ADDITIONS AND ALTERATIONS
335 COMMERCIAL CT.
VENICE, FL 34292

1. ALL DIMENSIONS AND FIELD CONDITIONS WILL BE VERIFIED BY THE GENERAL CONTRACTOR. THE ACCURACY OF THE FIELD MEASUREMENTS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WILL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES PERTAINING TO THE CONSTRUCTION OF THIS DENTAL OFFICE.

3. ALL HAZARDS, TEMPORARY OR OTHERWISE SHALL BE PROTECTED TO PRESERVE PUBLIC SAFETY.

4. ALL EQUIPMENT WILL DEFINE THE LOCATIONS, CONNECTIONS, AND SERVICES REQUIRED BY MANUFACTURER . ERRORS RESULTING FROM THE FAILURE OF THE GENERAL CONTRACTOR TO FOLLOW THE INSTRUCTIONS AND/OR TEMPLATES WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5. WHERE NEW MATERIALS ARE TO BE APPLIED IN EXISTING AREAS, THE GENERAL CONTRACTOR WILL REMOVE EXISTING MATERIALS, AS REQUIRED, AND PROPERLY PREPARE AREA TO RECEIVE THE NEW WORK.

6. THE GENERAL CONTRACTOR WILL INSPECT ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF THE WORK AND PROVIDE "REPAIR" AND "TOUCH-UP" PAINTING, IN ORDER TO RETURN AREA TO ORIGINAL CONDITION.

7. ALL WORK FOR ALL TRADES WILL BE GUARANTEED FOR A PERIOD OF ONE YEAR MINIMUM FROM THE DATE OF ITS ACCEPTANCE.
   ALL MATERIALS INCORPORATED INTO THE WORK WILL BE NEW, UNLESS OTHERWISE NOTED.

8. IT IS RESPONSIBILITY OF THE CUSTOMER OR HIS GENERAL CONTRACTOR TO ARRANGE FOR ALL MEETINGS, INCLUDING THE INITIAL REVIEW OF THE PLANS, SPECIFICATIONS, AND TEMPLATES AND ALL SUBSEQUENT INSPECTIONS.

ARCHITECT INSPECTIONS

- INITIAL REVIEW OF THE PLANS, SPECIFICATIONS, AND FIELD CONDITIONS WITH THE GENERAL CONTRACTOR, CARPENTER, PLUMBER, AND ELECTRICIAN BEFORE RENOVATIONS BEGIN.
- INSPECTION AFTER FRAMING AND BLOCKING ARE COMPLETE, PLUMBING AND ELECTRICAL LINES ARE INSTALLED, AND BEFORE WALLS AND/OR FLOORS ARE CLOSED.
- FINAL INSPECTION AFTER FINISH WORK IS COMPLETE, TWO (2) DAYS PRIOR TO THE INSTALLATION OF DENTAL EQUIPMENT.

9. CONTRACTOR SHALL CONSULT TENANT AND/OR BUILDING OWNER AND, WHERE APPLICABLE, BE RESPONSIBLE FOR THE SUPPLY AND INSTALLATION OF THE FOLLOWING:
   a. UPGRADING AND INSTALLATION OF ELECTRICAL SERVICE TO SPACE
   b. COMPLETE HVAC SYSTEM
   c. HOT WATER SYSTEM
   d. FIRE SAFETY DEVICES INCLUDING: ALARMS, DETECTORS, EXTINGUISHERS, ETC.
   e. ILLUMINATED EXIT SIGNS
   f. GENERAL AND EMERGENCY LIGHTING
   g. TELEPHONE SYSTEM AND WIRING
   h. SOUND SYSTEM
   i. COMPUTER SYSTEM WIRING

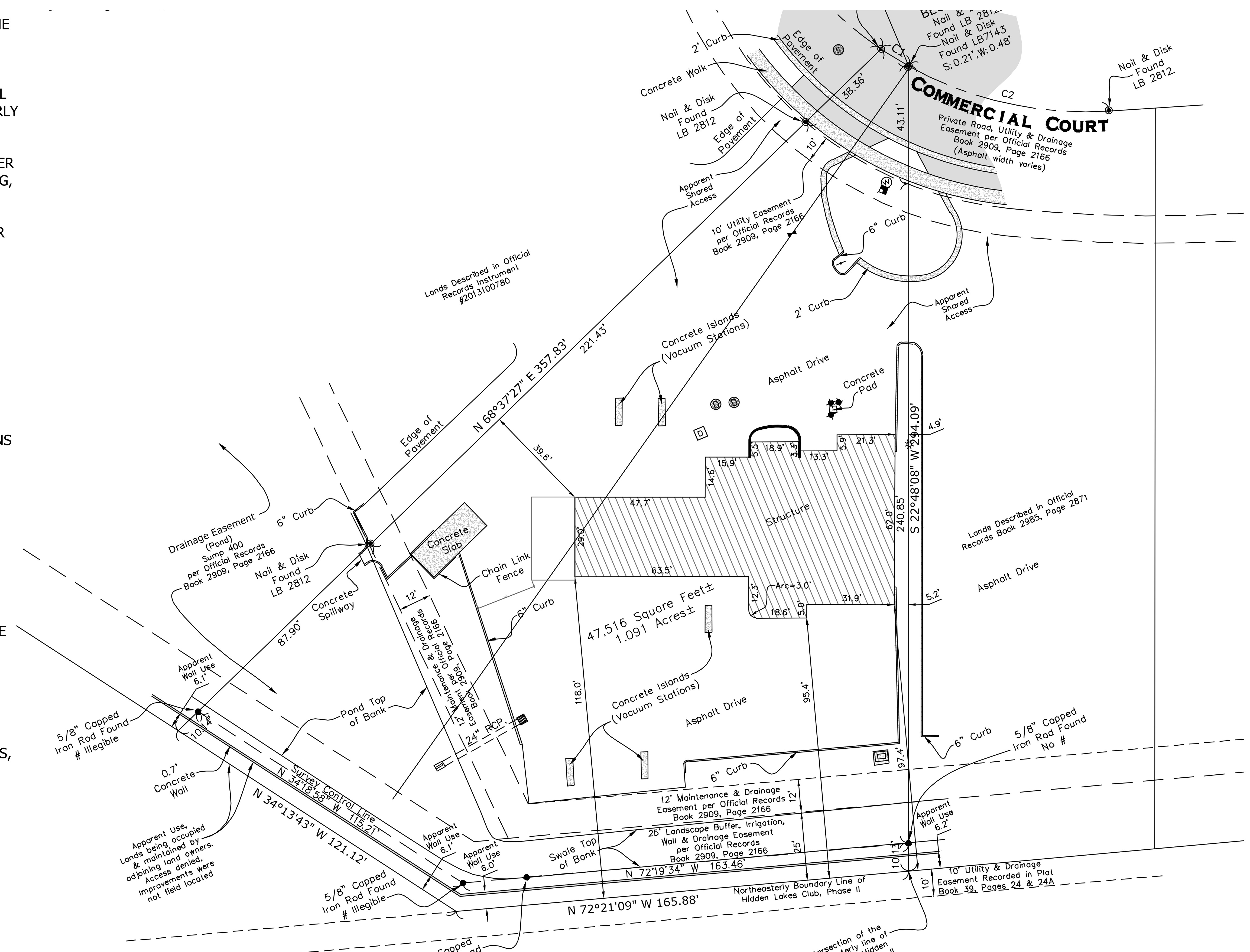
1. SUMMARY OF WORK

DIVISION OF RESPONSIBILITIES TERMINOLOGY:

- "CONTRACTOR": WHERE REFERENCED ON THE DRAWINGS, THE TERM "CONTRACTOR" REFERS TO THE PERSON OR ENTITY RESPONSIBLE FOR PROVIDING ALL CONSTRUCTION WORK.

CONSTRUCTION DRAWINGS:

- CONSTRUCTION DRAWINGS SHALL NOT BE SCALED IN ORDER TO DETERMINE LOCATIONS OF ITEMS OF CONSTRUCTION. LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS. DIMENSIONED DETAILS TAKE PRECEDENCE OVER NON-DIMENSIONED DETAILS.
- THE WORD "FURNISH" IS USED TO MEAN "SUPPLY" COMPLETE WITH ALL ESSENTIAL ACCESSORIES SO THAT THE WORK WHEN INSTALLED FUNCTIONS FOR ITS INTENDED USE, AND DELIVERY TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS.
- THE WORD "INSTALL" IS USED TO DESCRIBE OPERATIONS AT THE PROJECT SITE INCLUDING THE UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, CONNECTING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS NECESSARY FOR THE WORK TO FUNCTION FOR ITS INTENDED USE.
- THE WORD "PROVIDE" MEANS "FURNISH AND INSTALL", AS DEFINED ABOVE, COMPLETE IN-PLACE AND READY FOR INTENDED USE. THE WORD "PROVIDE" THUS REQUIRES INCLUSION OF ALL ACCESSORIES, ATTACHMENTS, SUPPORTS AND SERVICES NECESSARY TO COMPLY WITH THIS DEFINITION, WHETHER OR NOT SPECIFICALLY IDENTIFIED OR DESCRIBED IN THE CONSTRUCTION DOCUMENTS.



SITE PLAN
Scale: NTS

KEY MAP
Scale: NTS

DESIGN CRITERIA:

PARCEL ID #: 0413080047
LOT AREA/NO CHANGE
SQUARE FOOTAGE/NO CHANGE
ZONING OCCUPANCY TYPE: COMMERCIAL
CONSTRUCTION CLASS: 5B
USE GROUP: S-1
LEVEL 2 ALTERATION

BUILDING CODE:
2023 Florida Building Code / Fire Prevention. Eighth
2023 Florida Building Code. Eighth Edition
    Building
    Existing Building
    Residential
2023 Florida Building Code / Fuel Gas. Eighth Edition
2023 Florida Building Code / Mechanical. Eighth Edition
2020 National Electric Code.
2023 Florida Building Code / Plumbing. Eighth Edition
2023 Florida Building Code / Americans with Disabilities

DRAWING INDEX

ENVIRONMENTAL ASSESSMENT:

- REMOVAL OF HAZARDOUS MATERIALS, IF IDENTIFIED BY ANY ENVIRONMENTAL ASSESSMENT PERFORMED BY AN ENVIRONMENTAL ENGINEER CONTRACTED BY THE OWNER, SHALL BE COMPLETED BY WAY OF A HAZARDOUS MATERIALS REMOVAL CONTRACT EXECUTED BY THE OWNER INDEPENDENT FROM AND PRIOR TO THE DATE OF COMMENCEMENT.

2. PERMIT SUBMISSION, REVIEWS, APPROVALS & FEES

PERMIT SUBMISSION BY CONTRACTOR:

- THE CONTRACTOR SHALL SUBMIT THE APPLICATION FOR THE BUILDING PERMIT SUBMISSION, AND SHALL INCLUDE ALL REQUIRED DESIGN AND ENGINEERING DRAWINGS AND OTHER REQUIRED DOCUMENTS.
- THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT TO PROVIDE FOLLOW-UP COORDINATION WITH THE LOCAL JURISDICTION, AS REQUIRED, WITH RESPECT TO BUILDING-RELATED ISSUES THAT IMPACT THE APPROVAL AND RELEASE OF THE BUILDING PERMIT.
- THE COST OF ARCHITECT/ENGINEER SIGNED/SEALED CONSTRUCTION DRAWINGS AND OTHER REQUIRED DOCUMENTS, AND TRANSMITTAL TO THE CONTRACTOR WILL BE THE OWNER'S RESPONSIBILITY.
- TIME AND MATERIAL COSTS FOR THE CONTRACTOR'S DELIVERY TO AND PICKUP FROM THE LOCAL JURISDICTION, AS APPLICABLE, WILL BE THE CONTRACTOR'S RESPONSIBILITY.

BUILDING PERMIT FEES:

- ALL BUILDING PERMIT FEES SHALL BE THE CONTRACTOR'S RESPONSIBILITY, SHALL BE DUE AND PAYABLE TO THE LOCAL JURISDICTION ACCORDING TO THE LOCAL JURISDICTION'S REQUIREMENTS, AND SHALL BE INCLUDED BY THE CONTRACTOR IN THE BASE BID.

CONTRACTOR LICENSE OR LOCAL SUBCONTRACTOR PERMITS:

- IF THE CONTRACTOR OR ANY SUBCONTRACTOR IS REQUIRED BY THE STATE OR LOCAL JURISDICTION TO OBTAIN AN APPLICABLE CONTRACTOR LICENSE, OR ANY OTHER LOCAL SUBCONTRACTOR PERMITS, SO AS TO PERMIT LEGAL WORK TO BE PROVIDED FOR THIS PROJECT, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INCURRED TO SATISFY THESE JURISDICTIONAL REQUIREMENTS.
- THE COST OF ANY AND ALL CONTRACTOR LICENSE(S), SUBCONTRACTOR TRADE PERMITS, SERVICES AND INSPECTIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE BASE BID.
- THE PRINTING COST FOR DRAWINGS AND OTHER CONSTRUCTION DOCUMENTS REQUIRED FOR ANY CONTRACTOR LICENSE(S) OR SUBCONTRACTOR TRADE PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AND SHALL BE INCLUDED IN THE BASE BID.

FINAL CERTIFICATE OF OCCUPANCY:

- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LOCAL JURISDICTION FINAL CERTIFICATE OF OCCUPANCY, OR ITS EQUIVALENT PERMIT, SO TO ALLOW THE OWNER TO COMMENCE FULL OPERATIONS, ON OR BEFORE THE DATE OF FINAL COMPLETION.

3. SITE UTILITIES

- APPLICATIONS FOR SITE UTILITY SERVICE TO THE TENANT SPACE SHALL BE COORDINATED BY THE CONTRACTOR WITH THE OWNER. LOCAL SITE UTILITY PROVIDERS' POINTS OF CONTACT MAY BE INCLUDED IN THE DRAWINGS FOR REFERENCE PURPOSES.
- THE CONTRACTOR SHALL COORDINATE THE ISSUANCE OF ALL LETTERS OF REQUEST FOR SITE UTILITY SERVICES WITH THE OWNER WITHOUT DELAY FOLLOWING THE AWARD OF THE CONTRACT FOR GENERAL CONSTRUCTION, SO AS TO CONFIRM SITE UTILITY SERVICES AND SCHEDULE CONNECTIONS AT THE EARLIEST POSSIBLE CALENDAR DATE.
- ALL COORDINATION OF PROVISIONS FOR THE SITE UTILITY SERVICES BY THE CONTRACTOR SHALL BE INCLUDED IN THE BASE BID. FEES DUE AND PAYABLE TO THE LOCAL UTILITY SO AS TO FACILITATE PROVISIONS FOR SITE UTILITY SERVICES WILL BE EITHER THE OWNERS RESPONSIBILITY, OR THE OWNER MAY COORDINATE WITH THE CONTRACTOR FOR PAYMENT BY THE CONTRACTOR, WITH REIMBURSEMENT BY THE OWNER TO THE CONTRACTOR AT DIRECT COST.

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William Tagland
Digitally signed by William Tagland
Date: 2024.06.05 16:27:42 -04'00'

ADDITIONS AND ALTERATIONS TO: SPLISH SPALSH CAR WASH
335 COMMERCIAL CT,
VENICE, FL 34292

ISSUE DATE :
REVISIONS

WTA - 22060

SHEET NO.
C-1.1

REVIEW ONLY

GENERAL NOTES:

COMPACT BACK FILL 5'-0" FROM STRUCTURE. MINIMUM ALLOWABLE BEARING CAPACITY SHALL BE 2000 PSF.

CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.

PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC 2023 FOR WIND LOADS AS DEFINED IN ASCE7-10

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

ALL OTHER JOB SPECIFICATION AND FINISH SPECIFICATIONS TO BE FURNISHED TO GENERAL CONTRACTOR BY THE HOME OWNER AND ARE NOT PART OF THESE DRAWINGS.

BRAND, STYLE, KIND, COLOR, ETC. OF ALL FINISHES & MATERIALS, ELECTRICAL FIXTURES, APPLIANCES, EQUIPMENT AS AGREED & NEGOTIATED BETWEEN OWNER & CONTRACTOR.

DESIGN LOADS AND NOTES:

ROOF -

LIVE LOADS

TOP CHORD (FLAT, PITCHED OR CURVED)	- 20PSF
BOTTOM CHORD	- 0PSF

DEAD LOADS

TOP CHORD	
(SHINGLE)	- 10PSF
(TILE)	- 28PSF
BOTTOM CHORD	- 10PSF

FLOOR -

LIVE LOADS

ASSEMBLY AREA	- 100PSF
DINING ROOM AND RESTAURANTS	- 100PSF
OFFICE	
(CORRIDORS ABOVE 1ST FLOOR)	- 80PSF
(LOBBIES & 1ST FLOOR CORRIDORS)	- 100PSF
OFFICES	- 50PSF
RESIDENTIAL	
(UNINHABITABLE ATTICS WITHOUT STORAGE)	- 10PSF
(UNINHABITABLE ATTICS WITH STORAGE)	- 20PSF
(HABITABLE ATTICS & SLEEPING AREAS)	- 30PSF
(ALL OTHER AREAS EXCEPT BALCONIES)	- 40PSF
STAIRS	
(1 & 2 FAMILY DWELLING)	- 40PSF
(ALL OTHER)	- 100PSF
RETAIL STORES	
(FIRST FLOOR)	- 100PSF
(UPPER FLOORS)	- 75PSF
WHOLESALE STORES	- 125PSF

DL = 10PSF IN COMBINATION WITH WIND LOADS.

MEAN ROOF HEIGHT SHALL BE DETERMINED BY TRUSS DESIGNER FROM PLANS.

LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT UNLESS NOTED OTHERWISE.

TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON AN EXTERIOR WALL.

TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSES AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS.

FRAMING NOTES:

WOOD CONSTRUCTION, CONNECTIONS, AND NAILING SHALL CONFORM TO THE FBC 2023 EDITION.

ALL WOOD FRAMING MATERIALS SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT

ALL LOAD BEARING WALL FRAMING SHALL BE #2 SOUTHERN PINE.

ALL JOIST AND RAFTER FRAMING SHALL BE #2 SOUTHERN PINE OR HEM-FIR.

ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED

ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, UNLESS NOTED OTHERWISE.

PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY OR EQUIVALENT. INSTALL ALL ACCESSORIES AS PER MANUFACTURERS REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (ASTM A446 GRADE A) AND BE GALVANIZED(COATING G60).

TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON GLB OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.

GLB OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE UNLESS NOTED OTHERWISE.

MEMBERS DESIGNATED 'LVL' (E.G., 1¾" x 14" LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY BOISE (VERSA-LAM) OR ENGINEER APPROVED SUBSTITUTION.

BOLTHEADS SHALL BE CENTERED & DRILLED NO MORE THAN 1/16" LARGER THAN BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.

ALL NAIL SHANK SIZES TO BE MINIMUM OF 0.131 INCHES.

MASONRY NOTES:

MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1-02)", PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE. SEE "TESTING AND INSPECTION NOTES" FOR ADDITIONAL INFORMATION.

HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO THE ASTM C-90, AND BE MADE WITH NORMAL WEIGHT AGGREGATE. UNIT COMPRESSIVE STRENGTH OF 1,900 PSI ON NET SECTION TO PROVIDE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY (pm) OF 2,500 PSI, AS DETERMINED BY THE STRENGTH METHOD OF ACI 530.1.

FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY WITH GROUT. GROUT SHALL CONFORM TO ASTM C-476 AND SHALL OBTAIN A MIN. 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI, TESTED PER ASTM C-1019 EACH 5,000 S.F. GROUT STOPS ARE TO BE MESHED OR SCREEN TYPE, FELT PAPER IS NOT ALLOWED.

REINFORCED STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BENT. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAPPED WITH FIRST LIFT OF REINFORCING. PROVIDE A MINIMUM LAP OF 40 X BAR DIAMETER.

MORTAR SHALL CONFORM TO ASTM C-270, TYPE M, S, OR N. ALL MORTAR SHALL MEET THE "PROPORTION SPECIFICATION" OF ASTM C-270 AND EVALUATED IN ACCORDANCE WITH ASTM C-780.

UNLESS OTHERWISE INDICATED, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND OTHER INTERSECTIONS OF ALL LOAD BEARING WALLS. INTERSECTING NON-LOADBEARING WALLS SHALL BE CONNECTED BY PREFABRICATED TEE AND CORNER HORIZONTAL JOINT REINFORCEMENT @ 16"O.C.

PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING AS INDICATED. PROVIDE BARS AT WALL CORNERS, INTERSECTION AND PEN EDGES, PROVIDE CLEAN OUTS FOR EACH GROUT POUR EXCEEDING 5FT.

PROVIDE PRECAST LINTELS ABOVE ALL WALL OPENINGS INCLUDING HVAC DUCTS. SEE DRAWINGS FOR LOCATIONS OF ALL OPENINGS. UNLESS OTHERWISE ON PLAN PROVIDE PRECAST LINTELS BELOW AS A MINIMUM.

-OPENINGS LESS THAN 6FT = 8" PRECAST U-LINTEL W/ 1-#5 & 8" KNOCK-OUT COURSE W/ 1-#5. (TYPICAL PERIMETER BOND BEAM 16" TOTAL DEPTH)

- OPENINGS GREATER THAT 6FT = SEE DRAWINGS. PROVIDE ONE REINFORCED CELL EACH SIDE OF OPENING W/ 8" LINTEL BEARING.

ALL WALLS OVER 8' HIGH MUST BE BRACED PRIOR TO POURING TIE BEAMS.

CAST-IN-PLACE CONCRETE NOTES:

CONCRETE MIXES SHALL BE DESIGNED PER ACI 30, USING PORTLAND CEMENT CONFORMING TO ASTM C-150, AGGREGATE CONFORMING TO ASTM C-33, AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C-618, C-989 AND C-260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.

CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENT:

IN ALL SALT ENVIRONMENTS A MIN. OF 5000PSI CONCRETE SHALL BE USED. (SLAB SHALL BE EXEMPT.) FOR OTHER ENVIRONMENTS USE 3000 PSI CONCRETE.

ALL CONCRETE WORK SHALL CONFORM TO ASTM ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS". HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305.

ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.

ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A-185 (FLAT SHEETS ONLY).

