

00003

NEW RESIDENCE

700 BROADWAY ST, LONGBOAT KEY, FL 34228



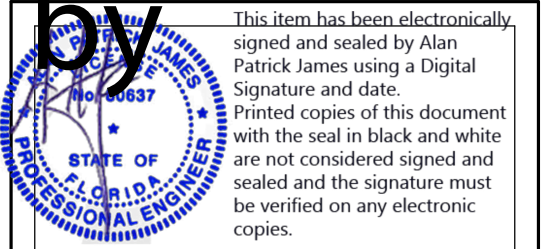
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SITE MAP



2716 Fruitville Rd,
Sarasota, FL 34237
(941) 355-8527
www.jtidesignstudios.com



Alan James, PE# 80637
941-21-3175 AJRARE64@GMAIL.COM
110 Da Vinci Drive, Nokomis, FL 34275

ENGINEER OF RECORD:

ALAN JAMES, PE# 80637
(941) 321-3175
AJRARE64@GMAIL.COM
110 DA VINCI DRIVE
NOKOMIS, FL 34275

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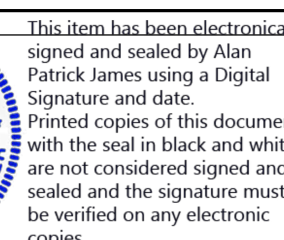
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08/19/25	CC	REVIEW COMMENTS
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09/11/25	CC	REVIEW COMMENTS

D24-013

SHEET #

GOO I

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Alan James, PE# 20637
951-321-3175 AJRARE64@GMAIL.COM
814 De Vinna Drive, Nokesville, FL 3422

ALAN JAMES, PE# 8063
(941) 321-3175
AJRARE64@GMAIL.COM
110 DA VINCI DRIVE
NOKOMIS, FL 34275

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-  ENTRY
 FOYER
 GARAGE
 PORCH

PROPOSED FIRST FINISH FLOOR AREA PLAN

$$\overline{1/8'' = 1'-0''}$$


-  A/C AREA
 BALCONY

PROPOSED SECOND FINISH FLOOR AREA PLAN

$$\overline{1/8'' = 1'-0''}$$

<u>PROPOSED</u>	
GARAGE	630 SF
PORCH	859 SF
FOYER	264 SF
ENTRY	30 SF
FIRST FINISH FLOOR	1,782 SF
A/C AREA	1,353 SF
BALCONY	89 SF
BALCONY	290 SF
SECOND FINISH FLOOR	1,732 SF
A/C AREA	1,151 SF
THIRD FINISH FLOOR	1,151 SF
TOTAL AREA	4,665 SF



-  A/C AREA

PROPOSED THIRD FINISH FLOOR AREA PLAN

$$\overline{1/8'' = 1'-0''}$$

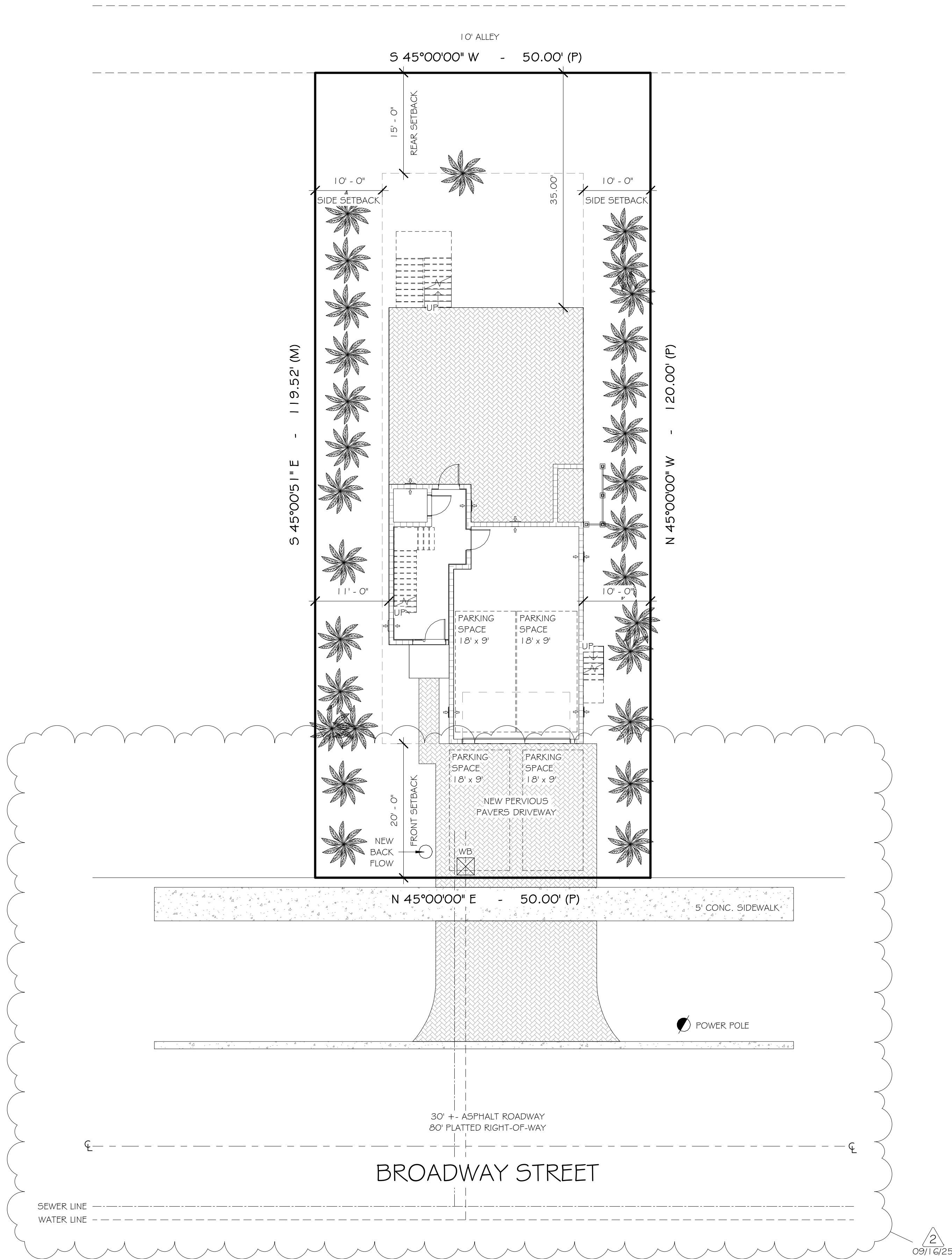
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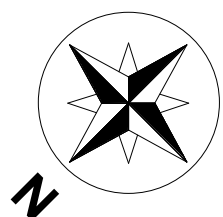


NOTE:

EXTERNAL MECHANICAL EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, AIR CONDITIONING SYSTEMS, GENERATORS AND ALL POOL EQUIPMENT, SHALL NOT BE LOCATED WITHIN 10 FEET OF A SIDE OR 20 FEET FROM A WATERFRONT PROPERTY LINE AND SHALL BE SCREENED FOR BOTH VIEW AND NOISE. ANY FENCE, WALL OR LANDSCAPING INSTALLED IN ACCORDANCE WITH THIS SECTION SHALL BE AT LEAST EQUAL TO THE HEIGHT OF THE EQUIPMENT ON ALL SIDES AND SHALL BE MAINTAINED IN GOOD ORDER.

2
09/16/25

00002



ARCHITECTURAL SITE PLAN

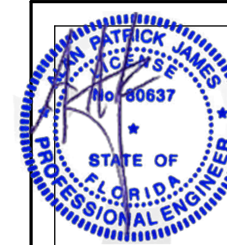
1" = 10'-0"

0 5' 10' 20'
SCALE: 1" = 10'-0"

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2716 Fruitville Rd.
Sarasota, FL 34237
(941) 355-8527
www.jlidesignstudios.com



Alan James, PE# 80637
941-321-9175 AJRAREM@GMAIL.COM
110 Da Vinci Drive, Nokomis, FL 34275

ENGINEER OF RECORD:

ALAN JAMES, PE# 80637
(941) 321-3175
AJRAREM4@GMAIL.COM
110 DA VINCI DRIVE
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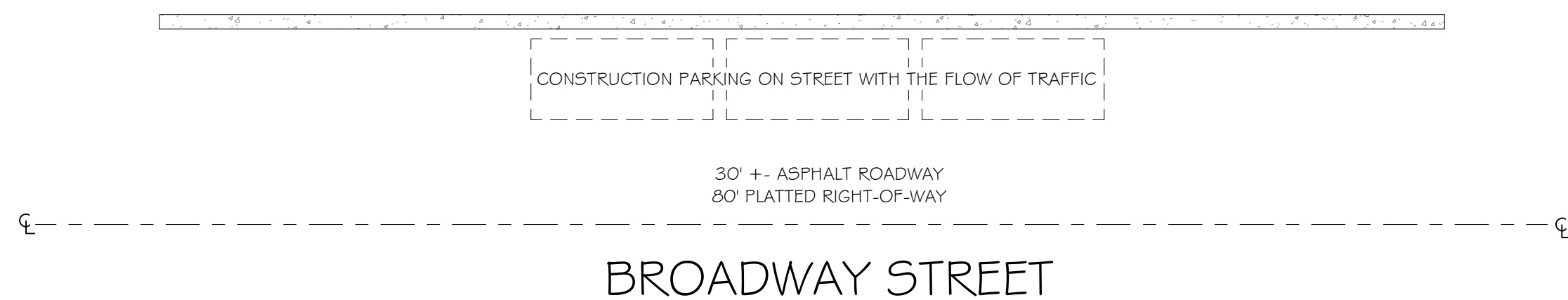
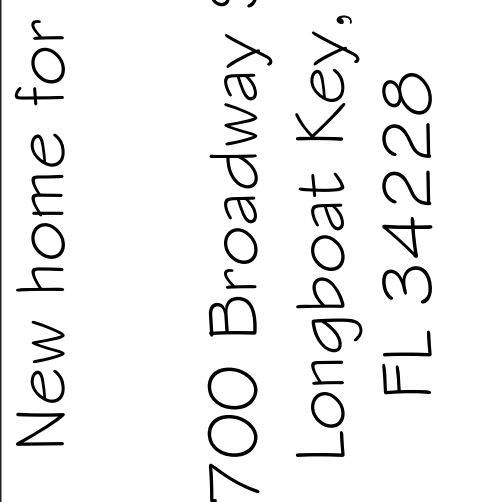
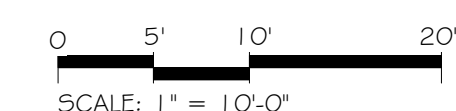
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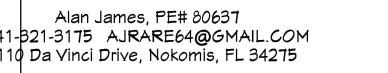
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A101


$$|'' = |O'-O''$$


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ENGINEER OF RECORD:

N JAMES, PE# 80637
(941) 321-3175
RARE64@GMAIL.COM
10 DA VINCI DRIVE
OKOMIS, FL 34275

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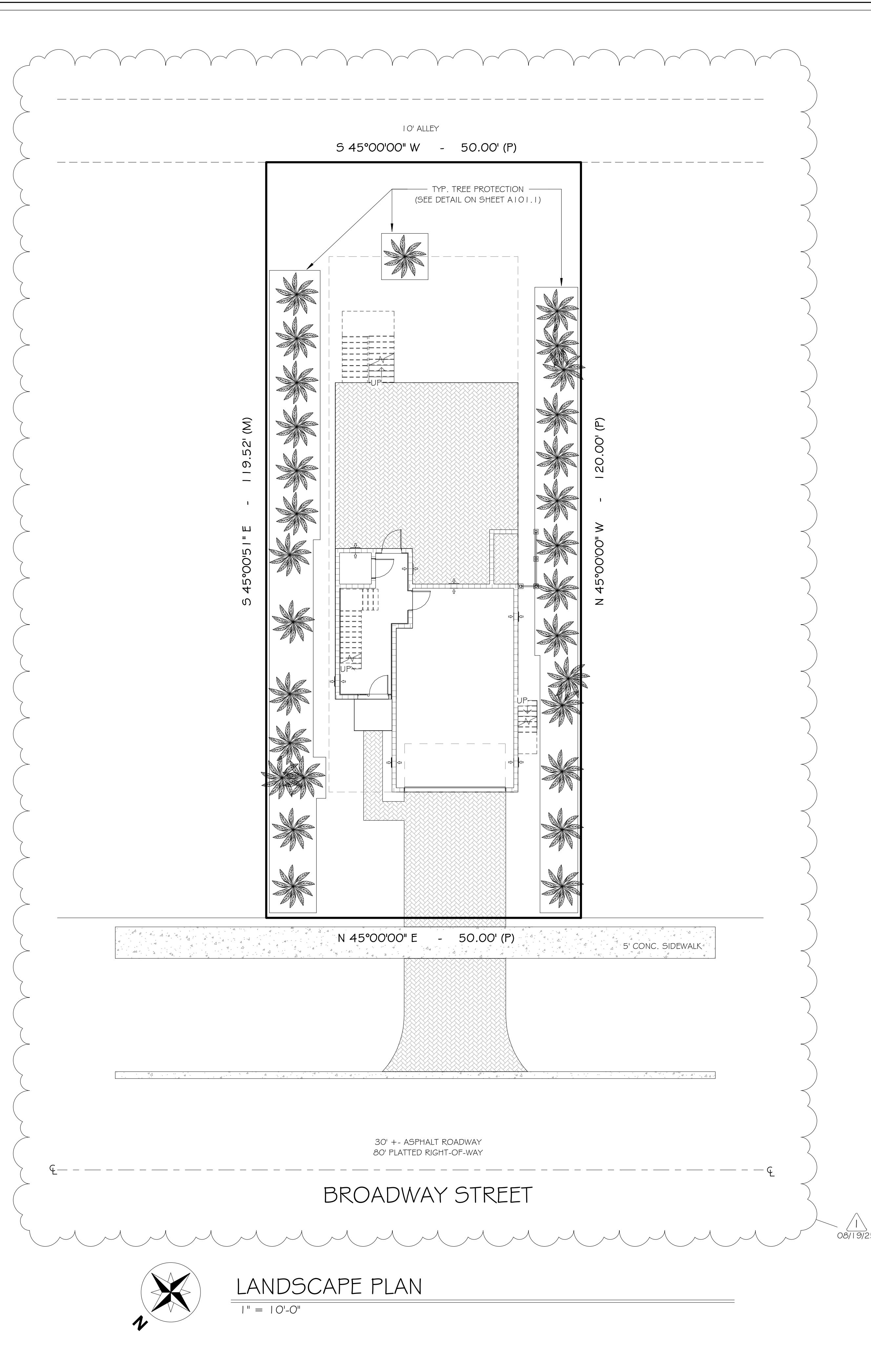
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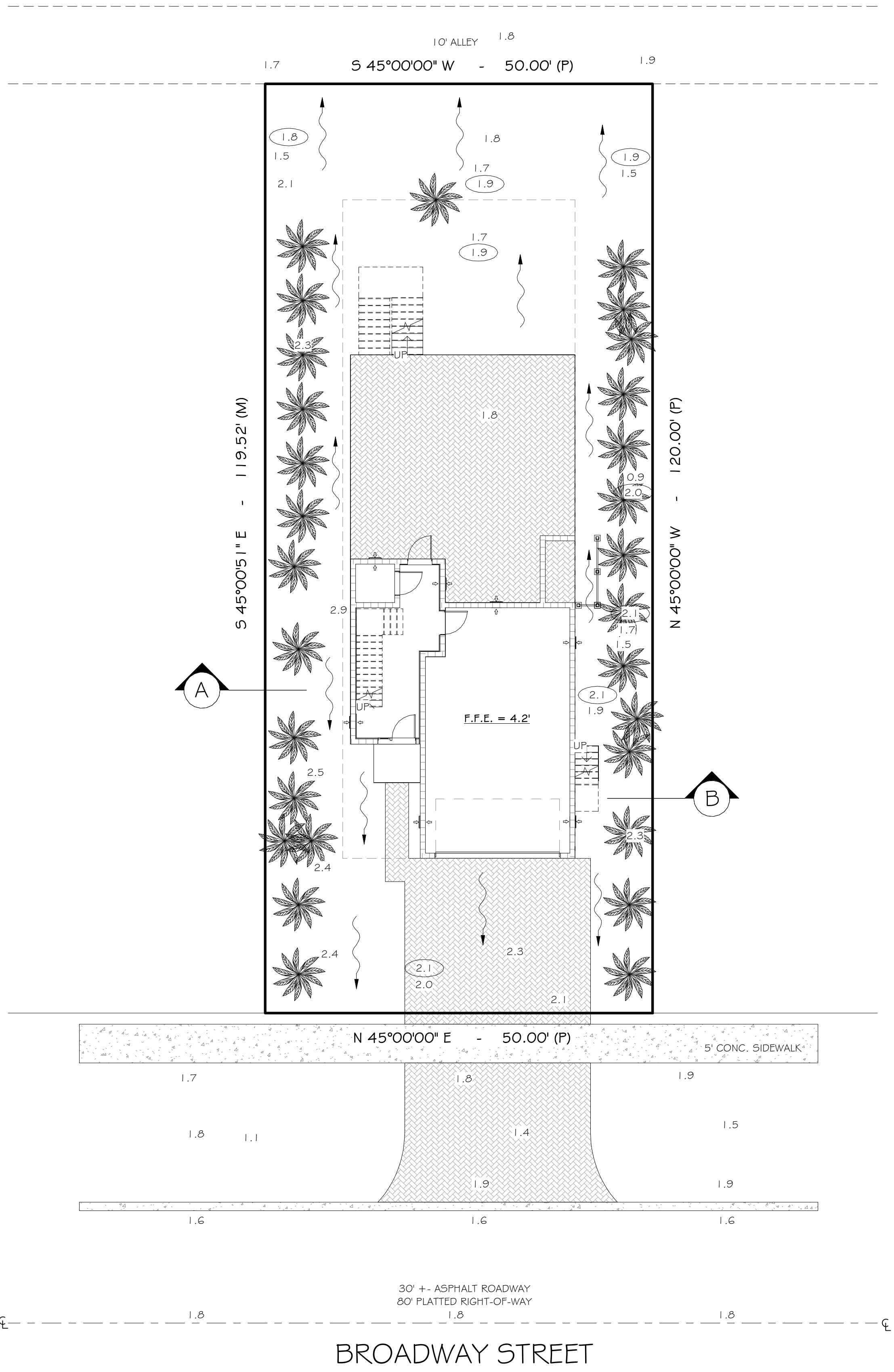
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A101.2





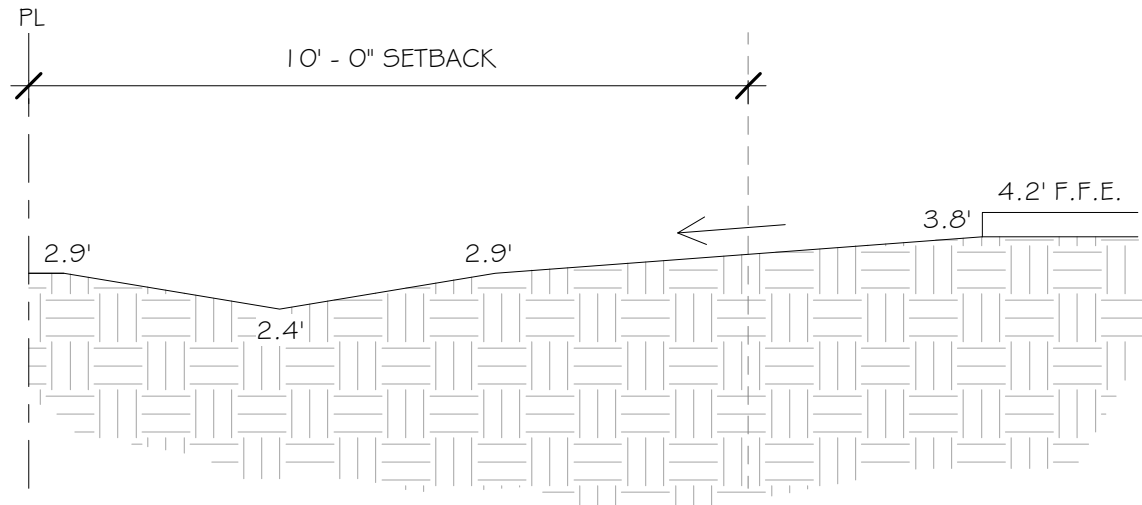
LEGEND:

XX.X = PROPOSED ELEVATION

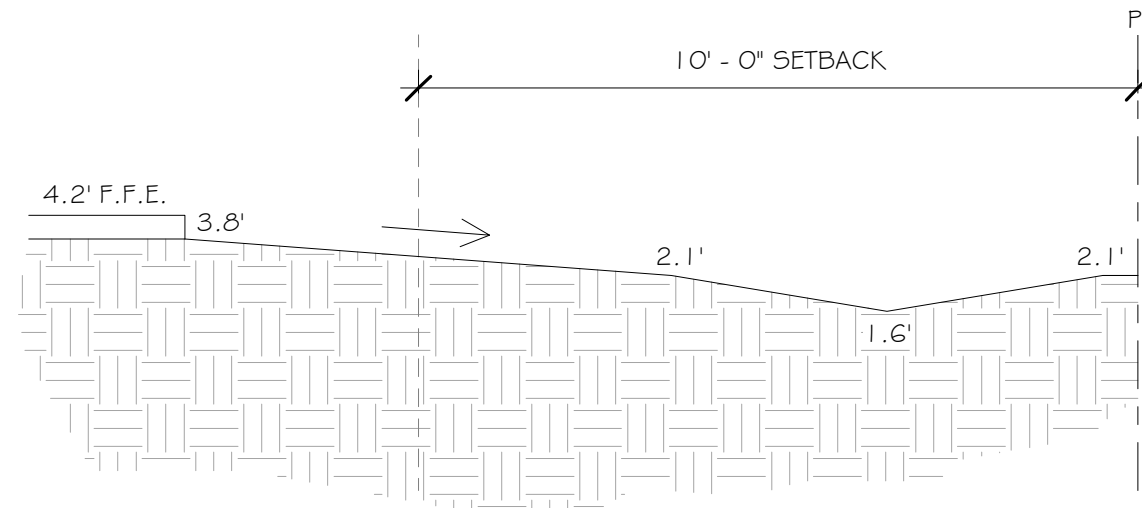
YY.Y = EXISTING ELEVATION

~ = EXISTING AND PROPOSED FLOW

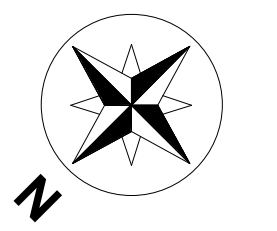
THIS IS TO CERTIFY THAT THE GRADING PLAN FOR THE SITE IS DESIGNED TO BE CONTAINED ON SITE AND/OR DISCHARGE AS PERMITTED AND WILL NOT ADVERSELY IMPACT FLOODING OR DRAINAGE ON ADJACENT PRIVATE PROPERTIES.



