

REMODEL BUILDING PLANS

MAGELL INN, LLC

1410 MAGELLAN DRIVE
SARASOTA, FL.
MANATEE COUNTY

ARCHITECT
MARY MARSH LASSETER
LICENSE # FL AR0009702
801 21st STREET WEST
BRADENTON, FLA. 34205
OFFICE 941-746-4560

CODE REVIEW AND ANALYSIS

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRESAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633 FLORIDA STATUTES.

COMMERCIAL CODE ANALYSIS

LEVEL 3 ALTERATION, SUBSTANTIAL IMPROVEMENT
BUILDING TYPE VA SPRINKLED
ALLOWED 2 FLOORS OR 40' / EXISTING 2 FLOORS
ALLOWED 9,000 SF / EXISTING 5248 SQ. FT.
OCCUPANCY R-1 (RESIDENTIAL)

TOTAL 34 OCCUPANTS
14 OCCUPANTS FIRST FLOOR
18 OCCUPANTS SECOND FLOOR
2 STAFF
2 EXITS REQUIRED - 2 AVAILABLE EACH FLOOR

EGRESS DISTANCE PER 1015.1 250 FEET ALLOWABLE
80 FEET MAXIMUM

NOTE

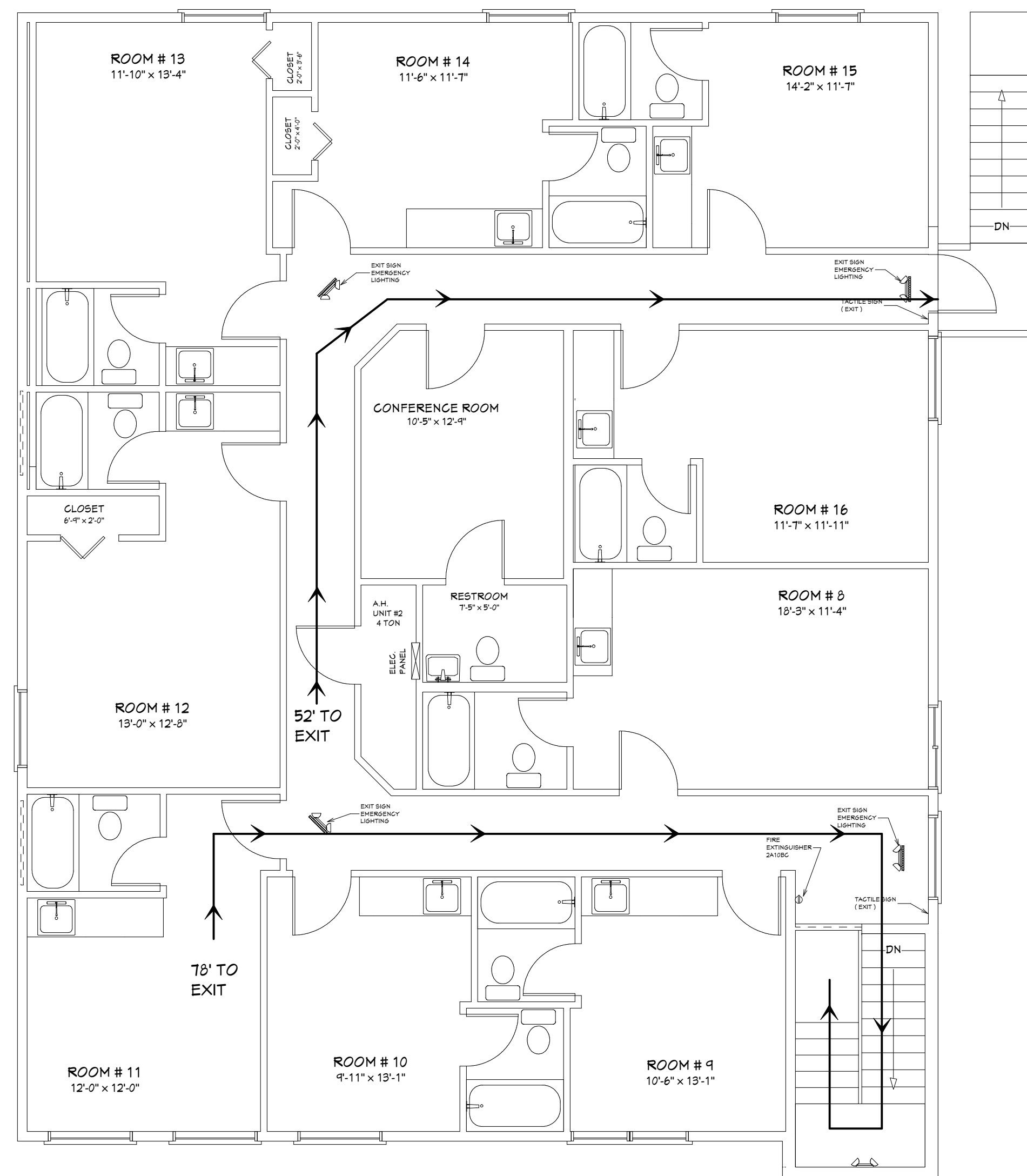
- LICENSED SPRINKLER CONTRACTOR TO PROVIDE LOCAL FIRE JURISDICTION WITH SHOP DRAWINGS SHOWING ALL PIPING AND HEAD LAYOUTS, (TYPE AND SIZE) STAND PIPE AND DETAILS ETC.
- LICENSED PLUMBING SUB CONTRACTOR TO PROVIDE COMPLETE SHOP DRAWINGS PRIOR TO ANY WORK SHOWING HOT AND COLD SCHEMATICS, WASTE, SANITARY, VENTING AND REVENTING, CLEAN OUTS (BUT NOT LIMITED TO) ETC.
- LOAD CALCS BY CALGIE PLUS
LICENSED HVAC SUB CONTRACTOR TO PROVIDE COMPLETE SHOP DRAWINGS PRIOR TO ANY WORK SHOWING COMPLETE DUCT SYSTEM (EXISTING DUCTS TO BE REUSED AS POSSIBLE) FOR SUPPLY, RETURNS, FRESH AIR AND EXHAUST ETC.
- FIRE EXTINGUISHERS TO BE FURNISHED AS DIRECTED BY LOCAL FIRE MARSHAL. TYPE AND LOCATION

DESIGN CRITERIA

STRUCTURAL DESIGN PER FBC 2014 5TH EDITION
150 MPH WIND LOADS 3 SECOND GUST EXPOSURE "B" ENCLOSED
FLOOR & STAIR LIVE LOADS, 40 PSF
WALL WIND LOADS + 17.7, - 16.0
WALL COMPONENT & CLADDING + 24.2 - 32.4
RISK CATEGORY II
TYPE VB CONSTRUCTION - UNPROTECTED

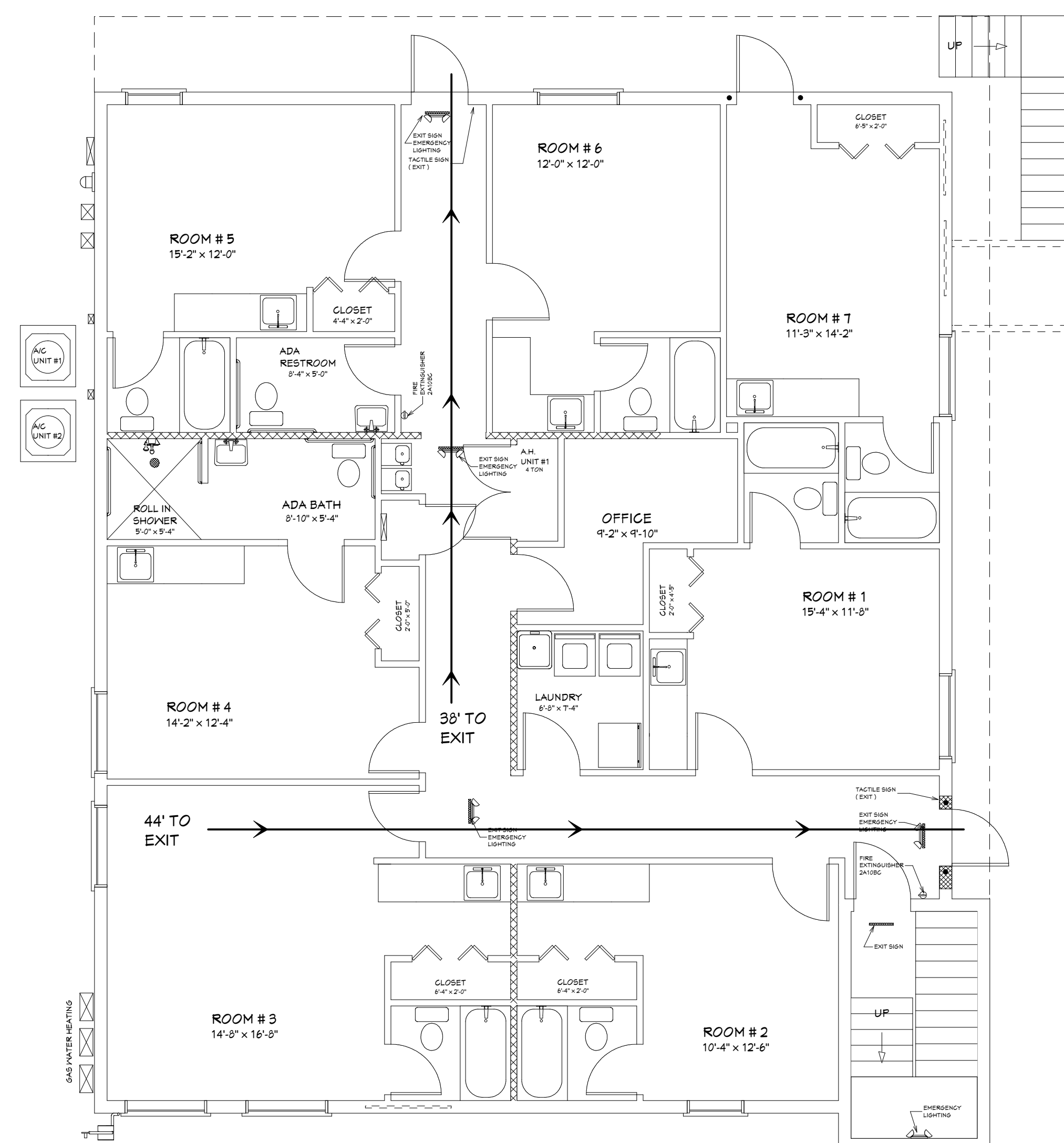
WINDOW PROTECTION REQUIRED

WINDOWS & DOORS + 24.2 PSF, - 32.4 PSF



LIFE SAFETY PLAN

SCALE 3/16" = 1'-0"



INDEX OF DRAWINGS

DWG. #	DRAWING NAME
1 OF 10	COVER SHEET
2 OF 10	LIFE SAFETY PLAN
3 OF 10	FIRST FLOOR PLAN
4 OF 10	SECOND FLOOR PLAN
5 OF 10	EXISTING / DEMO PLANS
6 OF 10	WALL SECTIONS
7 OF 10	DETAILS
8 OF 10	PLUMBING PLANS
9 OF 10	DETAILS
10 OF 10	ELEVATIONS
11 OF 10	FLOOR FRAMING PLAN
12 OF 10	STAIR DETAILS
13 OF 10	STAIR FOUNDATION PLAN
14 OF 10	HVAC PLANS
15 OF 10	ELECTRICAL POWER PLAN
16 OF 10 (E1)	ELECTRICAL DETAILS