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

REINFORCING STEEL INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED 40 X BAR DIAMETER. LAP CONTINUOUS BOTTOM BARS OVER SUPPORTS, LAP CONTINUOUS TOP BARS AT MID-SPAN UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN ACCORDANCE W/ ACI 318-08:
SECTION 7.7.1
A. CONCRETE EXPOSED TO WEATHER:
#6 THROUGH #18 BARS -2"
#5 BAR, W31 OF D31 WIRE & SMALLER - 1½"
B. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
BEAMS AND COLUMNS -1½"
C. FOUNDATIONS EXPOSED TO EARTH -3"

BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.

ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED ¾" UNLESS OTHERWISE NOTED.

FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.

ROOF FRAMING NOTES:

THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2023 EDITION.

DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH ASCE 7-10.
SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.

ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT LOADS.

PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.

ROOF SHEATHING SHALL BE 15/32" CD PLYWOOD OR EQ.

CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

ROOF TRUSS/ ROOF RAFTER CONNECTION TO DOUBLE TOP PLATE OR WOOD BEAM

USE SIMPSON H10 OR H10-2 AT EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.

WHERE THE H-10 CANNOT BE USED (EG. ON 3-PLY GIRDERS, AT CORNERS, ETC.) USE SIMPSON H2.5 AND ADDITIONAL TIEDOWNS TO MEET UPLIFT REQUIREMENTS.

PRE-ENGINEERED ROOF TRUSSES TO BE APPROVED BY ENGINEER OF RECORD.

FLOOR RAFTER/ I-JOIST/ CONVENTIONAL FRAMING CONNECTION TO DOUBLE TOP PLATE OR DIRECT BEARING ON WOOD BEAM

USE SIMPSON H2.5A AT EACH MEMBER (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.

USE TRUSS HANGERS TO ATTACH FLOOR TRUSSES TO LVL BEAMS IF LESS THAN 3-1/2" SQUARE BEARING AREA IS PROVIDED.

PRE-ENGINEERED FLOOR TRUSSES/JOIST TO BE APPROVED BY ENGINEER OF RECORD.

FOR ADDITIONAL TIEDOWNS AS REQUIRED.

WINDOWS / DOORS

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND BEAR AN AAMA, WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY INDICATING COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION: ANSI/AAMA/NWWDA.

WINDOW AND DOOR ASSEMBLIES SHALL BE ATTACHED IN STRICT ACCORDANCE WITH THE PUBLISHED MANUFACTURER RECOMMENDATIONS TO ACHIEVE RESISTANCE TO APPROPRIATE WIND SPEEDS WITH 3 SECOND WIND GUSTS AND SHALL INCLUDE THE SPECIFICATION OF BUCK STRIP MATERIALS AND ANCHORING.

WOOD CRIBS ABOVE ARCHED WINDOWS SHALL COMPLY WITH DRAWING DETAIL CONTAINED HEREIN.

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

THE DESIGN RESPONSIBILITY FOR THE INSTALLATION OF DOORS AND WINDOWS IS DELEGATED TO THE SPECIALTY ENGINEER OF THE MANUFACTURER AS REINFORCED WITH IN ALL TESTING DATA REQUIRED SUBMITTED IN CONJUNCTION WITH THIS PLAN.

OPENING PERIMETERS HAVE BEEN DESIGNED TO TRANSMIT THE IMPOSED LOADS TO THE MAIN WIND FORCE RESISTING SYSTEM.

IMPACT GLASS OR SHUTTERS SHALL BE USED

SOIL NOTES:

ALL SOILS SHALL BE FREE OF DEBRIS AND ORGANIC MATERIALS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM D1557).

FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL COMPLYING WITH THE FBC-R 2023.

STEM WALL FILL SHALL NOT EXCEED 12" LIFTS. SOIL BELOW FOOTINGS SHALL BE TESTED AND ALL SUBSEQUENT FILL SOILS IN LIFT NOT TO EXCEED 12" INTERVALS.

ALL FILL MATERIAL SHALL BE SP OR SM MATERIAL AS DEFINED BY THE UNIFORM SOIL CLASSIFICATION SYSTEM.

ANY QUESTIONABLE SOIL SHALL BE REMOVED OR BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR EVALUATION.

SOIL BEARING CAPACITY IS BASED UPON 2,000 PSF.

WOOD GRADE STAKES ARE PROHIBITED.

PEST/DECAY PROTECTION NOTES:

ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1 FOOT FROM BUILDING SIDEWALLS.

SOIL TREATMENT SHALL MEET THE REQUIREMENTS OF 2023 FBC R320 METHOD.

WOOD GRADE STAKES SHALL NOT BE USED.

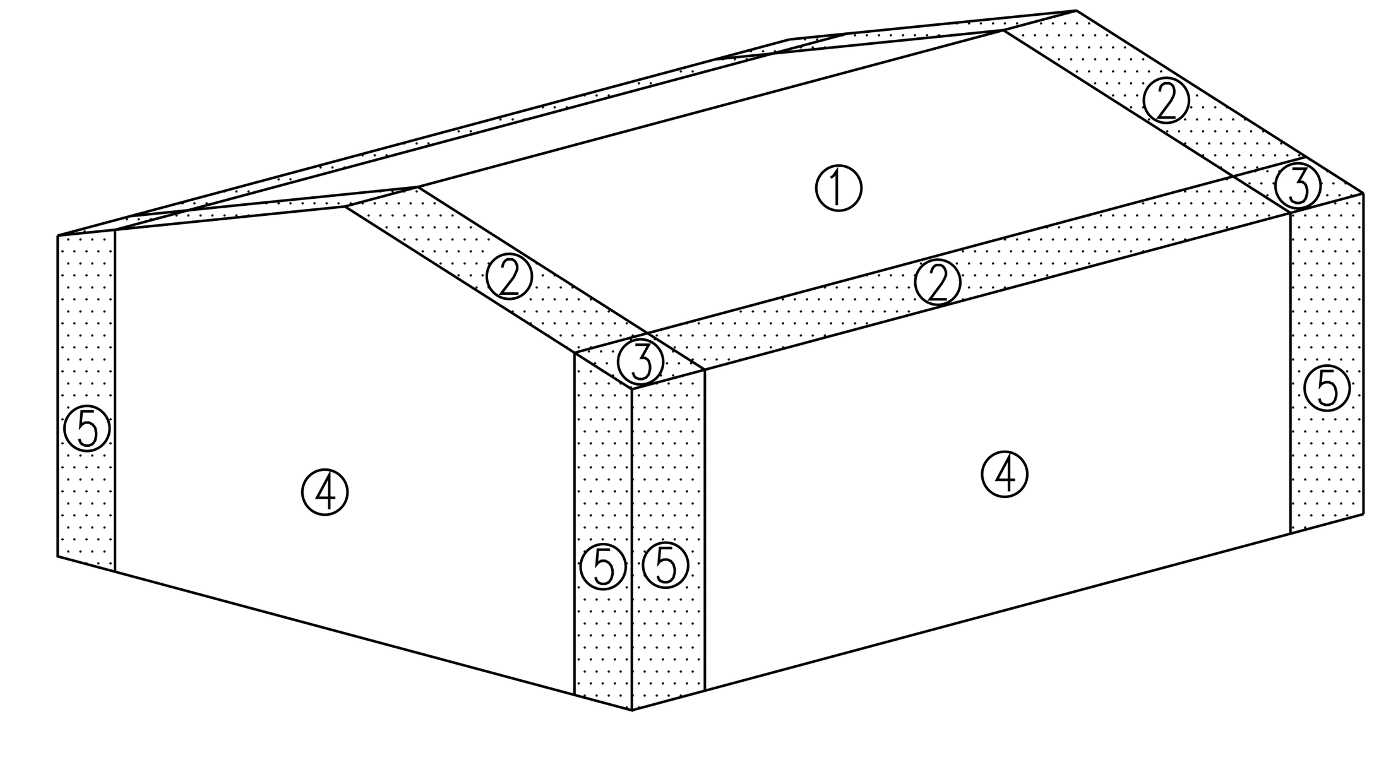
PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH 2023 FBC R319.

ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF 2023 FBC R703.7.5, R703.8, R903.2 AND R905.

DESIGN CRITERIA

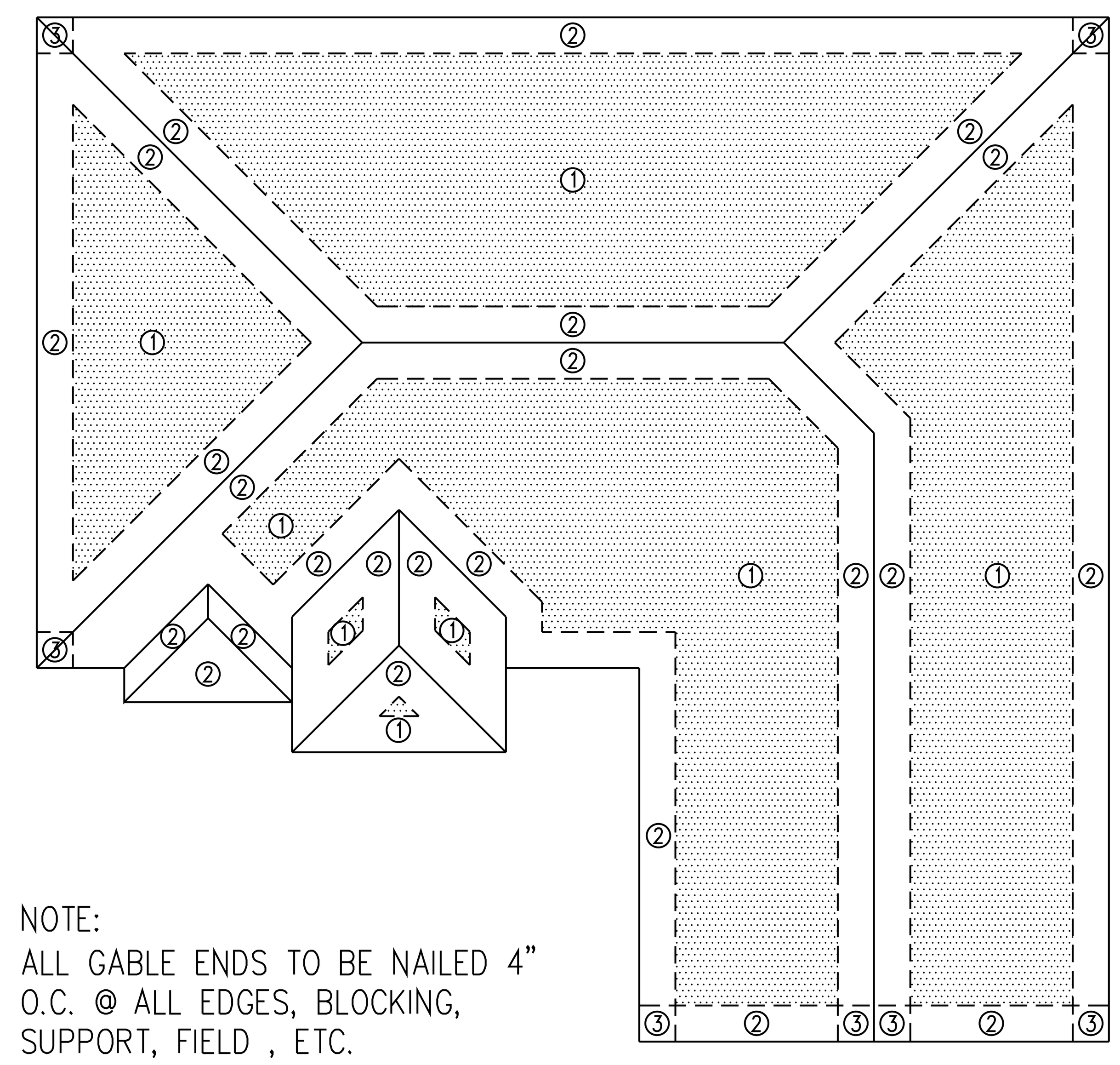
ALL WORK IS TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023.

OCCUPANCY TYPE:	COMMERCIAL
CONSTRUCTION TYPE:	V B
FIRE SPRINKLERED:	NO
BASIC WIND SPEED:	160 mph
RISK CATEGORY:	II
WIND EXPOSURE:	D
BUILDING:	ENCLOSED
PRESSURE DESIGN FACTOR:	+/- 0.18



DESIGN WIND PRESSURES (ASD) FOR COMPONENTS AND CLADDING (PSF) 160 MPH CAT C @ 30' HEIGHT

TRIBUTARY AREA [SF]	ZONE				
	ROOF			WINDOWS & DOORS	
	1	2	3	4	5
10	+25.2/-40.0	+25.2/-69.7	+25.2/-69.7	+43.7/-47.4	+43.7/-58.6
20	+23.0/-38.9	+23.0/-64.1	+23.0/-64.1	+41.8/-45.5	+41.8/-54.6
50	+20.0/-37.4	+20.0/-56.7	+20.0/-56.7	+39.2/-42.9	+39.2/-49.4
100	+17.8/-36.3	+17.8/-51.2	+17.8/-51.2	+37.2/-40.9	+37.2/-45.5



NOTE:
ALL GABLE ENDS TO BE NAILED 4" O.C. @ ALL EDGES, BLOCKING, SUPPORT, FIELD , ETC.

SHEATHING NOTES:
ROOF SHEATHING TO BE WOOD STRUCTURAL PANEL 15/32" OR GREATER (PLYWOOD OR EQUAL OSB) U.N.O. ENGINEERED ROOF TRUSSES @ 24" O.C. MAXIMUM

NAILING PATTERN:
ZONE 1 = 6" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
ZONE 2 = 6" O.C. INTERMEDIATE AND 4" O.C. PANEL EDGES
ZONE 3 = 4" O.C. INTERMEDIATE AND EDGES
ZONE 4 = 8" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
ZONE 5 = 6" O.C. INTERMEDIATE AND EDGES

NAILS: 8d COMMON FOR ½", 10d COMMON FOR ⅝"

"A" DIMENSION = 40% OF EAVE HEIGHT OR 10% OF LEAST HORIZONTAL DIMENSION, WHICHEVER IS LESS, BUT NOT LESS THAN EITHER 4% OF THE LEAST HORIZONTAL DIMENSION OR 3' MINIMUM

W I L L I A M C. T A G L A N D
A R C H I T E C T
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RAISED OR ELECTRONIC SEAL
STATE OF FLORIDA WILLIAM C. TAGLAND AR0017838 REGISTERED ARCHITECT
SIGNATURE

ADDITIONS AND ALTERATIONS
TO: SPLISH SPALSH CAR WASH
335 COMMERCIAL CT,
VENICE, FL 34292

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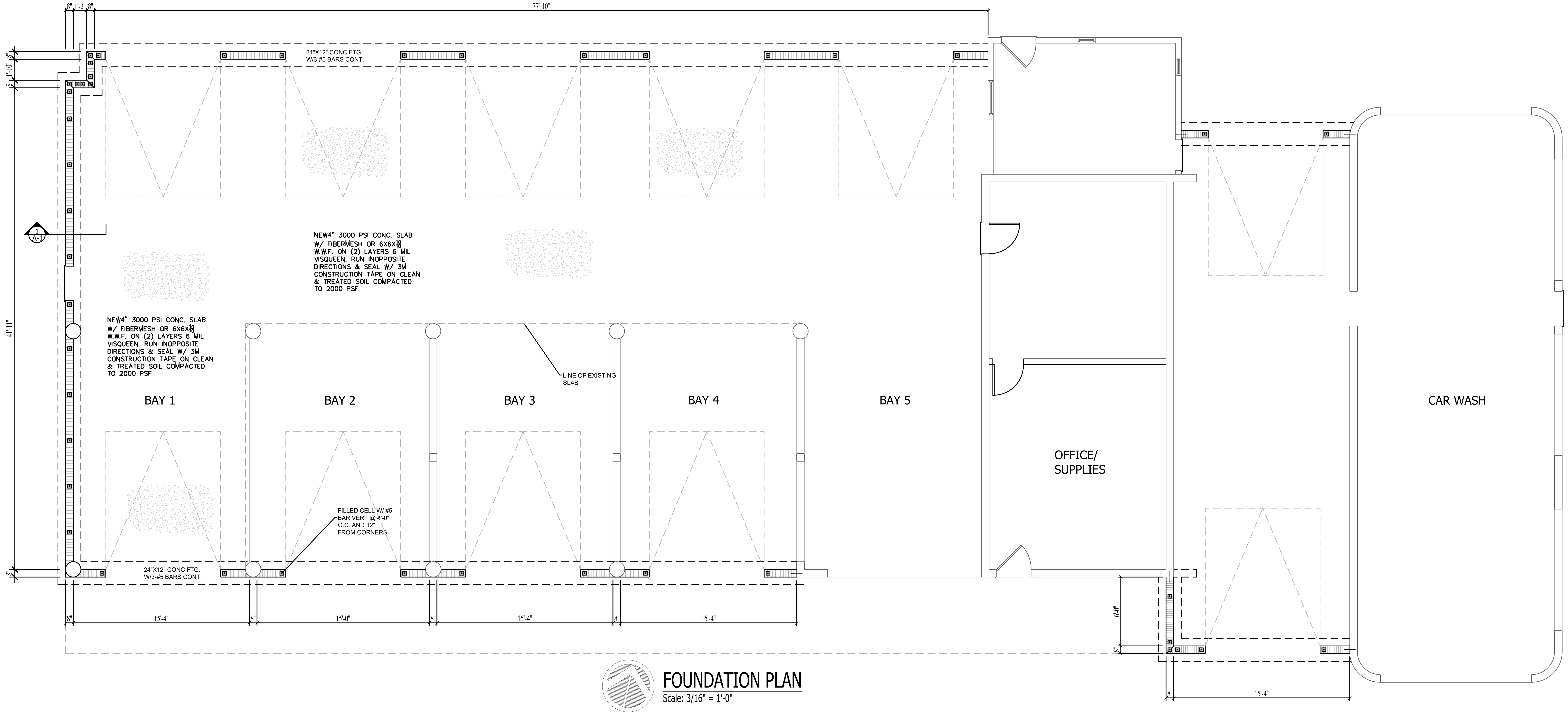
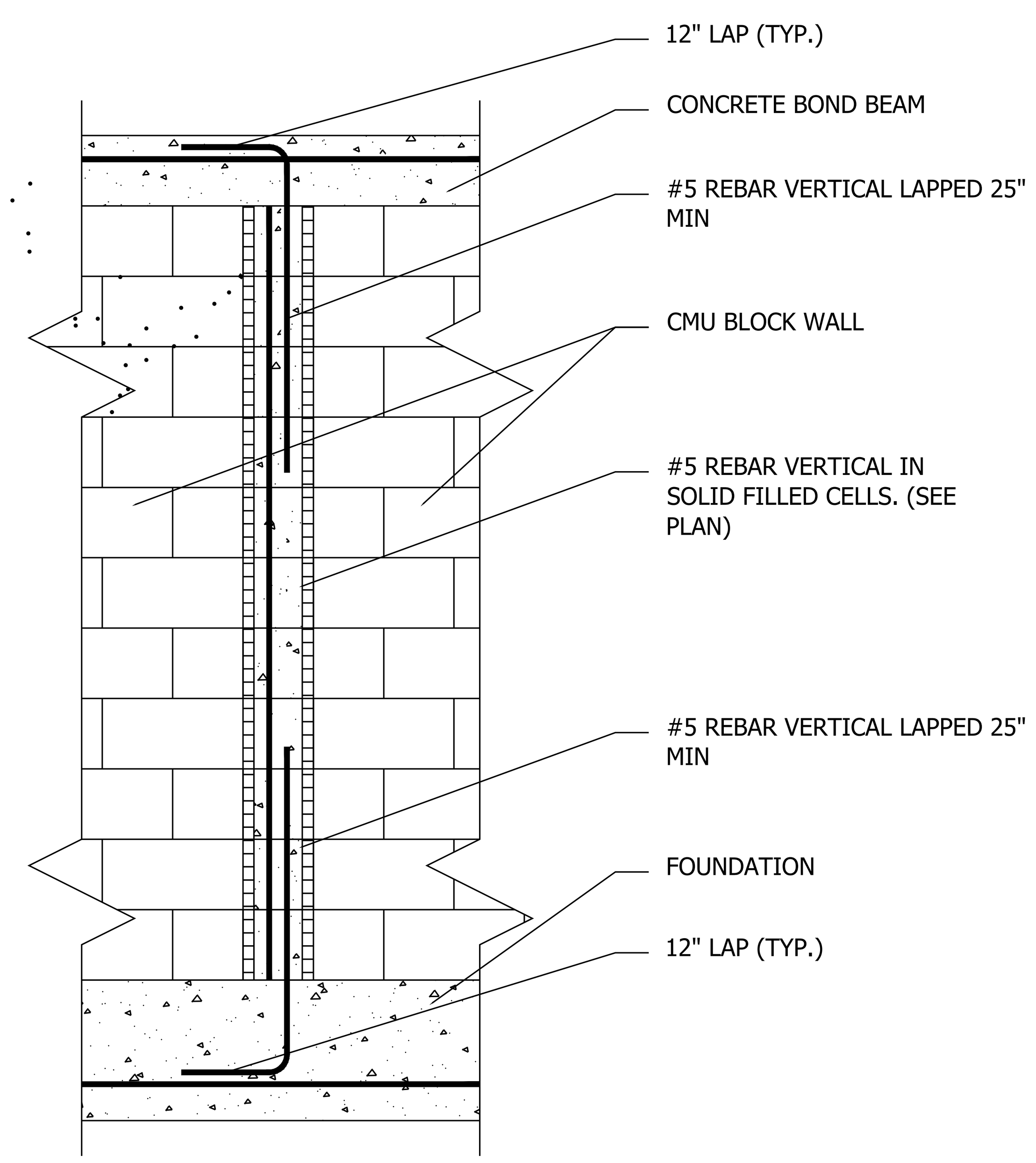
SHEET NO.
WIND LOAD CHART
A-0

