

BOUNDARY SURVEY

CERTIFIED TO:
TODD SCHWALBE





**POINT OF
COMMENCEMENT**
NORTH 1/4 SECTION CORNER
OF SECTION 7, TOWNSHIP 39
SOUTH, RANGE 19 EAST
NOT LOCATED

ABBREVIATIONS:

(P) = PLATTED DISTANCE, BEARING OR INFORMATION
(D) = DEEDED DISTANCE, BEARING OR ANGLE
(M) = MEASURED DISTANCE, BEARING OR ANGLE
C1 = CURVE NUMBER (REFER TO CURVE TABLE)
PLS = PROFESSIONAL LAND SURVEYOR
LB = LICENSED BUSINESS
PSM = PROFESSIONAL SURVEYOR AND MAPPER
CONC = CONCRETE
ou = OVER HEAD UTILITY LINE

LEGEND:

- = MONUMENTATION FOUND AS NOTED
- ☒ = WATER METER
- AC = AIR CONDITIONER
- ⌀ = UTILITY POLE
- ↓ = GUY ANCHOR
- Ⓢ = SEWER MANHOLE

 = New Wood Deck
 32" above grade
 = Pavers @ grade
 = 18" Roof Overhang
 = Shingles placed on top of
 roof supports over deck
 & Footers

4"X4" CONCRETE
MONUMENT FOUND

FACE
OF METAL
SEAWALL

CANAL

- Deck is Set 10
Back from water
per permit

8'6" Setback
Roof Edge
CONC from water
SEAWALL
CAP
4"x4" CONCRETE
MONUMENT FOUND

0 20 40

1 INCH = 20 FT.

DESCRIPTION:


BEGIN AT THE NORTH 1/4 SECTION CORNER OF SECTION 7,
TOWNSHIP 39 SOUTH, RANGE 19 EAST, AND RUN WEST 488.7 FEET;
THENCE SOUTH 635 FEET; THENCE EAST 150 FEET TO A POINT OF
BEGINNING; THENCE SOUTH 25 FEET; THENCE EAST 110 FEET TO A
BOAT CANAL; THENCE NORTHWESTERLY ALONG SAID CANAL TO A
POINT THAT IS N. 67°19' E. 108 FEET TO THE POINT OF BEGINNING;
THENCE S. 67°19' WEST 108 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. THIS PLAT REPRESENTS A BOUNDARY SURVEY SHOWING VISIBLE IMPROVEMENTS OF THE DESCRIPTION INDICATED HEREON.
2. NO IMPROVEMENTS, OTHER THAN THOSE NOTED, ARE SHOWN ON THIS PLAT. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ANY OTHER TITLE INFORMATION. NEITHER BRIGHAM/ALLEN LAND SURVEYING, NOR THIS SURVEYOR, HAS PERFORMED A TITLE SEARCH TO DETERMINE ANY OWNERSHIP OR EASEMENTS OF RECORD. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN.
4. GOVERNMENTAL LANDS, JURISDICTIONAL LANDS OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (SUCH AS WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
5. THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
6. BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE SOUTH LINE OF THE SUBJECT PARCEL AS BEING S89°46'12"E, BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.
7. THIS PLAT IS NOT INTENDED FOR USE FOR DESIGN OR CONSTRUCTION PURPOSES.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A SURVEY WAS MADE THIS DAY OF THE PROPERTY AS DESCRIBED AND SHOWN HEREON, AND THAT THIS SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

BY: 
MICHAEL P. ALLEN
PROFESSIONAL SURVEYOR AND MAPPER NO. 6822
STATE OF FLORIDA

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR
INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Brigham/Allen Land Surveying

L.B. Number 7898

807 U.S. Highway 41 Bypass South
Suite E - Venice, Florida 34285

Phone: (941) 493-4430

Fax: (800) 447-7402

EMAIL: BrighamAllenSurveying@gmail.com



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PLANNING & ZONING

General Notes

A. CONCRETE & FOUNDATION DESIGN:

1. ALL CONCRETE GRADE BEAMS AND FOOTINGS SHALL BE 3000 PSI MINIMUM.
2. ALL CONCRETE FILLED SUPPORTED SLABS SHALL BE 2500 PSI MINIMUM, 3 1/2" NOMINAL THICKNESS.
3. FIBERMESH (3/4" PER CUBIC YARD MIN.) MEETING APPROPRIATE ACI AND ASTM REQUIREMENTS MAY BE USED IN LIEU OF WELDED WIRE MESH
4. ALL SLABS ON GRADE SHALL BE 4" THICK WITH FIBERMESH.
5. ALL REINFORCING SHALL CONFORM TO ASTM A615, BE GRADE 60 (60 KSI MIN.) DEFORMED BARS, #3 BARS MAY BE GRADE 40
6. ALL OVER POUR CONCRETE FILLED SUPPORTED SLABS SHALL BE 3000 PSI MIN., 2" MINIMUM. THICKNESS.
7. SOIL BEARING PRESSURE SHALL BE A MINIMUM OF 1500 PSF.
8. THE CONCRETE SHALL CONFORM TO ASTM C94 FOR THE FOLLOWING:
OPC (PORTLAND CEMENT TYPE 1,- ASTM C 150).
AGGREGATES - #6 STONE , ASTM C 33 SIZE NO. 67 LESS THAN 3/4".
AIR ENTRAINING +/- 1% - ASTM C 260.
WATER REDUCING AGENT - ASTM C 494.
CLEAN POTABLE WATER.
OTHER ADMIXTURES SHALL NOT BE PERMITTED.
9. METAL WELDED WIRE SHALL CONFORM TO ASTM A 185.
10. PREPARE & PLACE CONCRETE ACCORDING TO AMERICAN CONCRETE INSTITUTE MANUAL STANDARD PRACTICE, PART 1, 2, & 3 ALONG WITH HOT WEATHER CONDITIONS RECOMMENDATIONS.
11. IF UTILIZING EXISTING CONCRETE FOR FOUNDATION, CONCRETE SHALL BE A MINIMUM OF 4" IN THICKNESS, VISIBLY FREE OF ANY STRUCTURAL EXCESSIVE CRACKING, SPALLING OR OTHER DETERIORATION.

B. MASONRY:

1. CONCRETE MASONRY UNITS (CMU) SHALL BE STANDARD HOLLOW UNITS AND SHALL BE 1900 PSI MINIMUM BASED ON TYPE M OR S MORTAR.
- 2.ALL MORTAR SHALL BE OF TYPE M OR S.
- 3.ALL GROUT SHALL BE 2000 PSI MINIMUM AND HAVE MAXIMUM COARSE AGGREGATE SIZE OF 3/8".
- 4.PROVIDE CLEAN-OUTS FOR REINFORCED CELLS CONTAINING REINFORCEMENT WHEN GROUT POUR EXCEEDS 5'-0" IN HEIGHT.

