

1. ALL EXTERIOR FRAME WALLS AND INTERIOR BEARING WALLS TO BE 2X6 WOOD STUDS AT 16" O.C. SEE "S" SHEETS FOR DETAILS.
2. STRUCTURAL NOTES FOR LINTELS, HEADERS, BEAMS, COLUMNS AND UPLIFT CONNECTION CALL-OUTS ARE ON THE STRUCTURAL FRAMING & TRUSS LAYOUT SHEET.
3. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A SELF CLOSING, 2 MINUTE FIRE RATED DOOR PER FBC-R302.5.1
4. ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED, AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTION. FBC-R109.3
5. PROVIDE ONE 29"W CLEAR OPENING TO A BATHROOM ON THE FIRST FOR HANDICAP ACCESS. FBC-R320.
6. ALL GLASS IN HAZARDOUS LOCATIONS PER R308.4 TO BE TEMPERED GLASS.
7. PROVIDE A MINIMUM OF ONE 36" SIDE HINGED EXTERIOR DOOR ON THE FIRST FLOOR PER R311.2.
8. ALL NON WALK-IN CLOSET CEILINGS TO BE A MAXIMUM OF 8' HIGH.
9. PLANS USE MODULAR DIMENSIONS. 2X4 FRAME WALLS ARE ASSUMED 4". PLUMBING WALLS 6" AND CMU WALLS ARE 8" UNLESS OTHERWISE NOTED. ADD OR SUBTRACT TO GET CENTER LINES.
10. CONFIRM MASONRY AND FRAME EXTERIOR OPENING REQUIREMENTS WITH WINDOW/DOOR SUPPLIER BEFORE CONSTRUCTION. UNIT REQUIREMENTS TAKE PRECEDENCE.
11. ALL EXTERIOR FRAME WALLS HAVE R-13 BATT INSULATION AND VAPOR BARRIER PER FBC-R TABLE R402.1.2.
12. ALL EXTERIOR CEILINGS (I.E. PORCHES, ENTRY) HAVE 1/2" SAG RESISTANT EXTERIOR GYPSUM SHEATHING (U.O.N).
13. PROVIDE CONCRETE STOOPS FOR EXTERIOR DOORS TO GRASSED AREAS.
14. ALL SHELVING TO BE VINYL COATED WIRE SHELVING.
15. G.C. AND SUBS/SUPPLIERS TO VERIFY ALL CONDITIONS PRIOR TO COMMENCEMENT OF PROJECT.

SQUARE FOOTAGE	
LIVING AREA:	2828
GARAGE:	2590
LANAI:	1074
R. PORCH:	779
F. PORCH:	177
TOTAL:	7448



FLOOR PLAN

SCALE: 1/4" = 1'

MODEL#	CUSTOM	DATE	REVISION	DESIGNER
C.A.D.#:	COLLINS	3-9-22	FINAL FOR PERMIT	CM
		4-12-22	COUNTY COMMENTS ADDRESSED	CM
		8-25-22	CHANGED GRADE MARK FROM 1.00 TO 1.70 ON ELEVATIONS	GM
		8-25-22	CHANGED FRAME BREAKAWAY WALLS TO BLOCK BREAKAWAY WALLS	GM
		9-20-22	ADDED A COLUMN TO FRONT PORCH PER DIAL	CM
		10-18-22	NOTED LOWEST FLOOR STRUCTURE PER COUNTY	CM

COLLINS

MORGANCASTLE STUDIO INC.

LOT:	6-7	DEV:	COUNTY:	PINELLAS
LEGAL:	PLAN STATUS:			FINAL FOR PERMIT

To the best of the engineer's knowledge, the plans and specifications comply with the minimum requirements of the Florida Residential Building Code 2020. To the best of the engineer's knowledge, the plans and specifications comply with Florida Building Code 2020, their edition, Section 609 (with wind zone). This drawing is signed and sealed for compliance with the Florida Residential Building Code 2020. The Engineer or Record is only responsible for the structural integrity of the project only and are covered under engineering seal. Engineer or Record is not responsible for the structural integrity of the project only. It is the contractor's responsibility to review all drawings prior to beginning of construction. Advanced Structural Consulting Inc., its employees, agents, subcontractors, consultants, and suppliers do not assume liability for design errors, omissions, or violations of applicable laws, codes, and standards. Any differences between field conditions and design shall be resolved by the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved drawings and specifications. The contractor shall be responsible for maintaining accurate records of all construction activities. The contractor shall be responsible for ensuring that all materials and equipment used are of good quality and meet the required specifications. The contractor shall be responsible for ensuring that all workers are properly trained and qualified. The contractor shall be responsible for ensuring that all safety protocols are followed. The contractor shall be responsible for ensuring that all environmental regulations are followed. The contractor shall be responsible for ensuring that all cultural resources are protected. The contractor shall be responsible for ensuring that all historical resources are preserved. The contractor shall be responsible for ensuring that all archaeological resources are identified and protected. The contractor shall be responsible for ensuring that all paleontological resources are identified and protected. The contractor shall be responsible for ensuring that all biological resources are identified and protected. The contractor shall be responsible for ensuring that all geological resources are identified and protected. The contractor shall be responsible for ensuring that all hydrological resources are identified and protected. The contractor shall be responsible for ensuring that all atmospheric resources are identified and protected. The contractor shall be responsible for ensuring that all soil resources are identified and protected. The contractor shall be responsible for ensuring that all water resources are identified and protected. The contractor shall be responsible for ensuring that all land resources are identified and protected. The contractor shall be responsible for ensuring that all mineral resources are identified and protected. The contractor shall be responsible for ensuring that all energy resources are identified and protected. The contractor shall be responsible for ensuring that all other resources are identified and protected.

A professional's stamp/drawings, contractor's construction methods and these signed and sealed drawings need to be provided to the attention of the engineer of record prior to construction. Advanced Structural Consulting, Inc. is not responsible for the construction of the building shown on these signed and sealed drawings. These signed and sealed drawings, if any, to the existing structure shown on these signed and sealed drawings. These signed and sealed drawings are valid for 12 months after date signed and/or until Florida Building code requirements

Advanced Structural Consulting, Inc.
Michael Borremans
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Cert. Au. #29659
730 S. Sterling Ave, Suite # 101
Tampa, FL 33609
Phone: (813)374-1344
Fax: (352)593-5223

GARAGE FLOOR

FLOOR PLAN

SCALE: 1/4" = 1'

MODEL#	CUSTOM	DATE	REVISION	DESIGNER
C.A.D. #:	COLLNS	3-9-22	MAIL FOR PERMIT	CM
2 SHEET OF 10		4-12-22	COUNTRY COMMENTS ADDED	CM
		8-25-22	CHANGED GRADE MAID FROM 5.0 TO 7.0 ON ELEVATION	GM
		8-25-22	CHANGED FRAME BREAKAWAY WALLS TO IN ROCK BREAK	GM
		9-20-22	ADDED A COLUMN TO FRONT PORCH/PERI PERA	GM
		10-18-22	NOTED LOWEST HORSE STRUCTURE PER COUNTRY	CM

COLLINS
BY
MORGANCASTLE STUDIO INC.

