

# BARRIS RESIDENCE

251 PINE ROAD  
BELLEAIR, FLORIDA 33756

## DRAWINGS LIST

### ARCHITECTURAL DRAWINGS

COVER SHEET  
 SP-101 SPECIFICATIONS  
 SP-102 SPECIFICATIONS  
 SY-101 EXISTING / PROPOSED SITE DRAINAGE PLAN  
 D-101 EXISTING / DEMO. MAIN FLOOR PLAN  
 A-101 EXISTING / PROPOSED MAIN FLOOR PLAN  
 A-101a EXISTING / PROPOSED MAIN FLOOR PLAN  
 A-102 EXISTING / PROPOSED ROOF PLAN  
 A-102a EXISTING / PROPOSED ROOF PLAN  
 A-201 EXIST. / PROPOSED / DEMO BUILDING ELEVATION  
 A-202 EXIST. / PROPOSED / DEMO BUILDING ELEVATION  
 A-203 EXIST. / PROPOSED / DEMO BUILDING ELEVATION  
 A-204 EXIST. / PROPOSED / DEMO BUILDING ELEVATION  
 A-205 EXIST. / PROPOSED / DEMO BUILDING ELEVATION  
 A-206 EXIST. / PROPOSED / DEMO BUILDING ELEVATION  
 A-207 EXIST. / PROPOSED / DEMO BUILDING ELEVATION  
 A-301 EXIST. / PROPOSED BUILDING SECTIONS  
 A-302 EXIST. / PROPOSED BUILDING SECTIONS  
 A-303 EXIST. / PROPOSED BUILDING SECTIONS  
 A-304 DOOR & WINDOW DETAILS

### STRUCTURAL DRAWINGS

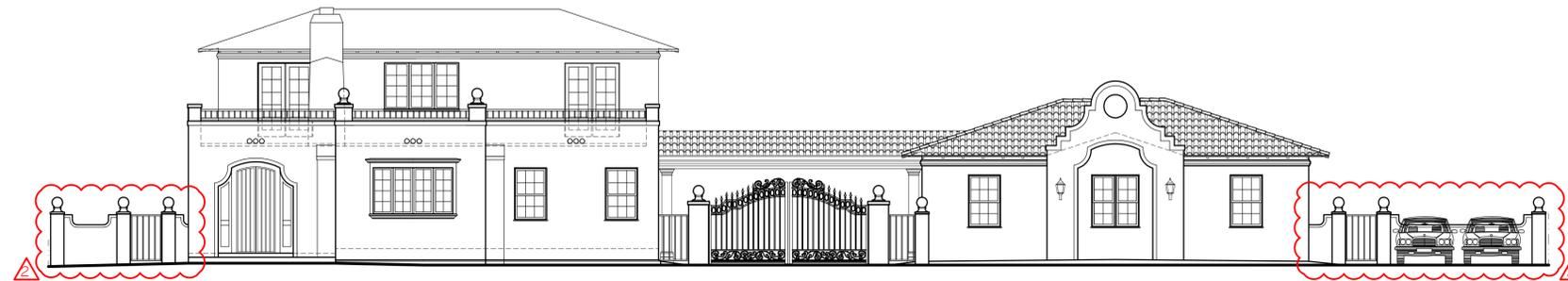
S-101 EXIST. / PROPOSED FOUNDATION PLAN  
 S-101a EXIST. / PROPOSED FOUNDATION PLAN  
 S-102 EXIST. / DEMO ROOF FRAMING PLAN  
 S-102a EXIST. / PROPOSED ROOF FRAMING PLAN  
 S-102b EXIST. / PROPOSED ROOF FRAMING PLAN  
 S-103 EXIST. / PROPOSED BUILDING SECTIONS  
 S-104 EXIST. / PROPOSED BUILDING SECTIONS  
 S-105 EXIST. / PROPOSED BUILDING SECTIONS  
 S-106 STRUCTURAL NOTES & DETAILS  
 S-107 STRUCTURAL NOTES & DETAILS  
 S-108 STRUCTURAL NOTES & DETAILS

### MECHANICAL DRAWINGS

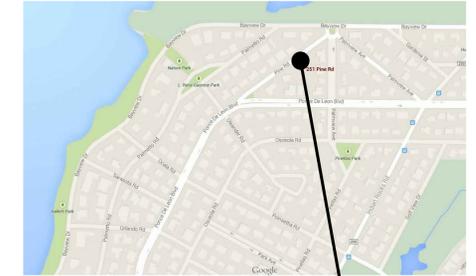
P-101 EXIST. / PROPOSED PLUMBING FLOOR PLAN  
 P-101a EXIST. / PROPOSED PLUMBING FLOOR PLAN  
 M-101 EXIST. / PROPOSED HVAC FLOOR PLAN  
 M-101a EXIST. / PROPOSED HVAC FLOOR PLAN

### ELECTRICAL DRAWINGS

E-101 EXIST. / PROPOSED ELECTRICAL FLOOR PLAN  
 E-101a EXIST. / PROPOSED ELECTRICAL FLOOR PLAN



PROPOSED FRONT ELEVATION



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 **SITE LOCATION MAP**  
N.T.S.

### GENERAL NOTES

1. These plans are the property of George Merlin Associates, Inc. No change to these drawings may be made without a written consent from the Architect. Unauthorized use is prohibited.
2. All construction to be in strict accordance with governing codes.
3. All manufactured products and materials shall be used in accordance with the manufacturer's specification recommendations.
4. All work shown is new unless noted "exist", "existing", or "relocated".
5. Do not scale drawings. All dimensions are to rough construction unless noted otherwise. Contractor to verify all dimensions and details prior to construction. Notify architect of all discrepancies.
6. Verify all floor, wall, and decorative finishes.

### CONSULTANTS

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REV: #2 4/28/2015  
REV: #1 4/16/2015

## GEORGE MERLIN ASSOCIATES INC

ARCHITECTURE ■ INTERIOR DESIGN

7729 Holiday Drive Snug Harbor Village  
Sarasota, Florida 34231



BARRIS RESIDENCE  
#1407  
DATE: 12/17/2014

## OUTLINE SPECIFICATIONS

BARRIS RESIDENCE  
251 PINE ROAD  
BELLEAIR, FLORIDA 33756

DIV. I	GENERAL REQUIREMENTS
DIV. II	SITE WORK
DIV. III	CONCRETE
DIV. IV	MASONRY
DIV. V	METALS
DIV. VI (A)	WOOD AND PLASTICS
DIV. VI (B)	WOOD AND PLASTICS
DIV. VII	THERMAL AND MOISTURE PROTECTION
DIV. VIII	DOORS AND WINDOWS
DIV. IX	FINISHES
DIV. X	SPECIALTIES
DIV. XI	EQUIPMENT
DIV. XII	FURNISHINGS
DIV. XV (A)	MECHANICAL--PLUMBING
DIV. XV (B)	MECHANICAL--AIR CONDITIONING
DIV. XVI	ELECTRICAL

## DIVISION I - GENERAL REQUIREMENTS

Work shall include:

Drawings and specifications  
Structural drawings and specifications  
Notice of Commencement  
Governing agency codes  
Superintendent  
Temporary facilities  
Cleaning  
Project meetings  
Inspections  
Shop layout drawings  
Sample and/or manufacturers' catalog data  
Manufactured materials  
Workmanship, substitutions  
Equipment and systems  
Completion  
Trade association abbreviations

Drawings and specifications are basic requirements; Contractor shall inspect and verify scope of work. Any additional work not specifically noted but yet apparent to field inspection and/or standard construction practices shall be considered as part of Contract. It is understood and agreed that refinement and detailing may be accomplished from time to time with respect to plans and specifications incorporated herein. No adjustment in Contract price or scheduled completion date shall be made unless such refinement or detailing results in changes in scope, quantity, quality, function, and/or intent of plans and specifications not reasonably inferable or anticipated by Contractor or Contractor's experience or expertise. Contractor shall notify Architect of any supposed conflicts between drawings or specifications; for contract purposes, the more stringent/expensive shall govern. Where drawings or specifications do not dictate requirements, the minimum requirements of all applicable building codes shall govern.

Structural drawings and specifications, unless specifically noted otherwise, do not provide for the design or conditions occurring during construction. Contractor to provide all necessary bracing and shoring required for stresses and instability occurring from any cause during construction. Contractor shall accept full responsibility for all such measures. It shall be the responsibility of Contractor to provide all necessary bracing, shoring, sheet piling, or other temporary supports to safeguard all existing or adjacent structures affected by this work.

A Notice of Commencement shall be filed at courthouse and posted at job site prior to beginning work. Contractor shall assist Owner in filing.

Governing agency codes, Mechanics Lien Law, OSHA (latest Florida editions) shall be strictly adhered to.

A Superintendent shall be employed by Contractor as necessary to coordinate and supervise all trades. Contractor and superintendent shall coordinate with Owner/ Architect and Engineer the schedule and staging of work. Proceeding with work shall indicate SubContractor acceptance of preceding work by other trades.

All temporary facilities shall be provided by Contractor and shall include defined job site parking, protections of existing roadway edge along street front of property, or edge replacement if during construction, electric, water, phone, portable toilet, permit boxes and no trespassing signage. These shall be maintained throughout the course of the project from commencement through final punch-list and project closeout.

Cleaning shall be regularly provided by Contractor. All debris shall be contained in dumpster(s) and removed from site regularly. Interior of building shall be made broom clean at the end of each work day. Vacuum cleaning shall be provided prior to wallboard and baseboard trim. Final cleaning shall consist of vacuum and washing of all finish surfaces, and cleaning of all dust / debris all HVAC ductwork.

Project meetings shall take place on a regularly scheduled basis a minimum of once every three weeks or at Owners request, with Contractor, Owner or their representatives to facilitate smooth progress of work.

Architect's, Engineer's or Owner's site observation shall be required prior to the following, and as otherwise necessitated by the progress of the work. Contractor shall give forty-eight (48) hours minimum notice to Architect and Owner prior to required work listed below:

- Placing concrete (to verify reinforcing and compaction, etc.)
- Mechanical HVAC, plumbing, and electrical rough-in (to coordinate these trades)
- Insulating/covering framing (to verify PME rough-in and coordinate insulation areas)
- Shishing and roofing (to verify exterior wall & roof flashing conditions)
- Tile layout and grouting (to verify layout design and setting conditions)
- Painting final coat (after primer and/or first finish coat to verify touch-up locations prior to final coating)

Shop/layout drawings of the following shall be submitted in triplicate to Architect, Engineer and Owner for review prior to fabrication. All work copies of shop drawings showing complete information for the fabrication and erection of the complete structure shall be submitted for review by Architect, Engineer and Owner. The review shall not relieve Contractor of responsibility for seeing that work is complete, accurate, coordinated, and in conformity with all applicable drawings. All shop drawings submitted for review have previously been reviewed by Contractor and shall contain Contractor's "shop drawings review stamp" on each sheet, signed and dated.

- Poured in place structural concrete
- Exterior precast concrete or foam trim
- Structural steel, including rebar at slabs, beams
- Pre-fabricated wood Engineered floor truss or I-joist system and roof truss system.
- Cabinetry
- Windows & doors
- Appliances
- Screen enclosures
- Plumbing system layout
- HVAC system layout
- Electrical layout (showing any deviations or clarifications from Architec's drawing)

Sample and/or manufacturers' catalog data of the following shall be submitted to Architect and Owner for review prior to purchasing or installation. Information for other items may be required by Architect or Owner.

- Railing (interior & exterior)
- Cabinetry finishes
- Pre-finished aluminum colors
- Roofing
- Cement finish textures
- Gypsum board finish textures
- Wall tile
- Flooring (interior and exterior)
- Painting and stain colors
- Appliances
- Plumbing fixtures
- HVAC equipment and diffusers
- Electrical fixtures

## CONT. . . DIVISION I - GENERAL REQUIREMENTS

Manufactured materials shall be installed in accordance with manufacturer's recommendations.

Workmanship of every trade shall be of highest quality available locally. SubContractors' references shall be submitted upon request. Owner and/or Architect reserves right to disallow any SubContractor for which reasonable objection given. SubContractors, once proposed and agreed to, may not be substituted and subContractors may not sub their work to another without Owner and/or Architect approval. All exposed materials shall have uniform appearance (tint, square, plumb, level, etc.) with tight, even joints. All unexposed materials shall be installed in a neat, orderly, safe manner. General Contractor shall correct non-workmanlike installations at no additional cost to Owner. "Approved substitution" means substitutions proposed by the Contractor but not allowed until approved by the Owner and / or Architect.

All equipment and systems shall be tested and balanced.

Upon completion, prior to request for final payment, Contractor shall submit the following:

Two (2) bound copies of a notebook with list of all SubContractors contact information (with names, addresses, and phone numbers) and all warranties, guarantees, operation instructions, and equipment manuals, including service and maintenance recommendations.

Two (2) sets of "as built" drawings showing all deviations from Contract documents indicating locations of pipes, valves, cleanouts, vents, junction boxes, etc., and all mechanical and electrical system components at Owner's request and verify if required.

One (1) DVD showing complete walk thru prior to pouring concrete over reinforcing, insulating over framing, plumbing, a.c. and electrical rough-ins, cement plaster walls and roofing over dry in and flashing.

Trade association abbreviations referenced herein are as follows: Standards indicated in association manuals shall be included in work, by reference. Contractor shall be familiar with standards or notify Architect.

B.I.A. Brick Institute of America  
A.C.I. American Concrete Institute  
A.S.T.M. American Society for Testing and Materials  
A.N.S.I. American National Standards Institute  
N.F.P.A. National Forest Products Association  
A.W.P.A. American Wood Preservers Association  
T.P.I. National Design Specification for Light Metal Plate Connected Wood Trusses  
A.I.T.C. American Institute of Timber Construction  
A.P.A. American Plywood Association  
W.W.P.A. Western Wood Products Association  
A.W.I. Architectural Woodwork Institute  
N.R.C.A. National Roofing Contractors Association  
S.W.I. Sealants and Waterproofings Institute  
S.M.A.C.M.A. Sheet Metal and Air Conditioning Contractors National Association, Inc.  
N.W.W.D.A. National Wood Window and Door Association  
M.L.S.F.A. Specifications for Metal Lathing and Furring  
P.C.A. Portland Cement Plaster Manual  
G.A. U.S. Gypsum Association  
T.C.A. The Council of America  
C.T.I. Ceramic Tile Institute  
N.W.F.A. National Wood Flooring Association  
P.D.C.A. Painting and Decorating Contractors of America  
A.S.H.R.A.E. American Society of Heating, Refrigeration, and Air Conditioning Engineers  
A.R.I. Air Conditioning and Refrigeration Institute  
N.F.P.A. National Fire Protection Association  
U.L. Underwriters Laboratories  
N.E.M.A. National Electrical Manufacturers Association

END OF DIVISION I

## DIVISION II - SITE WORK

Work shall include:

Subsurface investigation  
Tree and site protection  
Site clearing  
Excavation  
Fill, grading and compacting  
Finish grading  
Soil poisoning  
Utility connections  
Underground drainage  
Driveways, patio, walkways  
Landscaping and irrigation

Tree and site protection of all elements shall be the sole responsibility of Contractor, unless otherwise agreed to in writing. Damaged material shall be replaced at no cost to Owner.

Site clearing shall be allowed and shall include removing all vegetation from proposed building area. Capping, protection and re-connection of all utilities shall be provided by Contractor in base bid.

Excavation and sub-grade preparation shall include stripping and grubbing of surface sod and ground cover from proposed building area and removal of any subsurface material unsuitable for foundations, as apparent at excavation. Prior to excavation, Contractor shall verify location of all underground services and provide suitable maintenance of same, as well as protect adjacent properties, and report any conflicts and/or concerns to Architect.

Fill, grading and compacting of earth suitable for building foundation shall be conducted by Contractor per structural drawings and specifications. Vibration-producing machinery shall be closely monitored to avoid transmission to any nearby construction which could cause settlement damage. No debris shall be buried at site. Slabs on earth and all structural elements framing into walls which retain earth must be in place before backfilling. At grade wall conditions, unless wall is adequately shored, backfill and compact each side of wall simultaneously. Under slabs on grade, remove soft spots and foreign matter in sub-grade (where sub-grade consists of compacted fill, refer to specific notes on structural drawings). Backfill for slab on grade, footing excavations, and trenches only with approved material. Unless specifically noted otherwise, backfilling shall be carried out in maximum 8" high lifts of loose fill and compacted to a minimum of 98% standard proctor/dry density as verified by independent soil testing lab. Contractor to deliver independent soil test report to Architect prior to pouring any concrete.

Final finish grade as well as contouring and topsoil cover shall be by Landscape Contractor. General Contractor to provide rough and first finish grade to within 2" of final grade and shall coordinate with Landscape Architect prior to filling and compacting.

Soil poisoning shall be provided to the maximum extent allowed by law and conducted only by SubContractor providing a five-year unconditional warranty.

Utility connections shall be in accordance with standard practices with governing jurisdictions. Provide all available utilities underground. Provide underground gas piping to new grill and new fireplace in base bid.

Driveway, Patio, and Walkway finishes on grade shall be provided by Owner. Pattern, edging and installation methods shall be verified with Architect and Owner. General Contractor to provide sub-base as required compacted to minimum 2,000 psf. All work shall be in accordance with B.I.A., C.I.A., and T.C.A. standards appropriate for selected units.

Landscaping, irrigation, including well/pump, underground drainage piping, yard/site lighting, site privacy wall/fences shall be provided by Owner & field located under direction of Landscape Architect / designer.

END OF DIVISION II

## DIVISION III - CONCRETE

Work shall include:

Concrete mix and placement  
Elevated concrete slab  
Concrete slab on grade  
Precast concrete  
Reinforcing steel  
Welded wire fabric

Concrete mix and placement:

- Concrete mix and placement shall be in accordance with latest editions of A.C.I. 301, A.C.I. 318, and A.S.T.M. C-94 standard engineering practices. Provide alternate option for admix. by Penetron co., East Setauket, NY for any exterior balcony / patio slabs. Verify the use of this alternate option with Architect.
- Unless otherwise noted, all concrete shall have minimum compressive strength of 3000 PSI at twenty-eight (28) days and shall have slump within range of 3" to 5".
- For ready-mix concrete, maximum time permitted between adding mix water and depositing concrete in forms is ninety (90) minutes. Greater times are not acceptable.
- Provide alternate option to provide cylinders taken by independent testing laboratory and broken as follows: one (1) at seven (7) days, two (2) at twenty-eight (28) days, and one (1) spare with reports issued to Architect, Engineer of record, and Owner. Verify with Architect if cylinder shall be required prior to pouring any concrete.
- Provide sleeves at all penetrations, i.e., do not cut or bore through in-place concrete without prior written approval from Engineer of record.
- Submit proposed concrete mix design, in conformance with requirements of #1 (above), to Architect, Engineer of record and Owner a minimum of ten (10) working days prior to first anticipated concrete pour.

- Concrete footings, filled cells, and slabs shall be indicated on Architectural and structural drawings.
- Provide approved water-reducing admixture in all concrete conforming to A.S.T.M. C260. All other admixtures shall conform to A.S.T.M. C494 and shall be used in strict conformance with manufacturer's recommendations.

- Addition of site water to increase concrete slump shall not be permitted. Such practice will be deemed just cause to reject that particular batch of concrete.
- Use of fly ash within mix design is permitted such that weight of fly ash does not exceed 18% of total cementitious weight of concrete.

Concrete slabs on grade:

- Concrete slabs on grade shall be 4" actual thickness and shall be reinforced with 6x6 #10@10 welded wire fabric. Lap mesh reinforcement a minimum of 6" and ensure it is continuous through sawcut or control joints. (Verify use of fiberglass mesh reinforcing in lieu of welded wire with Architect.)
- Provide 6 mil polyethylene vapor barrier on poled surface after having been compacted to 98% standard proctor dry density and approved by Soils Consultant.
- Sawcut on grade 18" x 1" depth at intervals no greater than 5 feet on center each way or as indicated on drawings. Sawcuts shall be made within twenty-four (24) hours of concrete placement.
- Exposed slab walks shall receive light broom finish. Interior slab areas to receive finish flooring shall receive steel trowel finish and shall be clean and free of dust and sealed with suitable concrete sealer compatible with floor finish prior to application of floor finishes.

Precast Concrete:

- Refer to plans where location of precast concrete lintels is acceptable. Precast concrete lintels shall bear S.B.C. seal of approval and shall be sized and reinforced in accordance with structural drawings and notes. Lintels in exposed masonry wall shall be in accordance with specific details in Architectural and structural drawings.
- Precast concrete fountain, planter, and exterior trim shall be allowed and be by Treasure Cove, Bradenton, FL or approved substitution. Separate pieces shall be secured, mortared and sealed as required by supplier (see building floor plans for sizes). Manufacturer is to match the proposed size and layout of the fountain and planter as well as size and profile of any precast exterior trim to their standard collection and to submit shop drawings and texture samples to Owner / Architect for approval.

Reinforcing steel:

- Reinforcing steel shall conform to A.S.T.M 615, grade 60, and shall be detailed in accordance with latest edition of A.C.I. 315 manual of standard practice for detailing reinforced concrete structures.
- Minimum lap for continuous reinforcing steel shall be thirty (48) x diameters, unless specifically noted otherwise on plan or in specifications.
- Reinforcing steel cover shall be as follows:

(a) concrete placed directly in contact with ground:	3"
(b) concrete exposed directly to weather or in contact with ground after removal of forms:	1 1/2"
(c) concrete not exposed directly to ground or weather:	
beams -	1 1/2"
slabs -	3/4"

Welded wire fabric and vapor barrier:

- Welded wire fabric (WWF) shall conform to A.S.T.M. designation A185-72.
- Vapor barriers shall be unperforated six (6) mil polyethylene film with all joints lapped 6" minimum and cemented or taped.
- All slab/vapor barrier penetrations shall be sealed with expansive setting compound.

END OF DIVISION III

## DIVISION IV - MASONRY

Work shall include:

Concrete masonry units  
Stone masonry units  
Mortar  
Joint reinforcement  
Cell reinforcement  
Grouted cells

General:

- Masonry construction shall conform to standard building code, latest edition, unless otherwise noted.
- Beams, lintels, or base plates bearing on masonry walls shall be on hollow block filled solid with 3000 PSI concrete. All joints are to be fully filled with mortar. This shall be done for minimum length equal to twice the length of bearing, i.e. 16" symmetrical about center of bearing, and depth equal to length of bearing.
- At top of load bearing masonry walls provide minimum of one knock-out course filled solid with 1 #5 bar and 3000 PSI concrete. See plans and sections for full details.
- Unless otherwise shown or specified, provide standard twenty-four (24) gage galvanized steel ties and/or anchors at 16" on center vertically where masonry abuts or faces concrete.
- All masonry walls over 8 feet in height shall be braced during construction.

Concrete masonry units:

- Non-exposed concrete masonry units shall be 7.5/8" x 7.5/8" x 15.5/8" size modular units.
- Units shall be one-and two- cell blocks, standard weight, made of type I Portland cement, water, and approved aggregates, and shall conform to standard specifications for hollow load bearing masonry units, A.S.T.M. designation C90-70, with minimum compressive strength of 2000 PSI.

- Units shall be saved, not broken, and shall be no less than half units where cut. Exposed blocks shall be laid in running bond pattern, mechanically bonded by overlapping alternate courses. Provide sleeves at all penetrations.

Mortar:

- Masonry mortar shall conform to A.S.T.M. C270 and shall be type S mortar where not in contact with earth or type M where in contact with earth.

- All mortar joints shall be 3/8" - 5/8" in thickness and shall be flush cut.

Joint reinforcement:

- Unless otherwise shown on drawings, provide galvanized continuous ladder type or truss type joint reinforcement with #9 size and cross rods with maximum width of 2" less than masonry wall thickness. Reinforce all masonry wall at every 2nd block course with 6" minimum size laps.

- Provide additional joint reinforcement above and below all openings extended 24" beyond opening on each side.

Cell reinforcement:

- In hollow masonry construction, exterior masonry unit cells shall be reinforced with 1 #5 bar at corners, each side of openings, and at 4'-0" to 6'-0" on center maximum. See structural drawings for additional information. This reinforcement shall be considered minimum, in 150 MPH wind zone. Refer to plans for more specific requirements than minimum value.

- Reinforcement shall conform to A.S.T.M. A615 grade 60 (minimum yield strength of 60,000 PSI).

- Vertical wall reinforcement shall be lapped and tied 2'-7" at each splice location. Splices shall be located at each grout lift location within masonry wall.

- Interior load bearing masonry walls shall be reinforced with 1 #5 bar adjacent to each side of all openings and at 8'-0" minimum. See structural drawings for additional information.

Grouted cells:

- Masonry grout shall comply with fine grout requirements of A.S.T.M. C476. Slump shall be 6" +/- 1", and minimum compressive strength shall be 3000 PSI at twenty eight (28) days consolidated by puddling or vibrating.
- Grouted cells shall have vertical alignment sufficient to maintain clean, unobstructed, continuous vertical cell free of mortar droppings.
- Grout shall be poured in lifts not to exceed 10'-8" in vertical height.
- Cleanout inspection openings shall be provided at interior side of bottom of each grout lift for every other grouted cell.
- When grouting is stopped for one hour or longer, grouting shall be stopped a minimum of 1 1/2" below top of uppermost unit.

END OF DIVISION IV

## DIVISION V - METALS

Work shall include:

Structural steel  
Metal railing

Structural steel:

- Structural steel design, workmanship, fabrications, and erection shall conform to latest edition of A.I.S.C. specifications for design, fabrication, and erection of structural steel for buildings, as well as to latest edition of A.I.S.C. code of standard practice for steel buildings and bridges.

- All shop drawings prepared by Fabricator shall be submitted to Engineer of record as indication that intent of structural documents has been understood and accomplished. Shop drawings shall be prepared and submitted in the following manner:

(a) structural steel: all connections, unless otherwise specified or detailed within structural documents, shall be designed and detailed by Fabricator. Shop drawings shall specify criteria for design of all connections and shall identify nature, magnitude, and location of all design loads to be imposed on connections. Fabricator shall be responsible for implementing design as specified and for maintaining fabrication and erection tolerances and ensuring fit and erectability of structure.

- All welding shall conform to and is to be undertaken by Fabricator whose qualifications conform to structural welding code of American Welding Society (A.W.S. D1.1).

- All structural steel shall be new, conforming to A.S.T.M. A36 (with minimum yield strength of 36 KSI). (a) hollow structural tube sections shall conform to A.S.T.M. A500, grade B (with minimum yield strength of 46 KSI). (b) structural steel pipe shall conform to A.S.T.M. A53, types E or S, grade B (with minimum yield strength of 35 KSI).

- All bolts, nuts, and washers used in connections shall conform to A.S.T.M. A325 unless otherwise indicated.

- All anchor bolts for base plates and bearing plates shall conform to A.S.T.M. A307 unless otherwise noted.

- All bearing plates on masonry walls under beams to be sized to reduce load on masonry to 160 PSI. All beam bearing plates shall be provided with two (2) 1 1/2" diameter bolts by 10" long, grouted into masonry cavities, unless otherwise noted. Beams shall be welded to bearing plates unless otherwise noted.

- Clean and prepare all surfaces with SSP-T-SP2 primer. Apply one coat FSST-P-86, type II, or SSP-PAint 14, to provide 2.0 mil dry film thickness, except exterior surfaces protected only by masonry with no vapor barrier, which shall receive two coats. Field touch up bolts, welds, and burned or scraped surfaces after erection. All structural steel shall be hot dipped galvanized and shop primed, unless enclosed inside air conditioned space at project completion.

- All structural steel exposed to weather shall be hot dipped galvanized and painted additionally with marine grade industrial coating to protect against corrosion.

- No holes other than those shown on structural drawings shall be made in any steel member without written approval of Engineer of record.

- Weld continuous vertical dovetail anchor slots at 16" centers on all surfaces to be built into, abutted by, or faced with masonry.

- Wherever items are to be hung from structure, securement shall be from top chord.

- Provide all necessary temporary bracing to keep structure safe and plumb. Bracing on structural drawings is for finished building only.

- Coordinate with Mechanical Engineer, Electrical Engineer, and all Sub-trades whose work affects detailing, fabrication, and erection of structural steel.

- Tolerances in variation from plumb and level shall be met as follows:

(a) exterior columns, spandrel beams, and angles: 1/8" in 10 ft.  
(b) other pieces: 1/4" in 10 ft.

Metal Railings & Gates shall be powder coated aluminum at exterior and shall be allowed and selected by Owner / Architect & Interior Designer.

END OF DIVISION V

## DIVISION VI (A) - WOOD AND PLASTICS

Rough carpentry work shall include:

Lumber stud/post, joist/beam, furring/blocking/stripping  
Pre-manufactured structural panels  
Pre-manufactured trusses  
Plywood sheathing  
Building paper/infiltration barriers  
Fasteners/anchors

Lumber and installation shall be in accordance with N.F.P.A. and shall be No. 2 Hem-fir at bearing walls, headers, rafters and blocking, dried to 19% maximum moisture content and preservative treated (P.T.) per A.W.P.A. C2 and C9 where in contact with concrete or earth or below flood elevation. Wood shall bear the W.W.P.A. quality mark designation. Field cuts and/or holes shall be treated in field with chromate copper arsenate (CCA) in accordance with A.W.P.A. C2 to provide 0.40 lb/cf retention by assay of treated wood. Provide "LVJ" and "strucjoist" by Willamette Industries c/o Structural Connections engineered wood products, Sarasota, FL or approved substitution at beams and Wood "I" joists. Use wood I-joist headers and box beams (not 2 x material). Open web floor trusses are not allowed. Framing lumber, trusses, and plywood shall be delivered in dry condition and stacked/stickered off ground to provide ventilation and covered to provide sun and rain protection, or preferably stored inside building. Drill 3/4" diameter holes in plywood floors in rain conditions as required and/or replace any damaged, de-laminated plywood at no cost to Owner. Drill 1" diameter holes at 1'-0" o.c. for ventilation in any rafters that have applied finish coating. Provide solid blocking behind all plywood edges at trafficable roof membranes, and cement finish wall sheathings, unless tongue and groove plywood indicated on drawings. Provide firestop and draftstop blocking and blocking/securement behind bathroom accessories and window shades as required. (Verify locations of bath and window treatments with Owner or Architect. Provide blocking at all attic plywood storage or "catwalk" access areas as required. (Maintain clearance for ventilation or drill vent holes in catwalk plywood.)

Pre-manufactured roof/ratic trusses shall be in accordance with T.P.I. and A.I.T.C. and where indicated on drawings. Shop drawings shall be submitted for review by Engineer of record prior to fabrication or erection of wood trusses. Shop drawings shall indicate that provisions are made for support and bearing of roof/floor structural system, for cross and lateral bracing, for bracing and anchorage required to resist uplift and lateral forces. Clearly indicate on shop drawings species, sizes, and stress grades of lumber used. Show pitch, span, camber, configuration, and spacing. Indicate connector types, thickness, sizes, locations, and design values. Deflection under live load only shall not exceed 1/240th of span for roof loads and 1/360th for floor loads. Shop drawings shall bear impressed seal of Florida Registered Professional Engineer responsible for design. Review of shop drawings by Architect and / or Engineer of record shall not relieve Contractor from responsibility for seeing that work is complete, accurate, and in conformity with drawings. Contractor and truss manufacturer shall coordinate with work of other trades, including lumber framing, air conditioning, plumbing, and electrical and shall provide all incidental blocking, bridging, hangers, fasteners, etc. necessary for complete installation. Do not cut or remove chords or webs of trusses. Do not notch drill or attempt damage repairs to truss members without written approval of Specialty Engineer responsible for truss design.

Wood truss anchorage schedule shall be as indicated on structural drawings. It shall be Contractor's responsibility to coordinate schedule with roof truss submittal and properly select specified anchorage to comply with uplift loads by truss designer. All truss - to - truss and truss - to - bearing connections are considered part of pre-engineered truss system and shall be detailed as part of truss shop drawings.

Plywood sheathing shall be in accordance with A.P.A. group 2 or better. Roof sheathing shall be 5/8" CDX unless noted otherwise on drawings. Exterior wall sheathing shall be 1/2" 4-ply CDX unless noted. Interior sheathing shall be A-D where exposed on one side and A-A where exposed to both sides. Floor sheathing shall be 3/4" tongue and grooved, glued continuously along framing members with construction grade adhesive and nailed with minimum 10d ringshank nails @ 12" o.c. Provide alternating screwed connections @ 12" o.c. to eliminate noise with minimum #8 x 2" countersunk wood screws. Roof sheathing shall be nailed with 8d ringshank nails at 12" o.c. typically and at 4" o.c. at all panel edges and within 4'-0" of all eaves and ridges.

Building paper dry-in only shall be 15 lb. non-perforated, saturated felt per A.S.T.M. D226 (overlap all corners and seams 6" minimum). Provide Polystick Tu Plus by Polyglax, USA, Fernlay, Nevada or approved substitution for roofing underlayment and 6" around all exterior window and door openings.

Fasteners/anchors/clips/straps/seats shall be provided at each structural connection, per codes and/or as indicated on drawings. Provide galvanized steel seats at all wood framing members bearing on masonry or concrete. All metal and adhesive fasteners shall be sized and spaced adequately for secure connections. Metal plate/screw and nail fasteners shall be concealed where possible and be stainless steel fasteners if exposed to weather more than three months, including roof truss connectors, sheathing, sub-fascia, window bucks, etc. Provide alternate option for hot dipped galvanized where stainless steel not available and Z-max where hot dipped galvanized not available.

END OF DIVISION VI (A)

GEORGE MERLIN  
ASSOCIATES INC  
ARCHITECTURE  
INTERIOR DESIGN

7729 Holiday Drive  
Snug Harbor Village  
Sarasota, Florida 34231

- Residential
- Commercial
- Classic
- Contemporary

George Merlin  
President  
Architect #AR10623

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BARRIS RESIDENCE

251 PINE ROAD  
BELLEAIR, FLORIDA 33756



REV:	
JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED

SPECIFICATIONS

SP-101

## DIVISION VI (B) WOOD AND PLASTICS

Finish carpentry work shall include:  
Trim lumber and milled moldings (standing and running)  
Exterior fascia  
Exterior ceilings  
Exterior eaves  
Cabinetry/casework  
Finish fasteners

**Trim lumber and milled moldings** at exterior and interior locations shall be in accordance with W.P.A. and A.W.I. Lumber, woodwork, including trim moldings, etc., shall be delivered in dry condition and stacked off ground or concrete and stored inside building under cover. All woodwork to be verified to be dried to 12% max. moisture content before priming and painting. Lumber and moldings shall be stickered to provide ventilation and climatization. After acclimating and moisture content verification, provide full priming of all surfaces prior to installation and after cutting (see DIVISION IX). Verify clearances for all blocking requirements for finish work and accessories at time of framing.

**Exterior overhang/eaves** shall be painted 1 x 5 P.T. wood to match existing. Decorative corbels to be 3x P.T. wood at the main house and 2x P.T. wood at the guest quarters. Both to match existing.

**Exterior ceilings** shall be cement plaster (all exterior ceilings at patios, entry, and porches). Provide alternate option for 1x8 T&G stained cypress.

**Exterior precast concrete** (see DIVISION III)

**Interior trim lumber/moldings** shall match existing and be S4S clear poplar dried to 12% maximum moisture or approved substitution. Provide 5/16" one piece crown molding at tray ceiling in new Family Room. Provide alternate option for decorative wood beams to match existing pattern. Interior wood trim (for base contract) shall be wood 7-1/4" x 3/4" Colonial baseboard plus shoe mold similar to existing (verify final selection w/ Owner) and 4-1/4" x 3/4" one piece, Colonial casing (verify final selection w/ Owner). All interior sides of doors, including closets, bi-fold doors, sliding doors and any wall openings shall be wood cased. Windows shall be cased with stool and 5/4 ball-nose sill with 1" projection, similar to existing (verify final selections w/ Owner). Provide extension jambs of material matching casing as required at wood windows and doors. Metal windows and doors to have untextured, smooth finish gyp. bd. jamb and head returns. Verify with Interior Designer/Owner/Architect additional requirements for interior moldings.

**Exterior trellis and pergolas** shall be painted cypress 4x beams and 3x joists as base bid. Provide alternate option for same size beams and joists out of stained cypress in lieu of painted cypress. Provide additional alternate option for stained 2x P.T. southern yellow pine beams and joists.

**Exterior Columns** shall be paintable "PermaCast" smooth finish columns with "Tuscan" style base and cap and straight shaft by HB&G, Troy, AL; or approved substitution.

**Additional exterior and interior decorative trim** shall be allowed and selected by Owner (contract amounts to be in base bid).

**Cabinetry/casework/shelving** shall be allowed and selected by Owner.

**Finish fasteners** (any fastener on exposed exterior or interior lumber or plastic) shall be recessed, puttied, and sanded prior to finishing.

END OF DIVISION VI (B)

## DIVISION VII - THERMAL AND MOISTURE PROTECTION

Work shall include:  
Waterproofing  
Vapor barriers  
Insulation  
Finish roofing  
Flashings and sheet metal  
Roof accessories  
Joint sealer

**Waterproofing** at retaining/ "basement" walls shall be one coat hot bitumen asphalt over "thoroseal" plaster parging by Thoro-system Prod., Miami, FL, or approved substitution.

**Vapor barriers** shall be sheet type, un-punctured, with all joints lapped and taped. Provide 6 mil polyethylene under concrete slabs and over any unfaced bat insulation.

**Perimeter insulation** at all new and renovated exterior masonry walls to be 3/4" foil faced polystyrene foam insulation (R-6 min.), adhered continuously. Attic insulation shall be closed cells spray foam insulation by Corbond, Bozeman, MT or approved substitution (R-22 at attic min.). Insulate over recessed lighting fixture housings (thermalguard type - see DIVISION XVI). Exterior door and window shim spaces shall receive spray foam insulation in full cavity thickness. Provide alternate option for R-19 insulation to be added to crawl space below existing residence.

**Sound-deadening fiberglass/blanks** and 1/2" thick sound-deadening wall board by Georgia Pacific or approved substitution shall be provided under gypsum board at all new plumbing walls. (Sound board only around all waste pipes.) Provide 6" thick sound-deadening bats at entire wood floor assemblies. (See DIVISION XV for plumbing waste line insulation). Provide alternate option for additional sound insulation bats and/or wallboard per sq. ft. and verify locations with Owner/Architect.

**Tile Roofing** shall match existing and be barrel style cap and pan clay tile - Altusa Collection - by SAS USA, Inc., Miami, FL; or approved substitution. Provide sample of tile selection to verify that it matches existing. Confirm selection with Architect/Owner. Provide standard mortared installation over peal-n-stick waterproofing membrane. Provide fully storm clipped application. Tile edges to be cut, not broken, valley and other flashings to be per S.M.A.C.N.A. and SAS USA, Inc. Standards. Ends to be neatly mudded at mortared application.

**Membrane roofing/waterproofing** (over new low pitch roof at new building addition) over exterior plywood decks shall be 90 mil modified bitumen hot mopped with 20-year bondable warranty by GAF, Wayne, NJ, or approved substitution.

**Flashings and sheet metal** shall be .040 gage aluminum (not .026), in accordance with A.S.T.M. B209, ESP pre-finished to match adjacent surfaces, installed in accordance with N.R.C.A. and S.M.A.C.N.A. Color selections to match existing, but verify final color selections with Architect/Owner. Metals shall be separated with 15# felt or bituminous coating from corrosive dissimilar metals, cementitious metals, etc. Sheet metal shall be machine bent with "breaking" tool. Provide overlapped expansion joints with hooked flanges where required at running lengths, nailed or screwed and sealed as required. All exterior door thresholds shall have "pan" type, flashing with soldered/sealed joints, set in waterproof mastic. (See DIVISION XV for shower bases).

**Roof accessories** shall be provided by Ampcor, Taylorville, MS, or approved substitution. Provide alternate option to add low-profile roof jack vents at existing roofs that are enclosed, painted to match adjacent roofing. High-profile "Gooseneck" vents are not allowed.

