

# INDIAN SHORES

19305 Gulf Boulevard, Indian Shores, FL 33785

www.myindianshores.com

Ph 727.595.4020 Fax 727.596.0050



## \*\*\* PUBLIC MEETING \*\*\*

### **PLANNING, ZONING AND BUILDING COMMITTEE MEETING AGENDA TUESDAY, JULY 8, 2025, BEGINS AT 4:00 P.M. INDIAN SHORES MUNICIPAL CENTER, 4<sup>TH</sup> FLOOR**

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#### **ITEM #    AGENDA ITEM**

- 1.0    Consideration of approving the July 8, 2025, Planning, Zoning and Building (PZB) Committee Meeting agenda.
- 2.0    Comments from the public on any agenda item.
- 3.0    Consideration of approving the June 10, 2025, PZB Meeting minutes.  
(Ref. pgs.: 1-3)
- 4.0    Quasi-Judicial announcement and administration of Oath to those testifying in the hearing.
- 5.0    **PUBLIC HEARING: Quasi-Judicial**  
  
Consideration of a request for a Site Plan Review from Braun-Diaz, Cherie C Tre Braun-Diaz, Cherie C Rev Trust, to construct a single-family home with two (2) floors over parking on the property located at 19101 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-34722-002-0210.  
  
(See backup materials on attached "July 8, 2025, Site Plan Review Materials.")
- 6.0    **PUBLIC HEARING: Quasi-Judicial**  
  
Consideration of a request for a Site Plan Review from Scott McDonald, Doris Ortiz, to construct a single-family home with two (2) floors over parking on the property located at 18515 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-00000-330-0900.  
  
(See backup materials on attached "July 8, 2025, Site Plan Review Materials.")

**PLEASE SILENCE ALL CELL PHONES AND LIMIT PUBLIC COMMENTS TO 3 MINUTES.**

- 7.0    PZB Members' comments on any subject.

**8.0 Meeting adjournment.**



Freddie Lozano, CMC  
Town Clerk

*Any person who decides to appeal any decision of the Planning, Zoning and Building Committee and the Town Council with respect to any matter considered at any such meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes that testimony and evidence upon which the appeal is to be based.*

*Any person with a disability requiring reasonable accommodation to participate in this meeting should contact the Town Clerk's office with your request within 24 hours prior to the start of the meeting. Phone 727.595.4020, Fax 727.596.0050*

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## \*\*\* PUBLIC MEETING \*\*\*

### **PLANNING, ZONING AND BUILDING COMMITTEE MEETING MINUTES TUESDAY, JUNE 10, 2025, BEGAN AT 3:00 P.M. INDIAN SHORES MUNICIPAL CENTER, 4<sup>TH</sup> FLOOR**

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**Those present:** Committee Chair Vice Mayor Ellen Bauer, Committee Vice Chair Councilor Mark Housman, and Committee Citizen Member (CM) Claudia Riva

**Also present:** Town Administrator Tina Porter, Town Clerk Freddie Lozano, Assistant to the Town Clerk Ashley Ierna, and Building Official Brian Rusu

**Those absent:** None

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#### **ITEM # AGENDA ITEM**

**1.0 Consideration of approving the June 10, 2025, Planning, Zoning and Building (PZB) Committee Meeting agenda.**

**Motion by Councilor Housman** – seconded by **CM Riva** to approve the Planning, Zoning and Building Committee Meeting agenda for June 10, 2025. **All Ayes. Motion carried 3-0.**

**2.0 Comments from the public on any agenda item. None.**

**3.0 Recommendation for Town Council approval of Resolution No. 10-2025 for Building Department Fee Schedule updates.**

- **Adding a \$30.00 Floodplain Permit Fee**

**The Building Official** explained that the Town created a separate floodplain fee because Building Department funds can only be used for building-related tasks, not for code enforcement or reviewing non-building items like fences or pavers. Since all permits fall within a flood zone and require FEMA compliance checks, the new fee helps cover staff time and prevents these costs from coming out of the general fund.

- **Increasing site plan review fee to \$2,500**

**The Building Official** explained that the increase in the site plan review fee was necessary, adding that in the past 2–3 years, the Town spent about \$18,000 on site plan reviews but collected just under \$9,000, resulting in a shortfall of approximately \$9,000. He noted that residential plans, due to smaller lots and stricter requirements like water retention, landscaping, and setbacks, often cost as much or more to review than commercial ones. To better recover actual costs and reduce the burden on the general fund, he proposed a flat \$2,500 fee for all site plan reviews, with a provision to charge an additional fee for additional expenses the Town may incur. He also mentioned plans to conduct more site plan reviews in-house to reduce costs further.

Discussion ensued on the vagueness of the wording regarding “additional costs” in the resolution.

**Councilor Housman** raised concerns in that the wording was too open-ended and could lead to disputes with developers due to the lack of clarity. He suggested a more structured fee system to prevent ambiguity and administrative burdens, proposing a flat \$500 charge for each review beyond the initial two.

**CM Riva** agreed with Councilor Housman.

The Committee and Building Official reached a consensus to amend the resolution for more clarity.

**Motion by Councilor Housman** – seconded by **CM Riva** to recommend Council approval of Resolution No. 10-2025 amended as follows:

**Section 3.** That the fee for review of the initial site plan review and one subsequent review shall be \$2,500.00 due at the time of application is hereby ratified.

**Section 4.** That the Town will charge an additional \$500 for each subsequent site plan review if required by the Building Official is hereby ratified.

**All Ayes. Motion carried 3-0.**

**4.0 PZB Members’ comments on any subject.** None.

**5.0 Meeting adjournment.**

**Motion** by **Vice Mayor Bauer** – seconded by **CM Riva** to adjourn the meeting at 3:54 pm. **All Ayes. Motion carried 3-0.**

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Freddie Lozano, CMC  
*Town Clerk*

**July 8, 2025**

**Site Plan Review Materials**

19101 Gulf Blvd. ....	pgs. 1-26
18515 Gulf Blvd. ....	pgs. 27-43



## **INDIAN SHORES BUILDING DEPARTMENT**

June 6, 2025

Planning, Zoning and Building Committee and Town Council  
Town of Indian Shores  
19305 Gulf Blvd.  
Indian Shores, Florida 33785

Subject: Site Plan Review for 19101 Gulf Blvd.  
Single- Family Dwelling

Dear PZB Committee and Town Council Members,

As Building official for the town of Indian Shores I have completed the review of the submitted site plans for the construction of Single- Family Dwelling located at 19101 Gulf Blvd. The property is currently vacant. Based on the submitted plans and survey, the proposed building can be constructed. The applicant's design and construction team consist of:

Property Owner: Braun- Diaz Macchione  
Architect: New Dimensions Design L.L.C Tony Myslicki,  
Engineer RICHARD Wasilewski, P.E.

Plan sets and electronic data we're submitted for this site plan review process by the applicant's design team as identified above the architectural layout and the appearance for this project is attractive and fits within the property and surrounding area, the project presents a clean look.

The building will blend in nicely with Indian Shores streetscape program.  
Drainage will be accommodated by the construction of a subsurface stormwater management system to treat the first one inch of storm water per town code with roof drainage directly into the stormwater management system.  
Erosion control with silt fencing during construction.  
Requirements for site plan review per town code have been addressed on the plan sheets for site, grading, drainage, floor layout, structural plans for foundation, building sections showing the calculation of the sidewall height for determination of setback requirements.  
PZB Committee Meeting Materials Packet Reference.

## **INDIAN SHORES BUILDING DEPARTMENT**

The following site breakdown table shows how the project compares to the Town Code requirements

### **Site Breakdown**

<b>Description</b>	<b>Required or Allowable</b>	<b>Provided</b>
<b>Total Lot Area (square feet)</b>	<b>2,080</b>	<b>2,080</b>
<b>Lot Buildable Area (square feet)</b>	<b>1,088</b>	<b>1,088</b>
<b>Number of Units</b>	<b>1</b>	<b>1</b>
<b>Number of Floors Above Parking</b>	<b>2</b>	<b>2</b>
<b>Side Setbacks (feet)</b>	<b>5</b>	<b>5.0 Northside / 3.1 Southside</b>
<b>Front Setbacks (feet)</b>	<b>10</b>	<b>10</b>
<b>Parking Spaces</b>	<b>2</b>	<b>2</b>
<b>Drainage Retention</b>	<b>1 inch</b>	<b>1 inch</b>

Based on my review the proposed site plan meets or exceeds town code requirements for the town square planning area of Indian shores as building official I recommend approval of the site plan for 19101 Gulf Blvd

Sincerely,



Brian Rusu

**Brian Rusu CBO, CFM**  
**Building Official – Floodplain Administrator**  
**Building, Zoning & Code Enforcement Director**  
**Town of Indian Shores**  
**19305 Gulf Blvd 33785**  
**Phone: 727-474-7785**  
**Fax: 727-596-0050**  
Website <http://www.myindianshores.com/2229/Building-Department>





Town of Indian Shores  
19305 Gulf Boulevard  
Indian Shores, FL 33785  
(727) 474-7786 (office)  
(727) 596-0050 (fax)  
permits@myindianshores.com

## Site Plan Review Application

Email completed app to [permits@myindianshores.com](mailto:permits@myindianshores.com)

Commercial: \$2,500.00 Flat Fee Plus \$200.00 Per Page For Additional Review

Residential: \$1,000.00 Flat Fee Plus \$100.00 Per Page For Additional Review

### 1. PROPERTY OWNER:

Name Micah'one Braun-Diaz Residence  
Address 19101 Gulf Blvd City/State Indian Shores, FL  
Zip 33785 Phone (Home) \_\_\_\_\_ (Office) \_\_\_\_\_  
Mobile 727-416-2608 Fax \_\_\_\_\_ E-mail cbraundiaz@gmail.com

### 2. GENERAL INFORMATION:

Property Location or Address (List all properties involved).

19101 Gulf Blvd Indian Shores, FL 33785

Legal Description(s) Gulf View Cabin Villa, Bldg B, Lots 21 and 22

Parcel Number(s) 30-36-15-34722-002-0210

Proposed Use of Property, i.e. multi family (townhome condominium/duplex), single family, commercial. Single Family Home

Current Use of Property Vacant, Existing Building Demolished January 2025

Number of Existing Units on Property Vacant Lot

Proposed Number of Units and floors over parking 2 Story Single Family, Garage for Two Vehicles on Lower Level

Description of proposed changes to

property Construction of a Single Family Home

Total Valuation for the proposed changes to property \$ 900,000.00

### 3. APPLICANT (If not the owner, provide a form of authorization from the owner)

Name LaBram Homes Inc  
Address 2661 1st Ave South City/State St Petersburg, FL  
Zip 33712 Phone (home) \_\_\_\_\_ Office 727-826-7206  
Mobile 818-420-9170 Fax \_\_\_\_\_ E-mail brandon@labrahamhomes.com

### 4. ENGINEER

Name Richard Wasilewski  
Address 1520 Chateaufort Drive City/State Clearwater, FL  
Zip 33764 Office Phone 727-580-4341 Fax \_\_\_\_\_  
E-mail engrwasr@aol.com

### 5. ARCHITECT

Name New Dimensions Design, LLC  
Address 1923 Rpon Dr City/State Clearwater, FL  
Zip 33754 Office Phone 727-742-3168 Fax \_\_\_\_\_  
E-mail mystickindia@gmail.com

### 6. SIGNATURE

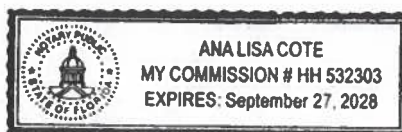
I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge.

Cherie Braun-Diaz  
Signature of Owner/Authorized Agent

State of Florida, County of Pinellas Sworn to and subscribed before me this 12 day of March, 2025 to me and/or by Cherie Braun-Diaz, who is personally known or has produced \_\_\_\_\_ as identification.

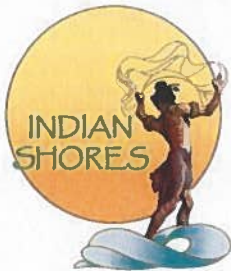
Notary Public Ana Lisa Cote

My commission expires: 9/27/28



RECEIPT

Town of Indian Shores  
19305 Gulf Blvd, Indian Shores, FL 33785  
(727) 474-7786



FP-IS25-00023 | Floodplain Permit

Receipt Number: 1454  
March 17, 2025

Payment Amount: \$1,000.00

Transaction Method	Payer	Cashier	Reference Number
Online	Brandon Wagner	Brandon Wagner	E59E79D3613145558E115B1919252390

Comments

Assessed Fee Items

Fee items being paid by this payment

Assessed On	Fee Item	Account Code	Assessed	Amount Paid	Balance Due
03/14/25	Site Plan Review Fee - Residential	001	\$1,000.00	\$1,000.00	\$0.00
Totals:			\$1,000.00	\$1,000.00	
Previous Payments					\$0.00
Remaining Balance Due					\$0.00

Application Info

Property Address	Property Owner	Property Owner Address	Valuation
19101 GULF BLVD Indian Shores, FL 33785	BRAUN-DIAZ, CHERIE C TRE	19101 GULF BLVD Indian Shores, FL 33785	\$900,000.00

Description of Work

SITE PLAN REVIEW: NEW SINGLE FAMILY RESIDENCE

# INDIAN SHORES

19305 Gulf Boulevard, Indian Shores, FL 33785

[www.myindianshores.com](http://www.myindianshores.com)

Ph 727.595.4020 Fax 727.596.0050



June 20, 2025

Dear Indian Shores Property Owner:

The Planning, Zoning, and Building (PZB) Committee of Indian Shores, Florida will hold a Quasi-Judicial Public Hearing on Tuesday, July 8, 2025, at 4:00 P.M., for a site plan review request for recommendation and consideration of Council approval for the property located at 19101 Gulf Boulevard, Indian Shores, Florida. The hearing will be at the Indian Shores Municipal Center located at 19305 Gulf Boulevard, 4th Floor Council Chambers, Indian Shores, Florida. If the site plan is approved, the PZB Committee will make a recommendation to the Town Council for consideration of approval, which will be heard at a second Quasi-Judicial Public Hearing at the Regular Town Council Meeting scheduled on the same day, July 8, 2025 at the same location beginning at 5:01 P.M.

**PUBLIC HEARING:**

**Quasi-Judicial**

**Consideration of a request for a Site Plan Review from Braun-Diaz, Cherie C Tre Braun-Diaz, Cherie C Rev Trust, to construct a single-family home with two (2) floors over parking on the property located at 19101 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-34722-002-0210.**

All interested parties are invited to attend.

This notice is possibly being sent to you as a condominium officer. If you are now or have ever been an officer, please see to it that this notice is disseminated to the members of your association so they may participate.

If the constituency of your Condominium board has changed, please keep the Town Clerk informed of the new members so that we may better serve you.

Sincerely,

Freddie Lozano, CMC  
Town Clerk

# INDIAN SHORES



19305 Gulf Boulevard, Indian Shores, FL 33785

www.myindianshores.com | Ph: 727.595.4020 | Fax: 727.596.0050

## AFFIDAVIT OF MAILING:

State of Florida

County of Pinellas

I, Yvonne Williams, Permit Specialist of the Town of Indian Shores, Florida, the 20 day of June, 2025, mailed the Notice of a Public Quasi-Judicial Hearing by the Board of Adjustment and Appeals, scheduled on July 8, 2025, beginning at 3:00pm on the 4<sup>th</sup> Floor Council Chambers at the Indian Shores Municipal Center, 19305 Gulf Blvd., Indian Shores, FL 33785.

Attached:

1. The notice detailing the variance request for the property located at 19101 Gulf Blvd., Indian Shores, FL 33785.
2. A list of adjacent property owners and/or registered agents the notice was mailed to.

Yvonne Williams  
Signature of Affiant

**SUBSCRIBED AND SWORN TO, OR AFFIRMED**, before me on this 20<sup>th</sup> day of June, 2025, by Yvonne Williams.

Ashley Wagner  
Signature of Officer Administering Oath or of Notary Public



MCLAREN, GARY H TRE  
MCLAREN, DELSADA TRE  
10419 DOWN LAKEVIEW CIR  
WINDERMERE, FL 34786-7910

THE VERANDAS ON THE GULF CONDO  
ATTN: WEST COAST MGMT & REALTY  
10502 N DALE MABRY HWY  
TAMPA, FL 33618-4136

LE SCAMPI CONDO ASSN  
ATTN: KAREN BROWDER  
24701 US HIGHWAY 19 N STE 102  
CLEARWATER, FL 33763-4086

EARLY, JASON A  
57 OAKLAND AVE  
UNIONTOWN, PA 15401-2818

SHORE HOUSE-CONDO ASSN INC  
1155 PASADENA AVE S STE H  
SOUTH PASADENA, FL 33707-2878

ADVANTA IRA SERVICES LLC  
4790 140TH AVE N  
CLEARWATER, FL 33762-3857

SHORE HOUSE-CONDO ASSN INC  
ATTN: MC HOMES REALTY  
1155 PASADENA AVE S STE H  
SOUTH PASADENA, FL 33707-2878

DULAK, FRANK IRREV TRUST  
A T G TRUST COMPANY TRE  
C/O MIDLAND TRUST CO  
225 W WASHINGTON ST STE 1640  
CHICAGO, IL 60606-3100

ROGACKI, JEFFERY  
1625 W TEMPERANCE RD  
TEMPERANCE, MI 48182-9470

STONE, BARBARA J  
VALERIE OSWALD GILMORE POA  
1110 3RD ST S  
ST PETERSBURG, FL 33701-5536

GULFSHORE TOWNHOUSES CONDO  
ASSN INC  
19020 GULF BLVD  
INDIAN ROCKS BEACH, FL 33785-2134

MOORE, BOBBY LEE JR EST  
PO BOX 47122  
ST PETERSBURG, FL 33743-7122

GULFSHORE TOWNHOUSES CONDO  
ASSN INC  
PROFESSIONAL CONDO CONCEPTS  
2181 INDIAN ROCKS RD S STE 1  
LARGO FL 33774

VISTA BAY CONDOMINIUM ASSN INC  
ATTN: MANAGEMENT OFFICE  
19111 VISTA BAY DR  
INDIAN ROCKS BEACH, FL 33785-2140

LA MER OF PINELLAS CONDO ASSN INC  
4504 W CULBREATH AVE  
TAMPA, FL 33609-4206

VISTA BAY CONDOMINIUM ASSN INC  
ATTN: WETHERINGTON HAMILTON  
812 W DR MLK JR BLVD STE 101  
TAMPA FL 33603

LA MER OF PINELLAS CONDO ASSN  
ATTN: CHRIS CANNING  
1328 EDGEWATER BEACH DR  
LAKELAND FL 33805

DMIB PROPERTIES LLC  
290 PARKWAY INDUSTRIAL DR  
LAKE ST LOUIS, MO 63367-6522

LA MER OF PINELLAS CONDO ASSN  
ATTN: KATHRYN PAPANDREW  
18119 ANDOVER ST  
EDMONDS WA 98026

THE VERANDAS ON THE GULF CONDO  
ASSN INC  
10502 N DALE MABRY HWY  
TAMPA, FL 33618-4136

LE SCAMPI CONDO ASSN  
C/O AMERI-TECH REALTY INC  
24701 US HIGHWAY 19 N STE 102  
CLEARWATER, FL 33763-4086



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<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$ .69	
Total Postage and Fees \$ 9.64	
Sent To Vista Bay Condo Assn. Mgmt OFFICE Street and Apt. No., or PO Box No. 19111 Vista Bay Dr. City, State, ZIP+4® Indian Rocks Beach FL 33785	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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Postage \$ .69	
Total Postage and Fees \$ 9.64	
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 Street and Apt. No., or PO Box No.  
 24701 US HWY 19 N Ste 102  
 City, State, ZIP+4®  
 Clearwater FL 33763-4086

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 1155 Pasadena Ave S STE H  
 City, State, ZIP+4®  
 South Pasadena FL 33707-2878

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 Street and Apt. No., or PO Box No.  
 1625 W Temperance RD  
 City, State, ZIP+4®  
 Temperance MI 48182-9470

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 Street and Apt. No., or PO Box No.  
 10502 N DALE MABRY HWY  
 City, State, ZIP+4®  
 TAMPA FL 33618

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 225 W Washington ST STE 1640  
 City, State, ZIP+4®  
 Chicago IL 60606-3100

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Sent To  
 Gary H McLaren TRF / Delsada McLaren TRF  
 Street and Apt. No., or PO Box No.  
 10419 Down Lakeview Cir  
 City, State, ZIP+4®  
 Windermere FL 34786

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City, State, ZIP+4®  
TAMPA FL 33618-4136

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Total Postage and Fees	\$ 9.64

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Street and Apt. No., or PO Box No.  
4790 140th AVE N  
City, State, ZIP+4®  
Clearwater FL 33762-3857

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Postage	\$ .69
Total Postage and Fees	\$ 9.64

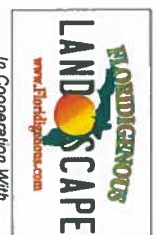
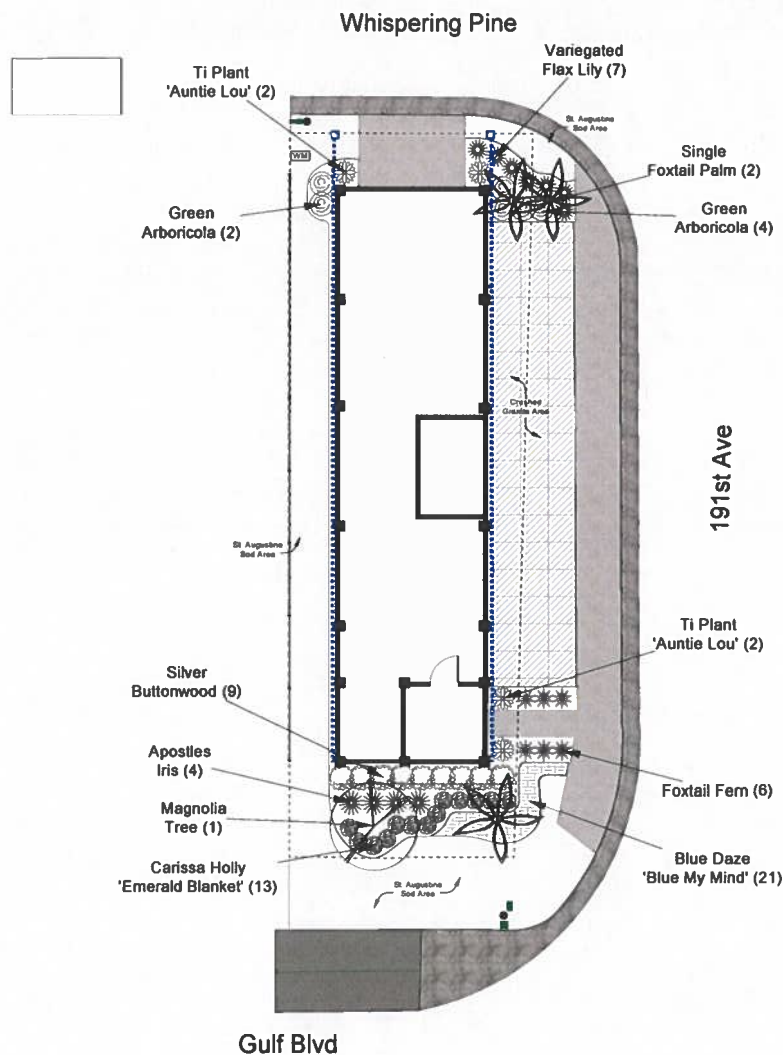
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57 Oakland Ave  
City, State, ZIP+4®  
Uniontown PA 15401-2818

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Design by:  
**Floridigenous Landscape Inc**  
*The Right Plant in the Right Place*  
 PO Box 7880  
 St. Petersburg, FL 33734  
 Phone Number: (727) 744-4339  
 E-mail: pldesigns@floridigenous.com

Page 1 of 1  
**Labram Homes**  
 19101 Gulf Blvd  
 Indian Shores, FL 33785  
 Scale: 1" = 20'  
**Landscape Design**  
 01/22/2025



**Project Notes:**  
 1. All Plants beds to be covered in pine bark mulch unless otherwise noted.  
 2. Plants to be planted in existing soil unless otherwise specified in landscape proposal.  
 3. Irrigation system assumed to be in working order unless otherwise specified in landscape Proposal. New irrigation systems to provide new landscape with 100% coverage via sprays, rotors or drip emitters.  
 4. Homeowner responsible for locating any underground utility (water, sewer, electrical, low voltage, communication, etc. Floridigenous Landscape is not responsible for damage to underground utilities.

A Maximum of 50 percent of permeable area of lot to be St. Augustine turf sod.

Total Lot SF (excludes easement) 2080  
 House and Garage: 1088  
 Steps, Driveway: 85  
 Tree Preserved: 0  
 Code Tree Required: 1  
 Code Tree Supplied: 1

Plant and tree material in compliance with code 16.40.060.2.1.6.



### GENERAL NOTES

1. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY OF THE CONTRACT DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE WORK WITH THAT OF OTHER SUBCONTRACTORS OR VENDORS TO ASSURE THAT THE SCHEDULES ARE MET AND ALL WORK IS DONE IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS OF GOVERN AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

2. CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS AND COORDINATE ALL OF THE WORK TO ENSURE COMPLETE COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS. REPORT ANY DISCREPANCIES OR POTENTIAL PROBLEMS TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO DO SO SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS. IN THE EVENT THAT THERE ARE DISCREPANCIES OR AMBIGUITIES IN, OR OMISSIONS FROM, THE DRAWINGS OR SPECIFICATIONS OR SHOULD THERE BE DOUBT AS TO THE MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED TO PROVIDE A WRITTEN CLARIFICATION.

3. ALL WORK UNDER THE CONTRACT IS TO BE PERFORMED TO PROVIDE A COMPLETE AND FINISHED PRODUCT, AND SHALL BE WARRANTED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ANY DEFECTS OR DEFICIENCIES.

4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE EXECUTION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING COVERINGS, FIRE PROTECTION, AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.

5. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL WORK FROM DAMAGE AND SHALL PROTECT ADJACENT PROPERTIES FROM INJURY OR LOSS ARISING IN CONNECTION WITH WORK. EXTREME CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO NEW MATERIALS AND SUPPLIES AND NEW AND EXISTING EQUIPMENT, STRUCTURES, AND SERVICES.

6. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD, CLEAN CONDITION AND SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN UP OF ALL DEBRIS.

7. PENETRATIONS TO THE FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY A U.L. APPROVED FIRE-STOP SYSTEM.

8. THE DESIGN, ADEQUACY AND SAFETY OF ERECTING AND BRACING, SHORING OR TEMPORARY SUPPORTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE OF THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF FINISH MATERIALS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES AND SEQUENCES OF THE PROJECT.

9. THE CONTRACTOR SHALL RETAIN A CURRENT AND COMPLETE SET OF THE CONTRACT DOCUMENTS (PERMIT SET), ALONG WITH AND SHOP DRAWINGS, MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANY FLORIDA PRODUCT APPROVALS AT THE JOB SITE DURING ALL PHASES OF THE WORK. THIS MATERIAL MUST BE ACCESSIBLE TO INSPECTORS DURING VISITS AND INSPECTIONS. ALL REVISIONS SHALL BE RECORDED BY THE CONTRACTOR TO ESTABLISH A RECORD SET OF DOCUMENTS FOR THE PROJECT.

### PLAN REVIEW DATA

PROJECT CRITERIA  
3-STORY RESIDENCE (1st BLOCK, 2nd & 3rd LEVEL FRAME)  
INDIAN SHORES, FLORIDA

CLASSIFICATION  
CLASSIFICATION BY OCCUPANCY: RESIDENTIAL GROUP R3

TYPE OF CONSTRUCTION: TYPE VB

### DESIGN DATA

FLORIDA BUILDING RESIDENTIAL CODE 2020, 7th EDITION (ASCE 7-16)

Windborne Debris Area	YES
V (ult) Ultimate Design Wind Speed	150 MPH
V (asn) Nominal Design Wind Speed	116 MPH
Risk Category	II
Surface Roughness	D
Enclosure Classification	D
Design Internal Pressure Coefficient	ENCLOSED
Building Height (Maximum)	32
Height & Exposure Adjustments Coefficient	1.68

Components and Cladding		DESIGN PRESSURE PSF *	
ROOF	Slope (7-27 Degrees)	Vult	Vsld
ZONE 1			27.0 -75.4
			27.0 -99.6
			27.0 -130.7
WALL			
			40.8 -44.2
OVERHANG			
			NA -22
GARAGE DOOR			
			NA -34
12' x 8'		34.3	-38.1

\* Adjusted for exposure and Height  
h = 32 FT (max)  
a = 4 FT

LOADING	ACTUAL
DEAD LOAD	20 PSF
LIVE LOAD (ROOF)	40 PSF
LIVE LOAD (FLOOR)	40 PSF
LIVE LOAD (DECK)	40 PSF

CONCRETE	3000 PSI
LUMBER	SP #2
SOIL BRG CAPACITY	1500 PSF (VERIFY W/ SOIL REPORT)
FLOOD HAZARD AREA	YES ZONE AE (11+)
CLASSIFICATION	NEW CONSTRUCTION

Richard Wasilewski, PE  
1520 Chateaufort Drive  
Clearwater, FL 33764  
FL No. 15586  
727-560-4341

INLAND RESIDENCE LOCATED LESS THAN 1500 FEET FROM OPEN WATER (INTRACASTAL)

### CODES

2023 FLORIDA BUILDING CODE 8th EDITION: RESIDENTIAL  
2023 FLORIDA BUILDING CODE 8th EDITION: MECHANICAL  
2023 FLORIDA BUILDING CODE 8th EDITION: PLUMBING  
2023 FLORIDA BUILDING CODE 8th EDITION: GAS  
2023 FLORIDA BUILDING CODE 8th EDITION: ENERGY CONSERVATION  
2023 FLORIDA FIRE PREVENTION CODE 8th EDITION  
2023 NATIONAL ELECTRICAL CODE

### LOCATION

### DRAWING INDEX

SHEET	DESCRIPTION	DATE	REV	DESCRIPTION OF REVISIONS	INITIAL	PERMIT SET	NOT UPDATED	PERMIT SET
		7-25-23						
		11-30-24						

### ARCHITECTURAL

Cover	TITLE, SHEET INDEX, PRODUCT APPROVAL #'s							
A1	Architectural Site Plan							
A2	Pile and Grade Beam Plan							
A3.1	Slab Plan & 1st Level Floor (Garage) Plan							
A3.2	2nd & 3rd Floor Plans							
A4	Exterior Elevations							
A5	Electrical Plans							
A6	2nd & 3rd Floor Framing Plans							
A7	Cross Section							

### STRUCTURAL

S 1	General Notes							
S 2	Construction Notes							
S 3	Misc. Details							
S 4	Misc. Details							
S 5	Misc Details & Typical Wall Section							

### Florida Product Approvals

UPDATED 11-20-2024

Category/Subcategory	Manufacturer	Product Description	Approval #	Notes
1. EXTERIOR DOORS				
A. Swinging	PELLA CORP.	PELLA ENTRY DOOR 1/5 w/ Sidelight	FL 31711.1	R2
A. Swinging	PELLA CORP.	HURRICANE SERIES IMPACT FRENCH DOORS	FL 16093.1	R4
A. Swinging	PELLA CORP.	EXTR HINGED G DR HURRICANE SERIES IMPACT	FL 16055.1	R4
A. Swinging	THERMA TRU	FIBER-GLASS & SMOOTH STAINLESS 21421 AND IMPACT SERVICE DOOR (3, 4, 6)	FL 12459.2	R12
B. Sliding Glass Door	PELLA CORP.	SLIDING GLASS TRADITIONAL DOOR (2-PANEL)	FL 12459.2	R12
B. Sliding Glass Door	PELLA CORP.	SLIDING GLASS DOOR (3-4-PANEL)	FL 33611.3	R1
C. Sectional	CLOPAY GARAGE DOOR	WOODEN STEEL w/ IMPACT CONTEMPORARY (OPT. WINDOWS)	FL 17671.5	R9
2. WINDOWS				
A. AWNING	PELLA CORP.	(HURRICANE) VINYL-CLASSED VINYL (IMPACT)	FL 33568.1	R1
B. CASEMENT	PELLA CORP.	(HURRICANE) SERIES CS40 VINYL (IMPACT) FIN/FLANGE	FL 33566.1	R1
C. FIXED	PELLA CORP.	(HURRICANE) SERIES FX415 PVC (IMPACT)	FL 33493.1	R1
D. Mullion Bar	PELLA CORP.	3" MULLION-IMPACT	FL 33622.1	R1
3. PANEL WALL				
A. SOFFIT	KAYCAN BLDG. PRODUCTS	Hardi Soffit Board	FL 13265.1	R7
A. SOFFIT	KAYCAN BLDG. PRODUCTS	Optional 12" VINYL SOFFIT	FL 12198.3	R8
4. ROOFING				
A. METAL ROOFING	LY THOMPSON INC.	16" TM SNAP-LOCK PANEL	FL 16667.3	R8
B. UNDERLAYMENT	POLYGLASS	TU-PLUS	FL 5259.1	R44
B. UNDERLAYMENT	OWENS CORNING	PEEL-N-STICK	FL 9777.1	R20
C. ROOF Vent	LEMANCO	OFF-RIDGE Vent	FL 3792.5	R17
D. WATERPROOFING	REGAL DECKS	FIBERGLASS ROOFING over wood decking	FL 7549.1	R7
5. SHUTTERS (OPTION)				
A. Hurricane Panel	JOHN & COMPANY INDUSTRIES	Steel Hurricane Panels	FL 12856.2	R8
6. Concrete Linels				
A. CONCRETE LINTEL	QUALITY PRECAST	PRE-CAST LINTELS	FL 1774	R7
B. STEEL LINTEL (Option)	L2 POWER STEEL	POWER LINTELS	FL 3119	R10

SPECIAL NOTE: HURRICANE PANEL PROTECTION LISTED ABOVE SHALL BE USED FOR DOOR AND WINDOW OPENINGS THAT ARE NOT IMPACT APPROVED BY PRODUCT MANUFACTURER (BULGE).