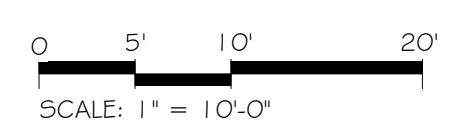
"A" SWALE SECTION
NTS



"B" SWALE SECTION
NTS



DRAINAGE PLAN
1" = 10'-0"



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Alan James, PE# 50637
941-321-3175 AJRAREM4@GMAIL.COM
110 Da Vinci Drive, Nokomis, FL 34275

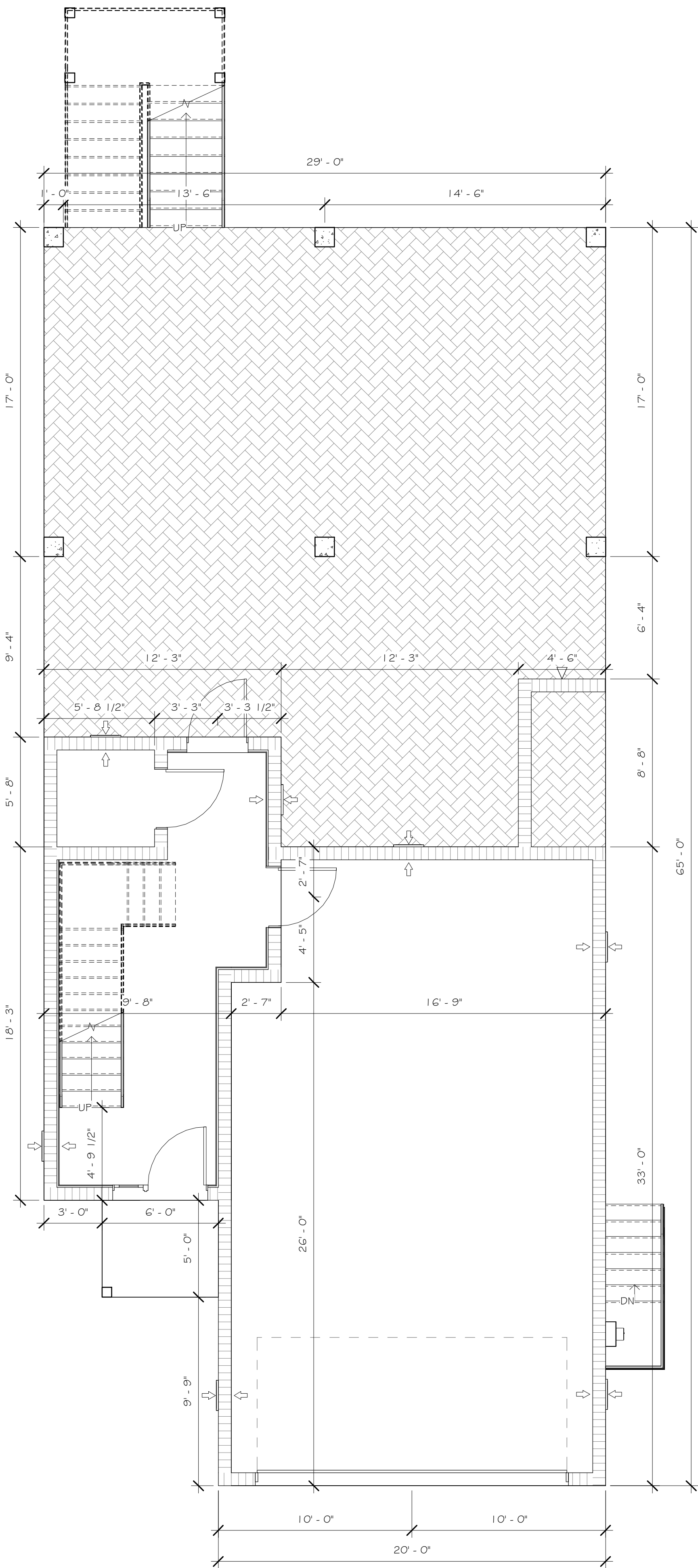
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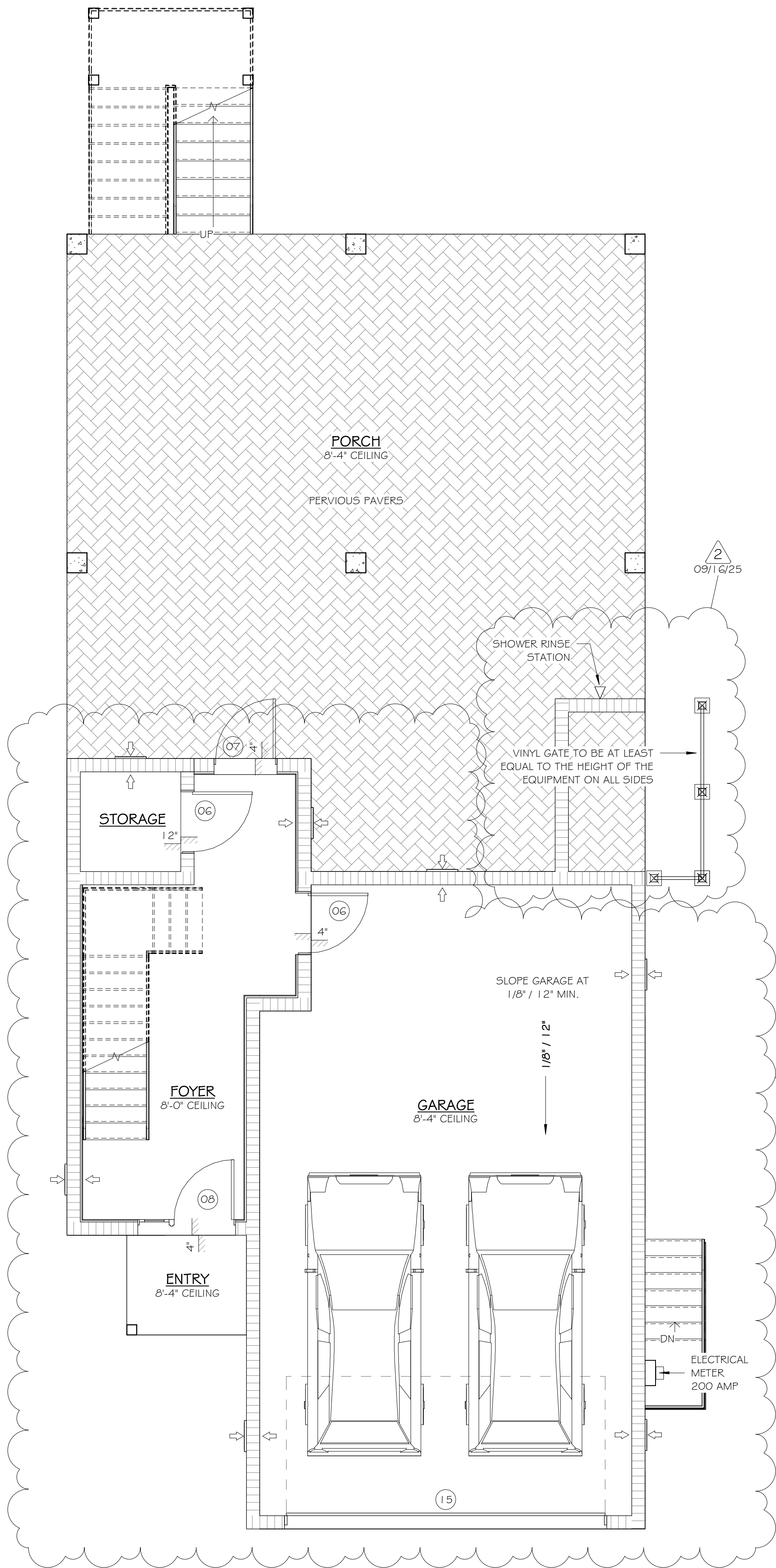
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09/16/25	CC	REVIEW COMMENTS

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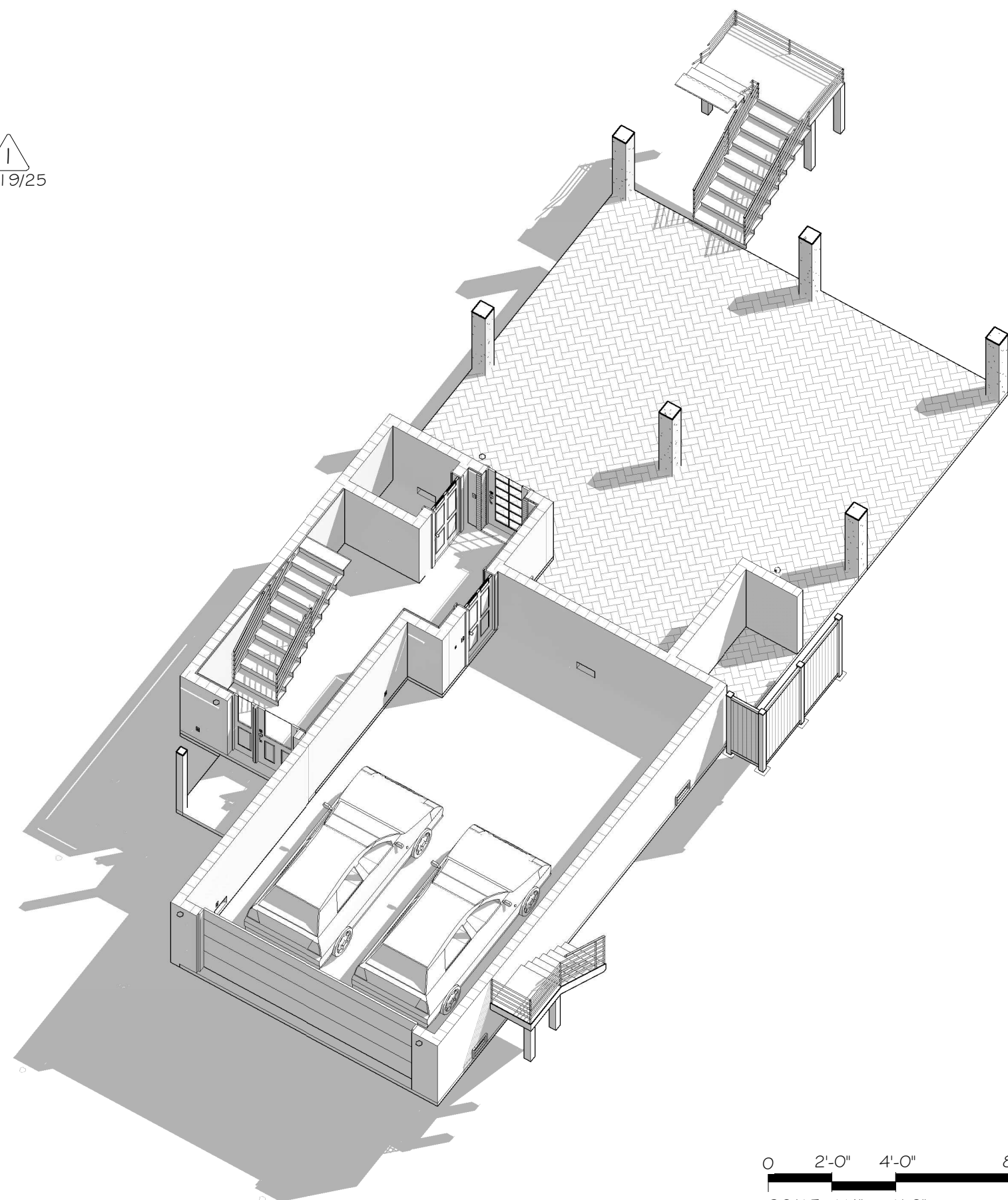
PROPOSED FIRST FLOOR PLAN (DIM)

1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN (NOTES)

1/4" = 1'-0"



0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

FLOOD VENT CALCULATIONS

GARAGE = 630 SF / 200 SF = 4 VENTS
FOYER = 264 SF / 200 SF = 3 VENTS

TOTAL NUMBER OF VENTS REQUIRED: 7
TOTAL NUMBER OF VENTS PROVIDED: 7

WALL LEGEND



DOOR SCHEDULE

MARK	COUNT	STYLE	FUNCTION	WIDTH x HEIGHT	NOTE
01	1	SWING	Interior	2' - 4 1/8' - 0"	
02	1	SWING	Interior	2' - 4 1/8' - 8"	
03	3	SWING	Interior	2' - 6 1/8' - 0"	
04	4	SWING	Interior	2' - 8 1/8' - 0"	
05	2	SWING	Interior	3' - 0 1/8' - 0"	
06	2	SWING	Interior	3' - 0 1/8' - 8"	
07	1	SWING	Exterior	3' - 0 1/8' - 8"	
08	1	SWING	Exterior	4' - 9 1/8' - 8"	
09	1	DOUBLE SWING	Exterior	6' - 0 1/8' - 0"	
10	4	POCKET	Interior	2' - 6 1/8' - 0"	
11	1	SLIDING GLASS	Exterior	12' - 0 1/8' - 0"	
12	2	BYPASS	Interior	5' - 0 1/8' - 0"	
13	1	BIFOLD	Interior	2' - 6 1/8' - 0"	
14	1	DOUBLE BIFOLD	Interior	5' - 4 1/8' - 0"	
15	1	GARAGE	Exterior	16' - 0 1/8' - 0"	
16	3	SHOWER DOOR	Interior	2' - 6 1/8' - 0"	

WINDOW SCHEDULE

MARK	COUNT	STYLE	WIDTH x HEIGHT	HEAD HEIGHT	NOTE
A	7	FIXED	2' - 0"x3' - 0"	8' - 0"	
B	2	FIXED	2' - 0"x4' - 0"	8' - 0"	
C	6	SINGLE HUNG	3' - 0"x4' - 0"	8' - 0"	
D	5	SINGLE HUNG	3' - 0"x5' - 0"	8' - 0"	
E	3	TRANSOM	3' - 0"x2' - 0"	8' - 0"	
F	1	TRANSOM	6' - 0"x2' - 0"	8' - 0"	

E.E.R.O.