**Joint sealer** caulking and sealant shall be in accordance with S.W.I., applied over clean, backed joints. Use 1-part, non-acid-curing, paintable silicone (or per paint manufacturer's recommendations) on exterior surfaces, acrylic-emulsion on interior surfaces or approved substitution (color to match adjacent surfaces).

END OF DIVISION VII

## DIVISION VIII - DOORS AND WINDOWS

Work shall include:

Swing doors  
Metal doors  
Wood doors  
Fiberglass exterior doors  
Sectional overhead doors  
Sliding glass doors  
Windows  
Hardware  
Glazing  
Mirrors  
Shower/tub enclosures

**Swing doors at exterior and interior** shall all be set to outside of frame in direction of swing and have 1x wood extensions at frames if required for full swing operation without binding on side jambs of door frame or pulling on hinges. All doors shall be properly balanced in all swing positions and shall have clearances of 1/16" at heads and jambs and 1/4" above finish flooring.

**Wood doors at exterior and interior** shall be in accordance with A.W.I. and N.W.W.D.A. standards. (Wood doors shall be painted - verify with Owner). Doors exposed to exterior shall have fronts butted, mortised and continuously glued with waterproof adhesive, and pinned, and shall be factory or shop sealed/primed on all surfaces before delivery to project site. All wood doors shall be warranted against warpage for one (1) year. Doors exposed to exterior (with or without glass insert) shall meet FBC requirements for impact & wind resistance.

**Interior doors** shall be painted, MDF, 2 panel solid core with panel profile/design to match existing by Timberland, Largo, FL; or approved substitution (see plans and verify final panel design w/ Owner). No hollow doors allowed. Door hinges to match lock finish to be prehung with doors and match existing. Confirm final selections with Architect/Owner.

**Fiberglass exterior door** shall be factory primed, painted or stained, smooth or textured, standard pre-stamped panel skin (all as verified with Owner and / or Architect) and solid insulated core, with weather-stripping, and aluminum threshold by ThermoTru, Maumee, Ohio; or approved substitution. Doors exposed to exterior (with or without glass insert) shall meet FBC requirements for impact & wind resistance.

**Entry doors at Main House and Guest Quarters** shall be custom metal entry door with glass insert and decorative metal motif and shall be allowed and selected by Owner & installed by Contractor in base bid. Doors shall meet FBC requirements for impact & wind resistance.

## CONT. . . DIVISION VIII - DOORS AND WINDOWS

**Sectional overhead doors** (with or without glass insert) shall meet FBC requirements for impact & wind resistance and shall be (8'-0" wide by 8'-0" high (per drawings), metal with wood grain fiber glass surface, insulated door as manufactured by Overhead Door Co., Dallas, TX; or approved substitution. Doors shall be provided with phantom chain driven electric motors & automatic safety reversing control in door bottoms. Provide two (2) remote control operators per door & one universal 3-button control keypad. Provide alternate option for corrosion resistant warranty.

**Exterior French Doors** shall be "Smoothstar" Series, as manufactured by ThermoTru, Maumee, Ohio; or approved substitution. Doors to be paint-grade with insulated impact clear glass with applied grilles both sides. Provide alternate option for Andersen "A series" non-insulated, impact glass door (with split finish Albany hardware set) in lieu of ThermoTru. All door components and hardware to be corrosive resistant (stainless steel) in base bid. Doors exposed to exterior (with or without glass insert) shall meet FBC requirements for impact & wind resistance.

**Windows** shall be casement, fixed, and/or double hung windows (window type/layout to match existing window type/layout where replacing existing windows in main house and guest quarters - see drawings for more information). "Targa" series, as manufactured by CGI Windows, Miami, FL. Units shall have a standard manufacturer vinyl finish (bronze color on exterior, white color on interior) with gray monolithic, non-insulated, impact resistant glass (see building elevations for removable muntin locations). Provide alternate option for CGI "Targa" as called for above, but with insulated, high performance low-E clear impact glass. Provide additional alternate option for casement, fixed, and/or double hung windows, 400 series, as manufactured by Andersen Windows. Units to have clad wood finish with bronze color on exterior and painted white color on interior with gray monolithic, non-insulated, impact resistant glass (see building elevations for removable muntin locations). Provide alternate option for Andersen 400 series as called for above, but with insulated, high performance low-E, clear impact glass. All window components and hardware to be corrosive resistant (stainless steel) in base bid.

**Sliding glass doors** shall be 8100 series, as manufactured by WinDoor, Orlando, FL. Units shall have a standard manufacturer prefinished aluminum (bronze color) with high performance low-E sun, monolithic, impact resistant glass (no grilles). Base bid shall be for bronze color inside and outside of sliding glass door. Provide alternate option for bronze color outside and white color inside. Provide additional alternate options for both color schemes to have insulated, low-E glass instead of monolithic. All sliding glass doors components and hardware to be corrosive resistant (stainless steel) in base bid. Sliding glass doors shall be with a threshold riser as required by code per location. Sliding glass doors to have high bottom rails with large "Delrin" wheels and secondary locks.

**Hardware** for all prehung doors to come with standard mfr's hardware including hinges, weather and sound stripping, metal thresholds, etc. Match existing and verify standard door hinge finish with Owner/Architect prior to ordering. Additional hardware such as latches, locks, levers, closers/stops, etc. shall be allowed and selected by Owner/Architect. (Complete window hardware shall be provided with windows. Complete sliding glass hardware shall be provided with doors.) Hardware exposed to exterior shall be stainless steel.

**Glazing** shall be LOF, PPG, or approved substitution, with non-shrinking, non-hardening compound. General Contractor shall verify and provide tempered glass or impact rated glass in all door units, windows, and fixed glass where required by building codes.

**Mirrors** shall be provided by Owner.

**Shower and tub enclosures** shall all be frame-less and shall be allowed and selected by Owner.

END OF DIVISION VIII

## DIVISION IX - FINISHES

Work shall include:

Lath and plaster  
Gypsum board  
Wood flooring  
Tile  
Concrete sealer  
Carpeting  
Painting/staining  
Wall coverings

**Lath and cement plaster** finish shall be provided as shown in the drawings. Metal lathing as required shall be 16 gage stainless steel diamond mesh. Lathing shall extend 12" minimum over joints between dissimilar materials. Expansion separation joints, corner, and edge beads shall be provided throughout and be 26 gage pure zinc. Any surface rust shall be remedied at Contractor's cost. Plaster shall be painted Portland cement (2 coat 5/8" thick at masonry, 3 coat 7/8" thick at wood), with sand float finish in base bid. Provide alternate option for light lace texture. Work shall be in accordance with A.S.T.M. A42.5, A.S.T.M. C926, M.L.S.F.A., and P.C.A. Provide one coat light sld lace texture painted "cementitious coating" at interior garage/storage CMU wall areas only with alternate option for painted CMU only at these locations.

**Gypsum board** shall be in accordance with GA. handbook. Gypsum board shall be beveled edge 1/2" thick at all interior walls, 5/8" thick at all interior ceilings. Provide "Durock" by USG, Chicago, IL, mortar/tile backing board at all bathtub and shower areas. Finish surfaces shall be light orange peel textured at all walls, and ceilings. (Provide samples for Owner review and approval). Provide alternate option for "knock down" finish at ceilings and separate alternate option for smooth level 5 finish at walls & ceilings. 1/2" thick sound deadening board by Georgia-Pacific, Atlanta, GA, or approved substitution, shall be provided under gypsum wallboard at all plumbing walls and where additionally required (field verify final locations, see DIVISION VII). Holes at wall, ceiling penetrations shall be 1/2" maximum larger than required, taped and finished with compound mix where exposed to view and taped with waterproof fiberglass tape at concealed areas.

**Wood flooring** shall be provided & selected by Owner, but installed by General Contractor, with all related materials to be provided by General Contractor in base bid. Install per Hardwood Flooring Installation manual and Finishing/Refinishing Manuals by N.W.F.A. All plywood and felt membrane substrate shall be in base bid.

**Tile** (stone/marble or masonry/brick) material shall be provided & selected by Owner, but installed by General Contractor, with all grout and related materials except grout provided by General Contractor in base bid. All tile shall be set in accordance with Handbook for Ceramic Tile Installation by T.C.A. and Ceramic Tile Manual by C.T.I. Floor tile over interior concrete substrate shall be thin set per F113-03. Floor tile over exterior concrete on grade / fill and wood structure substrate shall be mortar set similar to C.T.I. F103-03. Ceramic tile shall be thickest over dur-o-rock at wood floors. Tub and shower wall and floor tile set over dur-o-rock per B411-03 and B410-03. All floor tile shall meet slip resistance. Tile shall be spaced to minimize cutting and provide largest possible cut pieces. Provide beveled edge at tile/wood transitions. The joints shall be 1/8" wide maximum with uniform alignment.

**Concrete sealer** at exposed and unfinished garage area and exterior covered porch area concrete floors. Verify any stained concrete with Owner prior to sealing the concrete.

**Painting** shall be in accordance with Architectural Specifications Manual: Painting, Repainting, Wall covering, and Gypsum Wallboard Finishing by P.D.C.A. Paint shall be best mildew resistance best grade of Porter, Benjamin Moore, Sherwin Williams or approved substitution. All surfaces shall be puttied, sanded, cleaned, dried, and otherwise prepared as required prior to painting. All exposed surfaces shall be painted with drying and sanding between coats. Each coat shall be smooth, even, and thoroughly worked into crevices. Exterior paint shall not be applied in damp weather or shall be thinned and re-painted per manufacturer's recommendations after damp exposure. Interior paint final coat shall not be applied until building has been sealed and air conditioned for two (2) days minimum and has inside temperature less than 90 degrees F, and relative humidity less than 65% or Contractor shall repair all cracks due to trim shrinkage at no additional cost to Owner. All interior doors are to be painted to match existing in base bid (no staining). Contractor shall schedule Owner or Architect's inspection of all surfaces and trim for "touch-up" verification prior to final coat. For bidding purposes, Contractor shall provide one wall color, one differing ceiling color, one differing trim color, one differing interior door color and one differing entry and exterior doors color throughout. (Additional color differences on a "room to room" basis shall be provided as an alternate option as verified with Owner and / or Architect.) Provide full priming of all surfaces of wood trim and milled moldings (including trim plywood) prior to installation, after acclimatization (see DIVISION VI). All colors shall be selected by Owner and / or Architect from samples furnished by Contractor.

**Paint schedule** shall be as follows:

**Exterior:** (Repaint all exterior finished surfaces for both main house and guest quarters to match existing in base bid.)

**Ferrous metal:** 2 coats alkyl gloss enamel over zinc chromate primer (Install primer at installation or time of field abrasion).

**Galvanized metal:** 2 coats alkyl gloss enamel over rust screen primer (Install primer at installation or time of field abrasion).

**Woodwork and doors:** 2 coats exterior acrylic latex, semi-gloss sheen over 1 coat acrylic latex primer.

**Interior:** (Repaint only new and renovated areas within main house only. Repaint entire room surface where any patched areas occur.)

**Gypsum board walls and ceilings:** 2 coats acrylic latex, satin sheen over 1 coat acrylic latex primer over texture. (Wallpaper preparation where directed by Owner).

**Woodwork and trim:** 2 coats acrylic latex, semi-gloss sheen over 1 coat acrylic latex primer

**Doors:** 2 coats acrylic latex semi-gloss sheen over 1 coat acrylic/latex primer

**Wallpaper and wallboard preparation** shall be provided by Owner. Verify locations prior to texturing gypsum board walls. General Contractor shall coordinate with Owner/Interior Designer to avoid construction conflicts.

END OF DIVISION IX

## DIVISION X - SPECIALTIES

Work shall include:

Storm shutters  
Closet shelving  
Bath accessories  
Pest control

Central vacuum system  
Fireplaces  
Pizza Oven  
Firepit  
Awnings

**Storm and Security Shutters** shall be provided by Owner, if at all. Contractor shall rough-in for hurricane shutters where indicated on drawings.

**Closet shelving** shall be allowed and selected by Owner/Interior Designer.

**Bath accessories** shall be allowed and selected by Owner/Interior Designer.

**Pest control**, shall be in wall tubular / gas system by Wright Termite and Pest Control, Inc., Sarasota, FL or approved substitution and shall be allowed and provided in base bid.

**Indoor fireplace** shall be prefabricated "Birmingham" 42" Wood Burning Fireplace by "Heatitator" with prefabricated insulated metal chimney in base bid. Confirm selection with Owner prior to ordering or framing.

**Outdoor fireplace** shall be "Arched-Front Fireplace" by FireRock. Confirm selection with Owner prior to ordering or framing.

**Pizza oven** shall be "Wood Fire Oven" by FireRock. Confirm selection with Owner prior to ordering or framing.

**Fire pit** shall be "Round Fire Pit" by FireRock. Confirm selection with Owner prior to ordering or framing.

**Awnings** shall be provided and selected by Owner.

END OF DIVISION X

## DIVISION XI - EQUIPMENT

Work shall include:

Appliances

**Appliances**, including new outdoor grill, shall be allowed and selected by Owner, but installed by General Contractor in base bid (Contractor to verify final selection & specifications with Owner). Contractor shall verify and provide all rough-in requirements and shall coordinate to avoid construction conflicts. Receiving, and installation with all applicable warranties, operation and service manuals shall be by Contractor. Contractor shall test, operate and adjust, if necessary, all appliances before delivering building to Owner.

END OF DIVISION XI

## DIVISION XII - FURNISHINGS

Work shall include:

Window treatments  
Furniture/accessories

**Window treatments, furniture/accessories** shall be provided by Owner. General Contractor shall verify framing/blocking carpentry and electrical requirements and coordinate with Owner/Architect, Interior Designer, to avoid construction conflicts. (Pocket framing and electrical for concealed window blinds shall be verified with Interior Designer/Owner and provided for from additional interior trim allowance.)

END OF DIVISION XII

## DIVISION XV (A) - MECHANICAL

PLUMBING:

Work shall include:

Plumbing distribution  
Water supply piping  
Waste and vent piping  
Supports and anchors  
Mechanical insulation  
Plumbing fixtures  
Water heaters

**Plumbing distribution** layout and sizes shall be designed by licensed Plumbing Contractor. Submit shop/layout drawings to Architect for review. Install so as to minimize noise due to pipe vibration in structure. Any noise due to improperly strapped piping shall be repaired at Contractor's expense (including finishing repairs). Entire system shall be tested to be air and water tight before delivering building to Owner. Contractor shall provide a one-year warranty on materials and installation upon completion of work.

**Water Heater** shall remain as existing gas unit and be relocated as shown on drawings, including extension of gas and water line piping all in base bid.

**Water supply piping** shall be CPVC. Contractor shall verify and provide sizing and pressure such that there shall be no pressure drop due to use of fixtures. Provide alternate option for new PVC service line from meter to building with shut off valve outside at supply entrance to building. Hose bibs shall be nickel plated with vacuum breakers, 24" above grade (verified location as shown on plans with Owner). Water purification system shall be provided by Owner, if at all. Provide alternate option for whole house PEX manifold water piping system to replace existing.

**Waste and vent piping** shall be Schedule 40 PVC where permitted by plumbing code. All traps shall be concealed within structure. Verify any required curbing of construction with Architect prior to installation. All vents to be consolidated to reduce the number of roof penetrations. Roof vents shall be inconspicuous & not visible from street.

**Supports and anchors** shall be provided as required, with 1/2" wall "AP Armaflex" insulation wrap or at all penetrations and attachments to structure to reduce vibration/shock. All miscellaneous metal exposed to exterior or in attic or garage shall be non-corrosive material and pre-primed per paint schedule to inhibit corrosion.

**Mechanical insulation** 6" ± sound-deadening bats shall be wrapped around all waste pipes in any overhead wood floor assemblies (by insulation subContractor). Provide alternate option for new cast iron piping to replace existing interior waste risers only. Provide for 1/2" wall "AP Armaflex" insulation around all supply water pipes in non-air conditioned spaces (attics, underground) and at all re-circulating lines.

## CONT. . . DIVISION XV (A) - MECHANICAL

**Plumbing fixtures, fittings and trims** shall be selected and allowed and by Owner. Contractor shall verify fixture schedule with Owner and be responsible for coordination and supply of all required fittings and trims. Toilets shall be ultralow volume water saving type (1.6 gal/min.). General Contractor to verify and provide all related electrical and exhaust requirements.

END OF DIVISION XV (A)

## DIVISION XV (B) - MECHANICAL

AIR CONDITIONING:

Work shall include:

Air distribution  
Air handling units  
Condensing units  
Thermostats  
Ductwork  
Exhaust fans  
Diffusers  
Testing, adjusting, and balancing

**Air distribution systems** layout and sizes shall be as shown on the plans and installed by licensed Air Conditioning Contractor per A.S.H.R.A.E. and A.R.I. standards. Submit shop drawings, for piping, controls, fan ductwork, HP equipment, and diffuser manufacturer's submittal literature. Design criteria to be for temperature differential of twenty (20) degrees F, outside summer dry bulb 95, outdoor winter dry bulb 35, outdoor wet bulb 77, indoor wet bulb 67, and indoor summer dry bulb 75, indoor winter dry bulb 70; 08 static pressure. Contractor shall provide "as built" drawings and a one-year warranty on complete materials and installation upon completion of work.

**Air handling units** shall be high efficiency (S.E.E.R. 14.0 minimum) heat pump by Trane or approved substitution. Provide alternate option for T7.0 S.E.E.R. Units shall have primary and secondary 1" PVC condensate drain line to exterior from air handler (insulated with 3" wall "Armaflex") and secondary galvanized drain pan underneath unit, with safety float switch installed in secondary pan and in-line primary condensate shut down control in AHU drain line. All suction refrigerant lines shall be insulated with 3/4" wall "Aero" tube by Johns Manville or approved substitution. Provide alternate option for "space guard" media type filters. All vertical installations shall include galvanized sheet metal stand enclosed on four sides and open on top and bottom, set in galvanized auxiliary drain pan 2" larger in all directions. All horizontal installations shall include rod hangers and be set in galvanized auxiliary drain pan 2" larger in all directions. Units shall be factory inclusive of 5 or 10-year standard limited parts warranties.

**Condensing units** shall be installed on spring mount vibration insulators (when attached to building) and secured to withstand 60 PSF wind uplift pressure. Units shall be factory inclusive of 5 or 10-year standard limited parts warranties.

**Thermostats** shall be digital, programmable thermostat (temperature and humidity control) type, mounted at 5'-0" above finish floor. Verify any new locations with Owner.

**Ductwork** shall be coordinated with all other appropriate trades. All ductwork shall be galvanized metal with R-6 (not R-8) foil insulated wrap, fabricated and installed in accordance with S.M.A.C.N.A. Insulated "Flex duct," min. R-6 (not R-8), with metallic jacket and vinyl helix inner core, shall be permitted only in maximum ten-foot (10') lengths (exception floor system installations). Provide alternate option for all flexduct. Seal all ductwork per PPL (Build Smart) and EPA (Energy Star) requirements. Provide butterfly type volume balancing dampers at branch duct runs. Provide flexible connection between supply and return trunk connections to air handling units. All major rooms shall have ducted returns to central filter air handling unit. Provide alternate option to have Master Suite (master bedroom, bath, his/her closets, her study, and passageway) on separate and new HVAC system while tying new Family room, pantry, laundry and powder room into existing HVAC system for existing main house. Provide vertical chase in new laundry room (see M-101 for location) to feed these spaces from above via the existing air handler located below the existing kitchen floor.

**Exhaust fans** shall be where on the plans and per code, with 100 CFM min. by Nutone, Panasonic, or approved substitution with pre-finished enamel white color to match existing (or painted to match adjacent color surfaces as directed by Owner. Provide finish wood trim locations at rough in to avoid conflicts). Model and size per shop drawing by subContractor.

**Diffusers grills and registers** shall be by Metal Industries Inc., Clearwater, FL, or approved substitution with pre-finished enamel white color to match existing (or painted to match adjacent color surfaces as directed by Owner. Verify finish wood trim locations at rough in to avoid conflicts). Model and size per shop drawing by subContractor.

**Testing, adjusting, and balancing** shall be provided and accompanied by test and balance certificate of installer. Note: Where balancing dampers will be inaccessible after ceilings are installed, air handlers shall be operated and dampers adjusted and locked prior to being concealed by ceilings.

END OF DIVISION XV (B)

## DIVISION XVI - ELECTRICAL

Work shall include:

Electrical distribution  
Power/grounding  
Lighting/fan fixtures  
Television system  
Security system  
Stereo system  
Boxes, fittings, and switching  
Wiring devices  
Generator

**All electrical distribution system** layouts, material, and installations shall be in accordance with the National Electrical Code, including local amendments, N.F.P.A.-U.L., N.E.M.A., A.S.T.M., and A.N.S.I. Systems shall be engineered by licensed Contractor. Contractor shall submit written request for extension of electrical service from PPL. All service equipment shall be approved by Power Company. Service from Power Company to structure shall be underground. Contractor shall provide coordination meetings with Owner to confirm or relocate electric fixture prior to wiring. Contractor shall relocate boxes, if directed by Owner prior to pulling wire, at no additional cost to Owner.

**All power and grounding** shall be with copper wire. All underground wiring, and as otherwise required by code, shall be in PVC conduit. Provide pull wire in empty conduits. Provide underground stubs at four corners of building to five (5) feet beyond building for site/yard lighting. All wiring from panelboard to framing spaces shall be run neatly with protective cover per code. All wiring exposed in attics shall be run in neat arrangement (not "draped") and secured to framing members. Provide for structured wiring system with (2) CAT V cables (telephone and computer) and (2) RG6 quad cables (T.V. and D.S.S.) at two telephone and television outlet locations.

**Boxes fittings, and switches** shall be metal or plastic approved by code. Shallow boxes shall be provided at all masonry walls. All exterior, bathroom, and kitchen power receptacles shall be on ground fault interrupt systems. All lights and ceiling paddle fans shall be on slide rheostat/dimmer control.

**Floor outlets**, if applicable, to be flush mounted with concealed plug cover by Thomas & Betts #68-RCST-BGE or approved substitution (for cover plate flush with finish floor and outlet recessed for fully recessed duplex power plug connections.) Verify any floor outlet locations with Owner, if any at all.

**Wiring devices** shall be "Decora" series by Leviton or approved substitution. All switches shall be quiet rocker type, (with slide dimmers, at all paddle fans and all lights), white or ivory color, as verified with Owner, mounted at 48" above finish floors. Receptacles shall be standard Decora grade, ivory or white color, as verified with Owner, mounted 12" above floor and sideways above floor in baseboards (where needed, at chairrail/wainscot panel walls) and at 40" at counter tops. (Verify finish wood wainscot panel and other molding trim locations at rough in to avoid conflicts). Cover plates shall be designer line, exposed screwed type, standard size, plastic, color to match devices.

**Lighting and fan fixtures** shall be allowed and selected by Owner. All lighting fixtures recessed into insulated floor/roof assemblies shall be "thermalguard" (I.C.) type for direct contact with insulation. See electrical fixture schedule for fixtures to be in base bid.

**Lighting Control System** shall be provided by Owner, if at all.

**Television/audio system** shall be provided and selected by Owner. Contractor shall coordinate to avoid construction conflicts.

**Standard television outlets** and related wiring to be installed in base bid

**Standard telephone outlets** and related wiring to be included in base bid with individual home runs from each outlet.

**Security/intercom system** shall be provided and selected by Owner. (Smoke detectors shall be provided and wired with main electrical service, not security system.)

**Stereo Audio/video system** shall be provided by Owner. Contractor shall coordinate to avoid construction conflicts.

**Lightning & Surge protection** shall be provided by Owner. Contractor shall coordinate to avoid construction conflicts.

**Electrical generator and transfer switch** shall be provided by Owner, if at all. Contractor shall coordinate to avoid construction conflicts.

END OF DIVISION XVI

GEORGE MERLIN  
ASSOCIATES INC  
ARCHITECTURE  
INTERIOR DESIGN

7729 Holiday Drive  
Snug Harbor Village  
Sarasota, Florida 34231

Residential  
Commercial  
Classic  
Contemporary

George Merlin  
President  
Architect #AR10623

Phone 941 923 8868  
Fax 941 923 9148

gmerlin@merlinarchitecture.com  
Corp. #AA002459

BARRIS RESIDENCE

251 PINE ROAD  
BELLEAIR, FLORIDA 33756



REV:	
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REV:	
REV: #1</	

**ZONING TABULATION**

ZONE	REQUIRED	PROVIDED
SET BACK REQ.	RE	RE
FRONT	25'	>25'
SIDES	7.5'	>7.5'
REAR	25' OR 20% LOT WIDTH, WHICHEVER IS LESS	>25' (20% OF 150' = 30')
MIN. LOT AREA	18,000	± 21,853
MIN. LOT WIDTH	100'	± 150'
MAX. BUILD HEIGHT	32'	>32'
BUILDING COVERAGE	60%	42%

**AREAS TABULATION**

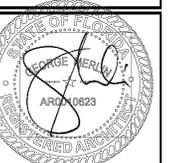
BUILDING / AREA NAME	AREA
MAIN FLOOR - EXISTING BUILDING FOOTPRINT (A/C AREAS ONLY)	2510 S.F.
EXISTING MAIN FLOOR ENCLOSED SCREENED PORCH AREA (NON-A/C)	352 S.F.
EXISTING UPPER FLOOR (A/C AREA) (NO CHANGE)	872 S.F.
UPPER FLOOR - EXISTING OUTDOOR NON-A/C ROOF (NO CHANGE)	1299 S.F.
NEW ADDITION TO MAIN FLOOR (A/C)	1266 S.F.
EXISTING DETACHED GARAGE STRUCTURE (TO BE RENOVATED)	444 S.F.
EXISTING GUEST QUARTERS (NO CHANGE)	913 S.F.
NEW SEPARATE GARAGE STRUCTURE (NON-A/C)	1120 S.F.
NEW BRICK PAVER DRIVEWAY AREA (NON-A/C)	3336 S.F.
NEW OUTDOOR COURTYARD AREA (OPEN TO THE SKY, NON-A/C)	1818 S.F.
TOTAL AREA OF ALL BUILDINGS (NOT INCLUDING OUTDOOR SPACES)	7477 S.F.

**LEGEND:**

-  PROPOSED NEW ONE STORY ADDITION TO THE EXISTING RESIDENCE
-  PROPOSED BRICK PAVER DRIVE & WALK
-  EXISTING RESIDENTIAL BUILDINGS, MAIN HOUSE AND GUEST QUARTERS TO REMAIN
-  ARROW INDICATES DRAIN FLOW AWAY FROM BUILDING TO EXISTING SWALE / DRAIN SYSTEM AT STREET
-  EXISTING GRADE / SPOT ELEVATION (NAVD)
-  PROPOSED GRADE / SPOT ELEVATION (NAVD)
-  INDICATES EXISTING PALM TREE TO BE REMOVED, TOTAL OF 2 EXISTING PALM TREES TO BE REMOVED - FIELD VERIFY & CONFIRM WITH OWNER.
-  INDICATES EXISTING OAK TREE TO BE REMOVED, TOTAL OF 2 EXISTING OAK TREES TO BE REMOVED - FIELD VERIFY & CONFIRM WITH OWNER.

**BARRIS RESIDENCE**

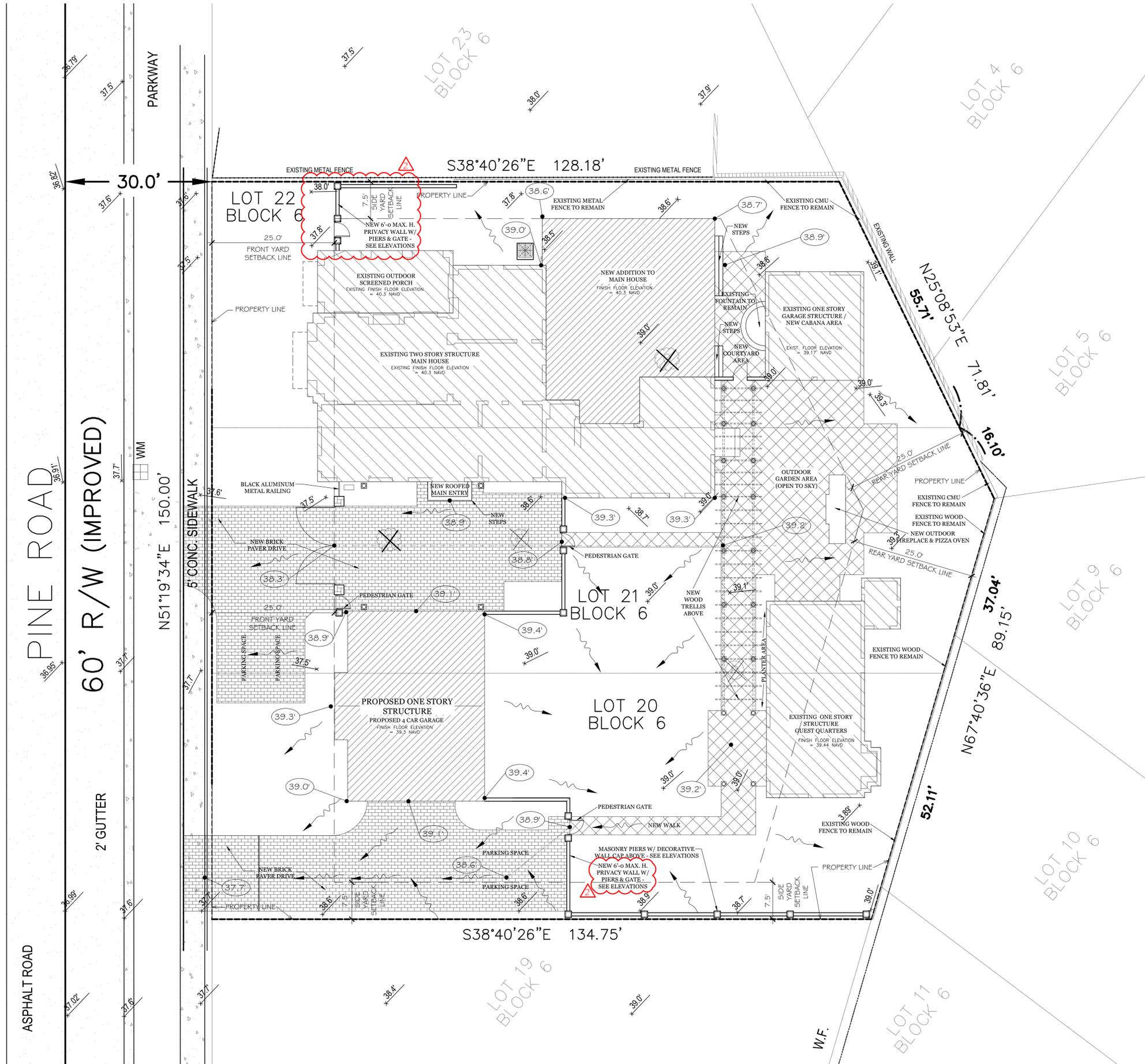
251 PINE ROAD  
BELLEAIR, FLORIDA 33756



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REV: #2	4/28/2015
REV: #1	4/16/2015
JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED

EXISTING / PROPOSED SITE DRAINAGE PLAN

SY-101



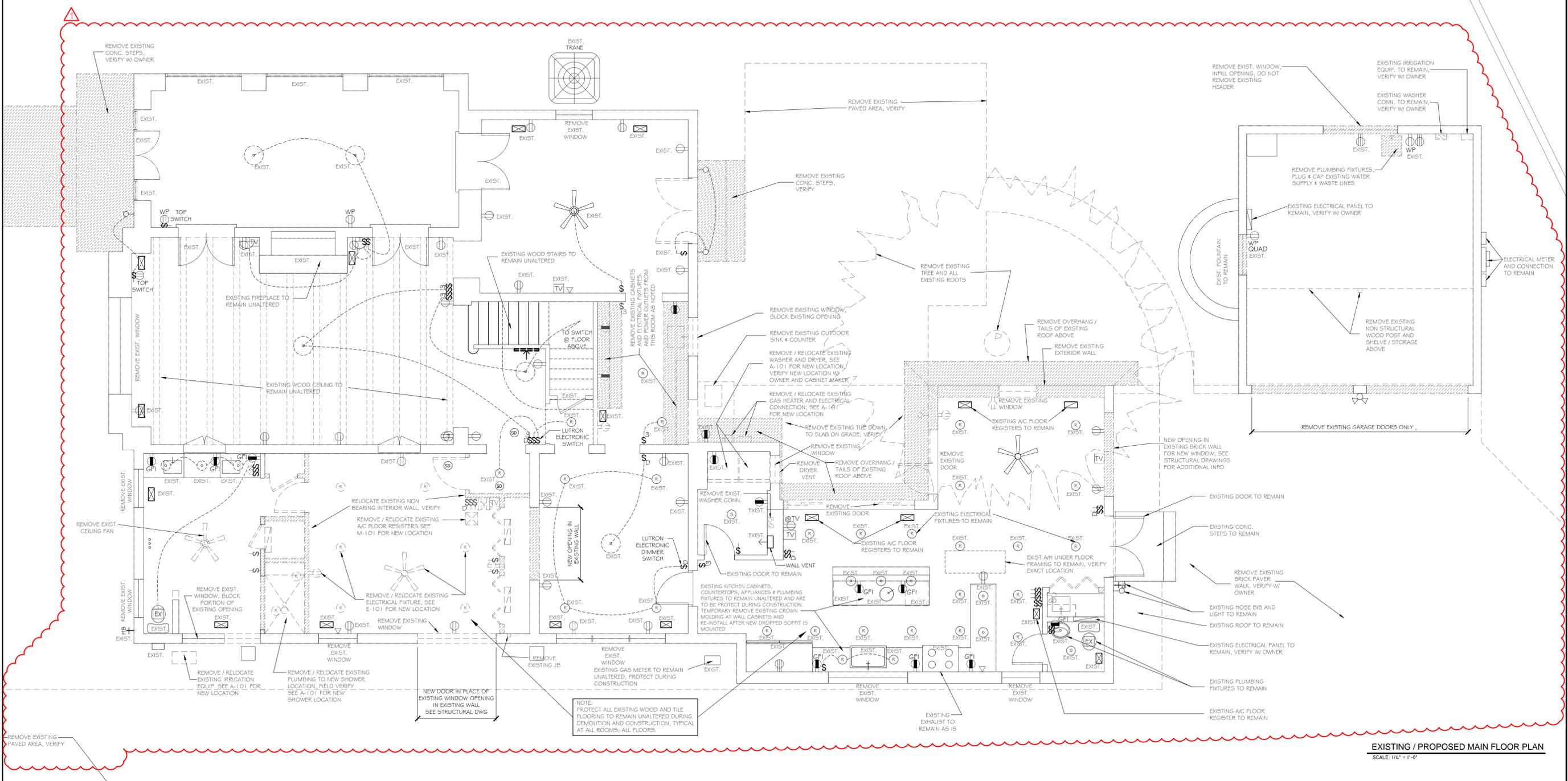
EXISTING / PROPOSED SITE DRAINAGE PLAN

SCALE: 1" = 10'-0"



BARRIS RESIDENCE

251 PINE ROAD  
BELLEAIR, FLORIDA 33756



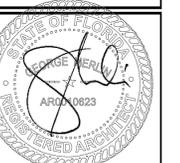
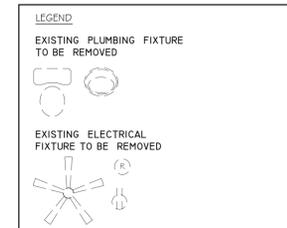
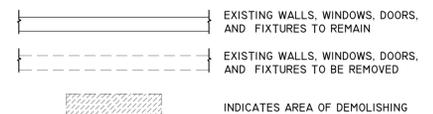
EXISTING / PROPOSED MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

- Demolish indicated existing WINDOWS, PARTITIONS, FIXTURES, FLOOR & ROOF STRUCTURE as indicated on the drawings.
- Protect all existing foundations. Slabs on grade to remain unaltered except non-structural trenching and re-pour allowed for underground plumbing, electrical piping and drilling.
- Existing exterior walls are BRICK with various finishes. Existing interior walls are a mix of wood frame with various finishes.
- Remove all electric in the affected areas back to panel box or junction box as required.
- Locate building demolition equipment and remove debris and materials so as not to impose excessive loads on existing floor / concrete slab and footing.
- Do not close or obstruct streets, walks, walkways, or other adjacent facilities without permission from Owner / and authorities having jurisdiction.
- Do not use cutting torches until work area is cleared of flammable materials. Maintain portable fire-suppression devices during flame-cutting operations. Maintain adequate ventilation when using cutting torches.
- Use water mist and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations. Do not use water when it may damage adjacent construction or create hazardous or objectionable conditions, flooding, and pollution.

- Use of explosives is not permitted.
- Protect adjacent structure, docks, and other building facilities during demolition operations.
- Protect construction indicated to remain against damage and soiling during demolition. When permitted by Owner, items may be removed to a suitable, protected storage location during demolition and reused after construction.
- Maintain utility services and protect them against damage during demolition operations.
- Do not interrupt existing utilities serving neighboring facilities unless authorized in writing by Owner and authorities having jurisdiction.
- Provide temporary services during interruptions to existing utilities, as acceptable to Owner and to authorities having jurisdiction.
- Erect temporary protection, such as walks, fences, railings, where required by authorities having jurisdiction.
- Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and structure / improvement to remain.
- Separate recyclable demolished materials from other demolished materials to the maximum extent possible. Separate recyclable materials by type. Transport recyclable materials off Owner's property and legally dispose of them.
- Except for items or materials to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an approved landfill.
- Do not allow demolished materials to accumulate on-site.
- Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- Do not burn demolished materials.
- Clean remaining structures and improvements of dust, dirt, and debris caused by building demolition operations.
- Provide 1 barrier between renovated areas and areas to remain unaltered, maintain such barrier for full duration of construction.

WALL LEGEND

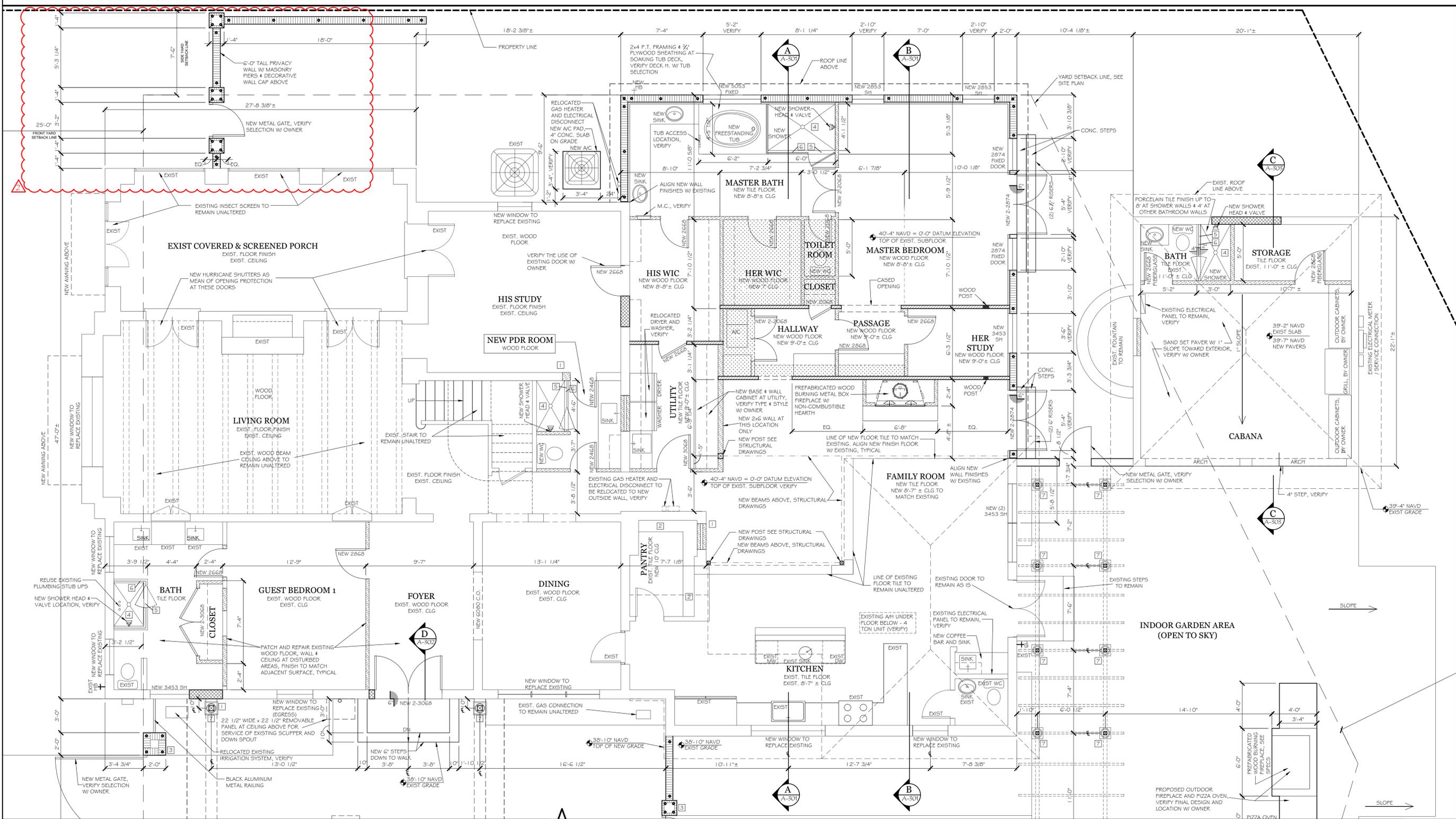


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JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED

EXISTING / DEMO MAIN FLOOR PLAN

D-101

**BARRIS RESIDENCE**  
251 PINE ROAD  
BELLEAIR, FLORIDA 33756



**MATCH LINE, SEE A-101a**

PER FLORIDA BUILDING CODE 1609.1.2 ALL EXTERIOR GLAZED WINDOWS AND DOORS SHALL BE IMPACT RESISTANT IN ORDER TO PROTECT THEM FROM WIND BORNE DEBRIS, AS SUCH THE BUILDING BEING DESIGNED AS AN ENCLOSED STRUCTURE WITH AN INTERNAL PRESSURE COEFFICIENT OF 0.15.

