

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, 4TH FLOOR

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**

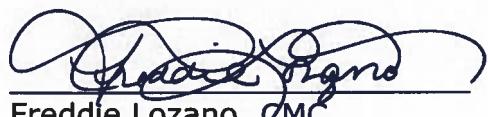
Consideration of a request for a Site Plan Review from Scott McDonald, Doris Ortiz, to construct a single-family home with two (2) floors over parking on the property located at 18515 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-00000-330-0900.

(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, 4TH FLOOR

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

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.

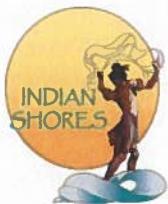
Motion by Vice Mayor Bauer – seconded by CM Riva to adjourn the meeting at 3:54 pm. **All Ayes. Motion carried 3-0.**

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

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

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

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 Macchione Braun-Diaz Residence
Address 19101 Gulf Blvd City/State Indian Shores, FL
Zip 33785 Phone (Home) (Office)
Mobile 727-410-2808 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, Blk B, Lots 21 and 22

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

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 618-420-3170 Fax E-mail brandon@labramhomes.com

4. ENGINEER

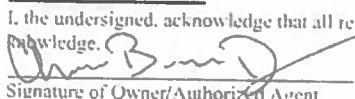
Name Richard Wasilewski
Address 1520 Chateauwood Drive City State Clearwater, FL
Zip 33784 Office Phone 727-580-4341 Fax
E-mail engineerwaz@gmail.com

5. ARCHITECT

Name New Dimensions Design, LLC.
Address 1923 Raton Dr City State Clearwater, FL
Zip 33784 Office Phone 727-742-3168 Fax
E-mail imstch@outlook.com

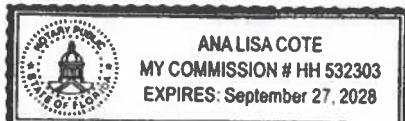
6. SIGNATURE

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


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 ANALISA COTE
My commission expires 9/27/28

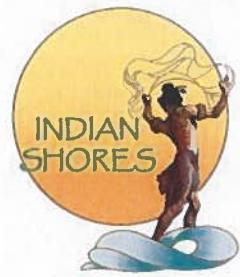


RECEIPT

Town of Indian Shores

19305 Gulf Blvd, Indian Shores, FL 33785

(727) 474-7786



FP-IS25-00023 | Floodplain Permit

Receipt Number: 1454

Payment Amount: **\$1,000.00**

March 17, 2025

Transaction Method	Payer	Cashier	Reference Number
Online	Brandon Wagner	Brandon Wagner	E59E79D3613145558E115B19192 52390

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

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

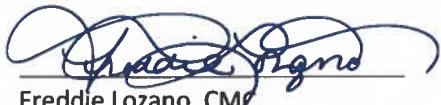
Consideration of a request for a Site Plan Review from Braun-Diaz, Cherie C Tre Braun-Diaz, Cherie C Rev Trust, to construct a single-family home with two (2) floors over parking on the property located at 19101 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID # 30-30-15-34722-002-0210.

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,

A handwritten signature in black ink, appearing to read "Freddie Lozano, CMC".

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 4th Floor Council Chambers at the Indian Shores Municipal Center, 19305 Gulf Blvd., Indian Shores, FL 33785.

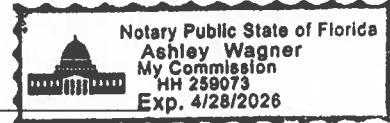
Attached:

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 20th 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
WINTERMERE, 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

99 8057 8059 1569 5270 0710 0789 0589 0710 1569 8058 0589 0710 1569 8058 0589 0710 1569 8057 82

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 Adult Signature Required \$ _____
 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

Postmark Here JUN 20 2025

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

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 Adult Signature Restricted Delivery \$ _____

Postage \$.69

Total Postage and Fees \$ 9.64

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Street and Apt. No., or PO Box No.
PO BOX 47122
City, State, ZIP+4®
St. Petersburg FL 33743-7122

Postmark Here JUN 20 2025

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

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Street and Apt. No., or PO Box No.
290 Parkway Industrial DR.
City, State, ZIP+4®
LAKE ST LOUIS MO 63367

Postmark Here JUN 20 2025

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Street and Apt. No., or PO Box No.
812 W DR MLK JR BLVD STE 101
City, State, ZIP+4®
TAMPA FL 33603

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 Adult Signature Restricted Delivery \$ _____

Postage \$.69

Total Postage and Fees \$ 9.64

Sent To: Barbara J Stone/Valerie Oswald Gilmore
Street and Apt. No., or PO Box No.
1110 3RD ST S
City, State, ZIP+4®
ST Petersburg FL 33701-5586

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Postage \$.69

Total Postage and Fees \$ 9.64

Sent To: Professional Condo Concepts Inc
Street and Apt. No., or PO Box No.
2181 Indian Rocks RD S STE 1
City, State, ZIP+4®
LAKGO FL 33774

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Gulf Shore Townhouses Condo Assn Inc
Street and Apt. No., or PO Box No.
19020 Gulf Blvd
City, State, ZIP+4®
Indian Rocks Beach FL 33785

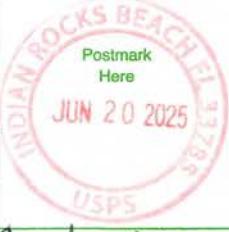
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LA MER of Pinellas Condo ASSN
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4504 W Culbreath Ave
City, State, ZIP+4®
Tampa FL 33609-4206

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

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Lakeland FL 33805

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City, State, ZIP+4®
South Pasadena FL 33707

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La Mer of Pinellas Condo ASSN
Street and Apt. No., or PO Box No.
18119 Andover St
City, State, ZIP+4®
Edmonds WA 98026

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Le Scampi Condo ASSN
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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<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.69	
Total Postage and Fees \$ 9.64	

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Le Scampi Condo ASSN / Karen Brown
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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<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.69	
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Sent To
Shore House Condo AESN INC
Street and Apt. No., or PO Box No.
1155 Pasadena Ave S STE H
City, State, ZIP+4®
South Pasadena FL 33707-2878

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<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
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Jeffery Rogacki
Street and Apt. No., or PO Box No.
1625 W Temperance RD
City, State, ZIP+4®
Temperance MI 48182-9470

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<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
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Total Postage and Fees \$ 9.64	

Sent To
West Coast Mgmt of Realty INC
Street and Apt. No., or PO Box No.
10502 N DALE MABRY HWY
City, State, ZIP+4®
Tampa FL 33618

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ATG Trust Co / Midland Trust Co
Street and Apt. No., or PO Box No.
225 W Washington ST STE 1640
City, State, ZIP+4®
Chicago IL 60606-3100

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<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<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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Gary H McLaren TRE / Delsada McLaren TRE
Street and Apt. No., or PO Box No.
10419 Down Lakeview CIR
City, State, ZIP+4®
Windermere FL 34786

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<p>Postage \$.69</p> <p>Total Postage and Fees \$ 9.64</p>	
<p>Street and Apt. No., or PO Box No. 10502 N DALE MABRY HWY City, State, ZIP+4® TAMPA FL 33618-4136</p>	

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<p>Postage \$.69</p> <p>Total Postage and Fees \$ 9.64</p>	
<p>Street and Apt. No., or PO Box No. 4790 140th AVE N City, State, ZIP+4® Clearwater FL 33762-3857</p>	

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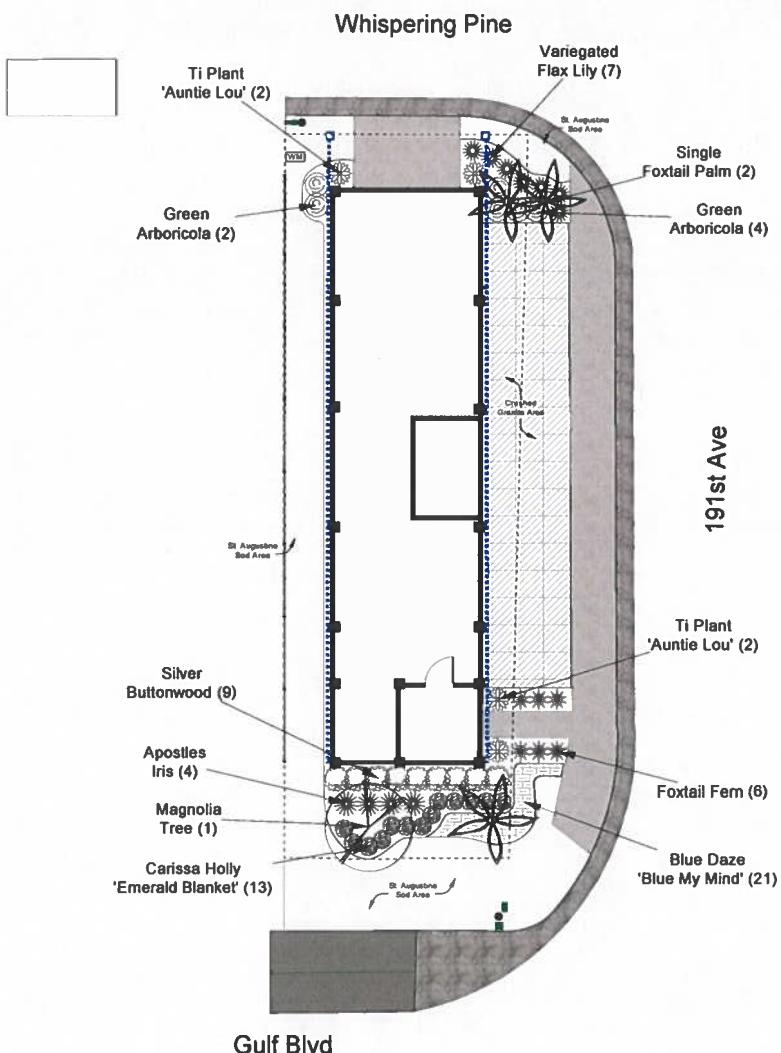
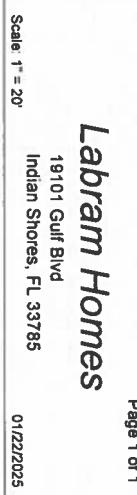
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<p>Postage \$.69</p> <p>Total Postage and Fees \$ 9.64</p>	
<p>Street and Apt. No., or PO Box No. 57 OAKLAND AVE City, State, ZIP+4® Uniontown PA 15401-2818</p>	

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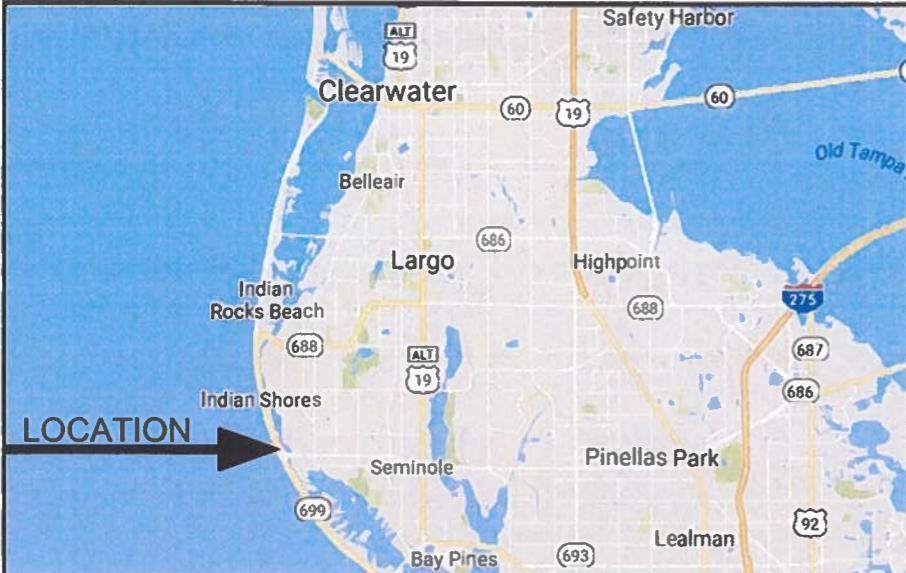
Project Notes:

- All Plants beds to be covered in pine bark mulch unless otherwise noted.
- Plants to be planted in existing soil unless otherwise specified in landscape proposal.
- 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.
- Homeowner responsible for locating any underground utility (water, sewer, electrical, low voltage, communication, etc. Floridigenous Landscape is not responsible for damage to underground utilities.

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

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

Plant and tree material in compliance with code 16.40.060.2.1.6.

GENERAL NOTES		PLAN REVIEW DATA	
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 ENSURE 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.		PROJECT CRITERIA 3-STORY RESIDENCE (1st BLOCK, 2nd & 3rd LEVEL FRAME) INDIAN SHORES, FLORIDA	
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.		CLASSIFICATION CLASSIFICATION BY OCCUPANCY: RESIDENTIAL GROUP R3	
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.		TYPE OF CONSTRUCTION: TYPE VB	
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.		DESIGN DATA FLORIDA BUILDING RESIDENTIAL CODE 2020, 7th EDITION (ASCE 7-16)	
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.		Windborne Debris Area YES V (ult) Ultimate Design Wind Speed 150 MPH V (red) Nominal Design Wind Speed 116 MPH Risk Category II Surface Roughness D Enclosure Classification D Dewpoint Internal Pressure Coefficient (+) 0.18 Building Height (Maximum) 32 Height & Exposure Adjustment Coefficient 1.68	
6. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD, CLEAN CONDITION AND SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN UP OF ALL DEBRIS.		Components and Cladding DESIGN PRESSURE PSF * ROOF Slope (7-27 Degrees) Vult Vasd ZONE 1 27.0 -75.4 ZONE 2 27.0 -99.6 ZONE 3 27.0 -130.7 WALL ZONE 4 40.8 -44.2 ZONE 5 40.8 -54.6 OVERHANG ZONE 2 NA -22 ZONE 3 NA -34 GARAGE DOOR 12' x 8' 34.3 -38.1	
7. PENETRATIONS TO THE FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY A UL APPROVED FIRE-STOP SYSTEM.		* Adjusted for exposure and height. h = 32 FT (max) b = 4 FT	
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.		LOADING DEAD LOAD ACTUAL LIVE LOAD (ROOF) 20 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+1) CLASSIFICATION NEW CONSTRUCTION	
9. THE CONTRACTOR SHALL RETAIN A CURRENT AND COMPLETE SET OF THE CONTRACT DOCUMENTS (PERMIT SET), ALONG WITH AND SHOP DRAWINGS, MANUFACTURER'S INSTALLATIONS 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.		Richard Wasilewski, PE 1529 Chatswood Drive Clearwater, FL 33764 FL No. 15386 727-580-4341	
10. 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		INLAND RESIDENCE LOCATED LESS THAN 1500 FEET FROM OPEN WATER (INTRACOASTAL)	
11. LOCATION			

DRAWING INDEX					
		DATE REV'D DESCRIPTION OF REVISIONS			
			7-25-22	INITIAL PERMIT SET	
			11-20-24	NEW UPDATED PERMIT SET	
SHEET DESCRIPTION					
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				

Custom Home For The:

Macchione Residence

19101 Gulf Blvd., Indian Shores

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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).



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/S w/ SOLIDCORE	FL 31711.1	R2
A. Swinging	PELLA CORP.	HURRICANE SERIES IMPACT FRENCH DOORS	FL 16093.1	R4
A. Swinging	PELLA CORP.	EXT'R HINGED G OR HURRICANE SERIES IMPACT	FL 16055.1	R4
A. Swinging	THERMA TRU	FIBER-CLASSIC & SMOOTH STAIN IMPACT SERVICE DOOR (1, 3, 4, 6)	FL 211421 AND 12459.2	R3
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	MODERN STEEL w/IMPACT CONTEMPORARY (OPT. WINDOWS)	FL 17671.5	R9
2. WINDOWS				
A. AWNING	PELLA CORP.	(HURRICANE) SERIES 5455RS VINYL (IMPACT)	FL 33568.1	R1
B. CASEMENT	PELLA CORP.	(HURRICANE) SERIES 5450 VINYL (IMPACT) SWING FLANGE	FL 33566.1	R1
C. FIXED	PELLA CORP.	(HURRICANE) SERIES 5451 PVC (IMPACT)	FL 33493.1	R1
D. Mullion Bar	PELLA CORP.	3" MULLION-IMPACT	FL 33622.1	R1
3. PANEL WALL				
A. SOFFIT	KAYCAN BUILDING PRODUCTS	Hardi Soff Board	FL 13265.1	R7
A. SOFFIT	KAYCAN BUILDING 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	TOWN & COUNTRY INDUSTRIES	Steel Hurricane Panels	FL 12856.2	R8
6. Concrete Lintels				
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:

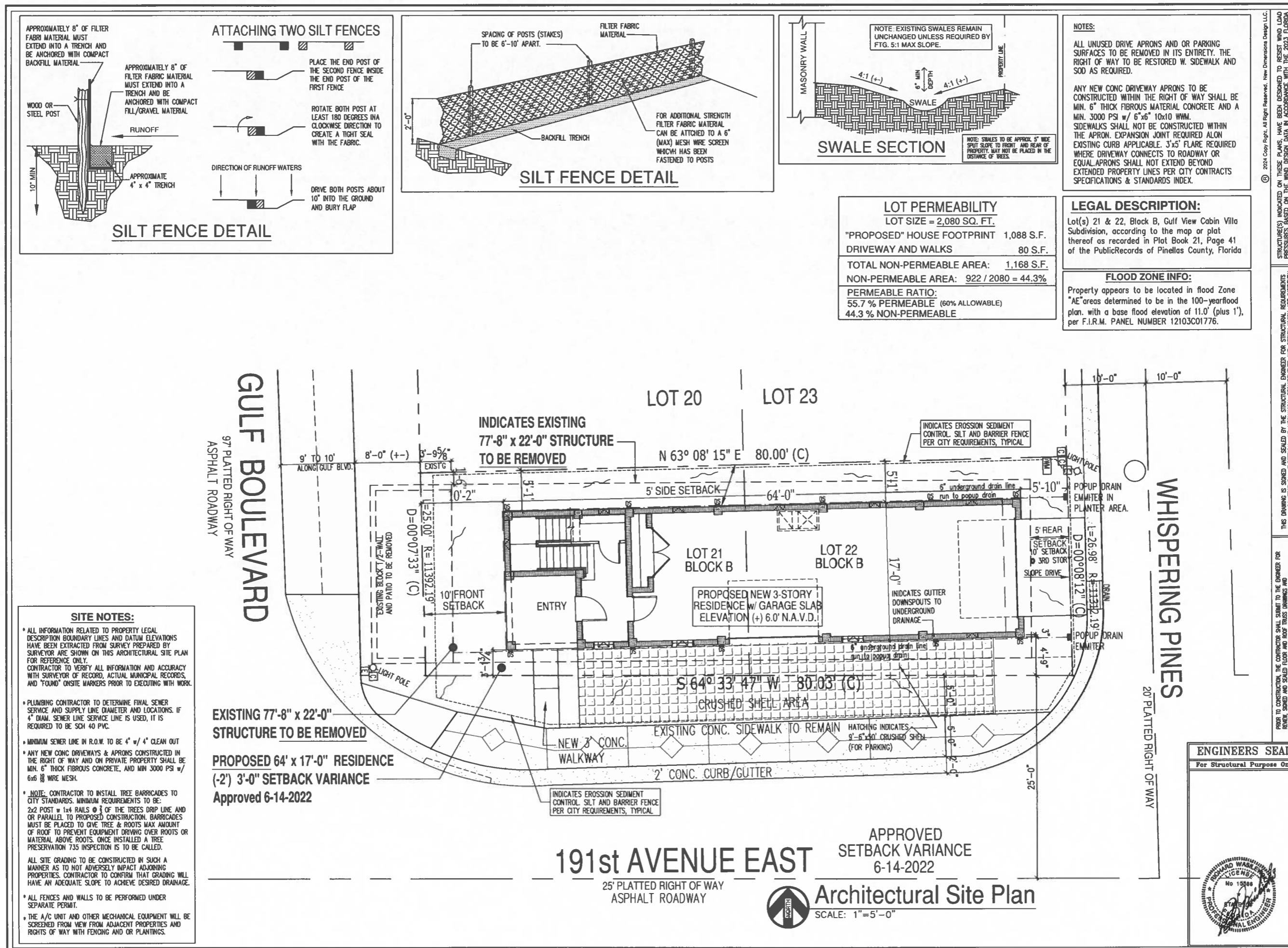
CONTRACTOR SHALL BECOME FAMILIAR WITH SOIL REPORT BY BTI ENGINEERING SERVICES, AND FOLLOW RECOMMENDATIONS IN REPORT FOR SOIL PREP AND FIELD REQUIREMENTS PRIOR TO START OF THE FOUNDATION.

