



TRANSMITTAL FORM

Town of Longboat Key
Planning, Zoning & Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
941-316-1966
941-316-1970 Fax

BLDG PERMIT PLANS
FILE
Copy of Record

DATE: 12/06/2022 ATTN: St. Regis LBK Resource
FROM: Jhors Prieto
Company: Moss Construction
Phone: 941-376-8307 Email: jprieto@mosscom.com

SITE LOCATION/ADDRESS: 1601 Gulf of Mexico Dr.
PERMIT NUMBER: PB22-0100

THE FOLLOWING IS SUBMITTED FOR CONSIDERATION BY PZB STAFF

- RESPONSE TO COMMENTS
- REVISIONS / RE-SUBMITTALS *"ECS" - Private Provider*
- OTHER: ST. Regis Project is a (3rd Party) Private Provider For

APPLICABLE CODES / TRADES (Check All That Apply):

- BUILDING / FEMA
- ZONING
- ELECTRICAL
- GAS VENTING
- HVAC
- GAS PIPING
- PLUMBING
- FIRE MARSHAL

Inspections & Plan Reviews

ITEMS INCLUDED IN THIS TRANSMITTAL:

Sheets "CFS100, CFS303, Moss Transmittal + Calculation Coversheet + 2 pgs w/ Calcs + Metal Framing shrs 25+26+29"

Ballroom: S/S Engineered calculations and shop drawings. Referenced building plan requirements Sheet A8-02 / Detail 11 Metal Parapet at Ballroom.

Exterior Framing: S/S Engineered calculation and shop drawings. Referenced building plan requirements Sheet A3-H-30 / Section 1 Siding over 2x2 Aluminum Tubes

INFORMATIONAL ONLY

*Reviewed For Code Compliance
by "ECS"*

RECEIVED

DEC 15 2022

TOWN OF LONGBOAT KEY
Planning, Zoning & Building



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Planning, Zoning & Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
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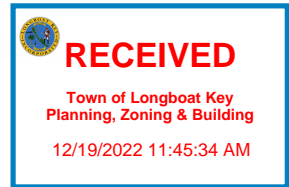
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- OTHER: _____



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- | | | | |
|---|--------------------------------------|-------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> BUILDING / FEMA | <input type="checkbox"/> ELECTRICAL | <input type="checkbox"/> HVAC | <input type="checkbox"/> PLUMBING |
| <input type="checkbox"/> ZONING | <input type="checkbox"/> GAS VENTING | <input type="checkbox"/> GAS PIPING | <input type="checkbox"/> FIRE MARSHAL |

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SUBMITTAL COVER PAGE

PROJECT #1112108 - St Regis Longboat Key Resort and Residences

Date: November 04, 2022

Submittal: 054000-002326-2 - H- Ballroom Terrace Ceiling Framing SD

Submittal No.: 054000-002326-2 **GC NOTES:**

Section: 054000

Submittal Type:

Architect / Engineer: SB Architects

Contractor: Moss & Associates, LLC

Sub-Contractor: Moraca Builders Inc

St. Regis Resort & Residences											
CONTRACTOR'S REVIEW	ARCHITECT'S/ENGINEER'S REVIEW										
<p>I hereby certify this submittal data has been reviewed and approved prior to submission to the Architect and the information contained within this submittal has been checked and coordinated with the requirements of the Work and the Contract Documents.</p> <p> <input type="checkbox"/> REVIEWED <input type="checkbox"/> REVISE AND RESUBMIT <input checked="" type="checkbox"/> REVIEWED AS NOTED <input type="checkbox"/> REJECTED AS NOTED <input type="checkbox"/> NOT REVIEWED </p>	<div style="border: 2px solid red; padding: 5px;"> <p style="text-align: center; margin: 0;">PRODUCTS ENGINEERED BY OTHERS</p> <p style="font-size: small; margin: 0;">Review of drawings and/or calculations for pre-engineered products or systems is solely to ascertain that loads, deflection limits, and other design criteria given in Contract Documents have been utilized and to review effect of loads imposed by such products on the primary structure. The engineer retained by the supplier is solely responsible for preparing calculations, reviewing shop drawings, and ensuring the compatibility of the product with the primary building structure as it relates to their design intent. Neither this stamp nor any comments made by DeSimone authorizes changes to the Contract Documents. DeSimone's review does not indicate approval of an assembly of which the reviewed item is a component.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 5px 0;"> <tr> <td style="text-align: center; width: 20px;"><input checked="" type="checkbox"/></td> <td>No Exception Taken</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Make corrections Noted, No Resubmission required</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Make corrections Noted, Submit Revised Record Copy</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Revise and Resubmit</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Rejected- See Remarks</td> </tr> </table> <p style="text-align: center; margin: 5px 0;">DESIMONE CONSULTING ENGINEERS</p> <p style="margin: 0;">By <u>Sachin Sreedhara</u> Date <u>11/15/2022</u></p> </div>	<input checked="" type="checkbox"/>	No Exception Taken	<input type="checkbox"/>	Make corrections Noted, No Resubmission required	<input type="checkbox"/>	Make corrections Noted, Submit Revised Record Copy	<input type="checkbox"/>	Revise and Resubmit	<input type="checkbox"/>	Rejected- See Remarks
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<input type="checkbox"/>	Revise and Resubmit										
<input type="checkbox"/>	Rejected- See Remarks										
MOSS AND ASSOCIATES, LLC											
CONSTRUCTION MANAGER											
Submittal #	002326										
Date	November 04, 2022										
By	<u>Jhors Prieto</u>										
X _____											



St. Regis - Longboat Key Resort & Residences

1601 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL

GENERAL NOTES:

1.0 NOMENCLATURE - For framing nomenclature refer to AISI S201-12 E1 (North American Standard for Cold Formed Steel Framing - Product Data) Commentary Section C1 Product Designators. For abbreviations reference General Notes of Architectural and Structural Drawings

1.1 CONSTRUCTION - Construction of cold-formed steel shall conform to AISI S200-12 (North American Standard for Cold Formed Steel Framing - General Provisions). This document and other referenced materials applicable to cold formed framing are available or download, free of charge, at: <http://www.cfsei.org/free-publications>

1.2 MATERIAL - Materials used to construct the conditions detailed herein shall be supplied by a manufacturer that is a member in good standing of the SFIA, SSMA or other organization with a third-party code compliance certification program or by a manufacturer that can certify and demonstrate compliance with ASTM C955, AISI S100-16, AISI S240-15 and AISI S200-12.

1.3 DIMENSIONS - Dimensions and elevations contained herein are for design reference only. Contract drawings should be used in determining exact distances and all dimensions should be field verified before construction.

1.4 PRIMARY STRUCTURE DESIGN - StructureSmith LLC is not responsible for the design of the primary structure. Furthermore, StructureSmith LLC does not assume liability for claims arising from the failure of the primary structure or elements designed by others. The Designer of Record shall verify the adequacy of the primary structure includes forces and loads transferred to the primary structure by the cold formed framing shown herein.

1.5 ERECTION - Construction loads shall not exceed design live loads. Contractor shall take precaution not to exceed the design loads. Construction loads have not been considered herein. Temporary bracing shall be provided and remain in place until the work is completely stabilized. Lateral and torsional bracing shall be installed at the time when framing is erected.

1.6 GENERAL CONDITIONS - Use of these drawings constitutes acceptance of StructureSmith LLC's General Conditions. A copy is provided at the time of proposal or transmitted with these drawings. A copy is available upon request.

CONNECTIONS:

2.0 SCREWS - All Screw connections shall conform with AISI S240-15 Section D1 - Screw Connections.

2.1 WELDING - All welded connections shall conform with AISI S240-15 Section D2 - Welded Connections and AWS D1.3. All welded connections shall have a minimum throat thickness (t) equal to or greater than the thickness of the thinnest connected part. Use a zinc rich paint on all welded connections to provided adequate corrosion resistance per paint manufacturers recommendations. Follow safe welding procedures in AWS D19.0 and ANSI Z49.1

2.2 OTHER FASTENERS - All Powder Actuated Fasteners (PAF's), Powder Driven Fasteners (PDF's), Gas Actuated Fasteners (GAF's), masonry screws, adhesive anchors, expansion anchors shall be installed in compliance with the fastener manufacturer's recommendations. Installer to follow safety and installation procedures and install fasteners in compliance with spacing, edge distance and embedment dimensions provided by the manufacturer.

2.3 FASTENER SCHEDULE

NOTES: SEE DETAILS FOR SIZE, LOCATION & NUMBER OF FASTENERS

Type	Substrate(s)	Description	Product	Code Report	Edge Distance	Spacing (min.)
SCREWS	EXTERIOR METAL TRACK	#10-16 or #10-15 x 5/8" PAN HEAD	ITW BUILDEX "TEKS" PRIMESOURCE "DARTS" GRABBER SELF DRILLING HILTI KWIK-FLEX	ICC ESR-1976 ICC ESR-1408 ICC ESR-1271 ICC ESR-2194	5/16"	5/8"
	EXTERIOR STUD TO STUD	#10-16 or #10-15 x 5/8" HEX HEAD				
PAF's*	CONCRETE OR GROUTED CMU HIGH LOAD COND.	0.157"Ø x 1-1/4"	RAMSET True Embedment "TE" HILTI X-U	ICC ESR-1799 ICC ESR-2269	3"	4"
MASONRY SCREWS	MASONRY (CMU)	1/4"x1" EMBEDMENT	ITW BUILDEX TAPCON w/ Advanced Threadform Technology Hilti Kwik Con II Powers Tapper +	NOA 16-1222.06 NOA 12-0625.05 NOA 15-0629.06	2"	4"
	CONCRETE OR GROUTED CMU	1/4"x1-3/4" EMBEDMENT	ITW BUILDEX TAPCON w/ Advanced Threadform Technology Hilti Kwik Con II Powers Tapper +	NOA 16-1222.06 NOA 12-0625.05 NOA 15-0629.06	3"	4"

NOMENCLATURE STUD PROFILES:

600S162-43 (33ksi)

Structural Profile

Member Depth (Web Size)	AISI
2-1/2"	250
3-5/8"	362
6"	600
8"	800

Member Type	AISI	Flange Width
Studs	S137	1-3/8"
	S162	1-5/8"
	S200	2"
	S250	2-1/2"
	S300	3"
Tracks	S350	3-1/2"
	T125	1-1/4"
	T200	2"
	T250	2-1/2"
	T300	3"
T350	3-1/2"	

Thickness Mils	Gauge	Design Thickness	Minimum Thickness	Color Code
33	20	.0346"	.0329"	White
43	18	.0451"	.0428"	Yellow
54	16	.0566"	.0538"	Green
68	14	.0713"	.0677"	Orange
97	12	.1017"	.0969"	Red
118	10	.1242"	.1180"	Blue

600S162-43 - Standard AISI S200 Profile



HEADERS & SILLS:

3.0 HEADERS - All Headers must be constructed and installed in accordance with AISI S240-15. All headers and beams are to be constructed with UNPUNCHED material only. Splicing is not permitted.

WALL FRAMING:

4.0 WALLS & FRAMING - Wall Framing shall conform to AISI S240-15 General Provisions and AISI S240-15 Wall Stud Design.

4.1 STUDS - Studs shall be cut by shearing or sawing. No heat cutting or torching is permitted. Studs shall not be notched or otherwise deformed unless stated herein.

DESIGN CRITERIA:

5.0 Shop drawings are designed for compliance with:
 Building Code: Florida Building Code 2020 (7th Edition)
 Wind Standard: ASCE 7-16
 Cold-Formed Steel Design Specification: AISI S100-16

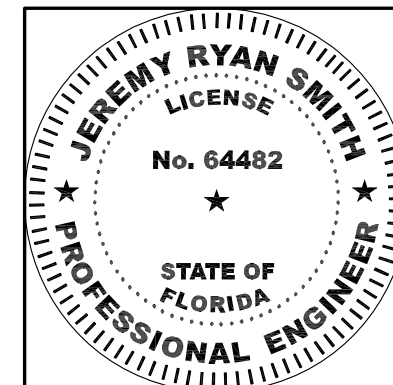
5.1 Deflection Criteria:
 Exterior Walls = L/360 (Stucco)
 * A 0.7 multiplier on service loads was used deflection calculations

5.2 Dead Loads:
 Exterior Walls: 12 psf

5.3 Wind Criteria (Components & Cladding)
 Risk Cat. II, Velocity = 150mph (3 sec.), Exp. C, Kzt = 1.0,
 Kd = 0.85, Enclosed Bldg.
 (Calculations checked for loads provided in RFI0411)

SHEET INDEX:

- CFS100 - General Notes
- CFS300 - CFS302 Wall & Ceiling Sections
- CFS303 - Ballroom Terrace Ceiling
- CFS304 - CFS309 Wall & Ceiling Sections
- CFS500 - CFS501 Framing Details



STRUCTURESMITH LLC

401 Woodlake Drive, Ste. 300
 Chesapeake, Virginia 23320
 phone 757.279.8881 fax 757.279.8783
www.structuresmith.com

FL COA 31184

Drawn: AQR	Reviewed: JRS
Date: 7/29/22	Project Number: 220245

GENERAL NOTES

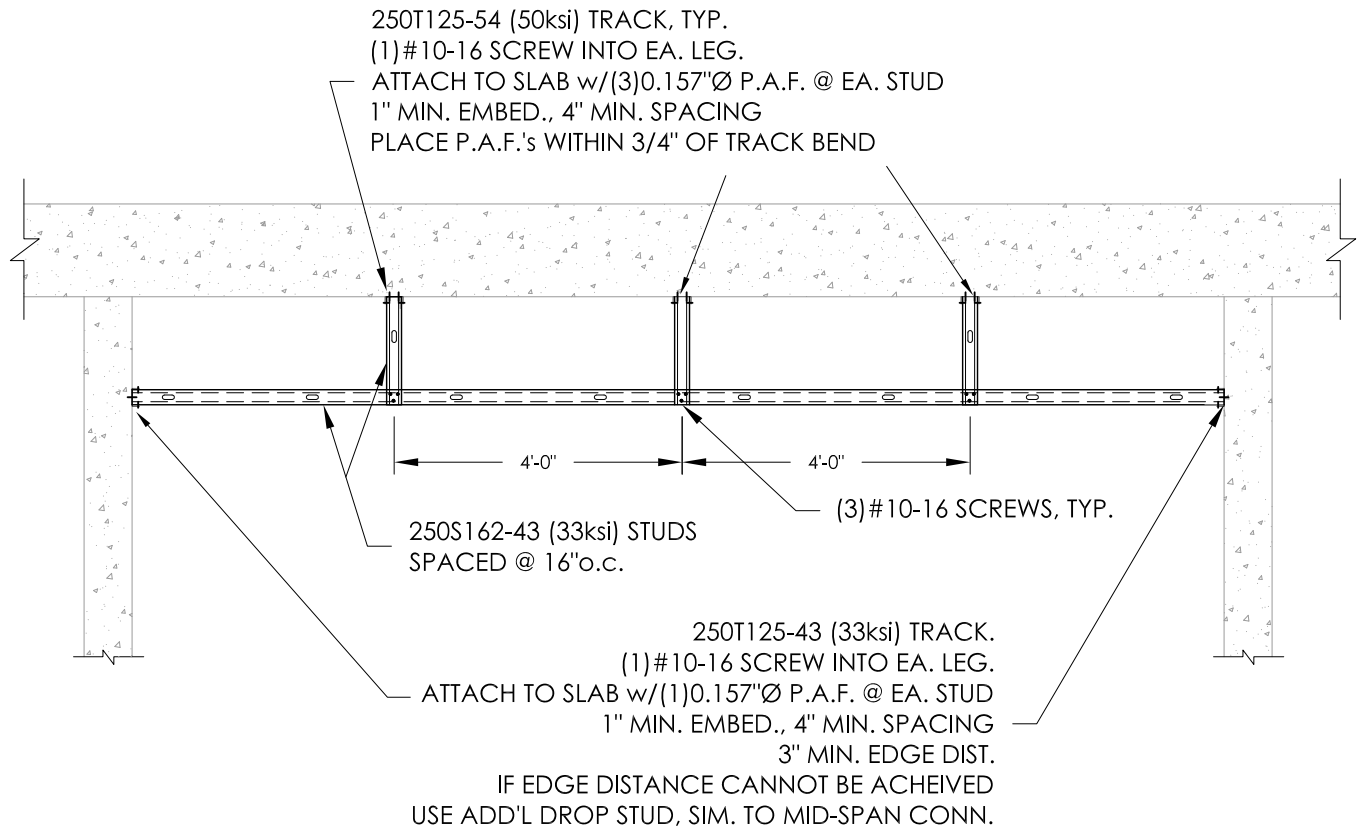
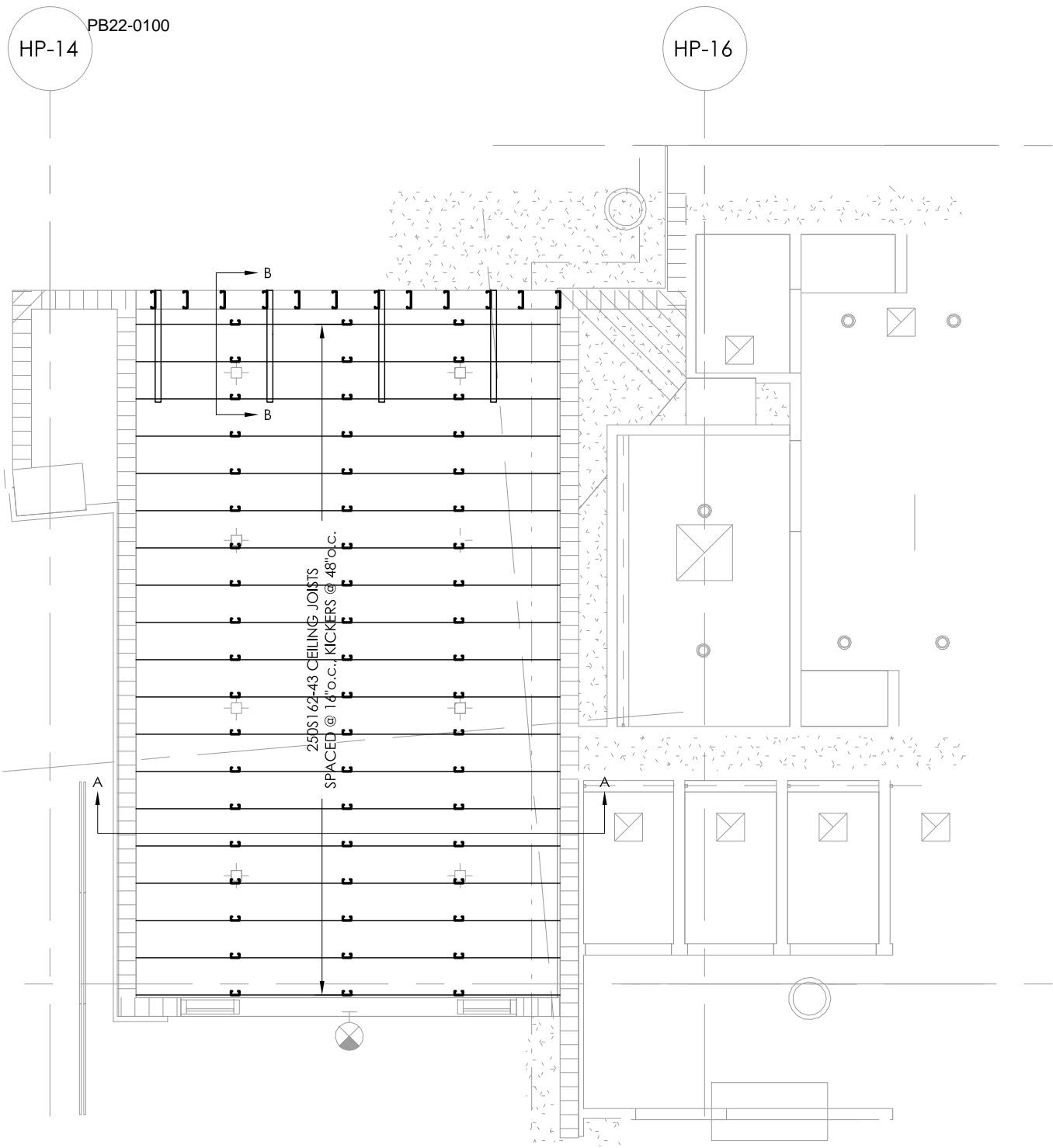
CFS100

Revisions
1 MOSS 8/10 COMMENTS. REV. 8/18/22
2 A.A.N. RECORD SET 10/5/22
3 BALLROOM TERRACE 11/4/22

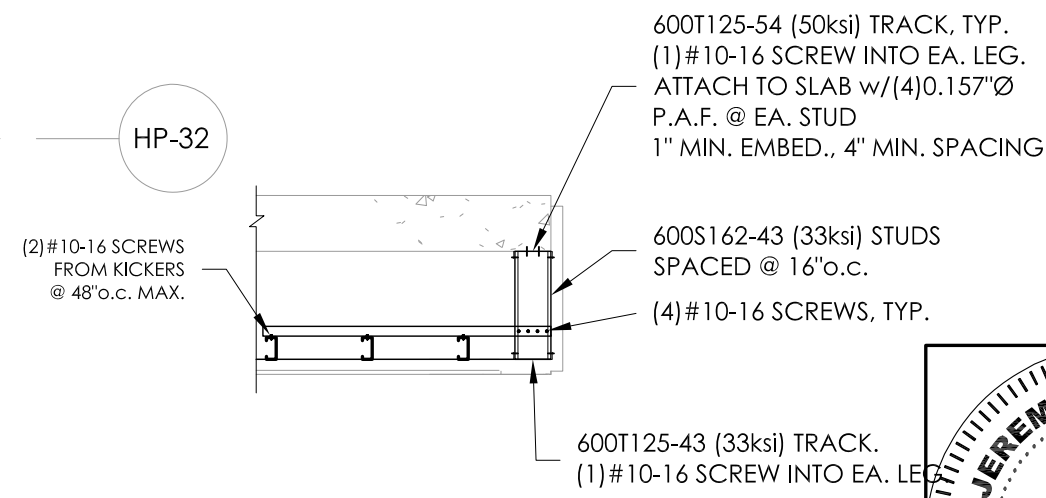
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY J. RYAN SMITH, P.E., #64482, 401 WOODLAKE DR. STE 300 CHESAPEAKE, VA 23320 ON 11/4/22 USING A DIGITAL SIGNATURE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Arch: Calculation are in separate submittal

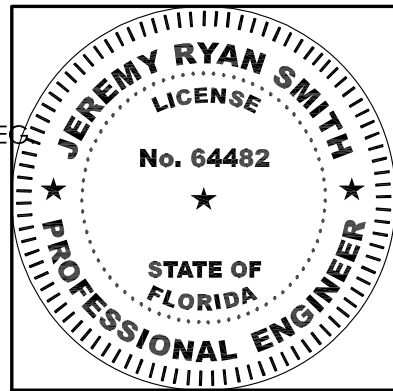
Copyright © StructureSmith LLC 2022 - These drawings are the property of StructureSmith LLC and may not be used or reproduced without the prior written consent. All common law rights of copyright are hereby reserved.



SECTION A-A



SECTION B-B



STRUCTURESMITH LLC
 401 Woodlake Drive, Ste. 300
 Chesapeake, Virginia 23320
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 www.structuresmith.com
 FL COA 31184

Drawn: AQR	Reviewed: JRS
Date: 7/29/22	Project Number: 220245

**EXTERIOR
 DETAILS**

CFS303

Revisions

1	MOSS 8/10 COMMENTS. REV. 8/18/22
2	A.A.N. RECORD SET 10/5/22
3	BALLROOM TERRACE 11/4/22

7 BALLROOM TERRACE CEILING FRAMING
 REF: N/A



SUBMITTAL COVER PAGE

PROJECT #1112108 - St Regis Longboat Key Resort and Residences

Date: November 04, 2022
Submittal: 054000-002338-1 - H- Ballroom Terrace Ceiling Framing Calculations
Submittal No.: 054000-002338-1 **GC NOTES:**
Section: 054000
Submittal Type:
Architect / Engineer: SB Architects
Contractor: Moss & Associates, LLC
Sub-Contractor: Moraca Builders Inc

St. Regis Resort & Residences											
CONTRACTOR'S REVIEW	ARCHITECT'S/ENGINEER'S REVIEW										
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MOSS AND ASSOCIATES, LLC											
CONSTRUCTION MANAGER											
Submittal #	002338										
Date	November 04, 2022										
By	Jhors Prieto										
<p>X _____</p>											
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Cold-Formed Steel Shop Drawings & Calculations for:

StructureSmith Project #: **220245**

St. Regis Longboat Key Hotel & Residences

Rev 3. Ballroom Terrace Ceiling

Longboat Key, FL


Calculation Cover Page

Signed & seal below constitutes certification for entire calculation package contained herein.

4-Nov-22

Submitted by:
J. Ryan Smith, P.E.
Principal



 <p>Jeremy Ryan Smith FL Lic # 64482 103 Monroe Ct, Carrollton, VA 23314</p>	<p>I hereby certify that this engineering report was prepared by me and under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Florida. (License No. 64482)</p>
	<p style="text-align: right;">11/4/2022</p> <p>(signature) (date)</p> <p>This item has been digitally signed & sealed by J. Ryan Smith, P.E. on 11/04/22 Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.</p> <p>My license renewal date is February 28, 2023</p>

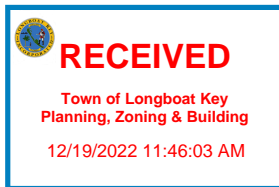
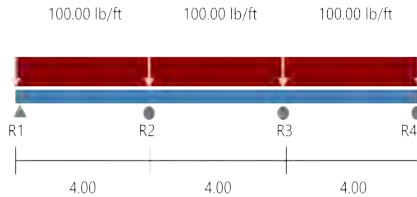
Firm COA 31184

Section: 250S162-43 (33 ksi) @ 16" o.c. Single C Stud (unpunched)

Maxo = 435.3 ft-lb **Va** = 1265.5 lb **I** = 0.30 in⁴

Loads have not been modified for strength checks

Loads have not been modified for deflection calculations



Bridging Connectors - Design Method = AISI S100

Span	Axial KyLy, KtLt	Flexural, Distortional	Connector	Stress Ratio
Left Span	NA	Full, 48.0"	N/A	-
Middle	NA	Full, 48.0"	N/A	-
Right Span	NA	Full, 48.0"	N/A	-

Web Crippling

Support	Load (lb)	Bearing (in)	Pa (lb)	M (ft-lbs)	Max Int.	Stiffener?
R1	160.0	2.00	361.4	0.0	0.23	NO
R2	440.0	4.00	810.0	160.0	0.52	NO
R3	440.0	1.00	579.7	160.0	0.64	NO
R4	160.0	1.00	287.3	0.0	0.29	NO

*** after support means punched near support

	Code Check	Required	Allowed	Interaction	Notes
Left Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	240.0	1265.5	19%	
	Max. Moment (MaFy, Ma-dist), ft-lbs	160.0	435.3	37%	MaFy (control), KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	128.0	435.3	29%	
	Shear/Moment	0.41	1.00	41%	Shear 240.0, Moment 160.0
	Axial/Moment	0.37	1.00	37%	Axial 0.0(c), Moment 160.0
	Deflection Span, in	0.034	--meets L/1404--		
Middle Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	200.0	1265.5	16%	
	Max. Moment (MaFy, Ma-dist), ft-lbs	160.0	435.3	37%	MaFy (control), KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	40.0	435.3	9%	
	Shear/Moment	0.40	1.00	40%	Shear 200.0, Moment 160.0
	Axial/Moment	0.37	1.00	37%	Axial 0.0(c), Moment 160.0
	Deflection Span, in	0.003	--meets L/18564--		
Right Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	240.0	1265.5	19%	
	Max. Moment (MaFy, Ma-dist), ft-lbs	160.0	435.3	37%	MaFy (control), KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	128.0	435.3	29%	
	Shear/Moment	0.41	1.00	41%	Shear 240.0, Moment 160.0
	Axial/Moment	0.37	1.00	37%	Axial 0.0(c), Moment 160.0
	Deflection Span, in	0.034	--meets L/1404--		

Support	Rx(lb)	Ry(lb)	Simpson Strong-Tie Connector	Connector Interaction	Anchor Interaction
R1	0.0	160.0	By Others & Anchorage Designed by Engineer	NA	NA
R2	0.0	440.0	By Others & Anchorage Designed by Engineer	NA	NA

Project Name:

Model: Ballroom Terrace Ceiling Framing (-95psf x 0.6 -18psf DL) - Duplicate -

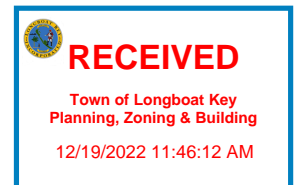
Date: 11/04/2022

Code: 2012 NASPEC [AISI S100-2012]

Simpson Strong-Tie® CFS Designer™ 4.2.0.13

R3	0.0	440.0	By Others & Anchorage Designed by Engineer	NA	NA
R4	0.0	160.0	By Others & Anchorage Designed by Engineer	NA	NA

* Reference catalog for connector and anchor requirement notes as well as screw placement requirements



Track Leg Bending / Hanging Stud (Tension) Allowable Loads

$$P_{max} \text{ (lbs)} = 2 * [(0.6 * F_y) * (\text{Stud Spacing} - \text{Fastener Spacing}) * (t^2)] / [6 * \text{GAP}]$$

Distance Between Bend in Track and Center of Fastener **0.75 in.**
 Max. Fastener Spacing **4 in.**
 Head of Fastener **0.312 in.**

Allowable Loads

Stud Spacing	Yield Strength (ksi)	Track Thickness					
		33 mil	43 mil	54 mil	68 mil	97 mil	118 mil
		0.033	0.0451	0.0566	0.0713	0.1017	0.1242
8	33	48	90	142	226	460	686
	50	73	137	216	342	696	1039
12	33	97	181	285	452	919	1371
	50	147	274	431	685	1393	2078
16	33	145	271	427	678	1379	2057
	50	220	411	647	1027	2089	3116


 440lbs rxsn>> 647lbs OK



TABLE 1—APPLICATION DESCRIPTIONS

BASE MATERIAL	POWDER-ACTUATED FASTENER	INSTALLATION METHOD	LOAD DATA
Steel	X-U and X-U 15 Fasteners	Standard	Table 2
Steel	X-U Fastener	Through cold-formed steel clip angle	Table 7
Normal-Weight Concrete	X-U Fastener	Standard	Table 3
		DX-KWIK	Table 4
Hollow Core Precast Concrete	X-U Fastener	Standard	Table 3
Sand-lightweight Concrete	X-U Fastener	Standard	Table 5
3-inch Deep Composite Floor Deck Panel	X-U Fastener	Standard	
1 1/2-inch Deep Composite Floor Deck Panel	X-U Fastener	Standard	
Hollow Concrete Masonry Units	X-U Fastener	Standard	Table 6
Grout-Filled Concrete Masonry Units	X-U Fastener	Standard	

TABLE 2—ALLOWABLE LOADS FOR FASTENERS DRIVEN INTO STEEL^{1,2} (lbf)

FASTENER DESCRIPTION	FASTENER	SHANK DIAMETER (in.)	STEEL THICKNESS (in.)									
			³ / ₁₆		¹ / ₄		³ / ₈		¹ / ₂		≥ ³ / ₄	
			Tension	Shear	Tension	Shear	Tension	Shear	Tension	Shear	Tension	Shear
Universal Knurled Shank	X-U ⁶	0.157	500	720	775	720	935	720	900	720	350 ⁴	375 ⁴
											275 ³	350 ³
Universal Knurled Shank	X-U 15	0.145	155	400	230	395	420	450	365 ⁵	500 ⁵	365 ⁵	400 ⁵

For SI: 1 inch = 25.4 mm, 1 lbf = 4.4 N; 1 ksi = 6.9 MPa.

¹Allowable load capacities are based on base steel with minimum yield strength (F_y) of 36 ksi and minimum tensile strength (F_u) of 58 ksi.

²The fasteners must be driven to where the point of the fastener penetrates through the steel base material, unless otherwise noted.

³Based upon minimum point penetration of ³/₈ inch.

⁴Based upon minimum point penetration of ¹/₂ inch.

⁵Based upon minimum point penetration of ¹⁵/₃₂ inch.

⁶Allowable loads are applicable to static and seismic loads in accordance with Section 4.1.

TABLE 3—ALLOWABLE LOADS FOR FASTENERS DRIVEN INTO NORMAL-WEIGHT CONCRETE^{1,2} (lbf)

FASTENER DESCRIPTION	FASTENER	SHANK DIAMETER (in.)	MINIMUM EMBEDMENT (in.)	CONCRETE COMPRESSIVE STRENGTH					
				2000 psi		4000 psi		6000 psi	
				Tension	Shear	Tension	Shear	Tension	Shear
			³ / ₄	100	125	100	125	105	205
Universal Knurled Shank	X-U	0.157	1	165	190	170	225	110 ³	280 ³
			1 1/4	240	310	280	310	180	425
			1 1/2	275	420	325	420	—	—

For SI: 1 inch = 25.4 mm, 1 lbf = 4.4 N, 1 psi = 6895 Pa.

¹Unless otherwise noted, values apply to normal weight cast-in-place concrete. Fasteners must not be driven until the concrete has reached the designated minimum compressive strength.

²Unless otherwise noted, concrete thickness must be a minimum of 3 times the embedment depth of the fastener.