C. ALUMINUM:

1. ALL STRUCTURAL ALUMINUM SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF 6005-T5 FOR ALLOY WITH A MINIMUM THICKNESS OF 0.040" FOR SUPPORTING MEMBERS.
2. WHERE KICK PLATES ARE USED A MINIMUM THICKNESS OF 0.024" SHALL APPLY.
3. STRUCTURAL ALUMINUM DESIGN CONFORMS TO "PART 1-A - SPECIFICATIONS FOR ALUMINUM STRUCTURES - ALLOWABLE STRESS DESIGN" OR "PART 1-B - SPECIFICATIONS FOR ALUMINUM STRUCTURES - BUILDING LOAD AND RESISTANCE FACTOR DESIGN" OF THE ALUMINUM DESIGN MANUAL 2010 PREPARED BY THE ALUMINUM ASSOCIATION, INC. WASHINGTON D.C. THE 2014 FLORIDA BUILDING CODE 5TH EDITION (CHAPTER 16 STRUCTURAL DESIGN & CHAPTER 20 ALUMINUM).
4. WHERE ALUMINUM COMES INTO CONTACT WITH STEEL, OR PRESSURE TREATED LUMBER PROVIDE DIELECTRIC SEPARATION.
5. ALUMINUM MEMBERS SHALL BE STITCHED WITH NO LESS THAN #10 SMS 6" FROM THE ENDS AND 12" ON CENTER, IF USING #12 SPACING MAY BE 24" ON CENTER.
6. VINYL/ACRYLIC/GLASS PANELS SHALL BE REMOVABLE. THEY SHALL BE IDENTIFIED WITH A DECAL ESSENTIALLY STATING "REMOVABLE PANEL SHALL BE REMOVED WHEN WIND SPEEDS EXCEED 75 MPH" . DECAL SHALL BE PLACED SO IT IS VISIBLE WHEN PANEL IS INSTALLED.
(ACRYLIC/GLASS WINDBREAKERS INCLUDED)

D. FASTENERS:

1. ALL LAG BOLTS SHALL CONFORM TO STAINLESS STEEL TYPE 300 18-8, WITH STANDARD FLAT WASHER UNLESS MANUFACTURER GALVANIZES BOLTS SPECIFIES FOR USE WITH ACQ PRESSURE TREATED WOOD.
2. HEX BOLTS HAS TO BE ASTM A 325, PLATED WITH STANDARD FLAT WASHERS AND NUTS.
3. ALL CONCRETE SCREWS SHALL BE, SIMPSON, HILTI, RAWL, TAPCON, REDHEAD, DYNABOLT, OR APPROVED EQUAL.
4. ALL METAL TIES AND ASSOCIATED ACCESSORIES SHALL BE

- HOT DIPPED GALVANIZED.
5. ALL LAG BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 8X BOLT DIAMETER INTO STRUCTURAL FRAMING (G= .42 MIN.).
 6. LAG BOLTS AND SCREWS INTO WOOD FRAMING SHALL BE PROVIDED WITH PILOT HOLES HAVING A DIAMETER NOT GREATER THAN 70 PERCENT OF THE THREAD DIAMETER OF THE BOLT OR SCREW. ALL LAG BOLTS AND SCREWS SHALL BE INSERTED IN PILOT HOLES BY TURNING AND UNDER NO CIRCUMSTANCES BY DRIVING WITH A HAMMER.
 7. ALL EXPANSION ANCHORS SHALL BE DESIGNED IN ACCORDANCE WITH THE SPECIFIC MANUFACTURER'S REQUIREMENTS AND ALLOWABLE LOADS AND SHALL ONLY BE APPLIED IN CONDITIONS ACCEPTABLE TO MANUFACTURER. FASTENERS SHALL BE A MINIMUM OF SAE GRADE #5 OR BETTER ZINC PLATED.
 8. ALL FASTENERS CONNECTING ALUMINUM COMPONENTS OR PRESSURE TREATED LUMBER ARE STAINLESS STEEL TYPE 300 18-8, UNLESS MANUFACTURER GALVANIZED BOLTS SPECIFIES FOR USE WITH ACQ PRESSURE TREATED WOOD, OR OTHERWISE NOTED ON PLANS.
 9. ALL FASTENERS SHALL COMPLY WITH ASTM A153.
 10. ALL CONNECTORS SHALL COMPLY WITH ASTM A653 CLASS G-185.
 11. FOR SMS, THE MINIMUM CENTER-TO-CENTER SPACING SHALL BE 3/4" AND MINIMUM CENTER-TO-EDGE SHALL BE 1/2" UNLESS NOTED OTHER WISE.

E. REFERENCE STANDARDS:

- ASTM E 119
ASTM E 1300
ASCE 7 -10
AA ASM35, AND SPEC. FOR ALUMINUM PART 1-A, & 1-B
ASTM C94
ASTM C150
ASTM C33
ASTM C260
ASTM C494
ASTM A615
ASTM A185
FLORIDA BUILDING CODE 2014 (CHAPTERS 16, 20 AND 23)
5TH EDITION
2010 ALUMINUM DESIGN MANUAL

F. ABBREVIATIONS:

THE FOLLOWING LIST OF ABBREVIATIONS IS NOT INTENDED TO REPRESENT ALL THOSE USED ON THESE DRAWINGS, BUT TO SUPPLEMENT THE MORE COMMON ABBREVIATIONS.

1. TYP -- TYPICAL
2. SIM -- SIMILAR
3. UON -- UNLESS OTHERWISE NOTED
4. CONT -- CONTINUOUS
5. VIF -- VERIFY IN FIELD

G. RESPONSIBILITY:

1. ALL SITE WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES, LOCAL ORDINANCES, ETC.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS, NOTIFYING ENGINEER OF ANY DISCREPANCIES BETWEEN DRAWINGS, FABRICATED ITEMS, OR ACTUAL FIELD CONDITIONS.
3. THESE DRAWINGS REPRESENT THE ACCEPTABILITY OF THE 'SUNROOM' ROOM ADDITION ELEMENTS AS PROVIDED BY THE CONTRACTOR.
4. ALL DETAILS ON THESE DRAWINGS ARE ENGINEERED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR AND MANUFACTURER.
5. ANY DETAILS NOT SHOWN ARE TO BE ENGINEERED BY A LICENSED P.E. IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES.