IN ADDITION ALL EXTERIOR GLAZED WINDOWS AND DOORS SHALL BE DESIGNED FOR COMPONENT WIND PRESSURES FROM CHART ON SHEET 5-1-06. PRESSURES HAVE BEEN INDICATED ON ARCHITECTURAL ELEVATIONS AND STRUCTURAL FRAMING PLANS AT EACH GLAZED OPENING WHICH CORRESPOND TO PRESSURES 4A THRU 4D AND 5A THRU 5D ON THE COMPONENT PRESSURE CHART ON 5-1-06.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NOTICE OF APPROVAL AND FLORIDA PRODUCT APPROVAL FOR EACH WINDOW AND DOOR UNIT PROPOSED FOR THIS STRUCTURE THAT MEET THE INDICATED CRITERIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NOTICES OF APPROVALS SHALL BE SUBMITTED WITH PERMIT PACKAGE TO BUILDING OFFICIAL.

ALL MULTIPLE OR BUILT-UP UNITS SHALL BE FULLY ENGINEERED AND TESTED FOR CONFIGURATION TO BE INSTALLED. GENERAL CONTRACTOR SHALL COORDINATE TO INSURE EACH BUILT-UP WINDOW OR DOOR UNIT MEETS THE WIND PRESSURE DESIGN CRITERIA ON THESE PLANS.

**LEGEND:**

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW 8" CMU INFILL WALL W/ 3/4" RIGID INSULATION, 3/4" P.T. FURRING & 1/2" GYP. BD. ON THE INTERIOR SIDE AND 1/2" CEMENT PLASTER ON EXTERIOR, SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT DETAILS
- NEW 8" CMU WALL W/ 1/2" CEMENT PLASTER ON BOTH SIDES, SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT DETAILS
- NEW 8" CMU INFILL WALL W/ 3/4" RIGID INSULATION, 3/4" P.T. FURRING & 1/2" GYP. BD. ON THE INTERIOR SIDE AND 1/2" CEMENT PLASTER ON EXTERIOR, SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT DETAILS
- 2x4 NON-BEARING STUD WALL @ 16" O.C., W/ 1/2" GYP. BD. EACH SIDE
- WOOD POST, SEE STRUCTURAL DRAWINGS
- STEEL POST, SEE STRUCTURAL DRAWINGS
- INDICATES VERTICAL SPOT ELEVATION WITH RELATION TO 0-0' NAVD DATUM
- INDICATES THE LOCATION OF 1/2" SOUND BOARD INSULATION INSTALLED AT THE QUIET SIDE OF THE WALL, SEE SPECS FOR ADDITIONAL INFO.
- INDICATES AREAS OF DROPPED SOFFIT, SEE SECTION

**KEY NOTES:**

- 1) ALIGN NEW WALL FINISHES W/ EXISTING
- 2) CLOSET WOOD SHELF / CABINET, VERIFY W/ OWNER.
- 3) CMU PIER W/ CEMENT PLASTER FINISH & PRECAST TRIM WALL CAP, SEE ELEVATIONS FOR TRIM DETAILS, SEE STRUCTURAL FOR STEEL
- 4) WATERPROOFING AT SHOWER FLOOR & WATERPROOFING O/ CEMENT BOARD AT WALLS. SEE SPECS.
- 5) 4" H. P.T. RAISED SHOWER CURB W/ WATERPROOFING MEMBRANE WRAP, FLASHING AND STONE SILL FINISH.
- 6) TEMPERED, CLEAR GLASS FRAME-LESS SHOWER ENCLOSURE
- 7) DECORATIVE, PERMA-CAST STRAIGHT SHAFT COLUMN W/ TUSCANY STYLE CAB AND BASE & STRUCTURAL POST INSIDE, REFER TO STRUCTURAL DRAWINGS FOR POST DETAILS

**EXISTING / PROPOSED MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**DOOR AND WINDOW NOTES:**

1. WINDOW SIZES BASED ON "CGI" WINDOWS, "TARGA" SERIES, FIXED, CASEMENT, SINGLE-HUNG, OR DOUBLE-HUNG W/ MONOLITHIC IMPACT RESISTANT GLASS (SEE SPECS FOR DETAILS).
2. EXTERIOR SOLID SWINGING DOORS SIZES ARE BASED ON FIBERGLASS "THERMA-TRU" DOORS. EXTERIOR FRENCH SWINGING DOORS ARE BASED ON "THERMA-TRU" SERIES, "SMOOTHSTAR" SERIES, WITH MONOLITHIC IMPACT RESISTANT GLASS (SEE SPECS FOR DETAILS).
3. SEE PLANS FOR NEW WINDOW AND DOOR DESIGNATIONS IN NEW WALLS. NEW WINDOW & DOOR SIZES IN EXISTING WALLS ARE TO FIT EXISTING OPENINGS. THESE WINDOW AND DOOR SIZES ARE TO BE FIELD VERIFIED BY GENERAL CONTRACTOR AND WINDOW SUPPLIER. SHOP DRAWINGS OF ALL NEW WINDOWS AND DOORS WITH EXISTING OPENING SIZES SHALL BE SUBMITTED FOR ARCHITECT REVIEW AND APPROVAL.
4. PRIOR TO START OF CONSTRUCTION AND PRIOR TO PURCHASING AND INSTALLING WINDOWS / DOORS, CONTRACTOR TO VERIFY W/ WINDOW AND DOOR MFG, ALL WINDOW AND DOOR MASONRY AND ROUGH OPENINGS.

**WORK AREA TABULATIONS**  
SEE SHEET SY-101 FOR BUILDING AREA TABULATION

EXISTING AREAS	
SPACE / AREA NAME	AREA
MAIN FLOOR - EXISTING BUILDING FOOTPRINT (INCLUDING STEPS)	3343 S.F.
UPPER FLOOR - EXISTING BUILDING FOOTPRINT (INCLUDING FLAT ROOF)	2176 S.F.
EXISTING DETACHED GARAGE STRUCTURE (INCLUDING FOUNTAIN STRUCTURE)	497 S.F.
<b>TOTAL</b>	<b>6016 S.F.</b>

PROPOSED RENOVATED / ADDED AREAS	
SPACE / AREA NAME	AREA
MAIN FLOOR - FAMILY ROOM ADDITION, MASTER SUITE, & UTILITY	1266 S.F.
EXISTING DETACHED GARAGE STRUCTURE CONVERT TO CABANA AREA	444 S.F.
MAIN FLOOR - GUEST BEDROOM AREA	199 S.F.
MAIN FLOOR - GUEST BATH AREA	170 S.F.
MAIN FLOOR - POWDER ROOM AREA	104 S.F.
<b>TOTAL</b>	<b>2183 S.F.</b>

50% OF EXISTING BUILDING AREAS = 6016 S.F. / 2 = 3008 S.F.  
PROPOSED RENOVATED / ADDED AREA = 2183 S.F. IS LESS THAN 3008 S.F. (50% OF EXISTING BUILDING AREAS), THEREFORE:  
PROPOSED ALTERATION IS LEVEL 2

**MATCH LINE, SEE A-101a**

**EXISTING / PROPOSED MAIN FLOOR PLAN**  
**A-101**

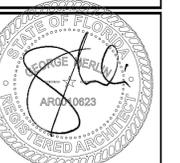
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REV: #1 4/16/2015  
JOB NO.: 1407  
DATE: 12/17/2014  
SCALE: AS NOTED

STATE OF FLORIDA  
REGISTERED ARCHITECT  
ARCHITECT #AR10623



# BARRIS RESIDENCE

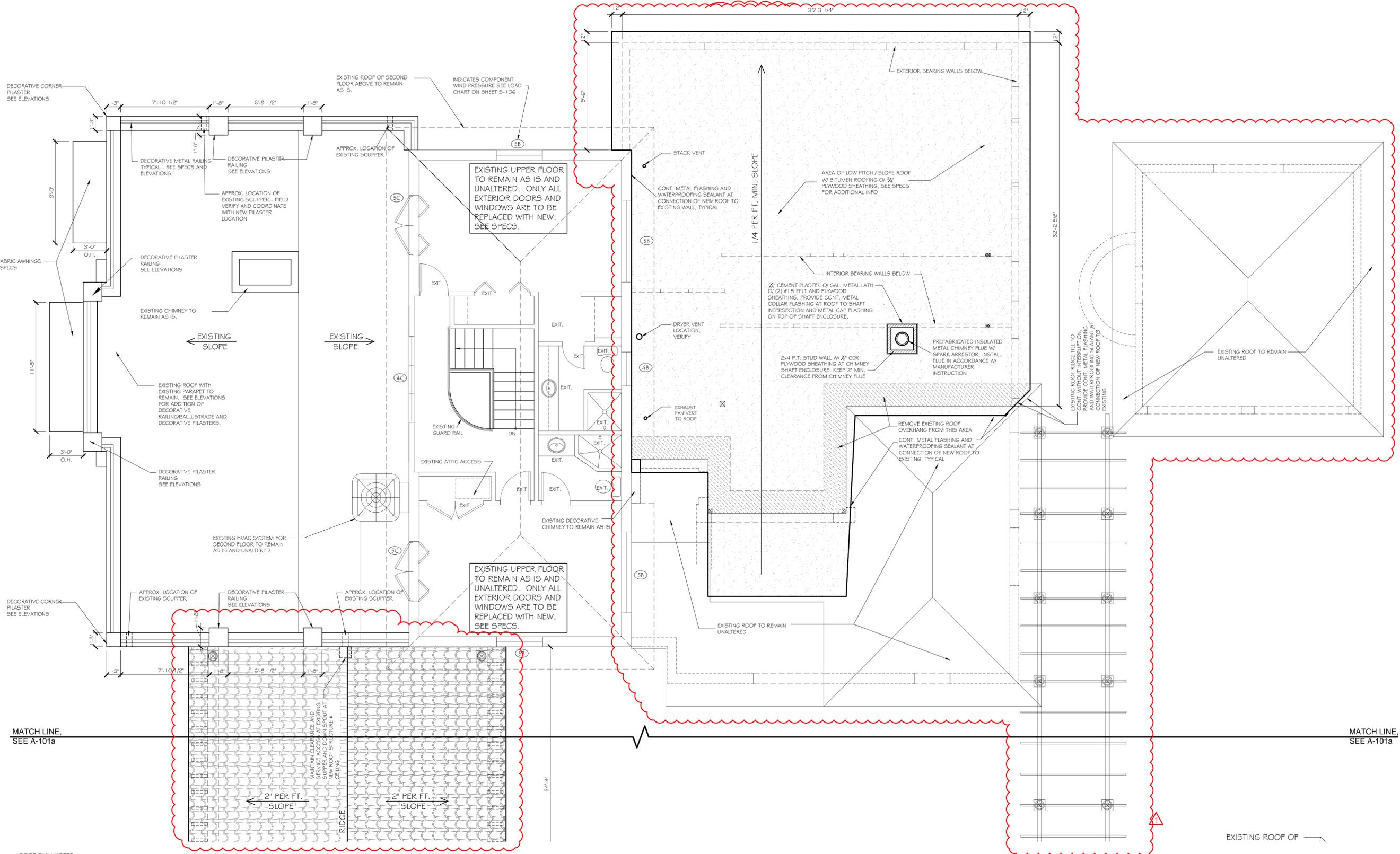
251 PINE ROAD  
BELLEAIR, FLORIDA 33756



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JOB NO.:	1407
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EXISTING / PROPOSED UPPER FLOOR & LOWER ROOF PLAN

A-102



MATCH LINE, SEE A-101a

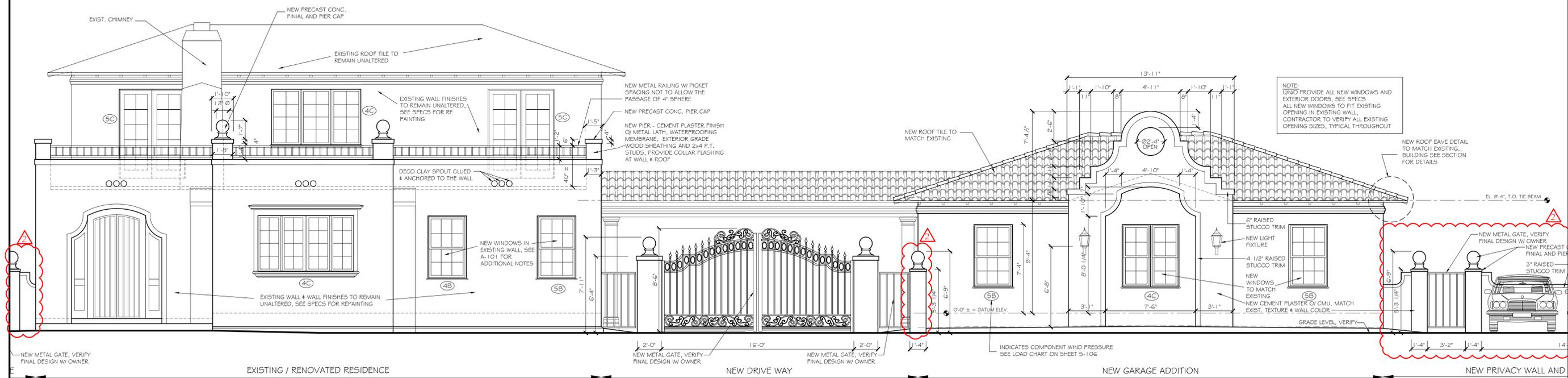
- ROOF PLAN NOTES:
1. ALL NEW ROOF AREAS TO MATCH EXISTING TERRA-COTTA CLAY TILE ROOFS. SEE SPECS FOR MORE INFORMATION.
  2. ALL ROOF SLOPES AND ROOF OVERHANG DIMENSIONS TO MATCH EXISTING.
  3. ALL DECORATIVE ROOF CORBELS (RAFTER TAILS) AT OVERHANGS ARE TO MATCH EXISTING AND BE EQUALLY SPACED @ ± 16" O.C.
  4. PAINT ALL ROOF PENETRATIONS (STACKS, VENTS, ETC.) TO MATCH ADJACENT MATERIAL.
  5. CUT AND FLASH FINISH ROOFING AT ALL VALLEY / INTERSECTIONS - TYP.
  6. ARROWS INDICATE SLOPE.
  7. CHIMNEY AND CRICKET FLASHING AS REQUIRED.
  8. ALL ROOF VENT / PENETRATION TO BE LOCATED THRU CHIMNEY ENCLOSURE. ALL EXHAUST FANS SHALL BE TERMINATED AT ROOF OVERHANG, UNLESS OTHERWISE NOTED.

INDICATES NEW ROOF AREAS. EXISTING ROOF AREAS TO REMAIN ARE NOT HATCHED.

EXISTING / PROPOSED UPPER FLOOR & LOWER ROOF PLAN  
SCALE: 1/4"=1'-0"







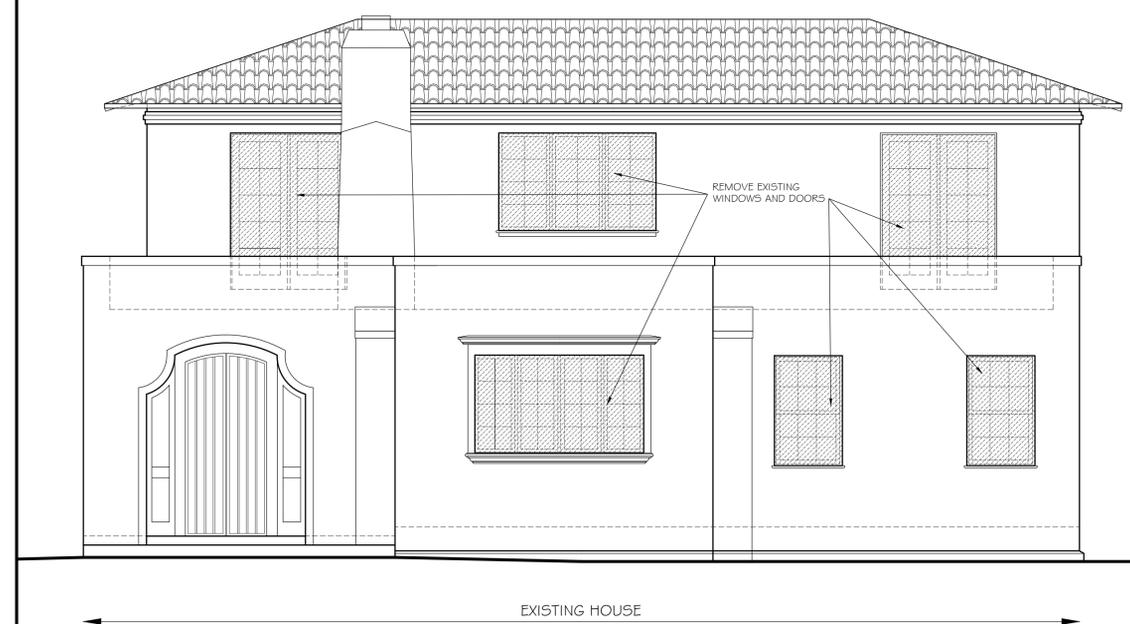
NOTE:  
UNCO PROVIDE ALL NEW WINDOWS AND EXTERIOR DOORS. SEE SPECS ALL NEW WINDOWS TO FIT EXISTING OPENING IN EXISTING WALL. CONTRACTOR TO VERIFY ALL EXISTING OPENING SIZES, TYPICAL THROUGHOUT

EXISTING / RENOVATED RESIDENCE      NEW DRIVE WAY      NEW GARAGE ADDITION      NEW PRIVACY WALL AND

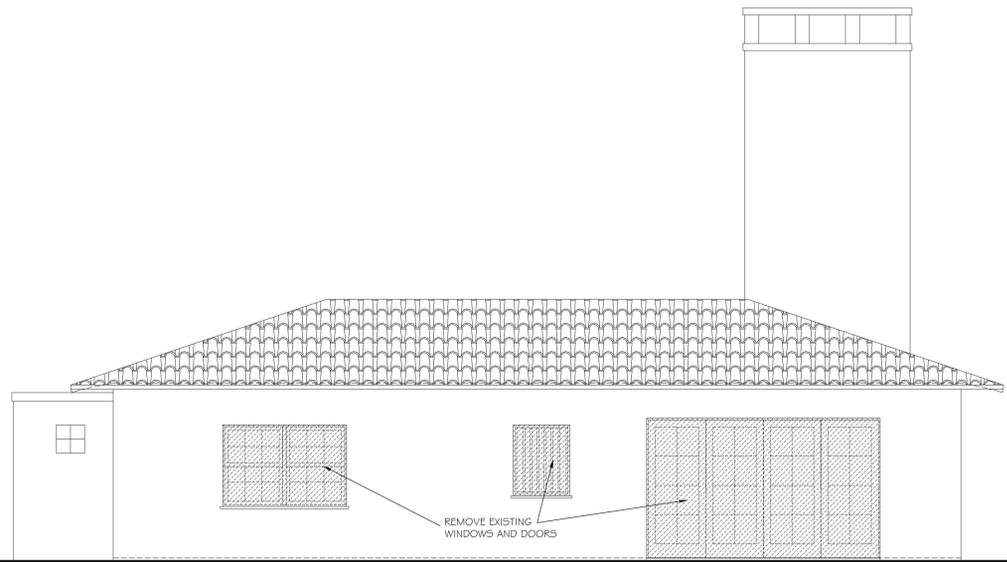
EXISTING / PROPOSED STREET FRONT ELEVATION  
SCALE= 1/4"=1'-0"

**WIND PRESSURE NOTES**

- REFER TO SHEET 5-106 FOR COMPONENT AND CLADDING DESIGN PRESSURES FOR ALL WALL AND ROOF ZONES.
- ALL ROOF COMPONENTS SHALL BE DESIGNED FOR THE APPROPRIATE DESIGN PRESSURE FOR THE TRIBUTARY AREA SUPPORTED AS INDICATED ON THE DESIGN CHART.
- ALL DOORS AND WINDOWS SHALL BE SELECTED BY THE CONTRACTOR TO MATCH THE ARCHITECTURAL SPECIFICATIONS AND MEET THE WIND LOAD RESISTANCE FROM THE 2010 FLORIDA BUILDING CODE. REFER TO LOAD CHARTS FOR COMPONENTS AND CLADDING FOR DESIGN PRESSURE REQUIREMENTS ON EACH DOOR OR WINDOW DEPENDENT UPON TRIBUTARY SIZE AND ZONE LOCATION. CONTRACTOR SHALL SUBMIT WRITTEN DOCUMENTATION TO BUILDING OFFICIAL THAT EACH SELECTED WINDOW MEETS THE DESIGN CRITERIA.
- CONNECTION OF ALL DOORS AND WINDOWS TO PRIMARY STRUCTURAL FRAMING SHALL BE AS INDICATED IN MANUFACTURER'S STANDARD ENGINEERING LITERATURE IN ORDER TO MEET THESE APPLIED WIND LOADS. CONTRACTOR SHALL SUBMIT TO BUILDING OFFICIALS AND ENGINEER OF RECORD ALL STANDARD DETAILS AS PREPARED BY WINDOW OR DOOR MANUFACTURER.



EXISTING HOUSE



EXISTING GUEST QUARTERS, BEYOND

EXISTING / DEMO STREET FRONT ELEVATION  
SCALE= 1/4"=1'-0"

**BARRIS RESIDENCE**

251 PINE ROAD  
BELLEAIR, FLORIDA 33756

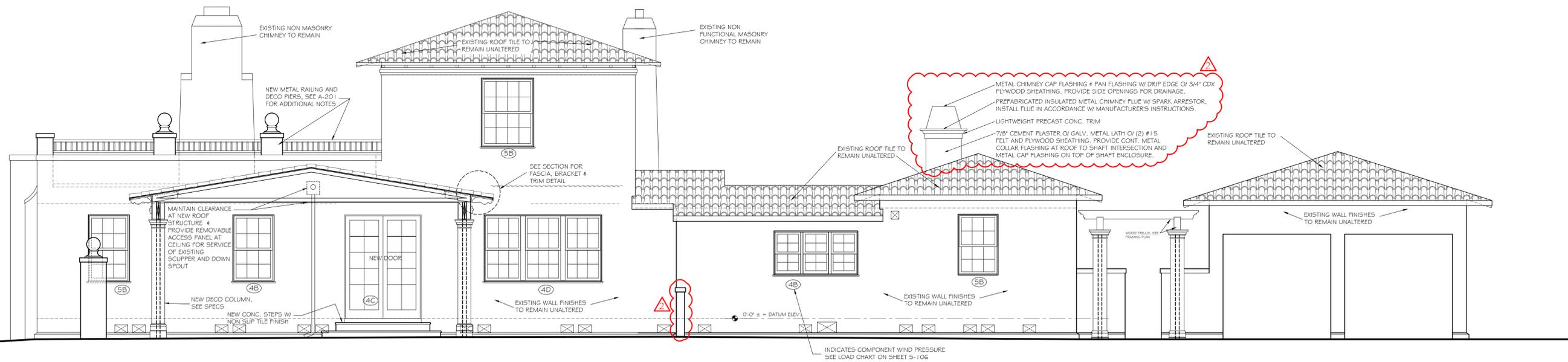


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EXISTING / PROPOSED BUILDING ELEVATIONS

# BARRIS RESIDENCE

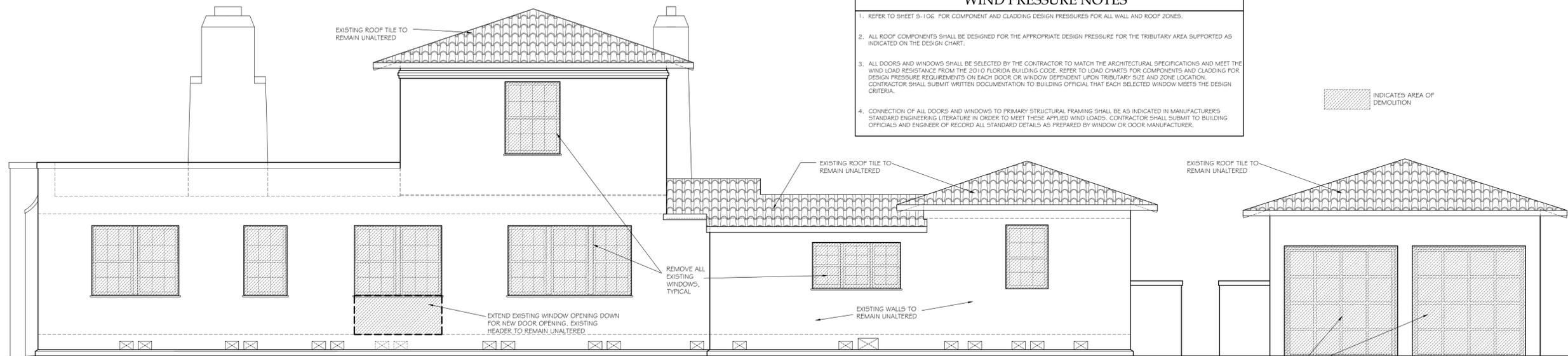
251 PINE ROAD  
BELLEAIR, FLORIDA 33756



EXISTING / PROPOSED SOUTH - WEST ELEVATION  
(RIGHT SIDE - MAIN HOUSE)

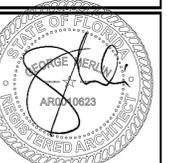
SCALE= 1/4"=1'-0"

WIND PRESSURE NOTES	
1.	REFER TO SHEET S-1.06 FOR COMPONENT AND CLADDING DESIGN PRESSURES FOR ALL WALL AND ROOF ZONES.
2.	ALL ROOF COMPONENTS SHALL BE DESIGNED FOR THE APPROPRIATE DESIGN PRESSURE FOR THE TRIBUTARY AREA SUPPORTED AS INDICATED ON THE DESIGN CHART.
3.	ALL DOORS AND WINDOWS SHALL BE SELECTED BY THE CONTRACTOR TO MATCH THE ARCHITECTURAL SPECIFICATIONS AND MEET THE WIND LOAD RESISTANCE FROM THE 2010 FLORIDA BUILDING CODE. REFER TO LOAD CHARTS FOR COMPONENTS AND CLADDING FOR DESIGN PRESSURE REQUIREMENTS ON EACH DOOR OR WINDOW DEPENDENT UPON TRIBUTARY SIZE AND ZONE LOCATION. CONTRACTOR SHALL SUBMIT WRITTEN DOCUMENTATION TO BUILDING OFFICIAL THAT EACH SELECTED WINDOW MEETS THE DESIGN CRITERIA.
4.	CONNECTION OF ALL DOORS AND WINDOWS TO PRIMARY STRUCTURAL FRAMING SHALL BE AS INDICATED IN MANUFACTURER'S STANDARD ENGINEERING LITERATURE IN ORDER TO MEET THESE APPLIED WIND LOADS. CONTRACTOR SHALL SUBMIT TO BUILDING OFFICIALS AND ENGINEER OF RECORD ALL STANDARD DETAILS AS PREPARED BY WINDOW OR DOOR MANUFACTURER.



EXISTING / DEMO SOUTH - WEST ELEVATION (RIGHT SIDE - MAIN HOUSE)

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



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REV: #1	4/16/2015
JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED

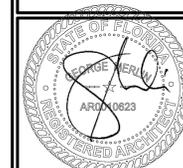
EXISTING /  
PROPOSED  
BUILDING  
ELEVATIONS

A-202



**BARRIS RESIDENCE**

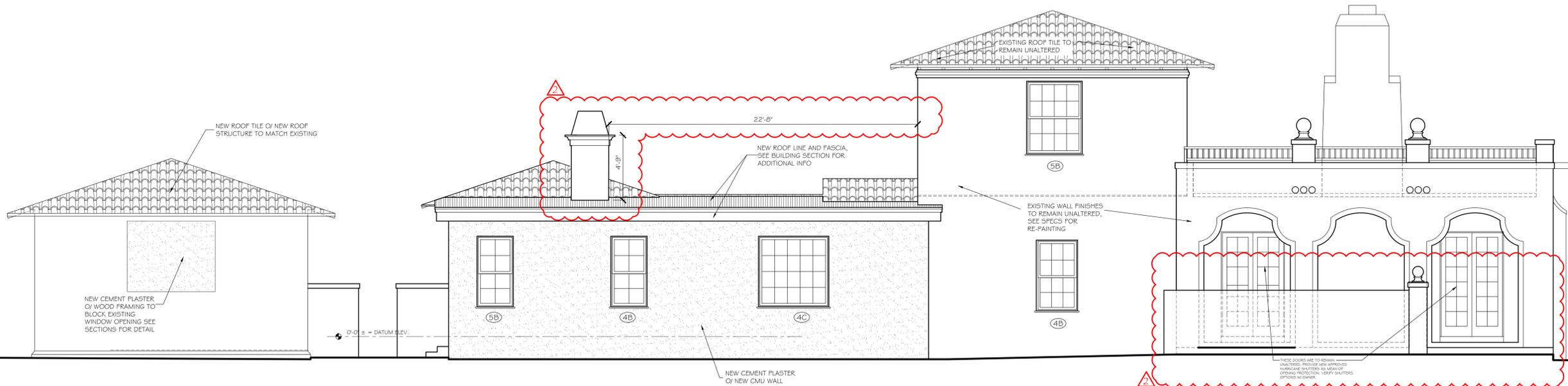
251 PINE ROAD  
BELLEAIR, FLORIDA 33756



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JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED

EXISTING / PROPOSED BUILDING ELEVATIONS

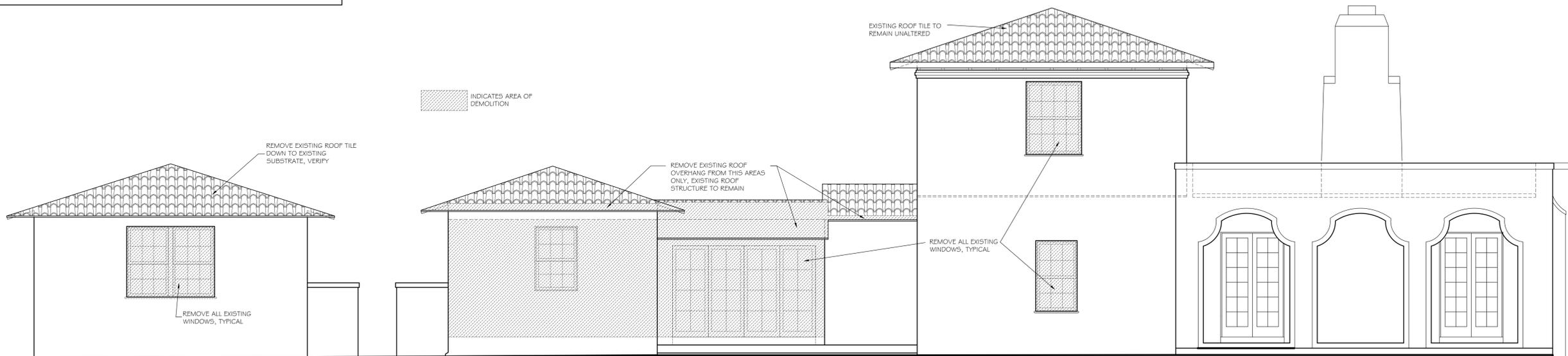
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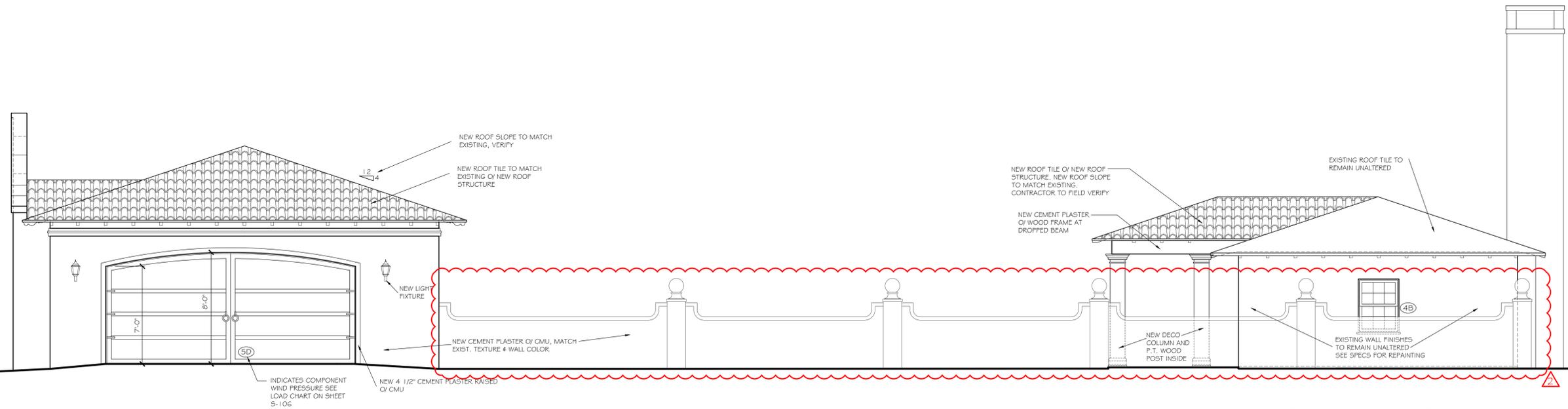
EXISTING / PROPOSED SOUTH WEST ELEVATION  
(MAIN HOUSE - LEFT SIDE ELEVATION)  
SCALE= 1/4"=1'-0"

**WIND PRESSURE NOTES**

1. REFER TO SHEET 5-106 FOR COMPONENT AND CLADDING DESIGN PRESSURES FOR ALL WALL AND ROOF ZONES.
2. ALL ROOF COMPONENTS SHALL BE DESIGNED FOR THE APPROPRIATE DESIGN PRESSURE FOR THE TRIBUTARY AREA SUPPORTED AS INDICATED ON THE DESIGN CHART.
3. ALL DOORS AND WINDOWS SHALL BE SELECTED BY THE CONTRACTOR TO MATCH THE ARCHITECTURAL SPECIFICATIONS AND MEET THE WIND LOAD RESISTANCE FROM THE 2010 FLORIDA BUILDING CODE. REFER TO LOAD CHARTS FOR COMPONENTS AND CLADDING FOR DESIGN PRESSURE REQUIREMENTS ON EACH DOOR OR WINDOW DEPENDENT UPON TRIBUTARY SIZE AND ZONE LOCATION. CONTRACTOR SHALL SUBMIT WRITTEN DOCUMENTATION TO BUILDING OFFICIAL THAT EACH SELECTED WINDOW MEETS THE DESIGN CRITERIA.
4. CONNECTION OF ALL DOORS AND WINDOWS TO PRIMARY STRUCTURAL FRAMING SHALL BE AS INDICATED IN MANUFACTURER'S STANDARD ENGINEERING LITERATURE IN ORDER TO MEET THESE APPLIED WIND LOADS. CONTRACTOR SHALL SUBMIT TO BUILDING OFFICIALS AND ENGINEER OF RECORD ALL STANDARD DETAILS AS PREPARED BY WINDOW OR DOOR MANUFACTURER.