³This allowable load value also applies to normal weight hollow core concrete slabs with f'_c of 6600 psi and minimum dimensions shown in Figure 6, when installed in accordance with Section 4.2.4.

3x170 = 510lb cap > 440lb rxn
OK



Fasteners (Screws and Welds)

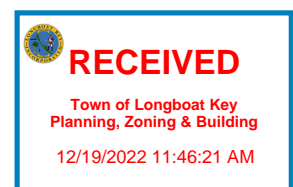


Screw Table Notes

1. Allowable screw connection capacities are based upon section E4 of the AISI S100-07, North American Specification for the Design of Cold-Formed Steel Structural Members.
2. When connecting materials of different steel thicknesses or tensile strengths, use the lowest values. Tabulated values assume two sheets of equal thickness are connected.
3. Screw shear and tension capacities were developed using published screw manufacturer data and evaluation reports available at the time of publications.
4. A nominal shear stress of 42.85 ksi and a nominal tension stress of 40.84 ksi were used for calculations based on screw manufacturer data.
5. Screw capacities are based upon Allowable Strength Design (ASD) and include safety factor of 3.0.
6. When multiple fasteners are used, screws are assumed to have a center-to-center spacing of at least 3 times the nominal diameter (d).
7. Screws are assumed to have a center of screw to edge of steel dimension of at least 1.5 times the nominal diameter (d) of the screw.
8. Tension capacity is based upon the lesser of pullout capacity in sheet closest to screw tip, or pullover capacity for sheet closest to screw head (based upon head diameter).
9. Note that for all tension values calculated in screw table, pullover values have been reduced by 50%, assuming eccentrically loaded connections that produce a non-uniform pullover force of the fastener.
10. Screw capacities are governed by a conservative estimate of screw capacity, not by sheet steel failure.
11. For higher screw capacities, especially for screw strength, use specific screws from specific manufacturers. See manufacturers' data for specific allowable values and installation instructions.

Allowable Screw Connection Capacity (Pounds per Screw)												
Thickness (Mils)	Yield Strength, F _y (ksi)	Tensile Strength, F _u (ksi)	# 6 Screw (0.138" Dia, 5/16" Head)		# 8 Screw (0.164" Dia, 5/16" Head)		# 10 Screw (0.190" Dia, 0.340" Head)		# 12 Screw (0.216" Dia, 0.340" Head)		1/4" Screw (0.250" Dia, 0.409" Head)	
			Shear	Tension	Shear	Tension	Shear	Tension	Shear	Tension	Shear	Tension
			18	33	33	44	24	48	29	52	33	55
27	33	33	82	37	89	43	96	50	102	57	110	66
30	33	33	95	40	103	48	111	55	118	63	127	73
33	33	45	151	61	164	72	177	84	188	95	203	110
43	33	45	214	79	244	94	263	109	280	124	302	144
54	33	45	214	100	302	118	370	137	394	156	424	180
54	50	65	214	144	302	171	405	198	523	225	613	261
68	33	45	214	125	302	149	405	173	523	196	600	227
68	50	65	214	181	302	215	405	249	523	284	701	328
97	33	45	214	179	302	213	405	246	523	280	701	324
97	50	65	214	204	302	288	405	356	523	405	701	468
118	33	45	214	204	302	260	405	301	523	342	701	396
118	50	65	214	204	302	288	405	386	523	494	701	572

2x253 = 506lb cap > 440 lb rxn OK





TRANSMITTAL FORM

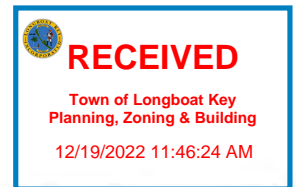
Town of Longboat Key
Planning, Zoning & Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
941-316-1966
941-316-1970 Fax

DATE: 12/06/2022 ATTN: St. Regis LBK Resource
FROM: Jhors Prieto
Company: Moss Construction
Phone: 941-376-8307 Email: jprieto@mosscom.com

SITE LOCATION/ADDRESS: 1601 Gulf of Mexico Dr.
PERMIT NUMBER: PB22-0100

THE FOLLOWING IS SUBMITTED FOR CONSIDERATION BY PZB STAFF

- RESPONSE TO COMMENTS
- REVISIONS / RE-SUBMITTALS
- OTHER: _____



APPLICABLE CODES / TRADES (Check All That Apply):

- | | | | |
|---|--------------------------------------|-------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> BUILDING / FEMA | <input type="checkbox"/> ELECTRICAL | <input type="checkbox"/> HVAC | <input type="checkbox"/> PLUMBING |
| <input type="checkbox"/> ZONING | <input type="checkbox"/> GAS VENTING | <input type="checkbox"/> GAS PIPING | <input type="checkbox"/> FIRE MARSHAL |

ITEMS INCLUDED IN THIS TRANSMITTAL:

Ballroom: S/S Engineered calculations and shop drawings. Referenced building plan requirements Sheet A8-02 / Detail 11 Metal Parapet at Ballroom.

Exterior Framing: S/S Engineered calculation and shop drawings. Referenced building plan requirements Sheet A3-H-30 / Section 1 Siding over 2x2 Aluminum Tubes

St. Regis - Longboat Key Resort & Residences

1601 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL

GENERAL NOTES:

1.0 NOMENCLATURE - For framing nomenclature refer to AISI S201-12 E1 (North American Standard for Cold Formed Steel Framing - Product Data) Commentary Section C1 Product Designators. For abbreviations reference General Notes of Architectural and Structural Drawings

1.1 CONSTRUCTION - Construction of cold-formed steel shall conform to AISI S200-12 (North American Standard for Cold Formed Steel Framing - General Provisions). This document and other referenced materials applicable to cold formed framing are available or download, free of charge, at: <http://www.cfsei.org/free-publications>

1.2 MATERIAL - Materials used to construct the conditions detailed herein shall be supplied by a manufacturer that is a member in good standing of the SFIA, SSMA or other organization with a third-party code compliance certification program or by a manufacturer that can certify and demonstrate compliance with ASTM C955, AISI S100-16, AISI S240-15 and AISI S200-12.

1.3 DIMENSIONS - Dimensions and elevations contained herein are for design reference only. Contract drawings should be used in determining exact distances and all dimensions should be field verified before construction.

1.4 PRIMARY STRUCTURE DESIGN - StructureSmith LLC is not responsible for the design of the primary structure. Furthermore, StructureSmith LLC does not assume liability for claims arising from the failure of the primary structure or elements designed by others. The Designer of Record shall verify the adequacy of the primary structure includes forces and loads transferred to the primary structure by the cold formed framing shown herein.

1.5 ERECTION - Construction loads shall not exceed design live loads. Contractor shall take precaution not to exceed the design loads. Construction loads have not been considered herein. Temporary bracing shall be provided and remain in place until the work is completely stabilized. Lateral and torsional bracing shall be installed at the time when framing is erected.

1.6 GENERAL CONDITIONS - Use of these drawings constitutes acceptance of StructureSmith LLC's General Conditions. A copy is provided at the time of proposal or transmitted with these drawings. A copy is available upon request.

CONNECTIONS:

2.0 SCREWS - All Screw connections shall conform with AISI S240-15 Section D1 - Screw Connections.

2.1 WELDING - All welded connections shall conform with AISI S240-15 Section D2 - Welded Connections and AWS D1.3. All welded connections shall have a minimum throat thickness (t) equal to or greater than the thickness of the thinnest connected part. Use a zinc rich paint on all welded connections to provided adequate corrosion resistance per paint manufacturers recommendations. Follow safe welding procedures in AWS D19.0 and ANSI Z49.1

2.2 OTHER FASTENERS - All Powder Actuated Fasteners (PAF's), Powder Driven Fasteners (PDF's), Gas Actuated Fasteners (GAF's), masonry screws, adhesive anchors, expansion anchors shall be installed in compliance with the fastener manufacturer's recommendations. Installer to follow safety and installation procedures and install fasteners in compliance with spacing, edge distance and embedment dimensions provided by the manufacturer.

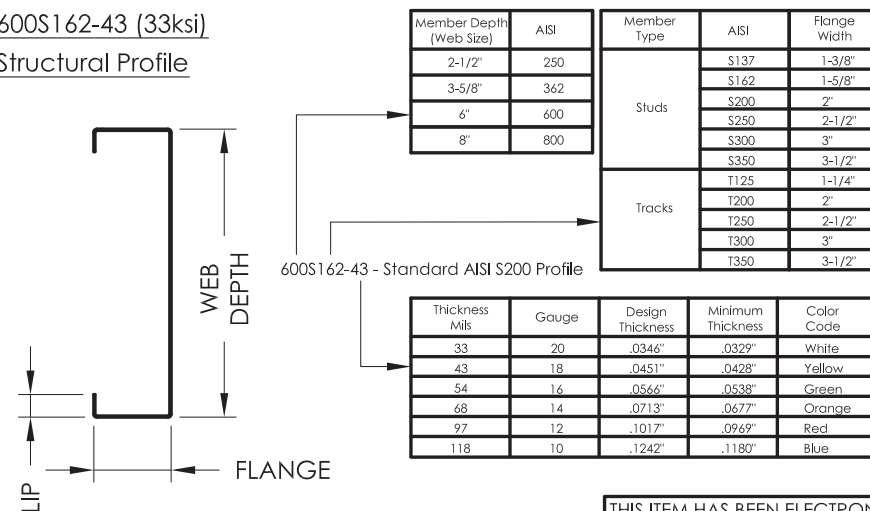
2.3 FASTENER SCHEDULE

NOTES: SEE DETAILS FOR SIZE, LOCATION & NUMBER OF FASTENERS						
Type	Substrate(s)	Description	Product	Code Report	Edge Distance	Spacing (min.)
SCREWS	EXTERIOR METAL TRACK	#10-16 or #10-15 x 5/8" PAN HEAD	ITW BUILDEX "TEKS" PRIMESOURCE "DARTS" GRABBER SELF DRILLING HILTI KWIK-FLEX	ICC ESR-1976 ICC ESR-1408 ICC ESR-1271 ICC ESR-2194	5/16"	5/8"
	EXTERIOR STUD TO STUD	#10-16 or #10-15 x 5/8" HEX HEAD				
PAF's*	CONCRETE OR GROUDED CMU HIGH LOAD COND.	0.157"Ø x 1-1/4"	RAMSET True Embedment "TE" HILTI X-U	ICC ESR-1799 ICC ESR-2269	3"	4"
MASONRY SCREWS	MASONRY (CMU)	1/4"x1" EMBEDMENT	ITW BUILDEX TAPCON w/ Advanced Threadform Technology Hilti Kwik Con II Powers Tapper +	NOA 16-1222.06 NOA 12-0625.05 NOA 15-0629.06	2"	4"
	CONCRETE OR GROUDED CMU	1/4"x1-3/4" EMBEDMENT	ITW BUILDEX TAPCON w/ Advanced Threadform Technology Hilti Kwik Con II Powers Tapper +	NOA 16-1222.06 NOA 12-0625.05 NOA 15-0629.06	3"	4"

NOMENCLATURE STUD PROFILES:

600S162-43 (33ksi)

Structural Profile



HEADERS & SILLS:

3.0 HEADERS - All Headers must be constructed and installed in accordance with AISI S240-15. All headers and beams are to be constructed with UNPUNCHED material only. Splicing is not permitted.

WALL FRAMING:

4.0 WALLS & FRAMING - Wall Framing shall conform to AISI S240-15 General Provisions and AISI S240-15 Wall Stud Design.

4.1 STUDS - Studs shall be cut by shearing or sawing. No heat cutting or torching is permitted. Studs shall not be notched or otherwise deformed unless stated herein.

DESIGN CRITERIA:

5.0 Shop drawings are designed for compliance with:
 Building Code: Florida Building Code 2020 (7th Edition)
 Wind Standard: ASCE 7-16
 Cold-Formed Steel Design Specification: AISI S100-16

5.1 Deflection Criteria:
 Exterior Walls = L/360 (Stucco)
 * A 0.7 multiplier on service loads was used deflection calculations

5.2 Dead Loads:
 Exterior Walls: 12 psf

5.3 Wind Criteria (Components & Cladding)
 Risk Cat. II, Velocity = 150mph (3 sec.), Exp. C, Kzt = 1.0,
 Kd = 0.85, Enclosed Bldg.
 (Calculations checked for loads provided in RF10411)

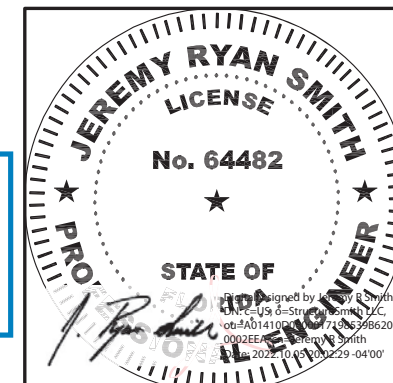
SHEET INDEX:

- CFS100 - General Notes
- CFS300 - CFS309 Wall & Ceiling Sections
- CFS500 - CFS501 Framing Details

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE



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FL COA 31184

Drawn: AQR	Reviewed: JRS
Date: 7/29/22	Project Number: 220245

GENERAL NOTES

CFS100

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY J. RYAN SMITH, P.E., #64482, 401 WOODLAKE DR. STE 300 CHESAPEAKE, VA 23320 ON 10/5/22 USING A DIGITAL SIGNATURE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Revisions
1 MOSS 8/10 COMMENTS. REV. 8/18/22
2 A.A.N. RECORD SET 10/5/22

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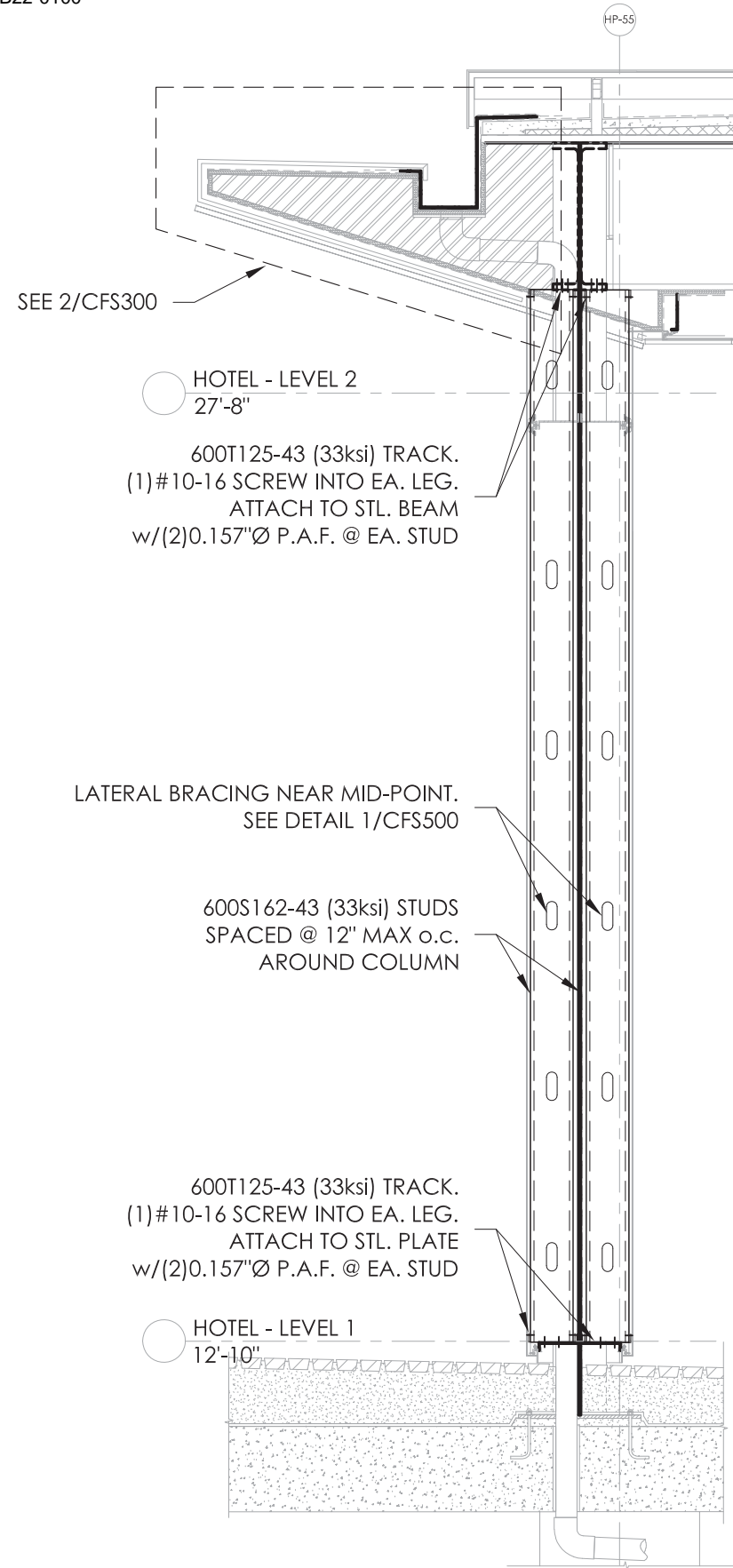
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PB22-0100

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HOTEL - LEVEL 2
27'-8"

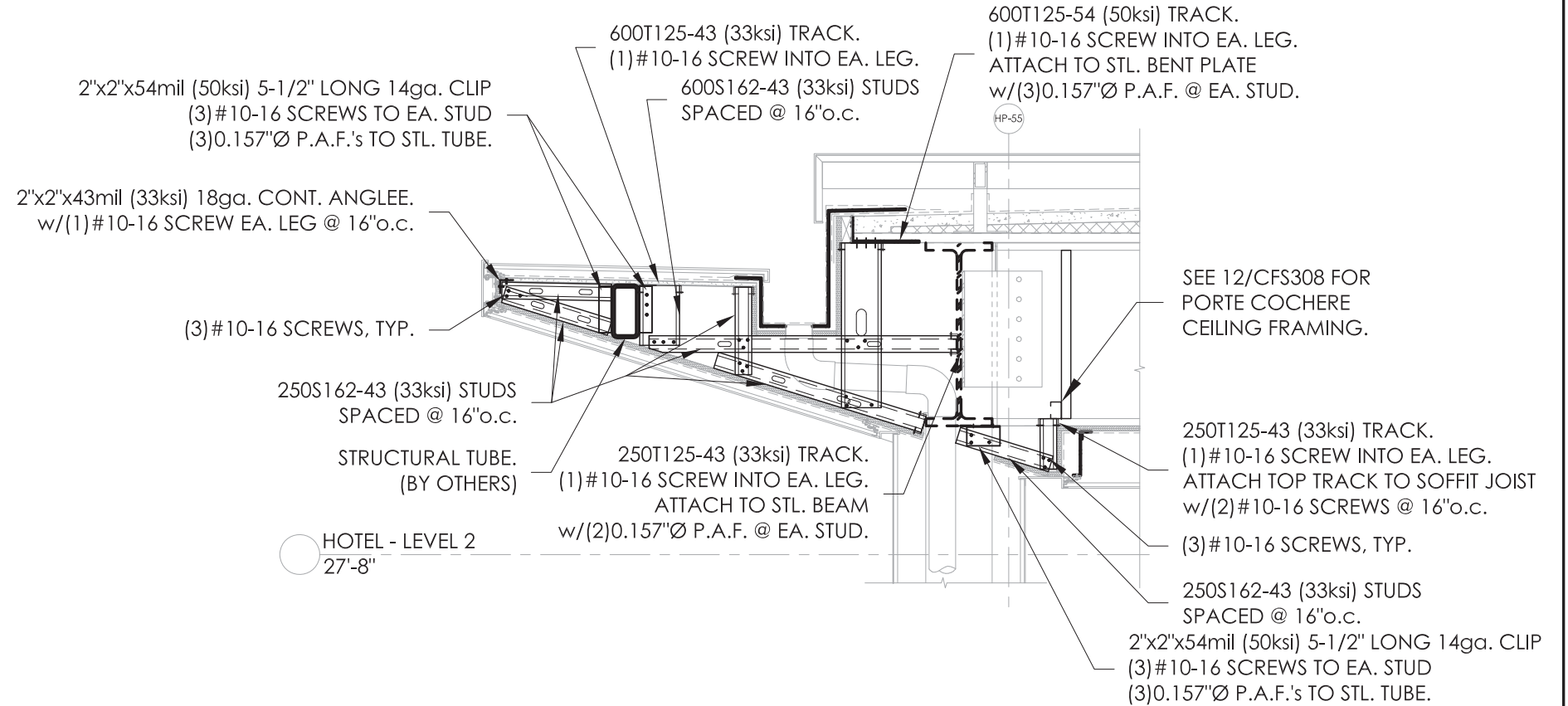
600T125-43 (33ksi) TRACK.
(1) #10-16 SCREW INTO EA. LEG.
ATTACH TO STL. BEAM
w/(2) 0.157"Ø P.A.F. @ EA. STUD

LATERAL BRACING NEAR MID-POINT.
SEE DETAIL 1/CFS500

600S162-43 (33ksi) STUDS
SPACED @ 12" MAX o.c.
AROUND COLUMN

600T125-43 (33ksi) TRACK.
(1) #10-16 SCREW INTO EA. LEG.
ATTACH TO STL. PLATE
w/(2) 0.157"Ø P.A.F. @ EA. STUD

HOTEL - LEVEL 1
12'-10"



2"x2"x54mil (50ksi) 5-1/2" LONG 14ga. CLIP
(3) #10-16 SCREWS TO EA. STUD
(3) 0.157"Ø P.A.F.'s TO STL. TUBE.

2"x2"x43mil (33ksi) 18ga. CONT. ANGLEE.
w/(1) #10-16 SCREW EA. LEG @ 16" o.c.

(3) #10-16 SCREWS, TYP.

250S162-43 (33ksi) STUDS
SPACED @ 16" o.c.

STRUCTURAL TUBE.
(BY OTHERS)

HOTEL - LEVEL 2
27'-8"

600T125-43 (33ksi) TRACK.
(1) #10-16 SCREW INTO EA. LEG.
600S162-43 (33ksi) STUDS
SPACED @ 16" o.c.

250T125-43 (33ksi) TRACK.
(1) #10-16 SCREW INTO EA. LEG.
ATTACH TO STL. BEAM
w/(2) 0.157"Ø P.A.F. @ EA. STUD.

600T125-54 (50ksi) TRACK.
(1) #10-16 SCREW INTO EA. LEG.
ATTACH TO STL. BENT PLATE
w/(3) 0.157"Ø P.A.F. @ EA. STUD.

SEE 12/CFS308 FOR
PORTE COCHERE
CEILING FRAMING.

250T125-43 (33ksi) TRACK.
(1) #10-16 SCREW INTO EA. LEG.
ATTACH TOP TRACK TO SOFFIT JOIST
w/(2) #10-16 SCREWS @ 16" o.c.

(3) #10-16 SCREWS, TYP.

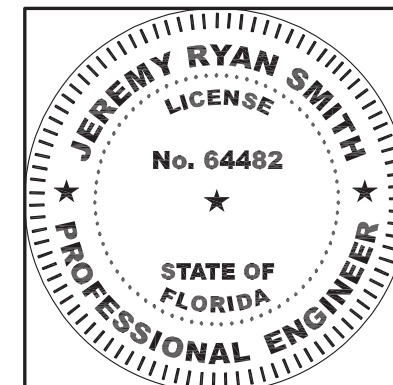
250S162-43 (33ksi) STUDS
SPACED @ 16" o.c.

2"x2"x54mil (50ksi) 5-1/2" LONG 14ga. CLIP
(3) #10-16 SCREWS TO EA. STUD
(3) 0.157"Ø P.A.F.'s TO STL. TUBE.

2 PORT COCHERE - GUTTER DETAILS

REF: 1/A3-H-38, 8/S.603, FIVE-T-CO 5.02, 5.03, 5.04

GC / ARCH EOR: MEMBERS SHOWN ARE DESIGNED TO THICKNESS AND PHYSICAL PROPERTIES THAT MEET THE DESIGN LOADS, IF OTHER SIZES/THICKNESSES ARE REQUIRED FOR ACM PANEL, OR OTHER REQUIREMENTS, PLEASE COORDINATE WITH CONTRACTOR PRIOR TO ORDERING. [e.g. FIVE-T-CO DWGs SHOW 16ga]



Revisions	
▲	MOSS 8/10 COMMENTS. REV. 8/18/22
▲	A.A.N. RECORD SET 10/5/22
▲	
▲	

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Drawn: AQR	Reviewed: JRS
Date: 7/29/22	Project Number: 220245

EXTERIOR
DETAILS

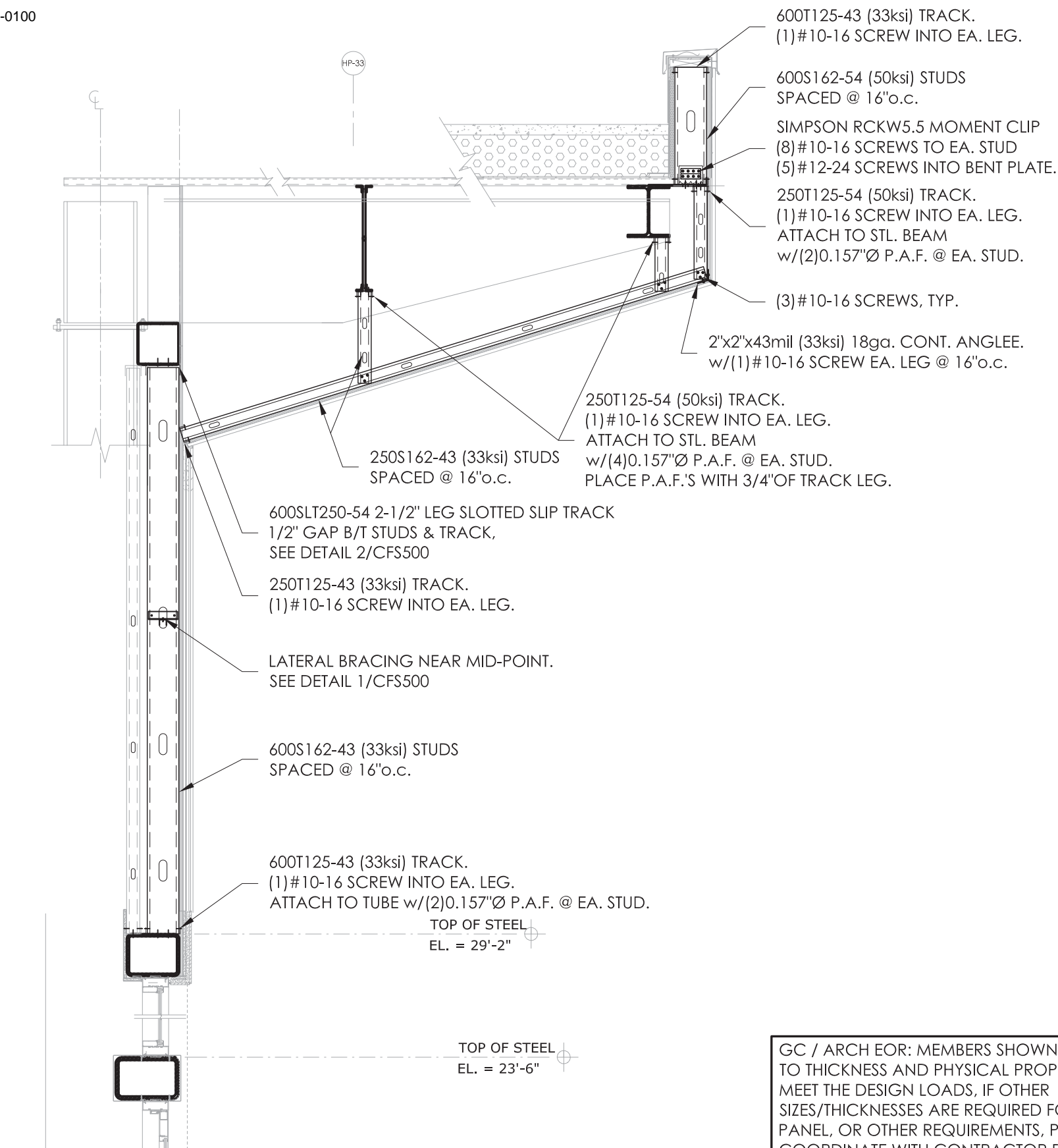
CFS300

1 PORT COCHERE COLUMN SECTION DETAIL

REF: 3/A3-H-38

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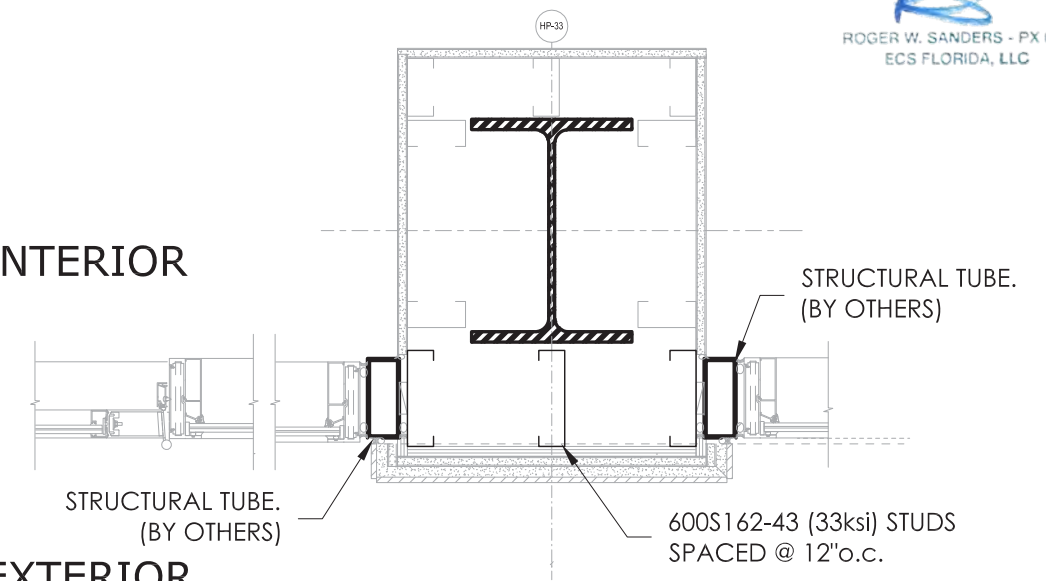


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 ECS FLORIDA, LLC

INTERIOR

EXTERIOR



BOTTOM TRACK, USE:
 600T125-43(33ksi) TRACK.
 (1) #10-16 SCREW INTO EA. LEG.
TOP TRACK USE:
 600SLT250-54 2-1/2" LEG SLOTTED SLIP TRACK
 1/2" GAP B/T STUDS & TRACK,
 SEE DETAIL 2/CFS500
 ATTACH TRACKS TO STRUCTURE USING
 ATTACH TO SLAB w/(2) 0.157" Ø P.A.F. @ EA. STUD

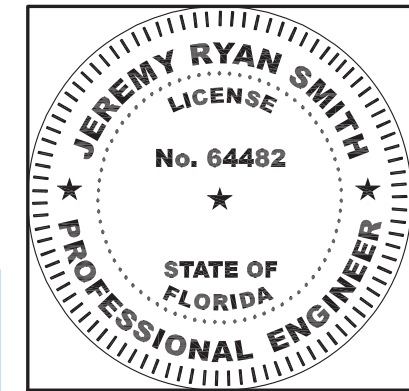
4 STOREFRONT W/STRUCT. MTL. FRAMING

REF: 6/A8-07

3 METAL PARAPET @ BALLROOM

REF: 11/A8-02, 4/S.603

GC / ARCH EOR: MEMBERS SHOWN ARE DESIGNED TO THICKNESS AND PHYSICAL PROPERTIES THAT MEET THE DESIGN LOADS, IF OTHER SIZES/THICKNESSES ARE REQUIRED FOR ACM PANEL, OR OTHER REQUIREMENTS, PLEASE COORDINATE WITH CONTRACTOR PRIOR TO ORDERING. [e.g. FIVE-T-CO DWGS SHOW 16ga]



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Drawn: AQR	Reviewed: JRS
Date: 7/29/22	Project Number: 220245

EXTERIOR DETAILS

CFS301

Revisions

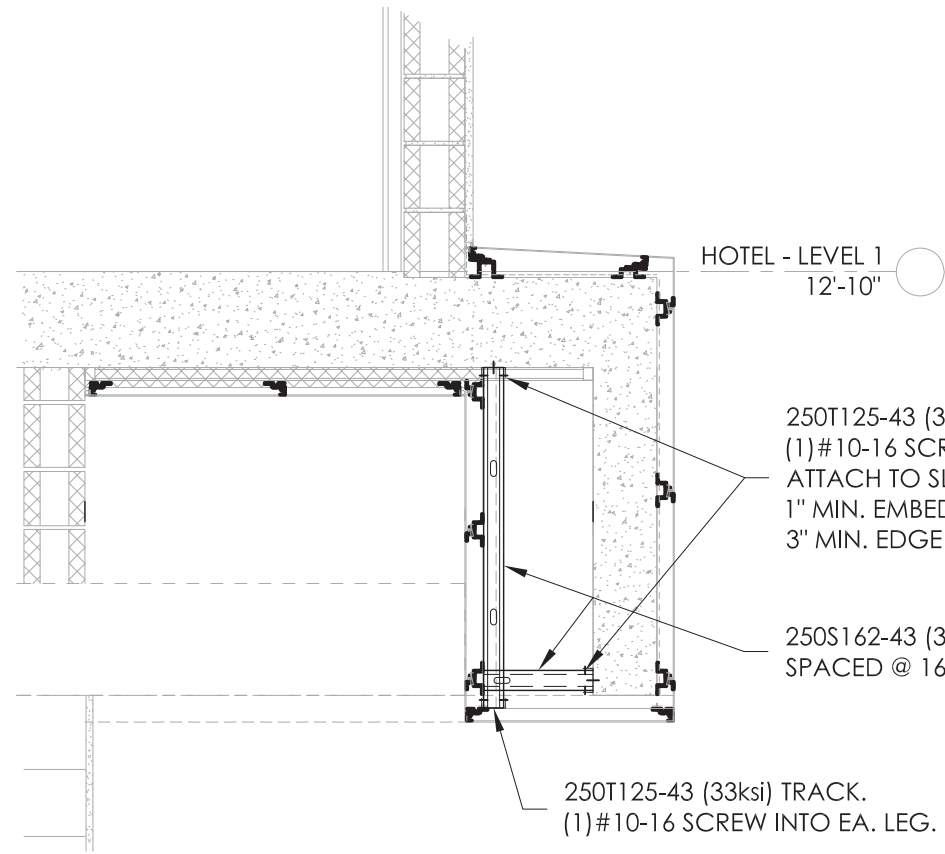
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▲	
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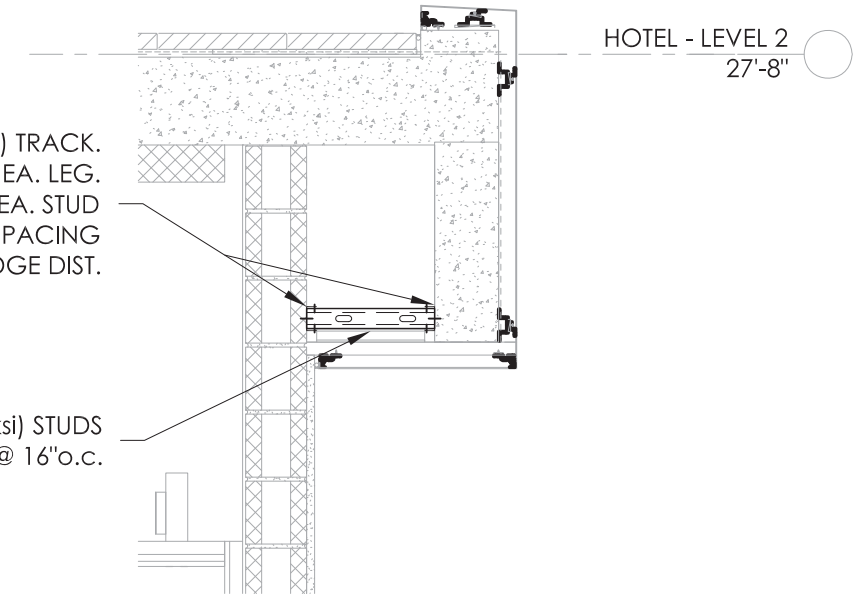
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ECS FLORIDA, LLC



250T125-43 (33ksi) TRACK.
(1)#10-16 SCREW INTO EA. LEG.
ATTACH TO SLAB w/(2)0.157"Ø P.A.F. @ EA. STUD
1" MIN. EMBED., 4" MIN. SPACING
3" MIN. EDGE DIST.