REVIEW ONLY


77'-10"
24"X12" CONC FTG. W/3-#5 BARS CONT.
NEW4" 3000 PSI CONC. SLAB W/ FIBERMESH OR 6X6X10/10 W.W.F. ON (2) LAYERS 6 MIL VISQUEEN. RUN INOPPOSITE DIRECTIONS & SEAL W/ 3M CONSTRUCTION TAPE ON CLEAN & TREATED SOIL COMPACTED TO 2000 PSF
LINE OF EXISTING SLAB
BAY 1
BAY 2
BAY 3
BAY 4
BAY 5
OFFICE/ SUPPLIES
CAR WASH
FILLED CELL W/ #5 BAR VERT @ 4'-0" O.C. AND 12" FROM CORNERS
15'-4"
15'-0"
41'-11"

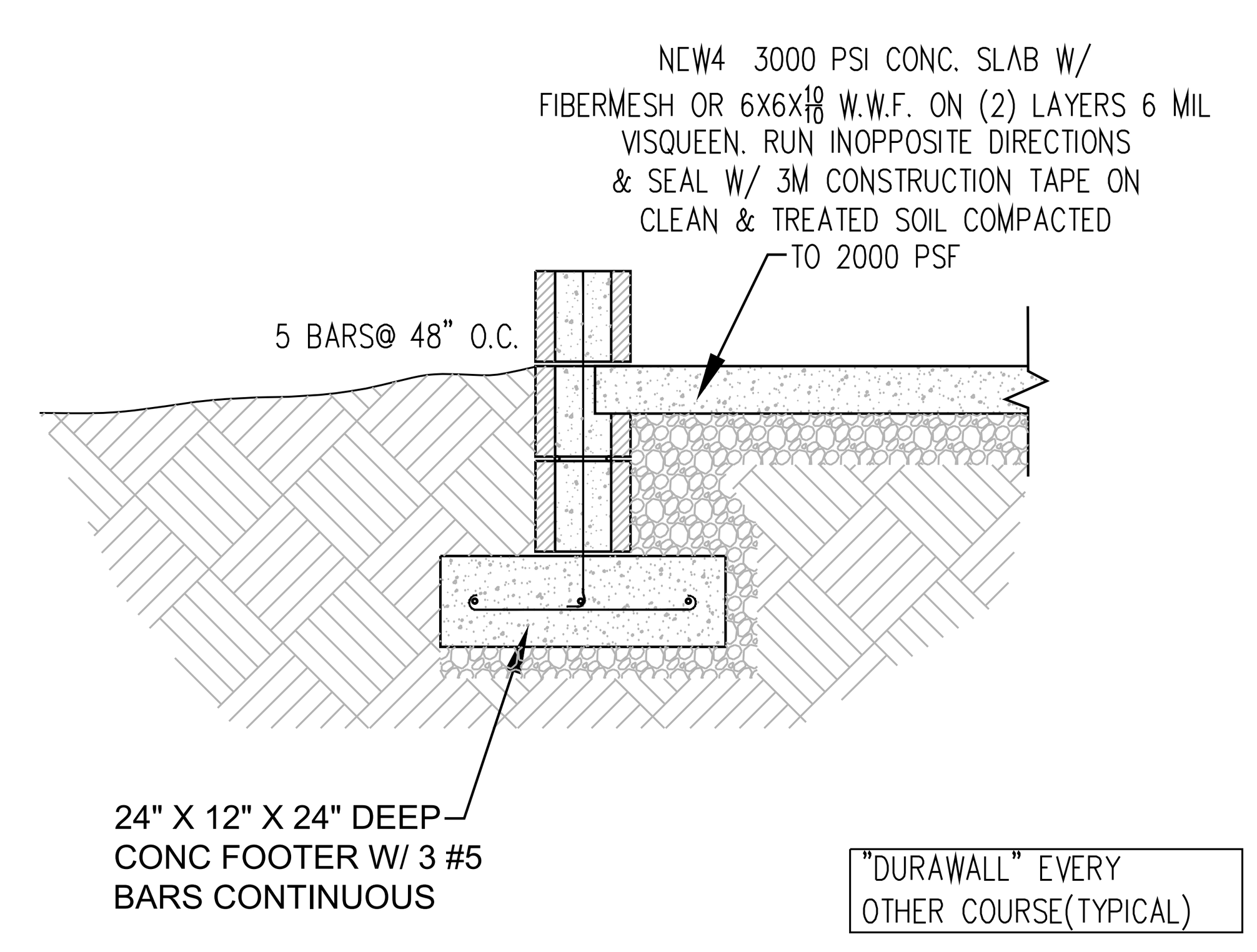
FOUNDATION PLAN

Scale: 3/16" = 1'-0"



FILL CELL DETAIL

SCALE: NTS


NEW4 3000 PSI CONC. SLAB W/ FIBERMESH OR 6X6X10/10 W.W.F. ON (2) LAYERS 6 MIL VISQUEEN. RUN INOPPOSITE DIRECTIONS & SEAL W/ 3M CONSTRUCTION TAPE ON CLEAN & TREATED SOIL COMPACTED TO 2000 PSF
5 BARS@ 48" O.C.
24" X 12" X 24" DEEP CONC FOOTER W/ 3 #5 BARS CONTINUOUS
"DURAWALL" EVERY OTHER COURSE(TYPICAL)

WALL SECTION

1/A-1

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

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SHEET NO.
FOUNDATION PLAN
A-1

REVIEW ONLY

DEMOLITION NOTES (D.N.)

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY CHANGES OR DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.

2. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, SHOULD BE PATCHED TO MATCH EXISTING ADJACENT FINISHES INCLUDING TILE WAINSCOT, PLASTER,CEILINGS AND PAINTING, AS REQUIRED.

3. REMOVE EXISTING METAL STUD AND GYPSUM BOARD PARTITIONS (AND DOORS/ FRAMES WHERE SHOWN) FROM FLOOR TO STRUCTURE ABOVE. ELECTRICAL AND MECHANICAL TO BE REMOVED BY RESPECTIVE CONTRACTORS. PATCH TO MATCH EXISTING ADJACENT FINISHES AS REQUIRED, INCLUDING BASE, CEILING, PAINT ETC. OR PREP TO RECEIVE NEW FINISHES, SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION.

3A. PREP AREAS TO RECEIVE NEW FINISHES, SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION. REFER TO M.E.P.'S DRAWINGS FOR ADDITONAL INFORMATION.

4. REMOVE PORTION OF EXISTING METAL STUD OR BLOCK WALL PARTITION WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. PATCH TO MATCH EXISTING ADJACENT FINISHES AS REQUIRED, INCLUDING BASE, PAINT, PROVIDE NEW LINTEL AS REQUIRED FOR INSTALLATION OF NEW DOOR.

5. REMOVE EXISTING FLOOR FINISHES, ADHESIVES AND WALL BASE. GRIND DOWN, FLASH PATCH AND LEVEL OUT EXISTING CONCRETE FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW FLOOR AND BASE. ALSO SEE ROOM

6. REMOVE EXISTING DOOR AND FRAME AS REQUIRED. PROVIDE NEW METAL STUD AND GYPSUM BOARD INFILL AS REQUIRED TO CLOSE OFF OPENING. PATCH TO MATCH EXISTING ADJACENT FINISHES AS REQUIRED, INCLUDING BASE, PAINTING ETC. (SEE ALSO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.)

7. GENERAL CONTRACTOR TO REMOVE EXISTING MILLWORK AND ACCESSORIES ENTIRELY. PATCH TO MATCH EXISTING ADJACENT FINISHES AS REQUIRED. SEE ROOM . FINISHES CHOSEN BY OWNER, G.C. INSTALLED.

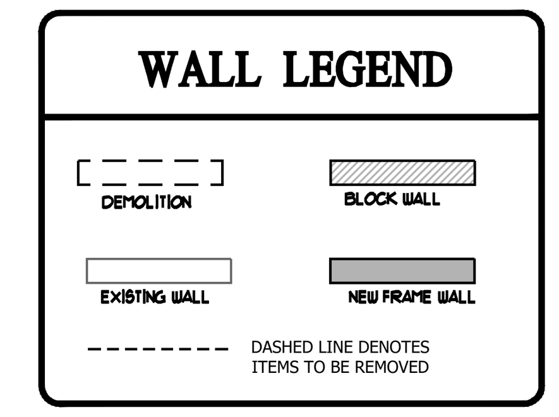
8. REMOVE EXISTING CEILING FINISHES AND PREP FOR INSTALLATION OF NEW GYP BOARD CEILING OR A.C.T. GRID AND NEW LIGHT FIXTURES. SEE REFLECTED CEILING PLAN AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

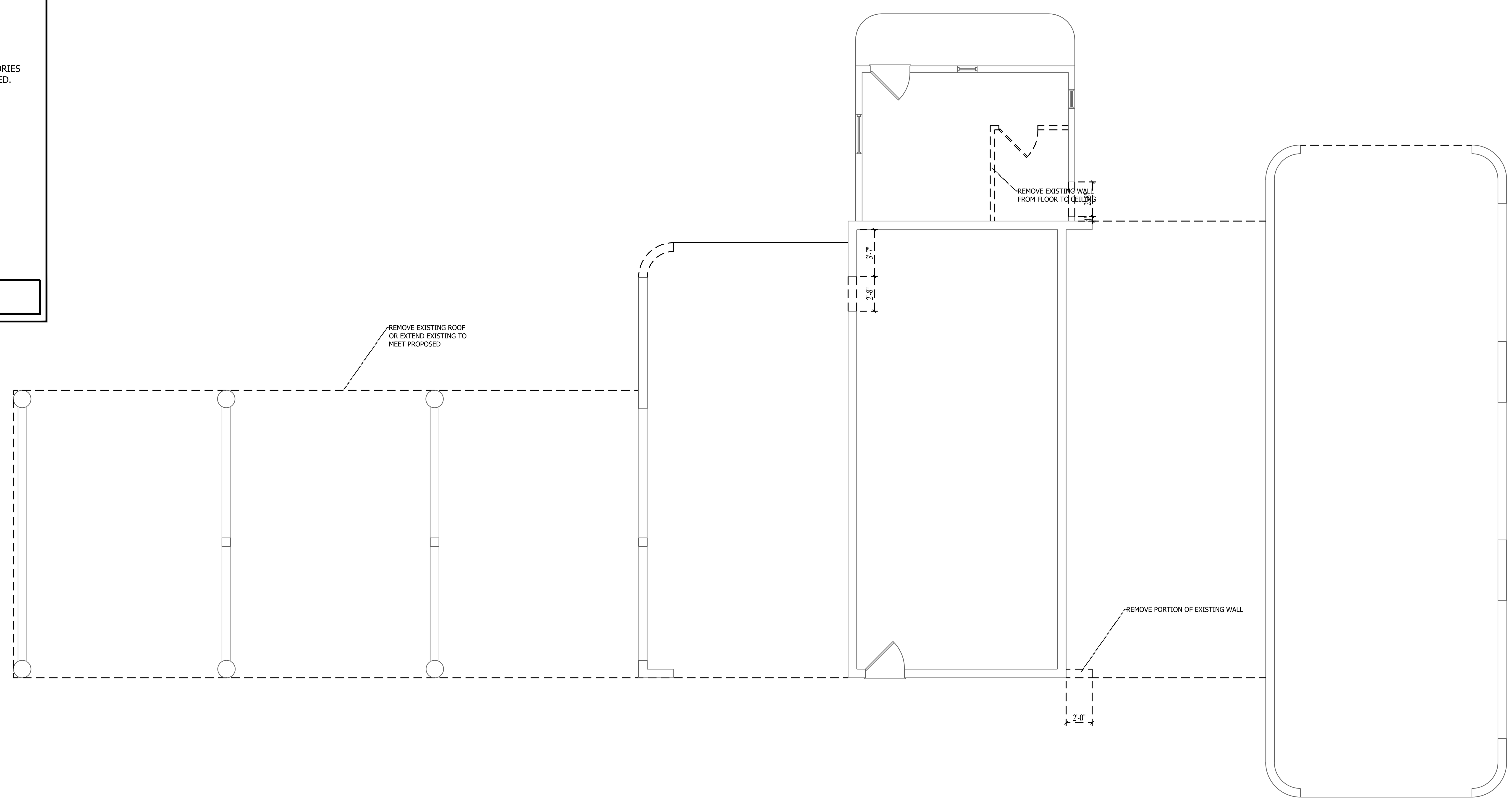
9. EXISTING SOFFIT AND HVAC DUCT TO REMAIN. PATCH AND REPAIR IF NECESSARY TO RECEIVE NEW FINISHES

11. G.C. TO VERIFY AND FIELD DIMENSION SECTION OF EXTERIOR WALL TO BE REMOVED FOR INSTALLATION OF NEW ENTRANCE DOOR. G.C. TO SHORE WALL AS REQUIRED

12. SAW CUT AND REMOVE PORTION OF EXISTING CONCRETE FLOOR SLAB AS REQUIRED FOR NEW PLUMBING TRENCH. BACKFILL AND PROVIDE NEW 5" THK CONCRETE SLAB TO TIE IN AND ALIGN WITH EXISTING FLOOR SLAB AFTER INSTALLATION OF NEW PLUMBING LINES. COORDINATE WITH PLUMBING CONTRACTOR FOR EXACT LOCATION OF NEW TRENCH. SEE DEMO DRAWINGS FOR ADDITIONAL INFORMATION.

NOTE: DIMENSIONS ARE APPROXIMATED. REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMTION FOR PLUMBING LAYOUT





EXISTING/ DEMO PLAN
Scale: 3/16" = 1'-0"

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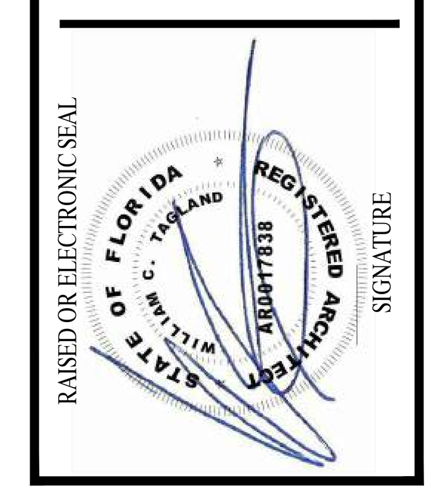

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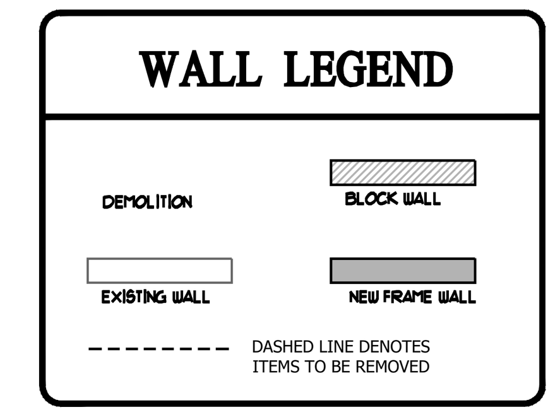
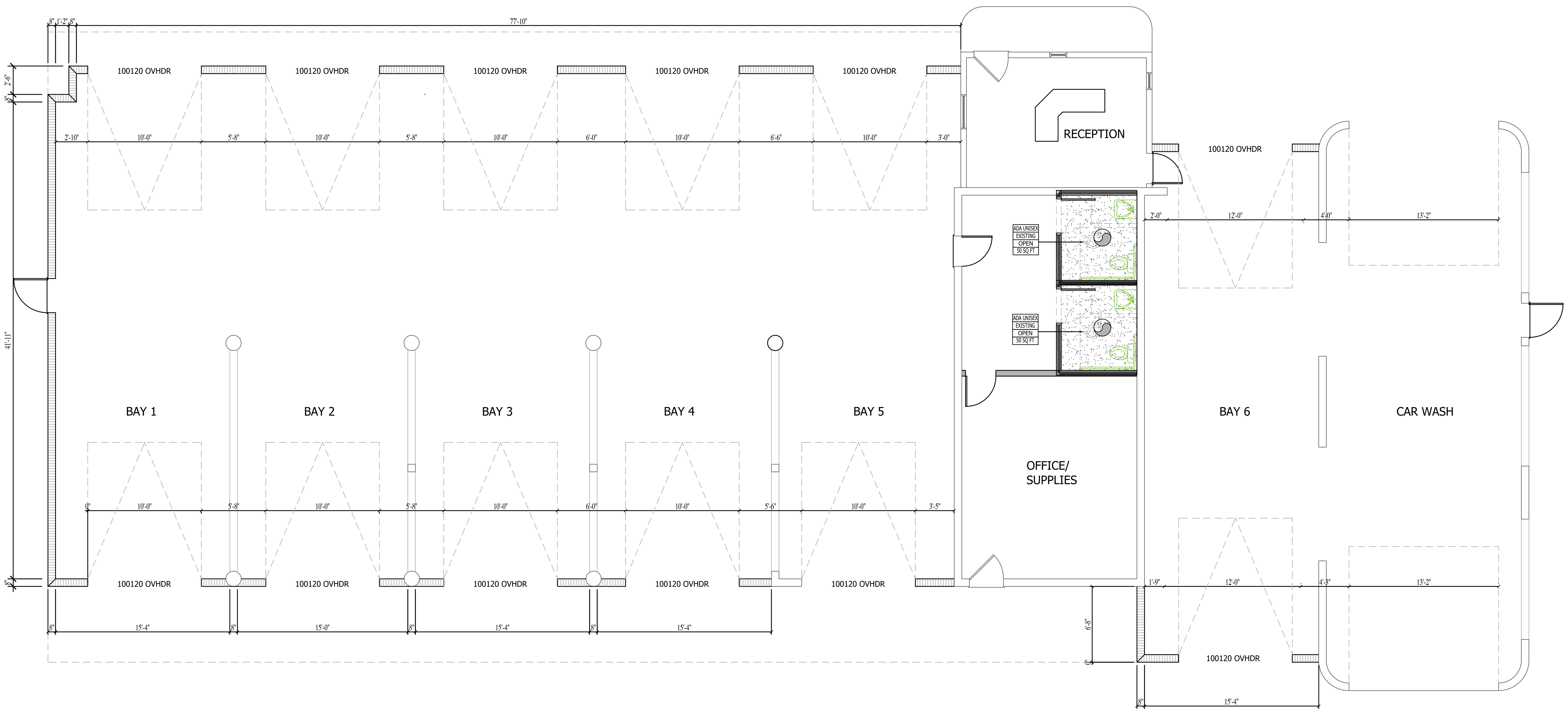
SHEET NO.
EXISTING/ DEMO PLAN
A-2

REVIEW ONLY





PROPOSED FLOOR PLAN

Scale: 3/16" = 1'-0"

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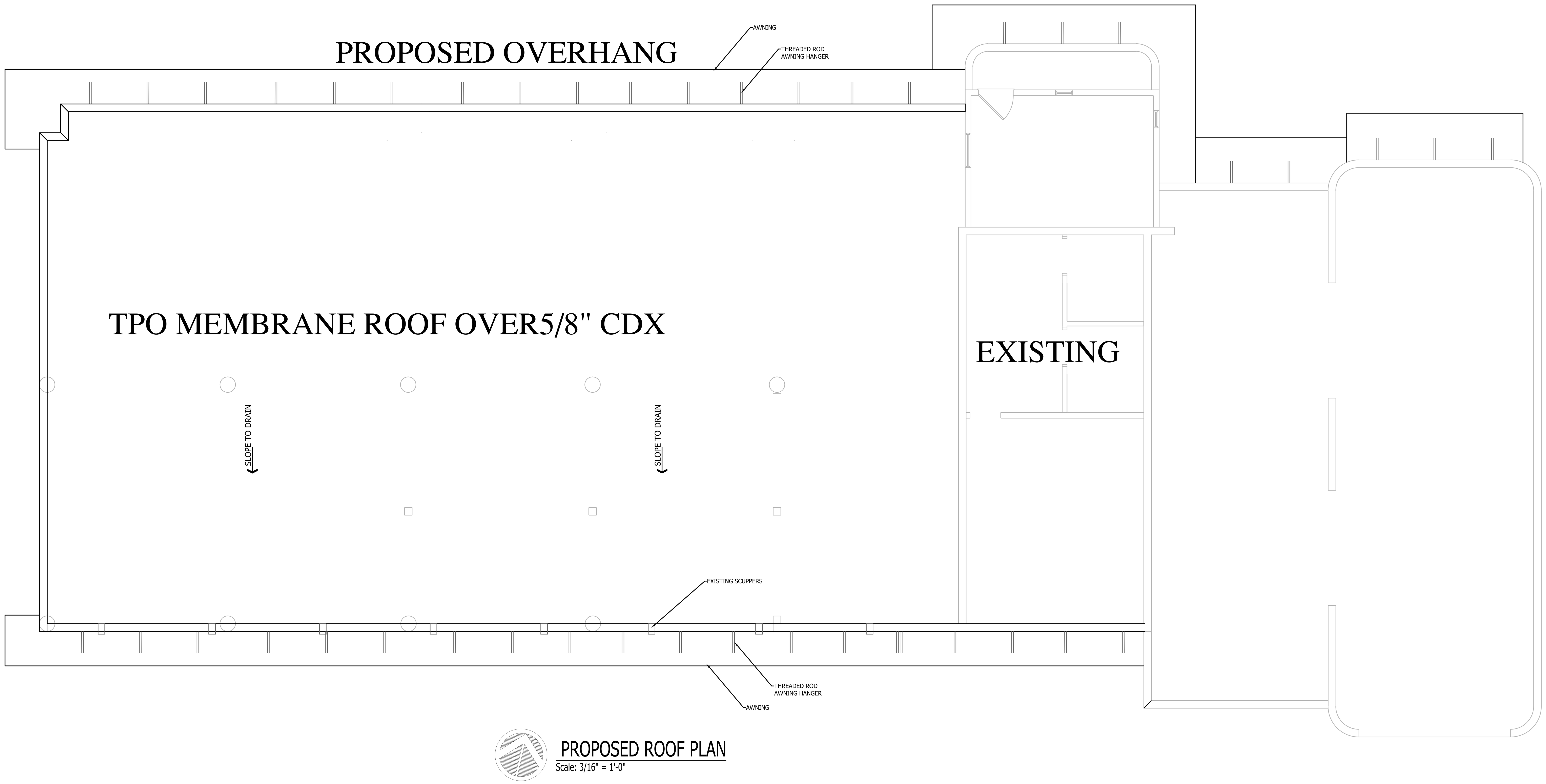
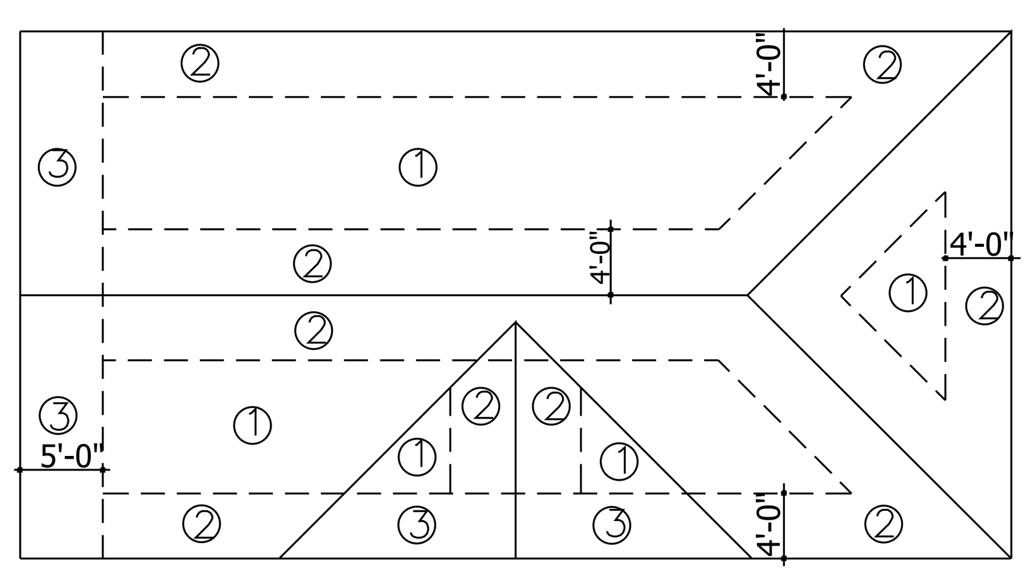
SHEET NO.
PROPOSED FLOOR PLAN