DO NOT SCALE PLANS.
CONTRACTOR TO VERIFY ALL ASPECTS OF THIS PLAN PRIOR TO THE START OF CONSTRUCTION.
COPYRIGHT 2016

ZIMMERMANN
COKER
DRAFTING & DESIGN SERVICE
2302 9th ST. N. BRADENTON, FL.
PH. 941-746-5221

REMODEL BUILDING PLANS FOR:
MAGELL INN, LLC
CHRISTOPHER A. POPECK
1410 MAGELLAN DRIVE
SARASOTA, FL.
MANATEE COUNTY

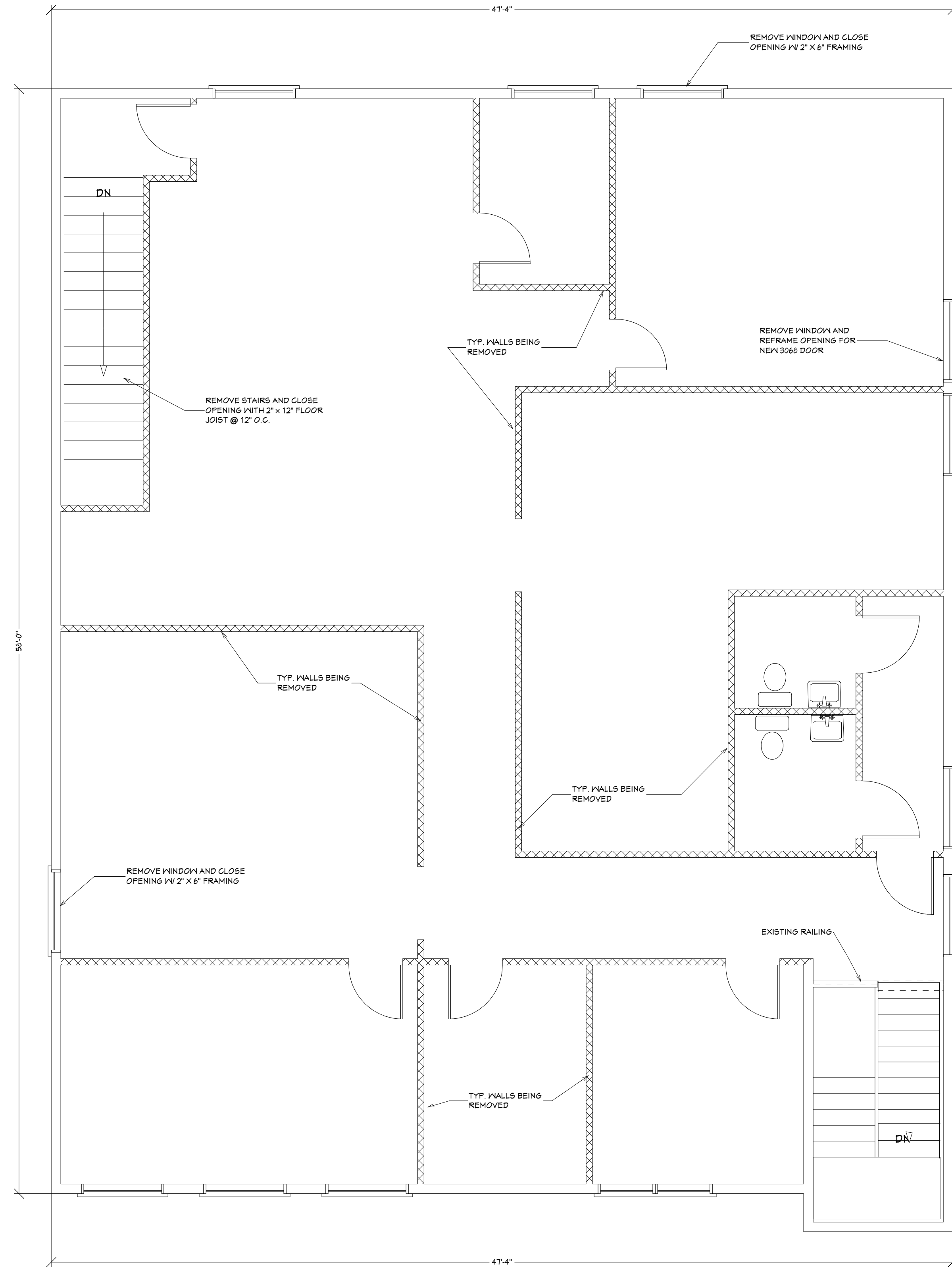
SEAL

MARY MARSH LASSETER
ARCHITECT
801 21st STREET WEST
BRADENTON, FLA. 34205
LICENSE # FL AR0009702
Office (941) 746-4560
e-mail: mmmlas@acil.com

4.5/PLANS/INZ

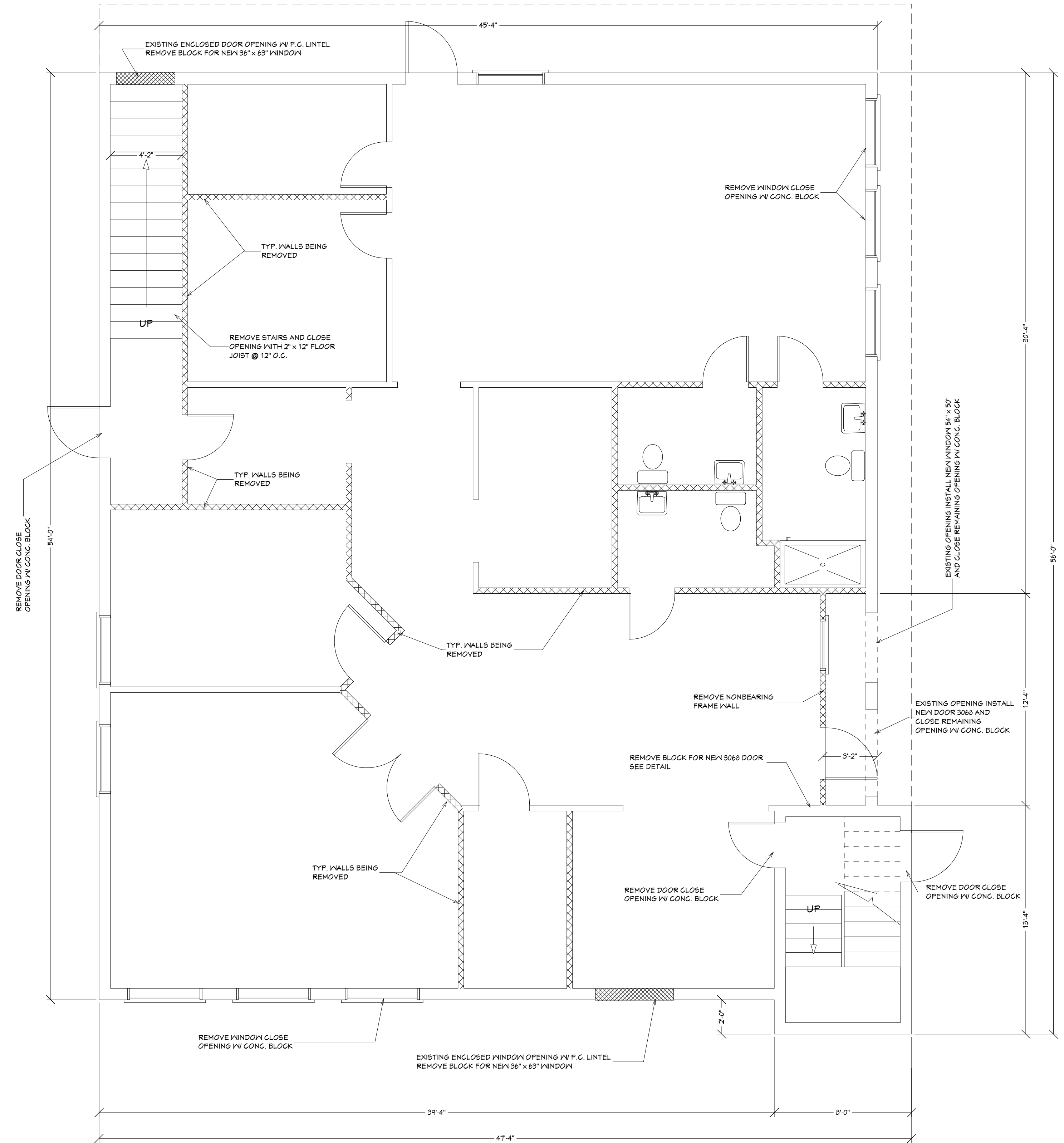
JAN. 2016

1
10



EXISTING / DEMO
SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



EXISTING / DEMO
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

DO NOT SCALE PLANS.
CONTRACTOR TO VERIFY ALL
ASPECTS OF THIS PLAN PRIOR TO
THE START OF CONSTRUCTION.
COPYRIGHT 2016

ZIMMERMANN
COKER
DRAFTING & DESIGN SERVICE
2302 9th ST. N. BRADENTON, FLA.
PH. 941-746-5221

REMODEL BUILDING PLANS FOR:
MAGELL INN, LLC
CHRISTOPHER A. POPECK
1410 MAGELLAN DRIVE
SARASOTA, FL.
MANATEE COUNTY

SEAL

MARY MARSH LASSETER
ARCHITECT
801 0th STREET, WEST
BRADENTON, FL 34206
LICENSE # FL AR0007102
Office (941) 746-4560
e-mail: mmmarsh@aol.com

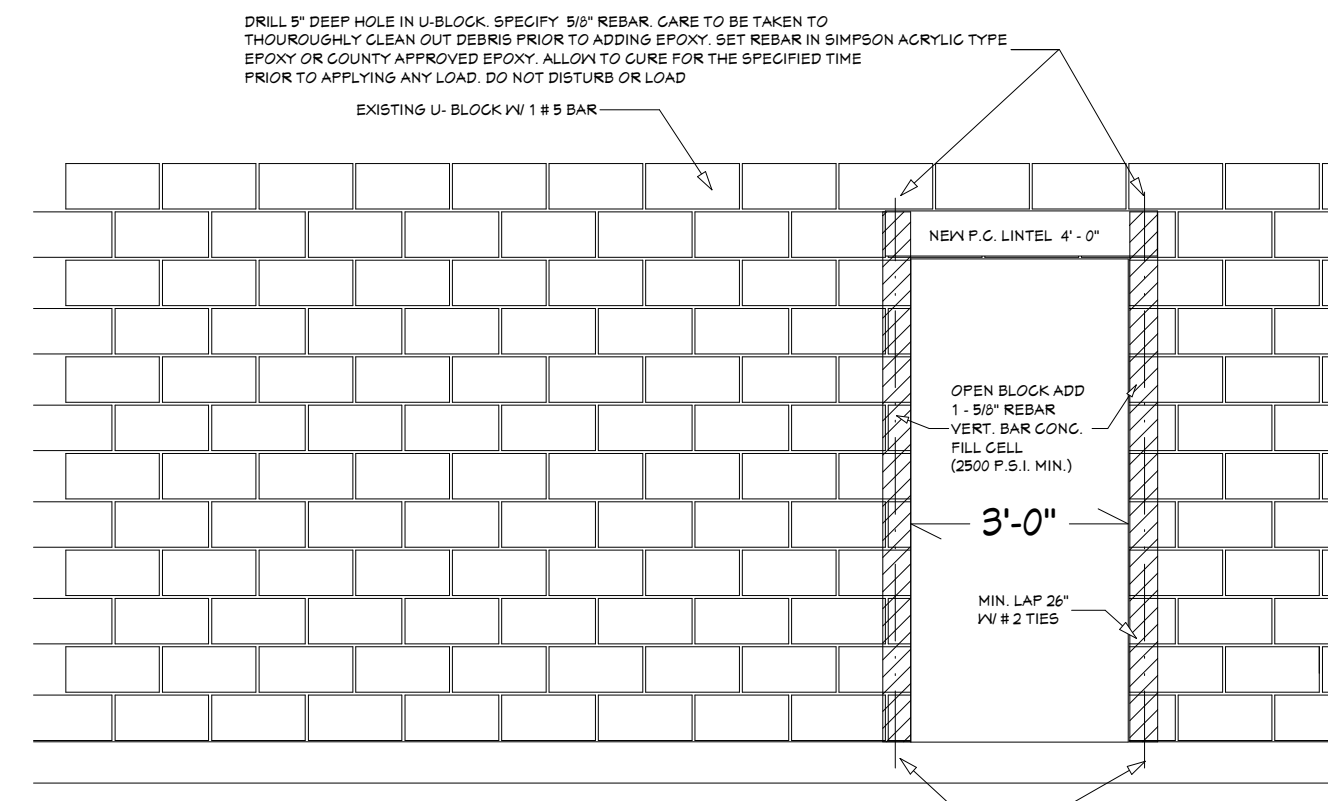
4.5/PLANS/WZ

JAN. 2016

3
10

WOOD FRAMING NOTES:

1. WOOD CONSTRUCTION, CONNECTIONS AND NAILING REQUIREMENTS SHALL CONFORM TO THE "FLORIDA BUILDING CODE".
2. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 14% MAXIMUM MOISTURE CONTENT.
3. ALL LOAD BEARING WALL FRAMING SHALL BE NO. 2 GRADE SPF OR HEM-FIR.
4. ALL JOIST AND RAFTER FRAMING SHALL BE NO. 2 GRADE, SOUTHERN FINE OR HEM-FIR.
5. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS.
6. BOLT HEADS SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUGGLED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.
7. PREFABRICATED "MICRO-LAM" LUMBER HEADERS AND BEAMS SHALL AS MANUFACTURED BY "TRUSS JOIST MACMILLAN CORP." BOISE, IDAHO OR APPROVED EQUAL. DO NOT CUT OR NOTCH MICRO-LAM MATERIAL WITHOUT THE MANUFACTURER'S APPROVAL.
8. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG TIE COMPANY," OR EQUAL. INSTALL ALL ACCESSORIES AS PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A446, GRADE A) AND BE GALVANIZED (COATING 660).

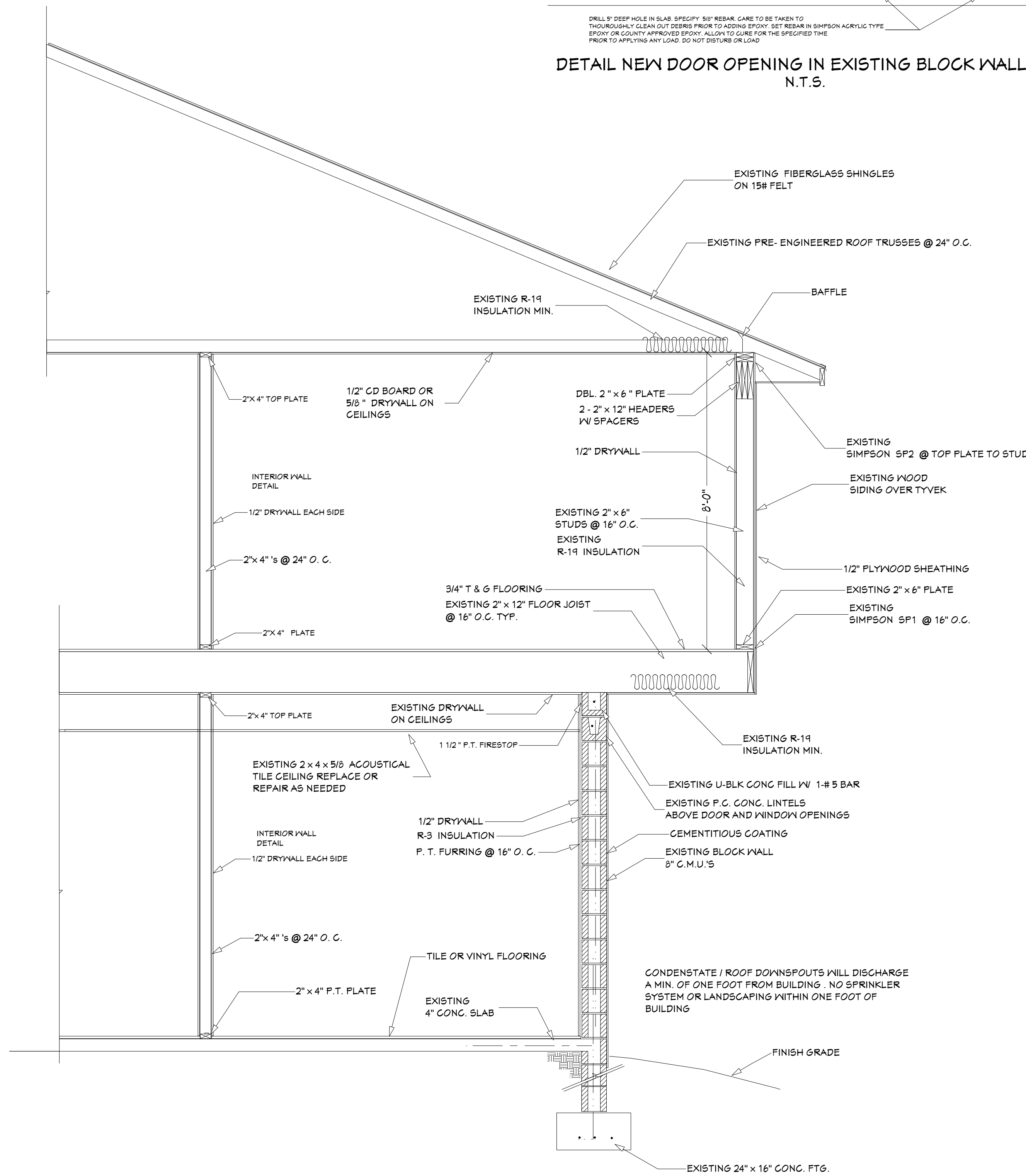


**DETAIL NEW DOOR OPENING IN EXISTING BLOCK WALL
N.T.S.**

SHEATHING AND NAILING SCHEDULE			
AREA	SHEATHING	NAIL SIZE	SPACING
FLOOR	3/4" 4 PLY	8d COMMON	6" O.C. EDGES 8" O.C. FIELD
WALL	15/32 (1/2") EXP-1	8d COMMON	4" O.C. EDGES 8" O.C. FIELD

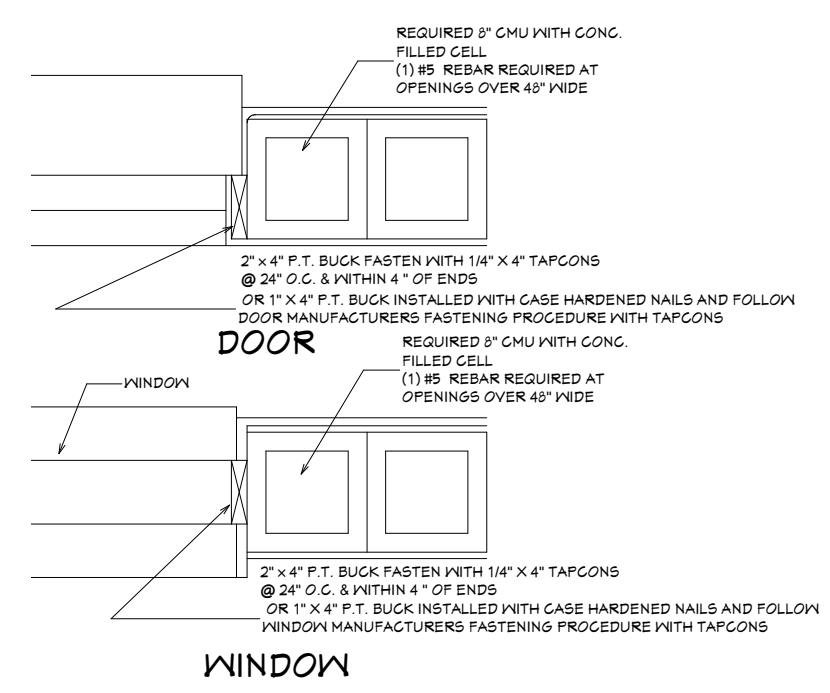
PLYWOOD/GYPBOARD SHEATHING NOTES:

1. ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS.
2. ALL ROOF PANEL SHEATHING SHALL BE 15/32" (1/2" NOM.) EXPOSURE-1 APA RATED SHEATHING. SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING. SEE NAILING SCHEDULE. IF NOT SPECIFIED, CONNECT ROOF SHEATHING WITH 8d RING SHANK NAILS AT 4" O.C. AT SUPPORTED PANEL EDGES AND 4" O.C. AT RIDGES AND HIPS. OVER 1/2" NOMINAL PLYWOOD, USE 10d NAILS.
3. INSTALL ALL PLYWOOD SHEATHING WITH THE LONG DIMENSION OF THE PANEL ACROSS SUPPORTS AND WITH THE PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE SHEATHING MANUFACTURER.
4. ALL NAILING SHALL BE CAREFULLY DRIVEN AND NOT OVERDRIVEN. THE USE OF STAPLES ARE PROHIBITED.