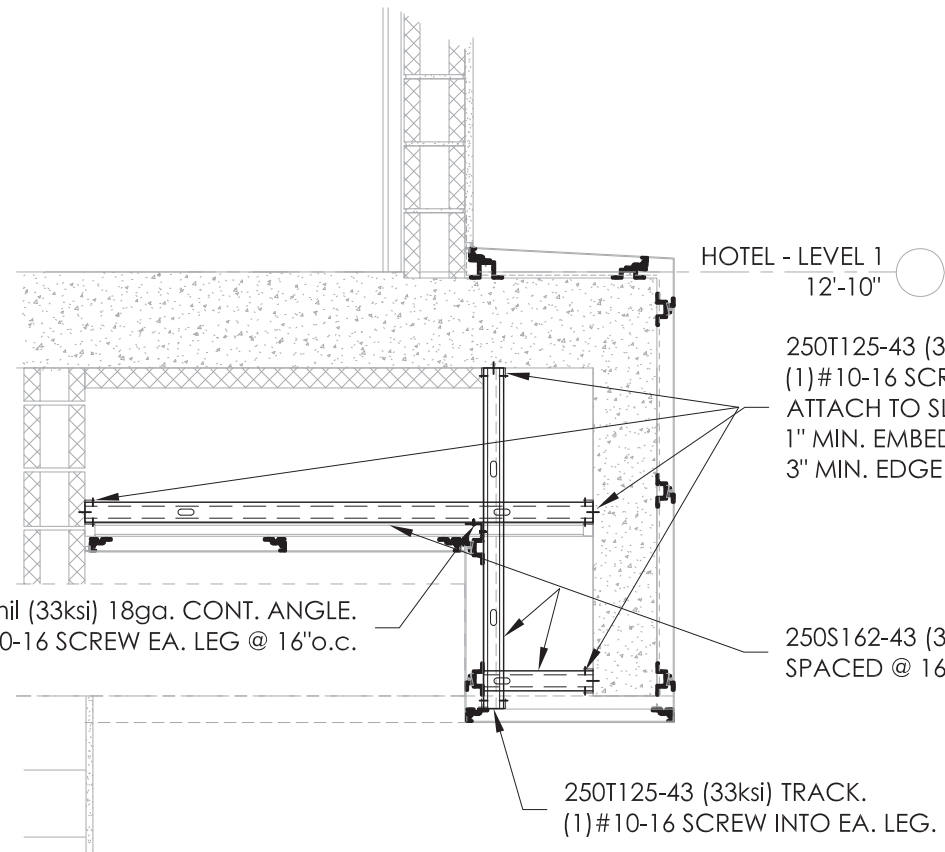
250S162-43 (33ksi) STUDS
SPACED @ 16"o.c.

250T125-43 (33ksi) TRACK.
(1)#10-16 SCREW INTO EA. LEG.



250T125-43 (33ksi) TRACK.
(1)#10-16 SCREW INTO EA. LEG.
ATTACH TO SLAB w/(2)0.157"Ø P.A.F. @ EA. STUD
1" MIN. EMBED., 4" MIN. SPACING
3" MIN. EDGE DIST.

250S162-43 (33ksi) STUDS
SPACED @ 16"o.c.



250T125-43 (33ksi) TRACK.
(1)#10-16 SCREW INTO EA. LEG.
ATTACH TO SLAB w/(2)0.157"Ø P.A.F. @ EA. STUD
1" MIN. EMBED., 4" MIN. SPACING
3" MIN. EDGE DIST.

250S162-43 (33ksi) STUDS
SPACED @ 16"o.c.

250T125-43 (33ksi) TRACK.
(1)#10-16 SCREW INTO EA. LEG.

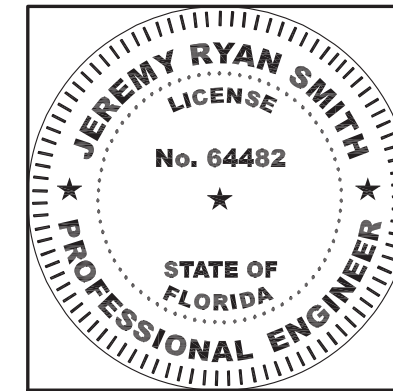
2"x2"x43mil (33ksi) 18ga. CONT. ANGLE.
w/(1)#10-16 SCREW EA. LEG @ 16"o.c.



6 EXT. SOFFIT @ NW WALL (EVENT LAWN)
REF: 16/A8-02

5 EXT. SOFFIT @ NW WALL (EVENT LAWN)
REF: 15/A8-02

GC / ARCH EOR: MEMBERS SHOWN ARE DESIGNED TO THICKNESS AND PHYSICAL PROPERTIES THAT MEET THE DESIGN LOADS, IF OTHER SIZES/THICKNESSES ARE REQUIRED FOR ACM PANEL, OR OTHER REQUIREMENTS, PLEASE COORDINATE WITH CONTRACTOR PRIOR TO ORDERING. [e.g. FIVE-T-CO DWGs SHOW 16ga]



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Drawn: AQR	Reviewed: JRS
Date: 7/29/22	Project Number: 220245

**EXTERIOR
DETAILS**

CFS302

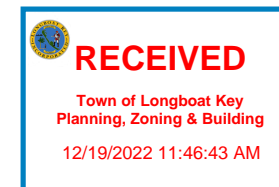
Revisions

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▲	A.A.N. RECORD SET 10/5/22
▲	
▲	

7

NOT USED

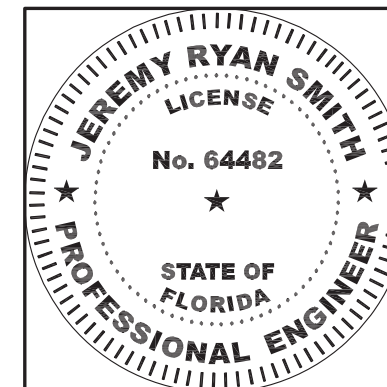
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FL COA 31184

Drawn: AQR	Reviewed: JRS
Date: 7/29/22	Project Number: 220245

EXTERIOR
DETAILS

CFS303

Revisions	
▲	MOSS 8/10 COMMENTS. REV. 8/18/22
▲	A.A.N. RECORD SET 10/5/22
▲	
▲	

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PB22-0100

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ROGER W. SANDERS - P.E. 651 ECS FLORIDA, LLC



250T125-54 (50ksi) TRACK, TYP.
(1) #10-16 SCREW INTO EA. LEG.
ATTACH TO SLAB w/(3) 0.157" Ø P.A.F. @ EA. STUD
1" MIN. EMBED., 4" MIN. SPACING
PLACE P.A.F.'s WITHIN 3/4" OF TRACK BEND

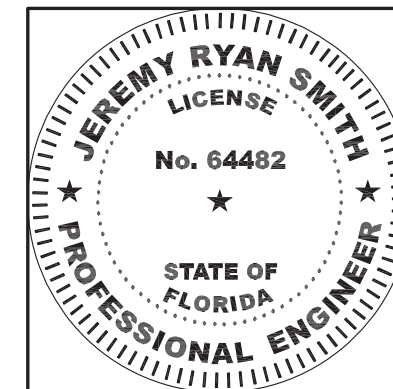
600T125-54 (50ksi) TRACK, TYP.
(1) #10-16 SCREW INTO EA. LEG.
ATTACH TO SLAB w/(4) 0.157" Ø P.A.F. @ EA. STUD
1" MIN. EMBED., 4" MIN. SPACING

4'-0" 4'-0" 4'-0"
250S162-43 (33ksi) STUDS
SPACED @ 16" o.c.

250T125-43 (33ksi) TRACK.
(1) #10-16 SCREW INTO EA. LEG.
ATTACH TO SLAB w/(1) 0.157" Ø P.A.F. @ EA. STUD
1" MIN. EMBED., 4" MIN. SPACING
3" MIN. EDGE DIST.
IF EDGE DISTANCE CANNOT BE ACHIEVED
USE ADD'L DROP STUD, SIM. TO MID-SPAN CONN.
(3) #10-16 SCREWS, TYP.

600S162-43 (33ksi) STUDS
SPACED @ 16" o.c.
2"x2"x43mil (33ksi)
18ga. CONT. ANGLE.
w/(1) #10-16 SCREW
EA. LEG @ 16" o.c.
(3) #10-16 SCREWS

GC / ARCH EOR: MEMBERS SHOWN ARE DESIGNED TO THICKNESS AND PHYSICAL PROPERTIES THAT MEET THE DESIGN LOADS, IF OTHER SIZES/THICKNESSES ARE REQUIRED FOR ACM PANEL, OR OTHER REQUIREMENTS, PLEASE COORDINATE WITH CONTRACTOR PRIOR TO ORDERING. [e.g. FIVE-T-CO DWGs SHOW 16ga]



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Drawn: AQR	Reviewed: JRS
Date: 7/29/22	Project Number: 220245

EXTERIOR
DETAILS

CFS304

8

EXTERIOR CEILING SECTION @ OUTDOOR VITALITY POOL

REF: 1/A3-H-30

Revisions

▲	MOSS 8/10 COMMENTS. REV. 8/18/22
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HP-3

HP-2

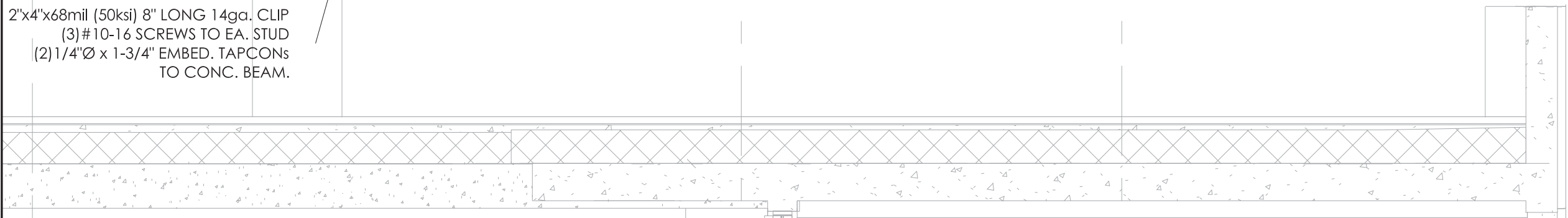
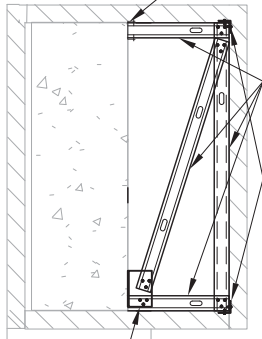
HP-1

250T125-54 (50ksi) TRACK.
(1) #10-16 SCREW INTO EA. LEG.
ATTACH TO SLAB w/(2) 3/16"Ø x
1-3/4" EMBED. TAPCONS 16"o.c.
CONCRETE SCREWS TO SLAB.
3" MIN. EDGE DIST.

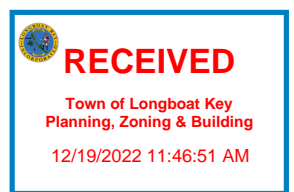
250S162-54 (50ksi) STUDS
SPACED @ 16"o.c.

2"x2"x43mil (33ksi) 18ga. CONT. ANGLE.
w/(1) #10-16 SCREW EA. LEG @ 16"o.c.

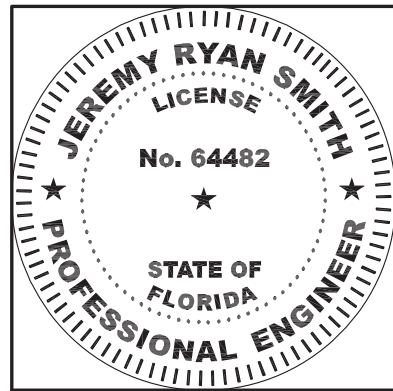
2"x4"x68mil (50ksi) 8" LONG 14ga. CLIP
(3) #10-16 SCREWS TO EA. STUD
(2) 1/4"Ø x 1-3/4" EMBED. TAPCONS
TO CONC. BEAM.



HOTEL - ROOF
70'-0"



REVIEWED FOR COMPLIANCE WITH
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ECS FLORIDA, LLC



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**EXTERIOR
DETAILS**

CFS305

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9 EXTERIOR CEILING SECTION @ ROOF
REF: 1/A3-H-30

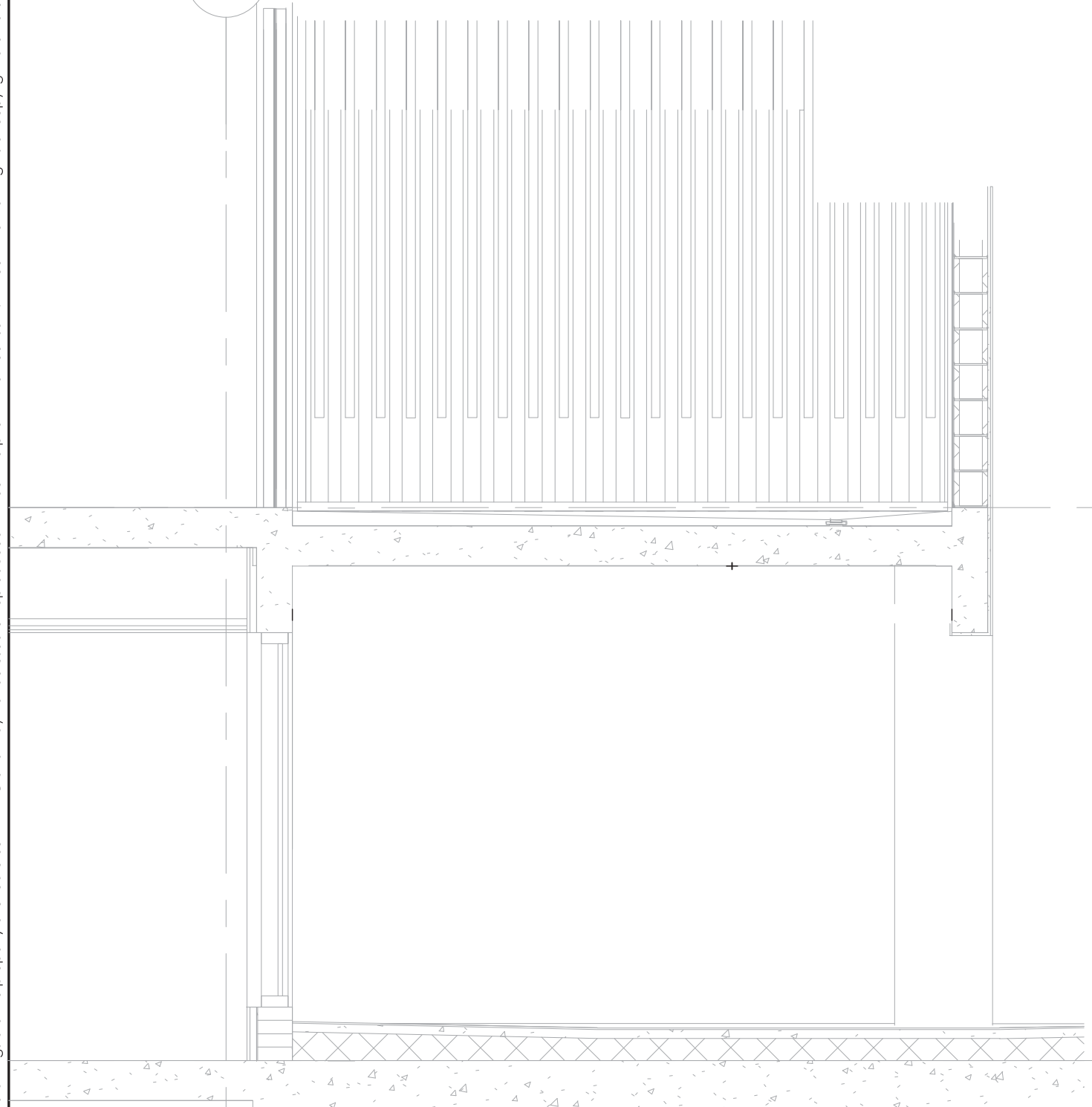
Revisions

▲	MOSS 8/10 COMMENTS. REV. 8/18/22
▲	A.A.N. RECORD SET 10/5/22
▲	
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PB22-0100

HP-19

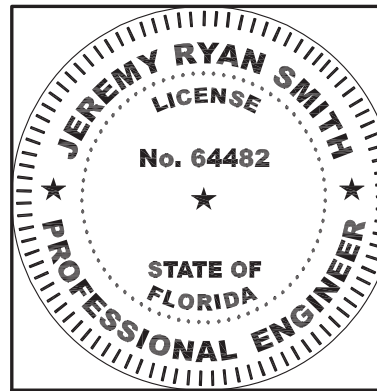


HOTEL - LEVEL 3
38'-0"

HOTEL - LEVEL 2
27'-8"



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Date: 7/29/22	Project Number: 220245

EXTERIOR
DETAILS

CFS306

GC / ARCH EOR: MEMBERS SHOWN ARE DESIGNED TO THICKNESS AND PHYSICAL PROPERTIES THAT MEET THE DESIGN LOADS, IF OTHER SIZES/THICKNESSES ARE REQUIRED FOR ACM PANEL, OR OTHER REQUIREMENTS, PLEASE COORDINATE WITH CONTRACTOR PRIOR TO ORDERING. [e.g. FIVE-T-CO DWGs SHOW 16ga)

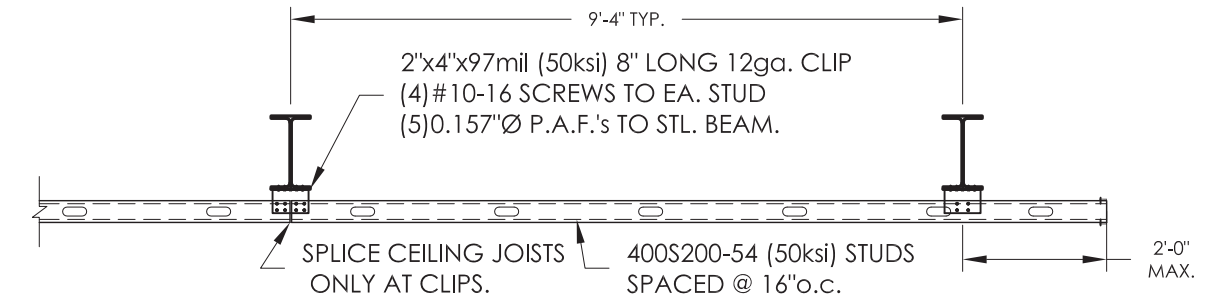
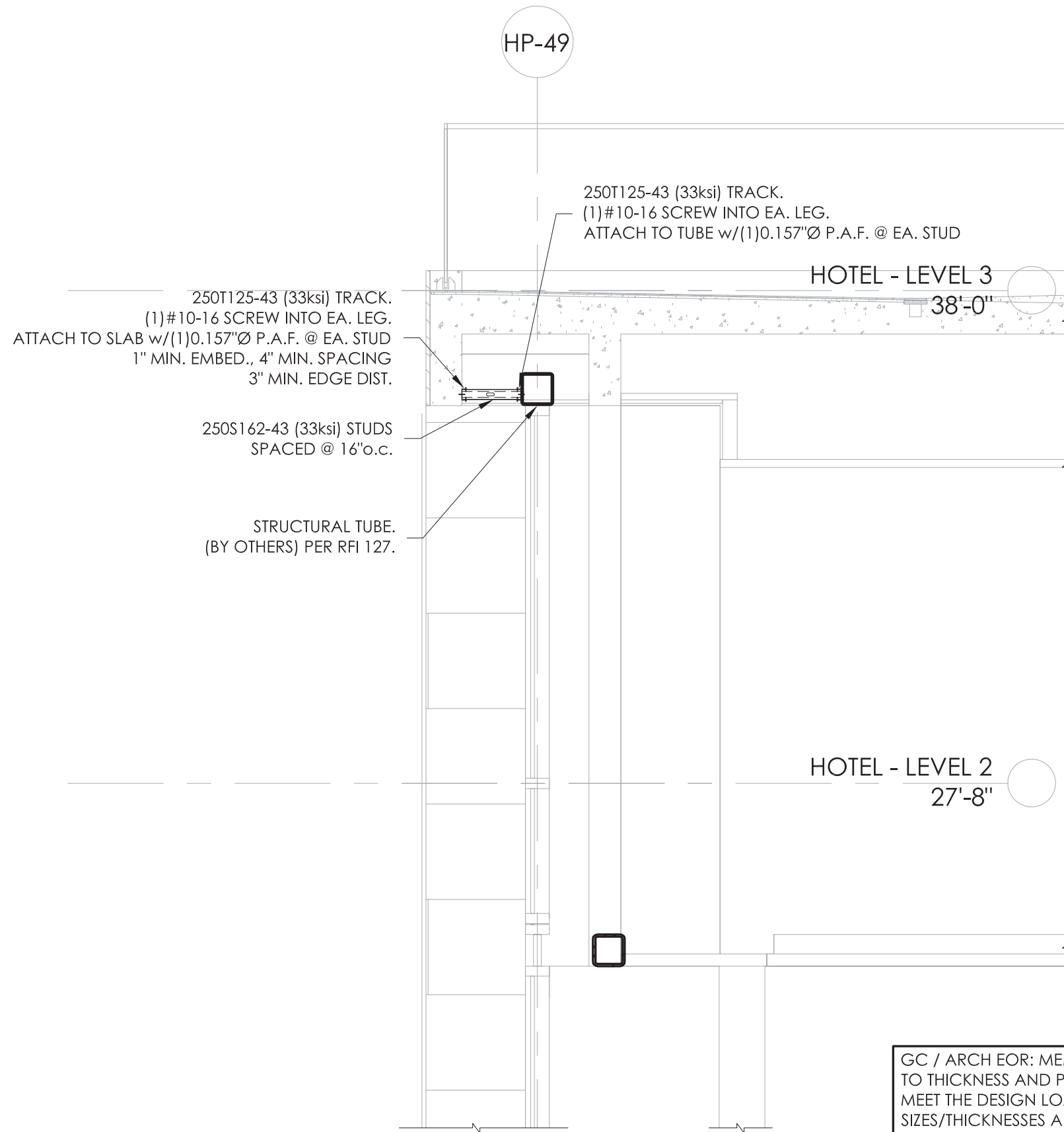
10 NOT USED
REF: 1/A3-H-31

Revisions

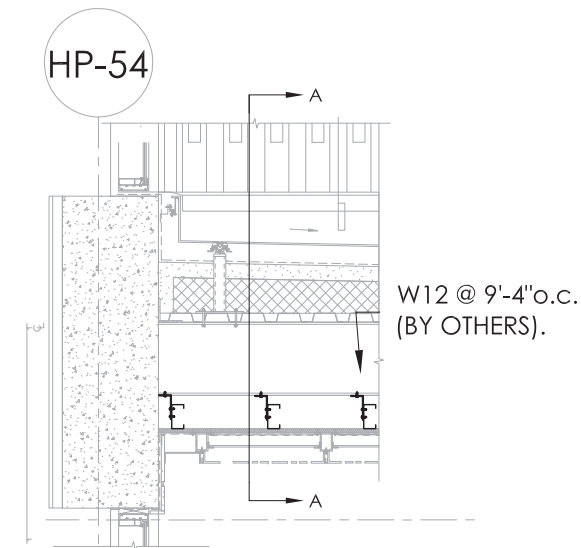
▲	MOSS 8/10 COMMENTS. REV. 8/18/22
▲	A.A.N. RECORD SET 10/5/22
▲	
▲	

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PB22-0100



SECTION A-A



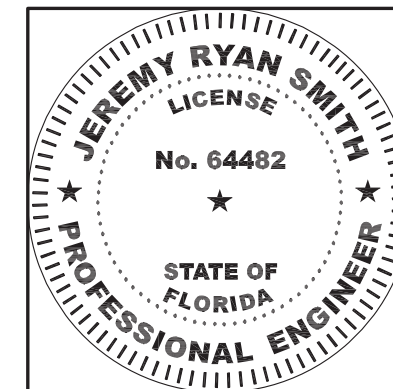
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ECS FLORIDA, LLC

12 OUTSIDE GALLERY / PORT COCHERE CEILING
REF: 4/A3-H-38, 13/S.603

11 EXTERIOR WALL SECTION @ ROOF
REF: 1/A3-H-30

GC / ARCH EOR: MEMBERS SHOWN ARE DESIGNED TO THICKNESS AND PHYSICAL PROPERTIES THAT MEET THE DESIGN LOADS, IF OTHER SIZES/THICKNESSES ARE REQUIRED FOR ACM PANEL, OR OTHER REQUIREMENTS, PLEASE COORDINATE WITH CONTRACTOR PRIOR TO ORDERING. [e.g. FIVE-T-CO DWGs SHOW 16ga]



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Date: 7/29/22	Project Number: 220245

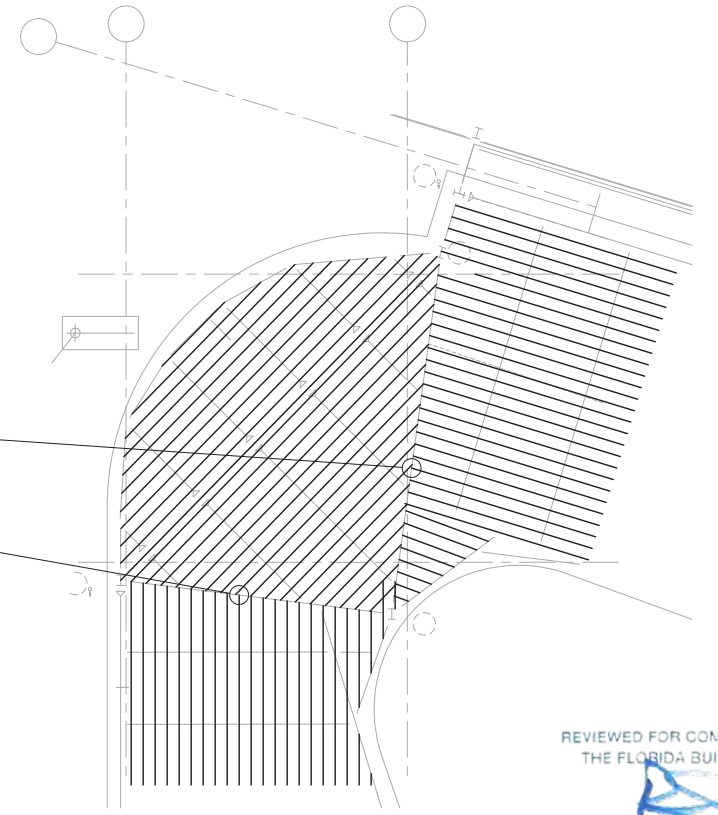
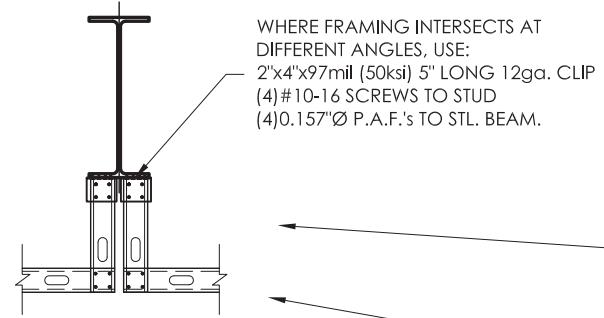
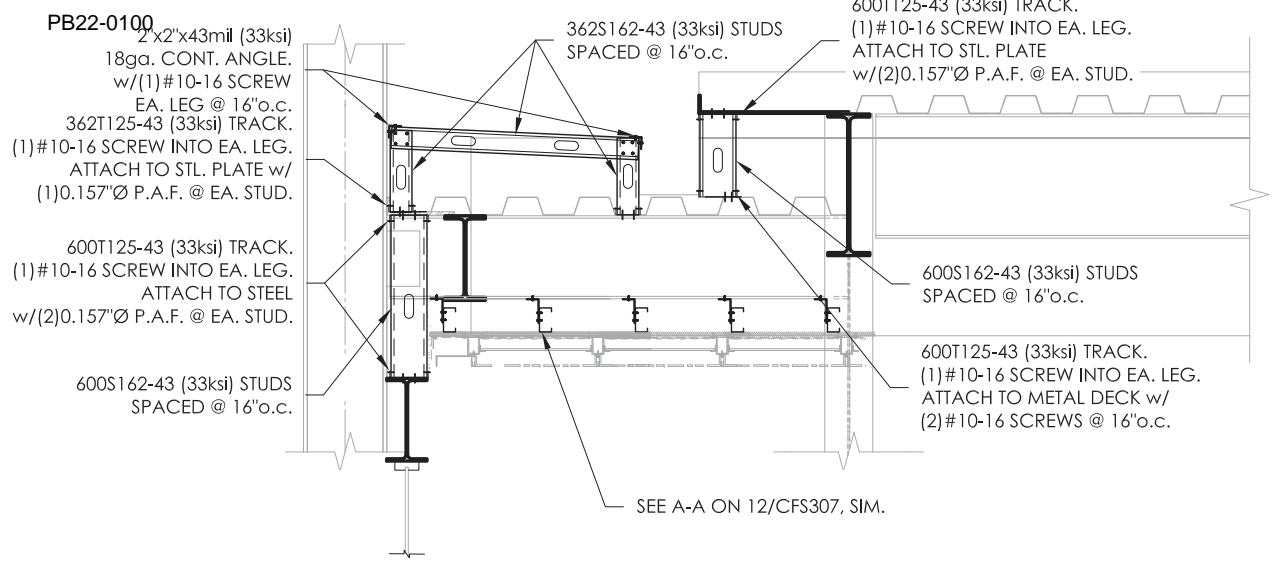
EXTERIOR
DETAILS

CFS307

Revisions

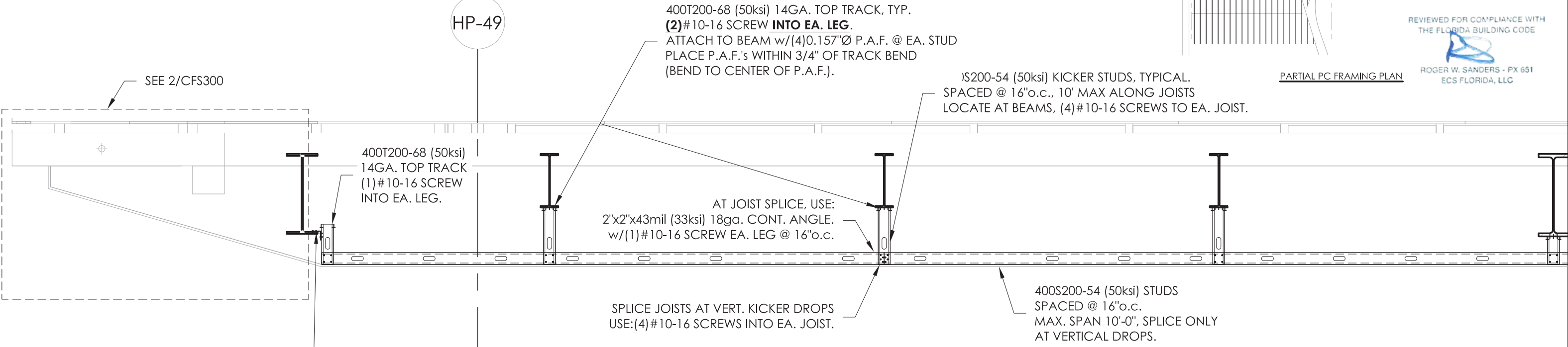
▲	MOSS 8/10 COMMENTS. REV. 8/18/22
▲	A.A.N. RECORD SET 10/5/22
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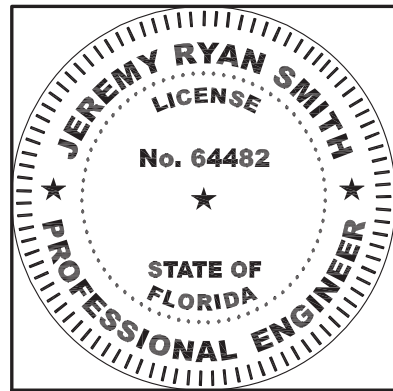
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 ECS FLORIDA, LLC

14 BALLROOM / PC - GUTTER DETAIL
 REF: 10/A3-H-38, 14/S.603



3"x3"x97mil (50ksi) 12ga. CONT. ANGLE.
 w/(4) #10-16 SCREW EA. VERT. STUD
 (2) 0.157" P.A.F.'s INTO BEAM FLANGE @ 8" o.c.