A-3

REVIEW ONLY



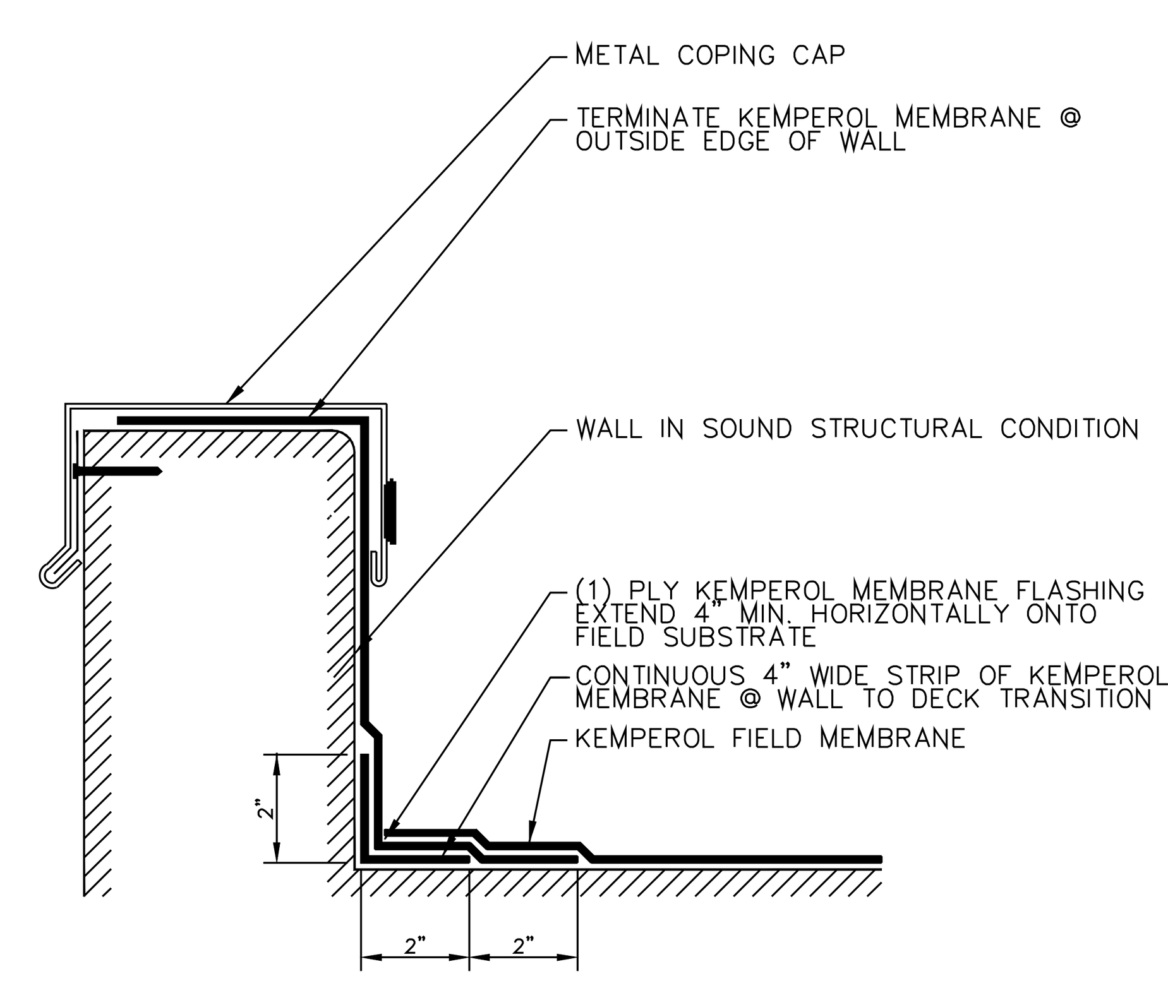
PROPOSED ROOF PLAN
Scale: 3/16" = 1'-0"

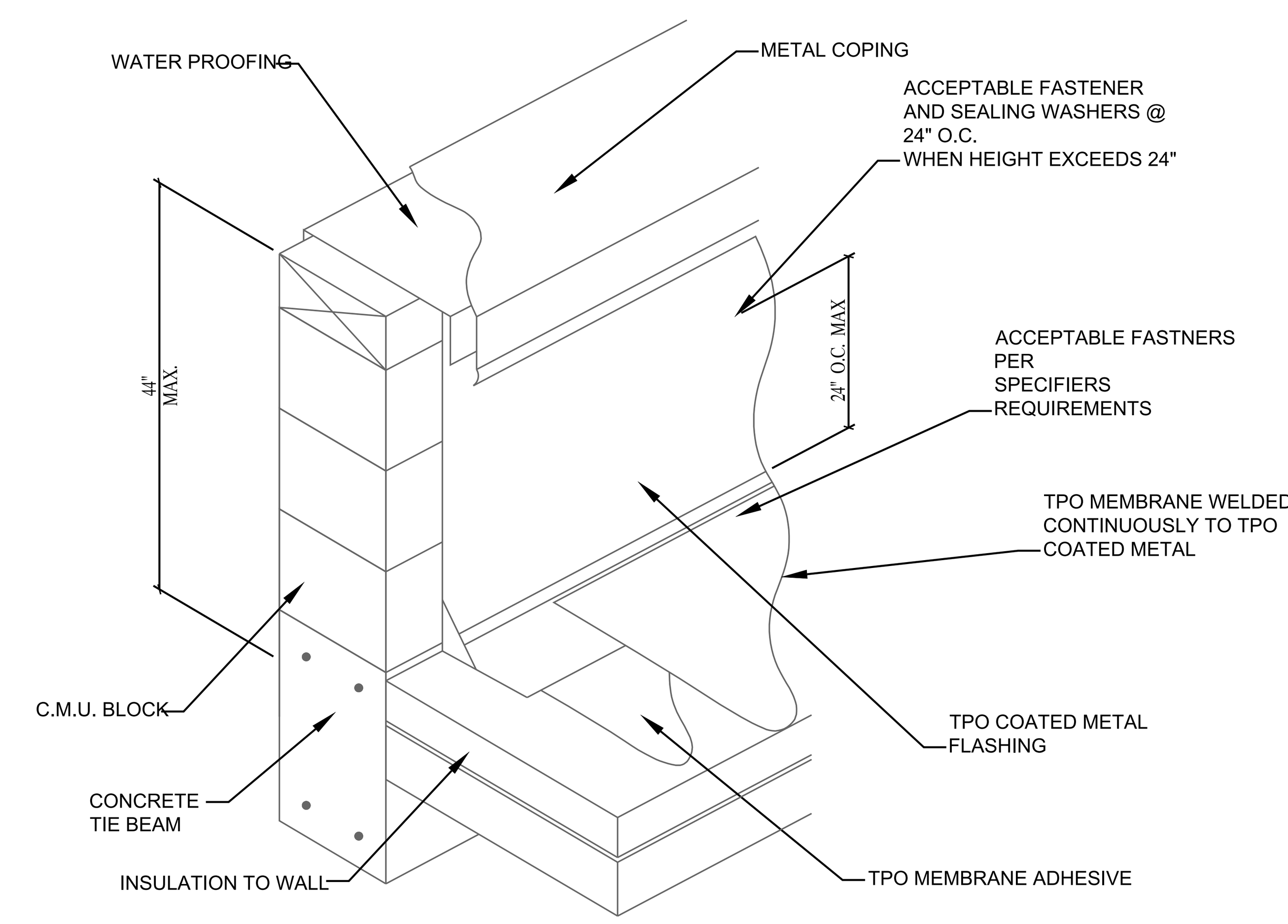


ROOF SHEATHING	NAILS	PANEL LOCATIONS	ROOF FASTENING ZONES		
			1	2	3
5/8" STRUCTURAL SHEATHING	10d. RING SHANK NAIL	PANEL EDGES @ SUPPORTS (1)	6" O.C.	6" O.C.	4" O.C.
		PANEL FIELD	12" O.C.	6" O.C.	6" O.C.

NOTE:
(1) EDGE SPACING ALSO APPLIES OVER GABLE END WALLS OR TRUSSES
(2) PASLODE 2 1/4" X .099" DIAMETER POWER DRIVEN COATED SCREW NAILS MAY BE USED IN LIEU OF 8d. COMMON NAILS WITH REDUCED SPACING AS NOTED BELOW.
12" SPACE CHANGES TO 8", 6" TO 4", AND 4" OR 3" CHANGES TO 2 1/2".

ROOF SHEATHING FASTENING SCHEDULE





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SHEET NO.
FRONT RENDERING
A-4

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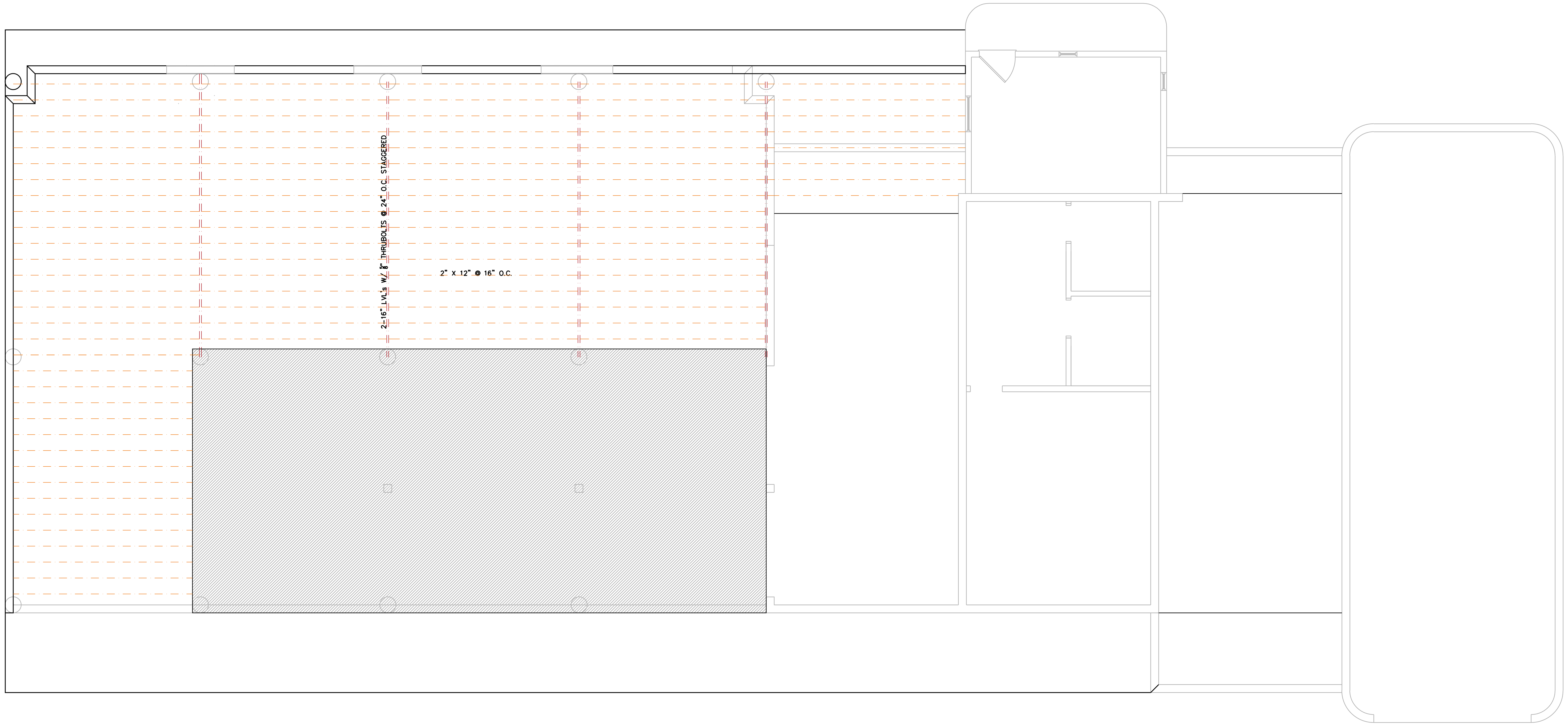
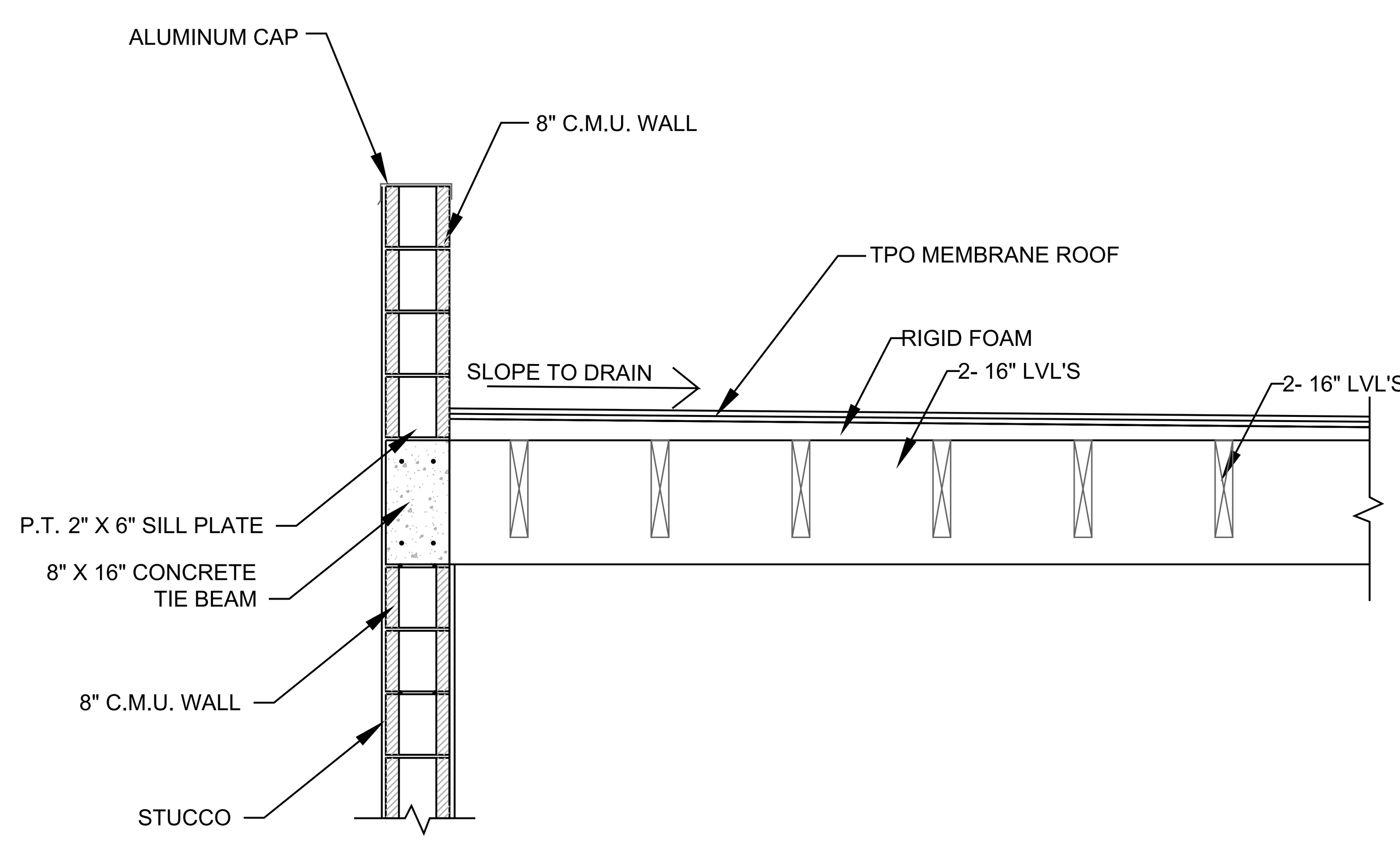


ROOF FRAMING PLAN
Scale: 3/16" = 1'-0"



TRUSS ATTACHMENT AT PARRAPET WALL
Scale: 3/4" = 1'-0"

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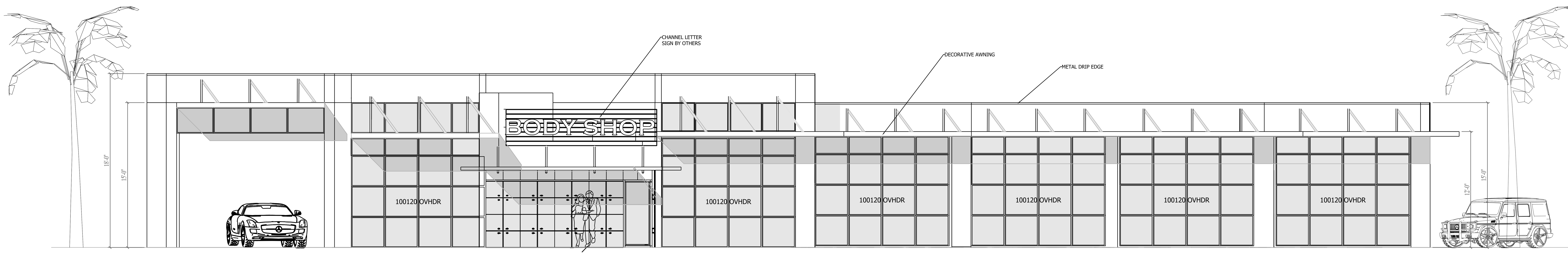
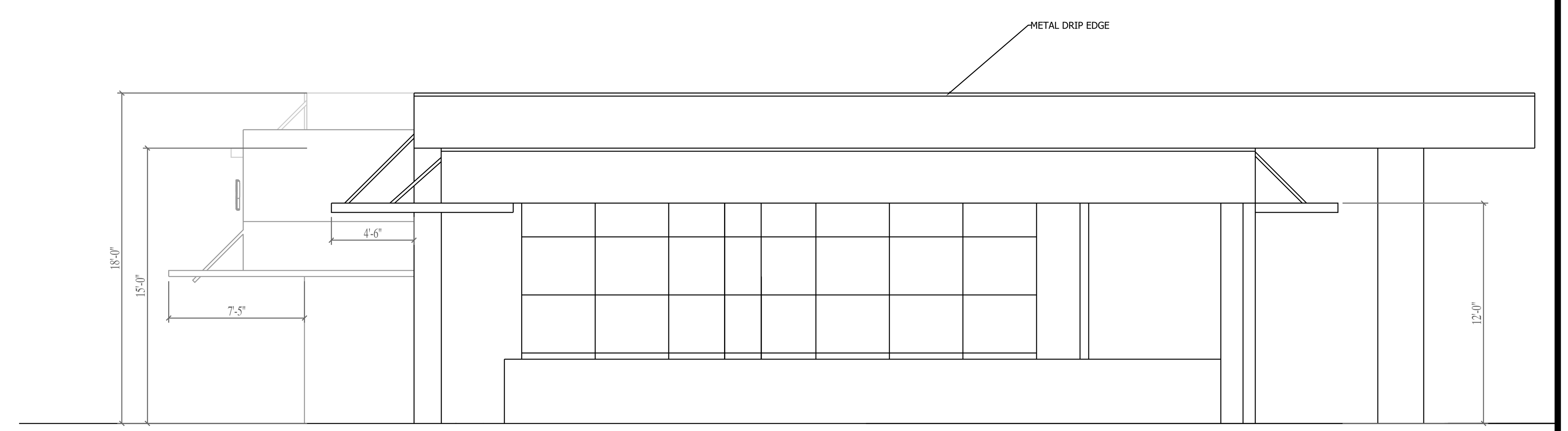
SHEET NO.
FRONT RENDERING
A-5