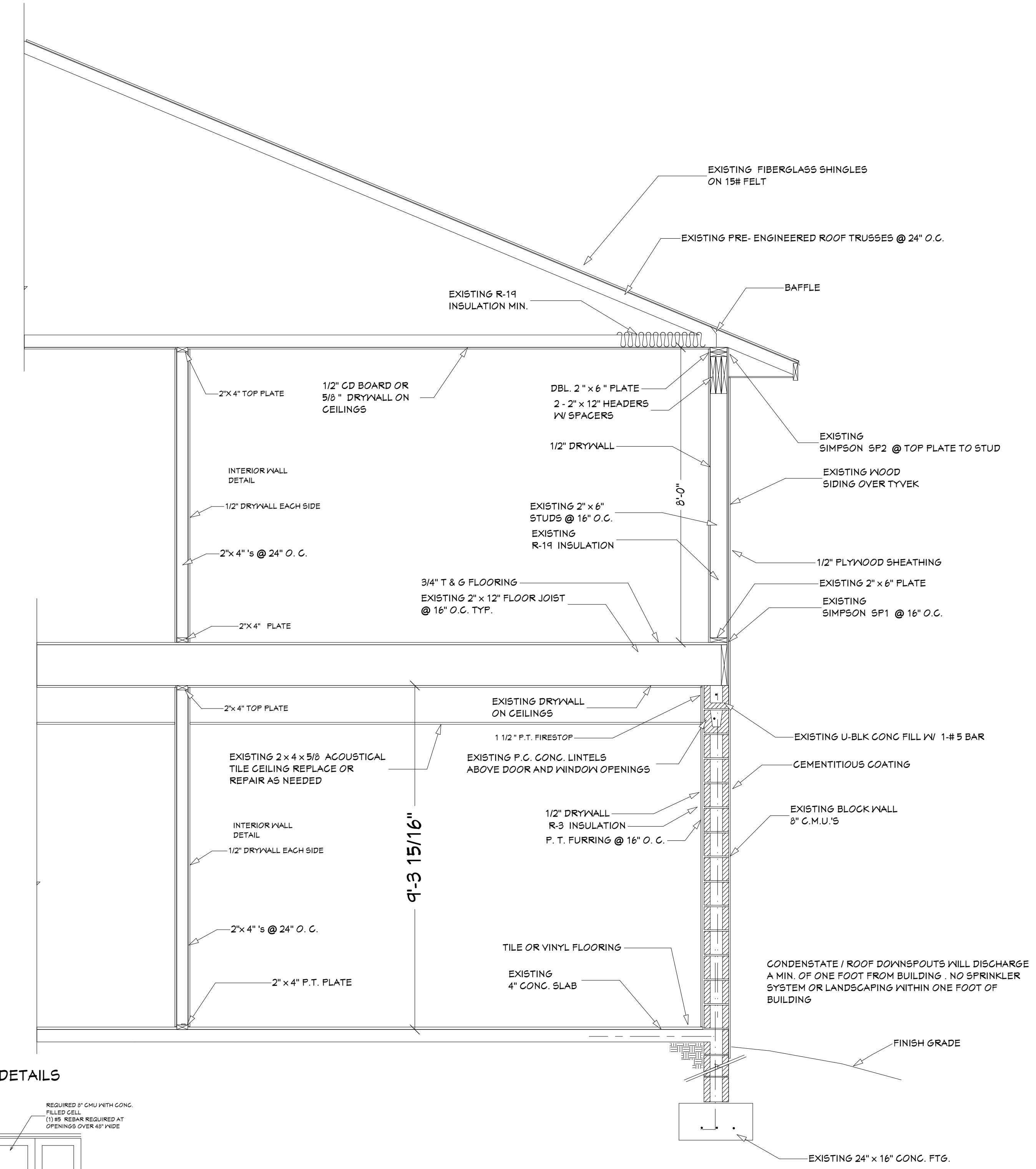


**WALL SECTION
SCALE 1/2" = 1' - 0"**

BUCK DETAILS



WINDOW



**WALL SECTION
SCALE 1/2" = 1' - 0"**

DO NOT SCALE PLANS.
 CONTRACTOR TO VERIFY ALL
 ASPECTS OF THIS PLAN PRIOR TO
 THE START OF CONSTRUCTION.
 COPYRIGHT 2016

ZIMMERMANN
 DRAFTING & DESIGN SERVICE
 2302 9th ST. N. BRADENTON, FLA.
 PH. 941-746-5221

REMODEL BUILDING PLANS FOR:
MAGELL INN, LLC
 CHRISTOPHER A. POECK
 1410 MACGELLAN DRIVE
 SARASOTA, FL.
 MANATEE COUNTY

SEAL

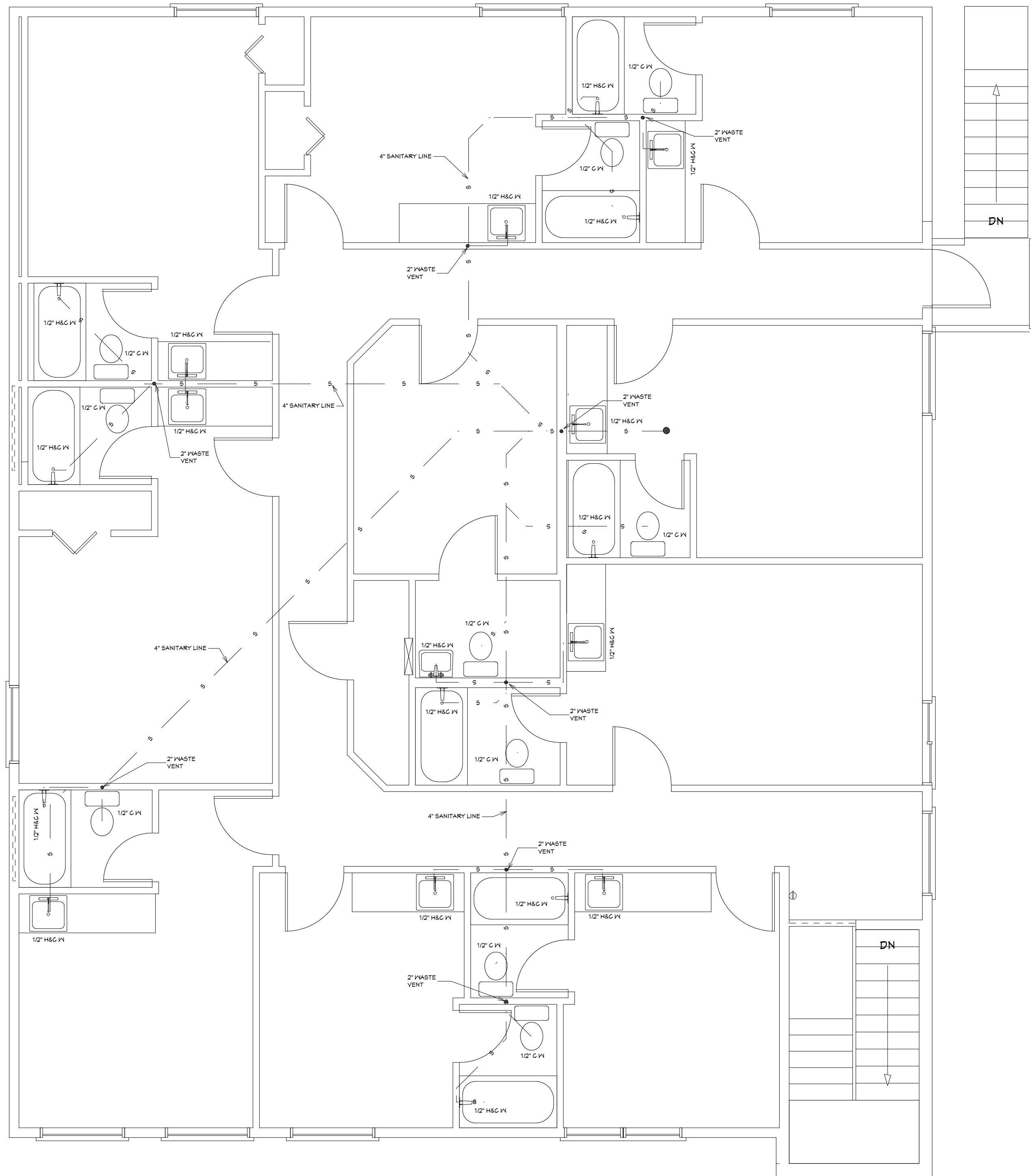
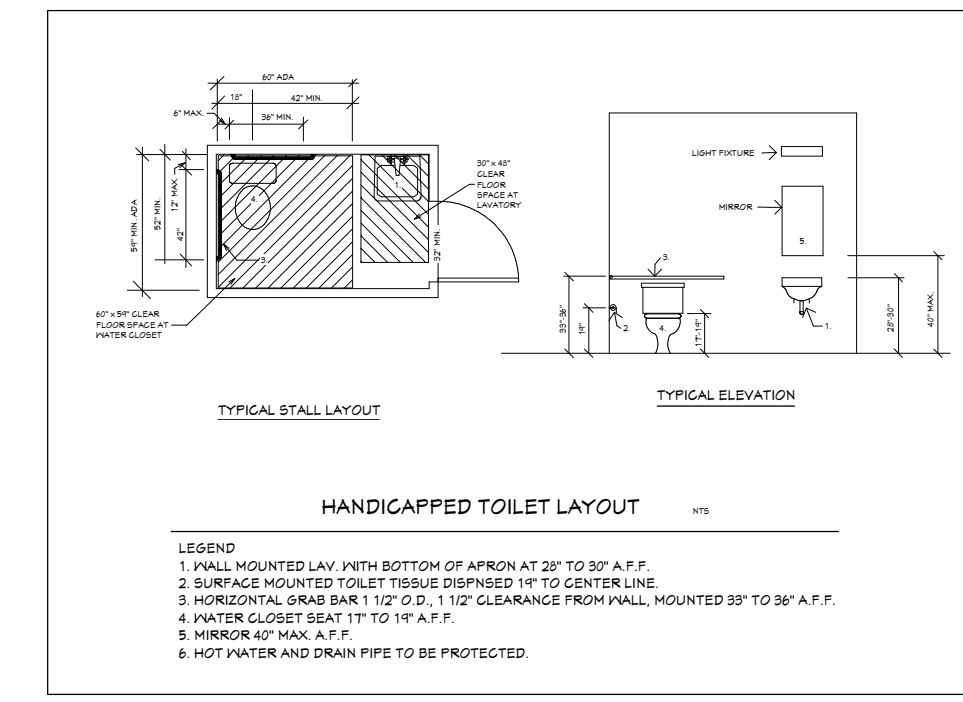
MARY MARSH LASSETER
 ARCHITECT
 801 5th STREET, WEST
 BRADENTON, FL 34205
 LICENSE # FL ARCH0004702
 Office (941) 746-1560
 e-mail: mmmla@mla.com

4.5 PLANS/VIZ

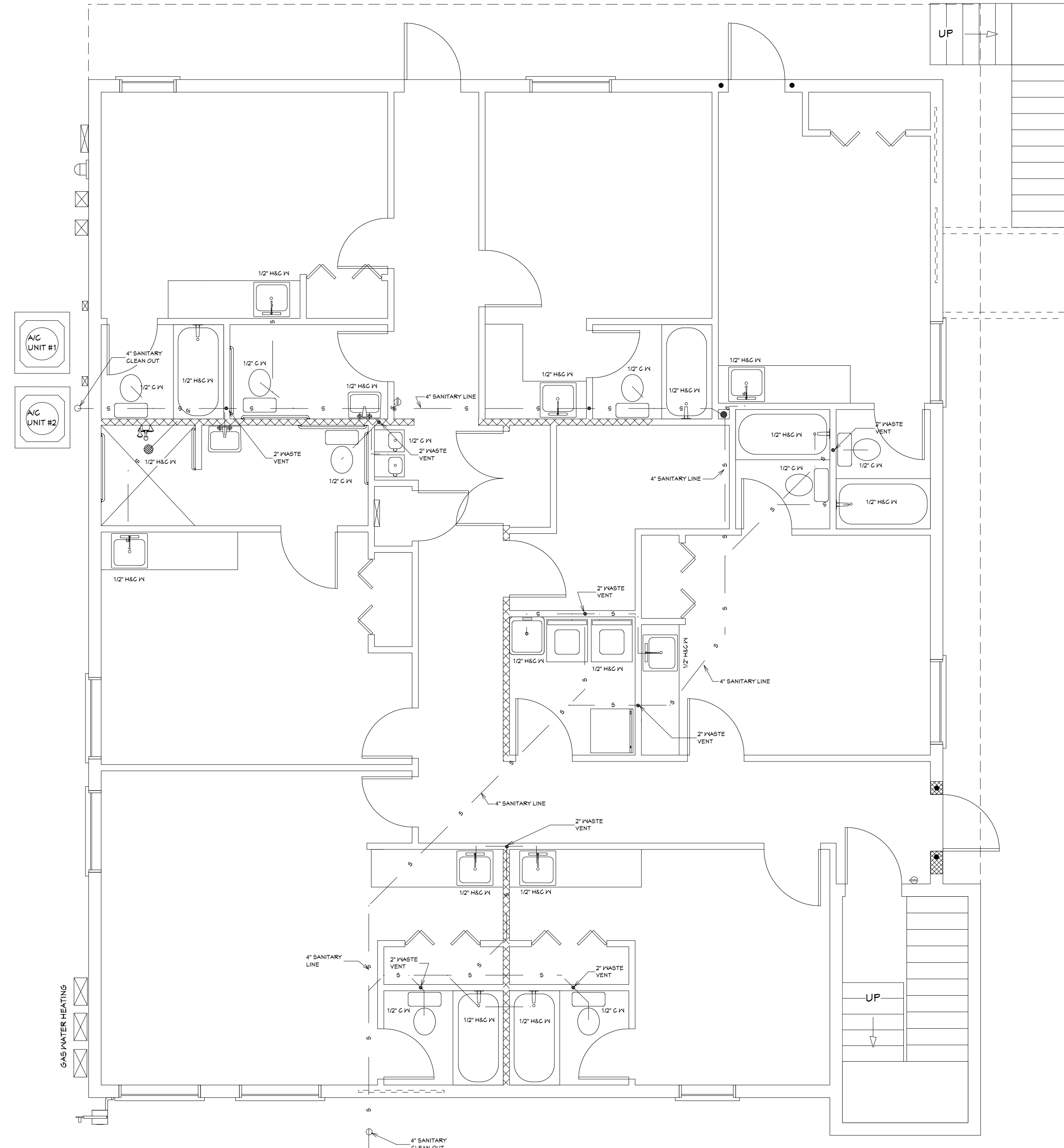
JAN. 2016

4
 10

1. LICENCED PLUMBING SUB CONTRACTOR TO PROVIDE COMPLETE SHOP DRAWINGS PRIOR TO ANY WORK SHOWING HOT AND COLD SCHEMATICS, WASTE, SANITARY, VENTING AND REVENTING, CLEAN OUTS(BUT NOT LIMITED TO) ETC.



