



REAR ELEVATION CONCEPT  
SCALE: N.T.S.



RIGHT SIDE ELEVATION CONCEPT  
SCALE: N.T.S.



FRONT ELEVATION CONCEPT  
SCALE: N.T.S.



REVISIONS:	BY:
12/27/2024 WHOLE LAYOUT REVISED	RC
01/14/2025 WHOLE LAYOUT REVISED	RC
2/17/2025 PLAN COMPLETE	RC
7/30/2025 UPDATE FRONT ELEVATION CONCEPT	RC
8/27/2025 PITCH CHANGE TO 6/12 EXT/INT WINDOWS & DOORS TOP AT 8-0	RC
10/06/2025 CHANGE TO STEMWALL REMOVE GARAGE SERVICE DOOR	RC
10/17/2025 BLDG DEPT COMMENTS PAGE 6-7-10 REVISIONS	RC

A NEW CONSTRUCTION PROJECT FOR:  
**GASPERINI RESIDENCE**  
LOT 35 PARCEL 2  
151 ATLANTIC AVE INDIANALANTIC FL

DRAWN BY: **RENEE CLARY**  
DESIGN & CONSULTATION  
Conceptual-Construction-Interior  
ReneeClaryFL@gmail.com  
321-688-8964  
www.ReneeClary.com

DATE:  
DEC 18, 2024

SCALE:  
SHOWN

DRAWN BY:  
RCLARY

JOB NO.:  
24-0149

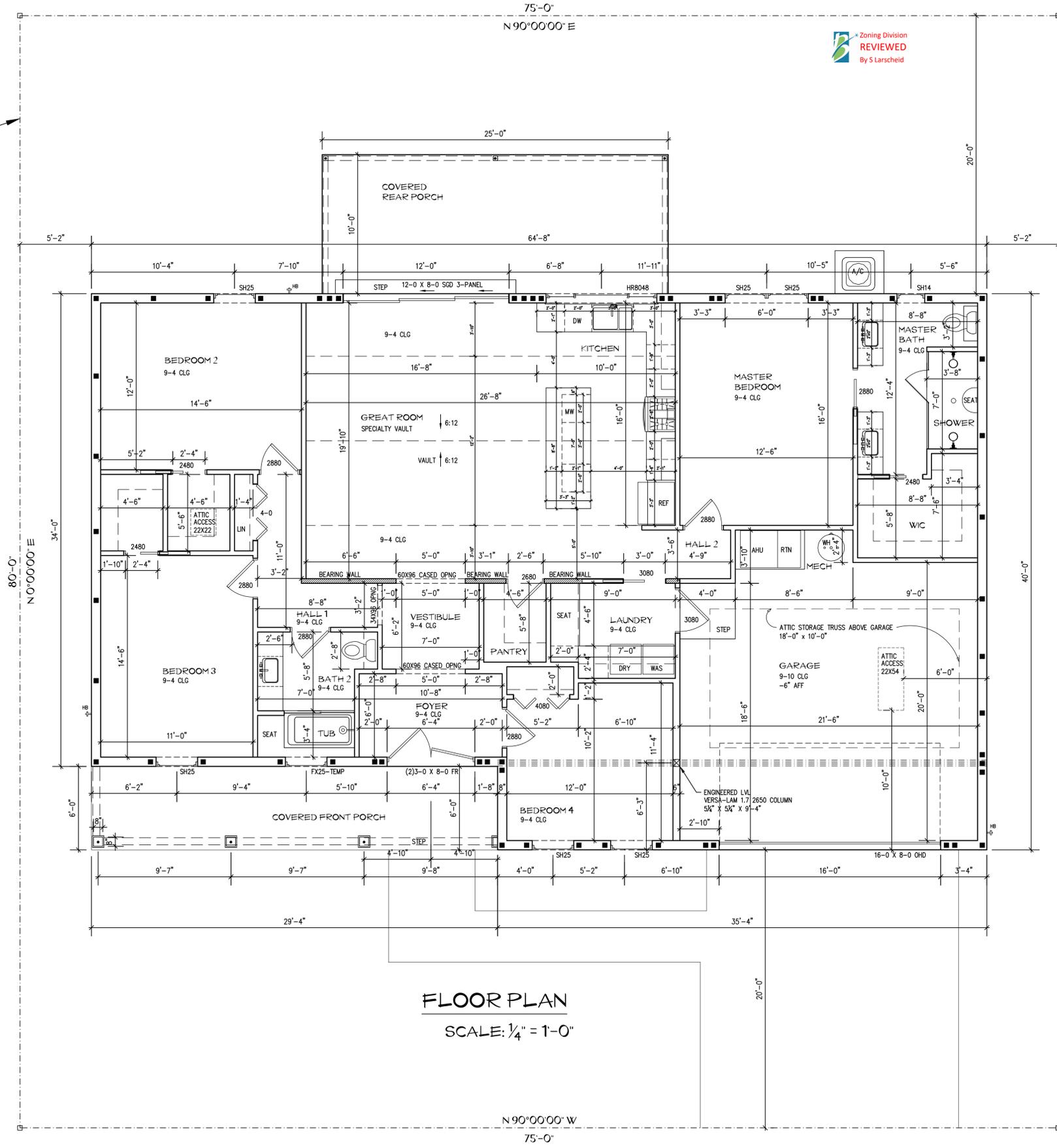
SHEET:

3D CONCEPTS

SHEET 1 OF 10

**1**

PROPERTY LINES  
PER SURVEY FROM  
KNOW IT NOW, INC.



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
TOTAL LIVING	1938 SQFT
GARAGE	472 SQFT
FRONT PORCH	176 SQFT
REAR PORCH	250 SQFT
TOTAL UNDER ROOF	2836 SQFT

REVISIONS:	BY:
12/27/2024 WHOLE LAYOUT REVISED	RC
01/14/2025 WHOLE LAYOUT REVISED	RC
2/17/2025 PLAN COMPLETE	RC
8/13/2025 ENGINEERING DETAILS	RC
8/20/2025 ENGINEERING COMMENTS	RC
8/27/2025 PITCH CHANGE TO 6/12 EXT/INT WINDOWS & DOORS TOP AT 8'-0"	RC
10/06/2025 CHANGE TO STEMWALL REMOVE GARAGE SERVICE DOOR	RC

APPROVED FOR CONSTRUCTION  
 Permit No. 25BC18956  
 Date: October 29, 2025

A NEW CONSTRUCTION PROJECT FOR:  
**GASPERINI RESIDENCE**  
 LOT 35 PARCEL 2  
 151 ATLANTIC AVE INDIANLANTIC FL

**ENGINEER OF RECORD**  
**EDWARD F. SHINSKIE, P.E.**  
 4707 WILD TURKEY ROAD  
 MIMS, FLORIDA 32754  
 321-863-3223

I HEREBY CERTIFY THAT ALL CONSTRUCTION FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION 2023 FLORIDA BUILDING CODE FOR A WIND SPEED OF 160 MPH.

FL LICENSE NO 47515  
 DIGITALLY SIGNED

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SCALE: **SHOWN**

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JOB NO.: **24-0149**

SHEET: **FLOOR PLAN SQUARE FOOTAGE**

SHEET **2** OF 10

Building Code Compliance  
**REVIEWED**  
 By Steve Torp

REVISIONS:	BY:
2/17/2025 PLAN COMPLETE	RC
8/13/2025 ENGINEERING DETAILS	RC
8/20/2025 ENGINEERING COMMENTS	RC
8/27/2025 PORCH FOOTER DETAILS	RC
10/06/2025 CHANGE TO STEMWALL	RC

