x24" DEEP GRADE BEAM WITH (2) #7 BOTTOM AND (2) #7 TOP, WITH #3 TIES AT 6" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
15. GB-3 INDICATES A 30"X24" DEEP GRADE BEAM WITH (4) #7 BOTTOM AND (4) #7 TOP, WITH #3 @ 12" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
16. REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR SLOPES AND DRAINS, ETC.

PLAN LEGEND

- ▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S2.
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- ABOVE / THRU / BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

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GUEST HOUSE PLANS

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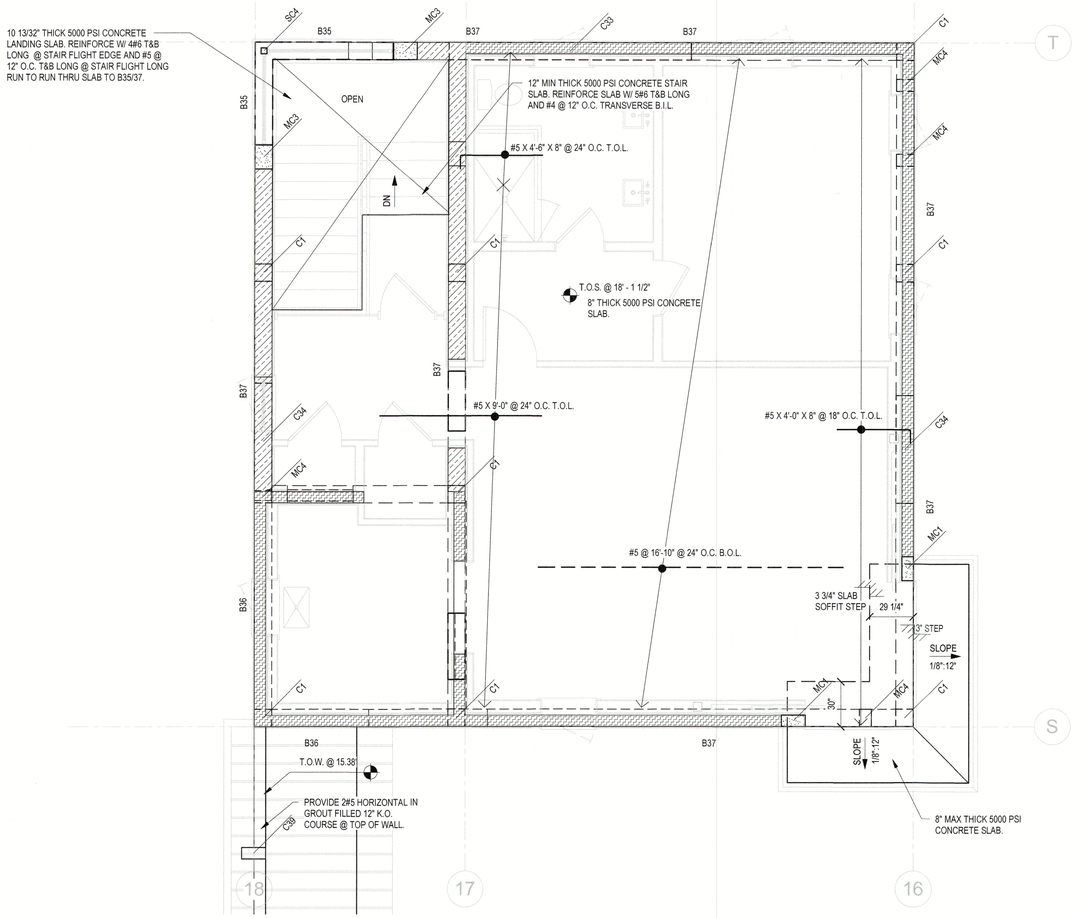
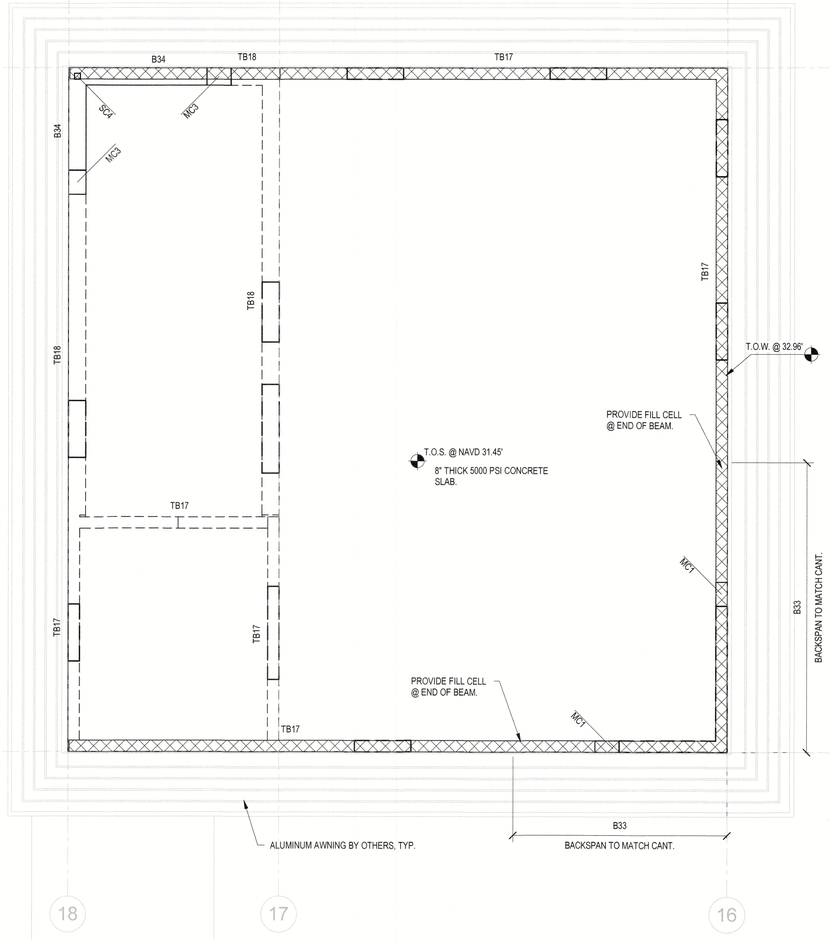


FIRST FLOOR FRAMING PLAN GUEST HOUSE
1/4" = 1'-0"



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

FLOOR FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE N.A.V.D. DATUM ELEVATION.
3. SEE SHEET S-1, S-2 FOR STRUCTURAL NOTES. SEE DRAWINGS S-3, S-4 FOR TYPICAL DETAILS.
4. SEE SHEET S-12 FOR ALL SCHEDULES.
5. PROVIDE MINIMUM OF (1) FILLED CELL BELOW STEP. BEAM STEEL SHOULD BE CONTINUOUS THROUGH STEP. SEE TYPICAL DETAIL.
6. OPENINGS SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY AND SHOULD BE VERIFIED WITH THE ARCHITECTURAL AND MEP DRAWINGS.
7. TOP OF FINISHED FLOOR SHALL BE AS SHOWN ON THE PLAN. SEE ARCHITECTURAL & MEP DRAWINGS FOR SLAB DEPRESSIONS, SLOPES AND DRAINS AT BALCONIES AND OTHER LOCATIONS, AND CONFIRM WITH SER PRIOR TO CONSTRUCTION.
8. WHERE INDICATED ON PLAN. FLOOR FRAMING SHALL BE A CONCRETE SLAB. SEE PLAN FOR SLAB THICKNESS, SLOPES AND REINFORCING. REINFORCING BARS SHOWN ON PLAN AS SOLID LINES ARE TOP BARS AND BARS SHOWN AS DASHED LINES ARE BOTTOM BARS UNLESS SPECIFICALLY SHOWN OTHERWISE.
9. FLOOR SHALL BE AN 8" CONCRETE TWO WAY FLAT PLATE. PROVIDE #5 BARS AT 12" O.C. TOP AND BOTTOM BARS (MAT) IN EACH DIRECTION. REINFORCEMENT SHOWN ON PLAN ARE IN ADDITION TO THE COMMON MAT. PROVIDE 27" MIN. LAP LENGTH FOR ALL BARS.
10. SEE PLAN FOR SLAB THICKNESS AND SLOPES. VERIFY ALL RECESSES AND DAP REQUIREMENTS WITH ARCH. REFER TO ARCHITECTURAL AND MEP FOR SLOPES, DRAINS, ETC.
11. PROVIDE (1) #5 TOP AND BOTTOM CONTINUOUS AT EDGES OF SLAB ALL AROUND. PROVIDE (2) #5 BARS CONTINUOUS UNDER ALL WALLS, UNLESS A BEAM IS SHOWN.
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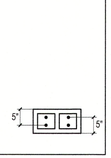

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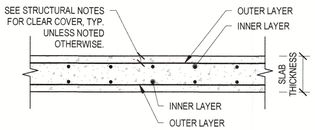

REBAR LAYERING DIAGRAM
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ROOF FRAMING PLAN NOTES:

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WIND LOAD SCHEDULE

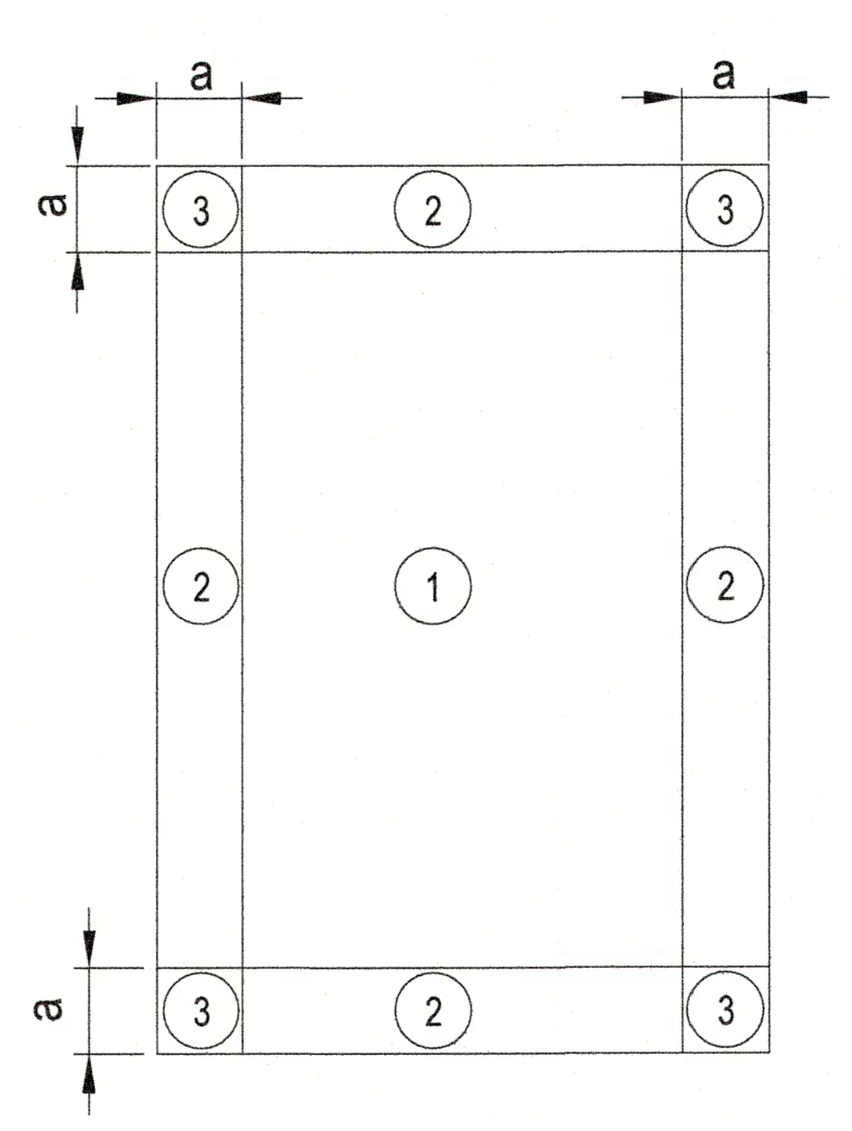
PROJECT NAME:	Rollin Res			
PROJECT #:	22056			

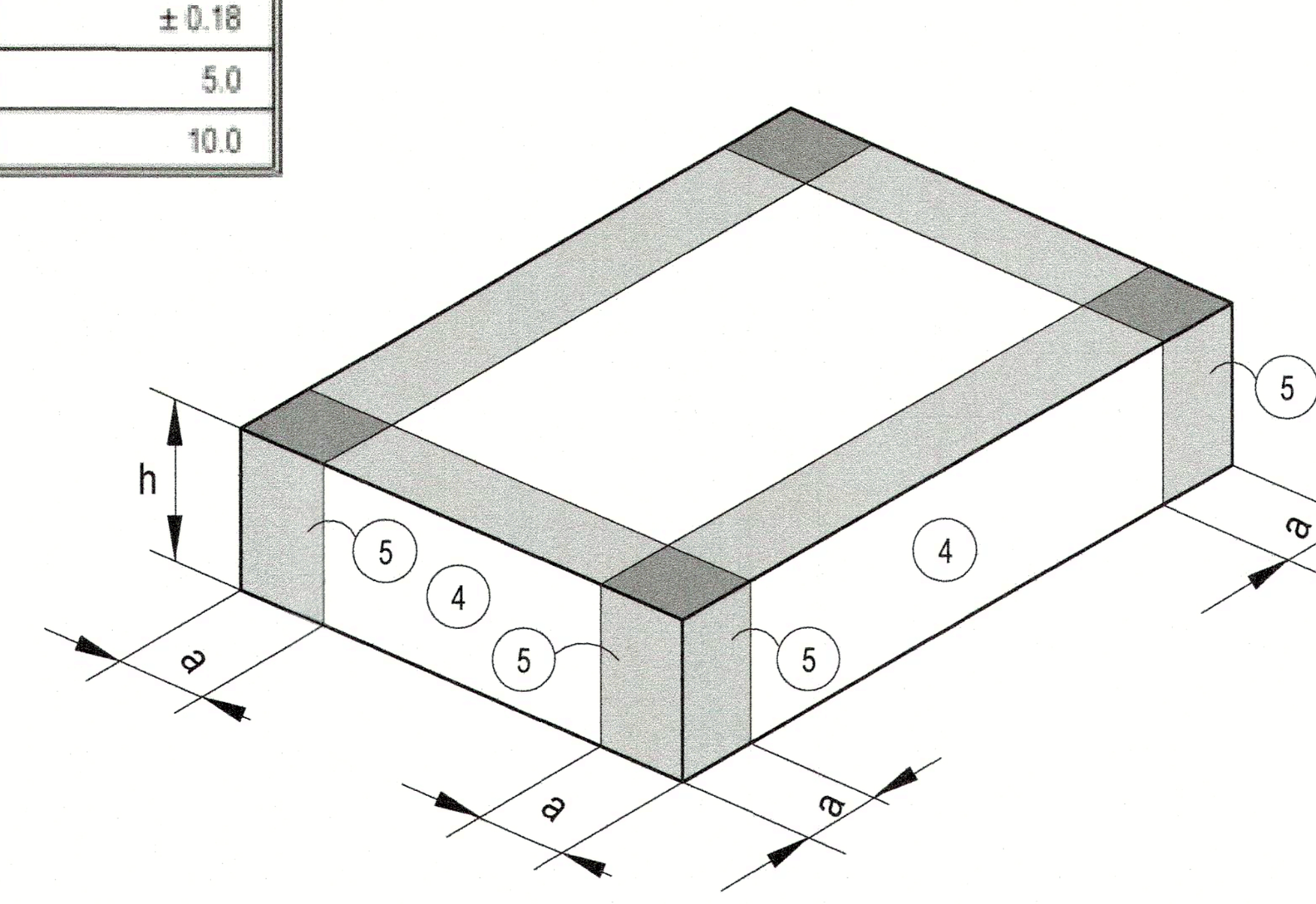
SCHEDULE OF COMPONENTS AND CLADDING LOADS

ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN (PRESSURE) (+ PSF)	OUT (PRESSURE) (- PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	17.0	66.7
		20 - 100	16.0	63.2
		MORE THAN 100	13.5	52.5
2	ROOF EDGE ZONE	LESS THAN 20	17.0	88.0
		20 - 100	16.0	82.7
		MORE THAN 100	13.5	70.3
3	ROOF CORNER ZONE	LESS THAN 20	17.0	119.9
		20 - 100	16.0	109.3
		MORE THAN 100	13.5	82.7
4	WALL INTERIOR ZONE	LESS THAN 20	38.3	41.5
		20 - 50	36.7	39.9
		50 - 100	34.5	37.7
		MORE THAN 100	32.6	36.7
5	WALL EDGE ZONE	LESS THAN 20	38.3	51.1
		20 - 50	36.7	47.9
		50 - 100	34.5	43.1
		MORE THAN 100	32.6	39.9

NOTE: WIND PRESSURES SHOWN ARE BASED ON Vasd

CODE =	ASCE 7-16
ULTIMATE WIND SPEED Vult (MPH) =	150
ALLOWABLE WIND SPPED Vasd (MPH) =	116
RISK CATEGORY =	II
EXPOSURE =	D
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (Gcpi) =	± 0.18
a (FT) =	5.0
2a (FT) =	10.0





FLAT ROOF (ϴ = 0 °)

SCALE: N.T.S.