ENGINEER OF RECORD:

ALAN JAMES, PE# 50637
(941) 321-3175
AJRARE4@GMAIL.COM
110 DA VINCI DRIVE
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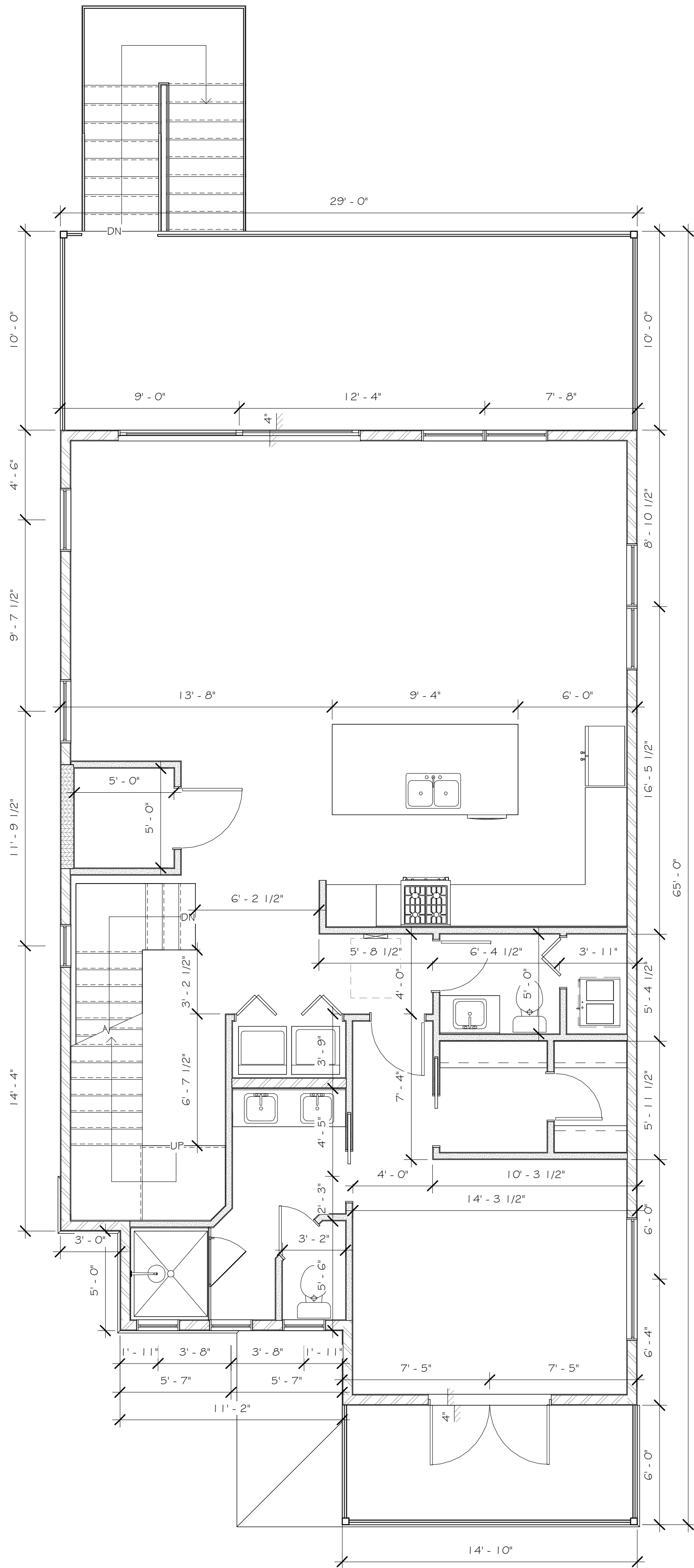
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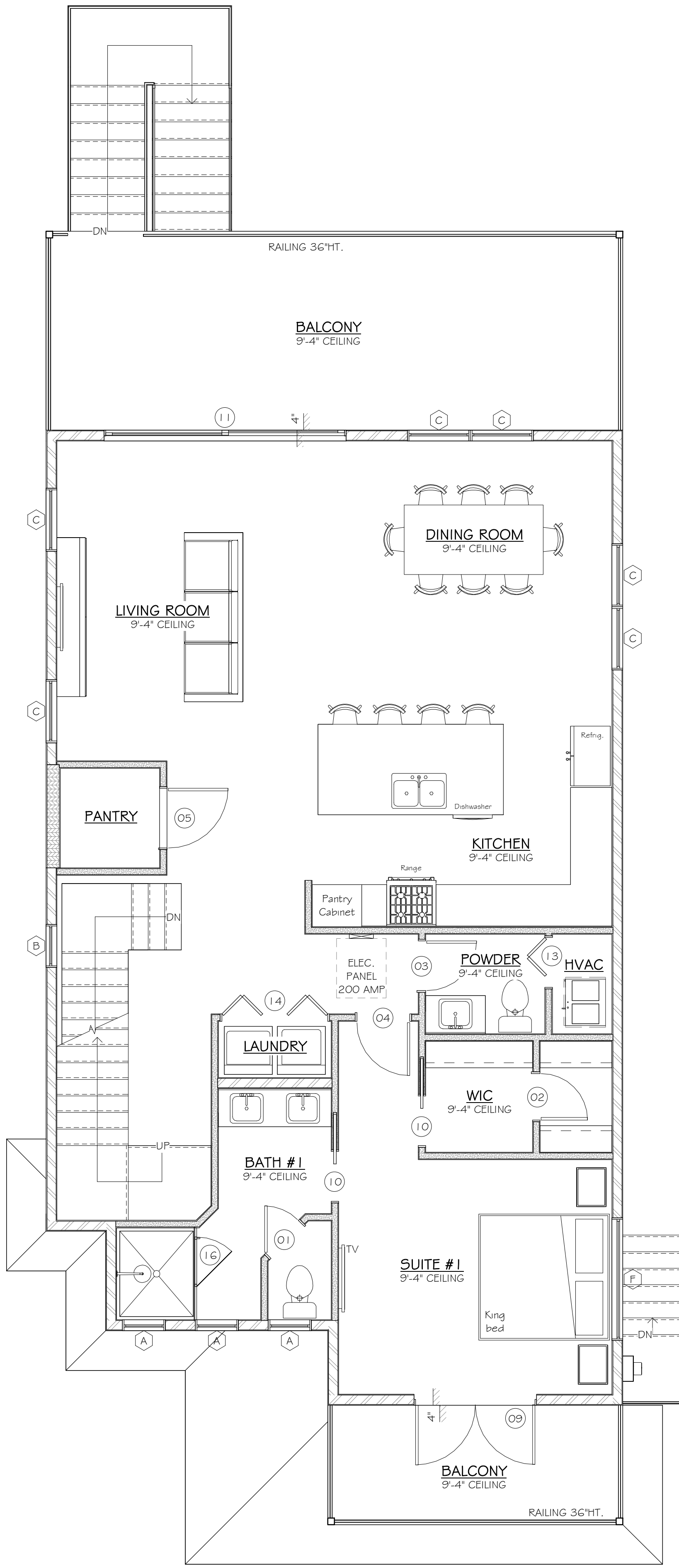
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A102



PROPOSED SECOND FLOOR PLAN (DIM)

1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN (NOTES)

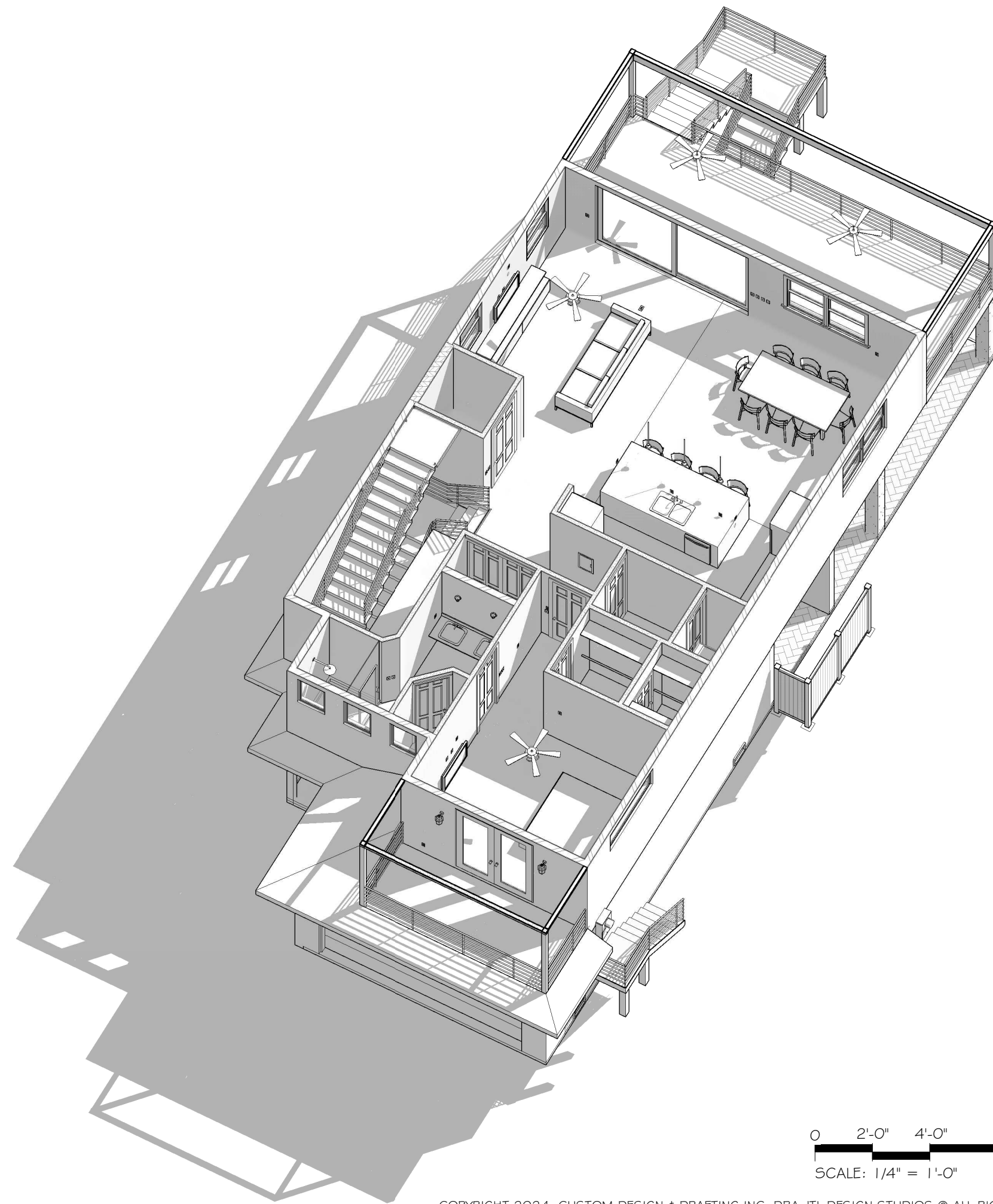
1/4" = 1'-0"