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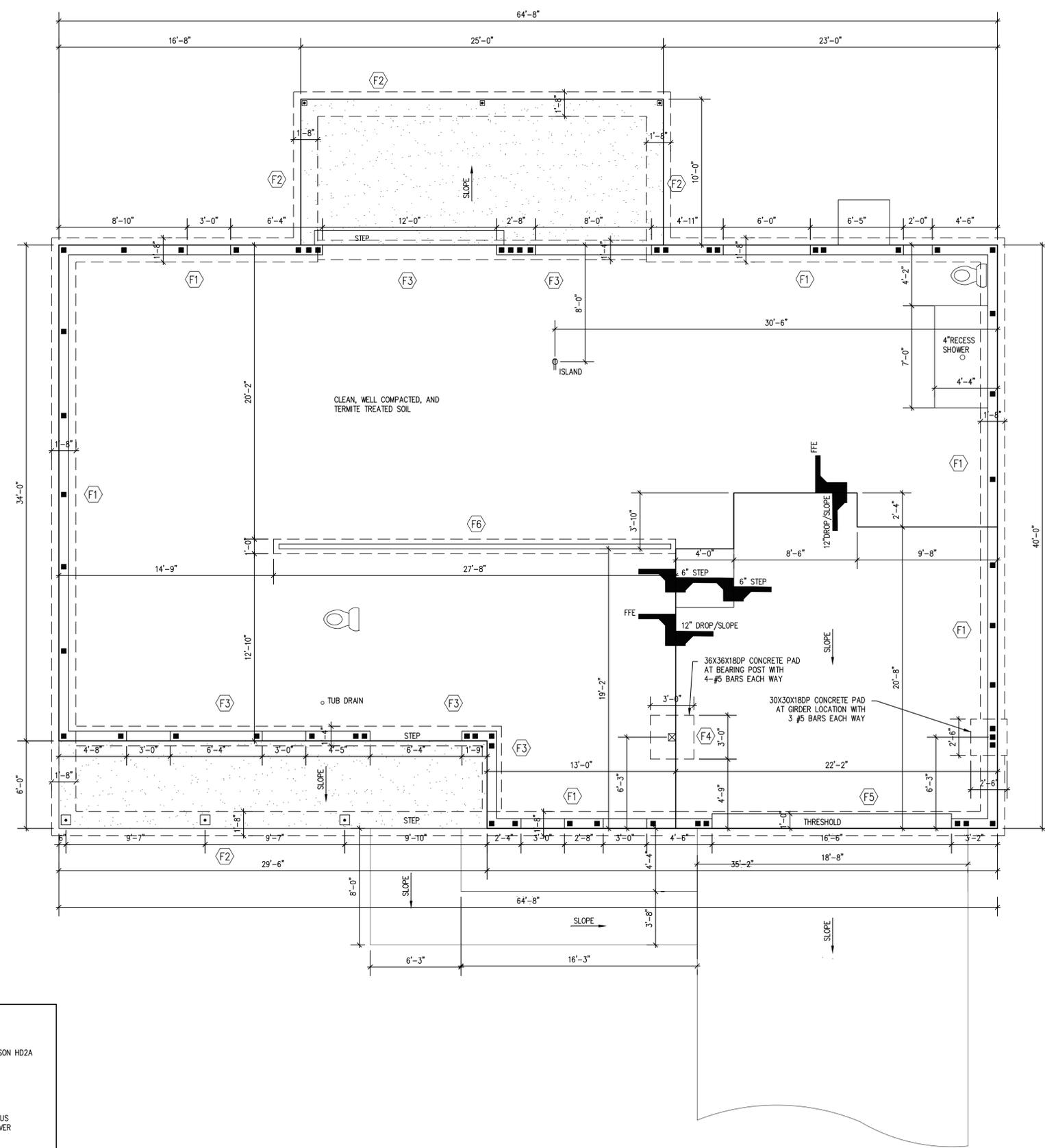
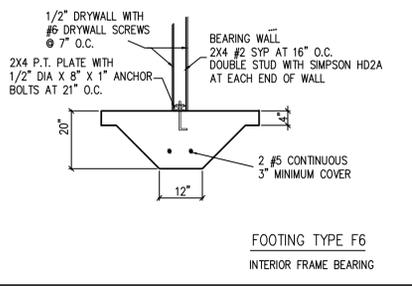
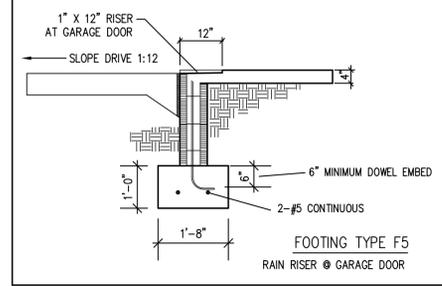
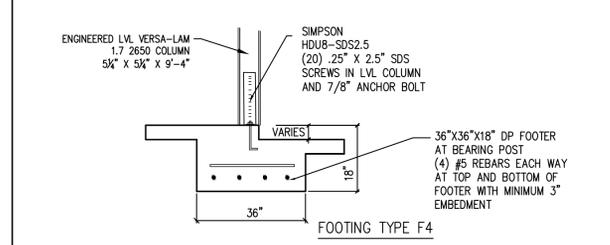
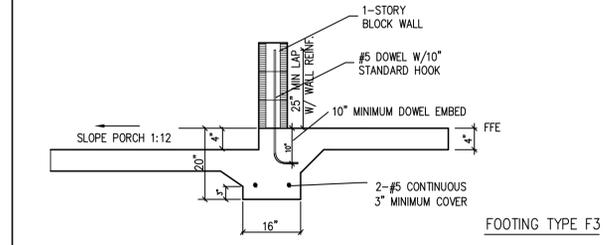
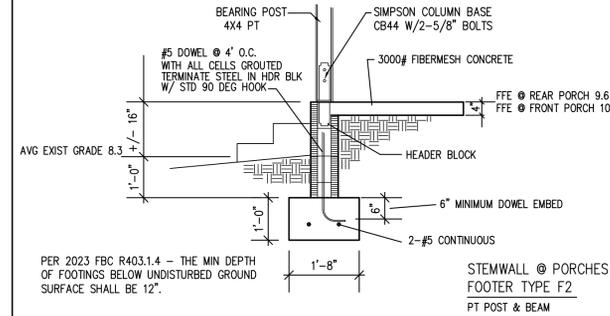
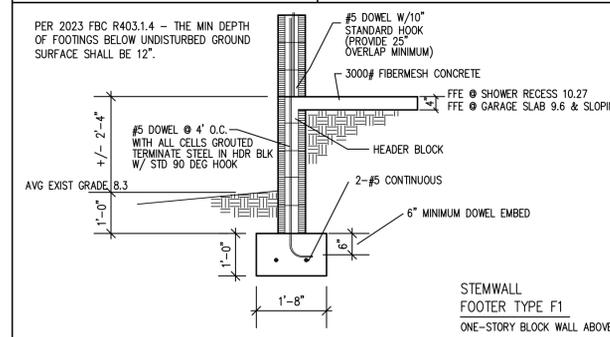
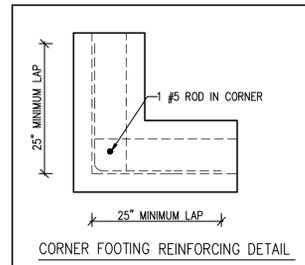
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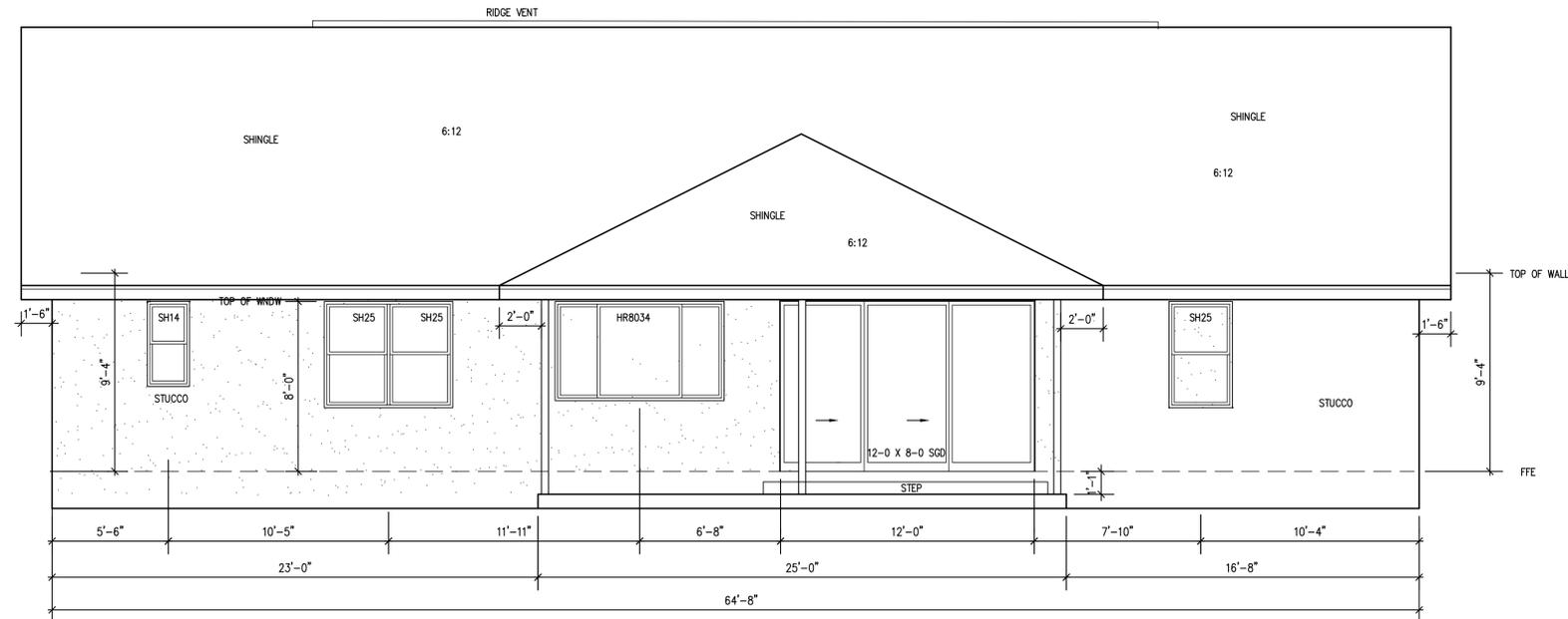
DATE: **DEC 18, 2024**  
 SCALE: **SHOWN**  
 DRAWN BY: **RCLARY**  
 JOB NO.: **24-0149**

SHEET: **FOUNDATION PLAN FOOTER DETAILS**  
**3**  
 SHEET 3 OF 10



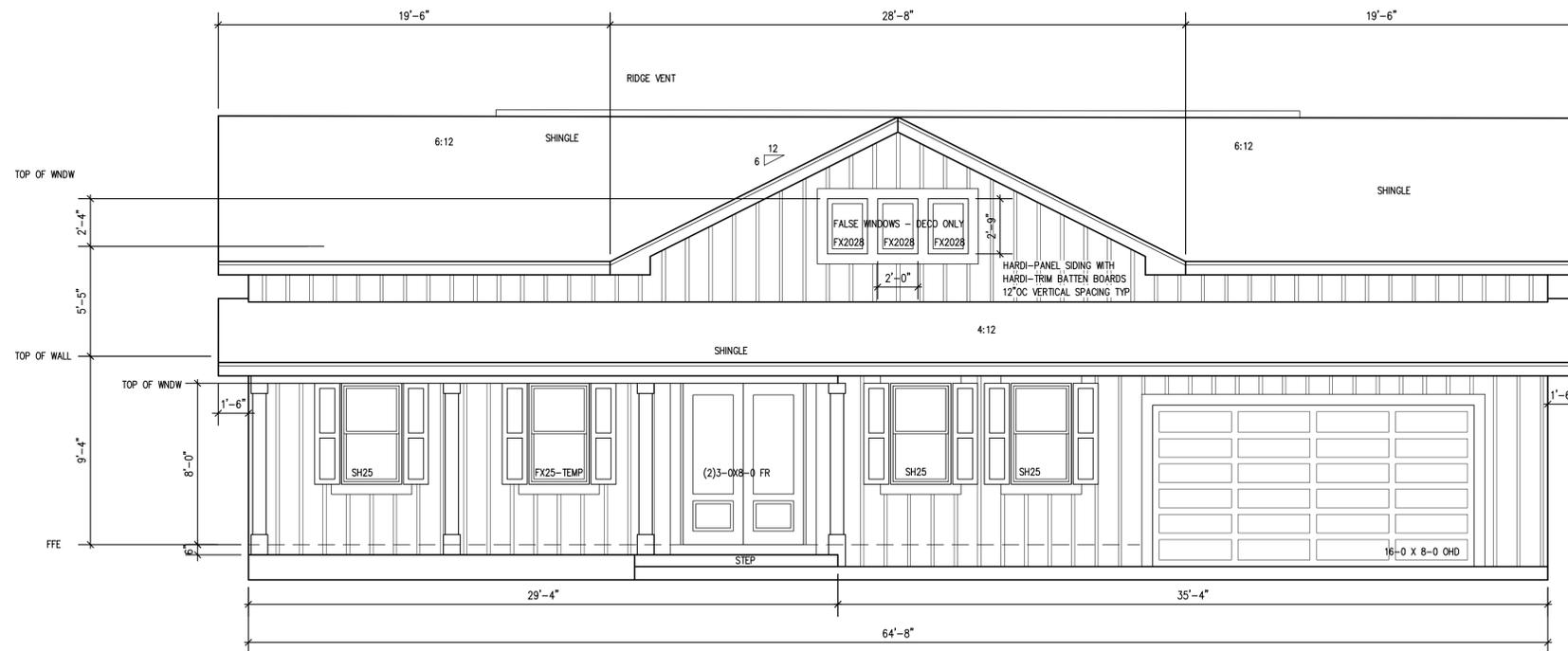
Building Code Compliance  
 REVIEWED  
 By Steve Torp

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



REAR ELEVATION

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



FRONT ELEVATION

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



REVISIONS:	BY:
2/17/2025 PLAN COMPLETE	RC
4/3/2025 DECO SHUTTERS AT FRONT WINDOWS	RC
7/30/2025 CENTER FRONT GABLE	RC
8/27/2025 WINDOW HGTS & ROOF PITCH	RC
8/27/2025 PITCH CHANGE TO 6/12 EXT/INT WINDOWS & DOORS TOP AT 8'-0"	RC
10/06/2025 CHANGE TO STEMWALL	RC



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LOT 35 PARCEL 2  
151 ATLANTIC AVE INDIANLANTIC FL

<b>ENGINEER</b> OF RECORD	<b>EDWARD F. SHINSKIE, P.E.</b> 4707 WILD TURKEY ROAD MIMS, FLORIDA 32754 RECORD 321-863-3223	FL LICENSE NO 47515 DIGITALLY SIGNED
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SHEET:

