#### **GENERAL NOTES**

1. THE GENERAL CONTRACTOR SHALL INSPECT THE PROJECT SITE PRIOR TO CONSTRUCTION & FIELD VERIFY EXISTING CONDITIONS AND THE SCOPE OF THE WORK AS SHOWN ON THE PROJECT DRAWINGS & NOTIFY THE ARCHITECT OF ANY

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK INDICATED ON THE PROJECT DRAWINGS INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING & STRUCTURAL. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL REVIEW THE DRAWINGS & NOTIFY THE ARCHITECT OF ANY CONFLICTS & OR CLARIFICATIONS REQUIRED TO COMPLETE THE WORK.

#### 3. DO NOT SCALE THE DRAWINGS.

4. THE GENERAL CONTRACTOR SHALL VERIFY ROUGH OPENING DIMENSIONS FOR EXTERIOR DOORS & WINDOWS W/ WINDOW/DOOR MANUFACTURER. ROUGH OPENINGS INDICATED ON WINDOW & DOOR SCHEDULES SHALL BE VERIFIED & COORDINATED W/ MASONRY & FRAMING TRADES DURING INITIAL WALL LAYOUT.

5. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE BUILDING CODES & STANDARDS. CODES & STANDARDS REFEREED

6. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CHANGES & OR MODIFICATIONS MADE DURING CONSTRUCTION UNLESS APPROVED IN WRITING PRIOR TO REVISION. REQUESTS FOR CHANGES OR MODIFICATIONS SHALL BE MADE IN WRITING TO THE ARCHITECT IN A TIMELY MANNER TO ALLOW FOR ADEQUATE REVIEW.

7. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS & STRUCTURAL ANALYSIS DATA, SIGNED & SEALED BY A STATE CERTIFIED PROFESSIONAL ENGINEER FOR ALL PRE-ENGINEERED TRUSSES.

8. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.

9. ALL METAL FASTENERS, STRAPS, HANGERS, HOLDOWNS, ETC. SHALL BE COMPATIBLE W/ WOOD PRESERVATIVE TREATMENTS IN CONTACT W/ FASTENERS. ALL FASTENERS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL.

10. CONTRACTOR SHALL PROVIDE BLOCKING IN PARTITIONS AS REQUIRED FOR INSTALLATION OF WALL HUNG ITEMS

11. THE GENERAL CONTRACTOR SHALL PROVIDE VERTICAL AND HORIZONTAL FIRE BLOCKING AND DRAFT STOPPING IN ALL

12. ALL INTERIOR DIMENSIONS ARE FROM FACE OF FINISHED WALL, TO FACE OF FINISHED WALL OR TO CENTERLINE OF

13. EXTERIOR WALL DIMENSIONS ARE TO FACE OF MASONRY TO FACE OF MASONRY OR TO FACE OF FINISHED WALL. MASONRY DIMENSIONS ARE NOMINAL

14. REFER TO STRUCTURAL DRAWINGS FOR TYPES, SIZES, LOCATION, CONNECTION, REINFORCEMENT, AND OTHER REQUIREMENTS PERTAINING TO STRUCTURAL COMPONENTS INDICATED.

15. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES APPLIED IN ACCORDANCE W/ FBC R318. THE GENERAL CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLIANCE ISSUED BY THE LOCAL BUILDING DEPARTMENT

#### **GENERAL SITE NOTES**

1. LANDSCAPE, IRRIGATION WELL SHALL BE PROVIDED BY OTHERS.

2. GENERAL CONTRACTOR SHALL FLAG & PROTECT ALL EXISTING TREES AND LANDSCAPE SHOWN TO REMAIN DURING

3. GENERAL CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM RESIDENCE AND ALL NEW STRUCTURES. FINISHED GRADE SHALL BE A MIN. OF 6" BELOW FINISHED FLOOR ELEVATION.