## Custom Home For The:

# Macchione Residence

## 19101 Gulf Blvd., Indian Shores

### SPECIAL NOTE:

CONTRACTOR SHALL BECOME FAMILIAR WITH SOIL REPORT BY BTL ENGINEERING SERVICES, AND FOLLOW RECOMMENDATIONS IN REPORT FOR SOIL PREP AND FIELD REQUIREMENTS PRIOR TO START OF THE FOUNDATION.

### NOTE TO CONTRACTOR

DESIGN BASED ON SCHEMATIC FRAMING AND TRUSS LAYOUTS. TRUSS MANUFACTURER WILL DEVELOPE FINAL FLOOR AND ROOF TRUSS LAYOUTS ALONG WITH LOADS TRANSFERRED TO FOUNDATION. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR COMMENCING CONSTRUCTION PRIOR TO TRUSS MANUFACTURERS DESIGN BEING SUBMITTED TO ENGINEER OF RECORD FOR APPROVAL. REVISION TO LOCATION AND/OR SIZES ON FOUNDATION PLAN MAY BE REQUIRED AFTER FINAL REVIEW OF TRUSS ENGINEERING PACKAGE IS REVIEWED.

### PROFESSIONAL ENGINEERING EXEMPTIONS

PER CHAPTER 471, FLORIDA STATUTES, THE FOLLOWING IS STATED:  
471.003 QUALIFICATIONS FOR PRACTICE: EXEMPTIONS.  
(2) THE FOLLOWING PERSONS ARE NOT REQUIRED TO BE LICENSED UNDER THE PROVISIONS OF THIS CHAPTER AS A LICENSED ENGINEER:  
(a) ANY ELECTRICAL, PLUMBING, AIR-CONDITIONING, OR MECHANICAL CONTRACTOR WHOSE PRACTICE INCLUDES THE DESIGN AND FABRICATION OF ELECTRICAL, PLUMBING, AIR-CONDITIONING, OR MECHANICAL SYSTEMS, RESPECTIVELY, WHICH SHE OR HE INSTALLS BY VIRTUE OF A LICENSE ISSUED UNDER CHAPTER 486, UNDER PART 1 OF CHAPTER 863, OR UNDER ANY SPECIAL ACT OR ORDINANCE WHEN WORKING ON ANY CONSTRUCTION PROJECT WHICH:  
1. REQUIRES AN ELECTRICAL OR PLUMBING OR AIR CONDITIONING AND REFRIGERATION SYSTEMS WITH A VALUE OF \$50,000 OR LESS; AND  
2. A. REQUIRES AN AGGREGATE SERVICE CAPACITY OF 800 AMPERES (240 VOLTS) OR LESS ON A RESIDENTIAL ELECTRICAL SYSTEM OR 800 AMPERES (240 VOLTS) OR LESS ON A COMMERCIAL OR INDUSTRIAL ELECTRICAL SYSTEM;  
B. REQUIRES A PLUMBING SYSTEM WITH FEWER THAN 250 FIXTURE UNITS; OR  
C. REQUIRES A HEATING, VENTILATION, AND AIR CONDITIONING SYSTEM NOT TO EXCEED A 15 TON-PER-SYSTEM CAPACITY, OR IF THE PROJECT IS DESIGNED TO ACCOMMODATE 100 OR FEWER PERSONS.

### ENGINEERS SEAL

For Structural Purpose Only

This item has been signed and sealed by Richard Wasilewski PE using a digital signature on 2024.11.21 15:39:30-05'00'. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

### 3-STORY RESIDENCE FOR: Braun-Diaz Macchione Family

19101 Gulf Blvd.  
Lot 21 & 22, Block B  
Indian Shores, Florida

DATE: 11-20-24  
REV: 11-20-24

GRAPHIC COVER SHEET  
SHEET INDEX

Cover

NEW DIMENSIONS DESIGN LLC.

DESIGN - DRAFTING  
CONSTRUCTION CONSULTING

1923 RIFORD DR.  
CLEARWATER, FL 33764

727-742-3168  
myilicki.odi@gmail.com

RICHARD WASILEWSKI, P.E.

1520 CHATEAUFORT DR. CLEARWATER, FLORIDA 33764  
TEL (727) 560-4341 E-MAIL: engineers@btl.com  
FLORIDA REGISTRATION NO.: P.E. 15586

LABRAM HOMES

CUSTOM HOME BUILDERS SERVING FLORIDA  
727-727-7200  
LABRAMHOMES.COM

STRUCTURES INDICATED ON THESE PLANS, HAVE BEEN DESIGNED TO RESIST WIND LOAD PRESSURES BASED ON THE WIND DESIGN DATA IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL CODE (8th EDITION).

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PERMIT TO CONSTRUCTION: THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW, REVISION AND SEALING OF THE PERMIT SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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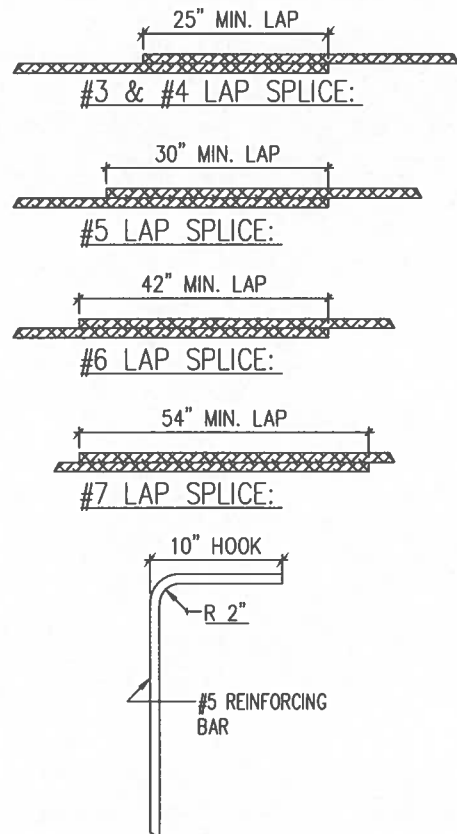
**FOOTING NOTES:**

HOLD BOTTOM OF ALL FOOTINGS 12" MIN BELOW ADJACENT FINISHED GRADE. FOOTINGS MAY CHANGE ELEVATION DUE TO GRADING CONDITIONS.

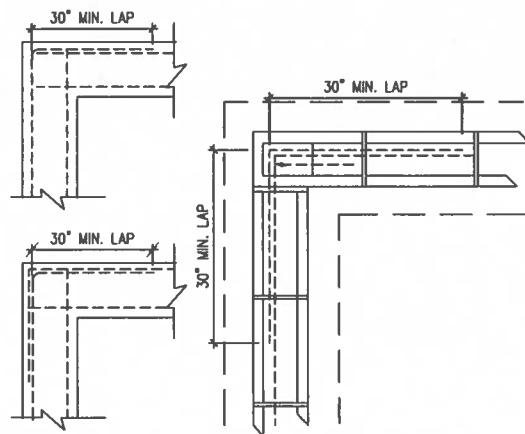
LAP ALL FOOTINGS AND BOND BEAM BARS 25" MIN. PROVIDE CORNER BARS OR BEND TO BE CONTINUOUS TO LAP ALL HORIZONTAL STEEL IN FOOTINGS AND BOND BEAMS. REFER TO DETAIL ON STRUCTURAL SHT.

PROVIDE MIN 3" COVER FOR ALL HORIZ. STEEL IN FOOTINGS.

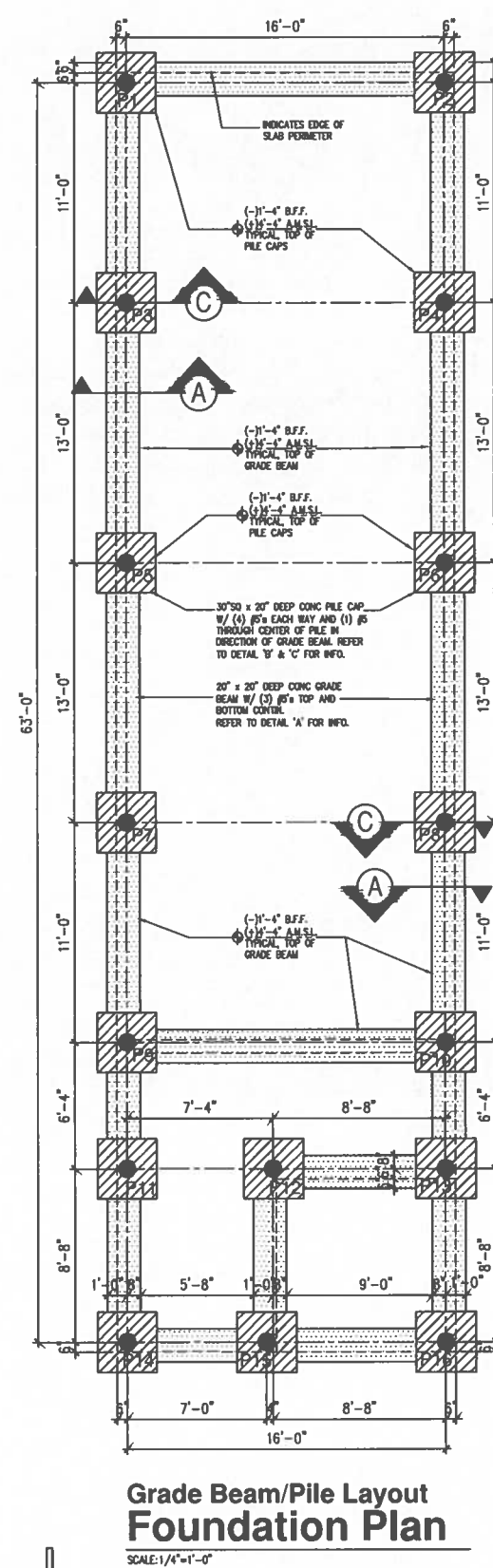
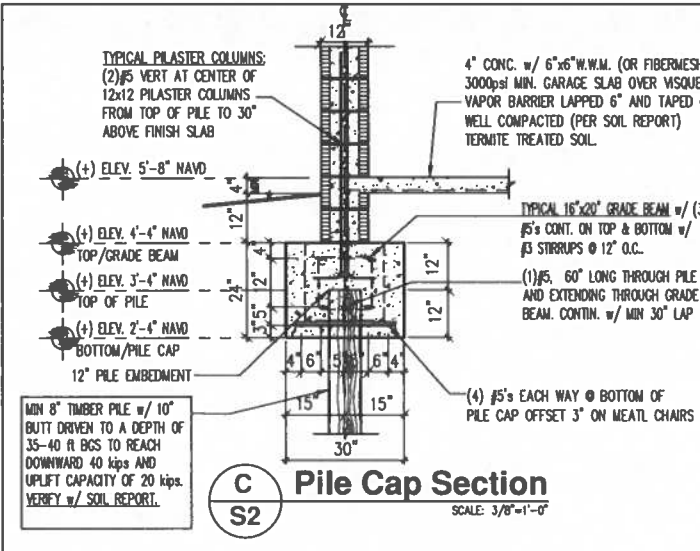
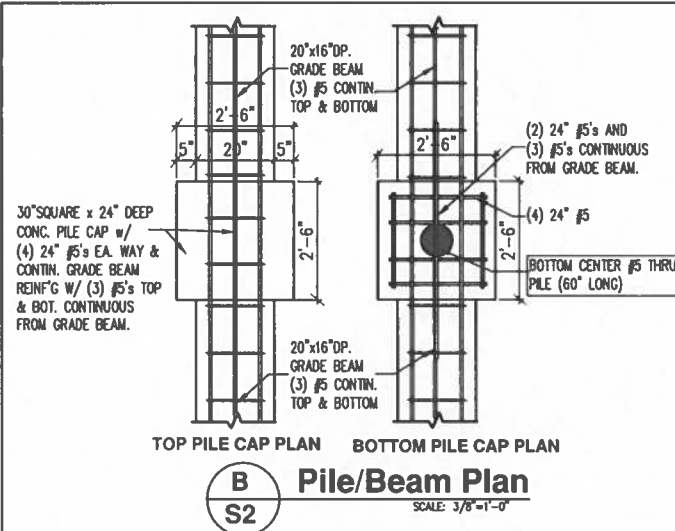
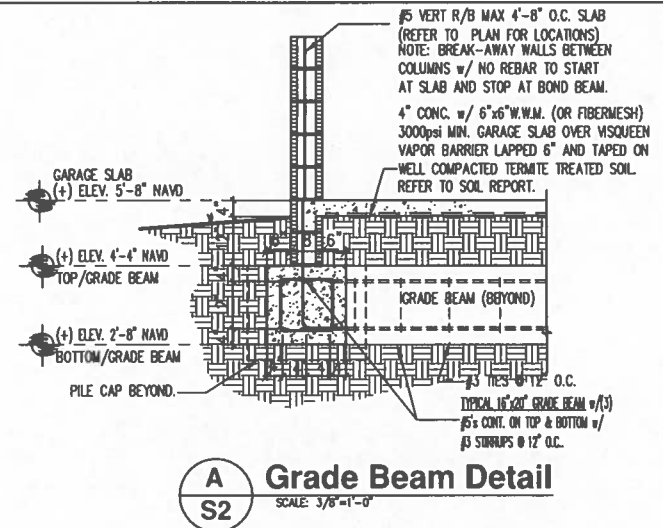
FILLED CELL LOCATIONS ARE BASED ON THE GRAPHICAL LAYOUT OF THIS DESIGN AND SHALL BE ADJUSTED IN THE FIELD PER ACTUAL CONDITIONS AND BLOCK LAYOUT CELL SPACING SHOULD NOT EXCEED 6'-0" (MAX).



A.C.I. STD. 90 DEG. BEND  
REBAR LAP & BENDING DETAILS



CORNER CONTINUITY & WALL REINFORCEMENT



**NOTE:**

ALL PROJECT DIMENSIONS AND CONDITIONS SHALL BE REVIEWED BY OWNER AND CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK AND OR DEMOLITION. THE OWNER AND CONTRACTOR, ONCE CONSTRUCTION IS COMMENCED, SHALL BEAR FULL RESPONSIBILITY FOR PROJECT PROGRESS AND OUTCOME. ANY DISCREPANCIES AND OR CHANGES SHALL BE REPORTED TO THE DESIGNER AND ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW, SEAL AND SIGNED FLOOR AND ROOF TRUSS DRAWINGS AND CALCULATIONS. UPON THE ENGINEER'S REVIEW, REPLY AND APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE STRUCTURE.

**NEW DIMENSIONS DESIGN LLC.**

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**LABRAM HOMES**

CUSTOM HOME BUILDERS IN ST. PETERSBURG, FLORIDA  
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**Braun-Diaz Macchione Family**

19101 Gulf Blvd. Lot 21 & 22, Block B Indian Shores, Florida

3-STORY RESIDENCE FOR:

DATE: 11-20-24  
REV.  
PILE & GRADE BEAM

**A2**

### WALL LEGEND

**NOTE: (TYPICAL 18-LOCATIONS)**  
12"x12" PLASTER COLUMNS w/ (2) #5'S VERTICAL FROM GRADE BEAM TO BOND BEAM (30" LAP).

**BREAKAWAY BLOCK WALLS:** CMU MASONRY WALLS w/ SMOOTH RUBBED JOINTS, PRIME AND PAINTED WALLS. REINFORCED VERT. FILLED CELLS "NOT" EMBEDDED IN SLAB OR BOND BEAM CONNECTION TO 12x12 COLUMNS w/ MORTAR JOINTS ONLY. REFER TO ELEVATIONS FOR TYPICAL EXTERIOR FINISHES.

**2x4 OR 2x6 INTERIOR STUD WALL w/ STUDS @ 16" O.C. (R-19) BATT INSULATION, SINGLE BOTTOM PLATE & DBL. TOP PLATE. NOTE: PROVIDE SP1 AND SP2 @ EACH STUD TO PLATE AND ADDITIONAL WALL STRAPPING AS NOTED ON PLANS. 2" CYP. BD. ON INTERIOR HAD 2" CDX PLYND. ON EXTERIOR w/ BUILDING WRAP AND EXTERIOR SIDING (PER ELEVATION). OPT. OPTIONAL: 2x" SYSTEM 1/2" EXTERIOR SHEATHING.**

**PLAN NOTES:**

- 1) PROVIDE DRAFT STOPPING AT FLOOR/CLG ASSEMBLY @ (EACH 1000 S.F.)
- 2) STRUCTURE IS LOCATED IN A SPECIAL FLOOD AREA. A FEMA "UNDER CONSTRUCTION" ELEVATION CERTIFICATE MUST BE SUBMITTED AT THE LINTEL INSPECTION. FINAL EC w/ FLOOD/ROOF VENTS DETAILS REQUIRED AT FINAL STAGE OF PROJECT.

### CONC. LINTEL DETAIL

(+)9'-4" ABOVE GARAGE SLAB  
(+)8'-0" ABOVE GARAGE SLAB

(1) K.O. BLOCK w/ (1) #5 CONTINUOUS ON (1) PRE-STRESSED P.C. LINTEL w/ (2) #5 BARS CONTIN. AND FILLED SOLID.

### FLOOD VENT SECTION

SCALE: NONE

8"x8" P.C. CONCRETE LINTEL OVER FLOOD VENT OPENING. (16W, 18W, OR 20W, 24W).

SMART VENT MODEL 1540-524 AT 16"x16" OPENINGS. SMART VENT 1540-521 USED AT DBL. OPENINGS. (EQUALS 200 SQ. FT. FLOOD COVERAGE w/ MIN 2 AT TWO SEPARATE WALLS).

### GARAGE DOOR OPENING

SCALE: NONE

**GARAGE DOOR NOTES:**

1. GARAGE SHALL BE DESIGNED BY MANUFACTURER TO COMPLY WITH 2017 FLORIDA RESIDENTIAL BLDG. CODE (7th EDITION) 1501.2.1(2).
2. GARAGE DOOR SHALL BE ATTACHED TO WOOD BUCK IN ACCORDANCE w/ MANUFACTURER'S REQUIREMENTS.
3. REFER TO MANUFACTURER'S INFORMATION FOR REQUIRED OPENING SIZE.

**SIMPSON HAMMER CAPSULE (#WCSO) 2"x3" @ 24" MAX. O.C. w/ WASHER & MIN. 1 1/2" EMBED INTO FILLED CELL. TYPICAL EACH SIDE OF OPENING.**

**P.T. 2x6 P.T. BUCK FULL LENGTH OF OPENING (TYP. EA. SIDE OF OPENING)**

**OVERHEAD GARAGE DOOR RE: SEE PLANS FOR SIZE**

**GARAGE DOOR WEATHERSTRIP PER DOOR MANUFACTURER'S SPECIFICATIONS.**

### 1st Level Floor Plan

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

**Garage**  
12'x12' GARAGE DOOR (3) (BB)  
150 MPH WATED

**NOTE: (TYPICAL 18-LOCATIONS)**  
12"x12" PLASTER COLUMNS w/ (2) #5'S VERTICAL FROM GRADE BEAM TO BOND BEAM (25" LAP).

**BREAKAWAY BLOCK WALLS:** CMU MASONRY WALLS w/ SMOOTH RUBBED JOINTS, PRIME AND PAINTED WALLS. REINFORCED VERT. FILLED CELLS "NOT" EMBEDDED IN SLAB OR BOND BEAM CONNECTION TO 12x12 COLUMNS w/ MORTAR JOINTS ONLY. REFER TO ELEVATIONS FOR TYPICAL EXTERIOR FINISHES.

**NOTE: D.F.E. (B.F.E.+1)=12.0' NAVD**  
ALL AREAS BELOW DFE TO BE FLOOD DAMAGE RESISTANT MATERIALS IN COMPLIANCE OF CLASS 4 OR 6 MATERIALS PER FEMA TECH. BULLETIN 8-2 TABLE 2.

**TYPICAL GARAGE CLG:**  
1" TYPE "X" GYP BD. AT CLG (BETWEEN GARAGE/LIVING AREAS). INSTALL PERPENDICULAR TO CEILING FRAMING AND FASTENED @ MAX. 4" O.C. w/ MIN 1 1/2" 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS.

**STAIR NOTE:**  
(16) 10" TREADS w/ 1" NOSING & 18-RIISERS @ 7 3/8" EA. (ADJUST 1st RISER IF NEEDED FOR FLOOR TILE)

### CONCRETE / MASONRY NOTES:

1. VERIFY ALL DETAILS AND DIMENSIONS WITH EXISTING CONDITIONS, CONSTRUCTION DOCUMENTS, AND PROPERLY COORDINATED APPROVED SHOP DRAWINGS.
2. EXPANSION AND CONTROL JOINTS ARE TO BE PLACED PER A.S.I. RECOMMENDATIONS. PREPARE A CRACK CONTROL PLAN BASE UPON CONSTRUCTION SEQUENCING AND PROPOSED ACTUAL FLOOR AND WALL FINISHES AND SUBMIT TO ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
3. THE MASONRY CONTRACTOR MUST EMPLOY A CERTIFIED STRUCTURAL MASONRY INSPECTOR. THE INSPECTOR MUST MONITOR ALL REINFORCING MASONRY OPERATIONS INCLUDING CORREL PLACEMENT.
4. THE CONTRACTOR MUST EMPLOY A LICENSED AND INSURED SPECIALTY ENGINEER TO DESIGN AND INSPECT AND ASSUME RESPONSIBILITY FOR SECOND FLOOR DECK SHORING MEANS AND METHODS OF TEMPORARY SHORING ARE NOT THE RESPONSIBILITY OF THE ENGINEER OF RECORD.

### GENERAL NOTES:

ALL WINDOWS THAT HAVE FLUSH SILL PITCH "PARGE COAT" ON SILL TOP AWAY FROM WINDOW FRAME.

VERIFY ALL WINDOW AND DOOR OPENINGS w/ MANUFACTURER SPECS. ALL WINDOW HEADER AT 8' UNLESS OTHERWISE NOTED.

INSTALL SQ. DRYWALL BEADS AT ALL CORNERS AND ANY DRYWALL NICHES, AND EXTERIOR WALL OPENINGS.

NOTE: ALL WOOD WITH CONTACT WITH MASONRY RO BE PRESSURE TREATED.

### FLOOD VENTING REQUIRED

ZONE 1 - GARAGE: 828 S.F. AREA  
200 SL REQ'D 2/200=1000 SL PROVIDED.

ZONE 2-ENTRY/STORAGE: 177 S.F. AREA  
200 SL REQ'D 2/200=400 SL PROVIDED.

(1) INTERIOR WALL VENTS = 200S.F.  
16"x16" SMART VENT MODEL #1540-521  
16"x16" SMART VENT MODEL #1540-524  
SYSTEM FLOOD VENTS - SEE SPECS.  
MOUNTED MAX. 12" ABOVE GRADE = 4000 SQ. IN. OF VENTING PROVIDED.

NOTE: FINAL EC w/ FLOOD VENT DETAILS REQUIRED @ FINAL STAGE OF PROJECT (FBC2020 1603)

### AREA SCHEDULE

A/C Area	
1st Floor Lobby	182 Sq. Ft.
2nd Floor Level	1,010 Sq. Ft.
2nd Floor Level	693 Sq. Ft.
Total A/C Area	1,885 Sq. Ft.
Non A/C Area	
Covered Entry	78 Sq. Ft.
2nd & 3rd Cov'd Decks	156 Sq. Ft.
Garage (Tandum)	828 Sq. Ft.
Total Non A/C Area	1,052 Sq. Ft.
Total Under Roof	2,947 Sq. Ft.
Open Flat Roof Deck (2nd fl)	238 Sq. Ft.

**NOTE:**  
ALL PROJECT DIMENSIONS AND CONDITIONS SHALL BE REVIEWED BY OWNER AND CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK AND OR DEMOLITION. THE OWNER AND CONTRACTOR, ONCE CONSTRUCTION IS COMMENCED, SHALL BEAR FULL RESPONSIBILITY FOR PROJECT PROGRESS AND OUTCOME. ANY DISCREPANCIES AND OR CHANGES SHALL BE REPORTED TO THE DESIGNER AND ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

### Slab Plan

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

**Garage (Assumed 0'-0")**  
FLR. ELE. = 6'-0" NAVD  
BASE FLOOD ELEVATION = 11.0'+1' FREEBOARD  
DESIGN FLOOD ELEVATION 12.0' NAVD

**SPECIAL NOTE:**  
INDICATES REINFORCED VERT. FILLED CELLS "NOT" EMBEDDED IN SLAB OR BOND BEAM. PROVIDE EXPANSION JOINT AT WALL COLUMN CONNECTION.

4" THICK CONC. SLAB w/ FIBERESH (3000 PSI MIN) OVER 6" MLL W/SCREEN VAPOR BARRIER LAPPED 6" AND TAPED ON WELL COMPACTED TERMITE TREATED FILL, TYPICAL.

### ENGINEERS SEAL

For Structural Purpose Only

**Richard Wasilewski, P.E.**  
No. 15588  
Professional Engineer  
State of Florida

**NEW DIMENSIONS DESIGN LLC.**  
DESIGN - DRAFTING - CONSTRUCTION CONSULTING

42-3 68  
Days 1 to 10 days

**RICHARD WASILEWSKI, P.E.**  
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3-STORY RESIDENCE FOR:  
DWN. TM  
DATE 11-30-24  
REV.  
FLOOR PLANS

**A3.1**



## DOOR SCHEDULE

MARK	SIZE	QNTY	STYLE	COMMENTS
①	3'-0" x 8'-0"	SC	1	SOLID CORE ENTRY REFER W/ OWNER ON STYLE
②	8'-0" x 8'-0"	SGD	2	2-PANEL SLIDING GLASS DOORS
③	12'-0" x 8'-0"	OHGD	2	OVERHEAD GARAGE DOORS (150 MPH) REFER W/ OWNER ON STYLE
④	3'-0" x 8'-0"	SC	1	FRENCH DOOR (1-LITE)
⑤	(2) 2'-6" x 8'-0"	INSUL	1	FIBERGLASS SERVICE DOOR REFER W/ OWNER FOR DOOR PANEL STYLE
⑥	3'-0" x 8'-0"	INSUL	1	FIBERGLASS SERVICE DOOR w/ CLOSER
⑦	2'-8" x 8'-0"	INSUL	1	FIBERGLASS SERVICE DOOR w/ OPT. SH. WIND
⑧	2'-8" x 8'-0"	SC	4	SOLID CORE
⑨	2'-6" x 8'-0"	SC	4	SOLID CORE
⑩	2'-4" x 8'-0"	SC	2	SOLID CORE
⑪	2'-0" x 6'-8"	SC	1	SOLID CORE LINEN CLOSET
⑫	2'-4" x 8'-0"	POC	1	SOLID CORE POCKET DR
⑬	2'-10" x 8'-0"	SCS	1	BARN STYLE DOOR AND HARDWARE TRACK
⑭	2'-4" x 7'-0"	TEMPO	2	TEMPERED GLASS SHOWER DOOR & GLASS ENCLOSURE FIELD MEASURE (VERIFY)

## WINDOW SCHEDULE — PELLA

MARK	STYLE	QNTY	*R.O. SIZE	COMMENTS
(A)	2965 CASEMENT	CSMT	6	EGRESS AND IMPACT 9-LITE PRAIRIE GRILLS
(B)	2335 AWNING	AWNG	1	IMPACT RATED 9-LITE PRAIRIE GRILLS
(C)	2923 AWNING	AWNG	2	IMPACT RATED 9-LITE PRAIRIE GRILLS
(D)	7216 FIXED GLASS	FG	1	IMPACT RATED 9-LITE PRAIRIE GRILLS * REFER TO MANUFACTURER SPECIFICATIONS FOR R.O.
(E)	2416 FIXED GLASS	FG	1	IMPACT RATED 9-LITE PRAIRIE GRILLS
(F)	3015 FIXED GLASS	FG	3	IMPACT RATED 9-LITE PRAIRIE GRILLS
(G)	3066 FIXED GLASS	FG	2	IMPACT RATED 9-LITE PRAIRIE GRILLS
(H)	3030 FIXED GLASS	FG	2	IMPACT RATED 9-LITE PRAIRIE GRILLS
(J)				

NOTE: REFER TO FLOOR PLAN FOR TEMPERED GLASS AT HAZARDOUS LOCATIONS  
\* REFER TO MANUFACTURER SPECIFICATIONS FOR ALL ROUGH OPENING REQUIREMENTS

## WOOD PRESERVATIVE TREATMENT REQUIREMENTS

- AWPA USE CATEGORY UC4A.
- ALL WOOD IN CONTACT WITH OR WITHIN 8" OF THE GROUND.
  - AWPA USE CATEGORY UC3B.  
ALL OTHER EXTERIOR (OR EXPOSED TO THE WEATHER IN ANY FASHION) WOOD MEMBERS.
  - AWPA USE CATEGORY UC3A.  
ALL OTHER WOOD THAT IS REQUIRED BY CODE TO BE PRESERVATIVE TREATED OR OF A NATURALLY DURABLE SPECIES.

## FLOOR PLAN NOTES:

- R-38 INSULATION AT GROUND FLOOR CEILING AND LIVING ROOFED AREAS.
- R-13(2x4) OR R-19 (2x6) AT EXTERIOR LIVING AREA FRAME WALLS
- KNOCK DOWN TEXTURE AT ALL WALLS AND CEILINGS UNLESS OTHERWISE NOTED
- ALL EXTERIOR FRAME WALLS ARE SHEARWALLS.
- REFER WITH OWNER FOR OPTIONAL SOUNDPROOF OF ALL WOOD FLOOR SYSTEMS ABOVE FAMILY ROOM, KITCHEN/BREAKFAST, FOYER AND DINING ROOM.
- OPERATIVE WINDOWS W/ OVER 72" OF HEIGHT ABOVE EXTERIOR ADJACENT GRADE / FLR TO HAVE SILL HEIGHT ABOVE FINISH FLOOR OF AT LEAST 36" H. IF HEIGHT OF SILL IS MORE THAN 36" ABOVE FINISH FLOOR THAN SAID WINDOW TO HAVE FALL PROTECTION DEVICE INSTALLED.

## SPECIAL NOTE:

ALL EXTERIOR WALLS TO BE BUILT AS SHEARWALLS.  
ALL HEADERS TO BE (3) 2x12 (#2SP) WOOD BEAMS W/ 1/2" CDX PLYWOOD FLITCH PLATES U.N.O.

