A DEVELOPMENT FOR
DUGGERS TROPICAL COTTAGES
RESTORE ONE
2902 W GULF DRIVE,
SANIBEL ISLAND, FLORIDA

SITE VICINITY

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

NORTH

PROJECT INFORMATION

PARCEL NUMBER - 01900-00CE-0010
STRAP - 34-46-22-T2-01900.00CE
LAND USE ZONING - RESIDENTIAL - MULTI - FAMILY/ RESORT
FLOOD ZONE - AE-10
AREA OF LOT = 30050 SQ. FT. 0.688 ACRES

ABBREVIATION LEGEND

#	Pound or Number	EA	Each	JST	Joist	SF	Step Footing or Square Foot
&	And	EE	Each End	LW	Light Weight	SIM	Similar
@	At	EF	Each Face	LWC	Light Weight Concrete	SL	Splice Length
AB	Anchor Bolt	ELEV	Elevator or Elevation	MANUF	Manufacturer	SOG	Slab on Grade
ACT	Acoustic Ceiling Tile	ELEC	Electrical	MAS	Masonry	SPEC	Specified or Specification
AFF	Above Finished Floor	EQ	Equal	MAX	Maximum	SQ	Square
ALUM	Aluminum	ES	Each Side	MECH	Mechanical	SS	Stainless Steel
ASD	Allowable Stress Design	EW	Each Way	MEMBR	Membrane	STD	Standard
BD	Board	EXIST	Existing	MIN	Minimum	STL	Steel
BH	Bulkhead	EXT	Exterior	MISC	Miscellaneous	STG	Storage
BLK	Block/ Blocking	FIN	Finish	MTL	Metal	STIFF	Stiffener
BOF	Bottom of Foundation	FL	Floor	N/A	Not Applicable	STR	Structural
BOT	Bottom	FND	Foundation	NOM	Nominal	SUP	Support
BRG	Bearing	FTG	Footing	NWC	Normal Weight Concrete	SYM	Symmetrical
BRKT	Bracket	GALV	Galvanized	OC	On Center	T&B	Top & Bottom
BYND	Beyond	GA	Gauge	OD	Outside Diameter	T&G	Tongue & Groove
CIP	Cast-In-Place	GB	Grade Beam	OH	Overhang or Opposite Hand	THK	Thick or Thickness
CJ	Control Joint	GEN	General	OPP	Opposite or Opposite Hand	THRD	Threaded
CLG	Ceiling	GND	Ground	PCC	Pre-Cast Concrete	TME	To Match Existing
CLR	Clear	GP	Gusset Plate	PLUMB	Plumbing	TOC	Top of Concrete
CMU	Concrete Masonry Unit	GR	Grade	PLYD	Plywood	TOF	Top of Foundation
COL	Column	GWB	Gypsum Wall Board	PNT	Paint or Painted	TOS	Top of Steel
CONC	Concrete	HB	Hose Bibb	PSF	Pounds per Square Foot	TOW	Top of Wall
COND	Condenser	HC	Hollow Core	PSI	Pounds per Square Inch	TYP	Typical
CORR	Corridor	HOR	Horizontal	PT	Pressure Treated	UNO	Unless Noted Otherwise
CONT	Continuous	HSS	Hollow Structural Sections	PVC	Polyvinyl Chloride	VIF	Verify in Field
DBL	Double	HT	Height	R	Radius	W/	With
DEMO	Demolish or Demolition	HVAC	Heating, Ventilating, & Air Conditioning	RBR	Rubber	WD	Wood
DEPR	Depression			REINF	Reinforced	WWM	Welded Wire Mesh
DET	Detail	ID	Inside Diameter	RETG	Retaining		
DIA	Diameter	ILO	In Lieu Of	REQD	Required		
DWG	Drawing	INSUL	Insulated or Insulation	REV	Revision		
DWLS	Dowels	INT	Interior	SECT	Section		

TABLE OF CONTENTS

COTTAGE UNIT 1

NOTE OF STRUCTURAL MODIFICATIONS

ANY MODIFICATIONS, WHETHER IN-FIELD OR PRIOR TO CONSTRUCTION, MUST BE SUBMITTED, REVIEWED, AND APPROVED BY THE EOR BEFORE MODIFICATIONS TAKE PLACE. MK WEBER BEARS NO LIABILITY FOR ANY MODIFICATIONS MADE OUTSIDE OF THIS SIGNED AND SEALED PLAN SET WITHOUT PRIOR APPROVAL. ANY REQUESTS FOR MODIFICATIONS, WHETHER PRIOR TO CONSTRUCTION OR IN-FIELD, MUST BE SUBMITTED TO THE EOR IN WRITING. THE OWNER AND/OR CONTRACTOR UNDERSTANDS THAT ANY REQUESTED MODIFICATIONS TO THE PLAN SET MAY TAKE SEVERAL WEEKS TO PROCESS AND SHOULD PLAN ACCORDINGLY. THERE IS NO GUARANTEE THAT REQUESTED MODIFICATIONS WILL BE APPROVED. ANY MODIFICATIONS REQUESTED MUST BE REFLECTED IN A REVISED SET OF DRAWINGS THAT BEAR THE EOR'S SIGNATURE AND SEAL.

TRUSS PACKAGE SUBMITTAL REVIEW

☐ TRUSS PACKAGE SUBMITTED, REVIEWED AND APPROVED
☒ TRUSS PACKAGE NOT SUBMITTED, REVIEWED OR APPROVED

CHECKING IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION IN THE CONTRACT DOCUMENTS ANY ACTION SHOWN ABOVE, IS SUBJECT TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR: DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCE OF HIS WORK

MK WEBER ENGINEERING, LLC

BY: _____ DATE: _____

MK WEBER
structural engineering

3200 W. 23RD STREET
PANAMA CITY, FL 32405
850-640-4298

26050 PREDAZZER LANE
DAPHNE, AL 36526
251-234-3933

FL CERTIFICATE OF AUTHORIZATION # 33120

AL CERTIFICATE OF AUTHORIZATION # CA-6380-E

MICHAEL K. WEBER LICENSE No. 75798 STATE OF FLORIDA PROFESSIONAL ENGINEER

Michael K Weber
Digitally signed by Michael K Weber
Date: 2024.12.27 08:08:04 -06'00'

EOR: MICHAEL K. WEBER P.E.
STRUCTURAL ENGINEER
FLORIDA P.E. # 75798

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A DEVELOPMENT FOR
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RESTORE ONE
2902 W GULF DRIVE,
SANIBEL ISLAND, FLORIDA

REV.	DESCRIPTION	DATE

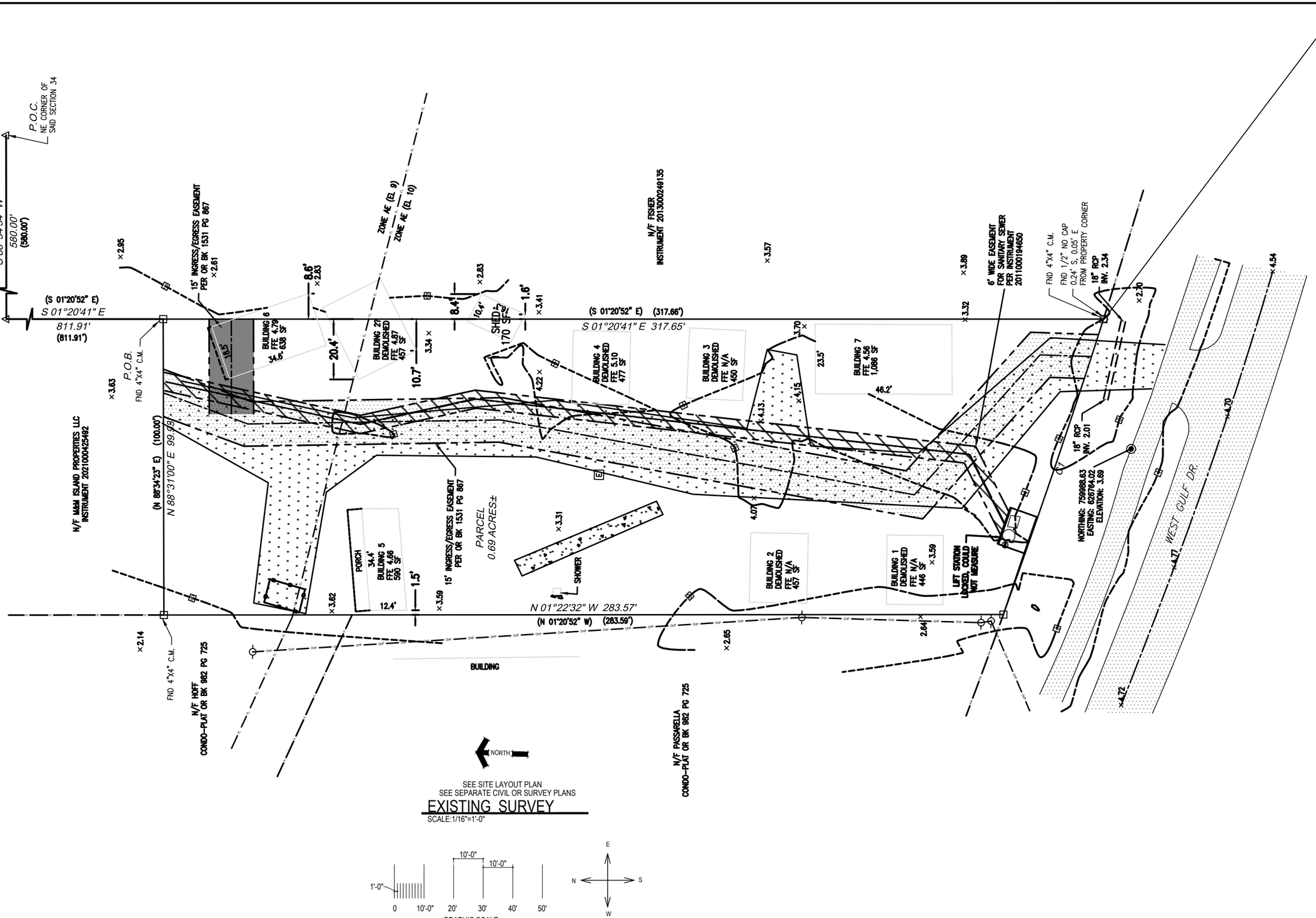
JOB NUMBER:	22366-1
DRAWN BY:	AVD
CHECKED BY:	MKW
PLOT DATE:	12/12/2024

SHEET TITLE

COVER SHEET/ LOCATION MAP

DRAWING NUMBER

CS1.0



SEE SITE LAYOUT PLAN
SEE SEPARATE CIVIL OR SURVEY PLANS

EXISTING SURVEY

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

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CHECKED BY:	MKW
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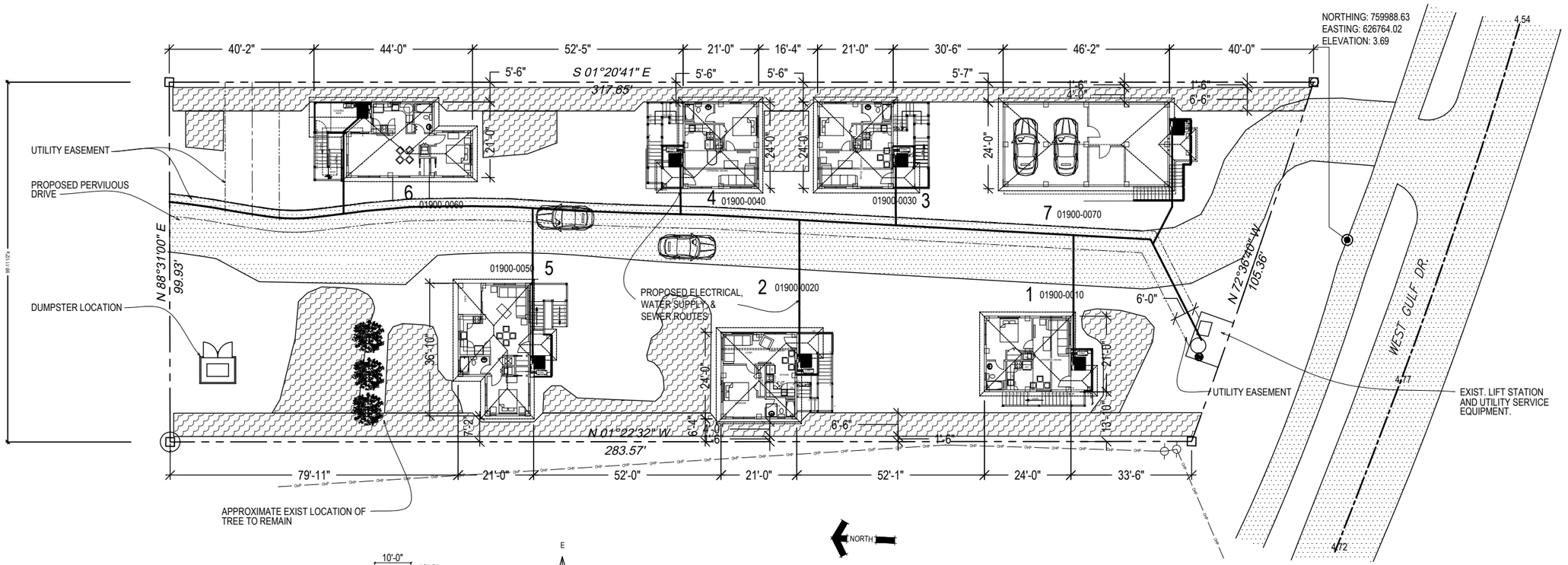
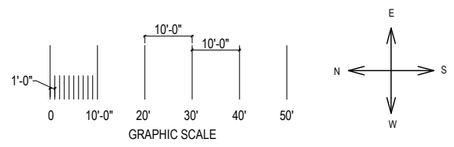
SHEET TITLE