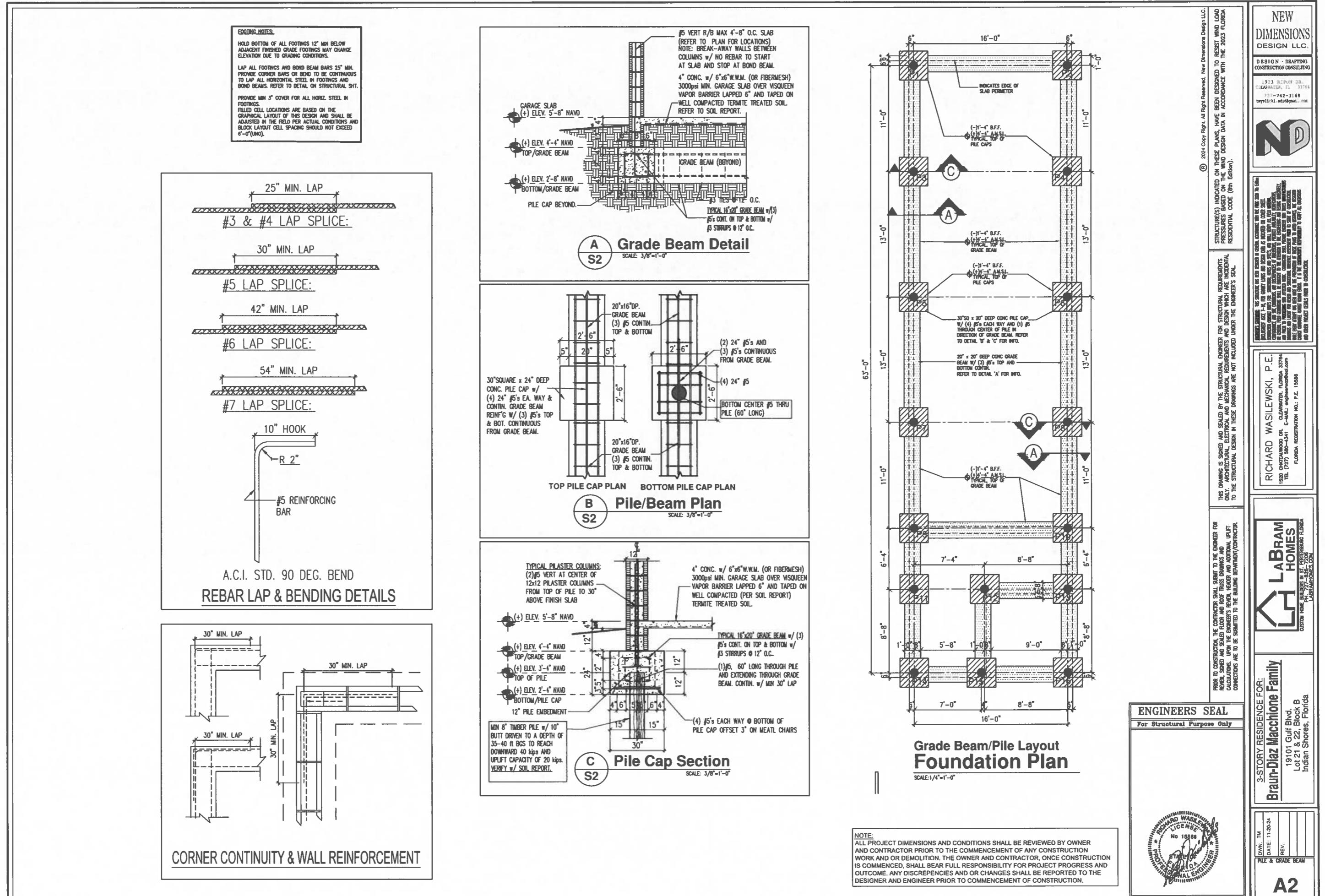
PROFESSIONAL ENGINEERING EXEMPTIONS

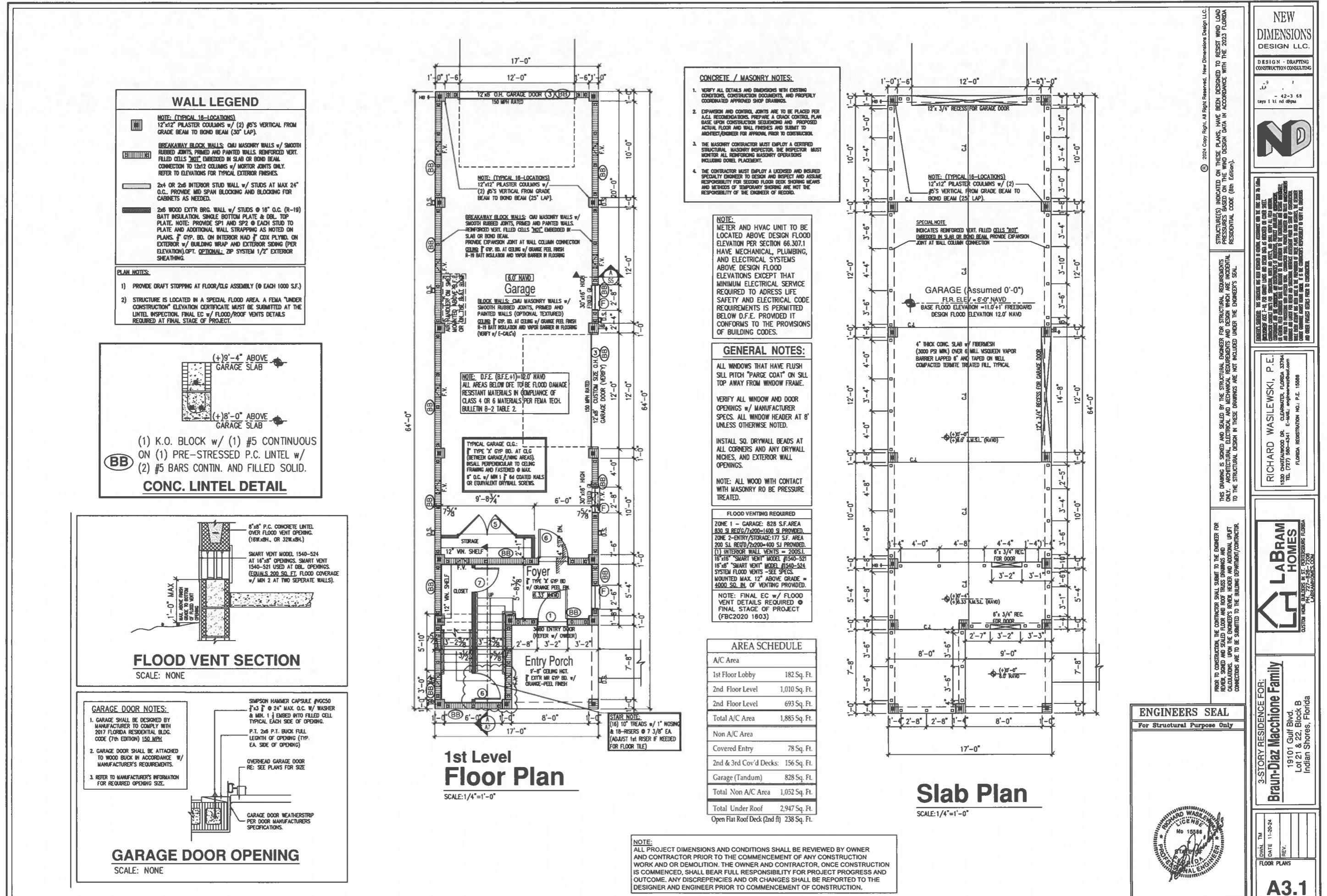
PER CHAPTER 471, FLORIDA STATUTES, THE FOLLOWING IS STATED: 471.03 QUALIFICATIONS FOR PRACTICE: EXEMPTIONS.

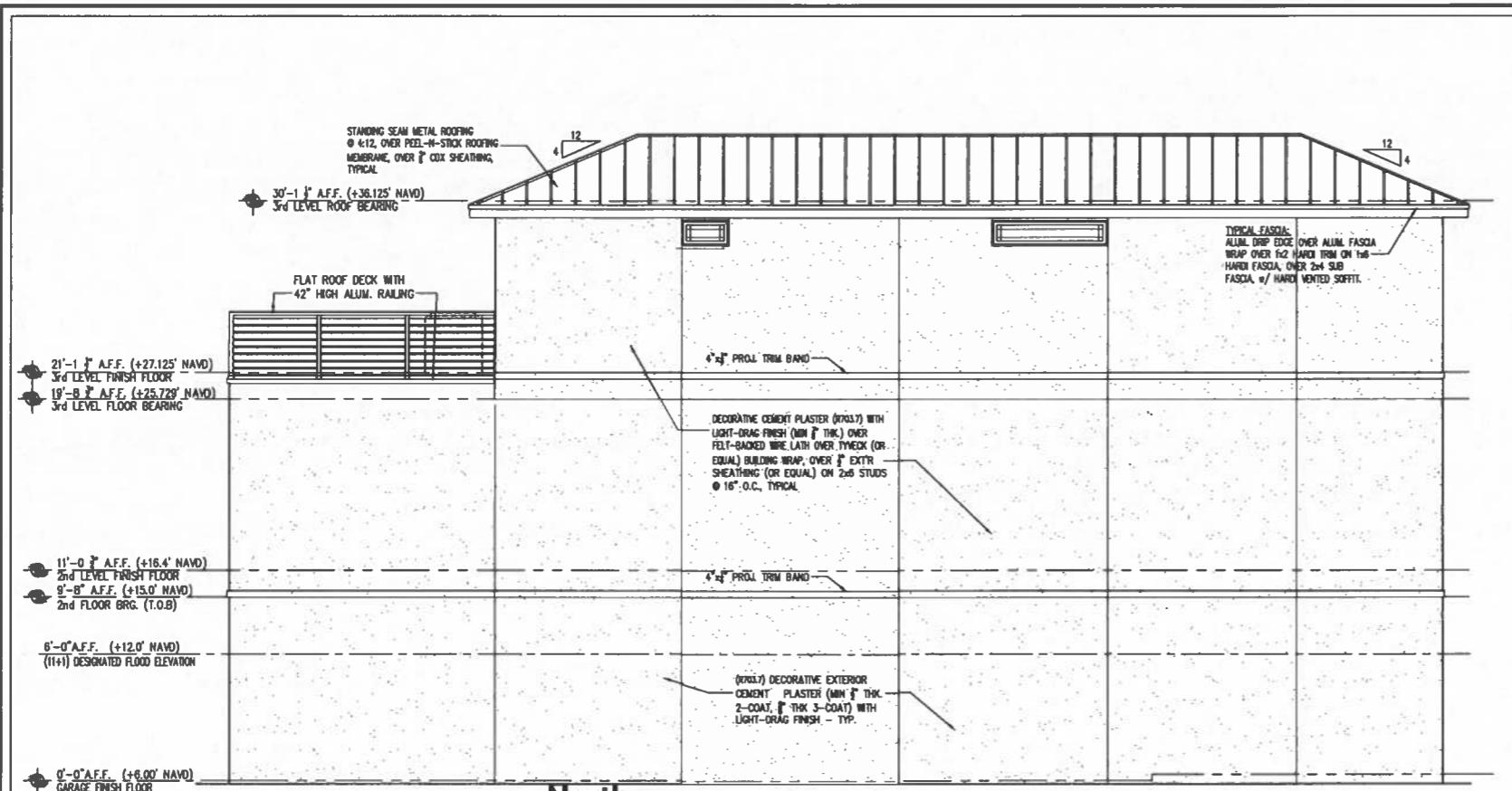
(2) THE FOLLOWING PERSONS ARE NOT REQUIRED TO BE LICENSED UNDER THE PROVISIONS OF THIS CHAPTER AS A LICENSED ENGINEER:

(b) ANY ELECTRICAL, PLUMBING, AIR-CONDITIONING, OR MECHANICAL CONTRACTOR WHOSE PRINCIPAL 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 485, OR UNDER PART 1 OF CHAPTER 655, OR UNDER PART 1 OF CHAPTER 656, OR UNDER PART 1 OF CHAPTER 657, OR UNDER PART 1 OF CHAPTER 658, OR UNDER PART 1 OF CHAPTER 659, OR UNDER PART 1 OF CHAPTER 660, OR UNDER PART 1 OF CHAPTER 661, OR UNDER PART 1 OF CHAPTER 662, OR UNDER PART 1 OF CHAPTER 663, OR UNDER PART 1 OF CHAPTER 664, OR UNDER PART 1 OF CHAPTER 665, OR UNDER PART 1 OF CHAPTER 666, OR UNDER PART 1 OF CHAPTER 667, OR UNDER PART 1 OF CHAPTER 668, OR UNDER PART 1 OF CHAPTER 669, OR UNDER PART 1 OF CHAPTER 670, OR UNDER PART 1 OF CHAPTER 671, OR UNDER PART 1 OF CHAPTER 672, OR UNDER PART 1 OF CHAPTER 673, OR UNDER PART 1 OF CHAPTER 674, OR UNDER PART 1 OF CHAPTER 675, OR UNDER PART 1 OF CHAPTER 676, OR UNDER PART 1 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CHAPTER 708, OR UNDER PART 1 OF CHAPTER 709, OR UNDER PART 1 OF CHAPTER 710, OR UNDER PART 1 OF CHAPTER 711, OR UNDER PART 1 OF CHAPTER 712, OR UNDER PART 1 OF CHAPTER 713, OR UNDER PART 1 OF CHAPTER 714, OR UNDER PART 1 OF CHAPTER 715, OR UNDER PART 1 OF CHAPTER 716, OR UNDER PART 1 OF CHAPTER 717, OR UNDER PART 1 OF CHAPTER 718, OR UNDER PART 1 OF CHAPTER 719, OR UNDER PART 1 OF CHAPTER 720, OR UNDER PART 1 OF CHAPTER 721, OR UNDER PART 1 OF CHAPTER 722, OR UNDER PART 1 OF CHAPTER 723, OR UNDER PART 1 OF CHAPTER 724, OR UNDER PART 1 OF CHAPTER 725, OR UNDER PART 1 OF CHAPTER 726, OR UNDER PART 1 OF CHAPTER 727, OR UNDER PART 1 OF CHAPTER 728, OR UNDER PART 1 OF CHAPTER 729, OR UNDER PART 1 OF CHAPTER 730, OR UNDER PART 1 OF CHAPTER 731, OR UNDER PART 1 OF CHAPTER 732, OR UNDER PART 1 OF CHAPTER 733, OR UNDER PART 1 OF CHAPTER 734, OR UNDER PART 1 OF CHAPTER 735, OR UNDER PART 1 OF CHAPTER 736, OR UNDER PART 1 OF CHAPTER 737, OR UNDER PART 1 OF CHAPTER 738, OR UNDER PART 1 OF CHAPTER 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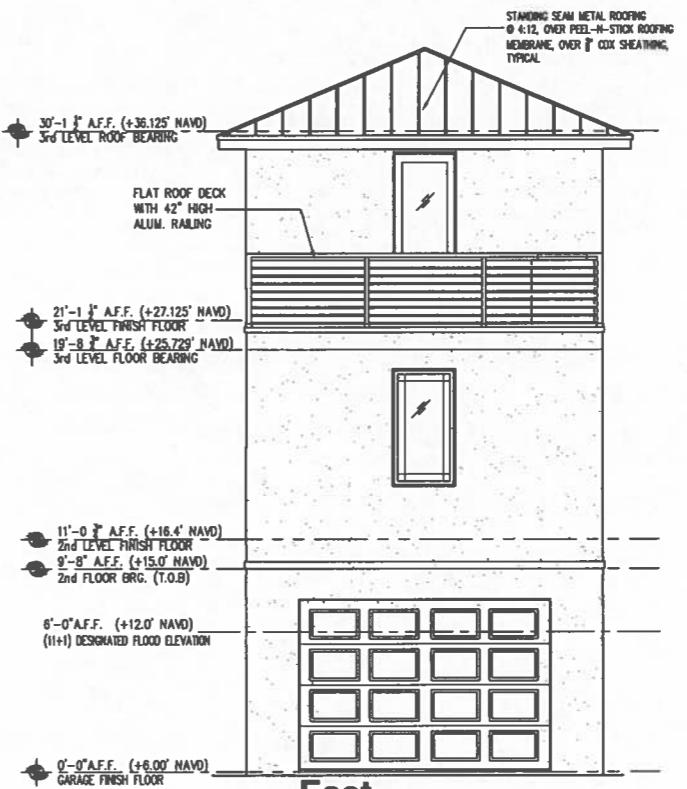






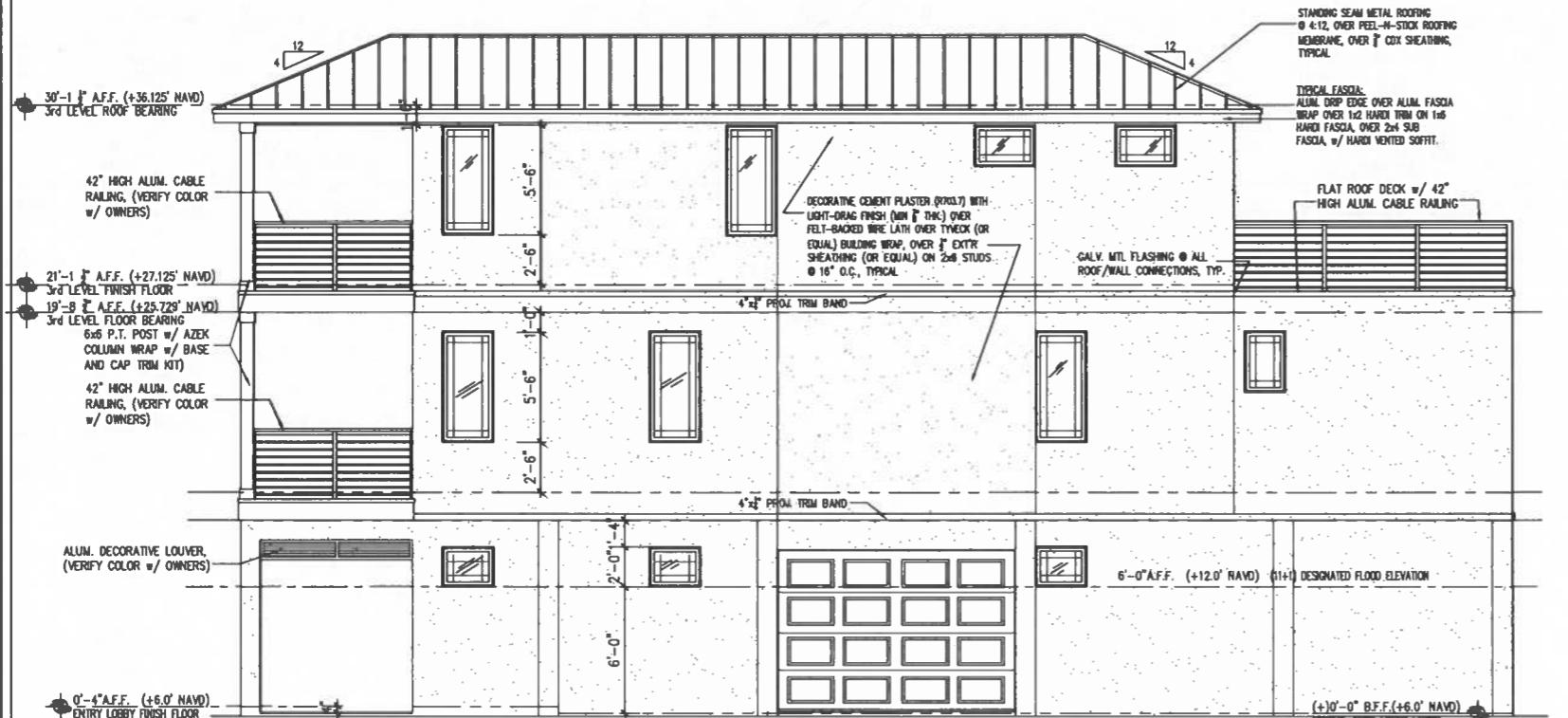
**North
Left Side Elevation**

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



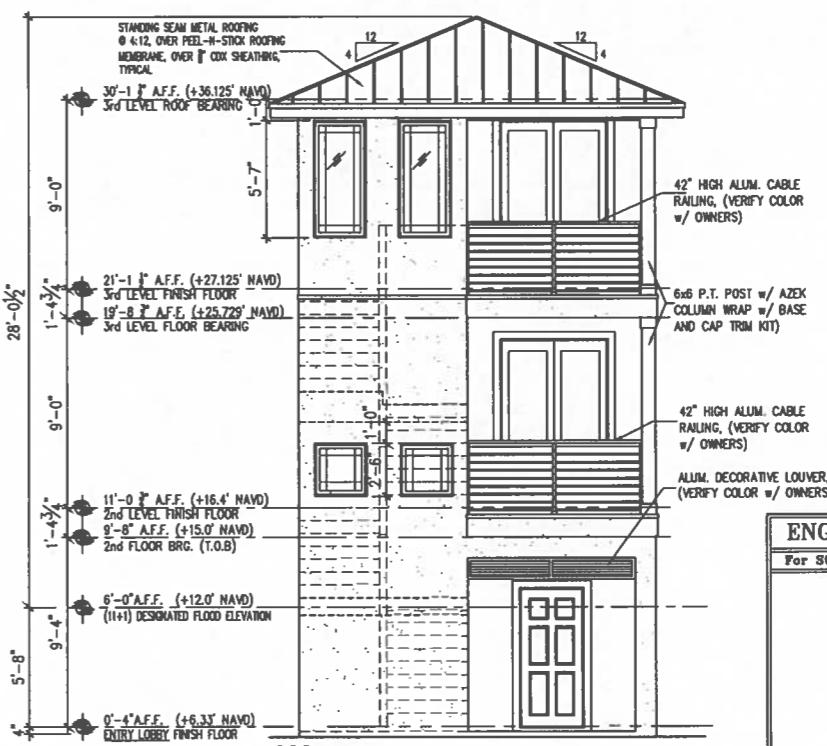
**East
Rear Elevation**

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



**South
Right Side Elevation**

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



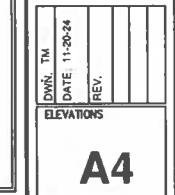
**West
Front Elevation**

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

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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).



