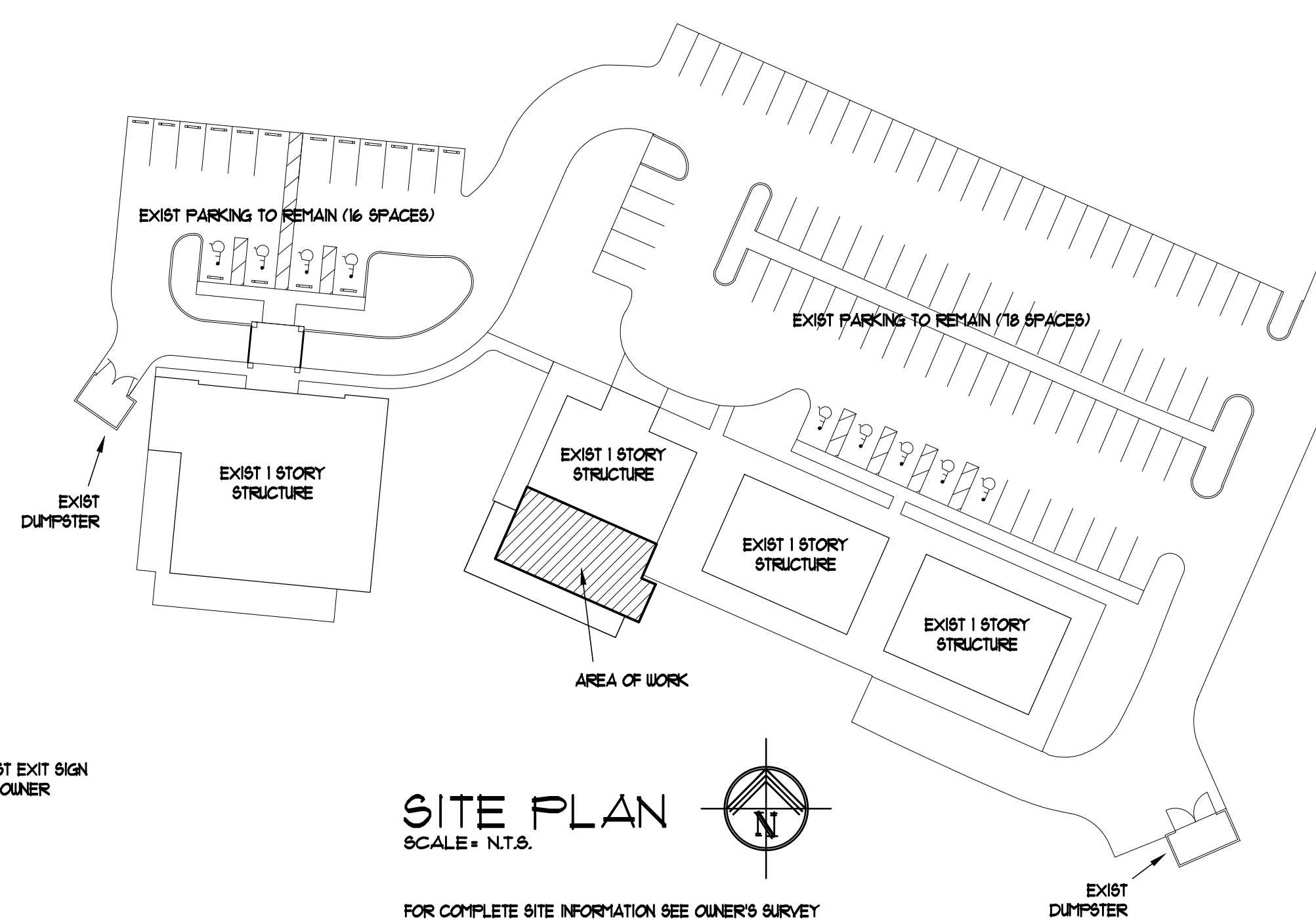


**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

VERIFY ALL ELECTRICAL FIXTURES & LOCATIONS W/ OWNER PRIOR TO ROUGH-IN

NOTE:  
CONTRACTOR TO FIELD VERIFY ALL EXISTING DETAILS, DIMENSIONS, & CONDITIONS PRIOR TO THE START OF CONSTRUCTION.



**SITE PLAN**  
SCALE = N.T.S.

FOR COMPLETE SITE INFORMATION SEE OWNER'S SURVEY

**ELECTRICAL LEGEND**

- ⊕ DUPLEX REC.
- ⊕ EXTERIOR LIGHTING
- ⊕ WATER PROOF REC.
- ⊕ CEILING FAN
- ⊕ SWITCH
- ⊕ EMER LIGHTING
- ⊕ 3 WAY SWITCH
- ⊕ EXIT LIGHTS W/ BATTERY BACK-UP
- ⊕ RECESSED INCANDESCENT DOWNLIGHTING TO BE SLCT'D
- ⊕ EXHAUST FAN
- ⊕ INCAND. CEILING FIX.