EXISTING SURVEY POST IAN

DRAWING NUMBER

CS2.0





SEE SITE LAYOUT PLAN
SEE SEPARATE CIVIL OR SURVEY PLANS

ENLARGED PROPOSED SITE PLAN

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

	PRE-HURRICANE (PER SURVEY)	PROPOSED (W/O NEW STAIRS, LANDING, PORCH)	PROPOSED (W/ NEW STAIRS, LANDING, PORCH)
UNIT #1	446 SQ FT H/C	504 SQ FT H/C	164 SQ FT
1 BED, 1 BATH	446 SQ FT IMPERMIABLE	504 SQ FT IMPERMIABLE	668 SQ FT IMPERMIABLE TOTAL
UNIT #2	457 SQ FT H/C	504 SQ FT H/C	201 SQ FT H/C
1 BED, 1 BATH	457 SQ FT IMPERMIABLE	504 SQ FT IMPERMIABLE	705 SQ FT IMPERMIABLE
UNIT #3	450 SQ FT H/C	504 SQ FT H/C	210 SQ FT H/C
1 BED, 1 BATH	450 SQ FT IMPERMIABLE	504 SQ FT IMPERMIABLE	714 SQ FT IMPERMIABLE
UNIT #4	477 SQ FT H/C	504 SQ FT H/C	198 SQ FT H/C
1 BED, 1 BATH	477 SQ FT IMPERMIABLE	504 SQ FT IMPERMIABLE	702 SQ FT IMPERMIABLE
UNIT #5	520 SQ FT H/C	595 SQ FT H/C	182 SQ FT H/C
1 BED, 1 BATH	590 SQ FT IMPERMIABLE	650 SQ FT IMPERMIABLE	832 SQ FT IMPERMIABLE
UNIT #6	568 SQ FT H/C	591 SQ FT H/C	166 SQ FT H/C
1 BED, 1 BATH	638 SQ FT IMPERMIABLE	650 SQ FT IMPERMIABLE	816 SQ FT IMPERMIABLE
UNIT #7	1086 SQ FT H/C	1120 SQ FT H/C	159 SQ FT H/C
2 BED, 2 BATH	1086 SQ FT IMPERMIABLE	1120 SQ FT IMPERMIABLE	1279 SQ FT IMPERMIABLE
DRIVEWAY	8207 SQ FT IMPERMIABLE	8207 SQ FT IMPERMIABLE	8207 SQ FT IMPERMIABLE
LIFT STATION	124 SQ FT IMPERMIABLE	124 SQ FT IMPERMIABLE	124 SQ FT IMPERMIABLE
SHED (LAUNDRY)	170 SQ FT IMPERMIABLE	DIVIDED EQUALLY AND ADDED TO UNITS FOR LAUNDRY IN EACH UNIT	DIVIDED EQUALLY AND ADDED TO UNITS FOR LAUNDRY IN EACH UNIT
SHUFFLE BOARD COURT	288 SQ FT IMPERMIABLE	DIVIDED EQUALLY AND ADDED TO UNITS FOR LAUNDRY IN EACH UNIT	DIVIDED EQUALLY AND ADDED TO UNITS FOR LAUNDRY IN EACH UNIT
TOTAL DEVELOPMENT AREA	**12,933 SQ FT IMPERMIABLE 30,051 SQ FT LOT 43.0% IMPERMIABLE**	**12,767 SQ FT IMPERMIABLE 30,051 SQ FT LOT 42.5% IMPERMIABLE**	**14,047 SQ FT IMPERMIABLE 30,051 SQ FT LOT 46.7% IMPERMIABLE**

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JOB NUMBER:	22366
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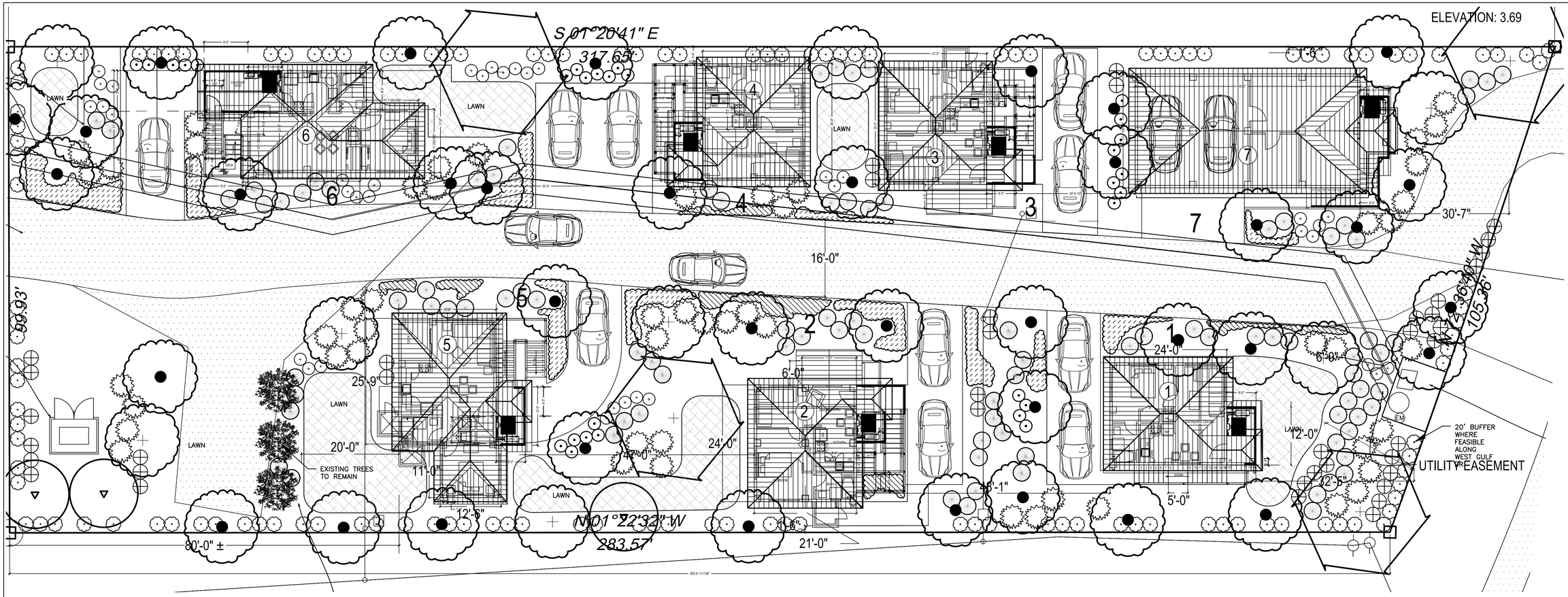
PLOT DATE:	12/12/2024

SHEET TITLE

ENLARGED PROPOSED SITE PLAN

DRAWING NUMBER

CS3.0



LANDSCAPE LEGEND

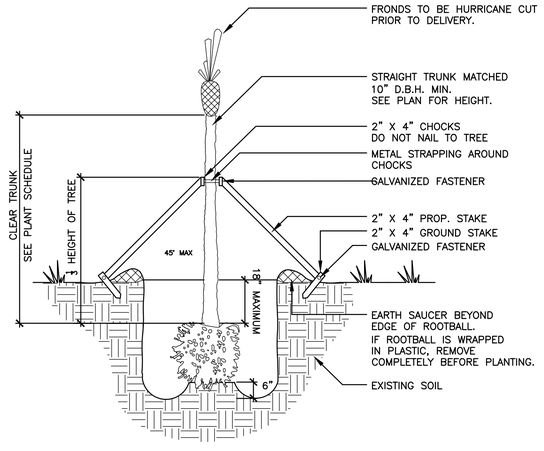
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES					
	8	NATIVE ILEX CASSINE	DAHOON HOLLY	3Ø GAL.	POT
	3	NATIVE MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3Ø GAL.	B&B
	4	NATIVE QUERCUS VIRGINIANA	LIVE OAK	4" CAL. MATCHED	B&B
	37	NATIVE SABAL PALMETTO	CABBAGE PALMETTO	1Ø–14' HEIGHT STAGGERED	B&B

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACI
SHRUBS						
	3Ø	NATIVE COREOPSIS GRANDIFLORA	ASTER	3 GAL.	POT	3Ø" o.
	4Ø	NATIVE MORELLA CERIFERA	WAX MYRTLE	3 GAL.	POT	36" o.
	21	NATIVE MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.		
	53	NATIVE SERENOA REPENS	SAW PALMETTO	7 GAL.		
	74	NATIVE SPARTINA BAKERI	SAND CORDGRASS	1 GAL.		
	134	NATIVE VIBURNUM OBOVATUM	WALTER'S VIBURNUM	3 GAL.		
	37	NATIVE ZAMIA INTEGRIFOLIA	COONTIE	3 GAL.		
GROUND COVERS						
	162	NATIVE CONRADINA CANESCENS	FALSE ROSEMARY	1 GAL.		
	57	NATIVE HELIANTHUS DEBILIS	DUNE SUNFLOWER	1 GAL.		

2,500± S.F. INCLUDING 10% FOR WASTE
ZOYSIA GRASS
ZOYSIA JAPONICA

13 OUT OF 14 TOTAL PLANT SPECIES ARE NATIVE = 92% NATIVE SPECIES

LANDSCAPE NOTES:
1. ALL PLANT MATERIAL FLORIDA #1 OR BETTER.
2. FERTILIZE ALL PLANTINGS WITH OSMOCOTE OR OTHER APPROVED SLOW RELEASE FERTILIZER AT MANUFACTURER'S RECOMMENDED RATE BEFORE MULCHING.
3. DECREASE PLANT SPACING AS REQUIRED TO ALLOW PLACEMENT OF THE DESIGNATED NUMBER OF PLANTS PER GROUPING.
4. APPLY CASARON OR OTHER APPROVED PRE–EMERGENT HERBICIDE TO ALL PLANTING AREAS BEFORE MULCHING.
5. MULCH ALL AREAS OF TREE, SHRUB AND GROUNDCOVER MASS PLANTINGS WITH 3" PINESTRAW MULCH.
6. SOD ALL DISTURBED AREAS.
7. AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS.
8. PROVIDE BACKFLOW PREVENTION PER CITY REQUIREMENTS.
9. PROVIDE RAIN SHUT OFF DEVICE PER FL. STATE LAW.



1 LP1 **PALM TREE STAKING DETAIL**
SCALE: NOT TO SCALE

GRAPHIC SCALE
0 5 10 20 30 40
SCALE IN FEET

SOURCE DATA FOR SITE PLAN PROVIDED BY

23072–DUGGERS COTTAGES

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TELEPHONE: (850)914-9006 E-MAIL:alan@alandholtasla.com

DUGGERS COTTAGES
LANDSCAPE LEGEND

7911 BEACH DR.
SANIBEL ISLAND, FL

DATE	ISSUE/REVISION
08/15/23	CLIENT REVIEW
08/23/23	CLIENT REVIEW
08/25/23	CLIENT REVIEW
12/19/23	CLIENT REVIEW

LANDSCAPE PLAN SHEET NUMBER

LP1

ONE OF ONE

STRUCTURAL NOTES

GENERAL

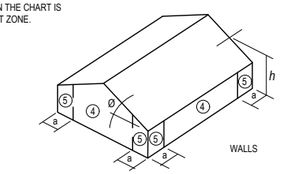
1. DESIGN CODE DATA
   - 2023 FLORIDA STATE BUILDING CODE
   - ASCE 7-22: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
   - ACI 318-19: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
   - ANSI/ AF&PA NDS-2005: NATIONAL DESIGN SPECIFICATION FOR WOOD STRUCTURES
   - ACI 530-08/ ASCE 5-08/ TMS 402/602-16: BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES
2. BUILDING OCCUPANCY CATEGORY= II (PER ASCE 7-16 TABLE 1-1).
3. DESIGN LOADS:
   - DEAD LOADS: ROOF/FLOOR = 20 PSF
   - LIVE LOADS: ROOF = 20 PSF

   WIND SPEED = 164 MPH (ULT)
   EXPOSURE = C
   ENCLOSURE CLASSIFICATION = ENCLOSED
   KD= 0.85
   KZT= 1.0
   BASE VELOCITY PRESSURE, QH= 53.4 PSF
   - FLOOR LIVE LOADS: 40 PSF

COMPONENTS AND CLADDING				
ROOFS	DESIGN PRESSURE (ULT)		DESIGN PRESSURE (ASD)	
TRIBUTARY AREA 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 1 max	41.6	89.6	25.0	53.8
ZONE 2 max	41.6	143.0	25.0	85.8
ZONE 3 max	41.6	169.7	25.0	101.8
TRIBUTARY AREA 100 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 1 max	29.3	60.9	17.6	36.5
ZONE 2 max	29.3	73.6	17.6	44.2
ZONE 3 max	29.3	84.3	17.6	50.6
WALLS	DESIGN PRESSURE		DESIGN PRESSURE	
TRIBUTARY AREA 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 4	82.7	68.3	49.6	41.0
ZONE 5	82.7	84.3	49.6	50.6
TRIBUTARY AREA 100 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 4	73.2	58.8	43.9	35.3
ZONE 5	73.2	65.4	43.9	39.3

* WHEN SUB-ZONES ARE SHOWN, THE PRESSURE IN THE CHART IS BASED UPON THE MAX PRESSURE IN THE DEFAULT ZONE.