FRONT ELEVATION  
REAR ELEVATION

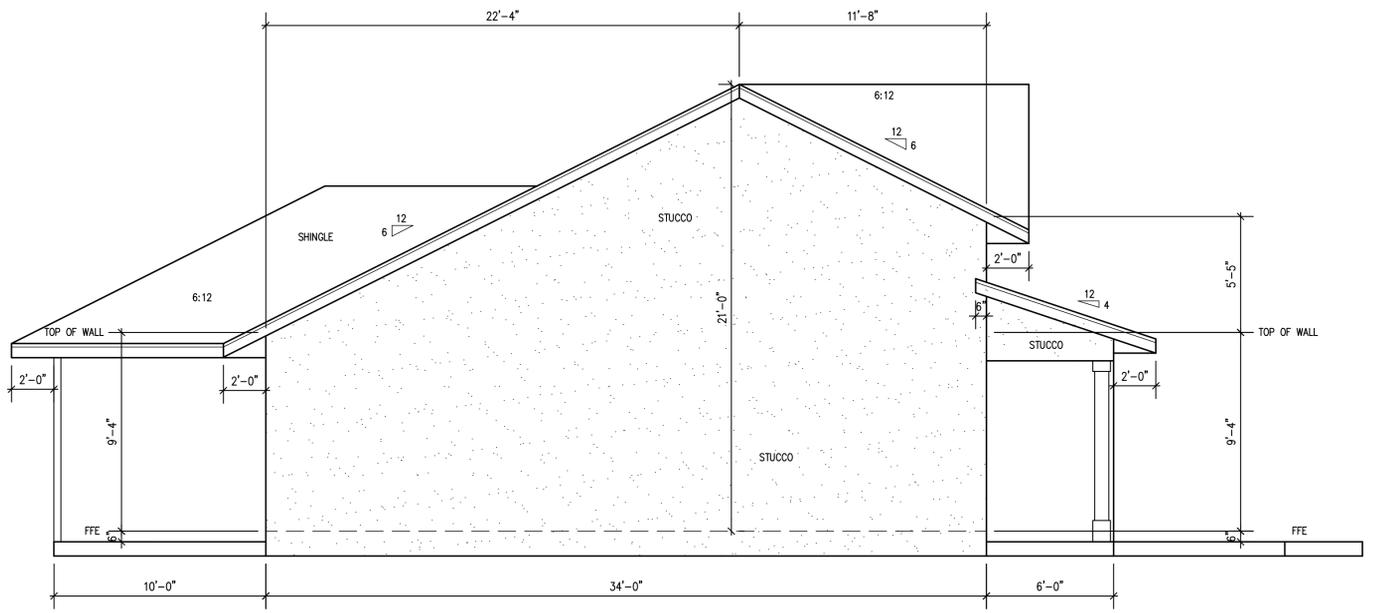
4

SHEET 4 OF 10

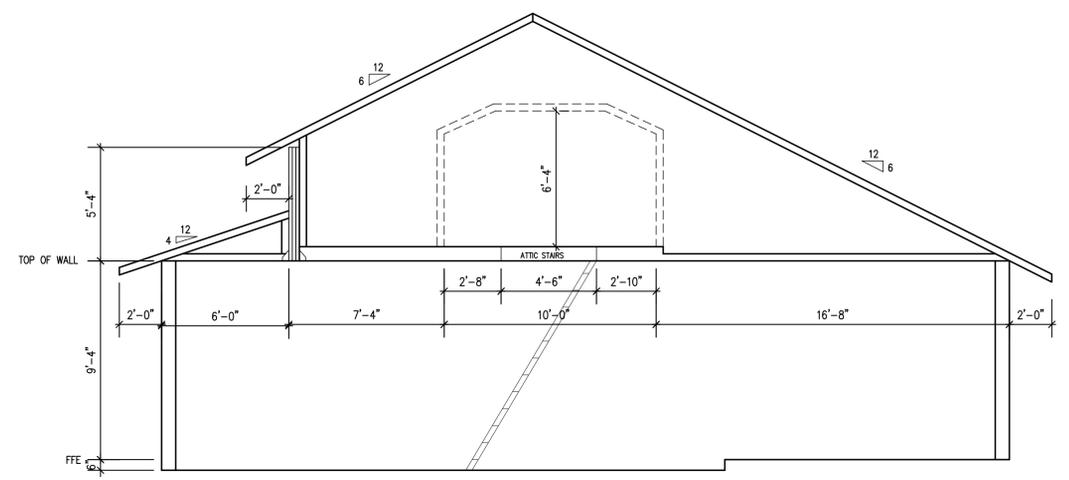
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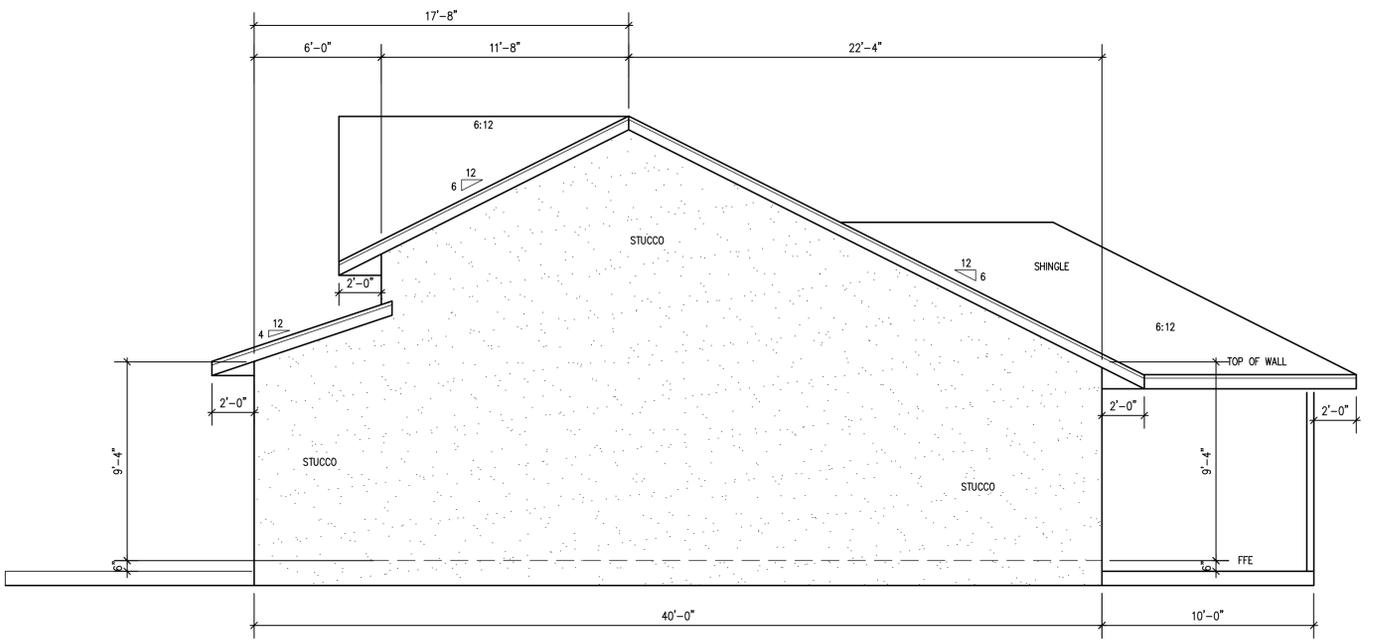
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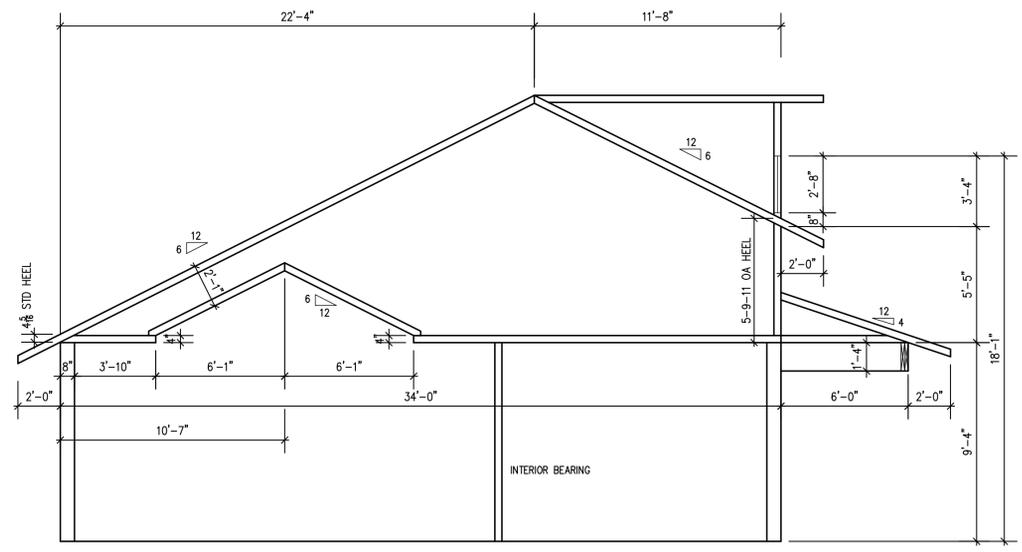
**LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**SECTION THRU GARAGE**  
 SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**SECTION THRU GREAT ROOM**  
 SCALE: 1/4" = 1'-0"

Building Code Compliance  
**REVIEWED**  
 By Steve Torp

**ENGINEER OF RECORD**  
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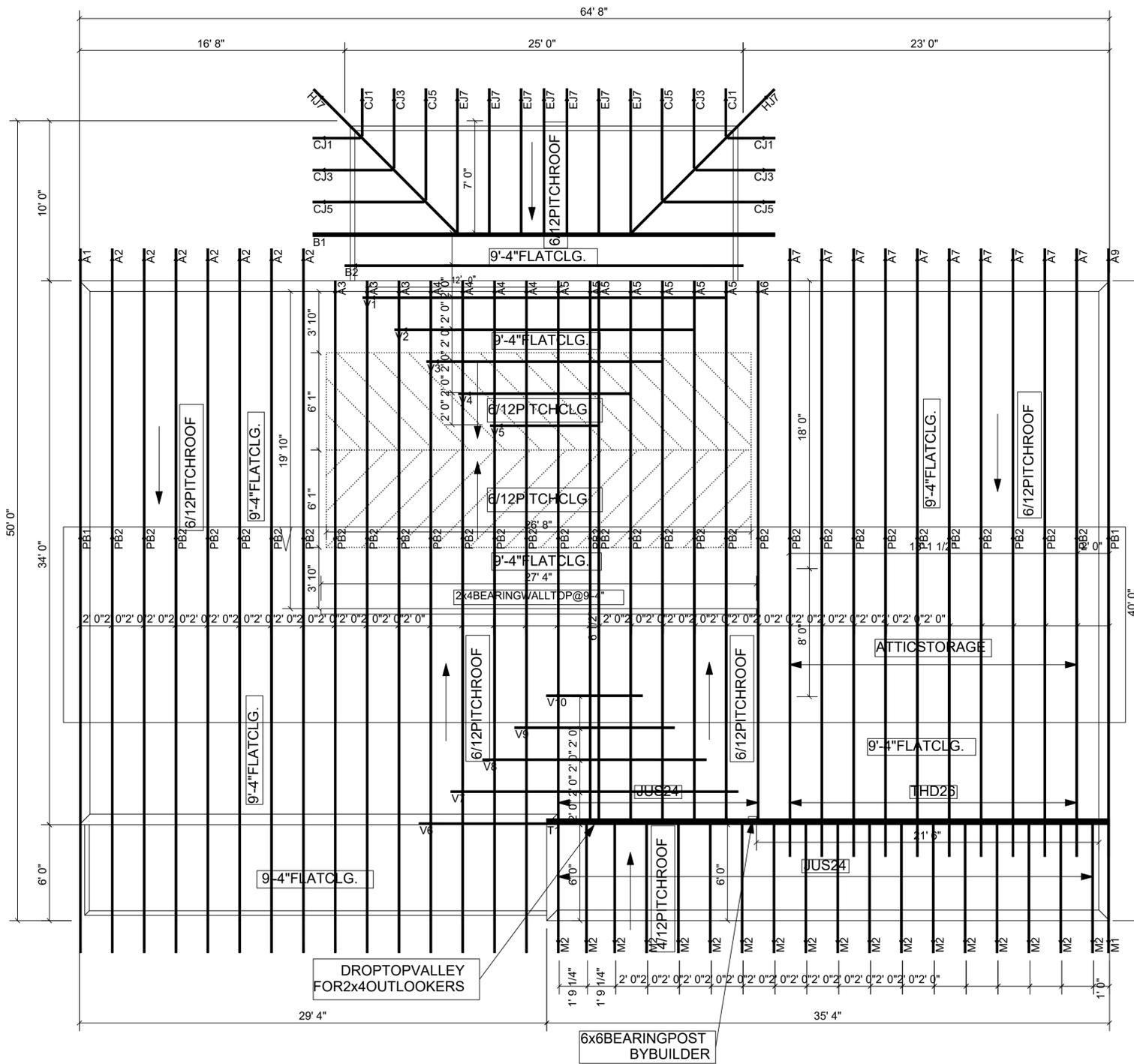
**SCALE:** SHOWN

