

**PLANS AND CONSTRUCTION DOCUMENTATION  
A BURGER JOINT  
FOR JEREMY BRUMLEY  
801 E MAIN ST LAKELAND FLORIDA**

**WHITEHEAD CONSTRUCTION  
BUILDING CONTRACTOR**

RYAN WHITEHEAD  
LIC. NO. CBC006371  
601 6TH STREET  
WINTER HAVEN FL 33880  
863-293-6473

**STRUCTURAL ENGINEERING INC.**

SPENCER ROBINSON, P.E.  
921 SHADOW DRIVE SUITE 3  
LAKELAND, FL  
LICENSE NO. 81250  
PHONE 863-815-9541

**BUILDING CODE COMPLIANCE SOLUTIONS LLC**

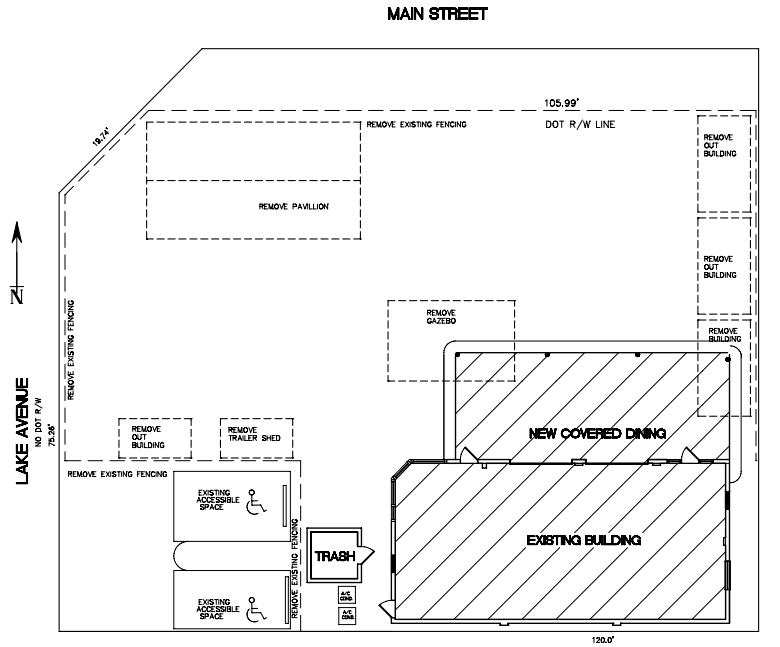
TIM MILLER  
908 CHRISTINA CHASE LANE  
LAKELAND FL 33813  
765-212-8177  
bccsfo@gmail.com

**HOME DESIGN ASSOCIATES LLC**

SHORTER T. STRANG, JR.  
2604 WYNDSOR OAKS CT  
WINTER HAVEN FL 33884  
863-324-7945 sstrangjr@gmail.com

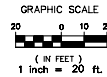
**REFRIGERATION AND ELECTRIC SERVICE INC.**

MEP DESIGN  
JIE STRICKLER  
LICENSE NO. CAC23496  
LAKE ALFRED FL 33850  
OFFICE: 863-293-2145



**ARCHITECTURAL SITE PLAN WITH DEMOLITION**

CIVIL PLANS BY OTHERS TO TAKE PRECEDENT



**PRELIMINARY  
FOR REVIEW  
AND PRICING**

**APPLICABLE CODES**

- FLORIDA BUILDING CODE, FBC-2023 8th
- FLORIDA FIRE PREVENTION CODE, FBC-2023 8th
- FLORIDA BUILDING CODE, PLUMBING VOLUME, FBC-2023 8th
- FLORIDA BUILDING CODE, MECHANICAL VOLUME, FBC-2023 8th
- FLORIDA BUILDING CODE, FUEL GAS VOLUME, FBC-2023 8th
- NFPA 70, NATIONAL ELECTRIC CODE, FBC-2020 7th
- FLORIDA BUILDING CODE, ACCESSIBILITY FBC-2023 8th
- FLORIDA BUILDING CODE EXISTING BUILDING FBC-2023 8th