**BUILDING DATA** PER F.B.C. 2010

- OCCUPANCY TYPE : GROUP B
- CONSTRUCTION TYPE : PER F.B.C. TYPE V-B - UNPROTECTED , NON-SPRINKLERED
- TOTAL AREA : 3,672 SQ. FT.
- OCCUPANT LOAD PER F.B.C. 1004.11  
TOTAL FLOOR AREA 3,672 ÷ 150 = 24.48  
TOTAL OCCUPANT LOAD USED = 25
- MAXIMUM TRAVEL DISTANCE ALLOWED PER F.B.C. 1012 = 200 FT.  
MAXIMUM TRAVEL DISTANCE SHOWN = 53 FT.
- NUMBER OF EXITS REQUIRED (TABLE 1006.32) = 2  
NUMBER OF EXITS PROVIDED = 4
- PLUMBING FIXTURE COUNT (TABLE 403.1 - PLUMBING CODE)

	REQUIRED	PROVIDED
WATER CLOSETS REQUIRED :	1	2
LAVATORIES REQUIRED :	1	2
DRINKING FOUNTAINS REQUIRED :	1	1
SERVICE SINK :	1	1

NOTE:  
THE DESIGN OF THIS STRUCTURE MEETS A.S.C.E. 1

**FLOOR PLAN NOTES:**

- ALL DOORS TO BE HANDICAP ACCESSIBLE HARDWARE OF LEVER TYPE AND COMPLY W/ F.A.C. 404.2.1
- PROVIDE FIRE EXTINGUISHERS AS REQUIRED - TYPES, SIZES AND LOCATIONS COMPLYING W/ NF.P.A.
- ALL CABINETRY, MILLWORK, FLOOR & WALL FINISHES AS SLCT'D BY OWNER
- CONTRACTOR TO FIELD VERIFY ALL EXISTING DETAILS & DIMENSIONS BEFORE THE START OF CONSTRUCTION

NEW ADDITION FOR:  
**BROADMOOR PARK**  
646 ROTONDA CIRCLE ROTONDA WEST, FL

**GENERAL NOTES**

1. ROOF DESIGN LIVE LOAD ---- 20 P.S.F.  
WIND BORNE DEBRIS REGION ALL GLAZING TO BE IMPACT OR PROTECTED WITH SHUTTERS  
WIND SPEED DESIGN ----- 160 MPH ULTIMATE = 124 MPH NOMINAL BUILDING RISK CATEGORY II, EXPOSURE 'C'  
PER AS.C.E. 1  
INTERNAL PRESSURE COEFFICIENT = + .18
- DESIGN PRESSURES FOR WINDOWS & DOORS**  
WINDOWS ----- 43.5 -36.3 P.S.F.  
EXT DOORS ----- 43.9 -33.9 P.S.F.
- ROOF TRUSS & GIRDER UPLIFTS PER APPROVED MFR'S DRAWINGS
2. EXTERIOR MASONRY WALL SEGMENTS ARE SHEAR WALL SEGMENTS CONSIDERED.
3. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL OR CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR.
4. DESIGN SOIL PRESSURE ----- 2,000 P.S.F. ASSUMED, CONTRACTOR TO VERIFY
5. ALL CONCRETE SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS (1500 P.S.I. FOR SLABS) UNLESS NOTED OTHERWISE ON PLANS OR DETAILS
6. PLACE ALL CONCRETE AND REINFORCING IN ACCORDANCE WITH THE LATEST ACI CODE OF STANDARD PRACTICE.
7. PRECAST CONCRETE LINTELS SHALL HAVE THE FOLLOWING MINIMUM SAFE LOAD CAPACITIES UNFILLED:  
SPANS TO 4'-8" ---- 184 P.L.F.  
SPANS TO 8'-8" ---- 573 P.L.F.  
SPANS TO 12'-8" ---- 445 P.L.F.  
SPANS TO 15'-4" ---- 338 P.L.F.  
FOR SPANS 15'-4" LINTELS SHALL HAVE THE FOLLOWING MINIMUM SAFE (SUPERIMPOSED) LOAD CAPACITIES, FILLED W/ 3,000 P.S.I. W/ #5 REBAR  
SPANS TO 14 FT. ---- 465 P.L.F.  
SPANS TO 16'-8" ---- 310 P.L.F.  
SPANS TO 20'-8" ---- 183 P.L.F.  
SPANS TO 23'-4" ---- 130 P.L.F.  
LINTELS SHALL BEAR MANUFACTURER'S NAME & CAPACITY WHERE P.C. LINTEL #5 REBAR REINFORCEMENT IS NOTED USE ASTM A-615 GRADE 60 STEEL
8. MINIMUM PRE-FABRICATED TRUSS DESIGN LOADS TO BE:  
TOP CHORD LIVE LOAD ---- 30 P.S.F. #  
TOP CHORD DEAD LOAD ---- 5 P.S.F. #  
BOTTOM CHORD ----- 10 P.S.F. #  
TOTAL ----- 55 P.S.F. #  
# OR AS NOTED ON APPROVED TRUSS PLAN AND APPROVED BY CONTRACTOR/OWNER AND PERMITTING AGENCY
9. UNLESS NOTED OTHERWISE ON THESE PLANS - ROOF UPLIFT DESIGN LOADS SHALL BE AS NOTED ON APPROVED TRUSS MFR'S DRAWINGS, ROOF TRUSS AND GIRDER ANCHORS TO BE IN ACCORDANCE W/ THE FOLLOWING SCHEDULE, USE PRODUCTS OF 'SIMPSON' INSTALL IN ACCORDANCE W/ MFR'S SPECIFICATIONS THE FOLLOWING TYPES: UNLESS NOTED OTHERWISE ON PLAN  
MASONRY: MODEL FASTENERS ALLOWABLE UPLIFT  
META16 (8) @148 X 1 1/2" 1450 LBS.  
META16 (9) @148 X 1 1/2" 1810 LBS.  
H-META16 (10) @148 X 1 1/2" 2120 LBS.
10. ROOFING MATERIAL & FASTENING TO BE IN ACCORDANCE W/ MFR'S SPECIFICATIONS ( CONTRACTOR TO SUPPLY )
11. WINDOWS & EXTERIOR DOORS TO HAVE CURRENT FLORIDA PRODUCT APPROVAL OR MIAMI-DADE NO.A. CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR APPROVED SYSTEM WITH PERMIT APPLICATION, FASTENING TO BE IN ACCORDANCE WITH MANUFACTURER'S FLORIDA PRODUCT APPROVAL OR MIAMI-DADE NO.A. DOCUMENTATION.  
ALUM. MILLIONS TO BE INSTALLED PER MFR'S SPEC'S. SEE ENGINEERED SHOP DRAWINGS BY MFR.
12. EPOXY SET THREADED RODS & REINFORCING SHALL BE SET WITH 'SIMPSON ET' IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR FULL DEVELOPMENT BASED UPON ALLOWABLE STEEL STRENGTH