**PLUMBING SANITARY SEWER PIPING PLAN
SECOND FLOOR**
SCALE 1/4" = 1'-0"



**PLUMBING SANITARY SEWER PIPING PLAN
FIRST FLOOR**
SCALE 1/4" = 1'-0"

DO NOT SCALE PLANS.
CONTRACTOR TO VERIFY ALL
ASPECTS OF THIS PLAN PRIOR TO
THE START OF CONSTRUCTION.
COPYRIGHT 2016

ZIMMERMANN
COKER
DRAFTING & DESIGN SERVICE
2302 9th ST. N. BRADENTON, FL.
PH. 941-746-5221

REMODEL BUILDING PLANS FOR:
MAGELL INN, LLC
CHRISTOPHER A. POPECK
1410 MAGELLAN DRIVE
SARASOTA, FL.
MANATEE COUNTY

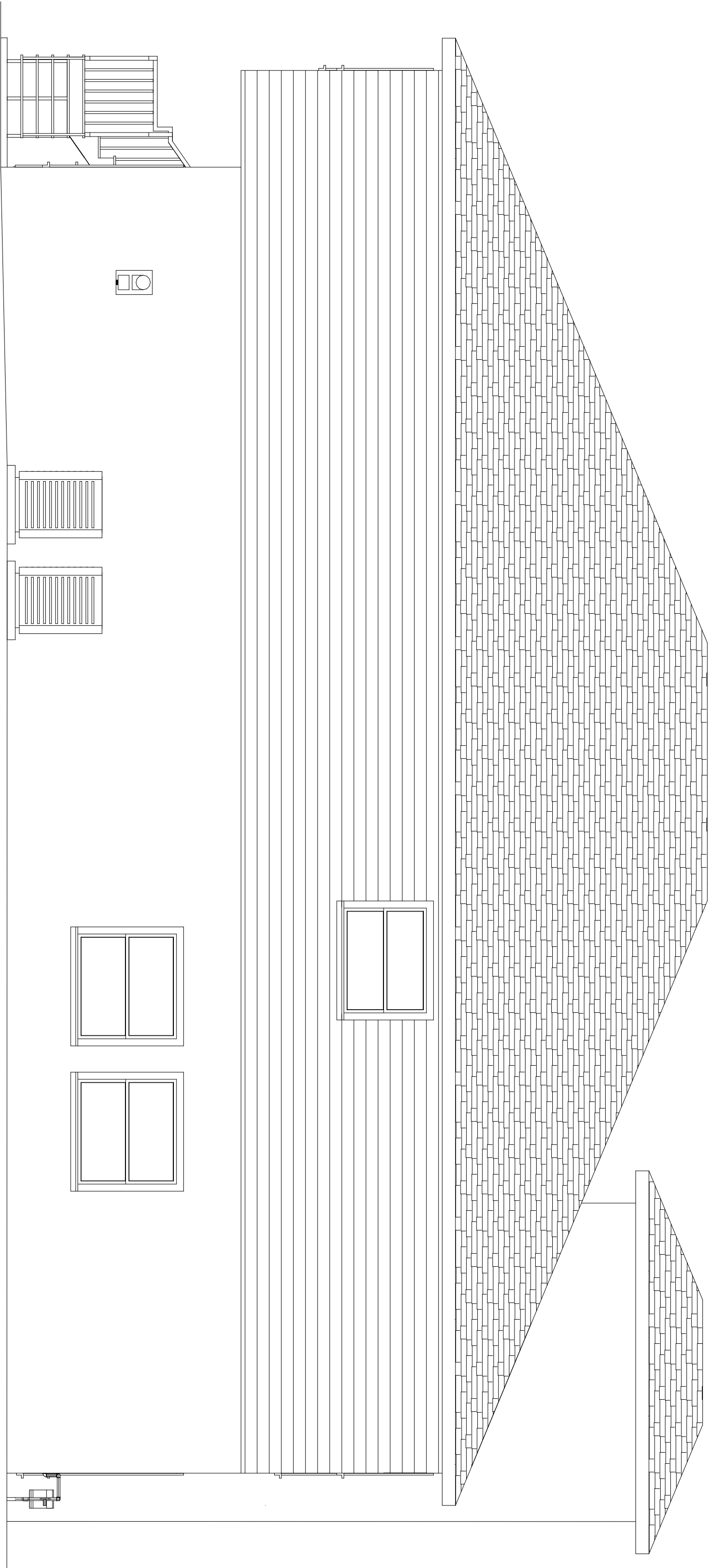
SEAL

MARY MARSH LASSETER
ARCHITECT
801 21st STREET WEST
BRADENTON, FL 34205
LICENSE # FL AR0004702
Office (941) 746-4560
e-mail mmmlas@iact.com

4.5/PLANS/12

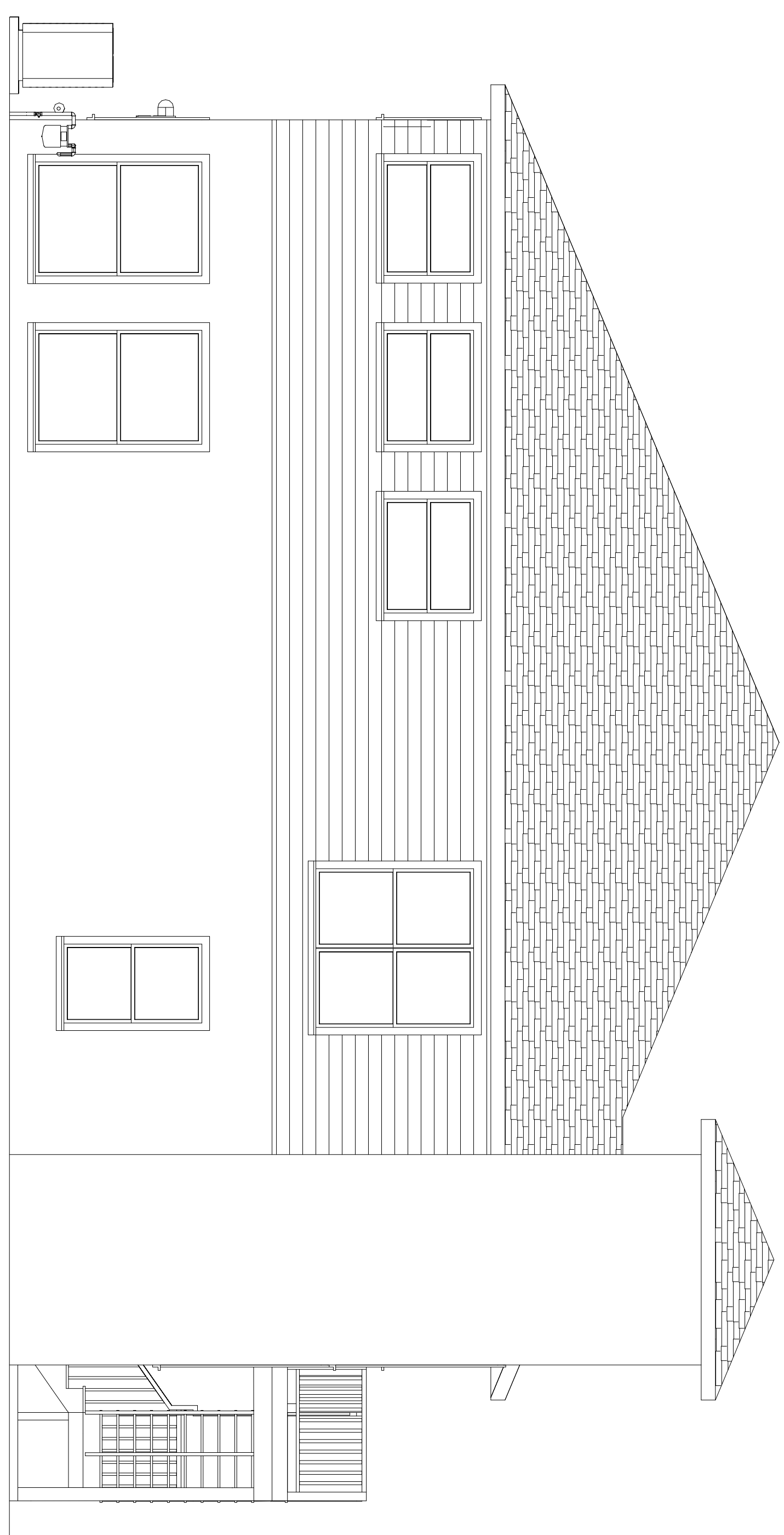
JAN. 2016

5
10



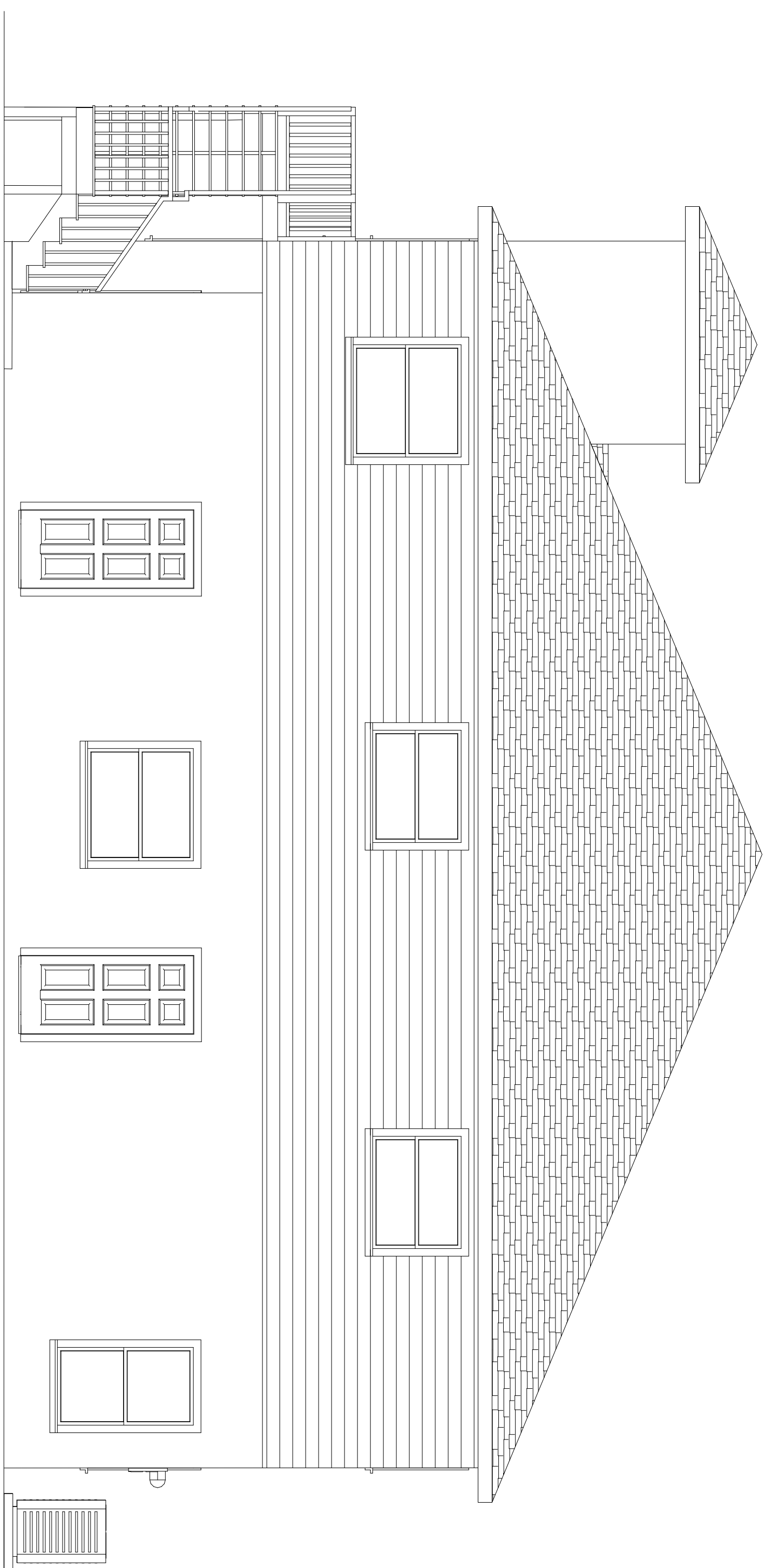
EAST ELEVATION

SCALE 1/4" = 1'-0"