THIS PROJECT IS A LEVEL II ALTERATION OF AN EXISTING TYPE III SPRINKLED BUILDING

**DESIGN NOTES**

- ENGINEERING MEETS OR EXCEED FBC 2024 8th 140 mph BASIC WIND SPEED (3 SEC BURST).
- BUILDING AND WIND EXPOSURE CATEGORY B WIND IMPERMEANCE FACTOR INTERNAL PRESSURE COEFFICIENT = ± .18
- DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS
- ALL ELECTRICAL/POWER DESIGNED AS PER NFPA 70 NATIONAL ELECTRIC CODE, 2020 FBC 2020 AND ALL APPLICABLE CODES.
- ALL WALL SURFACES IN PUBLIC AREAS SHALL BE FINISHED WITH GYP. BOARD
- BUILDER'S SPECIFICATIONS TO TAKE PRECEDENT OVER THESE PLANS FOR FINISHES, FIXTURES AND SUPPLIED ITEMS
- DISCONNECTS AT COMPRESSOR AND HOT WATER CEILING TO BE ACCOUTICAL EXCEPT WHERE NOTED
- ALL RECEPTACLES ON ALL COUNTER TOPS TO BE GROUND FAULT
- ALL INTERIOR WALLS TO 3-5/8" METAL STUDS SEE ATTACHED DETAIL WF
- REINFORCEMENT BARS ARE TO BE #5 BAR GRADE 40 UNLESS NOTED OTHERWISE.
- SEE ATTACHED STORE FRONT MANUFACTURER DATA FOR DOOR, WINDOW ATTACHMENT INFORMATION
- FIXTURES ARE DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2000 PSI

**MATERIAL NOTES:**

- MAIN ROOFING COMPONENTS ARE EXISTING
- PORCH ROOFING COMPONENTS ARE ENGINEERED WOOD TRUSSES DESIGNED FOR 140 MPH WINDS. SEE ENGINEERED TRUSS PACKAGE
- ALL FLASHING SHALL CONFORM TO FBC CODE REQUIREMENTS IN THAT VALLEYS SHALL UTILIZE 16" WIDE, 26 GA VALLEY METAL NAILED WITH 1-1/4" ROOFING NAILS 8" ON CENTER, AND 4"x 5" L FLASHING FOR VERTICAL WALL ATTACHMENT NAILED TO THE DECK W/1-1/4" ROOF NAILS AND CEMENT TO THE VERTICAL WALL. IN ADDITION, THE ROOF EDGE SHALL BE FLASHED WITH 26 GA EAVE FLASHING.
- INSPECT EXISTING MAIN ROOF AND REPLACE WITH HYDROSTOP 1- PLY STEM SYSTEM IF REQUIRED EXISTING POLYISOCYANURATE ROOF INSULATION TO REMAIN
- PORCH ROOF MATERIALS SHALL BE HYDROSTOP 1- PLY SYSTEM OVER VAPOR RETARDANT 5/8" CDX DECKING
- ALL DOORS/WINDOWS SHALL BE TESTED TO 150 % DEMAND LOADS AS SPECIFIED ON THE PLANS BY ANALYSIS. SAID COMPONENTS SHALL BE APPLIED BY MANUFACTURERS SUGGESTED ATTACHMENTS (SIZE AND NUMBER OF SCREWS REQUIRED BY TESTING) AND MANUFACTURERS SUGGESTED BUCK OR JAMB THICKNESS AND ATTACHMENT. ALL COMPONENTS SHALL HAVE A STICKER ON THEM TO SHOW COMPLIANCE WITH THE REQUIRED TESTING LEVELS FOR 140 MPH WINDS. MAXIMUM WINDOW LOADINGS ARE -29.4 PFS FOR EXPOSURE B, BUT WILL BE HIGHER BY 47 %

**DECKING LOADS**

WIND EXPOSURE CAT.	B	WIND ROOF	140
CONSTRUCTION TYPE	BLOCK	LIVE LOAD	20 PSF MIN.
		DEAD LOAD	10 PSF MIN.
NO. OF STORES	1	FLOOR	50 PSF MIN.
		DECK LOAD	15 PSF MIN.
CEILING HEIGHT	12'-0"		
PARAPET HEIGHT	14'-8'-0"	WIND PRESSURE:	POSITIVE/NEGATIVE
ASSUME		ALL WINDOWS	MAX.
LOADING DESIGN FOR	2000 PSI	DOORS & GLAZING	30 PSI