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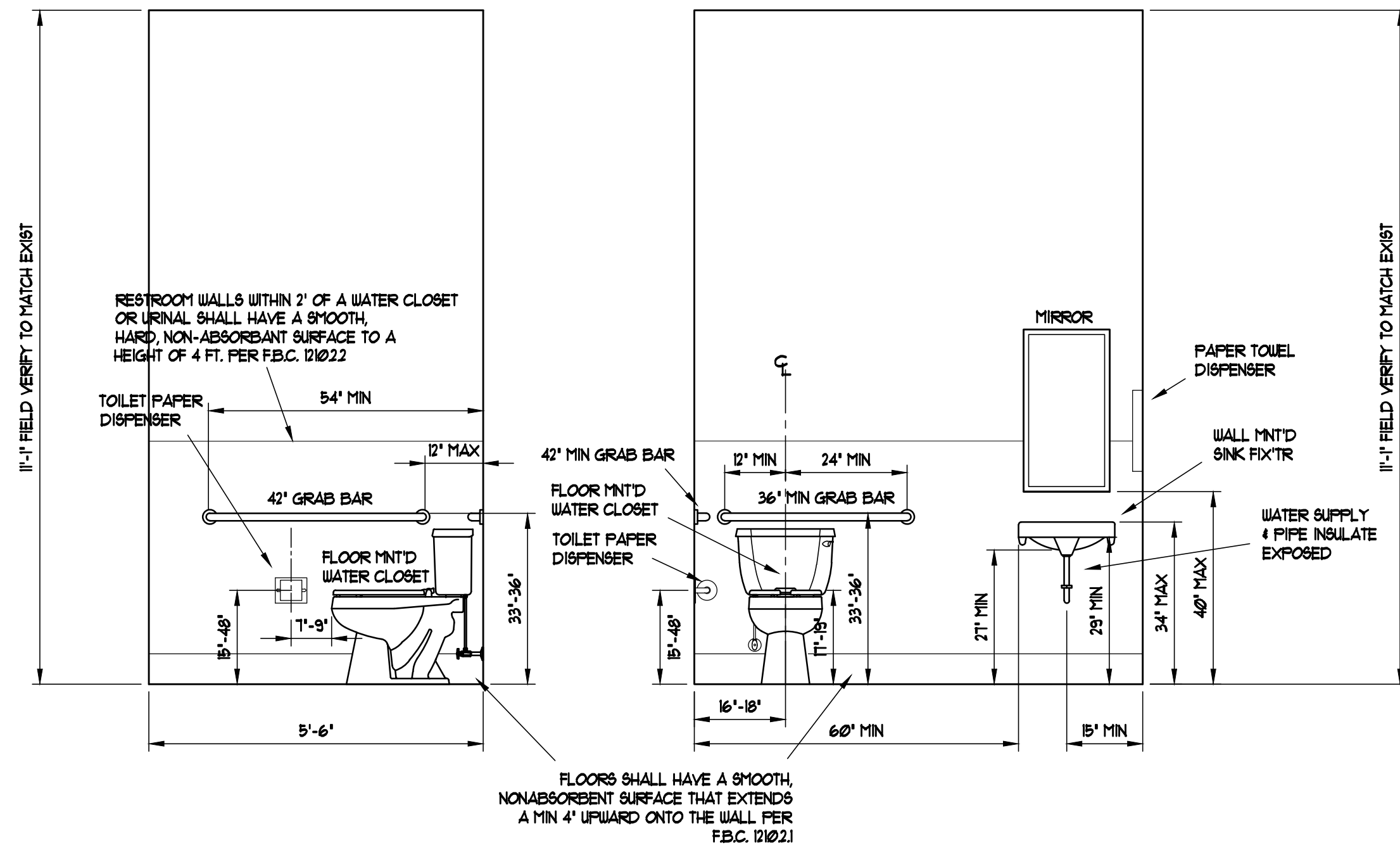
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job no. 3156