GC / ARCH EOR: MEMBERS SHOWN ARE DESIGNED TO THICKNESS AND PHYSICAL PROPERTIES THAT MEET THE DESIGN LOADS, IF OTHER SIZES/THICKNESSES ARE REQUIRED FOR ACM PANEL, OR OTHER REQUIREMENTS, PLEASE COORDINATE WITH CONTRACTOR PRIOR TO ORDERING. [e.g. FIVE-T-CO DWGs SHOW 16ga]



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Date: 7/29/22	Project Number: 220245

13 TYPICAL PORTE COCHERE / CANOPY CEILING FRAMING
 REF: 3/A3-H-27

Revisions

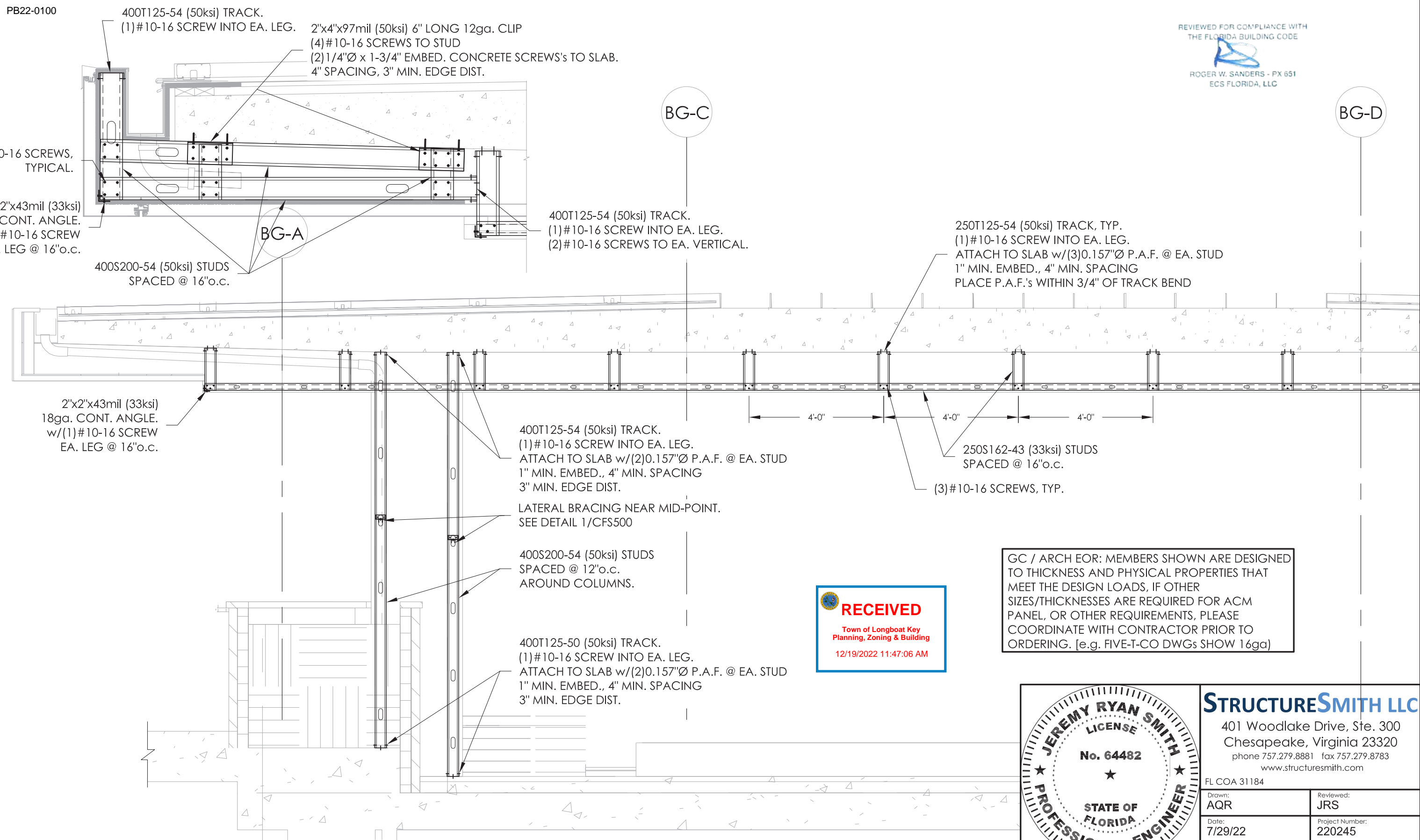
▲	MOSS 8/10 COMMENTS. REV. 8/18/22
▲	A.A.N. RECORD SET 10/5/22
▲	

EXTERIOR DETAILS
CFS308

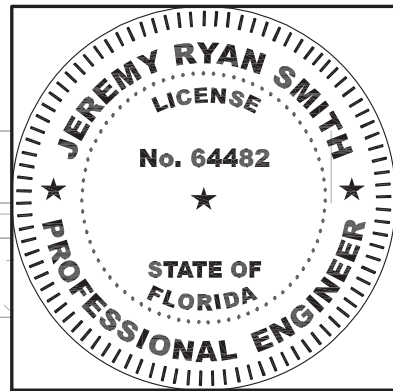
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Date: 7/29/22	Project Number: 220245

EXTERIOR
 DETAILS

CFS309

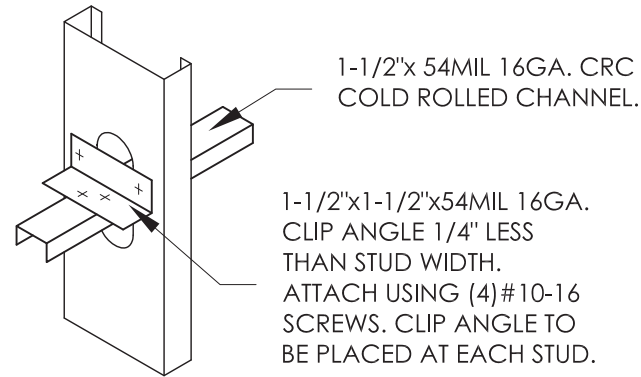
Revisions

▲	MOSS 8/10 COMMENTS. REV. 8/18/22
▲	A.A.N. RECORD SET 10/5/22
▲	
▲	

15 BEACH GRILL CANOPY CEILING FRAMING
 REF: 3/A3-H-27, 1/5.01 FIVE-TO-CO

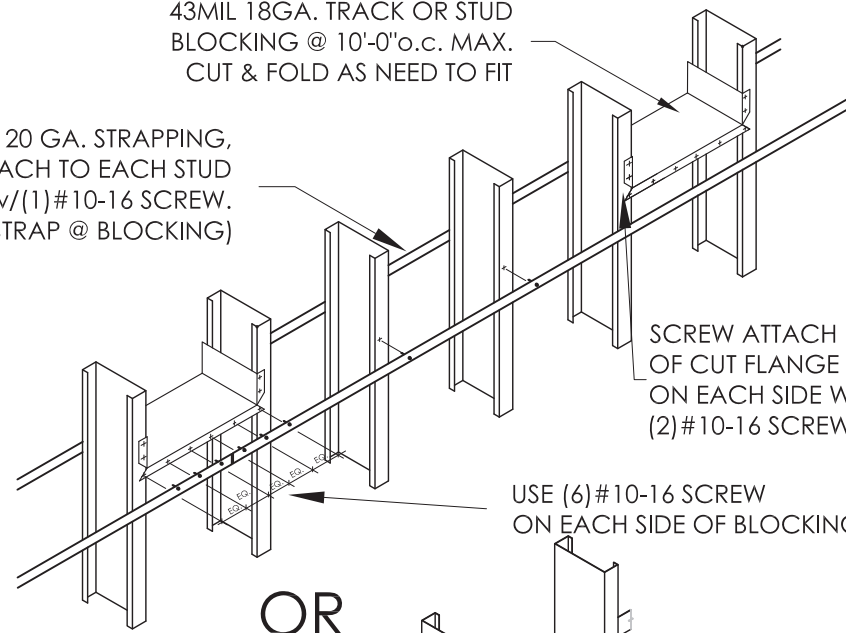
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PB22-0100



43MIL 18GA. TRACK OR STUD BLOCKING @ 10'-0" o.c. MAX. CUT & FOLD AS NEED TO FIT

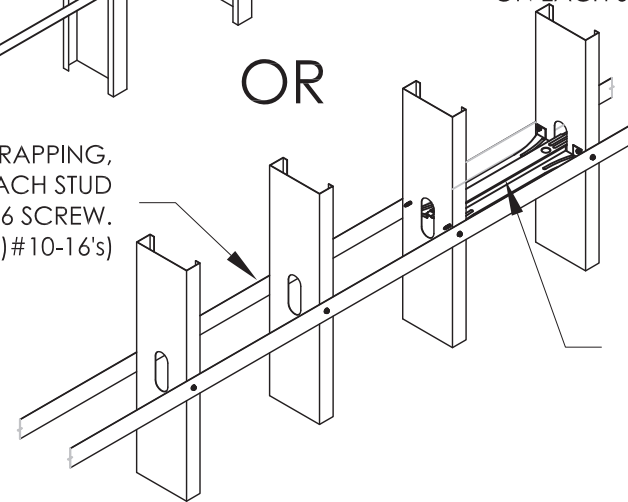
1-1/2" x 20 GA. STRAPPING, SCREW ATTACH TO EACH STUD FLANGE w/(1) #10-16 SCREW. (SPLICE STRAP @ BLOCKING)



THIS DETAIL IS NOT SUITABLE FOR WALL STUDS DEEPER THAN 6"

1-1/2" x 20 GA. STRAPPING, SCREW ATTACH TO EACH STUD FLANGE w/(1) #10-16 SCREW. (SPLICE STRAP w/ (3) #10-16's)

OR



1

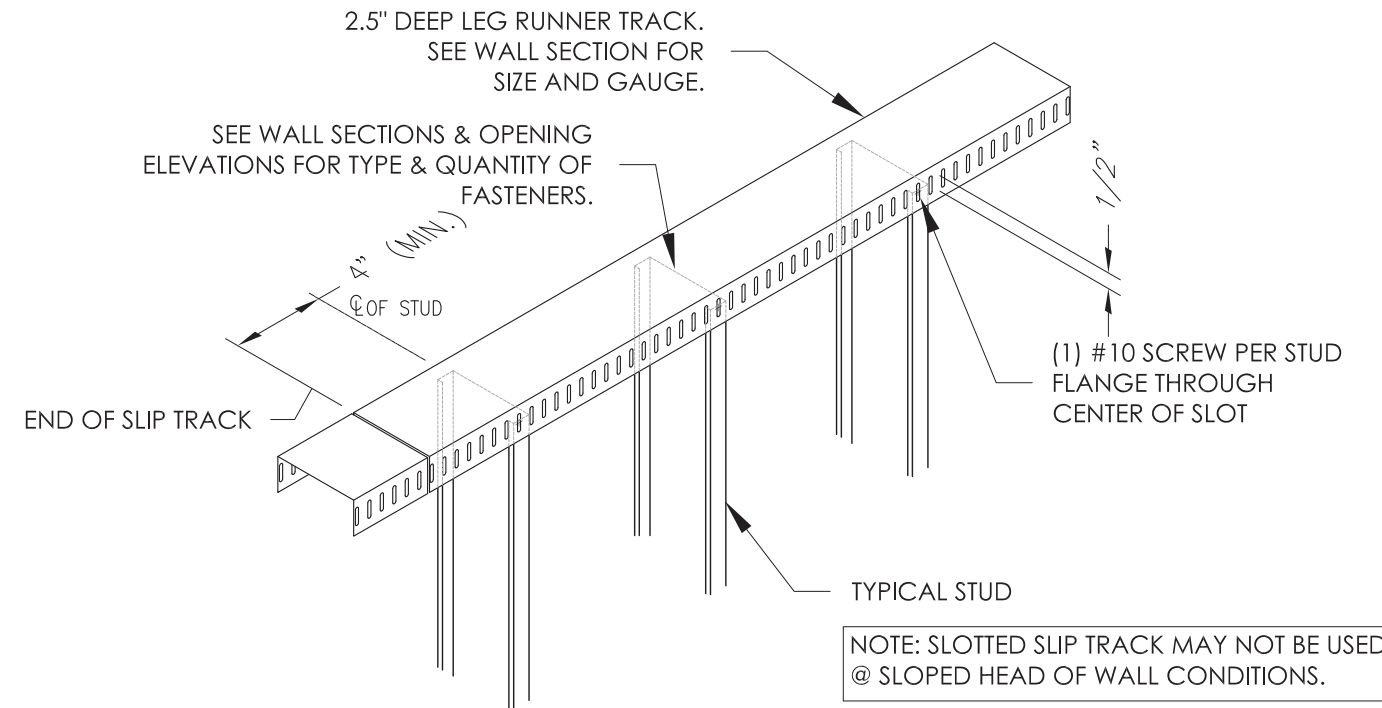
LATERAL BRACING DETAILS

REF: CRC & CLIPS OR STRAP & BLOCKING

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

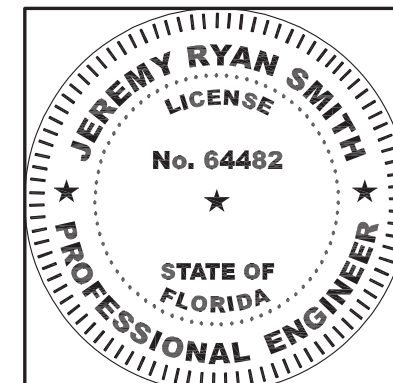
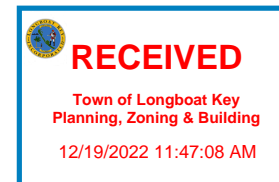


ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC



2

DEEP LEG OR SLOTTED SLIP TRACK



Revisions	
▲	A.A.N. RECORD SET 10/5/22
▲	
▲	

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Drawn: AQR	Reviewed: JRS
Date: 7/29/22	Project Number: 220245

FRAMING
DETAILS

CFS500

Cold-Formed Steel Shop Drawings & Calculations for:

StructureSmith Project #: **220245**

St. Regis Longboat Key Hotel & Residences

Longboat Key, FL



Calculation Cover Page

Signed & seal below constitutes certification for entire calculation package contained herein.

5-Oct-22

Submitted by:
J. Ryan Smith, P.E.
Principal



 <p>Jeremy Ryan Smith FL Lic # 64482 103 Monroe Ct, Carrollton, VA 23314</p>	<p>I hereby certify that this engineering report was prepared by me and under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Florida. (License No. 64482)</p> <p> Digitally signed by Jeremy R Smith DN: c=US, o=StructureSmith LLC, ou=A01410D0000017198539B6200002EEA, cn=Jeremy R Smith Date: 2022.10.05 20:01:04 -04'00'</p> <p>10/5/2022</p> <p>(signature) (date)</p> <p>This item has been digitally signed & sealed by J. Ryan Smith, P.E. on 10/05/22 Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.</p> <p>My license renewal date is February 28, 2023</p>
---	---

Firm COA 31184



**Component and cladding ultimate wind pressures
 (For 15 < h ≤ 30')**

Roof	Surface Pressure (psf)
Area	<10 sf
Negative Zone 1	-87.03
Negative Zone 2	-131.94
Negative Zone 3	-131.94
Positive Zone 1	47.72
Positive Zones 2 & 3	60.64
Overhang Zone 1&2	-95.45
Overhang Zone 3	-95.45

Overhang soffit pressure equals adjacent wall pressure reduced by internal pressure of 34.6 psf

Parapet	Solid Parapet Pressure (psf)
Parapet (Field)	155.70
Parapet (Corner)	155.70

Walls	Surface Pressure (psf)	
Area	10	500
Negative Zone 4	-86.46	-71.31
Negative Zone 5	-101.62	-71.31
Positive Zone 4 & 5	81.41	66.25

-86.45 x 0.6 = 51.8psf
 -101.62 x 0.6 = 60.97psf
 +81.41 x 0.6 = 48.85psf

**Component and cladding ultimate wind pressures
 (For h ≤ 15)**

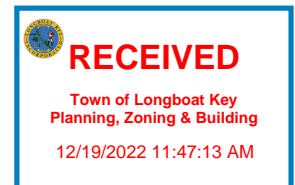
Roof	Surface Pressure (psf)
Area	<10 sf
Negative Zone 1	-77.14
Negative Zone 2	-116.96
Negative Zone 3	-116.96
Positive Zone 1	42.30
Positive Zones 2 & 3	53.75
Overhang Zone 1&2	-84.61
Overhang Zone 3	-84.61

Overhang soffit pressure equals adjacent wall pressure reduced by internal pressure of 34.6 psf

Parapet	Solid Parapet Pressure (psf)
Parapet (Field)	141.30
Parapet (Corner)	141.30

Walls	Surface Pressure (psf)	
Area	10	500
Negative Zone 4	-76.65	-63.21
Negative Zone 5	-90.08	-63.21
Positive Zone 4 & 5	72.17	58.73

-76.65 x 0.6 = -46.0psf
 -90.08 x 0.6 = -54.05psf
 +72.17 x 0.6 = 43.30psf



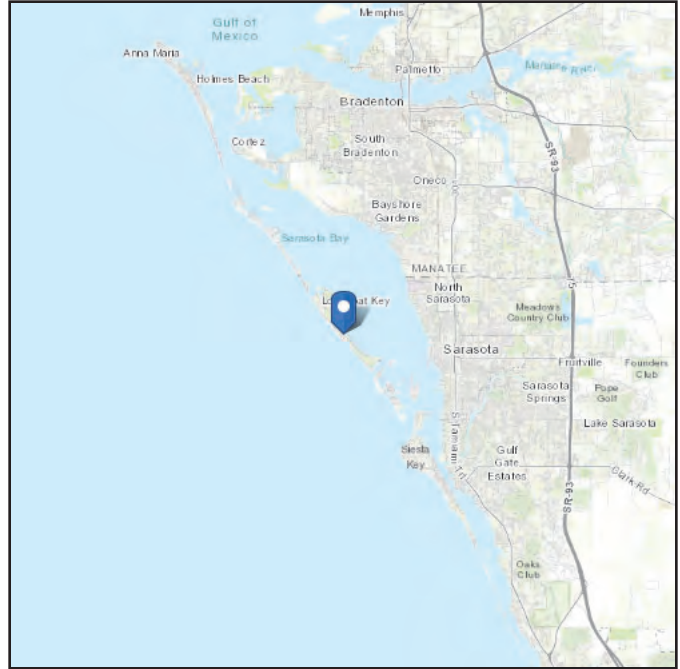
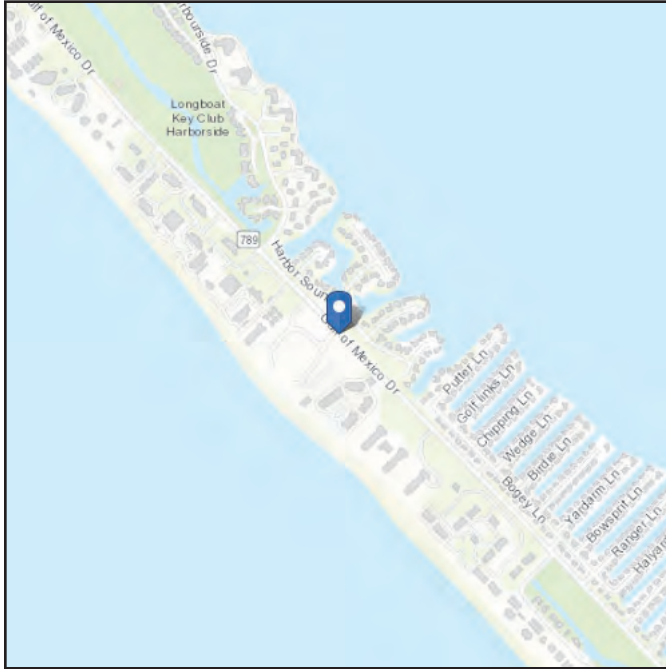


ASCE 7 Hazards Report

Address:
1620 Gulf of Mexico Dr
Longboat Key, Florida
34228

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Stiff Soil

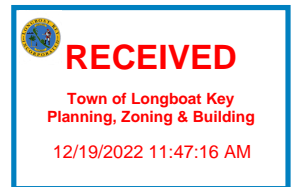
Elevation: 11.3 ft (NAVD 88)
Latitude: 27.352584
Longitude: -82.610305



Wind

Results:

Wind Speed	150 Vmph
10-year MRI	82 Vmph
25-year MRI	98 Vmph
50-year MRI	112 Vmph
100-year MRI	124 Vmph



Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2
Date Accessed: Wed Jun 08 2022

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2. Glazed openings shall be protected against wind-borne debris as specified in Section 26.12.3.

Project Name: 220245 - St Regis Longboat Key Exterior Framing

Page 1 of 1

Model: C&C Wind

Date: 07/30/2022

Code: ASCE 7-16

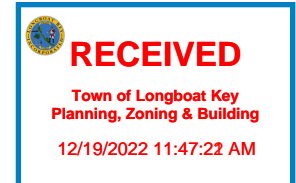
Simpson Strong-Tie® CFS Designer™ 4.2.0.13

WIND LOAD - ASCE 7-16

150 mph, Exposure D, Mean Roof Height = 35.0 ft

 K_{zt} at Base = 1 K_d = 0.85 , Roof Slope 0.0 degreesEnclosed Building, GC_{pi} = 0.18**WALL COMPONENTS AND CLADDING per ASCE7-16 Figure 30.3-1**

Tributary Area (ft ²)	<u>GCp by Zone</u>	
	Zone 4 (+/-)	Zone 5 (+/-)
10 ft ²	0.90/-0.99	0.90/-1.26
50 ft ²	0.79/-0.88	0.79/-1.04
500 ft ²	0.63/-0.72	0.63/-0.72



Height z (ft)	K_z	K_{zt}	K_e	q_z (psf)	Tributary Area (ft ²)	<u>Wind Pressures (psf) by Zone ()</u>		
						Windward (4,5)	Leeward (4)	Leeward (5)
0 - 35	1.19	1.00	1.00	58.45	10	63.1	-68.4	-84.2
					50	56.6	-61.9	-71.2
					500	47.3	-52.6	-52.6

PARAPETS

ASD PRESSURES USED IN CALCS GREATER THAN OR EQUAL TO PRESSURES SHOWN IN RF10411

GCp by Case and Zone

Tributary Area (ft ²)	Case A	Case A	Case B	Case B
	(Zone 4/-2) Front/-Back	(Zone 4 or 5/-3) Front/-Back	(Zone -4/4 or 5) -Front/Back	(Zone -5/4 or 5) -Front/Back
10 ft ²	0.90/-2.30	0.90/-3.20	-0.99/0.90	-1.26/0.90
50 ft ²	0.79/-1.93	0.79/-2.46	-0.88/0.79	-1.04/0.79
500 ft ²	0.63/-1.40	0.63/-1.40	-0.72/0.63	-0.72/0.63

Wind Pressures (psf) by Case and Zone ()

Top of Parapet (ft)	K_z	K_{zt-p}	K_e	q_{h-p}	Tributary Area (ft ²)	Case A	Case A	Case B	Case B
						(4/-2)	(4 or 5/-3)	(-4/4 or 5)	(-5/4 or 5)
70	1.35	1.00	1.00	65.94	10	211.0	270.3	-124.6	-142.4
					50	179.3	214.3	-110.1	-120.7
					500	133.9	133.9	-89.0	-89.0

The GCp Values

Do Not Always Vary Linearly between these Areas in Figures 30.3-1 through 30.5-1.

Therefore, Interpolation of These Calculated Values is Not Recommended.

Project Name: 220245 - St Regis Longboat Key Exterior Framing

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Model: C&C Wind

Date: 08/20/2022

Code: ASCE 7-16

Simpson Strong-Tie® CFS Designer™ 4.2.0.13

WIND LOAD - ASCE 7-16

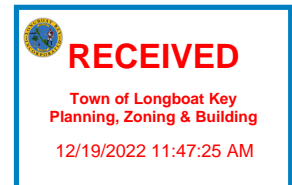
158 mph, Exposure D, Mean Roof Height = 30.0 ft

 K_{zt} at Base = 1 $K_d = 1.00$, Roof Slope 2.0 degreesEnclosed Building, $GC_{pi} = 0.18$

(Wind Loads Shown are for Alternate Basic Load Combinations Using Allowable Stress Design and are Multiplied by a Factor of 0.6 to convert to ASD)

WALL COMPONENTS AND CLADDING per ASCE7-16 Figure 30.3-1

Tributary Area (ft ²)	<u>GC_p by Zone</u>	
	Zone 4 (+/-)	Zone 5 (+/-)
10 ft ²	0.90/-0.99	0.90/-1.26
50 ft ²	0.79/-0.88	0.79/-1.04
500 ft ²	0.63/-0.72	0.63/-0.72



Height z (ft)	K_z	K_{zt}	K_e	q_z (psf)	Tributary Area (ft ²)	<u>Wind Pressures (psf) by Zone ()</u>		
						Windward (4,5)	Leeward (4)	Leeward (5)
0 - 30	1.16	1.00	1.00	74.27	10	48.1	-52.1	-64.2
					50	43.2	-47.2	-54.3
					500	36.1	-40.1	-40.1

PARAPETS

Tributary Area (ft ²)	<u>GC_p by Case and Zone</u>			
	Case A (Zone 4/-2)	Case A (Zone 4 or 5/-3)	Case B (Zone -4/4 or 5)	Case B (Zone -5/4 or 5)
	Front/-Back	Front/-Back	-Front/Back	-Front/Back
10 ft ²	0.90/-2.30	0.90/-3.20	-0.99/0.90	-1.26/0.90
50 ft ²	0.79/-1.93	0.79/-2.46	-0.88/0.79	-1.04/0.79
500 ft ²	0.63/-1.40	0.63/-1.40	-0.72/0.63	-0.72/0.63

Top of Parapet (ft)	K_z	K_{zt-p}	K_e	q_{h-p}	Tributary Area (ft ²)	<u>Wind Pressures (psf) by Case and Zone ()</u>			
						Case A (4/-2)	Case A (4 or 5/-3)	Case B (-4/4 or 5)	Case B (-5/4 or 5)
30	1.16	1.00	1.00	74.27	10	142.6	182.7	-84.2	-96.3
					50	121.2	144.8	-74.4	-81.6
					500	90.5	90.5	-60.2	-60.2

The GC_p Values

Do Not Always Vary Linearly between these Areas in Figures 30.3-1 through 30.5-1.

Therefore, Interpolation of These Calculated Values is Not Recommended.