Interior Zones
ZONE 1 - ROOF
ZONE 4 - WALL

End Zones
ZONE 2 - ROOF
ZONE 5 - WALL

Corner Zones
ZONE 3 - ROOF

CONCRETE BEAM SCHEDULE

MARK	ELEV.	SIZE (WxH)	REINF. BOT.	REINF. TOP	TIE SIZE/ SPACING	REMARKS
B1	39' - 8"	7 5/8 X 22 1/2"	2#5	2#5	3 @ 10" O.C.	
B2	41' - 2"	7 5/8 X 22 3/4	2#5	2#5	3 @ 12" O.C.	
B3	42' - 3"	7 5/8 X 35 3/4	4#5	4#5	3 @ 12" O.C.	
B4	39' - 1 1/2"	7 5/8 X 28	2#6	2#6	3 @ 12" O.C.	
B5	39' - 1 1/2"	7 5/8 X 29 1/2	2#6	2#6	3 @ 12" O.C.	
B6	<varies>	11 5/8 X 14 1/2	4#6	4#6	3 @ 12" O.C.	VARY STIRRUP DEPTH TO MATCH BEAM DEPTH
B7	44' - 2 1/2"	11 5/8 x 38 1/2	4#6	4#6	3 @ 12" O.C.	
B8	44' - 4 3/4"	11 5/8 X 45 3/4	4#6	4#6	3 @ 12" O.C.	3#6 HEF
B9	37' - 6 1/2"	7 5/8 X 8	2#5	2#5	3 @ 6" O.C.	
B10	39' - 11"	7 5/8 X 8	2#5	2#5	3 @ 6" O.C.	
B11	38' - 4"	7 5/8 X 8	2#5	2#5	3 @ 6" O.C.	
B12	38' - 4"	7 5/8 X 16	2#6	2#6	3 @ 8" O.C.	
B14	27' - 10 3/4"	7 5/8 X 22 1/4	2#5	2#5	3 @ 8" O.C.	
B15	27' - 6 1/4"	7 5/8 X 17 1/2	2#6	2#6	3 @ 10" O.C.	
B16	27' - 10 3/4"	7 5/8 X 22 1/4	3#5	3#5	3 @ 10" O.C.	
B17	23' - 4 3/4"	7 5/8 X 13	3#5	3#5	3 @ 8" O.C.	
B18	23' - 4 3/4"	11 5/8 X 22	2#6	2#6	3 @ 10" O.C.	
B19	23' - 0"	11 5/8 X 17	2#5	2#5	3 @ 8" O.C.	
B20	<varies>	11 5/8 X 13 3/4	3#5	3#5	3 @ 10" O.C.	
B21	16' - 7 3/4"	11 5/8 X 11 1/2	2#5	2#5	3 @ 8" O.C.	
B22	23' - 4 3/4"	11 5/8 X 16	2#5	2#5	2#5 IN EACH OF (2) 12" MASONRY K.O. COURSE	
B23	17' - 7 1/2"	11 5/8 X 21 3/4	2#6	2#6	3 @ 12" O.C.	2#6 HEF
B24	23' - 4 3/4"	7 5/8 X 38 3/4	2#6	2#6	3 @ 12" O.C.	2#5 HEF
B25	17' - 7 3/4"	11 5/8 X 31 3/4	2#6	2#6	3 @ 8" O.C.	2#6 HEF
B27	17' - 4 1/2"	7 5/8 X 9	2#5	2#5	3 @ 8" O.C.	
B28	16' - 7 3/4"	7 5/8 X 11 1/2	2#5	2#5	3 @ 8" O.C.	
B29	22' - 9 3/4"	11 5/8 X 22	2#5	2#5	3 @ 8" O.C.	
B31	41' - 2"	7 5/8 X 26	2#5	2#5	3 @ 12" O.C.	
B32	23' - 4 3/4"	11 5/8 X 22	2#5	2#5	3 @ 6" O.C.	
B33	31' - 5 1/2"	7 5/8 X 24 1/2	2#5	2#5	3 @ 12" O.C.	
B34	31' - 5 1/2"	11 5/8 X 46 1/2	3#5	3#5	~~3 @ 12" O.C.~~	REVISE WIDTH TO 7 5/8" OVER 8" MASONRY.
B35	15' - 4 1/2"	11 5/8 X 9 1/2	3#6	3#6	3 @ 8" O.C.	
B36	18' - 1 1/2"	11 5/8 X 16	3#6	3#6	3 @ 8" O.C.	
B37	18' - 1 1/2"	11 5/8 X 33 3/4	3#5	3#5	3 @ 12" O.C.	
B38	23' - 4 3/4"	11 5/8 X 13 3/4	3#5	3#5	3 @ 8" O.C.	
B39	23' - 4 3/4"	11 5/8 X 16	2#6	2#6	3 @ 12" O.C.	
B40	38' - 11 1/2"	7 5/8 X 24	2#6	2#6	3 @ 12" O.C.	1#6 HEF
B41	33' - 11 1/2"	7 5/8 X 16	2#5	2#5	3 @ 12" O.C.	
B42	16' - 5"	11 5/8 X 12	2#5	2#5		
TB1	39' - 0"	7 5/8 X 16	2#5	2#5	3 @ 12" O.C.	
TB2	39' - 0"	7 5/8 X 14 1/2	2#5	2#5	3 @ 12" O.C.	
TB3	41' - 2"	7 5/8 X 22 1/2"	2#5	2#5	3 @ 12" O.C.	
TB4	41' - 2"	7 5/8 X 22 1/2"	2#5	2#5	3 @ 10" O.C.	
TB5	41' - 2"	11 5/8 X 19 3/4	2#6	2#6	3 @ 10" O.C.	
TB6	38' - 5 1/2"	7 5/8 X 16	2#5	2#5	2#5 IN EACH OF (2) 8" MASONRY K.O. COURSE	
TB7	36' - 8"	7 5/8 X 16	2#5	2#5	2#5 IN EACH OF (2) 8" MASONRY K.O. COURSE	
TB8	42' - 10"	7 5/8 X 16	2#5	2#5	3 @ 12" O.C.	
TB9	<varies>	7 5/8 X 16 MIN	2#5	2#5	3 @ 12" O.C.	
TB10	<varies>	7 5/8 X 16	2#5	2#5	3 @ 12" O.C.	
TB11	40' - 7"	7 5/8 X 16	2#5	2#5	3 @ 12" O.C.	
TB12	41' - 7"	7 5/8 X 16	2#5	2#5	2#5 IN EACH OF (2) 8" MASONRY K.O. COURSE	
TB13	27' - 2 3/4"	11 5/8 X 14 1/4	2#5	2#5	#5 IN GROUT FILLED PRECAST LINTEL AND 2#5 IN 12" MASONRY K.O. COURSE.	
TB14	27' - 2 3/4"	11 5/8 X 14 1/4	1#5	2#5	#5 IN GROUT FILLED PRECAST LINTEL AND 2#5 IN 12" MASONRY K.O. COURSE.	
TB15	27' - 2 3/4"	7 5/8 X 14 1/4	1#5	2#5	#5 IN GROUT FILLED PRECAST LINTEL AND 2#5 IN 8" MASONRY K.O. COURSE.	
TB16	27' - 2 3/4"	7 5/8 X 14 1/4	2#5	2#5	2#5 IN EACH OF (2) 8" MASONRY K.O. COURSE	
TB17	30' - 9 1/2"	7 5/8 X 16	2#5	2#5	2#5 IN EACH OF (2) 8" MASONRY K.O. COURSE	
TB18	30' - 9 1/2"	11 5/8 X 16	2#5	2#5	2#5 IN EACH OF (2) 12" MASONRY K.O. COURSE	
TB19	36' - 8"	11 5/8 X 16	4#6	4#6	3 @ 12" O.C.	
TB20	41' - 7"	11 5/8 X 16	3#5	3#5	<varies>	
TB21	41' - 7"	9 5/8 X 16	2#5	2#5	2#5 IN EACH OF (2) 8" MASONRY K.O. COURSE	

NOTE: THE CONTRACTOR TO VERIFY PROPOSED WINDOW / DOOR ROUGH OPENING REQUIREMENTS WITH WINDOW /DOOR MANUFACTURER AND WINDOW POSITION WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION. PROVIDE ANY DISCREPANCIES (IN WRITING) TO THE ARCHITECT AND EOR PRIOR TO PROCEEDING.

THE CONTRACTOR TO CONFIRM THE PROVIDED BEAM ELEVATIONS PRIOR TO THE START OF THE PROJECT TO CONFIRM STRUCTURAL INTENT, SUPPORTING SLOPED ROOFS, DOOR AND WINDOW HEAD ELEVATIONS, ETC.

BEAM SCHEDULE NOTES:

1. TOP STEEL CONTINUOUS UNLESS OTHERWISE NOTED.
2. IF BEAM OCCURS ACROSS A STEP LOCATION, DROP TOP STEEL FOR SMALLER BEAM HEIGHT.
3. TOP OF BEAM ELEVATION IS IN REFERENCE TO DEEPEST PORTION OF BEAM.
4. SEE MULTISTIRRUP DETAIL ON THIS SHEET MULTIPLE STIRRUPS ARE REQUIRED.
5. TOP STEEL IN CONTINUOUS BEAMS SHALL TAKE PRECEDENT OVER INTERSECTING SINGLE-SPAN BEAMS AT INTERSECTIONS.
6. PROVIDE CORNER BARS FOR ALL TIE BEAMS AND BOND BEAMS.
7. FOR BEAMS GREATER THAN 36" DEEP, PROVIDE #4 BARS @ 6" O.C. ON EACH FACE OF BEAM U.N.O. PROVIDE CLASS "B" LAP SPLICES FOR ALL BARS.