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**JOB NO.:** 24-0149

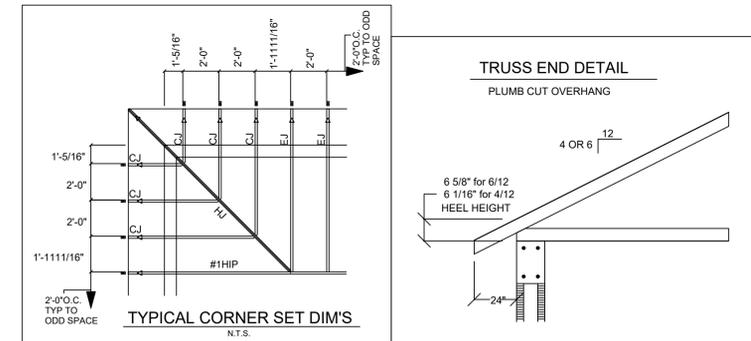
**SHEET:** SIDE ELEVATIONS SECTIONS

SHEET 5 OF 10



THIS SCHEDULE IS TO COINCIDE WITH THE TRUSS LAYOUT. PLEASE IDENTIFY ALL INDIVIDUAL CONNECTORS FROM TRUSS TO FOUNDATION

WALL CONSTRUCTION	IDENTIFY LOCATION OF CONNECTIONS PER TRUSS	RAFTER OR TRUSS TO BOTH TOP PLATES OR LINTEL BEAM	BOTH TOP PLATES TO STUD	FIRST FLOOR STUD TO BOTTOM FLOOR STUD	STUD TO BOTTOM PLATE	BOTTOM PLATE TO FOUNDATION	CONDITIONS
BLOCK	UPLIFT REQ: UP TO 1810 LBS	SIMPSON CO HETA-20 (9) 10D IN 1-PLY TRUSS (8) 16D IN 2-PLY TRUSS	N/A	N/A	N/A	N/A	A2 A3 A4 A5 A6 A7 M1 M2 T1-LEFT BRG
BLOCK	UPLIFT REQ: 1811 TO 2365 LBS	SIMPSON CO (2) HETA-20 (12) 16D IN 2/3-PLY TRUSS	N/A	N/A	N/A	N/A	N/A
BLOCK	UPLIFT REQ: UP TO 5000 LBS	SIMPSON CO HDU8 USE ONE 7/8 X 8 J-ANCHOR BOLT HOOKED ON REBAR	(20) .25" X 2.5" SDS SCREWS IN TRUSS VERTICAL	N/A	N/A	N/A	T1-RIGHT BEARING AT GARAGE WALL
FRAME	UPLIFT REQ: UP TO 850 LBS	SIMPSON CO MTS16 (7) 10D IN TRUSS & (7) 10D IN STUD	MTS16	N/A	SIMPSON CO TSP OR SP1	1/2" ANCHOR BOLTS AT 21" OC	A2 A3 A4 C1 C3 C5 E1 E7 H1 J1 PB1 PB2
FRAME	UPLIFT REQ: FROM 851 LBS TO 1275 LBS	SIMPSON CO (2) MTS16 (7) 10D IN TRUSS & (7) 10D IN STUD EA STRAP	(2) MTS16	N/A	(2) TSP OR (2) SP1	1/2" ANCHOR BOLTS AT 21" OC	B2
FRAME	UPLIFT REQ: FROM 1275 LBS TO 2215 LBS	SIMPSON CO HDU2-SDS2.5 (6) 25" X 2.5" SDS SCREWS IN TRUSS VERTICAL	HDU2-SDS2.5 (6) 25" X 2.5" SDS SCREWS IN STUD COLUMN	N/A	SIMPSON CO HDU11-SDS2.5 (6) 25" X 2.5" SDS SCREWS IN STUD COLUMN	5/8" ANCHOR BOLT	B1
FRAME	UPLIFT REQ: FROM 2215 LBS TO 8030 LBS	SIMPSON CO (6) 5/8" BOLT THRU 3-PLY TRUSS VERTICAL	(6) 5/8" HST5 BOLT THRU LVL COLUMN	N/A	SIMPSON CO HDU11-SDS2.5 (30) 25" X 2.5" SDS SCREWS IN LVL COLUMN	1" DIA ANCHOR BOLT	T1-MIDDLE BEARING POINT



HANGER SCHEDULE	
HANGER	QUANTITY
JUS24	25
THD26	10

Client Info

Client: Jeffrey Hagen  
 Project: Gasperini Residence  
 Address: 151 Atlantic Ave  
 Indianantic, Florida

Rev. 7/31/2025-Rev. Per Revised Plans Dated 3/4/2025

Date: 02/14/2025 Scale: NTS D=1/4  
 Revised: 7/31/2025 Drawn By: CCL  
 Sheet#: 1 of 1 Job#: 5250263

Roof: Load: 37#psf; 20TCLL, 07TCDL, 00BCLL, 10BCDL; Dur.: 1.25  
 Design checked for 10psf non-concurrent L on BC

TYPICAL DESIGN CRITERIA	
ROOF CRITERIA	FLOOR CRITERIA
T.C. Pitch: See Plan	T.C. Size: PC42
B.C. Pitch: See Plan	Depth: N/A
T.C. Size: 2x4	Spacing: N/A
Heel Height: 2x6	Bearing: N/A
Bearing: 8"	Lumber: SP
Cantilever: 0	Vapor barrier between floor & concrete by other.
Overhang: 24"	Floor trusses held back 3/4" at exterior wall, block and fill by other. Blocking for transfer of vertical load from above by others. Odd space floor trusses around plumbing as noted.
O.H. Cut: Plumb	
Spacing: 24" O.C.	
Lumber: SP	

Roof Truss to Truss Connectors		Floor Truss to Truss Connectors	
TYP: THD26		TYP: THD46	
AJUS24	GTHDH28-2	QTHDH46	WMSH422IF
BTHD26-2	HTHDH28-3	RTHD48	XMSH426
CTHDH26-2	I THDH210-30	STHDH48	YMSH426IF
DTHD26-3	J GTWS2T	T THDH410	Z
ETHD28	K GTWS3T	UTHDH610	
F THDH28	L GTWS4T	VMSH422	

Installations shall be per connector manufacturer's guidelines. All connectors and tie downs other than truss joist connectors are to be specified and supplied by others.

REVISIONS:	BY:
2/17/2025 PLAN COMPLETE	RC
8/13/2025 ENGINEERING DETAILS	RC
8/20/2025 ENGINEERING COMMENTS	RC
8/27/2025 PITCH CHANGE TO 6/12 EXT/INT WINDOWS & DOORS TOP AT 8'-0"	RC
10/17/2025 WINDSPEED 160MPH CONNECTORS FOR B2 & T1	RC



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 LOT 35 PARCEL 2  
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ENGINEER OF RECORD: **EDWARD F. SHINSKIE, P.E.**  
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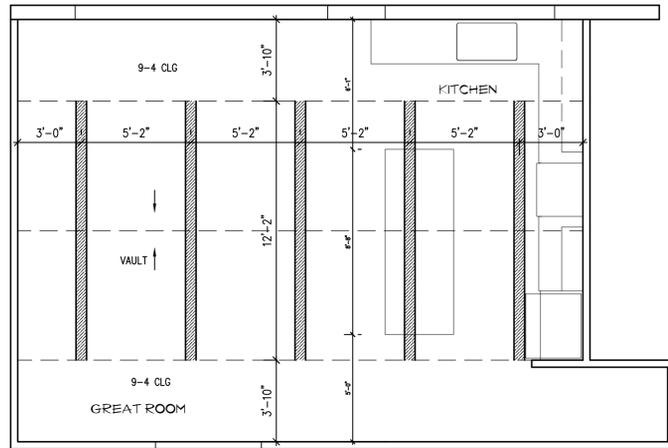
DATE: **DEC 18, 2024**  
 SCALE: **SHOWN**