ROOF COMPONENTS AND CLADDING - Gable ROOF

ASCE7-16 Figure 30.3-2A

 $K_h = 1.16$; K_{zt} at roof = 1.00; $K_e = 1.00$; $q_h = 74.27$ psf

Project Name: 220245 - St Regis Longboat Key Exterior Framing

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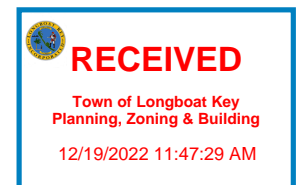
Model: C&C Wind

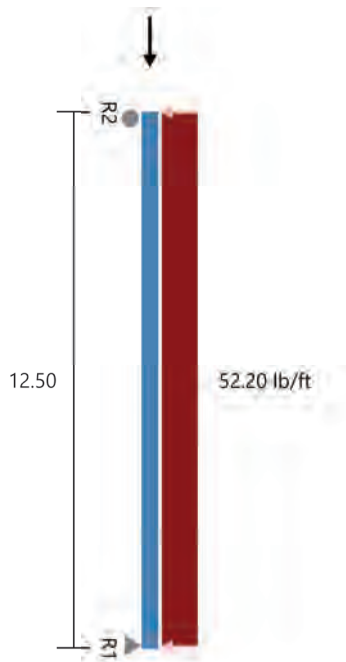
Date: 08/20/2022

Code: ASCE 7-16

Simpson Strong-Tie® CFS Designer™ 4.2.0.13

Zone	Positive Pressure, p (psf)				Negative Pressure, p (psf)					
	A=10		A=100		A=10		A=100		A=500	
	GC _p	p	GC _p	p	GC _p	p	GC _p	p	GC _p	p
Roof 1	0.30	21.39	0.20	16.93	-1.70	-83.78	-1.29	-65.42	-1.00	-52.59
Roof 2	0.30	21.39	0.20	16.93	-2.30	-110.52	-1.77	-86.91	-1.40	-70.41
Roof 3	0.30	21.39	0.20	16.93	-3.20	-150.63	-2.14	-103.41	-1.40	-70.41
Roof 1'	0.30	21.39	0.20	16.93	-0.90	-48.13	-0.90	-48.13	-0.55	-32.56
Overhang Zone 1					-1.70	-83.78	-1.60	-79.33	-1.00	-52.59
Overhang Zone 2					-2.30	-110.52	-1.10	-57.04	-1.10	-57.04
Overhang Zone 3					-3.20	-150.63	-1.96	-95.55	-1.10	-57.04





Section : 600S162-43 (33 ksi) @ 12" o.c. Single C Stud (punched)

Maxo = 1390.0 ft-lb Va = 1415.7 lb I = 2.32 in⁴

Loads have not been modified for strength checks
 Loads have been multiplied by 0.70 for deflection calculations

Bridging Connectors - Design Method =AISI S100

Span	Axial KyLy, KtLt	Flexural, Distortional	Connector	Stress Ratio
Span	Mid-Pt, Mid-Pt	Mid-Pt, 150.0"	LSUBH3.25 (Max)	0.84

Web Crippling

Support	Load (lb)	Bearing (in)	Pa (lb)	M (ft-lbs)	Max Int.	Stiffener?
R2	326.3	2.00	325.9	0.0	0.52	YES
R1	326.3	2.00	325.9	0.0	0.52	YES

*** after support means punched near support

Gravity Load

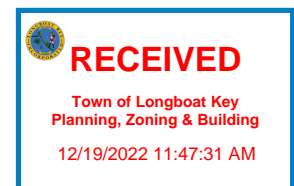
Type	Load (lb)
Uniform	12.00plf

USE FOR CONN:
 - 43mil bottom track - 451# all
 - 54mil top slotted - 360# all

	Code Check	Required	Allowed	Interaction	Notes
Span	Max. Axial, lbs	150.0(c)	2342.4(c)	6%	KΦ=0.00 lb-in/in Max KL/r = 130
	Max. Shear, lbs	326.3	1240.3	26%	Shear (Punched)
	Max. Moment (MaFy, Ma-dist), ft-lbs	1019.5	1205.1	85%	Ma-dist (control), KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	1019.5	1054.2	97%	
	Shear/Moment	0.73	1.00	73%	Shear 0.0, Moment 1019.5
	Axial/Moment	1.00	1.00	100%	Axial 76.2(c), Moment 1019.3
	Deflection Span, in	0.294	--meets L/511--		

Support	Rx(lb)	Ry(lb)	Simpson Strong-Tie Connector	Connector Interaction	Anchor Interaction
R2	326.3	0.0	By Others & Anchorage Designed by Engineer	NA	NA
R1	326.3	150.0	By Others & Anchorage Designed by Engineer	NA	NA

* Reference catalog for connector and anchor requirement notes as well as screw placement requirements



Project Name: 220245 - St Regis Longboat Key Exterior Framing

Page 1 of 1

Model: Gutter Ceiling Studs (-113.7psf x 0.6ASD)

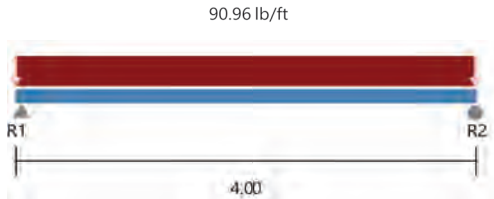
Date: 07/30/2022

Code: 2012 NASPEC [AISI S100-2012]

Simpson Strong-Tie® CFS Designer™ 4.2.0.13

Section: 250S162-43 (33 ksi) @ 16" o.c. Single C Stud (punched)
 Maxo = 435.3 ft-lb Va = 1265.5 lb I = 0.30 in⁴

Loads have not been modified for strength checks
 Loads have not been modified for deflection calculations



Bridging Connectors - Design Method =AISI S100

Span	Axial KyLy, KtLt	Flexural, Distortional	Connector	Stress Ratio
Span	NA	None, 48.0"	N/A	-

Web Crippling

Support	Load (lb)	Bearing (in)	Pa (lb)	M (ft-lbs)	Max Int.	Stiffener?
R1	181.9	1.00	287.3	0.0	0.33	NO
R2	181.9	1.00	287.3	0.0	0.33	NO

*** after support means punched near support

	Code Check	Required	Allowed	Interaction	Notes
Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	181.9	394.2	46%	Shear (Punched)
	Max. Moment (MaFy, Ma-dist), ft-lbs	181.9	435.3	42%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	181.9	396.5	46%	
	Shear/Moment	0.46	1.00	46%	Shear 181.9, Moment 0.0
	Axial/Moment	0.42	1.00	42%	Axial 0.0(c), Moment 181.9
	Deflection Span, in	0.059	--meets L/816--		

Support	Rx(lb)	Ry(lb)	Simpson Strong-Tie Connector	Connector Interaction	Anchor Interaction
R1	0.0	181.9	By Others & Anchorage Designed by Engineer	NA	NA
R2	0.0	181.9	By Others & Anchorage Designed by Engineer	NA	NA

* Reference catalog for connector and anchor requirement notes as well as screw placement requirements



Project Name: 220245 - St Regis Longboat Key Exterior Framing

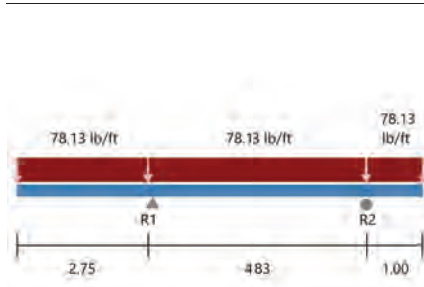
Page 1 of 1

Model: Ballroom Ext Ceiling Slope (-97.6x0.6ASD)

Date: 07/30/2022

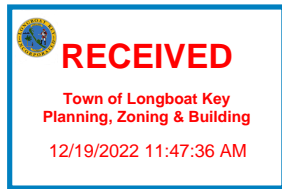
Code: 2012 NASPEC [AISI S100-2012]

Simpson Strong-Tie® CFS Designer™ 4.2.0.13



Section: 250S162-43 (33 ksi) @ 16" o.c. Single C Stud (punched)
 Maxo = 435.3 ft-lb Va = 1265.5 lb I = 0.30 in⁴

Loads have not been modified for strength checks
 Loads have not been modified for deflection calculations



Bridging Connectors - Design Method =AISI S100

Span	Axial KyLy, KtLt	Flexural, Distortional	Connector	Stress Ratio
Left Cant.	NA	None, 33.0"	N/A	-
Span	NA	None, 58.0"	N/A	-
Right Cant.	NA	None, 12.0"	N/A	-

Web Crippling

Support	Load (lb)	Bearing (in)	Pa (lb)	M (ft-lbs)	Max Int.	Stiffener?
R1	456.6	2.00	675.1	295.4	0.78	NO
R2	213.7	2.00	675.1	39.1	0.23	NO

*** after support means punched near support

	Code Check	Required	Allowed	Interaction	Notes
Left Cant.	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	214.9	394.2	55%	Shear (Punched)
	Max. Moment (MaFy, Ma-dist), ft-lbs	295.4	435.3	68%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	188.6	397.8	47%	
	Shear/Moment	0.87	1.00	87%	Shear 214.9, Moment 295.4
	Axial/Moment	0.68	1.00	68%	Axial 0.0(c), Moment 295.4
	Deflection Cant., in	0.183	--meets L/360--		2 x Cantilever
Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	241.8	394.2	61%	Shear (Punched)
	Max. Moment (MaFy, Ma-dist), ft-lbs	295.4	435.3	68%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	97.5	389.2	25%	
	Shear/Moment	0.91	1.00	91%	Shear 241.8, Moment 295.4
	Axial/Moment	0.68	1.00	68%	Axial 0.0(c), Moment 295.4
Deflection Span, in	0.016	--meets L/3517--			
Right Cant.	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	78.1	394.2	20%	Shear (Punched)
	Max. Moment (MaFy, Ma-dist), ft-lbs	39.1	435.3	9%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	24.9	397.8	6%	
	Shear/Moment	0.22	1.00	22%	Shear 78.1, Moment 39.1
	Axial/Moment	0.09	1.00	9%	Axial 0.0(c), Moment 39.1
	Deflection Cant., in	0.011	--meets L/2196--		2 x Cantilever

Support	Rx(lb)	Ry(lb)	Simpson Strong-Tie Connector	Connector Interaction	Anchor Interaction
R1	0.0	456.6	By Others & Anchorage Designed by Engineer	NA	NA
R2	0.0	213.8	By Others & Anchorage Designed by Engineer	NA	NA

* Reference catalog for connector and anchor requirement notes as well as screw placement requirements

Project Name: 220245 - St Regis Longboat Key Exterior Framing

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Model: Event Lawn Ceiling Studs (-95psf x0.6 -18)

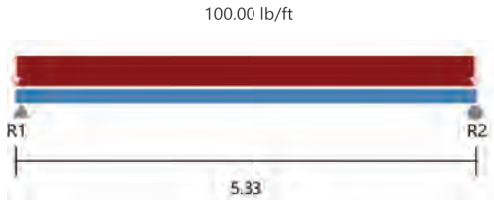
Date: 07/30/2022

Code: 2012 NASPEC [AISI S100-2012]

Simpson Strong-Tie® CFS Designer™ 4.2.0.13

Section: 250S162-43 (33 ksi) @ 16" o.c. Single C Stud (punched)
 Maxo = 435.3 ft-lb Va = 1265.5 lb I = 0.30 in⁴

Loads have not been modified for strength checks
 Loads have not been modified for deflection calculations



Bridging Connectors - Design Method =AISI S100

Span	Axial KyLy, KtLt	Flexural, Distortional	Connector	Stress Ratio
Span	NA	None, 64.0"	N/A	-

Web Crippling

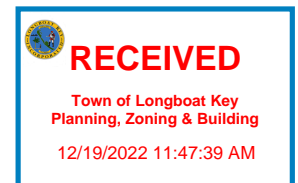
Support	Load (lb)	Bearing (in)	Pa (lb)	M (ft-lbs)	Max Int.	Stiffener?
R1	266.7	1.00	287.3	0.0	0.48	NO
R2	266.7	1.00	287.3	0.0	0.48	NO

*** after support means punched near support

	Code Check	Required	Allowed	Interaction	Notes
Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	266.7	394.2	68%	Shear (Punched)
	Max. Moment (MaFy, Ma-dist), ft-lbs	355.5	435.3	82%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	355.5	363.7	98%	
	Shear/Moment	0.82	1.00	82%	Shear 0.0, Moment 355.5
	Axial/Moment	0.82	1.00	82%	Axial 0.0(c), Moment 355.5
	Deflection Span, in	0.204	--meets L/313--		

Support	Rx(lb)	Ry(lb)	Simpson Strong-Tie Connector	Connector Interaction	Anchor Interaction
R1	0.0	266.7	By Others & Anchorage Designed by Engineer	NA	NA
R2	0.0	266.7	By Others & Anchorage Designed by Engineer	NA	NA

* Reference catalog for connector and anchor requirement notes as well as screw placement requirements



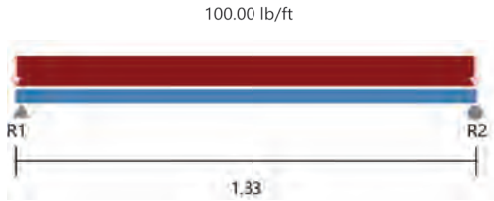
Project Name: 220245 - St Regis Longboat Key Exterior Framing

Model: Event Lawn Small Ceiling Studs (-95psf x0.6 -18)

Code: 2012 NASPEC [AISI S100-2012]

Section: 250S162-43 (33 ksi) @ 16" o.c. Single C Stud (punched)
 Maxo = 435.3 ft-lb Va = 1265.5 lb I = 0.30 in⁴

Loads have not been modified for strength checks
 Loads have not been modified for deflection calculations



Bridging Connectors - Design Method =AISI S100

Span	Axial KyLy, KtLt	Flexural, Distortional	Connector	Stress Ratio
Span	NA	None, 16.0"	N/A	-

Web Crippling

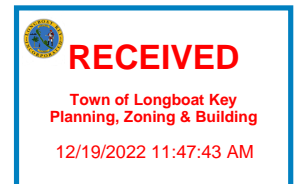
Support	Load (lb)	Bearing (in)	Pa (lb)	M (ft-lbs)	Max Int.	Stiffener?
R1	66.5	1.00	287.3	0.0	0.12	NO
R2	66.5	1.00	287.3	0.0	0.12	NO

*** after support means punched near support

	Code Check	Required	Allowed	Interaction	Notes
Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	66.5	394.2	17%	Shear (Punched)
	Max. Moment (MaFy, Ma-dist), ft-lbs	22.1	435.3	5%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	22.1	397.8	6%	
	Shear/Moment	0.17	1.00	17%	Shear 66.5, Moment 0.0
	Axial/Moment	0.05	1.00	5%	Axial 0.0(c), Moment 22.1
	Deflection Span, in	0.001	--meets L/20196--		

Support	Rx(lb)	Ry(lb)	Simpson Strong-Tie Connector	Connector Interaction	Anchor Interaction
R1	0.0	66.5	By Others & Anchorage Designed by Engineer	NA	NA
R2	0.0	66.5	By Others & Anchorage Designed by Engineer	NA	NA

* Reference catalog for connector and anchor requirement notes as well as screw placement requirements



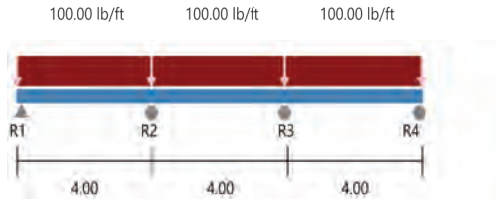
Project Name: 220245 - St Regis Longboat Key Exterior Framing
 Model: Beach Grill Ceiling Framing (-95psf x 0.6 -18psf DL) - Duplicate -
 Code: 2012 NASPEC [AISI S100-2012]

Page 1 of 2
 Date: 07/30/2022

Simpson Strong-Tie® CFS Designer™ 4.2.0.13

Section: 250S162-43 (33 ksi) @ 16" o.c. Single C Stud (unpunched)
 Maxo = 435.3 ft-lb Va = 1265.5 lb I = 0.30 in⁴

Loads have not been modified for strength checks
 Loads have not been modified for deflection calculations



use 54mil top track into slab
 647# all tension, 3 PAF to slab
 510# all tension

Bridging Connectors - Design Method =AISI S100

Span	Axial KyLy, KtLt	Flexural, Distortional	Connector	Stress Ratio
Left Span	NA	Full, 48.0"	N/A	-
Middle	NA	Full, 48.0"	N/A	-
Right Span	NA	Full, 48.0"	N/A	-

Web Crippling

Support	Load (lb)	Bearing (in)	Pa (lb)	M (ft-lbs)	Max Int.	Stiffener?
R1	160.0	2.00	361.4	0.0	0.23	NO
R2	440.0	4.00	810.0	160.0	0.52	NO
R3	440.0	1.00	579.7	160.0	0.64	NO
R4	160.0	1.00	287.3	0.0	0.29	NO

*** after support means punched near support

	Code Check	Required	Allowed	Interaction	Notes
Left Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	240.0	1265.5	19%	
	Max. Moment (MaFy, Ma-dist), ft-lbs	160.0	435.3	37%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	128.0	435.3	29%	
	Shear/Moment	0.41	1.00	41%	Shear 240.0, Moment 160.0
	Axial/Moment	0.37	1.00	37%	Axial 0.0(c), Moment 160.0
	Deflection Span, in	0.034	--meets L/1404--		
Middle Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	200.0	1265.5	16%	
	Max. Moment (MaFy, Ma-dist), ft-lbs	160.0	435.3	37%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	40.0	435.3	9%	
	Shear/Moment	0.40	1.00	40%	Shear 200.0, Moment 160.0
	Axial/Moment	0.37	1.00	37%	Axial 0.0(c), Moment 160.0
	Deflection Span, in	0.003	--meets L/18564--		
Right Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	240.0	1265.5	19%	
	Max. Moment (MaFy, Ma-dist), ft-lbs	160.0	435.3	37%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	128.0	435.3	29%	
	Shear/Moment	0.41	1.00	41%	Shear 240.0, Moment 160.0
	Axial/Moment	0.37	1.00	37%	Axial 0.0(c), Moment 160.0
	Deflection Span, in	0.034	--meets L/1404--		

Support	Rx(lb)	Ry(lb)	Simpson Strong-Tie Connector	Connector Interaction	Anchor Interaction
R1	0.0	160.0	By Others & Anchorage Designed by Engineer	NA	NA
R2	0.0	440.0	By Others & Anchorage Designed by Engineer	NA	NA



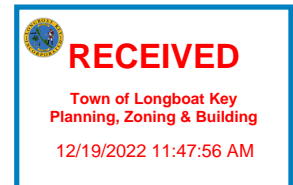
Project Name: 220245 - St Regis Longboat Key Exterior Framing
Model: Beach Grill Ceiling Framing (-95psf x 0.6 -18psf DL) - Duplicate -
Code: 2012 NASPEC [AISI S100-2012]

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Date: 07/30/2022

Simpson Strong-Tie® CFS Designer™ 4.2.0.13

R3	0.0	440.0	By Others & Anchorage Designed by Engineer	NA	NA
R4	0.0	160.0	By Others & Anchorage Designed by Engineer	NA	NA

* Reference catalog for connector and anchor requirement notes as well as screw placement requirements



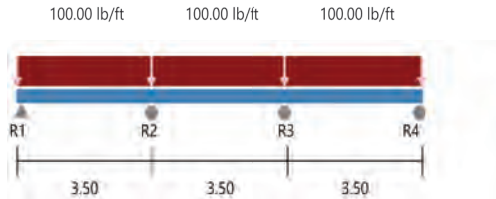
Project Name: 220245 - St Regis Longboat Key Exterior Framing

Model: Exterior Furred Ceiling Framing (-95psf x 0.6 -18psf DL)

Code: 2012 NASPEC [AISI S100-2012]

Section: 162S162-43 (33 ksi) @ 16" o.c. Single C Stud (unpunched)
 Maxo = 250.9 ft-lb Va = 777.1 lb I = 0.11 in⁴

Loads have not been modified for strength checks
 Loads have not been modified for deflection calculations



USE 68MIL 8" LONG CLIP
 407#all > 385 use (3)paf
 with 510# all

Bridging Connectors - Design Method =AISI S100

Span	Axial KyLy, KtLt	Flexural, Distortional	Connector	Stress Ratio
Left Span	NA	Full, 42.0"	N/A	-
Middle	NA	Full, 42.0"	N/A	-
Right Span	NA	Full, 42.0"	N/A	-

Web Crippling

Support	Load (lb)	Bearing (in)	Pa (lb)	M (ft-lbs)	Max Int.	Stiffener?
R1	140.0	2.00	374.3	0.0	0.19	NO
R2	385.0	4.00	823.3	122.5	0.55	NO
R3	385.0	1.00	589.2	122.5	0.65	NO
R4	140.0	1.00	297.6	0.0	0.24	NO

*** after support means punched near support

	Code Check	Required	Allowed	Interaction	Notes
Left Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	210.0	777.1	27%	
	Max. Moment (MaFy, Ma-dist), ft-lbs	122.5	250.9	49%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	98.0	250.9	39%	
	Shear/Moment	0.56	1.00	56%	Shear 210.0, Moment 122.5
	Axial/Moment	0.49	1.00	49%	Axial 0.0(c), Moment 122.5
	Deflection Span, in	0.054	--meets L/784--		
Middle Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	175.0	777.1	23%	
	Max. Moment (MaFy, Ma-dist), ft-lbs	122.5	250.9	49%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	30.6	250.9	12%	
	Shear/Moment	0.54	1.00	54%	Shear 175.0, Moment 122.5
	Axial/Moment	0.49	1.00	49%	Axial 0.0(c), Moment 122.5
	Deflection Span, in	0.004	--meets L/10362--		
Right Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	210.0	777.1	27%	
	Max. Moment (MaFy, Ma-dist), ft-lbs	122.5	250.9	49%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	98.0	250.9	39%	
	Shear/Moment	0.56	1.00	56%	Shear 210.0, Moment 122.5
	Axial/Moment	0.49	1.00	49%	Axial 0.0(c), Moment 122.5
	Deflection Span, in	0.054	--meets L/784--		

Support	Rx(lb)	Ry(lb)	Simpson Strong-Tie Connector	Connector Interaction	Anchor Interaction
R1	0.0	140.0	By Others & Anchorage Designed by Engineer	NA	NA
R2	0.0	385.0	By Others & Anchorage Designed by Engineer	NA	NA



Project Name: 220245 - St Regis Longboat Key Exterior Framing

Page 2 of 2

Model: Exterior Furred Ceiling Framing (-95psf x 0.6 -18psf DL) - Duplicate

Date: 07/30/2022

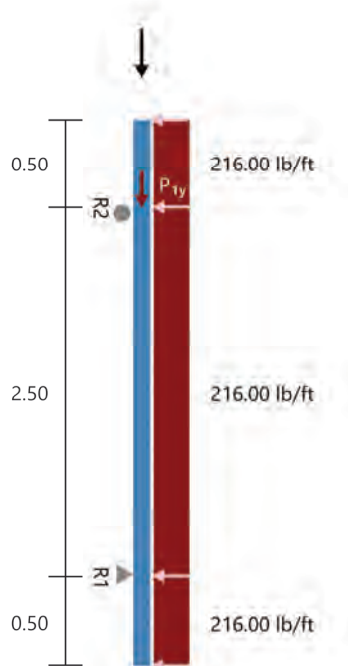
Code: 2012 NASPEC [AISI S100-2012]

Simpson Strong-Tie® CFS Designer™ 4.2.0.13

R3	0.0	385.0	By Others & Anchorage Designed by Engineer	NA	NA
R4	0.0	140.0	By Others & Anchorage Designed by Engineer	NA	NA

* Reference catalog for connector and anchor requirement notes as well as screw placement requirements





Section : 250S162-54 (50 ksi) @ 16" o.c. Single C Stud (punched)

Maxo = 784.6 ft-lb Va = 2352.8 lb I = 0.37 in⁴

Loads have not been modified for strength checks
 Loads have been multiplied by 0.70 for deflection calculations

Bridging Connectors - Design Method =AISI S100

Span	Axial KyLy, KtLt	Flexual, Distortional	Connector	Stress Ratio
Top Cant.	None, None	None, 6.0"	N/A	-
Span	None, None	None, 30.0"	N/A	-
Bottom Cant.	None, None	None, 6.0"	N/A	-

Web Crippling

Support	Load (lb)	Bearing (in)	Pa (lb)	M (ft-lbs)	Max Int.	Stiffener?
R2	378.0	1.00	1349.8	27.0	0.18	NO
R1	378.0	1.00	1349.8	27.0	0.18	NO

*** after support means punched near support

Gravity Load

Type	Load (lb)
Uniform	33.33plf
P1y	450.00lb @ 3.00ft

use 68mil clip with 2 tapcons
 407lb allow, 645# for pair
 tapcons in tension - OK

	Code Check	Required	Allowed	Interaction	Notes
Top Cant.	Max. Axial, lbs	466.7(c)	7766.8(c)	6%	KΦ=0.00 lb-in/in Max KL/r = 26
	Max. Shear, lbs	108.0	564.6	19%	Shear (Punched)
	Max. Moment (MaFy, Ma-dist), ft-lbs	27.0	784.6	3%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	17.2	718.7	2%	
	Shear/Moment	0.19	1.00	19%	Shear 108.0, Moment 27.0
	Axial/Moment	0.10	1.00	10%	Axial 466.7(c), Moment 27.0
	Deflection Cant., in	0.006	--meets L/2091--		2 x Cantilever
Span	Max. Axial, lbs	550.0(c)	5944.1(c)	9%	KΦ=0.00 lb-in/in Max KL/r = 49
	Max. Shear, lbs	270.0	564.6	48%	Shear (Punched)
	Max. Moment (MaFy, Ma-dist), ft-lbs	141.8	784.6	18%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	141.8	718.7	20%	
	Shear/Moment	0.48	1.00	48%	Shear 270.0, Moment 27.0
	Axial/Moment	0.28	1.00	28%	Axial 508.9(c), Moment 141.7
	Deflection Span, in	0.010	--meets L/3047--		
Bottom Cant.	Max. Axial, lbs	16.7(t)	9454.7(t)	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	108.0	564.6	19%	Shear (Punched)
	Max. Moment (MaFy, Ma-dist), ft-lbs	27.0	784.6	3%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	17.2	718.7	2%	
	Shear/Moment	0.19	1.00	19%	Shear 108.0, Moment 27.0
	Axial/Moment	0.04	1.00	4%	Axial 16.7(t), Moment 27.0
	Deflection Cant., in	0.006	--meets L/2091--		2 x Cantilever



Project Name: 220245 - St Regis Longboat Key Exterior Framing

Page 2 of 2

Model: Stone Support Framing

Date: 07/30/2022

Code: 2012 NASPEC [AISI S100-2012]

Simpson Strong-Tie® CFS Designer™ 4.2.0.13

Support	Rx(lb)	Ry(lb)	Simpson Strong-Tie Connector	Connector Interaction	Anchor Interaction
R2	378.0	0.0	By Others & Anchorage Designed by Engineer	NA	NA
R1	378.0	566.7	By Others & Anchorage Designed by Engineer	NA	NA

* Reference catalog for connector and anchor requirement notes as well as screw placement requirements

use 68mil clip with (2) tapcons, tension allow 407lbs > 378



Project Name: 220245 - St Regis Longboat Key Exterior Framing

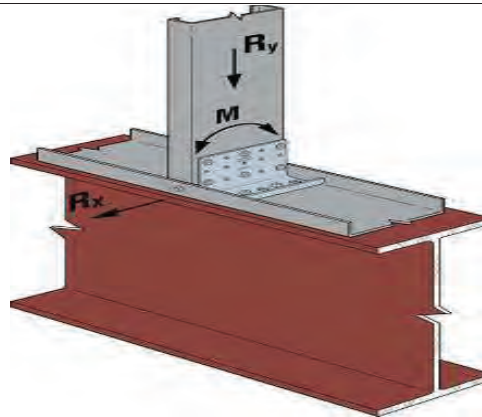
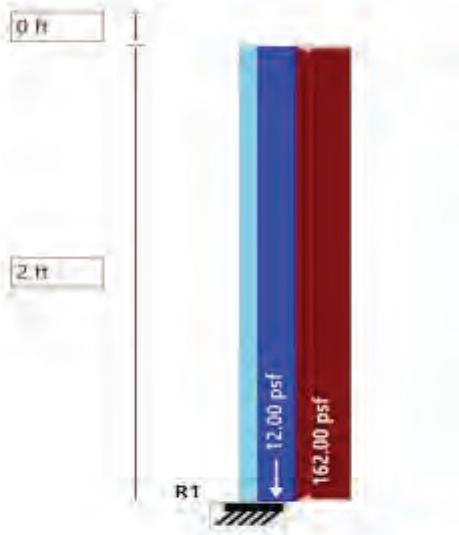
Page 1 of 1

Model: KneeWall @ Ballroom Parapet

Date: 07/30/2022

Code: 2012 NASPEC [AISI S100-2012]

Simpson Strong-Tie® CFS Designer™ 4.2.0.13



Vertical

F2= 32.00 lb

Wind

F4= 432.00 lb

M= 432.00 ft-lbs

Connector : RCKW5.5 @16 (in) oc w/ (6)#12 Screws

Anchor : (4) #12 Screws to Steel

Steel Connector Stiffness: 266100 in-lb/rad

Section : 600S162-54 (50 ksi) Single C Stud @ 16 "o.c.

Maxo= 2527.1 ft-lb

Va= 2822.9 lb

Pa = 7891.0 lbs

Moment of Inertia, I=2.86 in⁴

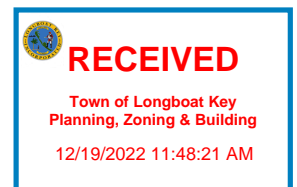
Loads have NOT been modified for strength checks

Loads have been multiplied by 0.70 for wind deflection calculations

Stud Bracing (KyLy,KtLt) Distance: 24 " o.c.

Distortional Buckling Inputs: $k\phi = 0$ lb-in/in; Lm = None

		Wind Req'd	Capacity	Interaction
Member (ASD)	Axial, lbs	32.00	7891.0	0.41%
	Shear, lbs	432.00	1947.4	22.18%
	Moment, ft-lbs	432.00	2158.0	20.02%
	Shear/Moment	0.229	1.000	22.90%
	Axial/Moment	0.204	1.000	20.40%
	Deflection Member, in	0.006		
	Deflection Connector, in	0.327		
Total Deflection, in	0.333			
	L/	L/144		
Connector & Anchorage	Shear, lbs	432.00	1295	33.36%
	Moment, in-lbs	5184.00	6430	80.62%
	Shear/Moment			87.25%



*Loads for anchors converted to LRFD for design per ACI 318-14 chapter 17

Project Name: 220245 - St Regis Longboat Key Exterior Framing

Page 1 of 1

Model: PC Column Wrap Framing (-93psf x 0.6)

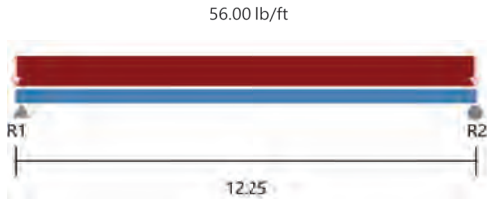
Date: 07/30/2022

Code: 2012 NASPEC [AISI S100-2012]

Simpson Strong-Tie® CFS Designer™ 4.2.0.13

Section: 600S162-43 (33 ksi) @ 12" o.c. Single C Stud (unpunched)
 Maxo = 1390.0 ft-lb Va = 1415.7 lb I = 2.32 in⁴

Loads have not been modified for strength checks
 Loads have not been modified for deflection calculations



Bridging Connectors - Design Method =AISI S100

Span	Axial KyLy, KtLt	Flexural, Distortional	Connector	Stress Ratio
Span	NA	Mid-Pt, 147.0"	SUBH3.25 (Max)	-

Web Crippling

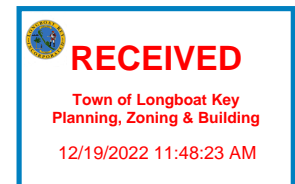
Support	Load (lb)	Bearing (in)	Pa (lb)	M (ft-lbs)	Max Int.	Stiffener?
R1	343.0	2.00	325.9	0.0	0.55	YES
R2	343.0	4.00	420.3	0.0	0.42	NO

*** after support means punched near support

	Code Check	Required	Allowed	Interaction	Notes
Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	343.0	1415.7	24%	
	Max. Moment (MaFy, Ma-dist), ft-lbs	1050.4	1205.1	87%	Ma-dist (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	1050.4	1068.0	98%	
	Shear/Moment	0.76	1.00	76%	Shear 0.0, Moment 1050.4
	Axial/Moment	0.76	1.00	76%	Axial 0.0(c), Moment 1050.4
	Deflection Span, in	0.415	--meets L/354--		

Support	Rx(lb)	Ry(lb)	Simpson Strong-Tie Connector	Connector Interaction	Anchor Interaction
R1	0.0	343.0	By Others & Anchorage Designed by Engineer	NA	NA
R2	0.0	343.0	By Others & Anchorage Designed by Engineer	NA	NA

* Reference catalog for connector and anchor requirement notes as well as screw placement requirements



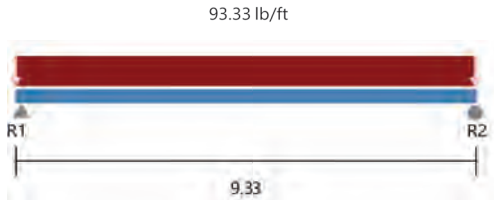
Project Name: 220245 - St Regis Longboat Key Exterior Framing
 Model: Porte Cochere - Ceiling Framing (-86.6psf x 0.6 -18psf DL)
 Code: 2012 NASPEC [AISI S100-2012]

Page 1 of 1
 Date: 07/30/2022

Simpson Strong-Tie® CFS Designer™ 4.2.0.13

Section: 400S200-54 (50 ksi) @ 16" o.c. Single C Stud (punched)
 Maxo = 1368.8 ft-lb Va = 3371.6 lb I = 1.29 in⁴

Loads have not been modified for strength checks
 Loads have not been modified for deflection calculations



Bridging Connectors - Design Method =AISI S100

Span	Axial KyLy, KtLt	Flexural, Distortional	Connector	Stress Ratio
Span	NA	Mid-Pt, 112.0"	N/A	-

Web Crippling

Support	Load (lb)	Bearing (in)	Pa (lb)	M (ft-lbs)	Max Int.	Stiffener?
R1	435.5	2.00	783.0	0.0	0.29	NO
R2	435.5	4.00	1002.1	0.0	0.23	NO

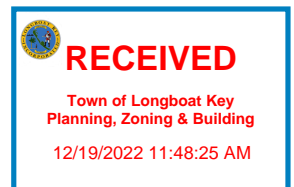
*** after support means punched near support

	Code Check	Required	Allowed	Interaction	Notes
Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	435.5	1222.8	36%	Shear (Punched)
	Max. Moment (MaFy, Ma-dist), ft-lbs	1016.2	1368.8	74%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	1016.2	1345.0	76%	
	Shear/Moment	0.74	1.00	74%	Shear 0.0, Moment 1016.2
	Axial/Moment	0.74	1.00	74%	Axial 0.0(c), Moment 1016.2
	Deflection Span, in	0.418	--meets L/268--		

Support	Rx(lb)	Ry(lb)	Simpson Strong-Tie Connector	Connector Interaction	Anchor Interaction
R1	0.0	435.5	By Others & Anchorage Designed by Engineer	NA	NA
R2	0.0	435.5	By Others & Anchorage Designed by Engineer	NA	NA

* Reference catalog for connector and anchor requirement notes as well as screw placement requirements

USE 68mil TOP TRACK w 4#10 - 1018# allowable tension on track, 4pafs - 1100# allow



Project Name: 220245 - St Regis Longboat Key Exterior Framing

Page 1 of 1

Model: Porte Cochere - Ceiling Framing (-86.6psf x 0.6 -18psf DL) - Duplicate

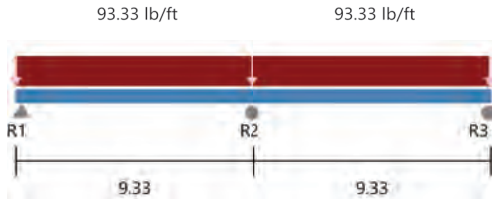
Date: 07/30/2022

Code: 2012 NASPEC [AISI S100-2012]

Simpson Strong-Tie® CFS Designer™ 4.2.0.13

Section: 400S200-54 (50 ksi) @ 16" o.c. Single C Stud (punched)
 Maxo = 1368.8 ft-lb Va = 3371.6 lb I = 1.29 in⁴

Loads have not been modified for strength checks
 Loads have not been modified for deflection calculations



Bridging Connectors - Design Method =AISI S100

Span	Axial KyLy, KtLt	Flexural, Distortional	Connector	Stress Ratio
Left Span	NA	None, 112.0"	N/A	-
Right Span	NA	None, 112.0"	N/A	-

Web Crippling

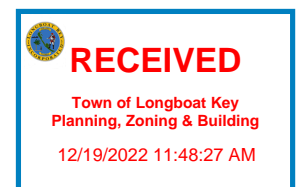
Support	Load (lb)	Bearing (in)	Pa (lb)	M (ft-lbs)	Max Int.	Stiffener?
R1	326.7	2.00	783.0	0.0	0.22	NO
R2	1008.9	4.00	1813.5	1016.2	0.78	NO
R3	326.7	1.00	628.1	0.0	0.27	NO

*** after support means punched near support

	Code Check	Required	Allowed	Interaction	Notes
Left Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	544.4	1222.8	45%	Shear (Punched)
	Max. Moment (MaFy, Ma-dist), ft-lbs	1016.2	1368.8	74%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	571.6	978.0	58%	
	Shear/Moment	0.87	1.00	87%	Shear 544.4, Moment 1016.2
	Axial/Moment	0.74	1.00	74%	Axial 0.0(c), Moment 1016.2
	Deflection Span, in	0.174	--meets L/644--		
Right Span	Max. Axial, lbs	0.0(t)	-	0%	KΦ=0.00 lb-in/in Max KL/r = N/A
	Max. Shear, lbs	544.4	1222.8	45%	Shear (Punched)
	Max. Moment (MaFy, Ma-dist), ft-lbs	1016.2	1368.8	74%	MaFy (control),KΦ=0.00 lb-in/in
	Moment Stability, ft-lbs	571.6	978.0	58%	
	Shear/Moment	0.87	1.00	87%	Shear 544.4, Moment 1016.2
	Axial/Moment	0.74	1.00	74%	Axial 0.0(c), Moment 1016.2
	Deflection Span, in	0.174	--meets L/644--		

Support	Rx(lb)	Ry(lb)	Simpson Strong-Tie Connector	Connector Interaction	Anchor Interaction
R1	0.0	326.7	By Others & Anchorage Designed by Engineer	NA	NA
R2	0.0	1008.9	By Others & Anchorage Designed by Engineer	NA	NA
R3	0.0	326.7	By Others & Anchorage Designed by Engineer	NA	NA

* Reference catalog for connector and anchor requirement notes as well as screw placement requirements



Clip Angle Bending (Tension) Allowable Loads

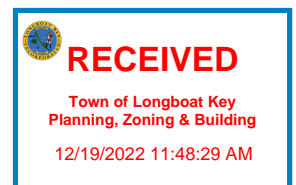
$$P_{max} \text{ (lbs)} = [(0.6 * F_y) * (\text{Bending Width}) * (t^2)] / [6 * \text{GAP}]$$

Distance Between Bend in Clip and Edge of Fastener

0.5 in.