REVIEW ONLY



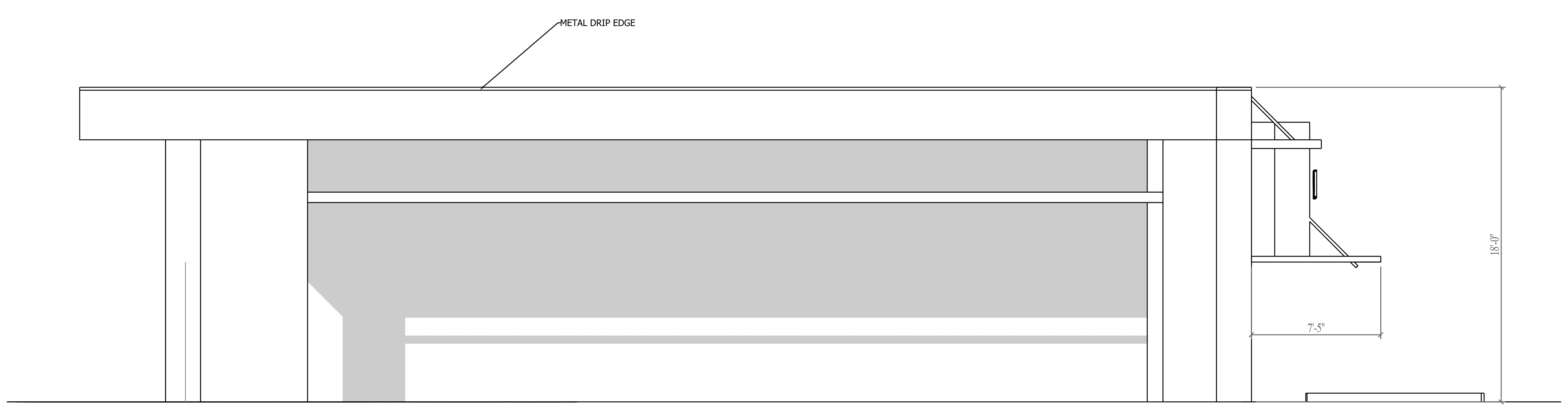
FRONT ENTRY ELEVATION

SCALE:3/16"=1'-0"



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

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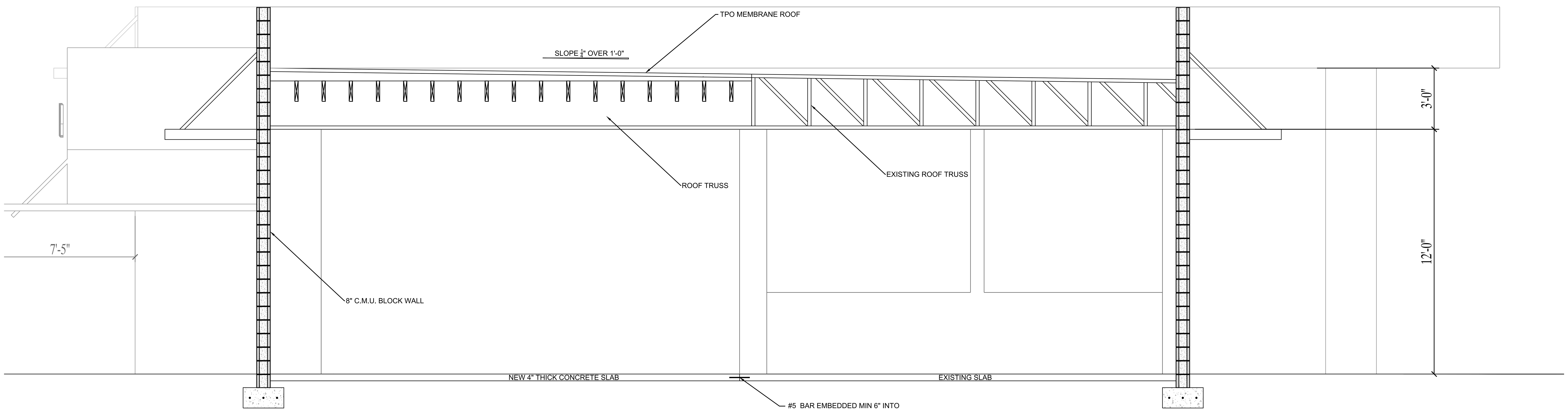
SHEET NO.
ELEVATIONS
A-6

REVIEW ONLY

RENDERING
NOT TO SCALE



SECTION VIEW
SCALE: 3/8"=1'-0"

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SHEET NO.
FRONT RENDERING
A-7

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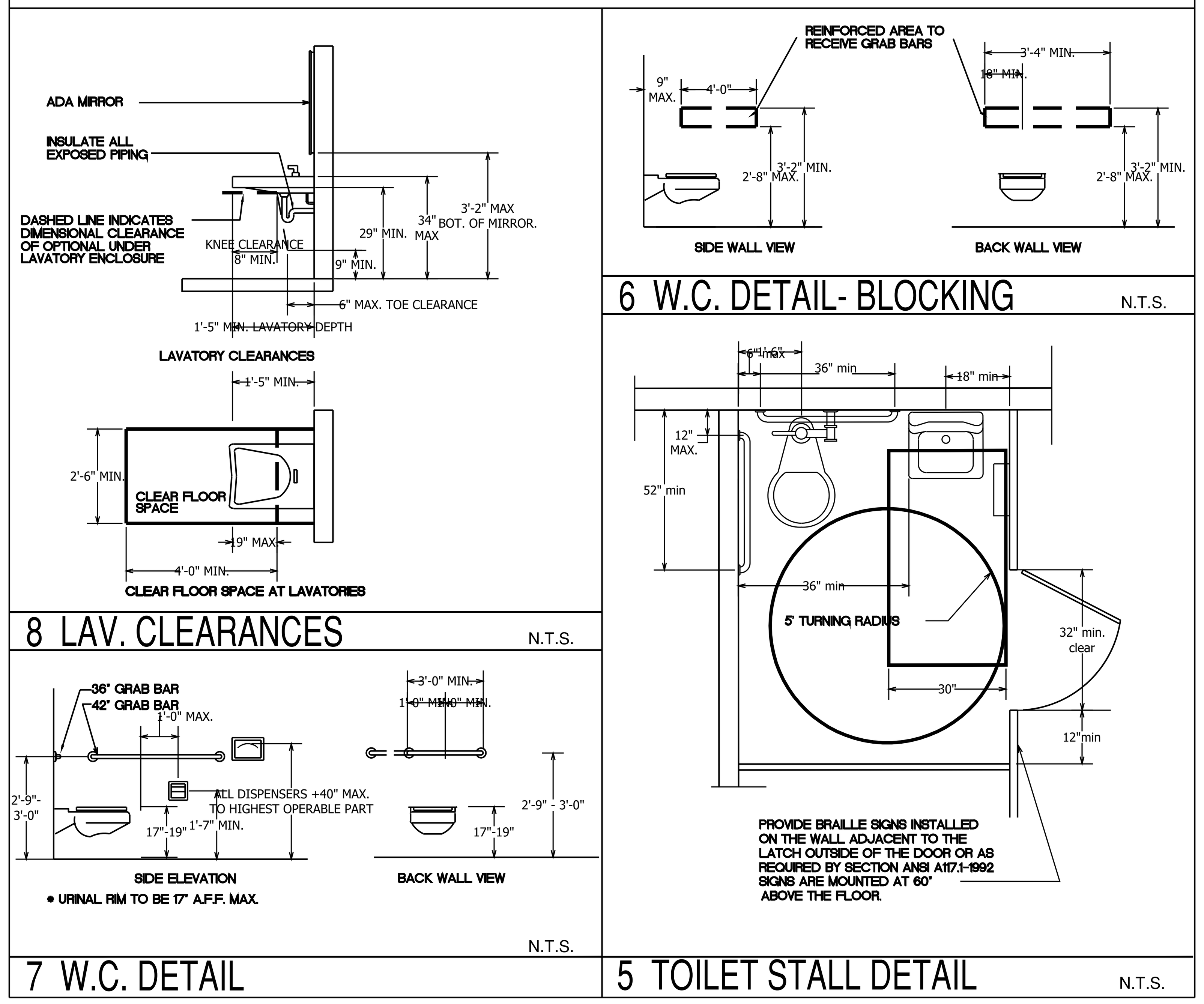
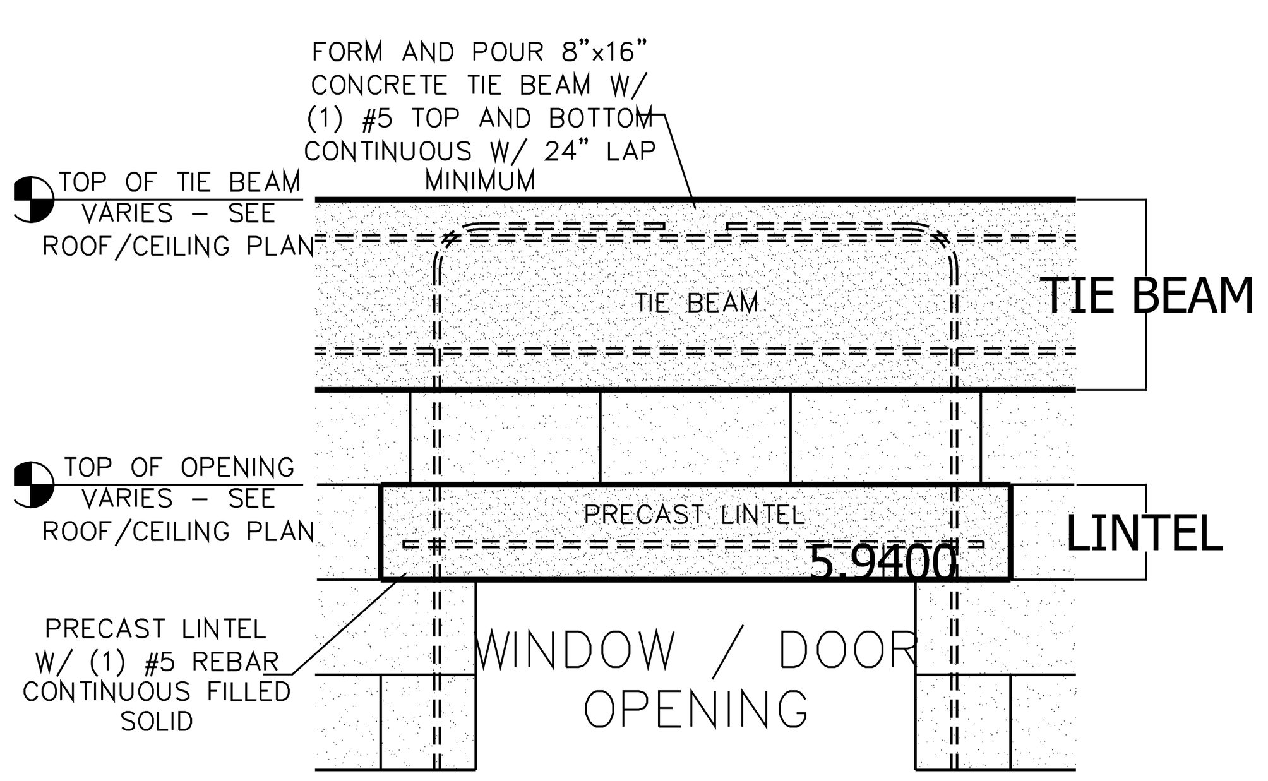

ADA MIRROR
INSULATE ALL EXPOSED PIPING
DASHED LINE INDICATES DIMENSIONAL CLEARANCE OF OPTIONAL UNDER LAVATORY ENCLOSURE
KNEE CLEARANCE 8" MIN.
29" MIN.
34" MAX.
3'-2" MAX BOT. OF MIRROR.
9" MIN.
6" MAX. TOE CLEARANCE
1'-5" MIN. LAVATORY DEPTH
LAVATORY CLEARANCES
4'-5" MIN.
2'-6" MIN.
CLEAR FLOOR SPACE
9" MAX.
4'-0" MIN.
CLEAR FLOOR SPACE AT LAVATORIES
8 LAV. CLEARANCES
N.T.S.
REINFORCED AREA TO RECEIVE GRAB BARS
9" MAX.
4'-0"
3'-4" MIN.
3'-2" MIN.
2'-8" MAX.
SIDE WALL VIEW
BACK WALL VIEW
6 W.C. DETAIL- BLOCKING
N.T.S.
36" GRAB BAR
42" GRAB BAR
1'-0" MAX.
3'-0" MIN.
ALL DISPENSERS +40" MAX. TO HIGHEST OPERABLE PART
1'-7" MIN.
17"-19"
2'-9"-3'-0"
SIDE ELEVATION
BACK WALL VIEW
• URINAL RIM TO BE 17" A.F.F. MAX.
N.T.S.
7 W.C. DETAIL
36" min
48" min
12" MAX.
52" min
36" min
5' TURNING RADIUS
30"
32" min. clear
12" min
PROVIDE BRAILLE SIGNS INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR OR AS REQUIRED BY SECTION ANSI A117.1-1992 SIGNS ARE MOUNTED AT 60" ABOVE THE FLOOR.
5 TOILET STALL DETAIL
N.T.S.

FIXTURES AND ACCESSORIES LEGEND

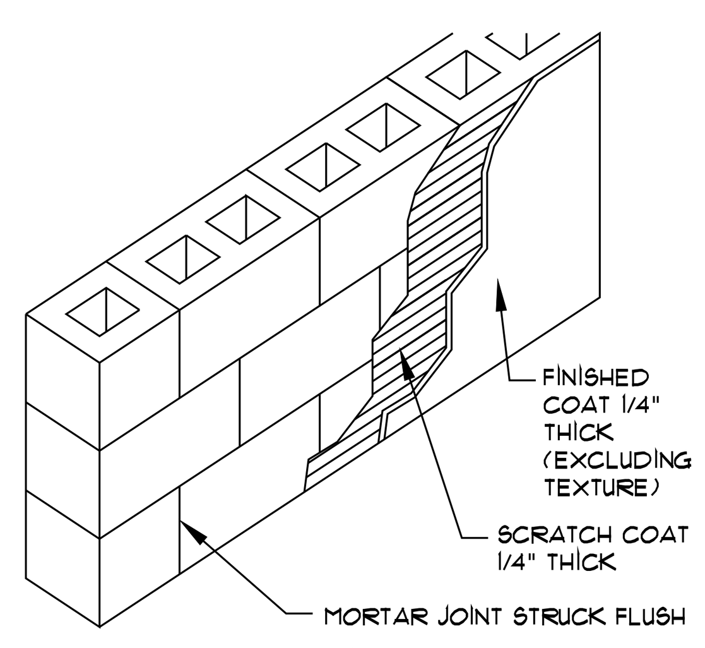
ITEM	DESCRIPTION	MANUFACTURER	MODEL	FURNISHED	INSTALLED
1	WALL MOUNTED H.C. LAVATORY	SEE PLUMBING DWGS		CONTRACTOR	CONTRACTOR
2	FLOOR MOUNTED H.C. ELONGATED BOWL	SEE PLUMBING DWGS		CONTRACTOR	CONTRACTOR
3	WALL MOUNTED S.S. GRAB BAR (36" LONG)	BOBRICK	B-6806 X 36	CONTRACTOR	CONTRACTOR
3A	WALL MOUNTED S.S. GRAB BAR (42" LONG)	BOBRICK	B-6806 X 42	CONTRACTOR	CONTRACTOR
4	SURFACE MOUNTED SOAP DISPENSER	SELECTED BY OWNER		OWNER	CONTRACTOR
5	SURFACE MOUNTED TOILET TISSUE DISPENSER	SELECTED BY OWNER		OWNER	CONTRACTOR
6	WALL MOUNTED S/S FRAMED MIRROR	BOBRICK	B-2908-1830	CONTRACTOR	CONTRACTOR

* REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
* REFER TO FINISH SCHEDULE DRAWING FOR ADDITIONAL INFORMATION


FORM AND POUR 8"x16" CONCRETE TIE BEAM W/ (1) #5 TOP AND BOTTOM CONTINUOUS W/ 24" LAP MINIMUM
TOP OF TIE BEAM VARIES - SEE ROOF/CEILING PLAN
TIE BEAM
TIE BEAM
TOP OF OPENING VARIES - SEE ROOF/CEILING PLAN
PRECAST LINTEL
5.9400
LINTEL
PRECAST LINTEL W/ (1) #5 REBAR CONTINUOUS FILLED SOLID
WINDOW / DOOR OPENING

LINTEL DETAIL

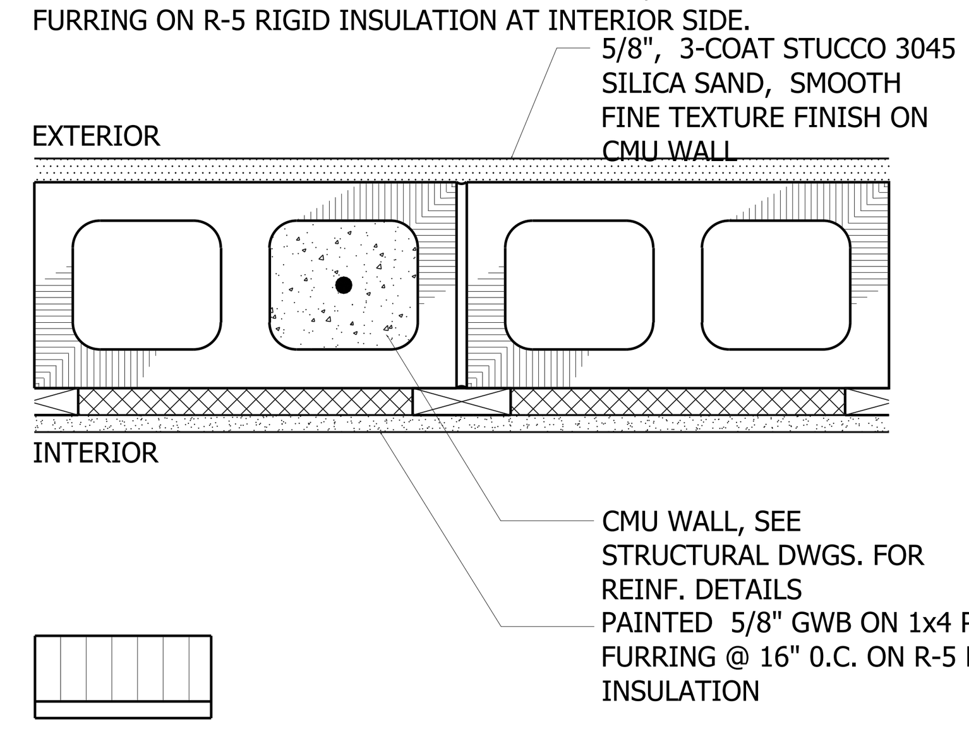
SCALE: N.T.S.



1. WALLS TO BE INSPECTED FOR MISALIGNMENT, AND FAVORABLE SURFACE CONDITIONS - NO LOOSE DEBRIS.
2. MIX PLASTER. USE CLEAN MASON SEND FREE FROM IMPURITIES.
3. MOISTEN BLOCK WALL TO SLOW ABSORPTION.
4. APPLY SCRATCH COAT FILLING ALL VOIDS AND LEVELING WITHIN 1/8".
5. STUCCO EXT. FINISH TO GO MINIMUM 4" BELOW GRADE.
6. KEEP CONSISTENT TEXTURE ON FINISH COAT.
7. SAND FLOATED FINISH AT LANAI AREA AND SCREEN ENCLOSURE.
8. ALL WOOD TO BLOCK CONNECTIONS (JOINTS) TO CAULKED WITH VULKIUM # NP-1 URETHANE OR EQUIVALENT CAULK W/ BACKER ROD WHERE APPLICABLE.
9. STUCCO CONTRACTOR TO APPLY 6" PEEL N STICK OVER CONNECTION (JOINTS) AND UNDER HOUSE WRAP ABOVE.
10. PRIOR TO STUCCO ALL WOOD TO BLOCK IN DOORS AND WINDOWS, SGD TO BE CAULKED WITH VULKIUM # NP-1 URETHANE OR EQUIVALENT CAULK.

TYPICAL EXTERIOR MASONRY

STUCCO ON EXTERIOR 8" CMU WITH PAINTED 5/8" GWB ON 1x4 P.T. WD FURRING ON R-5 RIGID INSULATION AT INTERIOR SIDE.

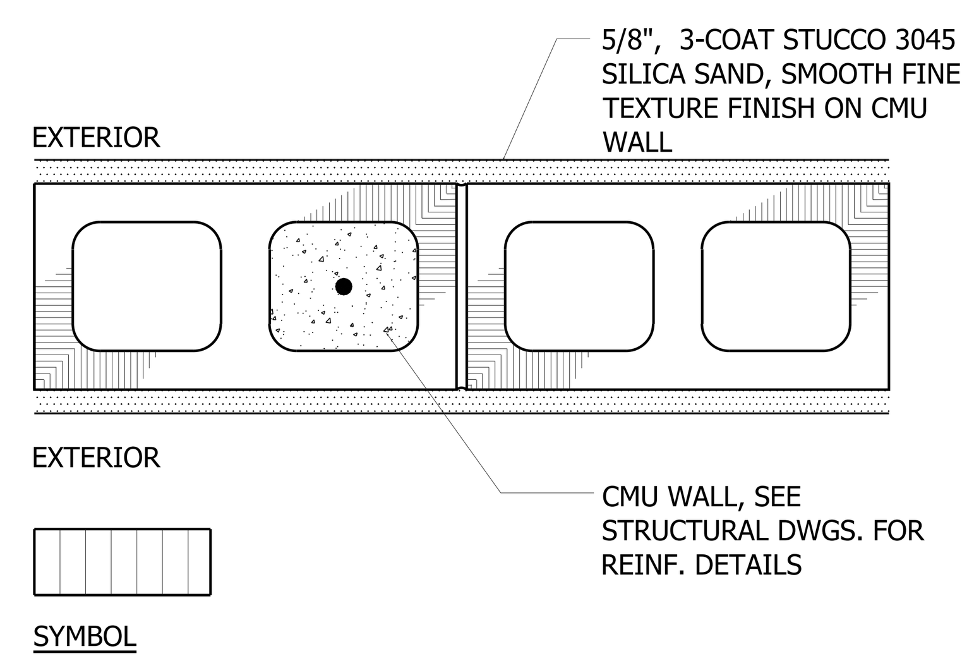


NOTES:

A. DIMENSIONS TO INTERIOR WOOD WALLS SHALL BE TO FACE OF WOOD STUDS, REFER TO DIMENSIONS ON PLAN..
B. DIMENSIONS TO EXTERIOR MASONRY WALLS WALLS SHALL BE TO FACE OF MASONRY, REFER TO DIMENSIONS ON PLAN.
C. WALL THICKNESS OTHER THAN DESCRIBED IN WALL TYPES WILL BE DIMENSIONED ON PLAN.
D. ALL DRYWALL BELOW FEMA ELEVATION SHALL BE FEMA APPROVED GYPSUM WALLBOARD.
E. ALL WALLS w/ POCKET DOORS SHALL BE CONSTRUCTED w/ 2" x 6" "TIMBERSTRAND LSL" STUD FRAMING IN LIEU OF 2" x 4".
F. ALL WALLS BEHIND TOILETS SHALL BE CONSTRUCTED W/ 2" x 6" "TIMBERSTRAND LSL" STUD FRAMING TO ALLOW FOR PLUMBING INSTALLATION.