H. MISCELLANEOUS:

1. ALUMINUM ADDITIONS ARE NOT TO BE INSTALLED ON A MANUFACTURED HOME, TRAILER HOME, OR PRE-FAB HOME. IF THE EXISTING STRUCTURE IS ONE OF THESE, A SEPARATE 4TH WALL SUPPORT SYSTEM MUST BE ENGINEERED SO THAT NO ADDITIONAL LOADING IS PLACED ON THE MANUFACTURED HOME.
2. IF ENCLOSURE CONTAINS A SWIMMING POOL OR SPA, THE ENCLOSURE SHALL COMPLY WITH RESIDENTIAL SWIMMING BARRIER REQUIREMENTS OF THE FBC 5TH EDITION R 4501.17 IN ITS ENTIRETY.
3. EMERGENCY ESCAPE & RESCUE OPENING PER FBC R310.1 SHALL BE VERIFIED BY CONTRACTOR & BUILDING OFFICIAL

4. DOOR LOCATIONS MAY BE DETERMINED IN THE FIELD BY CONTRACTOR.
5. IF PAVERS ARE UNDER ALUMINUM MEMBERS THEY SHALL HAVE EPOXY ADHESIVE TO CONCRETE OR IF USING GROUT, ENSURE BONDING AGENT IS USED FIRST.
6. SCREENING MATERIAL SHALL BE 18X14X0.013 OR EQUIVALENT DENSITY SCREEN MESH ONLY UNLESS NOTED ON DRAWING S-2.
7. 1"X2"X.045 NON-STRUCTURAL MEMBERS SHALL BE ATTACHED TO HOST WITH 1/4" DIAMETER X 1-3/4" EMBEDMENT & 24" O.C. MASONRY SCREW FOR CONCRETE & EQUIVALENT SIZE WOOD SCREW WHEN IN WOOD & #10 X 1/2" EMBEDMENT SMS OR TEK SCREWS IN ALUMINUM MEMBERS TYPICAL.

JOB DESCRIPTION: PATIO COVER

DESIGN DATA:

1. ULTIMATE DESIGN WIND SPEED Vult (3 SECOND GUST): 150 MPH
NOMINAL DESIGN WIND SPEED Vasd: 120 MPH
2. RISK CATEGORY : 1
3. WIND EXPOSURE : B
4. WIND LOADS:
SCREEN ROOF: N/A
SCREEN WALLS: N/A
SOLID ROOF (MWFRS): 25 PSF
5. FACTOR APPLIED TO SCREEN WIND LOADS FOR 18X14X0.013 OR EQUIVALENT DENSITY SCREEN MESH: N/A
6. FACTOR APPLIED TO SCREEN WIND LOADS FOR ALLOWABLE STRESS DESIGN: 0.6
7. LIVE LOAD:
300 lb. VERTICAL DOWNLOAD ON PRIMARY SCREEN ENCLOSURE MEMBERS.
200 lb. VERTICAL DOWNLOAD ON SCREEN ENCLOSURE PURLINS.
8. EXISTING CONCRETE SLAB W/ 12"x16" FOOTER W/(2) #5 REBAR SHALL BE ADEQUATE TO RESIST THE UPLOADS FOR THE PROPOSED STRUCTURE.
9. SCREEN ROOF TYPE: N/A
10. SOLID ROOF TYPE 4"x48"x.030 COMPOSITE PANEL ROOF FL 7561-R3 OR EQUIV.

ALUMINUM STRUCTURAL MEMBERS

HOLLOW SECTIONS

2 x 2:-----2" x 2" x 0.046"
3 x 2:-----3" x 2" x 0.050"
2 x 3:-----2" x 3" x 0.050"
2 x 3:-----2" x 3" x 0.070"
2 x 4:-----2" x 4" x 0.050"
2 x 5:-----2" x 5" x 0.050"

OPEN BACK SECTIONS

1 x 2:-----1" x 2" x 0.040"
1 x 3:-----1" x 3" x 0.045"

SNAP SECTIONS

2 x 2 Snap:-----2" x 2" x 0.045"
2 x 3 Snap:-----2" x 3" x 0.050"
2 x 4 Snap:-----2" x 4" x 0.045"

SELF MATING (SMB)

2 x 4 SMB:-----2" x 4" x 0.044" x 0.100"
2 x 5 SMB:-----2" x 5" x 0.050" x 0.118"
2 x 6 SMB:-----2" x 6" x 0.050" x 0.120"
2 x 7 SMB:-----2" x 7" x 0.057" x 0.120"
2 x 8 SMB:-----2" x 8" x 0.072" x 0.224"
2 x 9 SMB:-----2" x 9" x 0.072" x 0.224"
2 x 10 SMB:-----2" x 10" x 0.092" x 0.374"

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I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FOUND IT TO BE IN COMPLIANCE WITH ASCE7-10, & FBC 2014 5TH EDITION



ENGINEER OF RECORD

David W. Smith P.E.

FLORIDA LICENSE NUMBER: 53608

Thomas L. Hanson P.E.

FLORIDA LICENSE NUMBER: 38654

Mark Ronald Dunn, Jr.
P.E.

FLORIDA LICENSE NUMBER: 73968

Joel Falardeau P.E.

FLORIDA LICENSE NUMBER: 70667

Erik Stuart P.E.

FLORIDA LICENSE NUMBER: 77605

FBC Plans & Engineering
Services, Inc.

6272 Abbott Station Drive Unit 101
Zephyrhills, fl. 33542
Phone: (813)788-5314
Fax: 1-(866)-824-7894
Email: erb@fbcplans.com
Website: www.fbcplans.com
C.O.A. - #29054

DATE: 03-27-2017

DRAWN BY: ERIK

REVISION:

DATE:

RO 1

RO 2

RO 3

PROJECT ADDRESS:

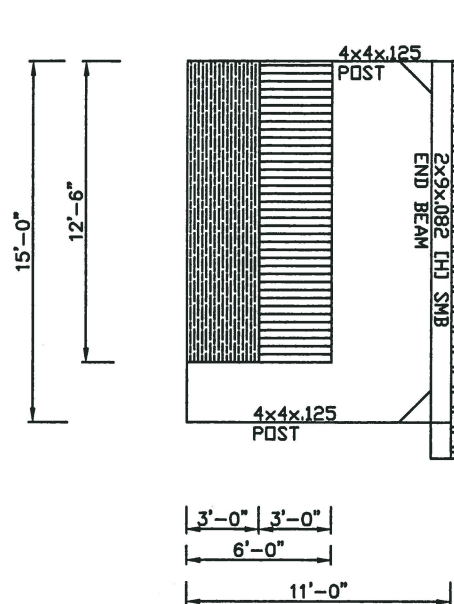
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32 PLUMOSA DRIVE
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CONTRACTOR:

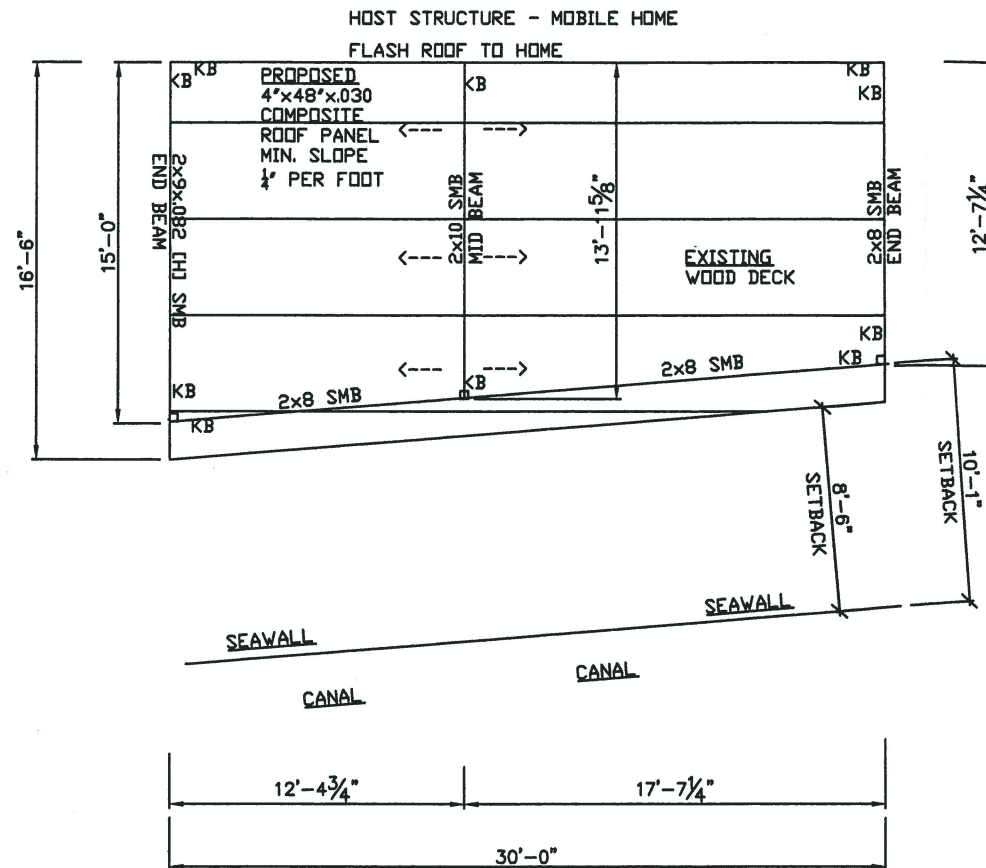
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NOTES

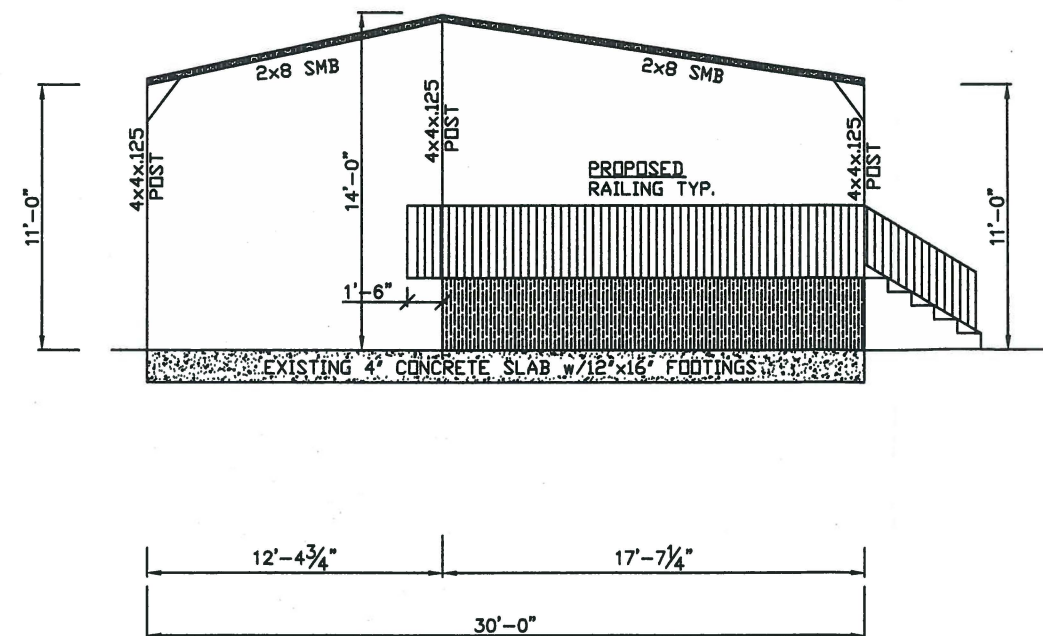
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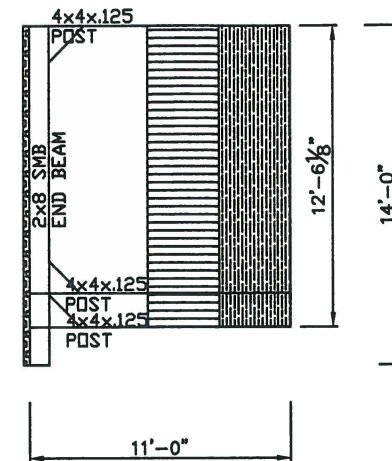
ELEVATION VIEW
SIDE WALL