4. ALL NEW SLAB-ON-GRADE TO BE 4" THICK REINFORCED WITH WELDED WIRE MESH OR FIBERMESH OVER 10 MILI

AND EXISTING BENCHMARKS, BEFORE LAYING OUT THE WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. IT IS RECOMMENDED THAT THE PILE FOUNDATIONS AND HOUSE FOOT PRINT BE LOCATED BY A LICENSED SURVEYOR. SURVEYOR SHALL PROVIDE AN ELEVATION CERTIFICATE VERIFYING THE STATE REQUIRED MINIMUM STRUCTURAL

6. BEACH COMPATIBLE BACKFILL SHALL BE TESTED BY AN APPROVED TESTING AGENCY OR GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE OF EACH LAYER WITH COMPACTION REQUIREMENTS. GENERAL CONTRACTOR SHALL COORDINATE

7. FOUNDATION DESIGN IS BASED ON THE STRUCTURAL ENGINEERS UNDERSTANDING OF THE SOILS TYPICALLY FOUND IN THIS AREA. FOLLOWING SITE CLEARING & PRIOR TO NEW CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL CARRY OUT A SUBSURFACE GEOTECHNICAL INVESTIGATION TO CONFIRM PRELIMINARY DESIGN ASSUMPTIONS IN WRITING BY A FLORIDA REGISTERED PROFFESSIONAL ENGINEER.

8. AFTER DEMOLITION OPERATIONS ARE COMPLETED, BACKFIL, COMPACTION AND PREPARATION OF SITE SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS AND PROCEDURES.

9. REMOVE WASTE MATERIALS INCLUDING TRASH AND CONSTRUCTION DEBRIS, AND LEGALLY DISPOSE OF IT OFF OWNERS

10. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING LAWN AREAS, LANDSCAPE OR IRRIGATION SYSTEMS THAT OCCURS DURING CONSTRUCTION. TAKE NECESSARY MEASURES TO PROTECT EXISTING LANDSCAPE.

11. ALL SURVEY INFORMATION WAS OBTAINED FROM THE OWNER-SUPPLIED SURVEY, FURNISHED BY STRAYER SURVEYING & MAPPING ,INC. DATED : 12.11.19 REV. : 01.02.20

12. ALL BEACH COMPATIBLE SOIL MATERIAL EXCAVATED FROM THE BUILDING PAD AND FOUNDATION SHALL REMAIN ON SITE AND BE UTILIZED FOR FILL, LANDSCAPE OR DRAINAGE CONTOURS.

13. GENERAL CONTRACTOR SHALL INSTALL AND MAINTAIN REQUIRED SILT FENCING ACCORDING TO BEST MANAGEMENT

## DRAWING SYMBOLS

PRE-CAST CONC. CAP

WALL BEYOND ———

(1) #5 REINF.

- CONTINUOUS

POWDER COATED

ALUMINUM RAILING -

PRE-CAST CONC. CAP —

12" x 36" CONT. FOOTING

W/ (3) #5's T&B CONT. & #5's

AT 12" O.C. T&B, TRANSVERSE \_\_\_

30" LAP (MIN.) \_

PRE-CAST CONC. CAP -

(1) #5 REINF. CONTINUOUS \_ PTD. CEMENTITIOUS FINISH

8"x8" CMU W/ (1) #5 REINF.