## WOOD FRAMING NOTES:

- VERIFY ALL DETAILS AND DIMENSIONS WITH CONSTRUCTION DOCUMENTS PRIOR TO START OF CONSTRUCTION.
- VERIFY SHEATHING TYPE AND THICKNESS W/ ROOF MATERIAL MANUFACTURER'S REQUIREMENTS FOR WIND RESISTANCE ATTACHMENT.
- PRE-ENGINEERED WOOD TRUSS ERECTOR IS REQUIRED TO HANDLE AND INSTALL TRUSSES PER MANUFACTURER'S INSTRUCTIONS. AS A MINIMUM, INSTALL BRACING IN ACCORDANCE WITH BCSI 1-03 AND LEAVE PERMANENTLY IN PLACE. MOVE TO OPPOSITE SIDE OF CHORD IF NECESSARY DUE TO INTERFERENCE WITH SHEATHING OR CEILING MATERIALS. TOP AND BOTTOM CHORD MEMBERS OF PRE-ENGINEERED TRUSS SYSTEM FOR THE COMPLETE STRUCTURE ARE INTENDED TO BE CONTINUOUSLY BRACED BY SHEATHING AND CEILING FINISHES. THE ROOF TRUSS SYSTEM IS NOT COMPLETE UNTIL ALL BRACING, SHEATHING, AND FINISHES ARE PERMANENTLY ATTACHED.
- ENGINEER MUST REVIEW AND APPROVE TRUSS SHOP DRAWINGS PRIOR TO FABRICATION. TRUSS ATTACHMENT HARDWARE MAY BE MODIFIED IF REQUIRED.
- ALL TRUSS TO TRUSS AND OVER FRAMING CONNECTIONS ARE TO BE SPECIFIED BY TRUSS MANUFACTURER.
- ALL CONNECTORS AND FASTENERS THROUGH OR ADJACENT TO ACP PRESERVATIVE TREATED LUMBER ARE TO BE HOT DIPPED GALVANIZED, STAINLESS STEEL, TRIPLE ZINC, OR SPECIFICALLY APPROVED FOR SUCH USAGE BY THE MANUFACTURER.
- ALL WOOD SUBJECT TO MOISTURE EXPOSURE OR ADJACENT TO CONCRETE OR MASONRY SHALL BE AN APPROVED NATURALLY DURABLE SPECIES OR PRESERVATIVE TREATED APPROPRIATELY FOR ITS INTENDED USE.
- NO COMMENT, NOTED OR DETAIL IN THESE STRUCTURAL DOCUMENTS SHOULD BE MISCONSTRUED AS A DESIGN FOR WATERPROOFING OR DAMPROOFING. SPECIFIC DESIGN FOR MOISTURE CONTROL, AND PERMANENT PROTECTION OF STRUCTURAL MATERIALS FROM THE ELEMENTS IS TO BE COMPLETED BY OTHERS AND COORDINATED WITH THE STRUCTURAL DOCUMENTS.
- ALL WOOD WHICH IS TO BE LEFT EXPOSED TO VIEW SHALL BE SELECTED FOR APPEARANCE AND PROPERLY PREPARED FOR FINISHES.

## WOOD PRESERVATIVE TREATMENT REQUIREMENTS

- AWPA USE CATEGORY UC4A.
- ALL WOOD IN CONTACT WITH OR WITHIN 8" OF THE GROUND.
  - AWPA USE CATEGORY UC3B.  
ALL OTHER EXTERIOR (OR EXPOSED TO THE WEATHER IN ANY FASHION) WOOD MEMBERS.
  - AWPA USE CATEGORY UC3A.  
ALL OTHER WOOD THAT IS REQUIRED BY CODE TO BE PRESERVATIVE TREATED OR OF A NATURALLY DURABLE SPECIES.

## GENERAL NOTES:

ALL WINDOWS THAT HAVE FLUSH SILL PITCH "PARGE COAT" ON SILL TOP AWAY FROM WINDOW FRAME.

VERIFY ALL WINDOW AND DOOR OPENINGS w/ MANUFACTURER SPECS. ALL WINDOW HEADER AT 8" UNLESS OTHERWISE NOTED.

INSTALL SQ. DRYWALL BEADS AT ALL CORNERS AND ANY DRYWALL NICHES, AND EXTERIOR WALL OPENINGS.

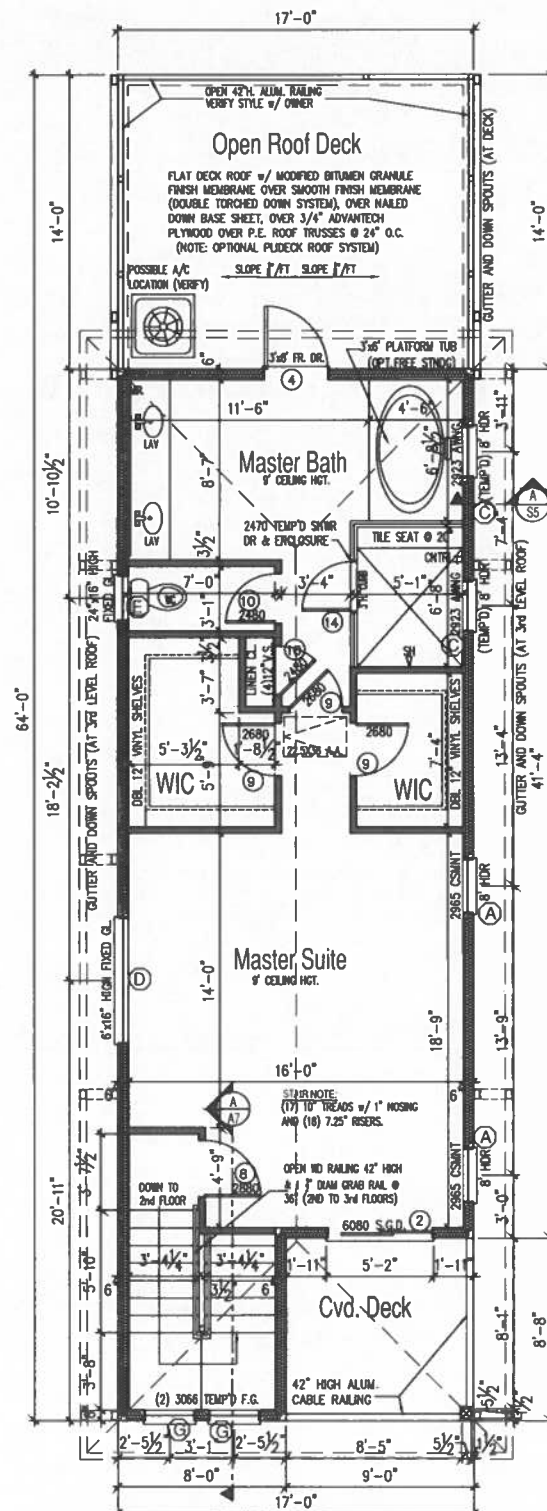
NOTE: ALL WOOD WITH CONTACT WITH MASONRY TO BE PRESERVE TREATED.

## EMERGENCY ESCAPE WINDOW:

MAX SILL HEIGHT FROM FLOOR - 44"  
MINIMUM CLEAR OPENING HEIGHT - 24"  
MINIMUM CLEAR OPENING WIDTH - 20"  
MINIMUM CLEAR OPENING HEIGHT - 20"  
MINIMUM CLEAR OPENING AREA - 5.7 S.F.  
GROUND FLOOR CLEAR OPENING 7 S.F.

NOTE: ALL WINDOWS AND DOOR GLAZING INSTALLED IN HAZARDOUS AREAS, SHOWER, TUB, AND WITHIN 24" OF DOOR SWING SHALL BE SAFETY GLASS IN COMPLIANCE w/ CPSC's 16 CFR 121 STANDARD.

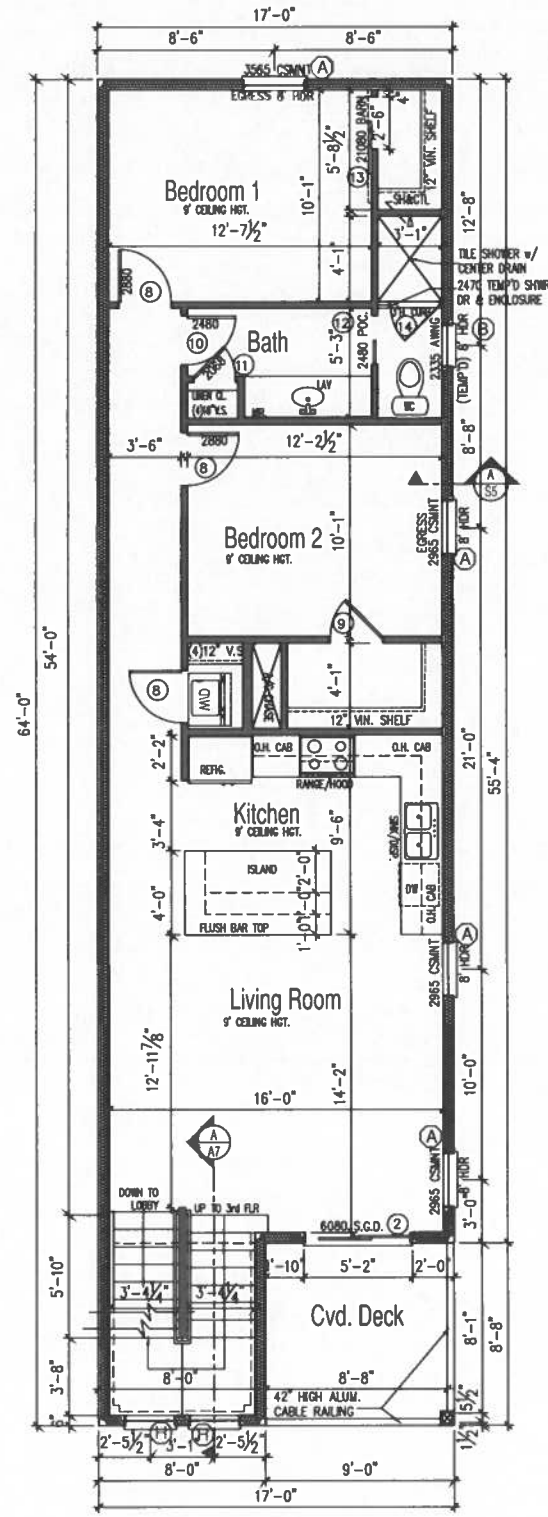
NOTE: ALL WINDOWS AND GLAZING TO COMPLY w/ FBC-RES R308.4.



## 3rd Level Floor Plan

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

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## 2nd Level Floor Plan

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

## AREA SCHEDULE

A/C Area	
1st Floor Lobby	182 Sq. Ft.
2nd Floor Level	1,010 Sq. Ft.
2nd Floor Level	693 Sq. Ft.
Total A/C Area	1,885 Sq. Ft.
Non A/C Area	
Covered Entry	78 Sq. Ft.
2nd & 3rd Cvd'd Decks	156 Sq. Ft.
Garage (Tandum)	828 Sq. Ft.
Total Non A/C Area	1,052 Sq. Ft.
Total Under Roof	2,947 Sq. Ft.
Open Flat Roof Deck (2nd fl)	238 Sq. Ft.

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CONTRACTOR: THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW, SHED AND SEALED FLOOR AND ROOF TRUSS DRAWINGS AND CONNECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STRUCTURAL DESIGN IN THESE DRAWINGS ARE NOT INCLUDED UNDER THE ENGINEER'S SEAL.

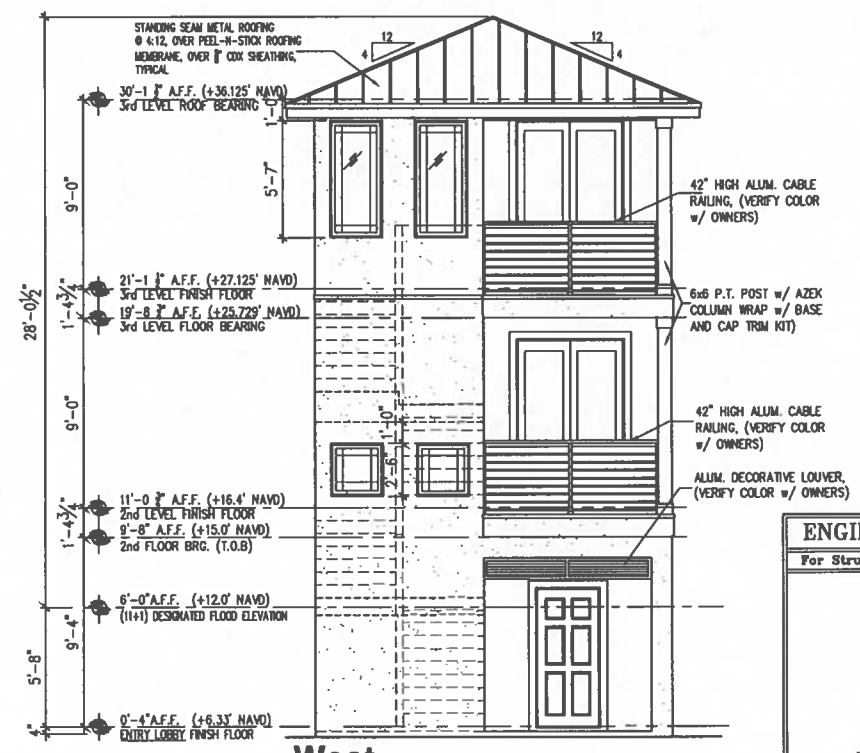
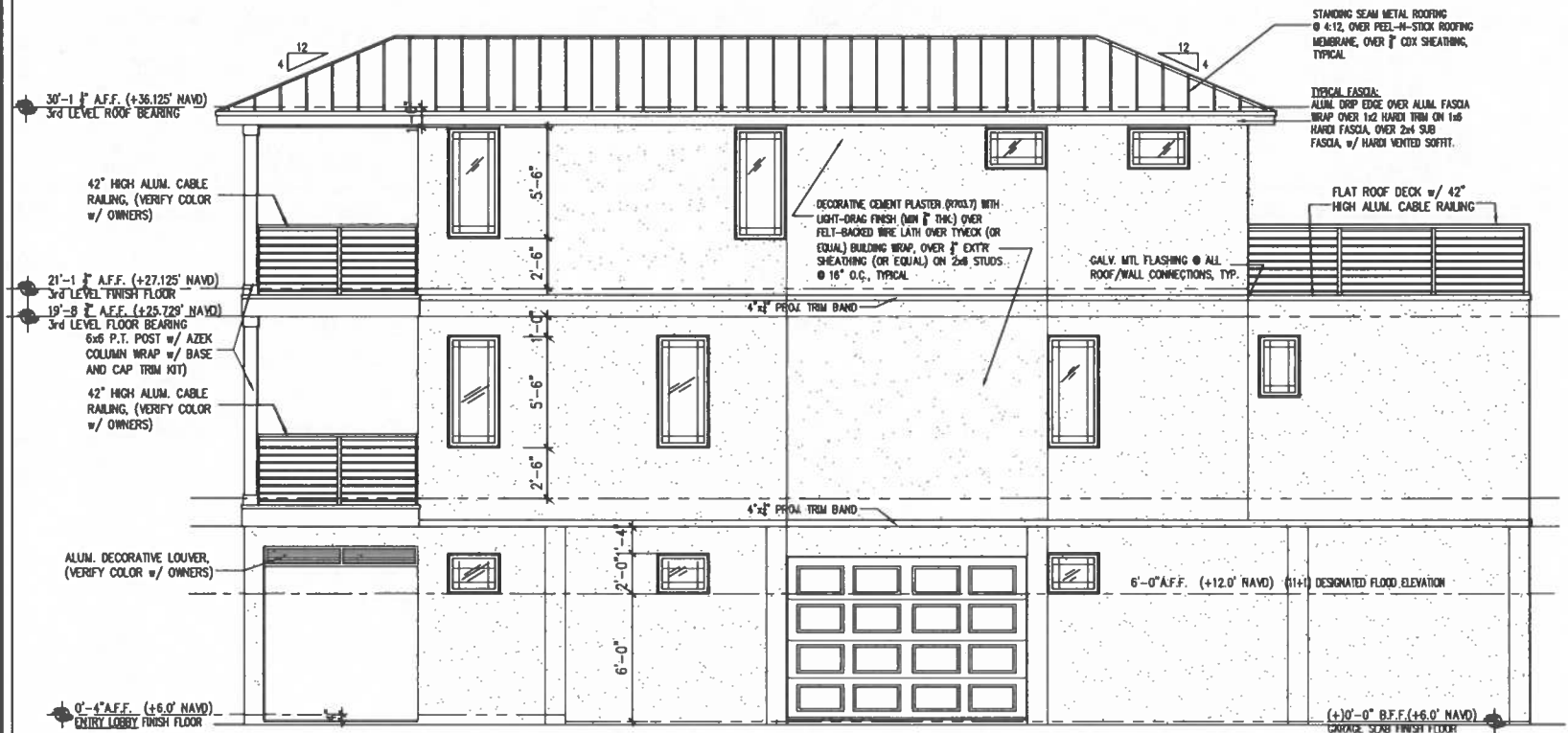
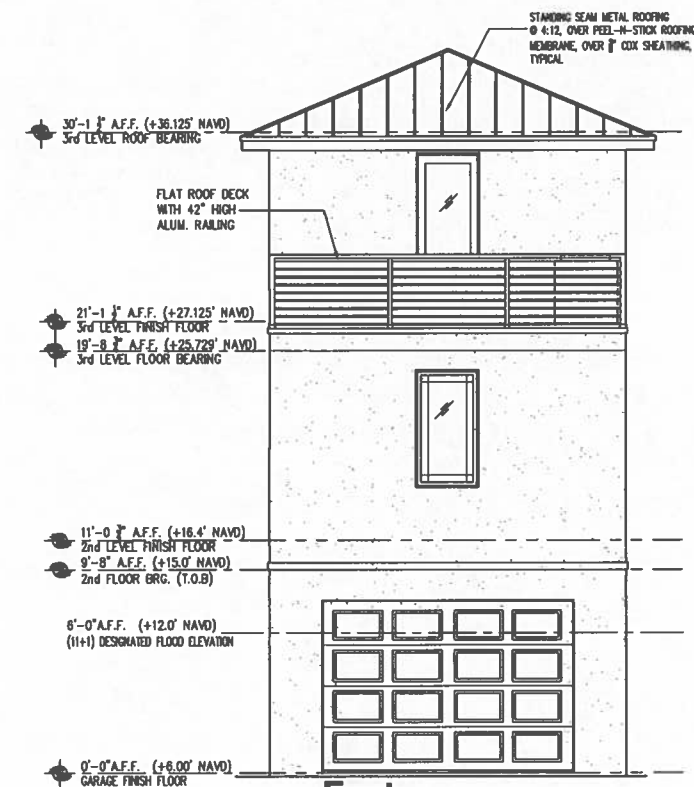
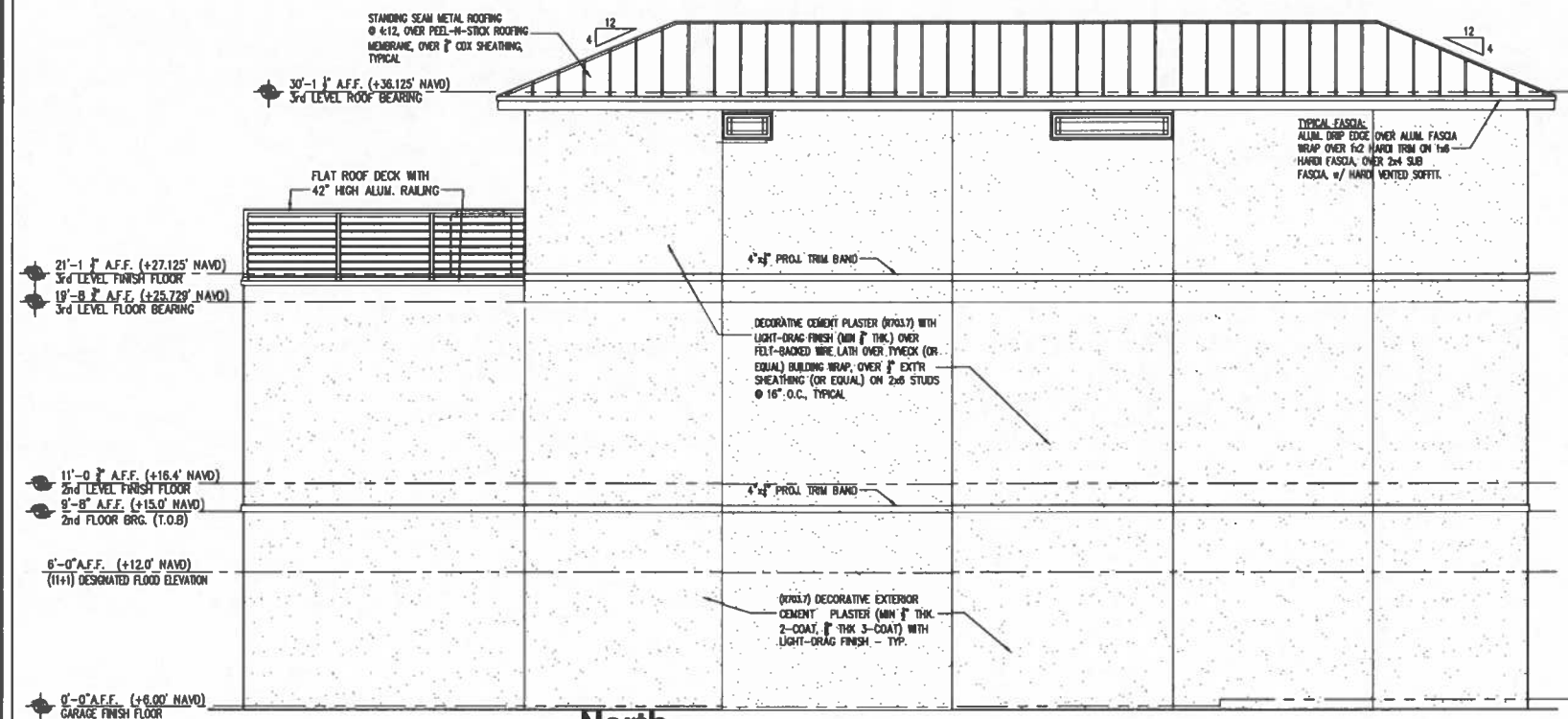
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3-STORY RESIDENCE FOR:  
Braun-Diaz Macchione Family  
19101 Gulf Blvd.  
Lot 21 & 22, Block B  
Indian Shores, Florida

DATE: 11-30-24  
REV:  
FLOOR PLANS

A3.2



**ENGINEERS SEAL**  
**For Structural Purpose Only**



**NEW  
DIMENSIONS  
DESIGN LLC.**

**DESIGN - DRAFTING  
CONSTRUCTION CONSULTING**

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727-742-3168  
mystlicki.odi@gmail.com

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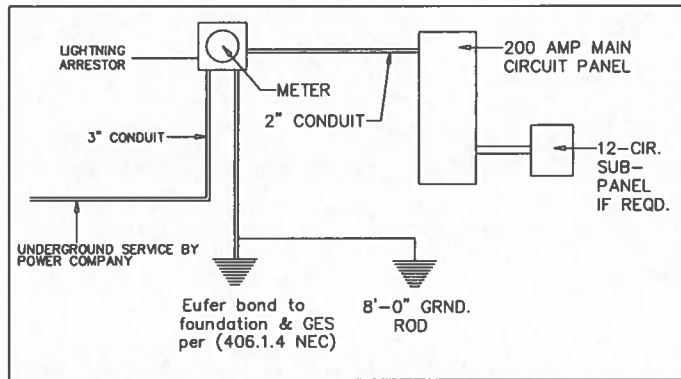
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PH. 727-624-7208  
LABRAMHOMES.COM

**Braun-Diaz Macchione Family**  
3-STORY RESIDENCE FOR:  
19101 Gulf Blvd.  
Lot 21 & 22, Block B  
Indian Shores, Florida

DWN. 11-20-24	DATE	REV.			
ELEVATIONS					

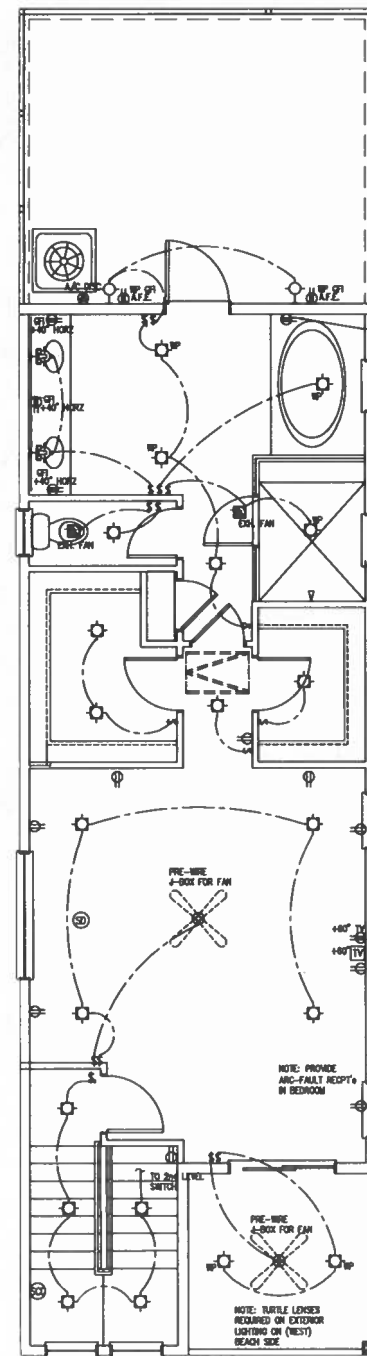
## A4





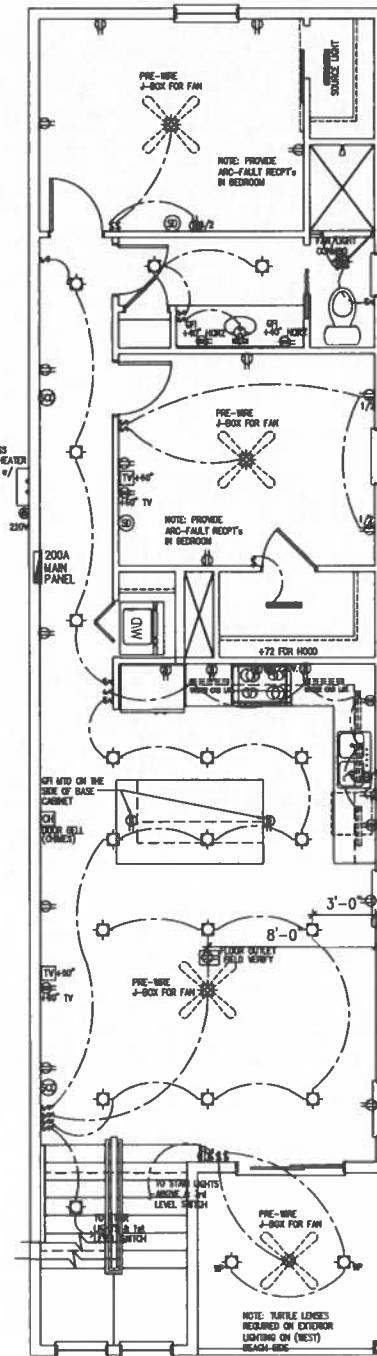
### ELECTRICAL LEGEND

- |  |  |
|--|--|
| ⊕ WALL MOUNTED RECEPTACLE 18" AFF TO TOP OF COVER PLATE, U.O.N.                                | ⊗ CEIL'G FAN W/ OUT LIGHT SURFACE MTD. |
| ⊕ WALL MOUNTED RECEPTACLE LOCATED ABOVE COUNTER, U.O.N.  | ⊗ CEIL'G FAN W/ LIGHT SURFACE MTD.     |
| ⊕ WALL MOUNTED RECEPTACLE 18" AFF TO TOP OF COVER PLATE, U.O.N. - BOTTOM OUTLET TO BE SWITCHED | Ⓜ JUNCTION BOX IN CEIL'G CAP AS REQ'D  |
| ⊕ GROUND FAULT INTERRUPTER OUTLET  | ◁ TELEPHONE OUTLET                     |
| ⊕ OUTLET WITH WATER PROTECTED COVER  | Ⓜ EXHAUST FAN                          |
| ⊕ 220 VOLT SPECIAL PURPOSE OUTLET  | Ⓜ EXHAUST FAN / LIGHT COMBO            |
| Ⓜ FLOOR OUTLET   | Ⓜ SMOKE DETECTOR                       |
| Ⓜ SPECIAL PURPOSE OUTLET   | Ⓜ SMOKE & CARBON MONOXIDE DETECTOR     |
| Ⓜ WALL MOUNTED SWITCH 42" AFF TO TOP OF COVER PLATE, U.O.N.                                    | Ⓜ CEILING SPEAKER - 8"                 |
| Ⓜ THREE WAY WALL MOUNTED SWITCH 42" AFF TO TOP OF COVER PLATE, U.O.N.                          | Ⓜ THERMOSTAT, 60" AFF                  |
| Ⓜ WALL MOUNTED DIMMER SWITCH 42" AFF TO TOP OF COVER PLATE, U.O.N.                             | Ⓜ CABLE T.V. OUTLET                    |
| Ⓜ RECESSED DOWN LIGHT  | Ⓜ DOOR BELL / GARAGE DOOR OPENER       |
| Ⓜ WALL MOUNTED LIGHT FIXTURE   | Ⓜ DOOR CHIMES                          |
| Ⓜ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE   | Ⓜ REINFORCED JUNCTION BOX              |
|  | Ⓜ MAIN ELECTRICAL PANEL                |
|  | Ⓜ ELECTRIC METER                       |



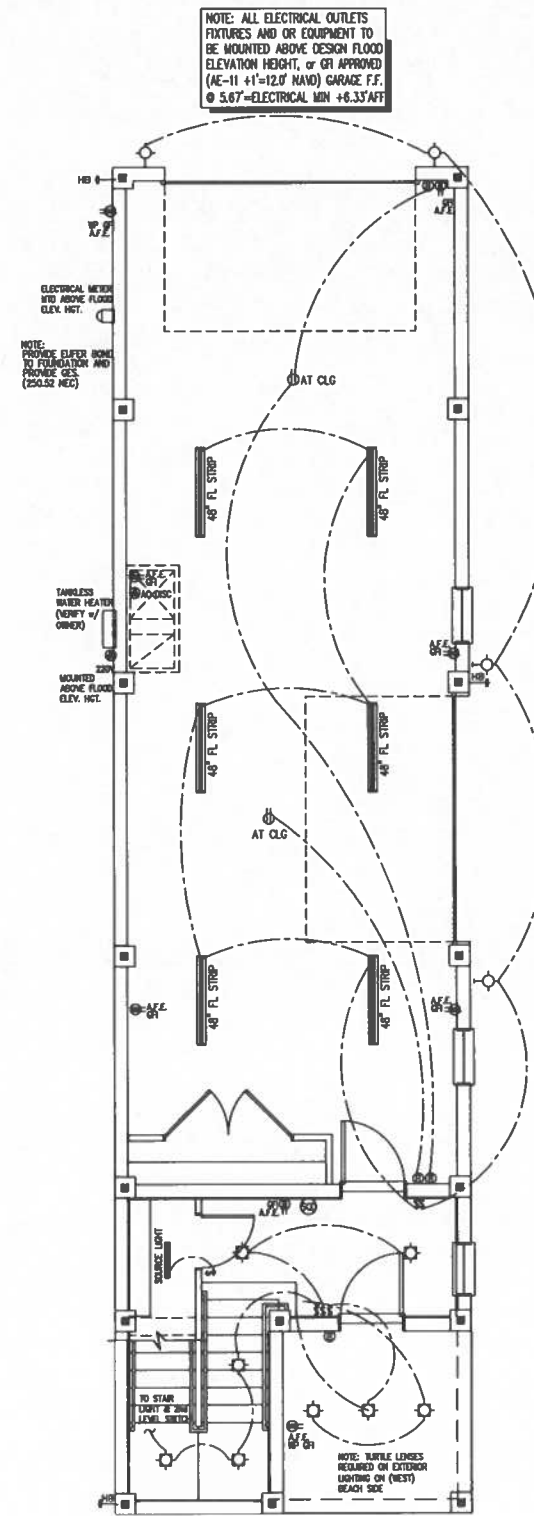
### 3rd Level Electrical

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



### 2nd Level Electrical

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



### 1st Level Electrical

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

ENGINEERS SEAL  
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3-STORY RESIDENCE FOR:  
**Braun-Diaz Macchione Family**  
19101 Gulf Blvd.  
Lot 21 & 22, Block B  
Indian Shores, Florida

DWG. NO. 11-2024  
DATE: 11-2024  
REV.  
ELECTRICAL PLANS

A5

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FLORIDA REGISTRATION NO.: P.E. 13086

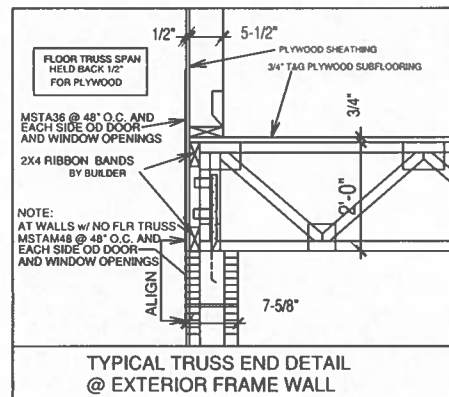
STRUCTURES ARE DESIGNED TO RESIST WIND LOADS BASED ON THE WIND DESIGN DATA IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL CODE (8th Edition).  
STRUCTURES(S) INDICATED ON THESE PLANS, HAVE BEEN DESIGNED TO RESIST WIND LOAD PRESSURES BASED ON THE WIND DESIGN DATA IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL CODE (8th Edition).  
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PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW, SIGNED AND SEALED FLOOR AND ROOF TRUSS DRAWINGS AND ALL OTHER CONNECTIONS. ALL CONNECTIONS ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT/CONTRACTOR.  
CORRECTIONS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS IN THESE PLANS. ANY CORRECTIONS SHALL BE SIGNED AND SEALED BY THE ENGINEER. ANY CORRECTIONS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT/CONTRACTOR.  
NOTES: ALL ELECTRICAL OUTLETS, FIXTURES AND OR EQUIPMENT TO BE MOUNTED ABOVE DESIGN FLOOD ELEVATION HEIGHT, OR ON APPROVED (AC-II) 4"-12" (MAX) GARAGE F.F. 5.67'-ELECTRICAL MIN +6.35' AFF.