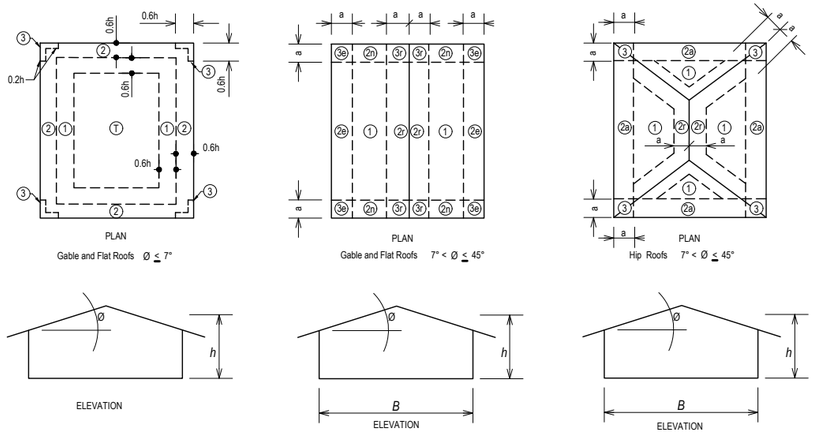
EXAMPLE: ZONE 3 CONTAINS THE MAX PRESSURE FOR ALL SUB-ZONES OF THE # 3, SUCH AS 3E & 3R



SEE FBC R301.2(7) FOR FULL PICTORIAL OF DESIGN PRESSURES

GENERAL (CONTINUED)

4. MAXIMUM ALLOWABLE DEFLECTION CRITERIA:
   - ROOF: L/360 LIVE LOAD; L/240 TOTAL LOAD
   - FLOORS: L/480 LIVE LOAD; L/360 TOTAL LOAD (WOOD I-JOISTS ONLY)
   - FLOORS: L/360 LIVE LOAD; L/240 TOTAL LOAD
5. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON OR EXISTING STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ALL JOB SITE SAFETY.
8. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO THE START OF CONSTRUCTION - RESOLVE ANY DISCREPANCY WITH DESIGNER / ENGINEER. DO NOT SCALE DRAWINGS.
9. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL, AND OTHER DESIGN CONSULTANT'S DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THE SHOP DRAWINGS. ANY APPARENT DISCREPANCIES, LIMITATIONS OR CONCERNS RESULTING FROM THIS COORDINATION SHOULD BE RESOLVED WITH THE DESIGNER / ENGINEER IMMEDIATELY.
10. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTING. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY IMMEDIATELY.
11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL BUILDING MATERIALS AND COMPONENTS COMPONENT LOCATIONS ARE SHOWN FOR DESIGN INTENT, NOT EXACT LOCATION, SPECIFICALLY INDEPENDENTLY PREPARED SHOP DRAWINGS ARE REQUIRED OF ALL TRADES FOR COORDINATION AND BEST PRACTICE. ERRORS OR OMISSIONS IN INSTALLATION DUE TO THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



MATERIAL SPECIFICATIONS

CONCRETE

FOOTINGS AND FOUNDATION WALLS	3,500 PSI @ 28 DAYS
SLAB ON GRADE	3,500 PSI @ 28 DAYS
ALL OTHER CIP CONCRETE NOT NOTED	3,500 PSI @ 28 DAYS
CONCRETE REINFORCING STEEL	60 KSI, ASTM A615
WELDED WIRE REINFORCEMENT	65 KSI, ASTM A185
ANCHOR RODS	ASTM F1554 (SEE SCHEDULE FOR GRADE)
ADHESIVE ANCHORS	HILTI HAS-E THREADED ROD WITH 200 HIT HY INJECTION ADHESIVE OR EQUAL
MECHANICAL ANCHORS	HILTI KWIK BOLT III OR EQUAL
POWDER DRIVEN FASTENERS	HILTI DS OR EQUAL

MASONRY

CONCRETE MASONRY UNITS	F'm= 1,500 PSI, ASTM C90 NORMAL WEIGHT UNITS
MORTAR: TYPE S- BELOW GRADE	1,800 PSI, ASTM C270
MORTAR: TYPE N- ABOVE GRADE	750 PSI, ASTM C270
MASONRY GROUT	3,000 PSI, ASTM C476
MASONRY REINFORCING STEEL	60 KSI, ASTM A615
JOINT REINFORCEMENT	#9, ASTM A83

WOOD INTERIOR WALLS

2x6 AND SMALLER — SPF NO. 2 OR BETTER
MINIMUM DESIGN VALUES
Fb 875 PSI
Ft 450 PSI
Fv 135 PSI
Fc⊥ 425 PSI
Fcll 1,150 PSI
E 1,400,000 PSI
Emin 510,000 PSI

2x8 AND LARGER — HEM-FIR NO. 2 OR BETTER
MINIMUM DESIGN VALUES
Fb 1,000 PSI
Ft 575 PSI
Fv 145 PSI
Fc⊥ 405 PSI
Fcll 1,450 PSI
E 1,300,000 PSI
Emin 470,000 PSI

EXTERIOR WOOD LOAD BEARING WALLS, JOISTS AND RAFTERS

2x6 AND SMALLER — SYP NO. 2 OR BETTER
MINIMUM DESIGN VALUES
Fb 1,500 PSI
Ft 825 PSI
Fv 175 PSI
Fc⊥ 565 PSI
Fcll 1,650 PSI
E 1,600,000 PSI
Emin 580,000 PSI

LAMINATED VENEER LUMBER (LVL)
MINIMUM DESIGN VALUES
Fb 2,750 PSI
E 2,000,000 PSI

PARALLAM PLUS (PSL PLUS)
MINIMUM DESIGN VALUES
Fb 2,900 PSI
E 2,200,000 PSI

CONCRETE CONSTRUCTION

1. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE LOCAL BUILDING CODE REQUIREMENTS AND THOSE OF THE LATEST EDITION OF THE FOLLOWING STANDARDS: ACI 318, ACI 315, ACI 301, AND ACI 307.
2. ALL CONCRETE, UNLESS SPECIFICALLY NOTED, SHALL BE NORMAL WEIGHT (145 PCF).
3. THE COMPRESSIVE STRENGTH OF ALL GROUT USED TO PROVIDE LEVEL BEARING OF COLUMN BASE PLATES SHALL MEET OR EXCEED THE COMPRESSIVE STRENGTH OF THE SUPPORTING CONCRETE MEMBER.
4. CONCRETE REINFORCING SHALL HAVE THE FOLLOWING MINIMUM PROTECTIVE COVER:
   CONCRETE CAST AGAINST EARTH = 3"
   CONCRETE EXPOSED TO EARTH OR WEATHER
   - #6 THROUGH #18 BARS = 2"
   - #5 BAR AND SMALLER = 1-1/2"

   CONCRETE WITH INTERIOR EXPOSURE: SLABS, WALLS, JOISTS
   - #14 AND #18 BARS = 1-1/2"
   - #11 BAR AND SMALLER = 3/4"
5. UNLESS NOTED OTHERWISE ON THE DRAWINGS ALL REINFORCING SHALL BE LAPPED TO DEVELOP ITS CAPACITY AS FOLLOWS: (SEE TABLE FOLLOWING THIS SECTION)
6. SLAB-ON-GRADE SHALL HAVE CLASS 'A' TOLERANCE.
7. A 6-MIL. (MIN.) POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE SAND BASE AND THE CONCRETE FLOOR.
8. CALCIUM CHLORIDE AND OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
9. PLACING OF CONCRETE SHALL BE DONE IN CONFORMANCE WITH ACI-306 FOR COLD WEATHER AND ACI-305 FOR HOT WEATHER.

BAR SIZES	STANDARD	TOP BAR	"B" SPLICE	HOOK
#3	13"	16"	16"	6"
#4	20"	24"	24"	8"
#5	28"	44"	44"	10"
#6	36"	60"	60"	12"
#7	52"	82"	82"	14"

NOTE: MULTIPLY LAP LENGTHS BY 1.3 FOR TOP BAR CONDITIONS, TOP BARS ARE HORIZONTAL BARS WITH 12 INCHES OR MORE OF CONCRETE BELOW.

FOUNDATION

1. ALLOWABLE SOIL BEARING CAPACITY = 2,000 PSF FOR STRIP FOOTINGS (PRESUMPTIVE)
2. GRADE AREAS IN ACCORDANCE WITH ELEVATIONS AND AS REQUIRED FOR DRAINAGE.
3. ALL SLAB ON GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTABLE FILL.
4. SLAB ON GRADE TO BE CONSTRUCTED ON A MINIMUM OF 6" OF COMPACTED GRANULAR FILL.
5. ALL FILL MATERIAL USED IN GRADING OPERATIONS SHALL CONSIST OF EARTH, WHICH IS FREE OF DEBRIS, BOULDERS OR ORGANIC MATERIAL. FILL SHALL BE PLACED IN MAXIMUM OF 12" LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
6. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY AS INDICATED ABOVE.
7. THE ENGINEER SHALL BE NOTIFIED IF ACTUAL FIELD CONDITIONS DO NOT MEET BEARING REQUIREMENTS OR, IF QUESTIONABLE SOIL CONDITIONS ARE DISCOVERED INCLUDING BUT NOT LIMITED TO PEAT AND OTHER HIGH ORGANIC SOILS.
8. ANY FOUNDATION UNDER THE BASE FLOOD ELEVATION SHALL COMPLY W/ R322.2.2 OF THE FLORIDA BUILDING CODE & WILL PROVIDE FLOOD VENTS TO MEET THESE REQUIREMENTS.

WOOD CONSTRUCTION

DIMENSION LUMBER

1. ALL DIMENSIONAL LUMBER NOMINAL 2" THICK AND 4-8" WIDE SHALL BE #2 SPF OR EQUAL WIDTHS 10" AND WIDER SHALL BE #2 HEM-FIR. OR BETTER
2. SILLS AND MEMBERS EXPOSED DIRECTLY TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
3. PLYWOOD SHALL CONFORM TO THE LATEST EDITION OF U.S. PRODUCT STANDARD PS-1. INSTALL IN STAGGERED PATTERN. NAIL AS REQUIRED FOR DIAPHRAGM ACTION.
4. SHEAR PLATE AND SPLIT RING FASTENERS SHALL BE TECO OR APPROVED EQUAL.
5. NAILS SHALL BE STRONGHOLD, GALVANIZED COMMON NAILS OF THE SIZES INDICATED, EXCEPT THAT STAINLESS STEEL SIDING NAILS SHALL BE USED FOR THE ATTACHMENT OF EXTERIOR PLYWOOD SIDING.
6. ALL BOLTS AND LAG SCREWS SHALL BE AMERICAN STANDARD MANUFACTURE.
7. BOLT HOLES IN WOOD SHALL BE DRILLED 1/16" MAXIMUM OVERSIZE. HOLES FOR SCREWS AND LAG SCREWS SHALL BE FIRST BORED FOR THE SAME DEPTH AND DIAMETER OF THE SHANK, THEN THE REMAINDER OCCUPIED BY THE THREADED PORTION SHALL BE BORED NOT LARGER IN DIAMETER THAN THE ROOT OF THE THREAD. ALL SCREWS SHALL BE SCREWED, NOT DRIVEN INTO PLACE.
8. PROVIDE WASHERS UNDER ALL NUTS AND HEADS OF BOLTS AND LAG SCREWS, WASHERS SHALL BE EITHER ROUND MALLEABLE IRON OR SQUARE CUT STEEL WASHERS 1/4" THICK X 3 FASTENER DIAMETERS.
9. WHEREVER NECESSARY TO CUT OR DRILL TREATED LUMBER, TREAT THE CUT OR BORED SURFACES WITH TWO HEAVY COATS OF THE SAME PRESERVATIVE AS USED IN THE ORIGINAL TREATMENT.
10. PROVIDE SOLID BLOCKING AT MID-SPAN OF ALL SAWN JOISTS AND STUDS EXCEEDING 10 FOOT SPAN AND AT 10 FOOT MAXIMUM ON CENTER.
11. MEMBERS BEARING ON CONCRETE OR MASONRY WALLS SHALL HAVE A 1/2" AIR SPACE AROUND SIDES AND END OF BEAM.
12. DESIGN FABRICATION AND CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" CURRENT EDITION AS RECOMMENDED BY THE NATIONAL LUMBER MANUFACTURER'S ASSOCIATION.
13. ALL COLUMNS SHOWN ON STRUCTURAL DRAWINGS SHALL BE CONTINUOUS UNLESS NOTED.
14. SET ALL JOISTS WITH CROWN UP.
15. WALL SHEATHING SHALL BE NAILED AS INDICATED ON DRAWINGS. ALL PANEL EDGES SHALL BE BACKED WITH 2X OR WIDER FRAMING.
16. PLYWOOD SHEATHING TO BE GRADED APA STRUCTURAL I.
17. ALL BOLTS, LAG SCREWS, SCREWS AND NAILS SHALL HAVE A HOT DIP GALVANIZED FINISH AT MINIMUM. ALL EXPOSED HARDWARE IS RECOMMENDED BE 316 STAINLESS STEEL
18. SIMPSON STRONG-TIE CONNECTORS ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF PLAN. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS. THE ENGINEER OF RECORD IS REQUIRED TO EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.
19. ALL SIMPSON S.S. CONNECTORS SHALL BE USED FOR THE ATTACHMENT OF EXTERIOR BEAMS, COLUMNS AND JOISTS AT MINIMUM. ALL EXPOSED HARDWARE IS RECOMMENDED BE 316 STAINLESS STEEL

WOOD SHEATHING (ROOF)

1. PANEL ROOF SHEATHING SHALL BE 5/8" APA EXPOSURE I, RATED SHEATHING WITH 48/24 SPAN RATING. (U.N.O.)
2. PANEL FLOOR SHEATHING SHALL BE 3/4" T&G APA EXPOSURE I, RATED PLYWOOD WITH 48/24 SPAN RATING. (U.N.O.)
3. FASTENERS SHALL BE A MINIMUM 8d BOX RING SHANK NAIL. (0.113" Ø)
4. FLOOR/ROOF PANEL SHEATHING SHALL BE CONTINUOUS OVER 2 OR MORE SUPPORTS (MINIMUM).
5. FLOOR/ROOF PANEL SHEATHING SHALL BE ORIENTED WITH THE STRENGTH AXIS PERPENDICULAR TO THE SUPPORTS.
6. ROOF SHEATHING: SPACE NAILS @ 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. (FIELD OF PANEL) SPACE NAILS @ 3" O.C. AT ALL PANEL EDGES.
7. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD (PSI). APPLICATION AND NAILING OF PLYWOOD SHALL BE IN ACCORDANCE WITH THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE UNLESS OTHER REQUIREMENTS NOTED ON THE PLAN ARE MORE STRICT.