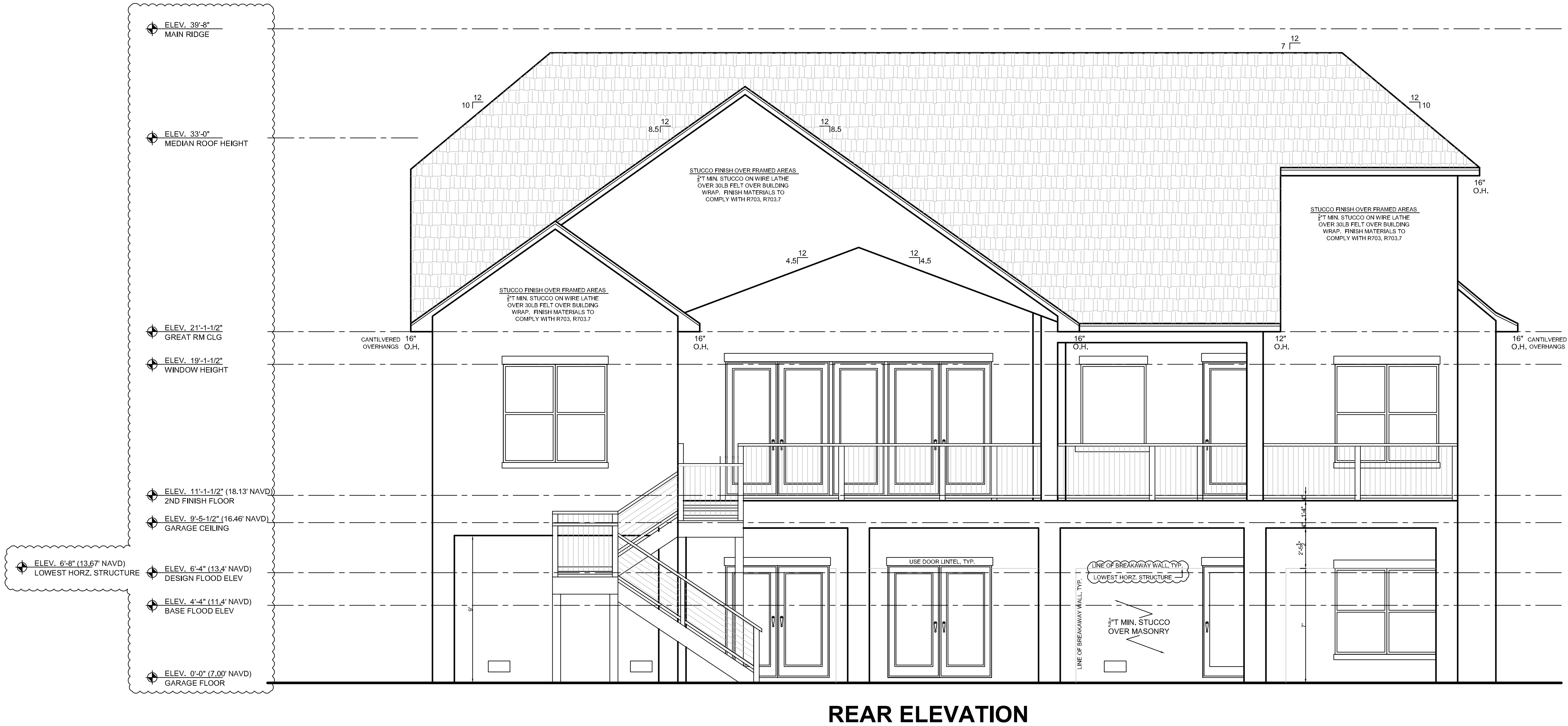
LOT:	6-7	DEV:	COUNTY:	PINE
LEGAL:	PLAN STATUS:			FINAL FOR PERMIT

To the best of the engineer's knowledge, the plans and specifications comply with the minimum requirements of the Florida Residential Building Code 2020. To the best of the engineer's knowledge, the plans and specifications comply with Florida Building Code 2020, 7th edition, Section 1909 (150 mph wind zone). This drawing is signed and sealed for the purpose of attesting to compliance with the above-stated code provisions.

The Engineer of Record is only responsible for the structural integrity of the project only. It is the contractor's responsibility to review all drawings prior to beginning construction. Advanced design drawings are provided as a guide only. The Contractor shall verify dimensions, materials, and other design details shown on shop and sealed drawings. Any discrepancies between field conditions, other design documents, or manufacturer's instructions shall be resolved by the Contractor before proceeding with construction.

Professional's Shop Drawings: contractor's construction methods and these signed and sealed drawings need to be submitted to the Engineer of Record for approval. The Engineer of Record is not responsible for proposed structural changes, if any, to the existing structure shown on these signed and sealed drawings. These signed and sealed drawings are only valid for 12 months after date signed and sealed under new Florida Building Code requirements.

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EXPANDED FOAM INSULATION

ATTIC VENTILATION - FBC-R SECTION R806

NO VENTING REQUIRED IF ATTIC SPACE ASSEMBLY MEETS FBC-R R806.5 CONDITIONS.

COLLINS

BY

MORGANCASTLE STUDIO INC.

LOT: 6-7

DEV: PINELLAS

COUNTY: FINAL FOR PERMIT

PLANNING

DESIGNER

DATE

REVISION

3-9-22

4-12-22

8-25-22

9-20-22

10-18-22

FINAL PERMIT

COUNTY COMMENTS ADDRESSED

CHANGED GARAGE FLOOR FROM 4.00 TO 7.00 ON ELEVATIONS

CHANGED FRONT BREAKAWAY WALLS TO BLOCK BREAKAWAY WALLS

ADDED A COLUMN TO FRONT PORCH PER ENG.

