

ELEVATIONS.....	A1
BUILDING LAYOUT.....	A2
LIFE SAFETY.....	A3
RISER - PANELS.....	E1
ELECTRICAL LAYOUT.....	E2
HVAC LAYOUT.....	H1
PLBG LAYOUT.....	P1
STRUCTURAL NOTES.....	S1
FOUNDATION.....	S2
WALL DETAILS.....	S3

APPLICABLE CODES:
 2023 (8th EDITION) FLORIDA BUILDING CODE
 2023 (8th EDITION) FLORIDA MECHANICAL CODE
 2023 (8th EDITION) FLORIDA PLUMBING CODE
 2023 (8th EDITION) FLORIDA ACCESSIBILITY CODE
 2023 (8th EDITION) FLORIDA ENERGY CODE
 FLORIDA FIRE PREVENTION CODE
 2020 NEC

BUILDING USE: TYPE B/S1

CONSTRUCTION TYPE II-B, NOT SPRINKLED

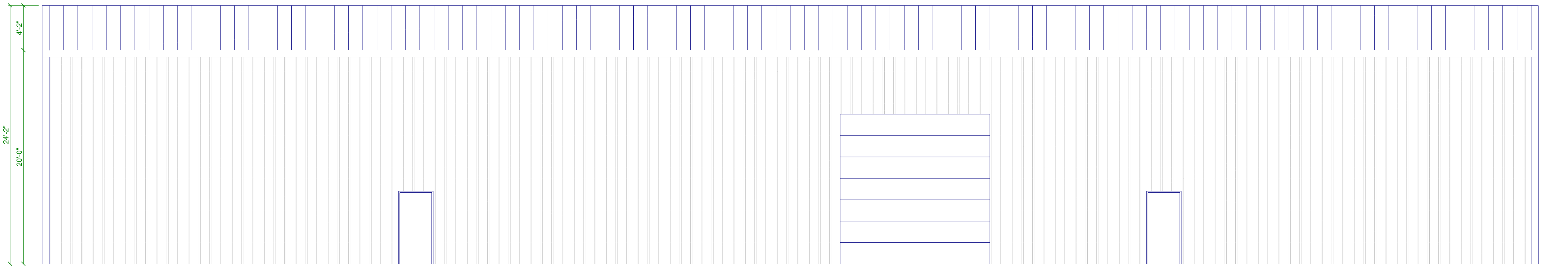
TOTAL BUILDING AREA:.....9,940sft
 OFFICE.....928sft
 WAREHOUSE.....9,012sft

OCCUPANT LOAD:
 OFFICE - 928sft.....1/150 = 6 OCCUPANTS
 WAREHOUSE - 9,012sft...1/500 = 18 OCCUPANTS

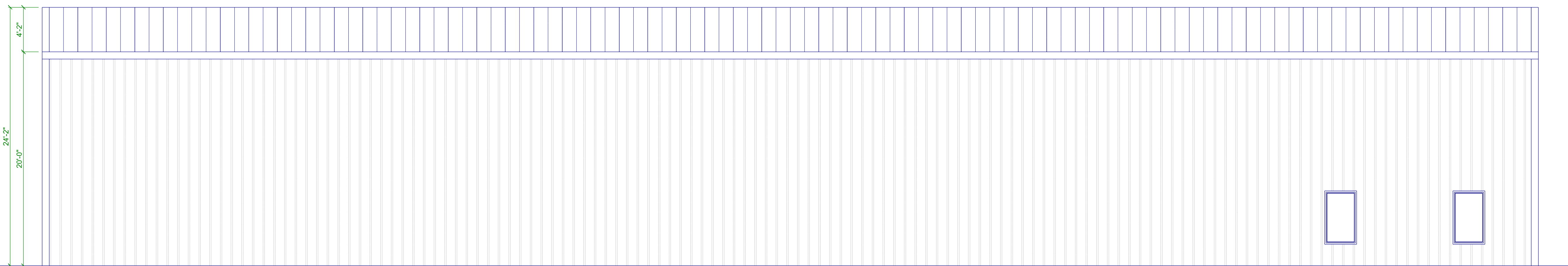
MIN. REQ. MEANS OF EGRESS WIDTH - 34"

MINIMUM INTERIOR FINISHES - ROOMS - CLASS "C"
 EXIT CORRIDORS - CLASS "B"

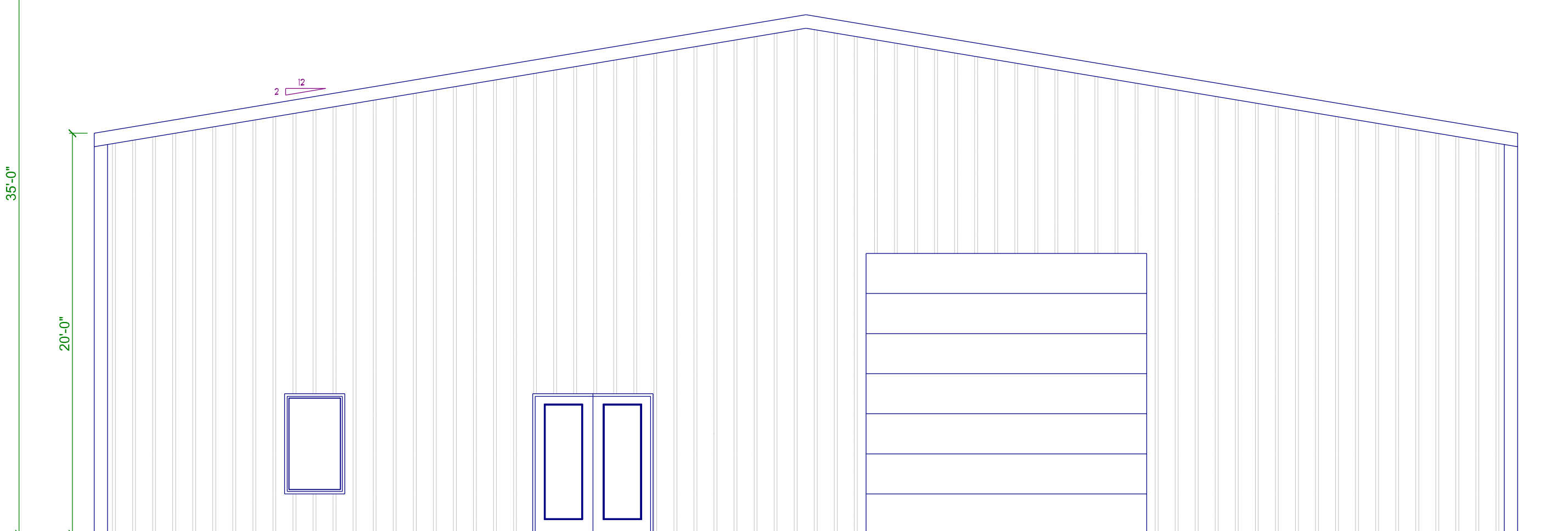
BUILDING RISK CATEGORY.....II
 BUILDING EXPOSURE CATEGORY.....C
 WIND SPEED IN MPH Vult.....150



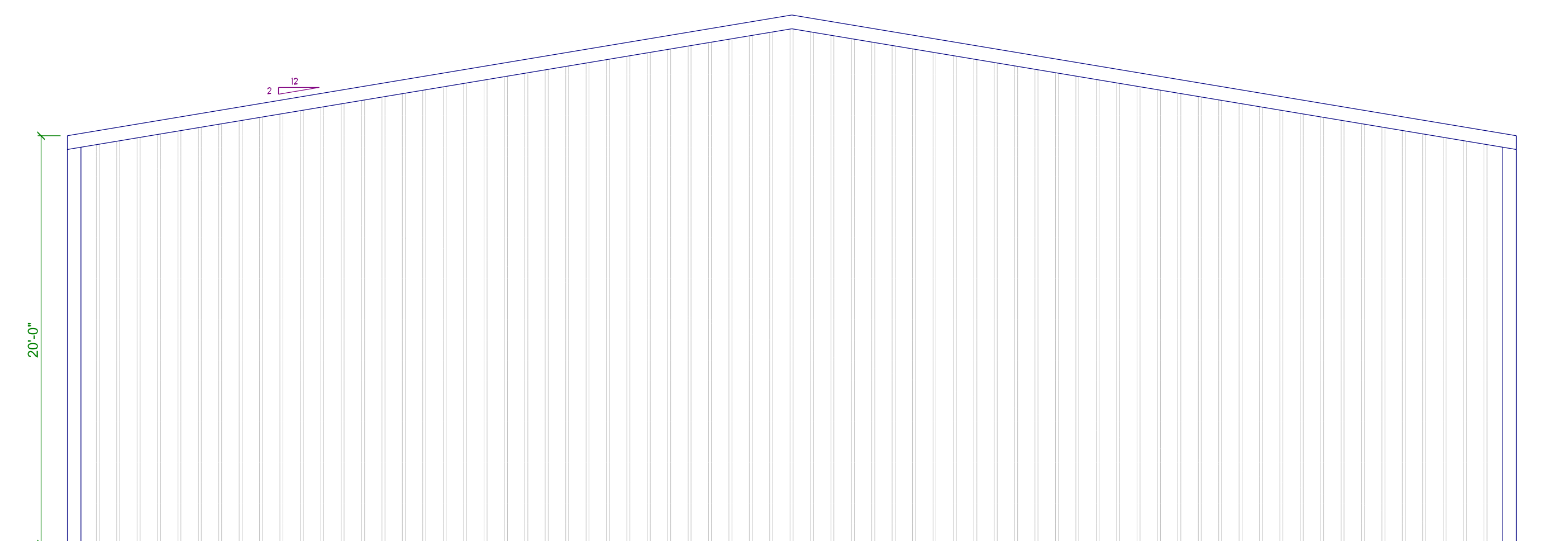
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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 SARASOTA, FLORIDA 34235
 330-231-0771