WOOD TRUSSES

1. THE DESIGN, MANUFACTURING AND INSTALLATION OF ALL TRUSSES SHALL COMPLY WITH THE LATEST REQUIREMENTS OF NDS AND TPI CODES.
2. ROOF TRUSSES TO BE DESIGNED BY THE TRUSS MANUFACTURER PER THE REQUIREMENTS OF BUILDING CODES DESIGNATED ABOVE AND THE BUILDING PLANS.
3. TRUSS MANUFACTURER SHALL REFER TO ARCHITECTURAL AND MEP DRAWINGS FOR OTHER ITEMS OR APPENDAGES THAT MAY EFFECT THE TRUSS LOADING. ANY SUCH ITEMS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER / ENGINEER.
4. ROOF TRUSS SUPPLIER TO PROVIDE SHOP DRAWINGS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 2303.4.1.
5. THE CONTRACTOR SHALL SUBMIT FOR REVIEW A PRIOR TO CONSTRUCTION (1) ONE SET OF SHOP DRAWINGS PROVIDED BY THE ROOF TRUSS PROVIDER.
6. PERMANENT BRACING NOT SHOWN ON PLANS, WHICH IS REQUIRED FOR STRENGTH AND STABILITY OF TRUSS MEMBERS, SHALL BE PROVIDED BY TRUSS SUPPLIER.
7. TEMPORARY BRACING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PROVIDE IN ACCORDANCE WITH TPI GUIDELINES.

VERTICAL STRUCTURAL PANEL SHEATHING NOTES (WOOD FRAMING)

1. FASTENERS SHALL NOT BE LOCATED LESS THAN 3/8" IN FROM THE EDGE OF THE PANEL.
2. FASTENERS SHALL BE DRIVEN FLUSH WITH SURFACE OF SHEATHING.
3. FASTENERS SHALL BE OF SUFFICIENT LENGTH TO ENSURE PENETRATION INTO FRAMING MEMBERS BY AT LEAST 1 1/2".
4. FRAMING MEMBERS SHALL BE A MINIMUM 2" NOMINAL IN THE DIMENSION TO WHICH THE STRUCTURAL PANEL IS ATTACHED. (U.N.O.)
5. NO UNBLOCKED PANELS LESS THAN 1'-0" WIDE SHALL BE USED.
6. PANEL EDGES SHALL BUTT ALONG THE CENTERLINE OF FRAMING MEMBERS.

WOOD SHEATHING (WALLS)

1. BACK ALL SHEATHING PANEL EDGES WITH MINIMUM, NOMINAL 2 X BLOCKING.
2. 1/2" APA EXPOSURE I, RATED SHEATHING WITH 32/16 SPAN RATING (U.N.O.)
3. FRAMING TO BE MAXIMUM 1'-4" O.C.
4. FASTENERS SHALL BE A MINIMUM 8d COMMON (.131" Ø) OR GALVANIZED BOX NAILS (0.113" Ø)(GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED).
5. OFFSET PANEL JOINTS ON EACH SIDE OF WALL MINIMUM ONE STUD BAY.
6. PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
7. WALL SHEATHING: SPACE NAILS @ 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. (FIELD OF PANEL) SPACE NAILS @ 3" O.C. AT ALL PANEL EDGES.
8. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD (PSI). APPLICATION AND NAILING OF PLYWOOD SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE UNLESS OTHER REQUIREMENTS NOTED ON THE PLAN ARE MORE STRICT.

HEADER SCHEDULE					
OPENING SIZE	HEADER SIZE	NO. OF KING STUDS	NO. OF JACK STUDS	NO. OF BEAM STRAPS	OPENING HOLD DOWN
8'	3 - 2x12	2	2	2	HDU2-SD82.5
7'	2 - 2x12	2	2	2	HDU2-SD82.5
6'	2 - 2x12	2	2	2	HDU2-SD82.5
5'	2 - 2x10	2	1	1	HDU2-SD82.5
4'	2 - 2x10	1	1	1	HDU2-SD82.5
3'	2 - 2x10	1	1	1	HDU2-SD82.5

NOTE: ALL BEAMS TO BE FLITCHED WITH 1/2" PLYWOOD MINIMUM. NAIL WITH 16D NAILS STAGGERED 6" O.C.

PROVIDE 5/8" DIA. THREADED ROD SYSTEM @ 4'-0" O.C. & WITHIN 12" OF CORNERS & EACH SIDE OF OPENING.

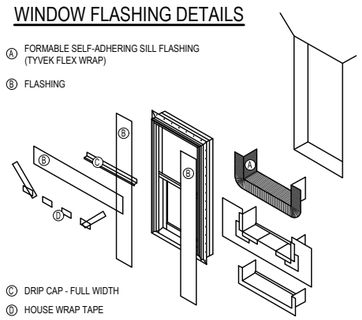
USE 4"x4"x1/8" WASHERS AT TOP PLATE OF 2x6 WALL FRAMING & 3"x3"x1/8" WASHERS AT TOP PLATE OF 2x4 WALL FRAMING.

PROVIDE 5/8"x8" J-BOLT ANCHORS @ 2'-0" O.C. FOR ALL LOAD BEARING WALLS.

WINDOW FLASHING DETAILS

Ⓐ FORMABLE SELF-ADHERING SILL FLASHING (TYVEK FLEX WRAP)

Ⓑ FLASHING



Ⓒ DRIP CAP - FULL WIDTH

Ⓓ HOUSE WRAP TAPE

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FL CERTIFICATE OF AUTHORIZATION # 33120

AL CERTIFICATE OF AUTHORIZATION # CA-6380-E

MICHAEL K. WEBER LICENSE No. 75798 STATE OF FLORIDA PROFESSIONAL ENGINEER

Michael K Weber — Digitally signed by Michael K Weber, Date: 2024.12.12 10:26:36 -06'00'

EOR: MICHAEL K. WEBER P.E.
STRUCTURAL ENGINEER
FLORIDA P.E. # 75798

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A DEVELOPMENT FOR
DUGGERS TROPICAL COTTAGES
RESTORE ONE
2902 W GULF DRIVE,
SANIBEL ISLAND, FLORIDA

REV.	DESCRIPTION	DATE

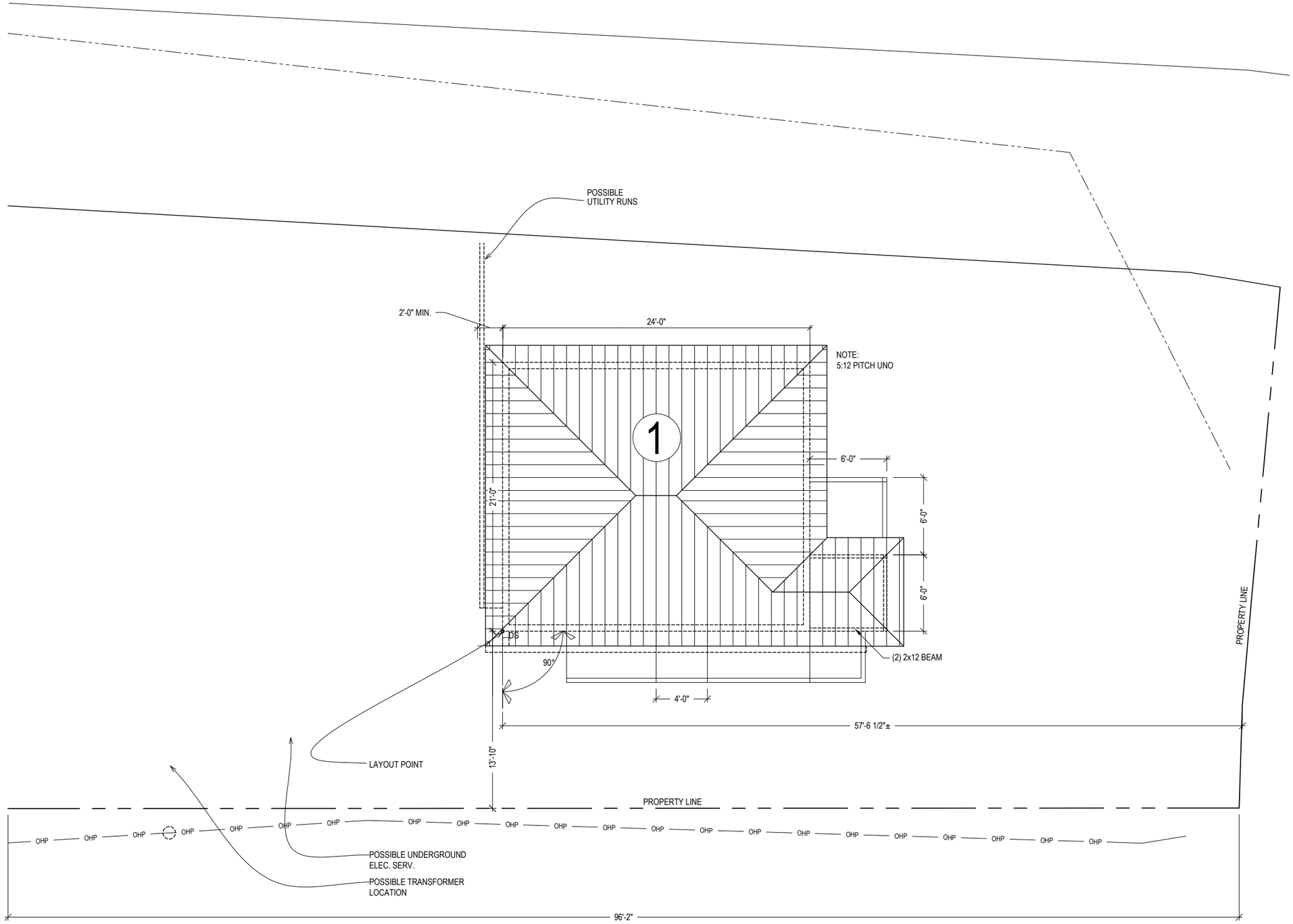
JOB NUMBER:	22366
DRAWN BY:	AVD
CHECKED BY:	MKW
PLOT DATE:	12/12/2024

SHEET TITLE

STRUCTURAL NOTES

DRAWING NUMBER

S0.0



SEE ENLARGED PROPOSED SITE PLANS
SEE SEPARATE CIVIL AND SURVEY PLANS
SEE SEPARATE LANDSCAPE PLANS BY OTHERS

UNIT #1 ENLARGED SITE PLAN / ROOF PLAN

SCALE: 1/8"=1'-0"

E
N S
W

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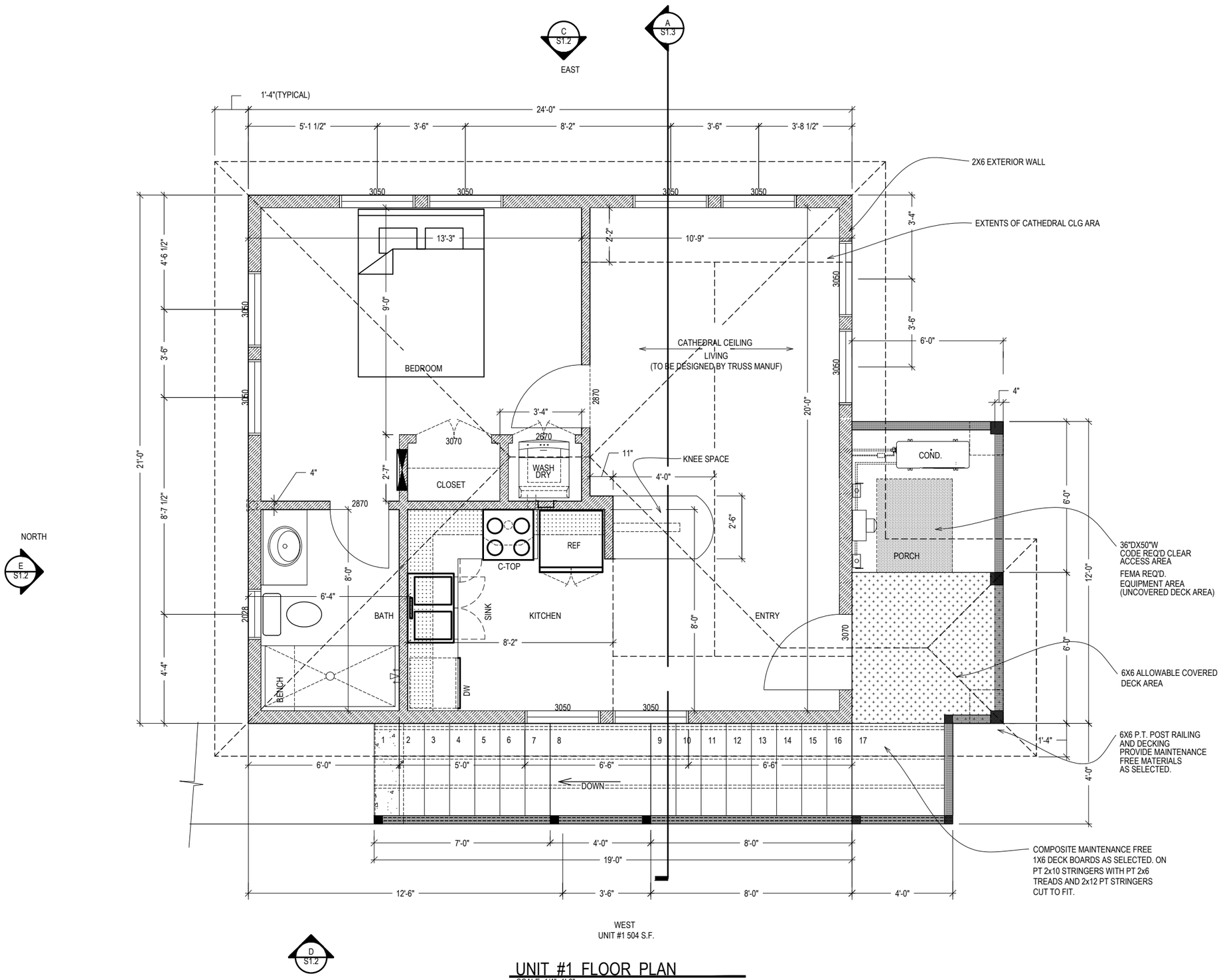
UNIT 1 ENLARGED SITE PLAN / ROOF PLAN