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



A4

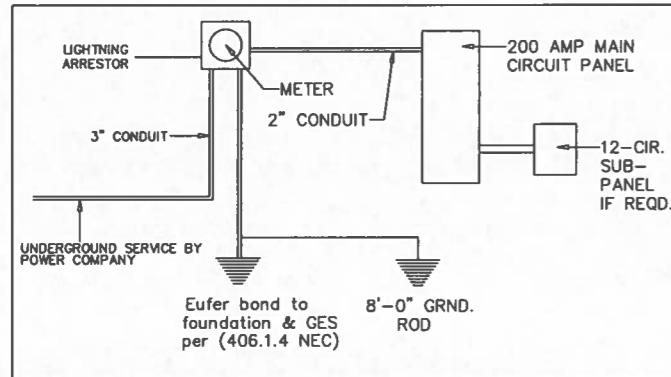
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FLORIDA REGISTRATION NO.: P.E. 15586

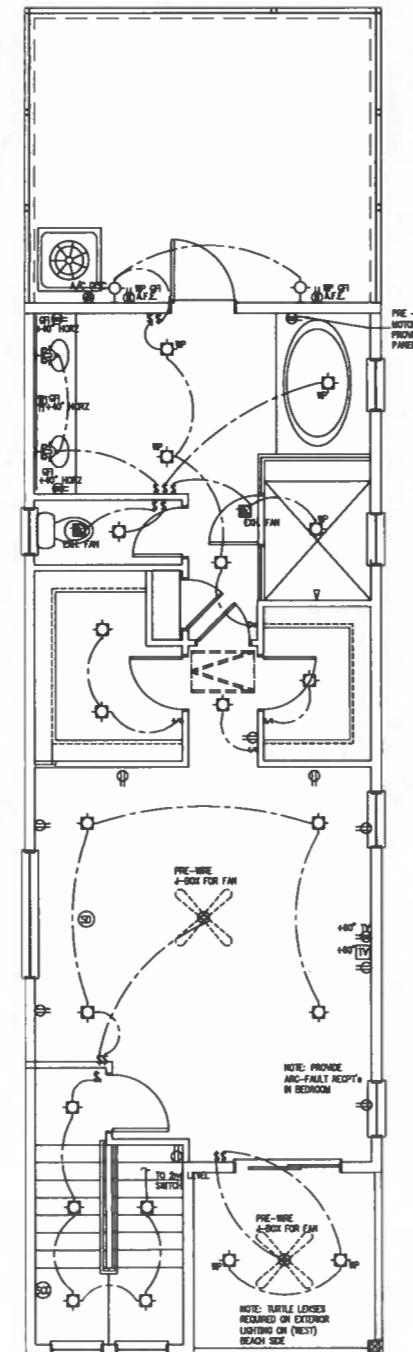


CUSTOM HOME BUILDERS IN ST. PETERSBURG FLORIDA
LABRAM HOMES, LLC



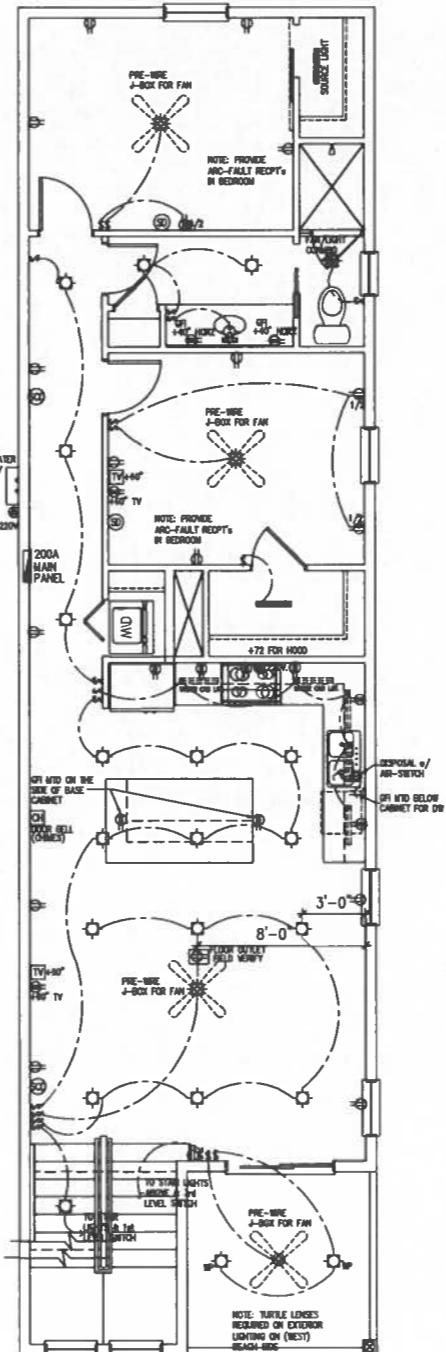
ELECTRICAL LEGEND

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



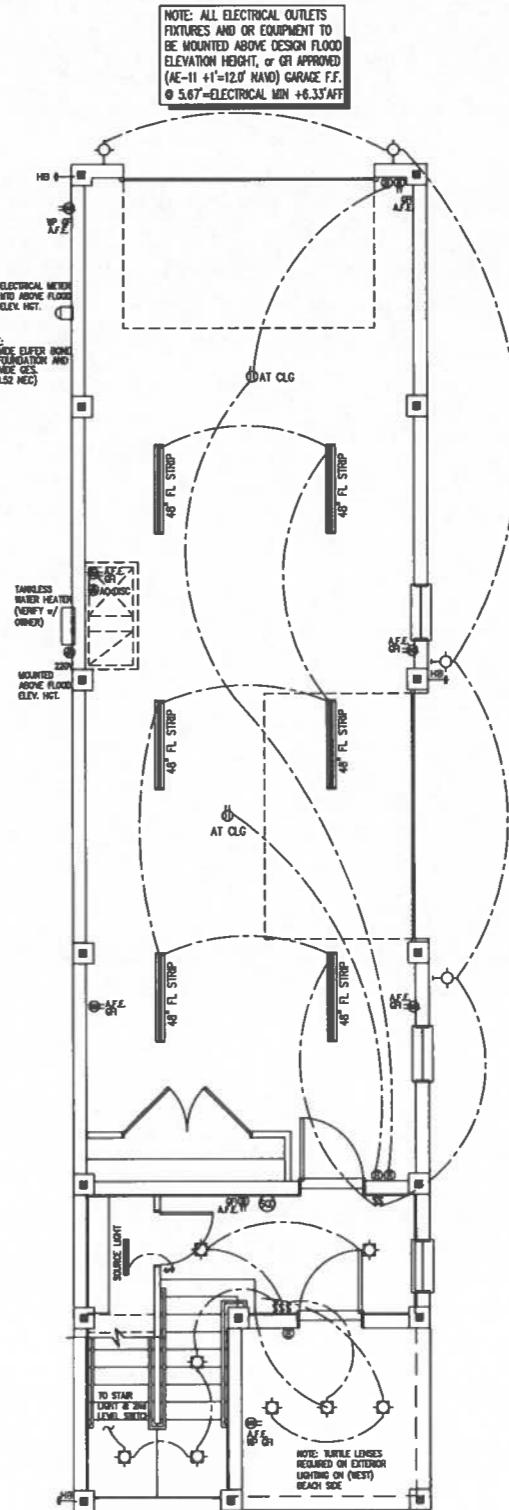
3rd Level Electrical

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



2nd Level Electrical

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



1st Level **Electrical**

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

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).

THIS DRAWING IS SIGNED AND SEALED BY THE STRUCTURAL ENGINEER FOR STRUCTURAL REQUIREMENTS ONLY. ARCHITECTURAL, ELECTRICAL AND MECHANICAL REQUIREMENTS AND DESIGN WHICH ARE INCORPORATED 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 AND ROOF TRACES DRAWINGS AND CALCULATIONS. UPON THE ENGINEER'S REVIEW, HEADER AND ADDITIONAL UPLIFT CONNECTIONS ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT/CONTRACTOR.

SEAL
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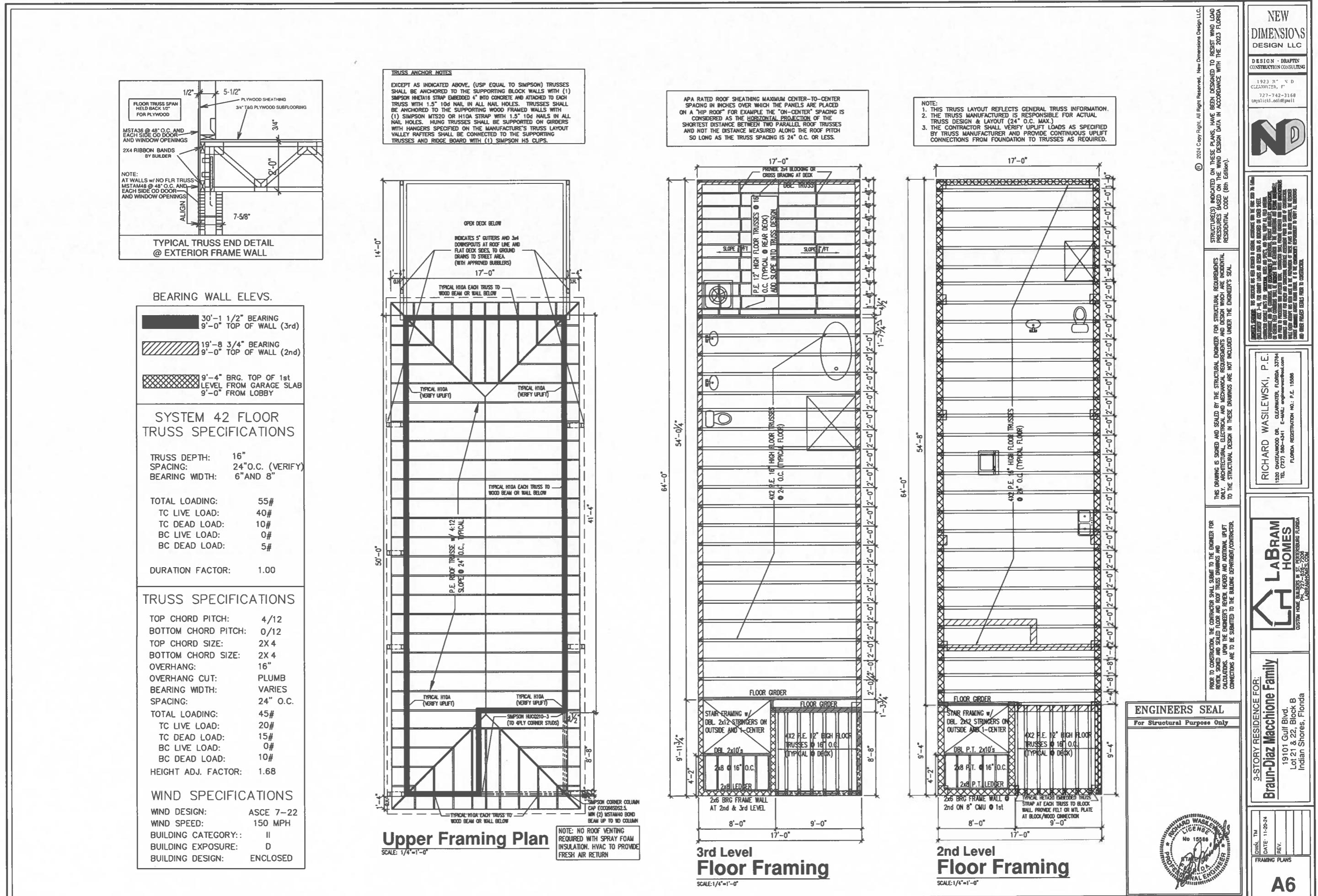
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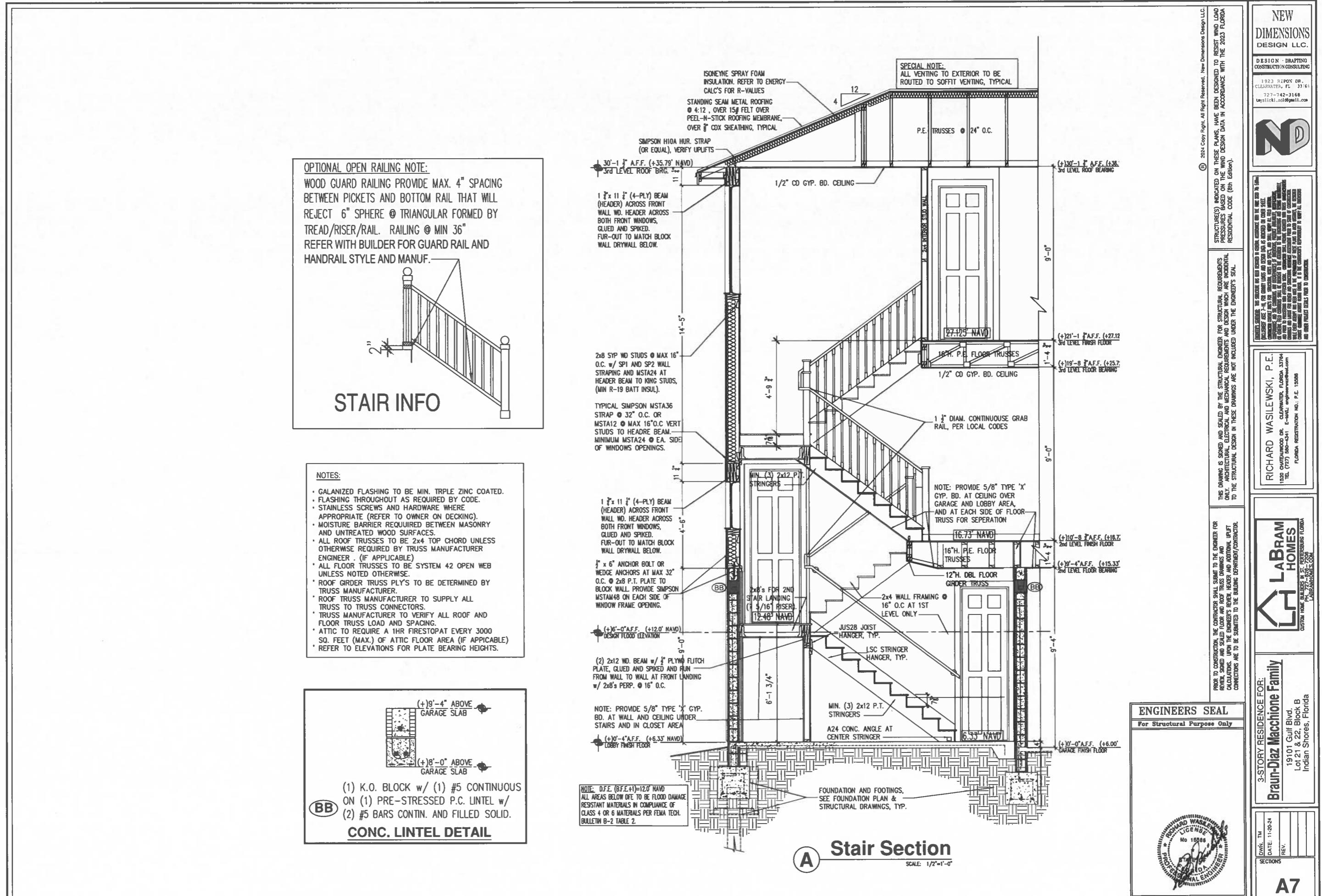
ND

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

DATE	11-26-24
REV.	
ELECTRICAL PLANS	





STRUCTURAL SPECIFICATIONS

I. GENERAL

1. SUBCONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE BUILDER, UNLESS STRUCTURE IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, GUY'S OR RE-TOWNS 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 (6th EDITION 2023)

4. DECK LOADS:

- A. ROOF: DEAD LOAD...15 PSF (SHINGLE) 35 PSF (TILE)
- B. FLOOR: DEAD LOAD...15 PSF
- C. SOIL PRESSURE: 1500 PSF (ASSUMED MIN.)

6. ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND FABRICATORS SHALL BE RESPONSIBLE FOR THE CONTENT 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, CLEANED, 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 HAS NOT PREPARED, THE CONTRACTOR IS RESPONSIBLE TO RETAIN A GEOTECHNICAL ENGINEER TO CONFIRM THE SOIL CONDITIONS. SHOULD FIELDS BE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THE SOIL CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF RECORDS IF ANY EXIST.

2. THE SUBGRADE UNDER THE NEW CONCRETE FOUNDATIONS SHALL BE COMPACTED TO 95% OPTIMUM DENSITY. SOIL COMPACTION TESTS TO BE TAKEN BY A QUALIFIED SOIL TESTER. SOIL TESTS SHOULD BE CONDUCTED ON THE TOP 12" OF FILLING 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 (6th EDITION 2023)

III. CAST IN PLACE CONCRETE

1. CONCRETE TO BE NORMAL HEIGHT WITH THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:

- a) FOOTINGS, SLAB-ON-GRADE, SLAB FILL...3000 PSF
- b) MASONRY, BRICK, BLOCK, STONE, COLUMNS...2500 PSF
- c) CONCRETE SLAB...2500 PSF
- d) CONCRETE POURING...2500 PSF
- e) AGGREGATE...ASTM C33 (3 1/2" MAX)
- f) AIR ENTRAINING...ASTM C280
- g) WATER REDUCING...ASTM C494
- h) FLY ASH...ASTM C618 (25% MAX)
- i) WATER - CLEAN AND POTABLE

3. REINFORCING STEEL: ASTM A615 GRADE 60, DEFORMED BARS.

4. REQUIRED SLUMP RANGE = 3" TO 5".

5. WELDED WIRE FABRIC: ASTM A162

6. MOISTURE BARRIER: 6 MIL POLYETHYLENE.

7. CODES AND STANDARDS:

- a) ACI 318-16, FOR STRUCTURAL CONCRETE FOR BUILDINGS
- b) ACI 308 RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING
- c) ACI 318.11, FOR DETAILS OF CONCRETE REINFORCEMENT
- d) ACI 318.12, FOR DETAILS OF CONCRETE REINFORCEMENT

8. MINIMUM LAP SPLICING = 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.

9. CONCRETE FINISHES SHALL BE PER CONTRACTOR'S SPECS.

10. SUBCONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMING, SHORING, AND REINFORCING.

11. REINFORCING BAR COVER:

- a) 1" MINIMUM
- 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.

14. ALL BUILDING SLABS-ON-GRADE SHALL BE NOMINAL 4" THICK, FIBER-MESH CONCRETE OR REINFORCED CONCRETE WITH 8d-#14 REINFORCING. SEE PLANS FOR OTHER CONDITIONS.

15. ANCHOR BOLTS FOR WOOD PLATES TO CONCRETE OR MASONRY (ALTERNATIVE):

- a. J BOLTS - USE 1/2" X 8" 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" EMBED, HILT HIT KNOB BOLT 8, OR EQUAL, AT LOCATIONS (OTHER THAN END) OF 12" ON CENTER, 2" DEEP, 2" DIA.
- c. EXPANSION ANCHORS IN CONCRETE USE 1/2" X 4-1/4" INSEZ, HILT HIT CH20, OR ANCHOR BOND BY CELITE, INC., AT EDGE OF SLAB CONDITION WHERE BOLT IS LESS THAN 8" TO A CONCRETE EDGE.
- d. EXPANSION ANCHORS IN TOP OF BLOCK WALLS - USE THREADED ROD (3/4" X A8-5/8" INCH) ON TOP OF MASONRY WALLS WITH HILT HIT #100 ADHESIVE OR ANCHOR BOND, THEN 1/2" X 8" J BOLTS ARE OMITTED.