PROJECT LOCATION:
TWO INVESTORS LLC
 5235 LENA ROAD
 BRADENTON, FLORIDA 34211

REVISIONS

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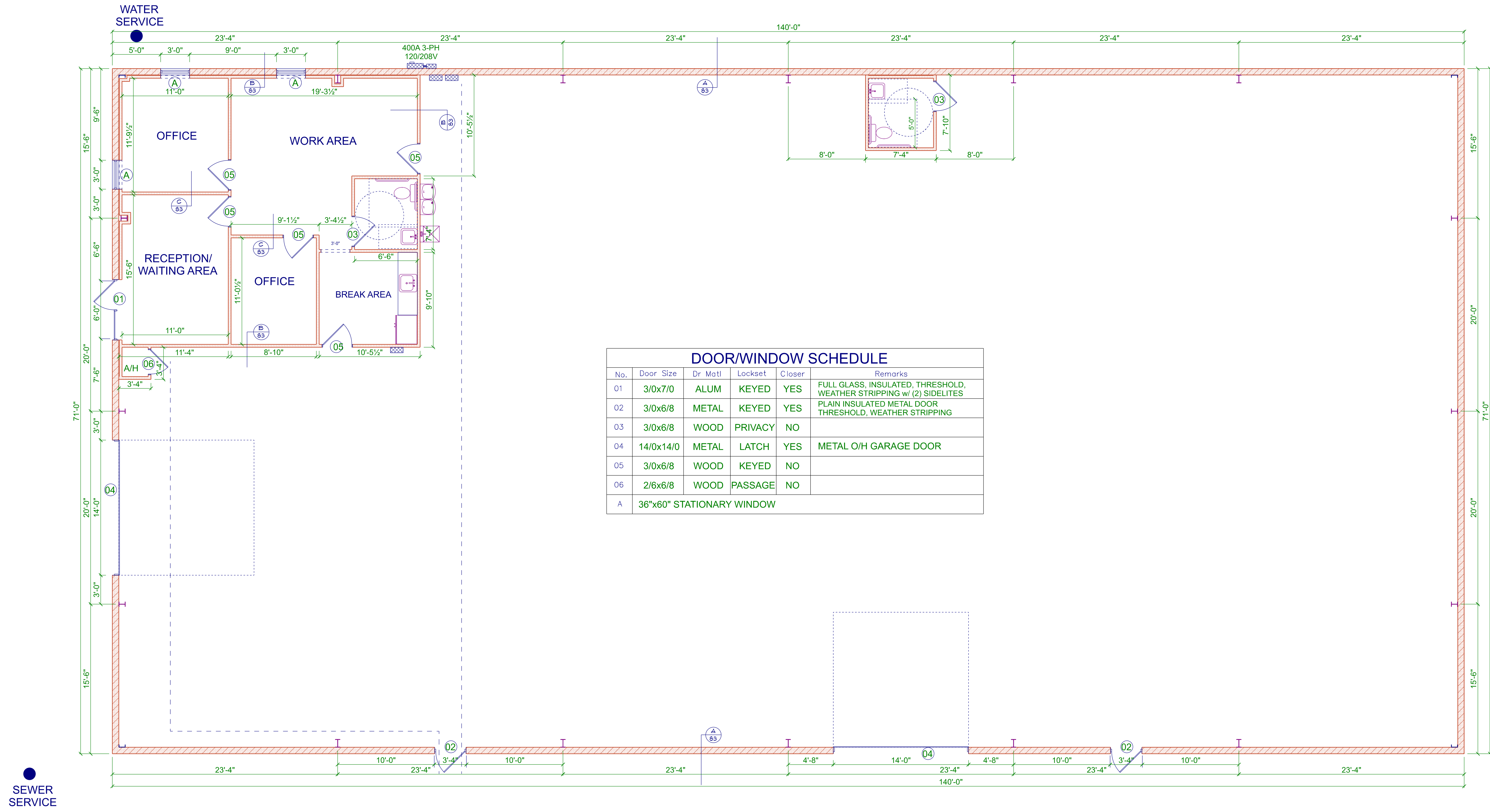
DATE: 09/02/2025

Scale: 3/16"=1'0"

JOB NUMBER

SHEET #

A1



DOOR/WINDOW SCHEDULE					
No.	Door Size	Dr. Matl	Lockset	Closer	Remarks
01	3/0x7/0	ALUM	KEYED	YES	FULL GLASS, INSULATED, THRESHOLD, WEATHER STRIPPING w/ (2) SIDELITES
02	3/0x6/8	METAL	KEYED	YES	PLAIN INSULATED METAL DOOR THRESHOLD, WEATHER STRIPPING
03	3/0x6/8	WOOD	PRIVACY	NO	
04	14/0x14/0	METAL	LATCH	YES	METAL O/H GARAGE DOOR
05	3/0x6/8	WOOD	KEYED	NO	
06	2/6x6/8	WOOD	PASSAGE	NO	
A	36"x60" STATIONARY WINDOW				

MAIN FLOOR LAYOUT

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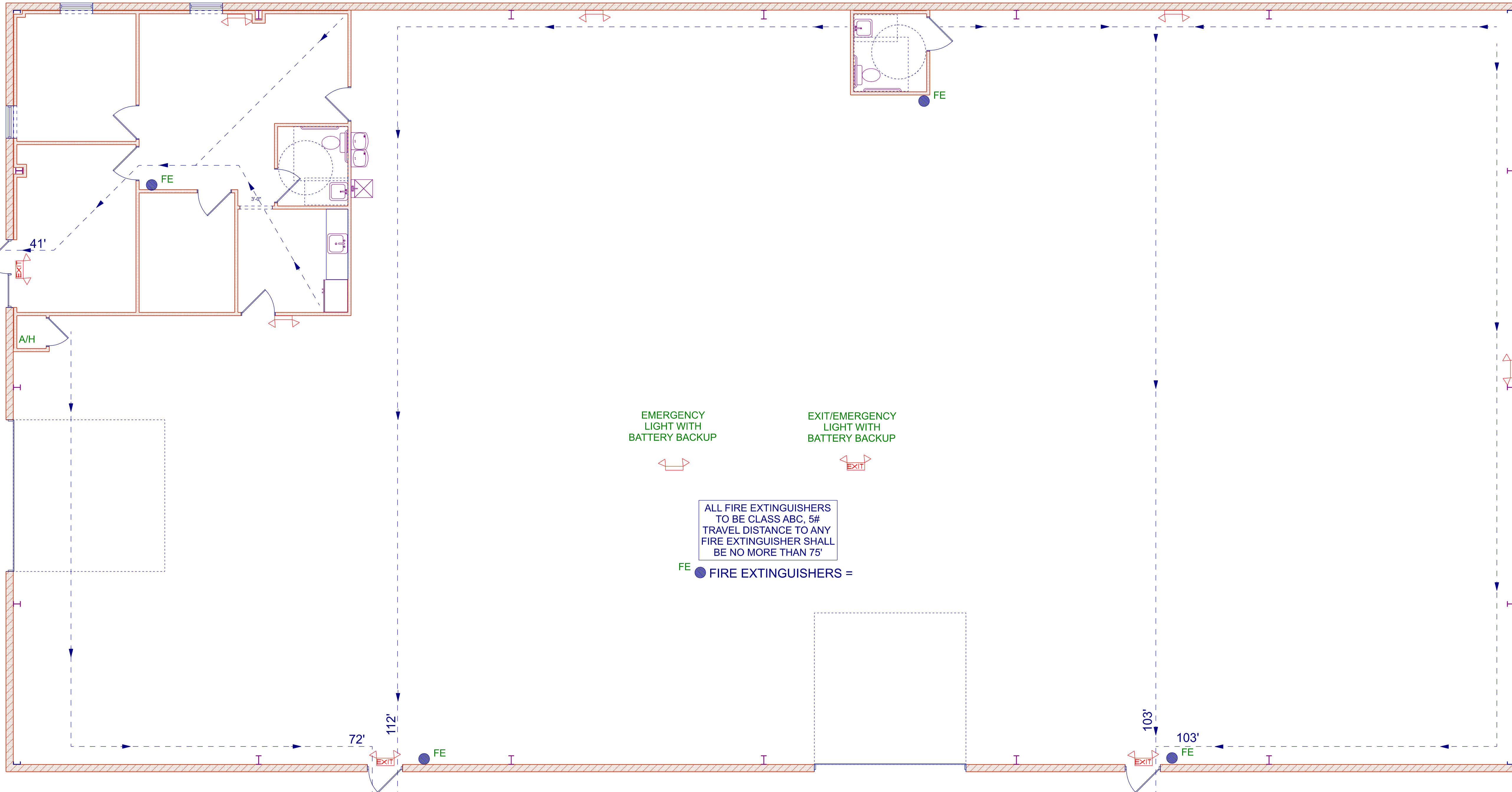
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SHEET #
A2