TYPICAL EXTERIOR MASONRY HALF WALL

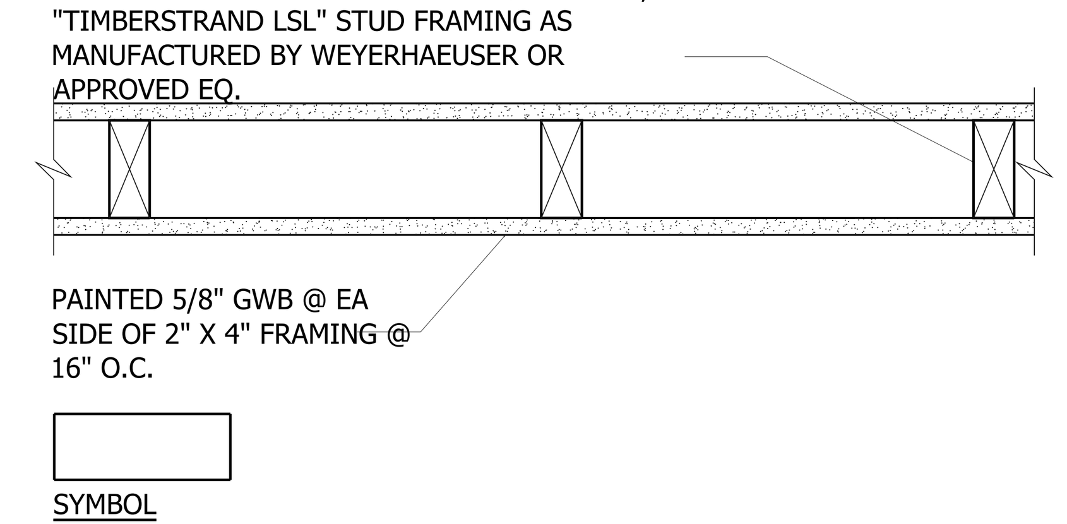
STUCCO ON EXTERIOR 8" CMU, PAINTED

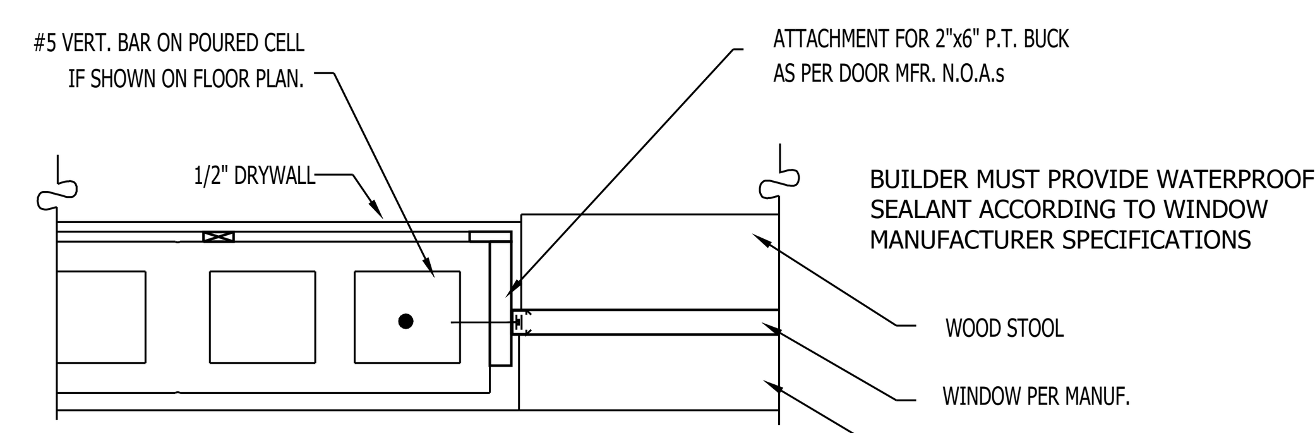


TYPICAL INTERIOR WOOD STUD WALL

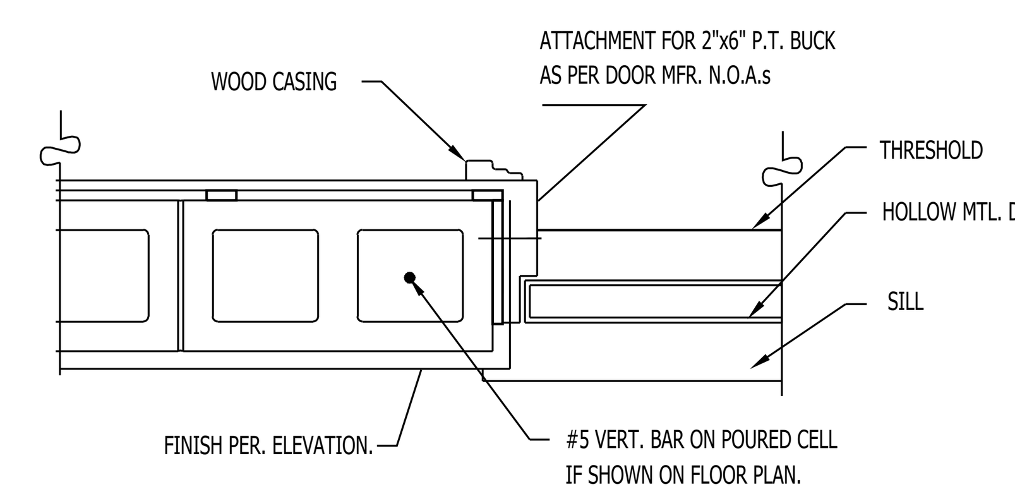
PROVIDE (1) LAYER OF 5/8" GWB @ EA SIDE OF 2" x 4" WD STUD @ 16" O.C. EXTEND PARTITION FROM CONC. FLOOR SLAB TO FLOOR SLAB OR WD. (CEILING OR FLOOR) FRAMING ABOVE.

2" x 4" "TIMBERSTRAND" FRAMING @ 16" O.C., "TIMBERSTRAND LSL" STUD FRAMING AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQ.

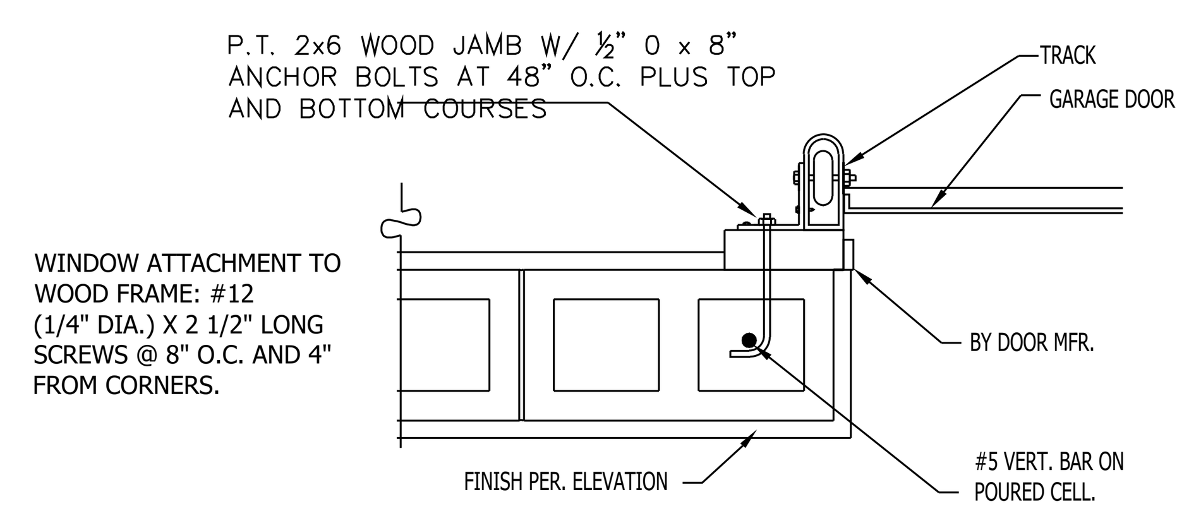




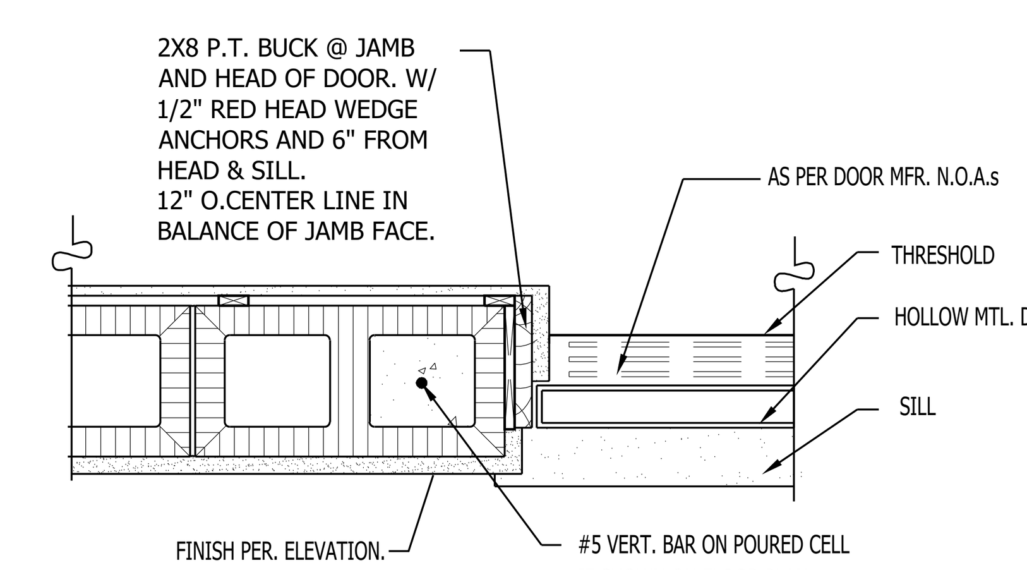
JAMB AT WINDOWS HEAD



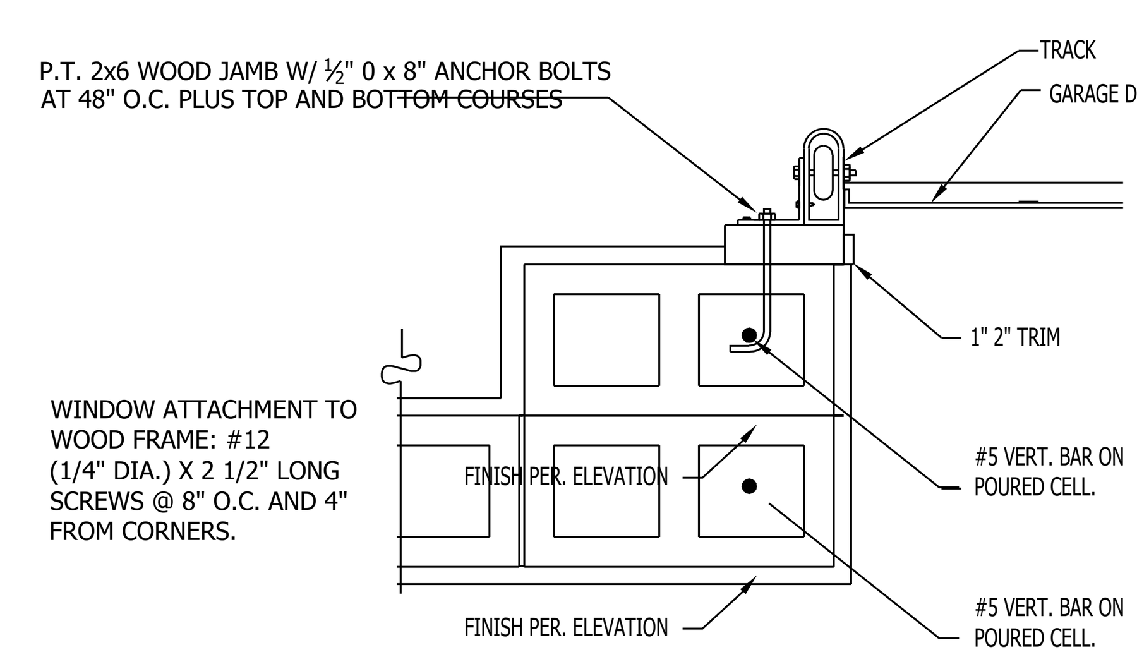
JAMB AT EXTERIOR DOOR



JAMB AT GARAGE DOOR
& TYPICAL FRAME TO BLOCK

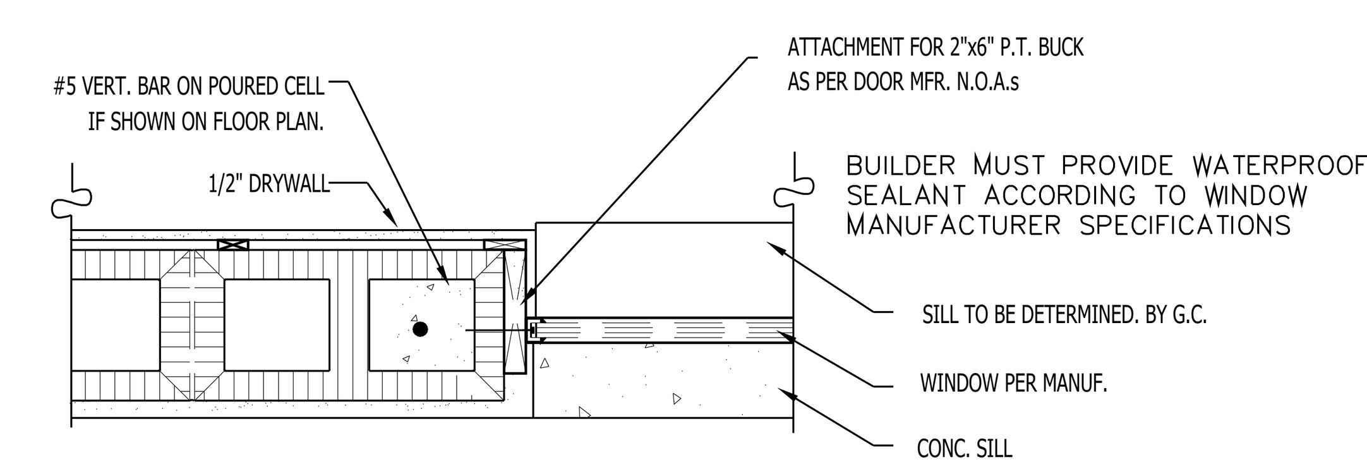


B-2 JAMB AT EXTERIOR DOOR


P.T. 2x6 WOOD JAMB W/ ½" 0 x 8" ANCHOR BOLTS AT 48" O.C. PLUS TOP AND BOTTOM COURSES
TRACK
GARAGE DOOR
1" 2" TRIM
WINDOW ATTACHMENT TO WOOD FRAME: #12 (1/4" DIA.) X 2 1/2" LONG SCREWS @ 8" O.C. AND 4" FROM CORNERS.
FINISH PER. ELEVATION
#5 VERT. BAR ON POURED CELL.
FINISH PER. ELEVATION
#5 VERT. BAR ON POURED CELL.

JAMB AT GARAGE DOOR

B-3 TYPICAL WINDOW/DOOR ATTACHMENTS TO CMU


#5 VERT. BAR ON POURED CELL IF SHOWN ON FLOOR PLAN.
ATTACHMENT FOR 2"x6" P.T. BUCK AS PER DOOR MFR. N.O.A.s
1/2" DRYWALL
BUILDER MUST PROVIDE WATERPROOF SEALANT ACCORDING TO WINDOW MANUFACTURER SPECIFICATIONS
SILL TO BE DETERMINED. BY G.C.
WINDOW PER MANUF.
CONC. SILL

JAMB AT WINDOWS HEAD

TYPICAL WINDOW/DOOR ATTACHMENTS TO CMU

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TYPICAL DETAILS
A-8

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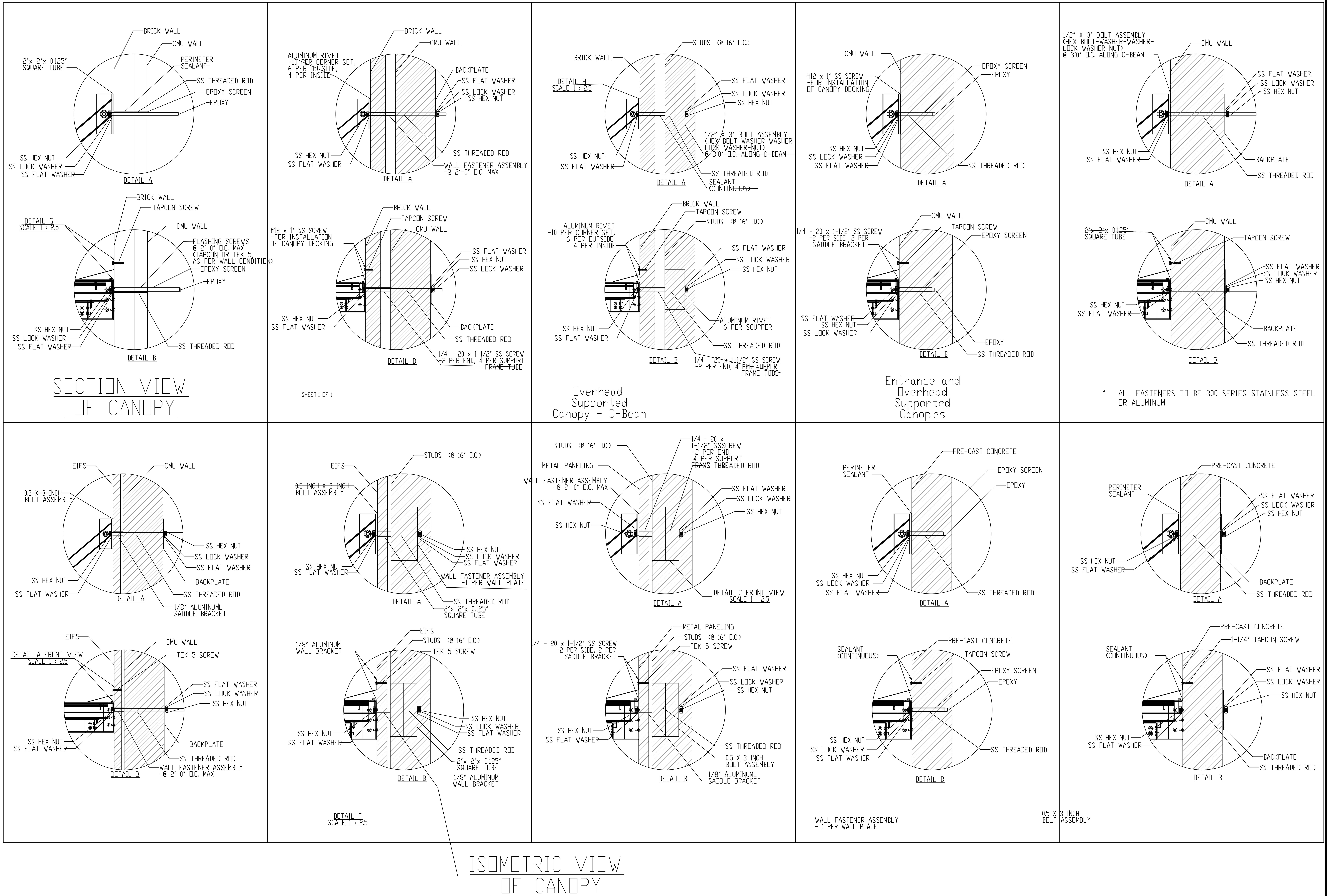