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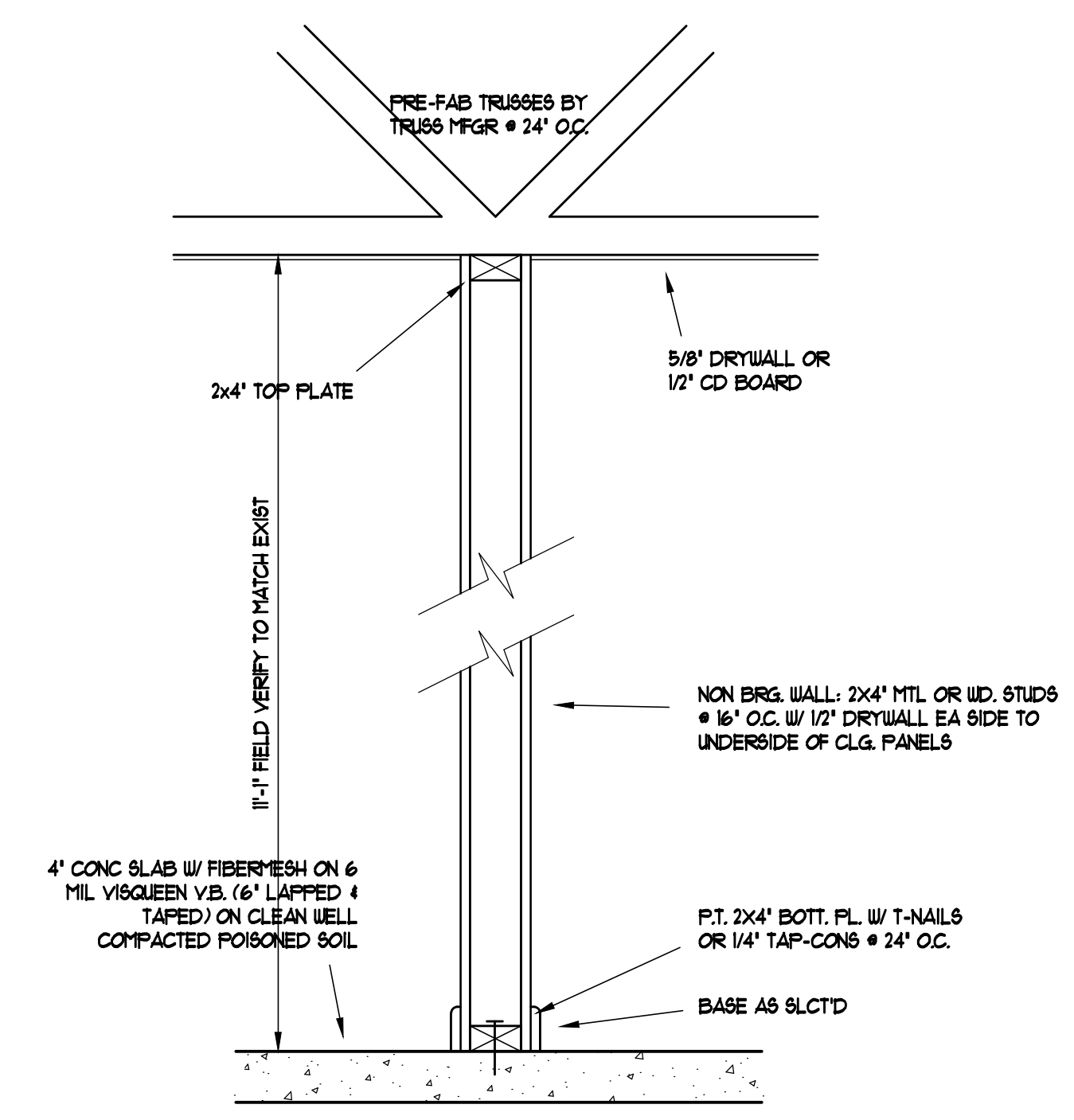
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Timothy Krebs, Architect A0000186