@ 32" O.C. VERTICALLY \_\_

12" x 36" CONT. FOOTING

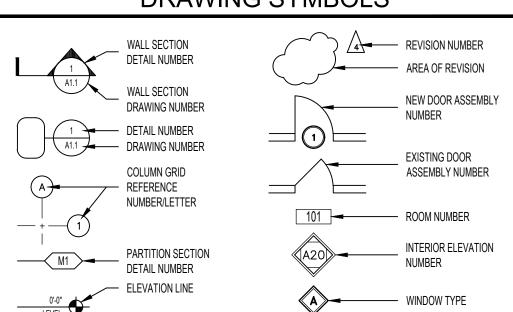
W/ (3) #5's T&B CONT. & #5's

AT 12" O.C. T&B, TRANSVERSE \_

30" LAP (MIN.) \_\_\_\_

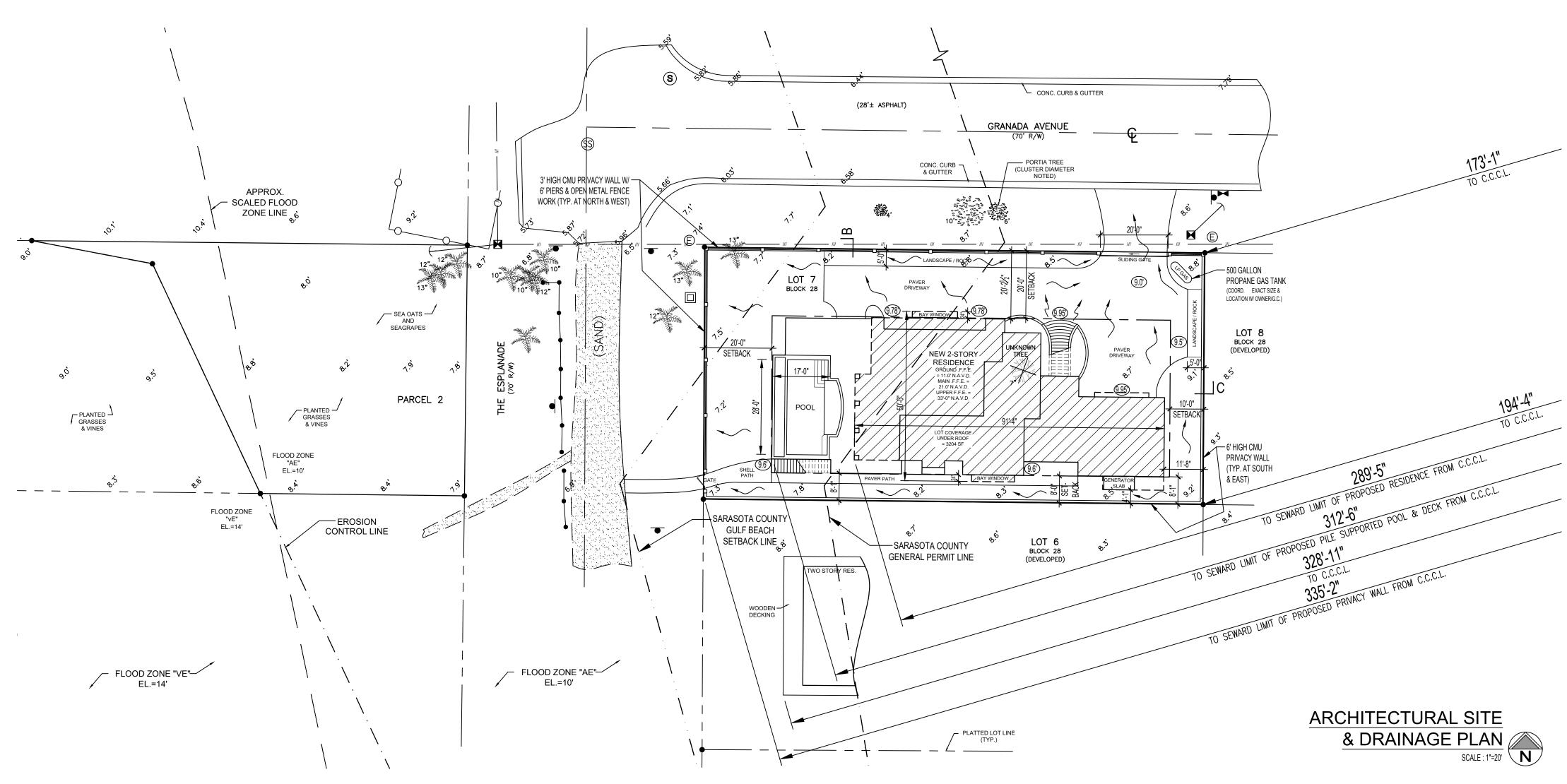
FRANGIBLE PRIVACY WALL DETAILS

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



# A NEW RESIDENCE FOR:

201 The Esplanade South, Venice, Florida



# INDEX OF DRAWINGS **GENERAL DRAWINGS**

G1.0 TITLE SHEET & ARCHITECTURAL SITE PLAN

## ARCHITECTURAL DRAWINGS

- A1.0 GROUND LEVEL FLOOR & ELECTRICAL PLAN
- MAIN LEVEL FLOOR & ELECTRICAL PLAN A1.2 UPPER LEVEL FLOOR & ELECTRICAL PLAN & ROOF PLAN
- GROUND LEVEL REFLECTED CEILING & LIGHTING PLAN
- MAIN LEVEL REFLECTED CEILING & LIGHTING PLAN UPPER LEVEL REFLECTED CEILING & LIGHTING PLAN
- INTERIOR ELEVATIONS
- A4.0 EXTERIOR ELEVATIONS & DETAILS EXTERIOR ELEVATIONS, SCHEDULES & DETAILS
- SECTIONS & DETAILS
- SECTIONS & DETAILS SECTIONS & DETAILS