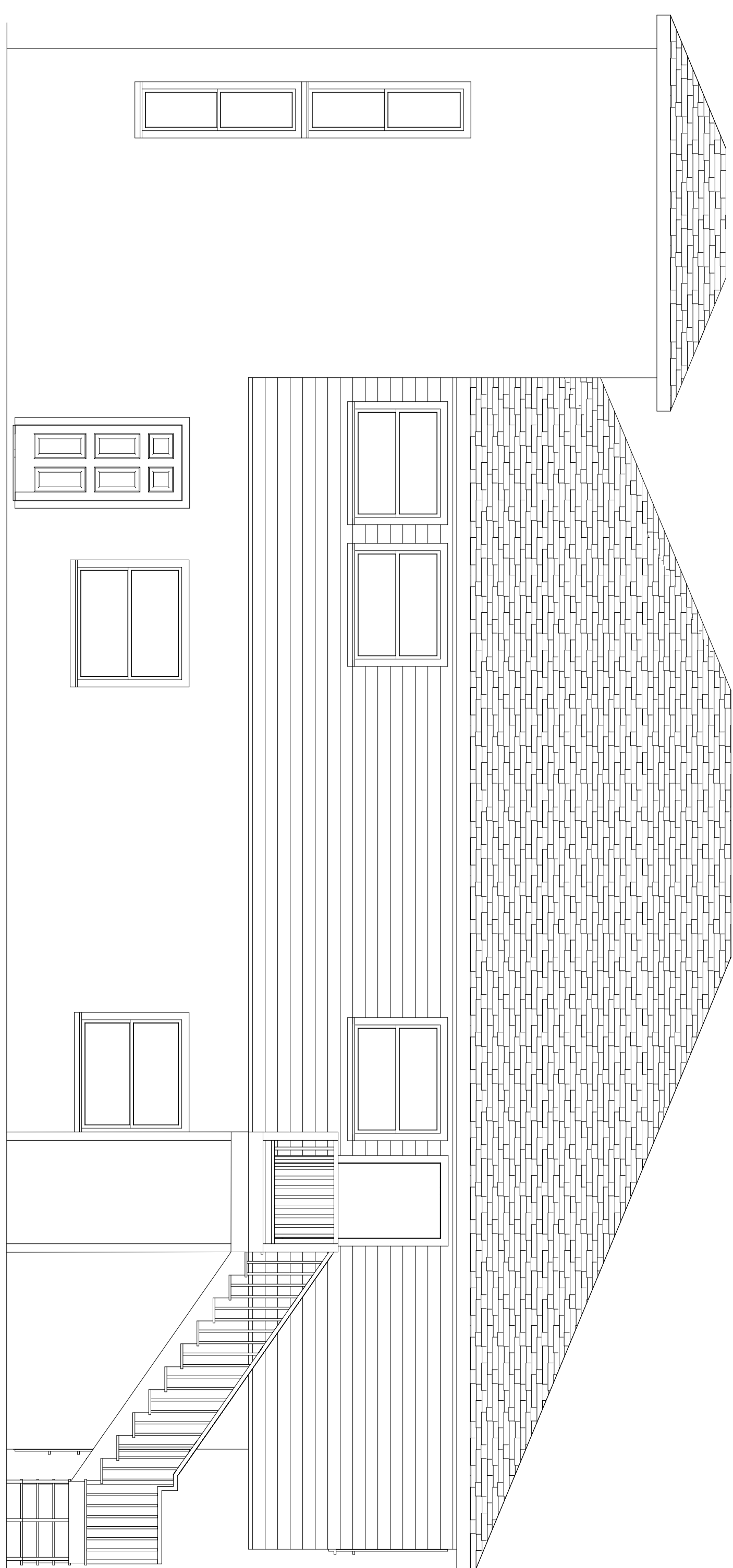
NORTH ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

6
10

JAN. 2016

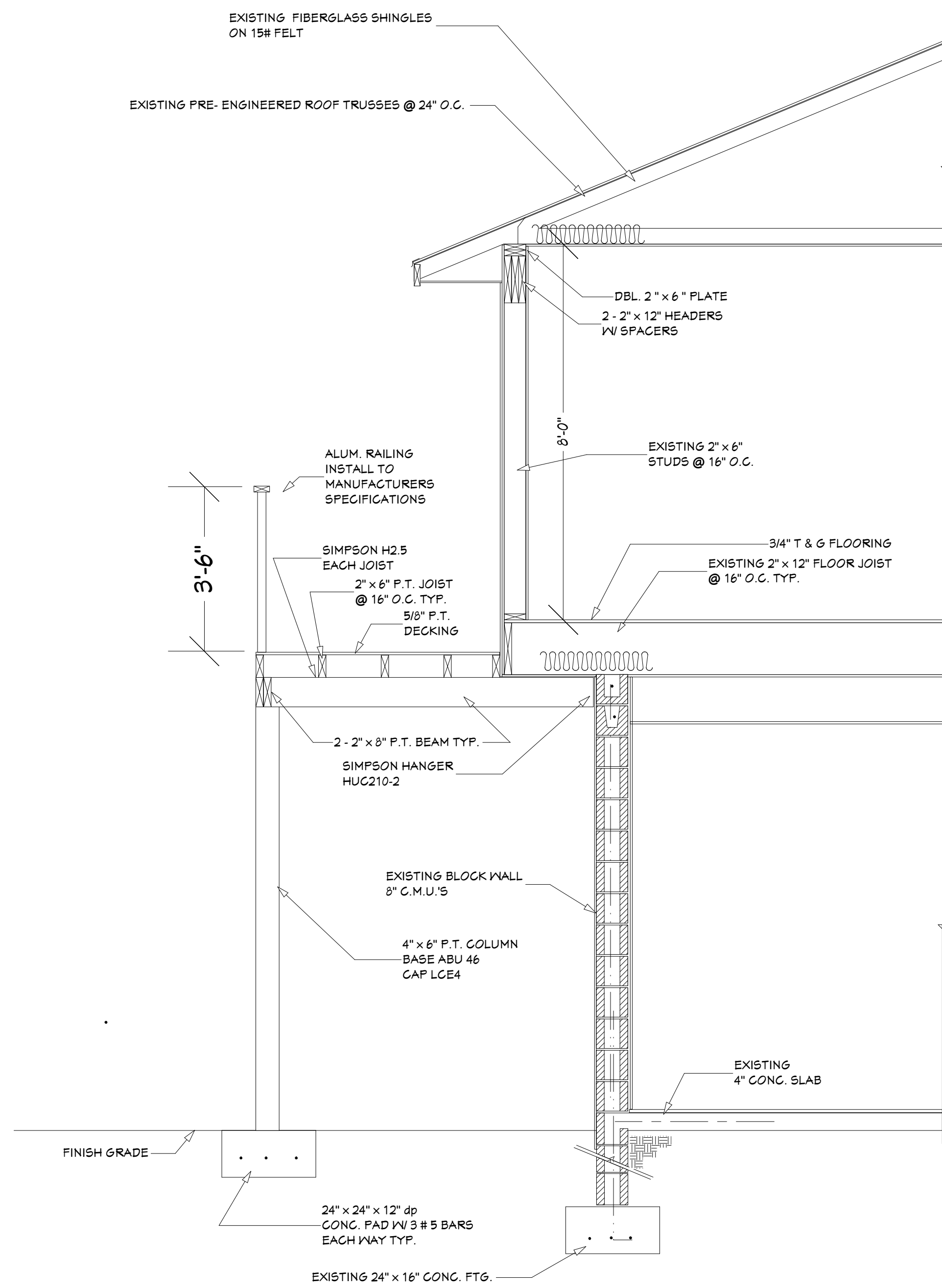
MARY MARSH LASSETER
ARCHITECT
801 21st STREET WEST
BRADENTON, FLA. 34205
LICENSE # FL AR0009702
Office (941) 746-4560
e-mail mmmarsh@aol.com

SEAL

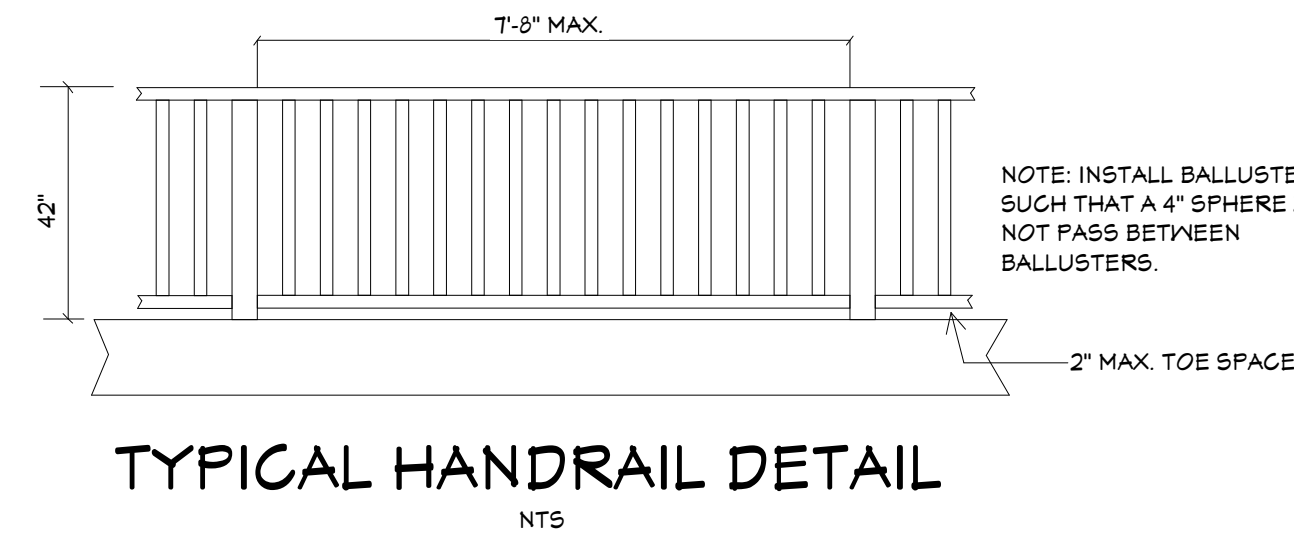
REMODEL BUILDING PLANS FOR:
MAGELL INN, LLC
CHRISTOPHER A. POPECK
1410 MAGELLAN DRIVE
SARASOTA, FL.
MANATEE COUNTY