DRAWN BY: **RCLARY**  
 JOB NO.: **24-0149**

SHEET: **TRUSS LAYOUT CONNECTOR SCH TRUSS DETAILS**

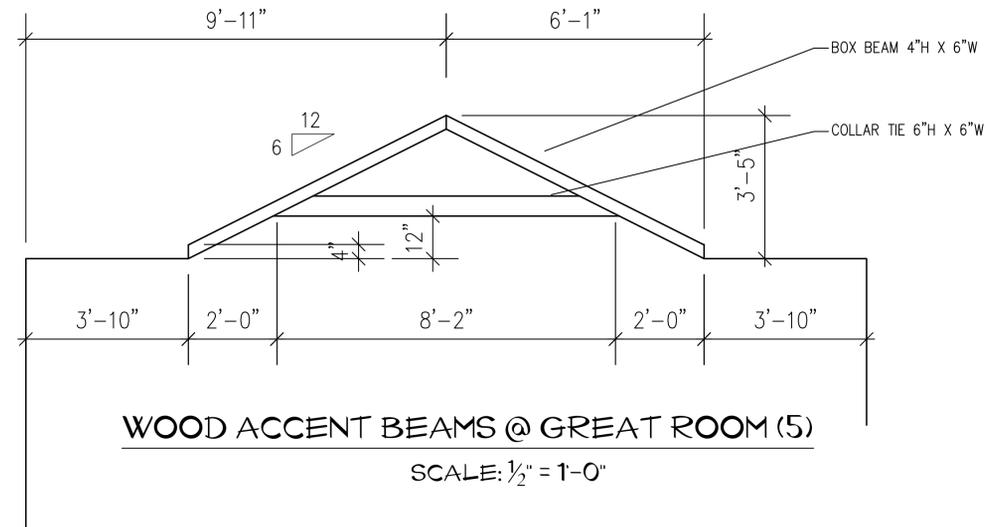
SHEET 6 OF 10





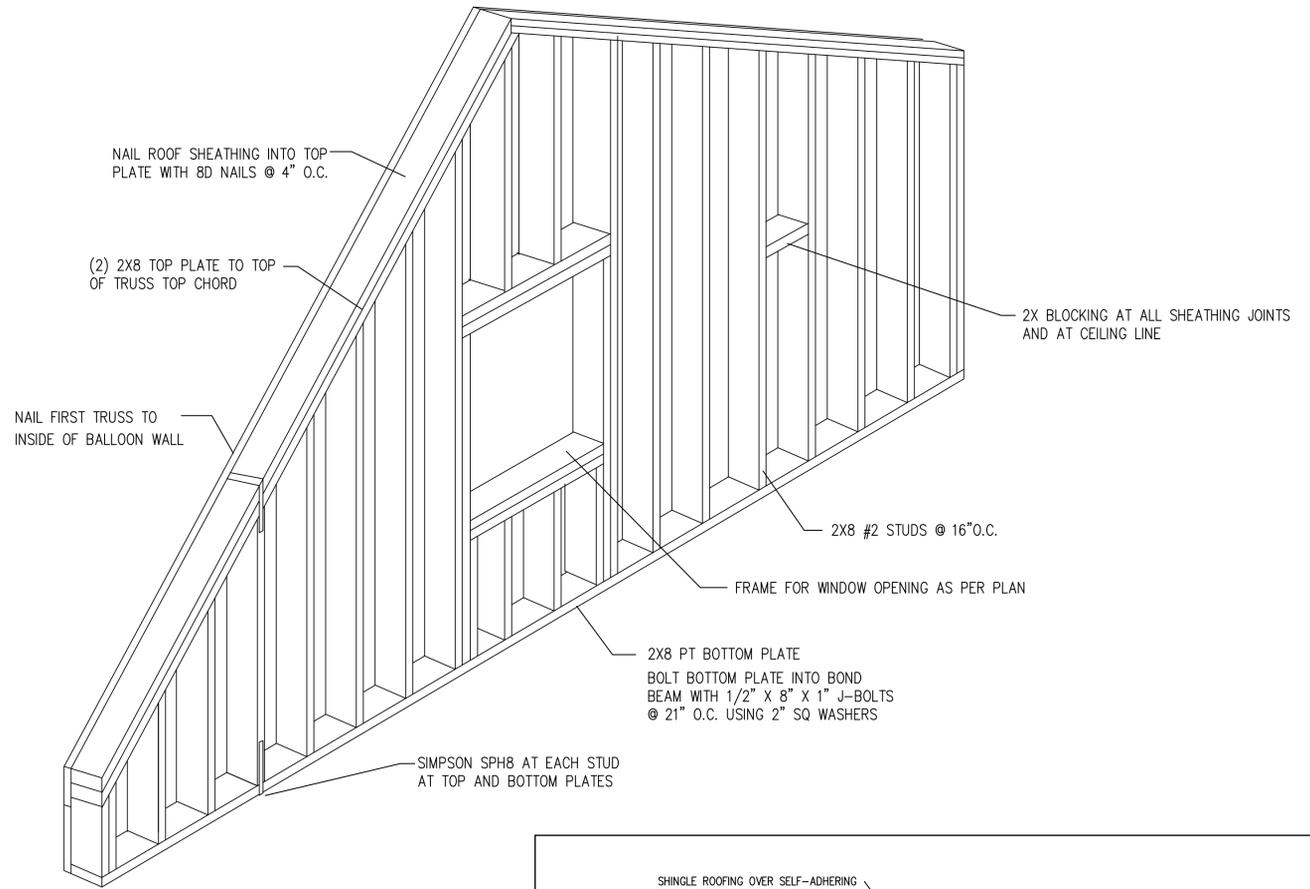
**GREAT ROOM CLG  
DETAILS**

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

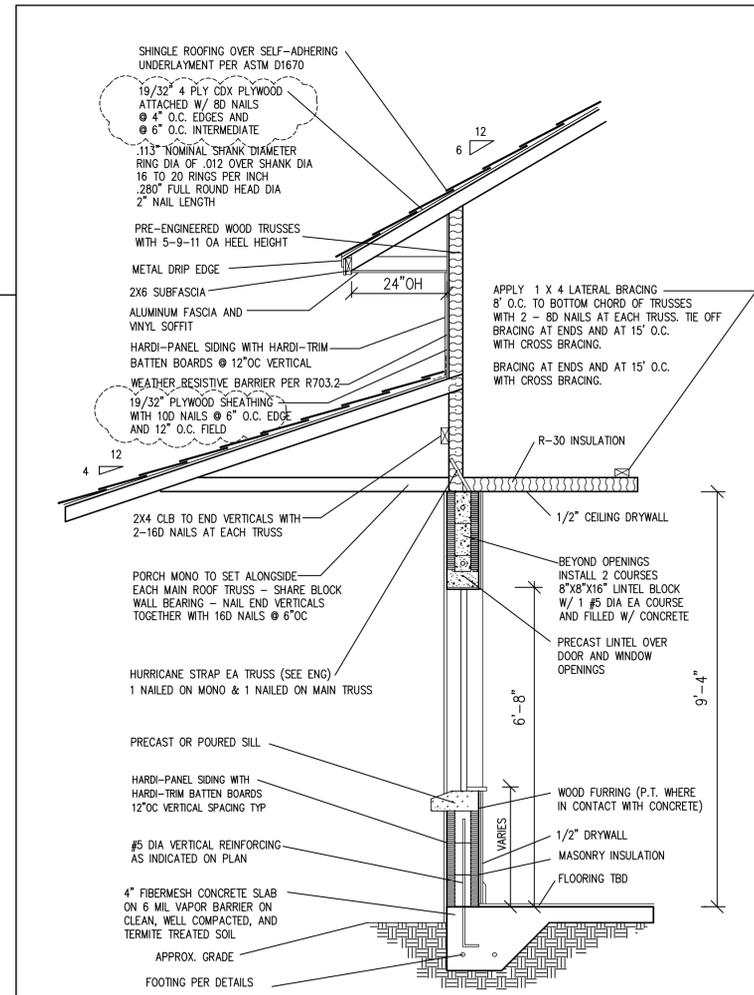


**WOOD ACCENT BEAMS @ GREAT ROOM (5)**

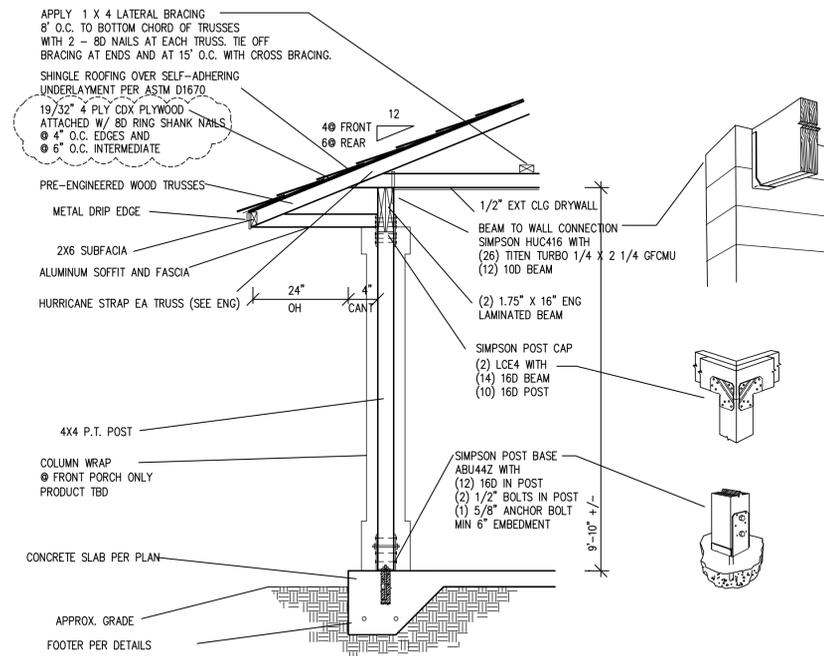
SCALE: 1/2" = 1'-0"



**2X8 BALLOON FRAME WALL DETAILS**



**WALL SECTION AT FRONT WALL TYP**



**TYPICAL PORCH SECTION**

PER 2023 FBC R403.1.4 - THE MIN DEPTH OF FOOTINGS BELOW UNDISTURBED GROUND SURFACE SHALL BE 12".

THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS WITH SHOP, ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL AND/OR SITE PLAN DRAWINGS AS APPLICABLE PRIOR TO START OF CONSTRUCTION.

DO NOT SCALE DRAWINGS FOR DIMENSIONS PURPOSES. ALL DIMENSIONS THAT ARE DEPENDENT ON EXISTING CONDITIONS MUST BE VERIFIED PRIOR TO ORDERING MATERIALS OR STARTING CONSTRUCTION.

THE DESIGN INTENT OF THIS DRAWING IS TO FULLY COMPLY WITH ALL APPLICABLE LOCAL CODES AND ORDINANCES.

THIS PROJECT IS DESIGNED WITH THE ASSUMPTION THAT GENERAL CONTRACTOR, AS WELL AS ALL LICENSED TRADES ARE FULLY KNOWLEDGEABLE OF ALL APPLICABLE CODES, REQUIREMENTS, AND GENERALLY ACCEPTED CONSTRUCTION PRACTICES.

BUILDING CODE DATA	
2023 8TH EDITION FLORIDA BUILDING CODE 2020 NATIONAL ELECTRICAL CODE	
WIND SPEED = 160MPH EXPOSURE CATEGORY = C BUILDING CATEGORY II ENCLOSED	
COMPONENTS & CLADDING PRESSURE: -32.4 +29.6 PSF	

WIND PROTECTION NOTE	
ALL EXTERIOR OPENINGS ARE TO BE PROTECTED FROM WIND BORNE DEBRIS.	
ALL NEW WINDOWS & DOORS SHALL BE IMPACT RESISTANT GLAZING OR PROTECTED WITH AN EXTERNAL PROTECTION DEVICE PER THE FLORIDA BUILDING CODE 2023, 8TH EDITION.	

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2/17/2025 PLAN COMPLETE	RC
8/13/2025 ENGINEERING DETAILS	RC
8/27/2025 PITCH CHANGE TO 6/12 EXT/INT WINDOWS & DOORS TOP AT 8'-0	RC
10/17/2025 WINDSPEED 160MPH 19/32" ROOF SHEATHING	RC



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SHEET: **7** OF 10  
**VAULT CLG DETAILS  
DESIGN CRITERIA  
WALL SECTIONS**

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**GENERAL NOTES:**

- \*ALL MATERIALS AND WORKMANSHIP SHALL COMFORM TO THE DRAWINGS AND SPECIFICATIONS LISTED.
- \*THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SHOWN ON THE DRAWINGS. ANY QUESTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE STARTING CONSTRUCTION.
- \*THE STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 EIGHTH EDITION, 160 MPH WINDS.
- \*FOUNDATION AND SLAB ARE TO BE FORMED UPON SOIL WITH A MINIMUM SAFE BEARING CAPACITY OF 2000 PSF.
- \*IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO UNIFORMLY PROVIDE THE BEARING CAPACITY UNDER ALL FOUNDATIONS.
- \*A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE.
- \*TERMITE CHEMICAL BARRIER METHOD SHALL BE COMPLETED IN ACCORDANCE WITH 2023 FBC R318. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

**GENERAL NOTES: VENTING**

- \*ALL EXHAUST FANS SHALL BE VENTED THROUGH THE ROOF.
- \*DRYER VENT SHALL BE VENTED THROUGH THE ROOF OR THROUGH AN EXTERIOR WALL BUT NOT WITHIN 10'-0" OF THE A/C CONDENSER.
- \*SOFFITS SHALL BE MANUFACTURED AND INSTALLED INCLUDING FASTENERS, IN COMPLIANCE WITH SECTION R704.0F 2023 FBC.