CONCRETE COLUMN SCHEDULE

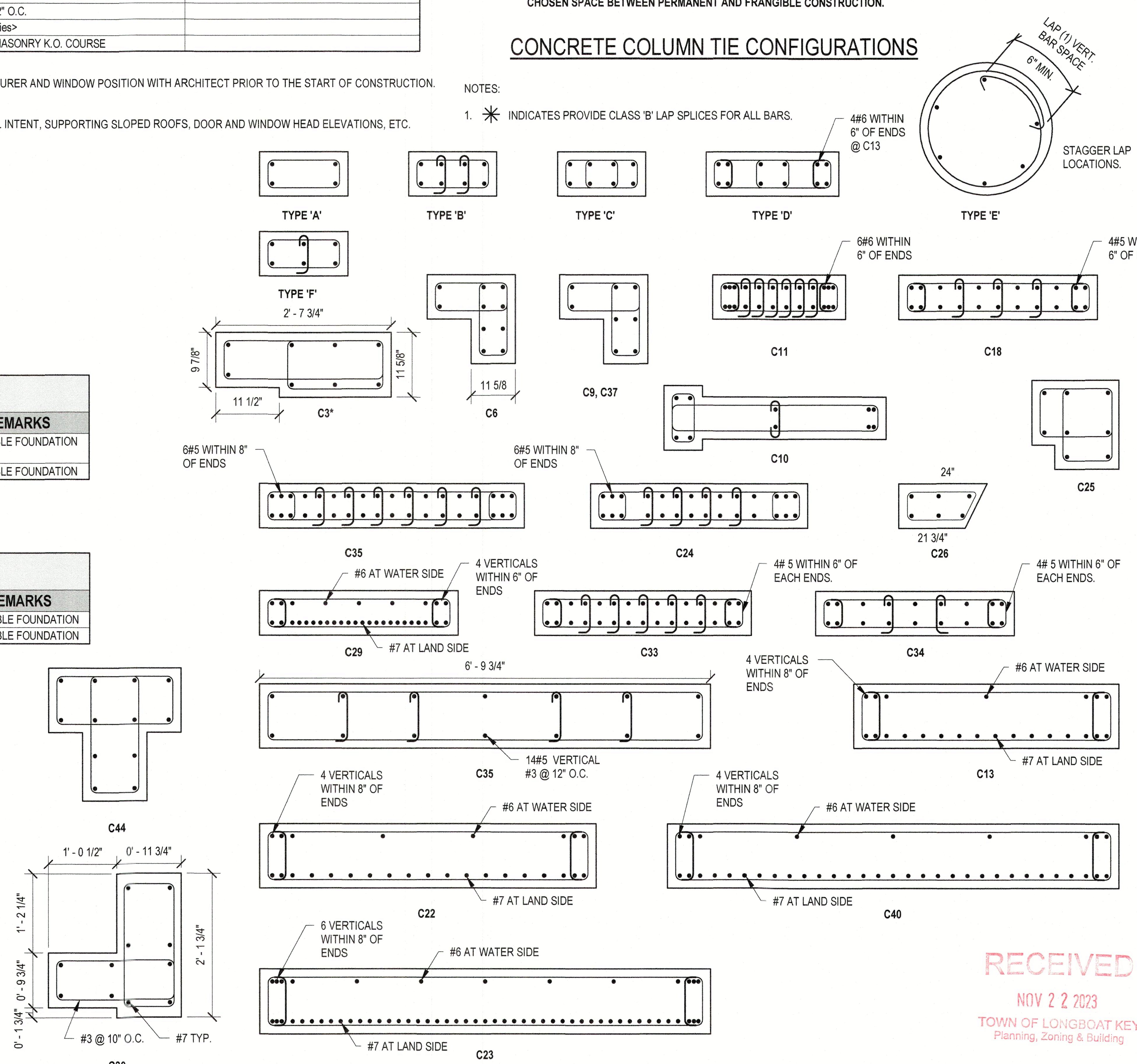
MARK	SIZE (BxH)	VERT. REINF.	TIE SIZE/ SPACING	TIE CONFIG.	REMARKS
C1	11 5/8 x 11 5/8	4#6	#3 @ 10" O.C.	TYPE A	
C2	11 5/8 X 14 1/2	4#6	#3 @ 10" O.C.	TYPE A	
C3	11 5/8 x 36	8#7	#3 @ 12" O.C.	TYPE B	
C3*	9 7/8" X 2' 7 3/4" X 11 5/8" X 11 1/2"	8#7	#3 @ 12" O.C.	TYPE B	
C4	7 5/8 x 24	6#6	#3 @ 7" O.C.	TYPE F	
C5	7 5/8 x 16	6#5	#3 @ 8" O.C.	TYPE F	
C6	11-5/8 X 31-5/8 X 11 5/8 X 27	10#6	(2) #3 @ 7" O.C.	SEE SKETCH	
C8	10" Ø	6#6	#3 @ 12" O.C.	TYPE E	
C8.1	12" Ø	6#6	#3 @ 12" O.C.	TYPE E	
C9	7-5/8 X 12 X 7-5/8 X 12	8#5	#3 @ 8" O.C.	SEE SKETCH	
C10	11 5/8 x 40 1/4	10#6	#3 @ 12" O.C.	SEE DETAIL	
C11	11 5/8 x 75 1/4	8#6, 12#6	#3 @ 12" O.C.	SEE SKETCH	
C12	11 5/8 x 16	6#6	#3 @ 12" O.C.	TYPE F	
C13	11 5/8 x 48	8#6, 4#6	#3 @ 12" O.C.	SEE DETAIL	
C14	11 5/8 x 11 1/2	6#6	#3 @ 12" O.C.	TYPE F	
C15	11 5/8 x 33 1/4	8#6	#3 @ 12" O.C.	TYPE C	
C16	11 5/8 x 11 5/8	4#6	#3 @ 12" O.C.	TYPE A	
C17	11 5/8 x 52	12#6	#3 @ 12" O.C.	TYPE D	
C17*	14 X 52	12#6	#3 @ 12" O.C.	TYPE D	
C18	14 x 88	22#6	#3 @ 12" O.C.	SEE SKETCH	
C18*	11 5/8 X 88	22#6	#3 @ 12" O.C.	SEE SKETCH	
C19	11 5/8 x 52	12#6	#3 @ 12" O.C.	TYPE D	
C20	11 5/8 x 21 5/8	6#6	#3 @ 12" O.C.	TYPE F	
C21	11 5/8 x 13 1/2	6#6	#3 @ 12" O.C.	TYPE F	
C22	11 5/8 x 61 1/4	12#6	#3 @ 8" O.C.	TYPE D	
C23	11 5/8 x 13'-6 1/4	36#6	#3 @ 12" O.C.	SEE SKETCH	
C24	11 5/8 x 10'-0"	28#6	#3 @ 12" O.C.	SEE SKETCH	
C25	11 5/8 X 15 3/4 X 16 X 11 5/8	8#6	#3 @ 12" O.C.	SEE SKETCH	
C26	11 5/8 X 24	6#6	#3 @ 12" O.C.	SEE SKETCH	
C27	11 5/8 x 20	8#6	#3 @ 12" O.C.	TYPE C	
C28	11 5/8 x 25 1/2	8#6	#3 @ 12" O.C.	TYPE C	
C29	11 5/8 x 97 3/8	18#6	#3 @ 12" O.C.	SEE SKETCH	
C30	SEE SKETCH	11#7	#3 @ 10" O.C.	SEE SKETCH	
C31	8 x 36 1/4	10#6	#3 @ 12" O.C.	TYPE C	RAKE END TO MATCH FRANGIBLE WALL.
C32	8 x 47 5/8	10#6	#3 @ 12" O.C.	TYPE C	RAKE END TO MATCH FRANGIBLE WALL.
C33	11 5/8 x 13'-6 1/4	30#6	#3 @ 12" O.C.	SEE SKETCH	
C34	11 5/8 x 6'	18#6	#3 @ 12" O.C.	SEE SKETCH	
C35	11 5/8 x 81 3/4	14#6	#3 @ 12" O.C.	TYPE F	
C36	11 5/8 x 13' 7 1/4"	36#6	#3 @ 12" O.C.	TYPE F	
C37	7-5/8 X 21 1/2 X 7-5/8 X 14	4#6	#3 @ 10" O.C.	TYPE A	
C38	11 5/8 x 96	18#6	#3 @ 12" O.C.	SEE SKETCH	
C39	7 5/8 x 16	4#6	#3 @ 12" O.C.	TYPE A	
C40	11 5/8 x 108	18#6	#3 @ 12" O.C.	SEE SKETCH	
C41	7 5/8 x 12	4#6	#3 @ 12" O.C.	TYPE A	
C42	9 5/8 x 22	6#6	#3 @ 12" O.C.	TYPE F	
C43	11 5/8 X 24 X 24	12#6	(2) #3 @ 7" O.C.	SEE SKETCH	
C44	11 5/8 x 24 x 11 5/8 x 24	12#6	#3 @ 7" O.C.		
C45	7 5/8 x 36	6#6	#3 @ 10" O.C.	TYPE F	
C46	7 5/8 x 19 3/4"	6#6	#3 @ 10" O.C.	TYPE F	

NOTE:
CONTRACTOR TO ADJUST COLUMN SIZE ACCORDINGLY TO ACCOMMODATE CHOSEN SPACE BETWEEN PERMANENT AND FRANGIBLE CONSTRUCTION.

CONCRETE COLUMN TIE CONFIGURATIONS

NOTES:

1. ✳ INDICATES PROVIDE CLASS 'B' LAP SPLICES FOR ALL BARS.



STEEL COLUMN SCHEDULE

MARK	TYPE	BOTTOM PLATE	TOP CAP	REMARKS
SC1	HSS4X4X3/16	10" X 10" X 5/8" EMBED PLATE W/ (4) 1/2"Ø X 6" HEADED STUDS.	10" X 10" X 5/8" EMBED PLATE W/ (4) 1/2"Ø X 6" HEADED STUDS.	
SC2	HSS4X4X3/16	7 5/8" X 7 5/8" X 1/2" EMBED PLATE W/ (4) 1/2"Ø X 6" HEADED STUDS.	7 5/8" X 7 5/8" X 1/2" EMBED PLATE W/ (4) 1/2"Ø X 6" HEADED STUDS.	
SC3	HSS4X4X1/4	10" X 10" X 5/8" EMBED PLATE W/ (4) 1/2"Ø X 6" HEADED STUDS.	10" X 10" X 5/8" EMBED PLATE W/ (4) 1/2"Ø X 6" HEADED STUDS.	
SC4	HSS4X4X1/4	7 5/8" X 7 5/8" X 5/8" EMBED PLATE W/ (4) 1/2"Ø X 8" HEADED STUDS.	7 5/8" X 7 5/8" X 5/8" EMBED PLATE W/ (4) 1/2"Ø X 8" HEADED STUDS.	
SC5	HSS5X5X1/4	10" X 10" X 3/4" EMBED PLATE W/ (4) 1/2"Ø X 8" HEADED STUDS.	10" X 10" X 3/4" EMBED PLATE W/ (4) 1/2"Ø X 8" HEADED STUDS.	
SC6	600S162-54			

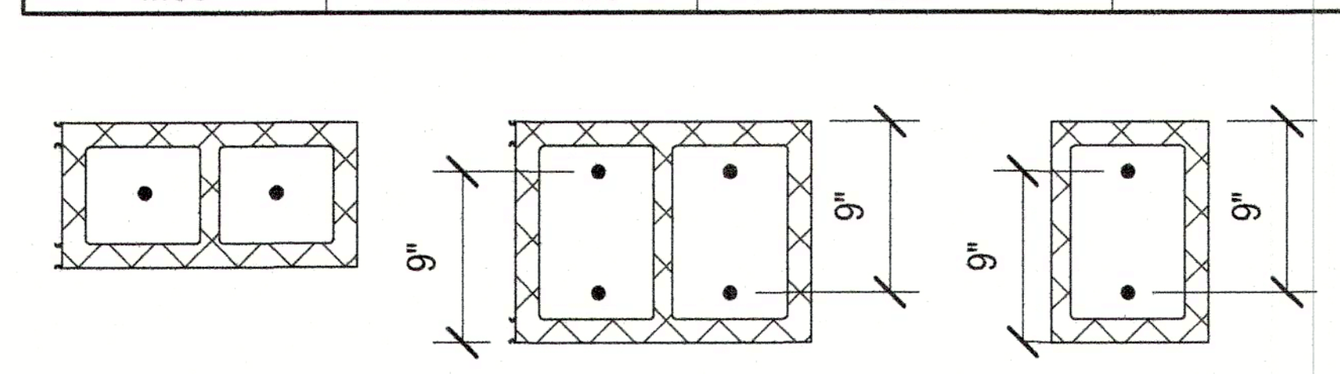
STEEL COLUMN SCHEDULE NOTES

1. ALL CAP PLATES ARE SHOP WELDED TO COLUMNS UNLESS NOTED OTHERWISE.
2. WHERE REMARKS REQUIRE COLUMNS TO BE HOT-DIP GALVANIZED, COLUMN BASE AND CAP PLATES SHALL BE ATTACHED TO THE COLUMN PRIOR TO ENTIRE ASSEMBLY BEING HOT-DIP GALVANIZED, EXCEPT ANY BASE PLATE NOTED AS FIELD WELDED.
3. FOR HOT-DIP GALVANIZED COLUMNS TO BE FIELD WELDED, PAINT ANY EFFECTED AREA OF GALVANIZATION WITH ZINC-RICH PRIMER AND ENCAPSULATE WITH LIQUID-APPLIED SEALANT/WATERPROOFING.
4. WHERE AN 'EMBED PLATE' IS PROVIDED, FIELD WELD COLUMN TO EMBED PLATE WITH 1/4" FILLET WELD ALL-AROUND UNLESS NOTED OTHERWISE.
5. WHERE BOTTOM OR TOP PLATE ARE SUPPORTED BY OR SUPPORTING A STEEL BEAM, RESPECTIVELY, MATCH WIDTH 'W' TO BEAM FLANGE.
6. ALL COLUMNS SHALL BE INSTALLED PRIOR TO INSTALLATION OF STRUCTURAL MEMBERS ABOVE, UNLESS THE COLUMN IS NOTED AS "INFILL."

