

STORMWATER MANAGEMENT

NO NEW IMPERVIOUS AREA



REVISIONS

BIG PINE KEY, FL

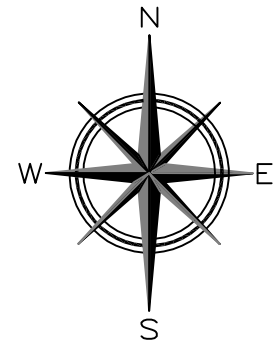
DATE: 12-13-19
DRAWN BY: SMB
SHEET TITLE: SITE AREA

ALL WORK SHALL COMPLY WITH THE 2017 FLORIDA BUILDING CODE, WIND SPEED 180MPH PER ASCE 7-10, EXPOSURE C, BASE FLOOD ZONE: AE 8, PANEL NUMBER: 12087C1309K, FLUM: RM, LAND USE ZONING: IS, TIER DESIGNATION: II

LEGAL DESCRIPTION

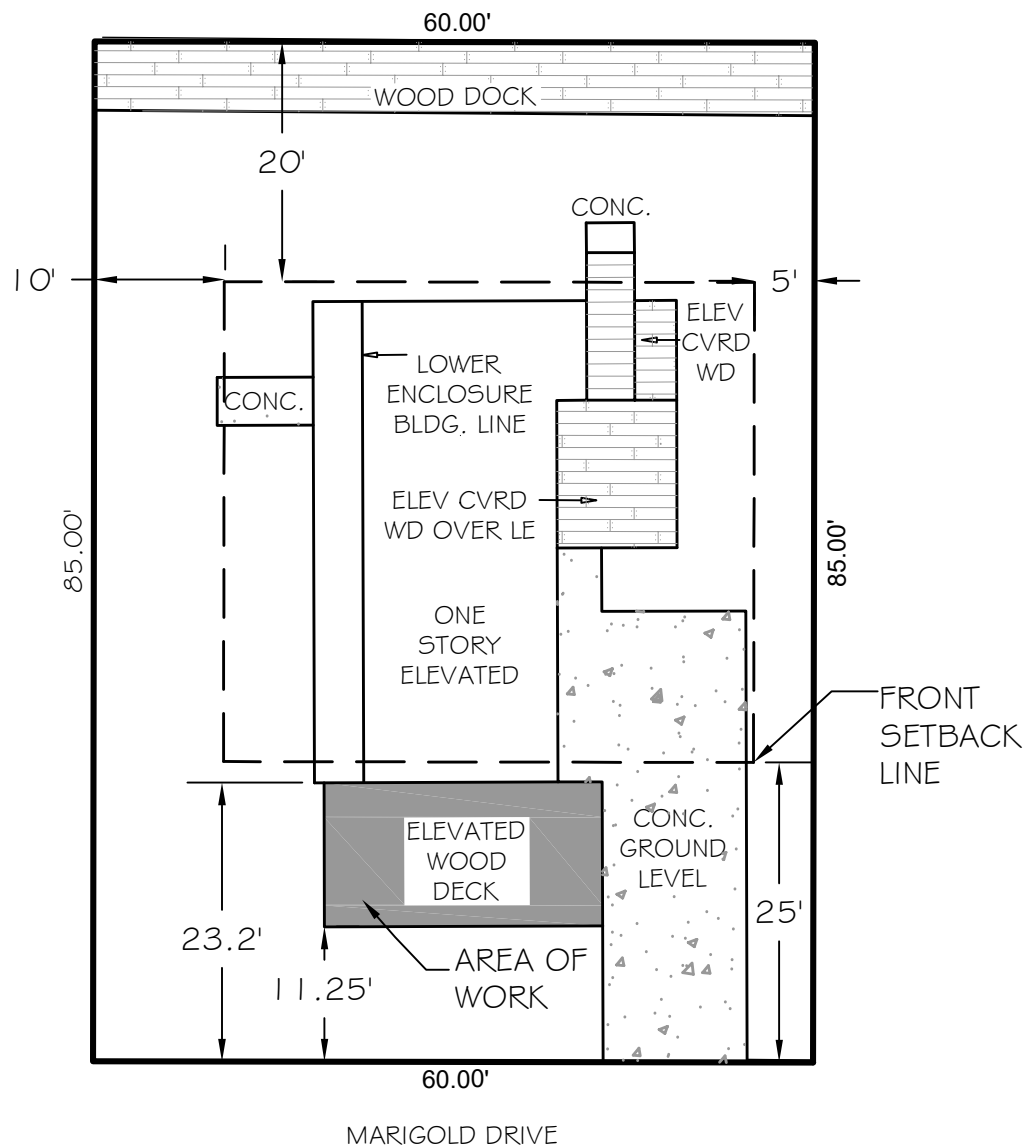
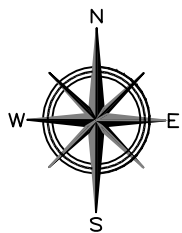
RE#
BLOCK
EDEN PINES COLONY,
BIG PINE KEY, FL

