# DE BINE BREVERY

993 FLORIDA AVE.
PALM HARBOR, FLORIDA

SHEATHING DIAPHRAM (ROOF) ——— 23/32 APA RATED SHEATHING
UNBLOCKED DIAPHRAM —— ALLOWABLE SHEAR= 285 LBS. PER FOOT
10d DEFORMED NAILS SPACED @ 6" O.C. @ ENDS, EDGES, & CUTS, AND TERMINATIONS 12" O.C. @ INTERIOR SUPPORTS.

SHEATHING DIAPHRAM (WALLS) ——— 15/32 APA RATED SHEATHING
UNBLOCKED DIAPHRAM ——— ALLOWABLE SHEAR= 310 LBS. PER FOOT
10d DEFORMED NAILS SPACED 6" O.C. @ ALL ENDS, EDGES, CUTS AND TERMINATIONS AND AT 12" O.C. ON INTERIOR SUPPORTS.

## DESIGN & MATERIAL CRITERIA:

THE ADDITION IS DESIGNED IN ACCORDANCE WITH CHAPTER 3 OF THE 2010 FLORIDA BUILDING CODE : RESIDENTIAL. CHAPTER 16 OF THE 2010 FLORIDA BUILDING CODE : BUILDING. 2010 FLORIDA BUILDING CODE : EXISTING BUILDING, & AMERICAN NATIONAL STANDARD ASCE 7-10.

TO THE BEST OF THE DESIGNER'S AND/OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 663 - BUILDING CONSTRUCTIONS STANDARDS, AND CHAPTER 633 - FIRE PREVENTION AND CONTROL. OF THE 2008 FLORIDA STATUTES AND 2009 SUPPLEMENT.

## WARNING:

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO THE PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY AFFIXED TO STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION, UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS, OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

## GENERAL NOTES:

1. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. IF CONDITIONS DIFFER FROM THAT REPRESENTED IN THESE DRAWINGS, GENERAL CONTRACTOR MUST NOTIFY THE DESIGNER &/OR ENGINEER PRIOR PERFORMING ANY PROPOSED ALTERATIONS, TO PROVIDE CORRECTIVE DETAILS.
2. GENERAL CONTRACTOR SHALL VERIFY LOCATION OF EXISTING PLUMBING OR MECHANICAL LINES BEFORE CASTING FOUNDATIONS, OR CAST PROTECTION AROUND LINES AS REQUIRED.
3. ALL FILL UNDER FOUNDATIONS SHALL BE COMPACTED MIN. TO 98% OF MAXIMUM DENSITY (MODIFIED PROCTOR TEST) AT OPTIMUM MOISTURE CONTENT.
4. PLUMBING CONTRACTOR TO VERIFY SIZE AND CAPACITY OF EXISTING SERVICE. ALL WORK TO BE IN STRICT COMPLIANCE WITH LOCAL CODE.

## BUILDING DATA:

OCCUPANCY CLASSIFICATION: BUSINESS 'B', ASSEMBLY 'A-2', STORAGE 'S-1', 'S-2'
CONSTRUCTION TYPE: VB
ALTERATION LEVEL: 2 - EXTENSION OF EXISTING SYSTEMS.
(STRUCTURAL ADDITIONS OR ALTERATIONS PROPOSED DO NOT EXCEED 98% OF THE AGGREGATE AREA OF THE EXISTING BUILDING)
STRUCTURE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

## DESIGN LOADS:

ROOF DEAD LOAD ..... 24 PSF
ROOF LIVE LOAD ..... 20 psf

WIND LOAD BASIS ..... 146 MPH Vult / 113 MPH Vasd
WIND IMPORTANCE FACTOR: I= 1.00 RISK CATEGORY: " II "
WIND EXPOSURE: "B" HEIGHT & EXPOSURE COEFFICIENT= 1.00
INTERNAL PRESSURE COEFFICIENT PER ASCE 7-10. GCpi = +/- 0.18 ENCLOSED
WINDOWS, DOORS & ROOFING DESIGN WIND PRESSURES PER TABLE.
EDGE DISTANCE ..... a: 4'-0"
ROOF ASSEMELY: REFER TO ROOFING SYSTEM MANUF. PRODUCT EVALUATION & INSTALLATION CRITERIA.