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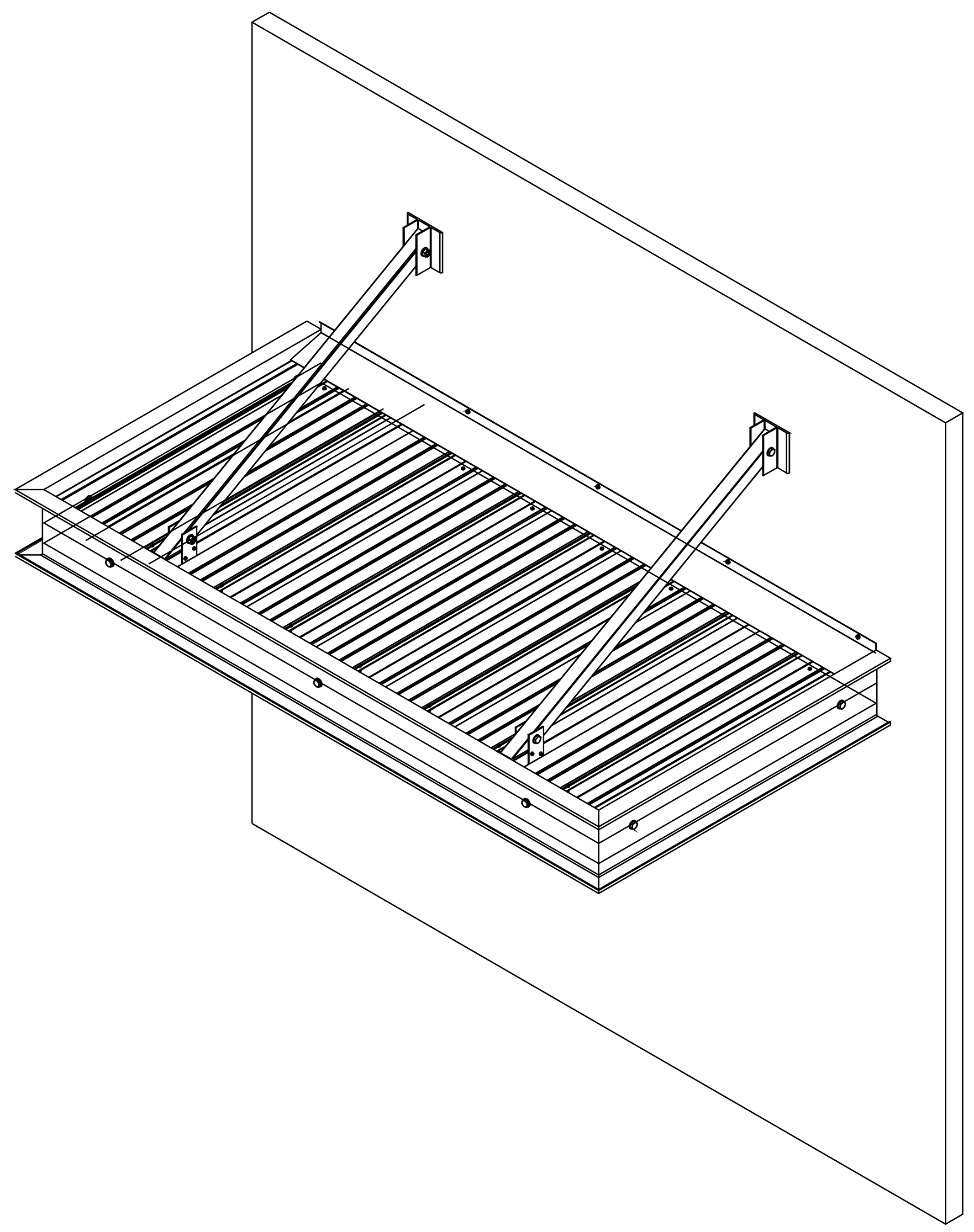
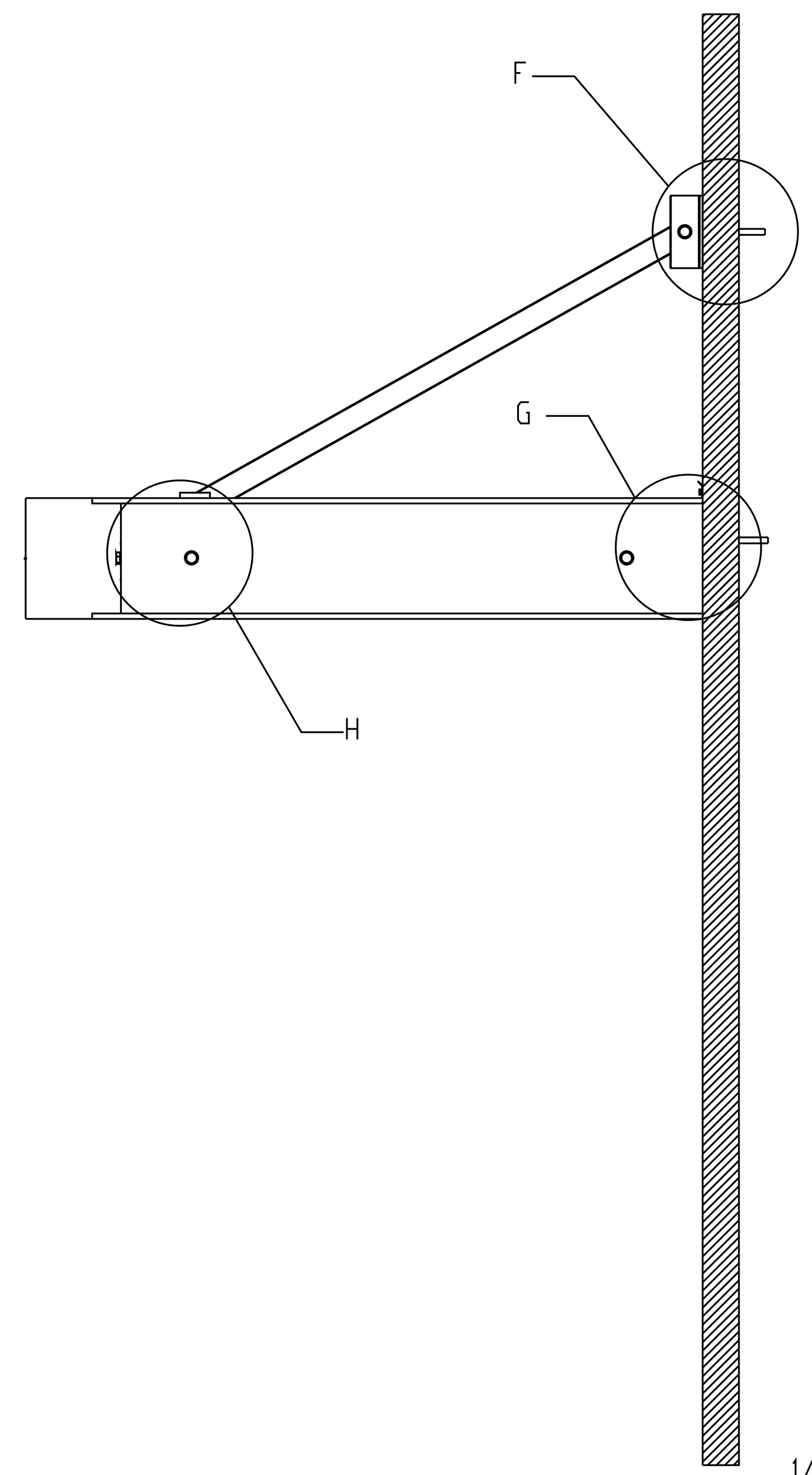
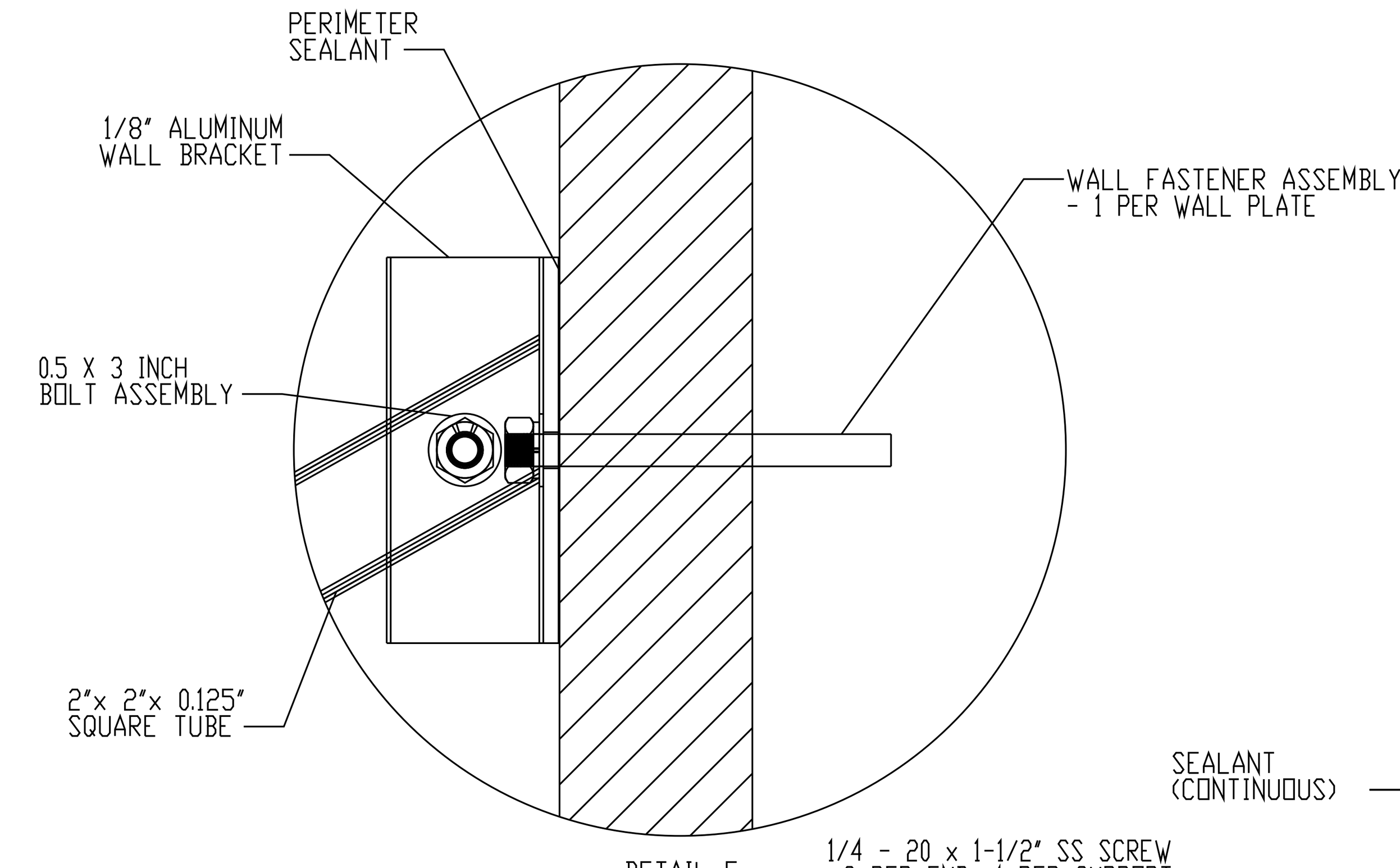


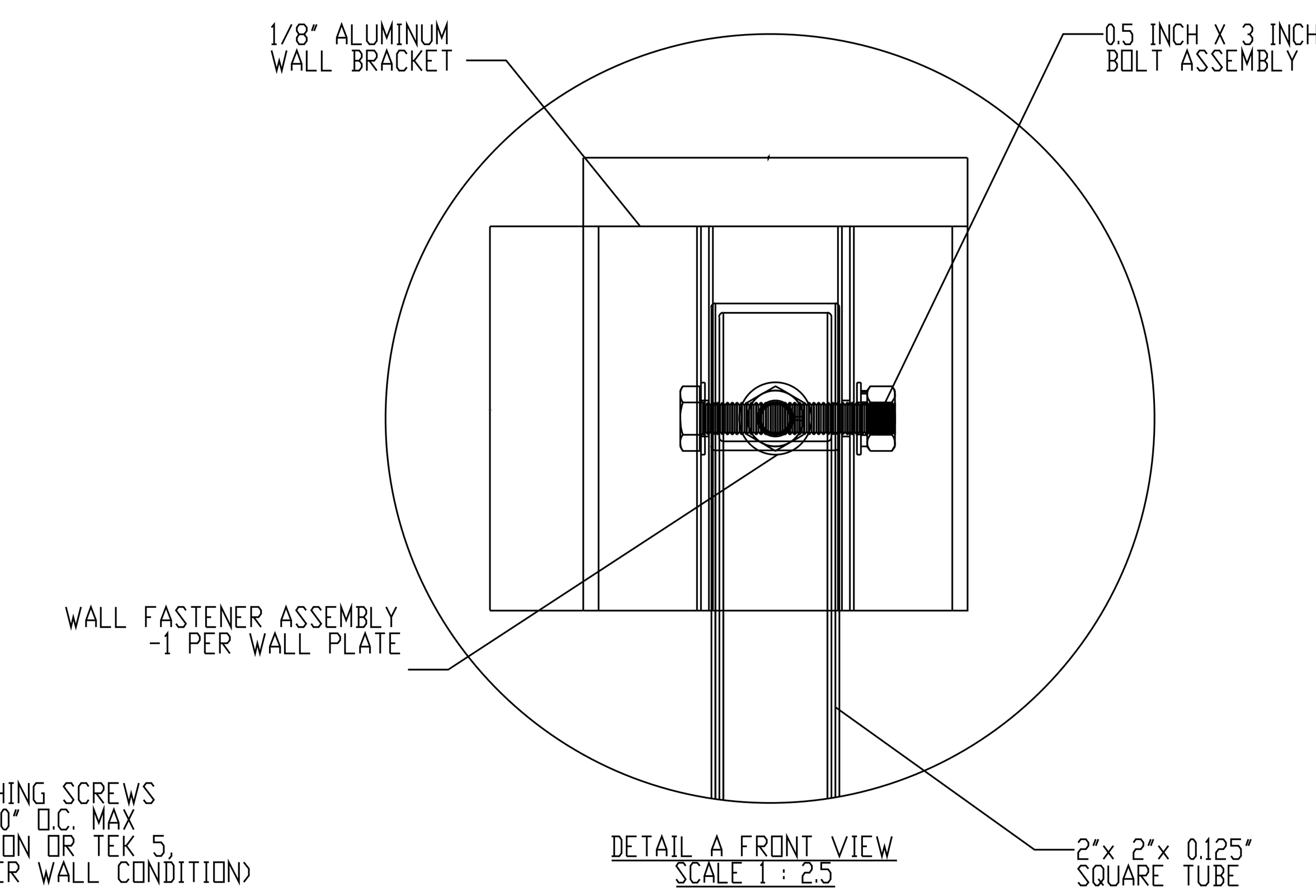
ISOMETRIC VIEW
OF CANOPY



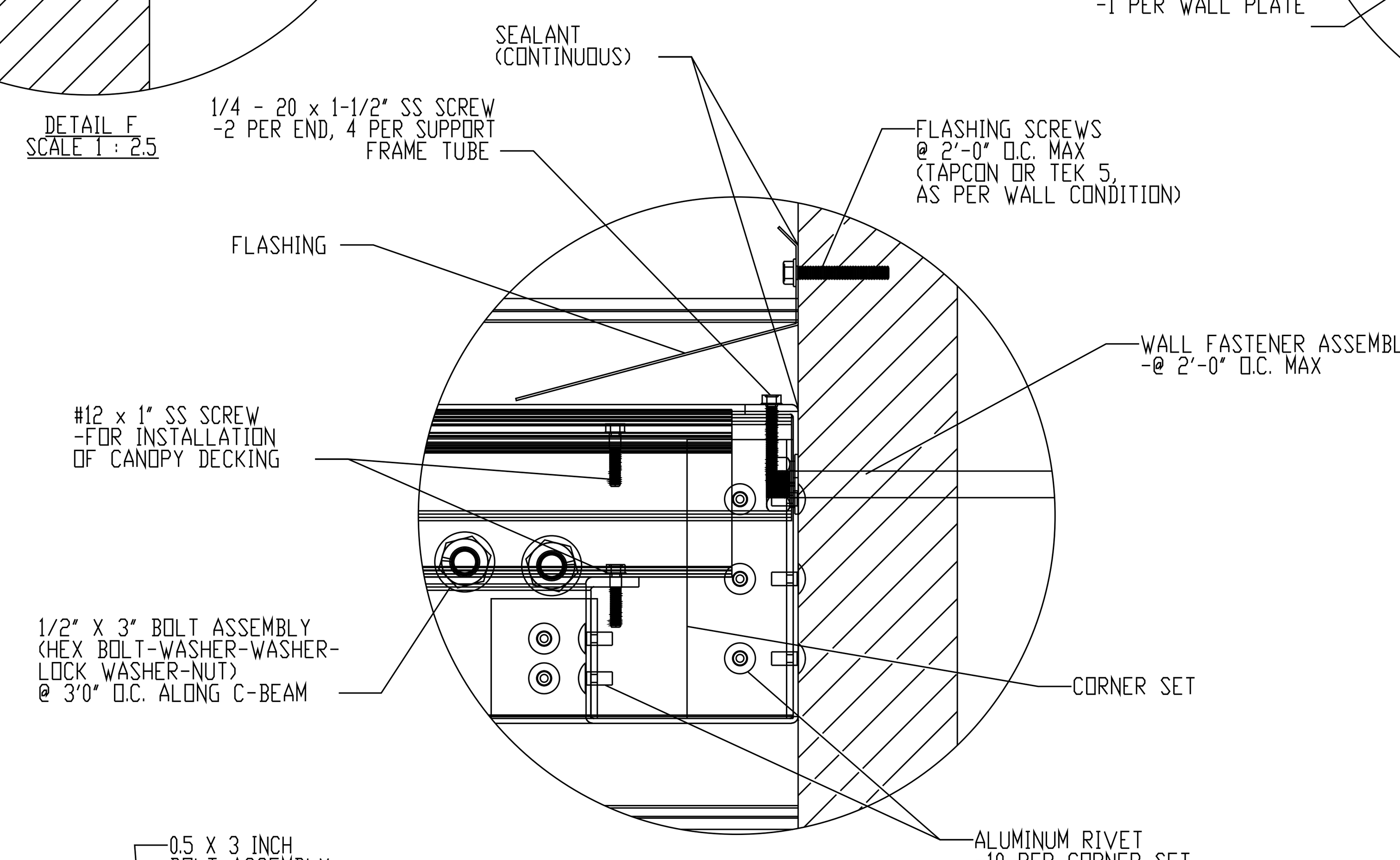
SECTION VIEW
OF CANOPY



DETAIL F
SCALE 1 : 2.5

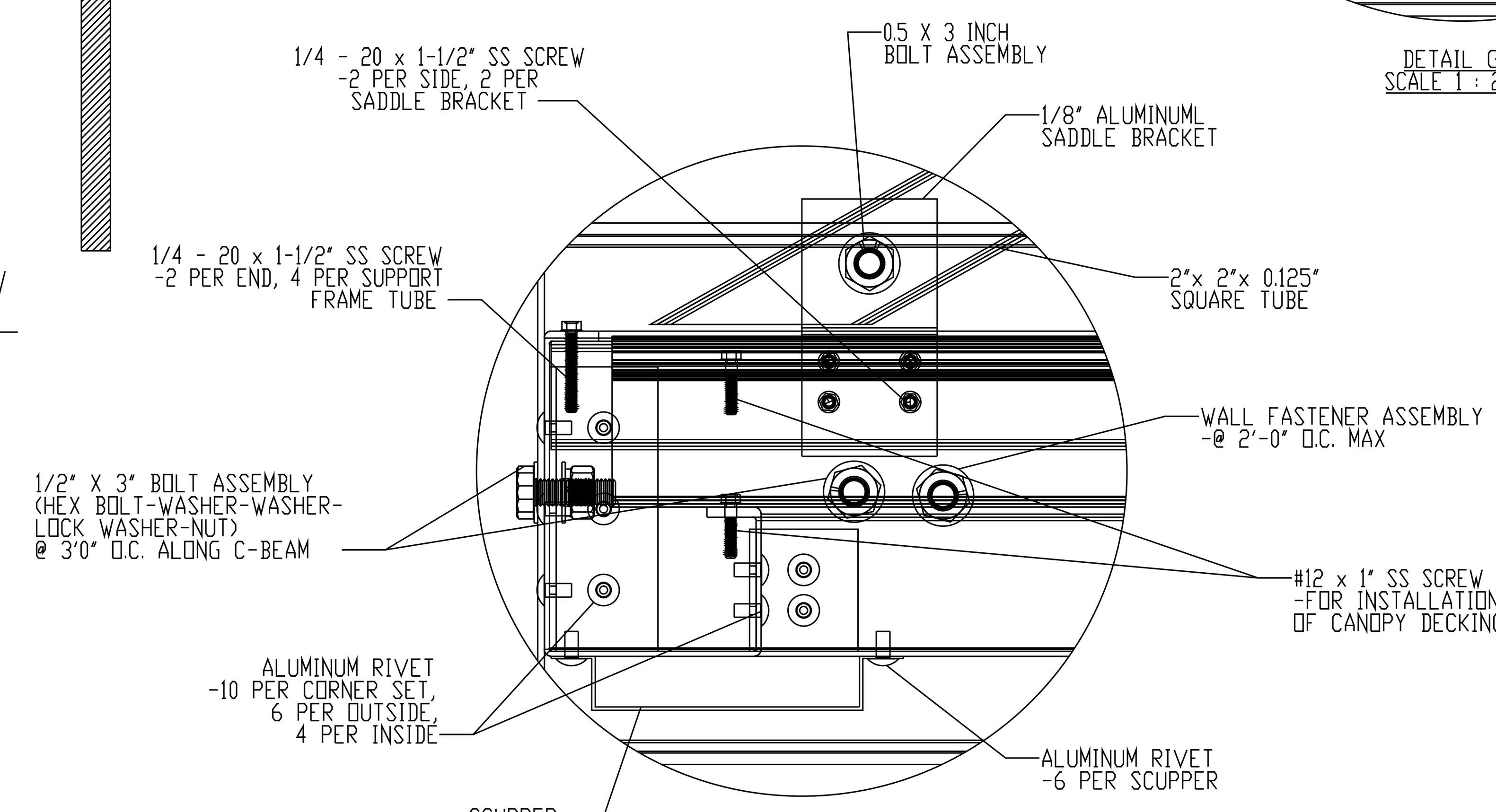


DETAIL A FRONT VIEW
SCALE 1 : 2.5



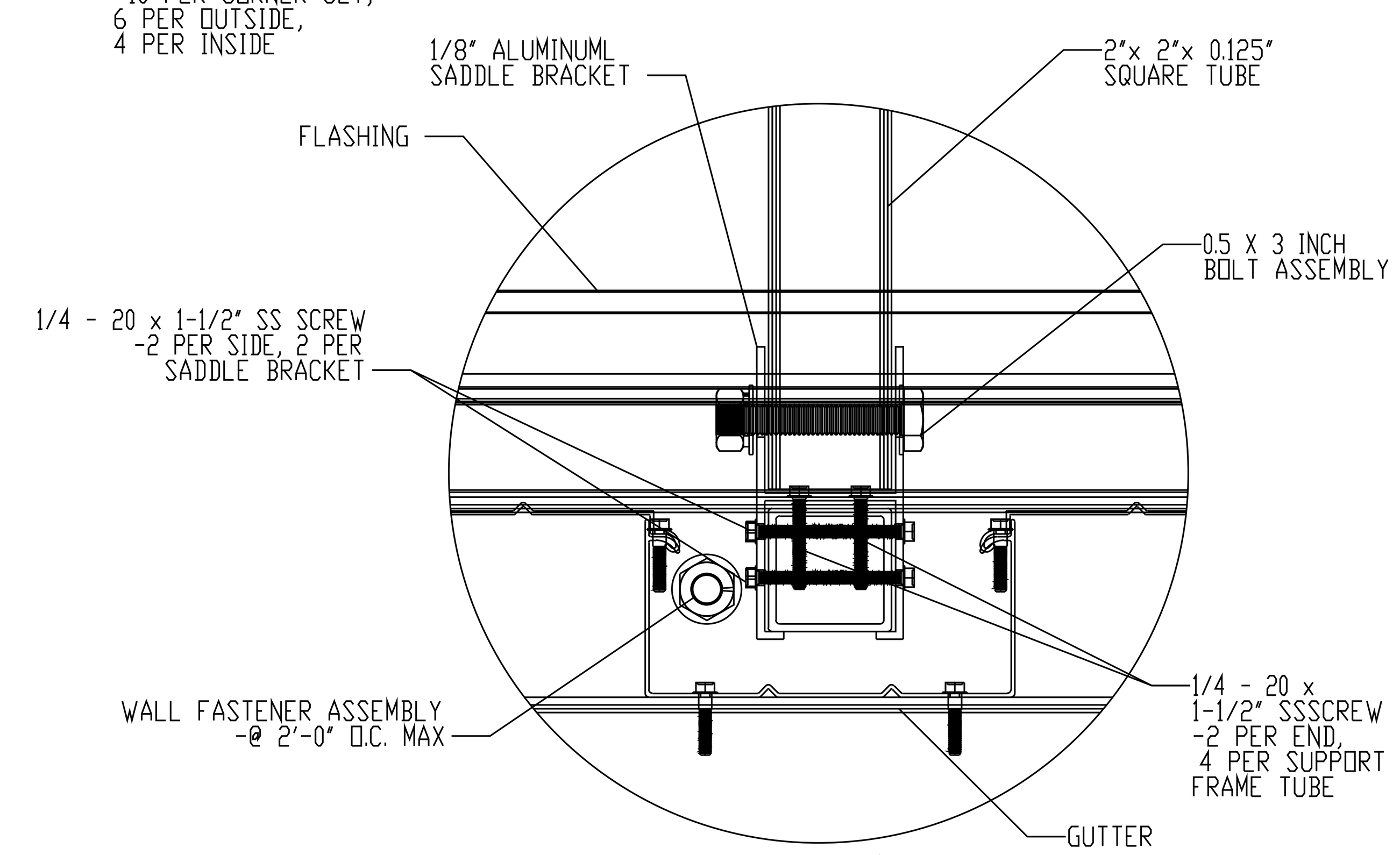
SEALANT (CONTINUOUS)
1/4 - 20 x 1-1/2" SS SCREW -2 PER END, 4 PER SUPPORT FRAME TUBE
FLASHING SCREWS @ 2'-0" O.C. MAX (TAPCON OR TEK 5, AS PER WALL CONDITION)
FLASHING
WALL FASTENER ASSEMBLY -@ 2'-0" O.C. MAX
#12 x 1" SS SCREW -FOR INSTALLATION OF CANOPY DECKING
1/2" X 3" BOLT ASSEMBLY (HEX BOLT-WASHER-WASHER-LOCK WASHER-NUT) @ 3'0" O.C. ALONG C-BEAM
CORNER SET
ALUMINUM RIVET -10 PER CORNER SET, 6 PER OUTSIDE, 4 PER INSIDE