SITE AREA



SCALE: NTS

1



PARTIAL EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

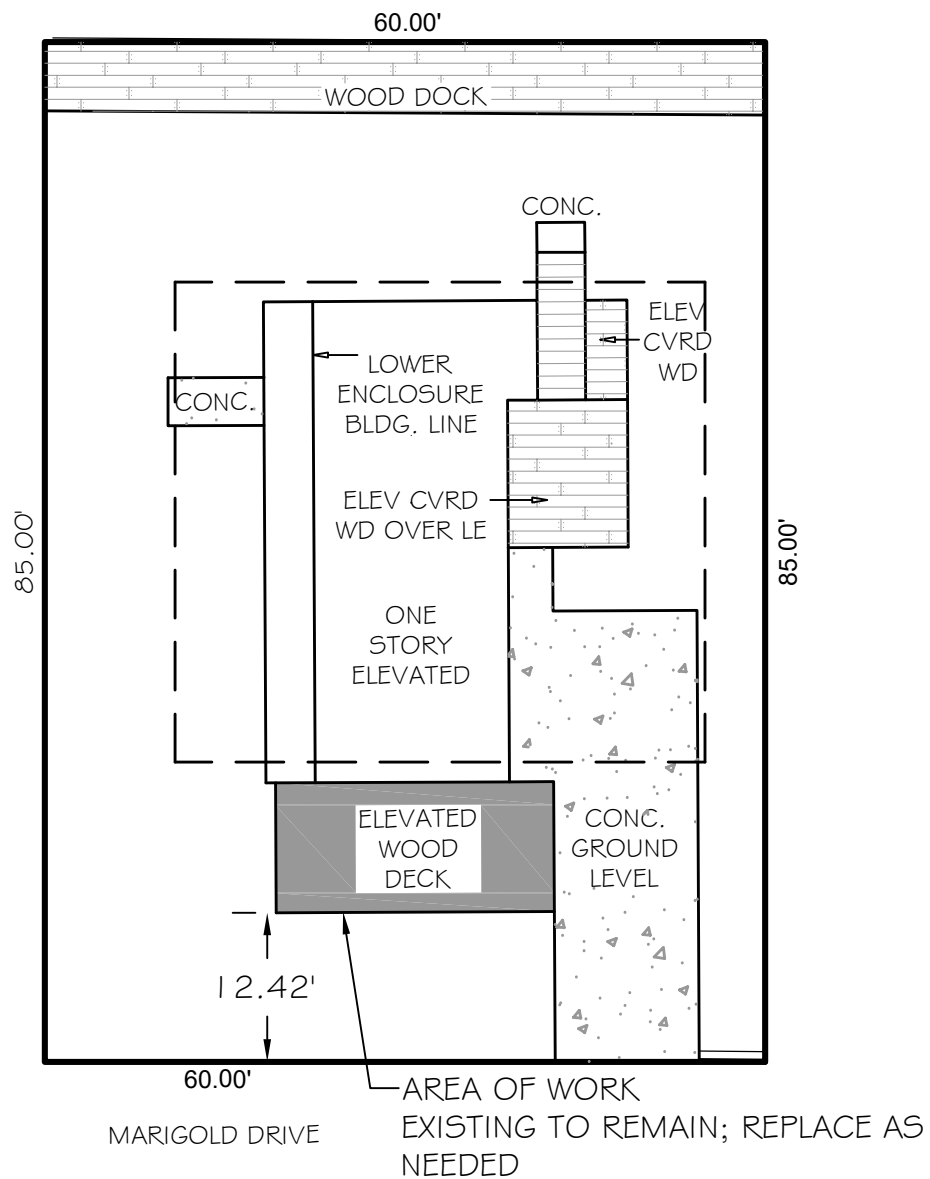
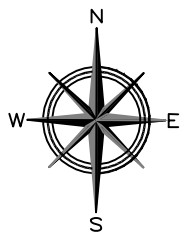
REVISIONS