## FOUNDATION DESIGN BASIS:

THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE. CONTINUOUS STRIP FOOTINGS AND/OR SPREAD FOOTINGS ARE DESIGNED WITH AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM WHATEVER SUBGRADE TESTING THAT IS NECESSARY TO CONFIRM THE ASSUMED BEARING CAPACITY WITHOUT EXCESSIVE SETTLEMENT. IF SOIL OF THIS CAPACITY IS NOT AVAILABLE, NOTIFY THE DESIGNER &/OR ENGINEER FOR CORRECTIVE DETAILS. THERE IS NO WARRANTY OF SOIL CONDITIONS BY THE DESIGNER &/OR ENGINEER.

## TERMITE NOTES:

1. A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE OWNER AND FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED. TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.
2. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
3. ALL WORK RELATED TO TERMITE PREVENTION TO BE PERFORMED ACCORDING +/- 2010 FLORIDA BUILDING CODE, SECTION 1816.1, SUBSECTIONS & CURRENT UPDATES.

## CAST-IN-PLACE CONCRETE:

1. VERIFY ALL DETAILS AND DIMENSIONS WITH EXISTING CONDITIONS, ARCHITECTURAL DOCUMENTS AND PROPERLY COORDINATED APPROVED SHOP DRAWINGS.
2. ALL REINFORCED CONCRETE SHALL BE NORMAL WEIGHT. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:
   a) FOOTING, SLAB ON GRADE ..... f'c= 2,500 psi
   b) COLUMNS & BEAMS ..... f'c= 3,000 psi
3. EXPANSION AND CONTROL JOINTS ARE TO BE PLACED PER ACI RECOMMENDATIONS. PREPARE A CRACK CONTROL PLAN BASED UPON CONSTRUCTION SEQUENCING AND PROPOSED ACTUAL FLOOR AND WALL FINISHES AND SUBMIT TO THE DESIGNER &/OR ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
4. CONCRETE REINFORCING SHALL BE A615 - GRADE 60, fy=60,000 psi.
5. LAP HORIZONTAL STL IN FOOTINGS AND TIE BEAMS 25" MIN.
6. PROVIDE CORNER BARS IN FOOTINGS AND TIE BEAMS TO MATCH HORIZONTAL STEEL AND LAP 25" MIN.
7. WELDED WIRE FABRIC SHALL BE 6x6 W1.4xW1.4 U.N.O.
8. SUBSTITUTION OF W.W.F. WITH FIBER-MESH REINFORCED CONCRETE FOR NON-ELEVATED FLOOR SLABS IS AN APPROVED ALTERNATIVE.

## MASONRY:

1. THE MASONRY CONTRACTOR MUST EMPLOY A CERTIFIED STRUCTURAL MASONRY INSPECTOR. THE INSPECTOR MUST BE IN ATTENDANCE AND MONITOR ALL REINFORCED MASONRY OPERATIONS INCLUDING DOWEL PLACEMENT.
2. MINIMUM COMPRESSIVE STRENGTH OF BLOCK SHALL BE 2,000 psi (NET AREA)
3. MINIMUM PRISM STRENGTH (f'm) SHALL BE 1,500 psi, U.N.O.
4. MORTAR FOR MASONRY SHALL BE TYPE S OR M.
5. GROUT BLOCK CELL FILL SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 psi AT 28 DAYS AT AN 8" TO 10" SLUMP.