Allowable Loads

Clip Length (in)	Yield Strength (ksi)	Clip Thickness					
		33 mil	43 mil	54 mil	68 mil	97 mil	118 mil
		0.0346	0.0451	0.0566	0.0713	0.1017	0.1242
1 1/2	33	12	20	32	50	102	153
	50	18	31	48	76	155	231
2	33	16	27	42	67	137	204
	50	24	41	64	102	207	309
3	33	24	40	63	101	205	305
	50	36	61	96	153	310	463
4	33	32	54	85	134	273	407
	50	48	81	128	203	414	617
5	33	40	67	106	168	341	509
	50	66	112	176	280	569	848
6	33	47	81	127	201	410	611
	50	72	122	192	305	621	926
7	33	55	94	148	235	478	713
	50	84	142	224	356	724	1080
8	33	63	107	169	268	546	814
	50	96	163	256	407	827	1234
9	33	71	121	190	302	614	916
	50	108	183	288	458	931	1388
10	33	79	134	211	336	683	1018
	50	120	203	320	508	1034	1543
11	33	87	148	233	369	751	1120
	50	132	224	352	559	1138	1697
12	33	95	161	254	403	819	1222
	50	144	244	384	610	1241	1851



Track to Stud Connection Calculations

Ref: AISI S240-15

Eq. B3.2.5.1-1 (Track Thickness is EQUAL OR GREATER than Stud Thickness, both flanges connected)

$$P_{nst} = Ct^2F_y \left(1 - C_R \sqrt{\frac{R}{t}} \right) \left(1 + C_N \sqrt{\frac{N}{t}} \right) \left(1 - C_h \sqrt{\frac{h}{t}} \right) \quad (Eq. B2.2-1)$$

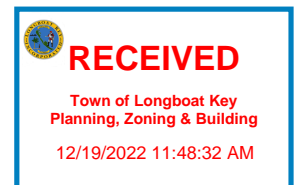
- C = 3.7
- C_R = 0.19
- C_N = 0.74
- C_h = 0.019

Depth 2.500"	33mil fy=33ksi	43mil fy=33ksi	43mil fy=50ksi	54mil fy=50ksi	68mil fy=50ksi	97mil fy=50ksi	118mil fy=50ksi
T125	293	485	735	1084	1453	1453	1453
T150	315	521	789	1162	1556	1556	1556
T200	354	584	885	1301	1738	1738	1738
T250	381	626	949	1393	1860	1860	1860
T300	381	626	949	1393	1860	1860	1860
T350	381	626	949	1393	1860	1860	1860

Depth 4.000"	33mil fy=33ksi	43mil fy=33ksi	43mil fy=50ksi	54mil fy=50ksi	68mil fy=50ksi	97mil fy=50ksi	118mil fy=50ksi
T125	281	468	710	1052	1415	1415	1415
T150	302	502	761	1127	1514	1514	1514
T200	339	563	853	1260	1690	1690	1690
T250	364	603	914	1349	1807	1807	1807
T300	364	603	914	1349	1807	1807	1807
T350	364	603	914	1349	1807	1807	1807

Depth 6.000"	33mil fy=33ksi	43mil fy=33ksi	43mil fy=50ksi	54mil fy=50ksi	68mil fy=50ksi	97mil fy=50ksi	118mil fy=50ksi
T125	268	451	683	1018	1375	1375	1375
T150	288	483	732	1090	1470	1470	1470
T200	323	541	819	1217	1638	1638	1638
T250	347	579	877	1302	1751	1751	1751
T300	347	579	877	1302	1751	1751	1751
T350	347	579	877	1302	1751	1751	1751

Depth 8.000"	33mil fy=33ksi	43mil fy=33ksi	43mil fy=50ksi	54mil fy=50ksi	68mil fy=50ksi	97mil fy=50ksi	118mil fy=50ksi
T125	N/A	436	660	990	1341	1341	1341
T150	N/A	467	707	1059	1433	1433	1433
T200	N/A	522	791	1181	1595	1595	1595
T250	N/A	559	846	1263	1705	1705	1705
T300	N/A	559	846	1263	1705	1705	1705
T350	N/A	559	846	1263	1705	1705	1705



MaxTrak™ (SLT)

Slotted Deflection Track for structural wall framing

The ClarkDietrich MaxTrak (SLT) system is a head-of-wall deflection track that is used for framing exterior curtain walls and non-load bearing interior walls. This system allows for vertical live load movement of the primary structure without transferring axial loads to the wall studs.

The MaxTrak system is attached to the wall studs through vertical slots using waferhead screws creating a positive connection that allows for vertical movement and also eliminates the requirement for lateral bracing near the top of the wall stud.

The slots in the track's legs are designed for a total allowable vertical movement of 1-1/2" (3/4"±). The MaxTrak system must be designed to take the end reaction of the wall studs (point loads) by using the allowable loads below.

Product Data & Ordering Information:

Material: Yield Strength: Grade 33ksi for 33mils & 43mils
 Grade 50ksi for 54mils & 68mils
 Coating: CP60 per ASTM C955 (G90 Available)
 33mils: 20 Ga.(STR), 0.0346" Design Thickness, 0.0329" Min. Thickness
 43mils: 18 Gauge, 0.0451" Design Thickness, 0.0428" Min. Thickness
 54mils: 16 Gauge, 0.0566" Design Thickness, 0.0538" Min. Thickness
 68mils: 14 Gauge, 0.0713" Design Thickness, 0.0677" Min. Thickness

Dimensions: 2-1/2" legs with an inside depth equal to the depth of the stud
 - Available in 2-1/2", 3-5/8", 4", 6" and 8" width systems
 - Vertical slots are 0.22" wide x 1-1/2" long and spaced every 1"o.c.
 - Track length = 10'-0"

ASTM & Code Standards:

- ASTM A1003, C645, C754, C955, C1002, C1007, E119, E814 and E1966.
- ATI CCRR-0205
- ANSI / UL 2079 and MaxTrak UL approved systems (See UL Fire Resistance Directory 42XE)
- MSDS & Product Certification Information is available at www.clarkdietrich.com

MaxTrak Allowable Lateral Loads:

Section Thickness	Loads for single stud more than 12" from end of track.	Loads for single stud within 12" of end of track. (without splice)
33mil (20ga)	156 lbs.	100 lbs.
43mil (18ga)	205 lbs.	133 lbs.
54mil (16ga)	360 lbs.	237 lbs.
68mil (14ga)	537 lbs.	355 lbs.

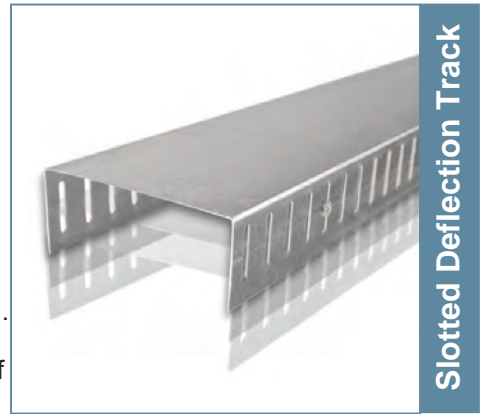
- The minimum wall stud thickness must be equal to the selected slotted track thickness.
 - #8 min. wafer head screws shall be used for 33 mil material sections. #10 min. wafer head screws for 43 mil and thicker sections
 - MaxTrak allowable lateral loads are based on a maximum gap between the top of the stud and the web of the track of 7/8"

For MaxTrak maximum wall height charts, connection details, and fire rated assembly details on either of these systems, refer to: <http://www.clarkdietrich.com/MaxTrak>

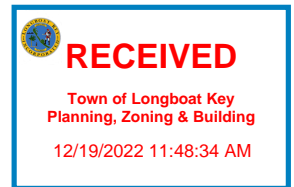
GREEN Benefits and Recycled Content:

For more information on requesting LEED MR2, MR4 and MR 5 Credits, please contact Tech Support at 888-437-3244 or visit www.clarkdietrich.com

05.40.00 (Cold-Formed Metal Framing)



- Allows up to 1-1/2" (3/4"±) vertical deflection
- ATI CCRR-0205
- UL Approved 1 & 2 hour systems
- Guideline at center of vertical slots



Calculating slip track point load:

Point Load (P) = (wind pressure PSF) x (spacing FT) x (wall stud length FT) / 2
 Example 1: (5 PSF) x (1.33 FT) x (9.5 FT) / 2 = 31.7 lbs.
 Example 2: (25 PSF) x (2 FT) x (20.0 FT) / 2 = 500 lbs.

Project Information	Contractor Information	Architect Information
Name:	Name:	Name:
Address:	Contact:	Contact:
	Phone:	Phone:
	Fax:	Fax:

Track Leg Bending / Hanging Stud (Tension) Allowable Loads

$$P_{max} \text{ (lbs)} = 2 * [(0.6 * F_y) * (\text{Stud Spacing} - \text{Fastener Spacing}) * (t^2)] / [6 * \text{GAP}]$$

Distance Between Bend in Track and Center of Fastener **0.75 in.**
 Max. Fastener Spacing **4 in.**
 Head of Fastener **0.312 in.**

Allowable Loads

Stud Spacing	Yield Strength (ksi)	Track Thickness					
		33 mil	43 mil	54 mil	68 mil	97 mil	118 mil
		0.033	0.0451	0.0566	0.0713	0.1017	0.1242
8	33	48	90	142	226	460	686
	50	73	137	216	342	696	1039
12	33	97	181	285	452	919	1371
	50	147	274	431	685	1393	2078
16	33	145	271	427	678	1379	2057
	50	220	411	647	1027	2089	3116



TABLE 1—APPLICATION DESCRIPTIONS

BASE MATERIAL	POWDER-ACTUATED FASTENER	INSTALLATION METHOD	LOAD DATA
Steel	X-U and X-U 15 Fasteners	Standard	Table 2
Steel	X-U Fastener	Through cold-formed steel clip angle	Table 7
Normal-Weight Concrete	X-U Fastener	Standard	Table 3
		DX-KWIK	Table 4
Hollow Core Precast Concrete	X-U Fastener	Standard	Table 3
Sand-lightweight Concrete	X-U Fastener	Standard	Table 5
3-inch Deep Composite Floor Deck Panel	X-U Fastener	Standard	
1 1/2-inch Deep Composite Floor Deck Panel	X-U Fastener	Standard	
Hollow Concrete Masonry Units	X-U Fastener	Standard	Table 6
Grout-Filled Concrete Masonry Units	X-U Fastener	Standard	

TABLE 2—ALLOWABLE LOADS FOR FASTENERS DRIVEN INTO STEEL^{1,2} (lbf)

FASTENER DESCRIPTION	FASTENER	SHANK DIAMETER (in.)	STEEL THICKNESS (in.)									
			³ / ₁₆		¹ / ₄		³ / ₈		¹ / ₂		≥ ³ / ₄	
			Tension	Shear	Tension	Shear	Tension	Shear	Tension	Shear	Tension	Shear
Universal Knurled Shank	X-U ⁶	0.157	500	720	775	720	935	720	900	720	350 ⁴	375 ⁴
											275 ³	350 ³
Universal Knurled Shank	X-U 15	0.145	155	400	230	395	420	450	365 ⁵	500 ⁵	365 ⁵	400 ⁵

For SI: 1 inch = 25.4 mm, 1 lbf = 4.4 N; 1 ksi = 6.9 MPa.

¹Allowable load capacities are based on base steel with minimum yield strength (F_y) of 36 ksi and minimum tensile strength (F_u) of 58 ksi.

²The fasteners must be driven to where the point of the fastener penetrates through the steel base material, unless otherwise noted.

³Based upon minimum point penetration of ³/₈ inch.

⁴Based upon minimum point penetration of ¹/₂ inch.

⁵Based upon minimum point penetration of ¹⁵/₃₂ inch.

⁶Allowable loads are applicable to static and seismic loads in accordance with Section 4.1.

TABLE 3—ALLOWABLE LOADS FOR FASTENERS DRIVEN INTO NORMAL-WEIGHT CONCRETE^{1,2} (lbf)

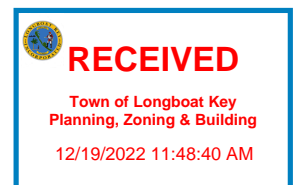
FASTENER DESCRIPTION	FASTENER	SHANK DIAMETER (in.)	MINIMUM EMBEDMENT (in.)	CONCRETE COMPRESSIVE STRENGTH					
				2000 psi		4000 psi		6000 psi	
				Tension	Shear	Tension	Shear	Tension	Shear
Universal Knurled Shank	X-U	0.157	³ / ₄	100	125	100	125	105	205
			1	165	190	170	225	110 ³	280 ³
			1 1/4	240	310	280	310	180	425
			1 1/2	275	420	325	420	—	—

For SI: 1 inch = 25.4 mm, 1 lbf = 4.4 N, 1 psi = 6895 Pa.

¹Unless otherwise noted, values apply to normal weight cast-in-place concrete. Fasteners must not be driven until the concrete has reached the designated minimum compressive strength.

²Unless otherwise noted, concrete thickness must be a minimum of 3 times the embedment depth of the fastener.

³This allowable load value also applies to normal weight hollow core concrete slabs with f'_c of 6600 psi and minimum dimensions shown in Figure 6, when installed in accordance with Section 4.2.4.



**TABLE 4—ALLOWABLE LOADS FOR FASTENERS
DRIVEN INTO NORMAL-WEIGHT CONCRETE USING DX-KWIK^{1,2,3} (lbf)**

FASTENER DESCRIPTION	FASTENER	SHANK DIAMETER (in.)	MINIMUM EMBEDMENT (in.)	CONCRETE COMPRESSIVE STRENGTH			
				4,000 psi		6,000 psi	
				Tension	Shear	Tension	Shear
Universal Knurled Shank	X-U 47 P8 w/ DX-KWIK	0.157	1 ¹ / ₂	395	405	360	570

For SI: 1 inch = 25.4 mm, 1 lbf = 4.4 N, 1 psi = 6895 Pa.

¹X-U Fastener is installed using the DX-KWIK drilled pilot hole installation procedure described in Section 4.2.4.

²Pilot holes must not be drilled until the concrete has reached the designated minimum compressive strength.

³Concrete thickness must be a minimum of 3 times the embedment depth of the fastener.

**TABLE 5—ALLOWABLE LOADS FOR FASTENERS DRIVEN INTO
MINIMUM f_c = 3000 psi STRUCTURAL SAND-LIGHTWEIGHT CONCRETE WITH OR WITHOUT METAL DECK¹ (lbf)**

FASTENER DESCRIPTION	FASTENER	SHANK DIAMETER (in.)	MINIMUM EMBEDMENT (in.)	FASTENER LOCATION							
				Installed into Concrete ⁴		Installed Through Metal Deck Panel into Concrete ⁵					
						3-inch deep composite floor deck panel ²		1 ¹ / ₂ -inch deep composite floor deck panel ³			
				Tension	Shear	Tension		Shear	Tension		Shear
Upper Flute	Lower Flute	Upper Flute	Lower Flute								
Universal Knurled Shank	X-U	0.157	3/4	125	115	130	95	245	95	95	370
			1	205	260	215	155	330	125	125	415
			1 ¹ / ₄	315	435	295	200	375	–	–	–
			1 ¹ / ₂	425	475	400	260	430	–	–	–

For SI: 1 inch = 25.4 mm, 1 lbf = 4.4 N, 1 psi = 6895 Pa.

¹Fasteners must not be driven until the concrete has reached the designated minimum compressive strength.

²The steel deck profile for the 3-inch deep composite floor deck panel has a minimum thickness of 0.0359 inch (0.91 mm) and a minimum F_y of 33 ksi. Lower and upper flute width must be a minimum of 3⁷/₈ inches. Figure 3 shows the nominal flute dimensions, fastener locations, and load orientations for the deck panel profile. Sand-lightweight concrete fill above top of steel deck panel must be minimum 3¹/₄ inches thick.

³The steel deck profile for the 1¹/₂-inch deep composite floor deck panel has a minimum thickness of 0.0359 inch (0.91 mm) and a minimum F_y of 33 ksi. Lower flute and upper flute widths must be a minimum of 1³/₄ inch and 3¹/₂ inch, respectively. This deck panel may also be inverted as shown in Figure 5. Figures 4 and 5 show the nominal flute dimensions, fastener locations, and load orientations for the deck panel profile. Sand-lightweight concrete fill above top of steel deck panel must be minimum 2¹/₂ inches thick.

⁴Concrete thickness must be a minimum of 3 times the embedment depth of the fastener.

⁵Minimum allowable spacing parallel to the deck flutes is 5.1 inches.

TABLE 6—ALLOWABLE LOADS FOR FASTENERS DRIVEN INTO CONCRETE MASONRY UNITS^{1,2,3} (lbf)

FASTENER DESCRIPTION	FASTENER	SHANK DIAMETER (in.)	MINIMUM EMBEDMENT (in.)	HOLLOW CMU				GROUT-FILLED CMU					
				Face Shell		Mortar Joint ⁴		Face Shell		Mortar Joint ⁴		Top of Grouted Cell ⁶	
				Tension	Shear ⁷	Tension	Shear ⁵	Tension	Shear ⁷	Tension	Shear ⁵	Tension	Shear ⁷
Universal Knurled Shank	X-U	0.157	1	70	85	25	70	225	220	150	190	165	240

¹The tabulated allowable load values are for fasteners installed in masonry conforming to the requirements of Section 3.3 of this report.

²No more than one low-velocity fastener may be installed in an individual concrete masonry unit cell. The fastener must be installed a minimum of 4 inches from the edge of the wall.

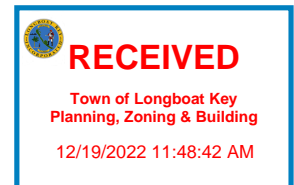
³Fastener can be located in the face shell or mortar joint as shown in Figure 7 of this report.

⁴Fasteners must be installed a minimum of 8 inches from the end of the wall. Multiple fasteners in a bed joint must be spaced a minimum of 8 inches.

⁵Shear load direction can be horizontal or vertical (bed joint or T-Joint) along the CMU wall plane.

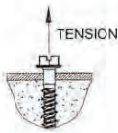
⁶Fastener located in center of grouted cell installed vertically.

⁷Shear load can be in any direction.



TENSION CAPACITIES (REDUCED)

2000 PSI CONC (S > 16D)	4000 PSI CONC (S ≥ 16D)	5000 PSI CONC (S ≥ 16D)
125 lb	141 lb	141 lb
164 lb	168 lb	210 lb
243 lb	279 lb	318 lb
278 lb	279 lb	327 lb
358 lb	360 lb	390 lb
390 lb	401 lb	433 lb
174 lb	194 lb	237 lb
188 lb	199 lb	237 lb
313 lb	449 lb	519 lb
346 lb	454 lb	545 lb
465 lb	543 lb	543 lb
508 lb	594 lb	707 lb



SHEAR CAPACITIES (REDUCED)

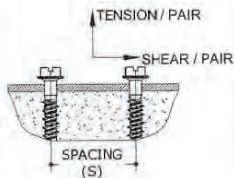
2000 PSI CONC (S > 16D)	4000 PSI CONC (S ≥ 16D)	5000 PSI CONC (S ≥ 16D)
126 lb	150 lb	150 lb
181 lb	181 lb	226 lb
186 lb	186 lb	186 lb
215 lb	226 lb	226 lb
204 lb	204 lb	204 lb
218 lb	251 lb	260 lb
196 lb	310 lb	310 lb
237 lb	340 lb	359 lb
232 lb	346 lb	416 lb
366 lb	417 lb	417 lb
303 lb	346 lb	500 lb
421 lb	492 lb	500 lb



PRODUCT REVISED
 as complying with the Florida Building Code
NOA-No. 21-0201.06
 Expiration Date **08/31/2026**
 By **Miami-Dade Product Control**

TENSION & SHEAR CAPACITIES (REDUCED)

2000 PSI CONC OR GREATER	TENSION	SHEAR
	220 lb	352 lb
	237 lb	352 lb
	443 lb	358 lb
	474 lb	369 lb
	641 lb	445 lb
	645 lb	455 lb
	261 lb	447 lb
	302 lb	474 lb
	533 lb	628 lb
	637 lb	665 lb
	811 lb	1117 lb
	848 lb	1131 lb



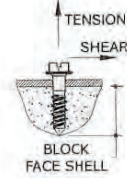
DETAIL FOR DEPICTION OF ANCHOR SPACING & EDGE DISTANCE REQUIREMENTS FOR PAIRS OF ANCHORS

STEEL ANCHORS TO HOLLOW BLOCK

3 TENSION & SHEAR CAPACITIES

BASED ON EMBEDMENT, EDGE DISTANCE & SPACING FOR SINGLE ANCHORS

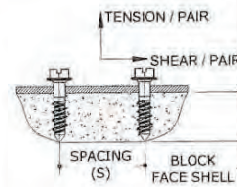
ANCHOR DIAM	EMBED	EDGE DIST	LIGHT-WEIGHT CMU BLOCK (S ≥ 16D)		MEDIUM-WEIGHT CMU BLOCK (S ≥ 16D)	
			TENSION	SHEAR	TENSION	SHEAR
3/16"	1"	2"	43 lb	83 lb	68 lb	135 lb
		4"	45 lb	83 lb	147 lb	147 lb
1/4"	1"	2"	43 lb	108 lb	118 lb	161 lb
		4"	56 lb	125 lb	202 lb	202 lb



4 TENSION & SHEAR CAPACITIES

BASED ON EMBEDMENT, EDGE DISTANCE & SPACING FOR PAIRS OF ANCHORS*

ANCHOR DIAM	EMBED	SPACING (S)	EDGE DIST	LIGHT-WEIGHT CMU BLOCK	
				TENSION	SHEAR
3/16"	1"	1 1/2"	3"	103 lb	202 lb
				103 lb	202 lb
1/4"	1"	2"	4"	84 lb	212 lb
				136 lb	224 lb



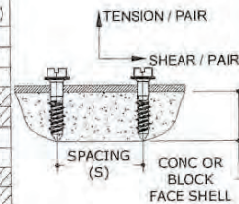
*REFER TO EDGE DISTANCE AND SPACING DETAIL FOR DEPICTION OF ANCHOR SPACING & EDGE DISTANCE REQUIREMENTS FOR PAIRS OF ANCHORS

STAINLESS STEEL ANCHORS

5 TENSION & SHEAR CAPACITIES

BASED ON EMBEDMENT, EDGE DISTANCE & SPACING FOR PAIRS OF ANCHORS*

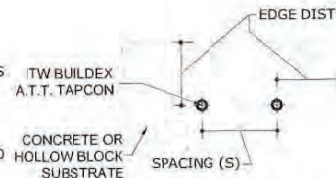
ANCHOR DIAM	EMBED	EDGE DIST	3000 PSI CONCRETE (S ≥ 15D)		MEDIUM-WEIGHT CMU BLOCK (S ≥ 16D)	
			TENSION	SHEAR	TENSION	SHEAR
3/16"	1"	2 1/2"	164 lb	150 lb	54 lb	58 lb
			164 lb	284 lb	54 lb	99 lb
			336 lb	169 lb		
1/4"	1"	2 1/2"	379 lb	364 lb		
			187 lb	126 lb	68 lb	51 lb
			220 lb	301 lb	77 lb	134 lb
1/4"	1 3/4"	2 1/2"	344 lb	214 lb		
			473 lb	516 lb		



*REFER TO EDGE DISTANCE AND SPACING DETAIL FOR DEPICTION OF ANCHOR SPACING & EDGE DISTANCE REQUIREMENTS FOR PAIRS OF ANCHORS

CAPACITY TABLE NOTES:

- ALLOWABLE LOAD SHOWN=ULTIMATE LOAD DIVIDED BY 4.0 FOR SOLID NON-CRACKED CONCRETE SUBSTRATES, 5.0 FOR CONCRETE MASONRY SUBSTRATES. EMBEDMENT VALUES LISTED CONSIDER FULL EMBEDMENT INTO THE CONCRETE OR HOLLOW BLOCK SUBSTRATE. EMBEDMENT DEPTHS DO NOT CONSIDER THE THICKNESS OF WOOD BUICKS, STUCCO OR ANY EXTERIOR FINISHES. ALL FINISHES SHALL BE BY OTHERS AND SHALL NOT EXCEED 1/8" MAXIMUM, OTHERWISE THEY SHALL BE SEPARATELY CERTIFIED TO TRANSFER ALL LOADING TO THE PROJECT SUPERSTRUCTURE.
- ANCHORS SHALL BE INSTALLED WITH THE MINIMUM CENTER TO CENTER SPACING FOR ANCHOR CAPACITY AS LISTED IN TABLES. NO FURTHER SPACING REDUCTIONS MAY BE APPLIED TO THE VALUES LISTED HEREIN.
- LINEAR INTERPOLATION MAY BE USED FOR EDGE DISTANCE AND SPACING BETWEEN MINIMUM AND MAXIMUM DISTANCES SHOWN IN TABLES.
- HAMMER DRILL NOT ALLOWED FOR HOLLOW BLOCK INSTALLATIONS.
- HOLLOW CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90 SPECIFICATIONS AND SHALL HAVE DENSITIES AS DEFINED BELOW:
 - "LIGHT WEIGHT" CMU: DENSITY > 95 PCF
 - "MEDIUM WEIGHT" CMU: DENSITY > 117 PCF
- DESIGNATES CONDITIONS WHICH ARE NOT ACCEPTABLE FOR USE.



EDGE DIST & SPACING: "PAIRS OF ANCHORS"

FRANK BENNARDO, PE #PE0046349-CA# 9685

01/07/2021

CORPORATE OFFICE:
 160 SW 12th AVE., SUITE 106
 DEERFIELD BEACH, FL 33442
 (561) 334-0660 | (866) 396-9999
 TEAM@ENGINEERINGEXPRESS.COM
 ENGINEERINGEXPRESS.COM

Buildex
 Division of Illinois Tool Works, Inc.
 155 Harlem Avenue
 Glenview, IL 60025

TAPCON CONCRETE ANCHORS WITH
 ADVANCED THREADFORM TECHNOLOGY
 MIAMI-DADE NOTICE OF ACCEPTANCE

REV	DATE	BY	CHKD	DATE
1	06/10/12	TSB	CL	12/20/08
2	06/10/12	CSL	TSB	06/10/12
3	07/25/14	CSL	TSB	07/25/14
4	10/20/20	CSL	RWN	10/20/20

20-31425
 SCALE:
 PAGE DESCRIPTION:

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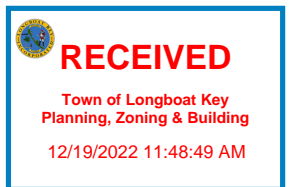
RECEIVED
 Town of Longboat Key
 Planning, Zoning & Building
 12/19/2022 11:48:44 AM

Fasteners (Screws and Welds)

Screw Table Notes

1. Allowable screw connection capacities are based upon section E4 of the AISI S100-07, North American Specification for the Design of Cold-Formed Steel Structural Members.
2. When connecting materials of different steel thicknesses or tensile strengths, use the lowest values. Tabulated values assume two sheets of equal thickness are connected.
3. Screw shear and tension capacities were developed using published screw manufacturer data and evaluation reports available at the time of publications.
4. A nominal shear stress of 42.85 ksi and a nominal tension stress of 40.84 ksi were used for calculations based on screw manufacturer data.
5. Screw capacities are based upon Allowable Strength Design (ASD) and include safety factor of 3.0.
6. When multiple fasteners are used, screws are assumed to have a center-to-center spacing of at least 3 times the nominal diameter (d).
7. Screws are assumed to have a center of screw to edge of steel dimension of at least 1.5 times the nominal diameter (d) of the screw.
8. Tension capacity is based upon the lesser of pullout capacity in sheet closest to screw tip, or pullover capacity for sheet closest to screw head (based upon head diameter).
9. Note that for all tension values calculated in screw table, pullover values have been reduced by 50%, assuming eccentrically loaded connections that produce a non-uniform pullover force of the fastener.
10. Screw capacities are governed by a conservative estimate of screw capacity, not by sheet steel failure.
11. For higher screw capacities, especially for screw strength, use specific screws from specific manufacturers. See manufacturers' data for specific allowable values and installation instructions.

Allowable Screw Connection Capacity (Pounds per Screw)												
Thickness (Mils)	Yield Strength, F _y (ksi)	Tensile Strength, F _u (ksi)	# 6 Screw		# 8 Screw		# 10 Screw		# 12 Screw		1/4" Screw	
			(0.138" Dia, 5/16" Head)		(0.164" Dia, 5/16" Head)		(0.190" Dia, 0.340" Head)		(0.216" Dia, 0.340" Head)		(0.250" Dia, 0.409" Head)	
			Shear	Tension	Shear	Tension	Shear	Tension	Shear	Tension	Shear	Tension
18	33	33	44	24	48	29	52	33	55	38	60	44
27	33	33	82	37	89	43	96	50	102	57	110	66
30	33	33	95	40	103	48	111	55	118	63	127	73
33	33	45	151	61	164	72	177	84	188	95	203	110
43	33	45	214	79	244	94	263	109	280	124	302	144
54	33	45	214	100	302	118	370	137	394	156	424	180
54	50	65	214	144	302	171	405	198	523	225	613	261
68	33	45	214	125	302	149	405	173	523	196	600	227
68	50	65	214	181	302	215	405	249	523	284	701	328
97	33	45	214	179	302	213	405	246	523	280	701	324
97	50	65	214	204	302	288	405	356	523	405	701	468
118	33	45	214	204	302	260	405	301	523	342	701	396
118	50	65	214	204	302	288	405	386	523	494	701	572



Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Ron DeSantis
Governor

Joseph A. Ladapo, MD, PhD
State Surgeon General

Vision: To be the Healthiest State in the Nation

December 19, 2022

Charles Whittall
S.R. LBK LLC
7940 Via Dellagio Way Suite 200
Orlando, FL 32819

RE: Receipt of Application for Initial Public Swimming Pool Operating Permit for
Longboat Key Hotel & Residences Mid Level Spa, Permit Number 58-60-2623309
1601 Gulf of Mexico Drive, Longboat Key

Dear Sir or Madam:

This letter acknowledges receipt of the initial application for the above referenced public swimming pool on December 16, 2022.

You have met the preliminary submittal requirements of Chapter 514.03(1), Florida Statutes (FS), and may file an application for a public pool construction permit with the appropriate local building authority. The Department will review the application for completeness and notify you and the building authority of any critical health and safety Code inconsistencies which may be found in the proposal as submitted that must be addressed before an operating permit can be issued. The Florida Department of Health (FDOH) may request additional information within thirty (30) days.

Please provide this office with any changes to the application or to the plans as submitted. After construction is completed, and prior to opening the pool, this office must conduct an Initial Inspection. Provide at least five (5) working days' notice to schedule the Initial Inspection.

The following information is required before an Operating Permit will be issued:

1. A set of plans and specification as approved for construction by the local building authority.
2. A copy of the Final Inspection from the local building authority, as defined by Florida Statutes, Chapter 553, Section 71.
3. The Annual Operating Permit fee due at the time of final inspection.

Thank you for your cooperation in this matter. If you have any questions, please contact Jennifer Clemente at 941.861.3310.

Sincerely,

Jennifer Clemente
Environmental Health Supervisor

cc: Building Official, Town of Longboat Key
Jennifer Clemente, Environmental Specialist III
James E LePetrie, Jr., Wet Engineering

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Ron DeSantis
Governor

Joseph A. Ladapo, MD, PhD
State Surgeon General

Vision: To be the Healthiest State in the Nation

December 19, 2022

Charles Whittall
S.R. LBK LLC
7940 Via Dellagio Way Suite 200
Orlando, FL 32819

RE: Receipt of Application for Initial Public Swimming Pool Operating Permit for Longboat Key Hotel & Residences Adult Spa, Permit Number 58-60-2623312
1601 Gulf of Mexico Drive, Longboat Key

Dear Sir or Madam:

This letter acknowledges receipt of the initial application for the above referenced public swimming pool on December 16, 2022.