NOTED LOWEST HORZ. STRUCTURE PER COUNTY

MODEL: CUSTOM

C.A.D. #: COLLINS

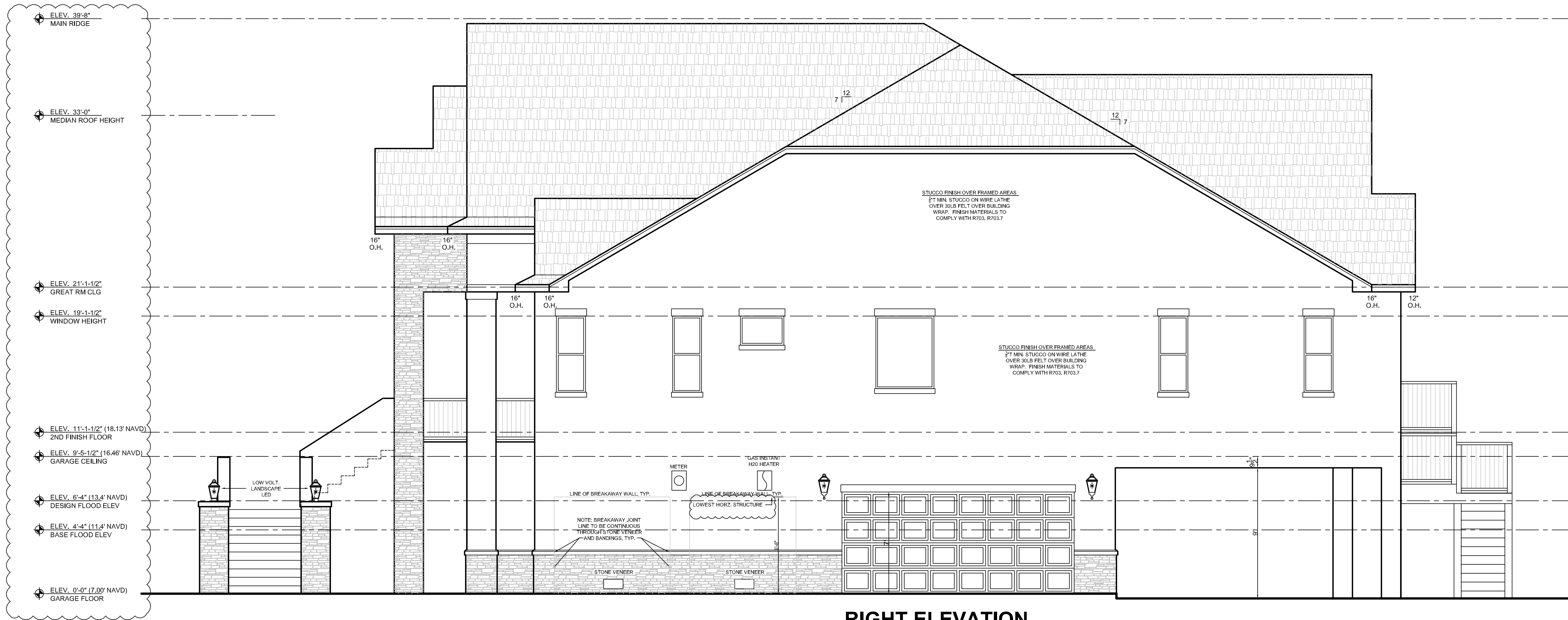
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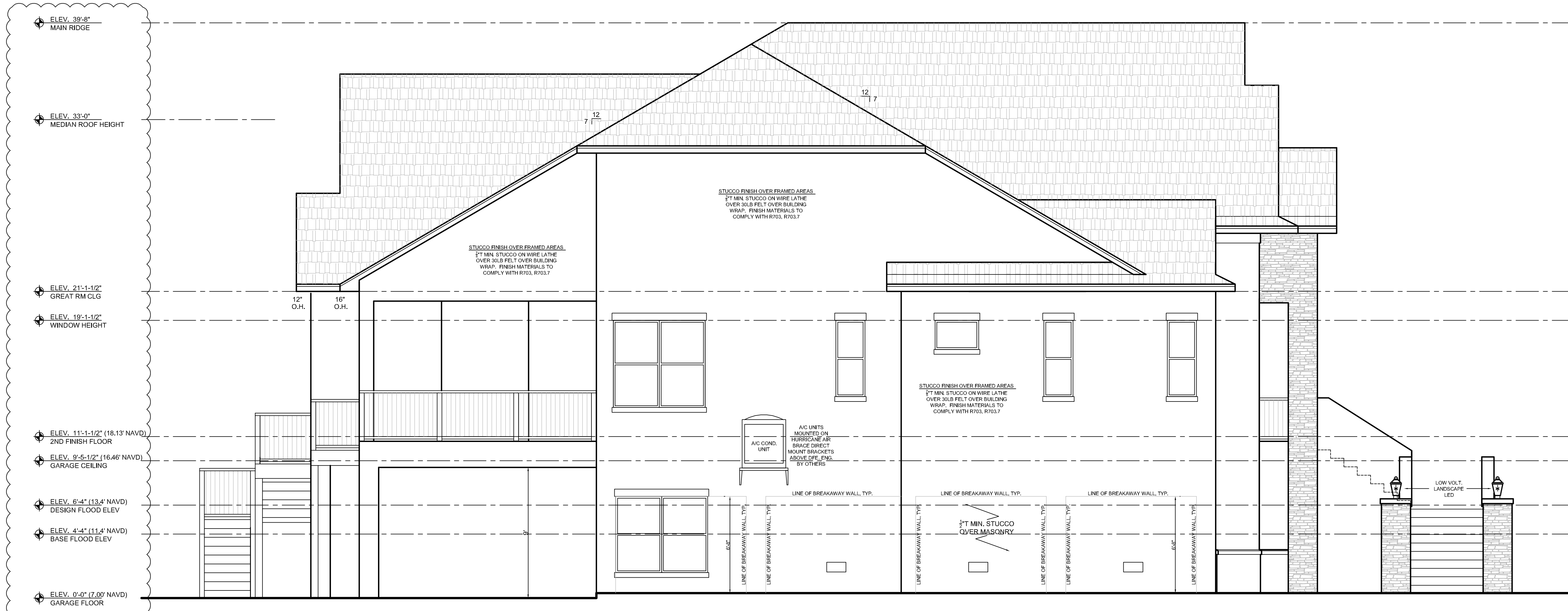
OF 10

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To the best of the engineer's knowledge, the plans and specifications comply with the minimum requirements of the Florida Residential Building Code 2020. To the best of the engineer's knowledge, the plans and specifications comply with Florida Building Code 2020, 7th edition, Section 1609 (150 mph wind zone). The drawing is signed and sealed for project only. It is the contractor's responsibility to review all drawings prior to beginning of construction. Advanced Structural Consulting, Inc. is not responsible for any dimensional information, contractor is responsible to verify all professional's shop drawings, contractor's construction methods and these signed and sealed drawings need to be brought to the attention of the engineer of record prior to construction. Advanced Structural Consulting, Inc. is not responsible for the existing structural components, if any. Engineer of Record is only responsible for proposed structural drawings are only valid for 12 months after date signed and sealed or until new Florida Building Code requirements change or are adopted.