WATER SERVICE



LIFE SAFETY

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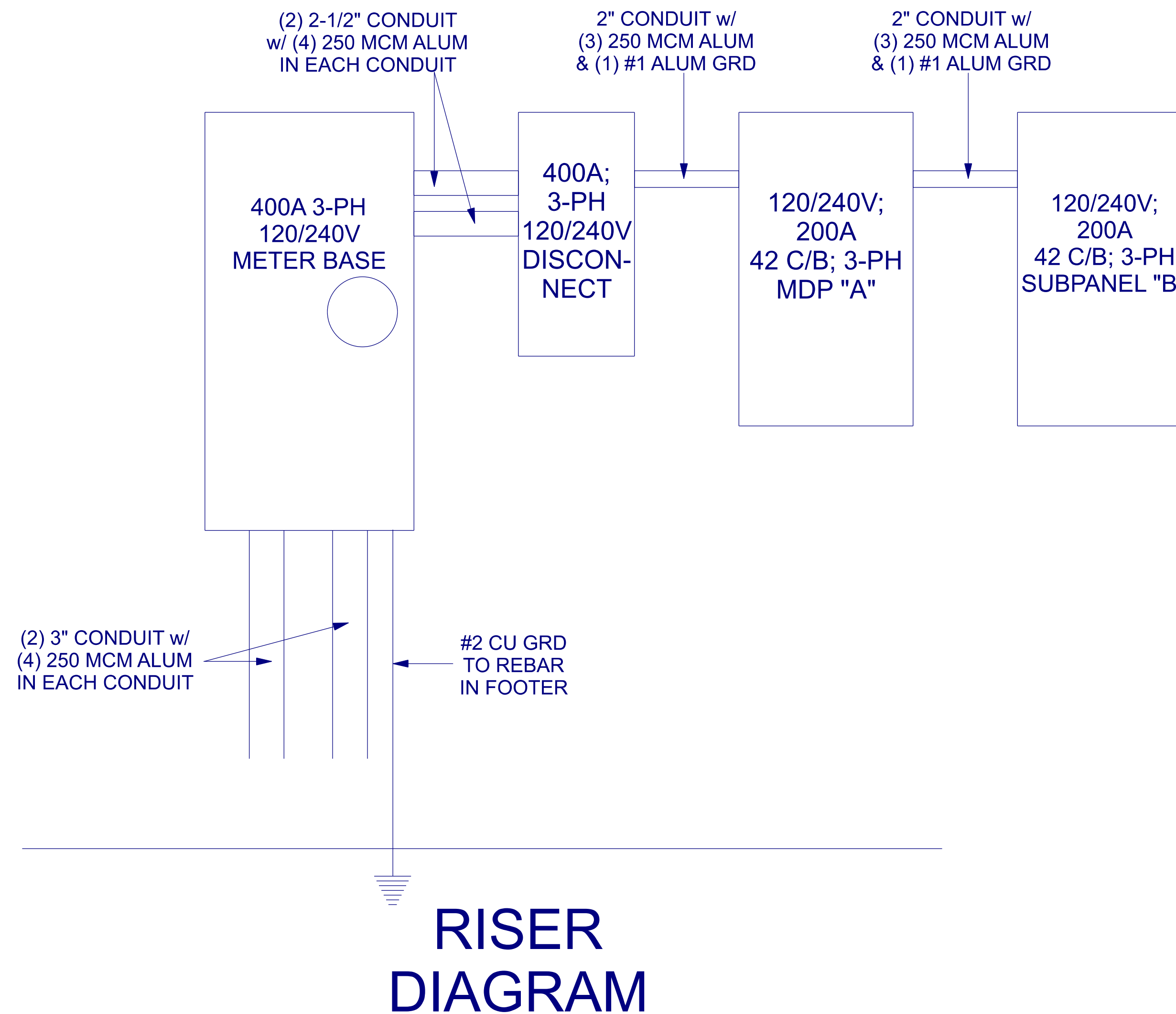
SHEET #
A3

MDP "A"

83.1 KVA AVAILABLE		28.5 PROPOSED							
200 A. THREE PHASE MAIN PANEL 120/240 VOLT									
KVA	W/S	CIR	LOAD	C/B	C/B	LOAD	CIR	W/S	KVA
		1					2		
		3					4		
		5					6		
		7					8		
		9					10		
		11					12		
		13					14		
		15					16		
		17					18		
		19					20		
		21					22		
		23					24		
		25					26		
5.0	10	27	5 KW HEAT STRIP	30			28		
		29						30	
2.9	12	31	2 - TON A/C UNIT	20			32		
		33						34	
3.8	12	35	ATMOR TANKLESS WATER HEATER	20	20	1-HP IRRIGATION WELL PUMP	36	12	2.9
		37					38		
3.8	12	39	ATMOR TANKLESS WATER HEATER	20	100	200A 3-PH 120/240 SUBPANEL "B"	40	3/0	13.0
		41					42		

PANEL "B"

83.1 KVA AVAILABLE		13.0 PROPOSED							
200 A. THREE PHASE SUB-PANEL 120/240 VOLT									
KVA	W/S	CIR	LOAD	C/B	C/B	LOAD	CIR	W/S	KVA
1.0	12	1	LIGHTING	20	20	RECEPTACLE	2	12	0.2
1.2	12	3	LIGHTING	20	20	RECEPTACLE	4	12	0.6
1.2	12	5	LIGHTING	20	20		6		
0.3	12	7	WALPACKS	20	20	O/H DOOR OPENER	8	12	0.7
0.3	12	9	WAREHOUSE RESTROOM	20	20	O/H DOOR OPENER	10	12	0.7
1.1	12	11	OFFICE LIGHTS & R/R	20	20		12		
		13			20	FRIG	14	12	0.6
		15			20	COUNTER RECTACLES	16	12	0.4
		17			20	GFI RECEPTACLES	18	12	0.4
		19			20	GFI RECEPTACLES	20	12	0.5
		21			20	RECEPTACLES	22	12	0.5
		23			20	RECEPTACLES	24	12	0.5
		25			20	RECEPTACLES	26	12	0.9
		27			20	RECEPTACLES	28	12	0.5
		29			20	RECEPTACLES	30	12	0.5
		31			20	RECEPTACLES	32	12	0.7
		33			20	GFI WP RECEPTACLE	34	12	0.2
		35					36		
		37					38		
		39					40		
		41					42		



APPLICABLE CODE - 2020 NEC OCCUPANT SENCOR CONTROLS PER C405.2.1

- OCCUPANT SENCOR CONTROLS SHALL BE INSTALLED TO CONTROL LIGHTS IN THE FOLLOWING SPACE TYPES:
1. CLASSROOMS/LECTURE/ TRAINING ROOMS.
 2. CONFERENCE/MEETINGS/MULTIPURPOSE ROOMS.
 3. COPY/PRINT ROOMS.
 4. LOUNGES.
 5. EMPLOYEE LUNCH AND BREAK ROOMS.
 6. PRIVATE OFFICES.
 7. RESTROOMS.
 8. STORAGE ROOMS.
 9. JANITORIAL ROOMS.
 10. LOCKER ROOMS.
 11. OTHER SPACE 300sqft OR LESS THAT ARE ENCLOSED BY FLOOR TO CEILING PARTITIONS.
 12. WAREHOUSES

OCCUPANT SENCOR CONTROLS FUNCTIONS PER C405.2.1.1

- OCCUPANT SENCOR CONTROLS IN SPACES OTHER THAN WAREHOUSES SPECIFIED IN SECTION C405.2.1 SHALL COMPLY WITH THE FOLLOWING:
1. AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE.
 2. BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER.
- FULL AUTOMATIC-ON CONTROLS SHALL BE PERMITTED TO CONTROL LIGHTING IN PUBLIC CORRIDORS, STAIRWAYS, RESTROOMS, PRIMARY BUILDING ENTRANCE AREAS AND LOBBIES, AND AREAS WHERE MANUAL-ON OPERATION WOULD ENDANGER THE SAFETY OR SECURITY OF THE ROOM OR BUILDING OCCUPANTS.