EXISTING / DEMO SOUTH WEST ELEVATION  
(MAIN HOUSE - LEFT SIDE ELEVATION)  
SCALE= 1/4"=1'-0"



EXISTING / PROPOSED RIGHT SIDE ELEVATION  
(GUEST QUARTERS & NEW GARAGE ADDITION)

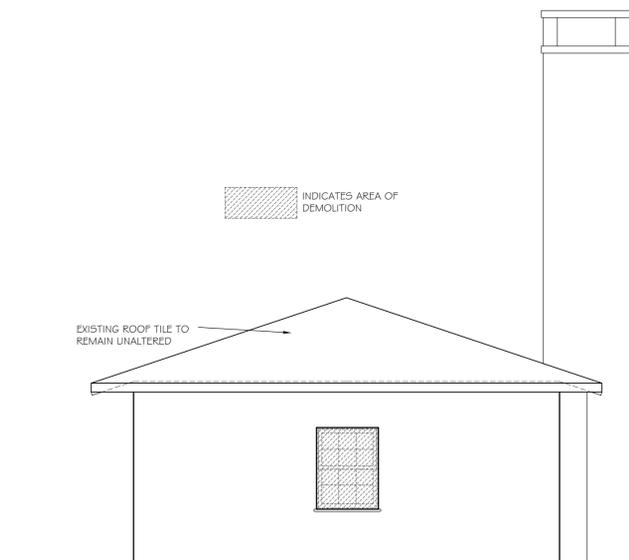
SCALE= 1/4"=1'-0"

WIND PRESSURE NOTES

1. REFER TO SHEET S-106 FOR COMPONENT AND CLADDING DESIGN PRESSURES FOR ALL WALL AND ROOF ZONES.
2. ALL ROOF COMPONENTS SHALL BE DESIGNED FOR THE APPROPRIATE DESIGN PRESSURE FOR THE TRIBUTARY AREA SUPPORTED AS INDICATED ON THE DESIGN CHART.
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INDICATES AREA OF DEMOLITION

EXISTING ROOF TILE TO REMAIN UNALTERED

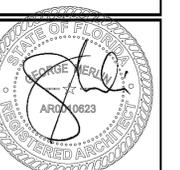


EXISTING RIGHT SIDE ELEVATION - GUEST QUARTERS

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

BARRIS RESIDENCE

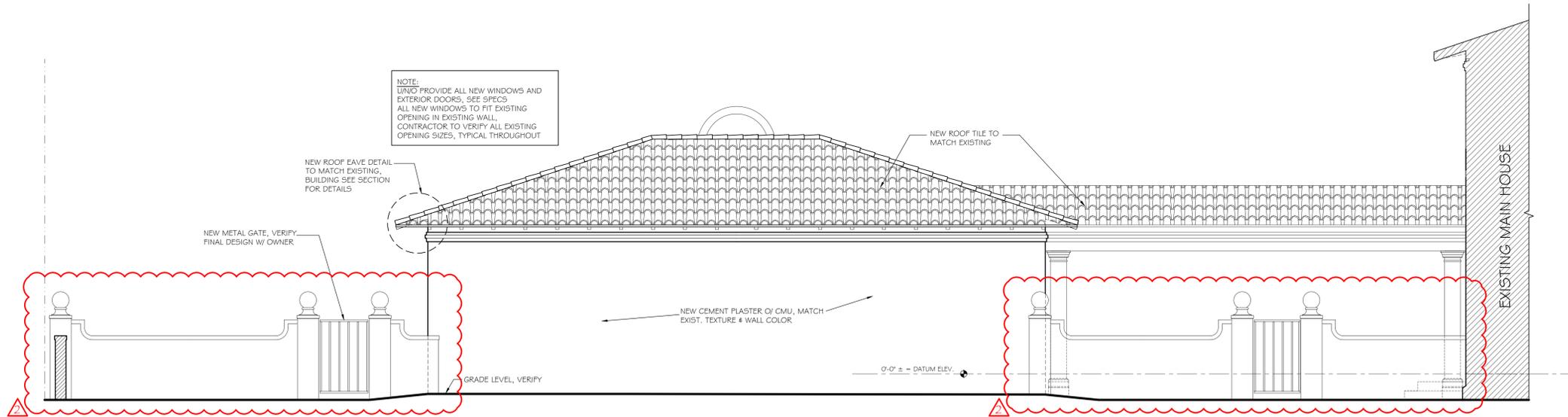
251 PINE ROAD  
BELLEAIR, FLORIDA 33756



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REV: #1	4/16/2015
JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED

EXISTING /  
PROPOSED  
BUILDING  
ELEVATIONS

A-205

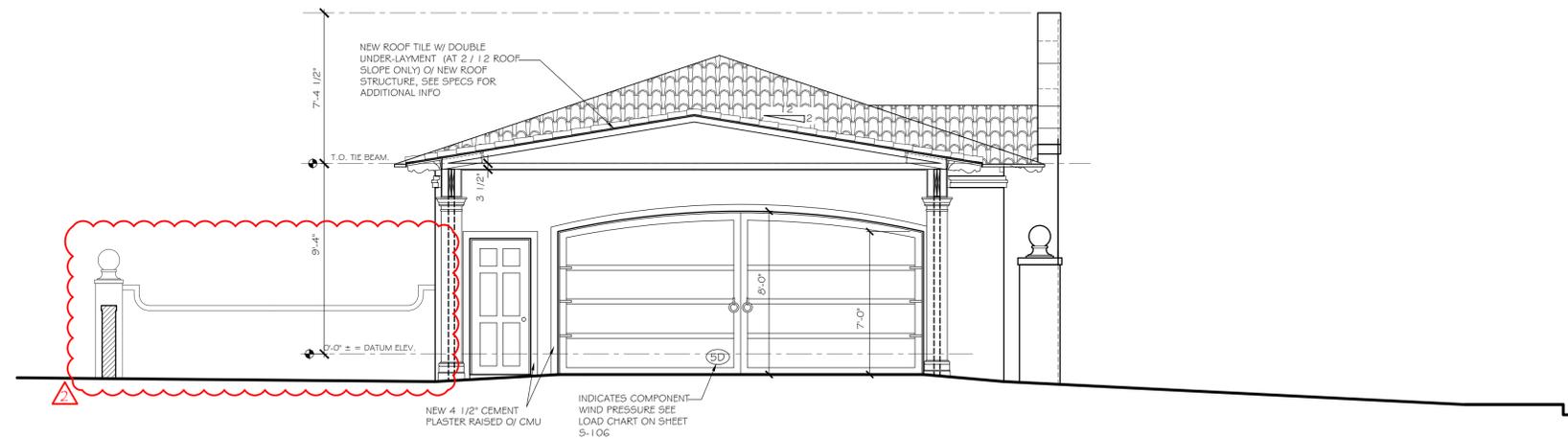


PROPOSED REAR SIDE ELEVATION  
NEW GARAGE ADDITION

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

WIND PRESSURE NOTES

1. REFER TO SHEET S-106 FOR COMPONENT AND CLADDING DESIGN PRESSURES FOR ALL WALL AND ROOF ZONES.
2. ALL ROOF COMPONENTS SHALL BE DESIGNED FOR THE APPROPRIATE DESIGN PRESSURE FOR THE TRIBUTARY AREA SUPPORTED AS INDICATED ON THE DESIGN CHART.
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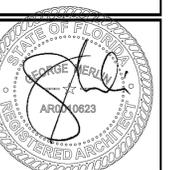


PROPOSED LEFT SIDE ELEVATION  
NEW GARAGE ADDITION

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

BARRIS RESIDENCE

251 PINE ROAD  
BELLEAIR, FLORIDA 33756



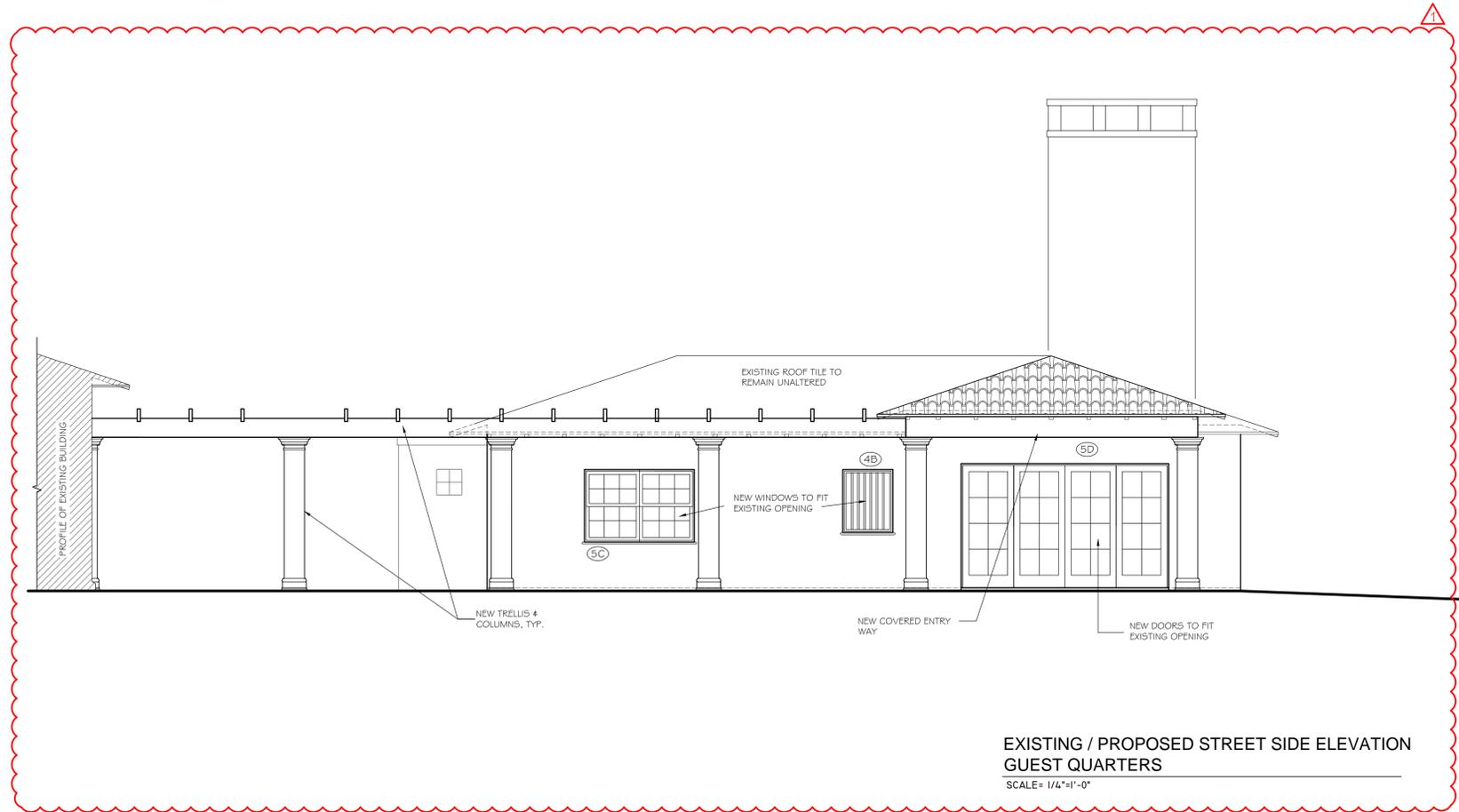
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SCALE:	AS NOTED

EXISTING /  
PROPOSED  
BUILDING  
ELEVATIONS

A-206

# BARRIS RESIDENCE

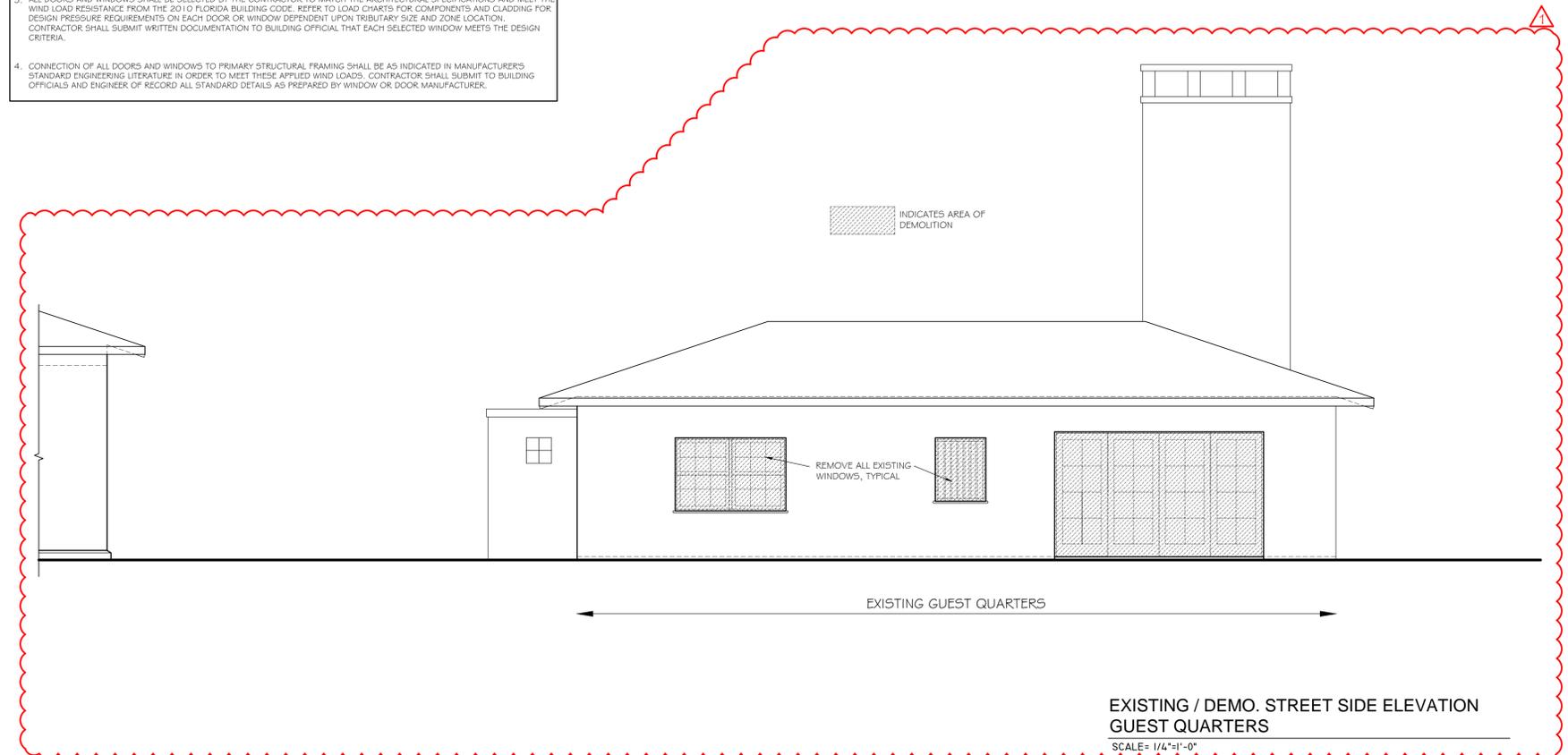
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BELLEAIR, FLORIDA 33756



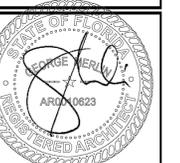
EXISTING / PROPOSED STREET SIDE ELEVATION  
GUEST QUARTERS  
SCALE= 1/4"=1'-0"

**WIND PRESSURE NOTES**

1. REFER TO SHEET S-1-06 FOR COMPONENT AND CLADDING DESIGN PRESSURES FOR ALL WALL AND ROOF ZONES.
2. ALL ROOF COMPONENTS SHALL BE DESIGNED FOR THE APPROPRIATE DESIGN PRESSURE FOR THE TRIBUTARY AREA SUPPORTED AS INDICATED ON THE DESIGN CHART.
3. ALL DOORS AND WINDOWS SHALL BE SELECTED BY THE CONTRACTOR TO MATCH THE ARCHITECTURAL SPECIFICATIONS AND MEET THE WIND LOAD RESISTANCE FROM THE 2010 FLORIDA BUILDING CODE. REFER TO LOAD CHARTS FOR COMPONENTS AND CLADDING FOR DESIGN PRESSURE REQUIREMENTS ON EACH DOOR OR WINDOW DEPENDENT UPON TRIBUTARY SIZE AND ZONE LOCATION. CONTRACTOR SHALL SUBMIT WRITTEN DOCUMENTATION TO BUILDING OFFICIAL THAT EACH SELECTED WINDOW MEETS THE DESIGN CRITERIA.
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EXISTING / DEMO. STREET SIDE ELEVATION  
GUEST QUARTERS  
SCALE= 1/4"=1'-0"

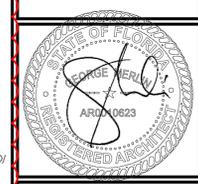


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EXISTING / PROPOSED BUILDING ELEVATIONS

# BARRIS RESIDENCE

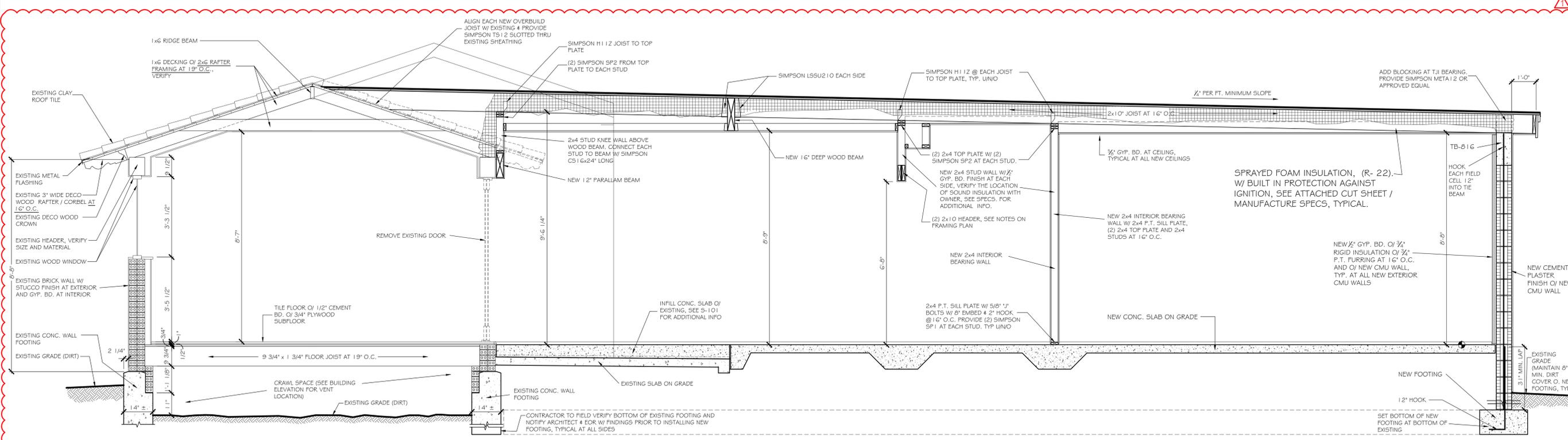
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BELLEAIR, FLORIDA 33756



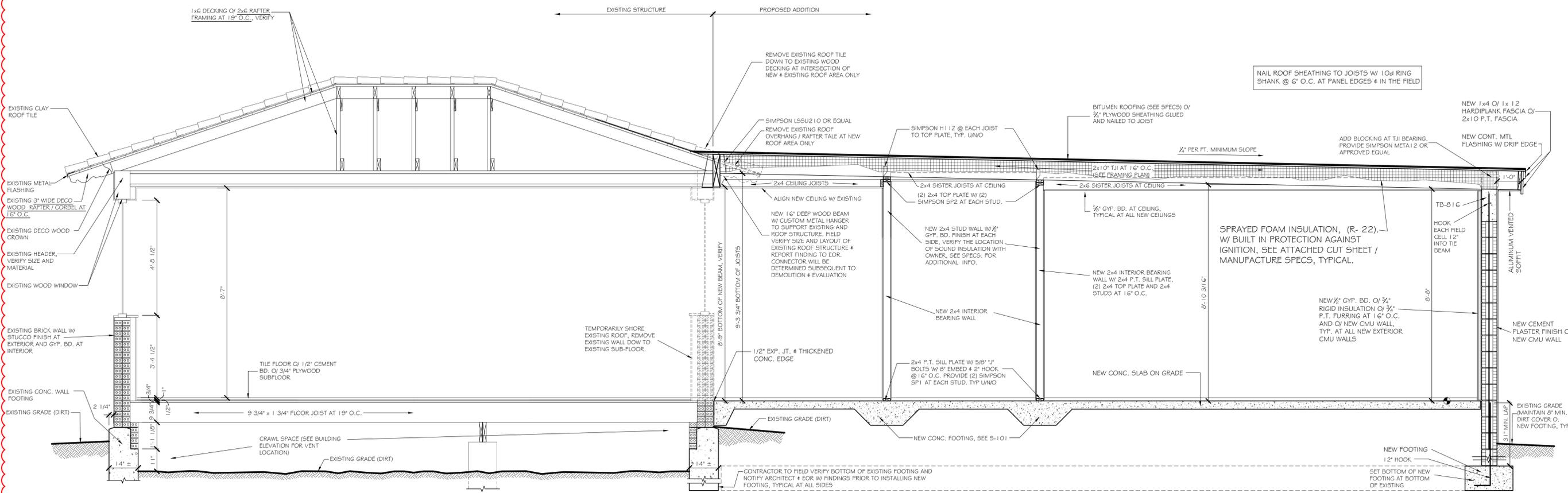
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REV: #1	4/16/2015
JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED

EXISTING /  
PROPOSED  
BUILDING  
SECTIONS

A-301



EXISTING / PROPOSED BUILDING SECTION A-A  
SCALE= 1/2"=1'-0"



EXISTING / PROPOSED BUILDING SECTION B-B  
SCALE= 1/2"=1'-0"

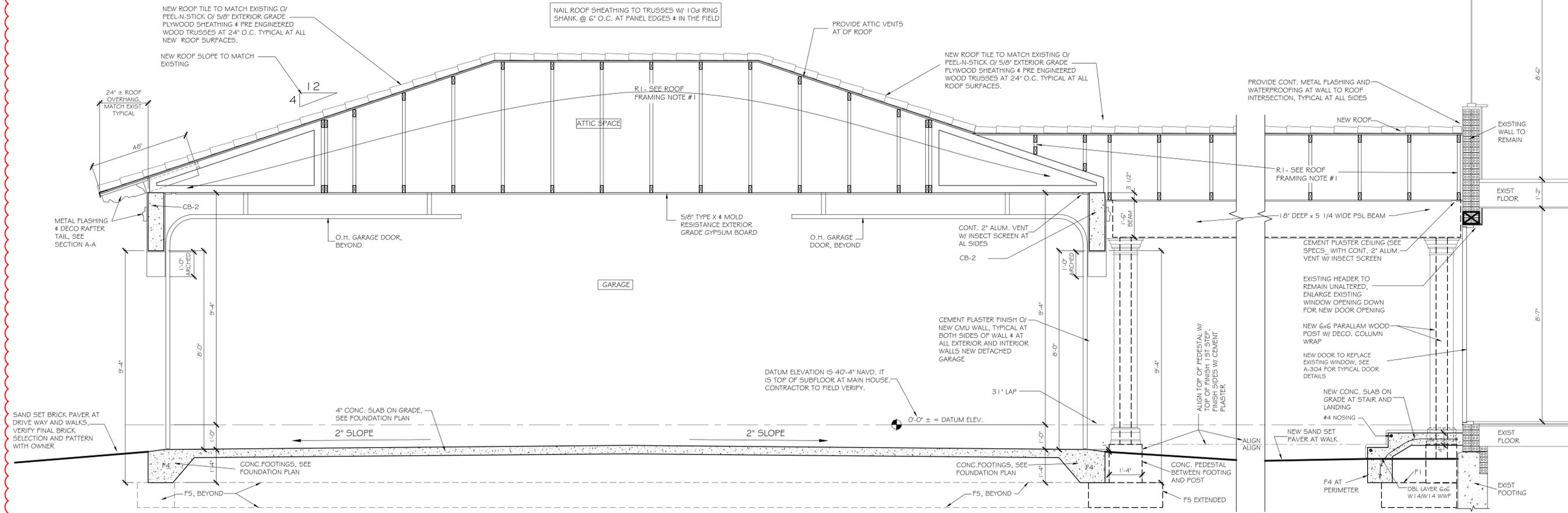
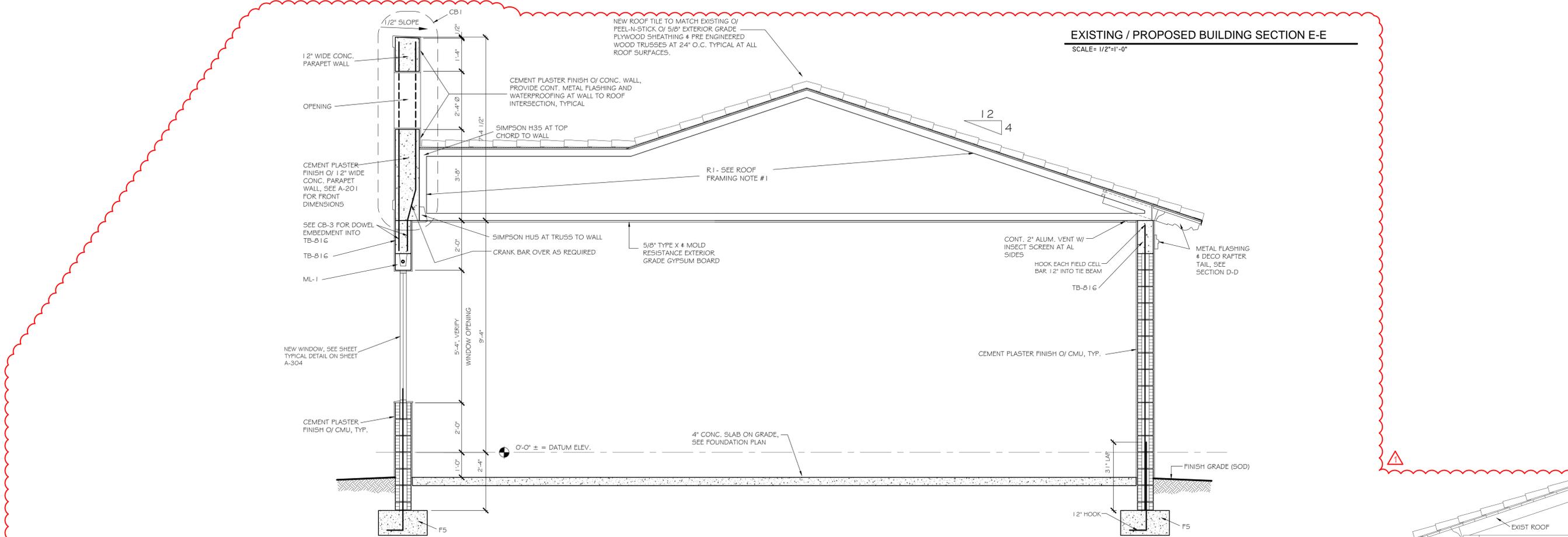
**BARRIS RESIDENCE**  
251 PINE ROAD  
BELLEAIR, FLORIDA 33756

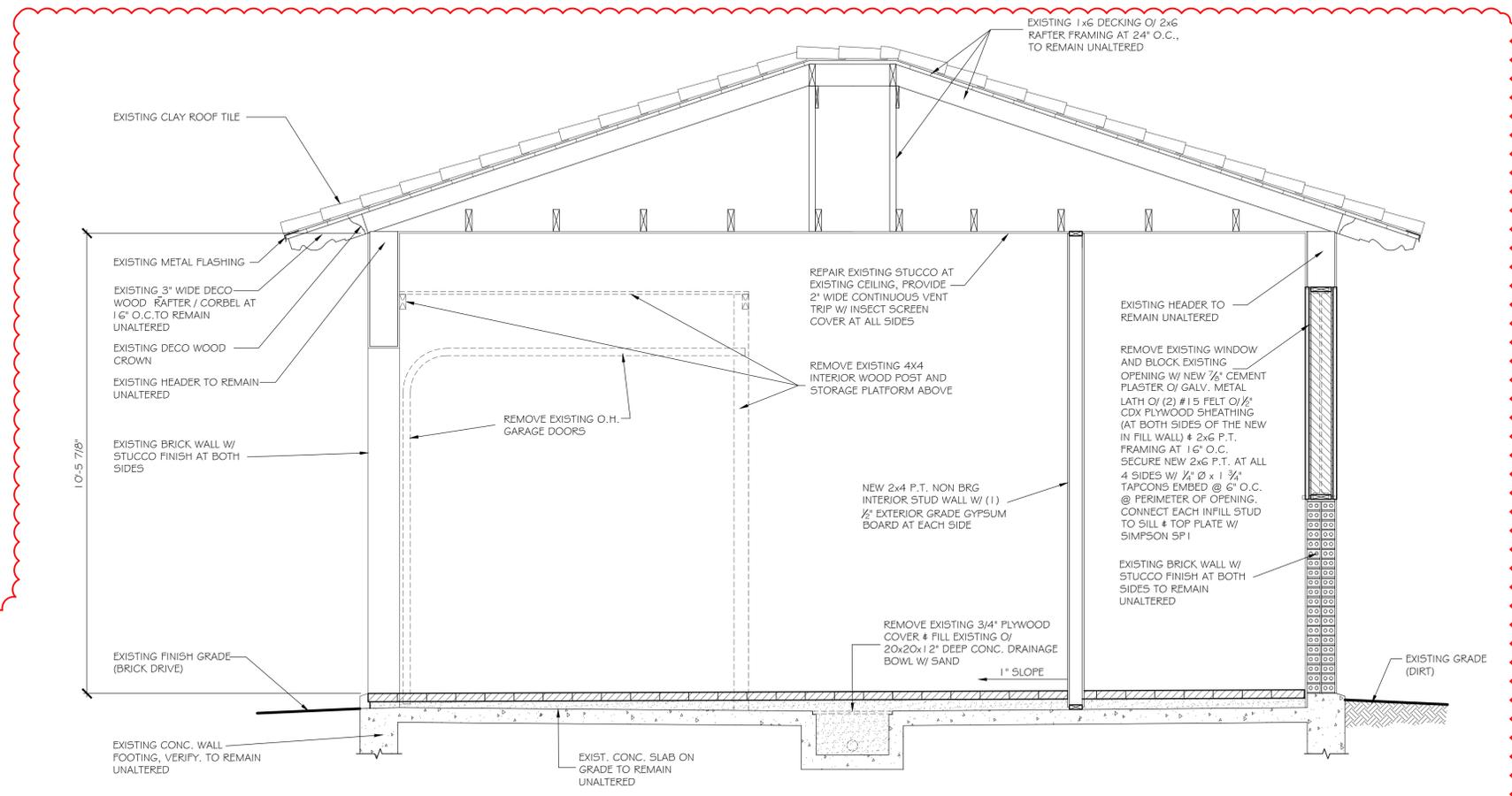


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JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED

EXISTING / PROPOSED BUILDING SECTIONS

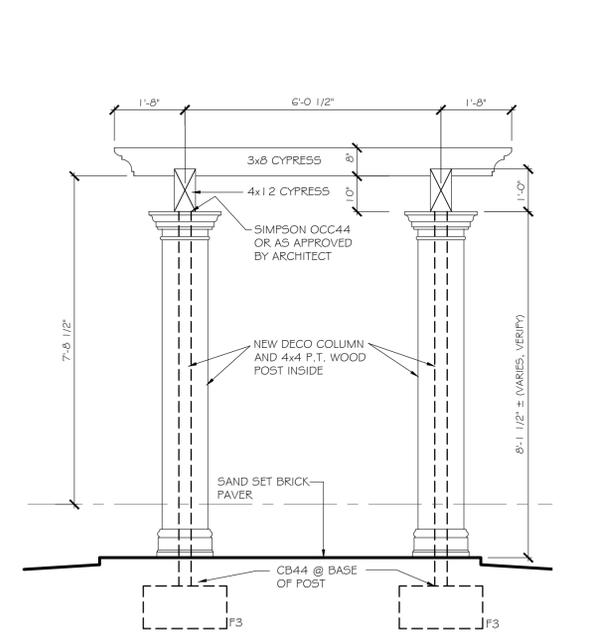
A-302





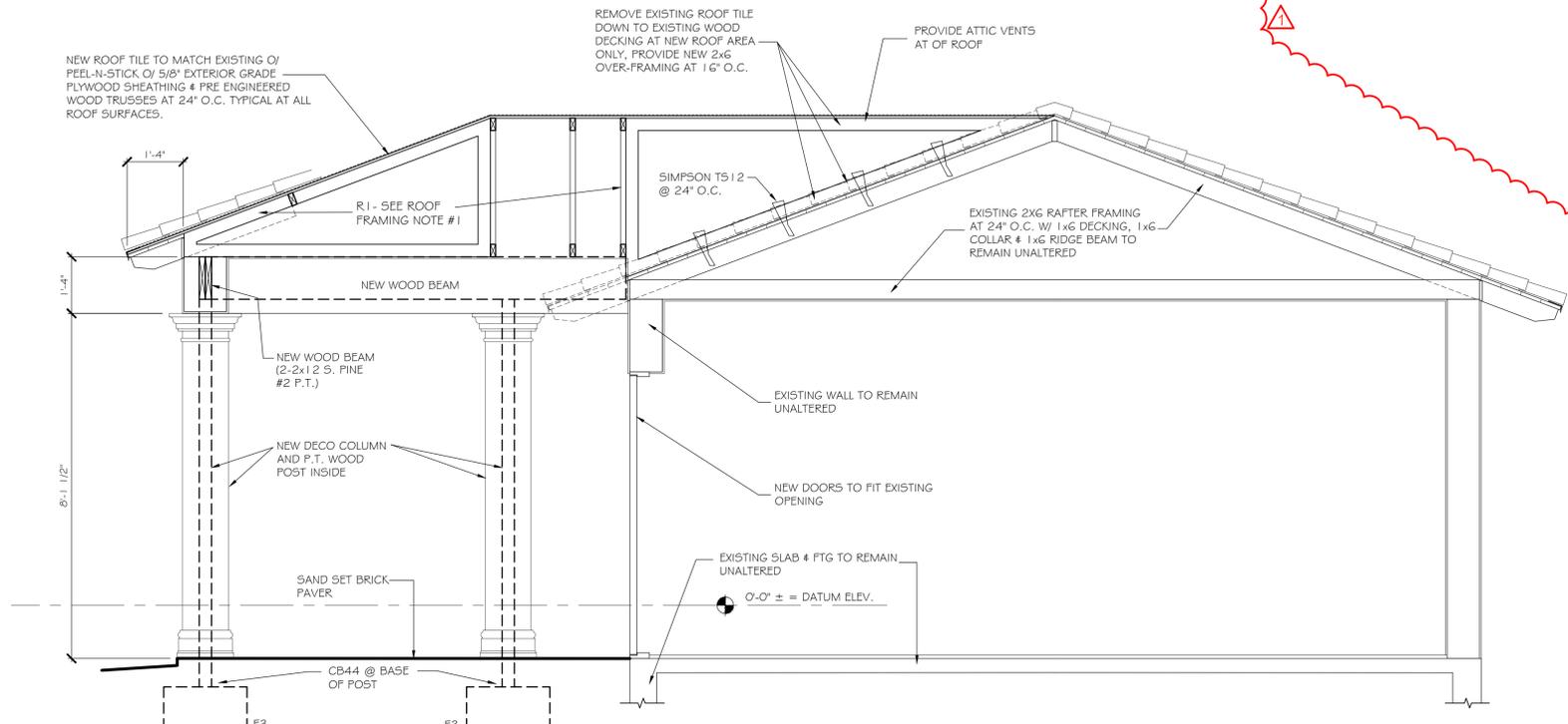
EXISTING / PROPOSED BUILDING SECTION C-C

SCALE= 1/2"=1'-0"



PROPOSED BUILDING SECTION G-G

SCALE= 1/2"=1'-0"



EXISTING / PROPOSED BUILDING SECTION F-F

SCALE= 1/2"=1'-0"

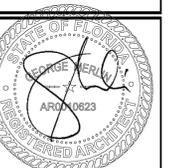
BARRIS RESIDENCE

251 PINE ROAD  
BELLEAIR, FLORIDA 33756



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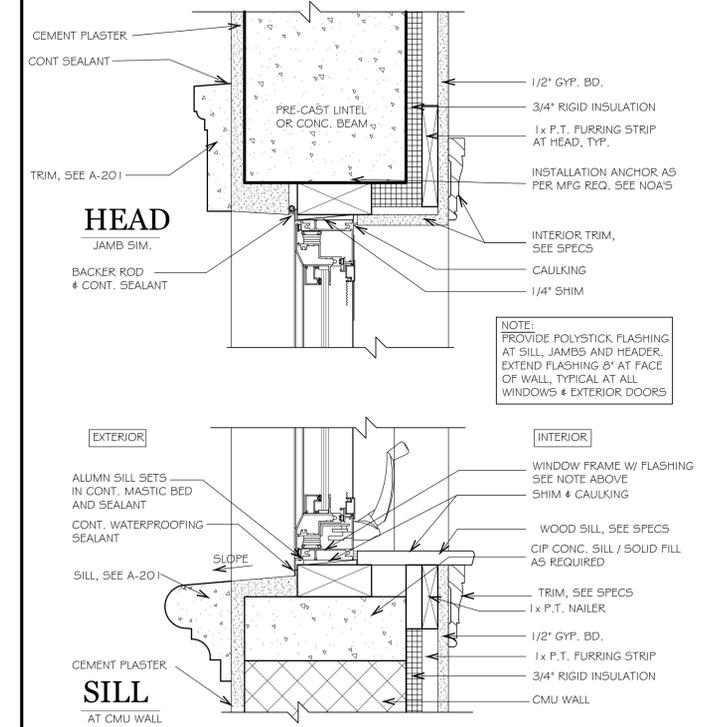
EXISTING / PROPOSED BUILDING SECTIONS



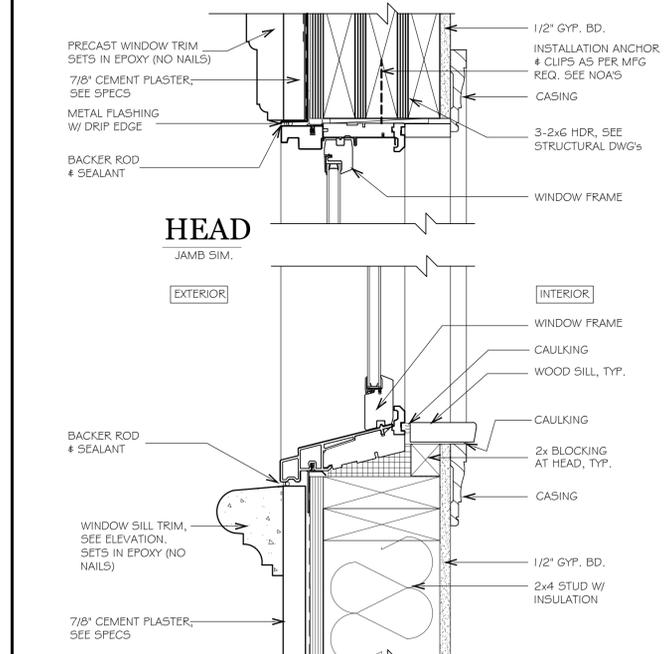
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DOOR & WINDOW DETAILS

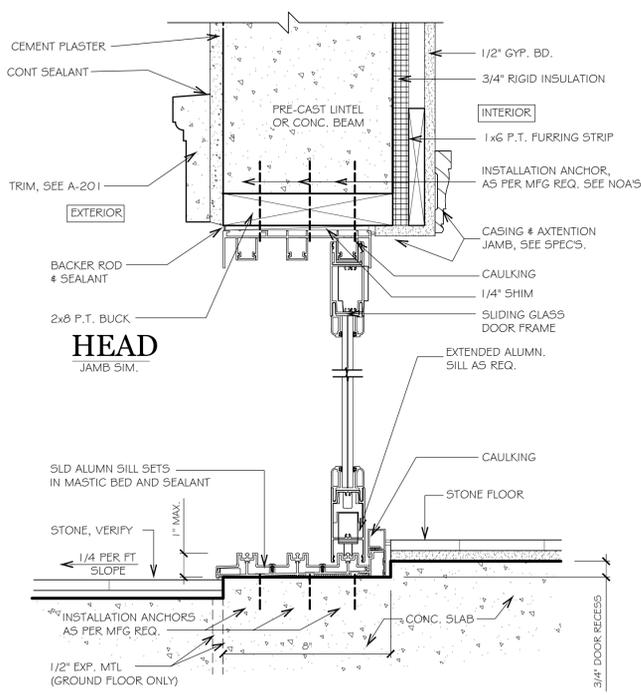
A-304



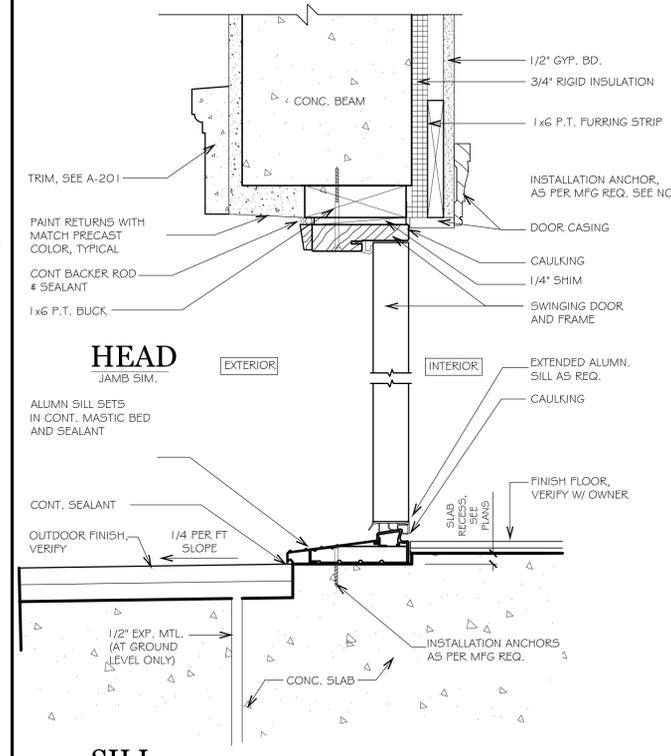
3 CASEMENT / FIXED WINDOW DETAIL AT CMU WALL  
A-304 SCALE: 3"=1'-0"