DRAWING NUMBER

S1.0



UNIT #1 FLOOR PLAN

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

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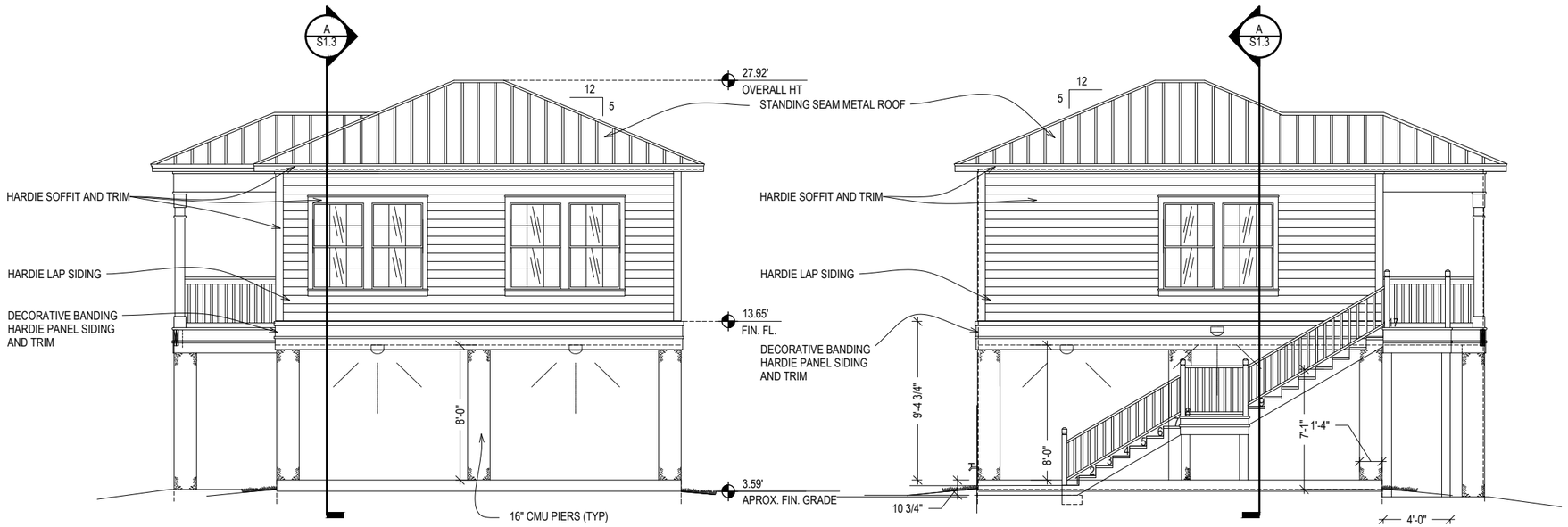
UNIT 1 FLOOR PLAN

DRAWING NUMBER

S1.1

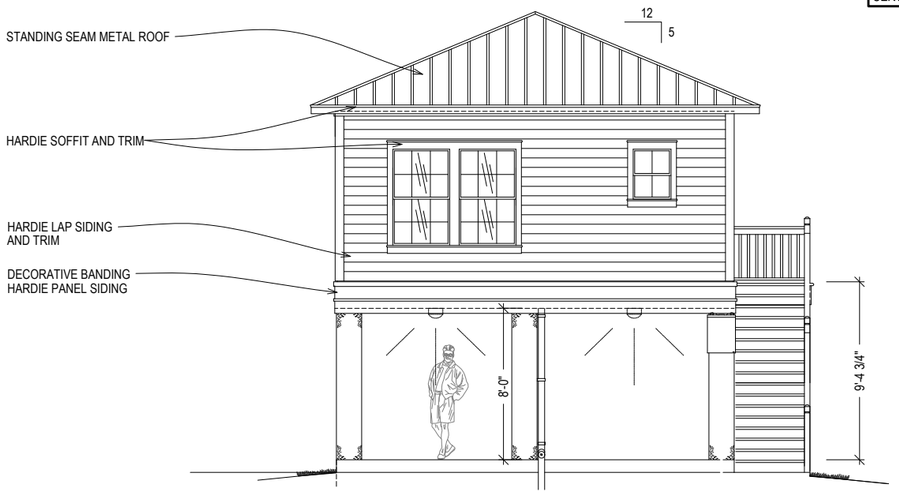


C S1.2 UNIT #1 EAST ELEVATION
SCALE: 1/8"=1'-0"

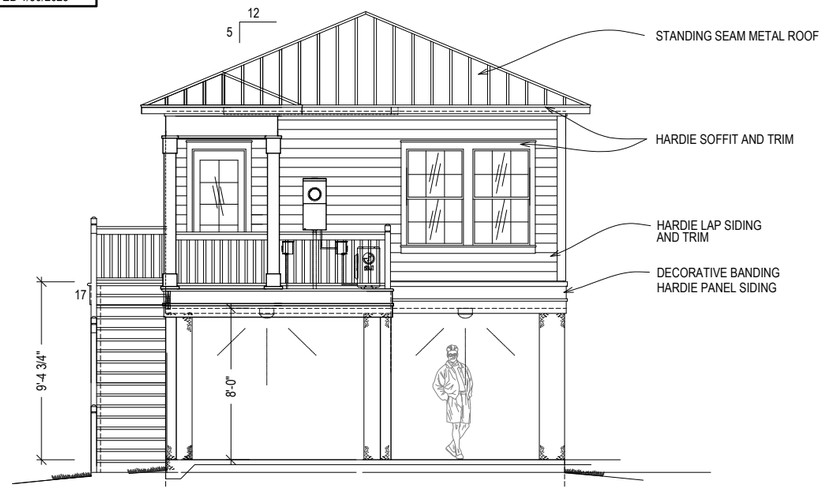
D S1.2 UNIT #1 WEST ELEVATION
SCALE: 1/8"=1'-0"

NOTE:
BASED ON POST HURRICANE IAN PRE DEMOLITION SURVEY ROOFS APPEAR TO BE 5:12 IN PITCH

ELEVATION HEIGHTS ARE BASED ON NAVD FROM ELEVATION CERTIFICATE DATED 1/30/2023



E S1.2 UNIT #1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



B S1.2 UNIT #1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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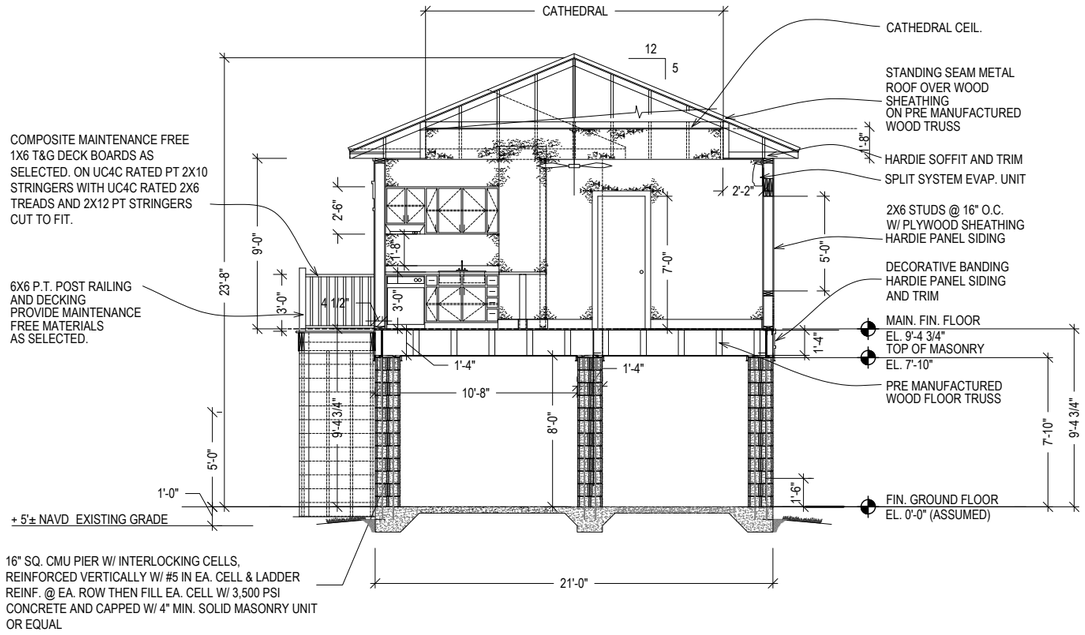
SHEET TITLE

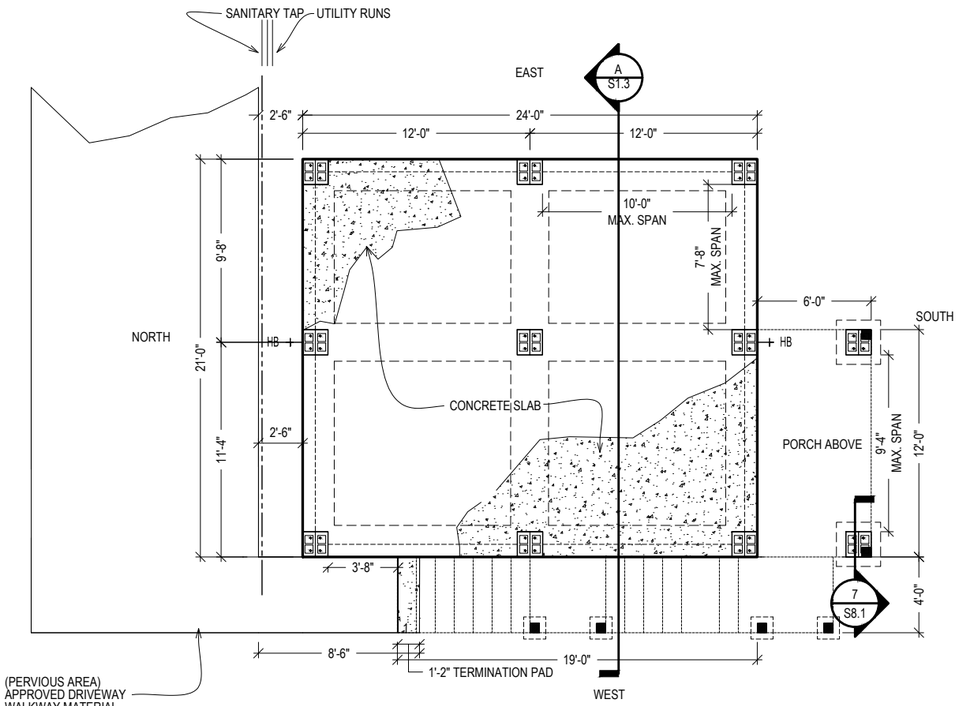
UNIT 1 ELEVATIONS

DRAWING NUMBER

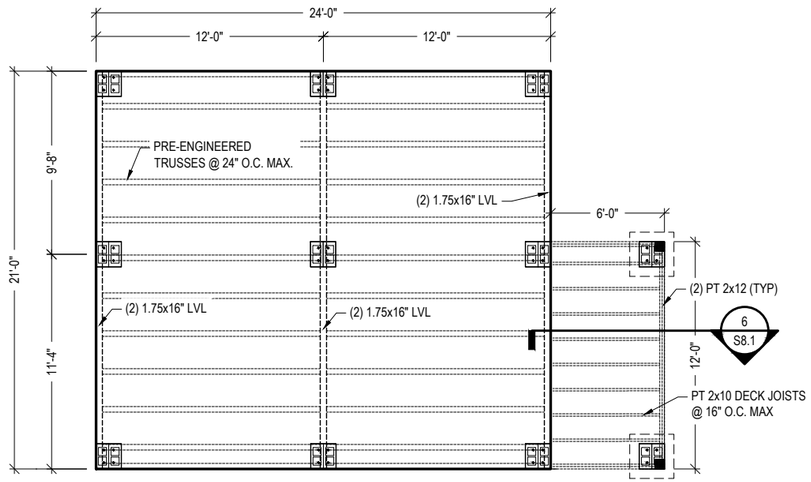
S1.2



A S1.3 UNIT #1 SECTION
SCALE: 1/8"=1'-0"



UNIT #1 GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



UNIT #1 FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

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DATE | DESCRIPTION | REV.