SC6 600S162-54 NESTED WITH 600T150-54 STITCH SCREW FLANGES WITH #10TEK SCREWS @ 9" O.C. ATTACH TO CONCRETE SLAB ABOVE AND BELOW WITH L 2X2X6X 16GA ANGLE WITH (2) 1/4"X 2" EMBEDMENT CONCRETE SCREWS AND (3) #12 TEK SCREWS INTO COLUMN

MASONRY COLUMN SCHEDULE

MARK	COLUMN SIZE (BxH)	VERT. REINF.	REMARKS
MC1	7 5/8" x 16"	2#5	1#5 IN EACH CELL.
MC2	7 5/8" x 16"	2#6	1#6 IN EACH CELL.
MC3	11 5/8 X 16	4#6	2#6 IN EACH CELL.
MC4	11 5/8 X 8	2#6	
MC5	11 5/8 X 11 5/8	2#6	



MC1, MC2 MC3 MC4, MC5

MASONRY COLUMN SCHEDULE NOTES:

1. MASONRY WALL SHALL BE LAID IN RUNNING BOND CONFIGURATION.
2. EACH CELL OF PILASTER SHALL BE GROUTED SOLID WITH REINFORCING AS SHOWN ABOVE.
3. PROVIDE DOWELS FOR ALL BARS IN EACH CELL.
4. WHERE MULTIPLE REINFORCING BARS ARE SHOWN, BARS SHALL BE BUNDLED AND CENTERED IN CELL, UNLESS NOTED OTHERWISE.
5. PILASTER WIDTH (W) SHALL MATCH WALL WIDTH, UNLESS NOTED OTHERWISE.

FOUNDATION SCHEDULE

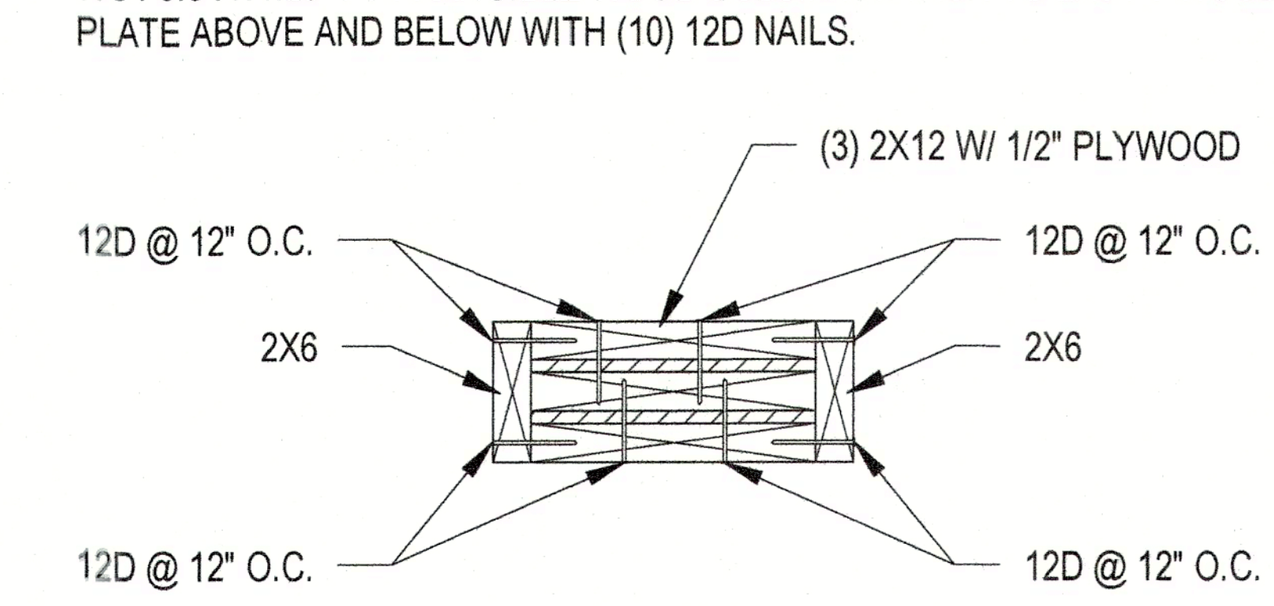
MARK	WIDTH	LENGTH	DEPTH	REINFORCING	REMARKS
TE08	0' - 8"	CONT	0' - 8"	#5 CONTINUOUS BUT WITH 48" MAXIMUMN NON-SEGMENTED LENGTHS	FRANGIBLE FOUNDATION
TS20X48	1' - 8"	4' - 0"	1' - 4"	2#5 LONG 5#5 TRANSVERSE TOP AND BOTTOM	FRANGIBLE FOUNDATION

STRIP FOUNDATION SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	REINFORCING	REMARKS
F4.33X3	4' - 4"	3' - 0"	1' - 0"	4#5 TOP AND BOTTOM LONG, 4#5 SHORT BOTTOM	FRANGIBLE FOUNDATION
FS3.5	3' - 6"	CONT.	1' - 0"	4#5 CONT W/ #5 TRANSVERSE @12" O.C. T & B.	FRANGIBLE FOUNDATION

WC1

WC1 5.5"X14.25" PT FRANGIBLE WOOD COLUMN ATTACH TO 2X6 PT WOOD PLATE ABOVE AND BELOW WITH (10) 12D NAILS.



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LONGBOAT KEY, FL
SCHEDULES

Project No.	22035
Drawn By	BGN
Checked By	WB
Date	09/06/2023

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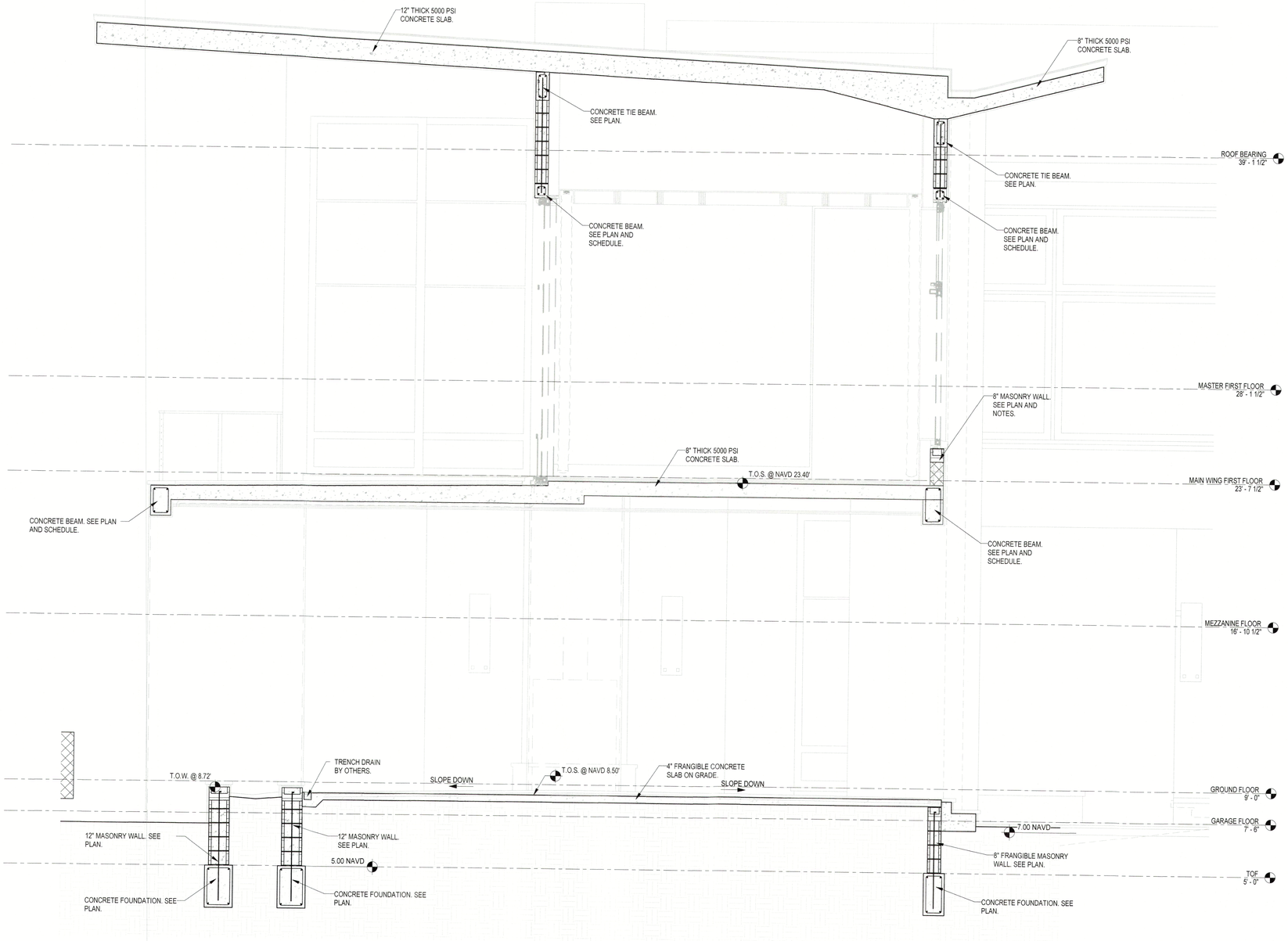