— COKER —
ZIMMERMANN
DRAFTING & DESIGN SERVICE
2302 9th ST. W. BRADENTON, FLA.
PH. 941-746-5221

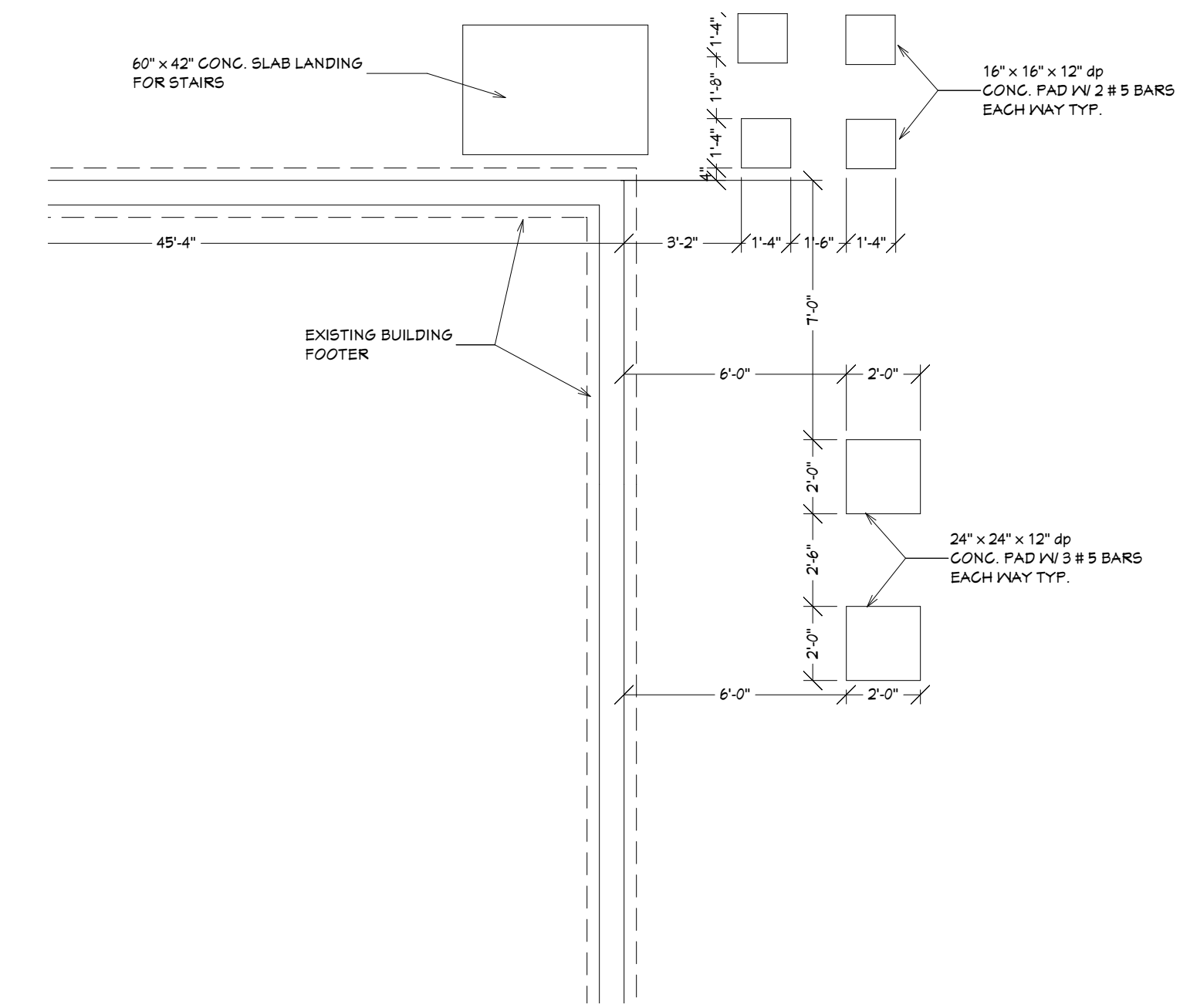
DO NOT SCALE PLANS.
CONTRACTOR TO VERIFY ALL
ASPECTS OF THIS PLAN PRIOR TO
THE START OF CONSTRUCTION.
COPYRIGHT 2016



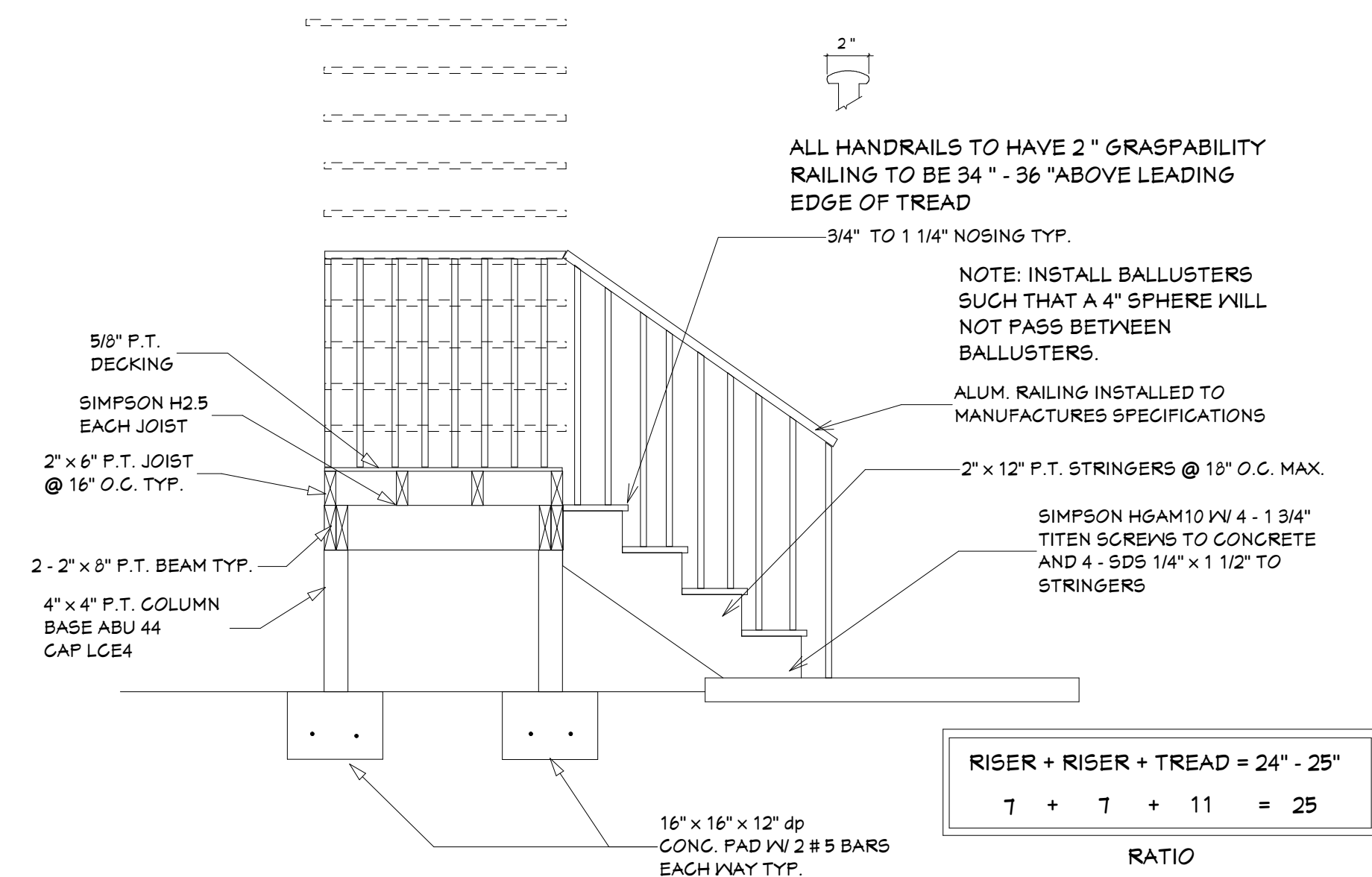
STAIR DECK SECTION
SCALE 1/2" = 1' - 0"



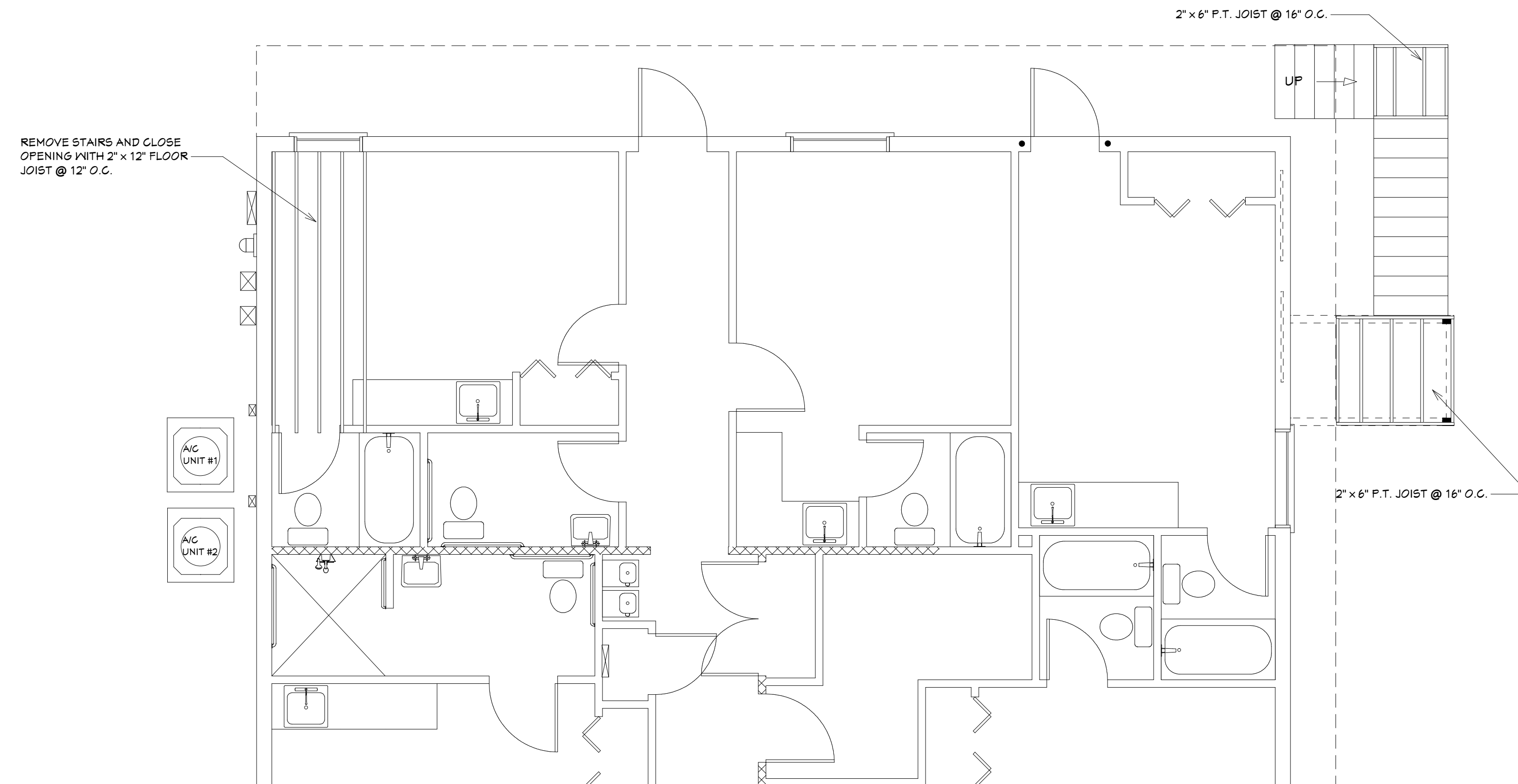
TYPICAL HANDRAIL DETAIL
NTS



**FOUNDATION PLAN
NEW STAIRS**
SCALE 1/4" = 1'-0"



STAIR DETAIL
SCALE 1/2" = 1' - 0"