JOB NUMBER:	22366
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SHEET TITLE

UNIT 1 BUILDING SECTION / FOUNDATION / FLOOR FRAMING PLAN

DRAWING NUMBER

S1.3

HEADER SCHEDULE					
OPENING SIZE	HEADER SIZE	NO. OF JACK STUDS	NO. OF KING STUDS	NO. OF BEAM STRAPS	OPENING HOLD DOWN
8'	3 - 2x12	2	2	2	HDU2-SD82.5
7'	2 - 2x12	2	2	2	HDU2-SD82.5
6'	2 - 2x12	2	2	2	HDU2-SD82.5
5'	2 - 2x12	2	2	2	HDU2-SD82.5
4'	2 - 2x12	1	2	1	HDU2-SD82.5
3'	2 - 2x12	1	2	1	HDU2-SD82.5

NOTE:

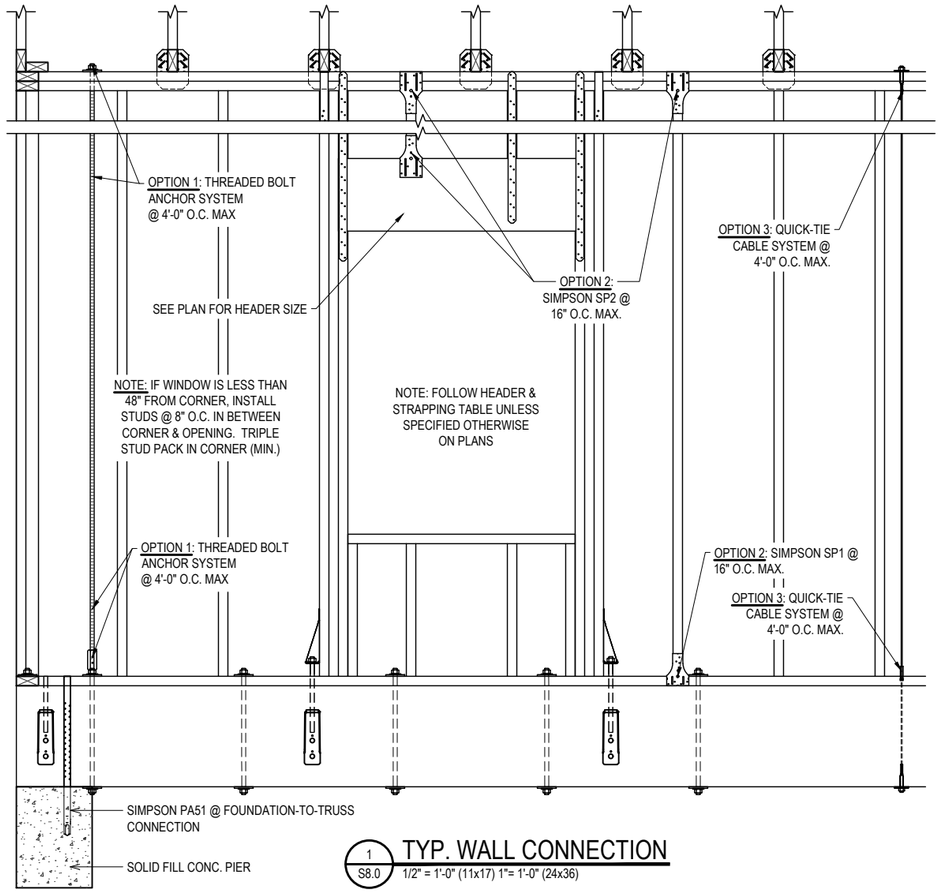
1. ALL CONNECTORS SPECIFIED ARE BY SIMPSON STRONG-TIE 1-3.63.13.63:2 DO NOT OVERLAP RAFTER CONNECTORS & STUD CONNECTORS, SUBSTITUTE HIOS FOR BOTH CONNECTORS AT THESE LOCATIONS (TYP.)
2. CONTRACTOR TO FOLLOW MANUFACTURERS RECOMMENDATIONS & INSTALLATION PROCEDURES
3. CONTRACTOR MUST ALWAYS PROVIDE THE HIGHEST FASTENING PATTERNS TO PROVIDE THE HIGHEST ALLOWABLE LOADS
4. REPEAT 2ND STORY CONNECTIONS FOR ALL LEVELS ABOVE.

WALL CONNECTION OPTIONS:

OPTION 1 - THREADED BOLT SYSTEM: 5/8" ROD SYSTEM @ 4'-0" O.C. & WITHIN 12" OF CORNER & EACH OPENING SIDE.

OPTION 2 - SIMPSON SP1 & SP2 HOLD DOWNS @ 16" O.C.

OPTION 3 - QUICK-TIE CABLE SYSTEM INSTALLED @ 5'-4" AS PER MANUFACTURER'S SPECS.



1 S8.0 TYP. WALL CONNECTION
1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)

HURRICANE ANCHOR CLIP
CONNECTOR: H10A
UPLIFT: 1015 LBS

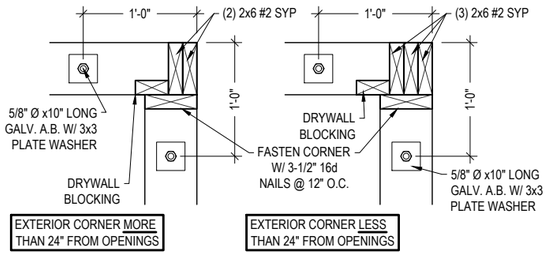
TOP PLATE STUD TIE
CONNECTOR: SP2
UPLIFT: 1065 LBS

JAMB STUD TOP PLATE TIE
CONNECTOR: SPH4
UPLIFT: 620 LBS
(CENTERED LOAD 1320 LBS)

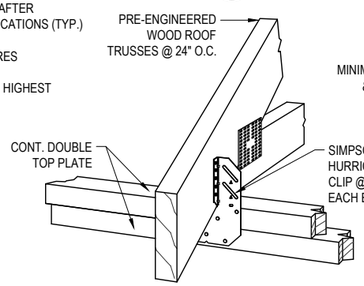
BEAM STRAP
CONNECTOR: CS16
UPLIFT: 1705 LBS

BOTTOM PLATE STUD
CONNECTOR: SP1
UPLIFT: 585 LBS

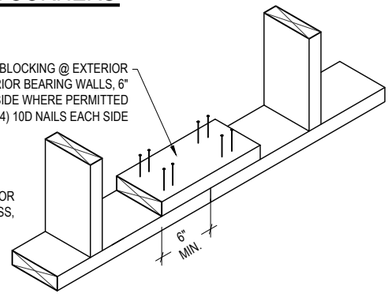
OPENING & CORNER HOLD DOWN
CONNECTOR: HD3B
OR HDU2-SDS2.5
UPLIFT: 3075 LBS



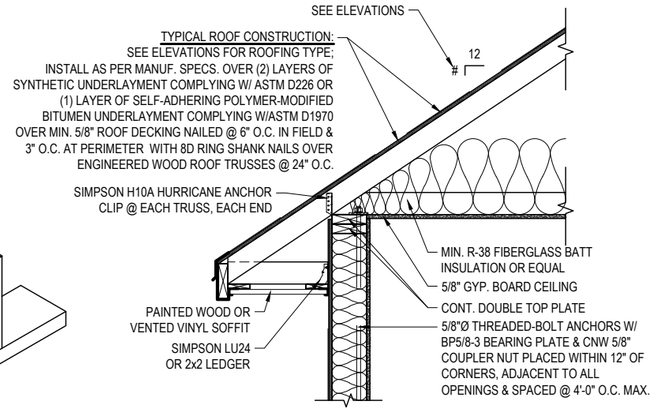
2 S8.0 TYP. EXTERIOR CORNERS
NOT TO SCALE



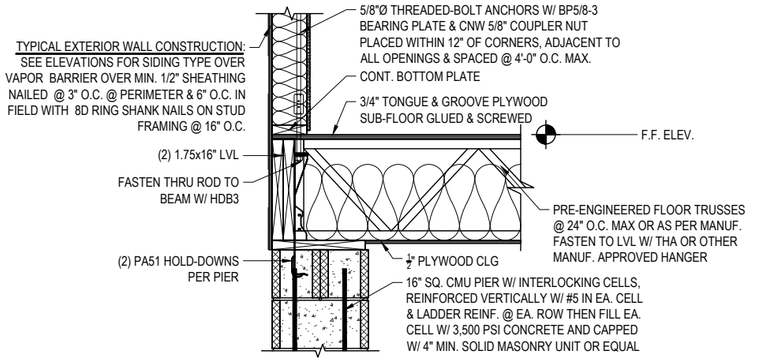
3 S8.0 TYP. H10A INSTALLATION
NOT TO SCALE



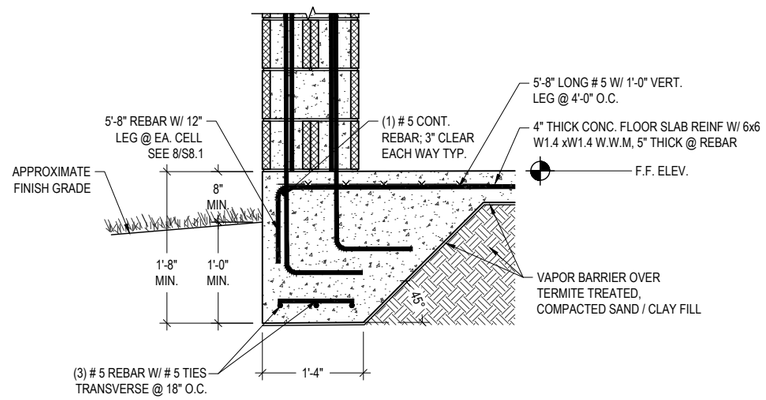
4 S8.0 BASE SPLICE DETAIL
NOT TO SCALE



5 S8.0 (TYP) ROOF SECTION
1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)



6 S8.0 (TYP) FLOOR FRAMING SECTION
1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)



7 S8.0 TYPICAL SLAB EDGE SECTION
1/2" = 1'-0" (11x17) 1" = 1'-0" (24x36)

MK WEBER
structural engineering

3200 W. 23RD STREET
PANAMA CITY, FL 32405
850-640-4298

26050 PREDAZZER LANE
DAPHNE, AL 36526
251-234-3933

FL CERTIFICATE OF AUTHORIZATION # 33120

AL CERTIFICATE OF AUTHORIZATION # CA-6380-E

MICHAEL K. WEBER LICENSE No. 75798 STATE OF FLORIDA PROFESSIONAL ENGINEER
Michael K Weber
Digitally signed by Michael K Weber
Date: 2024.12.12 15:56:06-06'00'

EOR: MICHAEL K. WEBER P.E.
STRUCTURAL ENGINEER
FLORIDA P.E. # 75798

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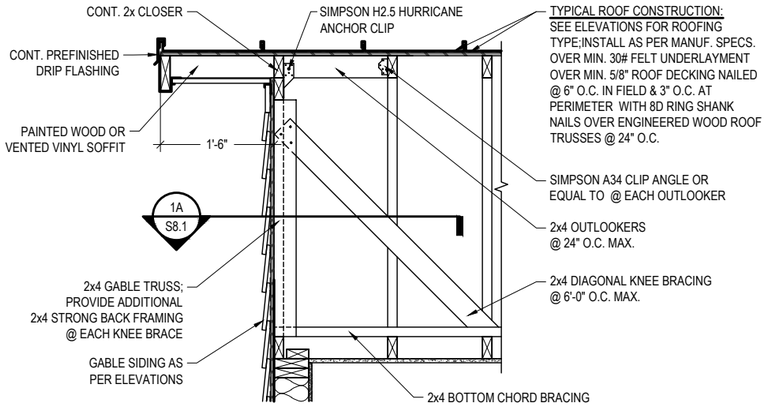
A DEVELOPMENT FOR
DUGGERS TROPICAL COTTAGES
RESTORE ONE
2902 W GULF DRIVE,
SANIBEL ISLAND, FLORIDA

REV.	DESCRIPTION	DATE

JOB NUMBER:	22366
DRAWN BY:	AVD
CHECKED BY:	MKW
PLOT DATE:	12/12/2024

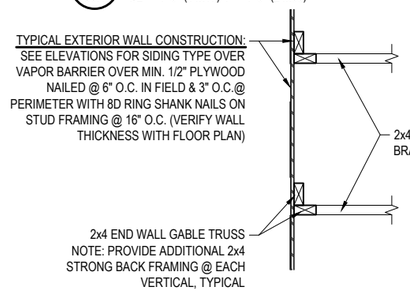
SHEET TITLE
CONSTRUCTION SECTIONS

DRAWING NUMBER
S8.0



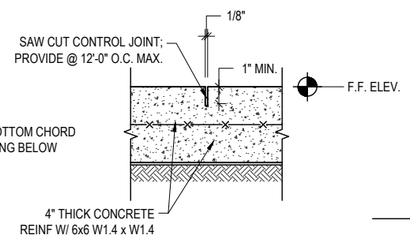
1 S8.1 GABLE ENDWALL SECTION

1/2" = 1'-0" (11x17) 1" = 1'-0" (24x36)



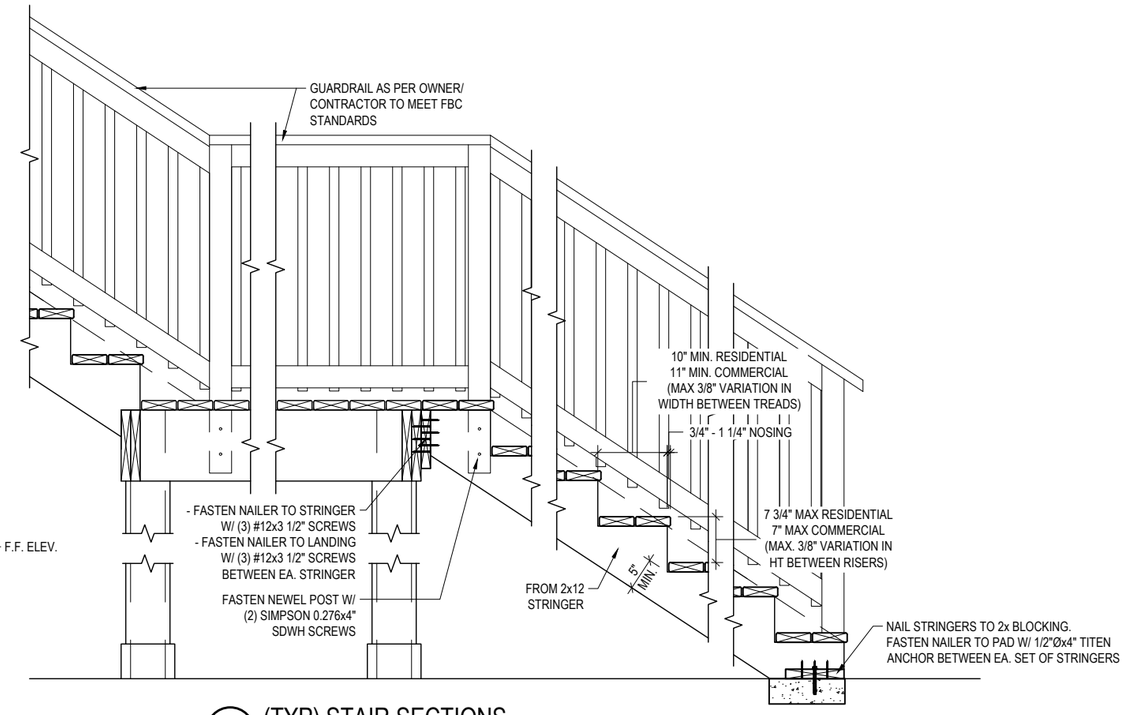
1A S8.1 GABLE ENDWALL DETAIL

1/2" = 1'-0" (11x17) 1" = 1'-0" (24x36)