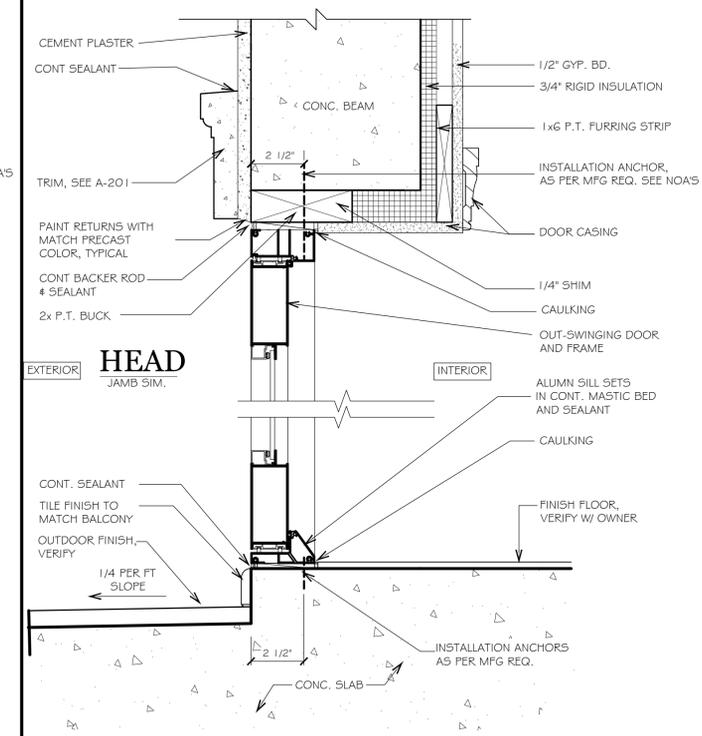
3 CASEMENT / FIXED WINDOW DETAIL AT FRAMING WALL  
A-304 SCALE: 3"=1'-0"



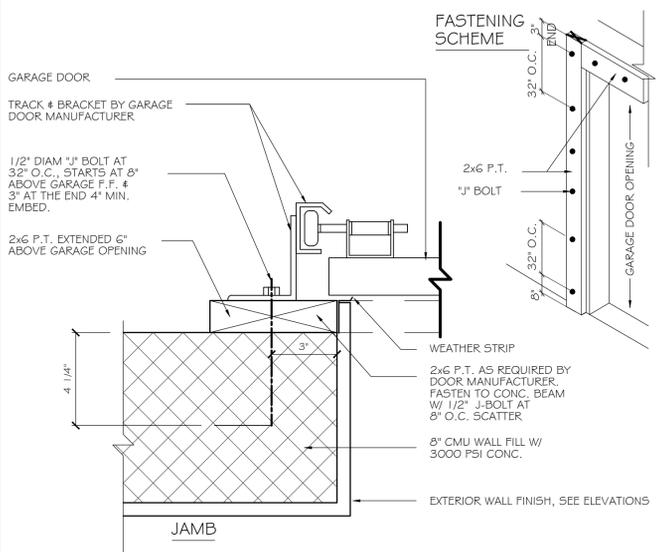
6 SLIDING GLASS DOOR DETAIL AT CMU WALL  
A-304 SCALE: 3"=1'-0"



7 FIBERGLASS IN-SWING DOOR DETAIL AT CMU WALL  
A-304 SCALE: 3"=1'-0"



8 FRENCH DOOR DETAIL AT CMU WALL (OUT-SWING)  
A-304 SCALE: 3"=1'-0"



5 O.H. GARAGE DOOR DETAIL AT CMU WALL  
A-304 SCALE: 3"=1'-0"

1 A-304 SCALE: 3"=1'-0"

2 A-304 SCALE: 3"=1'-0"

5 A-304 SCALE: 3"=1'-0"

6 A-304 SCALE: 3"=1'-0"

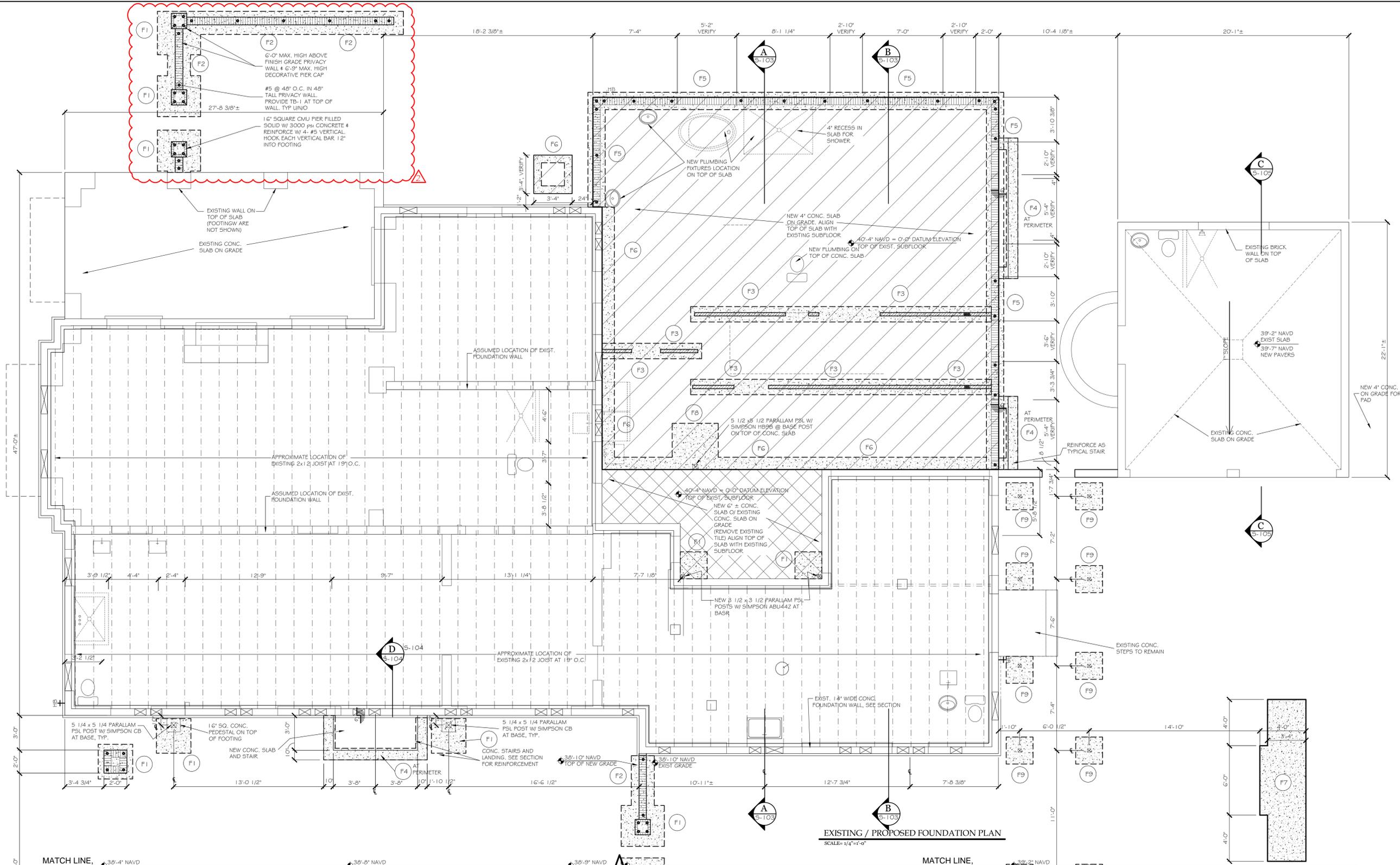
7 A-304 SCALE: 3"=1'-0"

8 A-304 SCALE: 3"=1'-0"



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REV: #1	4/16/2015
JOB NO.:	1407
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**EXISTING / PROPOSED FOUNDATION PLAN**  
**S-101**



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

MATCH LINE, SEE S-101a

MATCH LINE, SEE S-101a

THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT PETER WALLIS & ASSOCIATES - STRUCTURAL ENGINEERS HAVE REVIEWED THE NEW STRUCTURAL COMPONENTS FOR THIS RENOVATED AND NEW STRUCTURE FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:

150 mph THREE SECOND GUST ULTIMATE WIND VELOCITY (EQUIVALENT TO 116.2 mph THREE SECOND GUST NOMINAL WIND VELOCITY)

WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609.1.1 (UTILIZING ASCE 7-10 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET S-106

BUILDING RISK CATEGORY II

EXPOSURE C - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE SECTION 1609.1.2.

- TERMITE PROTECTION / SOIL TREATMENT NOTES:**
1. TERMITE PROTECTION FOR SOIL TREATMENT SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION
  2. THE INITIAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACK FILL AND COMPACTION IS COMPLETED.
  3. SOIL AREAS DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.
  4. SPACES IN CONC. FLOOR BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAIN OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.
  5. CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH 6 MIL VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONC. SLAB IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATION OR DISTURBING TREATED SOIL.

MK.	DEPTH	WIDTH	LENGTH	TYPE	REINFORCEMENT
F1	12"	3'	3'	PAD	4- #5 BOTTOM EACH WAY
F2	12"	24"	CONT.	STRIP	3- #5 BOTTOM CONTINUOUS
F3	12"	16"	CONT.	MONO	2- #5 BOTTOM CONTINUOUS
F4	16"	12"	CONT.	MONO EDGE	1- #5 T&B CONT.
F5	10"	18"	CONT.	STRIP	2- #5 BOTTOM CONTINUOUS
F6	8"	8"	CONT.	MONO EDGE	1- #5 CONT.
F7	20"	SEE PLAN	PAD		#5 BOTTOM # 8" O.C. EACH WAY
F8	20"	48"	48"	MONO PAD	6- #5 TOP # 8" O.C. EACH WAY
F9	12"	2'-4"	2'-4"	PAD	4- #5 BOTTOM EACH WAY

SET TOP OF ALL NEW PAD & STRIP FOOTINGS A MIN. OF 8" BELOW FINISH GRADE AND MAINTAIN BLOCK COURSING WITH 8" FOOTING STEPS AS REQUIRED

**NOTE:**

REFER TO DRAWING S-106 THRU S-108 FOR COMPONENT PRESSURE DIAGRAM, WIND RESISTANT DESIGN NOTES, TYPICAL DETAILS, AND STRUCTURAL SPECIFICATIONS.

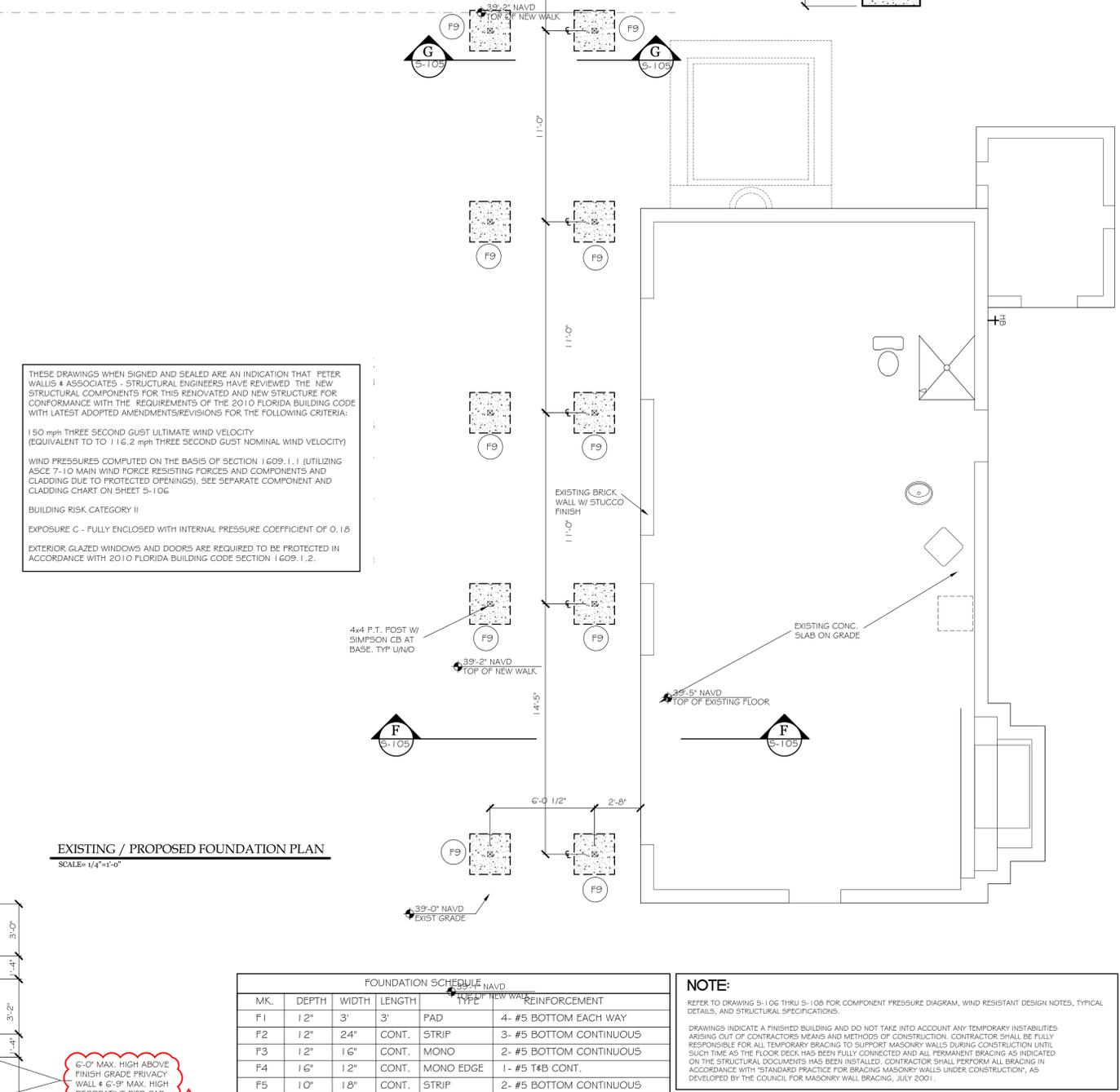
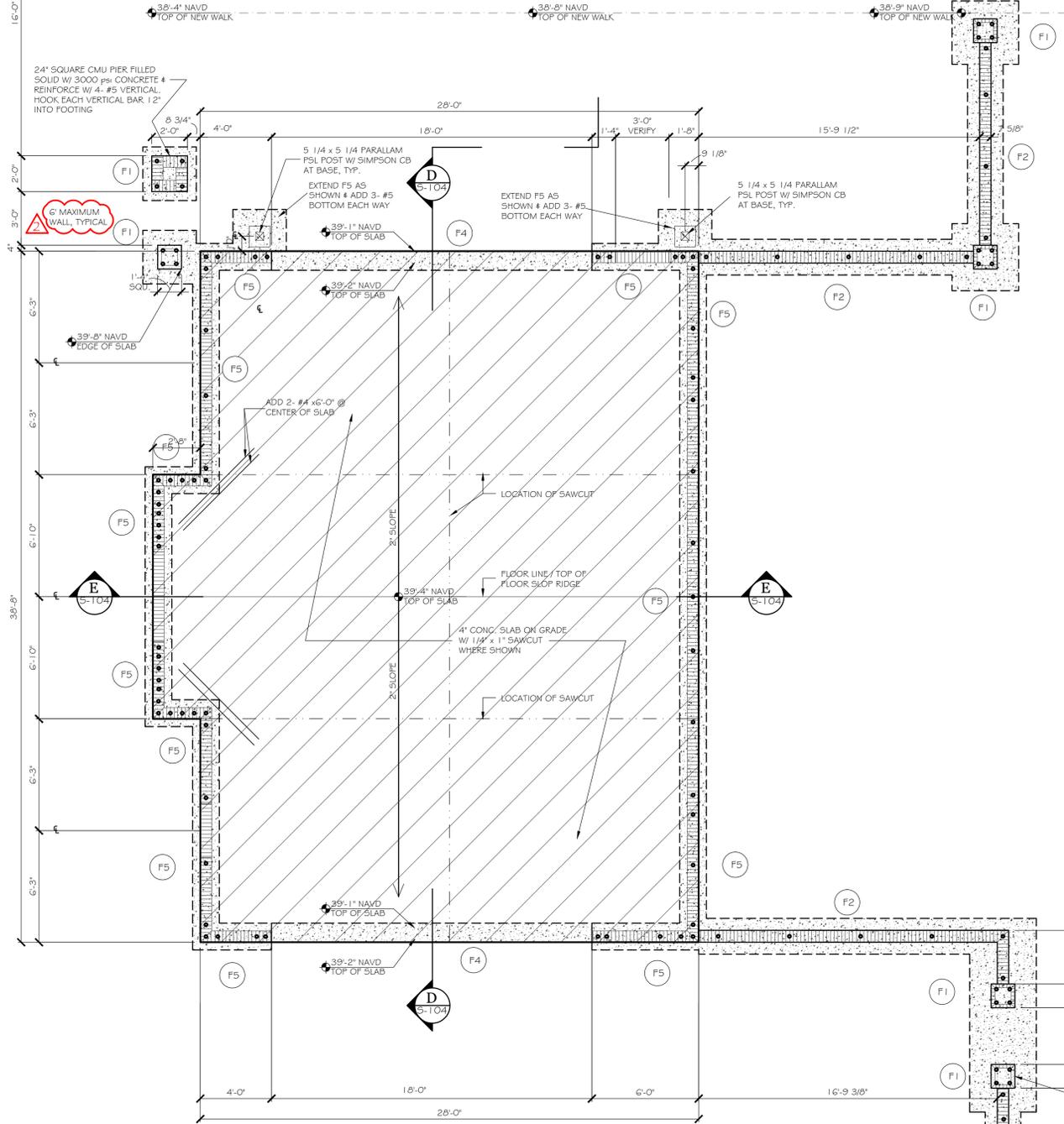
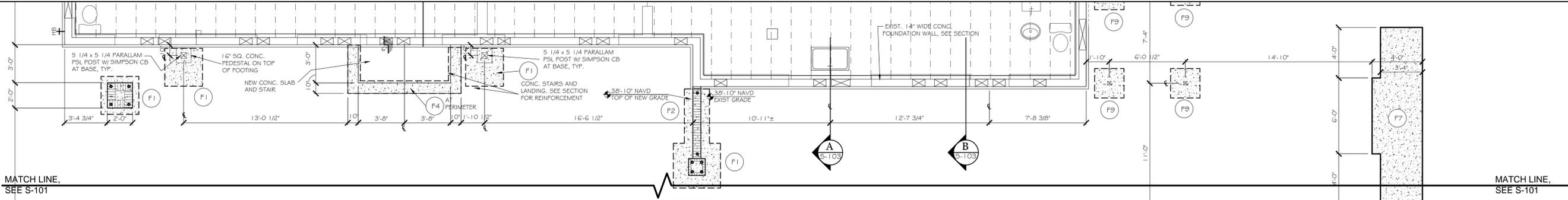
DRAWINGS INDICATE A FINISHED BUILDING AND DO NOT TAKE INTO ACCOUNT ANY TEMPORARY INSTABILITIES ARISING OUT OF CONTRACTORS MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL TEMPORARY BRACING TO SUPPORT MASONRY WALLS DURING CONSTRUCTION UNTIL SUCH TIME AS THE FLOOR DECK HAS BEEN FULLY CONNECTED AND ALL PERMANENT BRACING AS INDICATED ON THE STRUCTURAL DOCUMENTS HAS BEEN INSTALLED. CONTRACTOR SHALL PERFORM ALL BRACING IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION", AS DEVELOPED BY THE COUNCIL FOR MASONRY-WALL BRACING, JULY 2001.

INDICATES NEW 4" CONC. SLAB ON GRADE OR/COMPACTED SOIL REINFORCE W/ 6x6 W/ 4 W/ 4 WELDED WIRE FABRIC SHEETS. (ALIGN TOP OF NEW SLAB WITH EXISTING SUB-FLOOR AT FAMILY ROOM AT MAIN HOUSE)

INDICATES NEW 6" CONC. SLAB OR/ EXISTING CONC. SLAB (REMOVE EXISTING TILE). ALIGN TOP OF NEW SLAB WITH EXISTING SUBFLOOR AT FAMILY ROOM REINFORCE W/ 6x6 W/ 4 W/ 4 WELDED WIRE FABRIC SHEETS. ROUGHEN EXISTING SLAB AND APPLY BONDING AGENT IN ACCORDANCE W/ MANUFACTURERS SPECIFICATIONS TO ENSURE BOND BETWEEN NEW AND EXISTING

- FOUNDATION NOTES**
1. FOOTINGS HAVE BEEN DESIGNED ON THE BASIS OF AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, CONTRACTOR/OWNER SHALL PROVIDE FOUNDATION ENGINEER OF RECORD WITH A SOIL EVALUATION REPORT FOR THE SUBJECT SITE VERIFYING ASSUMED SOIL BEARING CAPACITY AT THE ELEVATIONS INDICATED. ANY SOIL PREPARATION RECOMMENDATIONS PROVIDED BY THE SOILS CONSULTANT SHALL BE INCORPORATED INTO THE OVERALL PROJECT SPECIFICATIONS.
  2. PRIOR TO THE POURING OF ANY FOOTING OR SLAB THE SOIL AT THE UNDERSIDE SHALL BE INSPECTED AND APPROVED BY THE SOILS CONSULTANT FOR VERIFICATION OF PROPER COMPACTION.
  3. ALL CONTINUOUS FOOTINGS SHALL HAVE STAGGERED LAPS IN THE REINFORCING STEEL. LAP LENGTH SHALL BE A MINIMUM OF 24". IN ADDITION CORNER BARS SHALL BE PROVIDED WITH A MINIMUM LEG DIMENSION OF 24" IN EACH DIRECTION.
  4. REINFORCE ALL 4" SLABS ON GRADE WITH 6x6 W/ 4 W/ 4 WELDED WIRE FABRIC.
  5. ALL CONCRETE SHALL CONFORM TO ACI 318 LATEST EDITION AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
  6. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. FOOTING BOTTOM REINFORCEMENT SHALL HAVE A CLEAR COVER OF 3" TO BOTTOM AND SIDES.





THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT PETER WALLIS & ASSOCIATES - STRUCTURAL ENGINEERS HAVE REVIEWED THE NEW STRUCTURAL COMPONENTS FOR THIS RENOVATED AND NEW STRUCTURE FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:  
150 mph THREE SECOND GUST ULTIMATE WIND VELOCITY (EQUIVALENT TO 116.2 mph THREE SECOND GUST NOMINAL WIND VELOCITY)  
WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609.1.1 (UTILIZING ASCE 7-10 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET S-106  
BUILDING RISK CATEGORY II  
EXPOSURE C - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18  
EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE SECTION 1609.1.2.

EXISTING / PROPOSED FOUNDATION PLAN  
SCALE= 1/4"=1'-0"

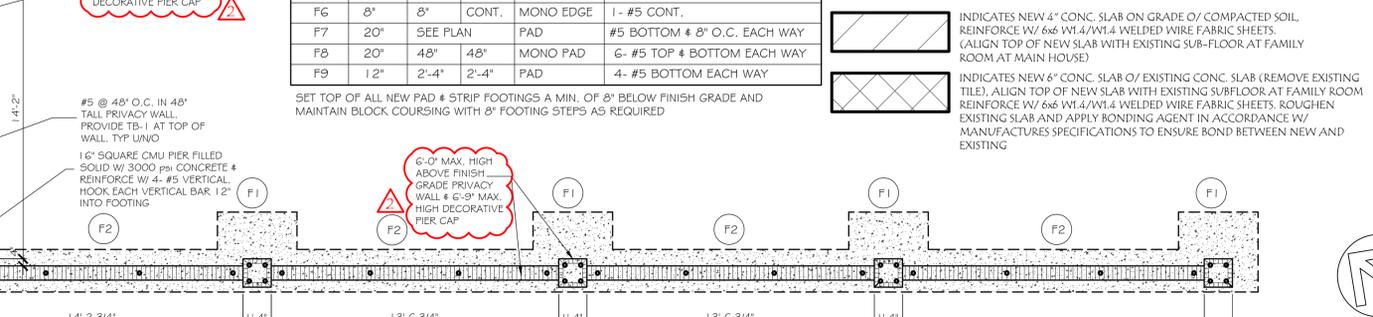
MK.	DEPTH	WIDTH	LENGTH	TYPE	REINFORCEMENT
F1	12"	3'	3'	PAD	4- #5 BOTTOM EACH WAY
F2	12"	24"	CONT.	STRIP	3- #5 BOTTOM CONTINUOUS
F3	12"	16"	CONT.	MONO	2- #5 BOTTOM CONTINUOUS
F4	16"	12"	CONT.	MONO EDGE	1- #5 T&B CONT.
F5	10"	18"	CONT.	STRIP	2- #5 BOTTOM CONTINUOUS
F6	8"	8"	CONT.	MONO EDGE	1- #5 CONT.
F7	20"	SEE PLAN	PAD	#5 BOTTOM & 8" O.C. EACH WAY	
F8	20"	48"	48"	MONO PAD	6- #5 TOP & BOTTOM EACH WAY
F9	12"	2'-4"	2'-4"	PAD	4- #5 BOTTOM EACH WAY

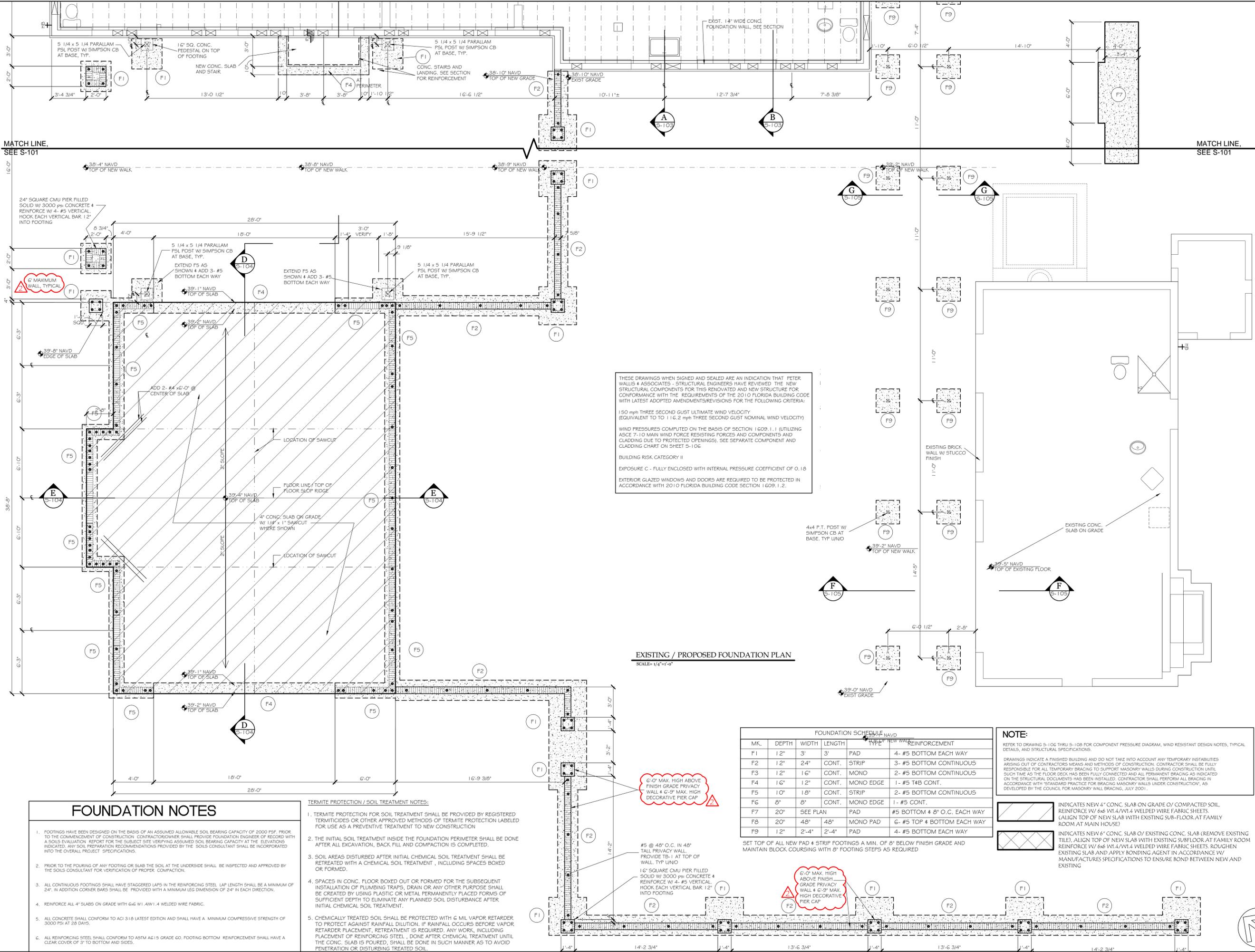
**NOTE:**  
REFER TO DRAWING S-106 THRU S-108 FOR COMPONENT PRESSURE DIAGRAM, WIND RESISTANT DESIGN NOTES, TYPICAL DETAILS, AND STRUCTURAL SPECIFICATIONS.  
DRAWINGS INDICATE A FINISHED BUILDING AND DO NOT TAKE INTO ACCOUNT ANY TEMPORARY INSTABILITIES ARISING OUT OF CONTRACTORS MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL TEMPORARY BRACING TO SUPPORT MASONRY WALLS DURING CONSTRUCTION UNTIL SUCH TIME AS THE FLOOR DECK HAS BEEN FULLY CONNECTED AND ALL PERMANENT BRACING AS INDICATED ON THE STRUCTURAL DOCUMENTS HAS BEEN INSTALLED. CONTRACTOR SHALL PERFORM ALL BRACING IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION", AS DEVELOPED BY THE COUNCIL FOR MASONRY WALL BRACING, JULY 2001.

INDICATES NEW 4" CONC. SLAB ON GRADE O/ COMPACTED SOIL REINFORCE W/ #6 W/4" W/4" WELDED WIRE FABRIC SHEETS. (ALIGN TOP OF NEW SLAB WITH EXISTING SUB-FLOOR AT FAMILY ROOM AT MAIN HOUSE)  
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- FOOTINGS HAVE BEEN DESIGNED ON THE BASIS OF AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, CONTRACTOR/OWNER SHALL PROVIDE FOUNDATION ENGINEER OF RECORD WITH A SOIL EVALUATION REPORT FOR THE SUBJECT SITE VERIFYING ASSUMED SOIL BEARING CAPACITY AT THE ELEVATIONS INDICATED. ANY SOIL PREPARATION RECOMMENDATIONS PROVIDED BY THE SOILS CONSULTANT SHALL BE INCORPORATED INTO THE OVERALL PROJECT SPECIFICATIONS.
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- TERMITE PROTECTION / SOIL TREATMENT NOTES:**
- TERMITE PROTECTION FOR SOIL TREATMENT SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION AFTER ALL EXCAVATION, BACK FILL AND COMPACTION IS COMPLETED.
  - THE INITIAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACK FILL AND COMPACTION IS COMPLETED.
  - SOIL AREAS DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.
  - SPACES IN CONC. FLOOR BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAIN OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.
  - CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH 6 MIL VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONC. SLAB IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATION OR DISTURBING TREATED SOIL.





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150 mph THREE SECOND GUST ULTIMATE WIND VELOCITY (EQUIVALENT TO 116.2 mph THREE SECOND GUST NOMINAL WIND VELOCITY)

WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609.1.1 (UTILIZING ASCE 7-10 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET S-106

BUILDING RISK CATEGORY II

EXPOSURE C - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE SECTION 1609.1.2.

MK.	DEPTH	WIDTH	LENGTH	TYPE	REINFORCEMENT
F1	12"	3'	3'	PAD	4- #5 BOTTOM EACH WAY
F2	12"	24"	CONT.	STRIP	3- #5 BOTTOM CONTINUOUS
F3	12"	16"	CONT.	MONO	2- #5 BOTTOM CONTINUOUS
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F8	20"	48"	48"	MONO PAD	6- #5 TOP & BOTTOM EACH WAY
F9	12"	2'-4"	2'-4"	PAD	4- #5 BOTTOM EACH WAY

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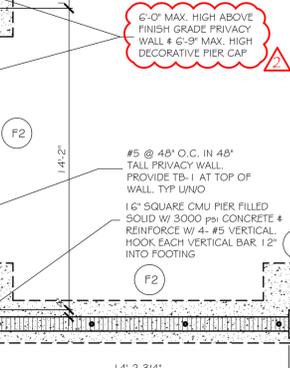
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SET TOP OF ALL NEW PAD & STRIP FOOTINGS A MIN. OF 8" BELOW FINISH GRADE AND MAINTAIN BLOCK COURSING WITH 8" FOOTING STEPS AS REQUIRED

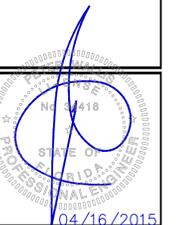
**peter wallis and associates**  
structural engineers

7313 merchant court, sarasota, florida, 34240  
tel. 941-907-9192 fl. reg. # 34418 peter.wallis.eng@gmail.com

THESE PLANS AND SPECIFICATIONS ARE PROTECTED BY PATENT RIGHTS AND ARE THE PROPERTY OF PETER WALLIS AND ASSOCIATES - STRUCTURAL ENGINEERS MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.

# BARRIS RESIDENCE

251 PINE ROAD  
BELLEAIR, FLORIDA 33756



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REV: #1	4/16/2015
JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED

EXISTING / DEMO  
ROOF FRAMING  
PLAN

THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT PETER WALLIS & ASSOCIATES - STRUCTURAL ENGINEERS HAVE REVIEWED THE NEW STRUCTURAL COMPONENTS FOR THIS RENOVATED AND NEW STRUCTURE FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:

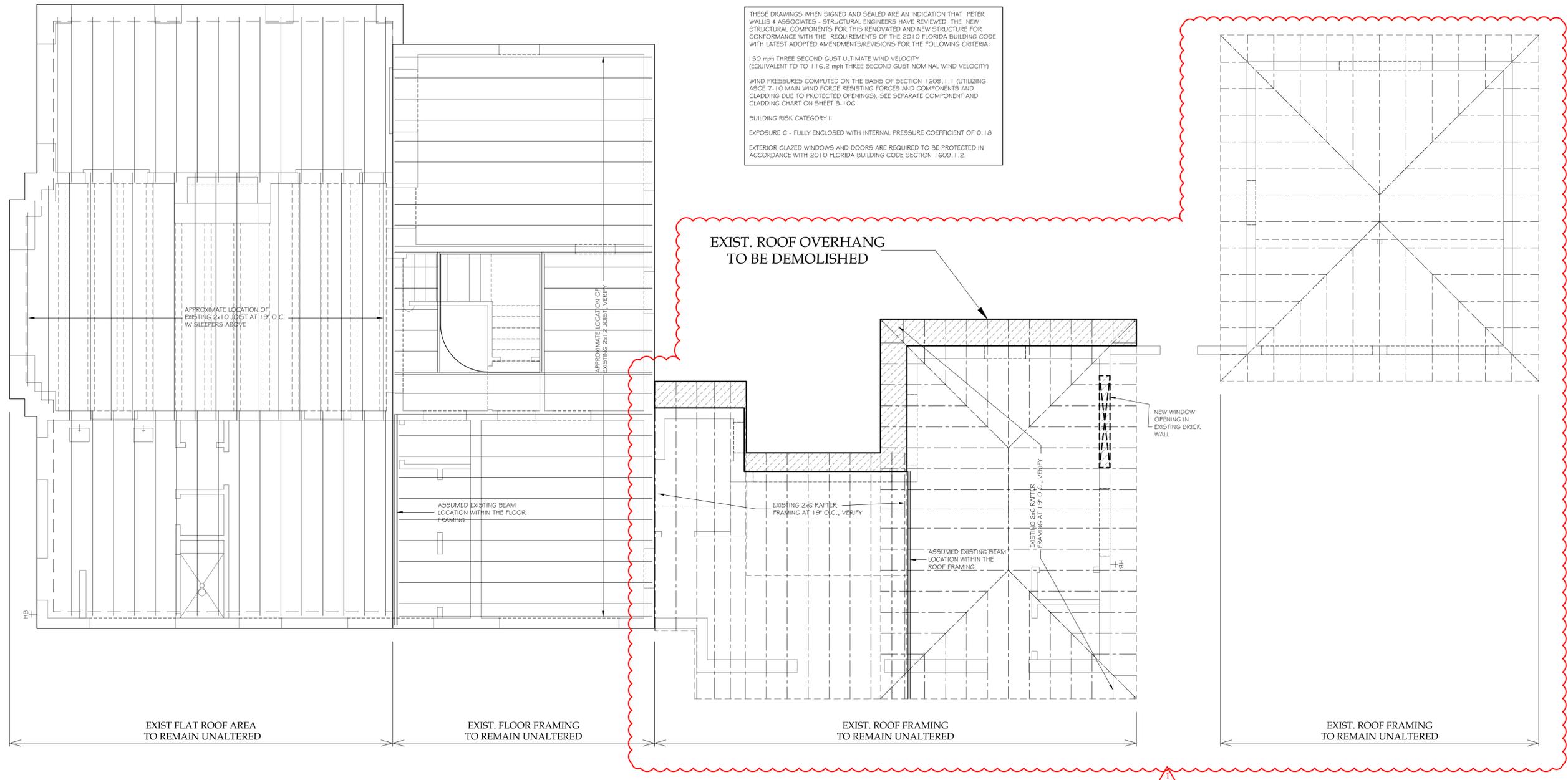
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WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609.1.1 (UTILIZING ASCE 7-10 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET S-106

BUILDING RISK CATEGORY II

EXPOSURE C - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

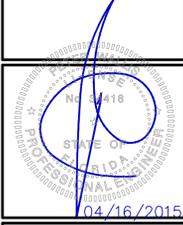
EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE SECTION 1609.1.2.