PLAN VIEW
ROOF LAYOUT



ELEVATION VIEW
FRONT WALL



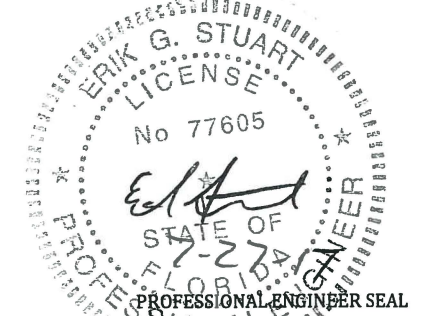
ELEVATION VIEW
SIDE WALL

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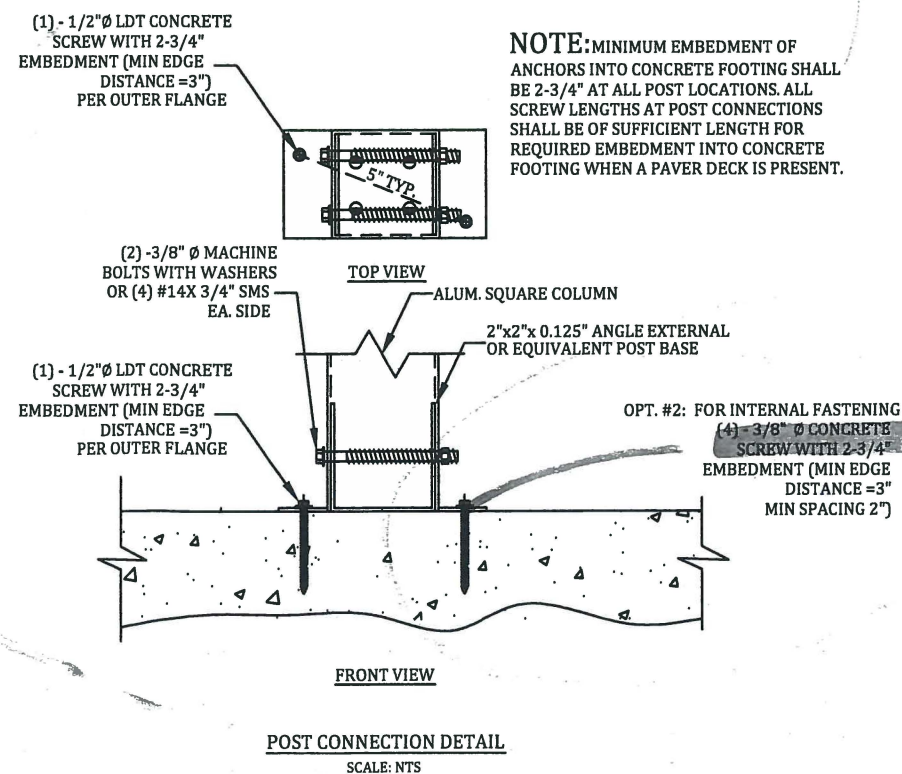
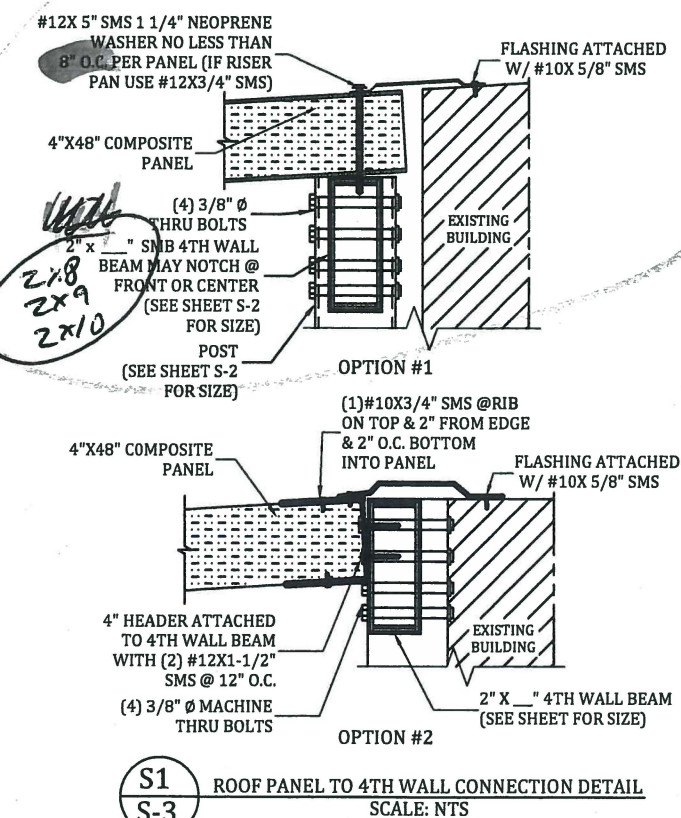
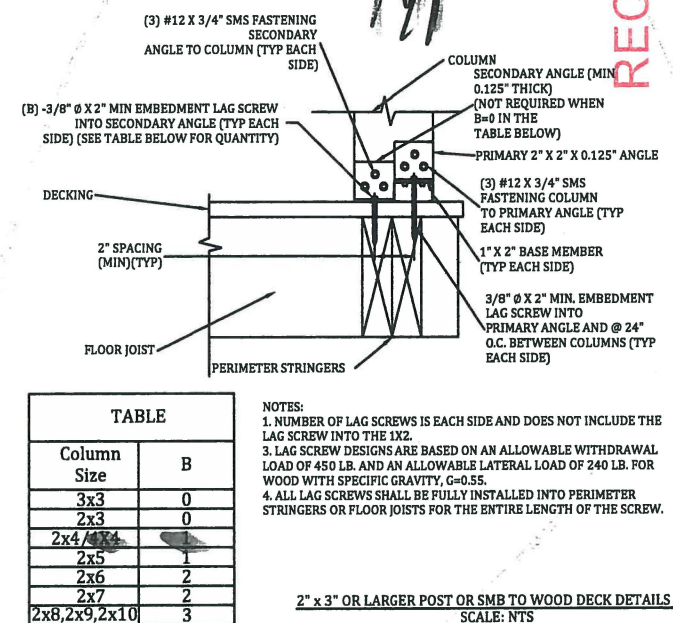
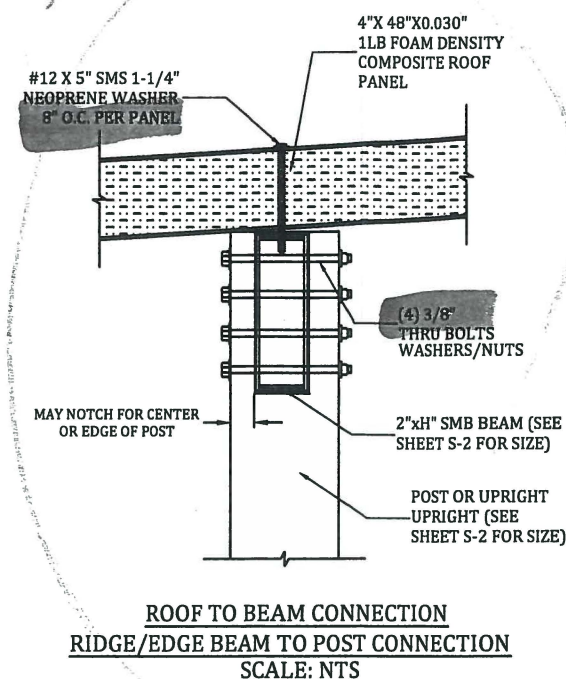
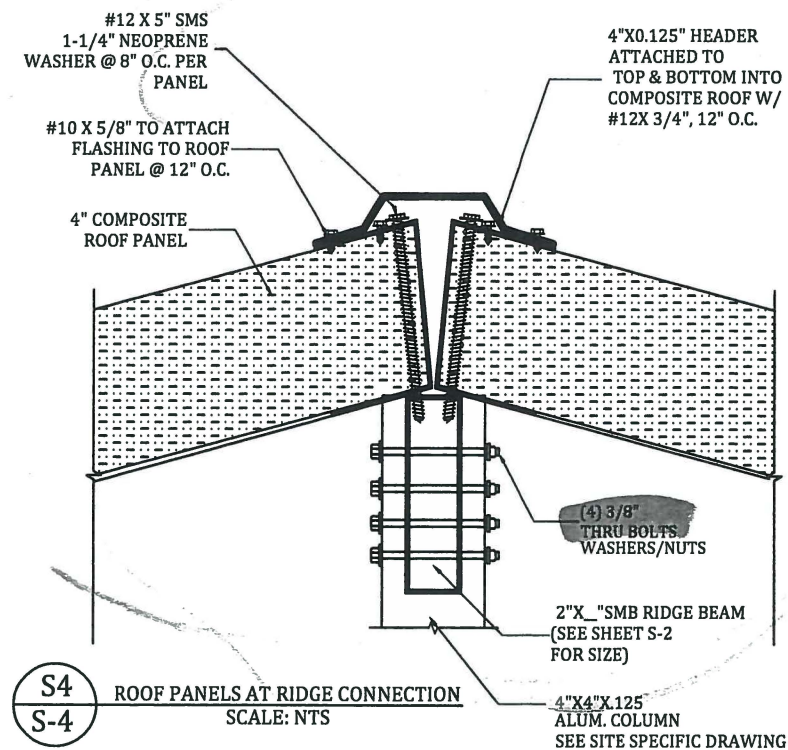
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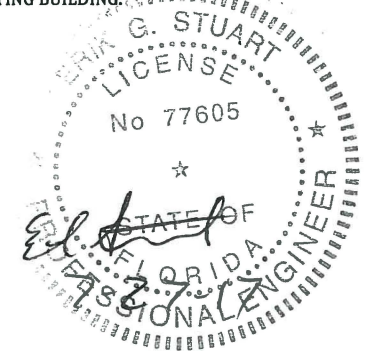
DENHAM'S ALUMINUM, INC.