16. FOOTING SETS SHOWN ARE TYPICAL ONLY FOR STATED SOIL BEARING PRESSURE AND CONSISTED 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 ADJACENT CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED AREAS.

IV. MASONRY

1. HOLLOW BLOCK LOAD BEARING UNITS (CIV) SHALL CONFORM TO ASTM C90, NORMAL WEIGHT, TYPE II, GRADE II, MINIMUM HORZ COMPRESSIVE STRENGTH = 2000 PSI.

2. MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270.

3. CONCRETE BLOCKS SHALL CONFORM TO ASTM C476:

- a) 3000 PSI AT 28 DAYS
- b) 1/2" MAXIMUM AGGREGATE
- c) 6" - 17" SLUMP

4. EARTH RETAINING CLEARANCE OF 1/2" FROM MASONRY. THE CLEARANCE BETWEEN BARS SHALL NOT BE LESS THAN ONE BAR DIAMETER, NOR LESS THAN 1".

5. VERTICAL REINFORCEMENT SHALL BE AT ALL CORNERS, EACH JAMB OF OPENINGS OVER 3' WIDE, UNDER ALL CRITICAL LOADS, AND NOT TO EXCEED 8 1/2" O/C FOR STRAIGHT WALLS, OR AS SHOWN ON THE DRAWINGS. FILL CELLS SHALL CONTAIN GROUT AS SPECIFIED. PROVIDE AC 60 DEGREE STAIR Treads IN CONCRETE AND STEPS.

6. REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOPS ARE DETAILED ON THE PLANS.

7. REINFORCING BARS SHALL BE LAPPED 48 BAR DIAMETERS WHERE SPLICED AND SHALL BE TIED TOGETHER.

8. WHEN A FOUNDATION DOBEL DOES NOT LINE UP WITH A VERTICAL CORNER, IT SHALL NOT BE ELDGED. THE CORNER BARS SHALL NOT BE BENT TO FOLLOW THE DOBEL, BUT SHALL BE A CONE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL, IN THE VERTICAL WALL REINFORCEMENT.

9. CLEAUNTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY IN EACH GROUT POCKET, AND THE POUR HEIGHT EXCEEDS 5'. PROVIDE 1/2" MINIMUM GROUT TO VERIFY CONCRETE GROUT REQUIREMENTS.

10. PLACE ALL MASONRY IN MORTAR BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE CONCRETE FAIR, SHELL, MORTAR BEDDING, HORIZONTAL AND VERTICAL FULLY MORTAR BEDDING IN CELLS, PIER, COLUMNS, AND PILASTERS AND ADJACENT TO GROUTED CELLS.

11. PROVIDE 1/2" PRECAST REINFORCED CONCRETE UNTILS OVER ALL MASONRY OPENINGS NOT EXCEEDING 3' X 8' IN SIZE. THE PRECAST CONCRETE UNTILS SHALL BE 1" THICK, 4" DEEP, AND 1000 CU FT IN VOLUME. REFER TO UNTIL SCHEDULE (MINIMUM CAPACITY OF 1000 CU FT).

12. PROVIDE METAL CAVITY CAPS, 8" WIRE MESH, OR DUR-A-STOP BY DUR-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 SOUTHERN YELLOW PINE (SYP) NO. 2 GRADE OR HIGHER, AND, WITH SINGLE MEMBER (UNFACTORED) STRESSES AS FOLLOWS:

- a) F = 1000 PSF
- b) F = 975 PSF
- c) F = 900 PSF

4. MAXIMUM WOOD MOISTURE CONTENT

A. FRAMING LUMBER SHALL BE #2 SPRUCE-PINE-FIR OR BETTER.

B. INTERIOR NON-LOAD BEARING WALLS MAY BE UTILITY GRADE.

4. LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED, OR A METAL SEAT OR 306 FELT MAY BE SUBSTITUTED. ALL LUMBER SHALL BE TREATED AND BUILDING WRAP AND OR PARTED w/ WATERPROOF PRIMER ON ALL SIDES PRIOR TO INSTALLATION.

5. PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA TREATMENT IN ACCORDANCE WITH F.S. TT-B-571 AND BEAR THE AMERICAN WOOD PRESERVES INSTITUTE QUALITY MARK - Z.

6. SHEATHING FOR ROOFS AND WALLS SHALL BE APA RATED (EXPOSURE 1) SHEATHING WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYWOOD. (MAXIMUM 24" O/C). SEE DETAILS FOR SHEATHING THICKNESSES.

7. HAILING FOR PLASTIC ROOFS AND WALL SHEATHING SHALL BE 8D COHESIVE # 24" O.C. DECKING. DECKING SHALL BE 1" THICK, 1000 CU FT IN VOLUME. HAILING FOR STRUCTURALLY APPROVED ARCHITECTURAL WALL PANELS (1/4") SHALL BE 8D COMMON 4" O/C AT PANEL EDGES, AND 6" O/C INTERMEDIATE.

8. ALL FLOORING MATERIAL TO BE 3/4" T-1-1/2 PLYWOOD, MALED AND GLUED TO FLOOR JOISTS. FLOOR JOISTS WITH 104 RALES AT 24" O/C AT PANEL EDGES, 6" O/C IN THE FIELD. STAGER RALES AT 2" O/C AT BUTT ENDS OF PLYWOOD SHEATHING.

9. INSTALL BRIDGING IN ALL (2X) FLOOR OR ROOF JOISTS AT 6"-0" MAX. BRIDGING TO BE 2" X 6" X 12' O/C AT 6"-0" MID-HIGHT. BRACE EAGLE END WALLS AT 4'0" O/C WHERE WALL FRAMING IS NOT CONTINUOUS FROM FOUNDATION TO ROOF, OR AS SHOWN ON DRAWINGS.

10. ALL BEAMING AND BRACING SHALL BE APPROVED BY THE AMERICAN WOOD PRESERVES INSTITUTE. REINFORCING LUMBER SHALL BE GALVANIZED.

11. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONG CO. OR EQUIVALENT. SUBMIT CUT SHEETS FOR ALL CONNECTION HARDWARE TO CONTRACTOR FOR APPROVAL. ALL HOLE HOLES SHALL BE FILLED OR PLUGGED.

12. PROVIDE A SINGLE PLATE AT THE EGYPTIAN AND DOUBLE PLATE AT THE TOP OF ALL LOAD BEARING STUD WALLS. STAGER END JOINTS IN DOUBLE PLATES AT LEAST 4"-0" PER DETAIL. 2 1/2" X 6" PLATE FOR BEARING WALLS SHALL BE BOLTED TO FOUNDATION AT 24" O/C 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 TRIPLED AT ALL CORNERS.

14. WOOD UNTILS OVER OPENINGS SHALL BE DOUBLED 2x12 HEADERS UNLESS NOTED OTHERWISE ON PLANS. THE CONTINUOUS 1/2" PLYWOOD FILLER CUT TO FULL WIDTH OF THE BEAM RETAINED.

15. RAFTER SCHEDULE FOR CONVENTIONAL FRAMED AREAS

MEMBER SIZE SPAN (SF) (2) SPAN (SF) (2)

2 x 6 9 FT. 6 FT.

2 x 8 12 FT. 10 FT.

2 x 10 15 FT. 12 FT.

2 x 12 18 FT. 14 FT.

NOTE: RAFTERS MUST BE BRACED LATERALLY BY A CONTINUOUS SHEATHING OR BRACED 24" O/C WITH MINIMUM 1X4.

NOTE 2: RAFTERS SHALL BE 24" O/C AND 1000 CU FT IN VOLUME.

NOTE 3: RIDGE BOARD TO BE ONE SIZE LARGER THAN RAFTER UNLESS OTHERWISE NOTED ON PLANS.

NOTE 4: CONVENTIONAL ROOFING:

A. SIMPSON MTS20 (OR EQUAL) BETWEEN CAT BLOCCING AND ROOF TRUSSES.

B. SIMPSON HS (OR EQUAL) BETWEEN CAT BLOCCING AND ROOF TRUSSES.

C. SIMPSON HSS (OR EQUAL) BETWEEN THE RAFTERS AND RIDGE BOARD.

D. SIMPSON CS20 AT END OF RIDGE BOARD, OR SIMPSON JOST HANGER WHERE APPROPRIATE.

VI. PRE-ENGINEERED WOOD TRUSSES

1. THIS SECTION DEFINES PRE-ENGINEERED, PREFABRICATED, METAL PLATE CONNECTED WOOD TRUSS AND FLOOR TRUSS AS "WOOD TRUSS".

2. TRUSS LAYOUTS AND PLANS ARE PROVIDED BY THE TRUSS MANUFACTURER.

3. THE TRUSS MANUFACTURER MUST PARTICIPATE IN A CODE APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM AS WELL AS THE TRUSS PLATE INSTITUTE'S "QUALITY CONTROL PROGRAM" OR EQUIVALENT.

4. WOOD TRUSS MEMBERS AND CONNECTIONS SHALL BE DESIGNED FOR ALL LOADS SHOWN ON THE CONTRACT DOCUMENTS INCLUDING: LINE, DEAD, AND CONCENTRATED LOADS, PLUS PERMIT LOADS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 1906 (SEE TABLE 1 AT RT).

5. REFER TO THE FLOOR PLAN AND OTHER STRUCTURAL DETAIL SHEETS FOR IMPORTANT INFORMATION CONCERNING THE TRUSS FLOORING 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 INFORMATION:

a) RAFTERS, OVERHANG, AND EAVE DIMENSIONS, SLOPE AND SPACING OF THE WOOD TRUSS.

b) ALL DESIGN LOADS AND THEIR POINTS OF APPLICATION, VALLEY AND CONVENTIONAL ROOFING, AND THE SPANNING LENGTHS.

c) ADJUSTMENTS TO ALLOWABLE VALUES.

d) REACTIVATION FORces AND THE LOCATIONS.

e) RAFTERS AND BEARING WALLS.

f) DEFLECTIONS.

g) RAFTERS, PLATE GAUGE, SIZE AND LOCATION.

h) LUMBER SIZE, SPECIES, GRADE AND MOISTURE CONTENT.

i) LOCATION AND CONNECTION DESIGN OF REQUIRED CONTINUOUS LATERAL BRACING.

j) MAXIMUM ALLOWABLE LATERAL BRACING.

k) MAXIMUM ALLOWABLE ROOF VELOCITY.

l) MAXIMUM ALLOWABLE ROOF DEFLACEMENT.

m) MAXIMUM ALLOWABLE RAFTERS.

n) MAXIMUM ALLOWABLE RAFTERS.

o) MAXIMUM ALLOWABLE RAFTERS.

p) MAXIMUM ALLOWABLE RAFTERS.

q) MAXIMUM ALLOWABLE RAFTERS.

r) MAXIMUM ALLOWABLE RAFTERS.

RAFTER/RIDGE BOARD SCHEDULE FOR CONVENTIONALLY FRAMED AREAS	
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.

RAFTER/RIDGE BOARD SCHEDULE FOR CONVENTIONALLY FRAMED AREAS		BEARING WALL HEADER CHART						
RAFTER SPAN	RAFTER SIZE	TRUSS SPAN - SHINGLE ROOF						
		24	28	32	36	40	44	48
6	2 x 4	(2)2x8	(2)2x8	(2)2x8	(2)2x8	(2)2x8	(2)2x10	(2)2x10
7	2 x 6	(2)2x8	(2)2x8	(2)2x10	(2)2x10	(2)2x10	(2)2x10	(2)2x10
8	2 x 8	(2)2x8	(2)2x10	(2)2x10	(2)2x12	(2)2x12	(2)2x12	(2)2x12
9	2 x 10	(2)2x10	(2)2x10	(2)2x12	(2)2x12	(2)2x12	(2)2x12	-
10	2 x 10	(2)2x12	(2)2x12	(2)2x12	(2)2x12	-	-	-
11	2 x 12	(2)2x12	(2)2x12	-	-	-	-	-
12	2 x 12	(2)2x12	(2)2x12	-	-	-	-	-

NOTES:								
1. RAFTERS MUST BE CONTINUOUSLY LATERALLY BRACED BY PROPERLY MAILED SHEATHING OR BY 1 x 4 BRACING @ 24" O.C.								
2. MAXIMUM SPACING OF RAFTERS SHALL BE 24" O.C.								
3. ALL RIDGE BOARDS SHALL BE 2" NOMINAL AND NOT LESS THAN THE DEPTH CUT OF THE RAFTER.								
4. RAFTERS SHALL BE PLACED DIRECTLY OPPOSITE OF EACH OTHER AND 1 x 6 COLLAR TIES SHALL BE USED. @ ALL CONVENTIONAL Y FRAMED AREAS.								

BEAM SPAN		BEARING WALL HEADER CHART						
BEAM SPAN	RAFTER SIZE	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	(2)2x10
7	(2)2x10	(2)2x10	(2)2x10	(2)2x12	(2)2x12	(2)2x12	(2)2x12	(2)2x12
8	(2)2x10	(2)2x12	(2)2x12	(2)2x12	(2)2x12	(2)2x12	(2)2x12	-
9	(2)2x12	(2)2x12	(2)2x12	-	-	-	-	-
10	(2)2x12	(2)2x12	(2)2x12	-	-	-	-	-

CONNECTOR SCHEDULE					
USP CONNECTORS	FASTENER SCHEDULE	CAPACITY @ 160°F	SIMPSON CONNECTORS	FASTENER SCHEDULE	CAPACITY @ 160°F
SP4	(6) 100 X 1-1/2"	885	SP4	(6) 100 X 1-1/2"	885
HC10	(6) 100 X 1-1/2"	1240	H10	(16) 80 X 1-1/2"	990
EMBEDDED MASONRY CONNECTORS ***					
HTA24-18	(13) 100 X 1-1/2"	1500	META24	(14) 100 X 1-1/2"	1500
HTA20	(17) 100 X 1-1/2"	1790	META20	(14) 100 X 1-1/2"	1890
HTA16-18	(13) 100 X 1-1/2"	1500	META16	(12) 100 X 1-1/2"	1500
N/A	N/A	N/A	N/A	(17) 100 X 1-1/2"	2310
PA23 ****	(18) 160	3700	PA23 ****	(16) 160	2815
PA28 ****	(26) 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	MGT	(22) 100	4200
HTT16	(1) 5/8" A.B. 4(18) 160	4290	HTT16	(1) 5/8" A.B. 4(18) 160	4175
LTS20B	(1) 3/4" A.B.*** 4(10) 160	1910	LTT20B	(1) 3/4" A.B. 4(10) 160	1750
MTS28	(1) 3/4" A.B.*** 4(24) 160	4635	MTT28B	(1) 3/4" A.B. 4(24) 160	4455
HUGT2	(2) 3/4" A.B.*** 4(8) 100	9565	HGT2	(2) 3/4" 4(8) 100	8665
HUGT3	(2) 3/4" A.B.*** 4(6) 100	9770	HGT3	(2) 3/4" 4(6) 100	9665
HUGT4	(2) 3/4" A.B.*** 4(6) 100	9770	HGT4	(2) 3/4" 4(6) 100	9665
WOOD TO WOOD CONNECTORS					
LU24	(4) 100 & (2) 80 160*	285	U24	(4) 16d X(2) 100 160* 1-1/2"	280
HCOP	(6) 100	235	H4	(6) 80	235
RT22T	(18) 160	1565			
RT24T	(18) 160	1565			
RT16	(6) 80 X 1-1/2" & (8) 80	1030	H10	(18) 80 X 1-1/2"	990
MTW12	(14) 100	1055	MTS12	(14) 100	1000
HTW20	(20) 100	1530	HTS20	(20) 100	1450
MSH29	(6) 100 & (4) 100 X 1-1/2"	2425 @ 1250	H16	(12) 100 X 1-1/2"	1600
RS150	(24) 100	1700	CS16	(28) 80	1650
GIRDER CONNECTORS					
HUGT2	(2) 3/4" 4(6) 100	9565	HGT2	(2) 3/4" 4(6) 100	8665
HUGT3	(2) 3/4" 4(8) 100	9770	HGT3	(2) 3/4" 4(8) 100	9665
HUGT4	(2) 3/4" 4(6) 100	9770	HGT4	(2) 3/4" 4(6) 100	9665
US063	(8) 100 4(2) 3/4" X 6" WEDGE BOLTS**	6170	N/A	N/A	N/A
US064	(8) 100 4(4) 3/4" X 6" WEDGE BOLTS**	12340	N/A	N/A	N/A
US06	(8) 100 4(2) 3/4" X 6" WEDGE BOLTS**	6170	N/A	N/A	N/A
US06	(8) 100 4(4) 3/4" X 6" WEDGE BOLTS**	12340	N/A	N/A	N/A
CONNECTORS FOR REPAIR SITUATIONS					
R122TW	(9) 160 & (4) 3/16" X 2-1/4" TACON**	1200	MTSM16	(7) 100 & (4) 1/4" X 2-1/4" TITEN	1000
RT24TW	(9) 160 & (5) 3/16" X 2-1/4" TACON**	1500	HTSM16	(8) 100 & (4) 1/4" X 2-1/4" TITEN	1260

- TAPPERS ARE MASONRY SCREWS MANUFACTURED BY POWERS FASTENING SYSTEM EQUAL.
- WEDGEBOLETS ARE MASONRY BOLTS MANUFACTURED BY POWERS FASTENING SYSTEM, FASTENERS TO BE INSTALLED TO FULLY GROUTED AND REINFORCED CONCRETE MASONRY OR REINFORCE CONCRETE ($t=2000 \pm 28$ DAYS). BOLTS SHALL CONFORM TO ASTM A 307 OR BETTER.
- 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 1/2-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-preserved 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).

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

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 or R905.1.2, 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 VAS is determined in accordance with Section R301.2.1.3.