**GENERAL NOTES: CONCRETE**

- \*ALL CONCRETE CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF ACI 301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
- \*ALL CONCRETE SHALL BE TYPE I OR II PORTLAND CEMENT COMPLYING WITH ASTM A 615-87 GRADE 40 BARS SHALL BE FREE OF RUST, MILL SCALE, PAINT, OR OTHER COATINGS THAT WILL REDUCE CONCRETE BOND.
- \*ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED, AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH ACT 315-80 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
- \*ALL BAR SPLICES, DOWELS, AND CONCRETE COVERAGE SHALL HAVE CONTINUOUS TOP AND BOTTOM REINFORCEMENT. LAP SPLICES IN BOTTOM BARS SHALL OCCUR OVER SUPPORTS. TOP BARS SHALL LAP AT MID SPAN.
- \*CONCRETE BEAMS AND SLABS SHALL BE FINISHED LEVEL AND TO THE ELEVATIONS SHOWN ON THE DRAWINGS.
- \*CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM.
- \*UNLESS OTHERWISE PERMITTED OR SPECIFIED, CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP OF 4 INCHES +/- 1 INCH.
- \*USE A MIN OF 1 1/2 LBS OF FIBERMESH PER YARD IN SLAB.
- \*CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI MIN
- \*MIN REBAR COVERAGE IS 3" IN FOOTERS & 1 1/2" IN WALLS
- \*WEDGE ANCHORS: A 3" DIA X 10" LONG MINI WEDGE ANCHOR MAY BE USED IN LIEU OF 3" DIA A-BOLTS. ANCHORS TO BE LOCATED NO CLOSER THAN 2" TO EDGES AND 6" FROM CORNERS AND ENDS. USE APPROVED EPOXY SYSTEM AT CONCRETE EDGES.
- \*DOWEL ROD: WHERE SHOWN ON PLAN BY HATCHED SQUARE THERE IS A VERTICAL #5 (f<sub>c</sub>=3000 PSI MINIMUM)
- \*DOWEL ROD REPAIR: IN THE EVENT STEEL HAS BEEN INADVERTENTLY OMITTED FROM VERTICAL STEEL LOCATIONS, DRILL 6" INTO CONCRETE (3" FROM EDGES +/- 8" AND 4" FROM ENDS OF CAP WALLS), REMOVE DUST PER MANUFACTURERS INSTRUCTIONS AND USE 2 PART EPOXY TO ANCHOR #5 REBAR IN PLACE. USE SIMPSON EPOXY-TIE OR EQUAL EPOXY ADHESIVE DESIGNED FRO CONCRETE.

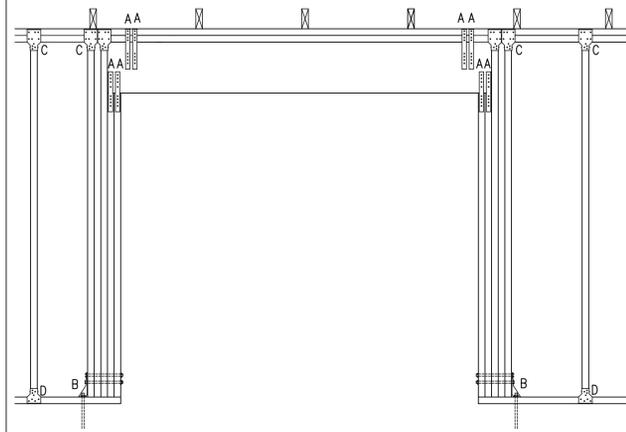
- \*EXTERIOR PLASTER (STUCCO) SHALL COMPLY WITH REQUIREMENTS OF 2023 FBC. ALL EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE. PLASTER SHALL BE A 3-COAT SYSTEM APPLIED OVER CORROSION RESISTANT MATERIALS. ALL PLASTER MATERIAL AND APPLICATION REQUIREMENTS SHALL COMPLY WITH CHAPTER 7 OF 2023 FBC

**GENERAL NOTES: MASONRY**

- \*ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530-92/ASCE 5-92/ TMS 402-92).
- \*COURSE GROUT (SIZE 8) SHALL BE USED CONFORMING TO THE REQUIREMENTS OF ASTM C476-83 "STANDARD SPECIFICATIONS FOR GROUT FOR REINFORCED AND NON-REINFORCED MASONRY."
- \*CONCRETE MASONRY SHALL BE NORMAL WEIGHT, GRADE N, TYPE I OR II, CONFORMING WITH ASTM C90-85 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS."
- \*THE NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS (f<sub>m</sub>) SHALL BE 1900 PSI USING TYPE M OR S MORTAR.
- \*THICKNESS OF MORTAR BED SHALL NOT EXCEED 5/8".
- \*HORIZONTAL JOINT REINFORCING SHALL CONFORM WITH ASTM A82-85.
- \*MASONRY REINFORCING STEEL BARS SHALL BE CONTINUOUS WITH LAP SPLICES OF 40 BAR DIAMETERS MINIMUM.
- \*THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL MASONRY STRUCTURAL ELEMENTS ARE ADEQUATELY BRACED TO RESIST WIND, BACKFILLING, SOIL COMPACTION, AND OTHER NATURAL AND CONSTRUCTION FORCES OCCURRING DURING CONSTRUCTION. BRACING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE IS COMPLETE.
- \*MASONRY GROUT SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP BETWEEN 9 AND 11 INCHES.
- \*WHEN GROUT POURS EXCEED 5 FEET IN HEIGHT, PROVIDE A CLEAN-OUT HOLE AT THE BOTTOM CELL. CLEAN THE CELL BY REMOVING ALL MORTAR, DEBRIS, LOOSE AGGREGATES, AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT. INSTALL AND SECURELY TIE THE VERTICAL STEEL REINFORCEMENT TOGETHER. CLOSE THE OPENING AFTER INSPECTION.

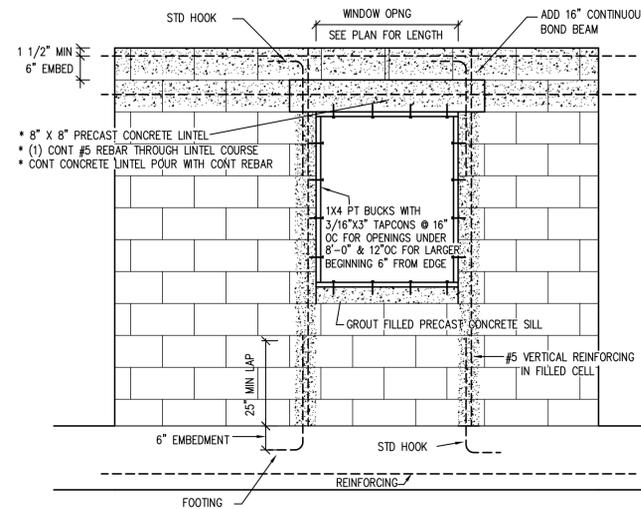
**GENERAL NOTES: WOOD**

- \*ALL WOOD FRAMING CONSTRUCTION, WORKMANSHIP, AND MATERIALS (INC TRUSSES) SHALL CONFORM WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE REFERENCES LISTED BELOW.
- \*"AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" 6TH ED 2012
- \*"NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" 2024 AND SUP.
- \*"US PRODUCT STANDARD PS1" OR "APA PRP-108 PERFORMANCE STD'S" MANUAL FOR HOUSE FRAMING, WOOD CONSTRUCTION DATA NO.1, NATIONAL FOREST PRODUCTS ASSOCIATION.
- \*ALL TRUSS, BEAM, AND COLUMN MEMBERS SHALL BE SPECIES AND GRADES OF LUMBER WHICH WILL PRODUCE DESIGN VALUES EQUAL TO OR GREATER THAN VALUES FOR SOUTHERN YELLOW PINE NO. 2, 19% MC.
- \*GALVANIZED METAL HANGERS AND FRAMING ANCHORS SHOWN ON THE PLANS SHALL BE USED AND FASTENED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. SUBSTITUTIONS REQUIRE ENGINEER'S APPROVAL.
- \*ANCHORING AND NAILING NOT IDENTIFIED SHALL COMPLY WITH THE NAILING SCHEDULE GIVEN WITH "MANUAL FOR HOUSE FRAMING", AND 2023 FBC TABLE 2306.1.
- \*A MINIMUM OF TWO STUDS SHALL BE INSTALLED ADJACENT TO ALL OPENINGS IN EXT AND LOAD BEARING WALLS AND BENEATH ALL BEAM AND GIRDER BEARING POINTS.
- \*TRUSSES SHALL BE SIZED AND DETAILED IN ACCORDANCE WITH THE DIMENSIONS AND LOADS INDICATED.
- \*TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED BY A FLORIDA LICENSED ENGINEER FOR REVIEW PRIOR TO FABRICATION.
- \*AS A MINIMUM, ROOF SHEATHING SHALL CONSIST OF 15/32" APA SPAN RATED, EXPOSURE 1 PLYWOOD OR OSB, NAILED TO SUPPORT WITH 8D NAILS AT 4" OC AT PERIMETER AND 6" OC IN FIELD, 4" O.C. AT GABLE ENDS AND TWO ADJACENT TRUSSES.
- \*ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 15/32" APA SPAN RATED, EXPOSURE 1 PLYWOOD OR OSB. THE SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS WITH 10D NAILS AT 6" OC PERIMETER AND 12" OC FIELD.
- \*EXTERIOR AND INTERIOR LOAD BEARING WALLS SHALL BE FRAMED WITH MINIMUM 2X4 MEMBERS AT 16" OC MAXIMUM SPACING. STUDS SHALL BE SYP #2.
- \*ALL PRESSURE TREATED LUMBER SHALL BE SYP #2, 19% MAX MC, PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARDS C1, C2, AND C9 LATEST EDITIONS, WITH A WATERBORNE PRESERVATIVE IN ACCORDANCE WITH STANDARD P5. ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED.

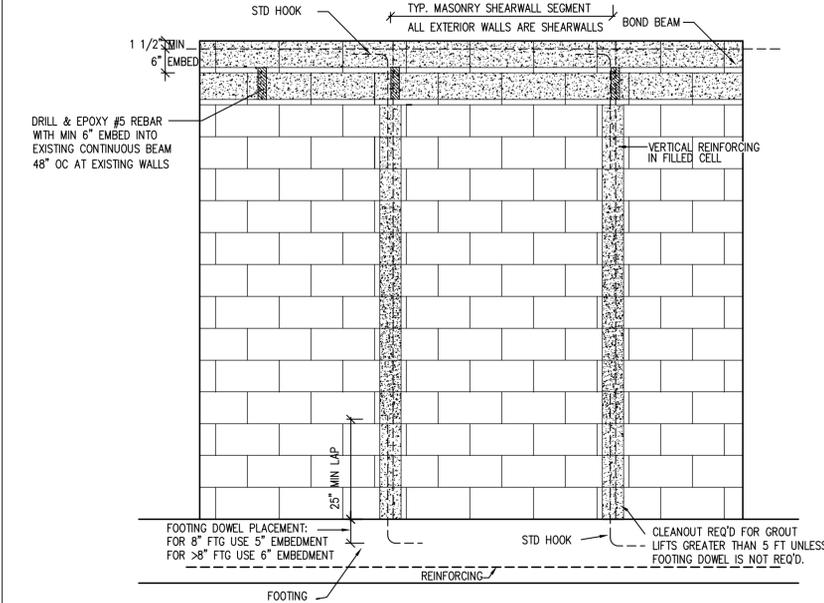


- A - SIMPSON MST99 W/ 8-10D NAILS
- B - SIMPSON HD2A W/ 5/8" DIA ANCHOR BOLT & (2) 5/8" DIA STUD BOLTS
- C - SIMPSON SP2 W/ 6-10D NAILS IN STUD & 6-10D NAILS IN PLATE
- D - SIMPSON SP1 W/ 6-10D NAILS IN STUD & 4-10D NAILS IN PLATE

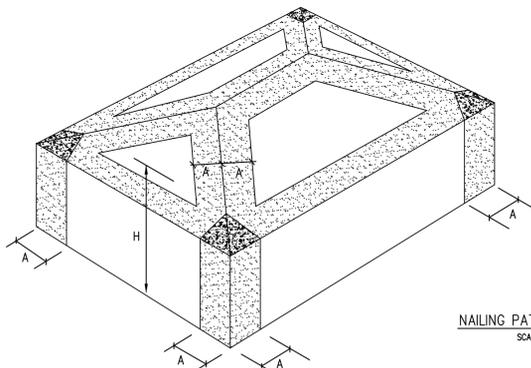
HEADER DETAIL



WINDOW/DOOR OPENING DETAIL



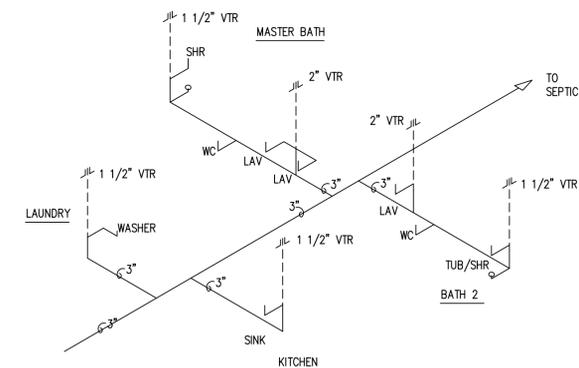
ONE STORY CBS WALL



NAILING PATTERN  
SCALE: N.T.S.