RIGHT ELEVATION



LEFT ELEVATION

Advanced Structural Consulting, Inc.
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COLLINS
BY
MORGANCASTLE STUDIO INC.

LOT: 6-7

DEV: PINELLAS

COUNTY: FINAL FOR PERMIT

DATE	REVISION	DESIGNER
3-9-22	FINAL FOR PERMIT	CM
4-12-22	COUNTY COMMENTS ADDRESSED	CM
8-25-22	CHANGED GRADE NAVD FROM 4.00 TO 7.00 ON ELEVATIONS	GM
8-25-22	CHANGED FRAME BREAKAWAY WALLS TO BLOCK BREAKAWAY WALLS	GM
9-20-22	ADDED A COLUMN TO FRONT PORCH/PTING.	GM
10-18-22	NOTED LOWEST HORIZ. STRUCTURE PER COUNTY	CM

MODEL: CUSTOM

C.A.D. #: COLLINS

SHEET

4

OF 10

FRANGIBLE SLAB
STRUCTURALLY INDEPENDENT FLOATING CONCRETE SLAB TO BE NO MORE THAN 4 INCHES THICK, WITH NO TURN-DOWN EDGES, NO REINFORCING, AND WITH ISOLATION JOINTS AT PILING AND GRADE BEAMS. USE 2500 PSI CONCRETE OVER 6 MIL POLY FILM VAPOR BARRIER (LAPPED 12" & TAPED) ON CLEAN, COMPACTED 2000PSF MIN. (95% MODIFIED PROCTOR) SOIL WITH APPROVED TERMITE TREATMENT. CUT CONTROL JOINTS IN BOTH DIRECTIONS NO MORE THAN 4 FEET APART.
FBC-R322.3.4. SEE SECTION DETAILS

CMU SUPPORT COLUMNS
16" X 16" CMU COLUMNS W/ 4#5 VERT & #3 TIES @ 8" O.C. GROUTED SOLID AND ATTACHED TO GRADE BEAMS BELOW AND BOND BEAMS ABOVE WITH #5 "L" S WITH MIN 25" LAP TIED AND GROUTED SOLID. SEE SECTION DETAILS

MASONRY OPENINGS
CONTRACTOR TO VERIFY REQUIRED MASONRY OPENINGS WITH DOOR/WINDOW SUPPLIER AND PROVIDE SLAB/MASON SUBS WITH M.O.S. PRIOR TO STARTING FOUNDATION.

SETBACK VERIFICATION
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE FOR THE BUILDING INSPECTORS USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND STRING STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SET BACKS

GENERAL NOTES
ALL DOOR RECESSES SHALL HAVE 1/8" PER FOOT SLOPE TOWARD EXTERIOR
FBCR 404.1.6. FINISHED SLAB FLOOR TO BE 4" MIN. ABOVE SURROUNDING GRADE. CHECK SURVEY FOR OTHER FINISHED FLOOR REQUIREMENTS.

- MARCORE COMPOSITE CONCRETE SLAB NOTES**
1. USE MARCORE METALS, SEE SCHEDULE FOR GAUGE TYPE. 'MARCORE-S' STEEL DECK (U.O.N.).
 2. SLAB THICKNESS SHALL BE AS INDICATED PER PLAN.
 3. CONCRETE USED IN SLAB SHALL BE 4000 PSI.
 4. REBAR USED IN DECK SHALL BE 60 KSI.
 5. #36-W2.3XXW2.3 WWF SHALL BE USED IN ALL DECKS (U.O.N.).
 6. ALL SLAB EDGES SHALL BE REINFORCED WITH #5-12"x24" BENT BARS MINIMUM (U.O.N.).
 7. SEE DETAILS FOR REINFORCEMENT AT CANTILEVERED AREAS.
 8. SEE DETAILS FOR NEGATIVE REINFORCEMENT PLACEMENT AT CANTILEVER AND CONTINUOUS BEARING AREAS. PROVIDE 1" CLEAR COVER AT TOP OF SLAB.
 9. CONTRACTOR IS RESPONSIBLE FOR ALL BRACING, SHORING, OR OTHER ON-SITE CONCERNS.
 10. IF QUESTIONS ARISE OR CLARIFICATION IS NEEDED, THE ENGINEER OF RECORD SHALL BE CONTACTED TO PROVIDE CLARITY OR GUIDANCE BEFORE PERFORMING WORK ON AREA IN QUESTION.
 11. PROVIDE 2" MINIMUM BEARING FOR ALL STEEL DECKS.
 12. #10 TEK SCREWS @ 12" O.C. FOR STEEL DECK SIDELAPS.
 13. 1/2"x3" TAPCON SCREWS 24.5/4 PATTERN @ MASONRY/CONCRETE BEARINGS.
 14. 1/8" PUDDLE WELDS 24.5/4 PATTERN @ STEEL BEARINGS.