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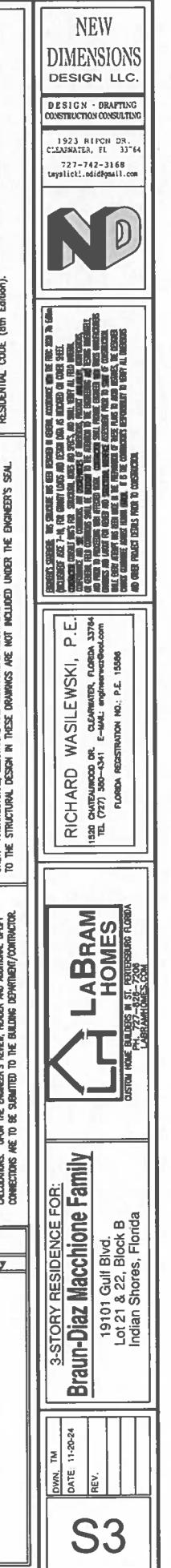
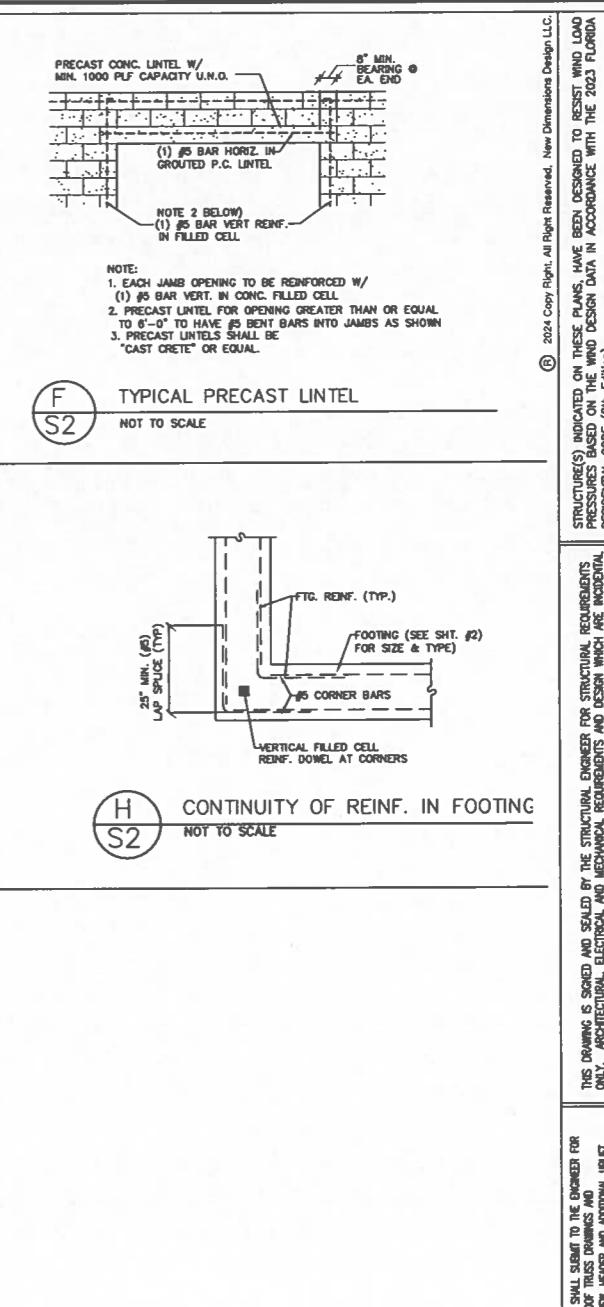
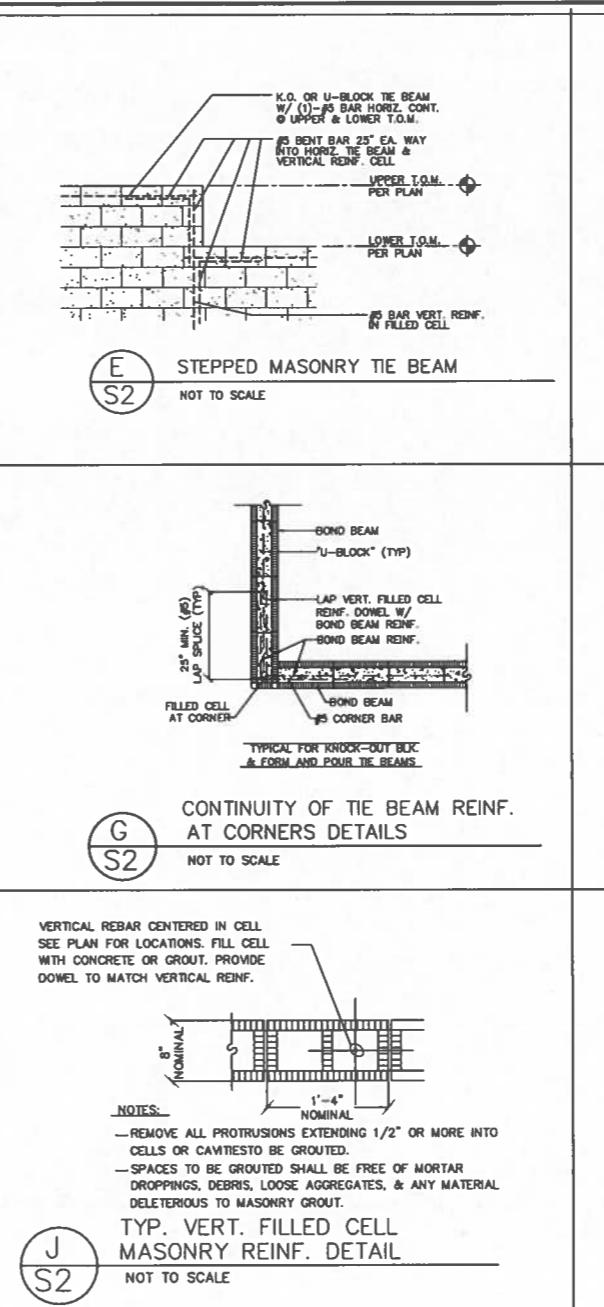
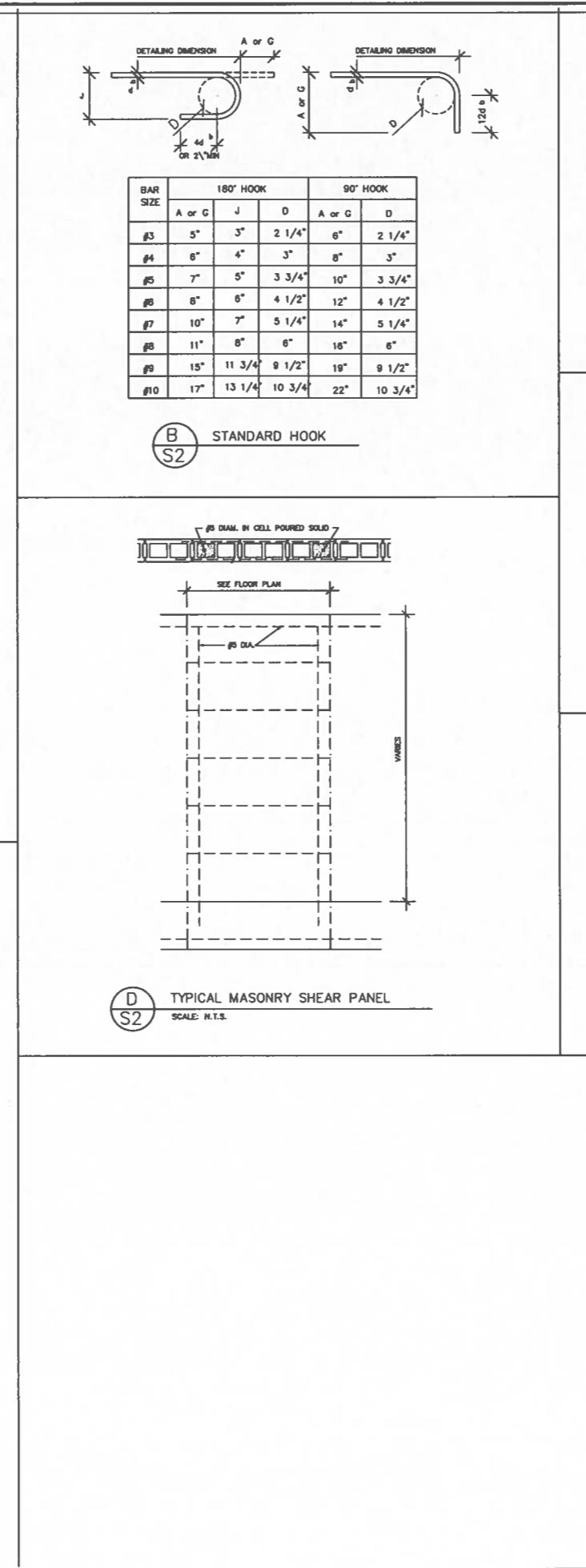
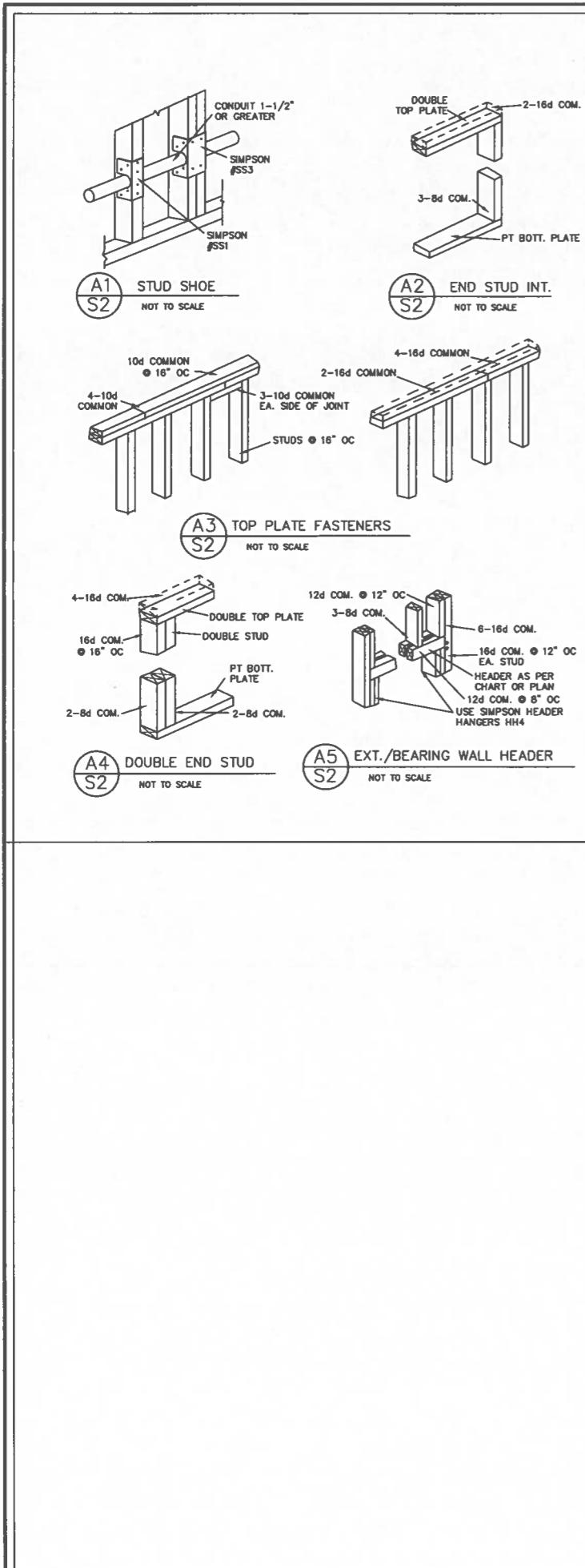
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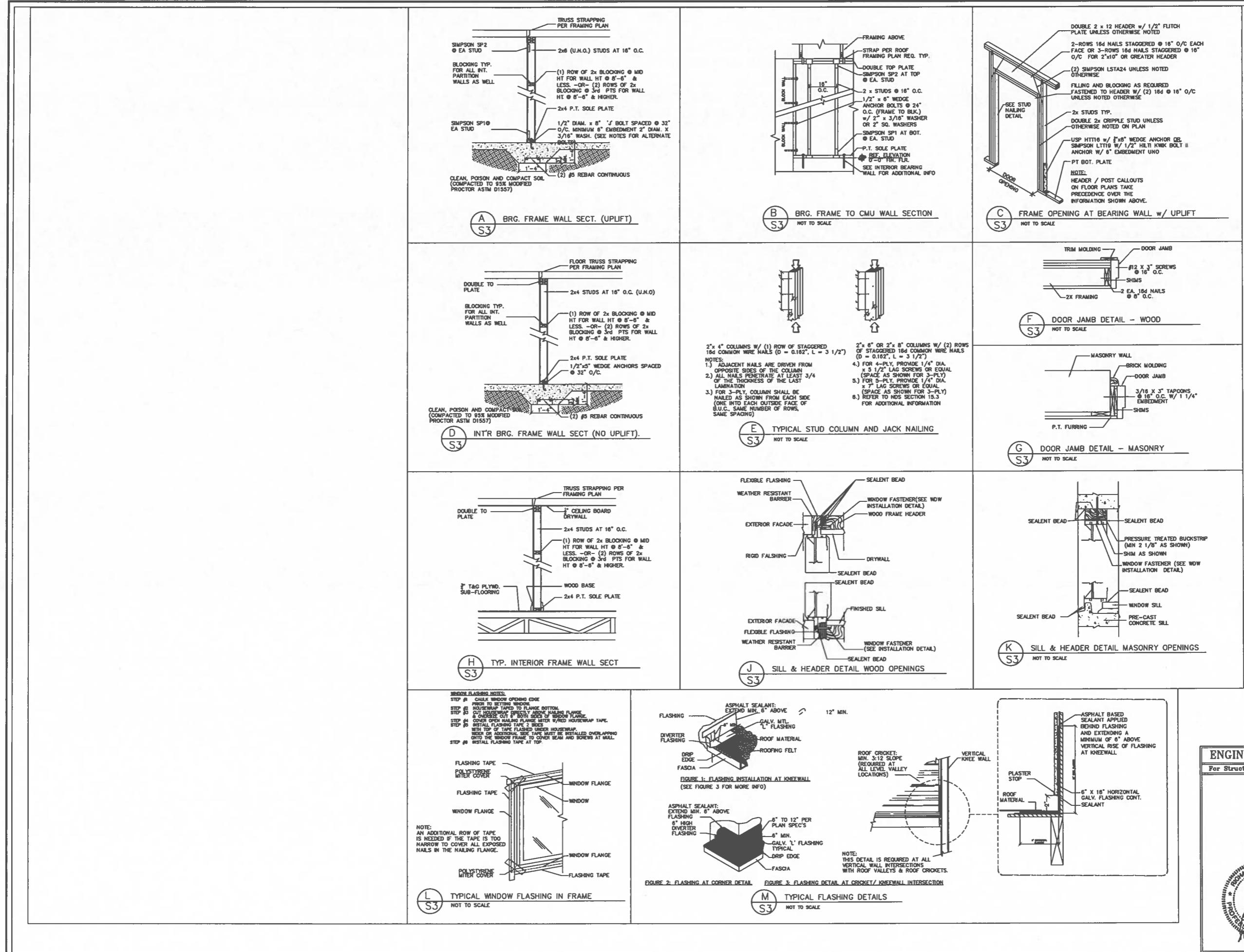
RICHARD WASILEWSKI, P.E.
3020 CHATEAUWOOD DR. CLEWATER, FLORIDA 33764
TEL. (727) 580-4341 E-MAIL: engineer@wasilewski.com
FLORIDA REGISTRATION NO.: P.E. 15886

3-STORY RESIDENCE FOR:
Braun-Diaz Macchione Family

DNW. TM	
DATE: 11-20-24	
REV.	

S2





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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).



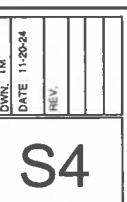
STRUCTURE(S) INDICATED ON THESE PLANS HAVE BEEN DESIGNED TO RESIST WIND LOAD
PRESSURES BASED ON THE WIND DESIGN DATA IN ACCORDANCE WITH THE 2023 FLORIDA
RESIDENTIAL CODE (8th Edition).

RICHARD WASILEWSKI, P.E.
CLEARWATER, FLORIDA 33764
FLORIDA REGISTRATION NO. P.E. 15586
TEL (727) 580-4341 E-MAIL: engineer@richardwasilewski.com

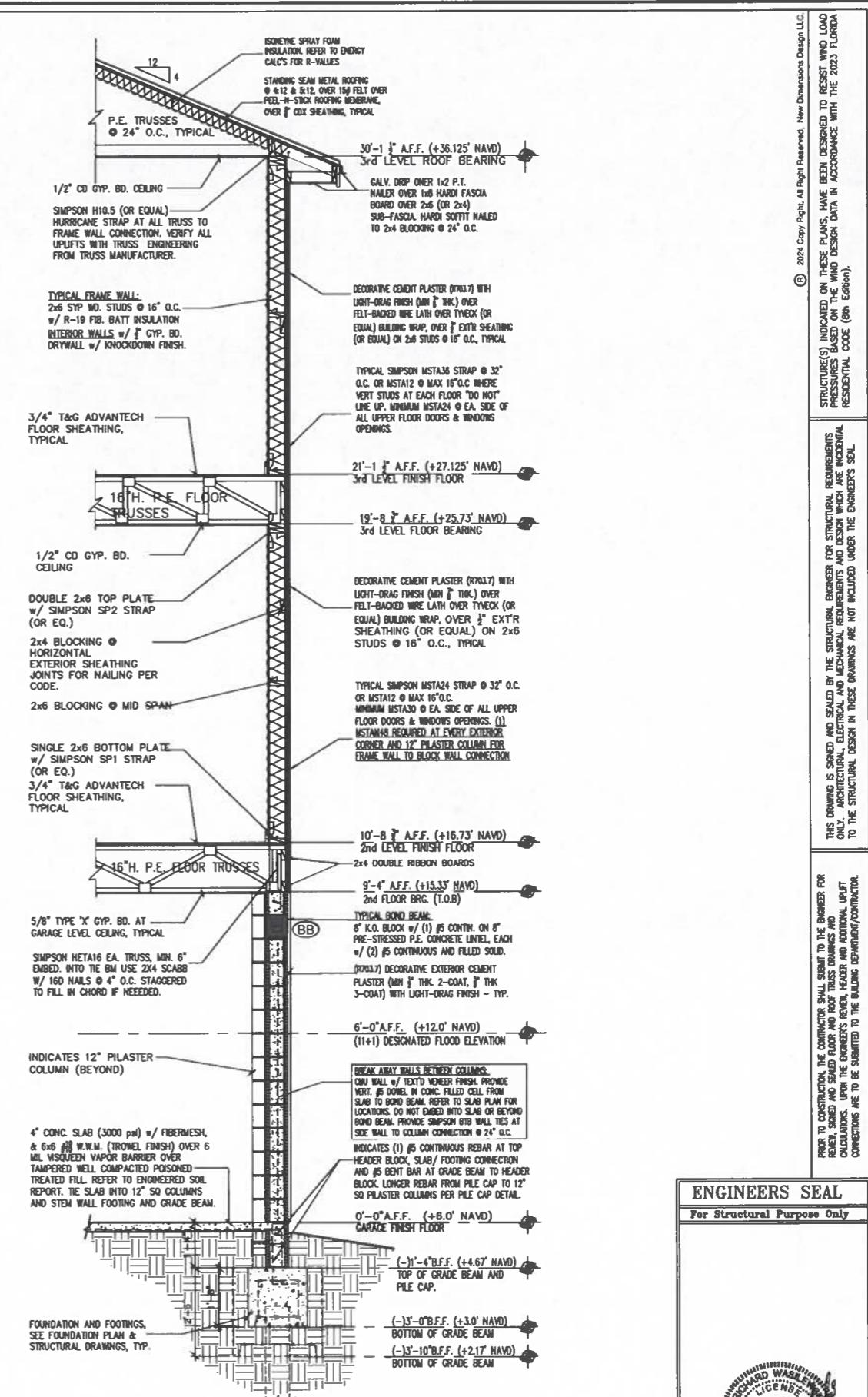
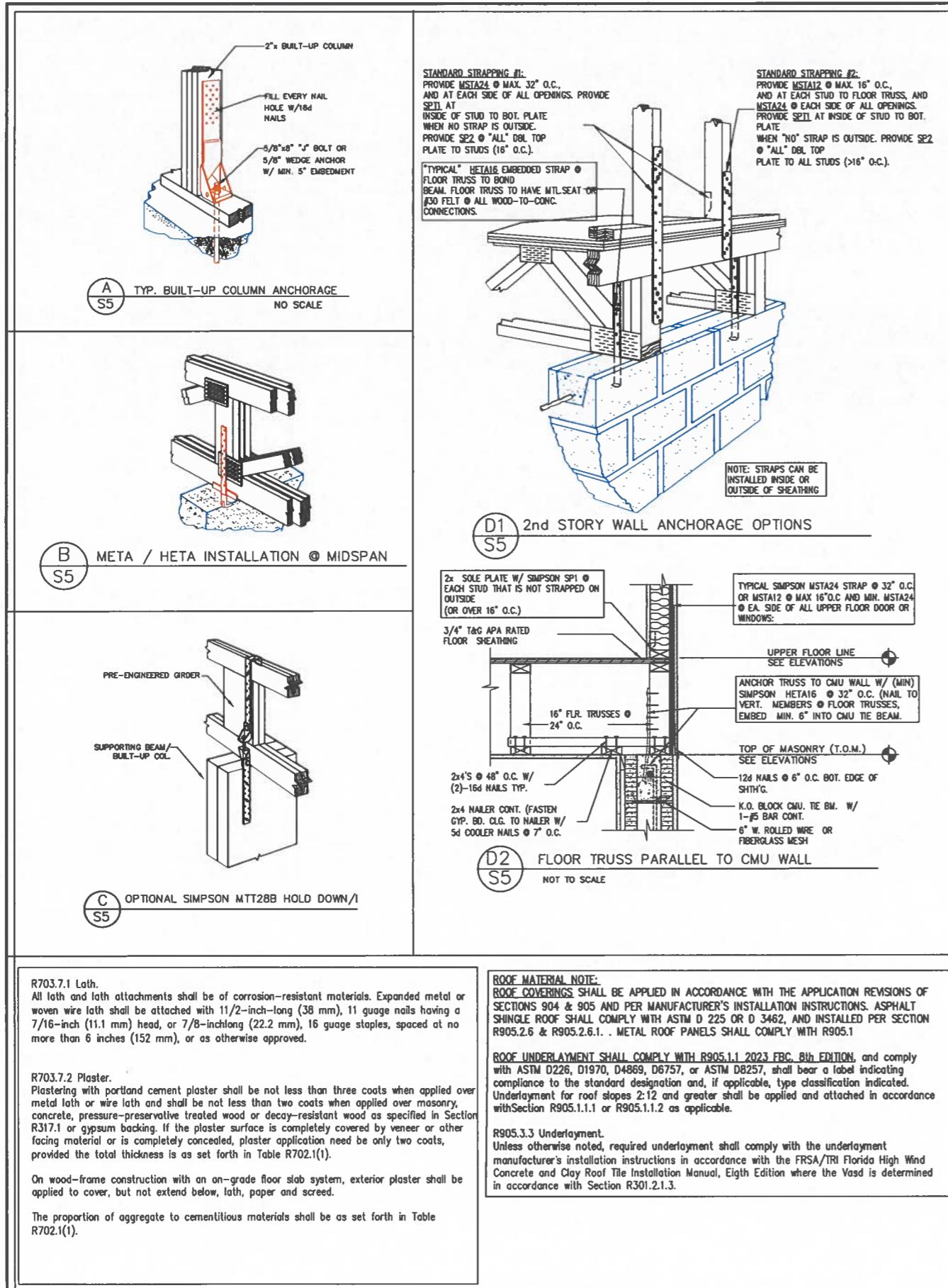


THIS DRAWING IS SIGNED AND SEALED BY THE STRUCTURAL ENGINEER FOR STRUCTURAL REQUIREMENTS AND MECHANICAL REQUIREMENTS WHICH ARE INCIDENTAL TO THE STRUCTURAL DESIGN IN THESE DRAWINGS ARE NOT INCLUDED UNDER THE ENGINEER'S SEAL.