ELECTRICAL NOTES

ALL ELECTRICAL WORK, INCLUDING WIRING AND BRANCH CIRCUITS SHALL BE IN STRICT ACCORDANCE WITH NATIONAL ELECTRICAL CODE, LIFE SAFETY CODE, NATIONAL FIRE PROTECTION ASSO., FBC AND ALL OTHER

ALL WIRING BELOW GRADE, IN CONCRETE SLAB, MUST BE RUN IN CONDUIT AND BE RATED FOR WET AREAS.

ALL WIRE RUN IN STUD WALLS MAY BE RUN IN ROMEX WHERE SEPERATED FROM INTERIOR SPACE BY A MIN OF 1/2" DRYWALL.

ALL SURFACE RUN WIRING TO BE RUN IN CONDUIT OR MC CABLE.

GROUNDING OF ELECTRICAL SYSTEM SHALL BE ELECTRICALLY CONTINUOUS.

SERVICE ENTRANCE GROUNDING SHALL MEET THE REQUIREMENTS OF THE

EXIT/EMERGENCY LIGHTING SHALL BE WIRED TO THE NEAREST AVAILABLE LIGHTING CURCUIT. ALL UNITS SHALL HAVE BATTERY BACKUP.

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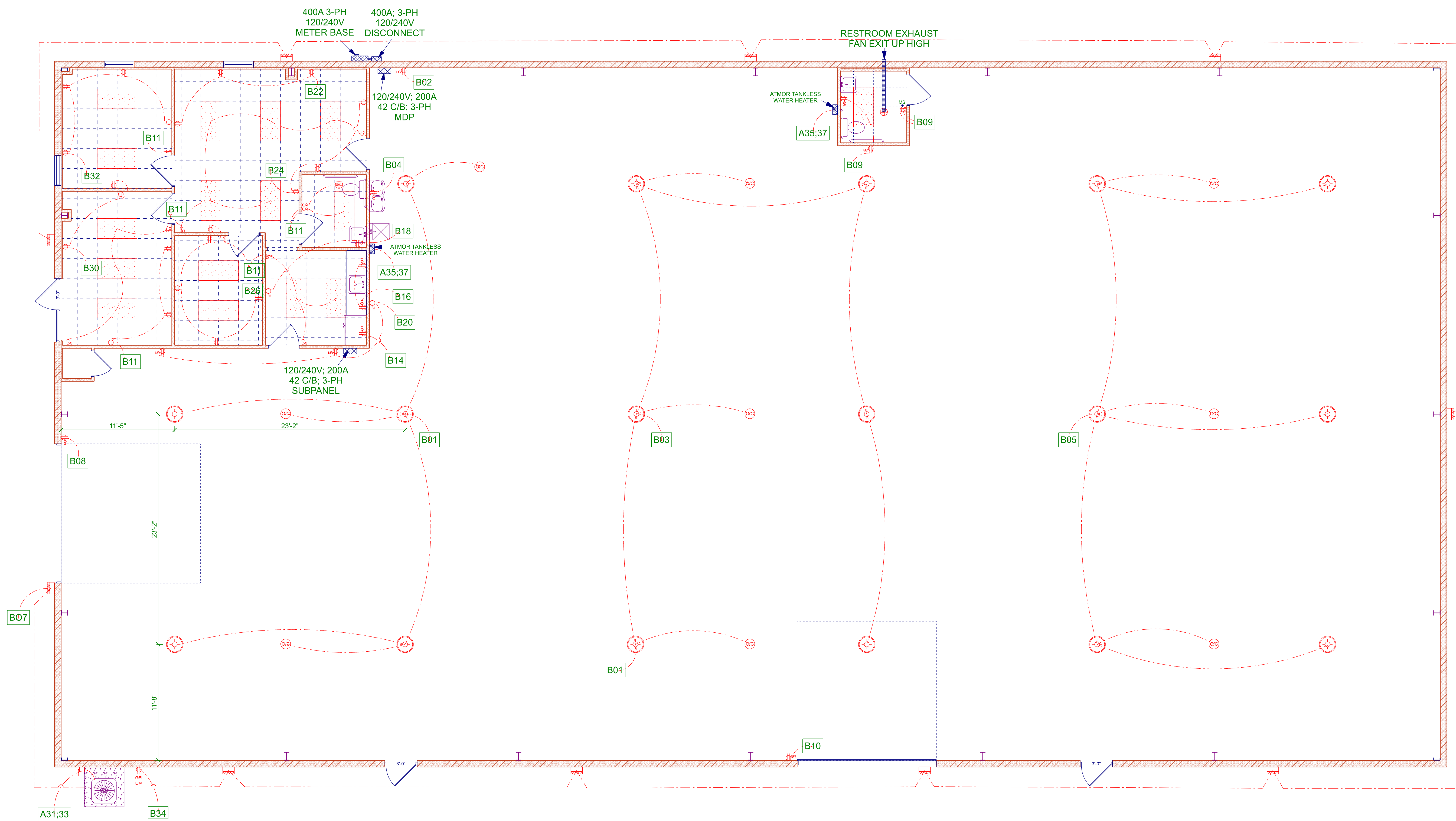
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09/03/2025

Scale:
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JOB NUMBER

SHEET #

E1



LIGHTING & RECEPTACLE LAYOUT

- 24"x48" LED 50W FIXTURE
- DAMAR 200W UFO ARCHITECTURAL HIGH BAY
- TOPAZ 27W WALL PAK
- 50 CFM EXHAUST FAN VENTED TO THE EXTERIOR
- EXIT/EMERGENCY LIGHT WITH BATTERY BACKUP
- EMERGENCY LIGHT WITH BATTERY BACKUP
- 120V GFI 120V DUPLEX OUTLET
- 120V SINGLE DUPLEX SWITCH
- 3-WAY SWITCH
- OCCUPANT SENSOR
- MOTION SENSOR SWITCH

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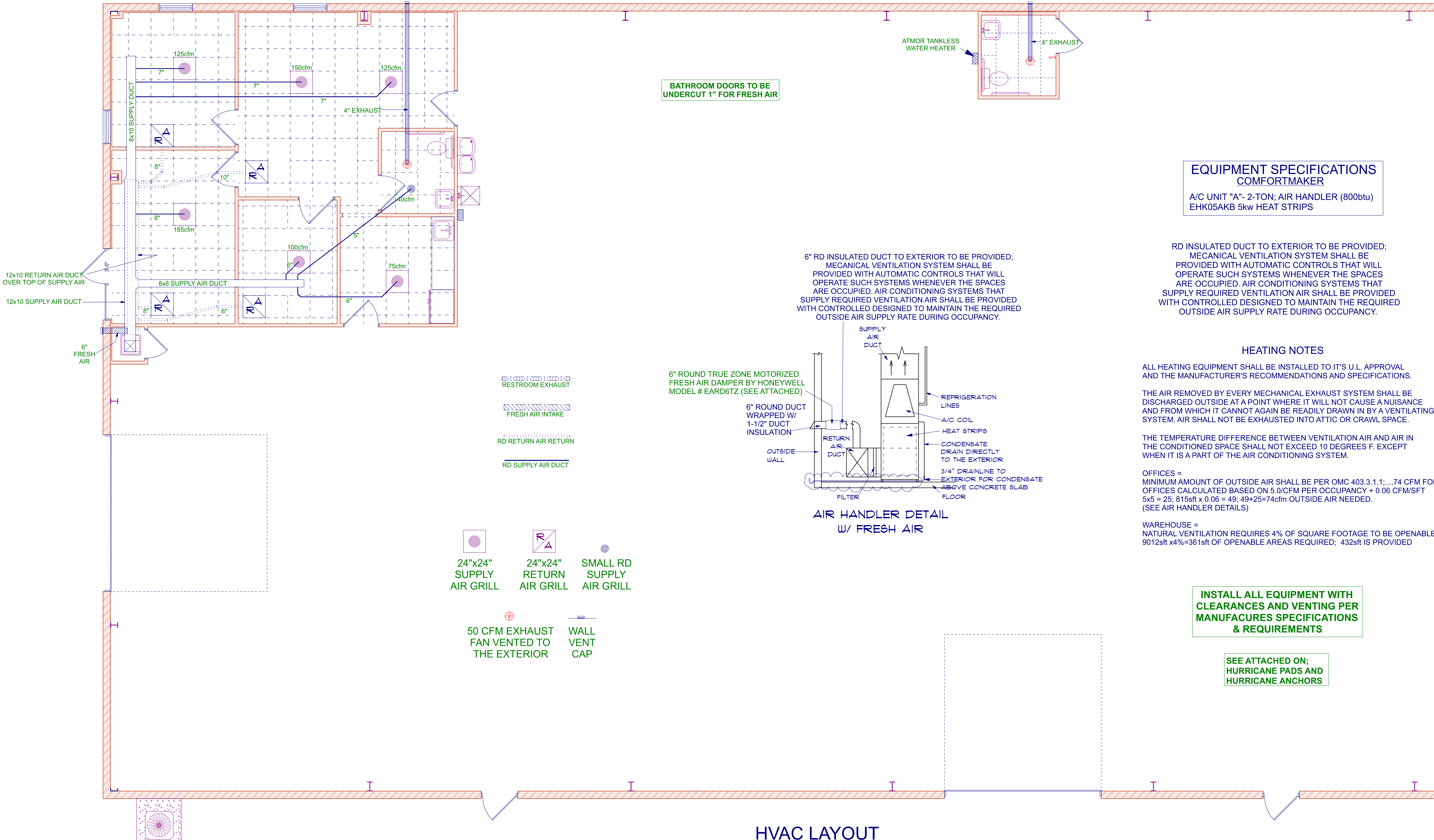
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SHEET #
E2