WALL LEGEND	
	NEW 2x4 WOOD WALL
	NEW 2x6 WOOD WALL
	NEW 6" CMU BLOCK WALL

DOOR SCHEDULE					
MARK	COUNT	STYLE	FUNCTION	WIDTH x HEIGHT	NOTE
01	1	SWING	Interior	2' - 4 1/8" - 0"	
02	1	SWING	Interior	2' - 4 1/8" - 8"	
03	3	SWING	Interior	2' - 6 1/8" - 0"	
04	4	SWING	Interior	2' - 8 1/8" - 0"	
05	2	SWING	Interior	3' - 0 1/8" - 0"	
06	2	SWING	Interior	3' - 0 1/8" - 8"	
07	1	SWING	Exterior	3' - 0 1/8" - 8"	
08	1	SWING	Exterior	4' - 9 1/8" - 8"	
09	1	DOUBLE SWING	Exterior	6' - 0 1/8" - 0"	
10	4	POCKET	Interior	2' - 6 1/8" - 0"	
11	1	SLIDING GLASS	Exterior	12' - 0 1/8" - 0"	
12	2	BYPASS	Interior	5' - 0 1/8" - 0"	
13	1	BIFOLD	Interior	2' - 6 1/8" - 0"	
14	1	DOUBLE BIFOLD	Interior	5' - 4 1/8" - 0"	
15	1	GARAGE	Exterior	16' - 0 1/8" - 0"	
16	3	SHOWER DOOR	Interior	2' - 6 1/8" - 0"	

WINDOW SCHEDULE					
MARK	COUNT	STYLE	WIDTH x HEIGHT	HEAD HEIGHT	NOTE
A	7	FIXED	2' - 0"x3' - 0"	8' - 0"	E.E.R.O.
B	2	FIXED	2' - 0"x4' - 0"	8' - 0"	
C	6	SINGLE HUNG	3' - 0"x4' - 0"	8' - 0"	
D	5	SINGLE HUNG	3' - 0"x5' - 0"	8' - 0"	
E	3	TRANSOM	3' - 0"x2' - 0"	8' - 0"	
F	1	TRANSOM	6' - 0"x2' - 0"	8' - 0"	

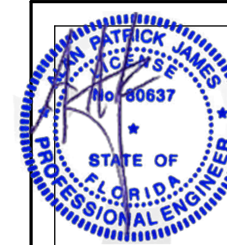
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www.jtlstudios.com



Alan James, PE# 80637
941-321-9175 AJRAREM@GMAIL.COM
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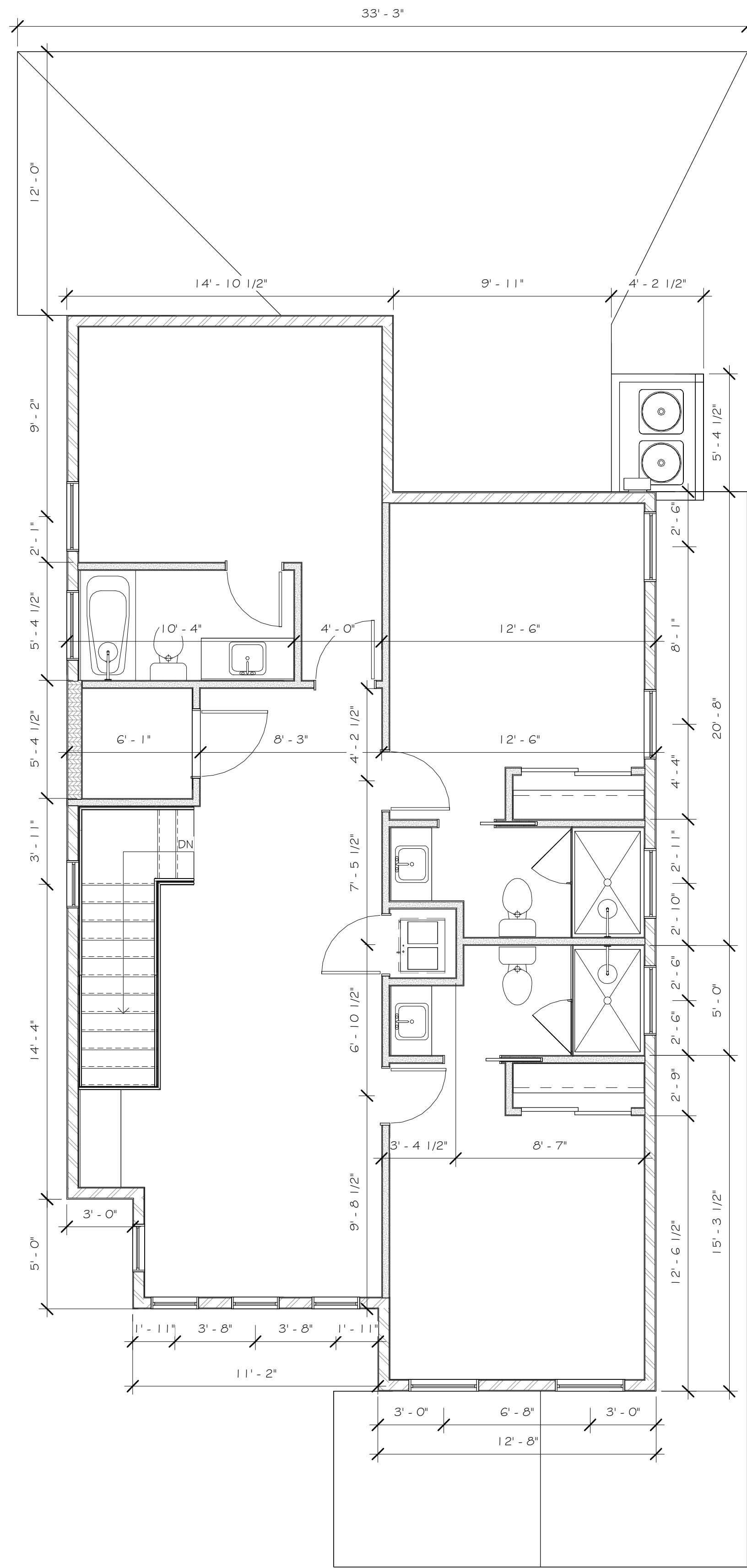
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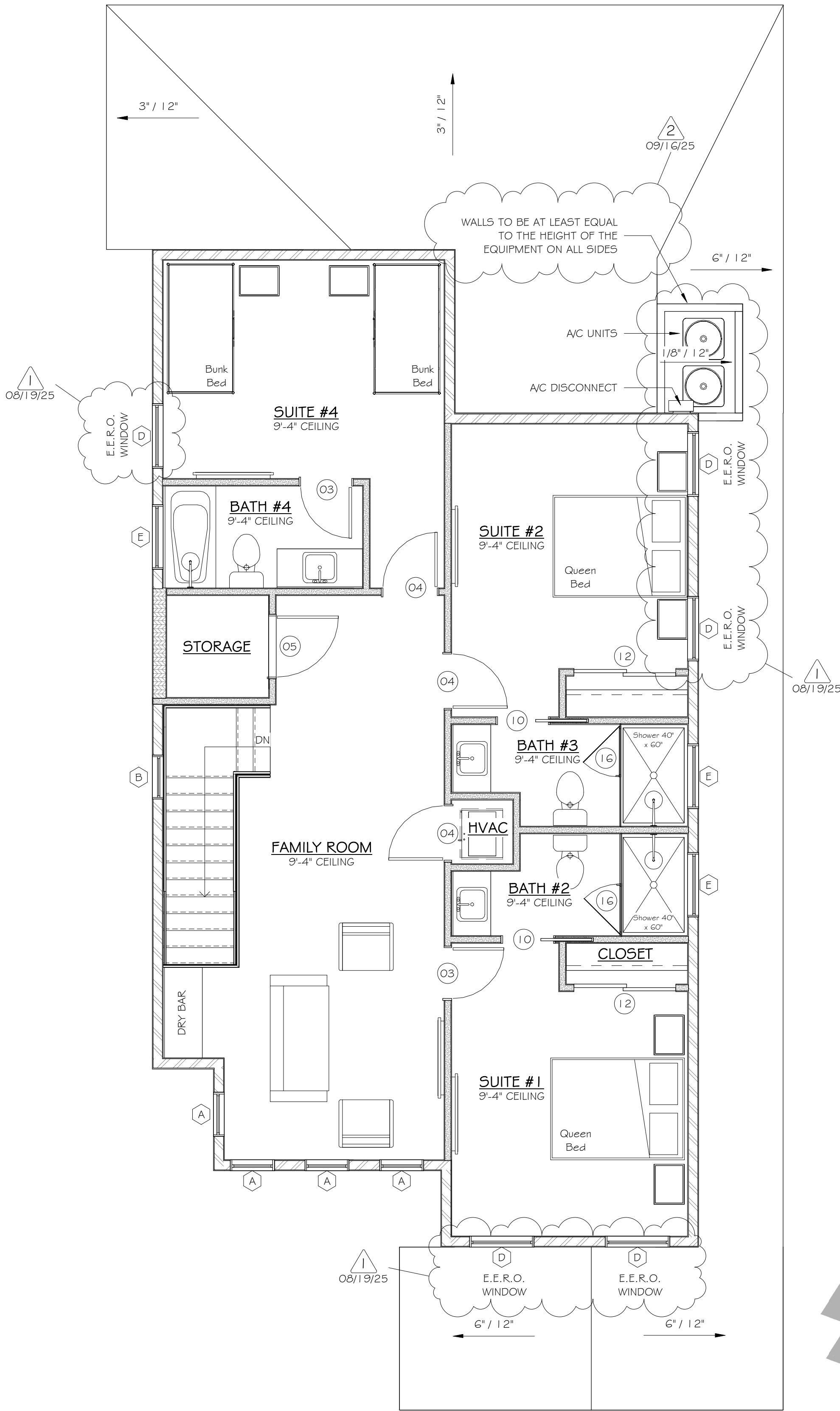
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A103



PROPOSED THIRD FLOOR PLAN (DIM)

1/4" = 1'-0"



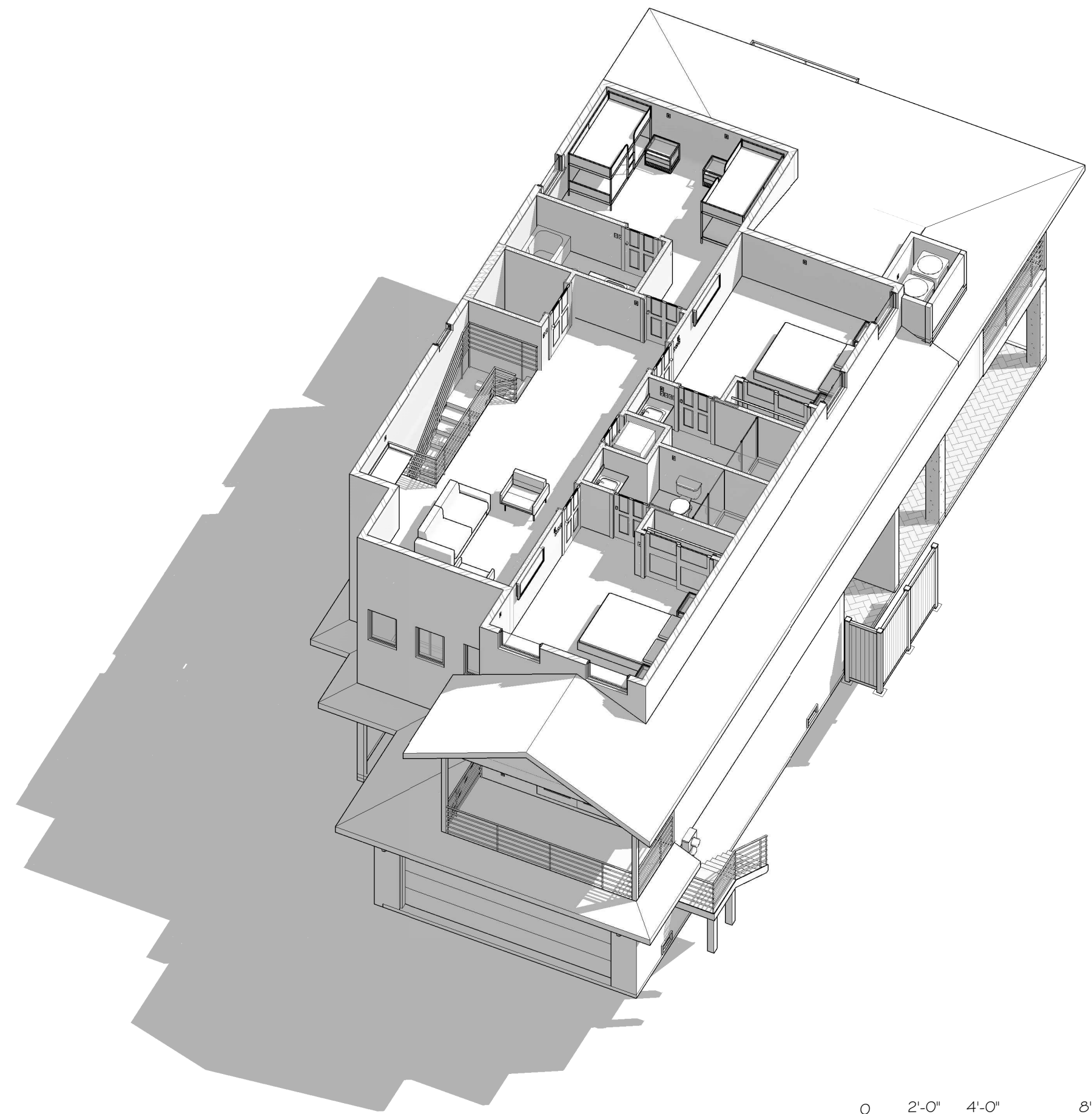
PROPOSED THIRD FLOOR PLAN (NOTES)