THIS DRAWING IS SIGNED AND SEALED BY THE ENGINEER FOR
STRUCTURAL, ELECTRICAL AND MECHANICAL REQUIREMENTS AND
TO THE STRUCTURAL DESIGN IN THESE DRAWINGS ARE NOT INCLUDED
ONLY. ARCHITECTURAL DESIGN IN THESE DRAWINGS ARE NOT INCLUDED
TO THE STRUCTURAL DESIGN IN THESE DRAWINGS ARE NOT INCLUDED
UNDER THE ENGINEER'S SEAL.



S4

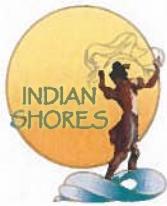


Building Section

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



S5



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

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

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

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

1. PROPERTY OWNER:

Name Scott McDonald
Address 17920 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 370.25FT FOR POB TH N41D02M25E 90.8FT TH S41D02M47E 42.7FT TH S47D10M41W 98.45FT TH CUR LT RAD 2897.50FT ARC 43.57FT CB N42D00M34W 43.57FT TO POB LESS RAW FOR GULF BLVD PER O.R. 4897-497

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 _____

Proposed Number of Units and floors over parking _____

Description of proposed changes to

property DEMO OLD RESIDENCE ADD NEW RESIDENCE

Total Valuation for the proposed changes to property \$ APPROXIMATELY \$600,000 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 34688 Phone (home) 727-359-1915 Office _____
Mobile 727-359-1915 Fax _____ E-mail JELIASSEN@LIVE.COM

4. ENGINEER

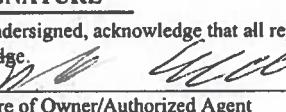
Name GREG HURD
Address 10649 GOOSEBERRY CT City/State TRINITY, FL
Zip 34655 Office Phone 727-492-5986 Fax _____
E-mail GSHURD84@GMAIL.COM

5. ARCHITECT

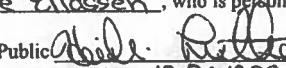
Name APPLICANT IS DESIGN CONSULTANT
Address _____ City/State _____
Zip _____ Office Phone _____ Fax _____
E-mail _____

6. SIGNATURE

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


Signature of Owner/Authorized Agent

State of Florida, County of Pinellas Sworn to and subscribed before me this 15 day of JUNE, 2025 to me and/or by Jesse Eliassen, who is personally known or has produced FL DL as identification.

Notary Public 
My commission expires: 12/26/2026



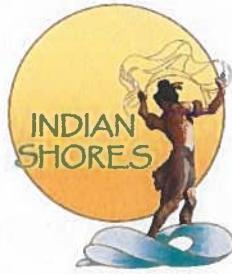
HEIDI LEATHERS
Notary Public
State of Florida
Comm# HH343524
Expires 12/26/2026

RECEIPT

Town of Indian Shores

19305 Gulf Blvd, Indian Shores, FL 33785

(727) 474-7786



FP-IS25-00029 | Floodplain Permit

Receipt Number: 1686

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

June 19, 2025

Transaction Method

Check

Payer

Scott McDonald

Cashier

Yvonne Williams

Reference Number

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
Totals:			\$2,500.00	\$2,500.00	
Previous Payments					\$0.00
Remaining Balance Due					\$0.00

Application Info

Property Address

18515 Gulf Blvd
Indian Shores, FL 33785

Property Owner

Scott McDonald/ Doris Ortiz

Property Owner Address

17920 Gulf Blvd APT. 1104
Reddington Shores, FL 33708

Valuation

\$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

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.

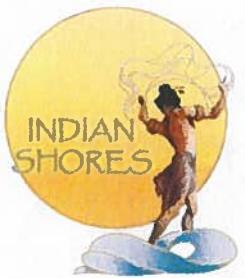
This notice is possibly being sent to you as a condominium officer. If you are now or have ever been an officer, please see to it that this notice is disseminated to the members of your association so they may participate.

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 4th Floor Council Chambers at the Indian Shores Municipal Center, 19305 Gulf Blvd., Indian Shores, FL 33785.

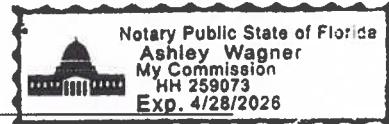
Attached:

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 20th 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

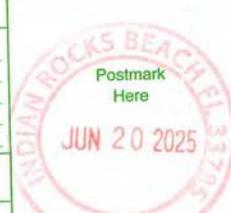
STRAND LLC
250 COREY AVE STE 66313
ST PETE BEACH, FL 33706-1857

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 LAKWOOD DR
BLACKSBURG, VA 24060-2004

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Send To Sharon Patterson c/o featherstone <i>Street and Apt. No., or PO Box No.</i> 12419 Shawnee TRL <i>City, State, ZIP+4</i> Largo FL 33774	
	

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<p><input type="checkbox"/> Certified Mail Restricted Delivery \$ _____</p>	
<p><input type="checkbox"/> Adult Signature Required \$ _____</p>	
<p><input type="checkbox"/> Adult Signature Restricted Delivery \$ _____</p>	
<p>Postage \$.69</p>	
<p>Total Postage and Fees \$ 9.64</p>	
<p>Sent To Oscar A Quinones, TRE Street and Apt. No., or PO Box No. 18513 Gulf Blvd City, State, ZIP+4 Tropical Shores FL 33785</p>	
<p>PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions</p>	

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<input type="checkbox"/> Return Receipt (handcopy) \$ <u>4.10</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ 1.69	
Total Postage and Fees \$ 9.69	
Sent To Michael Galasso Street and Apt. No., or PO Box No. 18523 GULF BLVD City, State, ZIP+4® Indian Shores FL 33785	

9589 0710 5270 2168 9280 56	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
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<input type="checkbox"/> Return Receipt (electronic) \$ _____		
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____		
<input type="checkbox"/> Adult Signature Required \$ _____		
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____		
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Total Postage and Fees \$ 9.64		
Recipient Alexander, Gerald III Street and Apt. No., or PO Box No. 2814 W Marlin Ave City, State, ZIP+4 Tampa FL 33611		
		

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Street and Apt. No., or P.O. Box No.
1201 Lakewood DR
City, State, ZIP+4®
Blacksburg VA 24060

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 Adult Signature Restricted Delivery \$ _____

Postage
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Robbins Family Living Trust
Street and Apt. No., or P.O. Box No.
13306 N Hammer Ave
City, State, ZIP+4®
Tampa FL 33612

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\$.69

Total Postage and Fees
\$ 9.64

Postmark
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Beach Palms Condo Assn Inc
Street and Apt. No., or P.O. Box No.
901 N Hercules Ave Ste A
City, State, ZIP+4®
Clearwater FL 33765

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Postage
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Total Postage and Fees
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Strand LLC
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250 Corey Ave Ste G6313
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St. Pete Beach FL 33706

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Postage
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Total Postage and Fees
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Postmark
Here JUN 20 2025

Sent To
Ferdinand Kussel, Tania Kussel
Street and Apt. No., or P.O. Box No.
8145 Fremont Ave
City, State, ZIP+4®
Tampa FL 33606

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A NEW HOME FOR:

The McDonald Residence

18515 Gulf Blvd Indian Shores, FL 33785

GENERAL NOTES

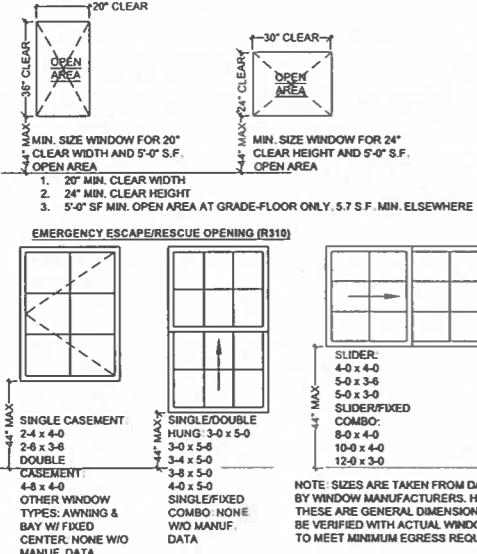
1. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE APPLICABLE CODES LISTED
 2. ALL WORK SHALL BE COMPLETED IN A NEAT AND CRAFTSMANLIKE MANNER AND UPON COMPLETION SHALL BE INSPECTED BY THE GENERAL CONTRACTOR AND OWNER PRIOR TO FINAL PAYMENT BEING ISSUED.
 3. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISPOSAL OF THEIR RELATED WASTE.
 4. ALL CONDITIONS, DRAWINGS, 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 DELIVERY ERRORS, AND/OR OMISSIONS. FAILURE TO NOTIFY JAE CARBON SHALL RELIEVE JAE CARBON FOR FURTHER RESPONSIBILITY OR FURTHER COSTS.
 5. THE CONTRACTOR SHALL PROVIDE PLANNING AND BUDGETING 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.
 6. 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.
 7. ALL 1" WOOD SPECIFIED SHALL BE PINE, NO. 2 GRADE UNLESS SPECIFIED ELSEWHERE AND PRESSURE TREATED WHERE REQUIRED.
 8. ALL STAIRS, HANDRAILS AND GUARDRAILS SHALL COMPLY WITH SECT 1412 OF THE FBC2023
 9. ALL PREFABRICATED BRACKETS AND CONNECTORS TO BE SHIMMED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS
 10. ALL CONCRETE TO BE 3000 PSI DESIGN MIX, BUMPS 3/8" AGGREGATE UNLESS NOTED OTHERWISE
 11. ALL STRUCTURAL STEEL TO BE ASTM GRADE H-80 EXCEPT GRADE H-65 SHALL BE USED IN UNTILS AND COLUMNS UNLESS OTHERWISE NOTED
 12. ALL CONCRETE JOISTS TO BE INSTALLED PER MFC, INSTRUCTIONS, SPECIFICATION, AND MUST BE RATED TO SATISFY DESIGN WIND PRESSURES AND IMPACT RESISTANCE IF REQUIRED
 13. FOUNDATION AND SLAB TO BE INSTALLED ON UNDISTURBED CLEAN SOIL OR WELL COMPACTED FILL SATISFYING FBC 100
 14. UNLESS OTHERWISE NOTED AND IN THE ABSENCE OF SITE SPECIFIC SOIL INFORMATION, THE PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY IS 2000 PSF (POUNDS PER SQ.FT.)
 15. ALL WALL SHEATHING BUTT JOINTS TO BE BLOCK WITH 2" X LUMBER AND FASTENED PER EDGE FASTENING SCHEDULE
 16. THE DESIGNER AND THE PROFESSIONAL ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR MEANS, METHODS, AND SCHEDULE.
 17. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 18. THESE PLANS DO NOT CONTAIN ALL CODE REQUIREMENT INFORMATION, INDIVIDUAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING CODE COMPLIANCE RELATED TO THE PERFORMANCE OF THEIR INDIVIDUAL TASKS LE ELECTRICAL, MECHANICAL, PLUMBING, STUCCO ETC.
 ANY DISCREPANCIES BETWEEN THE ENGINEERING AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ENGINEER FOR CLARIFICATION.
 20. WATER PROOFING OF ALL DOORS AND WINDOWS TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR
 21. 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
 1. GLAZING IN SWING DOORS, FIXED AND SWING PANEL OF SWING DOOR ASSEMBLIES.
 2. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRL POOLS, MASSAGE, STEAM ROOMS, BATHROOMS, AND SHOWERS AND GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 6" ABOVE THE DRAIN INLET.
 3. GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL, ADJACENT TO A DOOR INHERS, THE NEAREST VERTICAL EDGE IS WITHIN A 3" RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 6" ABOVE THE FLOOR SURFACE.
 4. GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE THAT MEETS ALL OF THE FOLLOWING
 A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
 B. BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
 C. THE GLAZING IS IN A SWING DOOR.
 D. ONE OR MORE WALK-IN SURFACES WITHIN 3' 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 PURPOSE OF GLAZING.

EGRESS WINDOWS

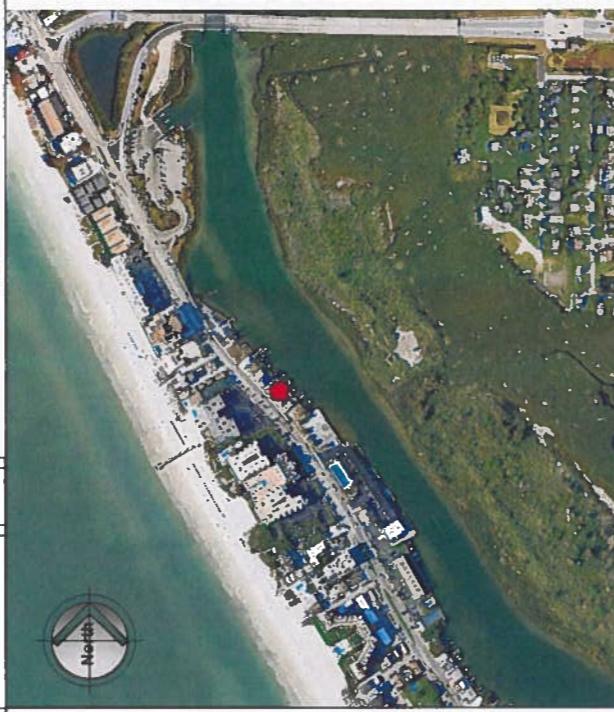


DEVIATION NOTE

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



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	

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			
DEVIATION NOTE			
SCOPE OF WORK			
PROJECT INFORMATION			
PROJECT CONSULTANTS			
SURVEYSITE PLAN	SHT 02 OF 25		
LOT INFORMATION			
FLORIDA ADMINISTRATIVE CODE			
FOOT GENERAL NOTES	SHT 03 OF 25		
CURB CUT DETAIL			
SITE PLAN			
DRIVEWAY SECTION A1			
CURB DETAIL F			
WATER RETENTION PLAN	SHT 04 OF 25		
TRENCH DETAIL			
TRENCH VOLUME CALCULATION			
DOWNSPOUT TO TRENCH			
		SMARTVENT-1540-520	SHT 16 OF 25
STRUCTURAL ENGINEER:	SHT 05 OF 25	ENGINEERING NOTES	SHT 4 OF 4
GREG HURD		LANDSCAPE PLAN	SHT 25 OF 25
FLORIDA P.E. LICENSE #83244		LANDSCAPE POINT CALCULATION	
PHONE (727) 492-5986		MCDONALD PLANT KEY	
GSHURD84@GMAIL.COM			
DESIGN CONSULTANT:	SHT 06 OF 25		
JESSE A ELIASSEN			
8416 DAMEN LANE			
PORT RICHEY, FL 34668			
PHONE (727) 359-1915			
JELIASSEN@LIVE.COM			
PILE PLAN	SHT 07 OF 25		
FOUNDATION NOTES			
GRADE BEAM/PILE PLAN			
GRADE BEAM/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			

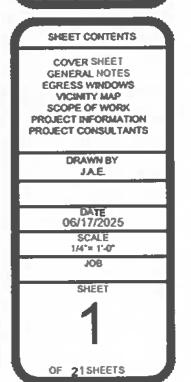
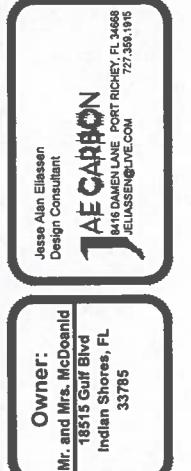
SCOPE OF WORK

NEW RESIDENCE AT ADDRESS

PROJECT INFORMATION

LOT AND ZONING INFORMATION:		
JURISDICTION	INDIAN SHORES	
PARCEL NUMBER	30-30-15-00000-330-0900	
FLOOR AND ROOFED AREA:		
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

ENGINEERS SEAL





LOT INFORMATION:	
LOT SIZE	0.09 ACRE 3,829.7 SQ FT
MAX LOT COVERAGE	0.05 ACRE 2012.0 SQ FT
PROPOSED FOOTPRINT	1831.1 SQ FT
LANDSCAPE AREA	1215. SQ FT
HARDSCAPE AREA	677.3 SQ FT
IMPERVIOUS SURFACE RATIO	70% IMPERMEABLE
IMPERMEABLE AREA	2709.0 SQ FT
HABITABLE FLOORS	2 FLOORS
PARKING (2 PER DWELLING)	3 PROVIDED>2 REQ'D

G S H
21-4540
GREG HURD, P.E.
GSHURD44@GMAIL.COM
WWW.GSHURD.COM
727-492-5988

Contract shall verify
that construction and
improvements are to be
conducted and
utilized by the contractor and
Engineer prior to
commencement of work.

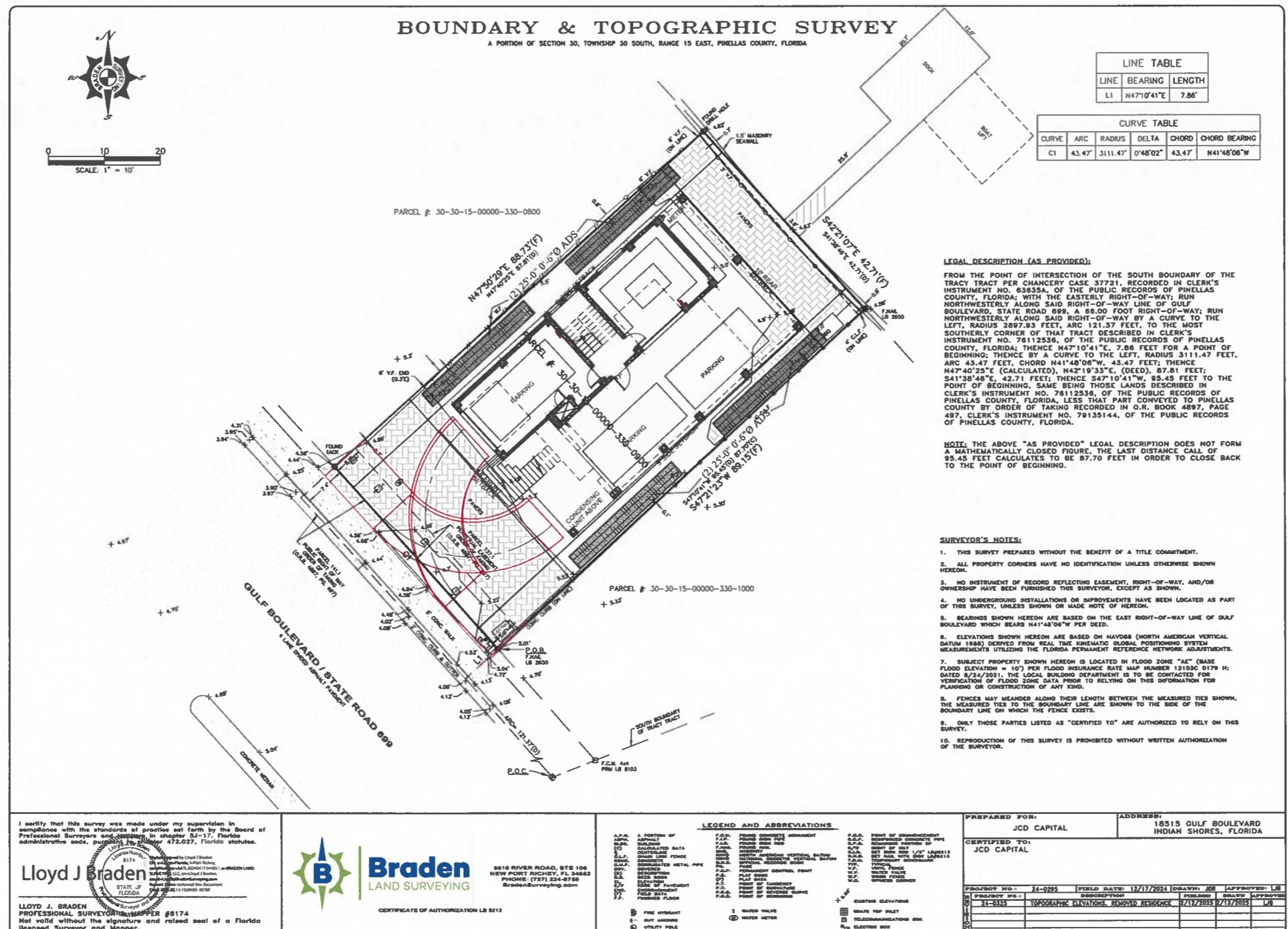
JAE CARBON
B416 DAREN LANE PORT RICHEY, FL 34658
727-359-1915
JELLISS@GMAIL.COM