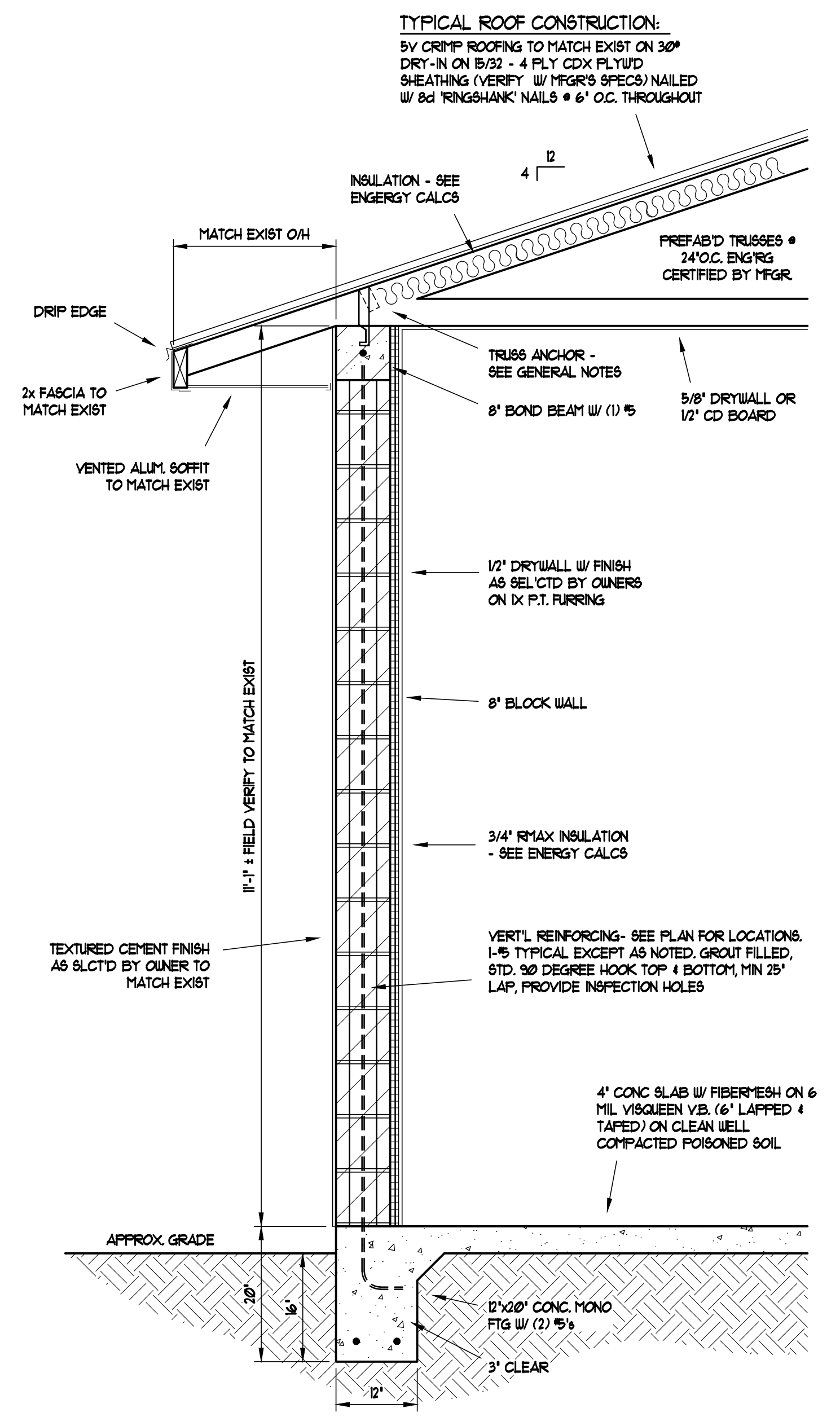


**ACCESSIBLE TOILET ROOM ELEVATIONS**  
SCALE: 1/2" = 1'-0"

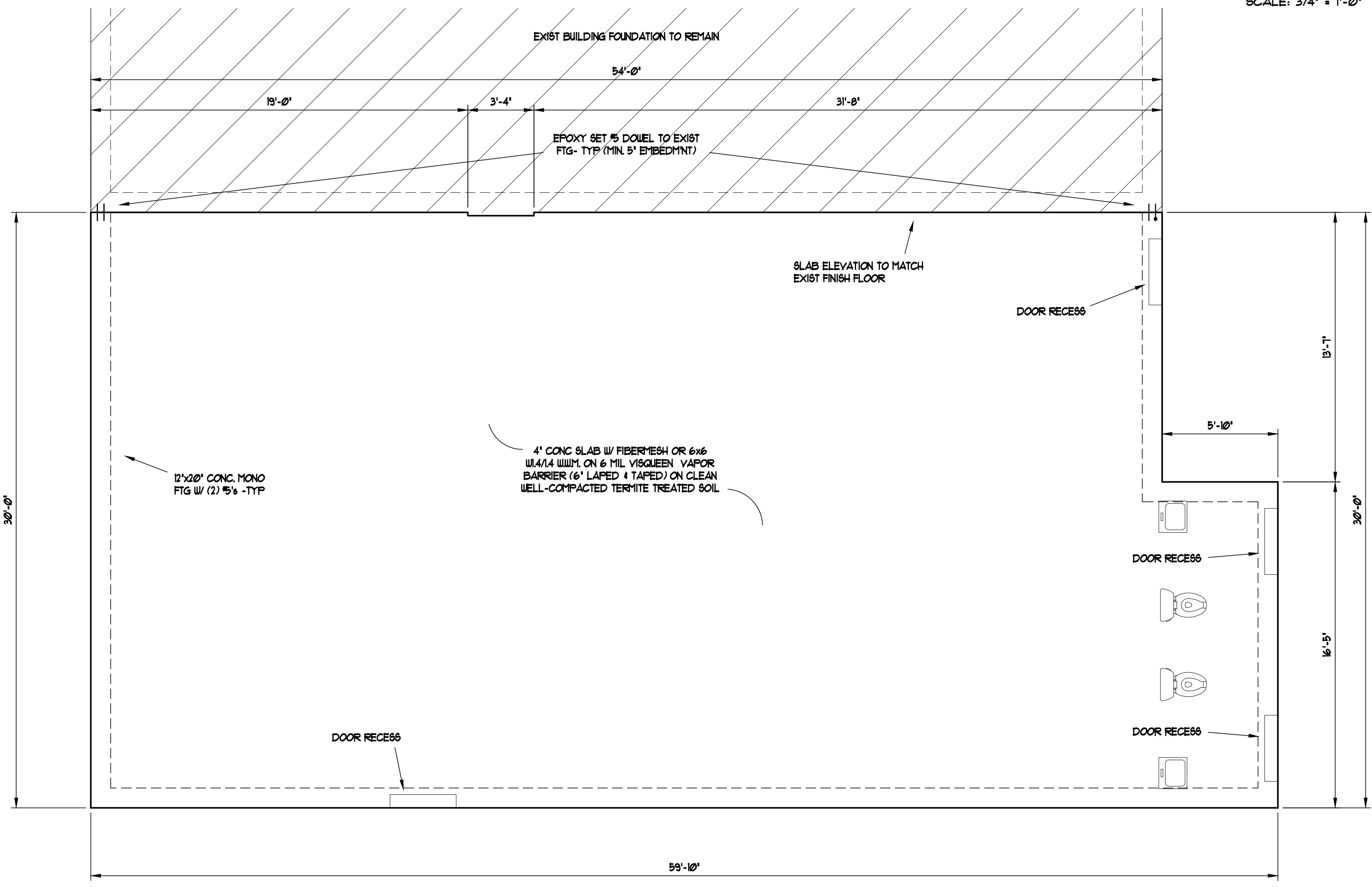
TOILET ROOMS TO COMPLY WITH THE CURRENT EDITION OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION



**TYP NON-BEARING WALL DETAIL**  
SCALE: 3/4" = 1'-0"



**TYP SECTION**  
SCALE: 3/4" = 1'-0"



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

NEW ADDITION FOR:  
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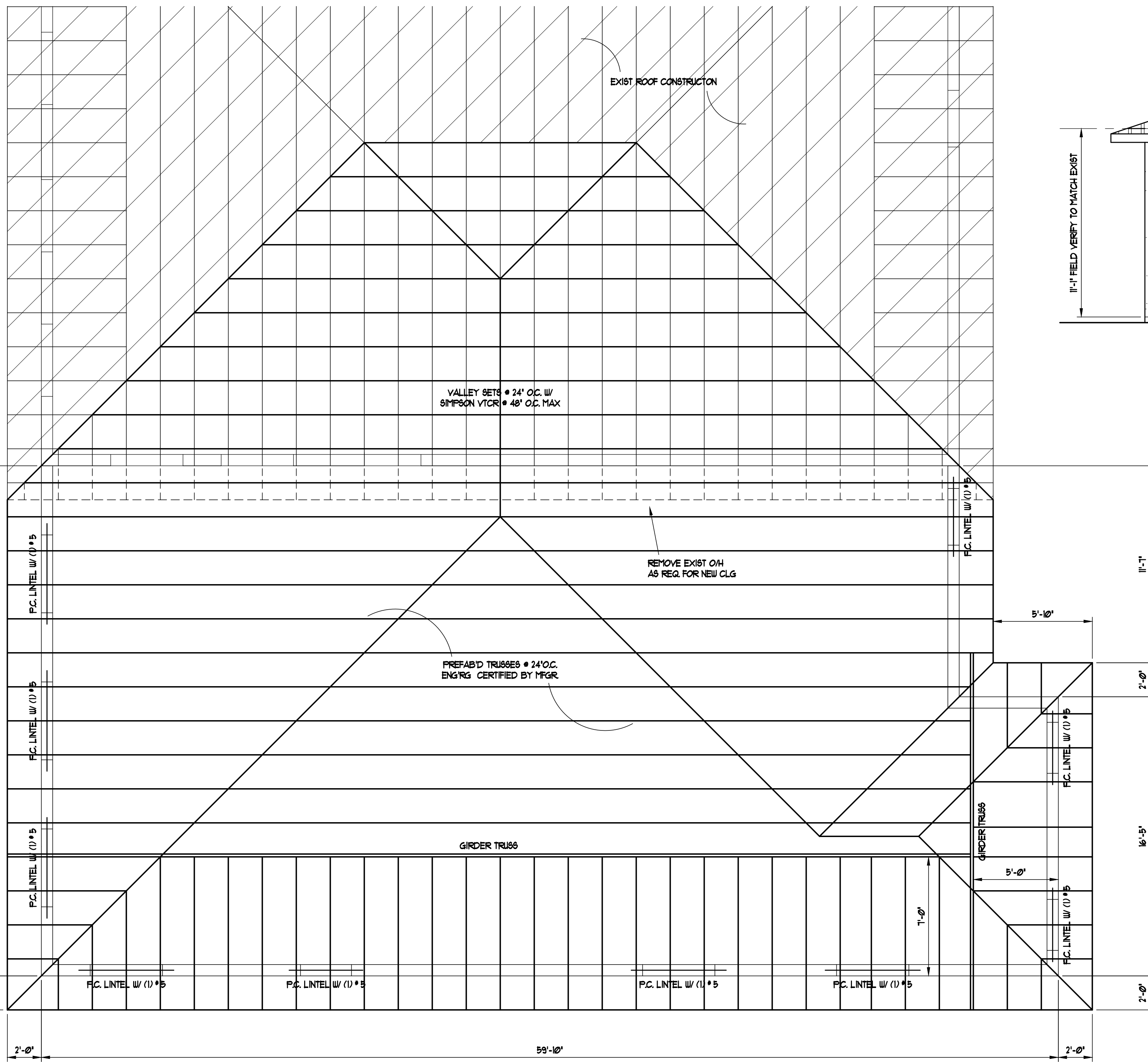
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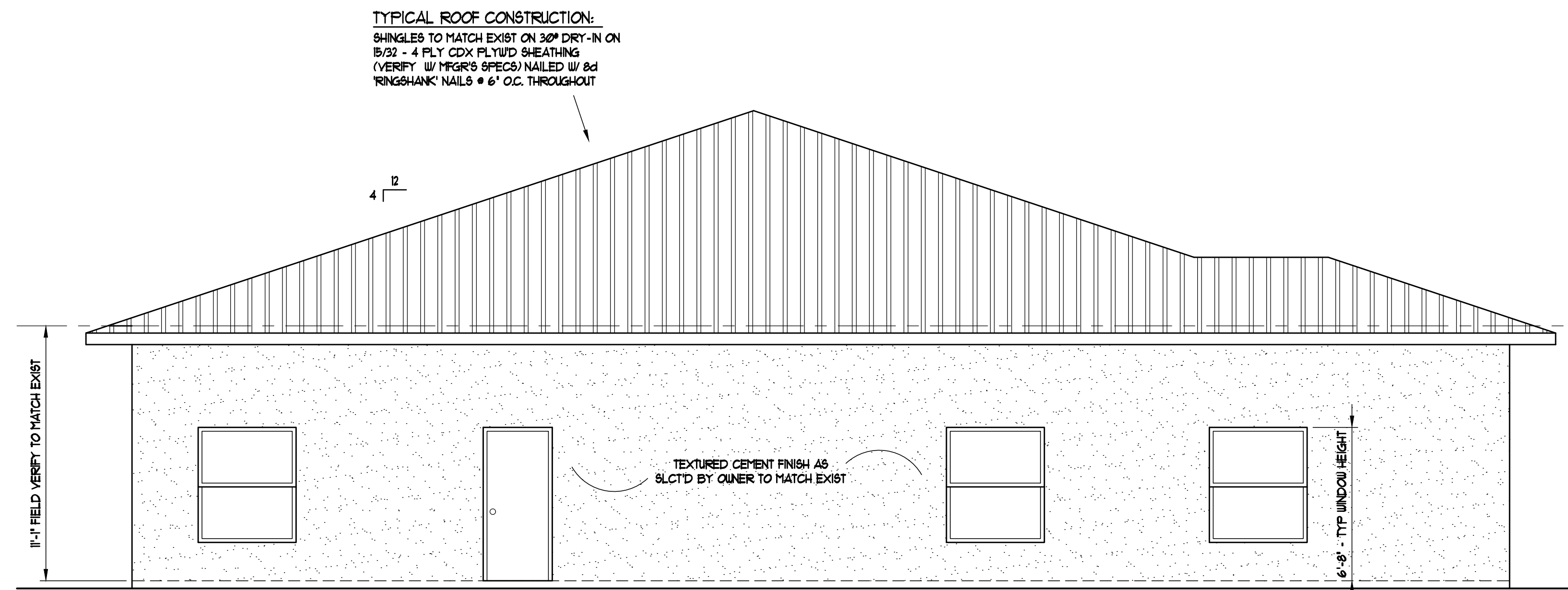
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date: 8-26-2022 job no. 3156
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drawing:

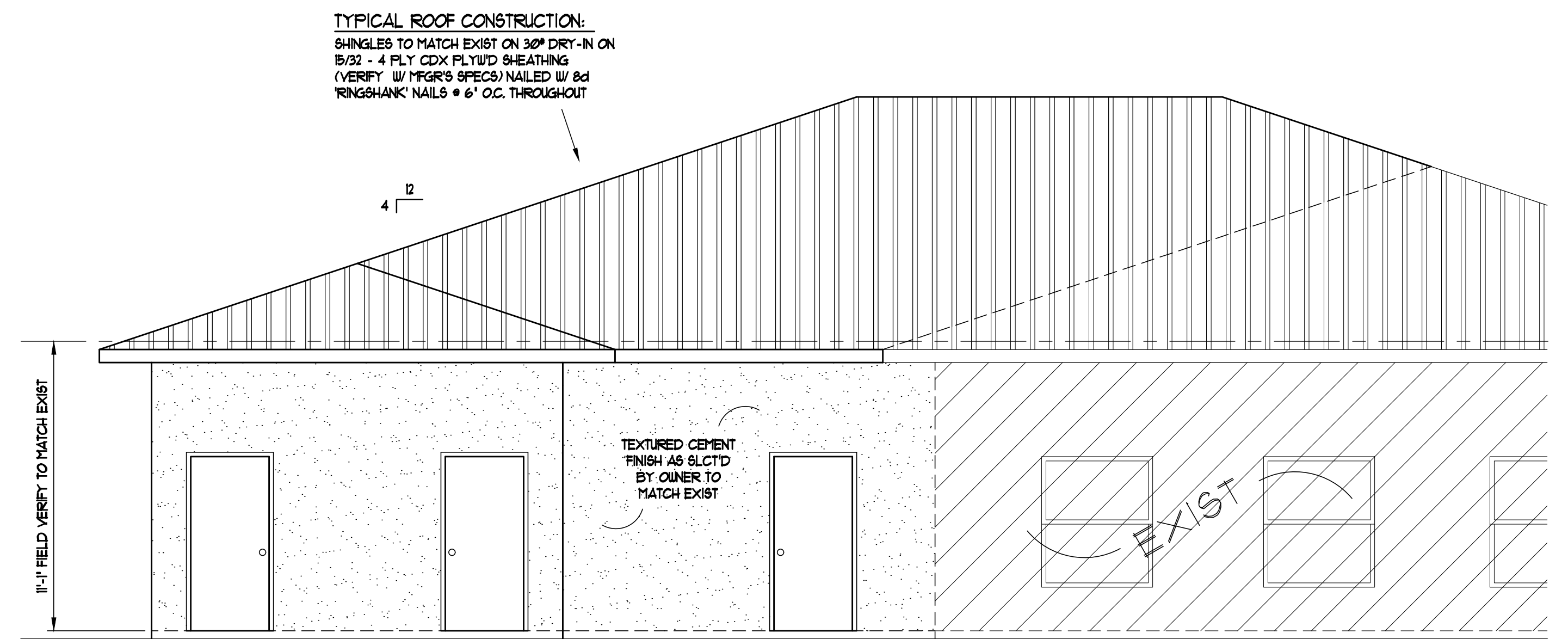
Timothy Krebs, Architect A00001188



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



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



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

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