ELEVATIONS

S-2



I HEREBY CERTIFY THAT I HAVE REVIEWED
THIS PLAN AND FOUND IT TO BE IN
COMPLIANCE WITH ASCE 7-10, &
FBC 5TH EDITION (2014) RESIDENTIAL &
EXISTING BUILDING.



PROFESSIONAL ENGINEER SEAL

ENGINEER OF RECORD
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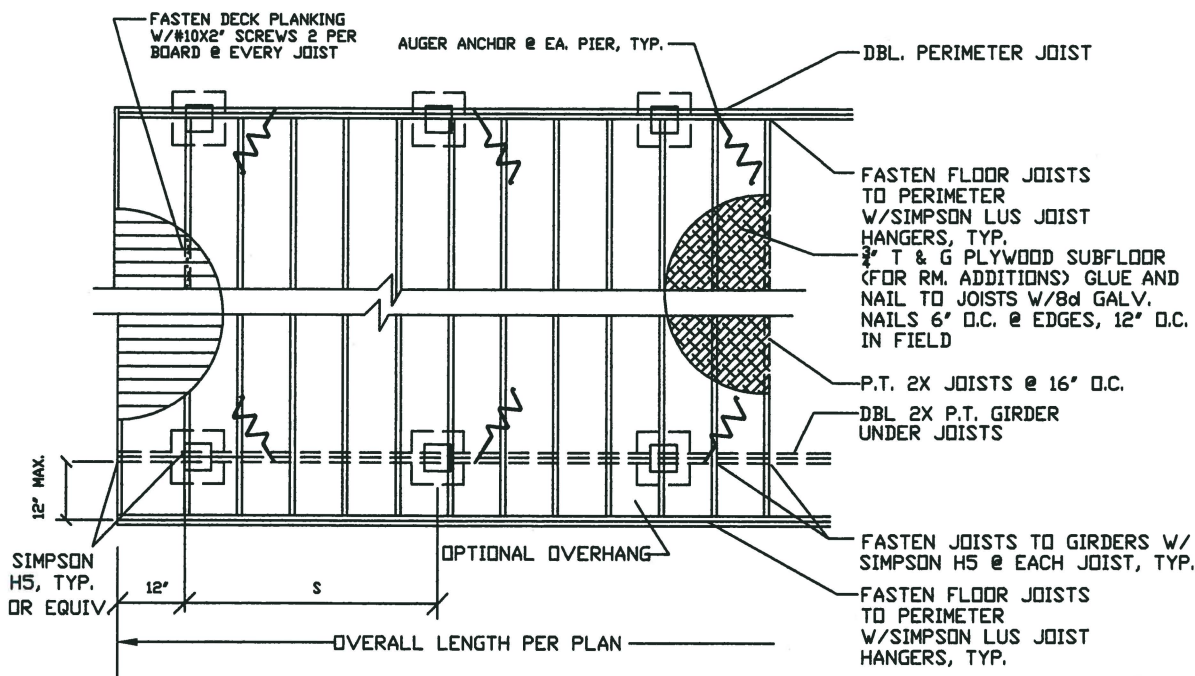
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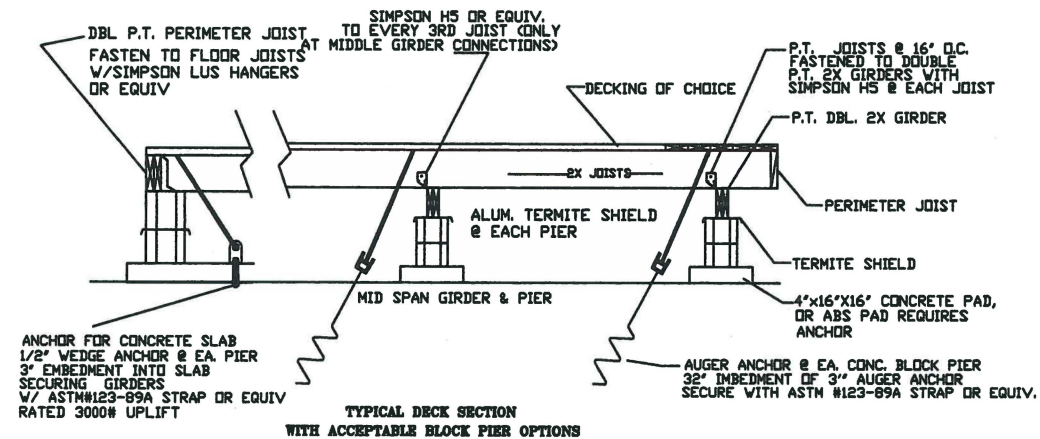
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DETAILS