BUILDER TO PROVIDE (2) COPIES MANUFACTURER'S INSTRUCTIONS FOR ALL INSTALLED COMPONENTS  
BUILDER TO PROVIDE (2) COPIES DCA FLORIDA PRODUCT APPROVALS PER FLORIDA STATUTE 563.842 AND ADMINISTRATION CODE 61G20-3.006

BUILDER TO PROVIDE (2) COPIES DCA PRODUCT APPROVALS PER FL STATUTE 563-842-7 CODE 9B-72

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**GENERAL NOTES**

- THE CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE, AND FEDERAL CODES. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE, AND FEDERAL CODES, THE MORE STRINGENT SHALL GOVERN.
  - THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY, AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR AGREEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES, AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SAFETY PROCEDURES, AND FOR CO-ORDINATING ALL PORTIONS OF THE WORK.
  - DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF STUD DR FACE OF CMU. IN THE EVENT THAT A DIMENSION IS MISSING, OR THERE IS A CONFLICT BETWEEN DIMENSIONS, THE CONTRACTOR SHALL OBTAIN WRITTEN DIRECTION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- NOTE: CLIENT IS RESPONSIBLE FOR VERIFYING THAT PLANS ARE ACCEPTABLE BEFORE SIGN OFF. HOME DESIGN ASSOCIATES IS NOT RESPONSIBLE FOR VERIFYING CONTRACTUAL DETAILS WITH CLIENT.

2604 WYNDSOR OAKS CT  
WINTER HAVEN FL  
33884  
863-324-7945

M.E.P. DESIGN  
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ELECTRIC SERVICE INC.  
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ARCHITECTURAL AND MEP DESIGN  
WHITEHEAD CONSTRUCTION  
801 6TH ST SW WINTER HAVEN FLORIDA 33880 863-293-6473  
L. SPENCER ROBINSON, P.E.  
LIC. NO. CBC006371  
601 6TH STREET  
WINTER HAVEN FL 33880  
863-293-6473



DRAWN BY: ST STRANG  
DATE: 1-10-2024

SCALE: AS SHOWN

# BOUNDARY SURVEY

- LEGEND:**  
 EP = EDGE OF PAVEMENT  
 N&D = NAIL & DISK  
 SN&D = SET NAIL & DISK LB7273  
 PP = POWER POLE  
 CONC = CONCRETE  
 O/U = OVERHEAD UTILITY LINES  
 CB = CONCRETE BLOCK  
 (P) = PLAT  
 (C) = CALCULATION  
 (F) = FIELD  
 FIR = FOUND 1/2" IRON ROD (NO ID)  
 U/E = UNDERGROUND ELECTRIC (PAINT MARKS)  
 V = UNDERGROUND VERIZON (PAINT MARKS)  
 G = UNDERGROUND GAS (PAINT MARKS)  
 W = UNDERGROUND WATER (PAINT MARKS)  
 BFP = BACK FLOW PREVENTER  
 [W] = WATER METER  
 [X] = METAL LIGHT POLE

## SURVEYORS NOTES

- 1) This Sketch of survey substantially meets the minimum standards for land surveys as set forth in 5J-17 Florida Administrative Code, pursuant to Chapter 472.027 of the Florida Statutes.
- 2) No underground improvements, features or similar are shown hereon, except those shown and supported by visual evidence.
- 3) Declaration is to the original purchaser of this survey, it is not transferable and not for use by others, liability is restricted to the cost of the survey.
- 4) No investigation or independent search to determine recorded or unrecorded easements, restrictive covenants, encumbrances, agreements, restrictions, claims of ownership or title unless documented by Recorded Plat or furnished by the client.
- 5) The word "Certify" as shown and used hereon is used as an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied.
- 6) This survey is not intended to show the location or existence of any Jurisdictional, Hazardous or Environmental areas or similar.
- 7) Copies of this survey may have a variation of scale.
- 8) It is the surveyors opinion that this survey represents the deed position of the subject parcel and does not imply, reflect or determine rights of ownership other than those granted by law.
- 9) Building overhangs are not shown as part of this Survey.
- 10) The use of this land is "Commercial" the minimum closure is 1 foot in 10,000 feet, the accuracy of measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 11) The underground utilities are located from the paint marks found on site and may not represent the actual location or type of the utility.