You have met the preliminary submittal requirements of Chapter 514.03(1), Florida Statutes (FS), and may file an application for a public pool construction permit with the appropriate local building authority. The Department will review the application for completeness and notify you and the building authority of any critical health and safety Code inconsistencies which may be found in the proposal as submitted that must be addressed before an operating permit can be issued. The Florida Department of Health (FDOH) may request additional information within thirty (30) days.

Please provide this office with any changes to the application or to the plans as submitted. After construction is completed, and prior to opening the pool, this office must conduct an Initial Inspection. Provide at least five (5) working days' notice to schedule the Initial Inspection.

The following information is required before an Operating Permit will be issued:

1. A set of plans and specification as approved for construction by the local building authority.
2. A copy of the Final Inspection from the local building authority, as defined by Florida Statutes, Chapter 553, Section 71.
3. The Annual Operating Permit fee due at the time of final inspection.

Thank you for your cooperation in this matter. If you have any questions, please contact Jennifer Clemente at 941.861.3310.

Sincerely,

Jennifer Clemente
Environmental Health Supervisor

cc: Building Official, Town of Longboat Key
Jennifer Clemente, Environmental Specialist III
James E LePetrie, Jr., Wet Engineering

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Ron DeSantis
Governor

Joseph A. Ladapo, MD, PhD
State Surgeon General

Vision: To be the Healthiest State in the Nation

December 19, 2022

Charles Whittall
S.R. LBK LLC
7940 Via Dellagio Way Suite 200
Orlando, FL 32819

RE: Receipt of Application for Initial Public Swimming Pool Operating Permit for
Longboat Key Hotel & Residences Adult Pool, Permit Number 58-60-2623320
1601 Gulf of Mexico Drive, Longboat Key

Dear Sir or Madam:

This letter acknowledges receipt of the initial application for the above referenced public swimming pool on December 16, 2022.

You have met the preliminary submittal requirements of Chapter 514.03(1), Florida Statutes (FS), and may file an application for a public pool construction permit with the appropriate local building authority. The Department will review the application for completeness and notify you and the building authority of any critical health and safety Code inconsistencies which may be found in the proposal as submitted that must be addressed before an operating permit can be issued. The Florida Department of Health (FDOH) may request additional information within thirty (30) days.

Please provide this office with any changes to the application or to the plans as submitted. After construction is completed, and prior to opening the pool, this office must conduct an Initial Inspection. Provide at least five (5) working days' notice to schedule the Initial Inspection.

The following information is required before an Operating Permit will be issued:

1. A set of plans and specification as approved for construction by the local building authority.
2. A copy of the Final Inspection from the local building authority, as defined by Florida Statutes, Chapter 553, Section 71.
3. The Annual Operating Permit fee due at the time of final inspection.

Thank you for your cooperation in this matter. If you have any questions, please contact Jennifer Clemente at 941.861.3310.

Sincerely,

Jennifer Clemente
Environmental Health Supervisor

cc: Building Official, Town of Longboat Key
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December 19, 2022

Charles Whittall
S.R. LBK LLC
7940 Via Dellagio Way Suite 200
Orlando, FL 32819

RE: Receipt of Application for Initial Public Swimming Pool Operating Permit for
Longboat Key Hotel & Residences Mid Level Pool, Permit Number 58-60-2623326
1601 Gulf of Mexico Drive, Longboat Key

Dear Sir or Madam:

This letter acknowledges receipt of the initial application for the above referenced public swimming pool on December 16, 2022.

You have met the preliminary submittal requirements of Chapter 514.03(1), Florida Statutes (FS), and may file an application for a public pool construction permit with the appropriate local building authority. The Department will review the application for completeness and notify you and the building authority of any critical health and safety Code inconsistencies which may be found in the proposal as submitted that must be addressed before an operating permit can be issued. The Florida Department of Health (FDOH) may request additional information within thirty (30) days.

Please provide this office with any changes to the application or to the plans as submitted. After construction is completed, and prior to opening the pool, this office must conduct an Initial Inspection. Provide at least five (5) working days' notice to schedule the Initial Inspection.

The following information is required before an Operating Permit will be issued:

1. A set of plans and specification as approved for construction by the local building authority.
2. A copy of the Final Inspection from the local building authority, as defined by Florida Statutes, Chapter 553, Section 71.
3. The Annual Operating Permit fee due at the time of final inspection.

Thank you for your cooperation in this matter. If you have any questions, please contact Jennifer Clemente at 941.861.3310.

Sincerely,

Jennifer Clemente
Environmental Health Supervisor

cc: Building Official, Town of Longboat Key
Jennifer Clemente, Environmental Specialist III
James E LePetrie, Jr., Wet Engineering

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State Surgeon General

Vision: To be the Healthiest State in the Nation

December 19, 2022

Charles Whittall
S.R. LBK LLC
7940 Via Dellagio Way Suite 200
Orlando, FL 32819

RE: Receipt of Application for Initial Public Swimming Pool Operating Permit for
Longboat Key Hotel & Residences Residential Spa, Permit Number 58-60-2623333
1601 Gulf of Mexico Drive, Longboat Key

Dear Sir or Madam:

This letter acknowledges receipt of the initial application for the above referenced public swimming pool on December 16, 2022.

You have met the preliminary submittal requirements of Chapter 514.03(1), Florida Statutes (FS), and may file an application for a public pool construction permit with the appropriate local building authority. The Department will review the application for completeness and notify you and the building authority of any critical health and safety Code inconsistencies which may be found in the proposal as submitted that must be addressed before an operating permit can be issued. The Florida Department of Health (FDOH) may request additional information within thirty (30) days.

Please provide this office with any changes to the application or to the plans as submitted. After construction is completed, and prior to opening the pool, this office must conduct an Initial Inspection. Provide at least five (5) working days' notice to schedule the Initial Inspection.

The following information is required before an Operating Permit will be issued:

1. A set of plans and specification as approved for construction by the local building authority.
2. A copy of the Final Inspection from the local building authority, as defined by Florida Statutes, Chapter 553, Section 71.
3. The Annual Operating Permit fee due at the time of final inspection.

Thank you for your cooperation in this matter. If you have any questions, please contact Jennifer Clemente at 941.861.3310.

Sincerely,

Jennifer Clemente
Environmental Health Supervisor

cc: Building Official, Town of Longboat Key
Jennifer Clemente, Environmental Specialist III
James E LePetrie, Jr., Wet Engineering

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State Surgeon General

Vision: To be the Healthiest State in the Nation

December 19, 2022

Charles Whittall
S.R. LBK LLC
7940 Via Dellagio Way Suite 200
Orlando, FL 32819

RE: Receipt of Application for Initial Public Swimming Pool Operating Permit for
Longboat Key Hotel & Residences Residential Pool, Permit Number 58-60-2623336
1601 Gulf of Mexico Drive, Longboat Key

Dear Sir or Madam:

This letter acknowledges receipt of the initial application for the above referenced public swimming pool on December 16, 2022.

You have met the preliminary submittal requirements of Chapter 514.03(1), Florida Statutes (FS), and may file an application for a public pool construction permit with the appropriate local building authority. The Department will review the application for completeness and notify you and the building authority of any critical health and safety Code inconsistencies which may be found in the proposal as submitted that must be addressed before an operating permit can be issued. The Florida Department of Health (FDOH) may request additional information within thirty (30) days.

Please provide this office with any changes to the application or to the plans as submitted. After construction is completed, and prior to opening the pool, this office must conduct an Initial Inspection. Provide at least five (5) working days' notice to schedule the Initial Inspection.

The following information is required before an Operating Permit will be issued:

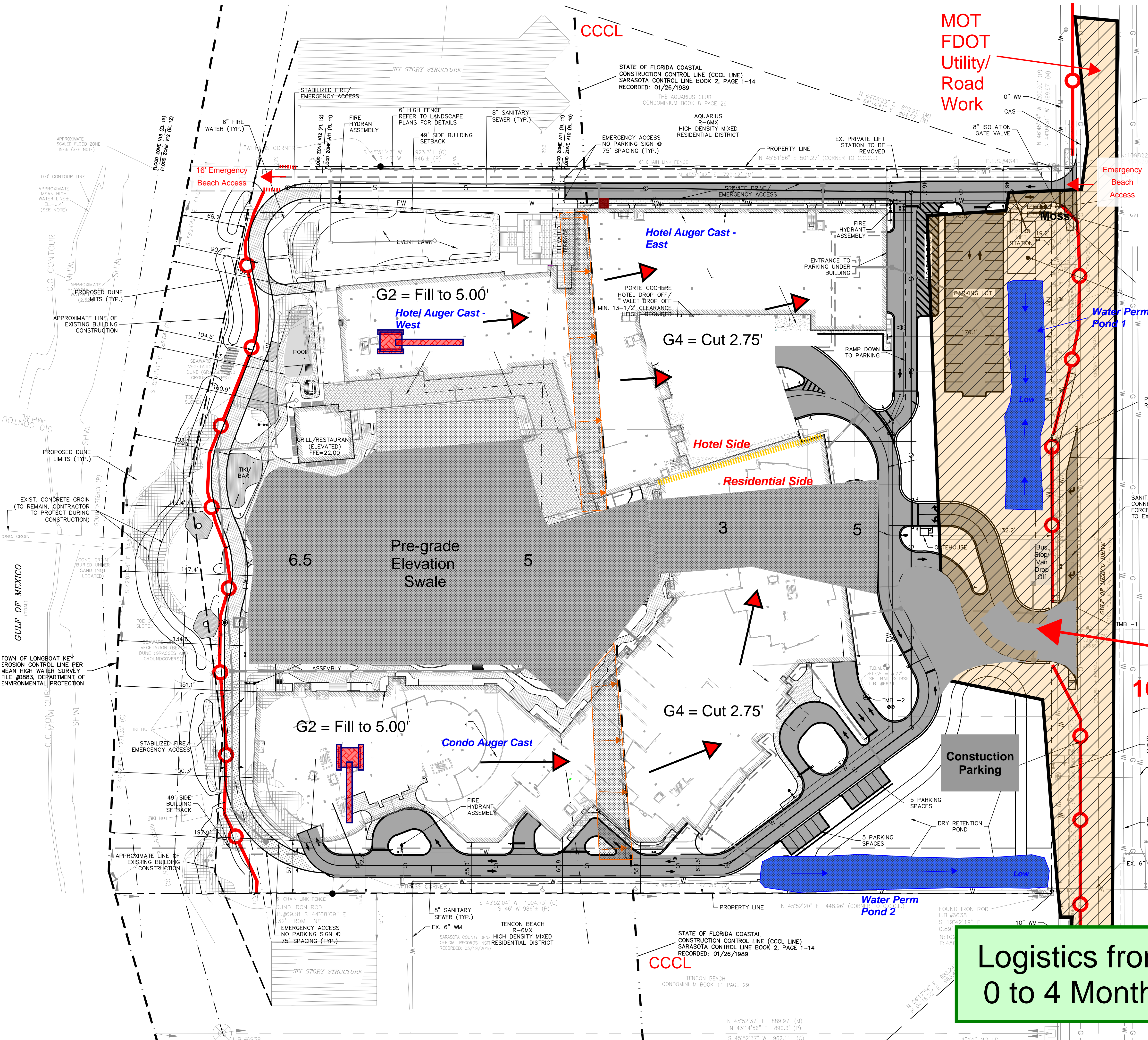
1. A set of plans and specification as approved for construction by the local building authority.
2. A copy of the Final Inspection from the local building authority, as defined by Florida Statutes, Chapter 553, Section 71.
3. The Annual Operating Permit fee due at the time of final inspection.

Thank you for your cooperation in this matter. If you have any questions, please contact Jennifer Clemente at 941.861.3310.

Sincerely,

Jennifer Clemente
Environmental Health Supervisor

cc: Building Official, Town of Longboat Key
Jennifer Clemente, Environmental Specialist III
James E LePetrie, Jr., Wet Engineering



- Hours of Construction: Monday through Saturday 7:00 am to 6:00 pm - Construction Noise will be minimized between the hours of 7:00 am to 8:00am and 5:00 pm to 6:00pm and will remain below 85 decibels at the property line. Except closed on Federal Holidays
- Site will remain safely secured with a 6' fence with opaque screening at areas visible.
- Parking will be near site entrance within property limits at the SE corner
- Noise should be minor with a constant drilling noise little to no ground vibration. Concrete trucks every 45 mins pumping with small trailer pumps
- Little to no ground vibration - Vibration Monitoring will be utilized near occupied residences
- Weekly Notification email will be sent updating Aquirius, Tencon, and the Town of Longboat Key with expected noise, weekend work, key milestones upcoming. This will occur throughout the life of the project.

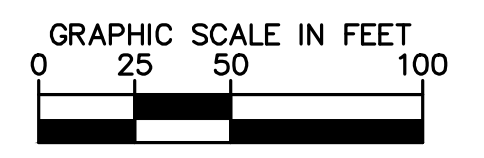
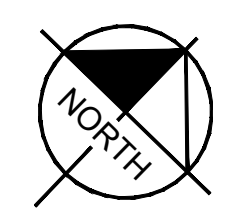
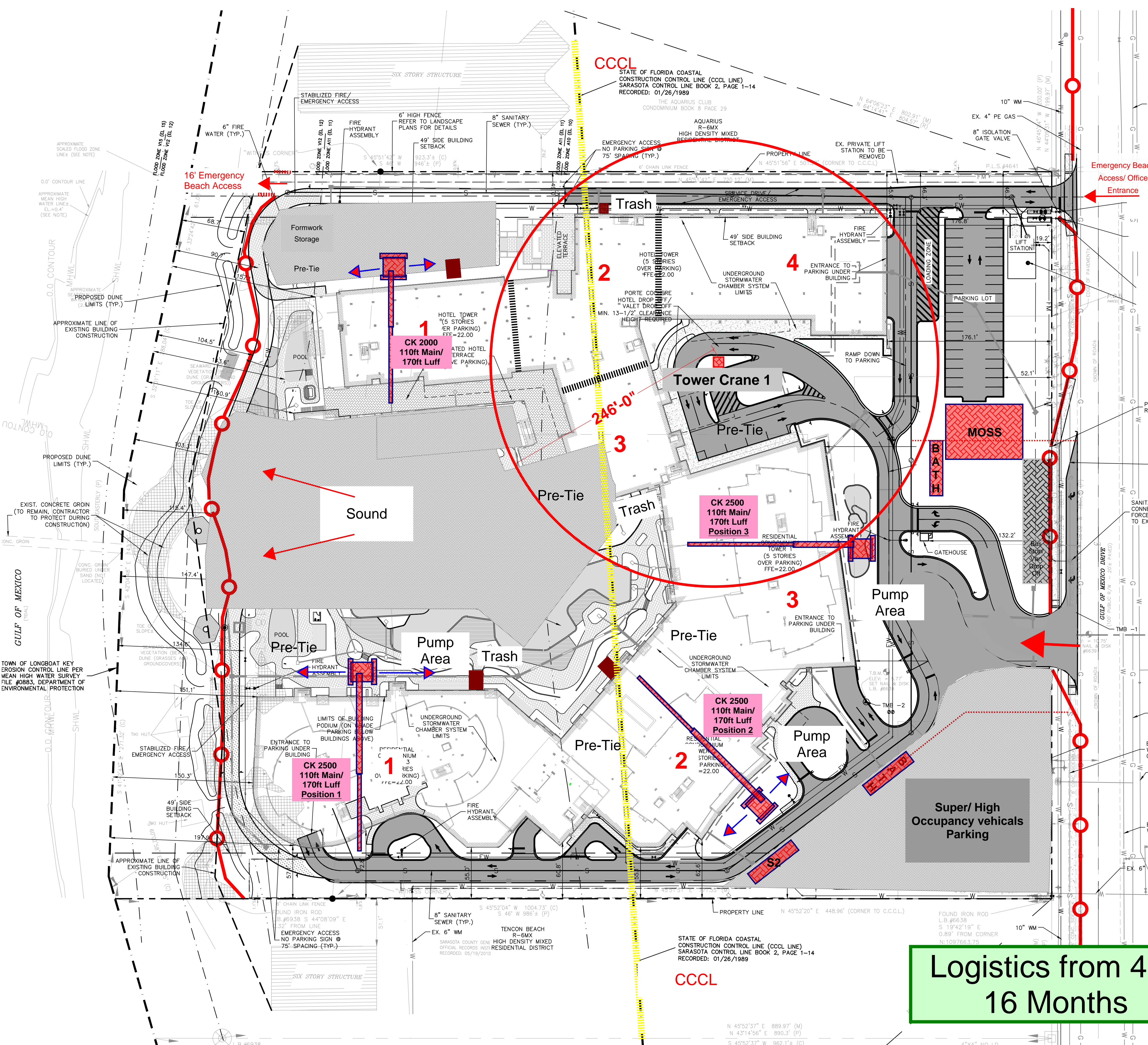
Site Entrance
1621 Gulf of Mexico Drive

- Site Controller is Moss and Associates and Mike Ogorek is the emergency/ primary contact for concern Cell (813)758-7056 and email jmutchler@moss.com
 Secondary notifier for concern is Unicorp George Giebel (407)999-9985

Logistics from 0 to 4 Months



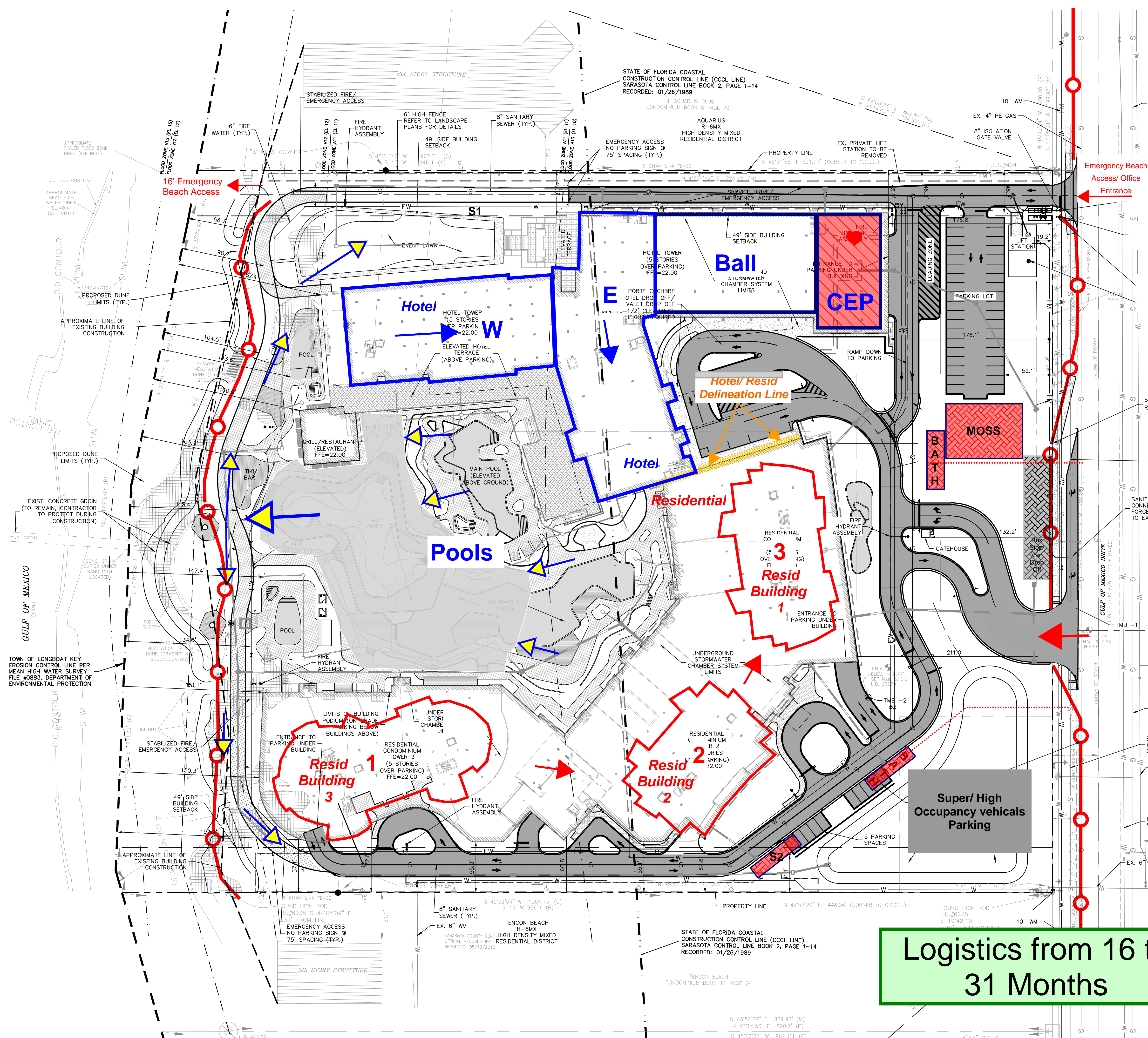
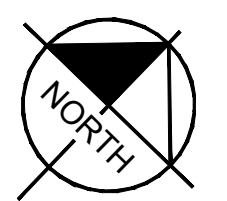
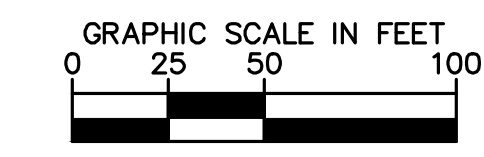
12/2/2021



1. Hours of Construction: Monday through Saturday 7:00am to 6:00 pm - Construction Noise will be minimized outside the hours of 8am to 5pm and will remain below 85 decibels at the property line. Site Lighting adjacent to occupied Residences will remain off outside those hours to minimize disturbance .
Except closed on Federal Holidays
2. Early work permits will be applied for on large slab pours (approximately 9). Lighting would be kept low and not facing occupied buildings. Low volume pumps and white noise back up alarms would be utilized to minimize disturbance.
3. Site will remain safely secured with a 6' fence with opaque screening at areas visible.
4. Parking will be near the SE Corner within property limits for high occupancy and Supervisors. Workers will park offsite and Bused in to minimize Island traffic. Bus and material unloading will occur with the property limits (except for permitted DOT work)
5. Noise should be minor with little to no ground vibration - Vibration Monitoring will be utilized
6. Site Controller is Moss and Associates and Mike Ogorek is the emergency/ primary contact for concern cell (813)758-7056 and email jmutchler@moss.com
Secondary notifier for concern is Unicorp George Giebel (407)999-9985

Logistics from 4 to 16 Months





1. Hours of Construction:
Monday through Saturday 7:00am to 6:00 pm -
Construction Noise will be minimized outside the hours of 8am to 5pm and will remain below 85 decibels at the property line. Site Lighting adjacent to occupied Residences will remain off outside those hours to minimize disturbance .
Except closed on Federal Holidays
2. Site will remain safely secured with a 6' fence with opaque screening at areas visible.
3. Parking will be near the SE Corner within property limits for high occupancy and Supervisors. Workers will park offsite and Bused in to minimize Island traffic. Bus and material unloading will occur with the property limits (except for permitted DOT work)
4. Noise should be minor with little to no ground vibration
5. Ground floor parking garage will be utilized for storage and any construction internal elevators used for vertical loading during this phase
6. Site Controller is Moss and Associates and Mike Ogorek is the emergency/ primary contact for concern cell (813)758-7056 and email jmutchler@moss.com
Secondary notifier for concern is Unicorp George Giebel (407)999-9985

Logistics from 16 to 31 Months





FEMA

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

2019 EDITION

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE AND INSTRUCTIONS

Paperwork Reduction Act Notice

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

Privacy Act Statement

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance for new or substantially improved structures in designated Special Flood Hazard Areas.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-003 – National Flood Insurance Program Files System or Records Notice 73 Fed. Reg. 77747 (December 19, 2008); DHS/FEMA/NFIP/LOMA-1 – National Flood Insurance Program (NFIP) Letter of Map Amendment (LOMA) System of Records Notice 71 Fed. Reg. 7990 (February 15, 2006); and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may result in the inability to obtain flood insurance through the National Flood Insurance Program or the applicant may be subject to higher premium rates for flood insurance. Information will only be released as permitted by law.

Purpose of the Elevation Certificate

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

The Elevation Certificate is required in order to properly rate Post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), located in flood insurance Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. The Elevation Certificate is not required for Pre-FIRM buildings unless the building is being rated under the optional Post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent grade elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request. A LOMA or LOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 package, whichever is appropriate.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

Additional guidance can be found in FEMA Publication 467-1, Floodplain Management Bulletin: Elevation Certificate, available on FEMA's website at <https://www.fema.gov/media-library/assets/documents/3539?id=1727>.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name SR LBK II LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1601 Gulf of Mexico Drive				Company NAIC Number:	
City Longboat Key		State Florida		ZIP Code 34228	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Parcel ID 0009041240. Public Records of Sarasota County (Hotel Building)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>27°21'10.44"</u> Long. <u>-82°36'43.22"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>7</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Town of Longboat Key 125126			B2. County Name Sarasota		B3. State Florida
B4. Map/Panel Number 12115C0126	B5. Suffix F	B6. FIRM Index Date 11-04-2016	B7. FIRM Panel Effective/ Revised Date 11-04-2016	B8. Flood Zone(s) AE / AE / VE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) AE=10' / AE=11' / VE=12'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1601 Gulf of Mexico Drive			Policy Number:
City Longboat Key	State Florida	ZIP Code 34228	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1601 Gulf of Mexico Drive			Policy Number:
City Longboat Key	State Florida	ZIP Code 34228	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1601 Gulf of Mexico Drive			Policy Number:
City Longboat Key	State Florida	ZIP Code 34228	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front View

Clear Photo One



Photo Two

Photo Two Caption Left View

Clear Photo Two

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1601 Gulf of Mexico Drive			Policy Number:
City Longboat Key	State Florida	ZIP Code 34228	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption Rear View

Clear Photo Three



Photo Four

Photo Four Caption Right View

Clear Photo Four

Instructions for Completing the Elevation Certificate

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by law to certify elevation information when elevation information is required for Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, or AR/AO. Community officials who are authorized by law or ordinance to provide floodplain management information may also complete this form. For Zones AO and A (without BFE), a community official, a property owner, or an owner's representative may provide information on this certificate, unless the elevations are intended for use in supporting a request for a LOMA or LOMR-F. Certified elevations must be included if the purpose of completing the Elevation Certificate is to obtain a LOMA or LOMR-F.

The property owner, the owner's representative, or local official who is authorized by law to administer the community floodplain ordinance can complete Section A and Section B. The partially completed form can then be given to the land surveyor, engineer, or architect to complete Section C. The land surveyor, engineer, or architect should verify the information provided by the property owner or owner's representative to ensure that this certificate is complete.

In Puerto Rico only, elevations for building information and flood hazard information may be entered in meters.

SECTION A – PROPERTY INFORMATION

Items A1–A4. This section identifies the building, its location, and its owner. Enter the name(s) of the building owner(s), the building's complete street address, and the lot and block numbers. If the building's address is different from the owner's address, enter the address of the building being certified. If the address is a rural route or a Post Office box number, enter the lot and block numbers, the tax parcel number, the legal description, or an abbreviated location description based on distance and direction from a fixed point of reference. For the purposes of this certificate, "building" means both a building and a manufactured (mobile) home.

A map may be attached to this certificate to show the location of the building on the property. A tax map, FIRM, or detailed community map is appropriate. If no map is available, provide a sketch of the property location, and the location of the building on the property. Include appropriate landmarks such as nearby roads, intersections, and bodies of water. For building use, indicate whether the building is residential, non-residential, an addition to an existing residential or non-residential building, an accessory building (e.g., garage), or other type of structure. Use the Comments area of the appropriate section if needed, or attach additional comments.

Item A5. Provide latitude and longitude coordinates for the center of the front of the building. Use either decimal degrees (e.g., 39.5043°, -110.7585°) or degrees, minutes, seconds (e.g., 39° 30' 15.5", -110° 45' 30.7") format. If decimal degrees are used, provide coordinates to at least 5 decimal places or better. When using degrees, minutes, seconds, provide seconds to at least 1 decimal place or better. The latitude and longitude coordinates must be accurate within 66 feet. When the latitude and longitude are provided by a surveyor, check the "Yes" box in Section D and indicate the method used to determine the latitude and longitude in the Comments area of Section D. If the Elevation Certificate is being certified by other than a licensed surveyor, engineer, or architect, this information is not required. Provide the type of datum used to obtain the latitude and longitude. FEMA prefers the use of NAD 1983.

Item A6. If the Elevation Certificate is being used to obtain flood insurance through the NFIP, the certifier must provide at least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" × 3". Digital photographs are acceptable.

Item A7. Select the diagram on pages 7–9 that best represents the building. Then enter the diagram number and use the diagram to identify and determine the appropriate elevations requested in Items C2.a–h. If you are unsure of the correct diagram, select the diagram that most closely resembles the building being certified.

Item A8.a. Provide the square footage of the crawlspace or enclosure(s) below the lowest elevated floor of an elevated building with or without permanent flood openings. Take the measurement from the outside of the crawlspace or enclosure(s). Examples of elevated buildings constructed with crawlspace and enclosure(s) are shown in Diagrams 6–9

Instructions for Completing the Elevation Certificate (continued)

on pages 8–9. Diagrams 2A, 2B, 4, and 9 should be used for a building constructed with a crawlspace floor that is below the exterior grade on all sides.

Items A8.b–d. Enter in Item A8.b the number of permanent flood openings in the crawlspace or enclosure(s) that are no higher than 1.0 foot above the higher of the exterior or interior grade or floor immediately below the opening. (A permanent flood opening is a flood vent or other opening that allows the free passage of water automatically in both directions without human intervention.) If the interior grade elevation is used, note this in the Comments area of Section D. Estimate the total net area of all such permanent flood openings in square inches, excluding any bars, louvers, or other covers of the permanent flood openings, and enter the total in Item A8.c. If the net area cannot be reasonably estimated, provide the size of the flood openings without consideration of any covers and indicate in the Comments area the type of cover that exists in the flood openings. Indicate in Item A8.d whether the flood openings are engineered. If applicable, attach a copy of the Individual Engineered Flood Openings Certification or an Evaluation Report issued by the International Code Council Evaluation Service (ICC ES), if you have it. If the crawlspace or enclosure(s) have no permanent flood openings, or if the openings are not within 1.0 foot above adjacent grade, enter "N/A" for not applicable in Items A8.b–c.

Item A9.a. Provide the square footage of the attached garage with or without permanent flood openings. Take the measurement from the outside of the garage.

Items A9.b–d. Enter in Item A9.b the number of permanent flood openings in the attached garage that are no higher than 1.0 foot above the higher of the exterior or interior grade or floor immediately below the opening. (A permanent flood opening is a flood vent or other opening that allows the free passage of water automatically in both directions without human intervention.) If the interior grade elevation is used, note this in the Comments area of Section D. This includes any openings that are in the garage door that are no higher than 1.0 foot above the adjacent grade. Estimate the total net area of all such permanent flood openings in square inches and enter the total in Item A9.c. If the net area cannot be reasonably estimated, provide the size of the flood openings without consideration of any covers and indicate in the Comments area the type of cover that exists in the flood openings. Indicate in Item A9.d whether the flood openings are engineered. If applicable, attach a copy of the Individual Engineered Flood Openings Certification or an Evaluation Report issued by the International Code Council Evaluation Service (ICC ES), if you have it. If the garage has no permanent flood openings, or if the openings are not within 1.0 foot above adjacent grade, enter "N/A" for not applicable in Items A9.b–c.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Complete the Elevation Certificate on the basis of the FIRM in effect at the time of the certification.

The information for Section B is obtained by reviewing the FIRM panel that includes the building's location. Information about the current FIRM is available from the Federal Emergency Management Agency (FEMA) by calling 1-800-358-9616. If a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR-F) has been issued by FEMA, please provide the letter date and case number in the Comments area of Section D or Section G, as appropriate.

For a building in an area that has been annexed by one community but is shown on another community's FIRM, enter the community name and 6-digit number of the annexing community in Item B1, the name of the county or new county, if necessary, in Item B2, and the FIRM index date for the annexing community in Item B6. Enter information from the actual FIRM panel that shows the building location, even if it is the FIRM for the previous jurisdiction, in Items B4, B5, B7, B8, and B9.

If the map in effect at the time of the building's construction was other than the current FIRM, and you have the past map information pertaining to the building, provide the information in the Comments area of Section D.

Item B1. NFIP Community Name & Community Number. Enter the complete name of the community in which the building is located and the associated 6-digit community number. For a newly incorporated community, use the name and 6-digit number of the new community. Under the NFIP, a "community" is any State or area or political subdivision thereof, or any Indian tribe or authorized native organization, that has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction. To determine the current community number, see the *NFIP Community Status Book*, available on FEMA's web site at <https://www.fema.gov/national-flood-insurance-program/national-flood-insurance-program-community-status-book>, or call 1-800-358-9616.

Instructions for Completing the Elevation Certificate (continued)

Item B2. County Name. Enter the name of the county or counties in which the community is located. For an unincorporated area of a county, enter "unincorporated area." For an independent city, enter "independent city."

Item B3. State. Enter the 2-letter state abbreviation (for example, VA, TX, CA).