BIG PINE KEY, FL

PARTIAL EXISTING SITE PLAN

DATE: 12-13-19
DRAWN BY: SMB

2



PARTIAL PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

REVISIONS

BIG PINE KEY, FL

DATE: 12-13-19
DRAWN BY: SMB
PROJECT TITLE: PARTIAL PROPOSED SITE PLAN

3

CONCRETE AND STRUCTURAL NOTES

ALL POURED IN PLACE CONCRETE AND MASONRY GROUT SHALL ATTAIN A MINIMUM STRENGTH OF 3,000 PSI IN 28 DAYS, UNLESS NOTED OTHERWISE. ALL CONCRETE BEAMS AND COLUMNS SHALL ATTAIN A MINIMUM OF 4,000 PSI IN 28 DAYS.

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING" ACI-301.66.

ALL REINFORCING STEEL SHALL BE 60,000 PSI MINIMUM YIELD IN ACCORDANCE WITH ASTM A-615 GRADE 60, SPECIFICATIONS FABRICATED IN ACCORDANCE WITH ACI BUILDING CODE MANUAL OF STANDARD PRACTICE.

ALL REINFORCING STEEL BAR LAPS SHALL HAVE 36 BAR DIAMETERS. BEND ALL HORIZONTAL BEAM AND WALL BARS 24" AROUND ALL CORNERS.

PROVIDE CLEAN OUT OPENINGS AT THE BOTTOM OF ALL REINFORCED MASONRY CELLS. FILL CELLS WITH 3,000 PSI PEA-ROCK CONCRETE UNLESS NOTED OTHERWISE.

MINIMUM COVERAGE FOR REINFORCING STEEL UNLESS OTHERWISE NOTED:

- A. CONCRETE DEPOSITED AGAINST THE GROUND = 3"
- B. WALLS EXPOSED TO WEATHER OR IN CONTACT = 2"
- C. WALLS NOT EXPOSED TO THE WEATHER = 1"
- D. BEAMS AND COLUMNS = 2"
- E. STRUCTURAL SLABS = 1.5" FOR #5 BAR OR SMALLER, 2" FOR #6 BAR OR LARGER

A FILLED CELL WITH (1) #5 REBAR SHALL BE PLACED ADJACENT TO ALL OPENINGS.

EXISTING STRUCTURES THAT DO NOT HAVE HOOPS DO NOT REQUIRE THE ADDITION OF HOOPS WHEN REPAIRS ARE MADE.

ANY EXPOSED STEEL IS TO BE CUT BACK A MINIMUM OF 2" AND SEALED WITH NEW CONCRETE.