**NEW DIMENSIONS DESIGN LLC.**

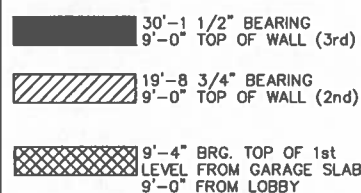
DESIGN - DRAFTING  
CONSTRUCTION CONSULTING

1923 RITPOY DR.  
CLEARWATER, FL 33764  
727-742-3168  
newdimensionsdesignllc.com





#### BEARING WALL ELEV.



#### SYSTEM 42 FLOOR TRUSS SPECIFICATIONS

TRUSS DEPTH: 16"  
SPACING: 24" O.C. (VERIFY)  
BEARING WIDTH: 6" AND 8"

TOTAL LOADING: 55#  
TC LIVE LOAD: 40#  
TC DEAD LOAD: 10#  
BC LIVE LOAD: 0#  
BC DEAD LOAD: 5#

DURATION FACTOR: 1.00

#### TRUSS SPECIFICATIONS

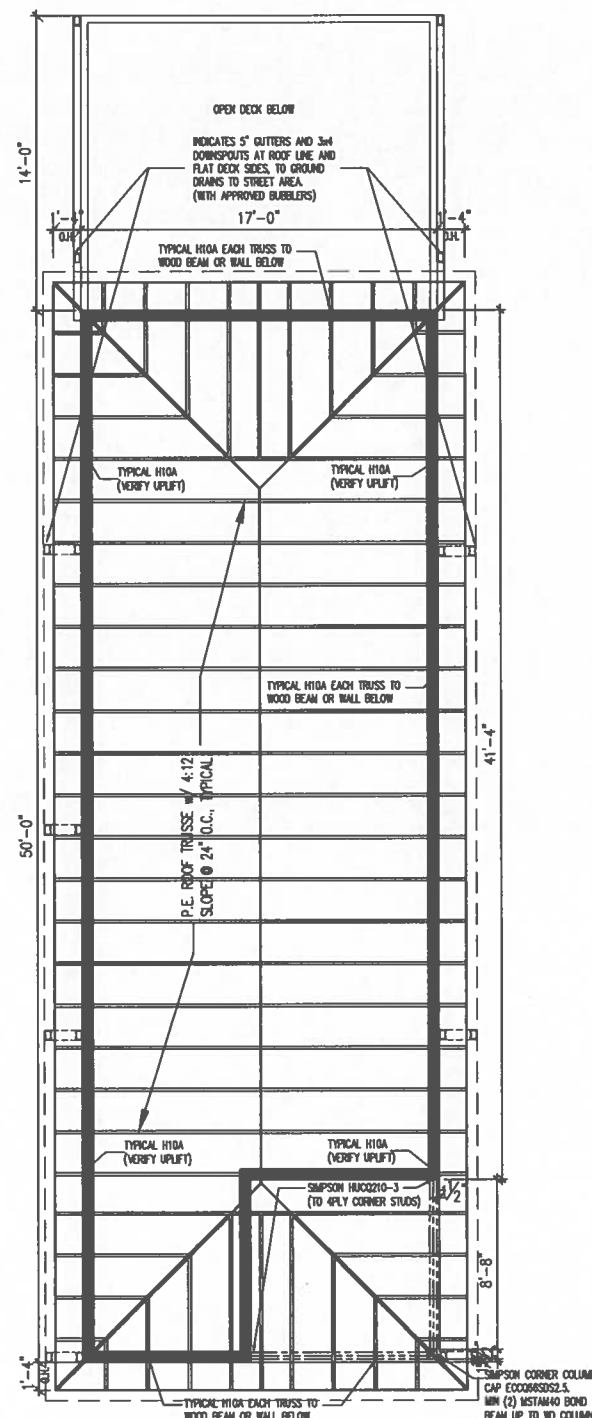
TOP CHORD PITCH: 4/12  
BOTTOM CHORD PITCH: 0/12  
TOP CHORD SIZE: 2X4  
BOTTOM CHORD SIZE: 2X4  
OVERHANG: 16"  
OVERHANG CUT: PLUMB  
BEARING WIDTH: VARIES  
SPACING: 24" O.C.  
TOTAL LOADING: 45#  
TC LIVE LOAD: 20#  
TC DEAD LOAD: 15#  
BC LIVE LOAD: 0#  
BC DEAD LOAD: 10#  
HEIGHT ADJ. FACTOR: 1.68

#### WIND SPECIFICATIONS

WIND DESIGN: ASCE 7-22  
WIND SPEED: 150 MPH  
BUILDING CATEGORY: II  
BUILDING EXPOSURE: D  
BUILDING DESIGN: ENCLOSED

#### TRUSS ANCHOR NOTES

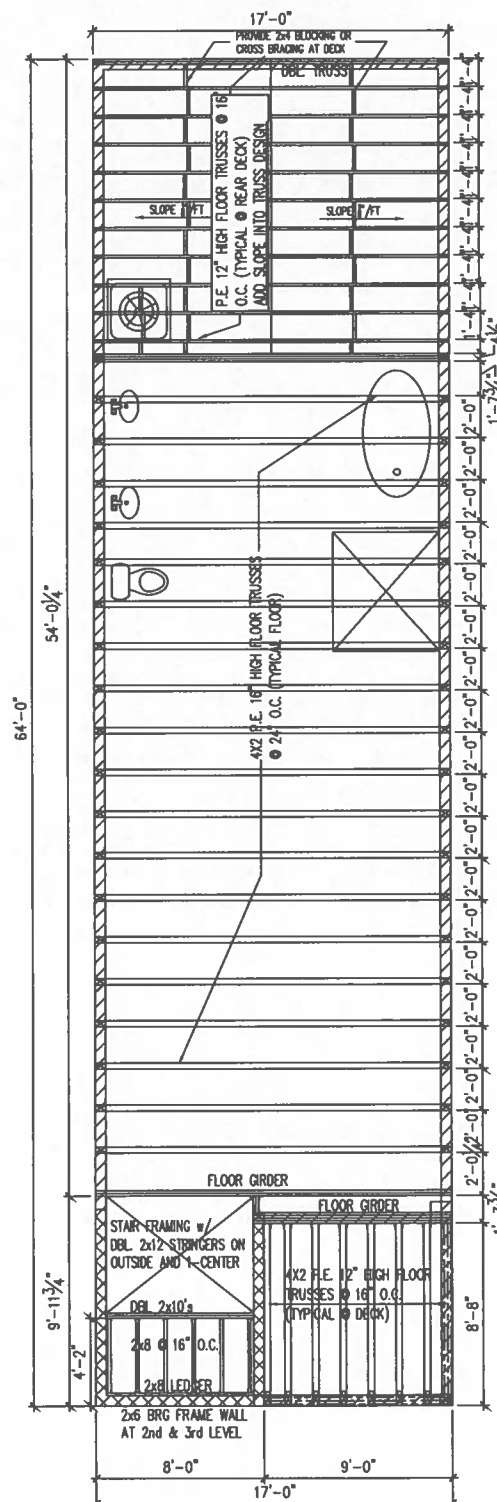
EXCEPT AS INDICATED ABOVE, (USP EQUAL TO SIMPSON) TRUSSES SHALL BE ANCHORED TO THE SUPPORTING BLOCK WALLS WITH (1) SIMPSON HMA16 STRAP EMBEDDED 4" INTO CONCRETE AND ATTACHED TO EACH TRUSS WITH 1.5" 10d NAIL IN ALL NAIL HOLES. TRUSSES SHALL BE ANCHORED TO THE SUPPORTING WOOD FRAMED WALLS WITH (1) SIMPSON HMA20 OR HMA10 STRAP WITH 1.5" 10d NAILS IN ALL NAIL HOLES. HUNG TRUSSES SHALL BE SUPPORTED ON GIRDERS WITH HANGERS SPECIFIED ON THE MANUFACTURER'S TRUSS LAYOUT. VALLEY RAFTERS SHALL BE CONNECTED TO THE SUPPORTING TRUSSES AND RIDGE BOARD WITH (1) SIMPSON HS CLIPS.



#### Upper Framing Plan

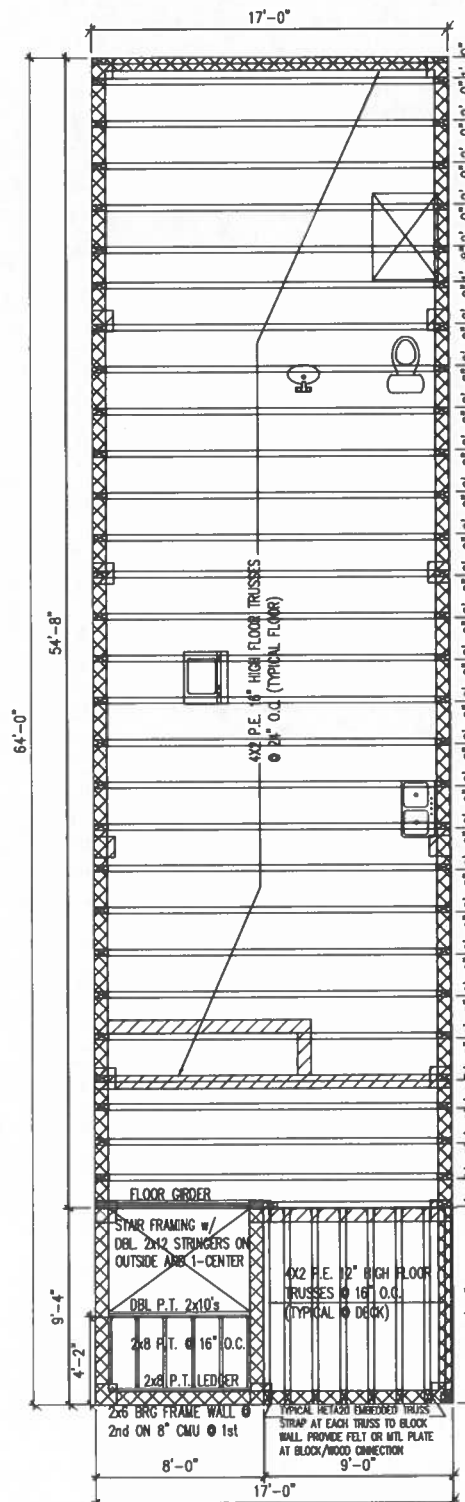
SCALE: 1/4"=1'-0"

APA RATED ROOF SHEATHING MAXIMUM CENTER-TO-CENTER SPACING IN INCHES OVER WHICH THE PANELS ARE PLACED ON A "HIP ROOF" FOR EXAMPLE THE "ON-CENTER" SPACING IS CONSIDERED AS THE HORIZONTAL PROJECTION OF THE SHORTEST DISTANCE BETWEEN TWO PARALLEL ROOF TRUSSES AND NOT THE DISTANCE MEASURED ALONG THE ROOF PITCH SO LONG AS THE TRUSS SPACING IS 24" O.C. OR LESS.



#### 3rd Level Floor Framing

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



#### 2nd Level Floor Framing

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

NOTE:  
1. THIS TRUSS LAYOUT REFLECTS GENERAL TRUSS INFORMATION.  
2. THE TRUSS MANUFACTURER IS RESPONSIBLE FOR ACTUAL TRUSS DESIGN & LAYOUT (24" O.C. MAX.)  
3. THE CONTRACTOR SHALL VERIFY UPLIFT LOADS AS SPECIFIED BY TRUSS MANUFACTURER AND PROVIDE CONTINUOUS UPLIFT CONNECTIONS FROM FOUNDATION TO TRUSSES AS REQUIRED.

#### ENGINEERS SEAL

For Structural Purpose Only



3-STORY RESIDENCE FOR:  
**Braun-Diaz Macchione Family**  
19101 Gulf Blvd.  
Lot 21 & 22, Block B  
Indian Shores, Florida

DATE: 11-26-24  
REV.  
FRAMING PLANS

A6

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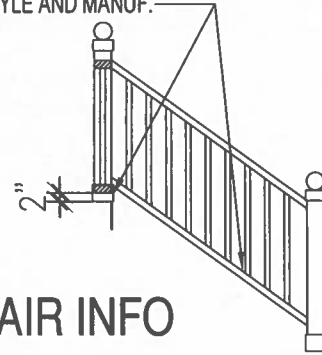
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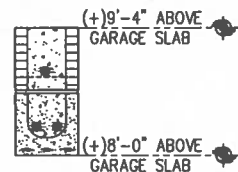
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WOOD GUARD RAILING PROVIDE MAX. 4" SPACING BETWEEN PICKETS AND BOTTOM RAIL THAT WILL REJECT 6" SPHERE @ TRIANGULAR FORMED BY TREAD/RISER/RAIL. RAILING @ MIN 36" REFER WITH BUILDER FOR GUARD RAIL AND HANDRAIL STYLE AND MANUF. →



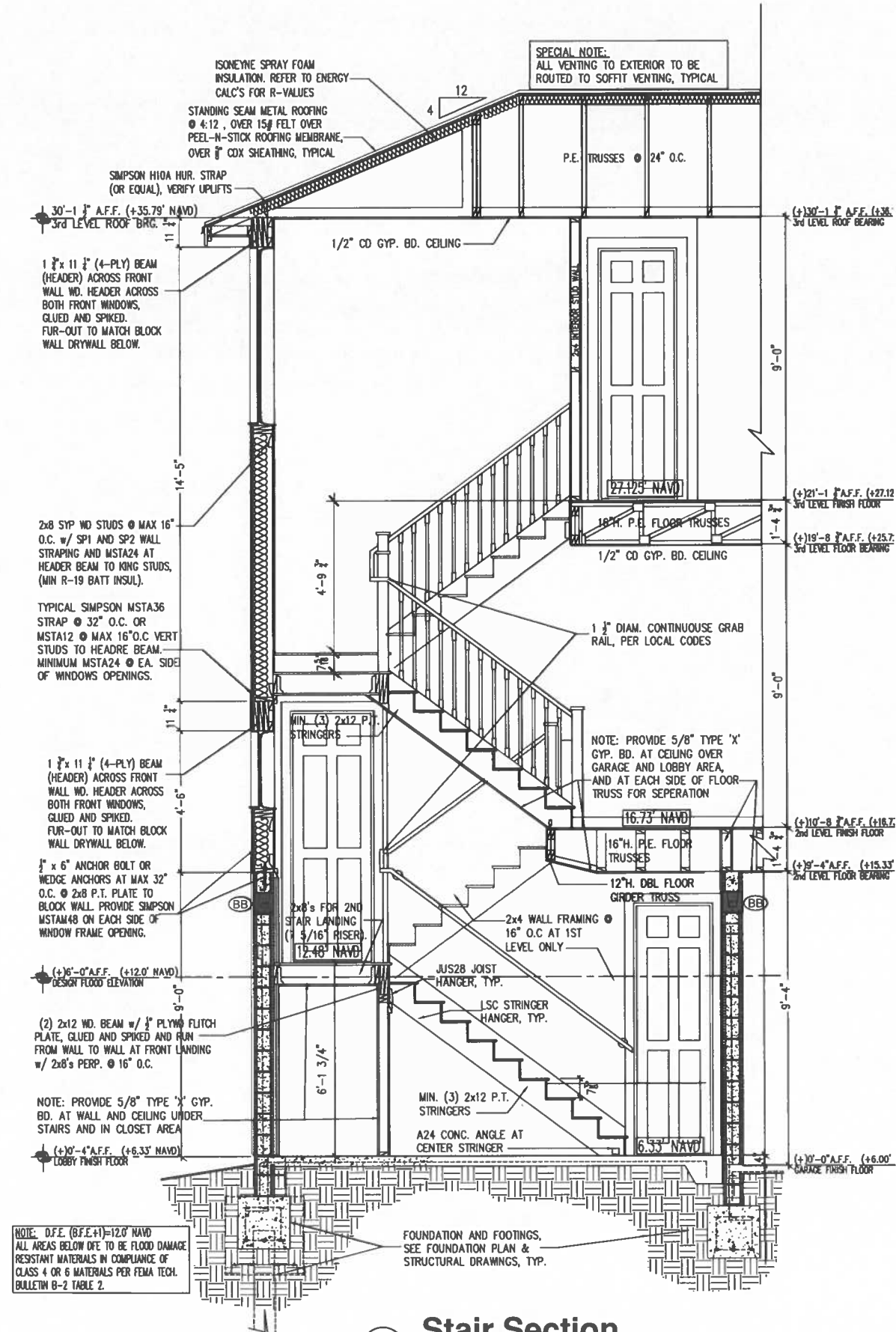
## STAIR INFO

- GALVANIZED FLASHING TO BE MIN. TRIPLE ZINC COATED.
- FLASHING THROUGHOUT AS REQUIRED BY CODE.
- STAINLESS SCREWS AND HARDWARE WHERE APPROPRIATE (REFER TO OWNER ON DECKING).
- MOISTURE BARRIER REQUIRED BETWEEN MASONRY AND UNTREATED WOOD SURFACES.
- ALL ROOF TRUSSES TO BE 2x4 TOP CHORD UNLESS OTHERWISE REQUIRED BY TRUSS MANUFACTURER ENGINEER . (IF APPLICABLE)
- ALL FLOOR TRUSSES TO BE SYSTEM 42 OPEN WEB UNLESS NOTED OTHERWISE.
- ROOF GIRDER TRUSS PLY'S TO BE DETERMINED BY TRUSS MANUFACTURER.
- ROOF TRUSS MANUFACTURER TO SUPPLY ALL TRUSS TO TRUSS CONNECTORS.
- TRUSS MANUFACTURER TO VERIFY ALL ROOF AND FLOOR TRUSS LOAD AND SPACING.
- ATTIC TO REQUIRE A 1HR FIRESTOPAT EVERY 3000 SQ. FEET (MAX.) OF ATTIC FLOOR AREA (IF APPLICABLE)
- REFER TO ELEVATIONS FOR PLATE BEARING HEIGHTS.



(1) K.O. BLOCK w/ (1) #5 CONTINUOUS  
ON (1) PRE-STRESSED P.C. LINTEL w/  
(2) #5 BARS CONTIN. AND FILLED SOLID.

### CONC. LINTEL DETAIL



## A Stair Section

SCALE: 1/2"=1'-

## ENGINEERS SEAL



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PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW, SIGNED AND SEALED FLOOR AND ROOF TRUSS DRAWINGS AND CALCULATIONS. UPON THE ENGINEER'S REVIEW, HEADER AND ADDITIONAL UPLIFT CONNECTIONS ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT/CONTRACTOR.

ND

[illegible]

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[LABRAMHOMES.COM](http://LABRAMHOMES.COM)

**Braun-Diaz Macchione Family**  
19101 Gulf Blvd.  
Lot 21 & 22, Block B  
Indian Shores, Florida

DATE: 11-20-24			
REV.			

A7

STRUCTURAL SPECIFICATIONS

I. GENERAL

1. SUBCONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE BUILDING UNTIL STRUCTURAL SYSTEM IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, CUTS TO THE DOWNING THAT MAY BE NECESSARY.
2. SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF HIS WORK DURING CONSTRUCTION.
3. APPLICABLE BUILDING CODES: - FLORIDA BUILDING CODE - RESIDENTIAL (8th EDITION) 2023.
4. DESIGN LOADS:  
A. ROOF: - LIVE LOAD.....20 PSF(MINIMUM)  
DEAD LOAD.....15 PSF(SHINGLE) 33 PSF (TILE)  
B. FLOOR: LIVE LOAD.....40 PSF(MINIMUM)  
DEAD LOAD.....15 PSF  
C. SOIL PRESSURE: 1500 PSF (ASSUMED MIN.)
5. ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND FABRICATORS SHALL BE RESPONSIBLE FOR THE CONTEXT OF DRAWINGS, AND FOR THE SUPPLY AND DESIGN OF APPROPRIATE MATERIALS AND WORK PERFORMANCE.
7. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED, USED, CLEARED, AND CONDITIONED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

II. SITE WORK

1. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL PRESSURE OF 2000 PSF. IF A SOIL REPORT WAS NOT PREPARED, THE CONTRACTOR IS RESPONSIBLE TO RETAIN A GEOTECHNICAL ENGINEER TO DETERMINE THE SOIL CONDITIONS. SHOULD FIELD CONDITIONS INDICATE THIS MINIMUM CONDITION DOES NOT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF RECORD.
2. THE SUBGRADE UNDER THE NEW CONCRETE FOUNDATIONS SHALL BE COMPACTED TO 95% OPTIMUM DENSITY. SOIL COMPACTION TESTS TO BE TAKEN BY A QUALIFIED SOILS LAB PRIOR TO POURING ANY CONCRETE.
3. FOOTINGS SHALL BE HEAVILY EXCAVATED WHERE POSSIBLE WITH SIDES AND TOP EDGES FREE OF LOOSE OR WET MATERIALS. WHERE HEAVY EXCAVATION IS NOT POSSIBLE, FOOTINGS EXCAVATION SHALL BE OPEN CUT WITH EDGES FORMED AND BRACED. ALL FOOTINGS WITH FORMED EDGES SHALL BE BACKFILLED FROM BOTTOM TO TOP OF FOOTING WITH SELECT FILL. THE BOTTOM EXCAVATION SHALL BE CLEAN AND DRY WITH ALL LOOSE MATERIAL REMOVED FOR AN ESSENTIALLY FLAT BEARING SURFACE.
4. PROVIDE SOIL TREATMENT FOR TERMITES PER RESIDENTIAL (8th EDITION) 2023.

III. CAST IN PLACE CONCRETE

1. CONCRETE TO BE NORMAL WEIGHT WITH THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:  
a. FOOTINGS, SLAB-ON-GRADE, SLAB FILL.....3000 PSI  
b. MASONRY WALL, THE REARS, THE COLLARS, THE CHIMNEYS.....2500 PSI
2. CONCRETE SHALL BE READY-TO-PLACE PER ASTM C150:  
a. PORTLAND CEMENT - ASTM C150  
b. AGGREGATE - ASTM C33 (5/8" MAX.)  
c. NO CALCIUM CHLORIDE  
d. AIR ENTRAINMENT - ASTM C260  
e. WATER REDUCING - ASTM C494  
f. FLASH - ASTM C618-78 CLASS F (COKE MAX.)  
g. WATER - CLEAN AND POTABLE
3. REINFORCING STEEL: ASTM A615 GRADE 60, DEFORMED BARS.
4. REQUIRED SLAB RAMP = 3" TO 5".
5. REINFORCING FABRIC: ASTM A108
6. MOISTURE BARRIER: 6 MIL POLYETHYLENE
7. CODES AND STANDARDS:  
a. ACI 308 "SPEC FOR STRUCTURAL CONCRETE FOR BUILDINGS"  
b. ACI 308 "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING"  
c. ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"  
d. ACI 318 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
8. MINIMUM LAP SPICE = 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.
9. CONCRETE FINISHES SHALL BE PER CONTRACTOR'S SPEC'S.
10. SUBCONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING AND REINFORCING.
11. REINFORCING BAR COVER:  
a. FOOTINGS  
b. COLUMNS 1 1/2"  
c. BEAMS AND WALLS 1 1/2"  
d. SLABS 3/4" (INTERIOR), 1 1/2" (EXTERIOR)
12. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCH TIME.
13. PROVIDE CORNER BARS AT ALL WALL FOOTING CORNERS TO MATCH HORIZONTAL BARS. (25" MINIMUM LAP).
14. ALL BUILDING SLAB-ON-GRADE SHALL BE NOMINAL 4" THICK FIBER-MESH CONC. OR REINFORCED WITH 5/8"-14 I.B.E. REIN. UNDER 1/2" VAPOR BARRIER. SEE PLANS FOR OTHER CONDITIONS.
15. ANCHOR BOLTS FOR WOOD PLATES TO CONCRETE OR MASONRY (ALTERNATIVES):  
a. 4 BOLTS - USE 1/2" X 8" 4" BOLTS WITH 8" EMBEDMENT AND 2" PROJECTION WHEN INSTALLED PRIOR TO PLACING CONCRETE, AS SHOWN ON DRAWINGS.  
b. EXPANSION ANCHORS - USE 1/2" X 4" BOLT WITH 8" EMBEDMENT, OR 1/2" X 8" BOLT, AT LOCATIONS (OTHER THAN EDGE CONDITIONS) IN LINE OF 1/2" X 8" BOLT.  
c. EPOXY ANCHORS IN CONCRETE - USE 1/2" X 4-1/4" BOLT WITH HLB C100, OR ANCHOR BOND BY CELTITE, INC., AT EDGE OF SLAB CONDITION WHERE BOLT IS LESS THAN 6" TO A CONCRETE EDGE.  
d. EPOXY ANCHORS IN TOP OF BLOCK WALLS - USE THREADED ROD (3/4" X 48-5/8" BOLT) ON TOP OF 8" MASONRY WALLS WITH HLB HET C-100 ADHESIVE OR ANCHOR BOND, WHEN 1/2" X 8" 4" BOLTS ARE OMITTED.
16. FOOTING SIZES SHOWN ARE TYPICAL ONLY FOR STATED SOIL BEARING PRESSURE AND COHERENT COMPACTION. CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTINGS COMPLYING WITH THE DESIGN REQUIREMENTS OF SPECIFIC SOIL CONDITIONS.
17. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED AREAS.

IV. MASONRY

1. HOLLOW LOAD BEARING UNITS (CMU) SHALL CONFORM TO ASTM C90, NORMAL WEIGHT, TYPE I, GRADE II. MINIMUM NET COMPRESSIVE STRENGTH = 2000 PSI.
2. MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270.
3. CONCRETE GROUT SHALL CONFORM TO ASTM C493:  
a. 3000 PSI AT 28 DAYS.  
b. 5/8" MAXIMUM AGGREGATE.  
c. 8" - 11" SLUMP.
4. BARS SHALL HAVE MINIMUM CLEARANCE OF 1/2" FROM MASONRY. THE CLEAR DISTANCE BETWEEN BARS SHALL NOT BE LESS THAN ONE BAR DIAMETER, NOR LESS THAN 1".
5. VERTICAL REINFORCING SHALL BE AT ALL CORNERS, EACH JAMB OF OPENINGS OVER 3 FT. WIDE, UNDER ALL GROUND LOADS, AND NOT TO EXCEED 6" O/C FOR STRAIGHT WALLS, AS SHOWN ON THE DRAWINGS. FILL CELLS WITH CONCRETE GROUT AS SPECIFIED. PROVIDE 4" OR 6" DEGREE STANDARD HOOKS INTO FOOTING, AND THE BEAMS.
6. REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.
7. REINFORCING BARS SHALL BE LAPPED 48 BAR DIAMETERS WHERE SPLICED AND SHALL BE WELD TOGETHER.
8. WHEN A FOUNDATION DOWNEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL. DOWNELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.
9. CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY IN EACH GROUT POUR WHEN THE POUR HEIGHT EXCEEDS 5'. PROVIDE 4" X 4" OBSERVATION HOLE TO VERIFY CONCRETE GROUT PLACEMENT.
10. PLACE ALL MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL, MORTAR BEDDING, REINFORCING AND VERTICAL. FULLY MORTAR WEBS IN ALL COURSES OF PIERIS, COLUMNS, AND PILASTERS AND ADJACENT TO GROUTED CELLS.
11. PROVIDE 4" X 4" PRECAST REINFORCED CONCRETE LINTELS OVER ALL MASONRY OPENINGS NOT SHOWN TO HAVE A STRUCTURAL BEAM. MINIMUM END BEARING = 4". REFER TO LINTEL SCHEDULE (MINIMUM CAPACITY OF 1000 PLF).
12. PROVIDE METAL CHIMNEY CAPS, 4" WIDE MESH OR GUT-STOP BY BUR-A-WALL, INC., WHERE REQUIRED TO RETAIN GROUT IN VERTICAL CELLS.

V. CARPENTRY

1. DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
2. ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
3. ALL STRUCTURAL BEAMS AND HEADERS SHALL BE BOOTHBY YELLOW PINE (SPY) NO. 2 GRADE OR BETTER, WITH SINGLE MEMBER (UNFACTORED) STRESSES AS FOLLOWS:  
F<sub>b</sub> = 80 PSI  
F<sub>v</sub> = 975 PSI  
E = 1,600,000 PSI  
THE MAXIMUM MOISTURE CONTENT:  
A. FRAMING LUMBER SHALL BE #2 SPRUCE-PIKE-FIR OR BETTER.  
B. INTERIOR NON-LOAD BEARING WALLS MAY BE UTILITY GRADE.
4. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE TREATED, OR A METAL BEAT OR 30A FOLY MAY BE SUBSTITUTED.  
ALL STRUCTURAL LUMBER EXPOSED TO EXTERIOR TO ADD BUILDING WRAP AND OR PAINTED w/ WATERPROOF PRIMER ON ALL SIDES PRIOR TO INSTALLATION.
5. PRESURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA SALT TREATMENT IN ACCORDANCE WITH F.S. 77-36-07H AND BEAR THE AMERICAN WOOD PRESERVERS INSTITUTE EQUALITY MARK LP-2.
6. SHEATHING FOR ROOFS AND WALLS SHALL BE APA RATED (EXPOSURE 1) SHEATHING WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYOIDS. (MAXIMUM 24" O/C). SEE DETAILS FOR SHEATHING THICKNESSES.
7. NAILING FOR PLYWOOD ROOFS AND WALL SHEATHING SHALL BE: 8d COMMONS @ 4" O.C. @ PANEL EDGES AND 6" O.C. INTERMEDIATE; 12d COMMONS @ 4" O.C. @ PANEL EDGES AND 6" O.C. INTERMEDIATE.

8. ALL FLOORING MATERIAL TO BE 3/4" TAG PLYWOOD, NAILED AND GLUED TO FLOOR JOISTS. FLOOR NAILED WITH 10d NAILS AT 3" O/C AT PANEL EDGES, 6" O/C IN THE FIELD. STAGGER NAILS AT 5" O/C AT BUTT ENDS OF PLYWOOD SHEATHING.
9. INSTALL BRACING IN ALL (20) FLOOR OR ROOF JOISTS AT 8'-0" MAXIMUM. INSTALL BRACING IN ALL BEARING WALLS AND PARTITIONS OVER 8'-0" @ MID-HEIGHT. BRACE GABLE END WALLS AT 4' O/C WHERE WALL FRAMING IS NOT CONTINUOUS FROM FOUNDATION TO ROOF, OR AS SHOWN ON DRAWINGS.
10. ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF WOOD CONSTRUCTION REQUIREMENTS. ALL NAILS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
11. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONG-TIE CO. OR EQUIVALENT. SUBMIT CUT SHEETS FOR ALL CONNECTION HARDWARE TO CONTRACTOR FOR APPROVAL. ALL NAIL HOLES SHALL BE FILLED OR AS PRESCRIBED BY THE MANUFACTURER.
12. PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL LOAD BEARING STUD WALLS. STAGGER END JOINTS IN DOUBLE PLATES AT LEAST 4'-0" FOR DETAIL. 2 X 4 SILL PLATES FOR BEARING WALLS SHALL BE BOLTED TO FOUNDATION AS PER BEARING WALL DETAIL.
13. LOAD BEARING STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS, AND AT STRUCTURALLY APPROVED ARCHITECTURAL WALL PANEL JOINTS. STUDS SHALL BE TRIMMED AT ALL CORNERS.
14. WOOD LINTELS OVER OPENINGS SHALL BE DOUBLED 2x12 HEADERS UNLESS NOTED OTHERWISE ON PLANS, WITH CONTINUOUS 1/2" PLYWOOD FILLER CUT TO FULL DEPTH OF BEAM BETWEEN JOISTS.
15. RAFTER SCHEDULE FOR CONVENTIONAL FRAMED AREAS:
- | MEMBER SIZE | SPAN (FT) (#) | MAXIMUM SPAN (FT) (#) |
|-------------|---------------|-----------------------|
| 2 X 4       | 7 FT.         | 6 FT.                 |
| 2 X 6       | 9 FT.         | 8 FT.                 |
| 2 X 8       | 12 FT.        | 10 FT.                |
| 2 X 10      | 14 FT.        | 12 FT.                |
| 2 X 12      | 16 FT.        | 14 FT.                |

- NOTE 1: RAFTERS MUST BE BRACED LATERALLY BY A CONTINUOUS NAILING OF SHEATHING OR BRACED AT 24" O/C WITH MINIMUM 1X4.
- NOTE 2: RAFTER SPACING NOT TO EXCEED 24" O/C.
- NOTE 3: RIDGE BOARDS TO BE ONE SIZE LARGER THAN RAFTER UNLESS OTHERWISE NOTED ON PLANS.
- NOTE 4: CONNECTOR SCHEDULE:  
A. SIMPSON HT230 (OR EQUAL) BETWEEN CAT BLOOMING AND ROOF TRUSSES.  
B. SIMPSON HS (OR EQUAL) BETWEEN RAFTER TAILS TO CAT BLOOMING.  
C. SIMPSON HS (OR EQUAL) BETWEEN THE RAFTERS AND RIDGE BOARD.  
D. SIMPSON CSD (OR EQUAL) OF RIDGE BOARD, OR SIMPSON 435T HANGER WHERE APPLICABLE.