S-3

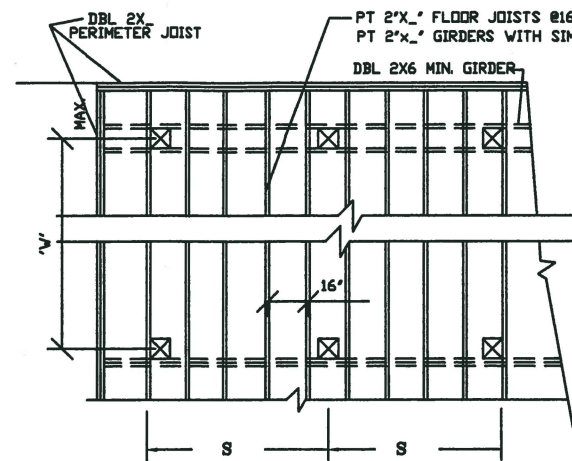


**TYPICAL FLOOR JOIST/GIRDER LAYOUT w/ BLOCK PIERS
(2 OPTIONS)**

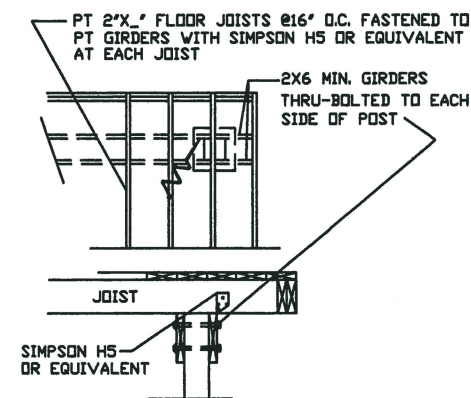
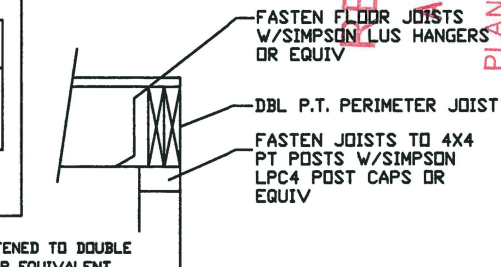


**TYPICAL DECK SECTION
WITH ACCEPTABLE BLOCK PIER OPTIONS**

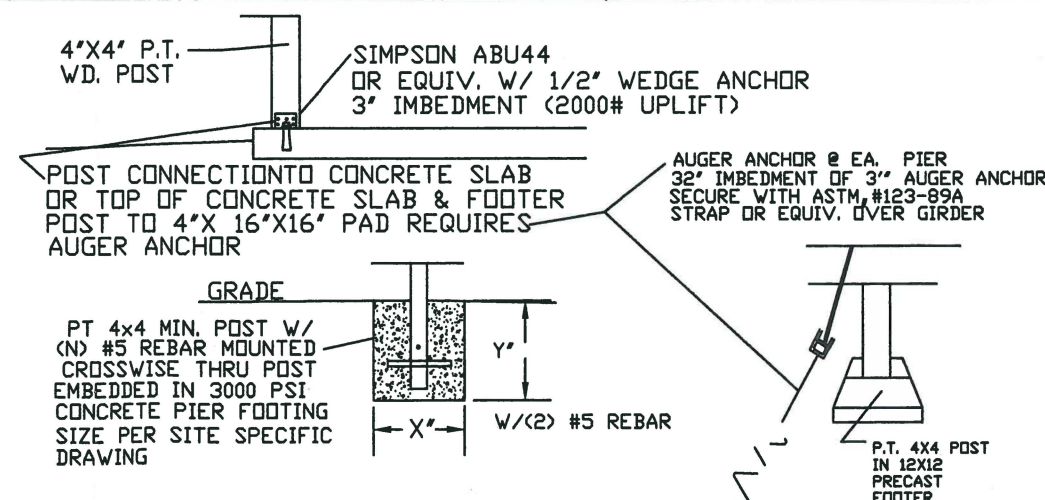
JOIST	'W'	GIRDER	'S'
PT 2x6	9' MAX	DBL PT 2X6	8' MAX
PT 2x8	12' MAX	DBL PT 2X8	10' MAX
PT 2x10	14' MAX		



**TYPICAL FLOOR JOIST/GIRDER
LAYOUT w/ 4X4 POSTS**



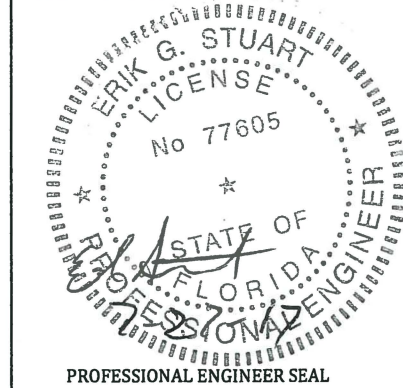
OPTIONAL GIRDER TO POST CONNECTION



ALTERNATIVE POST TO GROUND CONNECTIONS

Deck permitted and built properly already

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- ENGINEER OF RECORD**
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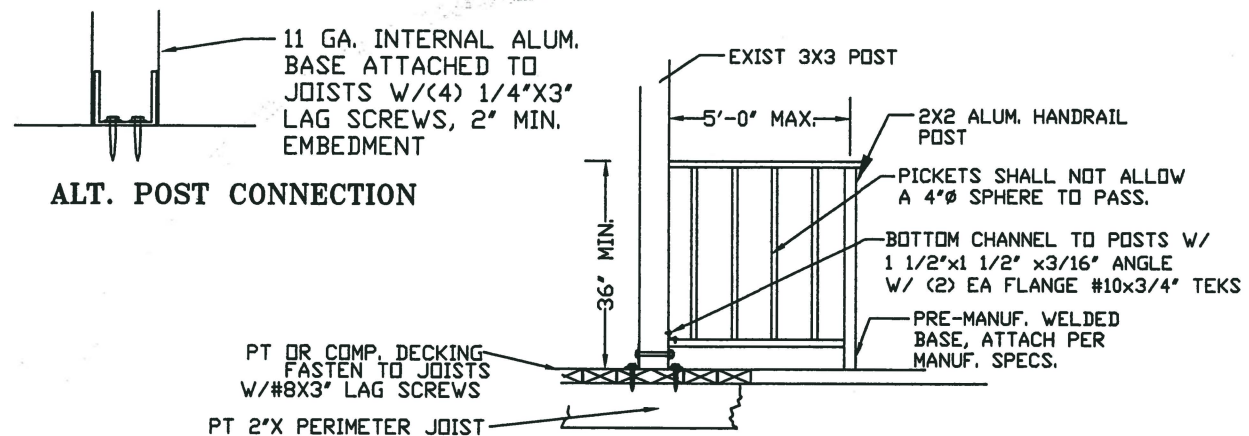
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6272 Abbott Station Drive Unit 101
Zephyrhills, FL 33542
Phone: (813)788-5314
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RO 2	
RO 3	
RO 4	