A6.0 SPECIFICATIONS

# STRUCTURAL DRAWINGS

- S1.1 PILE FOUNDATION PLAN
- S1.2 SHALLOW FOUNDATION PLAN
- S2.1 MAIN FLOOR FRAMING PLAN S2.2 UPPER FLOOR / LOW ROOF FRAMING PLAN
- HIGH ROOF FRAMING PLAN
- SCHEDULES & DETAILS
- SECTIONS S3.3 STAIR SECTIONS
- S4.1 SECTIONS
- SECTIONS
- SECTIONS S4.3
- SECTIONS
- GENERAL NOTES
- S5.2 TYPICAL DETAILS



825 S. Tamiami Trail - Suite 1 - Venice - Florida 34285 **941.484.6762** ■ WWW.BEEBEDESIGNSTUDIO.COM



## CALCS-PLUS

121 Triple Diamond Blvd. #16, Venice, FL 34275 **2941-488-1700** 

#### PROJECT INFORMATION

#### APPLICABLE BUILDING CODES:

PLUMBING CODE: **ELECTRICAL CODE:** 

ENERGY CODE: FLORIDA FIRE PREVENTION CODE, 2020 SEVENTH EDITION ACCESSIBILITY CODE: FLORIDA BUILDING CODE, 2020 SEVENTH EDITION

#### OCCUPANCY CLASSIFICATION:

FBC SECTION (CHAPTER 3): GROUP R, RESIDENTIAL CHAPTER 24

#### WIND LOAD DETERMINATION:

CHAPTER 16		
DESIGN WIND LOAD IS PER ASCE 7-10		
1. BASIC WIND SPEED	-	160 MPH
2. IMPORTANCE FACTOR	-	1
3. WIND EXPOSURE CATEGORY	-	D
4. INTERNAL PRESSURE CO-EFFICIENT	-	+0.18/-0.18
5, BUILDING TYPE	-	ENCLOSED
6. CLADDING WIND PRESSURE	-	REFER TO STRUCT.

#### SITE INFORMATION:

1. ZONING		-	RSF-2
2. FLOOD ZONE		-	AE 10
3. SETBACKS (MIN.) -	FRONT	-	20'
	SIDE	-	8' Combination 18
	REAR (WATER FRONT)	-	N/A
4. GROSS LOT SIZE		-	24,321 SF
USABLE LOT SIZE		-	10,956 SF
5. BUILDING HEIGHT IN STORIE	S	-	2 STORY
6. BUILDING HEIGHT (MAX.)		-	35'
7, ACTUAL BUILDING HT:		-	34'-3"
8. LOT COVERAGE (MAX)		-	30 %
9. ACTUAL LOT COVERAGE : 3,2	229sf / 10,956sf	-	29.47 %

## PROJECT DESCRIPTION:

CONSTRUCTION OF A 2-STORY PILE SUPPORTED RESIDENCE

PROJECT AREA CHART			
AREA	SQ. FTG.		
	NON A/C	A/C	
GROUND LEVEL	-	802	
GARAGES	2291	-	
COVERED ENTRY	97	-	
COVERED POOL EQUIPMENT	131	-	
MAIN LEVEL	-	2406	
COVERED ENTRY DECK	127	-	
COVERED DECKS	407	-	
POOL DECK	690	-	
UPPER LEVEL	-	1665	
COVERED DECK	135	-	
OPEN DECKS	271	-	
TOTAL	4,149	4,873	

AIR CONDITIONED SQUARE FOOTAGE IS BASED ON AREA CALCULATED FROM INSIDE FACE OF DRYWALL AT EXTERIOR WALLS

## FOR CONSTRUCTION

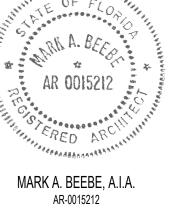
10.21.22 ADDENDUM #1 01.16.23

THESE PLANS & SPECIFICATIONS COMPLY TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, WITH THE APPLICABLE MIN. BUILDING CODES & FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA STATUTES 553 & 633.

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DRAWN BY :	NMP
CHECKED BY :	MAB
COMM. NO. :	2124
SCALE:	VARIES
PLOT DATE :	10.21.22

SHEET NUMBER: G1.0



# MR. & MRS. E. HINZ