1 S-13 BUILDING SECTION
3/8" = 1'-0"

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LONGBOAT KEY, FL

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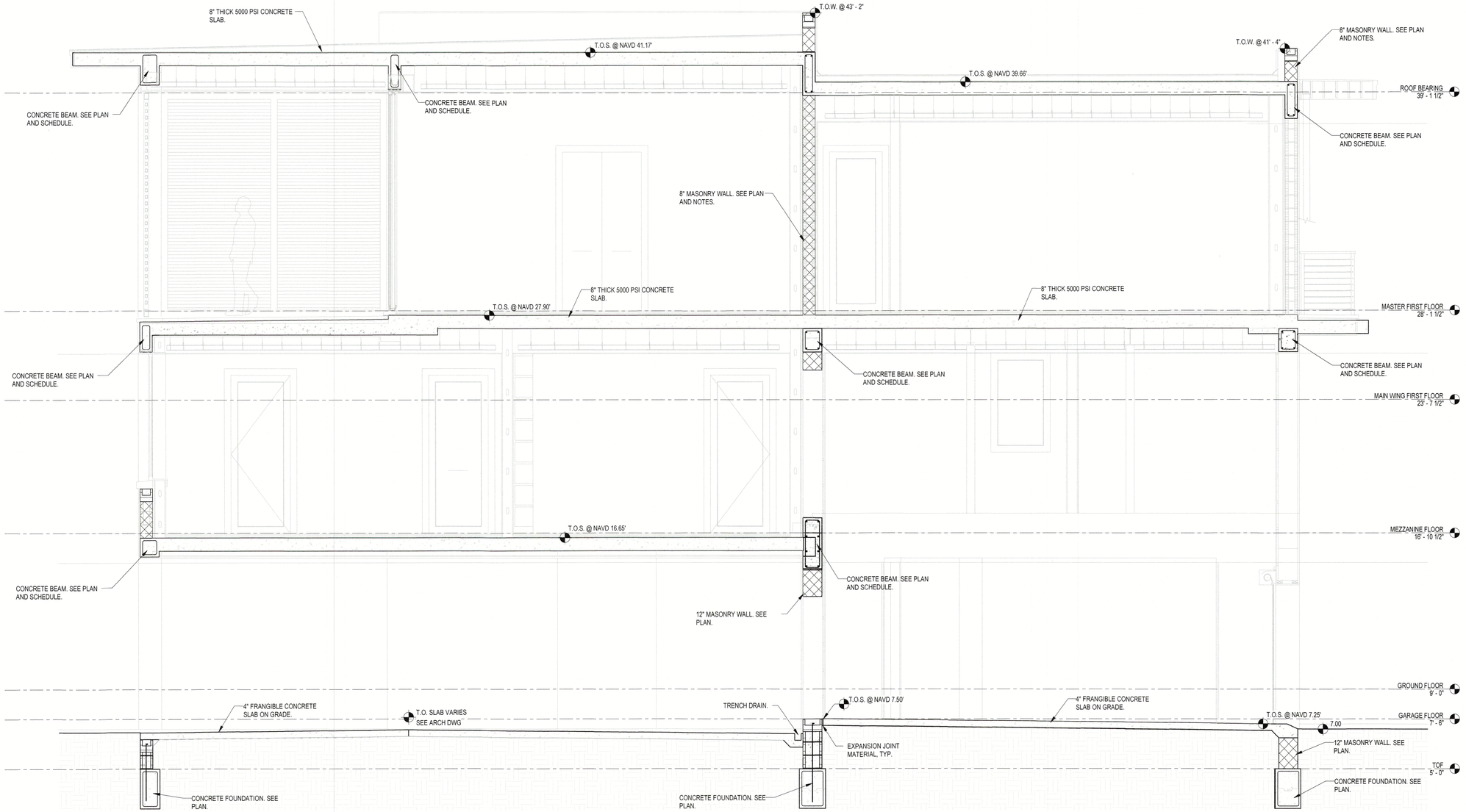

1 S-14 BUILDING SECTION
3/8" = 1'-0"

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CYPRESS ROSE TRUST

6341 GULF OF MEXICO DR
LONGBOAT KEY, FL

BUILDING SECTIONS

Project No.	22035
Drawn By	BGN
Checked By	WB
Date	09/06/2023

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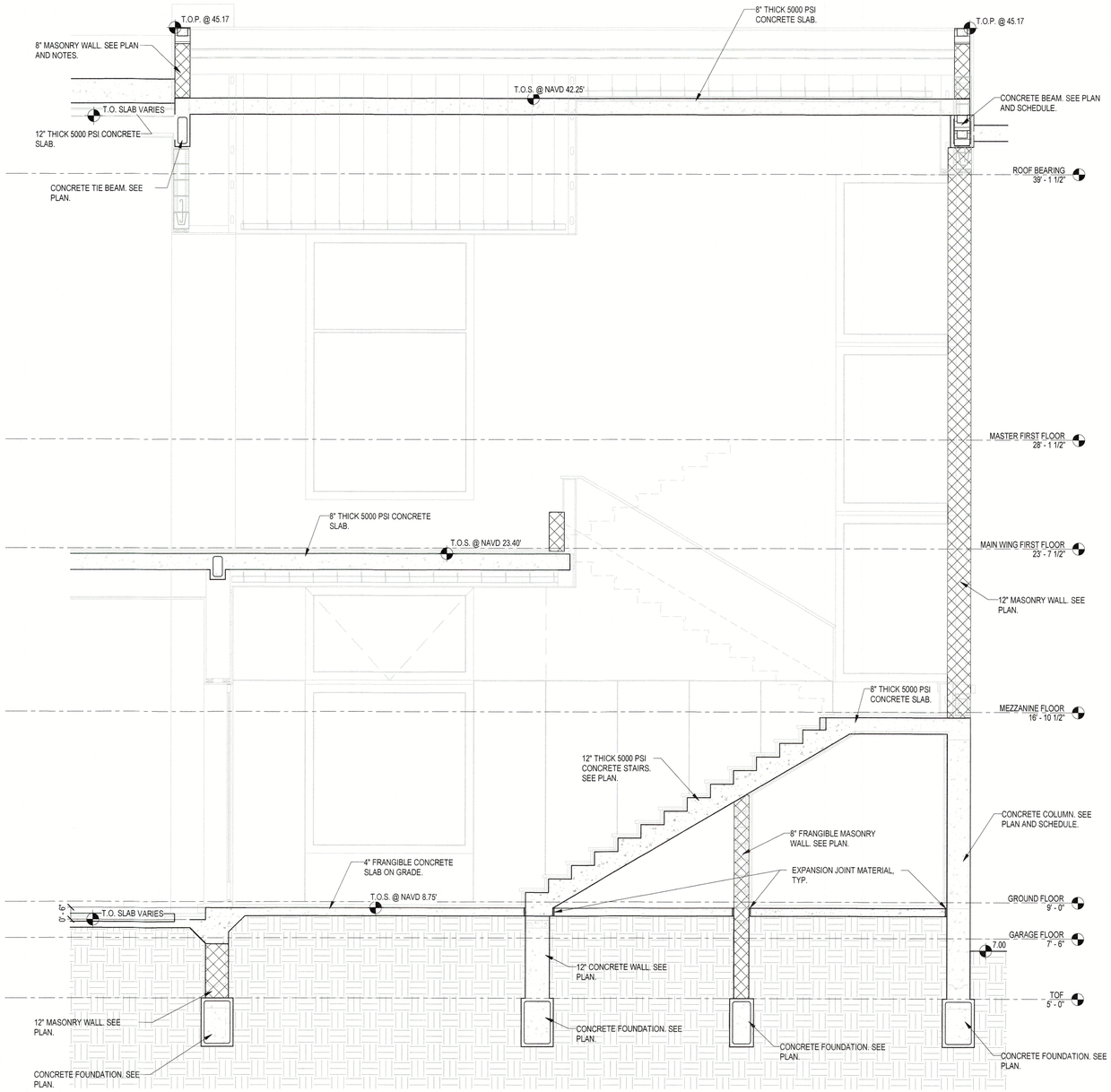

1 / S-15 BUILDING SECTION
3/8" = 1'-0"

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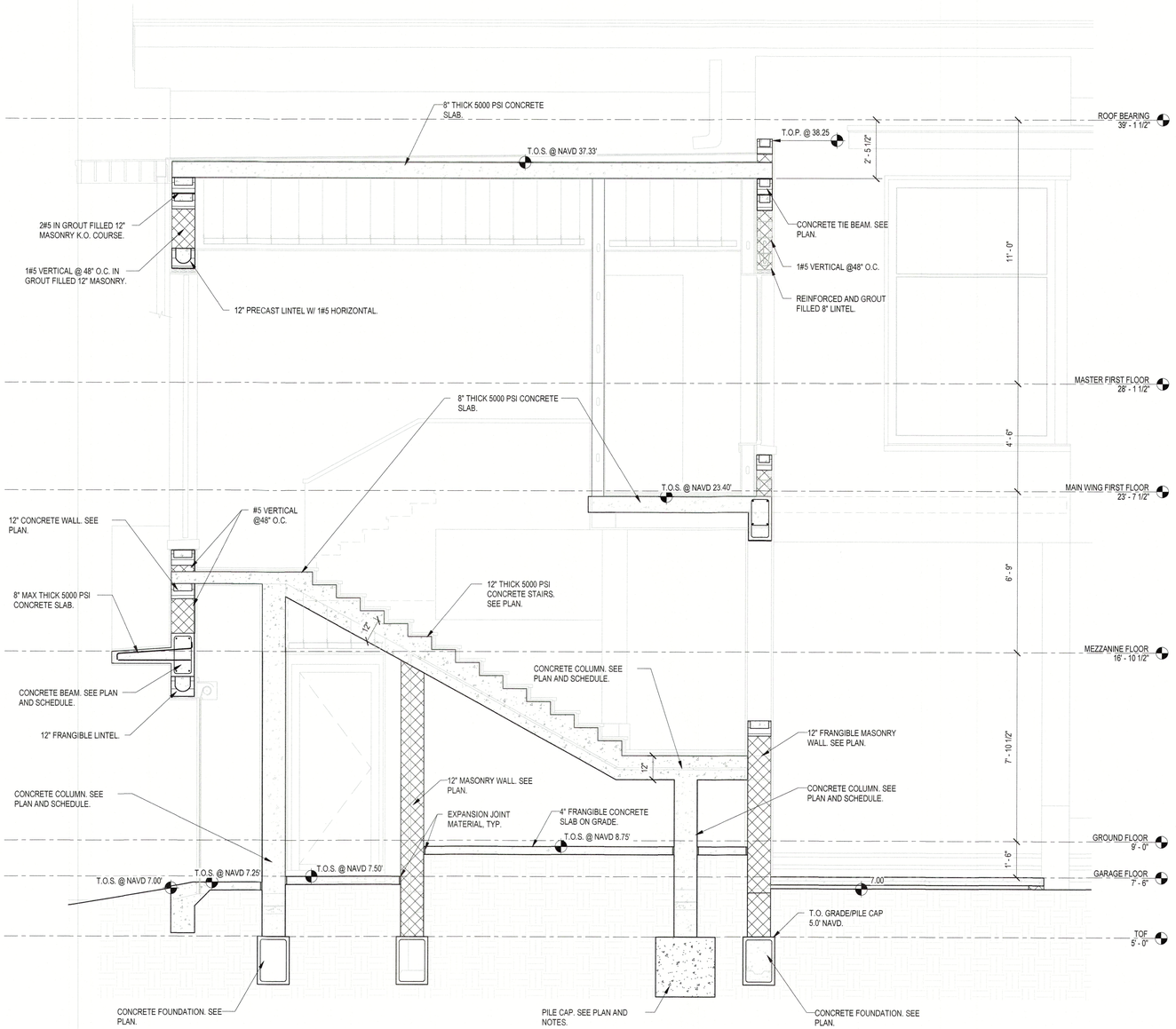