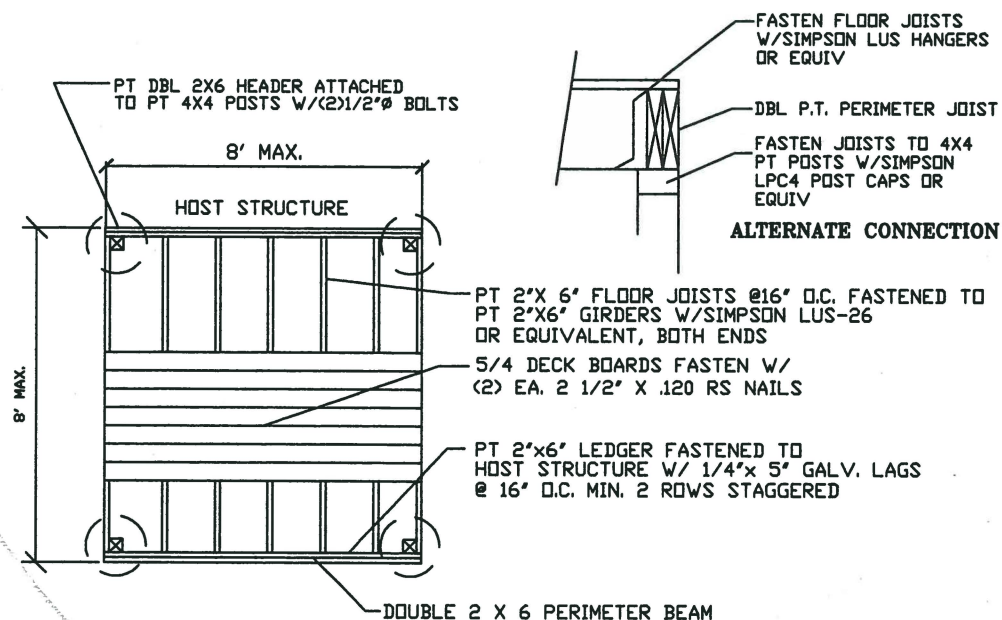
PROJECT ADDRESS:
SCHWALBE
32 PLUMOSA DRIVE
VENICE, FL 34285

CONTRACTOR:
DENHAM'S ALUMINUM, INC.

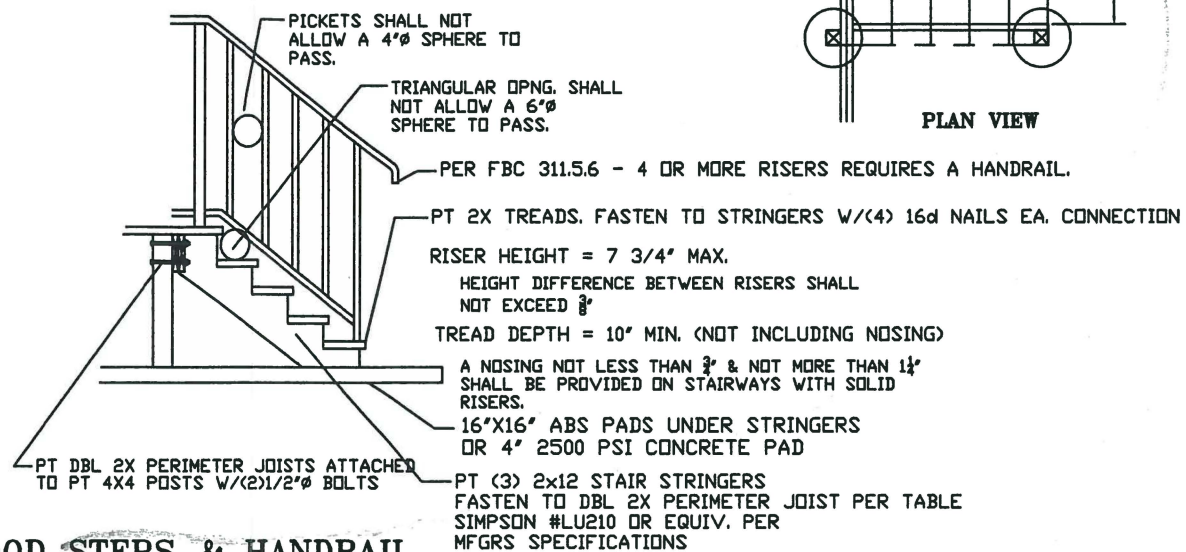
**DETAILS
S-4**



ALUMINUM POST & RAILING TO DECK CONNECTION



DECK/LANDING PLAN



WOOD STEPS & HANDRAIL

WOOD RAILING OPTION

MAY SUBSTITUTE COMPOSITE RAIL, INSTALL PER MANUF. SPECS.

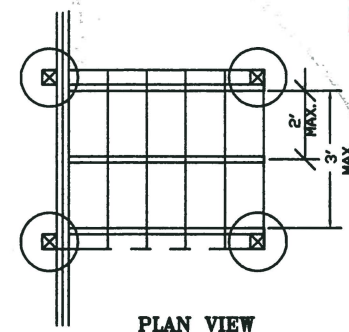
PICKETS SHALL NOT ALLOW A 4" Ø SPHERE TO PASS.

PT 2X2 BALLISTRADES ATTACHED W/ (2) 6d TO RAILING OR DECK SCREWS AND TO TREADS OR OPTIONAL BOTTOM PT 2X4 RAIL

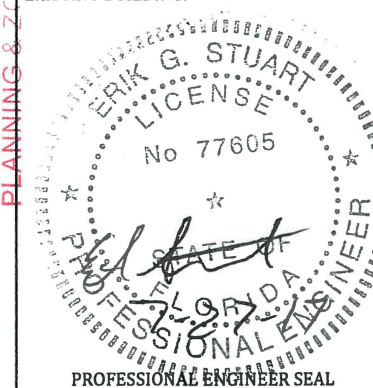
PT 2x4 BOTTOM RAIL FASTEN TO POSTS W/ (2) 16d TOENAIL EA.

P.T. 4X4 POST IN ISOLATED FOOTER

2x6 PT RAILING ATTACHED W/ (2) 16d COMMON NAILS



I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FOUND IT TO BE IN COMPLIANCE WITH ASCE 7-10, & FBC 5TH EDITION (2014) RESIDENTIAL & EXISTING BUILDING.



ENGINEER OF RECORD

David W. Smith P.E.

FLORIDA LICENSE NUMBER: 53608

Thomas L. Hanson P.E.

FLORIDA LICENSE NUMBER: 38654

Mark Ronald Dunn, Jr. P.E.

FLORIDA LICENSE NUMBER: 73968

Joel Falardeau P.E.

FLORIDA LICENSE NUMBER: 70667

FBC Plans & Engineering Services, Inc.

6272 Abbott Station Drive Unit 101

Zephyrhills, FL 33542

Phone: (813) 788-5314

Fax: 1-(866)-824-7894

Email: erb@fbcplans.com

Website: www.fbcplans.com

C.O.A. - #29054

DRAWN BY:

REVISION:

DATE:

RO 1

RO 2

RO 3

RO 4

PROJECT ADDRESS:

SCHWALBE

32 PLUMOSA DRIVE

VENICE, FL 34285

CONTRACTOR:

DENHAM'S ALUMINUM, INC.

DETAILS

S-5

RECEIVED

AUG 02 2017

PLANNING & ZONING