GRADE BEAM SCHEDULE

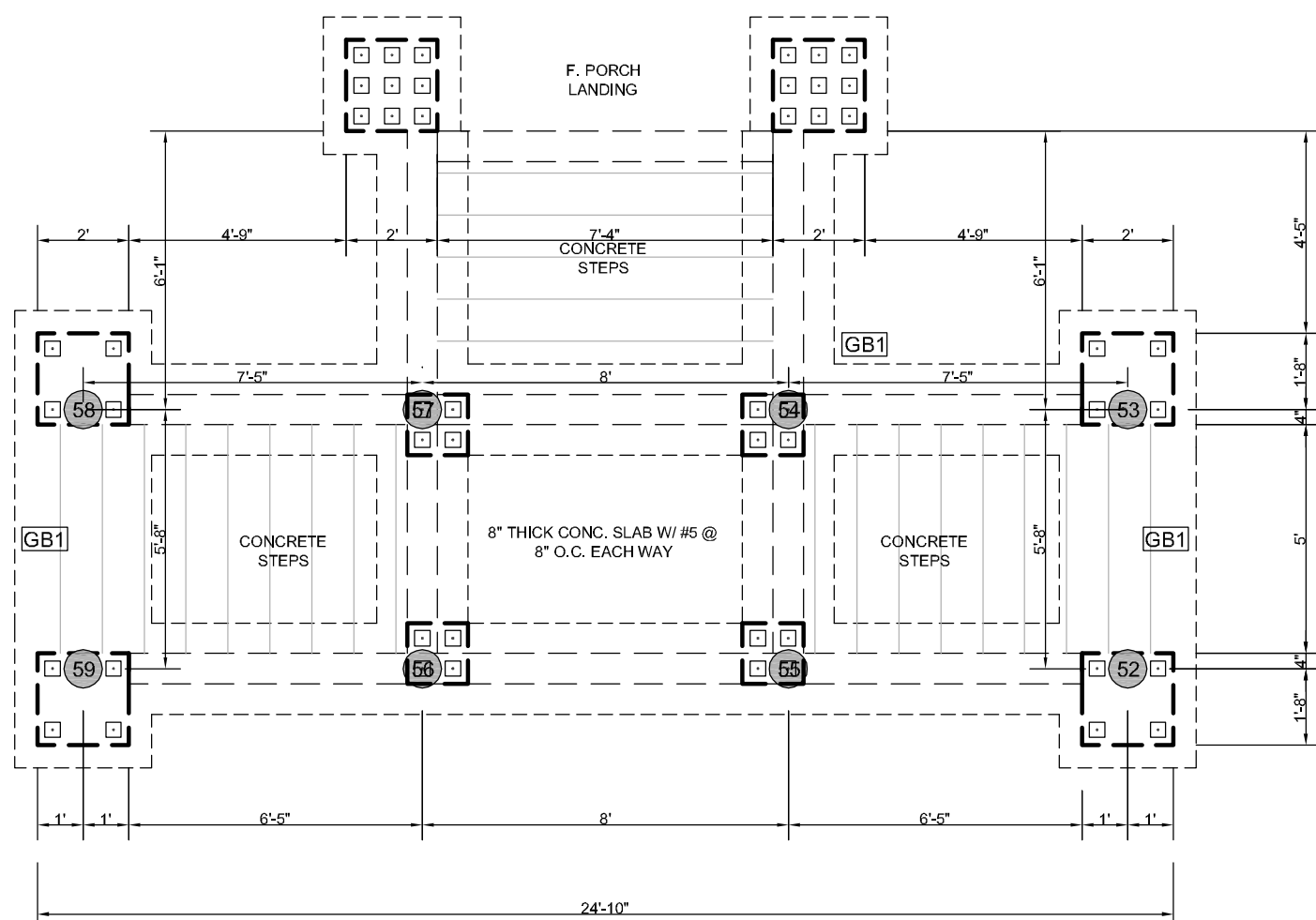
TAG	PLAN VIEW	SIDE VIEW	REINFORCEMENT
GB1			(4) #5 BAR CONT. @ TOP AND BOTTOM (2) #5 BAR CONT. @ MID-DEPTH #3 STIRRUPS @ 6" O.C. WITHIN 30" OF PILE AND SPACE @ 10" O.C. MAX. AT ALL OTHER LOCATIONS
PC2			(4) #7 BAR LONG DIRECTION @ TOP AND BOTTOM (7) #7 BAR SHORT DIRECTION @ TOP AND BOTTOM

● INDICATES 8"Ø TIP PRESSURE TREATED TIMBER PILE
SEE GEOTECHNICAL REPORT FOR PILE SPECS

GEOTECHNICAL ENGINEER OR REPRESENTATIVE TO OBSERVE PILE INSTALLATION AND VERIFY ALL PILES SATISFY LOADING CAPACITIES NOTED ON PLAN.

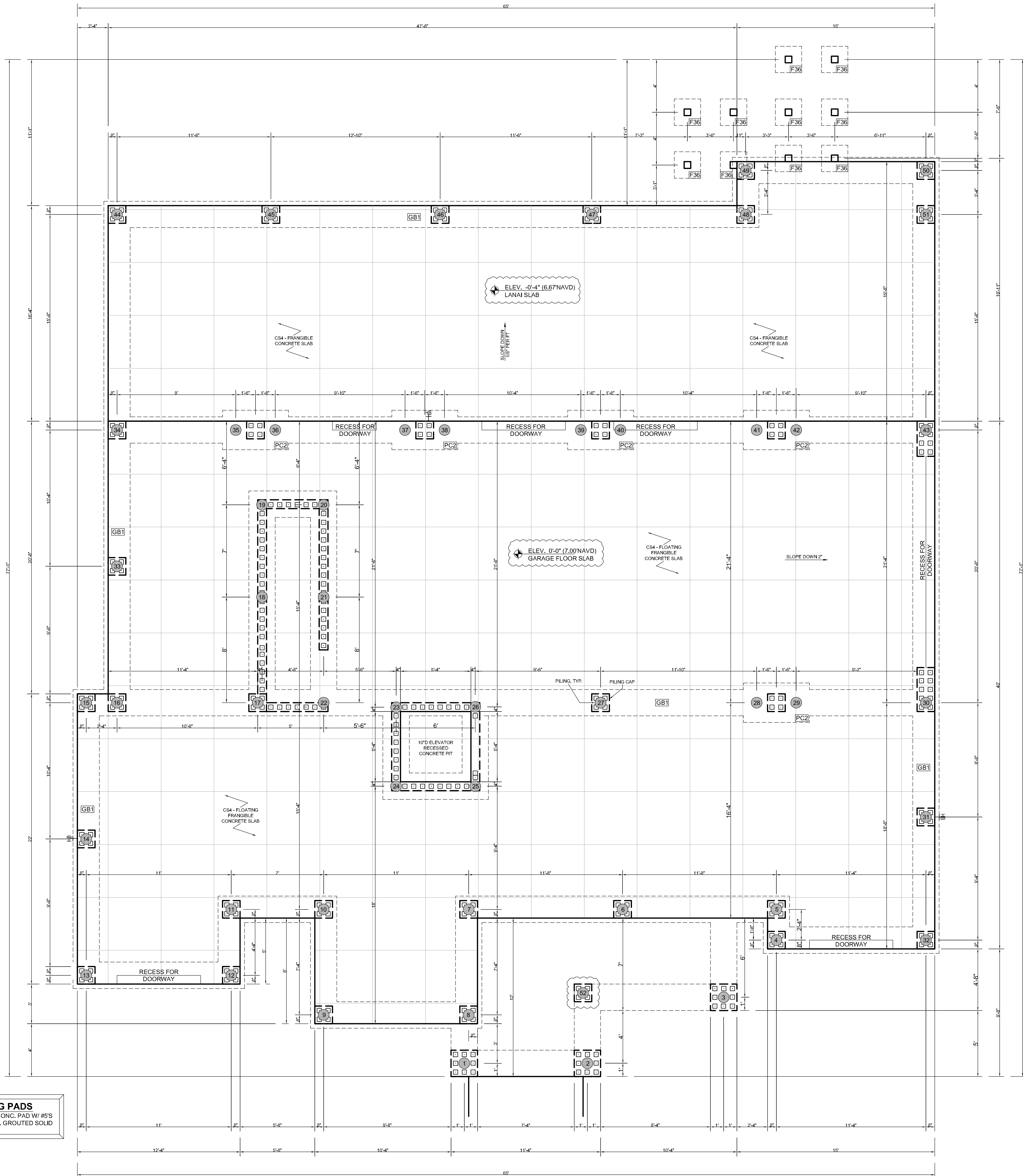
8"Ø TIP TIMBER PILES TO HAVE MINIMUM ALLOWABLE COMPRESSIVE LOAD OF 40 KIPS, LATERAL LOAD OF 5 KIPS (GEOTECH ENGINEER TO VERIFY), AND UPLIFT LOAD OF 26 KIPS.