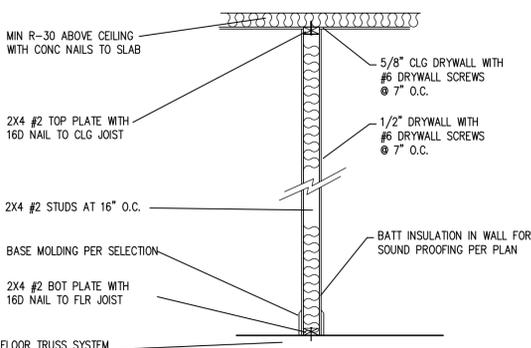
- ZONE 1 - 8D RING SHANK NAILS @ 6" OC EDGES AND 6" OC FIELD
- ZONE 2 - 8D RING SHANK NAILS @ 4" OC EDGES AND 6" OC FIELD
- ZONE 3 - 8D RING SHANK NAILS @ 4" OC EDGES AND 4" OC FIELD

THE WIDTH OF STRIP "A" AS SHOWN IN THE FIGURE SHALL BE 10% OF THE LEAST HORIZONTAL DIMENSION OR 40% OF THE HEIGHT(H), WHICHEVER IS LESS BUT NOT LESS THAN 3'-0". END ZONES SHALL BE TWICE THE WIDTH OF THE EDGE STRIP (A) HEIGHT (H) SHALL BE THE MEAN ROOF HEIGHT IN FEET, EXCEPT WHERE ROOF ANGLES <10 DEGREES, THEN H= EAVE HEIGHT

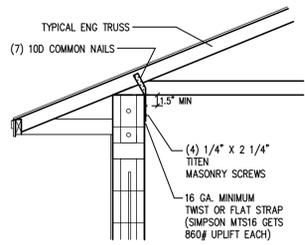


PLUMBING RISER

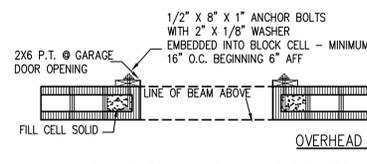
NOTE: PLUMBER TO COMBINE VENT STACKS AS POSSIBLE TO ALLOW FOR A MINIMUM NUMBER OF ROOF PENETRATIONS



TYPICAL INTERIOR WALL - NON BEARING



FIX FOR MISPLACED TRUSS STRAPS



GARAGE DOOR TO MASONRY CONNECTION DETAIL  
NOTE: FASTEN ALL HARDWARE ACCORDING TO MANUFACTURERS SPECIFICATIONS.

WALL FRAMING SCHEDULE			
ROUGH OPENING	MIN HDR BEAM	NO. HDR STUDS	NO. WALL STUDS
0'-0" TO 4'-0"	(2) 2X6	1	1
4'-1" TO 6'-0"	(2) 2X8	1	2
6'-1" TO 8'-0"	(2) 2X10	1	3
8'-1" TO 10'-0"	(2) 2X12	2	3

REVISIONS:	BY:
2/17/2025 PLAN COMPLETE	RC
7/30/2025 STRUCTURAL DETAILS ADDED	RC
8/13/2025 ENGINEERING DETAILS	RC



A NEW CONSTRUCTION PROJECT FOR:  
**GASPERINI RESIDENCE**  
LOT 35 PARCEL 2  
151 ATLANTIC AVE INDIANLANTIC FL

**EDWARD F. SHINSKIE, P.E.**  
4707 WILD TURKEY ROAD  
MMMS, FLORIDA 32754  
321-863-3223

FL LICENSE NO 47515  
DIGITALLY SIGNED

I HEREBY CERTIFY THAT ALL CONSTRUCTION FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION 2023 FLORIDA BUILDING CODE FOR A WIND SPEED OF 160 MPH.

DRAWN BY: **RENEE CLARY DESIGN & CONSULTATION**  
Conceptual-Construction-Interior  
ReneeClary@Rclary.com  
321-698-8954  
www.ReneeClaryFL.com

DATE: **DEC 18, 2024**  
SCALE: **SHOWN**  
DRAWN BY: **RCLARY**  
JOB NO.: **24-0149**

SHEET: **8** OF 10  
GENERAL NOTES  
RISER DIAGRAMS  
WALL DETAILS





**General Information**

Design Wind Speed	Nominal	-
Wind Speed, V (mph)	160	
Exposure Category	C	(ASCE 7-22, Sect. 26.7)
Enclosure Classification	Enclosed	(ASCE 7-22, Section 26.12 & Figure 26.13-1)

**Building Information**

Height above ground, z (ft.)		Elevation of raised structure (i.e. house floor on piles)
Building Width, B (ft)	40.00	-
Building Length, L (ft)	64.67	-

**Frequency Information**

Damping Ratio, $\beta$	0.0700	(Standard Range = 0.010-0.070)
Period Coef., $C_t$	0.0200	(Standard Range = 0.020-0.035), $(T = Ct \cdot h^{3/4})$ , and $f = 1/T$

**Roof Information**

Roof Type	Gable w/Overhang	
Ridge Height, $h_r$ (ft)	22.50	$(h_r \geq h_e)$ , Roof Peak Height
Eave Height, $h_e$ (ft.)	8.67	$(h_e \leq h_r)$ , Roof Edge @ Wall
Overhang, $h_o$ (ft.)	2.00	
Parapet Along Roof Perimeter (ft.)		
Roof Slope (x:12)	7.00	
Mean Roof Height (h) - (ft.)	15.59	$(h = (h_r + h_e)/2)$ , for roof angle >10 deg.

**Computations**

Internal Pressure	0.18
Roof Angle, $\theta$ (degrees)	30.26
Edge Strip, a (ft.)	4.00
Directionality Factor, $K_d$	0.85
Topo. Factor, $K_{zt}$	1.00
Gust Factor, G	0.85
Building Type	Rigid

**Components & Cladding (C&C)**

INFO.	WALL OPENINGS - user entry				WIND LOAD PRESSURES		
	Mark ID	ZONE	WIDTH (in.)	LENGTH (in.)	EFFECTIVE WIND AREA (sq.ft.)	Nominal Wind Load Pressures	
						MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)
WALL OPENING INFORMATION	①	4	36.0	62.0	15.5	32.9	-35.7
	②	4	144.0	80.0	80.0	29.3	-32.1
	③	4	96.0	41.0	27.3	31.6	-34.5
	④	4	73.0	62.0	31.4	31.3	-34.2
	⑤	4	24.0	38.0	6.3	33.8	-36.7
	⑥	4	38.0	80.0	21.1	32.2	-35.1
	⑦	5	192.0	84.0	112.0	28.5	-34.7
	⑧	4	36.0	62.0	15.5	32.9	-35.7
	⑨	5	36.0	62.0	15.5	32.9	-43.4
	⑩	4	74.0	80.0	41.1	30.7	-33.6
	⑪	4	36.0	62.0	15.5	32.9	-35.7
	⑫	4	36.0	62.0	15.5	32.9	-35.7

LOTTS CONCRETE - 8 INCH LINTEL GRAVITY SAFE WORKING LOADS (PLF)