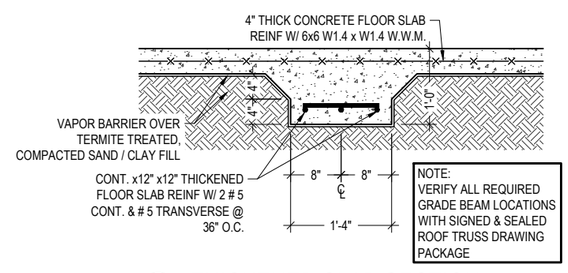
2 S8.1 CONTROL JOINT SECTION

NOT TO SCALE



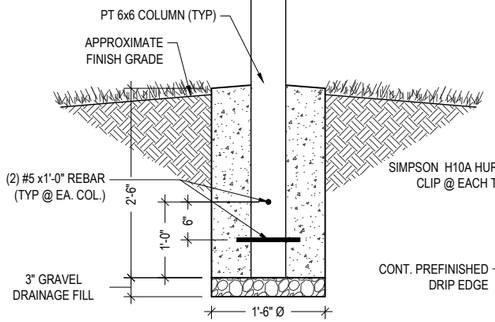
5 S8.1 (TYP) STAIR SECTIONS

1/2" = 1'-0" (11x17) 1" = 1'-0" (24x36)



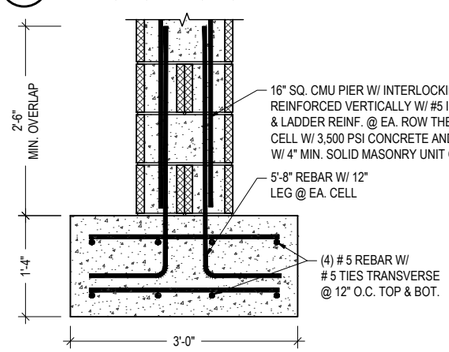
3 S8.1 THICKENED SLAB SECTION

1/2" = 1'-0" (11x17) 1" = 1'-0" (24x36)



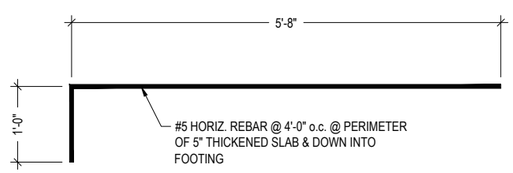
4 S8.1 (TYP) STAIR FOOTING

1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)



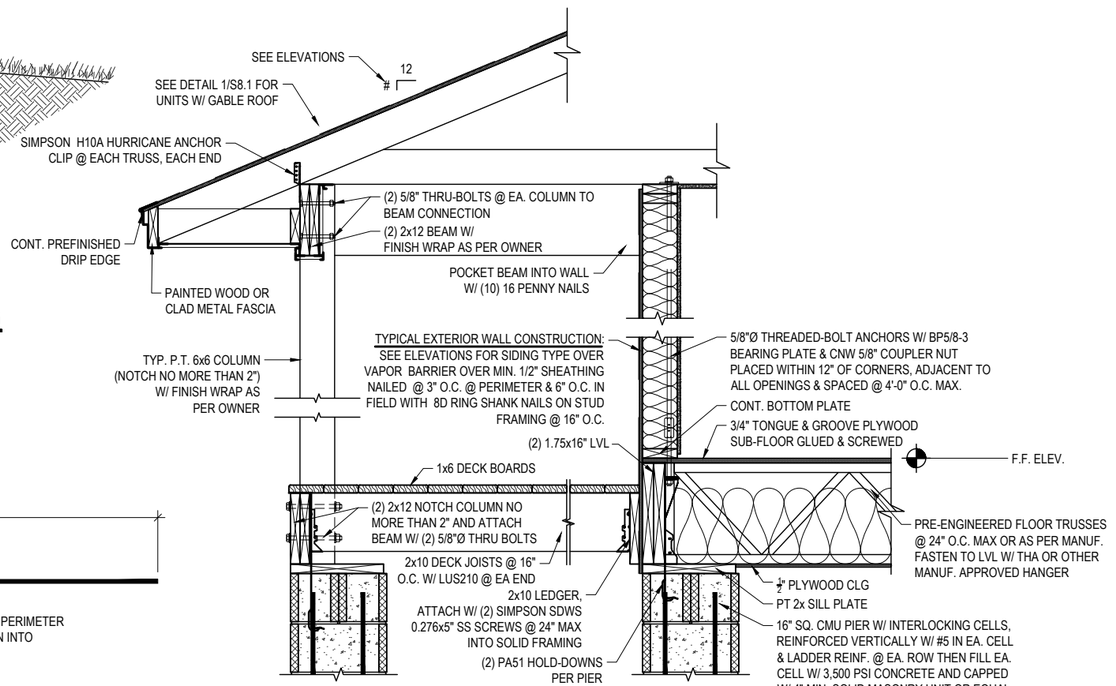
7 S8.1 PEIR @ PAD TOOTING

1/2" = 1'-0" (11x17) 1" = 1'-0" (24x36)



8 S8.1 TURN-DOWN REINF.

1/2" = 1'-0" (11x17) 1" = 1'-0" (24x36)



6 S8.1 (TYP) DECK SECTION

1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)

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Michael K Weber — Digitally signed by Michael K Weber Date: 2024.12.12 10:25:47 -06'00'

EOR: MICHAEL K. WEBER P.E.
STRUCTURAL ENGINEER
FLORIDA P.E. # 75798

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RESTORE ONE
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REV.	DESCRIPTION	DATE

JOB NUMBER:	22366
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CHECKED BY:	MKW
PLOT DATE:	12/12/2024

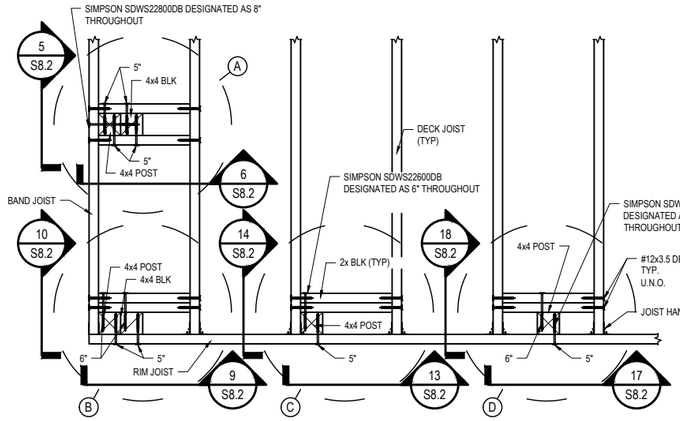
SHEET TITLE

CONSTRUCTION SECTIONS

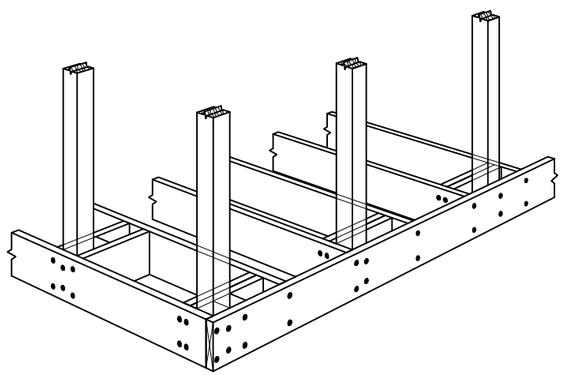
DRAWING NUMBER

S8.1

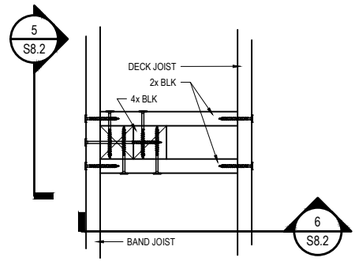
NOTE: ALL EXPOSED FASTENERS TO BE S.S.



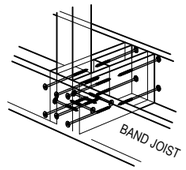
1 DECK PLAN DETAIL
1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)



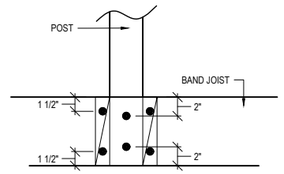
2 DECK ISOMETRIC DETAIL
1/2" = 1'-0" (11x17) 1"= 1'-0" (24x36)



3 DETAIL "A" PLAN VIEW
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)

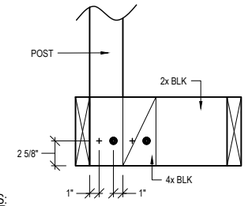


4 DETAIL "A" ISO. DET.
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)



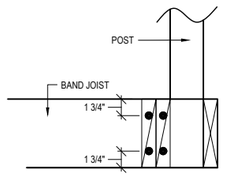
NOTES:
- BAND JOIST TO 2x BLOCKING 1-1/2" FROM TOP & BOT. EDGES USING #12x3.5 DECK SCREWS
- BAND JOIST TO POST & 4x BLOCKING 2" FROM TOP & BOT. EDGES USING 8" SIMPSON SDWS SDWS22800DB.

5 DETAIL "A" FRONT ELEV.
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)



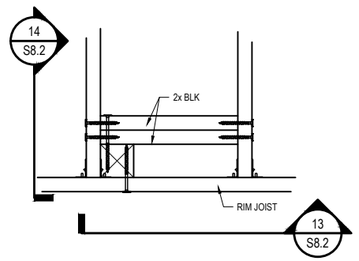
NOTES:
- 2x BLOCKING TO POST - OPPOSING SCREWS 1" FROM OUTER EDGES OF POST, 2-5/8" FROM BOT. EDGE OF 2x BLOCKING USING 5" & 6" SIMPSON SDWS
- 2x BLOCKING TO 4x BLOCKING - OPPOSING SCREWS 1" FROM OUTER EDGES OF 4x BLOCKING, 2-5/8" FROM BOT. EDGE OF 2x BLOCKING USING 5" & 6" SIMPSON SDWS

6 DETAIL "A" SIDE ELEV.
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)

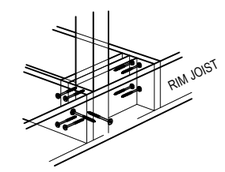


NOTES:
- BAND JOIST TO 2x BLOCKING 1-1/2" FROM TOP & BOT. EDGES USING #12x3.5 DECK SCREWS

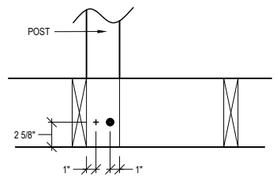
7 DETAIL "B" PLAN VIEW
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)



8 DETAIL "B" ISO. DET.
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)

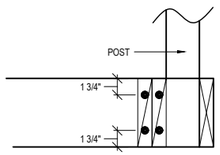


9 DETAIL "B" FRONT ELEV.
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)



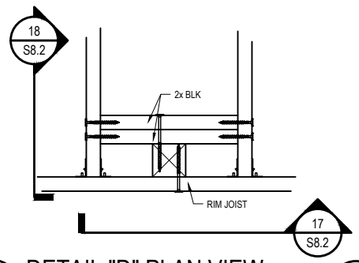
NOTES:
- 2x BLOCKING TO POST - OPPOSING SCREWS 1" FROM OUTER EDGES OF POST, 2-5/8" FROM BOT. EDGE OF 2x BLOCKING USING 5" & 6" SIMPSON SDWS

10 DETAIL "B" SIDE ELEV.
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)

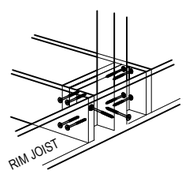


NOTES:
- BAND JOIST TO 2x BLOCKING 1-1/2" FROM TOP & BOT. EDGES USING #12x3.5 DECK SCREWS

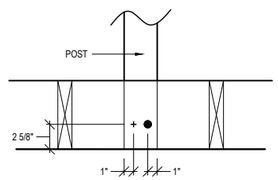
11 DETAIL "C" PLAN VIEW
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)



12 DETAIL "C" ISO. DET.
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)

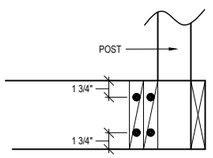


13 DETAIL "C" FRONT ELEV.
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)



NOTES:
- 2x BLOCKING TO POST - OPPOSING SCREWS 1" FROM OUTER EDGES OF POST, 2-5/8" FROM BOT. EDGE OF 2x BLOCKING USING 5" & 6" SIMPSON SDWS

14 DETAIL "C" SIDE ELEV.
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)



NOTES:
- BAND JOIST TO 2x BLOCKING 1-1/2" FROM TOP & BOT. EDGES USING #12x3.5 DECK SCREWS

15 DETAIL "D" PLAN VIEW
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)

16 DETAIL "D" ISO. DET.
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)

17 DETAIL "D" FRONT ELEV.
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)

18 DETAIL "D" SIDE ELEV.
3/4" = 1'-0" (11x17) 1 1/2"= 1'-0" (24x36)

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structural engineering

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EOR: MICHAEL K. WEBER P.E.
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A DEVELOPMENT FOR
DUGGERS TROPICAL COTTAGES
RESTORE ONE
2902 W GULF DRIVE,
SANIBEL ISLAND, FLORIDA