## DESCRIPTION:

Lots 7 and 8, Block 1 of NICHOLAS & WARING'S SUB-DIVISION OF LOTS 7 TO 20, BLOCK J, MORTONS ADDITION TO LAKELAND, FLORIDA, according to the map or plat thereof as recorded in Plat Book 3, Page 31, Public Records of Polk County, Florida.

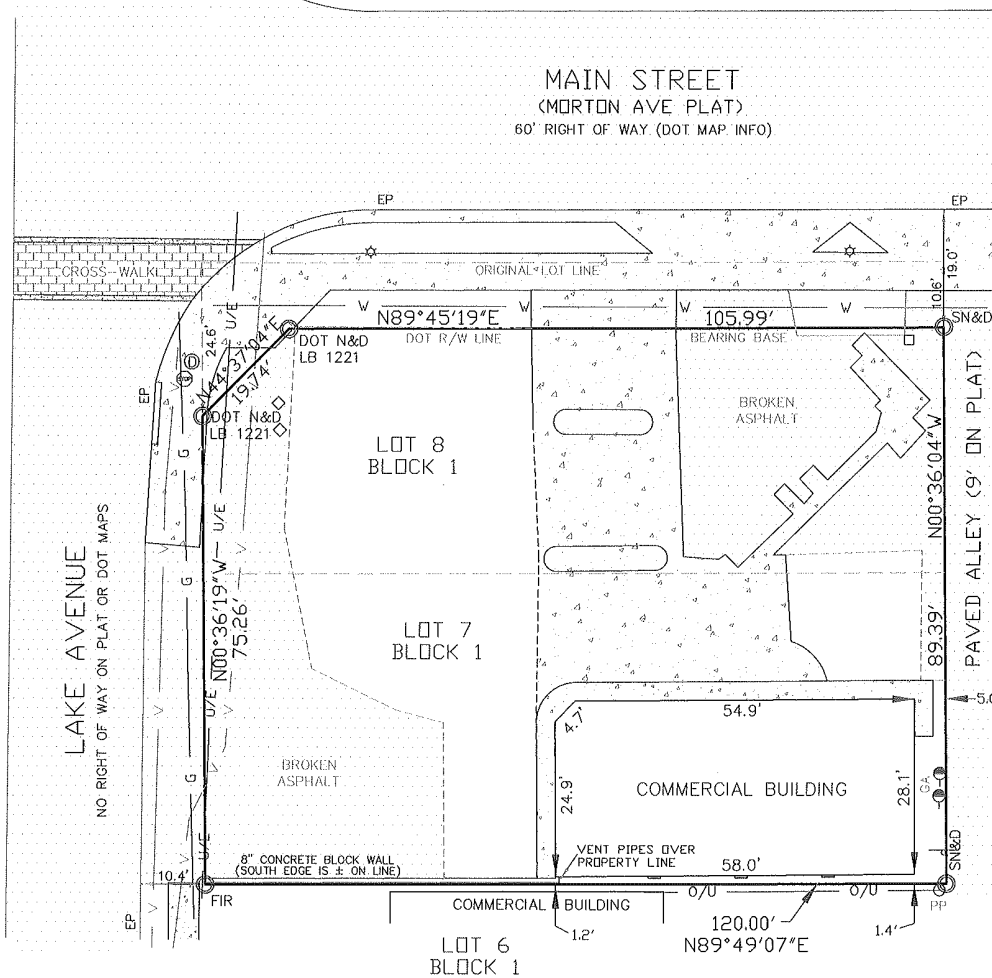
*Acute Land Surveying, Inc.*  
 1855 E. FERN ROAD, LAKELAND, FL. 33801  
 TELE (863)683-3906 FAX (863)686-5190  
 L.B. # 7273

**CERTIFIED TO:**  
 Ten Cap, Partners, LLC  
 Old Republic National Title Insurance Co.  
 Clark, Campbell, Lancaster & Munson, P.A.  
 Gray Robinson, P.A.

SURVEY DATE: 02/26/14

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*James Bryan Redding*  
 JAMES BRYAN REDDING, FLORIDA REG. LAND SURVEYOR NUMBER 4939  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SCALE: 1" = 20'  
 BEARINGS BASED AS NOTED

THIS SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE