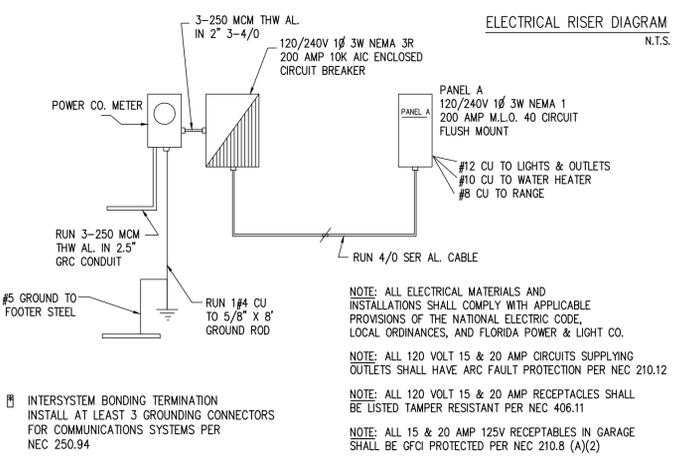
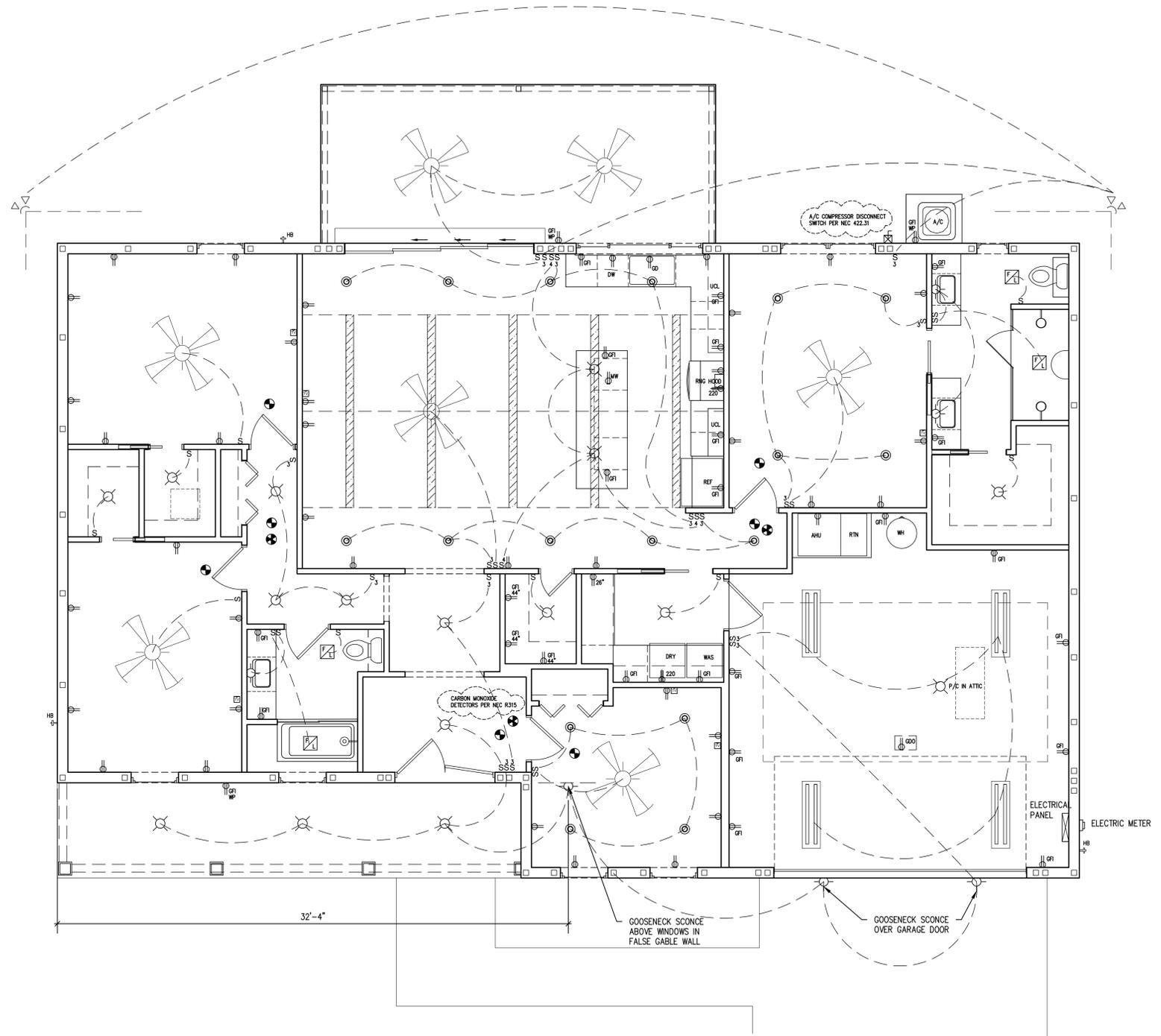
LENGTH*	TYPE	UP/LIFT															
		BB-PLAIN	BB-1U/1L														
2'-10"	PRECAST	1830	1315	1350	7510	8730	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000
3'-6"	PRECAST	1189	801	1190	4631	5385	6890	6350	6900	6900	6900	6900	6900	6900	6900	6900	6900
4'-0"	PRECAST	873	586	873	3429	3967	5102	4184	4334	4334	4334	4334	4334	4334	4334	4334	4334
4'-6"	PRECAST	674	444	662	2532	3061	3918	3150	3233	3233	3233	3233	3233	3233	3233	3233	3233
4'-8"	PRECAST	593	395	607	2232	2817	3606	2871	2955	2955	2955	2955	2955	2955	2955	2955	2955
5'-4"	PRECAST	748	505	748	3356	3482	4472	3232	3232	3232	3232	3232	3232	3232	3232	3232	3232
5'-10"	PRECAST	1057	717	1057	4569	4887	6267	4452	4452	4452	4452	4452	4452	4452	4452	4452	4452
6'-4"	PRECAST	1268	860	1268	5379	5709	7287	5173	5173	5173	5173	5173	5173	5173	5173	5173	5173
6'-6"	PRECAST	1268	860	1268	5379	5709	7287	5173	5173	5173	5173	5173	5173	5173	5173	5173	5173
6'-8"	PRECAST	1268	860	1268	5379	5709	7287	5173	5173	5173	5173	5173	5173	5173	5173	5173	5173
7'-6"	PRECAST	1548	1048	1548	6589	6939	8887	6373	6373	6373	6373	6373	6373	6373	6373	6373	6373
7'-8"	PRECAST	1548	1048	1548	6589	6939	8887	6373	6373	6373	6373	6373	6373	6373	6373	6373	6373
8'-0"	PRECAST	1548	1048	1548	6589	6939	8887	6373	6373	6373	6373	6373	6373	6373	6373	6373	6373
8'-4"	PRECAST	1548	1048	1548	6589	6939	8887	6373	6373	6373	6373	6373	6373	6373	6373	6373	6373
9'-4"	PRECAST	1548	1048	1548	6589	6939	8887	6373	6373	6373	6373	6373	6373	6373	6373	6373	6373
10'-6"	PRECAST	1548	1048	1548	6589	6939	8887	6373	6373	6373	6373	6373	6373	6373	6373	6373	6373
11'-4"	PRECAST	1548	1048	1548	6589	6939	8887	6373	6373	6373	6373	6373	6373	6373	6373	6373	6373
12'-0"	PRECAST	1548	1048	1548	6589	6939	8887	6373	6373	6373	6373	6373	6373	6373	6373	6373	6373
12'-6"	PRECAST	1548	1048	1548	6589	6939	8887	6373	6373	6373	6373	6373	6373	6373	6373	6373	6373
13'-4"	PRECAST	1548	1048	1548	6589	6939	8887	6373	6373	6373	6373	6373	6373	6373	6373	6373	6373
14'-0"	PRECAST	1548	1048	1548	6589	6939	8887	6373	6373	6373	6373	6373	6373	6373	6373	6373	6373
14'-8"	PRESTRESSED	N.R.															
15'-4"	PRESTRESSED	N.R.															
17'-4"	PRESTRESSED	N.R.															
19'-4"	PRESTRESSED	N.R.															
20'-0"	PRESTRESSED	N.R.															
21'-4"	PRESTRESSED	N.R.															
22'-0"	PRESTRESSED	N.R.															
24'-0"	PRESTRESSED	N.R.															

LOTTS CONCRETE - 8 INCH LINTEL SAFE WORKING LOADS (PLF)

LENGTH*	TYPE	UP/LIFT																LATERAL	
		BB-1U	BB-2U	BB-1U	BB-2U	BB-1U	BB-2U	BB-1U	BB-2U	BB-1U	BB-2U	BB-1U	BB-2U	BB-1U	BB-2U	BB-1U	BB-2U	BB PLAIN	BB SOLID
2'-10"	PRECAST	2088	1487	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	2010	2010
3'-6"	PRECAST	1427	1000	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	1250	1250
4'-0"	PRECAST	1130	793	4771	4771	4771	4771	4771	4771	4771	4771	4771	4771	4771	4771	4771	933	933	
4'-6"	PRECAST	1008	652	4279	4279	4279	4279	4279	4279	4279	4279	4279	4279	4279	4279	4279	722	722	
4'-8"	PRECAST	909	573	3957	3957	3957	3957	3957	3957	3957	3957	3957	3957	3957	3957	3957	667	667	
5'-4"	PRECAST	807	495	3619	3619	3619	3619	3619	3619	3619	3619	3619	3619	3619	3619	3619	795	795	
5'-10"	PRECAST	707	426	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	657	657	
6'-4"	PRECAST	624	367	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	858	1148	
6'-6"	PRECAST	624	367	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	828	1086	
6'-8"	PRECAST	624	367	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	799	1029	
7'-6"	PRECAST	515	308	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	683	804	
7'-8"	PRECAST	515	308	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	663	767	
8'-0"	PRECAST	515	308	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	628	703	
8'-4"	PRECAST	419	260	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	597	646	
9'-4"	PRECAST	425	212	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	510	510	
10'-6"	PRECAST	316	164	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	400	400	
11'-4"	PRECAST	349	136	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	409	475	
12'-0"	PRECAST	330	118	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	383	422	
12'-6"	PRECAST	317	100	900	900	900	900	900	900	900	900	900	900	900	900	900	365	388	
13'-4"	PRECAST	298	82	600	600	600	600	600	600	600	600	600	600	600	600	600	339	340	
14'-0"	PRECAST	285	64	300	300	300	300	300	300	300	300	300	300	300	300	300	308	308	
14'-8"	PRESTRESSED	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	472	
15'-4"	PRESTRESSED	N.R.	N.R.	N.R.	N.R.														

ELECTRICAL SYMBOLS			
	DUPLEX OUTLET		CEILING LIGHT
	SWITCHED DUPLEX		LIGHT WITH PULL CHAIN
	INDICATES WATERPROOF		SMOKE DETECTOR
	INDICATES GROUND FAULT INTERRUPT		SMOKE/CARBON MONOXIDE DETECTOR
	220 OUTLET		EXHAUST FAN
	QUAD OUTLET		FANTECH FAN- LIGHT COMBO
	CAT 5/TELEVISION		GARAGE DOOR OPENER
	TELEPHONE		LED ACCENT LIGHTING- UNDERCABINET OR SHELF RECESS
	SINGLE POLE SWITCH		ELECTRIC METER
	DISCONNECT		ELECTRICAL PANEL
	DIMMER SWITCH		LED TUBE FIXTURE
	INTERSYSTEM BONDING TERMINATION INSTALL AT LEAST 3 GROUNDING CONNECTORS FOR COMMUNICATIONS SYSTEMS PER NEC 250.94		RECESSED CAN
			SPEAKER COMPONENT

LOAD SUMMARY	
1938 SQFT LA X 3	5814
KITCHEN SMALL APPLIANCE X 5	7500
RANGE	10200
WATER HEATER	4500
DISPOSAL	1200
MICROWAVE	1500
LAUNDRY	1500
DRYER	5000
IRRIGATION PUMP	1500
POOL PUMP	1500
SPA HEATER	3500
DISHWASHER	1200
GARAGE WB GFI	3600
GOLF CART CHARGER	3000
GARAGE REF/FRZ	1200
<b>SUBTOTAL</b>	<b>52684</b>
1ST 10000 @ 100%	10000
REMAINDER @ 40%	17074
ADD HEAT & A/C @ 100% LOAD	20000
<b>TOTAL</b>	<b>47074</b>
SERVICE SIZE LOAD (VA) / 240V = 200 AMPS	



**ELECTRICAL NOTES:**

Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by any of the Arc Fault Circuit Interrupter devices noted in the 2023 FLORIDA BUILDING CODE RESIDENTIAL (8TH EDITION) SECTION E-3902.16

THIS INCLUDES ALL DEVICES IN SLEEPING ROOMS INCLUDING SWITCHES, LIGHTING, RECEPTACLES, AND SMOKE DETECTORS.

OUTLETS SHALL BE TAMPER RESISTANT PER 2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH EDITION SECTION E-4002.14

ALL SMOKE DETECTORS MUST BE LINKED TOGETHER SO AS TO SOUND SIMULTANEOUSLY WHEN ONE IS TRIGGERED.

ALL 15A AND 20AMP 125 OR 230 RECEPTACLES SHALL HAVE A WEATHER PROOF COVER INSTALLED IN WET LOCATIONS WITH AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT AN ATTACHMENT PLUG CAP IS INSERTED.

ELECTRICAL PLAN INTENDED AS A GUIDE OF GENERAL DESIGN INTENT ONLY AND HAVE BEEN COMPILED TO MEET PERMIT REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. THE ELECTRICAL SERVICE SHALL BE DESIGNED BY THE ELECTRICAL CONTRACTOR. POWER REQUIREMENTS SHALL BE DETERMINED BY THE TOTAL LOAD OF THE HOUSE. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND SIZING OF ALL ELECTRICAL, WIRING AND ACCESSORIES.

ELECTRICAL CODE SECTION E3401.1 REQUIRES ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS TO COMPLY WITH NFPA 70 NEC 2023.

#4 COPPER "UFER" GROUND WIRE TIED TO FOOTING REBAR AND STUBBED UNDER FORM IN LOCATION OF ELECTRICAL METER.

PROVIDE BONDING BAR FOR INTERSYSTEM BONDING AT THE SERVICE EQUIPMENT ENCLOSURE PER ARTICLE NEC 250.94

PER NEC 230.67, ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE PROTECTIVE DEVICE (SPD), AS AN INTEGRAL PART OF EQUIPMENT OR LOCATED IMMEDIATELY ADJACENT. THE SPD MUST BE A TYPE 1 OR TYPE 2 SPD.

A/C COMPRESSOR DISCONNECT SWITCH PER NEC 422.31

CARBON MONOXIDE DETECTORS PER REC R315

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



REVISIONS:	BY:
7/30/2025 NEW PAGE	RC
10/06/2025 MOVE A/C TO REAR	RC
10/17/2025 A/C DISCONNECT & CO DETECTORS	RC

APPROVED FOR CONSTRUCTION  
Permit No. 25BC18956  
Date: October 29, 2025

A NEW CONSTRUCTION PROJECT FOR:  
**GASPERINI RESIDENCE**  
LOT 35 PARCEL 2  
151 ATLANTIC AVE INDIANLANTIC FL

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DEC18,2024  
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ELECTRIC PLAN  
RISER DIAGRAM  
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