VI. PRE-ENGINEERED WOOD TRUSSES

1. THIS SECTION DEFINES PRE-ENGINEERED, PREFABRICATED, METAL PLATE CONNECTED WOOD ROOF AND FLOOR TRUSSES AS "WOOD TRUSSES".
2. TRUSS LAYOUTS SHOWN ON PLANS ARE SOLELY FOR INFORMATION. TRUSS MANUFACTURER AND/OR ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND SPACING OF ALL TRUSSES AND SHALL SUBMIT SHOP DRAWINGS TO THE BUILDER FOR APPROVAL.
3. THE WOOD TRUSS MANUFACTURER MUST PARTICIPATE IN A CODE APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM SUCH AS THE TRUSS PLATE INSTITUTE'S "QUALITY CONTROL INSPECTION PROGRAM" OR EQUIVALENT.
4. WOOD TRUSS MEMBERS AND CONNECTIONS SHALL BE DESIGNED FOR ALL LOADS SHOWN ON THE CONTRACT DOCUMENTS INCLUDING: LIVE, DEAD, AND CONCENTRATED LOADS, PLUS WIND LOADS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SEC. 1608. (SEE TABLE 1 AT IT.)
5. REFER TO THE FLOOR PLAN AND OTHER STRUCTURAL DETAIL SHEETS FOR IMPORTANT INFORMATION NOT SPECIFICALLY ADDRESSED BY THE TRUSS FRAMING LAYOUT SUCH AS BEARING WALL HEIGHTS AND CEILING VAULT DETAILS.
6. WOOD TRUSS DESIGN SHOP DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING FOR INFORMATION:  
a. SPAN LENGTH, OVERHANG AND EAVE DIMENSIONS, SLOPE AND SPACING OF THE WOOD TRUSSES.  
b. ALL DESIGN LOADS AND THEIR POINTS OF APPLICATION, VALLEY AND CONVENTIONAL FRAMING MUST BE CONSIDERED.  
c. ADJUSTMENTS TO ALLOWABLE VALUES.  
d. REACTIVE FORCES AND THEIR LOCATIONS.  
e. LUMBER SIZE, SPECIES, GRADE AND MOISTURE CONTENT.  
f. METAL CONNECTOR PLATE TYPE, GAUGE, SIZE, AND LOCATION.  
g. LUMBER SIZE, SPECIES, GRADE AND MOISTURE CONTENT.  
h. LOCATION AND CONNECTION DESIGN OF REQUIRED CONTINUOUS LATERAL BRACING.  
i. NET UPLIFT LOADS BASED ON ACTUAL BUILDING DEAD LOAD.  
j. WEB REINFORCEMENT DETAILS FOR GABLE END TRUSSES.  
k. VALLEY DETS FOR OVER-HEAD CONNECTIONS.
7. LINTEL DEFLECTIONS FOR LIVE LOAD TO SPAN/280 (ROOF), SPAN/480 (FLOOR), AND LIMIT TOTAL LOAD DEFLECTIONS TO SPAN/240 (ROOF), SPAN/360 (FLOOR) UNLESS SPECIFICALLY NOTED OTHERWISE.
8. FIRE RETARDANT WOOD IS NOT ALLOWABLE FOR USE AS TRUSS CHORDS OR WEBS.
9. WOOD TRUSSES SHALL BE DESIGNED SO THAT MINIMAL HORIZONTAL REACTIONS ARE IMPOSED ON THE SUPPORTING STRUCTURE UNDER VERTICAL LOADS. NO SLIP CONNECTIONS ARE ALLOWED UNLESS OTHERWISE NOTED. CONTACT CONTRACTOR AS REQUIRED.
10. WOOD TRUSSES MUST BE CHECKED FOR WIND, WIND VELOCITY, DESIGN WIND VELOCITY PRESSURES, AND MEAN ROOF HEIGHT MUST BE SHOWN ON THE SUBMITTED SHOP DRAWINGS.
11. CONTINUOUS BOTTOM CHORD LATERAL BRACING IS REQUIRED AT A MINIMUM SPACING OF 10' O.C. UNLESS NOTED OTHERWISE. BOTTOM CHORD BRACING IS CONTINUOUS FROM ONE END OF THE BUILDING TO THE OTHER END. OVERLAP CONTINUOUS BRACING AT LEAST ONE TRUSS SPACE. USE A MINIMUM OF 2 X 4 (ROOF), 2X6 (FLOOR) GRADE MARKED LUMBER AT LEAST 16' LONG, WITH 2-16d NAILS AT INTERMEDIATE AND 3-16d NAILS AT EACH CONNECTION.
12. CROSS BRACING REQUIRED AT MINIMUM 10' O.C. UNLESS NOTED OTHERWISE. LOCATE CROSS BRACING AT OR NEAR THE BOTTOM CHORD BRACING. INSTALL CROSS BRACING AT EACH END AND AT 30' O.C. ALONG THE LENGTH OF THE LATERAL BRACING. CROSS BRACING IS ACCOMPLISHED BY ATTACHING DIAGONAL WEB BRACING TO OPPOSITE SIDES OF THE SAME GROUP OF SIMILAR WEB MEMBERS. SLOPE CROSS BRACING IN OPPOSITE DIRECTIONS AT APPROXIMATELY 45 DEGREES FORMING A CROSS "X". USE A MINIMUM OF 2x4 GRADE MARKED LUMBER WITH AT LEAST 3-16d NAILS AT EACH CONNECTION.
13. TRUSS EJECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING OF TRUSS SYSTEM DURING CONSTRUCTION.
14. HANDLING, INSTALLATION, AND BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH "W8-H-1", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
15. ALL WOOD TRUSSES SHALL BE FASTENED TO THEIR SUPPORTS WITH APPROVED HURRICANE ANCHORS, RATED TO CARRY UPLIFT LOADS SPECIFIED BY TRUSS MANUFACTURER.
16. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONG-TIE OR APPROVED EQUIVALENT MANUFACTURER. ALL NAIL HOLES SHOULD BE FILLED, OR AS PRESCRIBED BY THE MANUFACTURER.
17. TRUSSES ARE TO BE DESIGNED TO ALLOW FOR THE PROPER ROUTING OF A/C DUCT WORK AND PLUMBING. CHASES SHALL NOT BE BLOCKED BY WOOD TRUSSES.
18. FLOOR OF PLYWOOD ON WOOD TRUSSES IS NOT ALLOWED.
19. INSTALLATION OF BROKEN, DAMAGED, WARPED, OR IMPROPERLY REPAIRED WOOD TRUSSES IS NOT ALLOWED.
20. IMPROPER OR UNAUTHORIZED FIELD ALTERATIONS OF WOOD TRUSSES IS NOT ALLOWED.
21. GABLE ENDWALL TRUSSES MUST TRANSFER LATERAL LOADS TO THE SHEAR WALLS AND/OR THE ROOF DIAPHRAGM.
22. WOOD TRUSSES THAT DO NOT MEET INTERIOR LOAD BEARING WALLS MUST BE SHIMMED. DO NOT PULL WOOD TRUSSES DOWN TO INTERIOR BEARINGS.
23. SUBMITTALS: ALL SUBMITTALS SHALL BEAR THE IMPOSED SEAL OF A LICENSED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA AND SHALL BE SUBMITTED TO CONTRACTOR FOR REVIEW PRIOR TO WOOD TRUSS FABRICATION.  
a.) SUBMIT READY WOOD TRUSS DESIGN CALCULATIONS AND PROFILES FOR EACH TYPE OF TRUSS WITH PERMANENT BRACING REQUIREMENTS.  
b.) SUBMIT WOOD TRUSS ERECTION PLAN, INCLUDING CONNECTION DETAILS AND UPLIFT ANCHORS.  
c.) SUBMIT WOOD TRUSS TEMPORARY ERECTION BRACING PLAN.  
d.) MAINTAIN COPY OF SUBMITTAL ON JOBSITE.

PROTECTION AGAINST TERMITES

- R310.1 Termites Protection. Termites protection shall be provided by registered termiticides, including soil applied pesticides, baiting systems and pesticides applied to wood, or other approved methods of termite protection labeled for use as a preventative treatment to new construction. See Section 202, Registered termiticide. Upon completion of the application of the termite protective treatment, a Certificate of Compliance shall be issued to the building department by the licensed pest control company that contains the following statement: The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services.
- R310.1.1 If soil treatment is used for subterranean termite prevention, the initial chemical soil treatment inside the foundation perimeter shall be done after all excavation, backfilling and compaction is complete.
- R310.1.2 If soil treatment is used for subterranean termite prevention, soil area disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment, including spaces based or formed.
- R310.1.3 If soil treatment is used for subterranean termite prevention, space in concrete floors based out or formed for the subsequent installation of plumbing traps, drains 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.
- R310.1.4 If soil treatment is used for subterranean termite prevention, chemically treated soil shall be protected with a minimum 6 mil vapor retarder to protect against rainfall duration. If rainfall occurs before vapor retarder placement, re-treatment is required. Any work, including placement of reinforcing steel, done after chemical treatment until the concrete floor is poured, shall be done in such manner as to avoid penetrating or disturbing treated soil.
- R310.1.5 If soil treatment is used for subterranean termite prevention, concrete overpour or mortar accumulated along the exterior foundation perimeter shall be removed prior to exterior chemical soil treatment, to enhance vertical penetration of the chemicals.
- R310.1.6 If soil treatment is used for subterranean termite prevention, chemical soil treatments shall also be applied under all exterior concrete or grade within 1 foot (305 mm) of the primary structure sidewalls. Also, a vertical chemical barrier shall be applied promptly after construction is completed, including initial landscaping and irrigation/sprinkler installation. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated.
- R310.1.7 If a registered termiticide formulated and registered as a bait system is used for subterranean termite prevention, Sections R320.1.1 through R310.1.6 do not apply however, a signed contract assuring the installation, maintenance and monitoring of the baiting system for a minimum of 5 years from the issue of the Certificate of Occupancy shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to final building approval. If the baiting system directions for use require a monitoring phase prior to installation of the pesticide active ingredient, the installation of the monitoring phase components shall be deemed to constitute installation of the system.
- R310.1.8 If a registered termiticide formulated and registered as a wood treatment is used for subterranean termite prevention, Sections R320.1.1 through R320.1.6 do not apply. Application of the wood treatment termiticide shall be as required by label directions for use, and must be completed prior to final building approval.
- R310.2 Penetration. Protective sleeves around metallic piping penetrating concrete slab-on-grade floors shall not be of cellulose-containing materials and, if soil treatment is used for subterranean termite protection, shall receive application of a termiticide in granular space between sleeves and pipe.
- R310.3 Cleaning. Cals and confites in masonry units and air gaps between brick, stone or masonry veneers and the structure shall be cleaned of all nonpreservative treated or nonmasonry durable wood, or other cellulose-containing material prior to concrete placement.
- Exception: Inorganic material manufactured for closing cells in foundation concrete masonry unit construction or clean earth fill placed in concrete masonry unit voids before slab level before termite treatment is performed.

- R310.4 Concrete bearing ledge. Brick, stone or other veneer shall be supported by a concrete bearing ledge of such thickness as required in Chapter 14, which is poured integrally with the concrete foundation. No supplemental concrete foundation pour which will not be used until supplemental treatment in the foundation unless there is an approved physical barrier. An approved physical barrier shall also be installed from below the wall all plate or first block course horizontally to embed in a mortar joint. If masonry veneer extends below grade, a termite protective treatment must be applied to the cavity created between the veneer and the foundation, in lieu of a physical barrier.
- Exception: Veneer supported by a structural member secured to the foundation sidewall as provided in Section 1403, provided at least a 6 inch (152 mm) clear inspection space of the foundation sidewall exterior exist between the veneer and the top of any soil, sod, mulch or other organic landscaping component, deck, apron, porch, walk or any other work immediately adjacent to or adjoining the structure.
- R310.5 Pressure preservative treated and naturally resistant wood. Heartwood of redwood, eastern red cedar, and pressure-preservative-treated wood in accordance with the ANPA standards listed in Section R310.1 shall be considered termite resistant. Pressure preservative treated wood used naturally termite-resistant wood shall not be used as a physical barrier unless a barrier can be inspected for any termite shelter tubes around the inside and outside edges and joints of a barrier.
- R310.5.1 Quality mark. Lumber and plywood required to be pressure-preservative treated in accordance with Section R320.1 shall bear the quality mark of an approved inspection agency which maintains continuing supervision, testing and inspection over the quality of the product and which has been approved by an accreditation body which complies with the requirements of the American Lumber Standard Committee's treated wood program.
- R310.5.2 Field treatment. Field cut ends, notches and dried holes of pressure-preservative-treated wood shall be retreated in the field in accordance with ANPA M4.
- R310.6 Foam plastic protection. Extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or under interior or exterior foundation walls or slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be at least 6 inches (152 mm).
- Exception: 1. Buildings where the structural members of walls, floors, cell logs and roofs are entirely of noncombustible materials or pressure-preservative-treated wood. 2. When in addition to the requirements of Section R320.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is used. 3. On the interior side of basement walls.
- R310.7 Protection against decay and termites. Condensate lines and roof downspouts shall discharge at least 1' foot (305 mm) away from the structure sidewall, whether by underground piping, lead extensions or splash blocks. Outlets with downspouts are required on all buildings with eaves of less than 6 inches (152 mm) horizontal projection except for gable and rakes or on a roof above another roof.
- R310.8 Preparation of building site and removal of debris.
- R310.8.1 All building sites shall be graded to provide drainage under all portions of the building not occupied by basements.
- R310.8.2 The foundation and the area encompassed within 1 foot (305 mm) thereof shall have all vegetation, stumps, dead roots, cardboard, trash and foreign material removed and the fill material shall be free of vegetation and foreign material. The fill shall be compacted to ensure adequate support of the foundation.
- R310.8.3 After all work is completed, loose wood and debris shall be completely removed from under the building and within 1 foot (305 mm) thereof. All wood forms and supports shall be completely removed. This includes, but is not limited to: wooden grade stakes, forms, contraction spacers, tub traps, basements, brooms, shoring, forms or other cellulose-containing material placed in any location where such materials are not clearly visible and readily removable prior to completion of the work. Wood shall not be stored in contact with the ground under any building.
- R310.8.4 Naturally resistant wood. Heartwood of redwood and eastern red cedar shall be considered termite resistant.

TYPICAL NAILING SCHEDULE

Ladder struts	16d common	3 at each joint
Side plate to joint or blocking, face nail	16d common	16" O.C.
Top of side plate to stud	16d common	2
Stud to side plate, toe nail	16d common	4
Doubled studs, face nail	16d common	24" O.C.
Doubled top plates, face nail	16d common	18" along each edge
Continuous header to stud, toe nail	16d common	3
10d sheathing or less to each bearing, face nail	16d common	2
Over 10d sheathing to each bearing, face nail	16d common	3
Build-up corner studs	16d common	24" O.C.
Build-up girders and beams up to three members	20d common	32" O.C. at top and bottom and staggered 2 ends at each edge
1/2" Gypsum Sheathing	11 ga 1-1/2" 7/16" head	4" O.C. at edges 8" O.C. at other bearings
5/8" Gypsum Sheathing	11 ga 1-3/4" 7/16" head	8" O.C. at edges 8" O.C. at other bearings
Gypsum Wallboard 1/2"	1-3/8" drywall nail	7" O.C. on ceilings 8" O.C. on walls
5/8"	1-1/2" drywall nail	7" O.C. on ceilings 8" O.C. on walls
Hardboard Lap Siding, Direct to Studs	8d corrosion resistant with minimum shank dia. of 0.0990 inch and minimum head dia. of 0.240 inch	16" O.C. at top and bottom edges
Hardboard Lap Siding, over sheathing	10d corrosion resistant with minimum shank dia. of 0.0990 inch and minimum head dia. of 0.240 inch	16" O.C. at top and bottom edges
Hardboard Panel Siding, Direct to Studs	8d corrosion resistant with minimum shank dia. of 0.0920 inch and minimum head dia. of 0.225 inch	8" O.C. at edges 12" O.C. at intermediate supports
Hardboard Panel Siding, Over to Sheathing	8d corrosion resistant with minimum shank dia. of 0.0920 inch and minimum head dia. of 0.225 inch	8" O.C. at edges 12" O.C. at intermediate supports

ENGINEERS SEAL  
For Structural Purpose Only



3-STORY RESIDENCE FOR:  
**Braun-Diaz Macchione Family**  
19101 Gulf Blvd.  
Lot 21 & 22, Block B  
Indian Shores, Florida

S1



RAFTER SIZE	MAXIMUM SPAN
2 x 4	6 FT.
2 x 6	9 FT.
2 x 8	11 FT.
2 x 10	14 FT.
2 x 12	16 FT.

BEARING WALL HEADER CHART							
BEAM SPAN	TRUSS SPAN – SHINGLE ROOF						
	24	28	32	36	40	44	48
6	(2)2x8	(2)2x8	(2)2x8	(2)2x8	(2)2x8	(2)2x10	(2)2x10
7	(2)2x8	(2)2x8	(2)2x10	(2)2x10	(2)2x10	(2)2x10	(2)2x10
8	(2)2x8	(2)2x10	(2)2x10	(2)2x10	(2)2x10	(2)2x12	(2)2x12
9	(2)2x10	(2)2x10	(2)2x12	(2)2x12	(2)2x12	(2)2x12	–
10	(2)2x10	(2)2x12	(2)2x12	(2)2x12	–	–	–
11	(2)2x12	(2)2x12	–	–	–	–	–
12	(2)2x12	(2)2x12	–	–	–	–	–

BEARING WALL HEADER CHART							
BEAM SPAN	TRUSS SPAN – TILE ROOF						
	24	28	32	36	40	44	48
6	(2)2x8	(2)2x8	(2)2x8	(2)2x8	(2)2x10	(2)2x10	(2)2x10
7	(2)2x10	(2)2x10	(2)2x12	(2)2x12	(2)2x10	(2)2x12	(2)2x12
8	(2)2x10	(2)2x12	(2)2x12	(2)2x12	(2)2x12	–	–
9	(2)2x12	(2)2x12	(2)2x12	–	–	–	–
10	(2)2x12	(2)2x12	–	–	–	–	–

CONNECTOR SCHEDULE					
USP CONNECTORS	FASTENER SCHEDULE	CAPACITY @ 180°	SIMPSON CONNECTORS	FASTENER SCHEDULE	CAPACITY @ 180°
SP4	(6) 100 X 1-1/2"	885	SP4	(6) 100 X 1-1/2"	885
HC10	(8) 100 X 1-1/2"	1240	H10	(18) 80 X 1-1/2"	990
EMBEDDED MASONRY CONNECTORS ****					
HTA24-18	(13) 100 X 1-1/2"	1500	MTA24	(14) 100 X 1-1/2"	1500
HTA20	(17) 100 X 1-1/2"	1790	HTA20	(14) 100 X 1-1/2"	1890
HTA16-18	(13) 100 X 1-1/2"	1500	MTA16	(12) 100 X 1-1/2"	1500
N/A	N/A	N/A	NHTA20	(17) 100 X 1-1/2"	2310
PA23 ****	(18) 160	3700	PA23 ****	(16) 160	2815
PA28 ****	(24) 160	3700	PA28 ****	(18) 160	2815
HPA35 ****	(30) 160	6055	HPA35 ****	(27) 160	4845
MASONRY RETROFIT CONNECTORS					
SHA6	(2) 3/4" T.B. & (4) 1/2" X 8" J BOLTS	5625	HGT	(22) 100	4200
HTT16	(1) 5/8" A.B. &(18) 160	4290	HTT16	(1) 5/8" A.B. &(18) 160	4175
LTS208	(1) 3/4" A.B.*** &(10) 160	1910	LTT208	(1) 3/4" A.B. &(10) 160	1790
MTS278	(1) 3/4" A.B.*** &(24) 160	4635	MTT288	(1) 3/4" A.B. &(24) 160	4455
HUE12	(2) 3/4" A.B.*** &(8) 100	9565	HGT12	(2) 3/4" &(8) 100	9585
HUE13	(2) 3/4" A.B.*** &(8) 100	9770	HGT13	(2) 3/4" &(8) 100	9685
HUE14	(2) 3/4" A.B.*** &(8) 100	9770	HGT14	(2) 3/4" &(8) 100	9685
WOOD TO WOOD CONNECTORS					
LU24	(4) 104 & (3) 104R	285	U24	(4) 16d X(2) 10dX1-1/2"	290
HCOP	(8) 100	235	H4	(8) 80	235
RT22T	(18) 160	1565			
RT24T	(18) 160	1565			
RT16	(8) 80 X 1-1/2" & (8) 80	1030	H10	(18) 80 X 1-1/2"	990
WTW12	(14) 100	1055	MTS12	(14) 100	1000
HTW30	(20) 100	1530	HTS20	(20) 100	1450
MSH29	(6) 100 & (4) 100 X 1-1/2"	2425 @ 1258	H16	(12) 100 X 1-1/2"	1600
RST150	(24) 100	1700	CS16	(28) 80	1850
ORDER CONNECTORS					
HUE12	(2) 3/4" &(8) 100	9565	HGT12	(2) 3/4" &(8) 100	9685
HUE13	(2) 3/4" &(8) 100	9770	HGT13	(2) 3/4" &(8) 100	9685
HUE14	(2) 3/4" &(8) 100	9770	HGT14	(2) 3/4" &(8) 100	9685
USC63	(8) 100 &(2) 3/4" X 6" WEDGEBOLTS**	6170	N/A	N/A	N/A
USC64	(8) 100 &(4) 3/4" X 6" WEDGEBOLTS**	12340	N/A	N/A	N/A
USC6	(8) 100 &(2) 3/4" X 6" WEDGEBOLTS**	8170	N/A	N/A	N/A
USC6	(8) 100 &(4) 3/4" X 6" WEDGEBOLTS**	12340	N/A	N/A	N/A
CONNECTORS FOR REPAIR SITUATIONS					
RT22TW	(9) 160 & (4) 3/16" X 2-1/4" TAPCON*	1200	HTSM16	(7) 100 & (4) 1/4" X 2-1/4" ITEN	1000
RT24TW	(9) 160 & (5) 3/16" X 2-1/4" TAPCON*	1500	HTSM16	(8) 100 & (4) 1/4" X 2-1/4" ITEN	1260

\* TAPPERS ARE MASONRY SCREWS MANUFACTURED BY POWERS FASTENING SYSTEMS EQUAL  
 \*\* WEDGE BOLTS ARE MASONRY BOLTS MANUFACTURED BY POWERS FASTENING SYSTEMS, FASTENERS TO BE INSTALLED TO FULLY GROUTED  
 AND REINFORCED CONCRETE MASONRY OR REINFORCE CONCRETE (14-2000 @ 28 DAYS). BOLTS SHALL CONFORM TO ASTM A 307 OR BETT  
 \*\*\* A.B. ARE ANCHOR BOLTS AS SPECIFIED BY DESIGNER.  
 \*\*\*\* MUST BE LOCATED @ FILLED VERTICAL CELLS

R703.7.1 Lath.  
All lath and lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with 11/2-inch-long (38 mm), 11 gauge nails having a 7/16-inch (11.1 mm) head, or 7/8-inch-long (22.2 mm), 16 gauge staples, spaced at no more than 6 inches (152 mm), or as otherwise approved.

R703.7.2 Plaster.  
Plastering with portland cement plaster shall be not less than three coats when applied over metal lath or wire lath and shall be not less than two coats when applied over masonry, concrete, pressure-preservative treated wood or decay-resistant wood as specified in Sect. R317.1 or gypsum backing. If the plaster surface is completely covered by veneer or other facing material or is completely concealed, plaster application need be only two coats, provided the total thickness is as set forth in Table R702.1(1).

On wood-frame construction with an on-grade floor slab system, exterior plaster shall be applied to cover, but not extend below, lath, paper and screed.

The proportion of aggregate to cementitious materials shall be as set forth in Table R702.1(1).

ROOF MATERIAL NOTE:  
ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH THE APPLICATION REVISIONS OF SECTIONS 904 & 905 AND PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ASPHALT SHINGLE ROOF SHALL COMPLY WITH ASTM D 225 OR D 3462, AND INSTALLED PER SECTION R905.2.6 & R905.2.6.1. METAL ROOF PANELS SHALL COMPLY WITH R905.1

ROOF UNDERLAYMENT SHALL COMPLY WITH R905.1.1 2023 FBC, 8th EDITION, and comply with ASTM D226, D1970, D4869, D6757, or ASTM D8257, shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated. Underlayment for roof slopes 2:12 and greater shall be applied and attached in accordance with Section R905.1.1.1 or R905.1.1.2 as applicable.

R905.3.3 Underlayment.  
Unless otherwise noted, required underlayment shall comply with the underlayment manufacturer's installation instructions in accordance with the FRSA/TRI Florida High Wind Concrete and Clay Roof Tile Installation Manual, Seventh Edition where the Voad is determined in accordance with Section R301.2.1.3.

**ENGINEERS SEAL**  
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IN THESE PLANS, HAVE BEEN DESIGNED TO RESIST WIND LOAD WIND DESIGN DATA IN ACCORDANCE WITH THE 2023 FLORIDA (10)

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PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW, SIGNED AND SEALED FLOOR AND ROOF TRUSS DRAWINGS AND CALCULATIONS. UPON THE ENGINEER'S REVIEW, HEADER AND ADDITIONAL UPLIFT

**NEW  
DIMENSIONS  
DESIGN LLC.**

DESIGN • DRAFTING  
CONSTRUCTION CONSULTING

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FLORIDA REGISTRATION NO.: P.E. 15068

**LABRAM HOMES**  
HOUSTON HOME BUILDERS IN ST. PETERSBURG, FLORIDA  
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LABRAMHOMES.COM

**3-STORY RESIDENCE FOR:  
Braun-Diaz Macchione Family**

DWN. TM
DATE 11-20-24
REV.

S2

BAR SIZE	180° HOOK			90° HOOK		
	A or G	J	D	A or G	D	
#3	5"	3"	2 1/4"	6"	2 1/4"	
#4	6"	4"	3"	8"	3"	
#5	7"	5"	3 3/4"	10"	3 3/4"	
#6	8"	6"	4 1/2"	12"	4 1/2"	
#7	10"	7"	5 1/4"	14"	5 1/4"	
#8	11"	8"	6"	16"	6"	
#9	15"	11 3/4"	9 1/2"	19"	9 1/2"	
#10	17"	13 1/4"	10 3/4"	22"	10 3/4"	

CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH. ALL REINFORCEMENT SHALL BE EPOXY COATED. ALL REINFORCEMENT SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT SHALL BE 1/2\"/>

THIS DRAWING IS SIGNED AND SEALED BY THE STRUCTURAL ENGINEER FOR STRUCTURAL REQUIREMENTS. PRESSURES BASED ON THE WIND DESIGN DATA IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL CODE (6th Edition).

TO THE STRUCTURAL DESIGN IN THESE DRAWINGS ARE NOT INCLUDED UNDER THE ENGINEER'S SEAL.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW, SIGNED AND SEALED FLOOR JOINT DETAIL, JOINT DETAIL, AND JOINT DETAIL. CONNECTIONS ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT/CONTRACTOR.

ENGINEERS SEAL  
For Structural Purpose Only

3-STORY RESIDENCE FOR:  
**Braun-Diaz Macchione Family**  
19101 Gulf Blvd.  
Lot 21 & 22, Block B  
Indian Shores, Florida

DATE: 11-20-24  
REV: 1

S3

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CONSTRUCTION CONSULTING

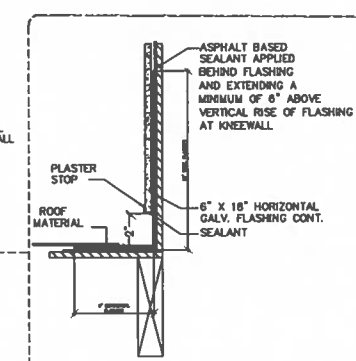
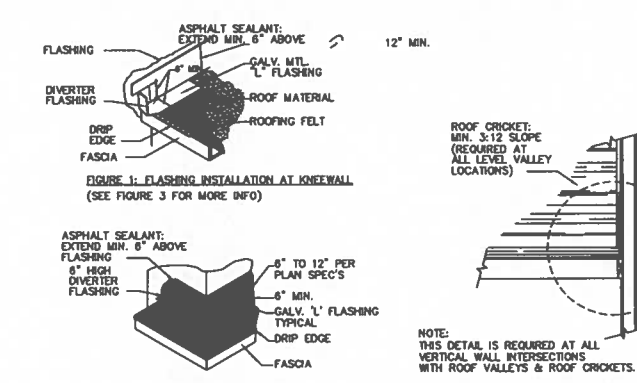
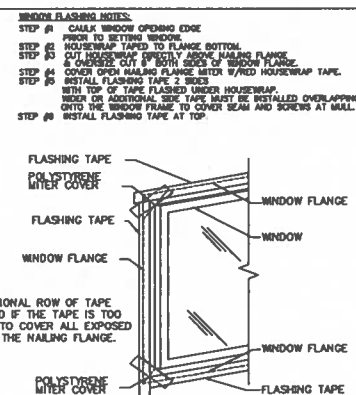
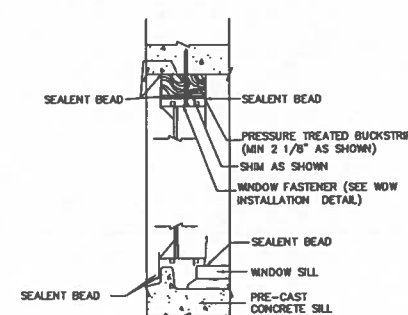
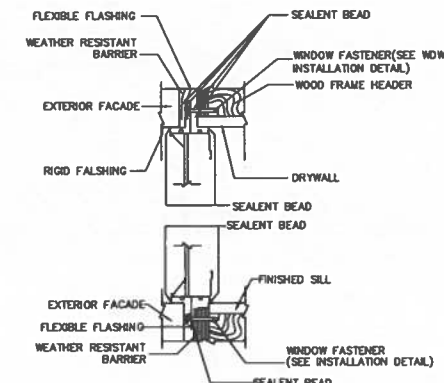
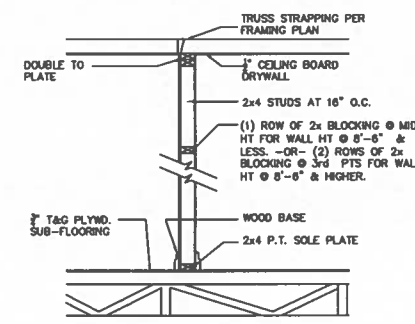
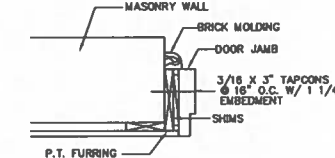
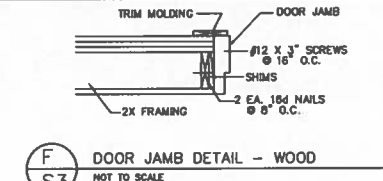
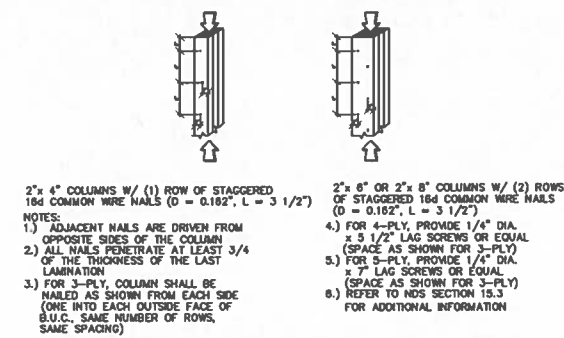
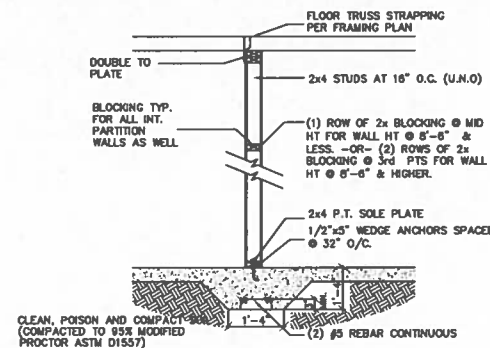
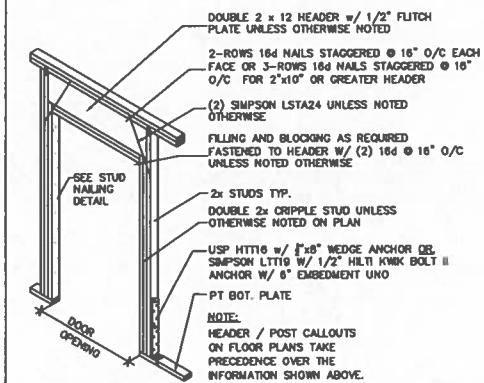
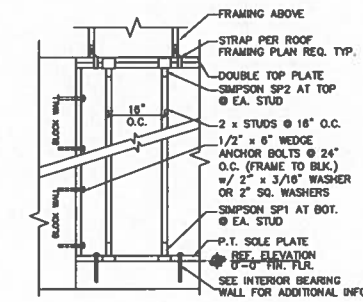
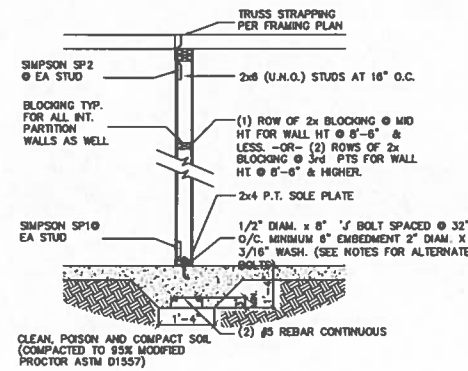
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STRUCTURE(S) INDICATED ON THESE PLANS, HAVE BEEN DESIGNED TO RESIST WIND LOAD PRESSURES BASED ON THE WIND DESIGN DATA IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL CODE (8th Edition).