## STRUCTURAL STEEL:

1. DESIGN AND CONSTRUCTION STANDARD - AMERICAN INSTITUTE OF STEEL CONSTRUCTION, 8th EDITION, AND CURRENT STEEL INSTITUTE SPECIFICATION
2. STRUCTURAL STEEL SHALL BE MADE USING ASTM A36 U.N.O
3. STRUCTURAL BOLTED CONNECTIONS SHALL BE MADE USING ASTM A325X OR A325F HIGH STRENGTH BOLTS.
4. UNFINISHED BOLTS SHALL CONFORM TO ASTM A307.
5. ALL WELDING SHALL BE MADE WITH E70XX ELECTRODES AND SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY SPECIFICATIONS. ALL WELDS SHALL BE PERFORMED BY A CERTIFIED WELDER.
6. METAL ROOF DECK SHALL BE 22* GAUGE, TYPE B GALVANIZED STEEL

## WOOD FRAMING NOTES:

1. ALL STRUCTURAL LUMBER AND EXTERIOR FRAMING TO BE #2 SOUTHERN PINE OR EQUIVALENT, EXCEPT AS SHOWN ON DRAWINGS.
2. ALL WOOD SUBJECT TO MOISTURE EXPOSURE OR ADJACENT TO CONCRETE OR MASONRY SHALL BE OF AN APPROVED NATURALLY DURABLE SPECIES OR PRESERVATIVE TREATED APPROPRIATELY FOR ITS INTENDED USE.
3. MICRO-LAM BEAMS SHALL BE AS MANUFACTURED BY TRUSS-JOIST OR APPROVED EQUAL
   Fb.....2,800 psi
   Fv.....285 psi
   E.....2,000,000 psi
4. ROOFING PLYWOOD SHEATHING:
   15/32") APA RATED SHEATHING, UNBLOCKED DIAPHRAGM. ALLOWABLE SHEAR= 285 LBS./FT. FASTEN TO TRUSSES OR RAFTERS =/ 8d RING SHANK OR DEFORMED NAILS SPACED 4" O.C. @ END CUTS & TERMINATIONS, 12" O.C. INTERIOR.
5. WALL SHEATHING: 15/32" APA STRUCTURAL (I) PANEL, BLOCKED DIAPHRAGM. ALLOWABLE SHEAR= 430 LBS./FT. FASTEN TO STUDS, PLATES & BLOCKING =/ 8d RING SHANK OR DEFORMED NAILS SPACED 12" O.C. @ INTERIOR SUPPORTS, 4" O.C. @ ALL ENDS & EDGES, 4" O.C. @ ALL CUTS, TERMINATIONS, TRANSITIONS & BOUNDARIES. ALL EXTERIOR WALL SHEATHING TO BE INSTALLED HORIZONTALLY & SOLID BLOCKED. STAGGER VERTICAL JOINTS.
6. VERIFY SHEATHING TYPE AND THICKNESS WITH ROOF MATERIAL MANUFACTURER'S REQUIREMENTS FOR WIND LOADING RESISTANT ATTACHMENT.
7. FOLLOW ALL REQUIREMENTS OF 2010 FLORIDA BUILDING CODE AND CURRENT UPDATES, FOR ALL WOOD FRAMING INCLUDING BUT NOT LIMITED TO CONNECTIONS, BRACING, BRIDGING AND NAILING.
8. SUFFICIENT VENTILATION UNDER ROOF AREAS SHALL BE PROVIDED. ( 2010 FBC. 1203.2 / R806.1 )

## HOLD-DOWN SPECIFICATION:

1. ALL HOLD-DOWNS HANGERS, CLIPS, ETC. TO BE SIMPSON STRONG-TIE OR APPROVED EQUAL.
2. ALL CONNECTORS AND FASTENER EXPOSED TO WEATHER SHALL BE LONG LIFE AND CORROSION RESISTANT.
3. ALL CONNECTORS AND FASTENERS THROUGH OR ADJACENT TO ACQ PRESERVATIVE TREATED LUMBER ARE TO BE HOT DIPPED GALVANIZED, STAINLESS STEEL OR SPECIFICALLY APPROVED FOR SUCH USAGE BY THE MANUFACTURER.