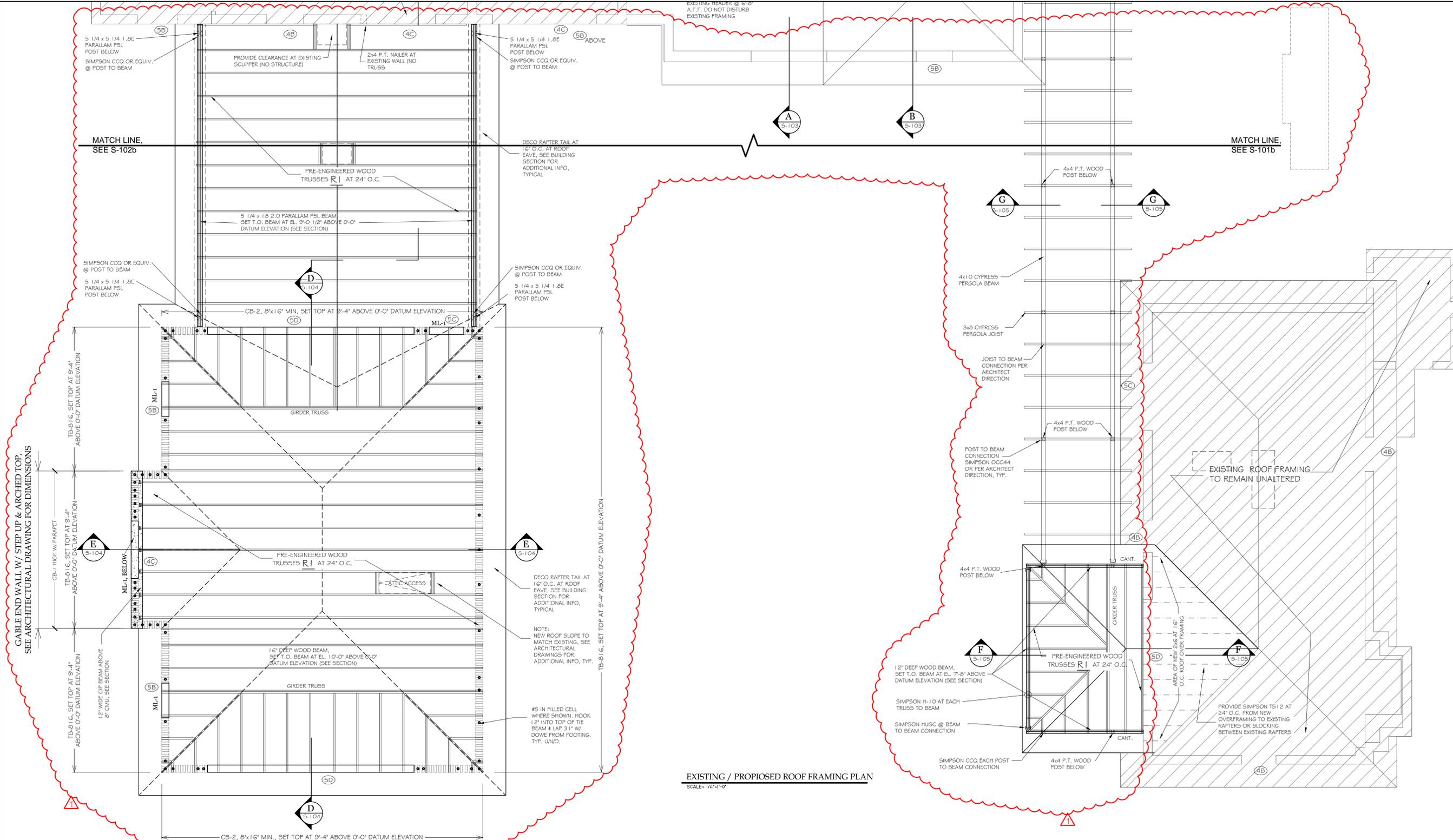
EXISTING / DEMO ROOF FRAMING PLAN  
SCALE: 1/4"=1'-0"







REV:	
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REV:	
REV: #1	4/16/2015
JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED



**EXISTING / PROPOSED ROOF FRAMING PLAN**  
SCALE: 1/4"=1'-0"

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150 mph THREE SECOND GUST ULTIMATE WIND VELOCITY (EQUIVALENT TO TO 116.2 mph THREE SECOND GUST NOMINAL WIND VELOCITY)

WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1.609.1.1 (UTILIZING ASCE 7-10 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET S-106

BUILDING RISK CATEGORY II

EXPOSURE C - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE SECTION 1.609.1.2

**ROOF FRAMING GENERAL NOTES**

- REFER TO TRUSS ENGINEERING FOR ROOF TRUSS LAYOUT AND DESIGN. TRUSSES AS DESIGNATED AS R1 SHALL BE DESIGNED FOR A TOP CHORD LIVE LOAD OF 20 PSF, A BOTTOM CHORD DEAD LOAD OF 10 PSF AND A TOP CHORD DEAD LOAD OF 25 PSF. WIND UPLIFT SHALL BE IN ACCORDANCE WITH CHAPTER 16 OF THE 2010 FLORIDA BUILDING CODE FOR 150 MPH THREE SECOND GUST WIND VELOCITY, EXPOSURE C - RISK CATEGORY II, ENCLOSED BUILDING WITH INTERNAL PRESSURE COEFFICIENT = 0.18, COMPONENTS AND CLADDING. REFER TO LOAD CHARTS FOR ZONE LOCATION AND REQUIRED ZONE GROSS UPLIFT PRESSURES. FOR THE PURPOSE OF NEGATING GROSS UPLIFT TOTAL DEAD LOAD SHALL BE ASSUMED TO NOT EXCEED 15 PSF.
- ALL TRUSSES SHALL BE ANCHORED TO BEARING WALLS IN ACCORDANCE WITH TRUSS CONNECTOR SCHEDULE. ANCHORS SHALL BE SELECTED BY THE CONTRACTOR ON THE BASIS OF TABULATED ROOF TRUSS UPLIFT REACTIONS (SERVICE LOADS) ON THE INDIVIDUAL TRUSS CUT SHEETS + REQUIRED LATERAL AND LONGITUDINAL REQUIREMENTS FROM ROOF DIAPHRAGM TRANSFER CALCULATIONS. ROOF SHALL BE SHEATHED WITH 5/8" CDX PLYWOOD. CONNECT SHEATHING TO TRUSSES WITH 10d RING SHANK NAILS AT 6" O.C. AT PANEL EDGES AND IN THE FIELD.
- CONTRACTOR SHALL ADD TO FILLED CELL LAYOUT OR WOOD STUD LAYOUT AS INDICATED ON STRUCTURAL DRAWINGS IN ORDER TO PLACE A MINIMUM OF 1 - #5 IN A FILLED CELL OR 3 - 2x WOOD STUDS BELOW EACH GIRDER TRUSS BEARING LOCATION. GIRDER TRUSSES INDICATED ON FRAMING PLANS ARE ASSUMED LOCATIONS ONLY AND MUST BE CONFIRMED BY TRUSS ENGINEER DURING PREPARATION OF THEIR FINAL TRUSS LAYOUT DRAWINGS.
- MASONRY WALL/WOOD STUD WALL LAYOUT WITH DOOR AND WINDOW OPENINGS AS INDICATED HAS BEEN REVIEWED BY ENGINEER OF RECORD FOR COMPLIANCE WITH ALL APPLICABLE STRUCTURAL REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE. NO ADDITIONAL SHEAR WALLS OR BRACING SHALL BE REQUIRED EXCEPT AS SPECIFICALLY INDICATED ON THE FRAMING PLANS.
- ALL DOORS AND WINDOWS SHALL BE SELECTED BY THE CONTRACTOR TO MATCH THE ARCHITECTURAL SPECIFICATIONS AND MEET THE WIND LOAD RESISTANCE FROM THE 2010 FLORIDA BUILDING CODE. REFER TO LOAD CHARTS FOR COMPONENTS AND CLADDING FOR DESIGN PRESSURE REQUIREMENTS ON EACH DOOR OR WINDOW DEPENDENT UPON TRIBUTARY SIZE AND ZONE LOCATION. CONTRACTOR SHALL SUBMIT WRITTEN DOCUMENTATION TO BUILDING OFFICIAL THAT EACH SELECTED WINDOW MEETS THE DESIGN CRITERIA.
- CONNECTION OF ALL DOORS AND WINDOWS TO PRIMARY STRUCTURAL FRAMING SHALL BE AS INDICATED IN MANUFACTURER'S STANDARD ENGINEERING LITERATURE IN ORDER TO MEET THESE APPLIED WIND LOADS. CONTRACTOR SHALL SUBMIT TO BUILDING OFFICIALS AND ENGINEER OF RECORD ALL STANDARD DETAILS AS PREPARED BY WINDOW OR DOOR MANUFACTURER. SEE ALSO TYPICAL DETAILS ON THESE DOCUMENTS WHICH ARE MINIMUM REQUIREMENTS BY WHICH DOORS AND WINDOWS SHALL BE CONNECTED TO THE PRIMARY FRAMING.

**NOTE:**

SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CONTRACTOR PRIOR TO FABRICATION OF WOOD TRUSSES. SHOP DRAWINGS SHALL INDICATE THAT PROVISIONS ARE MADE FOR SUPPORT AND BEARING OF THE ROOF STRUCTURAL SYSTEM, FOR CROSS AND LATERAL BRACING, FOR BRACING AND ANCHORAGE REQUIRED TO RESIST UPLIFT AND LATERAL FORCES. CLEARLY INDICATE ON THE SHOP DRAWINGS THE SPECIES, SIZES, AND STRESS GRADE OF THE LUMBER USED. SHOW PITCH, SPAN, CAMBER, CONFIGURATION AND SPACING. INDICATE TRUSSES TO TRUSS CONNECTIONS. THESE SHOP DRAWINGS SHALL BEAR THE IMPRESSED SEAL OF A FLORIDA PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN. THE REVIEW OF THE SHOP DRAWINGS BY THE ENGINEER OF RECORD SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY FOR SEEING THAT THE WORK IS COMPLETE, ACCURATE AND IN CONFORMITY WITH THESE DRAWINGS.

REFER TO DRAWING S-106 THRU S-108 FOR COMPONENT PRESSURE DIAGRAM, WIND RESISTANT DESIGN NOTES, TYPICAL DETAILS, AND STRUCTURAL SPECIFICATIONS.

DRAWINGS INDICATE A FINISHED BUILDING AND DO NOT TAKE INTO ACCOUNT ANY TEMPORARY INSTABILITIES ARISING OUT OF CONTRACTORS MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL TEMPORARY BRACING TO SUPPORT MASONRY WALLS DURING CONSTRUCTION UNTIL SUCH TIME AS THE FLOOR DECK HAS BEEN FULLY CONNECTED AND ALL PERMANENT BRACING AS INDICATED ON THE STRUCTURAL DOCUMENTS HAS BEEN INSTALLED. CONTRACTOR SHALL PERFORM ALL BRACING IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION", AS DEVELOPED BY THE COUNCIL FOR MASONRY WALL BRACING, JULY 2001.

**NOTE:** GENERAL CONTRACTOR TO PROVIDE TRUSS PLAN FOR PRE-ENGINEERED ROOF TRUSSES TO SHOW TRUSSES LAYOUT, CONNECTIONS, PROFILES, DETAILS, UPLIFTS OF #1000 OR MORE AND REACTIONS OF #5000 OR MORE FOR ENGINEER OF RECORD AND BUILDING OFFICIAL (PLAN EXAMINER) REVIEW AND APPROVAL PRIOR TO FOUNDATION INSPECTION BY SARASOTA COUNTY - BUILDING OFFICIAL.



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1.50 mph THREE SECOND GUST ULTIMATE WIND VELOCITY (EQUIVALENT TO TO 116.2 mph THREE SECOND GUST NOMINAL WIND VELOCITY)

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BUILDING RISK CATEGORY II

EXPOSURE C - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

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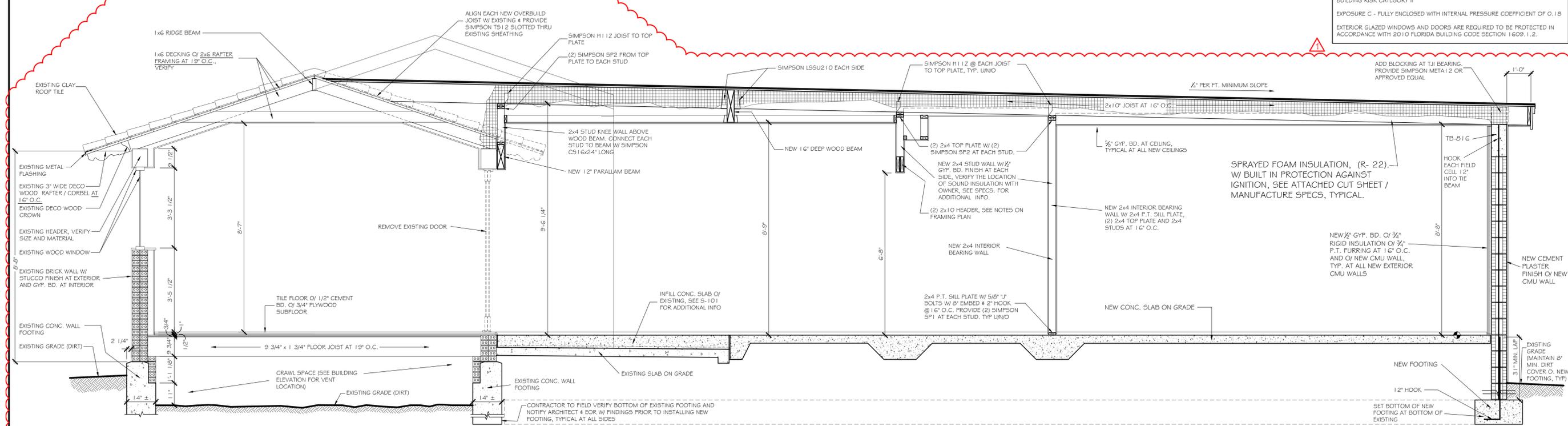
**GEORGE MERLIN ASSOCIATES INC**  
ARCHITECTURE  
INTERIOR DESIGN

7729 Holiday Drive  
Snug Harbor Village  
Sarasota, Florida 34231

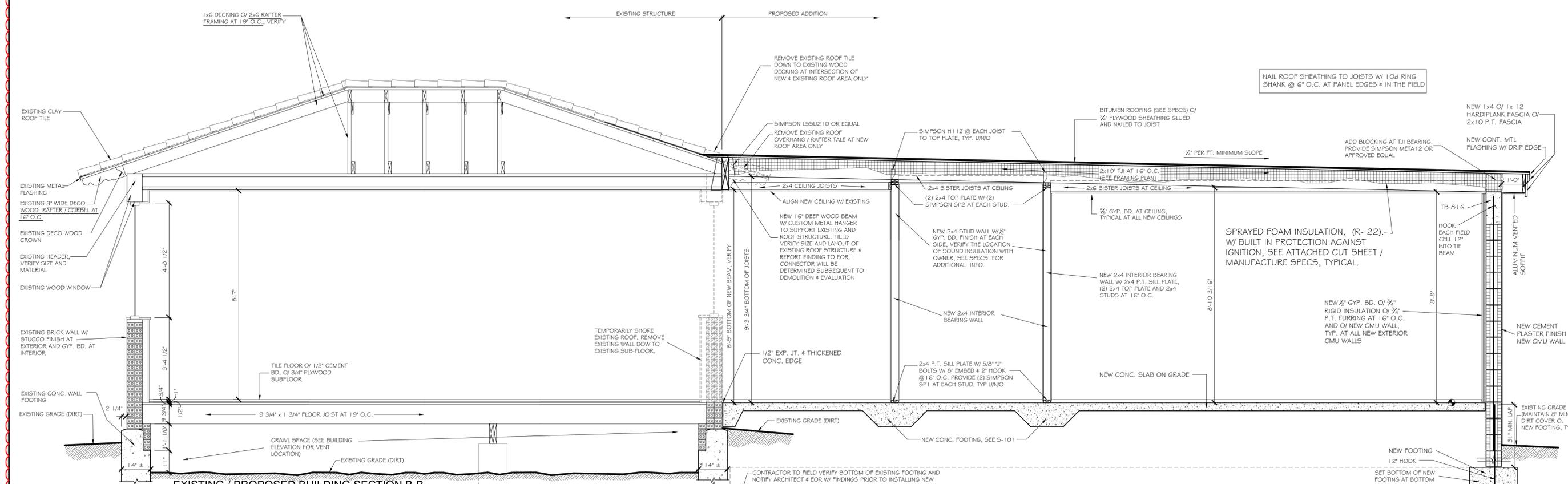
Residential  
Commercial  
Classic  
Contemporary

George Merlin  
President  
Architect #AR10623

Phone 941 923 8868  
Fax 941 923 9148  
gmerlin@merlinarchitecture.com  
Corp. #AA002459



**EXISTING / PROPOSED BUILDING SECTION A-A**  
SCALE = 1/2"=1'-0"



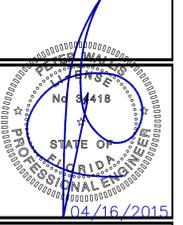
**EXISTING / PROPOSED BUILDING SECTION B-B**  
SCALE = 1/2"=1'-0"

**peter wallis and associates**  
structural engineers

7213 inwood court, sarasota, florida, 34240  
tel. 941-907-9192, f. 941-9418 peter.wallis@psa.com

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**BARRIS RESIDENCE**  
251 PINE ROAD  
BELLEAIR, FLORIDA 33756

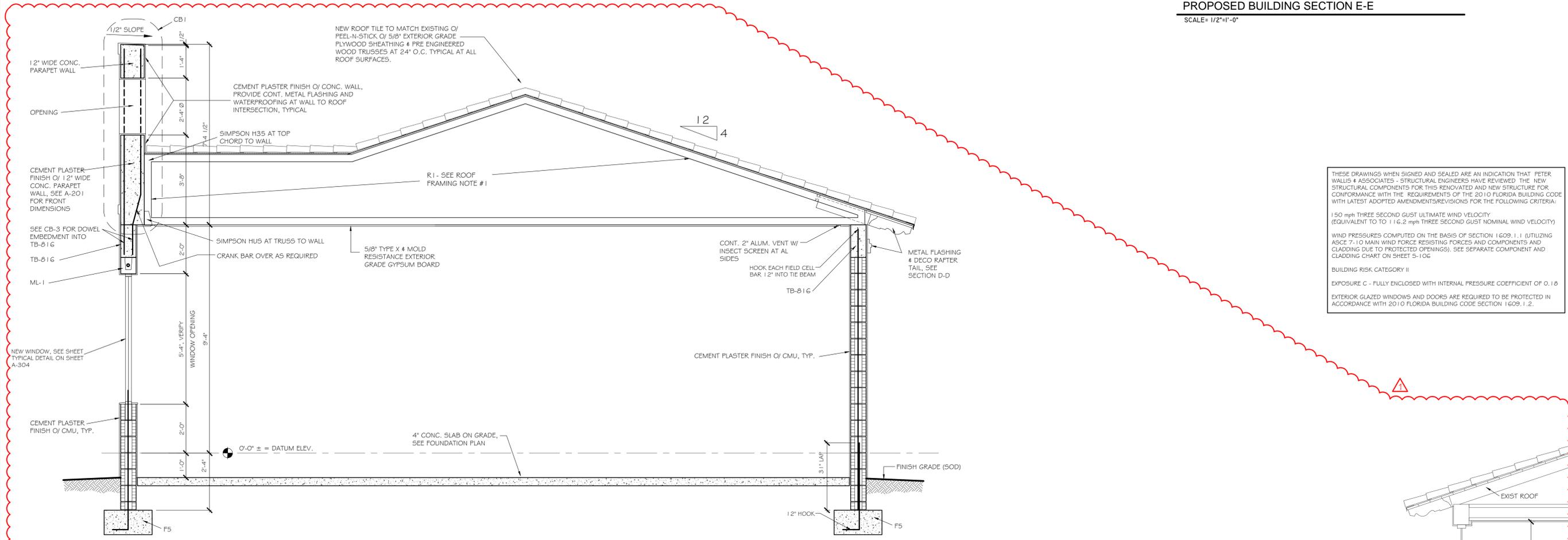


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REV:	
JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED

**EXISTING / PROPOSED BUILDING SECTIONS**  
**S-103**

PROPOSED BUILDING SECTION E-E

SCALE= 1/2"=1'-0"



THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT PETER WALLIS & ASSOCIATES - STRUCTURAL ENGINEERS HAVE REVIEWED THE NEW STRUCTURAL COMPONENTS FOR THIS RENOVATED AND NEW STRUCTURE FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:

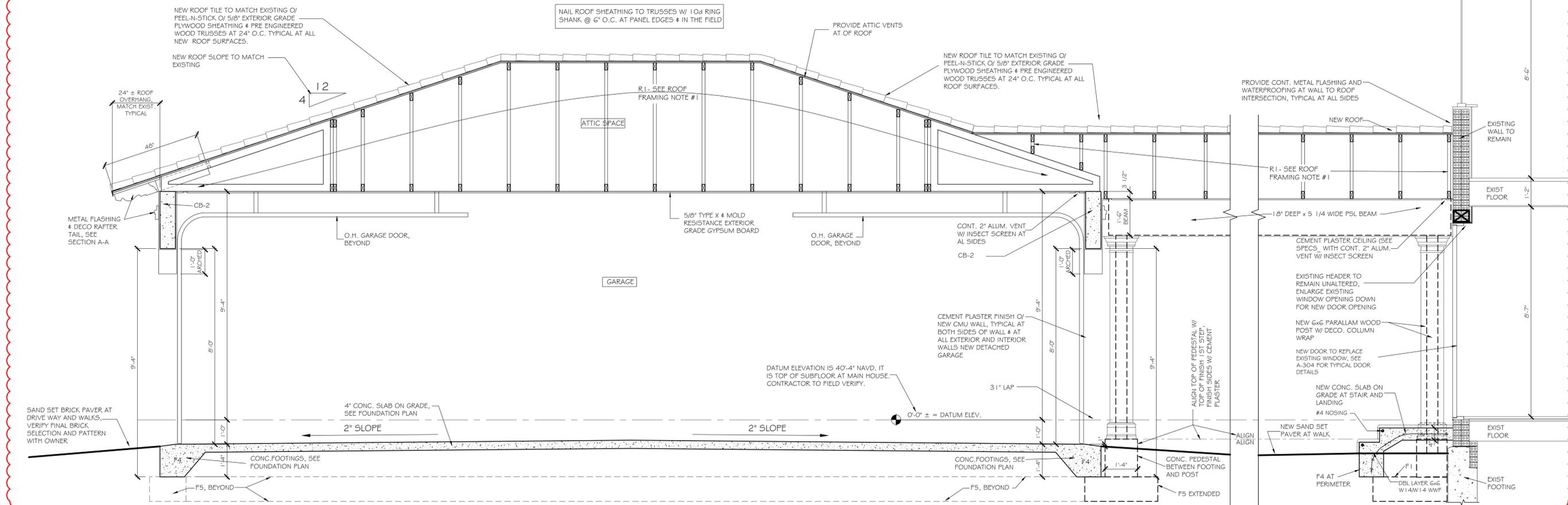
150 mph THREE SECOND GUST ULTIMATE WIND VELOCITY (EQUIVALENT TO 116.2 mph THREE SECOND GUST NOMINAL WIND VELOCITY)

WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609.1.1 (UTILIZING ASCE 7-10 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET 5-106

BUILDING RISK CATEGORY II

EXPOSURE C - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE SECTION 1609.1.2.



EXISTING / PROPOSED BUILDING SECTION D-D

SCALE= 1/2"=1'-0"

**peter wallis and associates**  
structural engineers

7313 merchant court, sarasota, florida, 34240 peter.wallis.eng@gmail.com  
tel. 941-907-9192 fl. reg. # 34418

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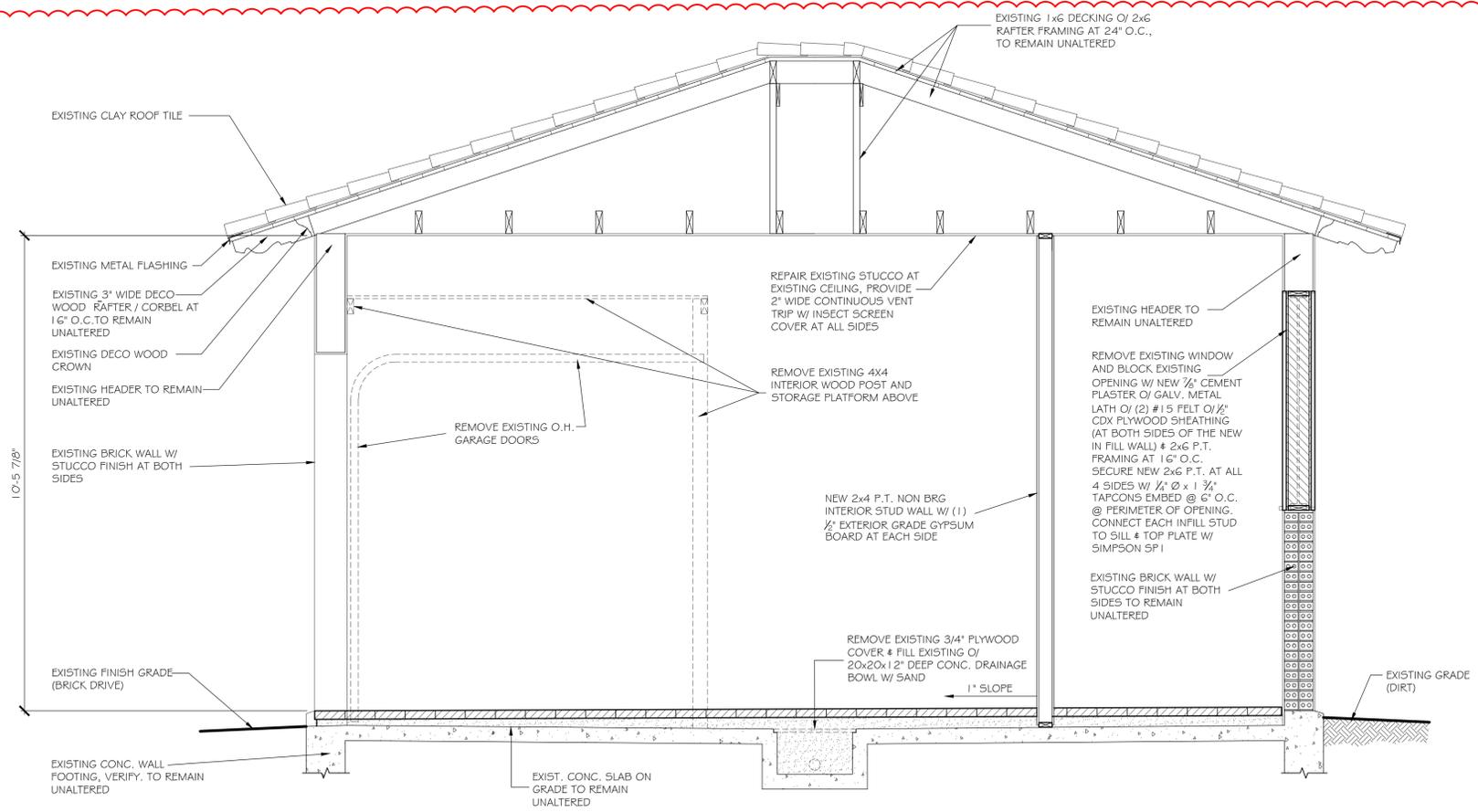
**BARRIS RESIDENCE**  
251 PINE ROAD  
BELLEAIR, FLORIDA 33756

**PROFESSIONAL ENGINEER**  
No. 34418  
STATE OF FLORIDA  
04/16/2015

REV:	
REV:	
REV:	
REV:	
REV #1	4/16/2015
JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED

EXISTING / PROPOSED BUILDING SECTIONS  
**S-104**

REV:	
REV:	
REV:	
REV:	
REV: #1	4/16/2015
JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED



**EXISTING / PROPOSED BUILDING SECTION C-C**  
SCALE= 1/2"=1'-0"

THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT PETER WALLIS & ASSOCIATES - STRUCTURAL ENGINEERS HAVE REVIEWED THE NEW STRUCTURAL COMPONENTS FOR THIS RENOVATED AND NEW STRUCTURE FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:

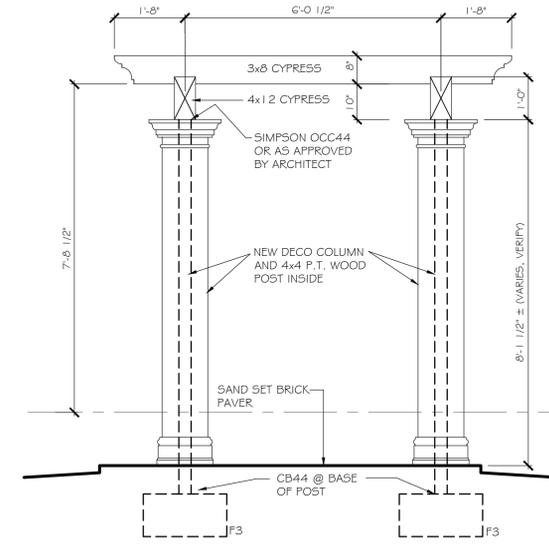
150 mph THREE SECOND GUST ULTIMATE WIND VELOCITY (EQUIVALENT TO TO 116.2 mph THREE SECOND GUST NOMINAL WIND VELOCITY)

WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609.1.1 (UTILIZING ASCE 7-10 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET S-106

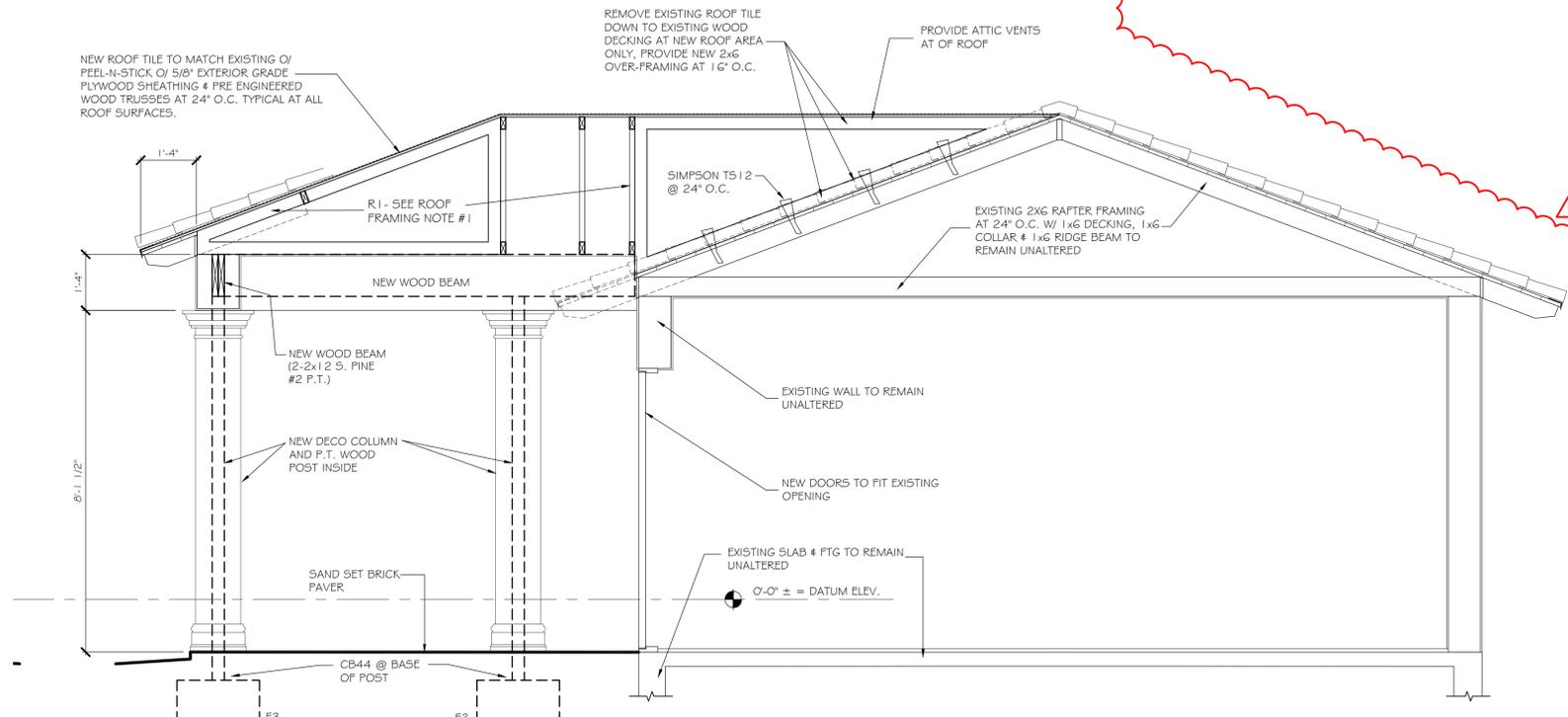
BUILDING RISK CATEGORY II

EXPOSURE C - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

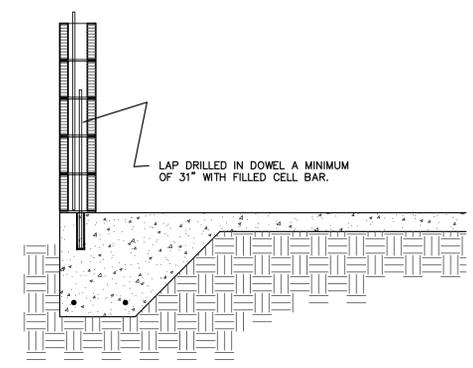
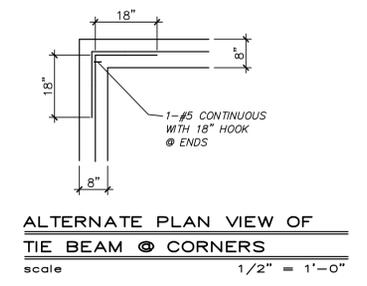
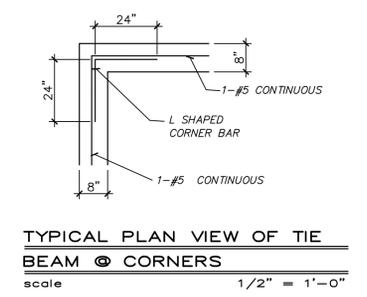
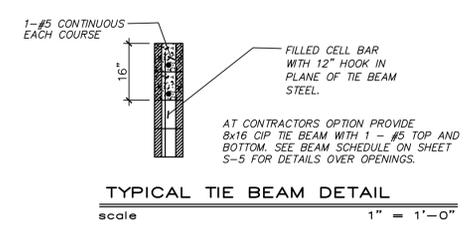
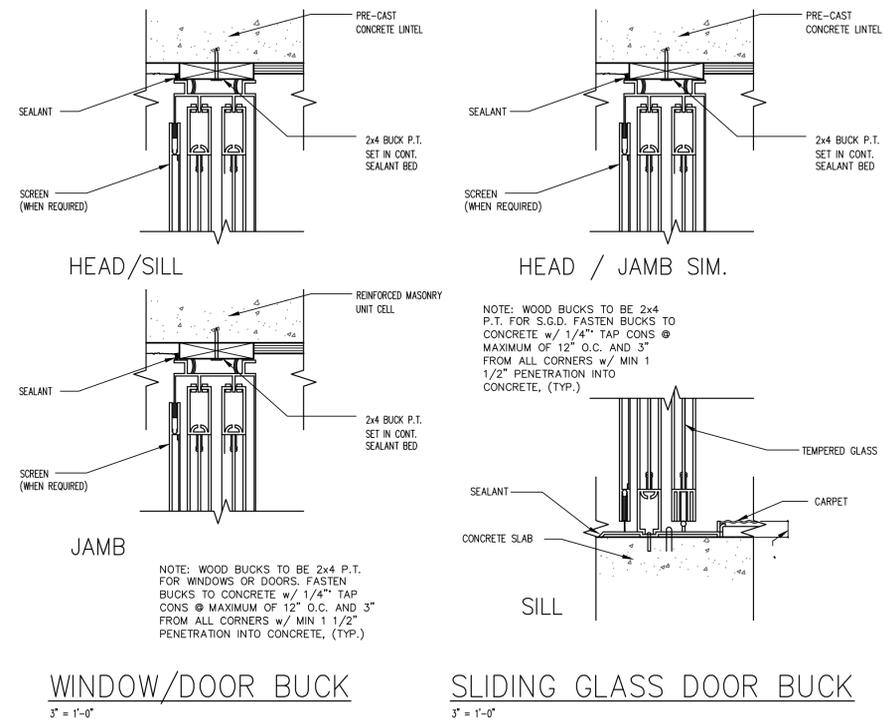
EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE SECTION 1609.1.2.



**PROPOSED BUILDING SECTION G-G**  
SCALE= 1/2"=1'-0"



**EXISTING / PROPOSED BUILDING SECTION F-F**  
SCALE= 1/2"=1'-0"



DETAIL SHOWN IS FOR A MONOLITHIC SLAB POUR. SAME PROCEDURE SHALL BE UTILIZED FOR STRIP FOOTINGS.

- REPLACEMENT DOWEL PROCEDURE**
- DRILL 3/4" DIAMETER HOLE A MINIMUM OF 8" INTO EXISTING FOUNDATION AT MISSED DOWEL LOCATION.
  - CLEAN ALL DUST AND DEBRIS FROM HOLE IN AND ENSURE THAT HOLE IS DRY AND TEMPERATURE OF BASE MATERIAL IS 50 DEGREES F OR GREATER.
  - SET NEW #5 DOWEL IN "SIMPSON ET EPOXY-TIE ADHESIVE" AND LET CURE FOR A MINIMUM OF 36 HOURS PRIOR TO CONTINUING WITH ANY ADDITIONAL WORK. DOWEL SHALL EXTEND A MINIMUM OF 31" ABOVE TOP OF EXISTING FOUNDATION.
  - CORRECTIVE WORK PERFORMED IN THIS MANNER WILL ALLOW THE EPOXIED DOWEL TO PERFORM IN A SIMILAR MANNER TO THAT OF ONE EMBEDDED IN THE ORIGINAL FOUNDATION POUR. THE DOWEL WILL BE CAPABLE OF SUSTAINING THE RESULTANT WIND FORCES ASSOCIATED WITH THE 2010 FLORIDA BUILDING CODE WITH 150 MPH 3 SECOND GUST BASE WIND VELOCITY.

THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT PETER WALLIS & ASSOCIATES - STRUCTURAL ENGINEERS HAVE REVIEWED THE NEW STRUCTURAL COMPONENTS FOR THIS RENOVATED AND NEW STRUCTURE FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:

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WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609.1.1 (UTILIZING ASCE 7-10 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET S-106

BUILDING RISK CATEGORY II

EXPOSURE C - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE SECTION 1609.1.2.

ALL DOORS AND WINDOWS SHALL BE SELECTED BY THE CONTRACTOR TO MATCH THE ARCHITECTURAL SPECIFICATIONS AND MEET THE WIND LOAD RESISTANCE FROM THE 2010 FLORIDA BUILDING CODE. REFER TO LOAD CHARTS FOR COMPONENTS AND CLADDING FOR DESIGN PRESSURE REQUIREMENTS ON EACH DOOR OR WINDOW DEPENDENT UPON TRIBUTARY SIZE AND ZONE LOCATION. CONTRACTOR SHALL SUBMIT WRITTEN DOCUMENTATION TO BUILDING OFFICIAL THAT EACH SELECTED WINDOW MEETS THE DESIGN CRITERIA.

CONNECTION OF ALL DOORS AND WINDOWS TO PRIMARY STRUCTURAL FRAMING SHALL BE AS INDICATED IN MANUFACTURER'S STANDARD ENGINEERING LITERATURE IN ORDER TO MEET THESE APPLIED WIND LOADS. CONTRACTOR SHALL SUBMIT TO BUILDING OFFICIALS AND ENGINEER OF RECORD ALL STANDARD DETAILS AS PREPARED BY WINDOW OR DOOR MANUFACTURER. SEE ALSO TYPICAL DETAILS ON THESE DOCUMENTS WHICH ARE MINIMUM REQUIREMENTS BY WHICH DOORS AND WINDOWS SHALL BE CONNECTED TO THE PRIMARY FRAMING.

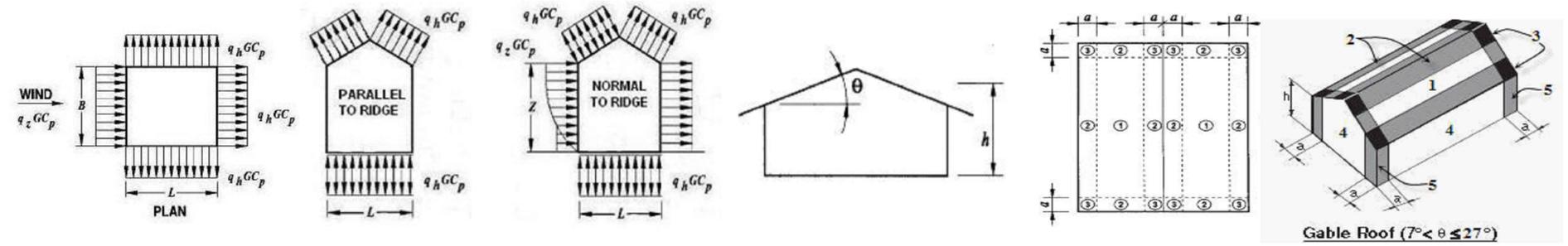
BUILDING INFORMATION	
ULTIMATE WIND VELOCITY (mph)	150
NOMINAL WIND VELOCITY (mph)	116.2
EXPOSURE	C
INTERNAL PRESSURE	ENCLOSED
HEIGHT ABOVE GROUND (z)(ft)	0
STANDARD WALL HEIGHT (ft)	25
MEAN ROOF HEIGHT (ft)	25
BUILDING WIDTH (ft)	70
BUILDING LENGTH (ft)	70
ROOF PITCH	5
ROOF ANGLE (degrees)	23
(a) EDGE STRIP (ft)	6.5
END ZONE (ft)	13
PARAPET ALONG ROOF PERIMETER (ft)	NA

OPENING INFORMATION							OPENING PRESSURES	
WIND LOAD FOR:	ZONE	OPENING ELEV (ft)	OPENING WIDTH (ft)	OPENING HEIGHT (ft)	EFFECTIVE WIND AREA (sq ft)	NOMINAL WIND LOAD PRESSURES	MAX POSITIVE PRESSURE (psf)	MIN POSITIVE PRESSURE (psf)
4A <10 sf	4	30	1.0	1.0	1	35.2	-38.2	
4B 10 TO 20 sf	4	30	3.0	3.4	10	35.1	-38.1	
4C 20 to 50 sf	4	30	4.0	5.0	20	33.6	-36.6	
4D > 50 sf	4	30	7.0	7.3	51	31.4	-34.4	
5A < 10 sf	5	30	1.0	1.0	1	35.2	-47.1	
5B 10 TO 20 sf	5	30	3.0	3.4	10	35.1	-47.0	
5C 20 to 50 sf	5	30	4.0	5.0	20	33.6	-43.9	
5D > 50 sf	5	30	7.0	7.3	51	31.4	-39.6	

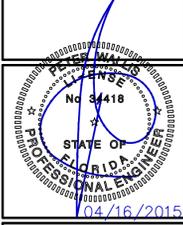
IMPORTANT NOTE: ALL COMPONENT PRESSURE VALUES LISTED ABOVE ARE NOMINAL. MULTIPLY EACH VALUE BY 1.667 TO CONVERT TO ULTIMATE VALUES.