NOTE: CONTRACTOR AND ARCHITECT TO REVIEW/VERIFY ALL ELEVATIONS, BEARINGS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION. ENGINEER IS NOT RESPONSIBLE FOR DIMENSIONAL INFORMATION



ENTRY STAIRS

BEARING PADS
F36: 36"X36"X16" CONC. PAD W/ #5'S EACH WAY @ 6" O.C. GROUTED SOLID



FOUNDATION PLAN

DATE	REVISION	DESIGNER
3-9-22	FINAL PERMIT	CM
4-12-22	COUNTY COMMENTS ADDRESSED	CM
8-25-22	CHANGED GRADE, MAID FROM 4.00 TO 7.00 ON ELEVATIONS	GM
8-25-22	CHANGED FRAME BREAKAWAY WALLS TO BLOCK BREAKAWAY WALLS	GM
9-20-22	ADDED A COLUMN TO FRONT PORCH/PERGOLA	CM
10-18-22	NOTED LOWEST HOUSE STRUCTURE PER COUNTY	CM

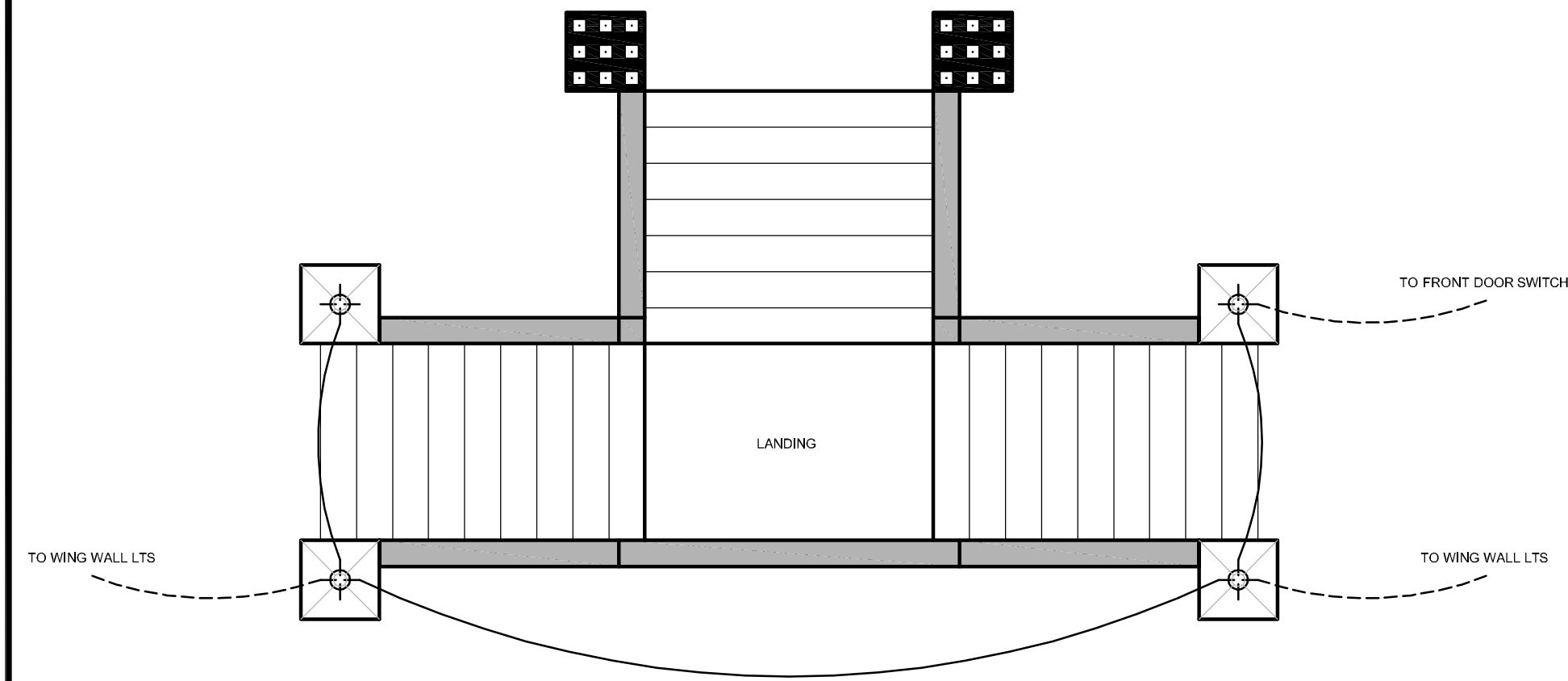
MODEL: CUSTOM	C.A.D. #: COLLINS
SHEET	5
OF	10

COLLINS
BY
MORGANCASTLE STUDIO INC.

LOT: 6-7 DEV: PINELAS
COUNTY: FINAL FOR PERMIT
PLAN STATUS:

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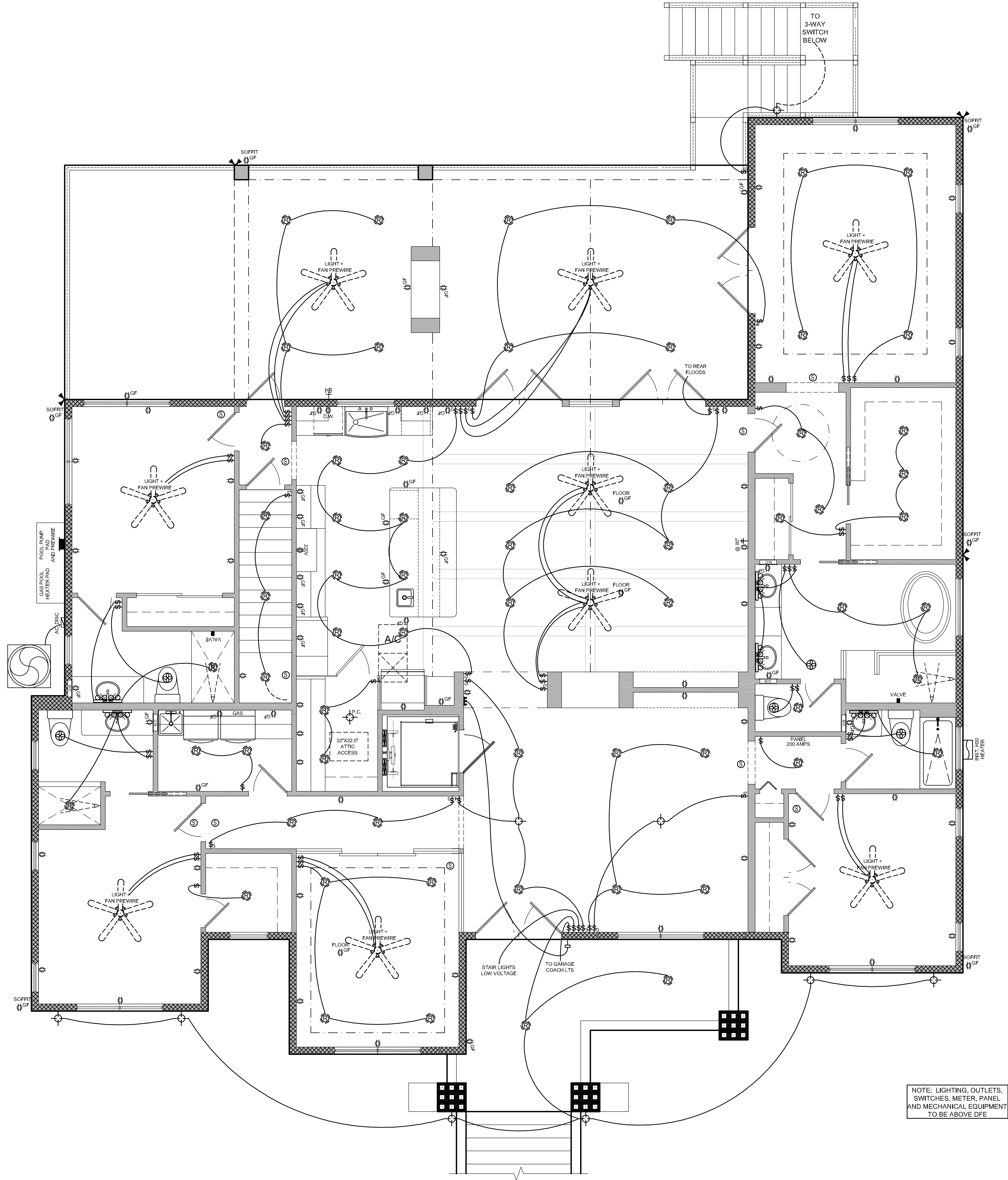
ALL ELECTRICAL MUST BE IN COMPLIANCE WITH NFPA 70 and NEC REQUIREMENTS FOR ONE AND TWO FAMILY DWELLINGS, EXCEPT ARTICLE 80.

PROVIDE ARC-FAULT INTERRUPTERS IN ALL ROOMS REQUIRED BY NEC, SECTION 210-12.

ALL OUTSIDE W.P. OUTLETS TO BE ON THERE OWN 20AMP GROUND FAULT CIRCUIT.

FBC-EC R404.1: AT LEAST 75% OF PERMANENTLY INSTALLED FIXTURES SHALL USE HIGH EFFICIENCY LAMPS.

- CEILING OUTLET FIXTURE
- PULL CHAIN FIXTURE
- WALL MOUNT FIXTURE
- FAN PREWIRE FIXTURE
- RECESSED OUTLET FIXTURE
- VENT FAN FIXTURE
- DUAL W.P. FLOOD FIXTURE
- DUPLEX OUTLET (AFCI AS REQ'D.)
- GROUND FAULT OUTLET
- 1/2 SWITCH OUTLET
- 220V OUTLET
- WATER PROOF OUTLET
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- LOW VOLTAGE SWITCH
- WATERPROOF SWITCH
- GARBAGE DISPOSAL SWITCH
- TELEPHONE
- SMOKE /CARB. MON. DET.
- TELEVISION OUTLET
- DOORBELL CHIME
- METER W/GROUNDING ROD
- SERVICE PANEL



NOTE: LIGHTING, OUTLETS, SWITCHES, METER, PANEL AND MECHANICAL EQUIPMENT TO BE ABOVE DFE

MAIN FLOORS

ELECTRICAL

SCALE: 1/4" = 1'

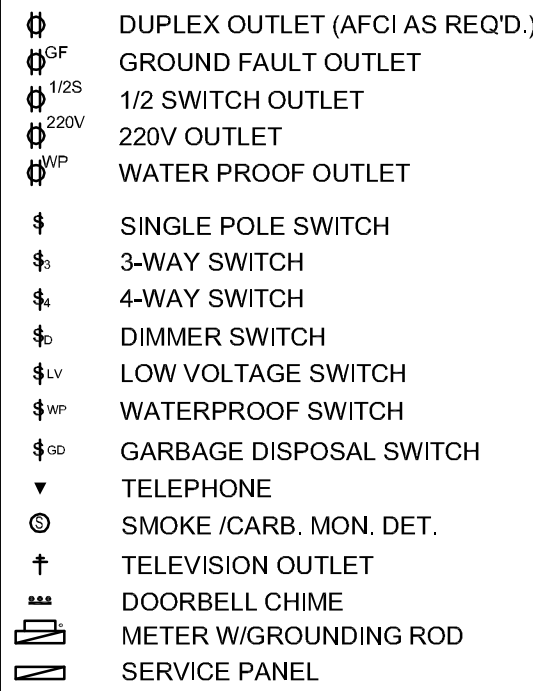
DATE	REVISION	DESIGNER
3-9-22	CM	CM
4-12-22	CM	CM
8-25-22	CM	CM
9-20-22	CM	CM
10-18-22	CM	CM

MODEL: CUSTOM	C.A.D. #: COLLINS	SHEET 6 OF 10
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COLLINS BY MORGANCASTLE STUDIO INC.