## FASTENER REQUIREMENTS:

WINDOWS, DOORS & ROOFING PER MANUFACTURER'S RECOMMENDATIONS, TO MEET DESIGN PRESSURES LISTED HEREIN.

## GARAGE DOOR JAMBS:

USE MINIMUM (3) 1/2"ø ANCHOR BOLTS AT JAMBS FOR DOORS UP TO 9'-0" WIDE.
USE MINIMUM (4) 1/2"ø ANCHOR BOLTS AT JAMBS FOR DOORS 10'-0" & UP TO 16'-0" WIDE.

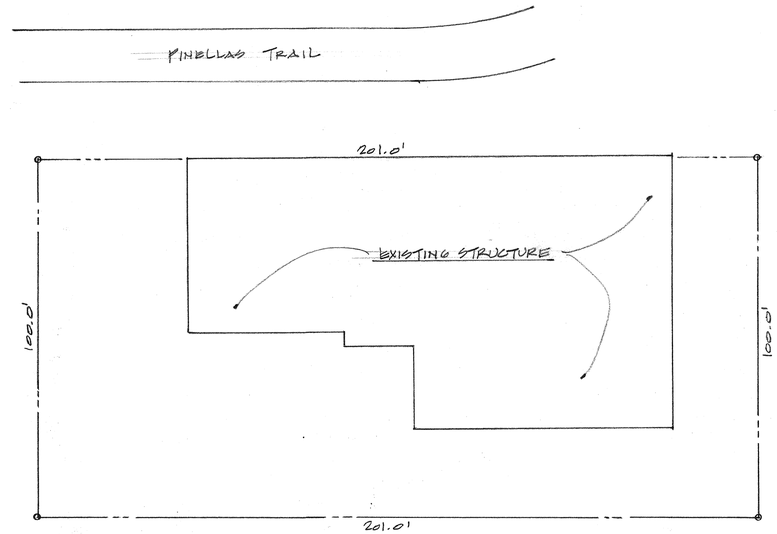
## OPENING PROTECTION NOTE:

1. ALL WINDOWS TO HAVE LAMINATED IMPACT RESISTANT GLASS, IN COMPLIANCE WITH 2010 FLORIDA BUILDING CODE.
2. ALL DOORS TO HAVE TEMPERED & LAMINATED IMPACT RESISTANT GLASS TO MEET LIFE SAFETY STANDARDS & IN COMPLIANCE WITH 2010 FLORIDA BUILDING CODE.
3. ALL WINDOWS & DOORS ARE TO BE TESTED IMPACT RESISTANT PRODUCTS INSTALLED PRECISELY AS INSTRUCTED BY THE MANUFACTURER.

## DRAWING INDEX



ALT. 19




LOCATION PLAN
1" = 20'

N

REFER TO APPROVED SITE PLAN DATED 3/27/15 SHEETS #1 & #2

**SECTION 01, TOWNSHIP 28 SOUTH, RANGE 15 EAST PINELLAS COUNTY, FLORIDA**

LEGAL DESCRIPTION:

THE EAST 100.00 FEET OF THE SOUTH 201.00 FEET OF BLOCK 88, TOWN OF SUTHERLAND, ACCORDING TO THE MAP FILED MARCH 29, 1888, RECORDED IN PLAT BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

TOGETHER WITH AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS: THE WEST 15 FEET OF THE EAST 115 FEET OF THE SOUTH 201 FEET OF BLOCK 88, TOWN OF SUTHERLAND, ACCORDING TO THE MAP FILED MARCH 29, 1888, RECORDED IN PLAT BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

REVISIONS | DATE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COMMERCIAL RENOVATIONS FOR DE BINE BREVERY

JOB No. 201501
DRAWN BY: BPU
CHECKED BY: BPU
DATE OF ISSUE: 6/3/15
SHEET No. 1 OF