REV.	DESCRIPTION	DATE

JOB NUMBER:	22366
DRAWN BY:	AVD
CHECKED BY:	MKW
PLOT DATE:	12/12/2024

SHEET TITLE

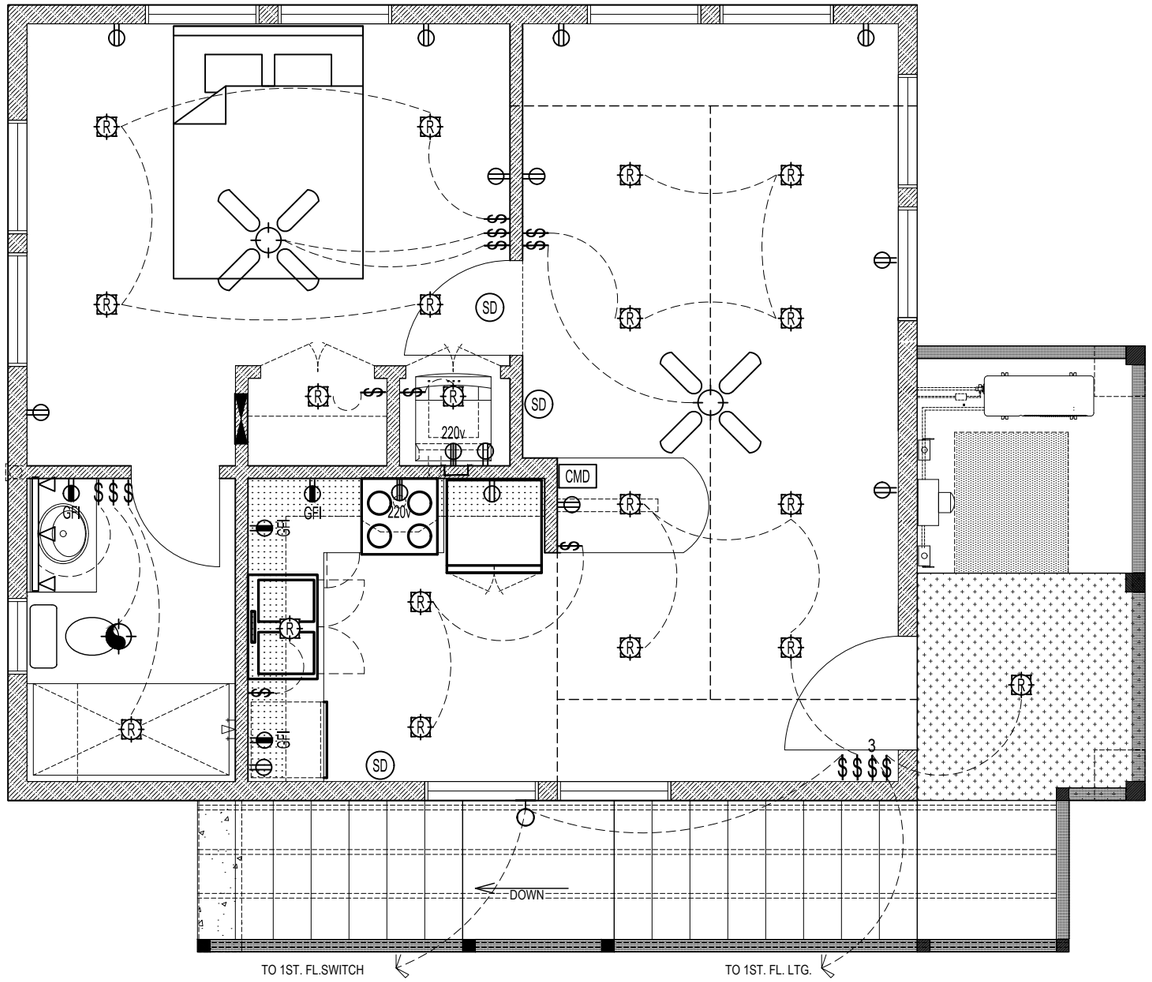
TYP DECK DETAILS

DRAWING NUMBER

S8.2

ELECTRICAL NOTES:

1. THIS PLAN IS DIAGRAMMATIC AND ACTUAL LAYOUT / DESIGN MAY VARY FROM SHOWN. ELECTRICAL FIXTURES AS PER OWNER / CONTRACTOR. COORDINATE ANY GAS REQUIRED FIXTURES WITH OWNER AND MODIFY ELECTRICAL AS REQUIRED.
2. ELECTRICAL DESIGN & INSTALLATION TO BE BY A FLORIDA LICENSED ELECTRICAL CONTRACTOR PER CURRENT N.E.C. REQUIREMENTS / LOCAL CODES
3. ELECTRICAL CONTRACTOR TO PROVIDE AND SIZE ELECTRICAL SERVICE PANELS. BREAKERS. AND /OR DISCONNECTS AS REQUIRED BY ELECTRICAL SYSTEM AND /OR CODES.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
5. HVAC DESIGN & INSTALLATION TO BE BY A FLORIDA LICENSED MECHANICAL CONTRACTOR IN ACCORDANCE WITH D.C.A. ENERGY CODE REQUIREMENTS.
6. TELE-COMM & DATA-COMM OUTLET REQUIREMENTS TO BE COORDINATED BETWEEN GENERAL CONTRACTOR / OWNER / & ELECTRICAL SUB-CONTRACTOR.



UNIT #1 ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND	
DUPLEX RECEPTACLE 120 V. 12" A.F.F.	
220 V. RECEPTACLE	220v
GFI DUPLEX RECEPTACLE 120 V. 12" A.F.F.	GFI
GFI DUPLEX RECEPTACLE 120 V. 12" A.F.F.;PROVIDE WEATHER PROOF BOX	WPGFI
DUPLEX RECEPTACLE 120 V. MOUNTED ABOVE COUNTER	
SWITCHED RECEPTACLE 120 V. 12" A.F.F.	
DUPLEX RECEPTACLE 120 V. MOUNTED FLUSH W/ CEILING	CLG
DUPLEX RECEPTACLE 120 V. MOUNTED FLUSH W/ FLOOR	FLOOR
QUADPLEX RECEPTACLE 120 V. 12" A.F.F.	
SWITCH 48" A.F.F.	$
3 WAY SWITCH 48" A.F.F.	$3
CEILING MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER	
CEILING MOUNTED PENDANT LIGHT AS SELECTED BY OWNER	
WALL MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER	
CEIL. MTD. OR RECESSED CAN LIGHT FIXTURE AS SELECTED BY OWNER	
WALL MOUNTED VANITY LIGHTING FIXTURE AS SELECTED BY OWNER	
SOFFIT MOUNTED FLOOD LAMP FIXTURE AS SELECTED BY OWNER	
WALL MOUNTED SCONCE LIGHTING FIXTURE AS SELECTED BY OWNER	
STRIP LIGHT FIXTURE AS SELECTED BY OWNER	
STRIP LIGHT FIXTURE AS SELECTED BY OWNER	
STRIP LIGHT FIXTURE AS SELECTED BY OWNER	
FAN FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	
FAN / LIGHT FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	
FAN FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	
FAN / LIGHT FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	
CEILING OR WALL MOUNTED SMOKE DETECTOR	SD
CEILING OR WALL MOUNTED CARBON MONOXIDE DETECTOR	CMD
NON-FUSIBLE HVAC DISCONNECT SWITCH	
ELECTRICAL SERVICE PANEL	

MK WEBER
structural engineering

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26050 PREDAZZER LANE
DAPHNE, AL 36526
251-234-3933

FL CERTIFICATE OF AUTHORIZATION # 33120

AL CERTIFICATE OF AUTHORIZATION # CA-6380-E

EOR: MICHAEL K. WEBER P.E.
STRUCTURAL ENGINEER
FLORIDA P.E. # 75798

EMBOSSED/ WET STAMP	DIGITAL
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A DEVELOPMENT FOR
DUGGERS TROPICAL COTTAGES
RESTORE ONE
2902 W GULF DRIVE,
SANIBEL ISLAND, FLORIDA

REV.	DESCRIPTION	DATE

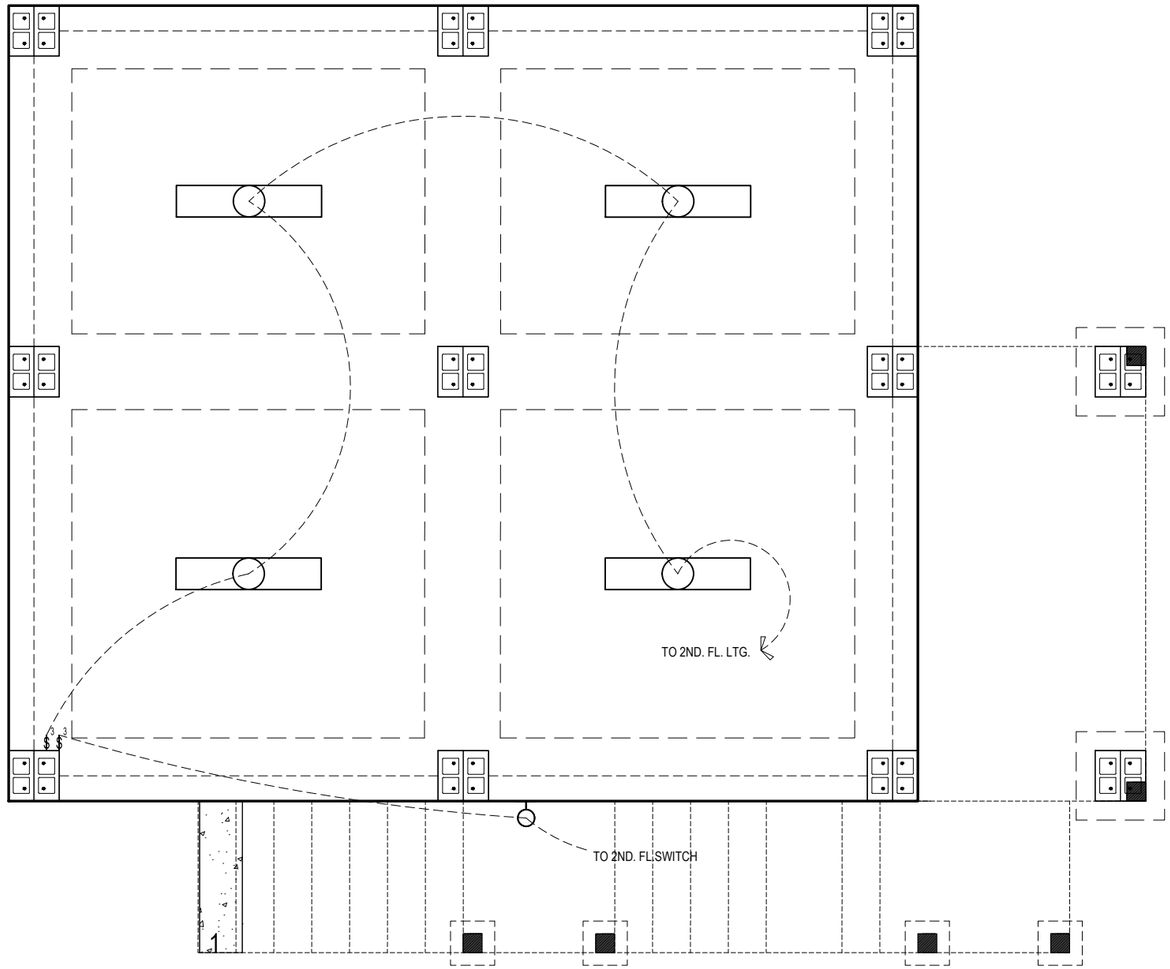
JOB NUMBER:	22366
DRAWN BY:	AVD
CHECKED BY:	MKW
PLOT DATE:	12/12/2024

SHEET TITLE
UNIT 1 ELECTRICAL PLAN

DRAWING NUMBER
E1.0

ELECTRICAL NOTES:

1. THIS PLAN IS DIAGRAMMATIC AND ACTUAL LAYOUT / DESIGN MAY VARY FROM SHOWN. ELECTRICAL FIXTURES AS PER OWNER / CONTRACTOR. COORDINATE ANY GAS REQUIRED FIXTURES WITH OWNER AND MODIFY ELECTRICAL AS REQUIRED.
2. ELECTRICAL DESIGN & INSTALLATION TO BE BY A FLORIDA LICENSED ELECTRICAL CONTRACTOR PER CURRENT N.E.C. REQUIREMENTS / LOCAL CODES
3. ELECTRICAL CONTRACTOR TO PROVIDE AND SIZE ELECTRICAL SERVICE PANELS. BREAKERS. AND /OR DISCONNECTS AS REQUIRED BY ELECTRICAL SYSTEM AND /OR CODES.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
5. HVAC DESIGN & INSTALLATION TO BE BY A FLORIDA LICENSED MECHANICAL CONTRACTOR IN ACCORDANCE WITH D.C.A. ENERGY CODE REQUIREMENTS.
6. TELE-COMM & DATA-COMM OUTLET REQUIREMENTS TO BE COORDINATED BETWEEN GENERAL CONTRACTOR / OWNER / & ELECTRICAL SUB-CONTRACTOR.



UNIT #1 ELECTRICAL PLAN - GROUND LEVEL

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

ELECTRICAL LEGEND	
DUPLEX RECEPTACLE 120 V. 12" A.F.F.	
220 V. RECEPTACLE	220v
GFI DUPLEX RECEPTACLE 120 V. 12" A.F.F.	GFI
GFI DUPLEX RECEPTACLE 120 V. 12" A.F.F.;PROVIDE WEATHER PROOF BOX	WPGFI
DUPLEX RECEPTACLE 120 V. MOUNTED ABOVE COUNTER	
SWITCHED RECEPTACLE 120 V. 12" A.F.F.	
DUPLEX RECEPTACLE 120 V. MOUNTED FLUSH W/ CEILING	CLG
DUPLEX RECEPTACLE 120 V. MOUNTED FLUSH W/ FLOOR	FLOOR
QUADPLEX RECEPTACLE 120 V. 12" A.F.F.	
SWITCH 48" A.F.F.	$
3 WAY SWITCH 48" A.F.F.	$3
CEILING MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER	
CEILING MOUNTED PENDANT LIGHT AS SELECTED BY OWNER	
WALL MOUNTED LIGHT FIXTURE AS SELECTED BY OWNER	
CEIL. MTD. OR RECESSED CAN LIGHT FIXTURE AS SELECTED BY OWNER	
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WALL MOUNTED SCONCE LIGHTING FIXTURE AS SELECTED BY OWNER	
STRIP LIGHT FIXTURE AS SELECTED BY OWNER	
STRIP LIGHT FIXTURE AS SELECTED BY OWNER	
STRIP LIGHT FIXTURE AS SELECTED BY OWNER	
FAN FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	
FAN / LIGHT FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	
FAN FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	
FAN / LIGHT FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED	
CEILING OR WALL MOUNTED SMOKE DETECTOR	SD
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ELECTRICAL SERVICE PANEL	

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UNIT 1 ELECTRICAL PLAN - GROUND LEVEL

DRAWING NUMBER

E1.1