BATHROOM DOORS TO BE UNDERCUT 1" FOR FRESH AIR

**EQUIPMENT SPECIFICATIONS
COMFORTMAKER**
A/C UNIT "A"- 2-TON; AIR HANDLER (800btu)
EHK05AKB 5kw HEAT STRIPS

RD INSULATED DUCT TO EXTERIOR TO BE PROVIDED;
MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH AUTOMATIC CONTROLS THAT WILL OPERATE SUCH SYSTEMS WHENEVER THE SPACES ARE OCCUPIED. AIR CONDITIONING SYSTEMS THAT SUPPLY REQUIRED VENTILATION AIR SHALL BE PROVIDED WITH CONTROLLED DESIGNED TO MAINTAIN THE REQUIRED OUTSIDE AIR SUPPLY RATE DURING OCCUPANCY.

HEATING NOTES

ALL HEATING EQUIPMENT SHALL BE INSTALLED TO IT'S U.L. APPROVAL AND THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

THE AIR REMOVED BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE DISCHARGED OUTSIDE AT A POINT WHERE IT WILL NOT CAUSE A NUISANCE AND FROM WHICH IT CANNOT AGAIN BE READILY DRAWN IN BY A VENTILATING SYSTEM. AIR SHALL NOT BE EXHAUSTED INTO ATTIC OR CRAWL SPACE.

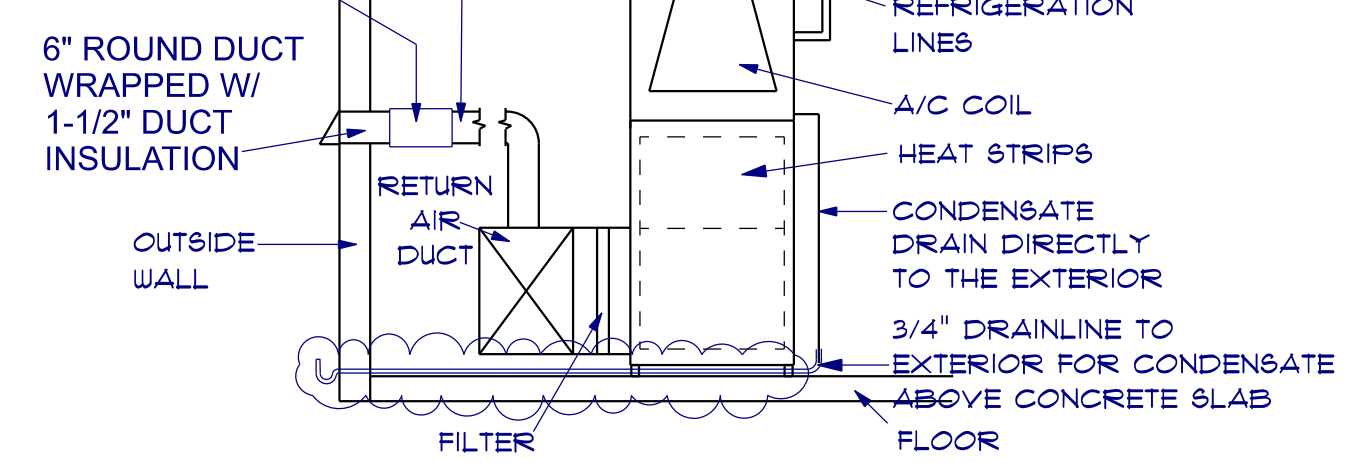
THE TEMPERATURE DIFFERENCE BETWEEN VENTILATION AIR AND AIR IN THE CONDITIONED SPACE SHALL NOT EXCEED 10 DEGREES F. EXCEPT WHEN IT IS A PART OF THE AIR CONDITIONING SYSTEM.

OFFICES =
MINIMUM AMOUNT OF OUTSIDE AIR SHALL BE PER OMC 403.3.1.1;...74 CFM FOR OFFICES CALCULATED BASED ON 5.0/CFM PER OCCUPANCY + 0.06 CFM/SFT
5x5 = 25; 815sf x 0.06 = 49; 49+25=74cfm OUTSIDE AIR NEEDED.
(SEE AIR HANDLER DETAILS)

WAREHOUSE =
NATURAL VENTILATION REQUIRES 4% OF SQUARE FOOTAGE TO BE OPENABLE AREAS.
9012sf x 4%=361sf OF OPENABLE AREAS REQUIRED; 432sf IS PROVIDED

6" RD INSULATED DUCT TO EXTERIOR TO BE PROVIDED;
MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH AUTOMATIC CONTROLS THAT WILL OPERATE SUCH SYSTEMS WHENEVER THE SPACES ARE OCCUPIED. AIR CONDITIONING SYSTEMS THAT SUPPLY REQUIRED VENTILATION AIR SHALL BE PROVIDED WITH CONTROLLED DESIGNED TO MAINTAIN THE REQUIRED OUTSIDE AIR SUPPLY RATE DURING OCCUPANCY.

6" ROUND TRUE ZONE MOTORIZED FRESH AIR DAMPER BY HONEYWELL MODEL # EARD6TZ (SEE ATTACHED)



AIR HANDLER DETAIL W/ FRESH AIR

- RESTROOM EXHAUST
- FRESH AIR INTAKE
- RD RETURN AIR RETURN
- RD SUPPLY AIR DUCT

- 24"x24" SUPPLY AIR GRILL
- 24"x24" RETURN AIR GRILL
- SMALL RD SUPPLY AIR GRILL

- 50 CFM EXHAUST FAN VENTED TO THE EXTERIOR
- WALL VENT CAP

INSTALL ALL EQUIPMENT WITH CLEARANCES AND VENTING PER MANUFACTURES SPECIFICATIONS & REQUIREMENTS

SEE ATTACHED ON; HURRICANE PADS AND HURRICANE ANCHORS

HVAC LAYOUT

PROJECT LOCATION:
TWO INVESTORS LLC
11715 31st TERRACE E, UNIT 2
PALMETTO, FLORIDA 34221

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2710 KILGORE PLACE
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REVISIONS