LOT: 6-7 DEV: PINELLAS COUNTY: FINAL FOR PERMIT

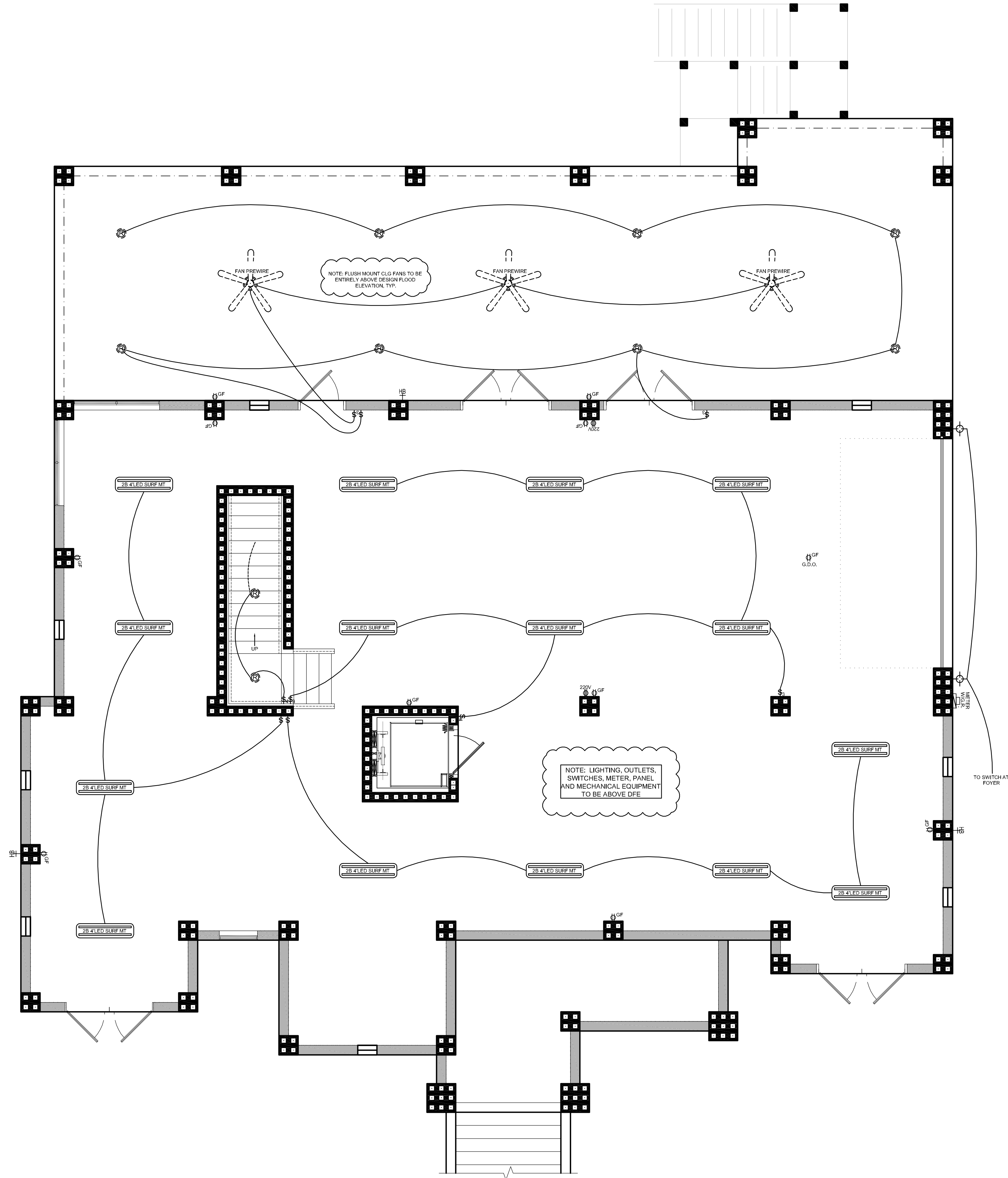
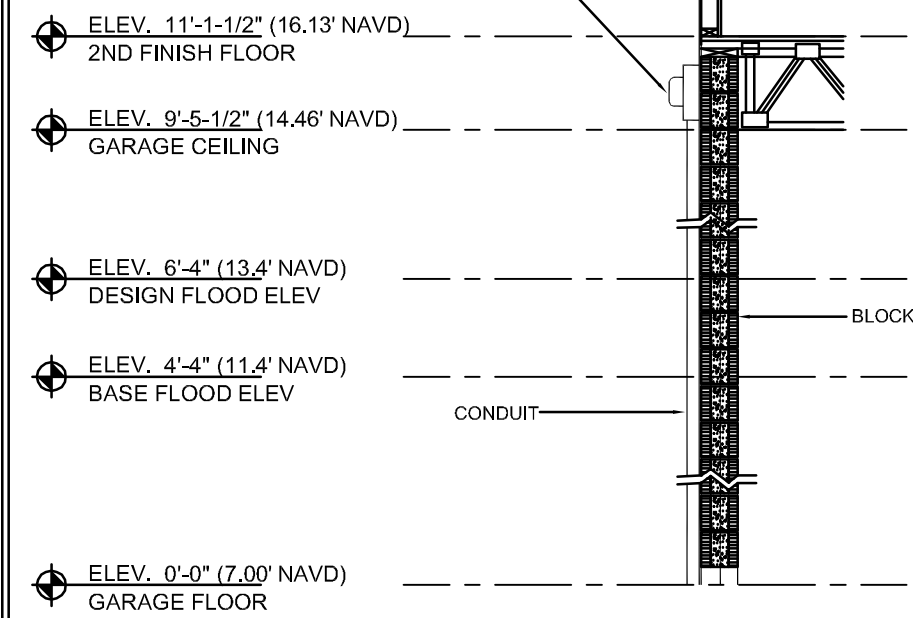
THIS SHEET IS NOT COVERED UNDER ENGINEER'S SEAL.



PROVIDE ARC-FAULT INTERRUPTERS IN ALL ROOMS REQUIRED BY NEC, SECTION 210-12.

ALL OUTSIDE W.P. OUTLETS TO BE ON THERE OWN 20AMP GROUND FAULT CIRCUIT.

FBC-EC R404.1: AT LEAST 75% OF PERMANENTLY INSTALLED FIXTURES SHALL USE HIGH EFFICIENCY LAMPS.



GARAGE FLOOR

ELECTRICAL

SCALE: 1/4" = 1'

THIS SHEET IS NOT COVERED UNDER
ENGINEER'S SEAL.

COLLINS
BY
MORGANCASTLE STUDIO INC.

LOT:	6-7	DEV:	COUNTY:	PINELLAS
LEGAL:			PLAN STATUS:	FINAL FOR PERMIT

DATE	REVISION	DESIGNER
3-9-22	FINAL FOR PERMIT	CM
4-12-22	COUNTY COMMENTS ADDRESSED	CM
8-25-22	CHANGED GRADE WARD FROM 5.00' TO 7.00' ON ELEVATIONS	GM
8-25-22	CHANGED FRAME BREAKAWAY WALLS TO BLOCK BREAKAWAY WALLS	GM
9-20-22	ADDED A COLUMN TO FRONT PORCH PER PWS	CM
10-18-22	NOTED LOWEST FLOOR STRUCTURE FOR COUNTY	CM