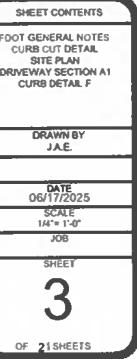
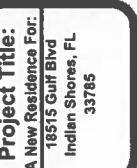
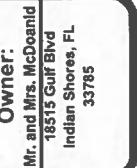
Owner:
Mr. and Mrs. McDaniel
18515 Gulf Blvd
Indian Shores, FL
33785

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

SHEET CONTENTS
SURVEY SITE PLAN
LOT INFORMATION

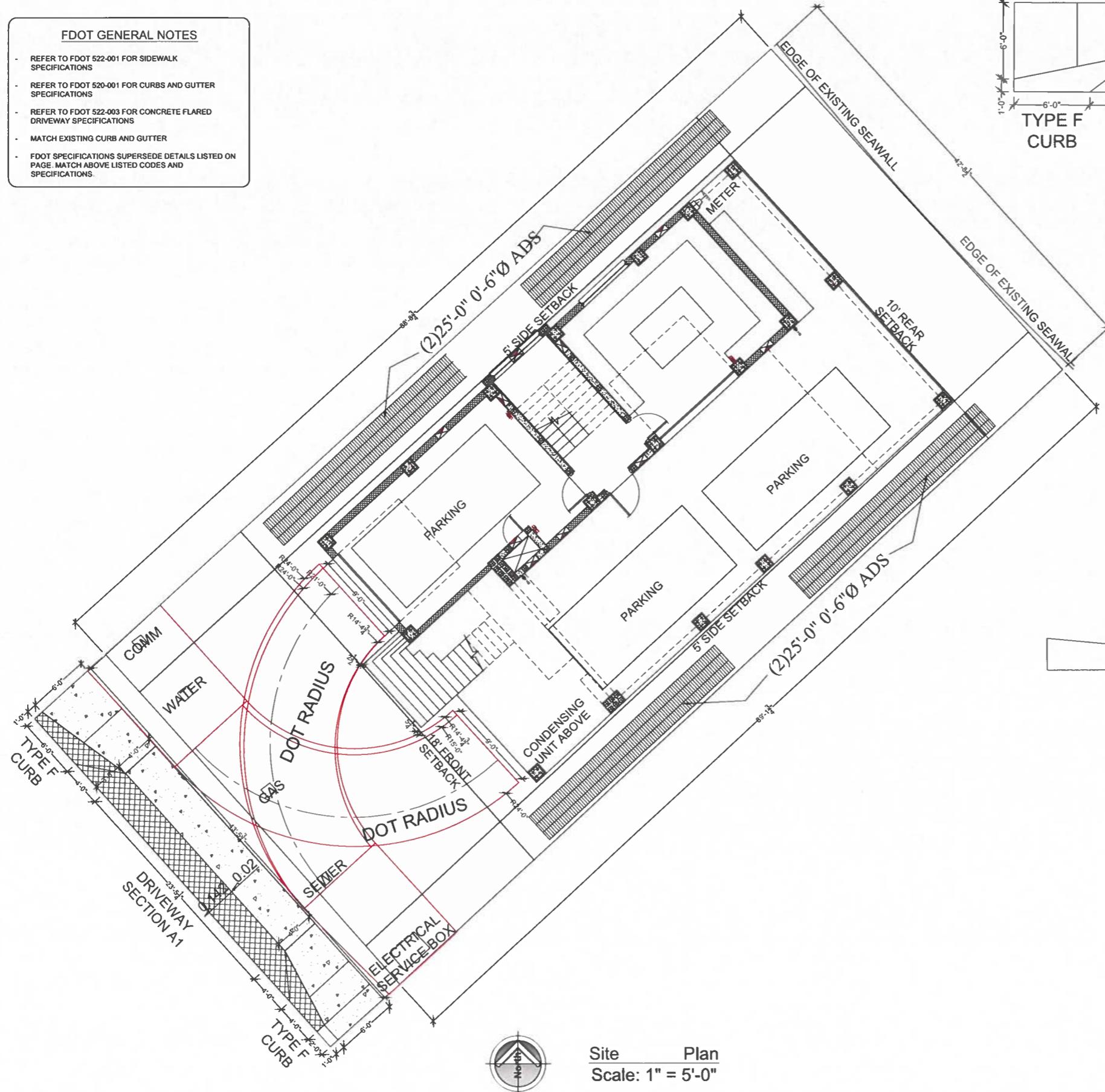
DRAWN BY
JAE
DATE
06/12/2025
SCALE
1/4" = 1'-0"
JOB
SHEET
2
OF 21 SHEETS





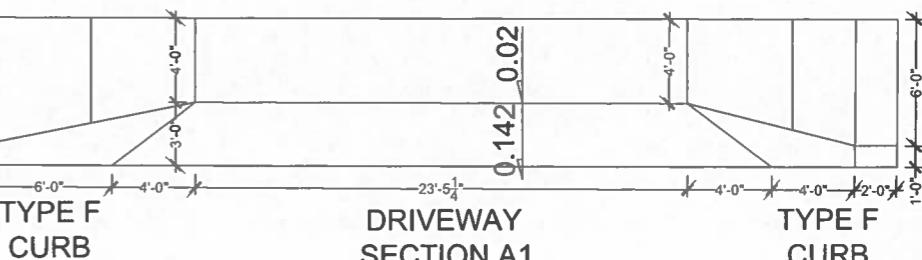
FDOT GENERAL NOTES

- 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



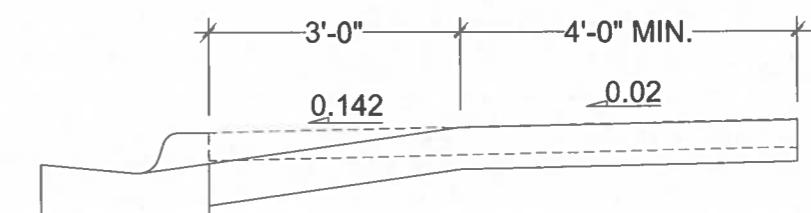
Curb Cut Detail
Scale: 1/4" = 1'-0"

Scallop 17.1



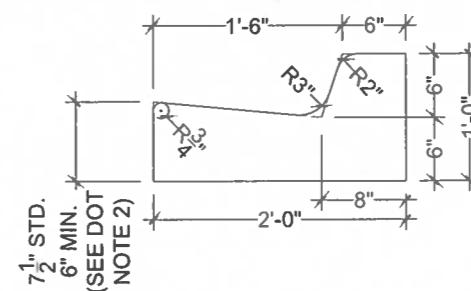
DRIVEWAY SECTION A1

TYPE F
CURB

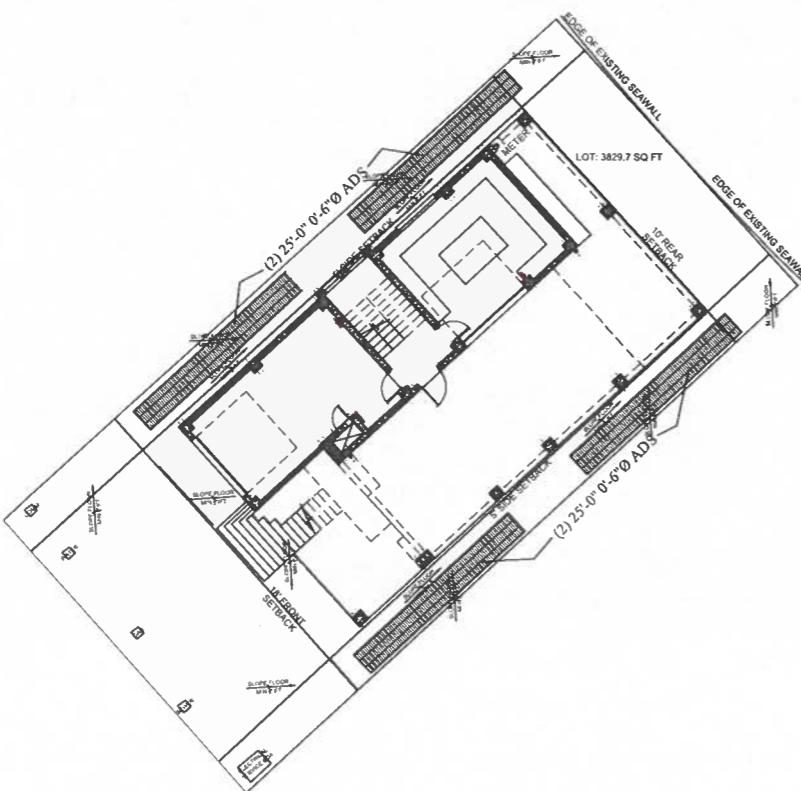
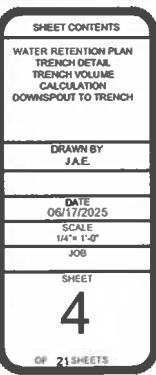
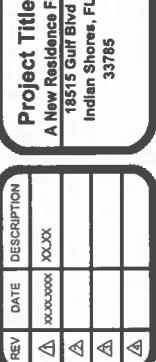


Driveway Section A1

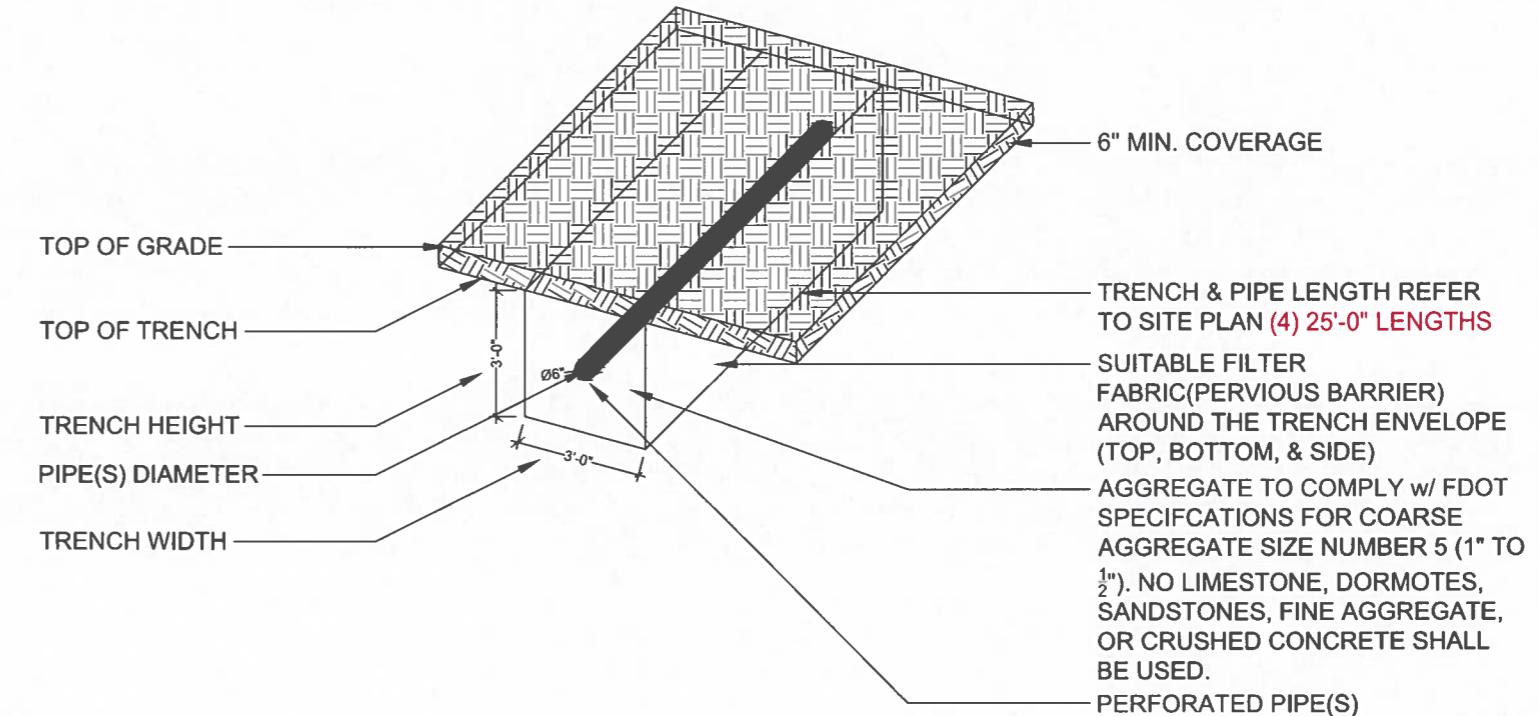
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Curb Detail F

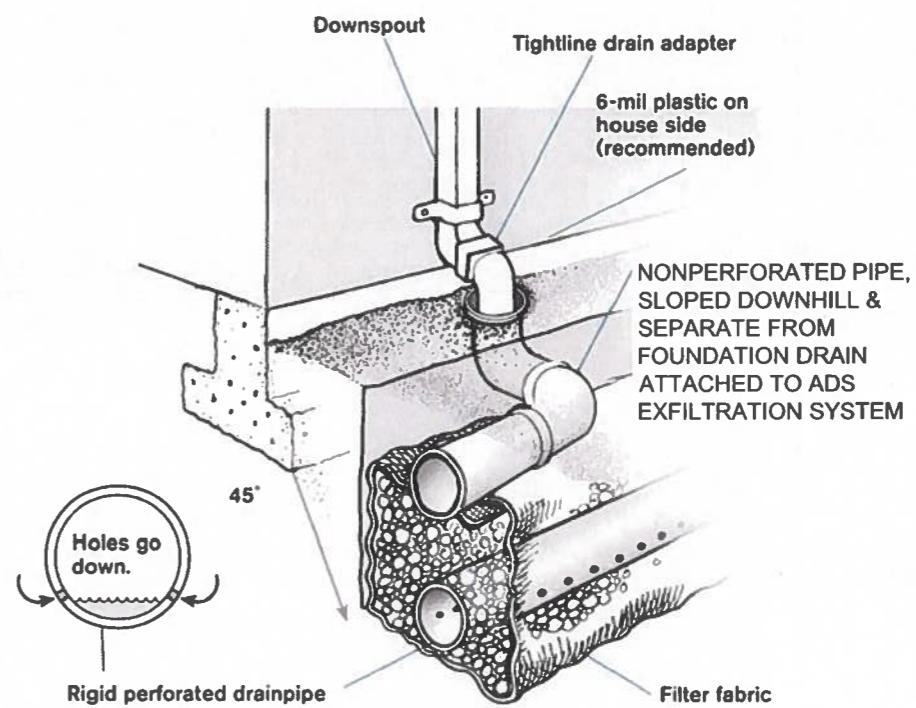


Water Retention Plan

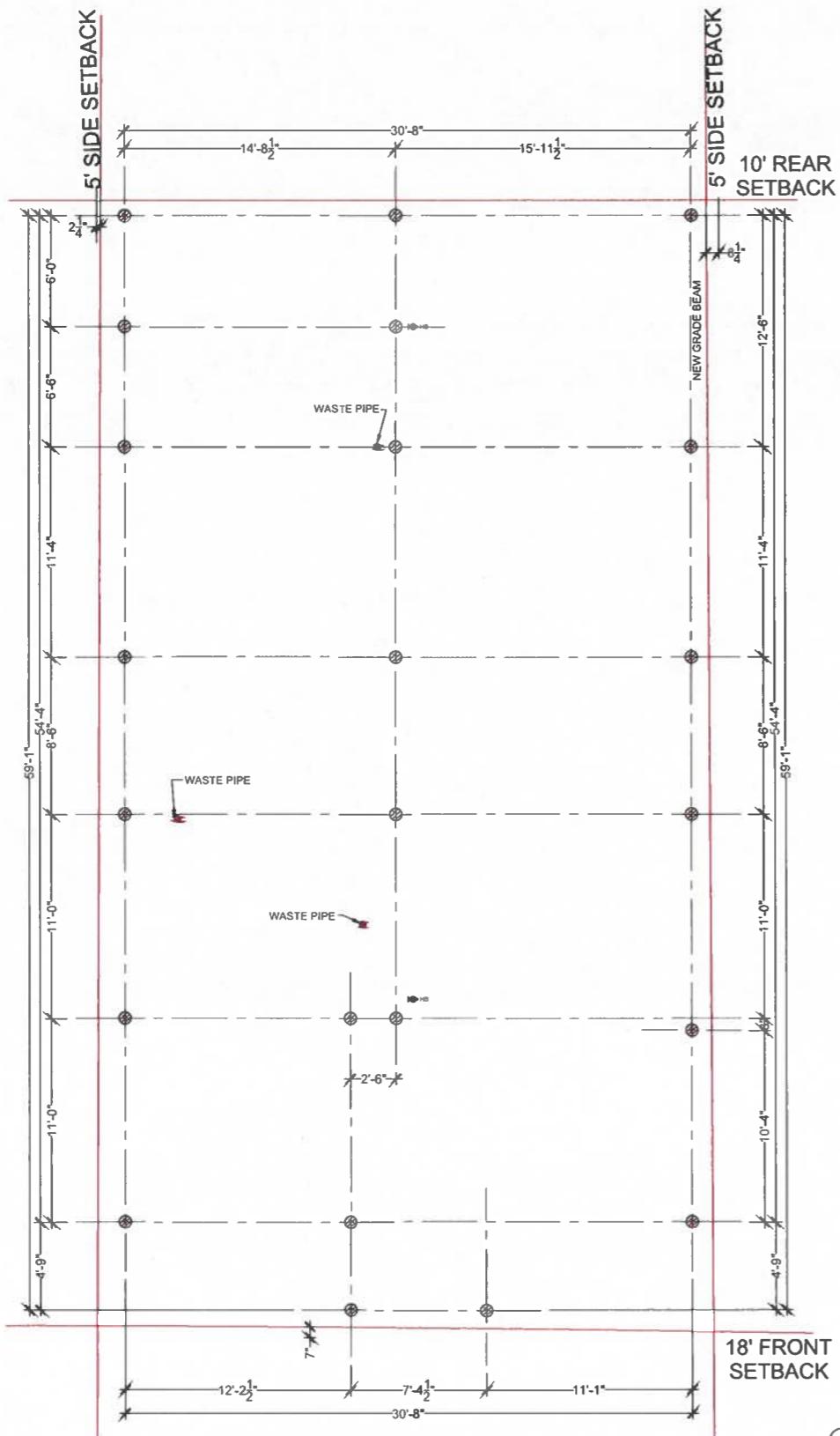


Trench Detail
Scale: 1/2"=1'-0"

TRENCH VOLUME CALCULATION	
WIDTH	3'-0"
HEIGHT	3'-0"
LENGTH REQUIRED	98'-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



A circular icon with a diagonal slash through a wrench and a screwdriver.

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

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

100

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

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
TERMITIC PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING BOIL APPLIED TERMITICIDES, BATING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED TREATMENT METHODS, IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES' REGULATIONS FOR THE PROTECTION OF BUILDINGS AGAINST TERMITES. CONSTRUCTION (SEE SECTION 280, REGULATED TERMITICIDES) UPON COMPLETION OF THE APPLICATION OF THE TERMITIC PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THE CERTIFICATE CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBSTRUCTURE TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND REGULATIONS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTES

- BORATE OR BORA-CORT PRODUCT METHODS MUST BE DETERMINED AT PEST STAGE AND PRODUCT APPROVAL DATA MUST BE FILED WITH THE BUILDING DEPARTMENT. BORATE OR BORA-CORT PRODUCT METHODS ARE NOT TO BE USED ON UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION. OPTIONAL PORTIONS APPLIED TO ALL FRAMING MEMBERS WITH 2" X 4" OR 2" X 6" FRAMING ARE TO BE TREATED BY THE PEST CONTROL PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE BOR SHALL CONCERNATE AND ROOT DISCOURSES SHALL DISCHARGE AT LEAST 1' AWAY FROM BUILDING SHELL WALLS. FBC 1912.7

ALL PEST TREATMENT METHODS INCLUDING ALL INSECTS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SHELL WALLS.

TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION BETWEEN SHELLS, COVERING AND CONCRETE FLOORS, AND CONCRETE PIER SUPPORTS, THE PEST CONTROL CONTRACTOR ON CONCRETE FLOORS SHALL USE A PESTICIDE FLOOR REPELLANT ON THE FLOOR SURFACE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISBURSTMENT OF BOR. AFTER THE INITIAL TREATMENT, THE PESTICIDE FLOOR REPELLANT MUST BE INSTALLED TO PROTECT AGAINST BORAL DILUTION IF FURTHER OCCURS BEFORE VAPOR BARRIER PLACEMENT. RETREATMENT IS REQUIRED. FBC 1914.4

ALL PEST TREATMENT AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR BOR TREATMENT. FRC 1414.6

ALL PEST TREATMENT AND MORTAR ALONG THE EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SHELLS. FRC 1416.6

AN EXTERIOR CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE AND THE EXTERIOR CONCRETE IS PLACED. THE BARRIER MUST BE APPLIED TO THE VERTICALLY EXPOSED CONCRETE SURFACES.

THE BARRIER IS APPLIED SHALL BE RETREATED. FRC 1416.6 & FRC 1911.7

ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION INSPECTION. FRC 1911.7

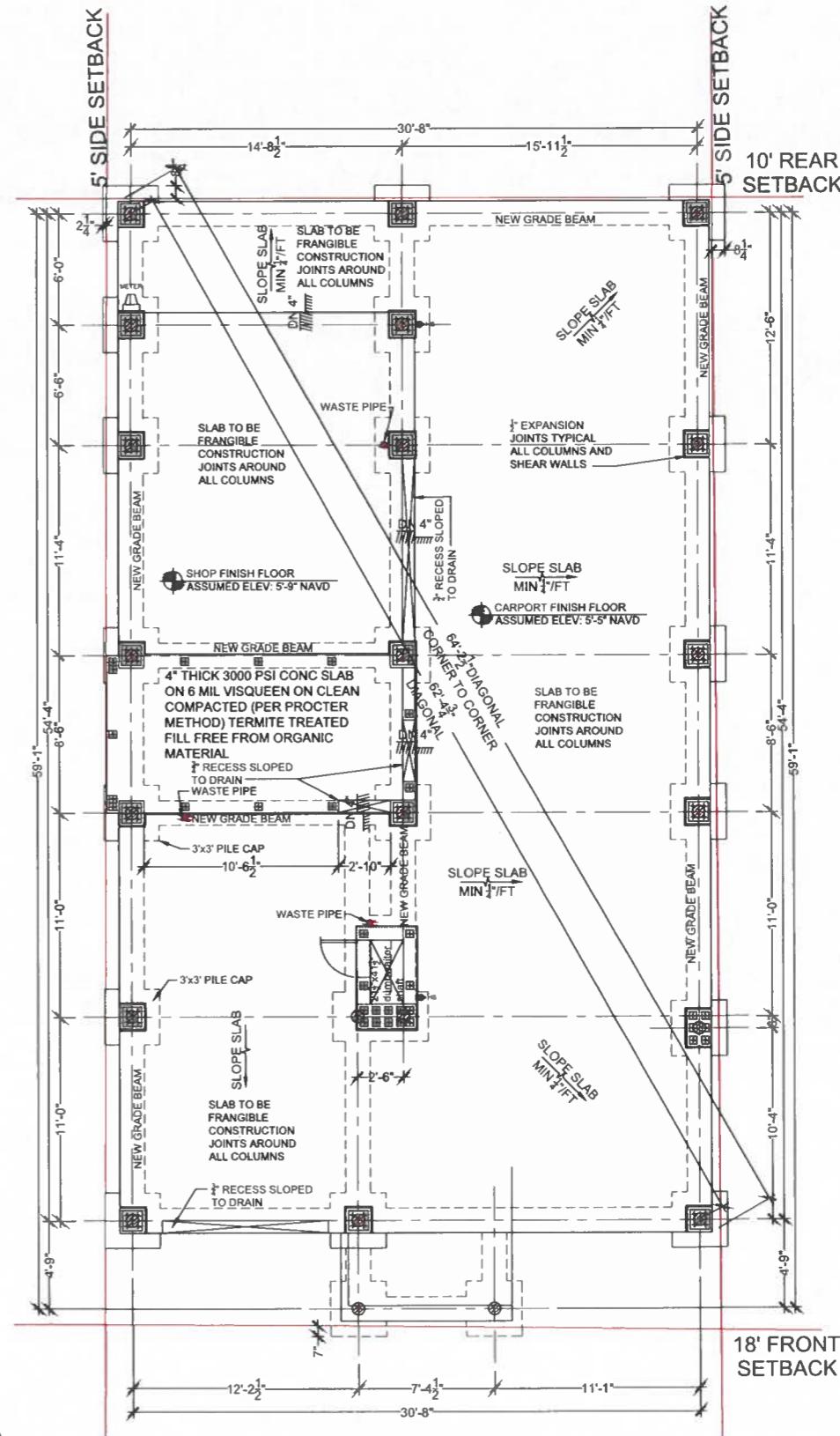
ALL BUILDINGS ARE REQUIRED TO HAVE A PESTICIDE INSPECTION BY THE BUILDING DEPARTMENT IF A PESTICIDE INSPECTION REPORT AND A PESTICIDE INSPECTION CERTIFICATE OF INSPECTION BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED. THE PESTICIDE INSPECTION REPORT AND PESTICIDE INSPECTION CERTIFICATE OF INSPECTION IS FOR TREATMENT FOR THE PREVENTION OF SUBTEREANAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND THE LAWS OF THE FLORIDA DEPARTMENT OF AGRI-CULTURE AND CONSERVATION.

IF AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND ALL MUST BE REMOVED FROM BELOW AND INTRIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL CLOSETS, TUBS, TUB BOXES, CLOTHES DRYERS, AND OTHER APPLIANCES. FRC 1914.12.6

NO WOOD, VEGETATION, STUMPS, CARGOBOARD, FRC 1914.12.6

NO WOOD, VEGETATION, STUMPS, CARGOBOARD, FRC 1914.12.6

NO WOOD, VEGETATION, STUMPS, CARGOBOARD, FRC 1914.12.6



Grade Beam/Pile Plan

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.

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

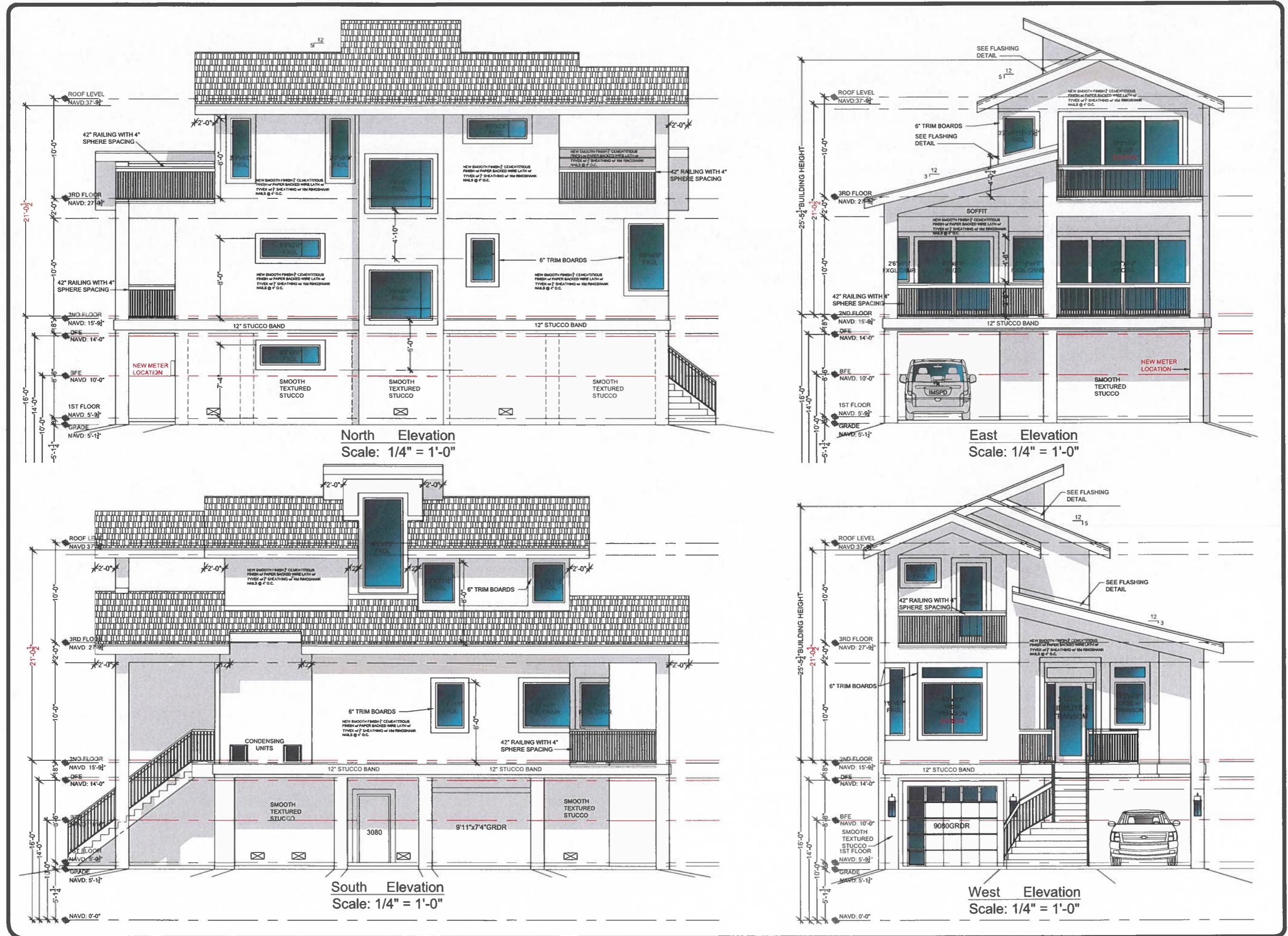
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DRAWN BY
J.A.E.

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

SHEET
7
OF 21 SHEETS



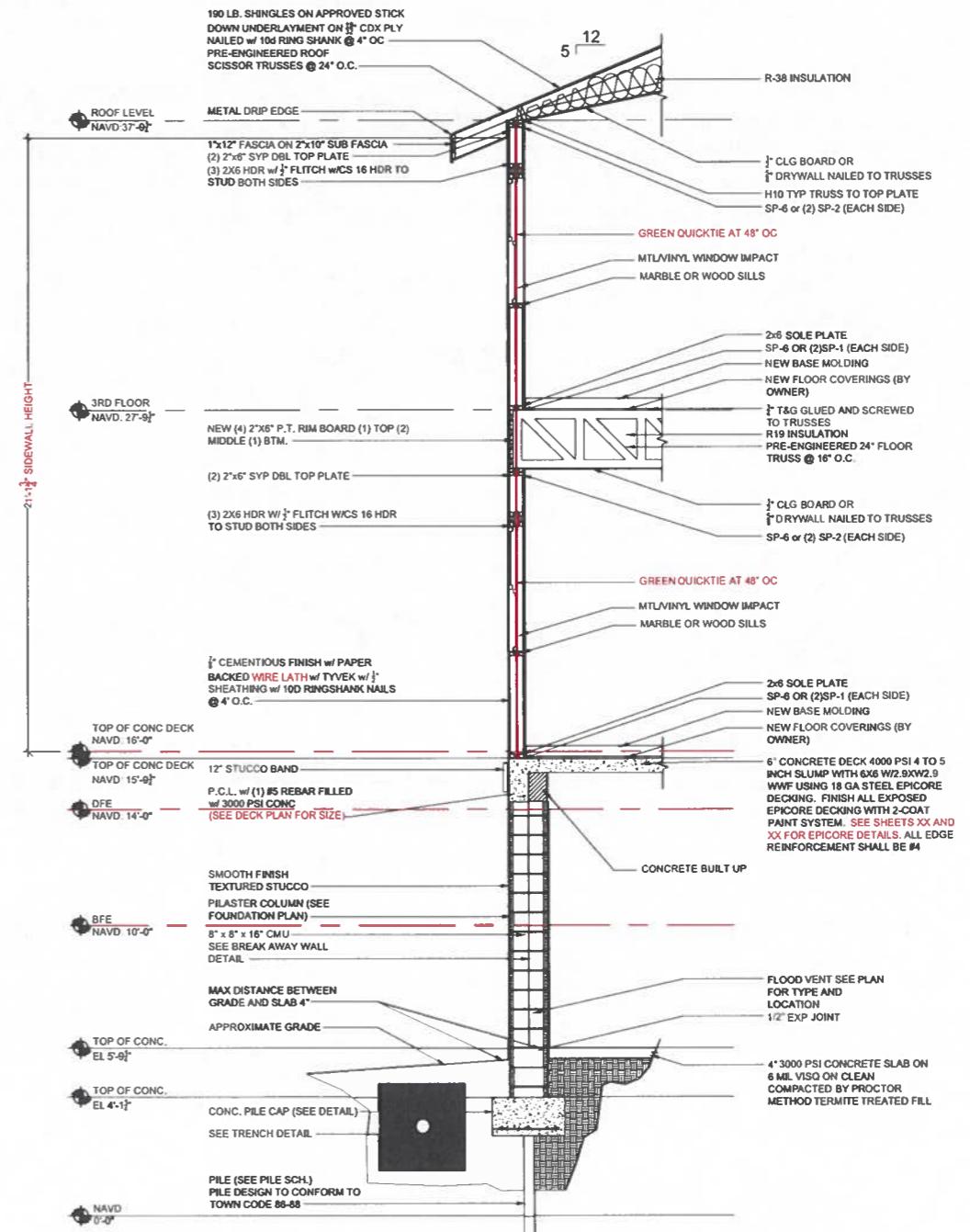
Owner:
Mr. and Mrs. McDaniel
18515 Gulf Blvd
Indian Shores, FL
33785

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

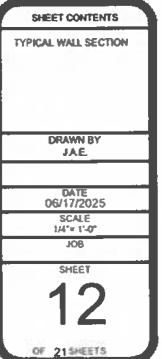
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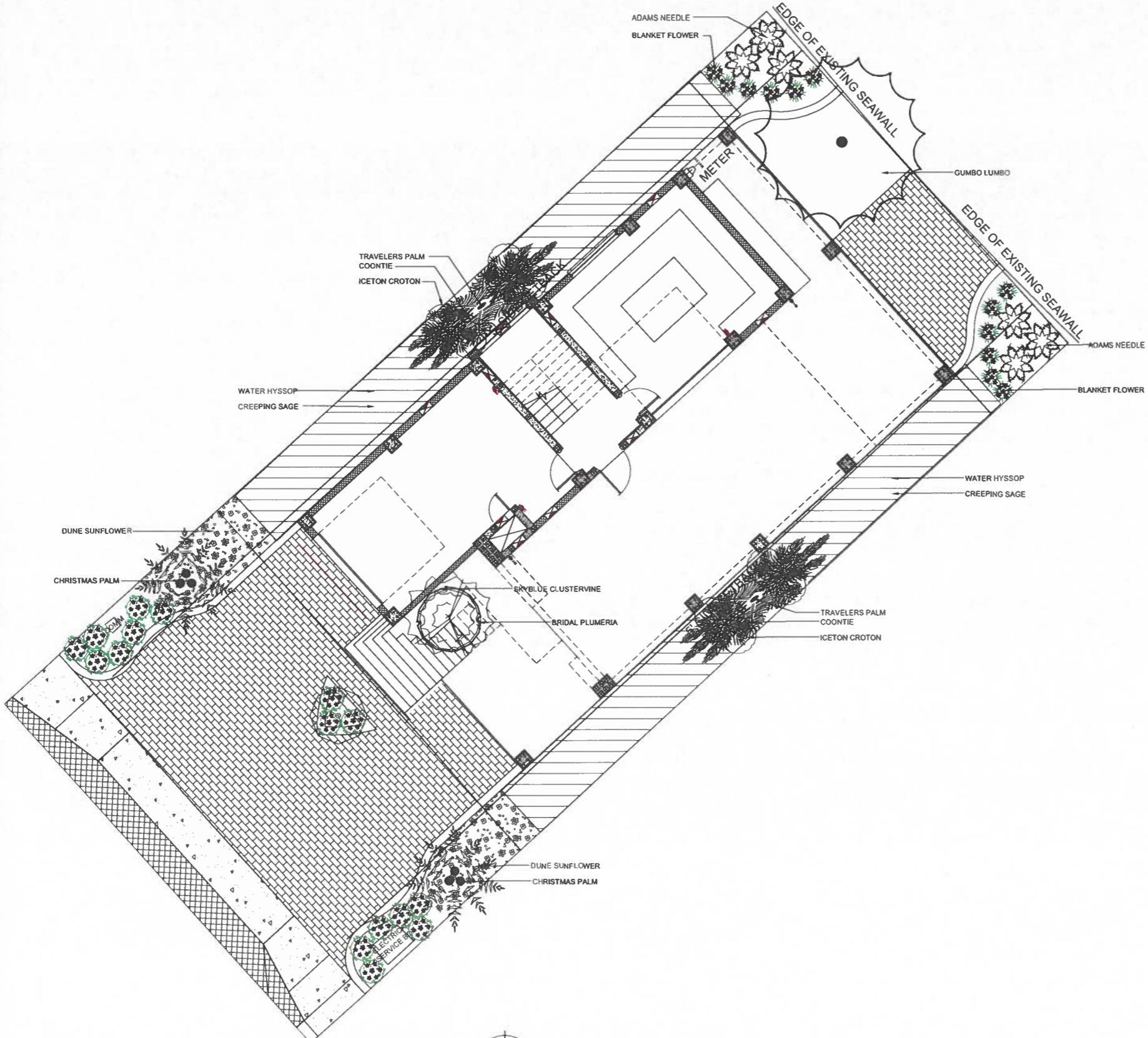
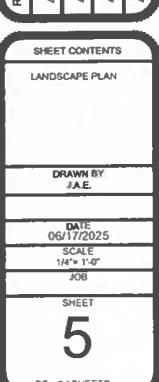
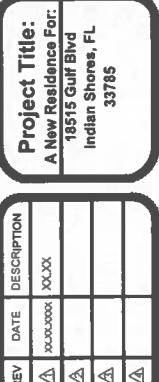
SHEET CONTENTS	
ELEVATIONS	

DRAWN BY	JAE
DATE	06/17/2025
SCALE	1/4" = 1'-0"
JOB	
SHEET	11
OF 21 SHEETS	



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





Landscape Plan

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	TOTAL POINTS
TRAVELERS PALM(MIN. 6' HGT.)	2	5 PTS	10 POINTS(PALM)
CHRISTMAS PALM(MIN. 6' HGT.)	2	5 PTS	10 POINTS(PALM)
BRIDAL PLUMERIA(4")	1	15 PTS	5(SM TREE)
GUMBO LUMBO(4" TO 8")	1	10 PTS	30 PTS(MED TREE)
JAMAICAN CAPER TREE (4")	1	5 PTS	5(SM TREE)
TOTALS:	7		140 PTS
SHRUBS	SQ FT	NATIVE	
WATER HYSSOP & CREEPING SAGE	500 SQ. FT.	10/SQFT	50
ADAMS NEEDLE & BLANKET FLOWER	132 SQ. FT.	10/SQFT	13
BEACH MIST FLOWER	6 SQ. FT.	10/SQFT	0
ICETON CROTON & COONTIE	100 SQ. FT.	10/SQFT	10
DUNE SUNFLOWER	132 SQ. FT.	10/SQFT	13
	927 SQ. FT.		86 PTS
POINTS TOTAL			138<226 POINTS

MCDONALD PLANT KEY

MAHOGANY (<i>Swietenia mahagoni</i>) or GREEN BUTTONWOOD (<i>Conocarpus erectus</i>)		BUTTONSAGE <i>Lantana involucrata</i>	
GUMBO LIMBO <i>Bursera simaruba</i>		COONIE <i>Zizina integridia</i>	
TRAVELER'S PALM <i>Ravenala madagascariensis</i>		ICETON CROTON <i>Codiaeum variegatum "Ice-tem"</i>	
CHRISTMAS PALM <i>Adonidia merillii</i>		SEA OXYE DAISY <i>Bomchilla frutescens</i>	
GEIGER TREE <i>Cordia sebestena</i>		ADAMS NEEDLE <i>Yucca filamentosa</i>	
BRIDAL BOUQUET PLUMERIA <i>Plumeria pudica</i>		BEACH MISTFLOWER <i>Ageratum maritimum</i>	
JAMAICAN CAPER <i>Quadrula jamaicensis</i>		BLANKET FLOWER <i>Gaillardia pulchella</i>	
		1 SKYBLUE CLOVER/STERVINE <i>Jacquemontia pentanthos</i>	
		DUNE SUNFLOWER <i>Helianthus debilis</i>	
		WATER HYSSOP (<i>Bacopa monnieri</i>) & CREEPING SAGE (<i>Salvia missella</i>)	
		PERENNIAL PEANUT <i>Arachis glabrata</i>	