FLOOR JOIST PLAN
SCALE 1/4" = 1'-0"

DO NOT SCALE PLANS.
CONTRACTOR TO VERIFY ALL
ASPECTS OF THIS PLAN PRIOR TO
THE START OF CONSTRUCTION.
COPYRIGHT 2016

ZIMMERMANN
COKER
DRAFTING & DESIGN SERVICE
2302 9th ST. N. BRADENTON, FL.
PH. 941-746-5221

REMODEL BUILDING PLANS FOR:
MAGELL INN, LLC
CHRISTOPHER A. POPECK
1410 MAGELLAN DRIVE
SARASOTA, FL.
MANATEE COUNTY

SEAL

MARY MARSH LASSETER
ARCHITECT
901 9th STREET WEST
BRADENTON, FL 34205
LICENSE # FL ARCH007102
Office (941) 746-4560
e-mail: mmmarsh@aol.com

4.5/PLANS/WJZ

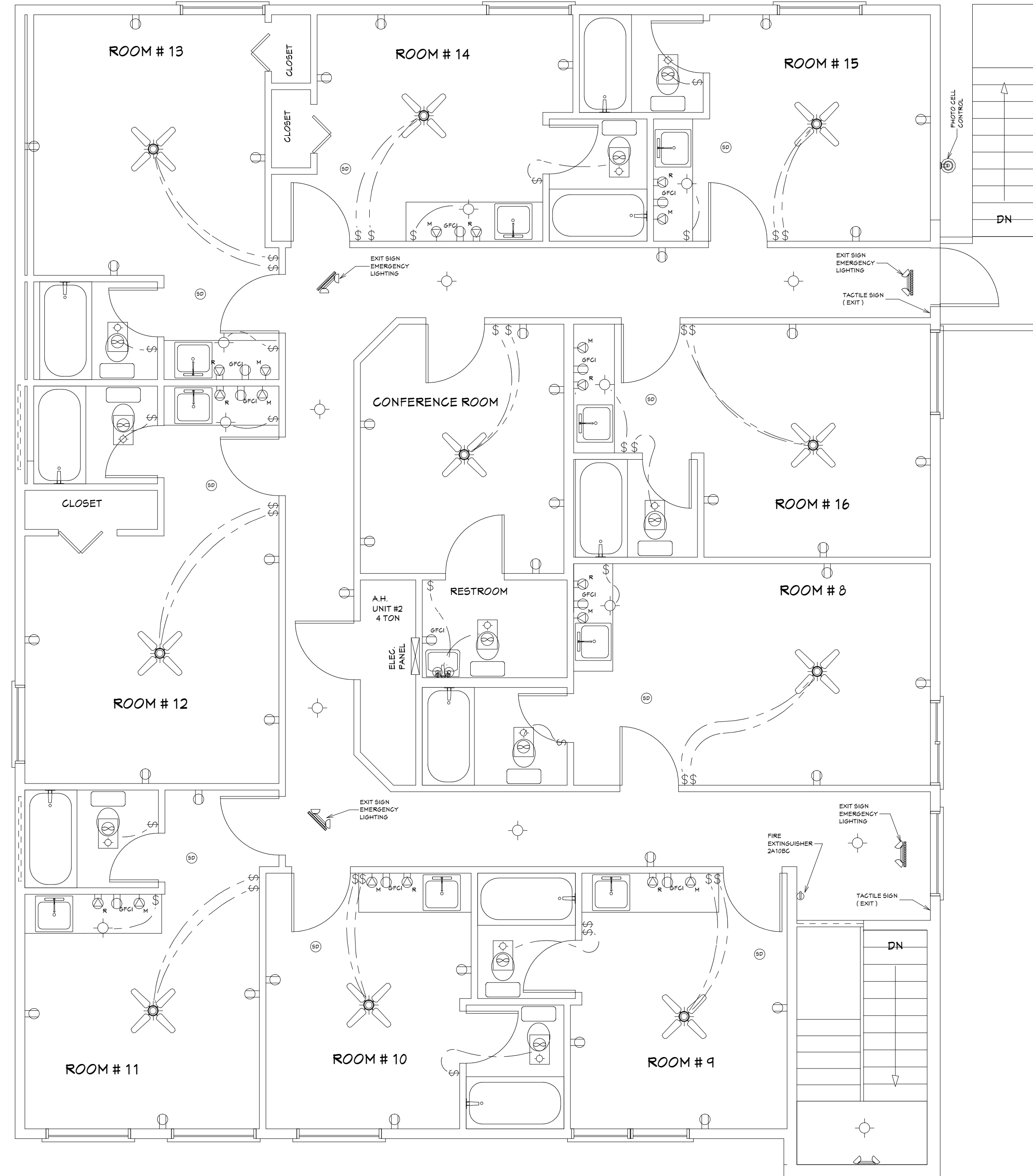
JAN. 2016

7
10

ELECTRICAL SCHEDULE			
QTY	FLOOR	DESCRIPTION	COMMENTS
4	2	MICROWAVE	60 WATT
4	2	REFRIGERATOR	100 WATT
38	2	SINGLE POLE	
4	2	SMOKE DETECTOR	
1	2	BOWL SCOUGE (DOUBLE) - LIGHTING GREY	
1	2	CAGED LANTERN	
10	2	CEILING FAN	100 WATT
40	2	DUPLEX	
10	2	EXHAUST (HEAT LAMP)	UNDER COUNTER
10	2	GFCI	
24	2	HALF DOME LIGHT - LIGHTING GREY	
5	2	EMERGENCY LIGHT & EXIT	

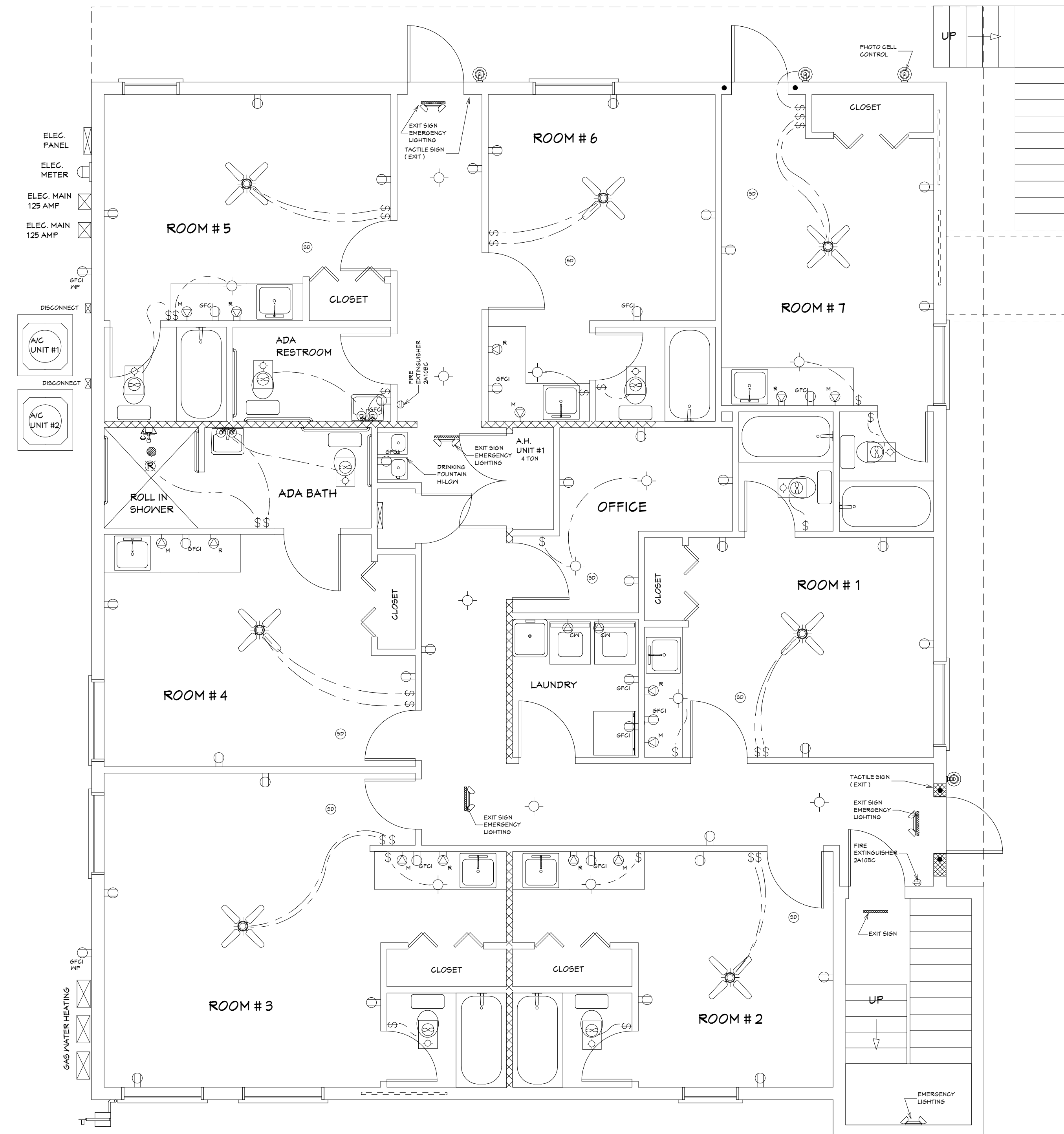
ELECTRICAL SCHEDULE			
QTY	FLOOR	DESCRIPTION	COMMENTS
2	1	BOWL SCOUGE (DOUBLE) - LIGHTING GREY	60 WATT
4	1	CAGED LANTERN	100 WATT
7	1	CEILING FAN	
2	1	CLOTHES WASHER	
31	1	DUPLEX	
8	1	EXHAUST (HEAT LAMP)	
14	1	GFCI	
31	1	SINGLE POLE	
8	1	SMOKE DETECTOR	
20	1	HALF DOME LIGHT - LIGHTING GREY	
7	1	MICROWAVE	
1	1	RECESSED LIGHT	100 WATT
1	1	REFRIGERATOR	UNDER COUNTER
5	1	EMERGENCY LIGHT & EXIT	

FIRE EXTINGUISHERS TO BE FURNISHED AS DIRECTED BY LOCAL FIRE MARSHAL. TYPE AND LOCATION



SECOND FLOOR & ELECTRICAL PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR & ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

DO NOT SCALE PLANS.
CONTRACTOR TO VERIFY ALL
ASPECTS OF THIS PLAN PRIOR TO
THE START OF CONSTRUCTION.
COPYRIGHT 2016

ZIMMERMANN
COKER
DRAFTING & DESIGN SERVICE
2302 9th ST. N. BRADENTON, FLA.
PH. 941-746-5221

REMODEL BUILDING PLANS FOR:
MAGELL INN, LLC
CHRISTOPHER A. POPECK
1410 MAGELLAN DRIVE
SARASOTA, FL.
MANATEE COUNTY

SEAL

MARY MARSH LASSETER
ARCHITECT
801 21st STREET, WEST
BRADENTON, FL 34205
LICENSE # FL AR0004702
Office (941) 746-4560
e-mail: mmmlas@zsd.com

4.51/PLANS/VZ

JAN. 2016

9
10