DRAWN BY:
JRD

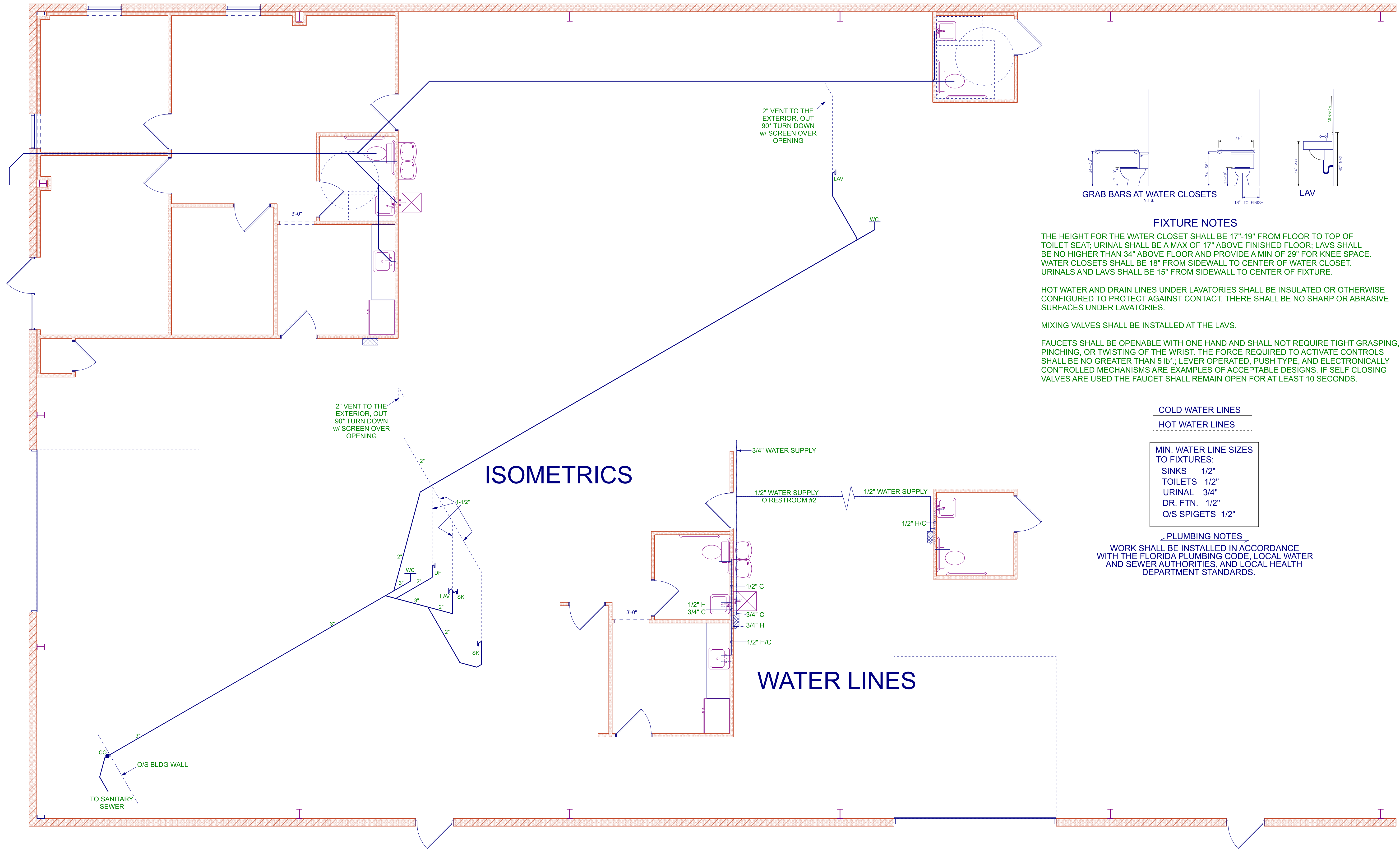
DATE:
09/04/2025

Scale:
1/4"=1'0"

JOB NUMBER

SHEET #
H1

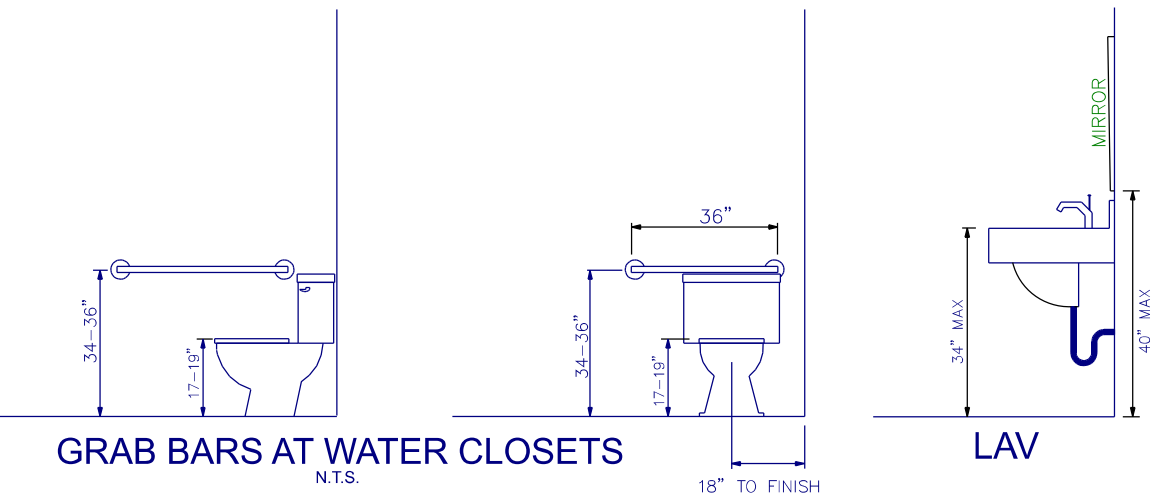
WATER SERVICE



2" VENT TO THE EXTERIOR, OUT 90° TURN DOWN w/ SCREEN OVER OPENING

2" VENT TO THE EXTERIOR, OUT 90° TURN DOWN w/ SCREEN OVER OPENING

TO SANITARY SEWER



FIXTURE NOTES

THE HEIGHT FOR THE WATER CLOSET SHALL BE 17"-19" FROM FLOOR TO TOP OF TOILET SEAT; URINAL SHALL BE A MAX OF 17" ABOVE FINISHED FLOOR; LAVS SHALL BE NO HIGHER THAN 34" ABOVE FLOOR AND PROVIDE A MIN OF 29" FOR KNEE SPACE. WATER CLOSETS SHALL BE 18" FROM SIDEWALL TO CENTER OF WATER CLOSET. URINALS AND LAVS SHALL BE 15" FROM SIDEWALL TO CENTER OF FIXTURE.

HOT WATER AND DRAIN LINES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

MIXING VALVES SHALL BE INSTALLED AT THE LAVS.

FAUCETS SHALL BE OPENABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 lbf.; LEVER OPERATED, PUSH TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. IF SELF CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.

COLD WATER LINES

HOT WATER LINES

MIN. WATER LINE SIZES TO FIXTURES:	
SINKS	1/2"
TOILETS	1/2"
URINAL	3/4"
DR. FTN.	1/2"
O/S SPIGETS	1/2"

PLUMBING NOTES

WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA PLUMBING CODE, LOCAL WATER AND SEWER AUTHORITIES, AND LOCAL HEALTH DEPARTMENT STANDARDS.

ISOMETRICS

WATER LINES

PLUMBING LAYOUT

SEWER SERVICE

JR. RABER DRAFTING, INC. 2710 KILGORE PLACE SARASOTA, FLORIDA 34235

TWO INVESTORS LLC 11715 31st TERRACE E, UNIT 2 PALMETTO, FLORIDA 34221

REVISIONS table with 3 empty rows

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DATE: 09/04/2025

Scale: 1/4"=1'0"

JOB NUMBER

SHEET #

P1

STRUCTURAL NOTES

GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023 FBC - 8TH EDITION. THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED

MTL BLDG ROOF: LIVE LOAD -20 psf.
 DEAD LOAD - 5 psf PLUS BLDG SELF WEIGHT
 OFFICE ROOF: LIVE LOAD -20 psf
 DEAD LOAD -20 psf TOP CHORD, 5 psf BOTTOM CHORD
 MECHANIC AREA: LIVE LOAD -40 psf
 DEAD LOAD -20 psf
 PLATFORM AREA: LIVE LOAD -150 psf
 DEAD LOAD -20 psf

SOIL BEARING ALLOWANCE.....1500 psf

WIND: ASCE 7-10
 ULTIMATE WIND SPEED - 160 mph
 EXPOSURE C
 ENCLOSED STRUCTURE
 RISK FACTOR II

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW NOTATION WILL BE RETURNED UNCHECKED.

ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER AND ONE BY THE ARCHITECT. THE CONTRACTOR SHALL RECEIVE THE REMAINING PRINTS FOR SUBMITTAL TO THE BUILDING DEPARTMENT AND AS REQUIRED FOR DISTRIBUTION.

IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN A REQUEST FOR INFORMATION (RFI) OR SIMILAR DOCUMENTATION BY THE ENGINEER.

SHOP DRAWINGS SHOULD BE SUBMITTED FOR ALL COMPONENTS OF THE STRUCTURAL FRAMING SYSTEM, AS REQUIRED BY THE ARCHITECT, AND AS NOTED ELSEWHERE IN THESE NOTES, INCLUDING, BUT NOT LIMITED TO:
 CONCRETE MIX DESIGNS
 MASONRY BLOCK
 MASONRY BLOCK ACCESSORIES
 MASONRY REINFORCING
 CONCRETE REINFORCEMENT
 STRUCTURAL STEEL (INCLUDING ANCHOR BOLTS)
 PRE-ENGINEERED METAL BUILDING
 ANY ALTERNATE MATERIAL/PRODUCT SUBSTITUTIONS

FOUNDATIONS:

FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 1,500 psf

FORMWORK AND SHORING:

NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28 DAY DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.