1/4" = 1'-0"

WALL LEGEND	
	NEW 2x4 WOOD WALL
	NEW 2x6 WOOD WALL
	NEW 8' CMU BLOCK WALL

DOOR SCHEDULE					
MARK	COUNT	STYLE	FUNCTION	WIDTH x HEIGHT	NOTE
01	1	SWING	Interior	2' - 4'8" - 0"	
02	1	SWING	Interior	2' - 4'8" - 8"	
03	3	SWING	Interior	2' - 6'8" - 0"	
04	4	SWING	Interior	2' - 8'8" - 0"	
05	2	SWING	Interior	3' - 0'8" - 0"	
06	2	SWING	Interior	3' - 0'8" - 8"	
07	1	SWING	Exterior	3' - 0'8" - 8"	
08	1	SWING	Exterior	4' - 9'8" - 8"	
09	1	DOUBLE SWING	Exterior	6' - 0'8" - 0"	
10	4	POCKET	Interior	2' - 6'8" - 0"	
11	1	SLIDING GLASS	Exterior	12' - 0'8" - 0"	
12	2	BYPASS	Interior	5' - 0'8" - 0"	
13	1	BIFOLD	Interior	2' - 6'8" - 0"	
14	1	DOUBLE BIFOLD	Interior	5' - 4'8" - 0"	
15	1	GARAGE	Exterior	16' - 0'7" - 0"	
16	3	SHOWER DOOR	Interior	2' - 6'8" - 0"	

WINDOW SCHEDULE					
MARK	COUNT	STYLE	WIDTH x HEIGHT	HEAD HEIGHT	NOTE
A	7	FIXED	2' - 0"x3' - 0"	8' - 0"	E.E.R.O.
B	2	FIXED	2' - 0"x4' - 0"	8' - 0"	
C	6	SINGLE HUNG	3' - 0"x4' - 0"	8' - 0"	
D	5	SINGLE HUNG	3' - 0"x5' - 0"	8' - 0"	
E	3	TRANSOM	3' - 0"x2' - 0"	8' - 0"	
F	1	TRANSOM	6' - 0"x2' - 0"	8' - 0"	



0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"



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Engineer of Record:
Alan James, PE# 50637
941-321-3175 AJRAREM4@GMAIL.COM
110 Da Vinci Drive, Nokomis, FL 34275

ENGINEER OF RECORD:
ALAN JAMES, PE# 50637
(941) 321-3175
AJRAREM4@GMAIL.COM
110 DA VINCI DRIVE
NOKOMIS, FL 34275

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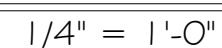
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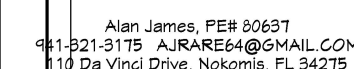
SHEET #

A104



NO RIDGE OR SOFFIT VENTS WILL BE USED. THE ATTIC WILL BE CONSTRUCTED AS AN UNVENTED ASSEMBLY WITH AIR-IMPERMEABLE SPRAY FOAM INSULATION APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF SHEATHING, IN ACCORDANCE WITH IRC R806.5. VENTING IS NOT REQUIRED.

 2x4 WOOD WALL
 2x6 WOOD WALL
 8" CMU BLOCK WALL



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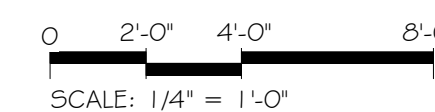
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AJRARE64@GMAIL.COM
110 DA VINCI DRIVE
NOKOMIS, FL 34275

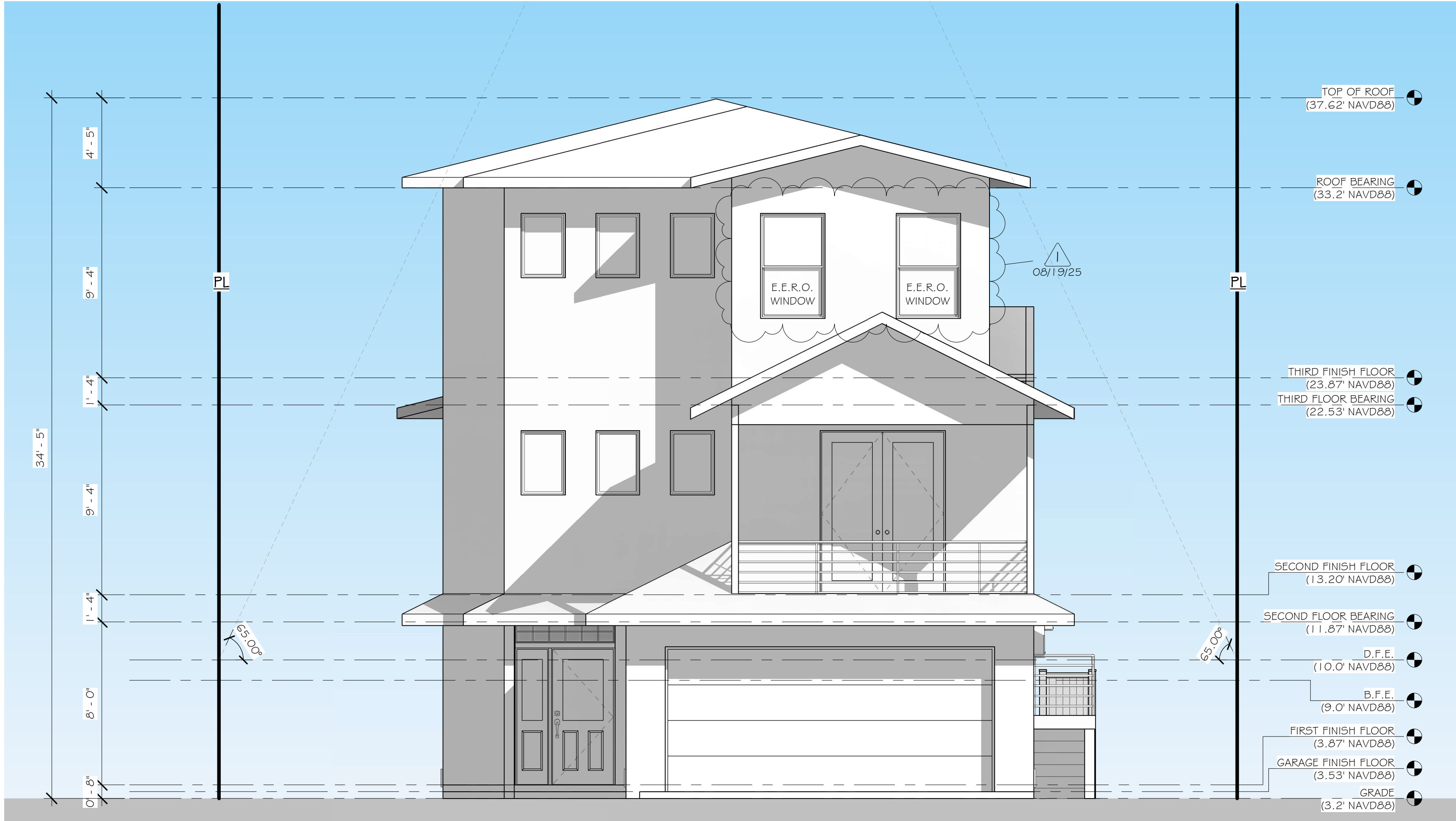
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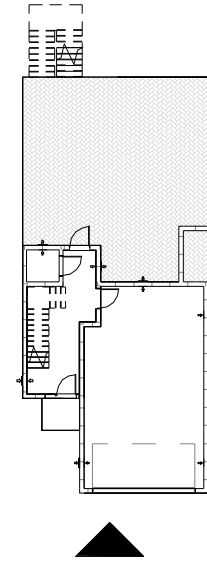
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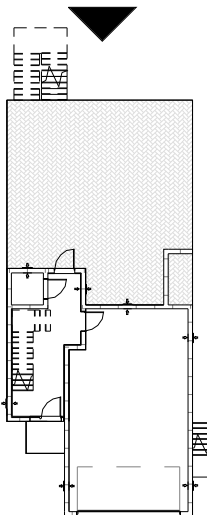
FRONT ELEVATION

1/4" = 1'-0"



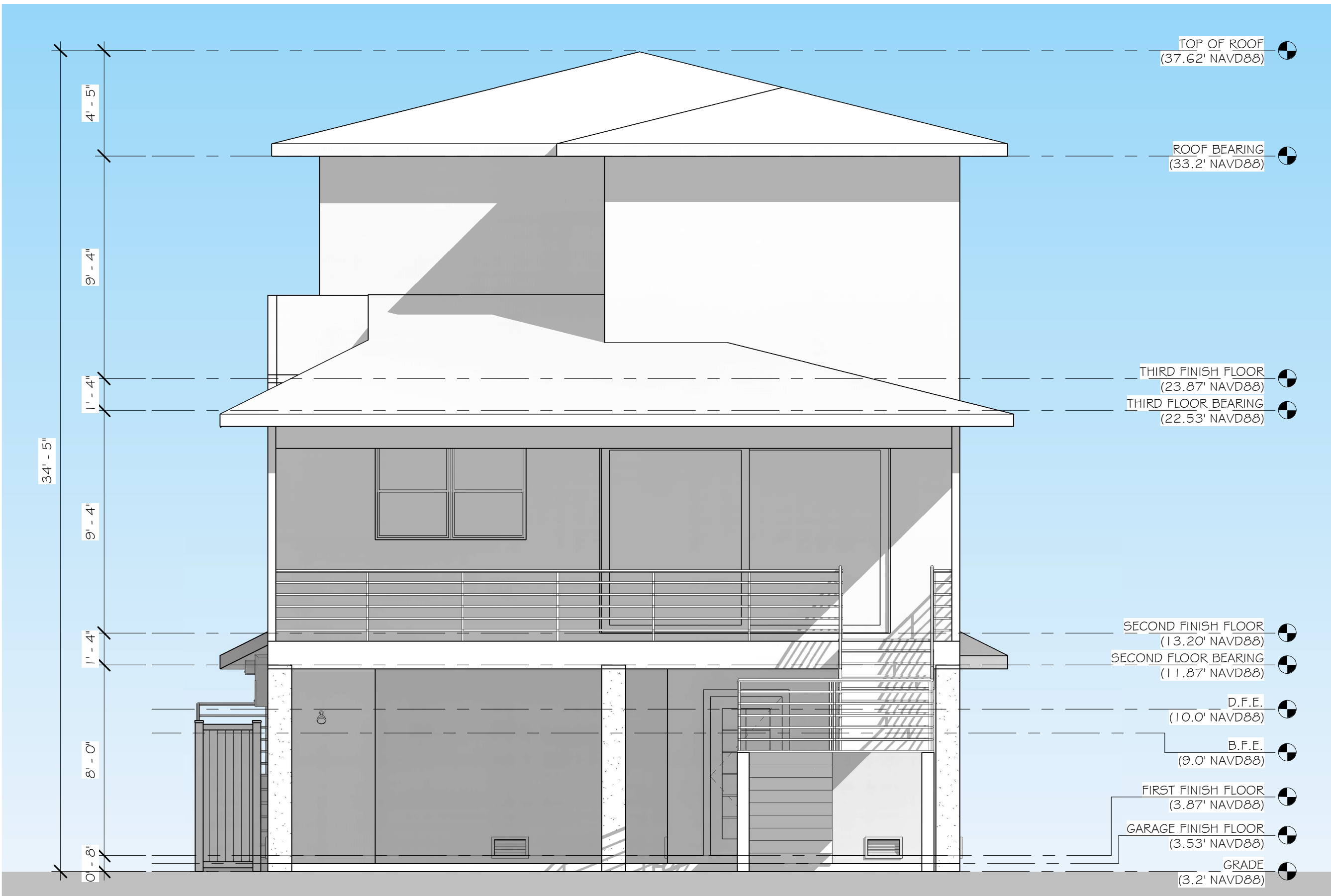
KEY PLAN - FRONT

1" = 30'-0"