GABLE/HIP OR HIP ROOF INFORMATION					GABLE/HIP PRESSURES		
ROOF TYPE:	ZONE	ROOF WIDTH (ft)	ROOF LENGTH (ft)	EFFECTIVE WIND AREA (sq ft)	NOMINAL WIND LOAD PRESSURES	MAX POSITIVE PRESSURE (psf)	MIN POSITIVE PRESSURE (psf)
GABLE/HIP	1-GABLE/HIP	1.0	1.0	1	20.3	-32.2	
GABLE/HIP	2-GABLE/HIP	1.0	1.0	1	20.3	-56.0	
GABLE/HIP	3-GABLE/HIP	1.0	1.0	1	20.3	-56.0	
GABLE/HIP	1-GABLE/HIP	4.0	5.0	20	18.5	-31.3	
GABLE/HIP	2-GABLE/HIP	4.0	5.0	20	18.5	-51.6	
GABLE/HIP	3-GABLE/HIP	4.0	5.0	20	18.5	-51.6	
GABLE/HIP	1-GABLE/HIP	7.0	7.3	51	16.1	-30.1	
GABLE/HIP	2-GABLE/HIP	7.0	7.3	51	16.1	-45.5	
GABLE/HIP	3-GABLE/HIP	7.0	7.3	51	16.1	-45.5	

IMPORTANT NOTE: ALL COMPONENT PRESSURE VALUES LISTED ABOVE ARE NOMINAL. MULTIPLY EACH VALUE BY 1.667 TO CONVERT TO ULTIMATE VALUES.



**BARRIS RESIDENCE**  
251 PINE ROAD  
BELLEAIR, FLORIDA 33756



REV:	
JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED

STRUCTURAL GENERAL NOTES & DETAILS

# GENERAL SPECIFICATIONS

## DIVISION II - GENERAL REQUIREMENTS DESIGN

- THE FOUNDATIONS DESCRIBED ON THESE DRAWINGS HAS BEEN DESIGNED TO COMPLY WITH THE 2010 FLORIDA BUILDING CODE AND ALL LOCAL COUNTY ORDINANCES. REFER TO THE NOTES ON INDIVIDUAL PLANS FOR THE DESIGN LOADS.

## GENERAL

- REFER ALSO TO NOTES UNDER THE PLANS AND SCHEDULES ON THESE DRAWINGS. FOR TYPICAL DETAILS, SEE DRAWINGS, ALL CODES, MANUALS, STANDARDS AND SPECIFICATIONS REFERRED TO SHALL BE THE LATEST EDITIONS INCLUDING ALL REVISIONS AND ADDENDA.
- ALL DIMENSIONS OTHER THAN PURELY STRUCTURAL DIMENSIONS SHOWN ON THE FOUNDATION PLAN MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND ANY INCONSISTENCIES REPORTED IN WRITING TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. THESE DRAWINGS MUST NOT BE SCALED.
- OPENINGS, TRENCHES, PITS, EQUIPMENT BASES AND MECHANICAL EQUIPMENT, WHERE SHOWN ON THESE DRAWINGS ARE INDICATED ONLY APPROXIMATELY AS TO SIZE AND LOCATION. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL SHOP DRAWINGS AND CUT SHEETS (AS APPLICABLE) FOR LOCATIONS, SIZES OF EQUIPMENT, OPENINGS, PITS, TRENCHES, BASES, SUMPS, SLEEVES, DEPRESSIONS, GROOVES AND CHAMFERS NOT INDICATED ON THESE DRAWINGS.
- UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACINGS AND SHORING REQUIRED FOR STRESSES AND INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL SUCH MEASURES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACINGS, SHORINGS OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES EFFECTED BY THIS WORK.

## FOUNDATIONS

- FOUNDATIONS HAVE BEEN DESIGNED FOR AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR SHALL CONFIRM IN FIELD PRIOR TO POURING CONCRETE.
- THICKENED SLAB AND FOOTING ELEVATIONS SHOWN ON THESE DRAWINGS ARE BASED UPON INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THE DESIGN. IF ACTUAL JOBSITE OR SOIL CONDITIONS VARY FROM THOSE ASSUMED, THEN WRITTEN DIRECTIONS MUST BE OBTAINED FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- KEEP EXCAVATIONS CONTINUALLY DRY BEFORE CONCRETE IS POURED. IF THE SOIL IS SOFTENED BY WATER, THE EXCAVATION SHALL BE EXTENDED BELOW THE SOFTENED MATERIAL AND THE BOTTOM OF SLAB EDGE LOWERED TO SUIT.

## BACKFILLING AND COMPACTION

- UNDER SLABS ON GRADE, REMOVE SOFT SPOTS AND FOREIGN MATTER IN THE SUB-GRADE.
- FILL MATERIAL FOR SUB-BASE OF SLABS ON GRADE SHALL BE CLEAN TO SLIGHTLY SILTY FINE SAND, FREE OF ORGANIC MATTER, CLAY, COBBLES, TRASH, DEBRIS OR OTHER UNSUITABLE MATERIALS.
- UNLESS SPECIFICALLY NOTED OTHERWISE, FILL MATERIAL SHALL BE PLACED IN MAXIMUM 8" HIGH LIFTS OF LOOSE FILL, AND COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DRY DENSITY.
- UNLESS NOTED OTHERWISE, PROVIDE UNDER SLABS ON GRADE A 6 MIL POLYETHYLENE VAPOR BARRIER WITH A MINIMUM OF 6" TAPED LAPS, ON A MINIMUM OF 6" OF COMPACTED GRANULAR MATERIAL. COMPACTION OF FILL OR EXISTING MATERIAL SHALL ACHIEVE A MINIMUM OF 98% STANDARD PROCTOR DRY DENSITY.

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BUILDING RISK CATEGORY II

EXPOSURE C - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE SECTION 1609.1.2.

# MASONRY SPECIFICATIONS

## DIVISION IV - MASONRY

- WORK SHALL INCLUDE:
- CONCRETE MASONRY UNITS
  - MORTAR
  - JOINT REINFORCEMENT
  - GROUTED CELLS

## GENERAL

- MASONRY CONSTRUCTION SHALL CONFORM TO FLORIDA BUILDING CODE, LATEST EDITION UNLESS OTHERWISE NOTED.
- BEAMS, LINTELS OR BASE PLATES BEARING ON MASONRY WALLS SHALL HAVE A MINIMUM BEARING OF 10" UNLESS OTHERWISE NOTED. BEARING SHALL BE ON HOLLOW BLOCK FILLED SOLID WITH 3000 PSI CONCRETE. ALL JOINTS ARE TO BE FULLY FILLED WITH MORTAR. THIS SHALL BE DONE FOR A MINIMUM LENGTH EQUAL TO TWICE THE LENGTH OF BEARING, I.E. 16", SYMMETRICAL ABOUT CENTER OF BEARING AND A DEPTH EQUAL TO THE LENGTH OF BEARING.
- EXPANSION AND CONTROL JOINTS IN MASONRY WALL SHALL BE PROVIDED AT 30'-0" ON CENTER MAXIMUM FOR STRAIGHT WALLS. SEE THESE DRAWINGS FOR EXACT LOCATIONS AND SPECIFIC DETAILS.

## CONCRETE MASONRY UNITS

- MASONRY UNITS SHALL BE 7 5/8" x 15 5/8" SIZE MODULAR UNITS.
- UNITS SHALL BE ONE AND TWO CELL BLOCKS, STANDARD WEIGHT MADE OF TYPE I PORTLAND CEMENT, WATER AND APPROVED AGGREGATES, AND SHALL CONFORM TO THE STANDARD SPECIFICATION FOR HOLLOW LOAD BEARING MASONRY UNITS ASTM DESIGNATION C90-70 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
- UNITS SHALL BE SAWED, NOT BROKEN, AND SHALL BE NO LESS THAN HALF UNITS, WHERE CUT. ANY EXPOSED BLOCKS SHALL BE LAID IN RUNNING BOND PATTERN, MECHANICALLY BONDED BY OVERLAPPING ALTERNATE COURSES. PROVIDE SLEEVES AT ALL PENETRATIONS.

## MORTAR

- MASONRY MORTAR SHALL CONFORM TO ASTM C270 AND SHALL BE TYPE S MORTAR WHERE NOT IN CONTACT WITH EARTH OR TYPE M WHERE IN CONTACT WITH EARTH.
- ALL MORTAR JOINTS SHALL BE 3/8" - 5/8" IN THICKNESS AND SHALL BE FLUSH CUT.

## JOINT REINFORCEMENT

- UNLESS OTHERWISE SHOWN ON DRAWINGS PROVIDE GALVANIZED CONTINUOUS LADDER TYPE OR TRUSS TYPE JOINT REINFORCEMENT WITH #9 SIDE AND CROSS RODS WITH A MAXIMUM WIDTH OF 2" LESS THAN MASONRY WALL THICKNESS. REINFORCE ALL MASONRY WALL AT EVERY 2ND BLOCK COURSE WITH 6" MINIMUM SIDE LAPS.
- PROVIDE ADDITIONAL JOINT REINFORCEMENT ABOVE AND BELOW ALL OPENINGS, EXTENDED 24" BEYOND OPENING ON EACH SIDE.

## CELL REINFORCEMENT

- IN HOLLOW MASONRY CONSTRUCTION EXTERIOR MASONRY UNIT CELLS SHALL BE REINFORCED WITH 1 #5 BAR AT CORNERS, EACH SIDE OF OPENINGS, EACH SIDE OF TRANSITION IN WALL HEIGHT AND AT 4'-0" ON CENTER MAXIMUM. THIS REINFORCEMENT SHALL BE CONSIDERED A MINIMUM AND IS BASED UPON 10'-0" WALL IN 150 MPH WIND ZONE. REFER TO PLANS FOR MORE SPECIFIC REQUIREMENTS FOR INTERIOR BEARING WALLS AND OTHER CONDITIONS.
- REINFORCEMENT SHALL CONFORM TO ASTM A615 GRADE 60 (MINIMUM YIELD STRENGTH OF 60,000 PSI).
- VERTICAL WALL REINFORCEMENT SHALL BE LAPPED AND TIED 31" AT EACH SPLICE LOCATION. SPLICES SHALL BE LOCATED AT EACH GROUT LIFT LOCATION WITHIN MASONRY WALL.

## GROUTED CELLS

- MASONRY GROUT SHALL COMPLY WITH THE FINE GROUT REQUIREMENTS OF ASTM C476. THE SLUMP SHALL BE 6" +/- 1" AND THE MINIMUM COMPRESSIVE STRENGTH SHALL BE 3000 PSI AT 28 DAYS CONSOLIDATED BY PUDDLING OR VIBRATING.
- GROUTED CELLS SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAN, UNOBSTRUCTED, CONTINUOUS VERTICAL CELL FREE OF MORTAR DROPPINGS.
- GROUT SHALL BE POURED IN LIFTS NOT TO EXCEED 8'-0" IN VERTICAL HEIGHT.
- CLEANOUT INSPECTION OPENINGS SHALL BE PROVIDED AT THE INTERIOR SIDE OF THE BOTTOM OF EACH GROUT LIFT FOR EVERY GROUTED CELL.
- WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, THE GROUTING SHALL BE STOPPED A MINIMUM OF 1 1/2" BELOW THE TOP OF THE UPPERMOST UNIT.

# CONCRETE SPECIFICATIONS

## DIVISION III - CONCRETE

- WORK SHALL INCLUDE:
- CONCRETE MIX AND PLACEMENT
  - CONCRETE SLABS
  - PRECAST CONCRETE
  - REINFORCING STEEL
  - SLAB REINFORCEMENT

## CONCRETE MIX AND PLACEMENT

- CONCRETE MIX AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 301, ACI 318 AND ASTM C-94 STANDARD ENGINEERING PRACTICES.
- UNLESS OTHERWISE NOTED ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND SHALL HAVE A SLUMP WITHIN THE RANGE OF 3" TO 5".
- PROVIDE SLEEVES AT ALL PENETRATIONS. I.E. DO NOT CUT OR BORE THROUGH IN PLACE CONCRETE WITHOUT PRIOR WRITTEN APPROVAL FROM ARCHITECT.
- SUBMIT PROPOSED CONCRETE MIX DESIGN IN CONFORMANCE WITH REQUIREMENTS OF #1 ABOVE TO ENGINEER FOR APPROVAL A MINIMUM OF 10 WORKING DAYS PRIOR TO FIRST ANTICIPATED CONCRETE POUR.
- CONCRETE FOOTINGS, FILLED CELLS, SLABS, PATIO/WALKWAYS AND DRIVEWAYS SHALL BE AS INDICATED ON THESE DRAWINGS.
- FOR READY MIX CONCRETE THE MAXIMUM TIME PERMITTED BETWEEN ADDING MIX WATER AND DEPOSITING CONCRETE IN FORMS IS 90 MINUTES. GREATER TIMES ARE NOT ACCEPTABLE.
- PROVIDE AN APPROVED WATER-REDUCING ADMIXTURE IN ALL CONCRETE CONFORMING TO ASTM C260. ALL OTHER ADMIXTURES SHALL CONFORM TO ASTM C494 AND SHALL BE USED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE ADDITION OF SITE WATER TO INCREASE CONCRETE SLUMP SHALL NOT BE PERMITTED. SUCH PRACTICE WILL BE DEEMED JUST CAUSE TO REJECT THAT PARTICULAR BATCH OF CONCRETE.
- THE USE OF FLY ASH WITHIN THE MIX DESIGN IS PERMITTED SUCH THAT THE WEIGHT OF FLY ASH DOES NOT EXCEED 18% OF THE TOTAL CEMENTITIOUS WEIGHT OF THE CONCRETE.

## CONCRETE SLABS ON GRADE

- CONCRETE SLABS SHALL BE 4" ACTUAL THICKNESS AND SHALL BE REINFORCED WITH 6x6 WI.4/WI.4 WELDED WIRE FABRIC.
- PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER ON POISONED SOIL THAT HAS BEEN COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY AND APPROVED BY OWNER.
- EXPOSED SLAB WALKS SHALL RECEIVE A LIGHT BROOM FINISH. INTERIOR SLAB AREAS TO RECEIVE FINISH FLOORING SHALL RECEIVE A STEEL TROWEL FINISH AND SHALL BE CLEAN AND FREE OF DUST AND SEALED WITH A SUITABLE CONCRETE SEALER COMPATIBLE WITH FLOOR FINISH PRIOR TO APPLICATION OF FLOOR FINISHES.

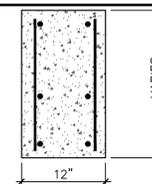
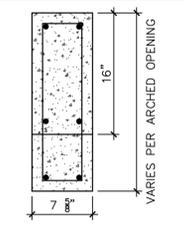
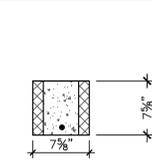
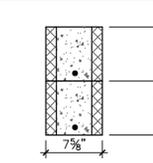
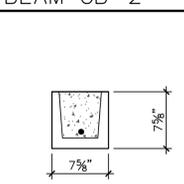
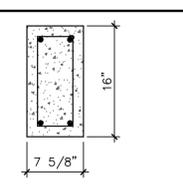
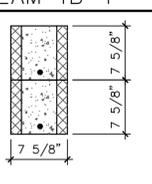
## PRECAST CONCRETE LINTELS

- PRECAST CONCRETE LINTELS SHALL BE AS MANUFACTURED BY "CAST-CRETE". REFER TO NOTES ON PLAN FOR ADDITIONAL REQUIREMENTS AND DETAILS REGARDING ALL PRECAST CONCRETE LINTELS.

## REINFORCING STEEL

- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 AND SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
- MINIMUM LAP FOR CONTINUOUS REINFORCING STEEL SHALL BE 30 DIAMETERS OR 12" UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN OR IN SPECIFICATIONS.
- REINFORCING STEEL COVER SHALL BE AS FOLLOWS:  
CONCRETE PLACED DIRECTLY IN CONTACT WITH THE GROUND: 3"  
CONCRETE EXPOSED DIRECTLY TO THE WEATHER OR IN CONTACT WITH THE GROUND AFTER REMOVAL OF FORMS: 1 1/2"  
CONCRETE NOT EXPOSED DIRECTLY TO THE GROUND OR WEATHER BEAMS: 1 1/2"  
SLABS: 3/4"

# FRAMING SCHEDULE

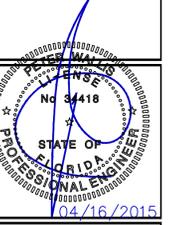
		 <p>12" x VARIABLE DEPTH ARCHED CAST-IN-PLACE CONCRETE WALL ABOVE TB816. REINFORCE WITH #4@12" O.C. HORIZONTAL EACH FACE AND #5@12" O.C. VERTICAL EACH FACE. EMBED DOWELS 14" INTO TB 816 AND HOOK 12" AND LAP 31" WITH WALL STEEL.</p>	
 <p>8" x 16" MINIMUM DEPTH CONCRETE BEAM REINFORCED WITH 2 - #5 TOP AND 2 - #5 BOTTOM WITH #3 STIRRUPS AT 7" O.C. ADD 2 - #5 AT DEPTH TO SUIT HEAD OF ARCH. EXTEND #3 STIRRUPS DOWN TO ENCAPSULATE ADDED BARS PROVIDE FULL DEPTH BEARING AT EACH END OVER TOP OF MASONRY WALL. AT END OF BEAM PROVIDE 4 - #3 STIRRUPS AT 4" O.C. OVER BEARING. SET DEPTH OF BEAM TO MATCH REQUIRED OPENING OF FOR GARAGE DOOR.</p>	 <p>SINGLE 8" (NOMINAL DIMENSIONS) KNOCK-OUT COURSE AT TOP OF ALL MASONRY WALLS AND AT ELEVATIONS INDICATED ON PLAN. FILL EACH SOLID WITH 3000 PSI CONCRETE AND REINFORCE EACH WITH 1 - #5 CONTINUOUS. AS REQUIRED LAP CONTINUOUS BARS 18" + PROVIDE CORNER BARS WITH 24" LEG IN EACH DIRECTION.</p>	 <p>DOUBLE 8" (NOMINAL DIMENSIONS) KNOCK-OUT COURSE AT TOP OF ALL MASONRY WALLS AND AT ELEVATIONS INDICATED ON PLAN. FILL EACH SOLID WITH 3000 PSI CONCRETE AND REINFORCE EACH WITH 1 - #5 CONTINUOUS. AS REQUIRED LAP CONTINUOUS BARS 18" + PROVIDE CORNER BARS WITH 24" LEG IN EACH DIRECTION.</p>	 <p>DOUBLE 8" (NOMINAL DIMENSIONS) KNOCK-OUT COURSE AT ELEVATIONS INDICATED ON PLAN. REINFORCE WITH 2 - #5 TOP AND 2 - #5 BOTTOM WITH #3 STIRRUPS AT 24" O.C. AS REQUIRED STAGGER LAP TOP AND BOTTOM STEEL 18". SEE ALSO TYPICAL DETAILS FOR CORNER BAR REQUIREMENTS. OVER OPENINGS, REDUCE STIRRUP SPACING TO 7" O.C. AT NEW WALLS INDICATED AS RAKED ON S-102a. SLOPE TOP STEEL TO SUIT AND PROVIDE GRADUATED DEPTH STIRRUPS TO SUIT BEAM PITCH.</p>
 <p>8" x 8" (NOMINAL DIMENSIONS) PRECAST CONCRETE LINTEL OVER OPENING IN MASONRY WALL. FILL SOLID WITH 3000 PSI CONCRETE AND REINFORCE WITH 1 - #5. PROVIDE 8" BEARING AT EACH END NOTCHED AS REQUIRED TO ALLOW FILLED CELL BAR TO PASS THROUGH.</p>	 <p>TYPICAL 8" BY 16" CIP CONCRETE THE BEAM AT TOPS OF MASONRY WALLS AND WHERE INDICATED ON PLAN. REINFORCE WITH 2 - #5 TOP AND 2 - #5 BOTTOM WITH #3 STIRRUPS AT 24" O.C. AS REQUIRED STAGGER LAP TOP AND BOTTOM STEEL 18". SEE ALSO TYPICAL DETAILS FOR CORNER BAR REQUIREMENTS. OVER OPENINGS, REDUCE STIRRUP SPACING TO 7" O.C. AT NEW WALLS INDICATED AS RAKED ON S-102a. SLOPE TOP STEEL TO SUIT AND PROVIDE GRADUATED DEPTH STIRRUPS TO SUIT BEAM PITCH.</p>	 <p>DOUBLE 8" (NOMINAL DIMENSIONS) KNOCK-OUT COURSE AT ELEVATIONS INDICATED ON PLAN. FILL EACH SOLID WITH 3000 PSI CONCRETE AND REINFORCE EACH WITH 1 - #5 CONTINUOUS. AS REQUIRED LAP CONTINUOUS BARS 18" + PROVIDE CORNER BARS WITH 24" LEG IN EACH DIRECTION. DO NOT USE ON RAKE WALLS. OVER OPENINGS OMIT LOWER COURSE AND REPLACE WITH ML-1.</p>	

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# BARRIS RESIDENCE

251 PINE ROAD BELLEAIR, FLORIDA 33756



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REV: #1	4/16/2015
JOB NO.:	1407
DATE:	12/17/2014
SCALE:	AS NOTED

STRUCTURAL GENERAL NOTES & DETAILS

# PRE-FAB TRUSS SPECS

## PREFABRICATED WOOD TRUSSES

- TRUSSES, BRACING, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER TO SAFELY CARRY THE DESIGN LOADS AS INDICATED ON THE STRUCTURAL PLANS.
- DEFLECTION UNDER LIVE LOAD ONLY SHALL NOT EXCEED 1/360TH OF THE SPAN. IDENTIFY ALL LUMBER BY OFFICIAL GRADE MARKS.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO FABRICATION OR ERECTION OF WOOD TRUSSES. SHOP DRAWINGS SHALL INDICATE THAT PROVISIONS ARE MADE FOR SUPPORT AND BEARING OF THE ROOF/FLOOR STRUCTURAL SYSTEM, FOR CROSS AND LATERAL BRACING, FOR BRACING AND ANCHORAGE REQUIRED TO RESIST UPLIFT AND LATERAL FORCES. CLEARLY INDICATE ON SHOP DRAWINGS THE SPECIES, SIZES AND STRESS GRADES OF THE LUMBER USED. SHOW PITCH, SPAN, CAMBER, CONFIGURATION AND SPACING. INDICATE CONNECTOR TYPES, THICKNESSES, SIZES, LOCATIONS AND DESIGN VALUES. THESE SHOP DRAWINGS SHALL BEAR THE IMPRESSED SEAL OF THE FLORIDA REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN.
- THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER OF RECORD SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY FOR SEEING THAT THE WORK IS COMPLETE, ACCURATE AND IN CONFORMITY WITH THE DRAWINGS.
- HOIST ALL NECESSARY TEMPORARY BRACING REQUIRED TO HOLD TRUSSES PLUMB UNTIL PERMANENT BRACING IS INSTALLED. INSTALL PERMANENT BRACING AND RELATED COMPONENTS PRIOR TO APPLICATION OF LOADS TO TRUSSES.
- DO NOT CUT OR REMOVE CHORDS OR WEBS OF TRUSSES. DO NOT NOTCH OR DRILL TRUSS MEMBERS WITHOUT WRITTEN APPROVAL OF SPECIALTY ENGINEER RESPONSIBLE FOR TRUSS DESIGN.
- CONNECT ROOF TRUSSES TO BEARING WALLS WITH ANCHORS AS DETAILED ON DRAWINGS. SUBMIT ALTERNATE ANCHOR TYPES TO ENGINEER FOR APPROVAL PRIOR TO USE ON THIS PROJECT.
- REMOVE AND REPLACE TRUSSES DAMAGED DURING SHIPPING OR ERECTION. DO NOT REPAIR TRUSSES WITHOUT THE WRITTEN APPROVAL OF THE SPECIALTY ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
- ALL GABLE END TRUSSES SHALL BE DESIGNED BY TRUSS ENGINEER TO SUSTAIN WIND LOADS UPON FACE. TRUSS ENGINEER SHALL INDICATE ALL ADDITIONAL BRIDGING AND BRACING TO INTERIOR TRUSSES THAT IS REQUIRED.

# GENERAL WOOD SPECS.

## DIVISION VI - WOOD

### WORK SHALL INCLUDE:

- ROUGH WOOD FRAMING
- PREFABRICATED WOOD TRUSSES
- WOOD TRUSS ANCHORAGE

### ROUGH WOOD FRAMING

- IF EXISTING DETAILS DIFFER FROM THE CONTRACT DOCUMENTS, NOTIFY OWNER PRIOR TO COMMENCING THAT PORTION OF THE WORK.
- CONNECTIONS, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CHAPTER 23, WOOD CONSTRUCTION, OF THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE AND IN ACCORDANCE WITH THE TIMBER CONSTRUCTION MANUAL BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) OR SOUTHERN PINE INSPECTION BUREAU (SPIB). MOISTURE CONTENT SHALL NOT BE MORE THAN 19% AT TIME OF INCORPORATION INTO BUILDING.
- ALL BEARING WOOD FRAMING SHALL BE #2 HEM-FIR UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN.
- STUD WALLS SHALL BE COMPOSED OF 2x4 @ 16" ON CENTER UNLESS OTHERWISE SHOWN.
- PROVIDE A MINIMUM OF THREE 2x4 STUDS AT EACH END OF ALL OPENINGS UNLESS OTHERWISE SHOWN (BEARING WALLS ONLY).
- WHERE CONNECTIONS HAVE NOT BEEN SPECIFICALLY SHOWN ON PLAN, PROVIDE FRAMING ANCHORS IN ORDER TO TRANSFER THE DESIGN LOADS AS INDICATED ON THE DRAWINGS. IN ABSENCE OF EXACT JOINT LOADS ALL CONNECTIONS SHALL BE DETAILED TO DEVELOP THE FULL CAPACITY OF CONNECTED MEMBERS.
- ALL EXPOSED EXTERIOR WOOD SHALL BE PRESSURE TREATED (P.T.) WITH CHROMATED COPPER ARSENATE (CCA) IN ACCORDANCE WITH AWP-C2 TO PROVIDE 0.60 POUNDS/CUBIC FOOT RETENTION BY ASSAY OF TREATED WOOD. WOOD SHALL BEAR THE AWPB QUALITY MARK DESIGNATION. FIELD CUTS AND/OR HOLES SHALL BE TREATED IN FIELD.
- PROVIDE GALVANIZED CONNECTIONS FOR ALL EXPOSED EXTERIOR WOOD CONNECTIONS.
- PROVIDE MICRO-LAMS (WHERE INDICATED ON PLAN) AS MANUFACTURED BY "TRUSS-JOIST, INC." OR AN APPROVED EQUIVALENT. SUBMIT DETAILS AND MANUFACTURER'S SPECIFICATIONS OF ALL ALTERNATES FOR REVIEW BY ARCHITECT PRIOR TO INCLUSION IN THE PROJECT.

# ROOF DIAPHRAGM TRANSFER CALCULATIONS

- GROSS EXTERIOR DIMENSIONS DO NOT EXCEED 100' x 80' (USED AS BASIS OF CALCULATION)
- FOR PURPOSE OF CALCULATION USE 100' TRIBUTARY WITH 2 x 60' RESISTING AND 80' TRIBUTARY WITH 2 x 80' RESISTING.

MAIN WIND FORCE WIND PRESSURE = 34.8 PSF  
(BASED UPON 35' HEIGHT IN EXPOSURE C 116.2 MPH  
3 SECOND GUST WIND VELOCITY - SERVICE LOADING)  
PLATE HEIGHT = 10'-0"

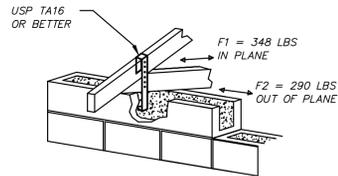
### LOAD TRANSFER TO DIAPHRAGM

$$\frac{10.0' \times 34.8 \text{ PSF}}{2} = F1 = 174 \text{ LBS/FT} = 348 \text{ LBS/TRUSS}$$

### LOAD TRANSFER FROM DIAPHRAGM

$$100' \times 174 \frac{\text{LBS}}{\text{FT}} = 17400 \text{ LBS}$$

$$\frac{17400 \text{ LBS}}{2 \times 60'} = F2 = 145 \text{ LBS/FT} = 290 \text{ LBS/TRUSS}$$



THESE DRAWINGS WHEN SIGNED AND SEALED ARE AN INDICATION THAT PETER WALLIS & ASSOCIATES - STRUCTURAL ENGINEERS HAVE REVIEWED THE NEW STRUCTURAL COMPONENTS FOR THIS RENOVATED AND NEW STRUCTURE FOR CONFORMANCE WITH THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE WITH LATEST ADOPTED AMENDMENTS/REVISIONS FOR THE FOLLOWING CRITERIA:

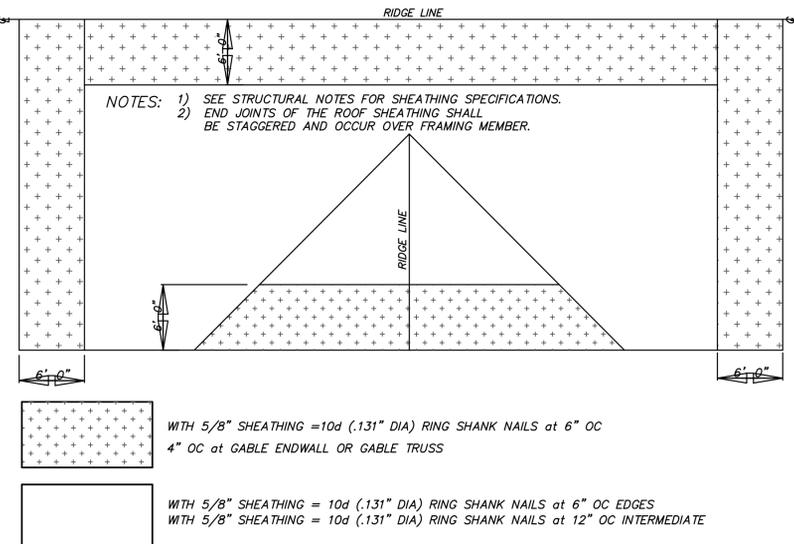
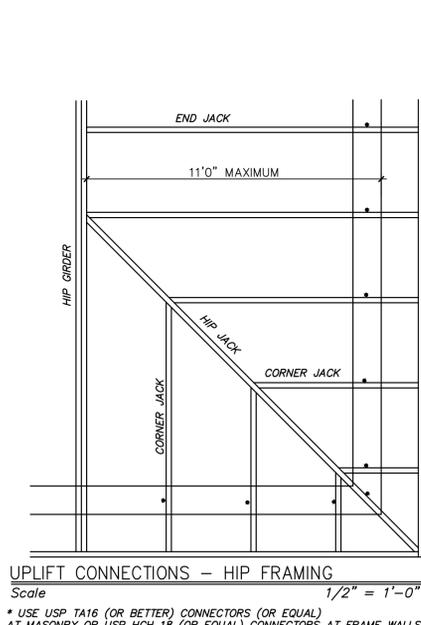
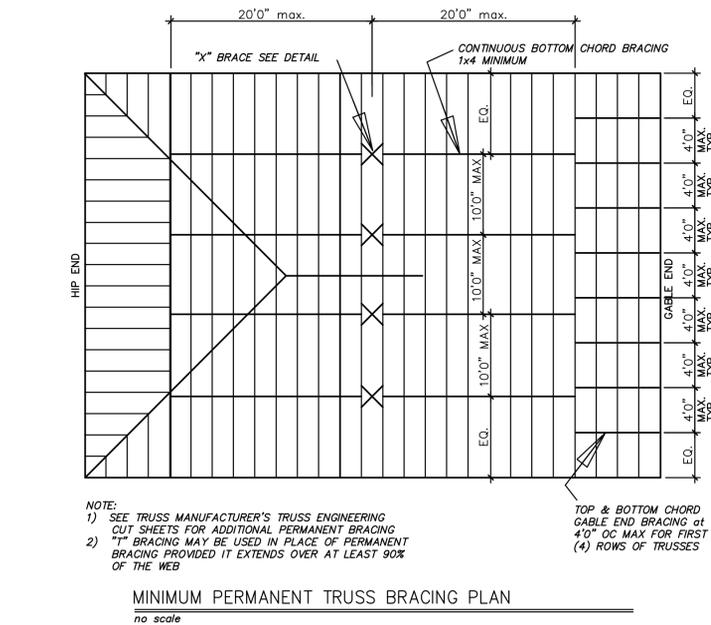
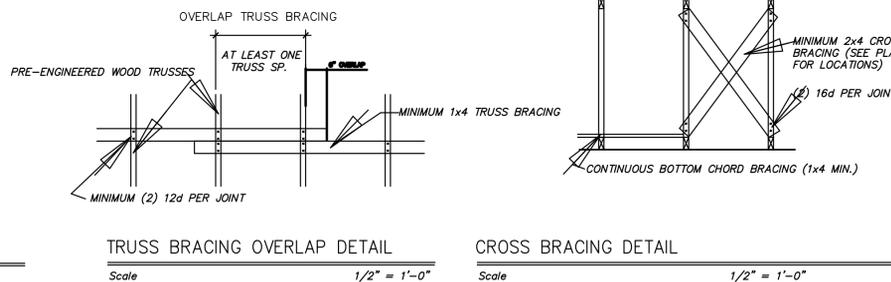
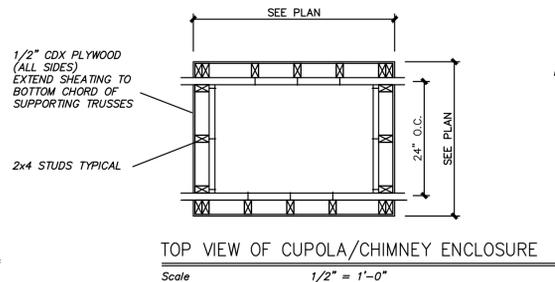
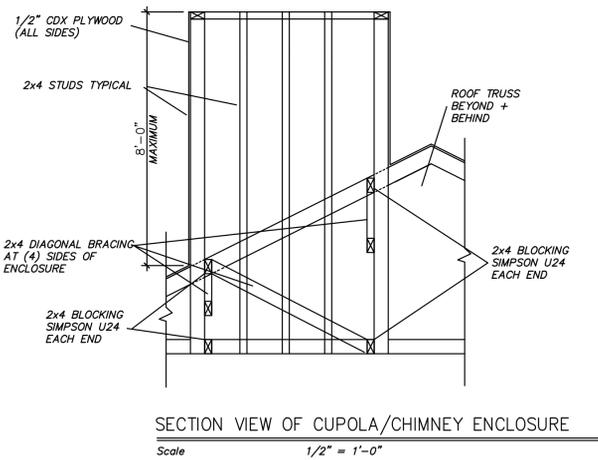
150 mph THREE SECOND GUST ULTIMATE WIND VELOCITY  
(EQUIVALENT TO 116.2 mph THREE SECOND GUST NOMINAL WIND VELOCITY)

WIND PRESSURES COMPUTED ON THE BASIS OF SECTION 1609.1.1 (UTILIZING ASCE 7-10 MAIN WIND FORCE RESISTING FORCES AND COMPONENTS AND CLADDING DUE TO PROTECTED OPENINGS). SEE SEPARATE COMPONENT AND CLADDING CHART ON SHEET S-106

BUILDING RISK CATEGORY II

EXPOSURE C - FULLY ENCLOSED WITH INTERNAL PRESSURE COEFFICIENT OF 0.18

EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO BE PROTECTED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE SECTION 1609.1.2.



## ROOF TRUSS UPLIFT CONNECTOR SCHEDULE - SERVICE LOADING

CONNECTION TYPE	MARK	ANCHOR TYPE	QTY.	NAIL SCHEDULE STRAP TO TRUSS	NAIL SCHEDULE STRAP TO PLATE	TOTAL UPLIFT CAPACITY
TRUSS TO MASONRY	UC1	USP - TA12	1	5 - 10d	NOT APPLICABLE	825 LBS.
	UC2	USP - TA16	1	8 - 10d	NOT APPLICABLE	1205 LBS.
	UC3	USP - TA16	2	8 - 10d IN EACH STRAP	NOT APPLICABLE	2410 LBS.
	UC4	USP - SHA 6	1	2 - 3/4" DIA	4-1/2" DIA x 8" J BOLTS	2 PLY 4005 LBS. 3 PLY 5565 LBS.
	UC5	USP - USC	1	8 - 16d	2 OR 4 - 3/4" DIA EXP. BOLTS W/ 6" EMBED	2 BOLTS 6170 LBS. 4 BOLTS 11150 LBS.
TRUSS TO WOOD	UW1	SIMPSON H1	1	6 - 8d	4 - 8d	490 LBS.
	UW2	SIMPSON H10	1	8 - 8d	8 - 8d	905 LBS.
	UW3	SIMPSON H6	2	8 - 8d IN EACH STRAP	8 - 8d IN EACH STRAP	1830 LBS.
	UW4	USP - WUSC	1	N.A.	2-3/4" DIA THRU BOLTS TO	8180 LBS.

## ROOF TRUSS UPLIFT CONNECTOR SCHEDULE NOTES:

- IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO COORDINATE THIS SCHEDULE WITH THE APPROVED TRUSS LAYOUT DRAWINGS PREPARED BY THE TRUSS SPECIALTY ENGINEER AND PROPERLY SELECT THE SPECIFIED ANCHORAGE TO COMPLY WITH THE UPLIFT REACTIONS INDICATED ON THE TRUSS SHOP DRAWINGS.
- CONTRACTOR SHALL ALSO REFER TO ROOF DIAPHRAGM TRANSFER CALCULATIONS WITHIN THESE DOCUMENTS AND ENSURE THAT CONNECTOR SELECTED ALSO MEETS THE LATERAL AND LONGITUDINAL LOAD REQUIREMENTS REQUIRED FOR ADEQUATE LATERAL LOAD TRANSFER.
- REFER TO ROOF FRAMING PLAN FOR ASSUMED LOCATIONS FOR EACH CONNECTOR TYPE. NOTATIONS INDICATED ON ROOF FRAMING PLAN ARE BASED UPON SCHEMATIC TRUSS LAYOUT AS PREPARED BY ENGINEER OF RECORD AND WIND UPLIFT CALCULATIONS IN ACCORDANCE WITH CHAPTER 16 OF THE 2010 FLORIDA BUILDING CODE FOR THIS ASSUMED LAYOUT.
- ALL ANCHORAGES SHALL BE USED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S STANDARD DETAILS AND MINIMUM SPECIFICATIONS.
- ALL ANCHORS NOTED IN SCHEDULE SHALL BE SUPPLIED BY "USP LUMBER CONNECTORS" OR AN APPROVED EQUIVALENT HANGER OR HURRICANE STRAP BY "SIMPSON".
- ALL TRUSS TO TRUSS CONNECTIONS ARE CONSIDERED PART OF THE OVERALL TRUSS ENGINEERING PACKAGE AND SHALL BE CLEARLY DELINEATED ON THE TRUSS ENGINEERS SHOP DRAWINGS.