PLUMBING SLEEVES:

MINIMUM SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER.

REINFORCING STEEL:

SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

WELDED WIRE FABRIC:

TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.

CONCRETE:

SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX: (3000 psi FOR FOUNDATIONS AND SLABS ON GRADE.)

CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS.

WATER/CEMENT RATIO FOR CONCRETE AT EXTERIOR BALCONIES SHALL NOT EXCEED 0.40 BY WEIGHT AND HAVE 5,000psi MINIMUM COMPRESSIVE CAPACITY.

UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318:

CONCRETE CAST AGAINST EARTH: ALL BARS - 3"
 CONCRETE EXPOSED TO EARTH (FORMED FACE): ALL BARS - 2"
 CONCRETE EXPOSED TO WEATHER: #6 BARS AND GREATER - 2"
 #5 BARS AND SMALLER - 1 1/2"

WHERE NOT EXPOSED TO EARTH OR WEATHER:

SLABS, WALLS, AND JOISTS: #11 BARS AND SMALLER - 3/4"
 BEAMS AND COLUMNS: ALL BARS - 1 1/2"

REMOVE VEGETATION FROM SLAB AND FOUNDATION AREAS:

- NO WOOD OR VEGETATION IS TO BE BURIED WITHIN 15' OF ANY BUILDING OR PROPOSED BUILDING.
- ALL MASONRY CELLS, CAVITIES AND AIR GAPS SHALL BE CLEANED OF ALL NON-PRESERVATIVE TREATED WOOD OR CELLULOSE MATERIAL PRIOR TO PLACEMENT OF CONCRETE.
- MAINTAIN A MINIMUM OF 6" BETWEEN EARTH AND FOAM PLASTIC INSULATION OR DECORATIVE FILLER.
- EXTEND SOIL TREATMENT 1'-0" BEYOND EXTERIOR WALLS OF STRUCTURE:
 - SOIL TREATMENT CERTIFICATE TO BE STORED ON SITE UNTIL SUBSTANTIAL COMPLETION.

MASONRY WALLS:

MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 1900 psi ON THE NET AREA (f_m = 1500 psi). MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270. GROUT SHALL BE 3000 psi MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-476. PROVIDE HOOKED DOWELS IN FOOTINGS FOR ALL VERTICAL REINFORCING ABOVE. LAP SPLICES 48 BAR DIAMETERS.

BLOCK CELLS AS SHOWN ON PLANS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS. SEE PLAN NOTES FOR BAR SIZE AND SPACING. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREA REQUIRED.

PROVIDE 9 GAGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES, BEGINNING 8" ABOVE FOOTINGS AND FLOOR LEVELS.

GROUT LIFT: AN INCREMENT OF GROUT HEIGHT WITHIN A TOTAL GROUT POUR.
 GROUT POUR: THE TOTAL HEIGHT OF MASONRY TO BE GROUTED PRIOR TO ERECTION OF ADDITIONAL MASONRY. A GROUT POUR CONSISTS OF ONE OR MORE GROUT LIFTS. GROUT POURS SHALL SET FOR A MINIMUM OF 4 HOURS BEFORE ANY ADDITIONAL GROUT PLACEMENT.

GROUT SHALL HAVE A SLUMP BETWEEN 8 AND 11 INCHES, EXCEPT SELF-CONSOLIDATING GROUT. JOB-SITE PROPORTIONING OF SELF-CONSOLIDATING GROUT IS NOT PERMITTED.

MASONRY GROUTING REQUIREMENTS:

- FIELD-MIXED GROUT SHALL BE PLACED WITHIN 1-1/2 HOURS FROM INTRODUCING WATER INTO THE MIXTURE AND BEFORE INITIAL SET.
- GROUT SLUMP REQUIREMENTS:
 - FOR GROUT SLUMP BETWEEN 8 AND 10 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 5 FEET.
 - FOR GROUT SLUMP BETWEEN 10 AND 11 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 12.87 FEET.
 - FOR SELF-CONSOLIDATING GROUT, THE GROUT LIFT HEIGHT SHALL NOT EXCEED THE GROUT POUR HEIGHT (24 FEET MAX.).
- GROUT LIFT HEIGHTS EXCEEDING 5 FEET SHALL MEET THE FOLLOWING REQUIREMENTS:
 - MASONRY MORTAR HAS CURED FOR AT LEAST 4 HOURS.
 - GROUT SLUMP IS BETWEEN 10 AND 11 INCHES.
 - NO INTERMEDIATE BOND BEAMS ARE PLACED BETWEEN THE TOP AND BOTTOM OF THE GROUT LIFT HEIGHT.
- EACH GROUT LIFT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION AT THE TIME OF PLACEMENT. CONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
- EACH GROUT LIFT SHALL BE RECONSOLIDATED BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED, AND BEFORE ADDING THE SUBSEQUENT GROUT LIFT. RECONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
- THE TIME BETWEEN PLACING GROUT LIFTS SHALL NOT EXCEED 1 HOUR.
- THE MAXIMUM POUR HEIGHT IS 24 FEET.
- A GROUT KEY SHALL BE PROVIDED AT THE TOP OF EACH GROUT LIFT AND GROUT POUR. GROUT KEYS SHOULD BE FORMED BY TERMINATING THE GROUT 1-1/2 INCHES BELOW A MORTAR JOINT.

TIE BEAMS:

BEAMS WITH THE PREFIX "TB" SHALL BE OF CONCRETE POURED AFTER THE BLOCK WALLS BELOW ARE IN PLACE. REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS WITH MINIMUM LAP SPLICES OF 48 BAR DIAMETERS AND BENT BARS AT CORNERS. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE TO AREA REQUIRED, IN ACCORDANCE WITH ACI 530.1, SECTION 4.3.3.3 (SOLID METAL OR FELT CAVITY CAPS ARE PROHIBITED).

TIE COLUMNS:

CONCRETE TIE COLUMNS SHALL BE PLACED AFTER THE MASONRY CMU WALLS. THE CONCRETE BLOCK FACING THE TIE COLUMN SHALL BE REMOVED SO THAT WHEN THE CONCRETE TIE COLUMN IS PLACED, THE CONCRETE WILL FLOW INTO THE BLOCK CELL INTERLOCKING THE TIE COLUMN WITH THE BLOCK. THIS SHALL OCCUR AT THE TOP AND BOTTOM OF THE WALL AND AT 24" ON CENTER FOR THE FULL HEIGHT OF THE INTERFACE BETWEEN THE BLOCK AND THE TIE COLUMN.

LINTELS:

MASONRY OPENINGS LESS THAN 6 FEET SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON A GROUT FILLED CELL.

MASONRY OPENINGS 6 FEET OR GREATER SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL WITH #5 BAR CONTINUOUS. PRECAST LINTEL AND ALL CELLS ABOVE, TO THE BOTTOM OF THE TIE BEAM OR BOND BEAM, SHALL BE GROUTED SOLID. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON A GROUT FILLED CELL.

WHERE A CONCRETE COLUMN OR CONCRETE TIE COLUMN IS WITHIN 8" OF A MASONRY OPENING, THE LINTEL SHALL BE AN 8"x16" CONCRETE CAST-IN-PLACE BEAM WITH (2) #5 BARS TOP AND BOTTOM, AND #3 STIRRUPS AT 18" ON CENTER.

ANCHOR BOLTS:

SHALL CONFORM TO ASTM A-307 OR F1554 (THREADED ROD). ANCHOR BOLTS SHALL BE MINIMUM ASTM A-36 (GRADE 36) STEEL. PRE-ENGINEERED (MIN EMBEDMENT TO BE 21")

METAL BUILDING: THE PRE-ENGINEERED METAL BUILDING SHALL CONSIST OF ROOF DECK, RIGID FRAMES, METAL WALL PANELS ON FRAMING, CANOPY FRAMING, GUTTERS AND DOWNSPOUTS, AND FLASHING. DEVIATION FROM BAY SPACING SHOWN ON THE PLANS SHALL NOT BE PERMITTED TO SUIT MANUFACTURERS STANDARDS.

THE SYSTEM SHALL BE DESIGNED AND DETAILED BY THE MANUFACTURER TO SUSTAIN THE DESIGN LOADS SPECIFIED. THE DESIGN SHALL BE IN ACCORDANCE TO AISC AND AISI SPECIFICATIONS AND MBMA "METAL BUILDING SYSTEMS MANUAL" DESIGN PRACTICES, LATEST ISSUES.