DETAIL G
SCALE 1 : 2.5



1/4 - 20 x 1-1/2" SS SCREW -2 PER SIDE, 2 PER SADDLE BRACKET
0.5 X 3 INCH BOLT ASSEMBLY
1/8" ALUMINUML SADDLE BRACKET
1/4 - 20 x 1-1/2" SS SCREW -2 PER END, 4 PER SUPPORT FRAME TUBE
2"x 2"x 0.125" SQUARE TUBE
WALL FASTENER ASSEMBLY -@ 2'-0" O.C. MAX
1/2" X 3" BOLT ASSEMBLY (HEX BOLT-WASHER-WASHER-LOCK WASHER-NUT) @ 3'0" O.C. ALONG C-BEAM
#12 x 1" SS SCREW -FOR INSTALLATION OF CANOPY DECKING
ALUMINUM RIVET -10 PER CORNER SET, 6 PER OUTSIDE, 4 PER INSIDE
ALUMINUM RIVET -6 PER SCUPPER
SCUPPER

DETAIL H
SCALE 1 : 2.5



DETAIL C FRONT VIEW
SCALE 1 : 2.5

* ALL FASTENERS TO BE 300 SERIES STAINLESS STEEL OR ALUMINUM

SPECIFICATIONS
Section 107311 - Overhead Supported Canopy- C-Beam

1.01 General Description of Work:
A. Work in this section shall include design and fabrication of pre-engineered aluminum canopies.
B. Canopies are to be fabricated and installed according to approved shop drawings.

1.02 Design Criteria:
A. International Building Code 2015
B. ASCE 7-10
C. Aluminum Design Manual 2015
D. Local governing codes and standards for site location

1.03 Materials:
A. All materials shall be extruded from aluminum unless indicated otherwise on the drawing.
B. Material sizes shall meet or exceed the design criteria on 1.02

1.04 Finishes:
A. Factory applied baked enamel to comply with AAMA 2603
B. Color selected from manufacturers standard colors

1.05 Manufacturers:
A. Mitchell Metals, LLC - www.mitchellmetals.net - 770-431-7300
B. Dittner - www.dittdeck.com - 407-699-1755
C. See Specifications 2.1-C for conditions of equivalent systems by other manufacturers.

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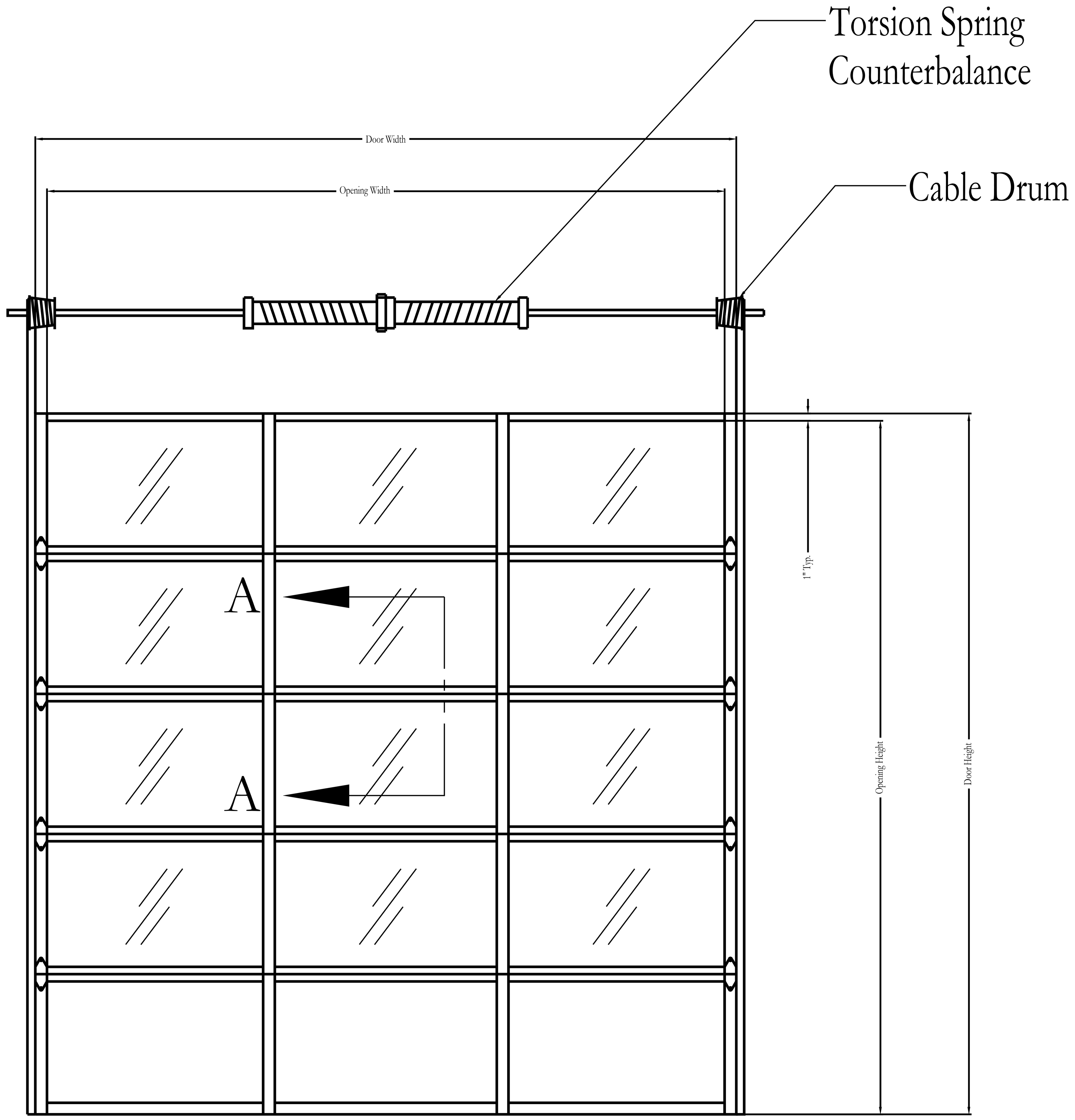

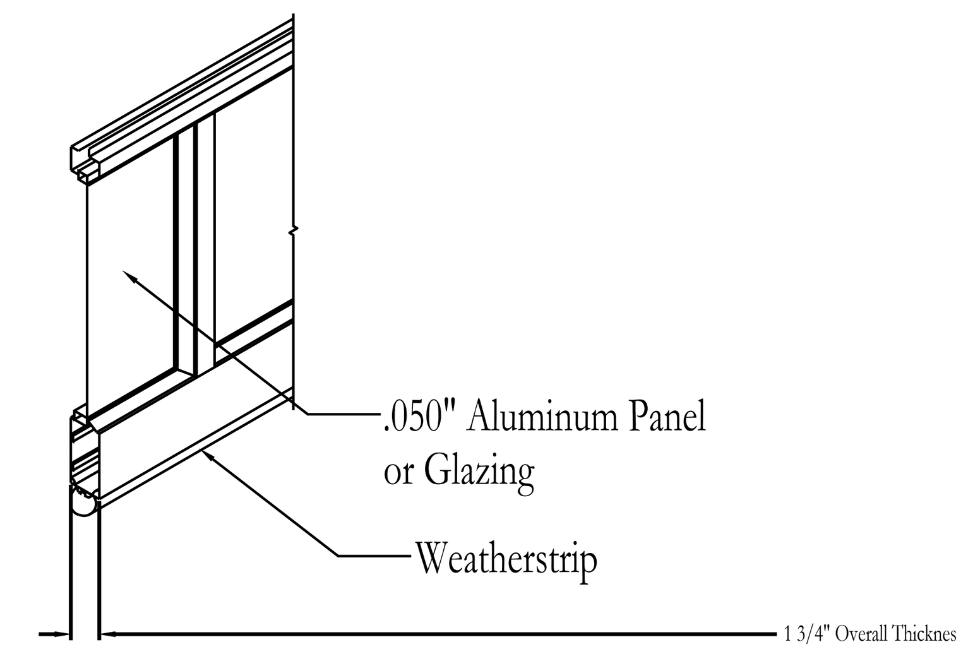

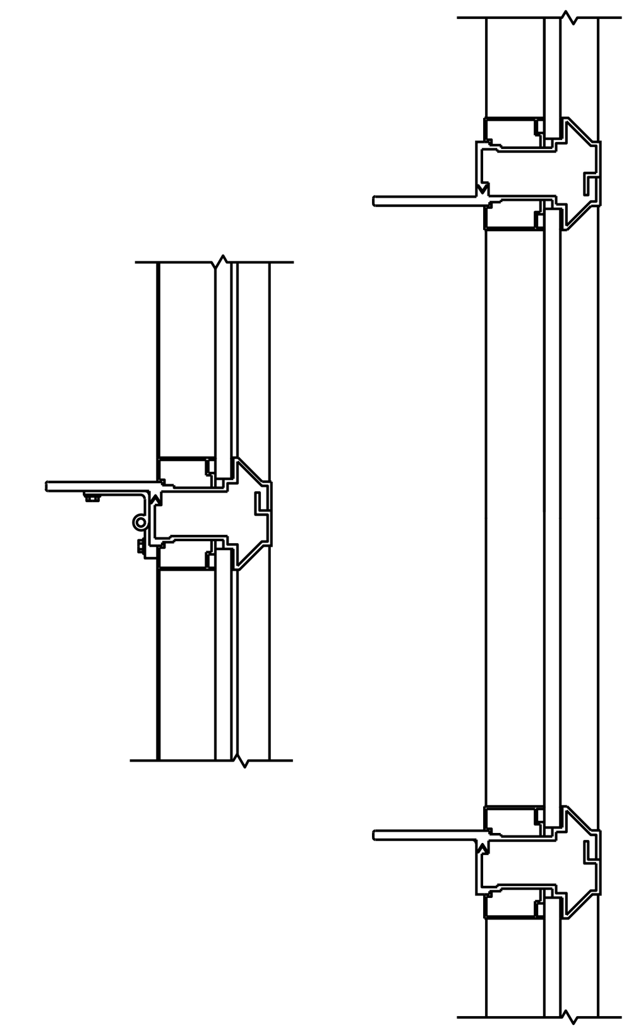

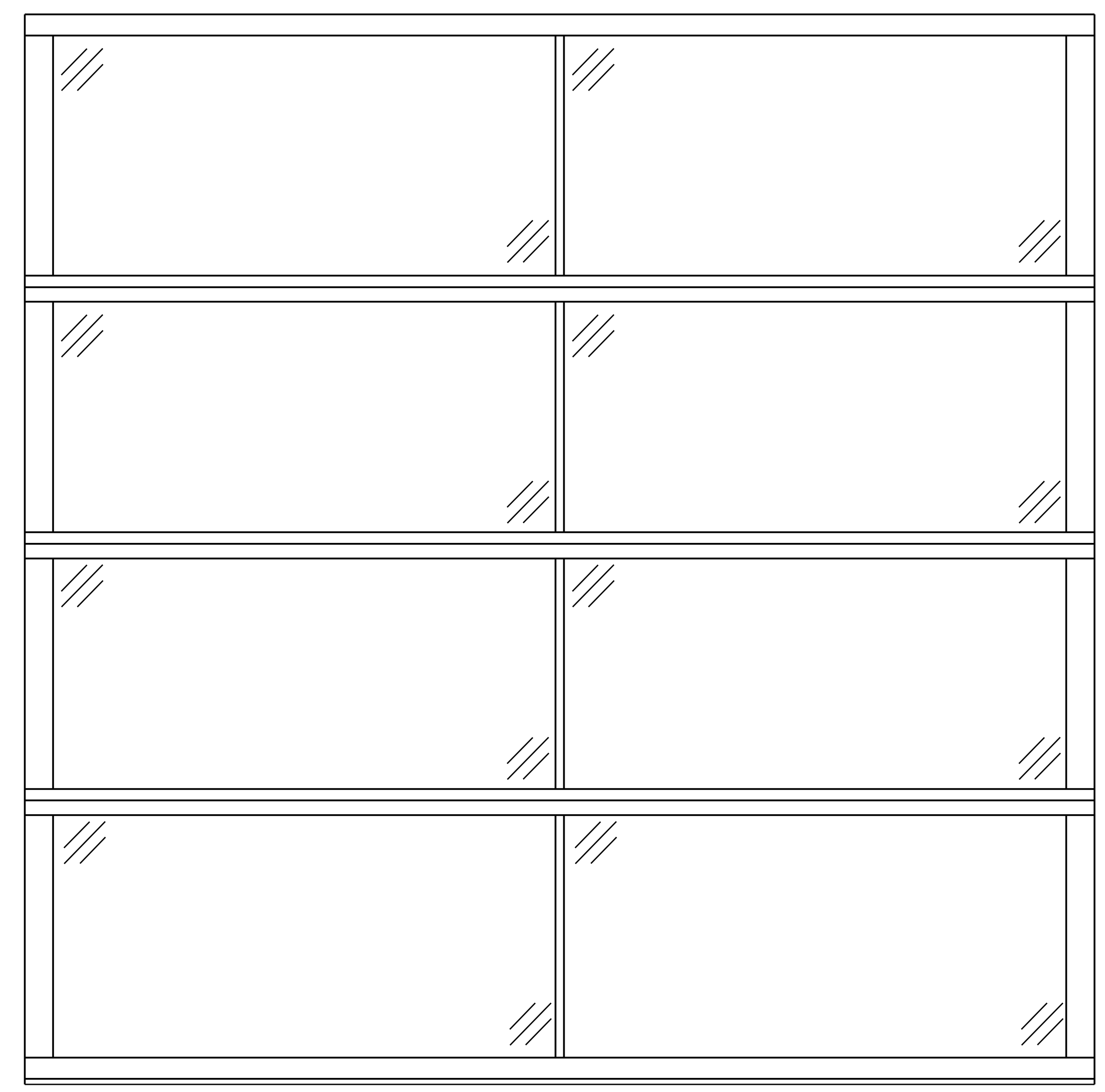

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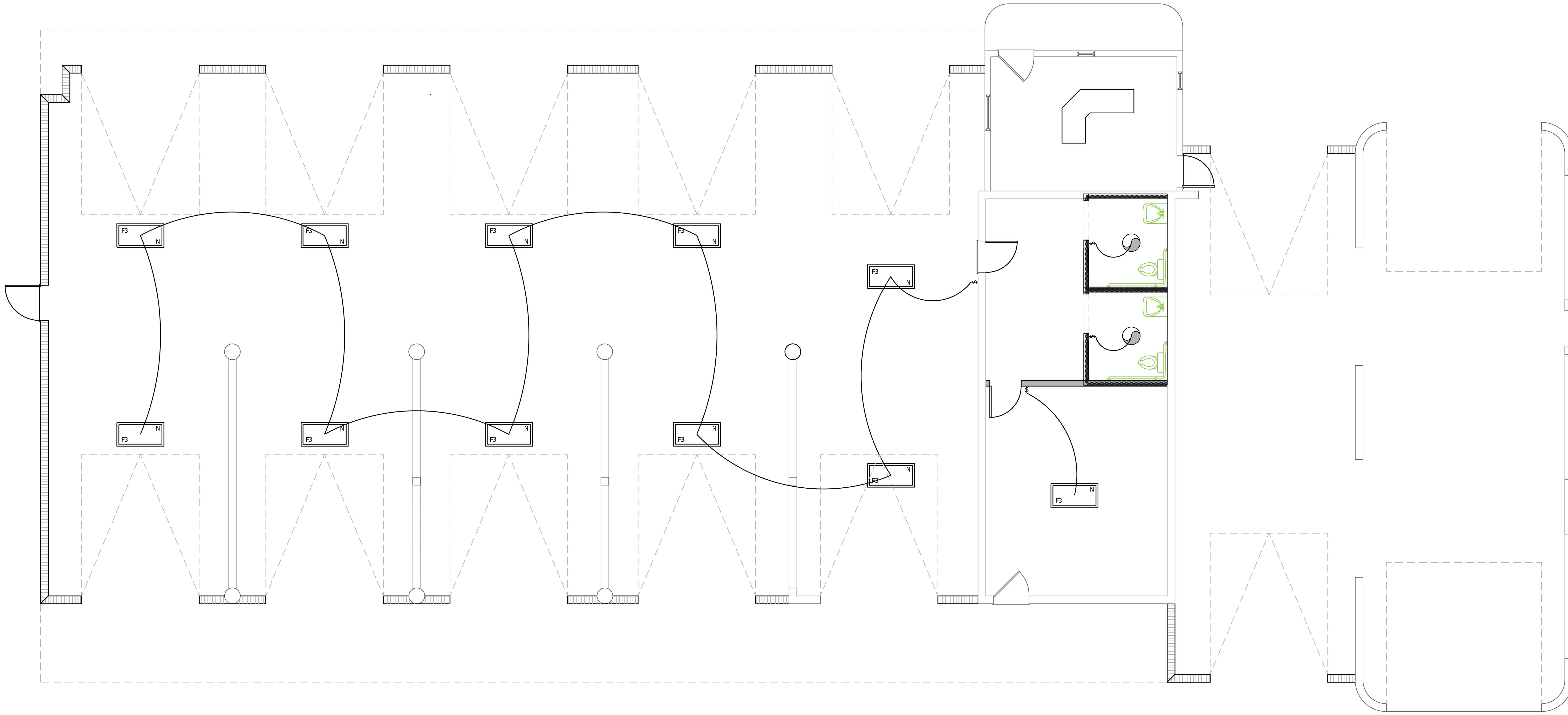

ELECTRIC LAYOUT

Scale: 3/16" = 1'-0"

LEGEND
○ = NEW

ELECTRICAL SYMBOL LEGEND	
W - WEATHER PROTECTED	P - PENDANT
UC - UNDER COUNTER	M - MOTION CENSOR
GFI - GFCI CIRCUIT.	N - NEW

LIGHTING

Symbol	Description
(pendant symbol)	PENDANT
(recessed symbol)	CEILING RECESSED LED LIGHT FIXTURE
(track symbol)	TRACK LIGHT
(exit symbol) EXIT LIGHTS	(fan symbol) FAN/LIGHT
E / FE	EXISTING 2X4 RECESSED LIGHT

SWITCHING

Symbol	Description
$	SINGLE SWITCH
$_3	3 - WAY SWITCH

OUTLETS			
(duplex symbol)	DUPLEX OUTLET	(data symbol)	DATA / PHONE
(quad symbol)	QUAD OUTLET	(USB symbol)	USB OUTLET

MISCELLANEOUS	
SM/C.O	SMOKE / CARBON MONOXIDE SENSOR : HARDWIRED TO ALARM SYSTEM
(register symbol)	EXISTING MECHANICAL REGISTER TO REMAIN

LIGHTING	
F3 / N	= NEW 2X4 LIGHT. F3 - RECESSED MOUNTED

NOTES:

CIRCUITING FOR ALL RECEPTACLES
WILL COMPLY WITH NEC CIRCUITING FOR ALL BATHROOMS
AND WILL COMPLY WITH 2017 NEC. ALL RECESSED LIGHT
FIXTURES WILL BE IC RATED AND
PROVIDE ARC FAULT PROTECTION FOR ALL BRANCH
CIRCUITS IN ALL SPACES.
PROPOSED ALTERTIONS SHALL CONFORM TO THE N.E.C.-ED 2017
CHAPTER 3 (PERSPECTIVE COMPLIANCE METHOD)

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SHEET NO.
ELECTRIC LAYOUT
AE-1

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