1 S-16 BUILDING SECTION
3/8" = 1'-0"

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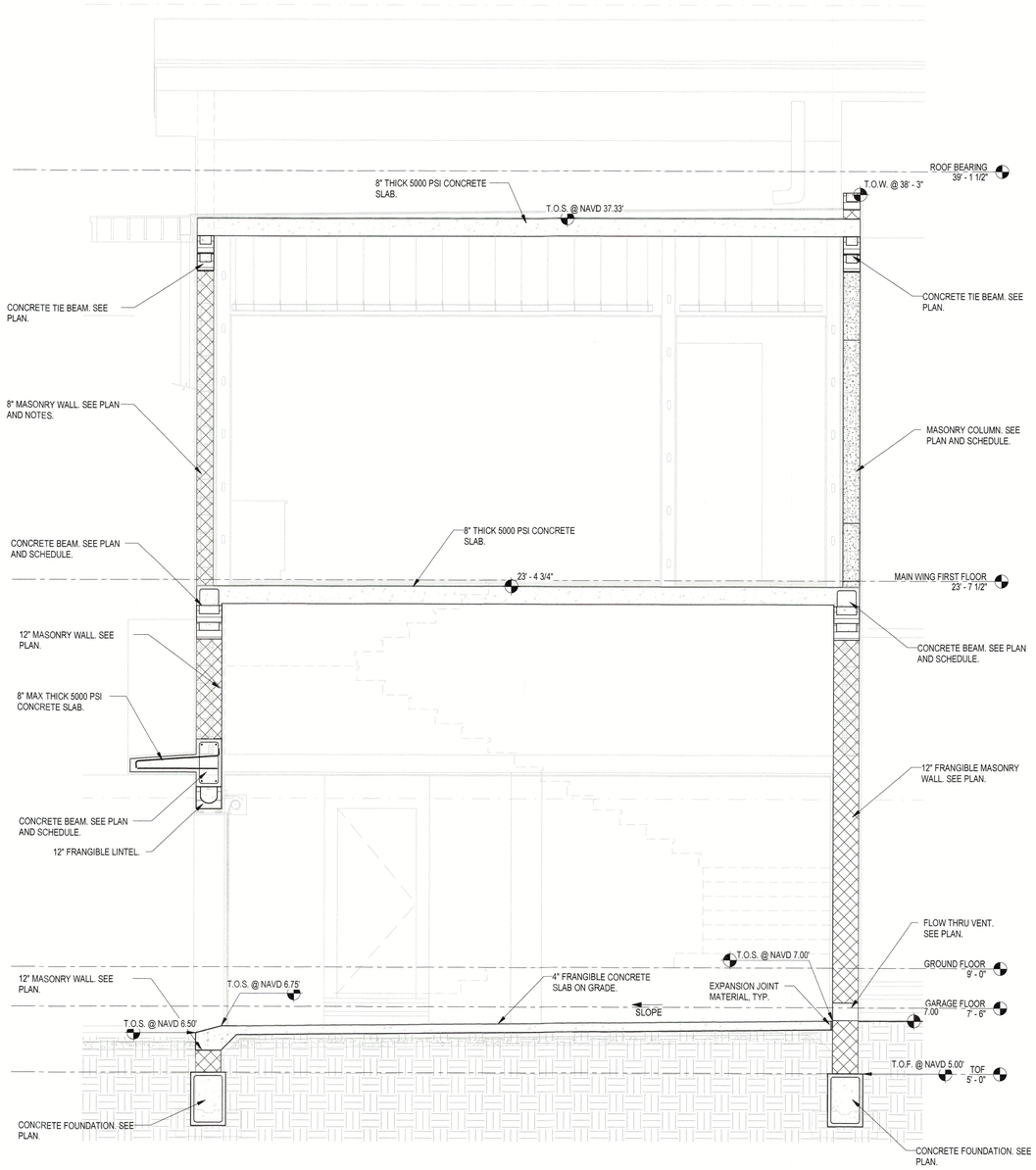

1 S-17 BUILDING SECTION
3/8" = 1'-0"

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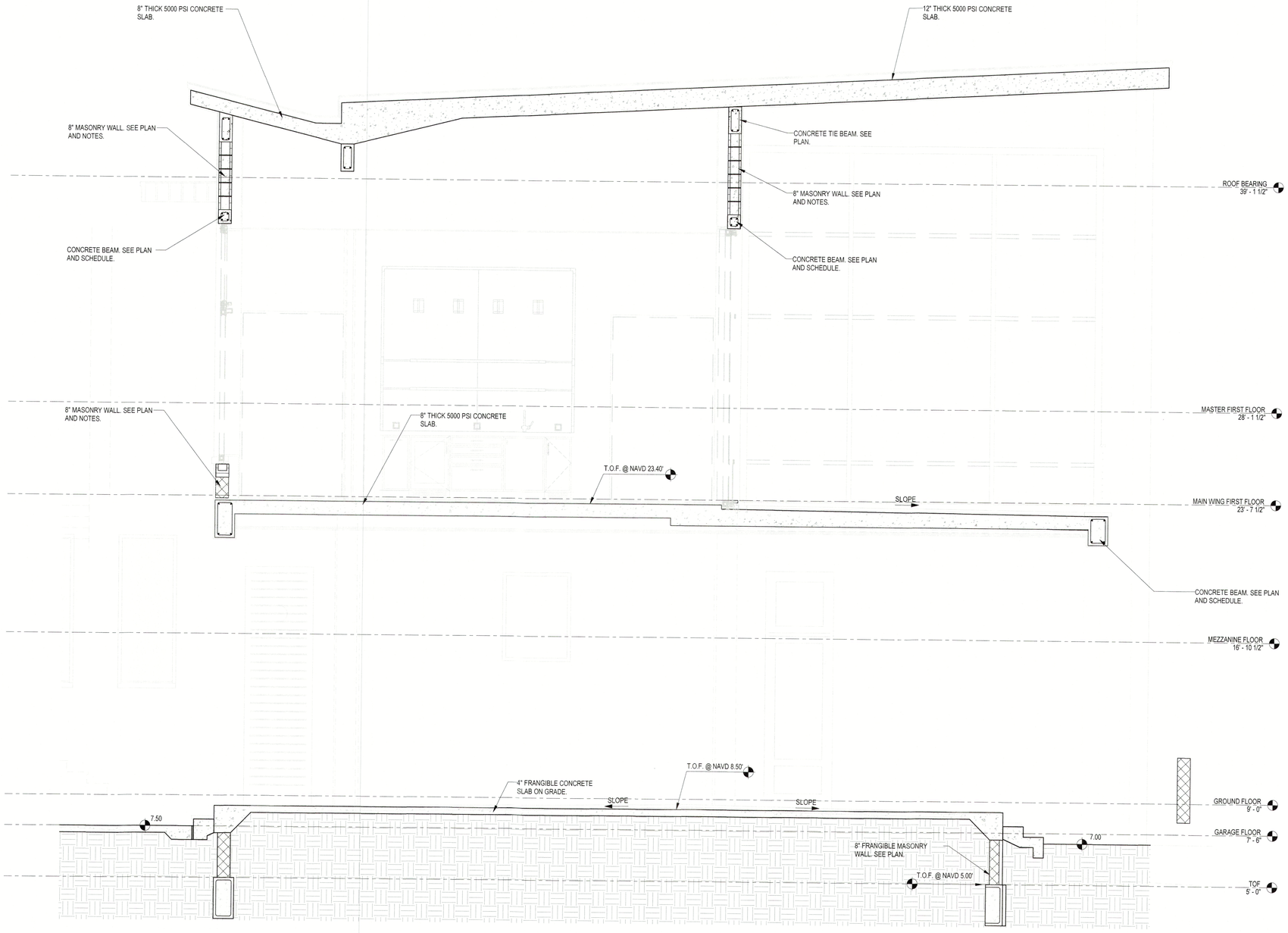

1 / S-18 BUILDING SECTION
3/8" = 1'-0"

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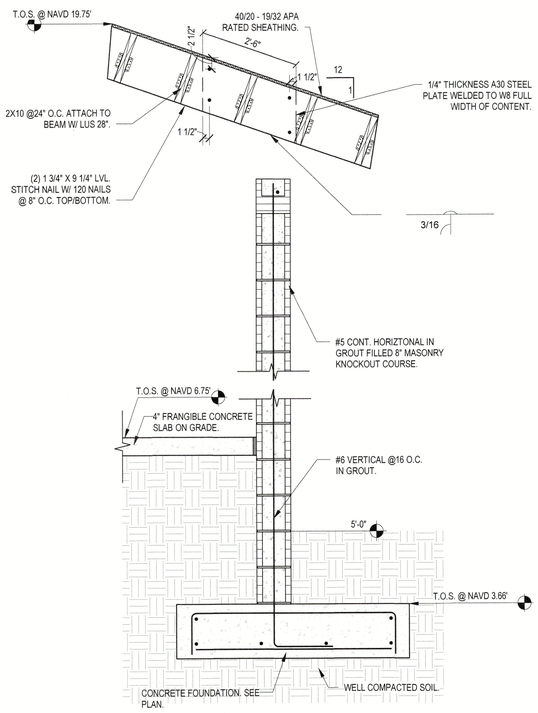
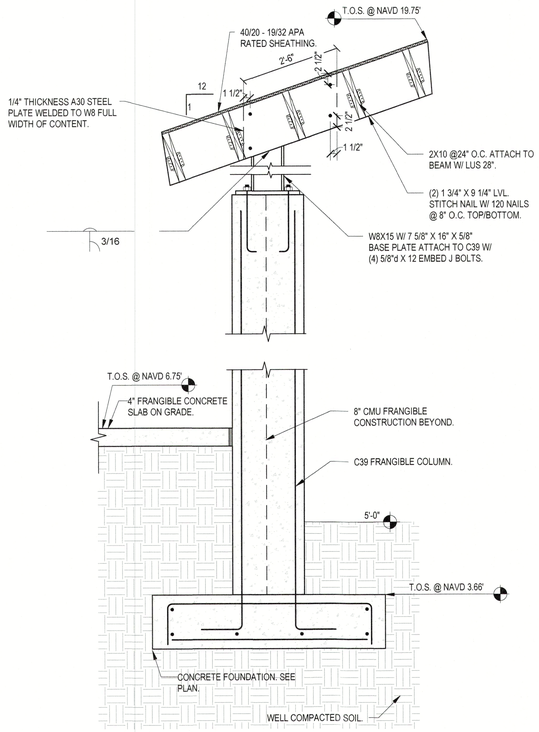