STANDARD DESIGN CRITERIA

WINDSPEED:	180 MPH PER ASCE 7-10
FLOOR LIVE LOAD:	40#/SF
FLOOR DEAD LOAD:	10#/SF
EXPOSURE CATEGORY:	"C"
IMPORTANCE FACTOR:	1.0
INTERNAL PRESSURE COEFFICIENT:	0.18
BUILDING CODE:	FLORIDA BUILDING CODE 2017

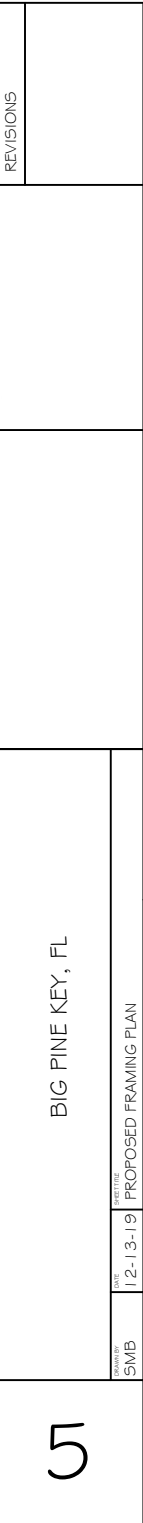
GENERAL NOTES, UNLESS STATED OTHERWISE

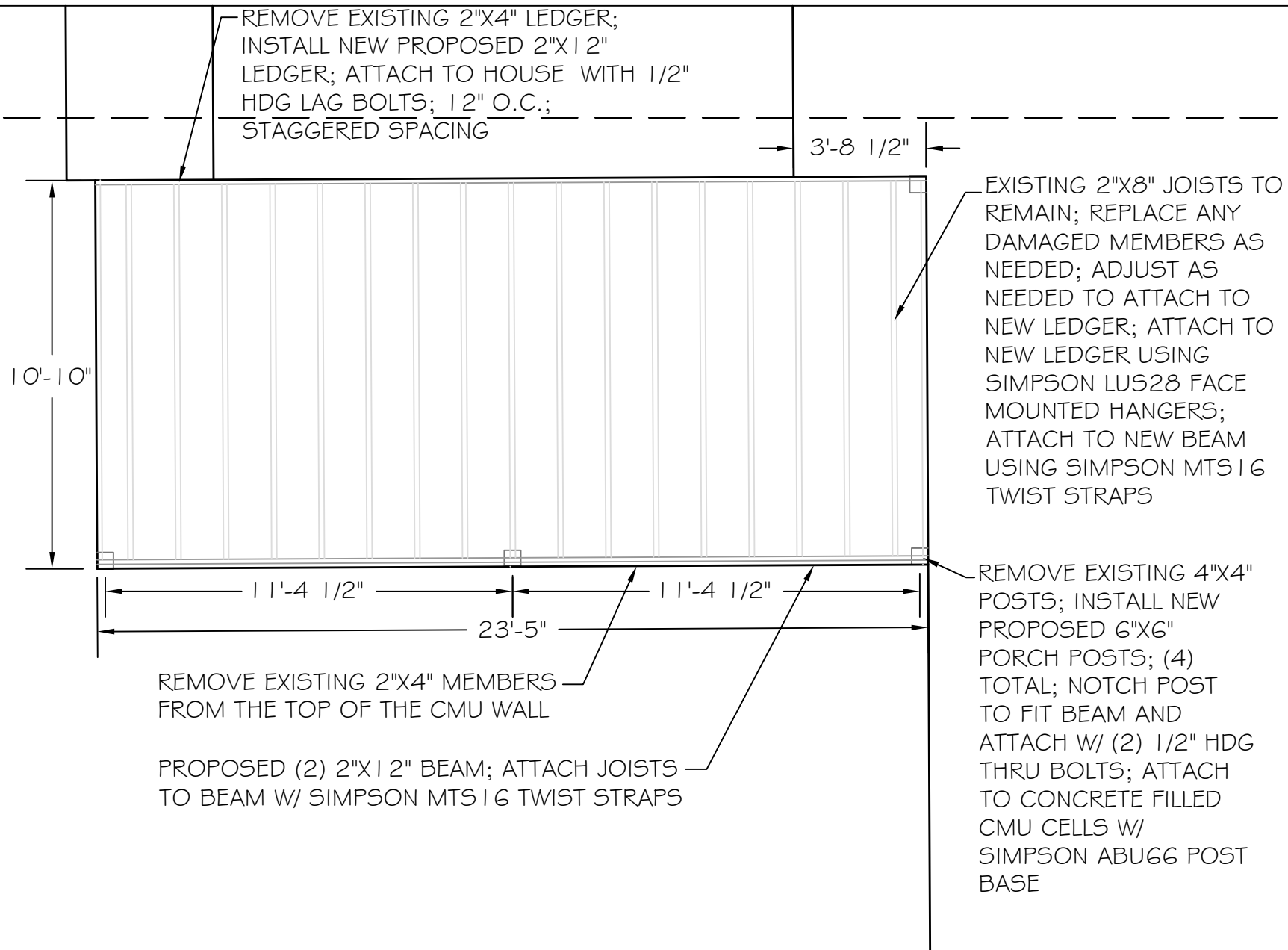
1. THE CONTRACTOR AND /OR OWNER SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR AND OWNER SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MFGR'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICTS BETWEEN THE ABOVE MENTIONED AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
3. CONTRACTOR AND OWNER SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ENGINEER OF RECORD.
4. ALL REINFORCING STEEL TO BE SUPPORTED BY CHAIRS.
5. ALL STRUCTURAL CONCRETE SHALL CONFORM TO ACI 318 LATEST.
6. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615.
7. ALL REBAR SHALL BE FREE OF RUST, DIRT OR GREASE. TREAT ANY SURFACE RUST WITH OSPHO OR EQUAL PRIOR TO POUR.
8. ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR AN APPROVED EQUAL.
9. ALL JOIST LUMBER SHALL BE EQUIVALENT TO SOUTHERN PINE #2 WITH A MINIMUM FIBER STRESS OF 1400 PSI UNLESS STATED OTHERWISE.