**GEORGE MERLIN ASSOCIATES INC**  
ARCHITECTURE  
INTERIOR DESIGN

7729 Holiday Drive  
Snug Harbor Village  
Sarasota, Florida 34231

- Residential
- Commercial
- Classic
- Contemporary

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Architect #AR10623

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# BARRIS RESIDENCE

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Professional Engineer  
No. 34418  
STATE OF FLORIDA  
10/16/2015

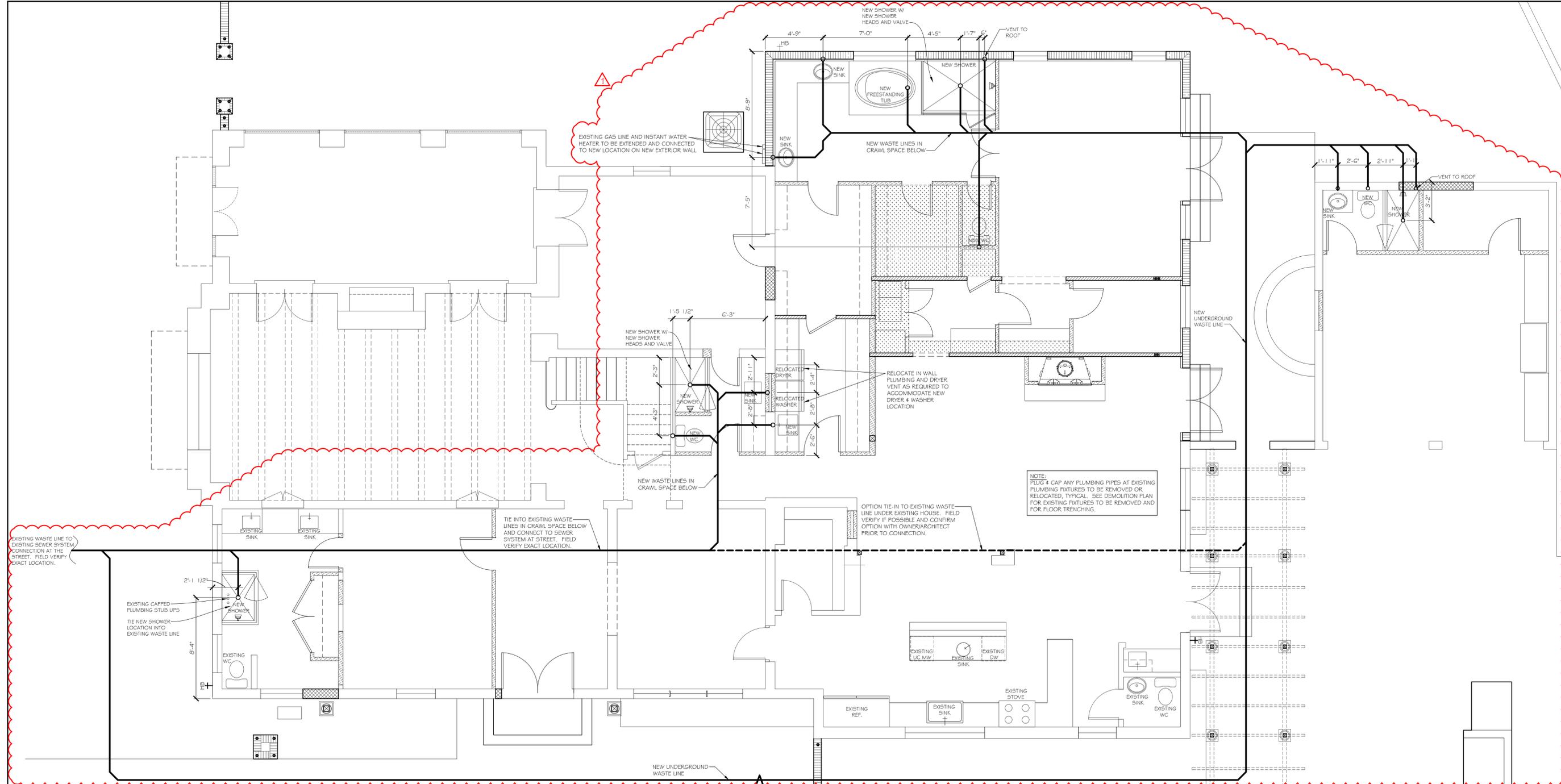
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STRUCTURAL  
GENERAL NOTES  
& DETAILS

**S-108**

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MATCH LINE, SEE P-101a

MATCH LINE, SEE P-101a

(VERIFY W/ OWNER) NEW PLUMBING FIXTURE SCHEDULE GROUND FLOOR						
LOCATION	FIXTURE NAME	MANUFACTURER	MODEL #	COLOR	ACCESSORIES	COMMENTS
GARAGE BATH	LAV.					
GARAGE BATH	FAUCET					
GARAGE BATH	SHOWER					
GARAGE BATH	VALVE					
GARAGE BATH	GRID					
GARAGE BATH	TOILET					
GARAGE BATH	TOILET SEAT					
GARAGE BATH	TRIP LEVER					
POWDER ROOM	LAV.					
POWDER ROOM	LAV. FAUCET					
POWDER ROOM	DRAIN					
POWDER ROOM	TOILET					
POWDER ROOM	TOILET SEAT					
POWDER ROOM	TRIP LEVER					
GUEST BATH 1	SHOWER					
GUEST BATH 1	SHOWER STRAINER					
GUEST BATH 2	LAV.					
GUEST BATH 2	LAV. FAUCET					
GUEST BATH 2	VALVE					
GUEST BATH 2	SHOWER					
GUEST BATH 2	SHOWER STRAINER					
MASTER BATH	SINK					
MASTER BATH	FAUCET					
MASTER BATH	SHOWER FAUCET TRIM					
MASTER BATH	VALVE					
MASTER BATH	TRIM					
MASTER BATH	TRANSFER VALVE					
MASTER BATH	HAND SHOWER					
MASTER BATH	SLIDE BAR					
MASTER BATH	SHOWER HOSE					
MASTER BATH	ELBOW					
MASTER BATH	GRID					
MASTER BATH	BATH FAUCET					
MASTER BATH	VALVE SYSTEM					
MASTER BATH	VALVE KIT					
MASTER BATH	TUB					
MASTER BATH	DRAIN KIT					
MASTER BATH	TOILET					
MASTER BATH	TOILET SEAT					
MASTER BATH	TRIP LEVER					
LAUNDRY	LAV.					
LAUNDRY	LAV. FAUCET					
LAUNDRY	BASKET STRAINER					

- NOTES:
- THESE PLANS ARE CONCEPTUAL. PROVIDE, BY LICENSED PLUMBING CONTRACTOR, LAYOUT / SHOP DRAWINGS LOCATING ANY SUGGESTED DEVIATIONS FROM THESE PLANS AND ANY OTHER PERTINENT INFORMATION.
  - EXISTING PLUMBING SYSTEM TO REMAIN AS IS AND UNALTERED (FIRST AND SECOND FLOORS AS WELL AS GUEST QUARTERS). RELOCATE EXISTING FIXTURES TO ACCOMMODATE NEW LAYOUT AS SHOWN ON THESE DRAWINGS. FIELD VERIFY LOCATION OF NEW WASTE LINES.
  - VERIFY ALL PLUMBING FIXTURES, EQUIPMENT LOCATIONS, AND MOUNTING HEIGHTS WITH OWNER PRIOR TO INSTALLATION.
  - COORDINATE PLUMBING LAYOUT WITH OTHER TRADES.
  - COORDINATE RELOCATED WASTE LINE LAYOUT WITH OTHER TRADES.
  - VERIFY WATER FILTER OPTIONS WITH OWNER. SEE SPECS.

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

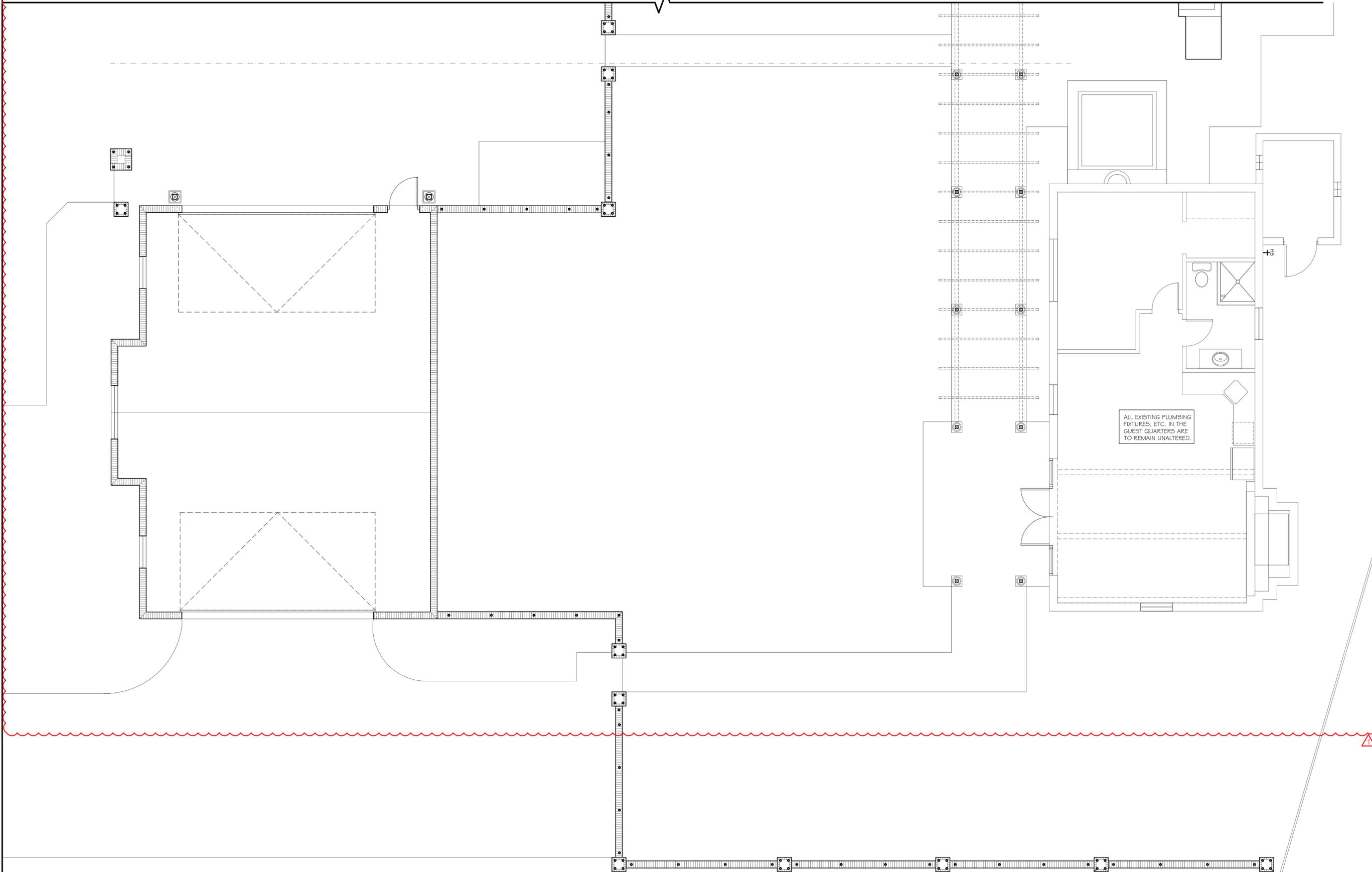


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EXISTING / PROPOSED PLUMBING FLOOR PLAN  
P-101

MATCH LINE, SEE P-101

MATCH LINE, SEE P-101



ALL EXISTING PLUMBING  
FIXTURES, ETC. IN THE  
GUEST QUARTERS ARE  
TO REMAIN UNALTERED.

# BARRIS RESIDENCE

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EXISTING /  
PROPOSED  
PLUMBING  
FLOOR PLAN

P-101a

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

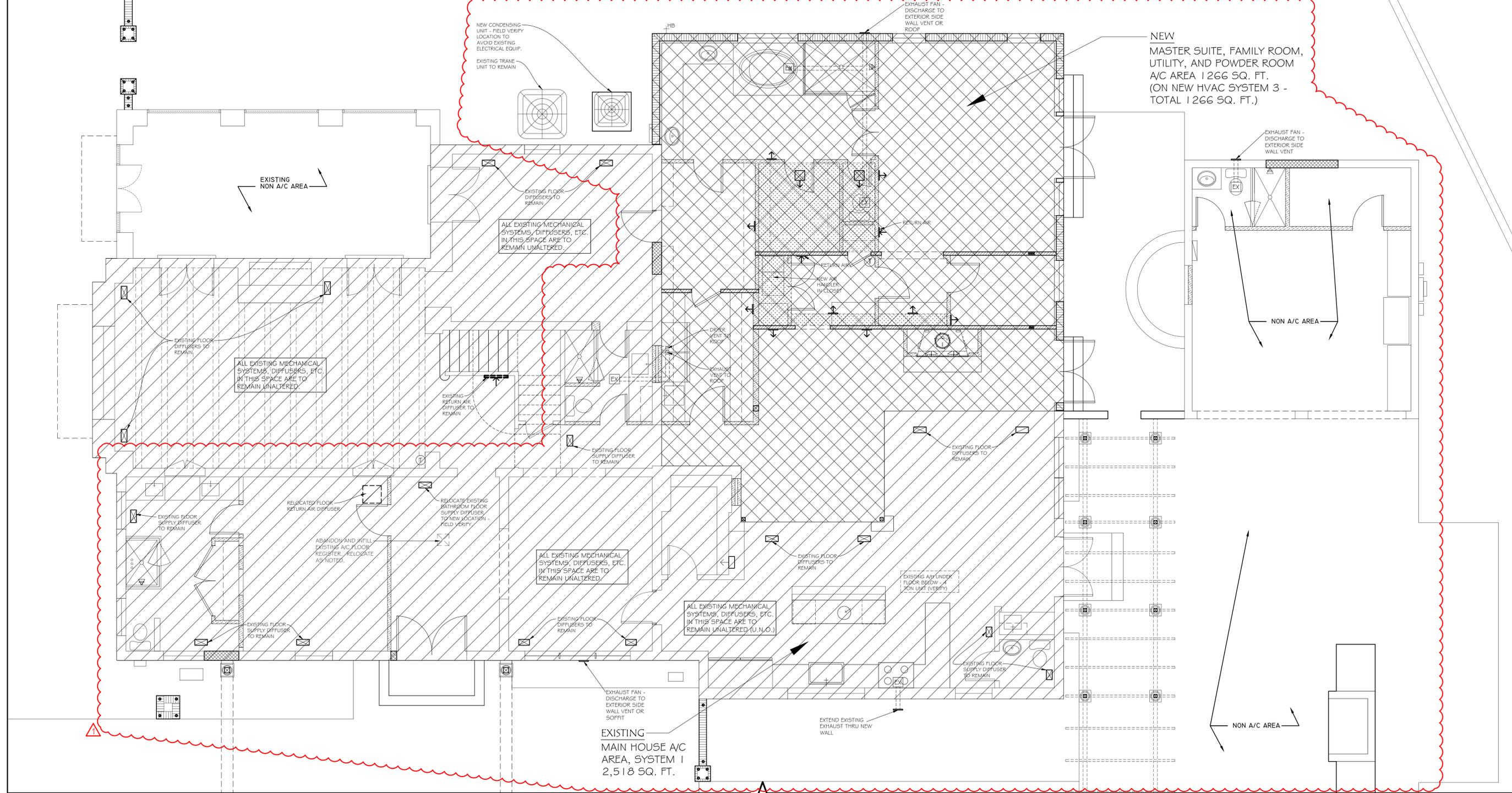


# BARRIS RESIDENCE

251 PINE ROAD  
BELLEAIR, FLORIDA 33756

NEW MASTER SUITE, FAMILY ROOM, UTILITY, AND POWDER ROOM  
A/C AREA 1266 SQ. FT.  
(ON NEW HVAC SYSTEM 3 - TOTAL 1266 SQ. FT.)

EXISTING MAIN HOUSE A/C AREA, SYSTEM 1  
2,518 SQ. FT.



- NOTES:**
- THESE PLANS ARE CONCEPTUAL. PROVIDE, BY LICENSED HVAC CONTRACTOR, LAYOUT / SHOP DRAWINGS LOCATING ANY SUGGESTED DEVIATIONS FROM THESE PLANS AND ANY OTHER PERTINENT INFORMATION.
  - EXISTING HVAC SYSTEMS TO REMAIN AS IS AND UNALTERED (FIRST AND SECOND FLOORS AS WELL AS GUEST QUARTERS). RELOCATE EXISTING REGISTERS AS NOTED ON DRAWINGS TO ACCOMMODATE NEW LAYOUT AS SHOWN ON THESE DRAWINGS. FIELD VERIFY LOCATION OF NEW AND RELOCATED REGISTERS.
  - VERIFY ALL HVAC EQUIPMENT LOCATIONS AND MOUNTING HEIGHTS WITH OWNER PRIOR TO INSTALLATION.
  - VERIFY ALL AC RETURN AIR GRILLE SIZES BEFORE ROOF TRUSS FRAMING TO AVOID CONFLICT W/ CROWN MOULDING/TRIM, TYPICAL.
  - COORDINATE THERMOSTATS / REGISTERS / DUCT LAYOUT WITH OTHER TRADES.
  - VERIFY FILTER OPTIONS WITH OWNER. SEE SPECS.
  - PROVIDE ATTIC ACCESS AS SHOWN ON DRAWINGS. ATTIC ACCESS TO BE 24" WIDE BY 6' LONG MAX. TO SERVICE AIR HANDLER UNIT IN ATTIC.
  - PROVIDE FAN W/ SHUT OFF DEVICE AS REQ. AND DRAINAGE PIPE W/ POSITIVE SLOPE TO THE EXTERIOR FOR ALL AIR HANDLER UNITS.
  - FOR SQ. FT. INFO AND A/C AREAS, SEE SHEET SY-101.
  - ALL DIFFUSER TRIM TO BE MIN. 8" FROM ANY WALL TO AVOID CONFLICTS W/ CROWN MOULDING/TRIM @ CEILINGS.
  - BOTTOM OF ALL A/C EQUIPMENT TO BE AT OR ABOVE FEMA FLOOD ELEVATION PER CODE.

**LEGEND:**

- RETURN AIR
- RISER
- AIR DIFFUSER AT CLG
- SIDE WALL AIR DIFFUSER
- DAMPER
- RETURN AIR DUCT
- SUPPLY AIR DUCT
- EXISTING MAIN HOUSE, HVAC SYSTEM 1 TO REMAIN AS IS - 2518 SQ. FT.
- EXISTING GUEST QUARTERS, HVAC SYSTEM 2 TO REMAIN AS IS - 834 SQ. FT.
- NEW A/C AREAS: FAMILY ROOM # MASTER BEDROOM/BATH ADDITION, NEW HVAC SYSTEM 3 - 1266 SQ. FT.

TOTAL A/C = 4618 SQ. FT. ±

NEW THERMOSTAT LOCATION, VERIFY WITH OWNER

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



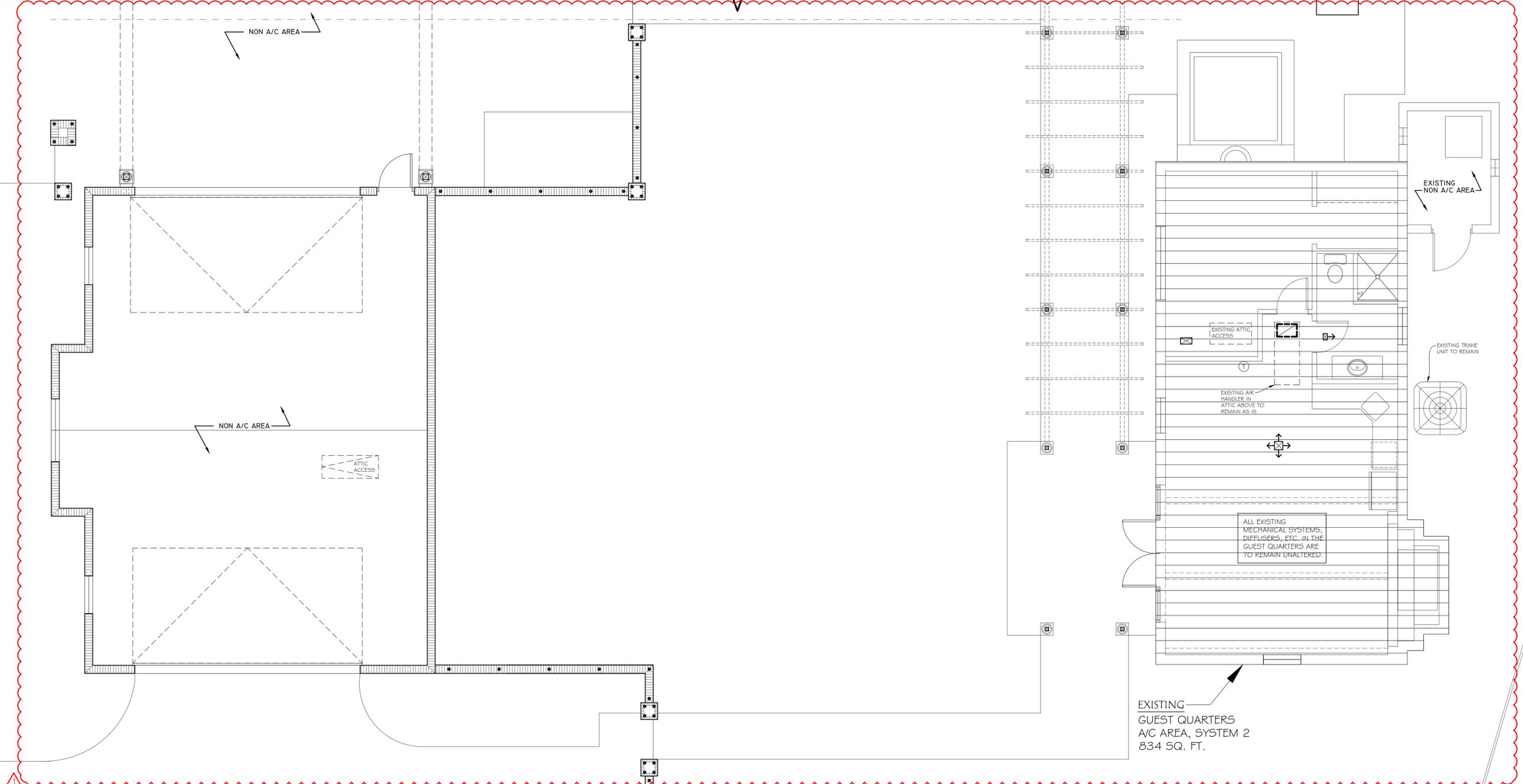
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REV: #1	4/16/2015
JOB NO.:	1407
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EXISTING / PROPOSED HVAC FLOOR PLAN

M-101

MATCH LINE, SEE M-101

MATCH LINE, SEE M-101



ALL EXISTING  
MECHANICAL SYSTEMS,  
DIFFUSERS, ETC. IN THE  
GUEST QUARTERS ARE  
TO REMAIN UNALTERED.

EXISTING  
GUEST QUARTERS  
A/C AREA, SYSTEM 2  
834 SQ. FT.

NON A/C AREA

NON A/C AREA

ATTIC  
ACCESS

EXISTING  
NON A/C AREA

EXISTING TRANE  
UNIT TO REMAIN

EXISTING ATTIC  
ACCESS

EXISTING AIR  
HANDLER IN  
ATTIC ABOVE TO  
REMAIN AS IS

GEORGE MERLIN  
ASSOCIATES INC  
ARCHITECTURE  
INTERIOR DESIGN

7729 Holiday Drive  
Snug Harbor Village  
Sarasota, Florida 34231

- Residential
- Commercial
- Classic
- Contemporary

George Merlin  
President  
Architect #AR 10623

Phone 941 923 8868  
Fax 941 923 9148  
gmerlin@merlinarchitecture.com  
Corp. #AA002459

# BARRIS RESIDENCE

251 PINE ROAD  
BELLEAIR, FLORIDA 33756



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EXISTING /  
PROPOSED  
HVAC FLOOR  
PLAN

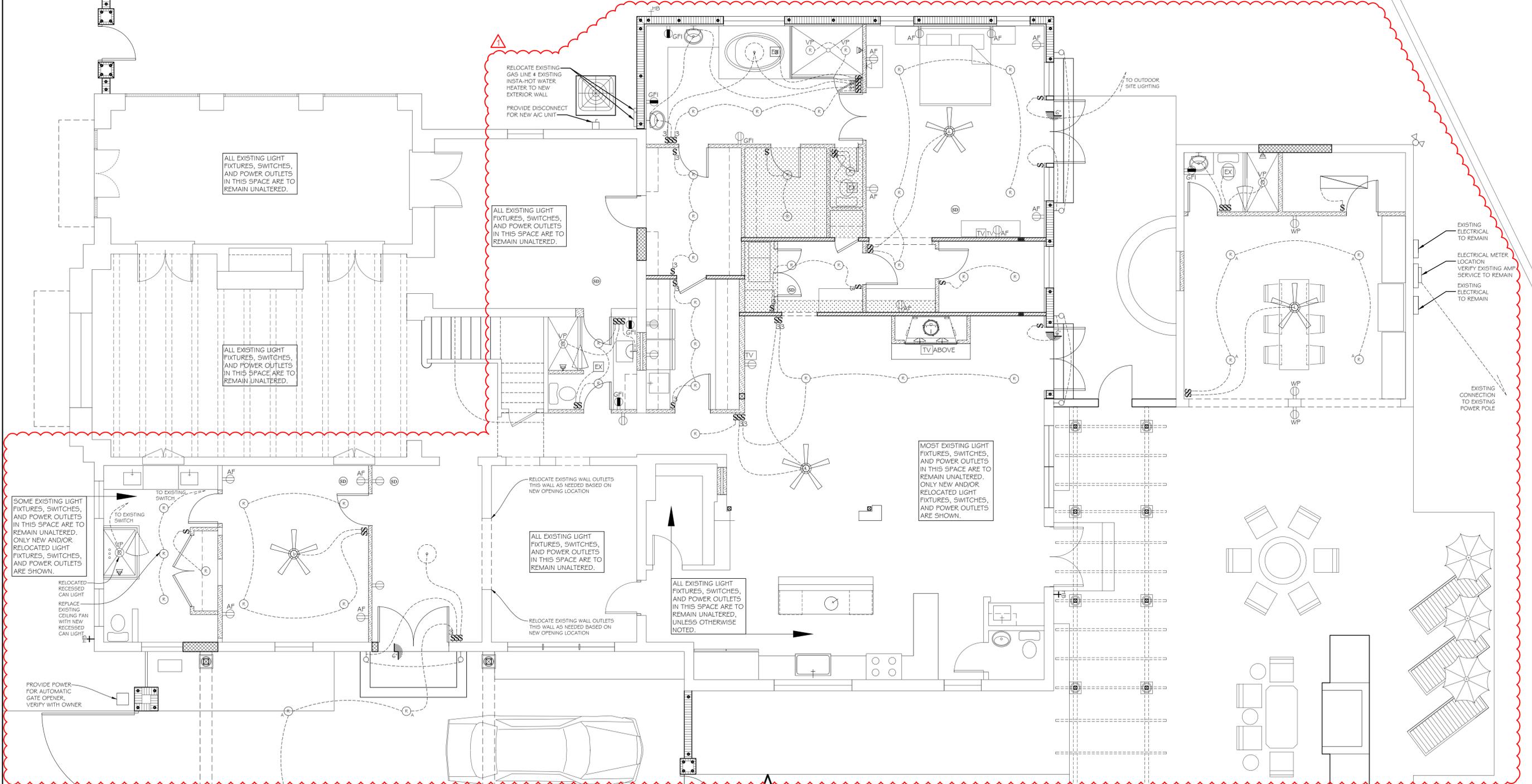
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EXISTING / PROPOSED  
HVAC FLOOR PLAN  
SCALE: 1/4" = 1'-0"



# BARRIS RESIDENCE

251 PINE ROAD  
BELLEAIR, FLORIDA 33756



MATCH LINE, SEE E-101a

MATCH LINE, SEE E-101a

- ELECTRICAL PLAN NOTES:**
- DRAWINGS ARE SCHEMATIC. FINAL DESIGN FIELD LAYOUT TO BE VERIFIED WITH OWNER AND PROVIDED BY LICENSED ELECTRICAL CONTRACTOR.
  - CONTRACTOR TO VERIFY AND PROVIDE PROPER ELECTRICAL AMP SERVICE FOR ALL POWER AND LIGHTING SHOWN ON THESE DRAWINGS IN BASE BID.
  - VERIFY ALL NEW ELECTRICAL FIXTURES SELECTION, LOCATIONS, CONTROLS, AND MOUNTING HEIGHTS WITH OWNER PRIOR TO PURCHASING & INSTALLATION.
  - THIS PLAN SHOWS ALL NEW FIXTURES AND POWER OUTLET LOCATIONS, EXCEPT WHERE NOTED TO RELOCATE EXISTING LIGHT FIXTURE OR OUTLET. UNLESS OTHERWISE NOTED ON DEMO PLAN, ALL EXTERIOR & INTERIOR EXISTING ELECTRICAL LIGHT FIXTURES AND WIRING TO REMAIN (FIRST AND SECOND FLOORS AS WELL AS GUEST QUARTERS). VERIFY W/ OWNER & ARCHITECT.
  - ALL EXTERIOR ELECTRICAL TO BE GROUND FAULT CIRCUIT-INTERRUPTED (GFI) WITH WATERPROOF COVER, ALL ELECTRICAL ADJACENT TO SINK / LAVATORY, GARAGES, STORAGE, AND INTERIOR WET LOCATIONS TO BE GFI WITH TAMPER RESISTANT RECEPTACLES.
  - VERIFY FLOOR OUTLET SPECIFICATIONS AND LOCATIONS, IF APPLICABLE.
  - ALL INTERIOR 110V POWER OUTLETS ARE TO BE TAMPER RESISTANT RECEPTACLES.
  - ALL NEW ELECTRICAL OUTLET / EQUIPMENT SHALL BE ABOVE FEMA ELEVATION.
  - SEE SPECS, SHEET SP-102, FOR ADDITIONAL INFO.
  - ALL INTERIOR LIGHTS & PADDLE FAN SHALL BE ON SLIDE DIMMER SWITCHES.
  - VERIFY SECURITY SYSTEM AND OPTIONS WITH OWNER.
  - NO EXHAUST FAN / LIGHT COMBO. PROVIDE SEPARATE FIXTURES.
  - ALL RECESSED LIGHT FIXTURES SHALL BE "LED".

LIGHT FIXTURE SCHEDULE		
SYMBOL	DESCRIPTION / SPECS	QUANTITY
	CEILING FAN	VERIFY SELECTION W/ OWNER
	CEILING FAN W/ LIGHT	VERIFY SELECTION W/ OWNER
	PENDANT LIGHT FIXTURE	VERIFY SELECTION W/ OWNER
	INTERIOR WALL SCONCE	VERIFY SELECTION W/ OWNER
	CEILING MOUNTED LIGHT FIXTURE	VERIFY SELECTION W/ OWNER
	EXTERIOR WALL MOUNTED LIGHT FIXTURE	VERIFY SELECTION W/ OWNER
	CEILING MOUNT FLUORESCENT LIGHT FIXTURE, LITHONIA, 58432 MV (4' 4" LIGHT WRAP), GE F32T8/SP4 (ECO LAMP). PROVIDE ALTERNATE SUBSTITUTION, TO REDUCE COST, FOR OWNER / ARCH REVIEW.	VERIFY SELECTION W/ OWNER
	WALL MOUNTED FLUORESCENT LIGHT FIXTURE, THOMAS IND. 54 12 (2' 8" IP 2) LIGHT ENDED FIXTURE, GE F17T8/SP4 (ECO LAMP). PROVIDE ALTERNATE SUBSTITUTION, TO REDUCE COST, FOR OWNER / ARCH REVIEW.	VERIFY SELECTION W/ OWNER
	INTERIOR - INCANDESCENT RECESSED LIGHT FIXTURE, 302MRX (HOUSING), 304BAX (FRM BLACK ALZAK), GE OS20MR (GFL40) (P (BUBB). PROVIDE ALTERNATE SUBSTITUTION, TO REDUCE COST, FOR OWNER / ARCH REVIEW.	VERIFY SELECTION W/ OWNER
	EXTERIOR - INCANDESCENT RECESSED LIGHT FIXTURE, L3 R6 (HOUSING), 3H20 U (FRM), GE 25A724PK, 1.20 (25W YELLOW BUG LIGHT). PROVIDE ALTERNATE SUBSTITUTION, TO REDUCE COST, FOR OWNER / ARCH REVIEW.	VERIFY SELECTION W/ OWNER

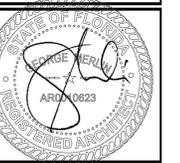
LIGHT FIXTURE SCHEDULE (CONT'D.)		
SYMBOL	DESCRIPTION / SPECS	QUANTITY
	SHOWER - INCANDESCENT RECESSED LIGHT FIXTURE LIGHTER, 302MRX (HOUSING), 31 6WIX (FRM SHOWER), GE OS20MR (GFL40) (P (BUBB). PROVIDE ALTERNATE SUBSTITUTION, TO REDUCE COST, FOR OWNER / ARCH REVIEW.	VERIFY SELECTION W/ OWNER
	INTERIOR - INCANDESCENT RECESSED LIGHT - WALL WASHER	VERIFY SELECTION W/ OWNER
	JUNCTION BOX - SURFACE MOUNTED LIGHT FIXTURE	VERIFY SELECTION W/ OWNER
	SHALLOW DIMMABLE LIGHT FIXTURE UNDER WALL CABINET	VERIFY SELECTION W/ OWNER
	REMOTELY MOUNTED EXHAUST FAN ACCORDING TO LISTED SPECS OR APPROVED SUBSTITUTION	VERIFY SELECTION W/ OWNER
	EXHAUST FAN WITH LIGHT BY "PANEC" ACCORDING TO LISTED SPECS OR APPROVED SUBSTITUTION	VERIFY SELECTION W/ OWNER
	SMOKE & CARBON MONOXIDE DETECTOR, TYPICAL	VERIFY SELECTION W/ OWNER
	FLOOD LIGHT W/ MOTION SENSOR, VERIFY TYPE AND LOCATION W/ OWNER.	VERIFY SELECTION W/ OWNER
	DOORBELL CHIME	VERIFY SELECTION W/ OWNER
	ROPE LIGHT - VERIFY TYPE AND SELECTION W/ OWNER.	VERIFY SELECTION W/ OWNER

UNLESS OTHERWISE NOTED, CONTRACTOR TO SUPPLY ALL TRIM, LAMP(S), AND ALL REQUIRED FIXTURE ACCESSORIES IN BASE BID.

ELECTRICAL LIGHTING / SWITCHING LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	WALL SWITCH - SINGLE POLE	
	WALL SWITCH / FAN SPEED CONTROL LUTRON DIVA DVFSQ-F-WH	
	WALL SWITCH - DIMMER	
	WALL SWITCH - TWO WAY	
	WALL SWITCH - THREE WAY	
	WALL SWITCH - WITH TIMER	
	DISCONNECT / SWITCH	
	ELECTRICAL TIMER	
	THERMOSTAT	
	GARAGE DOOR OPENER	
	DOORBELL	

ELECTRICAL POWER LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	CIRCUIT PANEL	
	ELECTRICAL METER	
	PHONE JACK	
	CABLE TELEVISION OUTLET	
	COMPUTER STRUCTURAL WIRING	
	110V WALL OUTLET	
	110V HALF-HOT WALL OUTLET	
	110V WALL OUTLET (MOUNT @ COUNTERTOP HEIGHT)	
	110V WALL OUTLET (ARC-FAULT PROTECTED OUTLET)	
	110V WALL OUTLET (GROUND FAULT INTERRUPT)	
	110V WALL OUTLET (GROUND FAULT INTERRUPT W/ TRIP RESET)	
	110V WALL OUTLET (WATERPROOF)	
	220V OR 240V WALL OUTLET (VERIFY)	
	110V FLOOR OUTLET (WATERPROOF) VERIFY LOCATION BEFORE CONCRETE SLAB POUR	
	110V CEILING OUTLET	
	RECIRC PUMP W/ DISCONNECT IN ATTIC	
	ELECTRICAL RISER	

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

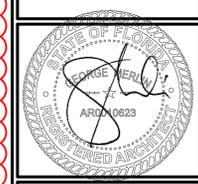


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EXISTING / PROPOSED ELECTRICAL FLOOR PLAN  
**E-101**

# BARRIS RESIDENCE

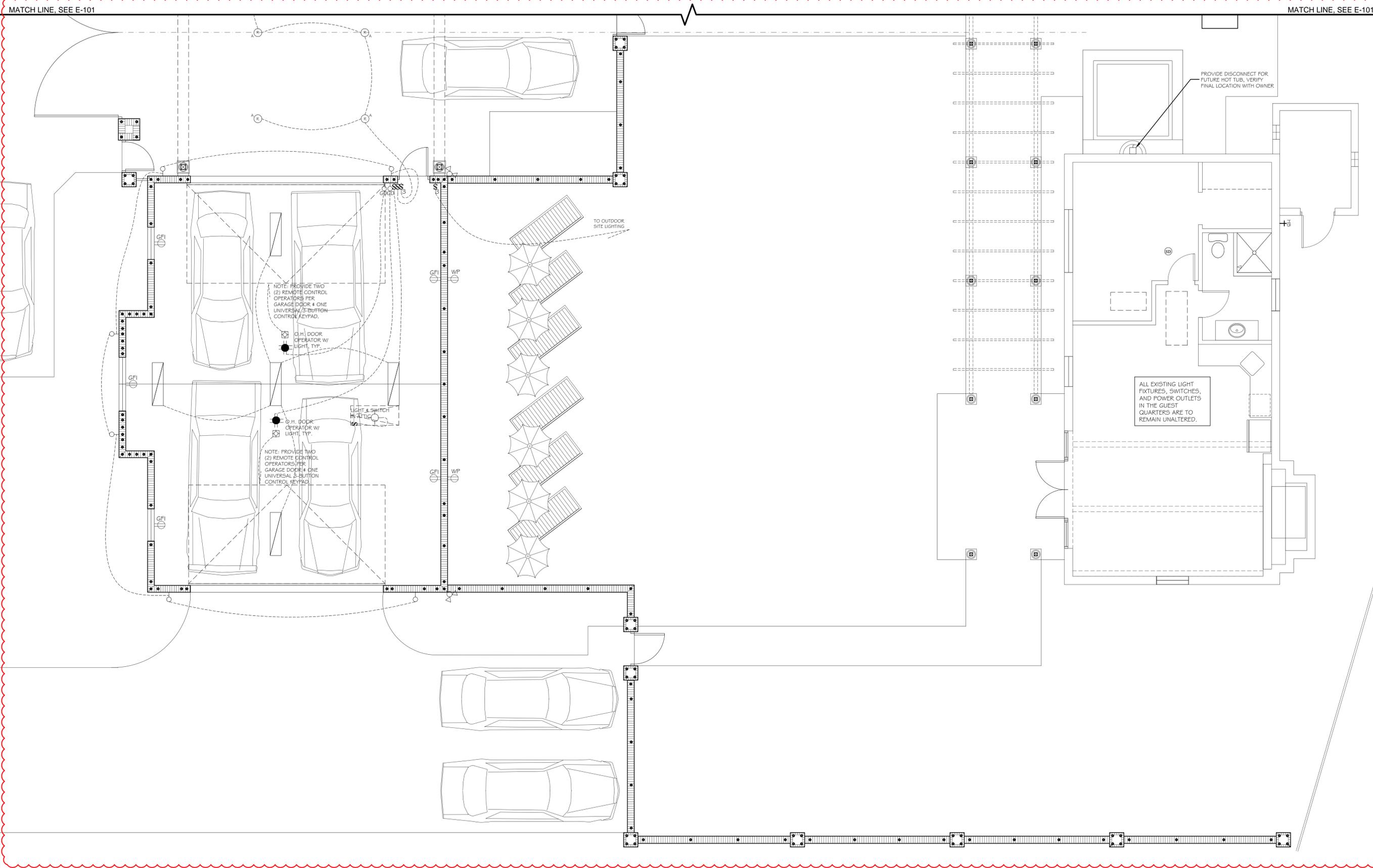
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EXISTING / PROPOSED ELECTRICAL FLOOR PLAN

E-101a



MATCH LINE, SEE E-101

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