1 S-19 SECTION
3/4" = 1'-0"



2 S-19 SECTION
3/4" = 1'-0"

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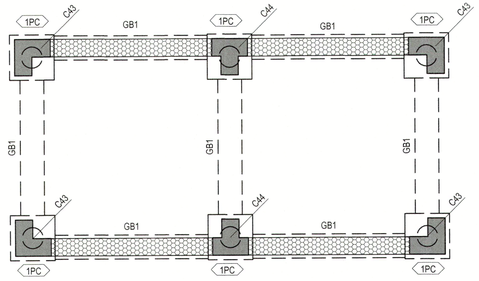
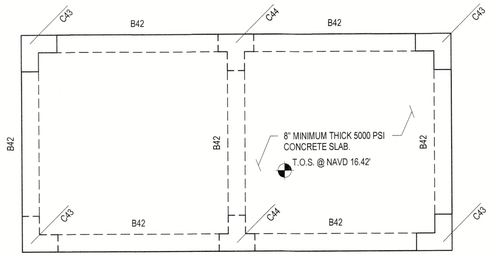


EMERGENCY GENERATOR FOUNDATION PLAN
1/4" = 1'-0"



EMERGENCY GENERATOR FLOOR PLAN
1/4" = 1'-0"

FOUNDATION AND GROUND FLOOR PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE N.A.V.D DATUM ELEVATION.
3. SEE S-12 FOR ALL SCHEDULES. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF GRADE BEAMS / PILE CAPS UNLESS NOTED OTHERWISE.
4. UNLESS OTHERWISE NOTED, TOP OF GRADE BEAMS AND PILE CAPS IS 5.0' N.A.V.D. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED PLUMBING PENETRATIONS THROUGH STEM-WALLS AND ELEVATIONS. NO PENETRATIONS ARE PERMITTED THROUGH GRADE BEAM OR PILE CAPS.
5. SEE SHEET S-1, S-2 FOR STRUCTURAL NOTES. SEE DRAWINGS S-3,S-4 FOR TYPICAL DETAILS.
6. ALL SHALLOW FOUNDATIONS ARE DESIGNED AS BREAKAWAY.
7. SHALLOW FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2,000 PSF AFTER VIBRO-REPLACEMENT PER GEOTECH REPORT. SEE STRUCTURAL NOTES.
8. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. MAINTAIN 4" MINIMUM SLAB DEPTH. THICKEN SLAB TO 8" WITHIN 4" OF ALL SLAB STEPS; MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE.
9. GROUND FLOOR SLABS SHALL BE BREAKAWAY AS A MINIMUM 4" CONCRETE SLAB-ON-GRADE. REINFORCE WITH FIBERMESH & SAWCUT WITH CONTROL JOINTS INTO 4'-0" X 4'-0" PIECES EXCEPT OTHERWISE NOTED OR DETAILED. PROVIDE 1" ISOLATION JOINT FROM ALL SHEARWALLS, COLUMNS, AND DEEP FOUNDATIONS.
10. FOUNDATION SHALL BE 14" AUGER PRECAST CONCRETE PILES (30 TON COMPRESSION, 0 TON TENSION, 2.5 TON LATERAL). AFTER PILES ARE CUT TO THEIR FINAL POSITION, DRILL & EPOXY (4)#5 VERTICAL MIN 6" INTO THE TOP OF THE PILES AND EXTENDING TO WITHIN 6" OF THE TOP OF THE PILE CAP. NO WASHING OR JETTING IS ALLOWED WITHOUT PREVIOUS APPROVAL BY EOR AND GEOTECHNICAL ENGINEER. SEE GEOTECH. REPORT FOR MORE INFORMATION.
11. ST-1 INDICATES A 12"x18" STRAP BEAM WITH (2) #6 BARS TOP AND BOTTOM AND #3 STIRRUPS AT 12" O.C. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
12. ST-2 INDICATES A 16"x18" STRAP BEAM WITH (2) #6 BARS TOP AND BOTTOM AND #3 STIRRUPS AT 12" O.C. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
13. GB-1 INDICATES A 16"x24" DEEP GRADE BEAM WITH (2) #7 BOTTOM AND (2) #7 TOP, WITH #3 TIES AT 6" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END. AT GB1* PROVIDE (3) #7 TOP.
14. GB-2 INDICATES A 12"x24" DEEP GRADE BEAM WITH (2) #7 BOTTOM AND (2) #7 TOP, WITH #3 TIES AT 6" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
15. GB-3 INDICATES A 30"X24" DEEP GRADE BEAM WITH (4) #7 BOTTOM AND (4) #7 TOP, WITH #3 @ 12" ON CENTER. PROVIDE 3" CLEAR COVER ON ALL BARS. SEE SECTIONS FOR DETAILS. AT PILE CAP INTERSECTIONS, ALL BARS SHALL EXTEND A CLASS 'B' LAP LENGTH DISTANCE INTO ALL PILE CAPS, OR TO THE FAR SIDE OF THE PILE CAP. HOOK ALL BARS AT EACH END.
16. REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR SLOPES AND DRAINS, ETC.

WALL LEGEND

INDICATES AN 12" MASONRY BREAK AWAY WALLS. PROVIDE 1#5 REBAR AT IN GROUT-FILLED CELLS AT CORNERS, ENDS, WALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND AT 48" O.C. MAXIMUM SPACING. WALLS ARE TO BE ISOLATED WITH 1" ISOLATION JOINT FROM THE FLOOR ABOVE AND FROM COLUMNS AND SHEARWALLS. VERTICAL REINFORCEMENT SHALL BE EPOXY ANCHORED INTO THE GRADE BEAM BELOW 4". TYPICAL AT THE TOP OF ALL BREAK AWAY WALL REINFORCMENT PROVIDE L 3X3X1/4"X6" LONG 300 SERIES STAINLESS STEEL ANGLE BOLTED TO THE SLAB ABOVE WITH (2) 1/2" DIA X 4" LONG 300 SERIES STAINLESS STEEL TITAN HD FASTENERS. BOLTS SHALL BE SPREAD AS FAR APART AS POSSIBLE. THE LENGTH OF THE ANGLE SHALL BE PARALLEL WITH WALL RUN.

FLOOR FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE N.A.V.D. DATUM ELEVATION.
3. SEE SHEET S-1, S-2 FOR STRUCTURAL NOTES. SEE DRAWINGS S-3, S-4 FOR TYPICAL DETAILS.
4. SEE SHEET S-12 FOR ALL SCHEDULES.
5. PROVIDE MINIMUM OF (1) FILLED CELL BELOW STEP. BEAM STEEL SHOULD BE CONTINUOUS THROUGH STEP. SEE TYPICAL DETAIL.
6. OPENINGS SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY AND SHOULD BE VERIFIED WITH THE ARCHITECTURAL AND MEP DRAWINGS.
7. TOP OF FINISHED FLOOR SHALL BE AS SHOWN ON THE PLAN. SEE ARCHITECTURAL & MEP DRAWINGS FOR SLAB DEPRESSIONS, SLOPES AND DRAINS AT BALCONIES AND OTHER LOCATIONS, AND CONFIRM WITH SER PRIOR TO CONSTRUCTION.
8. WHERE INDICATED ON PLAN, FLOOR FRAMING SHALL BE A CONCRETE SLAB. SEE PLAN FOR SLAB THICKNESS, SLOPES AND REINFORCING. REINFORCING BARS SHOWN ON PLAN AS SOLID LINES ARE TOP BARS AND BARS SHOWN AS DASHED LINES ARE BOTTOM BARS UNLESS SPECIFICALLY SHOWN OTHERWISE.
9. FLOOR SHALL BE AN 8" CONCRETE TWO WAY FLAT PLATE. PROVIDE #5 BARS AT 12" O.C. TOP AND BOTTOM BARS (MAT) IN EACH DIRECTION. REINFORCEMENT SHOWN ON PLAN ARE IN ADDITION TO THE COMMON MAT. PROVIDE 27" MIN. LAP LENGTH FOR ALL BARS.
10. SEE PLAN FOR SLAB THICKNESS AND SLOPES. VERIFY ALL RECESSES AND DAP REQUIREMENTS WITH ARCH. REFER TO ARCHITECTURAL AND MEP FOR SLOPES, DRAINS, ETC.
11. PROVIDE (1) #5 TOP AND BOTTOM CONTINUOUS AT EDGES OF SLAB ALL AROUND. PROVIDE (2) #5 BARS CONTINUOUS UNDER ALL WALLS, UNLESS A BEAM IS SHOWN.
12. BARS SHOWN ON PLAN ARE #5 UNLESS OTHERWISE NOTED.
13. SEE S-12 FOR BEAM SCHEDULE. WHERE BEAMS TERMINATE AT AN INTERIOR COLUMN, EXTEND TOP STEEL FOR CLASS 'B' LAP DISTANCE PAST FACE OF COLUMN OR TO SLAB EDGE AND HOOK.

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PLAN LEGEND

- ▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S2.
- ▽ INDICATES MASONRY CONTROL JOINT.
- ABOVE / THRU / BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

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