REVISIONS

BIG PINE KEY, FL

DATE 12-13-19
DRAWN BY SMB
PROJECT NOTES





NOTES:

1. EXISTING IS TO REMAIN, REPLACE AS NEEDED.
2. ALL NEW WOOD IS TO BE #2 PRESSURE TREATED UNLESS OTHERWISE STATED.
3. CONTRACTOR IS TO VERIFY DIMENSIONS
4. CONTRACTOR IS TO VERIFY MEMBER SIZES.

PROPOSED DECK PLAN

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

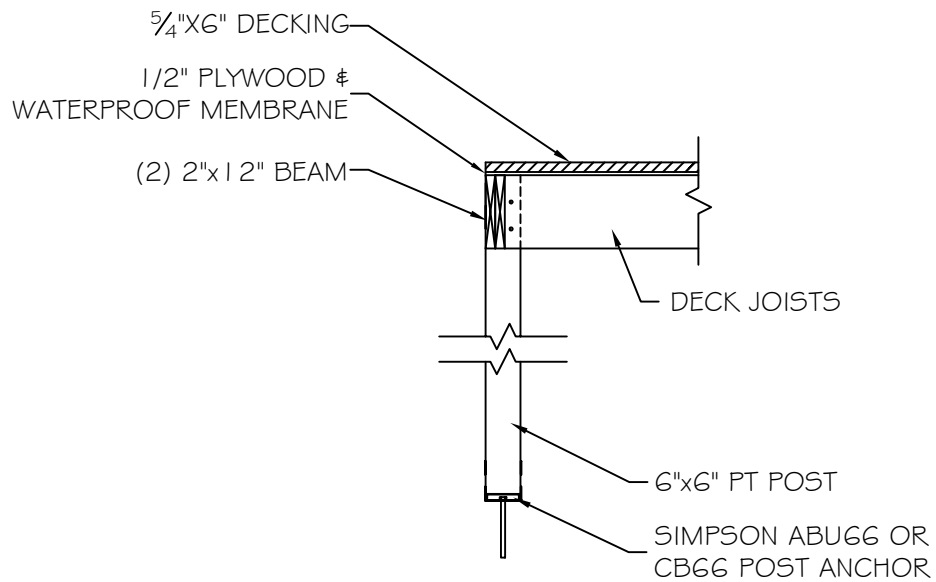
REVISIONS

BIG PINE KEY, FL

DATE 12-13-19 PROJECT PROPOSED FRAMING PLAN

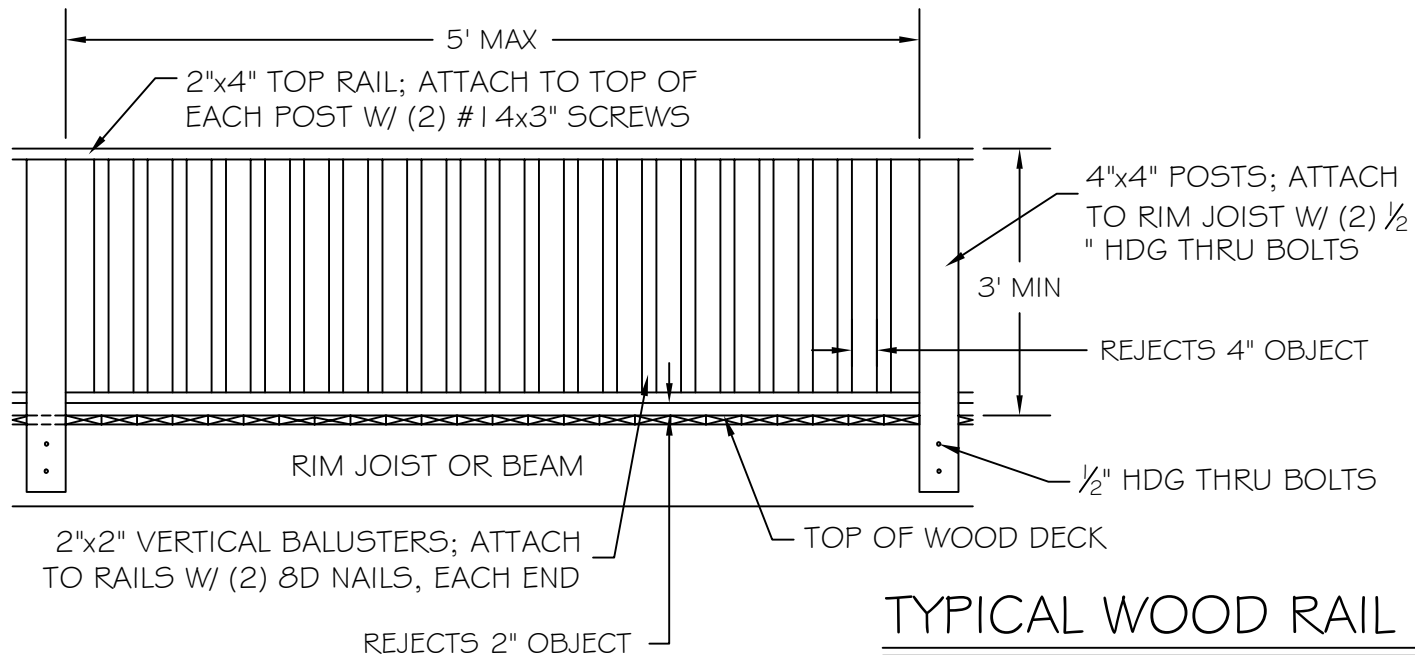
DESIGNED BY SMB

6



TYPICAL POST DETAIL

SCALE: NTS



TYPICAL WOOD RAIL DETAIL

SCALE: NTS

REVISIONS

BIG PINE KEY, FL

DATE 12-13-19
DRAWN BY SMB
PROJECT DETAILS