THE MANUFACTURER SHALL BE REGULARLY ENGAGED IN METAL BUILDING DESIGN AND MANUFACTURING. CURRENT MBMA MEMBERS ARE APPROVED. OTHERS SHALL SUBMIT PRODUCT DATA FOR REVIEW.

ALL COLUMNS SHALL BE DESIGNED AS UNBRACED BY THE MASONRY. LONGITUDINAL WIND BRACING SHALL BE DESIGNED TO TRANSFER LOADS TO THE MASONRY WALLS WHERE INDICATED ON THE DRAWINGS. STEEL PLATES EMBEDDED IN A POURED CONCRETE TIE BEAM HAVE BEEN PROVIDED FOR ANCHORING TO THE WALLS. THE DESIGN OF THE CONNECTION OF THE BUILDING BRACING TO THE EMBEDDED PLATE IS THE RESPONSIBILITY OF THE PRE-ENGINEERED METAL BUILDING SUPPLIER. THE LOADS TRANSMITTED SHALL BE SUPPLIED WITH THE SHOP DRAWINGS.

AT LOCATIONS NOTED ON THE DRAWINGS THE COLUMNS ARE TO LATERALLY SUPPORT THE CONCRETE BLOCK WALLS AGAINST WIND LOADS. STEEL PLATES EMBEDDED IN A POURED CONCRETE TIE BEAM HAVE BEEN PROVIDED FOR ANCHORING TO THE WALLS. THE DESIGN OF THE CONNECTION OF THE COLUMN TO THE EMBEDDED STEEL PLATE IS THE RESPONSIBILITY OF THE PRE-ENGINEERED METAL BUILDING SUPPLIER. THE LOADS THAT NEED TO BE TRANSMITTED FROM THE WALL TO THE COLUMNS CAN BE DERIVED FROM THE "COMPONENTS AND CLADDING" WIND LOAD CHART ON THE DRAWINGS.

SHOP DRAWINGS AND A LETTER OF CERTIFICATION SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION, AND SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INDICATE THE DESIGN LOADS AND JOB NAME AND NUMBER. THEY SHALL INCLUDE DRAWINGS OF THE FRAMING MEMBERS WITH THE CONNECTIONS, THE ANCHOR BOLT PLAN AND REACTIONS. STANDARD CUT SHEETS OF THE ABOVE ARE NOT ACCEPTABLE. STANDARD CUT SHEETS MAY BE SUBMITTED FOR SECONDARY FRAMING CONNECTION DETAILS, FLASHING AND SHEETING DETAILS, etc.

CONTROL JOINTS:

ALL CONTROL JOINTS SHALL BE BEHIND STEEL COLUMN WHERE NEEDED BY CODE IN SOLID CMU WALLS. NOT TO EXCEED 50'

DRAWN BY:

JR. RABER DRAFTING, INC.
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 SARASOTA, FLORIDA 34235
 330-231-0771

PROJECT LOCATION:

TWO INVESTORS LLC
 5235 LENA ROAD
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REVISIONS

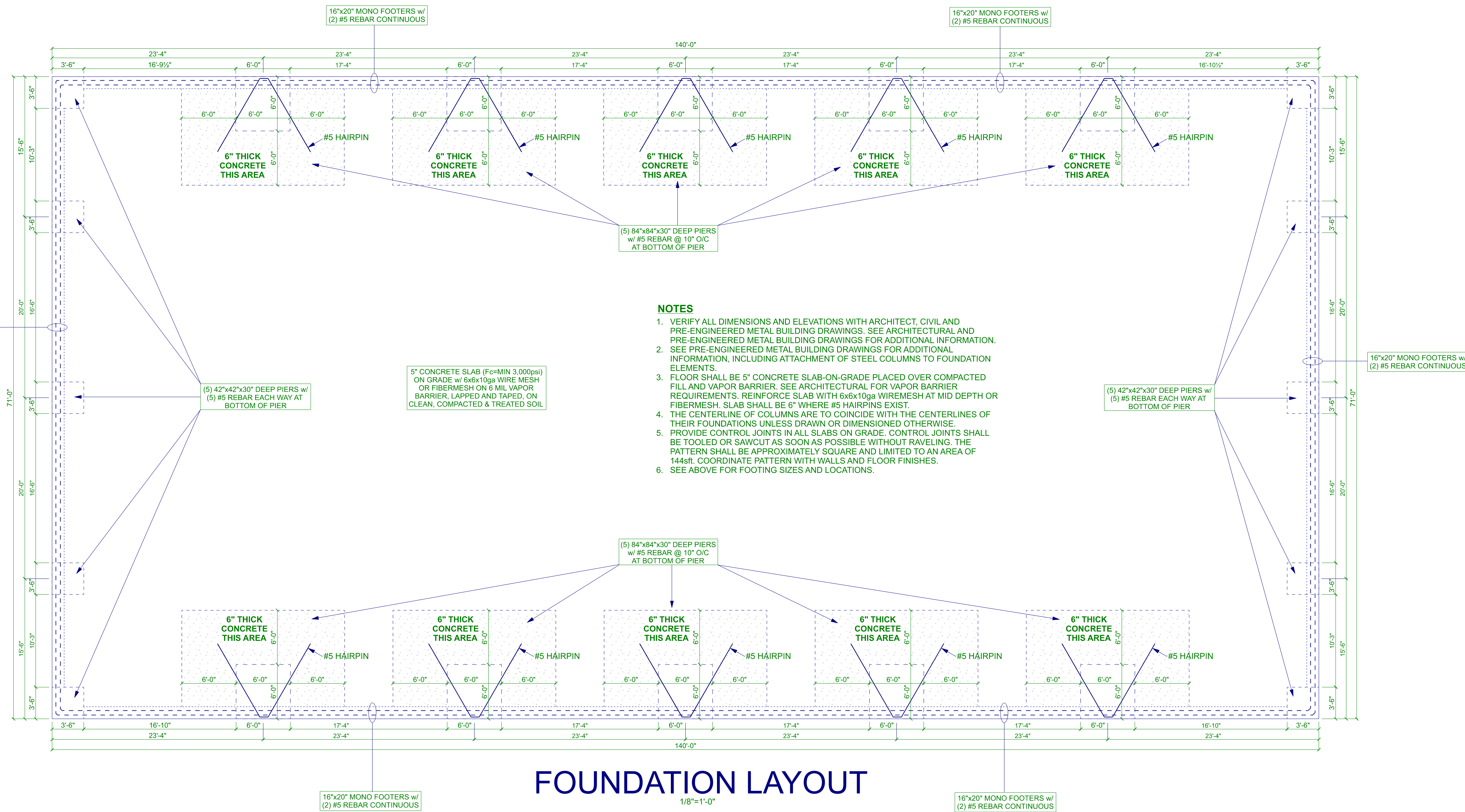
DRAWN BY:
 JRD

DATE:
 09/02/2025

Scale:
 N/A

JOB NUMBER

SHEET #
S1



NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECT, CIVIL AND PRE-ENGINEERED METAL BUILDING DRAWINGS. SEE ARCHITECTURAL AND PRE-ENGINEERED METAL BUILDING DRAWINGS FOR ADDITIONAL INFORMATION.
2. SEE PRE-ENGINEERED METAL BUILDING DRAWINGS FOR ADDITIONAL INFORMATION, INCLUDING ATTACHMENT OF STEEL COLUMNS TO FOUNDATION ELEMENTS.
3. FLOOR SHALL BE 5" CONCRETE SLAB-ON-GRADE PLACED OVER COMPACTED FILL AND VAPOR BARRIER. SEE ARCHITECTURAL FOR VAPOR BARRIER REQUIREMENTS. REINFORCE SLAB WITH 6x6x10ga WIREMESH AT MID DEPTH OR FIBERMESH. SLAB SHALL BE 6" WHERE #5 HAIRPINS EXIST.
4. THE CENTERLINE OF COLUMNS ARE TO COINCIDE WITH THE CENTERLINES OF THEIR FOUNDATIONS UNLESS DRAWN OR DIMENSIONED OTHERWISE.
5. PROVIDE CONTROL JOINTS IN ALL SLABS ON GRADE. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT AS SOON AS POSSIBLE WITHOUT RAVELING. THE PATTERN SHALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA OF 144sqft. COORDINATE PATTERN WITH WALLS AND FLOOR FINISHES.
6. SEE ABOVE FOR FOOTING SIZES AND LOCATIONS.

FOUNDATION LAYOUT

1/8"=1'-0"

**DO NOT SCALE DRAWINGS
GO WITH MEASUREMENTS**

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S2