KEY PLAN - REAR

1" = 30'-0"

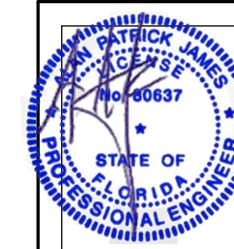


REAR ELEVATION

1/4" = 1'-0"



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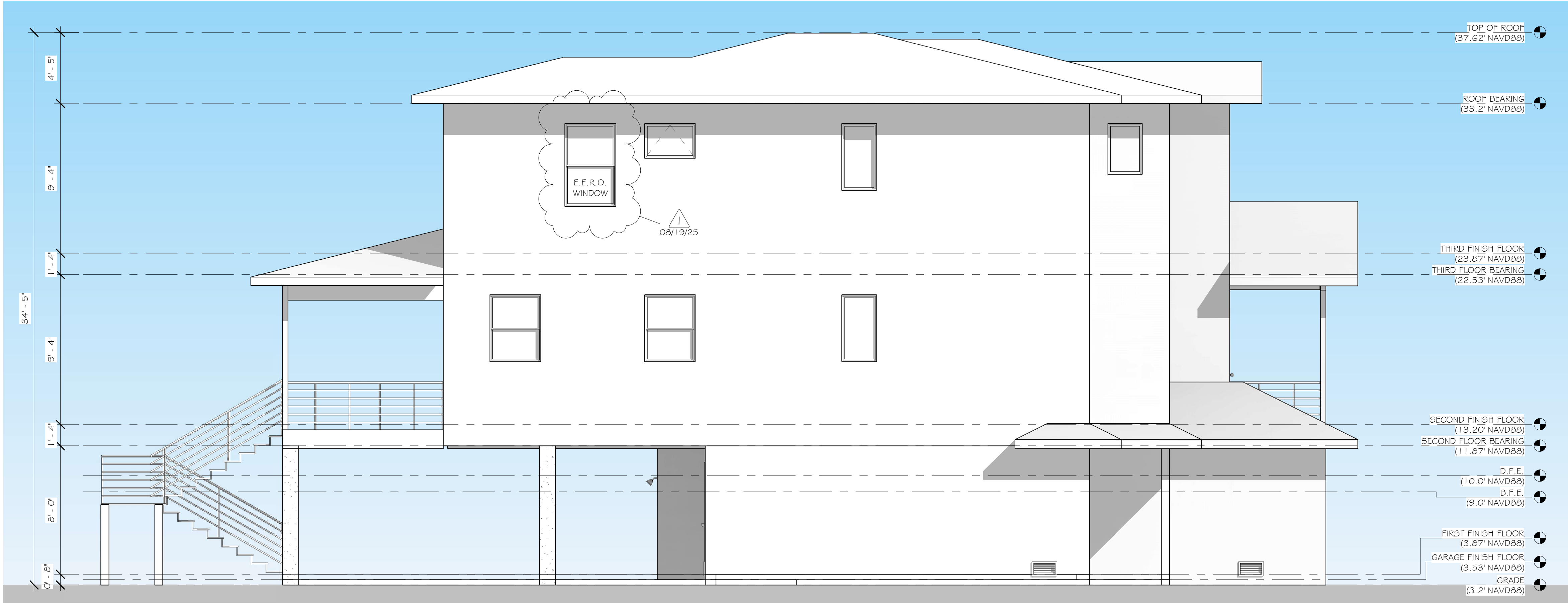
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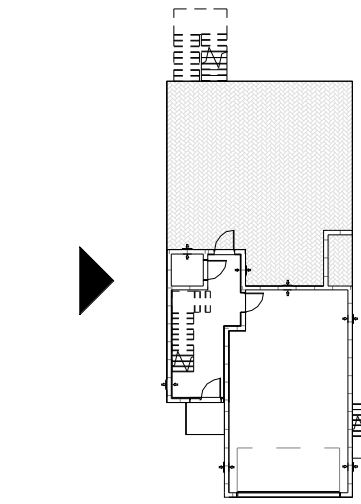
SHEET #

A201



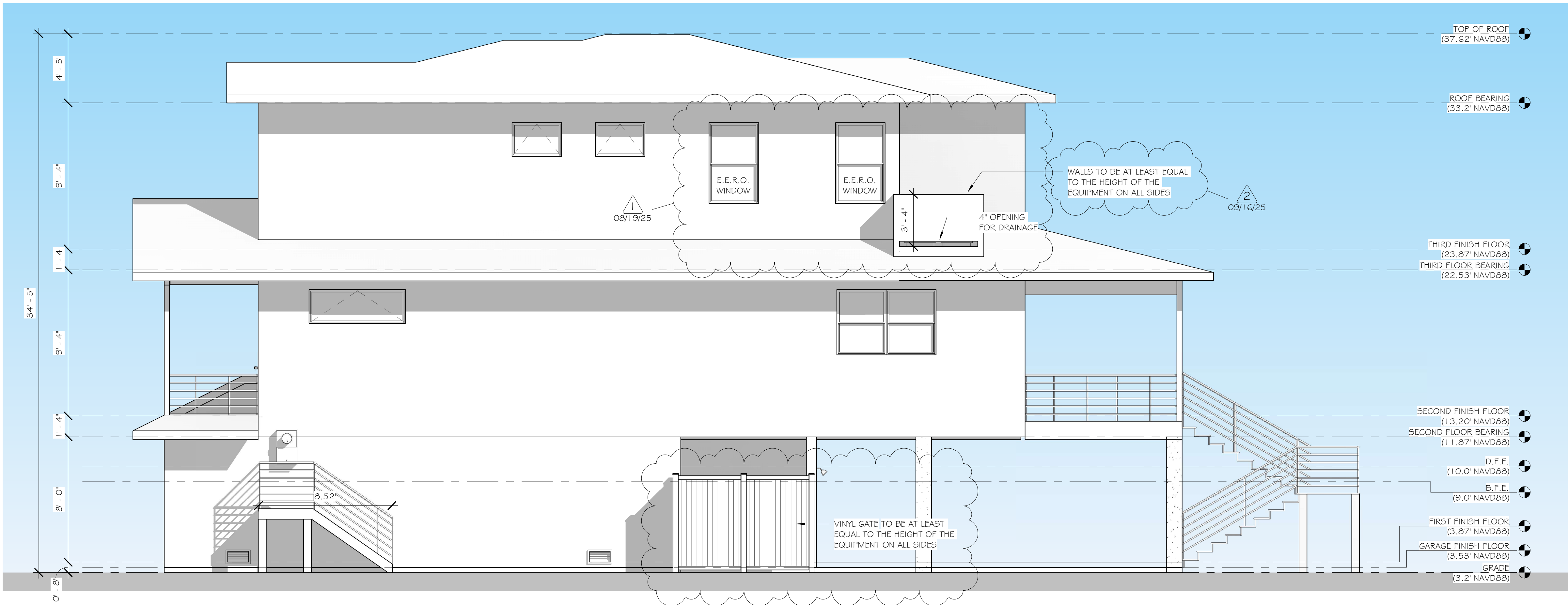
LEFT SIDE ELEVATION

1/4" = 1'-0"



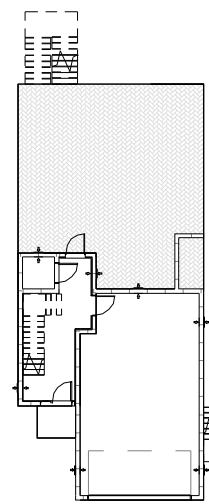
KEY PLAN - LEFT

1" = 30'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"

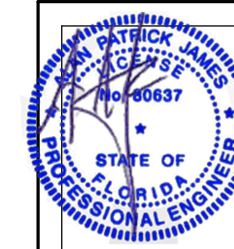


KEY PLAN- RIGHT

1" = 30'-0"



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www.jtdesignstudios.com



Alan James, PE# 50637
651-521-9115 AJARE4@GMAIL.COM
110 DA VINCI DRIVE
NOKOMIS, FL 34275

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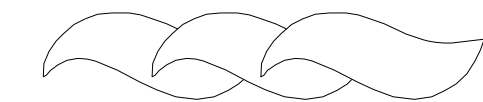
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SHEET #

A202



Smart VENT
877- 441 - 8368
www.smartvent.com

DETAIL DIAGRAM
MODEL 1540-520
FLOOD VENT INSULATED

SMART VENT FOUNDATION FLOOD VENTS 430 ANDRO DR., UNIT 1 PITMAN NJ 08071			
FLOOD VENT INSULATED MODEL 1540-520			
SIZE A	DWG NO. 1540-520	REV B	DATE 6-21-16