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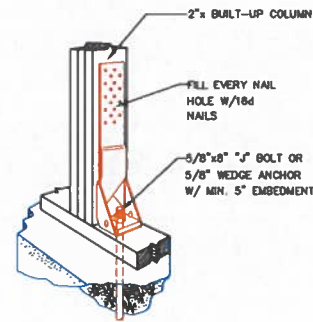
**LABRAM HOMES**  
CUSTOM HOME BUILDERS IN ST. PETERSBURG, FLORIDA  
PH. 727-626-7206

**3-STORY RESIDENCE FOR:**  
**Braun-Diaz Macchione Family**  
19101 Gulf Blvd.  
Lot 21 & 22, Block B  
Indian Shores, Florida

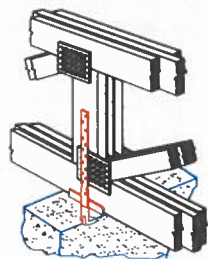
OWN. TM
DATE 11-20-24
REV.

S4

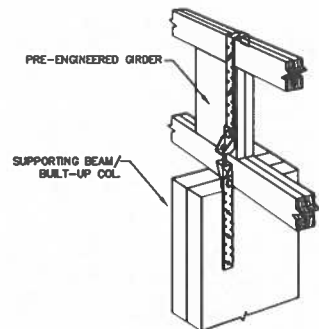




A  
S5  
TYP. BUILT-UP COLUMN ANCHORAGE  
NO SCALE



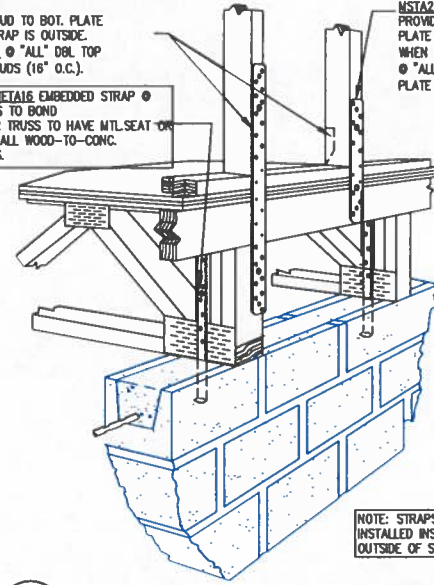
B  
S5  
META / HETA INSTALLATION @ MIDSPAN



C  
S5  
OPTIONAL SIMPSON MTT28B HOLD DOWN/1

**STANDARD STRAPPING #1:**  
PROVIDE MSTA24 @ MAX. 32" O.C., AND AT EACH SIDE OF ALL OPENINGS. PROVIDE SP21 AT INSIDE OF STUD TO BOT. PLATE WHEN NO STRAP IS OUTSIDE. PROVIDE SP2 @ "ALL" DBL TOP PLATE TO STUDS (16" O.C.).

**TYPICAL HETA16 EMBEDDED STRAP @ FLOOR TRUSS TO BOND BEAM.** FLOOR TRUSS TO HAVE MTL SEAT OR #30 FELT @ ALL WOOD-TO-CONC. CONNECTIONS.



D1  
S5  
2nd STORY WALL ANCHORAGE OPTIONS

**2x SOLE PLATE W/ SIMPSON SP1 @ EACH STUD THAT IS NOT STRAPPED ON OUTSIDE (OR OVER 16" O.C.).**

**TYPICAL SIMPSON MSTA24 STRAP @ 32" O.C. OR MSTA12 @ MAX 16" O.C. AND MIN. MSTA24 @ EA. SIDE OF ALL UPPER FLOOR DOOR OR WINDOWS.**

**3/4" T&G APA RATED FLOOR SHEATHING**

**UPPER FLOOR LINE SEE ELEVATIONS**

**16" FLR. TRUSSES @ 24" O.C.**

**ANCHOR TRUSS TO CMU WALL W/ (MIN) SIMPSON HETA16 @ 32" O.C. (NAIL TO VERT. MEMBERS @ FLOOR TRUSSES, EMBED MIN. 6" INTO CMU TIE BEAM.)**

**TOP OF MASONRY (T.O.M.) SEE ELEVATIONS**

**2x4'S @ 48" O.C. W/ (2)-16d NAILS TYP.**

**2x4 NAILER CONT. (FASTEN GYP. BD. CLG. TO NAILER W/ 5d COOLER NAILS @ 7" O.C.)**

**12d NAILS @ 6" O.C. BOT. EDGE OF SHING.**

**K.O. BLOCK CMU TIE BM. W/ 1-#5 BAR CONT.**

**6" W. ROLLED WIRE OR FIBERGLASS MESH**

D2  
S5  
FLOOR TRUSS PARALLEL TO CMU WALL  
NOT TO SCALE

**NOT TO SCALE**

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**ROOF MATERIAL NOTE:**  
**ROOF COVERINGS** SHALL BE APPLIED IN ACCORDANCE WITH THE APPLICATION REVISIONS OF SECTIONS 904 & 905 AND PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ASPHALT SHINGLE ROOF SHALL COMPLY WITH ASTM D 225 OR D 3462, AND INSTALLED PER SECTION R905.2.6 & R905.2.6.1. METAL ROOF PANELS SHALL COMPLY WITH R905.1

**ROOF UNDERLAYMENT SHALL COMPLY WITH R905.1.1 2023 FBC, 8th EDITION,** and comply with ASTM D226, D1970, D4869, D6757, or ASTM D8257, shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated. Underlayment for roof slopes 2:12 and greater shall be applied and attached in accordance with Section R905.1.1.1 or R905.1.1.2 as applicable.

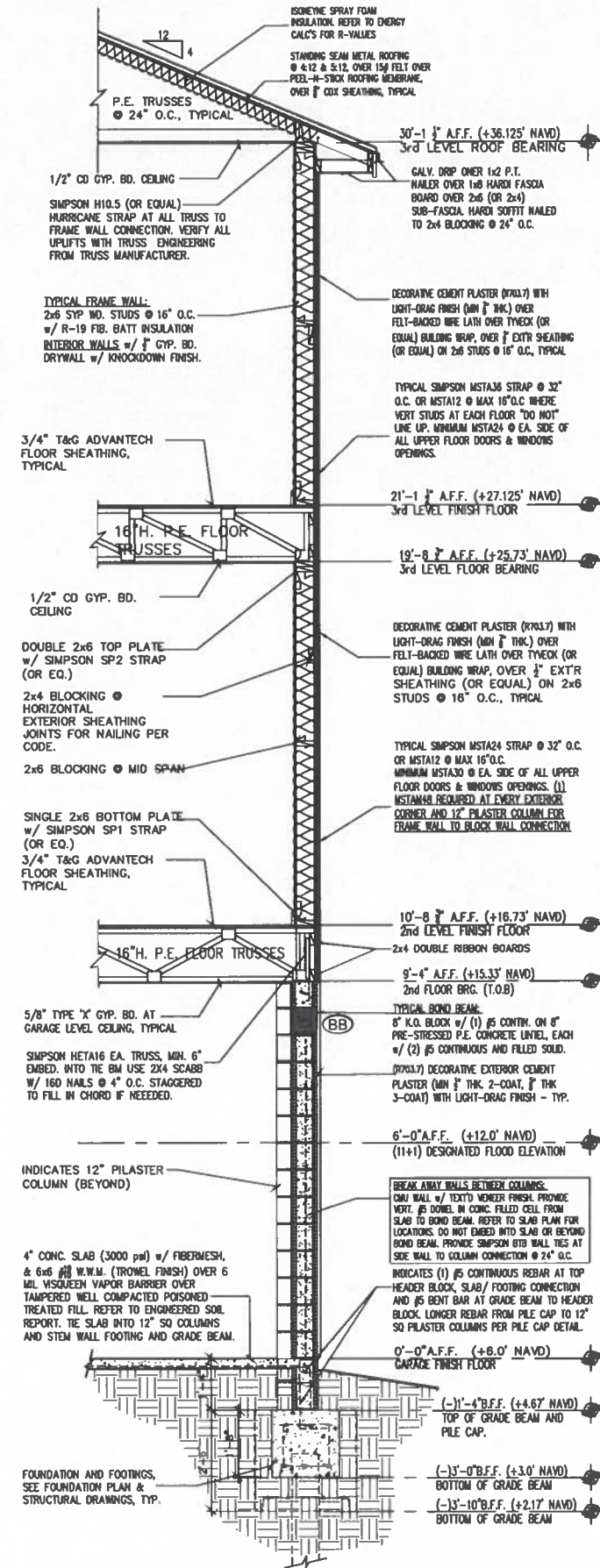
**R905.3.3 Underlayment.** Unless otherwise noted, required underlayment shall comply with the underlayment manufacturer's installation instructions in accordance with the FRSA/TRI Florida High Wind Concrete and Clay Roof Tile Installation Manual, Eighth Edition where the Vasd is determined in accordance with Section R301.2.1.3.

**R703.7.1 Lath.**  
All lath and lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with 11/2-inch-long (38 mm), 11 gauge nails having a 7/16-inch (11.1 mm) head, or 7/8-inch-long (22.2 mm), 16 gauge staples, spaced at no more than 6 inches (152 mm), or as otherwise approved.

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Plastering with portland cement plaster shall be not less than three coats when applied over metal lath or wire lath and shall be not less than two coats when applied over masonry, concrete, pressure-preservative treated wood or decay-resistant wood as specified in Section R317.1 or gypsum backing. If the plaster surface is completely covered by veneer or other facing material or is completely concealed, plaster application need be only two coats, provided the total thickness is as set forth in Table R702.1(1).

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The proportion of aggregate to cementitious materials shall be as set forth in Table R702.1(1).



A  
Building Section  
SCALE: 1/2"=1'-0"

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**3-STORY RESIDENCE FOR:**  
**Braun-Diaz Macchione Family**  
19101 Gulf Blvd.  
Lot 21 & 22 Block B  
Indian Shores, Florida

**S5**

**RICHARD WASILEWSKI, P.E.**  
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PLANNING/DESIGN/CONSTRUCTION

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**Braun-Diaz Macchione Family**  
19101 Gulf Blvd.  
Lot 21 & 22 Block B  
Indian Shores, Florida

**S5**

**3-STORY RESIDENCE FOR:**  
**Braun-Diaz Macchione Family**  
19101 Gulf Blvd.  
Lot 21 & 22 Block B  
Indian Shores, Florida

**S5**

**3-STORY RESIDENCE FOR:**  
**Braun-Diaz Macchione Family**  
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Lot 21 & 22 Block B  
Indian Shores, Florida

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## **INDIAN SHORES BUILDING DEPARTMENT**

June 20, 2025

Planning, Zoning and Building Committee and Town Council  
Town of Indian Shores  
19305 Gulf Blvd.  
Indian Shores, Florida 33785

Subject: Site Plan Review for 18515 Gulf Blvd.  
Single- Family Dwelling

Dear PZB Committee and Town Council Members,

As Building official for the town of Indian Shores I have completed the review of the submitted site plans for the construction of Single- Family Dwelling located at 18515 Gulf Blvd. The property is currently vacant. Based on the submitted plans and survey, the proposed building can be constructed. The applicant's design and construction team consist of:

Property Owner: Mr. and Mrs. McDonald  
Design Consultant Jessie A. Eliassen  
Engineer Greg Hurd P.E.

Plan sets and electronic data we're submitted for this site plan review process by the applicant's design team as identified above the architectural layout and the appearance for this project is attractive and fits within the property and surrounding area, the project presents a clean look.

The building will blend in nicely with Indian Shores streetscape program.  
Drainage will be accommodated by the construction of a subsurface stormwater management system to treat the first one inch of storm water per town code with roof drainage directly into the stormwater management system.  
Erosion control with silt fencing during construction.  
Requirements for site plan review per town code have been addressed on the plan sheets for site, grading, drainage, floor layout, structural plans for foundation, building sections showing the calculation of the sidewall height for determination of setback requirements.  
PZB Committee Meeting Materials Packet Reference.

## **INDIAN SHORES BUILDING DEPARTMENT**

The following site breakdown table shows how the project compares to the Town Code requirements

### **Site Breakdown**

<b>Description</b>	<b>Required or Allowable</b>	<b>Provided</b>
<b>Total Lot Area (square feet)</b>	<b>3,829</b>	<b>3,829</b>
<b>Lot Buildable Area (square feet)</b>	<b>2,012</b>	<b>1,831</b>
<b>Number of Units</b>	<b>1</b>	<b>1</b>
<b>Number of Floors Above Parking</b>	<b>2</b>	<b>2</b>
<b>Side Setbacks (feet)</b>	<b>5</b>	<b>4.9 Northside / 5.0 Southside</b>
<b>Front Setbacks (feet)</b>	<b>18</b>	<b>18</b>
<b>Parking Spaces</b>	<b>2</b>	<b>2</b>
<b>Drainage Retention</b>	<b>1 inch</b>	<b>1 inch</b>

Based on my review the proposed site plan meets or exceeds town code requirements for the town square planning area of Indian shores as building official I recommend approval of the site plan for 18515 Gulf Blvd.

Sincerely,



Brian Rusu

**Brian Rusu CBO, CFM**  
**Building Official – Floodplain Administrator**  
**Building, Zoning & Code Enforcement Director**  
**Town of Indian Shores**  
**19305 Gulf Blvd 33785**  
**Phone: 727-474-7785**  
**Fax: 727-596-0050**  
**Website <http://www.myindianshores.com/2229/Building-Department>**



Town of Indian Shores  
19305 Gulf Boulevard  
Indian Shores, FL 33785  
(727) 474-7786 (office)  
(727) 596-0050 (fax)  
permits@myindianshores.com

## Site Plan Review Application

Email completed app to [permits@myindianshores.com](mailto:permits@myindianshores.com)

\$.2,500.00 + \$500 for each subsequent site plan after the first two, if required.

### 1. PROPERTY OWNER:

Name Scott McDonald  
Address 17820 GULF BLVD APT. 1104 City/State REDINGTON SHORES, FL  
Zip 33708 Phone (Home) 970-367-6569 (Office) \_\_\_\_\_  
Mobile 970-367-6569 Fax \_\_\_\_\_ E-mail SCOTT31958@GMAIL.COM

### 2. GENERAL INFORMATION:

Property Location or Address (List all properties involved).

18515 Gulf Blvd

Legal Description(s) PART OF GOVT LOT 2 IN SW 1/4 OF SEC 30-30-15 DESC FROM N 1/4 COR OF SEC TH B 4512.52FT TH W 376.25FT FOR POB TH N47D40'25"E 95.95FT TH S41D38'40"E 42.71FT TH S47D10'41"W 88.45FT TH CUR LY RAD 2897.83FT ARC 43.57FT CB M42004'34"W 43.57FT TO POB LESS RAW FOR GULF BLVD PER O.R. 4867-487

Parcel Number(s) 30-30-15-00000-330-0900

Proposed Use of Property, i.e. multi family (townhome/condominium/duplex), single family, commercial. SINGLE FAMILY

Current Use of Property 0110 SINGLE FAMILY HOME

Number of Existing Units on Property 1

Proposed Number of Units and floors over parking 1

Description of proposed changes to

property DEMO OLD RESIDENCE ADD NEW RESIDENCE

Total Valuation for the proposed changes to property \$ APPROXIMATELY \$800,000 TO \$800,000

### 3. APPLICANT (If not the owner, provide a form of authorization from the owner)

Name Jesse Eliassen  
Address 8416 Damen Lane City/State Port Richey, FL  
Zip 34686 Phone (home) 727-359-1915 Office \_\_\_\_\_  
Mobile 727-359-1915 Fax \_\_\_\_\_ E-mail JELIASSEN@LIVE.COM

### 4. ENGINEER

Name GREG HURD  
Address 10849 GOOSEBERRY CT City/State TRINITY, FL  
Zip 34655 Office Phone 727-492-5986 Fax \_\_\_\_\_  
E-mail GSHURD94@GMAIL.COM

### 5. ARCHITECT

Name APPLICANT IS DESIGN CONSULTANT  
Address \_\_\_\_\_ City/State \_\_\_\_\_  
Zip \_\_\_\_\_ Office Phone \_\_\_\_\_ Fax \_\_\_\_\_  
E-mail \_\_\_\_\_

### 6. SIGNATURE

I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge.

Jesse Eliassen  
Signature of Owner/Authorized Agent

State of Florida, County of Pinellas Sworn to and subscribed before me this 18 day of JUNE, 2025 to me and/or by Jesse Eliassen, who is personally known or has produced FL DL as identification.

Notary Public Heidi Leathers  
My commission expires: 12/26/2026



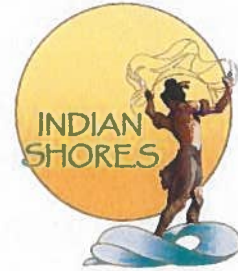
HEIDI LEATHERS  
Notary Public  
State of Florida  
Comm# HH343524  
Expires 12/26/2026

## RECEIPT

### Town of Indian Shores

19305 Gulf Blvd, Indian Shores, FL 33785

(727) 474-7786



FP-IS25-00029 | Floodplain Permit

Receipt Number: 1686

June 19, 2025

**Payment Amount: \$2,500.00**

<i>Transaction Method</i>	<i>Payer</i>	<i>Cashier</i>	<i>Reference Number</i>
Check	Scott McDonald	Yvonne Williams	101

### Comments

### Assessed Fee Items

Fee items being paid by this payment

<i>Assessed On</i>	<i>Fee Item</i>	<i>Account Code</i>	<i>Assessed</i>	<i>Amount Paid</i>	<i>Balance Due</i>
06/18/25	Site Plan Review Fee - Residential	001	\$2,500.00	\$2,500.00	\$0.00
<b>Totals:</b>			\$2,500.00	\$2,500.00	
<b>Previous Payments</b>					\$0.00
<b>Remaining Balance Due</b>					\$0.00

### Application Info

<b>Property Address</b>	<b>Property Owner</b>	<b>Property Owner Address</b>	<b>Valuation</b>
18515 Gulf Blvd Indian Shores, FL 33785	Scott McDonald/ Doris Ortiz	17920 Gulf Blvd APT. 1104 Reddington Shores, FL 33708	\$700,000.00

### Description of Work

SITE PLAN REVIEW- New Home being constructed.

# INDIAN SHORES

19305 Gulf Boulevard, Indian Shores, FL 33785

[www.myindianshores.com](http://www.myindianshores.com)

Ph 727.595.4020 Fax 727.596.0050



June 20, 2025

Dear Indian Shores Property Owner:

The Planning, Zoning, and Building (PZB) Committee of Indian Shores, Florida will hold a Quasi-Judicial Public Hearing on Tuesday, July 8, 2025, at 4:00 P.M., for a site plan review request for recommendation and consideration of Council approval for the property located at 18515 Gulf Boulevard, Indian Shores, Florida. The hearing will be at the Indian Shores Municipal Center located at 19305 Gulf Boulevard, 4th Floor Council Chambers, Indian Shores, Florida. If the site plan is approved, the PZB Committee will make a recommendation to the Town Council for consideration of approval, which will be heard at a second Quasi-Judicial Public Hearing at the Regular Town Council Meeting scheduled on the same day, July 8, 2025 at the same location beginning at 5:01 P.M.

**PUBLIC HEARING:**

**Quasi-Judicial**

**Consideration of a request for a Site Plan Review from Scott McDonald, Doris Ortiz, to construct a single-family home with two (2) floors over parking on the property located at 18515 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-00000-330-0900.**

All interested parties are invited to attend.

This notice is possibly being sent to you as a condominium officer. If you are now or have ever been an officer, please see to it that this notice is disseminated to the members of your association so they may participate.

If the constituency of your Condominium board has changed, please keep the Town Clerk informed of the new members so that we may better serve you.

Sincerely,

Freddie Lozano, CMC  
Town Clerk

# INDIAN SHORES



19305 Gulf Boulevard, Indian Shores, FL 33785

www.myindianshores.com | Ph: 727.595.4020 | Fax: 727.596.0050

## AFFIDAVIT OF MAILING:

State of Florida

County of Pinellas

I, Yvonne Williams, Permit Specialist of the Town of Indian Shores, Florida, the 20 day of June, 2025, mailed the Notice of a Public Quasi-Judicial Hearing by the Board of Adjustment and Appeals, scheduled on July 8, 2025, beginning at 3:00pm on the 4<sup>th</sup> Floor Council Chambers at the Indian Shores Municipal Center, 19305 Gulf Blvd., Indian Shores, FL 33785.

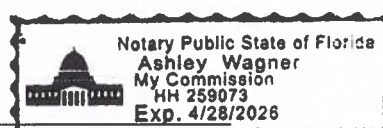
### Attached:

1. The notice detailing the variance request for the property located at 18515 Gulf Blvd., Indian Shores, FL 33785.
2. A list of adjacent property owners and/or registered agents the notice was mailed to.

Yvonne Williams  
Signature of Affiant

**SUBSCRIBED AND SWORN TO, OR AFFIRMED**, before me on this 20<sup>th</sup> day of June, 2025, by Yvonne Williams.

Ashley Wagner  
Signature of Officer Administering Oath or of Notary Public





QUINONES, OSCAR A TRE  
QUINONES, OSCAR A AND LILY R LIVING TRUST  
18513 GULF BLVD  
INDIAN SHORES, FL 33785-2009

PATTERSON, SHARON L  
C/O FEATHERSTONE, KRISTINA L, POA  
12419 SHAWNEE TRL  
LARGO, FL 33774-2830

KUSSEL, FERDINAND  
KUSSEL, TANIA  
814 S FREMONT AVE  
TAMPA, FL 33606-2815

HOWERTON, STEVEN LYNN  
HOWERTON, CYNTHIA GARCIA  
4006 W WATERMAN AVE  
TAMPA, FL 33609-1235

ALEXANDER, GERALD III  
ALEXANDER, JANA  
2814 W MARLIN AVE  
TAMPA, FL 33611-3811

ROBBINS FAMILY LIVING TRUST  
ROBBINS, KENNETH G SR TRE  
13306 N HAMNER AVE  
TAMPA, FL 33612-3468

SAND DOLLAR OF INDIAN SHORES  
CONDOMINIUM ASSN INC  
570 CARILLON PKWY STE 210  
ST PETERSBURG, FL 33716-1344

GALASSO, MICHAEL  
18523 GULF BLVD  
INDIAN SHORES, FL 33785-2009

STRAND LLC  
250 COREY AVE STE 66313  
ST PETE BEACH, FL 33706-1857

EL MAR TWNHM HMOWNS ASSN INC  
18522 GULF BLVD APT A  
INDIAN SHORES, FL 33785-2077

BEACH PALMS CONDOMINIUM ASSOCIATION  
INC  
901 N HERCULES AVE STE A  
CLEARWATER, FL 33765-2031

QUINONES, MOISES E  
1201 LAKEWOOD DR  
BLACKSBURG, VA 24060-2004

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FL Mar Tunham Hmowns ASSN Inc  
 Street and Apt. No., or PO Box No.  
18522 GULF BLVD Apt A  
 City, State, ZIP+4®  
Indian Shores FL 33785

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Postage \$ <u>.69</u>	
Total Postage and Fees \$ <u>9.64</u>	

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Sharon Patterson c/o Featherstone  
 Street and Apt. No., or PO Box No.  
12419 Shawnee Trl  
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Largo FL 33774

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Steven & Cynthia Howerston  
 Street and Apt. No., or PO Box No.  
4006 W Waterman Ave  
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Tampa FL 33609

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Oscar A Quinones TRE  
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Indian Shores FL 33785

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Michael Galasso  
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Indian Shores FL 33785

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Total Postage and Fees  
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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A NEW HOME FOR:  
*The McDonald Residence*  
18515 Gulf Blvd Indian Shores, FL 33785

## GENERAL NOTES

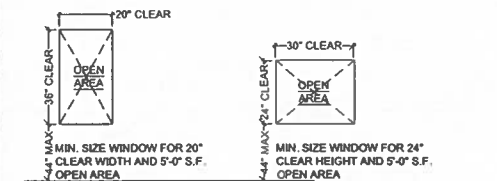
- ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE APPLICABLE CODES LISTED.
- ALL WORK SHALL BE COMPLETED IN A NEAT AND CRAFTSMAN LIKE MANNER AND UPON COMPLETION SHALL BE INSPECTED BY THE GENERAL CONTRACTOR AND OWNER PRIOR TO FINAL PAYMENT BEING ISSUED.
- ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISPOSAL OF THEIR RELATED REFUSE.
- ALL CONDITIONS, DIMENSIONS, ETC. SHALL BE FIRST VERIFIED BY THE GENERAL BLDG CONTRACTOR AND SUB-CONTRACTORS AND OWNER PRIOR TO THE ORDERING OF MATERIALS AND CONSTRUCTION FOR DELETIONS, ERRORS, AND/OR OMISSIONS. FAILURE TO NOTIFY JAE CARBON SHALL RELIEVE JAE CARBON FOR FURTHER RESPONSIBILITY OR FURTHER COSTS.
- THESE PLANS CONTAIN SUGGESTED FLOORING AND ROOFING LAYOUTS WHICH SHALL BE REVIEWED BY A CERTIFIED TRUSS ENGINEER OF PROFESSIONAL ENGINEER OF RECORD AND SHALL HAVE PROVISIONS MADE FOR H.V.A.C., ELECTRICAL AND PLUMBING INSTALLATION.
- ANY ALTERATION OR DEVIATION FROM THIS PLAN SHALL BE MADE WITH THE COMBINED APPROVAL OF THE OWNER, JAE CARBON, AND THE PROFESSIONAL ENGINEER OF RECORD. ITEMS NOT APPROVED SHALL RELIEVE THE OWNER, JAE CARBON, AND THE PROFESSIONAL ENGINEER OF RECORD OF RESPONSIBILITY AND ANY FURTHER COSTS TO CORRECT THE ALTERATION OR DEVIATION.
- ALL 2" WOOD SPECIFIED SHALL BE PINE, NO. 2 GRADE UNLESS SPECIFIED OTHERWISE AND PRESURE TREATED WHERE REQUIRED.
- ALL STAIRS, HANDRAILS AND GUARDRAILS SHALL COMPLY WITH SECT 1012 OF THE IRC2023.
- ALL PREFABRICATED BRACKETS AND CONNECTORS TO BE SIMPSON AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
- ALL CONCRETE TO BE 3,000 PSI OLSON MIX SLUMP 3/4" AGGREGATE UNLESS NOTED OTHERWISE.
- ALL STRUCTURAL STEEL TO BE ASTM GRADE 48 EXCEPT GRADE 60 SHALL BE USED IN LINTELS AND COLUMNS UNLESS OTHERWISE NOTED.
- ALL WINDOWS AND DOORS TO BE INSTALLED PER MFR. INSTRUCTIONS, SPECIFICATION, AND MUST BE RATED TO SATISFY DESIGN WIND PRESSURES AND IMPACT RESISTANCE IF REQUIRED.
- FOUNDATION AND SLAB TO BE INSTALLED ON UNDISTURBED CLEAN SOIL OR WELL COMPACTED FILL SATISFYING FRC 1803.
- UNLESS OTHERWISE NOTED AND IN THE ABSENCE OF SITE SPECIFIC SOILS INFORMATION, THE PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY IS 2,000 PSF (POUNDS PER SQUARE FOOT).
- ALL WALL SHEATHING BUTT JOINTS TO BE BLOCK WITH 2" X LUMBER AND FASTENED PER EDGE FASTENING SCHEDULE.
- THE DESIGNER AND THE PROFESSIONAL ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR MEANS, METHODS, AND SCHEDULE.
- WIDTH DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THESE PLANS DO NOT CONTAIN ALL CODE REQUIREMENT INFORMATION. INDIVIDUAL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING CODE COMPLIANCE RELATED TO THE PERFORMANCE OF THEIR INDIVIDUAL TASKS, I.E. ELECTRICAL, MECHANICAL, PLUMBING, STUCCO ETC.
- ANY DISCREPANCIES BETWEEN THE ENGINEERING AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ENGINEER FOR CLARIFICATION.
- WATER PROOFING OF ALL DOORS AND WINDOWS TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL FLASHING SHALL ADHERE TO THE 2023 FLORIDA BUILDING CODE 8TH EDITION.

DO NOT SCALE DRAWINGS!

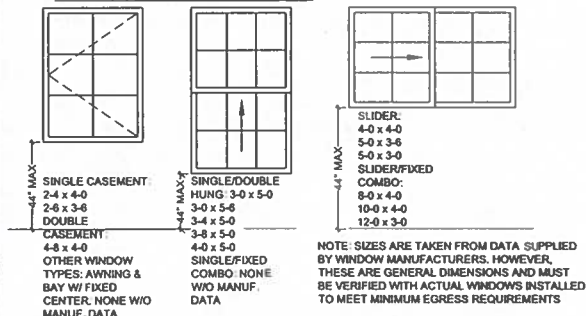
## SAFETY GLAZING

- THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
- GLAZING IN BIKING DOORS, FIXED AND SLIDING PANEL OF SLIDING DOOR ASSEMBLIES.
  - GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS AND GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 48" ABOVE THE GROUND SURFACE.
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 36" RADIUS OF THE DOOR IN A CLOSED POSITION AND WHERE BOTTOM EDGE IS LESS THAN 48" ABOVE THE FINISH FLOOR OR WALKING SURFACE.
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 1 AND 2 ABOVE THAT MEETS ALL OF THE FOLLOWING:
    - EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 9 SQ. FT.
    - BOTTOM EDGE LESS THAN 48" ABOVE THE FINISH FLOOR.
    - TOP EDGE GREATER THAN 36" ABOVE THE FINISH FLOOR.
    - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF GLAZING, REFER TO THE 8TH EDITION, 2023 FLORIDA BUILDING CODE, RESIDENTIAL CODE FOR ADDITIONAL AREAS THAT MAY BE CONSIDERED A HAZARDOUS LOCATION FOR THE PURPOSES OF GLAZING.