Items B4–B5. Map/Panel Number and Suffix. Enter the 10-character "Map Number" or "Community Panel Number" shown on the FIRM where the building or manufactured (mobile) home is located. For maps in a county-wide format, the sixth character of the "Map Number" is the letter "C" followed by a 4-digit map number. For maps not in a county-wide format, enter the "Community Panel Number" shown on the FIRM.

Item B6. FIRM Index Date. Enter the effective date or the map revised date shown on the FIRM Index.

Item B7. FIRM Panel Effective/Revised Date. Enter the map effective date or the map revised date shown on the FIRM panel. This will be the latest of all dates shown on the map. The current FIRM panel effective date can be determined by calling 1-800-358-9616.

Item B8. Flood Zone(s). Enter the flood zone, or flood zones, in which the building is located. All flood zones containing the letter "A" or "V" are considered Special Flood Hazard Areas. The flood zones are A, AE, A1–A30, V, VE, V1–V30, AH, AO, AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. Each flood zone is defined in the legend of the FIRM panel on which it appears.

Item B9. Base Flood Elevation(s). Using the appropriate Flood Insurance Study (FIS) Profile, Floodway Data Table, or FIRM panel, locate the property and enter the BFE (or base flood depth) of the building site. If the building is located in more than 1 flood zone in Item B8, list all appropriate BFEs in Item B9. BFEs are shown on a FIRM or FIS Profile for Zones A1–A30, AE, AH, V1–V30, VE, AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO; flood depth numbers are shown for Zone AO. Use the AR BFE if the building is located in any of Zones AR/A, AR/AE, AR/A1–A30, AR/AH, or AR/AO. In A or V zones where BFEs are not provided on the FIRM, BFEs may be available from another source. For example, the community may have established BFEs or obtained BFE data from other sources for the building site. For subdivisions and other developments of more than 50 lots or 5 acres, establishment of BFEs is required by the community's floodplain management ordinance. If a BFE is obtained from another source, enter the BFE in Item B9. In an A Zone where BFEs are not available, complete Section E and enter N/A for Section B, Item B9. Enter the BFE to the nearest tenth of a foot (nearest tenth of a meter, in Puerto Rico).

Item B10. Indicate the source of the BFE that you entered in Item B9. If the BFE is from a source other than FIS Profile, FIRM, or community, describe the source of the BFE.

Item B11. Indicate the elevation datum to which the elevations on the applicable FIRM are referenced as shown on the map legend. The vertical datum is shown in the Map Legend and/or the Notes to Users on the FIRM.

Item B12. Indicate whether the building is located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA). (OPAs are portions of coastal barriers that are owned by Federal, State, or local governments or by certain non-profit organizations and used primarily for natural resources protection.) Federal flood insurance is prohibited in designated CBRS areas or OPAs for buildings or manufactured (mobile) homes built or substantially improved after the date of the CBRS or OPA designation. For the first CBRS designations, that date is October 1, 1983. Information about CBRS areas and OPAs may be obtained on the FEMA web site at <https://www.fema.gov/national-flood-insurance-program/coastal-barrier-resources-system>.

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

Complete Section C if the building is located in any of Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, or AR/AO, or if this certificate is being used to support a request for a LOMA or LOMR-F. If the building is located in Zone AO or Zone A (without BFE), complete Section E instead. To ensure that all required elevations are obtained, it may be necessary to enter the building (for instance, if the building has a basement or sunken living room, split-level construction, or machinery and equipment).

Surveyors may not be able to gain access to some crawlspaces to shoot the elevation of the crawlspace floor. If access to the crawlspace is limited or cannot be gained, follow one of these procedures.

- Use a yardstick or tape measure to measure the height from the floor of the crawlspace to the "next higher floor," and then subtract the crawlspace height from the elevation of the "next higher floor." If there is no access to the

Instructions for Completing the Elevation Certificate (continued)

crawlspace, use the exterior grade next to the structure to measure the height of the crawlspace to the "next higher floor."

- Contact the local floodplain administrator of the community in which the building is located. The community may have documentation of the elevation of the crawlspace floor as part of the permit issued for the building.
- If the property owner has documentation or knows the height of the crawlspace floor to the next higher floor, try to verify this by looking inside the crawlspace through any openings or vents.

In all 3 cases, use the Comments area of Section D to provide the elevation and a brief description of how the elevation was obtained.

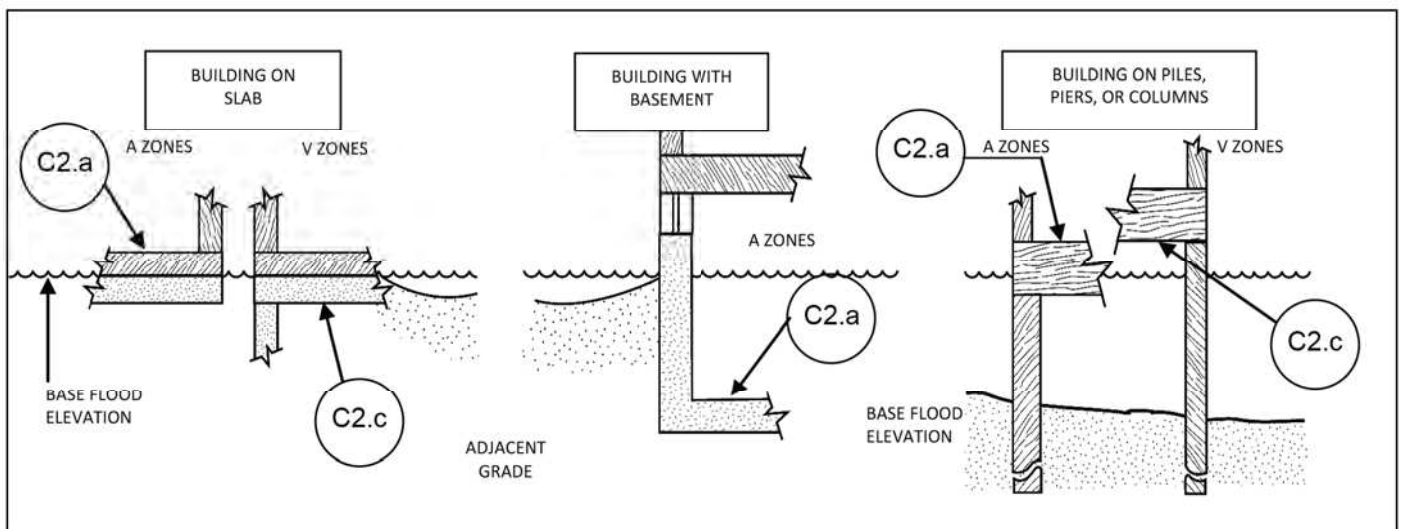
Item C1. Indicate whether the elevations to be entered in this section are based on construction drawings, a building under construction, or finished construction. For either of the first 2 choices, a post-construction Elevation Certificate will be required when construction is complete. If the building is under construction, include only those elevations that can be surveyed in Items C2.a–h. Use the Comments area of Section D to provide elevations obtained from the construction plans or drawings. Select "Finished Construction" only when all machinery and/or equipment such as furnaces, hot water heaters, heat pumps, air conditioners, and elevators and their associated equipment have been installed and the grading around the building is completed.

Item C2. A field survey is required for Items C2.a–h. Most control networks will assign a unique identifier for each benchmark. For example, the National Geodetic Survey uses the Permanent Identifier (PID). For the benchmark utilized, provide the PID or other unique identifier assigned by the maintainer of the benchmark. For GPS survey, indicate the benchmark used for the base station, the Continuously Operating Reference Stations (CORS) sites used for an On-line Positioning User Service (OPUS) solution (also attach the OPUS report), or the name of the Real Time Network used.

Also provide the vertical datum for the benchmark elevation. All elevations for the certificate, including the elevations for Items C2.a–h, must use the same datum on which the BFE is based. Show the conversion from the field survey datum used if it differs from the datum used for the BFE entered in Item B9 and indicate the conversion software used. Show the datum conversion, if applicable, in the Comments area of Section D.

For property experiencing ground subsidence, the most recent reference mark elevations must be used for determining building elevations. However, when subsidence is involved, the BFE should not be adjusted. Enter elevations in Items C2.a–h to the nearest tenth of a foot (nearest tenth of a meter, in Puerto Rico).

Items C2.a–d. Enter the building elevations (excluding the attached garage) indicated by the selected building diagram (Item A7) in Items C2.a–c. If there is an attached garage, enter the elevation for top of attached garage slab in Item C2.d. (Because elevation for top of attached garage slab is self-explanatory, attached garages are not illustrated in the diagrams.) If the building is located in a V zone on the FIRM, complete Item C2.c. If the flood zone cannot be determined, enter elevations for all of Items C2.a–h. For buildings in A zones, elevations a, b, d, and e should be measured at the top of the floor. For buildings in V zones, elevation c must be measured at the bottom of the lowest horizontal structural member of the floor (see drawing below). For buildings elevated on a crawlspace, Diagrams 8 and 9, enter the elevation



Instructions for Completing the Elevation Certificate (continued)

of the top of the crawlspace floor in Item C2.a, whether or not the crawlspace has permanent flood openings (flood vents). *If any item does not apply to the building, enter "N/A" for not applicable.*

Item C2.e. Enter the lowest platform elevation of at least 1 of the following machinery and equipment items: elevators and their associated equipment, furnaces, hot water heaters, heat pumps, and air conditioners in an attached garage or enclosure or on an open utility platform that provides utility services for the building. Note that elevations for these specific machinery and equipment items are required in order to rate the building for flood insurance. Local floodplain management officials are required to ensure that all machinery and equipment servicing the building are protected from flooding. Thus, local officials may require that elevation information for all machinery and equipment, including ductwork, be documented on the Elevation Certificate. If the machinery and/or equipment is mounted to a wall, pile, etc., enter the platform elevation of the machinery and/or equipment. Indicate machinery/equipment type and its general location, e.g., on floor inside garage or on platform affixed to exterior wall, in the Comments area of Section D or Section G, as appropriate. *If this item does not apply to the building, enter "N/A" for not applicable.*

Items C2.f–g. Enter the elevation of the ground, sidewalk, or patio slab immediately next to the building. For Zone AO, use the natural grade elevation, if available. This measurement must be to the nearest tenth of a foot (nearest tenth of a meter, in Puerto Rico) if this certificate is being used to support a request for a LOMA or LOMR-F.

Item C2.h. Enter the lowest grade elevation at the deck support or stairs. For Zone AO, use the natural grade elevation, if available. This measurement must be to the nearest tenth of a foot (nearest tenth of a meter, in Puerto Rico) if this certificate is being used to support a request for a LOMA or LOMR-F.

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

Complete as indicated. This section of the Elevation Certificate may be signed by only a land surveyor, engineer, or architect who is authorized by law to certify elevation information. Place your license number, your seal (as allowed by the State licensing board), your signature, and the date in the box in Section D. You are certifying that the information on this certificate represents your best efforts to interpret the data available and that you understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Use the Comments area of Section D to provide datum, elevation, openings, or other relevant information not specified elsewhere on the certificate.

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

Complete Section E if the building is located in Zone AO or Zone A (without BFE). Otherwise, complete Section C instead. Explain in the Section F Comments area if the measurement provided under Items E1–E4 is based on the "natural grade."

Items E1.a and b. Enter in Item E1.a the height to the nearest tenth of a foot (tenth of a meter in Puerto Rico) of the top of the bottom floor (as indicated in the applicable diagram) above or below the highest adjacent grade (HAG). Enter in Item E1.b the height to the nearest tenth of a foot (tenth of a meter in Puerto Rico) of the top of the bottom floor (as indicated in the applicable diagram) above or below the lowest adjacent grade (LAG). For buildings in Zone AO, the community's floodplain management ordinance requires the lowest floor of the building be elevated above the highest adjacent grade at least as high as the depth number on the FIRM. Buildings in Zone A (without BFE) may qualify for a lower insurance rate if an engineered BFE is developed at the site.

Item E2. For Building Diagrams 6–9 with permanent flood openings (see pages 8–9), enter the height to the nearest tenth of a foot (tenth of a meter in Puerto Rico) of the next higher floor or elevated floor (as indicated in the applicable diagram) above or below the highest adjacent grade (HAG).

Item E3. Enter the height to the nearest tenth of a foot (tenth of a meter in Puerto Rico), in relation to the highest adjacent grade next to the building, for the top of attached garage slab. (Because elevation for top of attached garage slab is self-explanatory, attached garages are not illustrated in the diagrams.) *If this item does not apply to the building, enter "N/A" for not applicable.*

Item E4. Enter the height to the nearest tenth of a foot (tenth of a meter in Puerto Rico), in relation to the highest adjacent grade next to the building, of the platform elevation that supports the machinery and/or equipment servicing the building. Indicate machinery/equipment type in the Comments area of Section F. *If this item does not apply to the building, enter "N/A" for not applicable.*

Instructions for Completing the Elevation Certificate (continued)

Item E5. For those communities where this base flood depth is not available, the community will need to determine whether the top of the bottom floor is elevated in accordance with the community's floodplain management ordinance.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

Complete as indicated. This section is provided for certification of measurements taken by a property owner or property owner's representative when responding to Sections A, B, and E. The address entered in this section must be the actual mailing address of the property owner or property owner's representative who provided the information on the certificate.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

Complete as indicated. The community official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Section C may be filled in by the local official as provided in the instructions below for Item G1. If the authorized community official completes Sections C, E, or G, complete the appropriate item(s) and sign this section.

Check **Item G1** if Section C is completed with elevation data from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. Indicate the source of the elevation data and the date obtained in the Comments area of Section G. If you are both a community official and a licensed land surveyor, engineer, or architect authorized by law to certify elevation information, and you performed the actual survey for a building in Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/A1–A30, AR/AE, AR/AH, or AR/AO, you must also complete Section D.

Check **Item G2** if information is entered in Section E by the community for a building in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

Check **Item G3** if the information in Items G4–G10 has been completed for community floodplain management purposes to document the as-built lowest floor elevation of the building. Section C of the Elevation Certificate records the elevation of various building components but does not determine the lowest floor of the building or whether the building, as constructed, complies with the community's floodplain management ordinance. This must be done by the community. Items G4–G10 provide a way to document these determinations.

Item G4. Permit Number. Enter the permit number or other identifier to key the Elevation Certificate to the permit issued for the building.

Item G5. Date Permit Issued. Enter the date the permit was issued for the building.

Item G6. Date Certificate of Compliance/Occupancy Issued. Enter the date that the Certificate of Compliance or Occupancy or similar written official documentation of as-built lowest floor elevation was issued by the community as evidence that all work authorized by the floodplain development permit has been completed in accordance with the community's floodplain management laws or ordinances.

Item G7. New Construction or Substantial Improvement. Check the applicable box. "Substantial Improvement" means any reconstruction, rehabilitation, addition, or other improvement of a building, the cost of which equals or exceeds 50 percent of the market value of the building before the start of construction of the improvement. The term includes buildings that have incurred substantial damage, regardless of the actual repair work performed.

Item G8. As-built lowest floor elevation. Enter the elevation of the lowest floor (including basement) when the construction of the building is completed and a final inspection has been made to confirm that the building is built in accordance with the permit, the approved plans, and the community's floodplain management laws or ordinances. Indicate the elevation datum used.

Item G9. BFE. Using the appropriate FIRM panel, FIS Profile, or other data source, locate the property and enter the BFE (or base flood depth) of the building site. Indicate the elevation datum used.

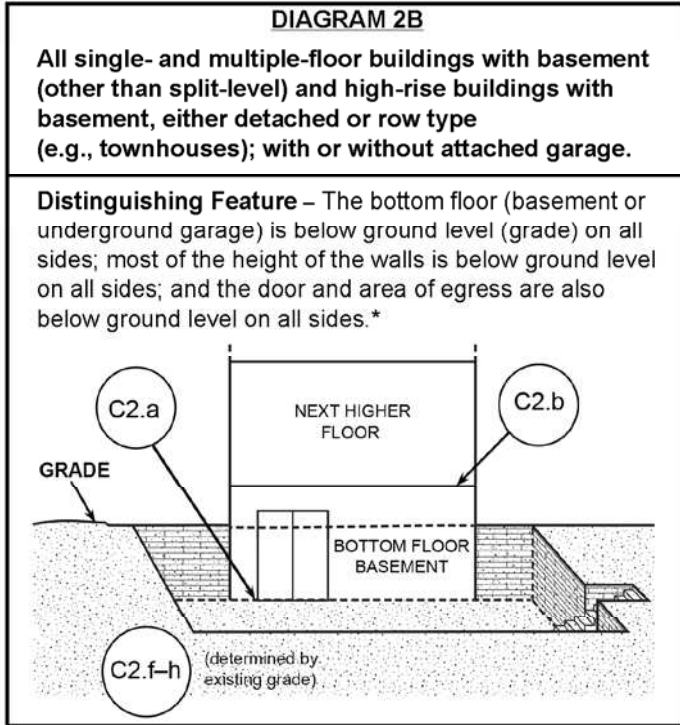
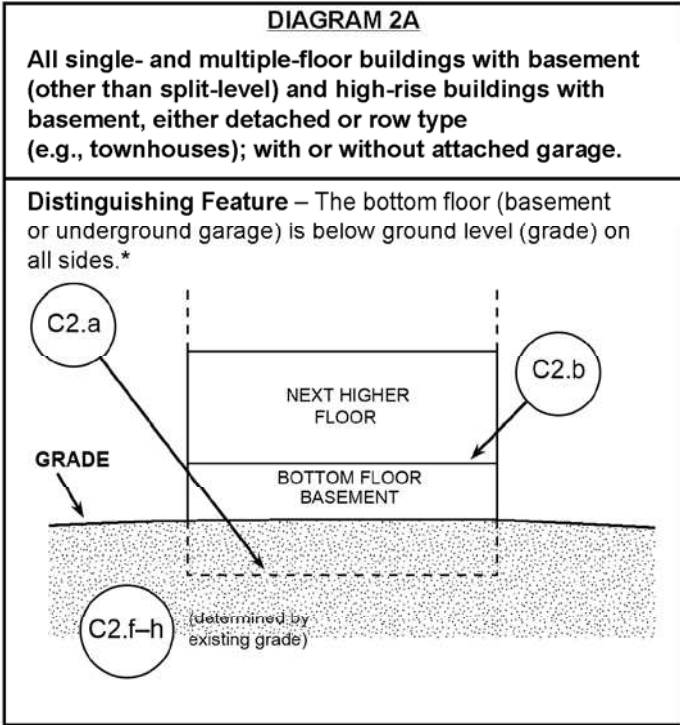
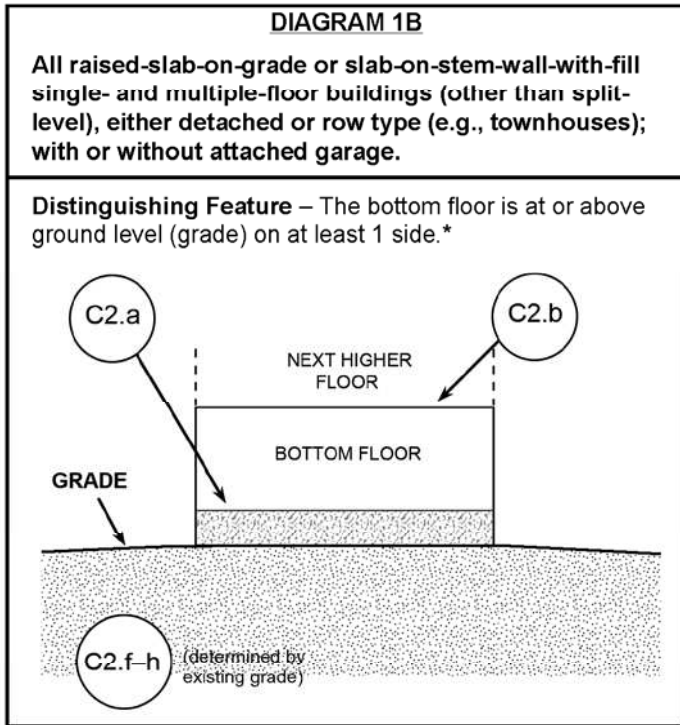
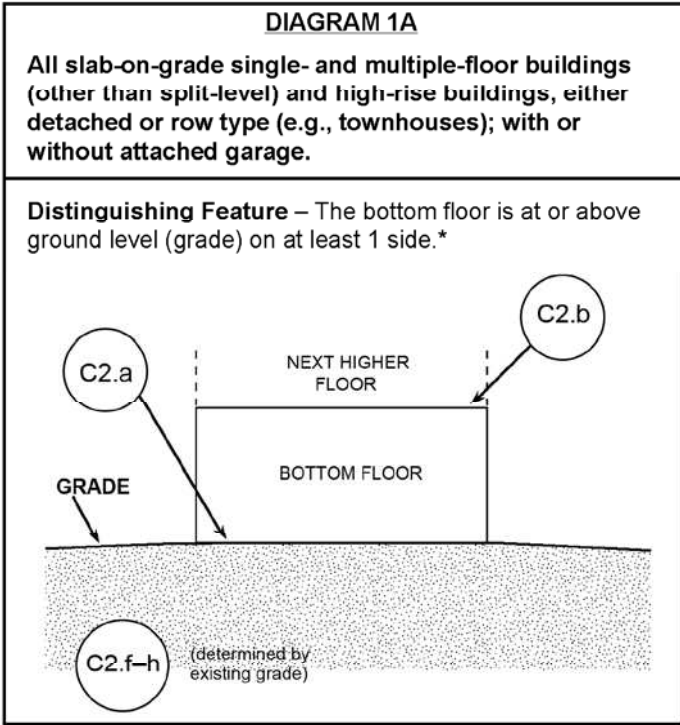
Item G10. Community's design flood elevation. Enter the elevation (including freeboard above the BFE) to which the community requires the lowest floor to be elevated. Indicate the elevation datum used.

Enter your name, title, and telephone number, and the name of the community. Sign and enter the date in the appropriate blanks.

Building Diagrams

The following diagrams illustrate various types of buildings. Compare the features of the building being certified with the features shown in the diagrams and select the diagram most applicable. Enter the diagram number in Item A7, the square footage of crawlspace or enclosure(s) and the area of flood openings in square inches in Items A8.a–c, the square footage of attached garage and the area of flood openings in square inches in Items A9.a–c, and the elevations in Items C2.a–h.

In A zones, the floor elevation is taken at the top finished surface of the floor indicated; in V zones, the floor elevation is taken at the bottom of the lowest horizontal structural member (see drawing in instructions for Section C).



* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

Building Diagrams

DIAGRAM 3

All split-level buildings that are slab-on-grade, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (excluding garage) is at or above ground level (grade) on at least 1 side.*

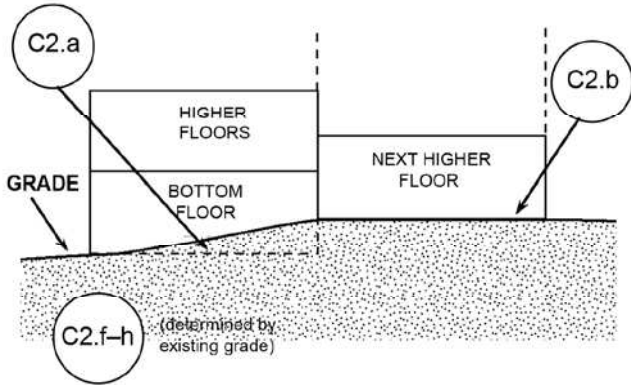


DIAGRAM 4

All split-level buildings (other than slab-on-grade), either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides.*

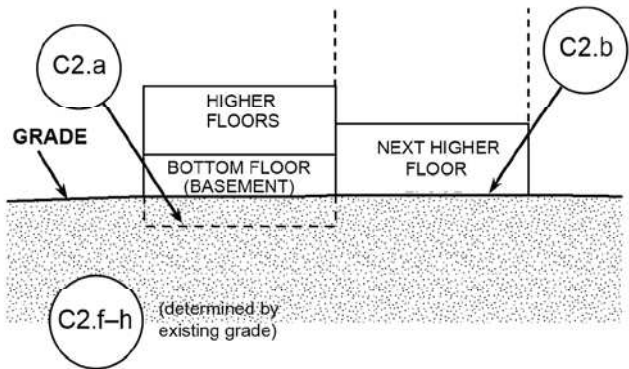


DIAGRAM 5

All buildings elevated on piers, posts, piles, columns, or parallel shear walls. No obstructions below the elevated floor.

Distinguishing Feature – For all zones, the area below the elevated floor is open, with no obstruction to flow of floodwaters (open lattice work and/or insect screening is permissible).

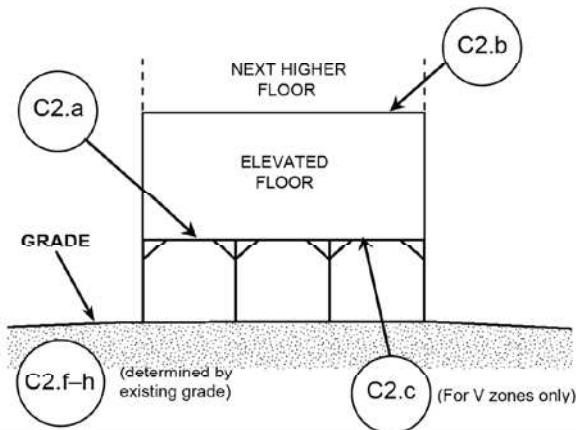
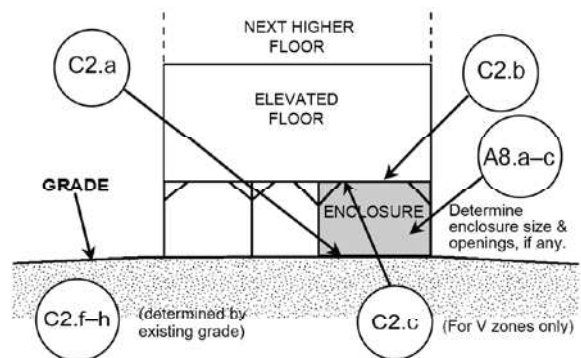


DIAGRAM 6

All buildings elevated on piers, posts, piles, columns, or parallel shear walls with full or partial enclosure below the elevated floor.

Distinguishing Feature – For all zones, the area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings** present in the walls of the enclosure. Indicate information about enclosure size and openings in Section A – Property Information.



* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

** An "opening" is a permanent opening that allows for the free passage of water automatically in both directions without human intervention. Under the NFIP, a minimum of 2 openings is required for enclosures or crawlspaces. The openings shall provide a total net area of not less than 1 square inch for every square foot of area enclosed, excluding any bars, louvers, or other covers of the opening. Alternatively, an Individual Engineered Flood Openings Certification or an Evaluation Report issued by the International Code Council Evaluation Service (ICC ES) must be submitted to document that the design of the openings will allow for the automatic equalization of hydrostatic flood forces on exterior walls. A window, a door, or a garage door is not considered an opening; openings may be installed in doors. Openings shall be on at least 2 sides of the enclosed area. If a building has more than 1 enclosed area, each area must have openings to allow floodwater to directly enter. The bottom of the openings must be no higher than 1.0 foot above the higher of the exterior or interior grade or floor immediately below the opening. For more guidance on openings, see NFIP Technical Bulletin 1.

Building Diagrams

DIAGRAM 7

All buildings elevated on full-story foundation walls with a partially or fully enclosed area below the elevated floor. This includes walkout levels, where at least 1 side is at or above grade. The principal use of this building is located in the elevated floors of the building.

Distinguishing Feature – For all zones, the area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings** present in the walls of the enclosure. Indicate information about enclosure size and openings in Section A – Property Information

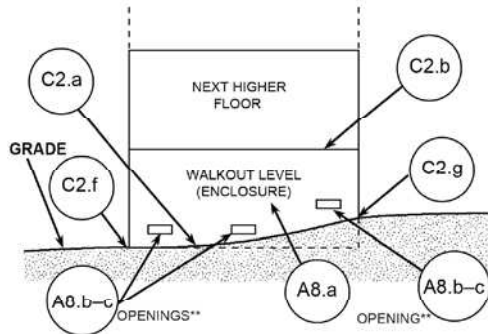


DIAGRAM 8

All buildings elevated on a crawlspace with the floor of the crawlspace at or above grade on at least 1 side, with or without an attached garage.

Distinguishing Feature – For all zones, the area below the first floor is enclosed by solid or partial perimeter walls. In all A zones, the crawlspace is with or without openings** present in the walls of the crawlspace. Indicate information about crawlspace size and openings in Section A – Property Information.

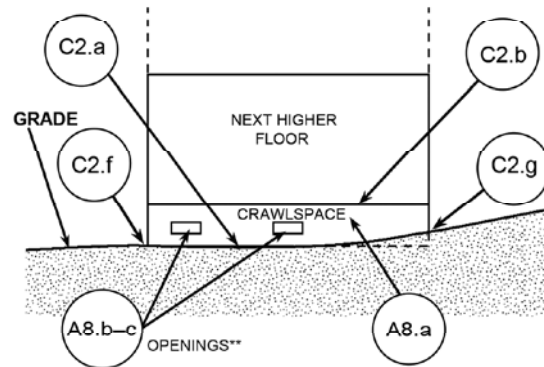
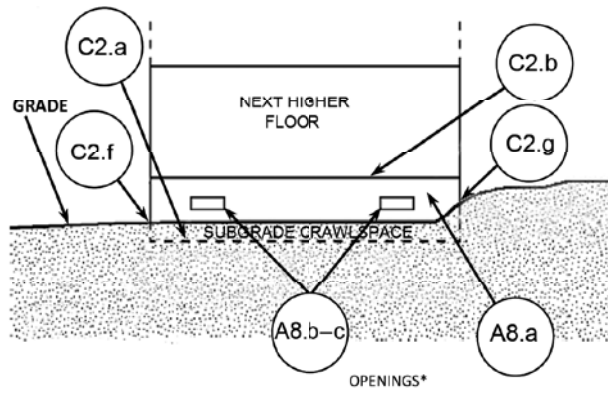


DIAGRAM 9

All buildings (other than split-level) elevated on a sub-grade crawlspace, with or without attached garage.

Distinguishing Feature – The bottom (crawlspace) floor is below ground level (grade) on all sides.* (If the distance from the crawlspace floor to the top of the next higher floor is more than 5 feet, or the crawlspace floor is more than 2 feet below the grade [LAG] on all sides, use Diagram 2A or 2B.)



* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

** An "opening" is a permanent opening that allows for the free passage of water automatically in both directions without human intervention. Under the NFIP, a minimum of 2 openings is required for enclosures or crawlspaces. The openings shall provide a total net area of not less than 1 square inch for every square foot of area enclosed, excluding any bars, louvers, or other covers of the opening. Alternatively, an Individual Engineered Flood Openings Certification or an Evaluation Report issued by the International Code Council Evaluation Service (ICC ES) must be submitted to document that the design of the openings will allow for the automatic equalization of hydrostatic flood forces on exterior walls. A window, a door, or a garage door is not considered an opening; openings may be installed in doors. Openings shall be on at least 2 sides of the enclosed area. If a building has more than 1 enclosed area, each area must have openings to allow floodwater to directly enter. The bottom of the openings must be no higher than 1.0 foot above the higher of the exterior or interior grade or floor immediately below the opening. For more guidance on openings, see NFIP Technical Bulletin 1.



TOWN OF LONGBOAT KEY

Incorporated November 14, 1955

Planning, Zoning & Building
501 Bay Isles Road
Longboat Key, FL 34228
(941) 316-1966
FAX (941) 316-1970
www.longboatkey.org

Memo of EC Review for Correctness and Completion

The attached FEMA Elevation Certificate for the following address has been reviewed by this office.

1601 GULF OF MEXICO DR (HOTEL)

(PERMIT: _____)

The items noted below are not correct on the attached form and should read as entered on this page.

SECTION A - PROPERTY INFORMATION			For Insurance Company Use:
A1. Building Owner's Name			Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Company NAIC Number
City	State	ZIP Code	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Update per final parcel ID			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)		Mixed Use: <u>Mixed Use: Residential-Hotel, Restaurant <more?></u>	
A5. Latitude/Longitude: Lat. Long.		Horizontal Datum: NAD 1927 NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number: <u>6??</u>			
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s)	sq ft	a) Square footage of attached garage	sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	
c) Total net area of flood openings in A8.b	sq in	c) Total net area of flood openings in A9.b	sq in
d) Engineered flood openings? Yes No		d) Engineered flood openings? Yes No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number		B2. County Name	B3. State	
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)
				B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.				
FIS		FIRM	Community Determined	Other (Describe)
B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe)				
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?				
Yes No		Designation Date	CBRS	OPA

Local Official's Name: Patti Fige, CBO, CFM, LEED AP BD+C	Title: Building Official
Community Name: Town of Longboat Key	Telephone: 941-361-6411 x2521
Signature:	Date: <u>DRAFT 11/13/2023</u>
Comments:	

**NOT FINISHED CONSTRUCTION:
RETURN TO EC CERTIFIER**

- A5: Wrong datum for Google Earth checked; Google Earth is in WGS84;
- A7: Diagram 6 is elevated on piles, columns or sheer walls, with breakaway/non-load-bearing enclosure walls;
- A8: Diagram 6 or 7 must have A8 completed. Design information should be entered, if possible, or verified prior to FC;
- C2.c: Need CCCL certificate;
- C2.e: design information should be included in comments, if possible, or verified prior to FC; D: no attachments

Copy provided to EC Certifier & Owner: Yes No