## EGRESS WINDOWS



### EMERGENCY ESCAPE/RESCUE OPENING (E310)

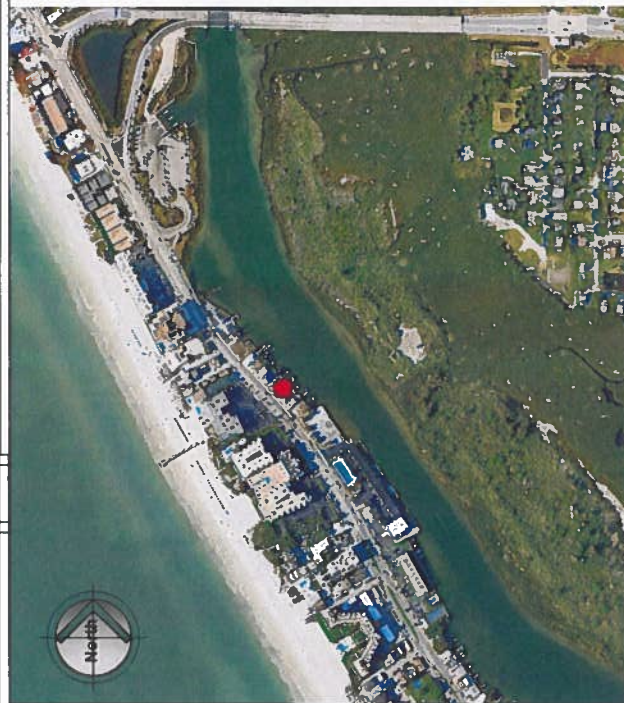


## DEVIATION NOTE

JAE CARBON LLC (DESIGNER) AND EOR ARE NOT RESPONSIBLE FOR MISINTERPRETATION OR UNAUTHORIZED DEVIATION FROM DOCUMENTS. IT IS CUSTOMARY AND ORDINARY TO OMIT CERTAIN DETAILS FROM THE PLANS WELL WITHIN THE COMMON KNOWLEDGE OF A LICENSED CONTRACTOR. IF HOMEOWNER ELECTS TO BUILD HOME WITHOUT A CONTRACTOR THE HOMEOWNER ASSUMES FULL RESPONSIBILITY FOR METHOD OF CONSTRUCTION, AND EOR MUST BE NOTIFIED OF ANY DETAIL OR DRAWINGS REQUIRED FOR WHICH CONTRACTOR OR HOMEOWNER MAY NEED FOR FURTHER EXPLANATION PRIOR TO CONSTRUCTION.

## VICINITY MAP

NOT TO SCALE



## SCOPE OF WORK

NEW RESIDENCE AT ADDRESS

## PROJECT INFORMATION

LOT AND ZONING INFORMATION:			
JURISDICTION		INDIAN SHORES	
PARCEL NUMBER		30-30-15-00000-330-0900	
<b><u>FLOOR AND ROOFED AREA:</u></b>			
FIRST FLOOR SHOP	INT	296.8	SQ FT
FIRST FLOOR INTERIOR STAIR	INT	142.0	SQ FT
FIRST FLOOR GARAGE	INT	317.9	SQ FT
FIRST FLOOR DUMB WAITER	INT	17.2	SQ FT
FIRST FLOOR CARPORT	EXT	809.1	SQ FT
FIRST FLOOR STAIR & ENTRY	EXT	247.2	SQ FT
FIRST FLOOR TOTAL			1,830.2 SQ FT
SECOND FLOOR LIVING	INT	1,294.6	SQ FT
SECOND FLOOR REAR DECK	EXT	244.0	SQ FT
SECOND FLOOR STAIR & ENTRY	EXT	250.6	SQ FT
SECOND FLOOR CONDENSING UNIT	EXT	39.5	SQ FT
SECOND FLOOR TOTAL			1,828.7 SQ FT
THIRD FLOOR LIVING	INT	687.0	SQ FT
THIRD FLOOR REAR DECK	EXT	160.4	SQ FT
THIRD FLOOR FRONT DECK	EXT	149.0	SQ FT
THIRD FLOOR TOTAL			996.4 SQ FT
TOTAL SQ FOOTAGE			4,655.3 SQ FT

## APPLICABLE CODES

BUILDING AND STRUCTURAL	FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION (2023)
EXISTING BUILDING	FLORIDA EXISTING BUILDING CODE 8TH EDITION (2023)
ENERGY	FLORIDA ENERGY CONSERVATION 8TH EDITION (2023)
PLUMBING	FLORIDA PLUMBING CODE 8TH EDITION (2023)
MECHANICAL	FLORIDA MECHANICAL CODE 8TH EDITION (2023)
ELECTRICAL	NATIONAL ELECTRIC CODE (2020)
FIRE CODE	NATIONAL FIRE PREVENTION 8TH EDITION (2023)
	FLORIDA STATUTES
	FLORIDA ADMINISTRATIVE CODE

## PROJECT CONSULTANTS

STRUCTURAL ENGINEER:  
GREG HURD  
FLORIDA P.E. LICENSE #83244  
PHONE (727) 492-5986  
GSHURD84@GMAIL.COM

DESIGN CONSULTANT:  
JESSE A ELIASSEN  
8416 DAMEN LANE  
PORT RICHEY, FL 34668  
PHONE (727) 359-1915  
JELIASSEN@LIVE.COM

## SHEET LEGEND

GENERAL NOTES	SHT 01 OF 25	BREAK AWAY WALL NOTES	SHT 13 OF 25
VICINITY MAP		BREAK AWAY CONCRETE WALL DETAIL	
APPLICABLE CODES		TYPICAL LINTEL/BOND BEAM CONSTRUCTION	
WIND INFORMATION		TYPICAL MASONRY WALL CONSTRUCTION	
SAFETY GLAZING		TYP. INT. NON-BEARING WALL SECTION	SHT 14 OF 25
DEVIATION NOTE		TOP PLATE SPICE DETAIL	
SCOPE OF WORK		TYPICAL SHEATHING NAILING SCHEDULE	
PROJECT INFORMATION		NON-LOAD BEARING WALL DETAIL	
SURVEY/SITE PLAN	SHT 02 OF 25	TYP. INTERIOR BEARING DOORWAY	
LOT INFORMATION		TYPICAL WOOD CONNECTION DETAILS	
FOOT GENERAL NOTES	SHT 03 OF 25	TYPICAL INTERIOR BEARING WALL SECTION	
CURB CUT DETAIL		TYPICAL LOAD BEARING HEADER DETAIL	
DRIVEWAY SECTION A1		TYPICAL NAILING SCHEDULE	
CURB DETAIL F		ELECTRICAL LEGEND	SHT 15 OF 25
WATER RETENTION PLAN	SHT 04 OF 25	ELECTRICAL PLAN FIRST FLOOR	
TRENCH DETAIL		ELECTRICAL PLAN SECOND FLOOR	
TRENCH VOLUME CALCULATION		ELECTRICAL PLAN THIRD FLOOR	
DOWNSPOUT TO TRENCH		ELECTRICAL NOTES	
NEW CONSTRUCTION NOTES	SHT 05 OF 25	SMARTVENT-1540-520	SHT 16 OF 25
BREAK AWAY WALL NOTES		ENGINEERING NOTES	SHT 4 OF 4
NEW CONSTRUCTION NOTES		LANDSCAPE PLAN	SHT 25 OF 25
FLOOR PLAN FIRST FLOOR		LANDSCAPE POINT CALCULATION	
FLOOR PLAN SECOND FLOOR		MCDONALD PLANT KEY	
FILLED CELL KEY	SHT 06 OF 25		
NEW CONSTRUCTION NOTES			
FLOOR PLAN THIRD FLOOR			
NEW CONSTRUCTION NOTES			
SIMPSON PRODUCT APPROVALS			
FLORIDA PRODUCT APPROVALS			
FILLED CELL KEY			
PILE PLAN	SHT 07 OF 25		
FOUNDATION NOTES			
GRADE BEAM/PILE PLAN			
GRADE BEAM/PILE NOTES			
TERMITE SPECIFICATIONS			
SECOND FLOOR DECK PLAN	SHT 08 OF 25		
CONCRETE DECK NOTES			
QUICK TIES			
FLOOR FRAMING THIRD FLOOR PLAN			
ROOF FRAMING SECOND FLOOR	SHT 09 OF 25		
TRUSS NOTES			
ROOF FRAMING THIRD FLOOR	SHT 10 OF 25		
ATTIC VENTILATION CALCULATION			
NORTH ELEVATION	SHT 11 OF 25		
EAST ELEVATION			
SOUTH ELEVATION			
WEST ELEVATION			
TYPICAL WALL SECTION	SHT 12 OF 25		
"T" GRADE BEAM PLAN VIEW	SHT 12 OF 25		
CORNER GRADE BEAM PLAN VIEW			
TYPICAL GRADE BEAM PLAN VIEW			
"T" GRADE BEAM CROSS SECTION			
CORNER GRADE BEAM CROSS SECTION			
TYPICAL GRADE BEAM CROSS SECTION			

## ENGINEERS SEAL



GREG HURD, P.E.  
GSHURD84@GMAIL.COM  
WWW.GSHURD.COM  
727-492-5986

Computer and seal verification is required for all projects. The seal and signature of the Engineer shall be placed on the drawings prior to starting any construction. All work shall be verified by the contractor and the Engineer prior to the construction of the project.

Jesse Alan Eliassen  
Design Consultant  
JAE CARBON  
8416 DAMEN LANE PORT RICHEY, FL 34668  
727-359-1915  
JELIASSEN@LIVE.COM

Owner:  
Mr. and Mrs. McDonald  
18515 Gulf Blvd  
Indian Shores, FL  
33785

Project Title:  
A New Residence For:  
18515 Gulf Blvd  
Indian Shores, FL  
33785

REV	DATE	DESCRIPTION
1	06/17/2025	XXX
2	06/17/2025	XXX
3	06/17/2025	XXX
4	06/17/2025	XXX

SHEET CONTENTS	
COVER SHEET	
GENERAL NOTES	
EGRESS WINDOWS	
VICINITY MAP	
SCOPE OF WORK	
PROJECT INFORMATION	
PROJECT CONSULTANTS	
DRAWN BY	JAE
DATE	06/17/2025
SCALE	1/4" = 1'-0"
JOB	
SHEET	1
OF 21 SHEETS	





Contractor shall verify all field conditions for conformance to drawings prior to starting any construction. All measurements are to be verified by the contractor and any discrepancies brought to the attention of JAE Carbon and Engineer prior to commencement of any construction or fabrication.

Jesse Alan Eliassen  
Design Consultant

**AE CARBON**  
8416 DAMEN LANE PORT RICHEY FL 34668  
727.359.1915  
JELIASSEN@GULFVIEW.COM

**Owner:**  
Mr. and Mrs. McDoanld  
18515 Gulf Blvd  
Indian Shores, FL  
33785

**Project Title:**  
A New Residence For:  
18515 Gulf Blvd  
Indian Shores, FL  
33785

REV	DATE	DESCRIPTION
A	XXXXXX	XXXX
A		
A		
A		

SHEET CONTENTS	
SURVEY/SITE PLAN LOT INFORMATION	
DRAWN BY J.A.E.	
DATE 06/17/2025	
SCALE 1/4" = 1'-0"	
JOB	
SHEET	
2	
OF 21 SHEETS	



SEAL FOR STRUCTURE ONLY  
**G S H**  
GREG HURD, P.E.  
GSHURD84@GMAIL.COM  
WWW.GSHURD.COM  
727-492-5888

Computer shall verify all field conditions for compliance with applicable codes prior to starting any construction. All construction shall be verified by the engineer and Engineer prior to the start of construction or modification.

Jesse Alan Ellassen  
Design Consultant  
**JAE CARBON**  
8415 DAMEN LANE PORT RICHEY, FL 34668  
727.389.1915

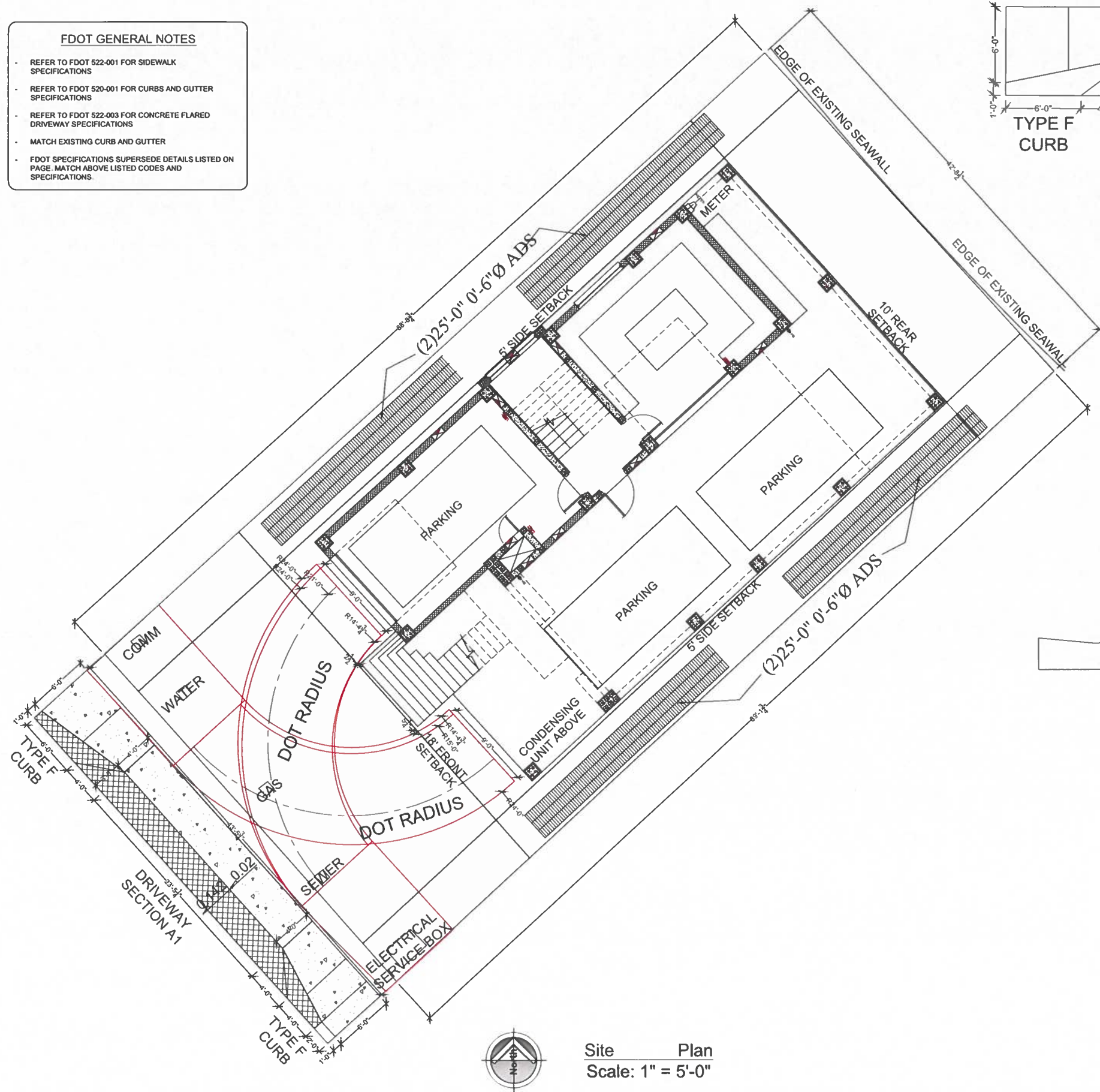
Owner:  
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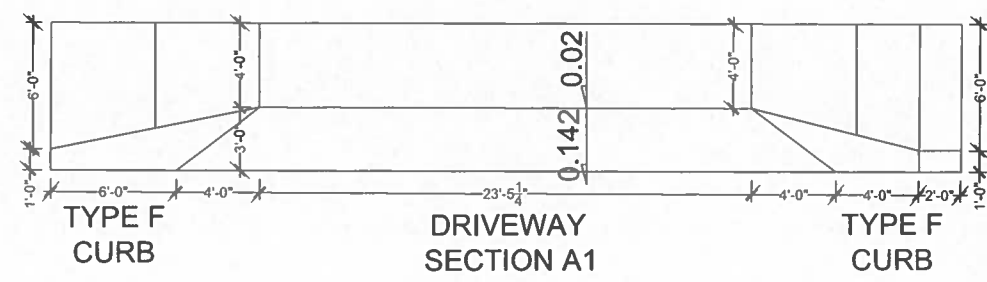
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2	06/17/2025	XXXX
3	06/17/2025	XXXX

SHEET CONTENTS	
FOOT GENERAL NOTES	
CURB CUT DETAIL	
SITE PLAN	
DRIVEWAY SECTION A1	
CURB DETAIL F	
DRAWN BY J.A.E.	
DATE 06/17/2025	
SCALE 1/4" = 1'-0"	
JOB	
SHEET	
3	
OF 21 SHEETS	

- FDOT GENERAL NOTES**
- REFER TO FDOT 522-001 FOR SIDEWALK SPECIFICATIONS
  - REFER TO FDOT 520-001 FOR CURBS AND GUTTER SPECIFICATIONS
  - REFER TO FDOT 522-003 FOR CONCRETE FLARED DRIVEWAY SPECIFICATIONS
  - MATCH EXISTING CURB AND GUTTER
  - FDOT SPECIFICATIONS SUPERSEDE DETAILS LISTED ON PAGE. MATCH ABOVE LISTED CODES AND SPECIFICATIONS.

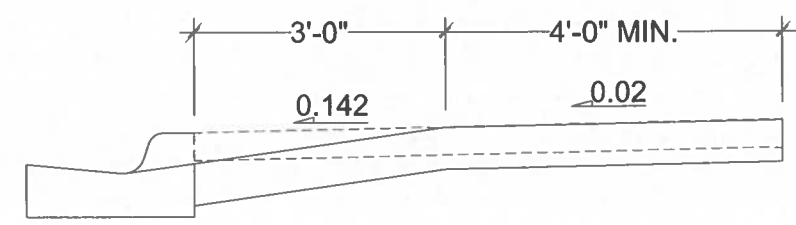


Site Plan  
Scale: 1" = 5'-0"

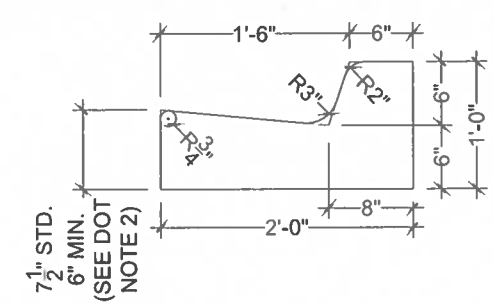


DRIVEWAY SECTION A1

Curb Cut Detail  
Scale: 1/4" = 1'-0"




Driveway Section A1  
Scale: 1" = 1'-0"



Curb Detail F  
Scale: 1 1/2" = 1'-0"





**PROFESSIONAL ENGINEER**  
**STATE OF FLORIDA**  
**21442**  
**GREG HURD, P.E.**  
 GSHURD84@GMAIL.COM  
 WWW.GSHURD.COM  
 727-492-5886

Computer and seal use is  
 restricted to the project  
 and shall not be used for  
 any other project without  
 the written consent of the  
 Engineer and the State of  
 Florida.

Jesse Alan Elissen  
 Design Consultant  
**JAE CARBON**  
 8416 DANIEL LANE, PORT RICHEY, FL 34685  
 J.E.LASSEN@GMAIL.COM  
 727-358-1915

**Owner:**  
 Mr. and Mrs. McDaniel  
 18515 Gulf Blvd  
 Indian Shores, FL  
 33785

**Project Title:**  
 A New Residence For  
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1	06/17/2025	XXXX
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3	06/17/2025	XXXX
4	06/17/2025	XXXX

**SHEET CONTENTS**

WATER RETENTION PLAN  
 TRENCH DETAIL  
 TRENCH VOLUME  
 CALCULATION  
 DOWNSPOUT TO TRENCH

**DRAWN BY**  
J.A.E.

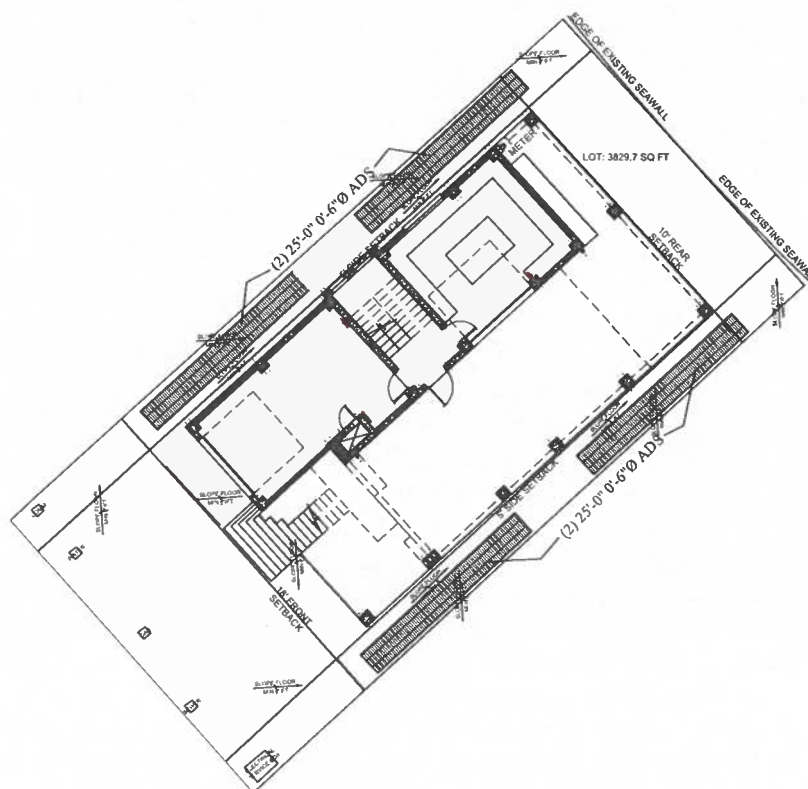
**DATE**  
06/17/2025


**SCALE**  
NAT'L 1"=10'

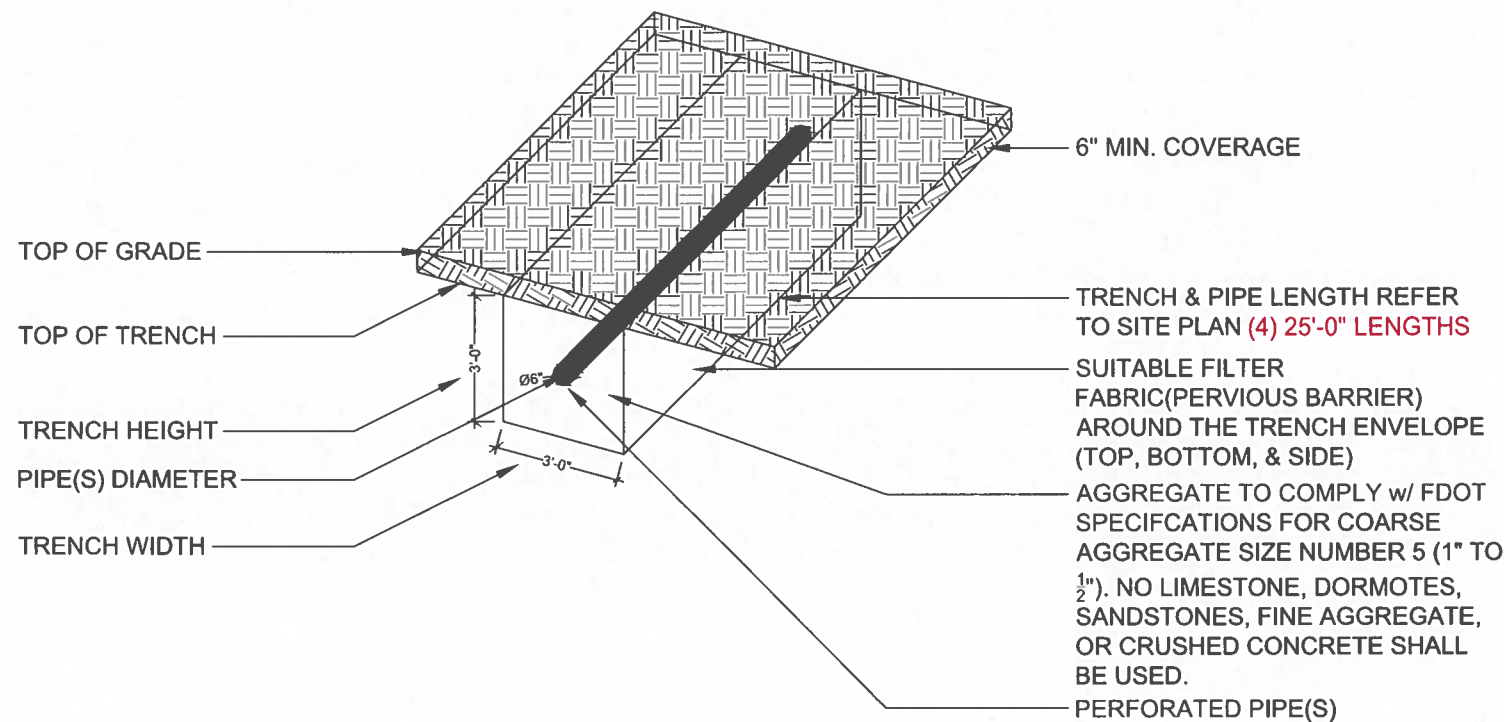
**JOB**

**SHEET**  
**4**

OF 21 SHEETS

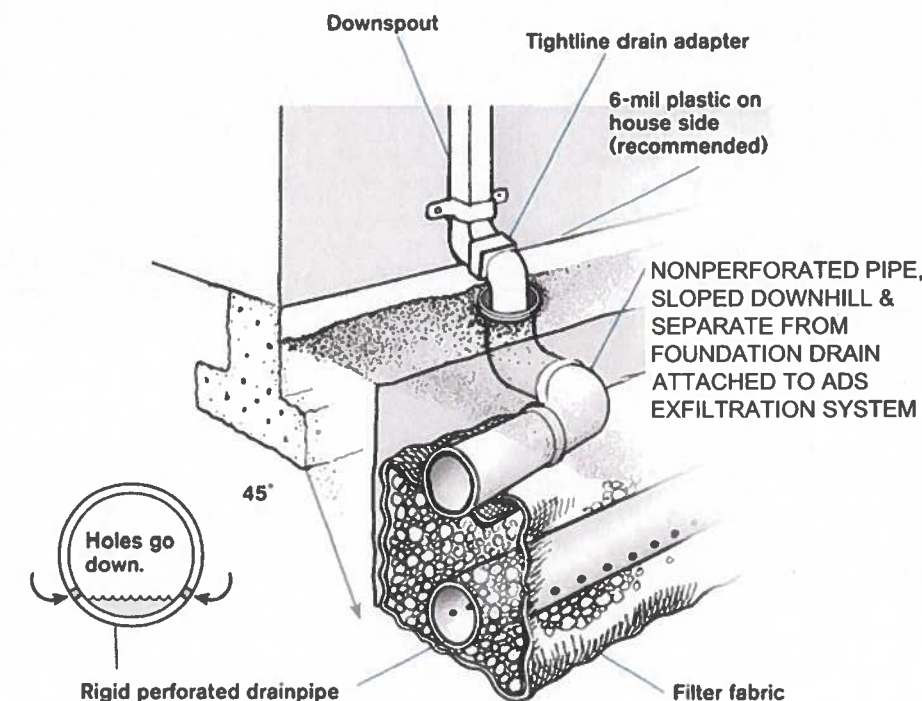



**Water Retention Plan**  
 Scale: 1" = 10'-0"

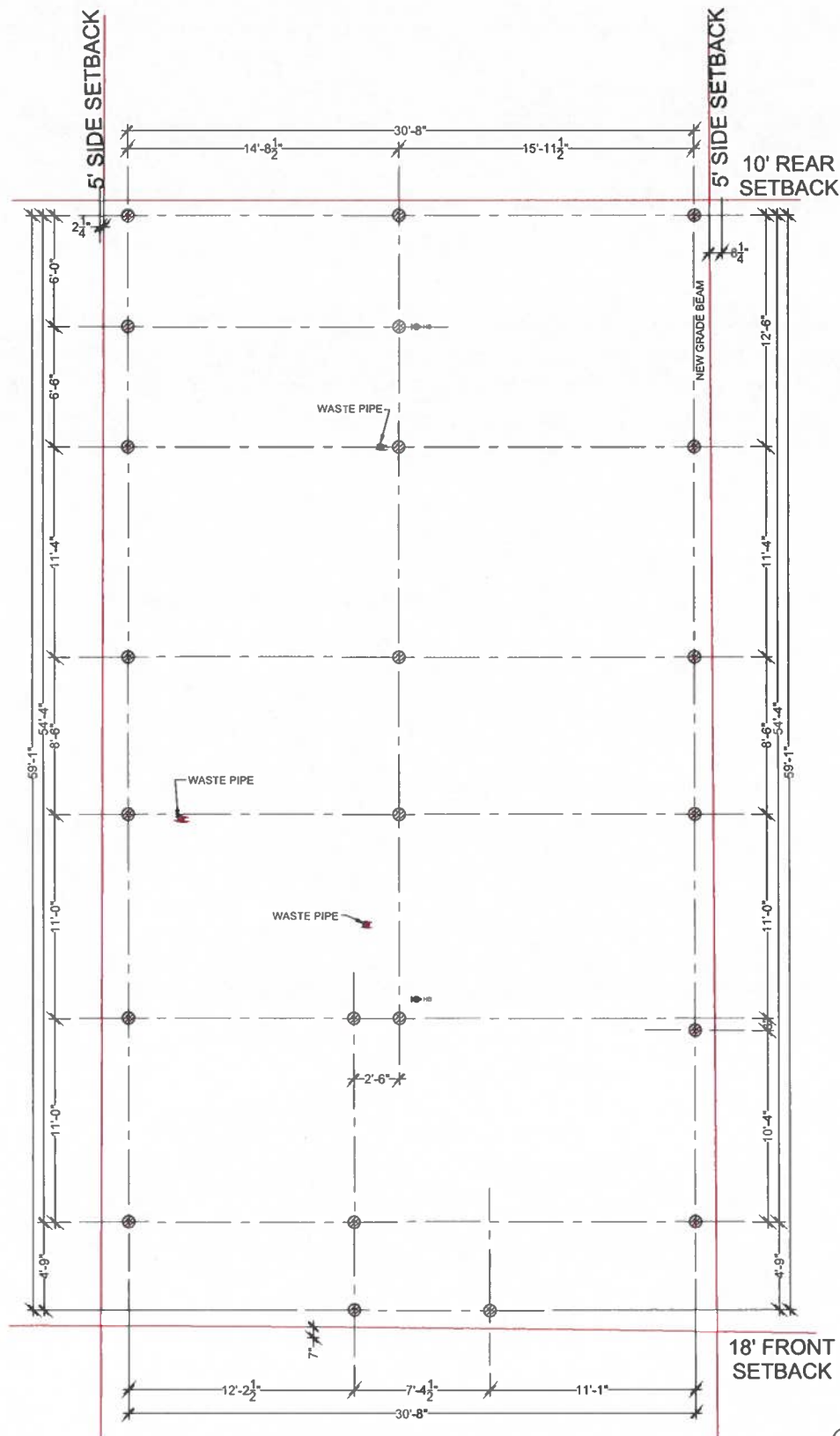


**Trench Detail**  
 Scale: 1/2"=1'-0"

TRENCH VOLUME CALCULATION	
WIDTH	3'-0"
HEIGHT	3'-0"
LENGTH REQUIRED	98'-2 1/2"
LENGTH PROVIDED	(4)25'-0" TOTAL: 100'-0"
RADIUS	0'-6"
VOID RATIO	0'-4"
GROSS TRENCH CROSS SECTION AREA	9'-0" SQ
PIPE CROSS SECTION AREA	0'-9.42"
EFFECTIVE AGGREGATE CROSS SECTION AREA	2'-5 1/2" SQ
TOTAL TRENCH VOLUME REQUIRED	319.142 CU FT
TOTAL TRENCH VOLUME PROVIDED	324.950 CU FT



**Downspout to Trench**  
 Scale: N.T.S.



Pile Plan  
Scale: 1/4" = 1'-0"

#### Foundation Notes

- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS FOR CONFORMANCE TO DRAWINGS PRIOR TO STARTING ANY CONSTRUCTION. ALL MEASUREMENTS ARE TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF JAE CARBON AND ENGINEER PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR FABRICATION.
- ALL WOOD IN CONTACT WITH CONCRETE/CMU TO BE SEPARATED BY FELT, FLORIDA PRODUCT APPROVED METHODS, OR BE MADE OF PT.
- V.I.F. - VERIFY IN FIELD

- Indicates 3/4" recess sloped to drain
- Indicates sub-woofer pre-wire
- Indicates floor outlet
- Indicates stem wall

#### Filled Cell Key

- Indicates (1) #5 extending from pile cap/grade beam min. 26" for later filled cell
- Indicates (2) #5 extending from pile cap/grade beam min. 26" for later filled cell
- Indicates (4) #5 extending from pile cap/grade beam min. 26" for later filled cell

#### Grade Beam/Pile Notes

- ALL PILE CAPS, GRADE BEAM, COLUMNS SHALL BE 5000 PSI CONCRETE DUE TO SALT EXPOSURE

#### TERMITE SPECIFICATIONS

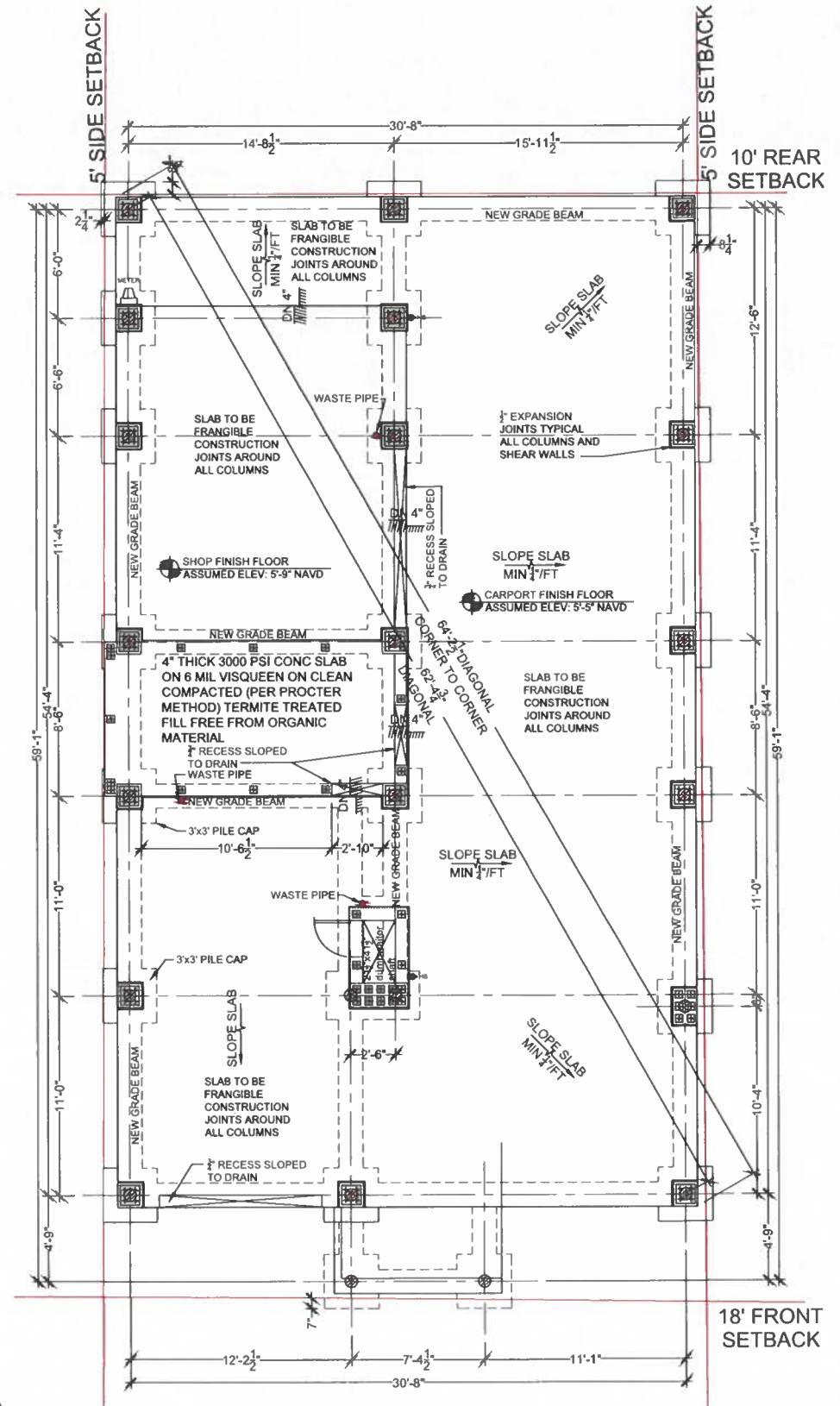
SECTION R318 PROTECTION AGAINST TERMITES  
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITES, INCLUDING SOL APPLIED PREVENTIVE TREATMENT, BAITING SYSTEMS, AND PREVENTIVE TREATMENT TO WOOD OR OTHER APPROVED METHOD OF TERMITE PROTECTION Labeled for use as preventive treatment to new construction (see Section 101, Registered Termites). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

#### NOTES:

- METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION. "LIQUID BORATE OR BORA-COAT" PRODUCT METHODS MAY BE OBTAINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
- PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE TREATED TO PREVENT INFESTATION.
- OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 2" A.F.F.
- 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 ELECTRIC PANEL, FRC 161.1.
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS FRC 160.7.
- SPRINKLER/IRRIGATION SYSTEM INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6" (EXCEPTION: PART OF GEOMETRIC OR ORNAMENTAL FINISH LESS THAN 6" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL, FRC 161.4).
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE, FRC 161.1.
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BEHIND FORMS OR FORMED, FRC 161.2.
- BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MAINTAINED WITH PERMANENT METAL OR PLASTIC COVER. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE USEFULNESS OF SOIL AT FOR THE INITIAL APPLICATION FRC 161.3.
- UNIMPAIRED VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT. RETREATMENT IS REQUIRED, FRC 161.4.
- CONCRETE OVERLAP AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT, FRC 161.4.
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE. BIDDING, FRC 161.4.
- AN EXTERIOR CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE INITIAL BARRIER IS APPLIED, SHALL BE RETREATED, FRC 161.4.
- ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT, FRC 161.4.7.
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." FRC 161.4.
- AT THE END OF WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAGES, FILL TRAP BOXES, FORMAL, BIDDING, OR OTHER CELLULOSE CONTAINING MATERIAL, FRC 204.12.3.
- NO WOOD, VEGETATION, STUMPS, CARBONIZED, TRUNK, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING, FRC 204.12.3.1.

#### PILE SCHEDULE

PILE	NUMBER OF PILES	LENGTH	DRIVEN TO	CAPACITY
USE 8" TIMBER PILES (SEE GEOTECH REPORT FOR MORE DETAILS)	23	25-30 FT. ± 30 FT.		20 TONS
	23			



Grade Beam/Pile Plan  
Scale: 1/4" = 1'-0"



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COMPETENT AND VERIFIED AS  
BASE CONDITIONS FOR  
CONSTRUCTION. ALL  
CONSTRUCTION SHALL BE  
VERIFIED BY THE CONTRACTOR AND  
ENGINEER PRIOR TO COMMENCEMENT  
OF ANY CONSTRUCTION OR FABRICATION.

Owner:  
Mr. and Mrs. McDonald  
18515 Gulf Blvd  
Indian Shores, FL  
33785

Project Title:  
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Indian Shores, FL  
33785

Owner:  
Mr. and Mrs. McDonald  
18515 Gulf Blvd  
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33785

Project Title:  
A New Residence For  
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Indian Shores, FL  
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1	06/17/2025	XXXX
2	06/17/2025	XXXX
3	06/17/2025	XXXX

SHEET CONTENTS  
FOUNDATION NOTES  
GRADE BEAM/PILE PLAN  
TERMITE SPECIFICATIONS  
FOUNDATION PLAN  
PILE PLAN  
PILE SCHEDULE

DRAWN BY  
JAE

DATE  
06/17/2025

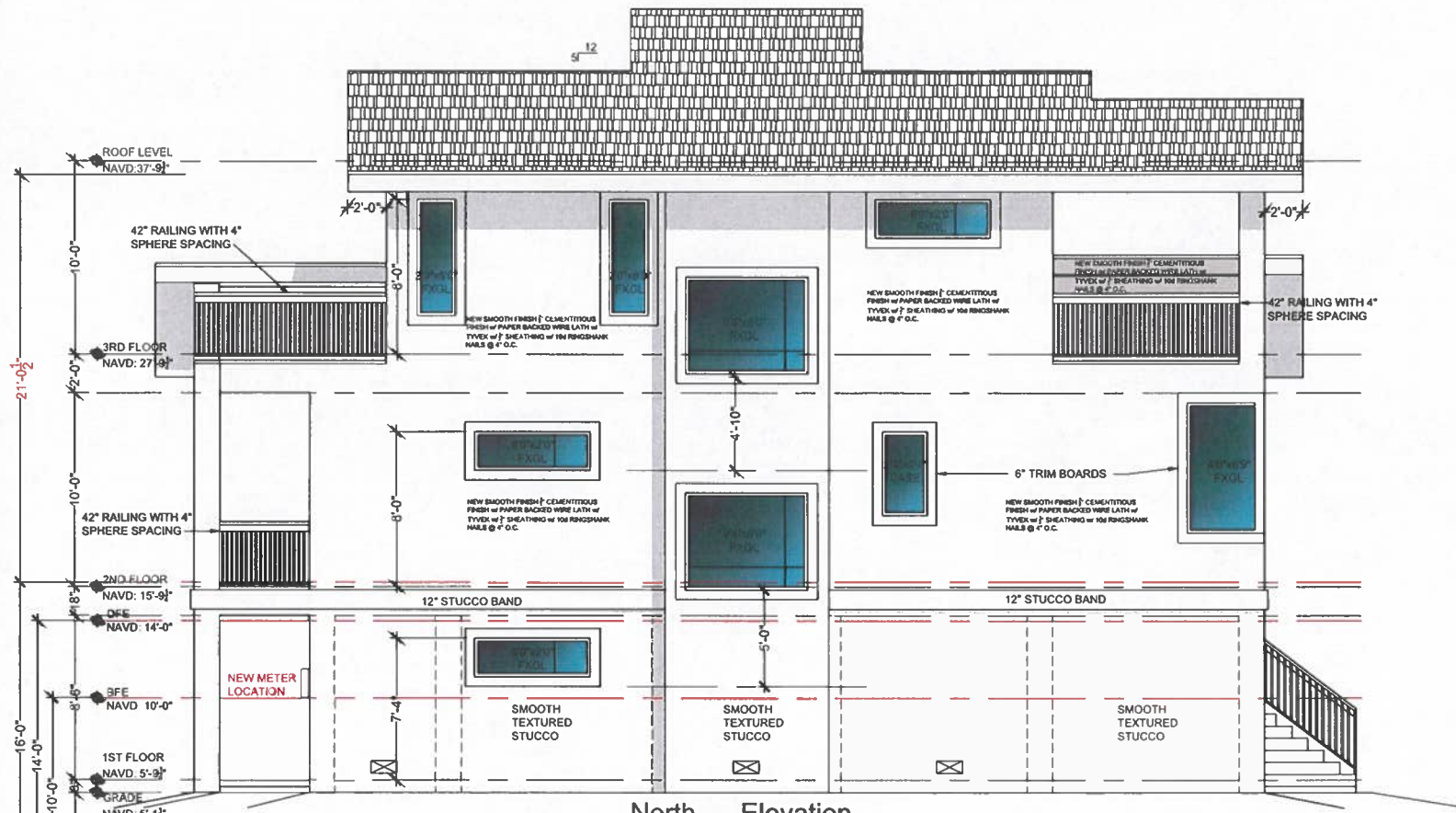
SCALE  
1/4" = 1'-0"

JOB

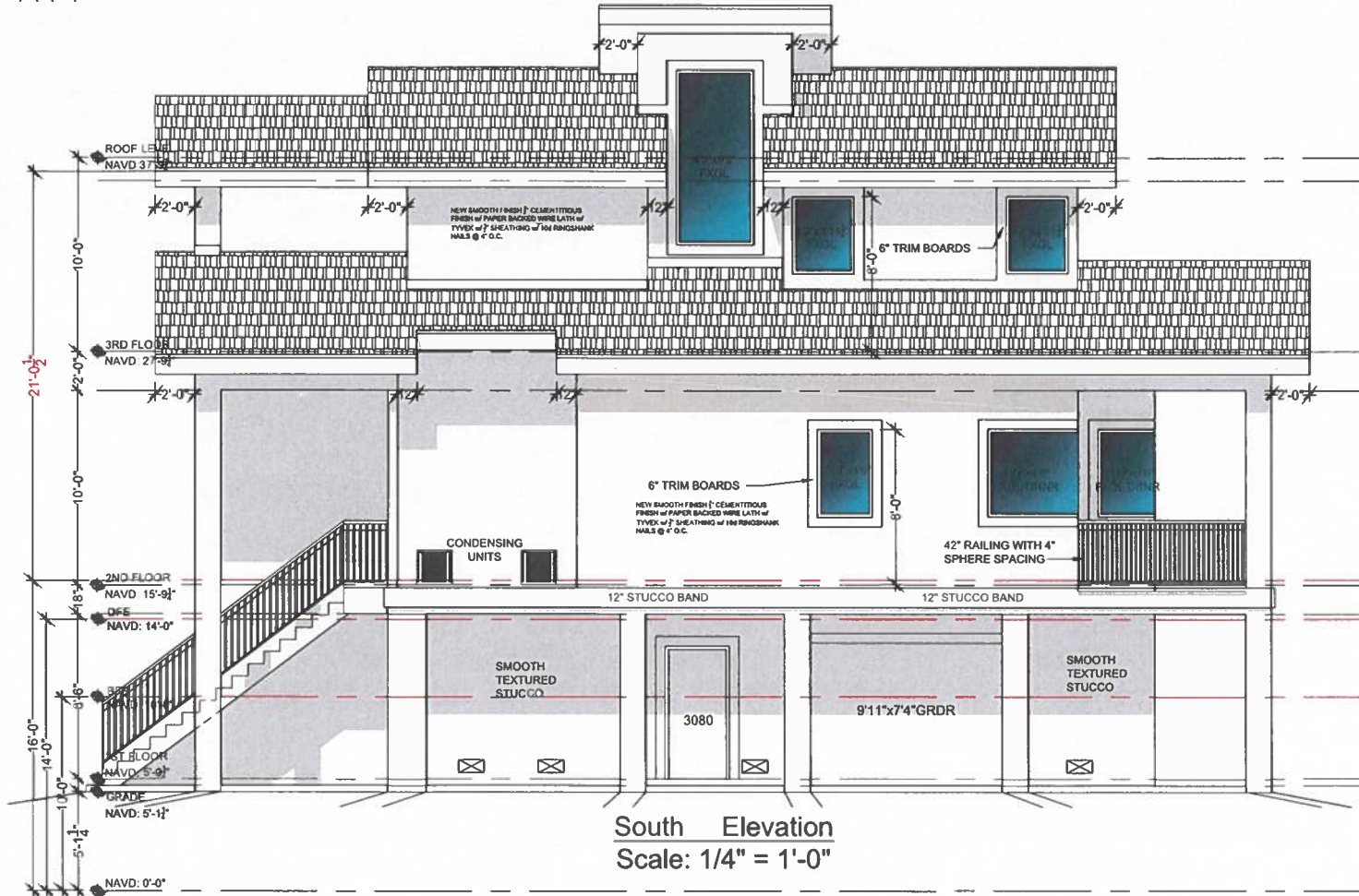
SHEET  
7

OF 21 SHEETS

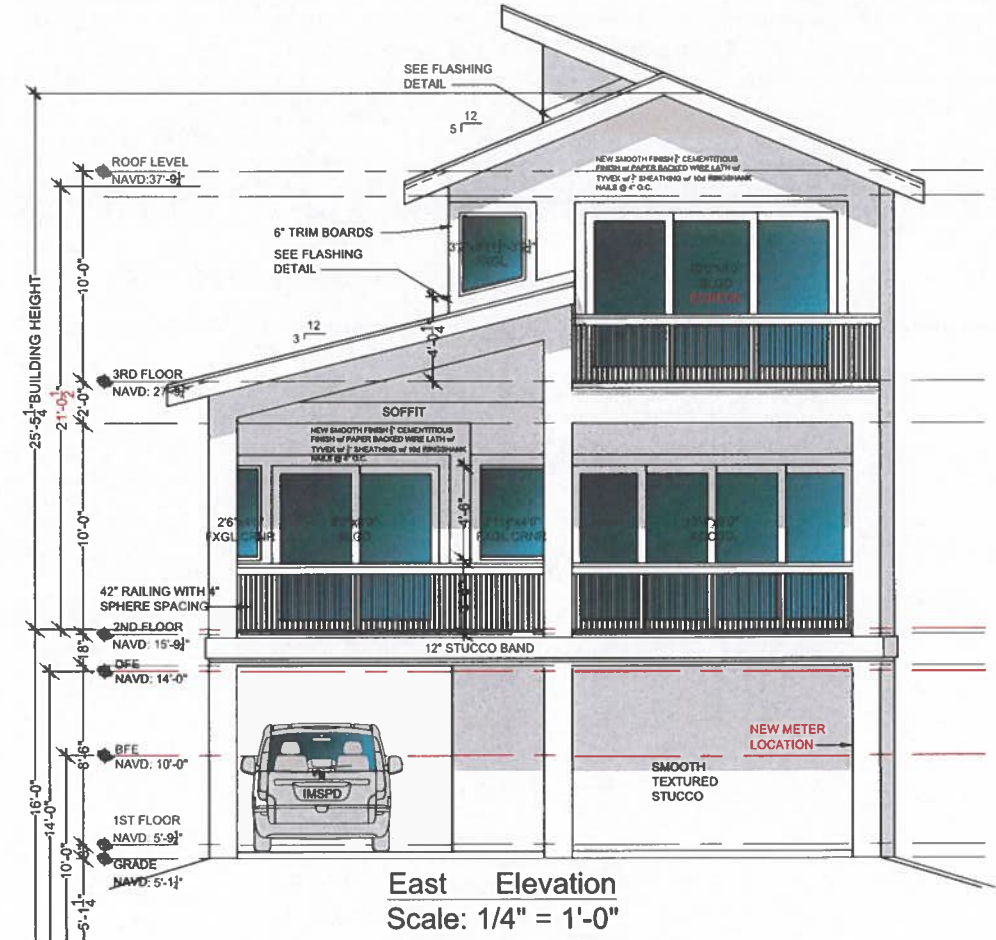




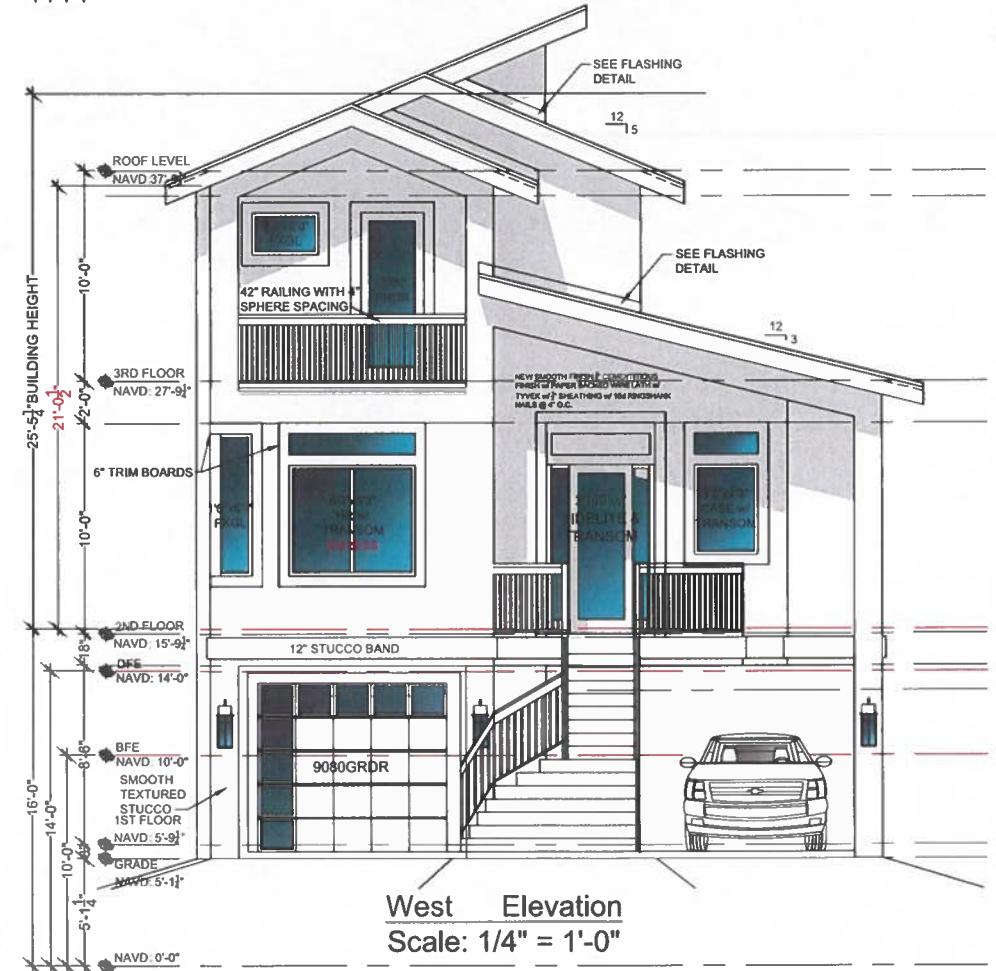
North Elevation  
Scale: 1/4" = 1'-0"



South Elevation  
Scale: 1/4" = 1'-0"



East Elevation  
Scale: 1/4" = 1'-0"



West Elevation  
Scale: 1/4" = 1'-0"

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Contractor shall verify all field conditions for compliance with the approved plans prior to starting any construction. All work shall be verified by the contractor and the Engineer prior to the construction of foundation.

**JAE CARBON**  
Jesse Alan Eliassen  
Design Consultant  
8416 DAVEN LANE, PORT RICHEY, FL 34668  
727-358-1915  
JAE@ELIASSEN-LIVE.COM

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Indian Shores, FL 33785

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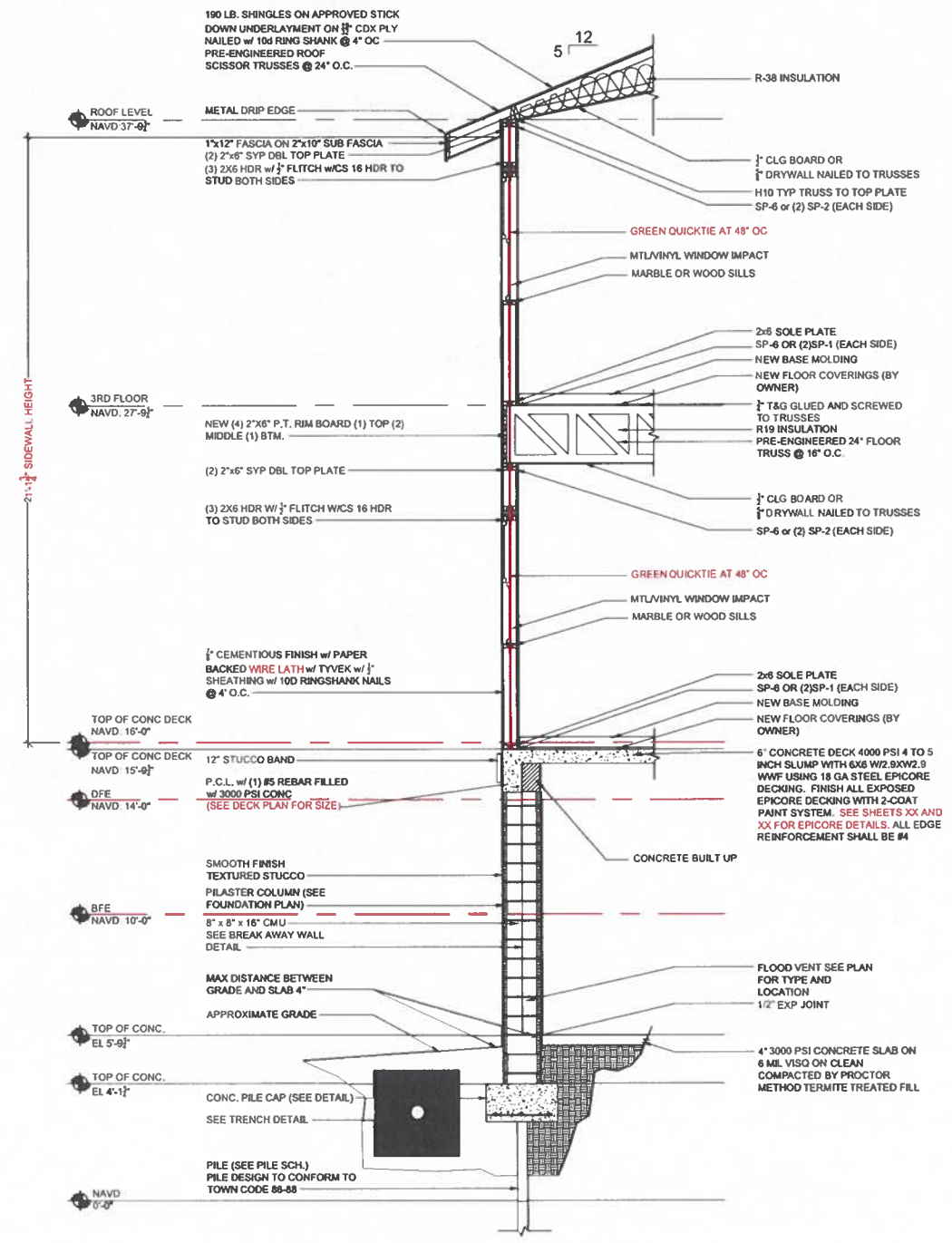
**SHEET CONTENTS**  
ELEVATIONS

DRAWN BY: JAE

DATE: 06/17/2025  
SCALE: 1/4" = 1'-0"  
JOB: 208

**SHEET 11**  
OF 21 SHEETS





Typical Wall Section  
Scale: 3/8" = 1'-0"

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Computer and seal only to be used for the purpose of certifying the work of the Engineer. It is not to be used for any other purpose. The Engineer shall be responsible for the accuracy of the information provided and the quality of the work performed. The Engineer shall not be responsible for the accuracy of the information provided or the quality of the work performed if the information is not provided or the work is not performed in accordance with the requirements of the Florida Board of Professional Engineers.

Jesse Alan Ellissen  
Design Consultant  
**JAE CARBON**  
8416 DAMEN LANE, PORT RICHEY, FL 34683  
JELIASSEN@JAE.COM 727.356.1916

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1	06/17/2025	ISSUED FOR PERMIT
2	06/17/2025	ISSUED FOR PERMIT
3	06/17/2025	ISSUED FOR PERMIT
4	06/17/2025	ISSUED FOR PERMIT

**SHEET CONTENTS**

TYPICAL WALL SECTION

DRAWN BY: J.A.E.

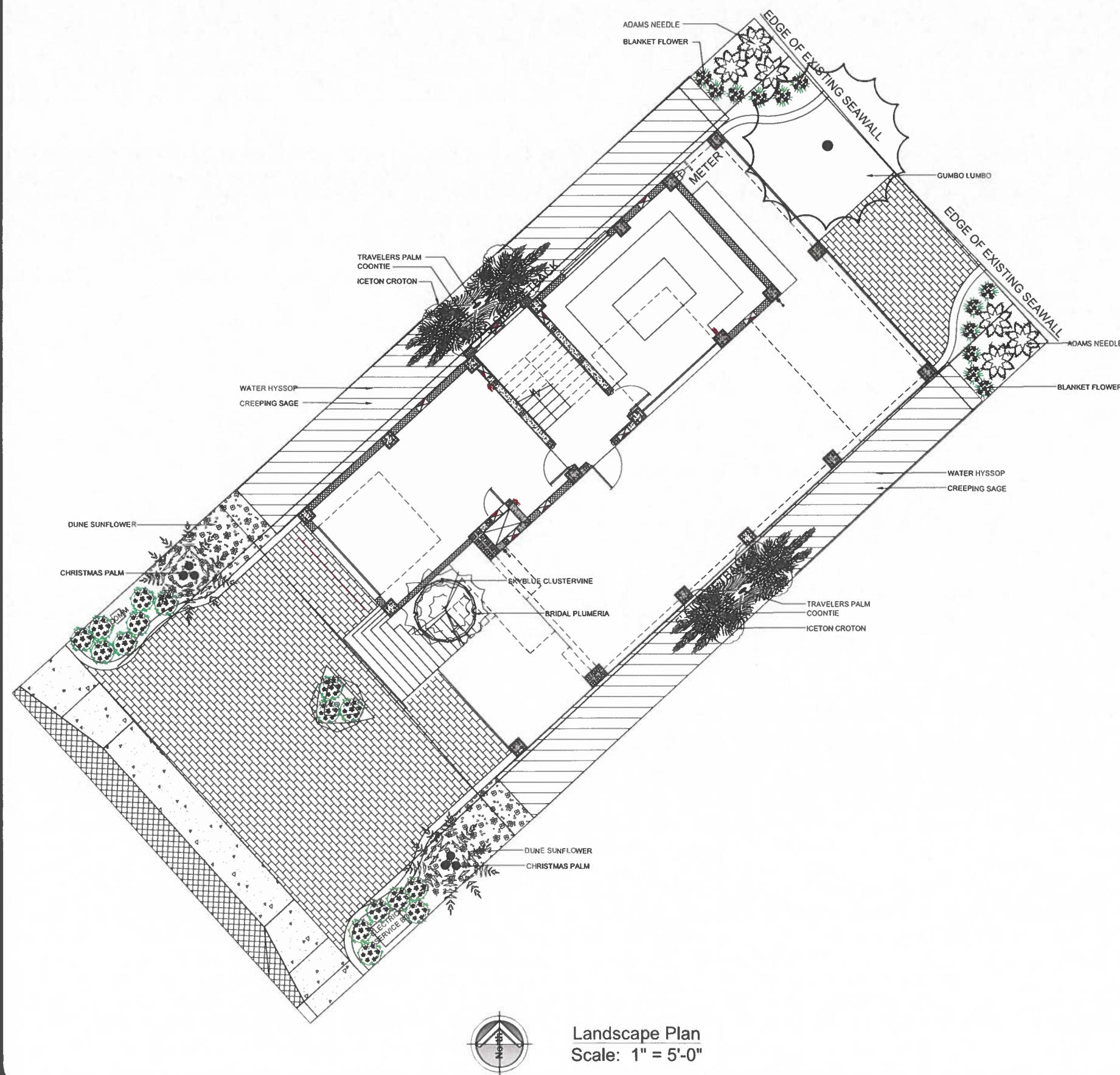
DATE: 06/17/2025

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

SHEET: 12

OF 21 SHEETS





Landscape Plan  
Scale: 1" = 5'-0"

LANDSCAPE POINT CALCULATION				
LOT SIZE	1/4 ACRE			
POINTS REQ'D PER ACRE	500 PTS			
POINTS REQ'D FOR SITE	138 PTS			
TREES	QTY	NATIVE	TREE POINTS	TOTAL POINTS
TRAVELERS PALM(MIN. 6' HGT.)	2	5 PTS	10 POINTS(PALM)	30
CHRISTMAS PALM(MIN. 6' HGT.)	2	5 PTS	10 POINTS(PALM)	30
BRIDAL PLUMERIA(4")	1	15 PTS	5(SM TREE)	20
GUMBO LIMBO(4" TO 8")	1	10 PTS	30 PTS(MED TREE)	40
JAMAICAN CAPER TREE (4")	1	5 PTS	5(SM TREE)	20
TOTALS:	7			140 PTS
SHRUBS	SO FT	NATIVE		
WATER HYSSOP & CREEPING SAGE	500 SQ. FT.	10/SOFT		50
ADAMS NEEDLE & BLANKET FLOWER	132 SQ. FT.	10/SOFT		13
BEACH MIST FLOWER	6 SQ. FT.	10/SOFT		0
ICETON CROTON & COONTIE	100 SQ. FT.	10/SOFT		10
DUNE SUNFLOWER	132 SQ. FT.	10/SOFT		13
	927 SQ. FT.			86 PTS
POINTS TOTAL	138+226 POINTS			

MCDONALD PLANT KEY	
MAHOGANY (Swietenia mahagoni) or GREEN BUTTOWOOD (Conocarpus erectus)	
GUMBO LIMBO (Bursera simaruba)	
TRAVELER'S PALM (Ravensala madagascariensis)	
CHRISTMAS PALM (Adonis Merrill)	
GEIGER TREE (Cordia sebestena)	
BRIDAL BOUQUET PLUMERIA (Plumeria pudica)	
JAMAICAN CAPER (Quadrifida jamaicensis)	
BUTTONSAGE (Lantana involucrata)	
COONTIE (Zamia integrifolia)	
ICETON CROTON (Codiaeum variegatum 'Iceton')	
SEA OXEYE DAISY (Borrichia frutescens)	
ADAMS NEEDLE (Yucca filamentosa)	
BEACH MISTFLOWER (Ageratum maritimum)	
BLANKET FLOWER (Gaillardia puchella)	
1 SKYBLUE CLUSTERVINE (Jacquemontia pentanthes)	
DUNE SUNFLOWER (Helianthus debilis)	
WATER HYSSOP (Bacopa monnieri) & CREEPING SAGE (Salvia missillia)	
PERENNIAL PEANUT (Arachis glabrata)	

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Computer and seal of all  
 and contents to be  
 construction. All  
 verified by the contractor and  
 any discrepancies brought to  
 the attention of the Engineer prior to  
 completion of the work.

Jesse Alan Ellissen  
 Design Consultant  
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SHEET CONTENTS

LANDSCAPE PLAN

DRAWN BY  
J.A.E.

DATE  
06/17/2025

SCALE  
1/4" = 1'-0"

SHEET  
**5**  
OF 21 SHEETS