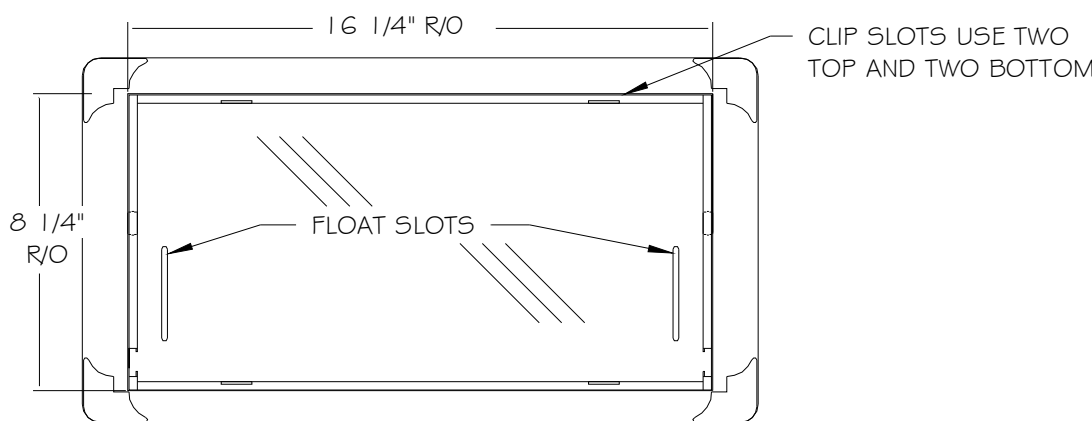


FIGURE 1
FRONT VIEW

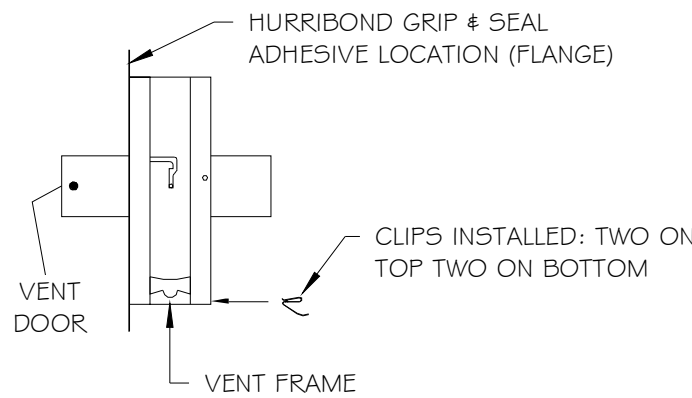


FIGURE 2
SIDE VIEW

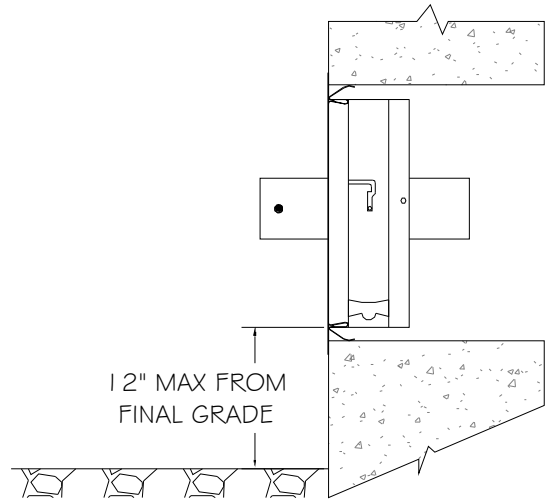


FIGURE 3
SIDE VIEW

INSTALLATION INSTRUCTIONS & DETAILS
MODEL 1540-520
FLOODVENT INSULATED
REV. 6-21-16

INSTALLATION INSTRUCTIONS

- REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
- PREPARE A CLEAN 16.25\"
- APPLY A BEAD OF HURRIBOND GRIP # SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FLANGE ON THE VENT FRAME. (FIG. 2)
- INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
- THE SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME. COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIPPING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
- WITH THE FRAME NOW IN THE OPENING, AND THE BOTTOM SPRINGS IN PLACE, COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL.
- RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CAULK.
- INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR (WITH FLOAT PINS DOWN) AND FRONT (SMALL SCREEN IN FRONT). SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
- INSERT THE TOP STRAPS INTO THE TOP TWO STRAP SLOTS ABOUT TWO CLICKS.
- TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

DETAIL SPECIFICATIONS:

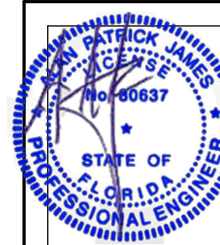
MATERIAL: STAINLESS STEEL
OPERATION: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
INSTALLATION: SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE
HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-14
ICC EVALUATION # ESR-2074

SMART VENT - CMU WALL
SCALE: NTS



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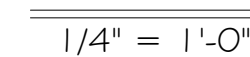
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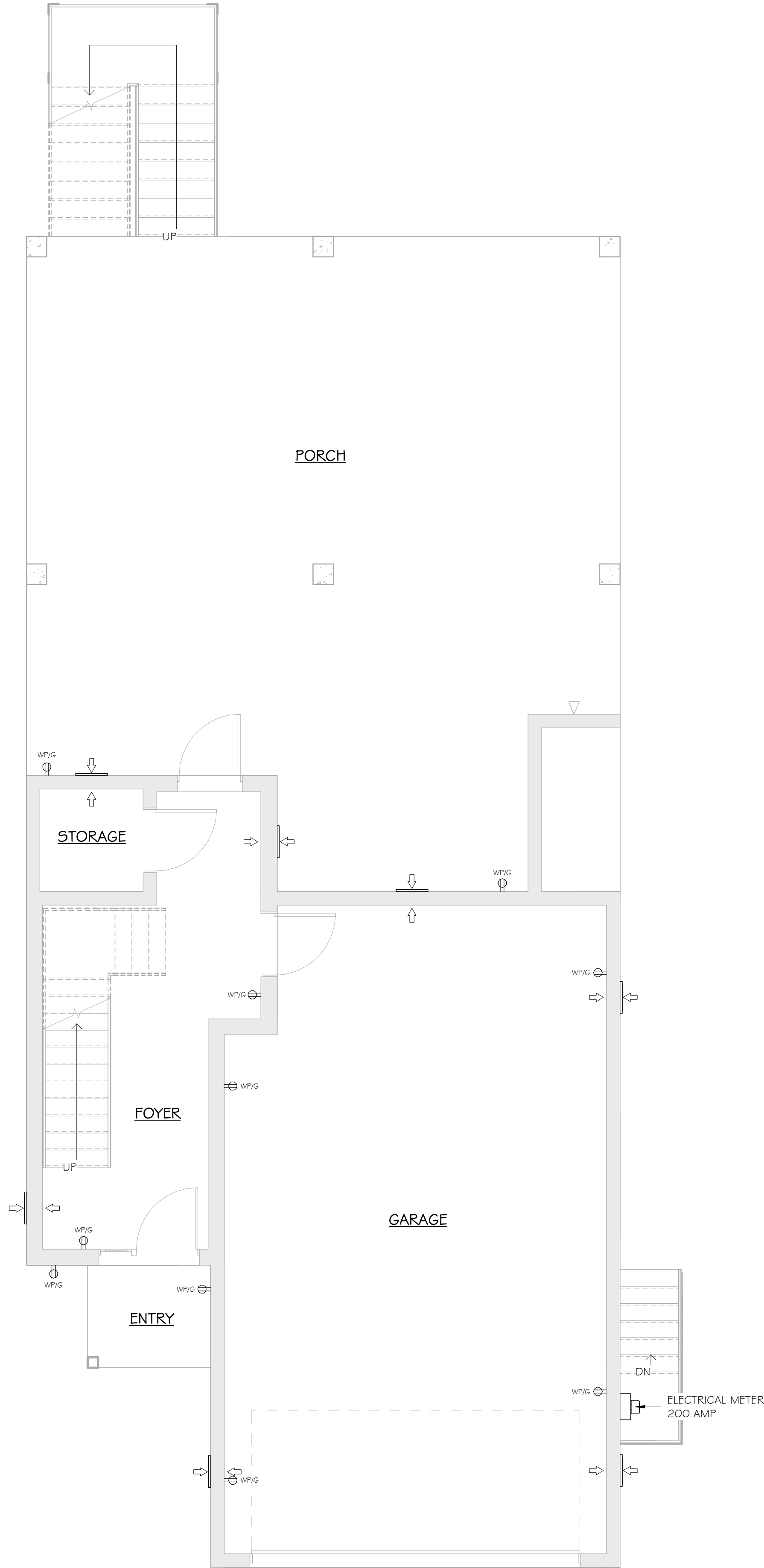
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D24-013

SHEET #

A301





FIRST FLOOR ELECTRICAL POWER PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

- DOOR BELL BUTTON
- JUNCTION BOX
- 220 OUTLET
- FLOOR OUTLET
- GFI OUTLET
- WEATHER PROOF OUTLET
- DUPLEX OUTLET
- QUADRUPLEX OUTLET
- DATA
- TELEPHONE
- TV
- DOOR BELL CHIME
- ELECTRICAL PANEL
- ELECTRICAL METER
- GARBAGE DISPOSAL

ELECTRICAL LEGEND

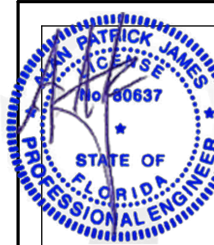
- A - ABOVE COUNTER
- AB - ABOVE UPPER CABINET
- G - GFCI PROTECTION
- AG - ABOVE COUNTER & GFCI
- UC - UNDER COUNTER
- WP - WATERPROOF/WEATHER PROTECTED & GFCI
- MP - MOISTURE PROTECTED
- W.H. - D - WATER HEATER DISCONNECT
- A/C - D - A/C UNIT DISCONNECT
- AFCI - OUTLET BRANCH CIRCUIT ARC FAULT CIRCUIT INTERRUPTER OUTLETS

ELECTRICAL NOTES

- ELECTRICAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- POWER FOR CONNECTIONS TO EQUIPMENT PROVIDED & INSTALLED BY OTHER TRADES, I.E., HVAC EQUIP.
 - DRAWINGS ARE SCHEMATIC ONLY & ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR & MATERIAL REQ'D FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES & AUTHORITIES HAVING JURISDICTION.
 - NOTIFY BUILDER FOR FIELD VERIFICATIONS & APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, & ELECTRICAL OUTLETS PRIOR TO WIRING. BUILDER RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS.
 - ALL ELECTRICAL SWITCHES, OUTLETS, ETC. TO BE INSTALLED ABOVE FLOOD ELEVATION
 - PROVIDE & INSTALL LOCALLY CERTIFIED SMOKE ALARMS AS REQ'D.
 - PROVIDE & INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFCI) IN ALL WET LOCATIONS, EXTERIOR LOCATIONS TO BE WP COVERS.
 - DISHWASHER CIRCUIT WILL BE GFCI BREAKER. OUTLET WILL BE LOCATED IN THE SPACE ADJACENT TO THE SPACE OCCUPIED BY THE DISHWASHER & NOT BEHIND THE DISHWASHER & NOT MORE THAN 6'-6" FROM THE EDGE OF THE DISHWASHER PER NEC 422.16
 - GFCI RECEPTACLES WILL NOT BE CONCEALED WITHIN CABINETS. RECEPTACLES REQUIRING GFCI PROTECTION THAT ARE CONCEALED WITHIN CABINETS WILL HAVE A GFCI BREAKER PER NEC 210.8.
 - UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
 - SWITCHES42"
 - SWITCHES/OUTLETS @ VANITY/KITCHEN BACKSPASH.....42"
 - OUTLETS, TELEPHONE, T.V.14"
 - EXACT FIXTURE LOCATIONS TO BE CHOSEN & VERIFIED BY OWNER(S)
 - ELECTRICAL PANEL TO BE GROUNDED TO FOOTING STEEL.
 - OWNER AND/OR CONTRACTOR TO VERIFY EXISTENCE & LOCATION OF SECURITY, INTERCOM, OR CENTRAL VACUUM SYSTEMS. REFER TO SHOP DRAWINGS FOR SPECS.
 - ELECTRICAL PANEL TO BE SET ABOVE DESIGN FLOOD ELEVATION.
 - UNLESS OTHERWISE INDICATED, INSTALL VANITY LIGHTS & COACH LIGHTS AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
 - VANITY LIGHTS.....84"
 - COACH LIGHTS.....78"
 - ALL ROOMS TO BE SUPPLIED WITH ARC FAULT CIRCUITS. EXCEPTION: AFCI NOT REQUIRED LIST FOR 2020 NEC IS:
 - GARAGE CIRCUITS
 - OUTDOOR CIRCUITS
 - ANY MEDICAL EQUIPMENT THAT HAS INSTRUCTIONS SAYING NO AFCI
 - FIRE ALARM CIRCUIT IN METAL CONDUIT
 - EXCEPT WITH IN 3' OF A WET LOCATION
 - ALL NEW OR MODIFIED 120V, 15- & 20- AMP BRANCH CIRCUITS REQUIRED FOR ARC-FAULT PROTECTION PER NEC 210.12
 - OUTLET SPACING WILL COMPLY W/ NEC 210.52
 - BATHROOM FANS VENT TO OUTSIDE.
 - ALL RECESSED LIGHTING TO BE LED.
 - RECEPTACLES IN WET LOCATIONS MUST HAVE GFCI CIRCUITS AND ALL EXTERIOR LOCATIONS REQUIRE (WP) WATERPROOF EXTERIOR COVERS
 - ELECTRICAL OUTLETS & LIGHT FIXTURES TO BE MORE THAN 10' FROM WATER'S EDGE @ POOLS, EXCEPT WHERE A POOL IS WITHIN 3.0m (10ft) OF A DWELLING & THE DIMENSION OF THE LOT PROCURES MEETING THE REQUIRED CLEARANCES, NOT MORE THAN ONE RECEPTACLE OUTLET SHALL BE PERMITTED IF NOT LESS THAN 1.5m (5ft) MEASURED HORIZONTALLY FROM THE INSIDE WALL OF THE POOL. NEC 680-22 (a)(4).



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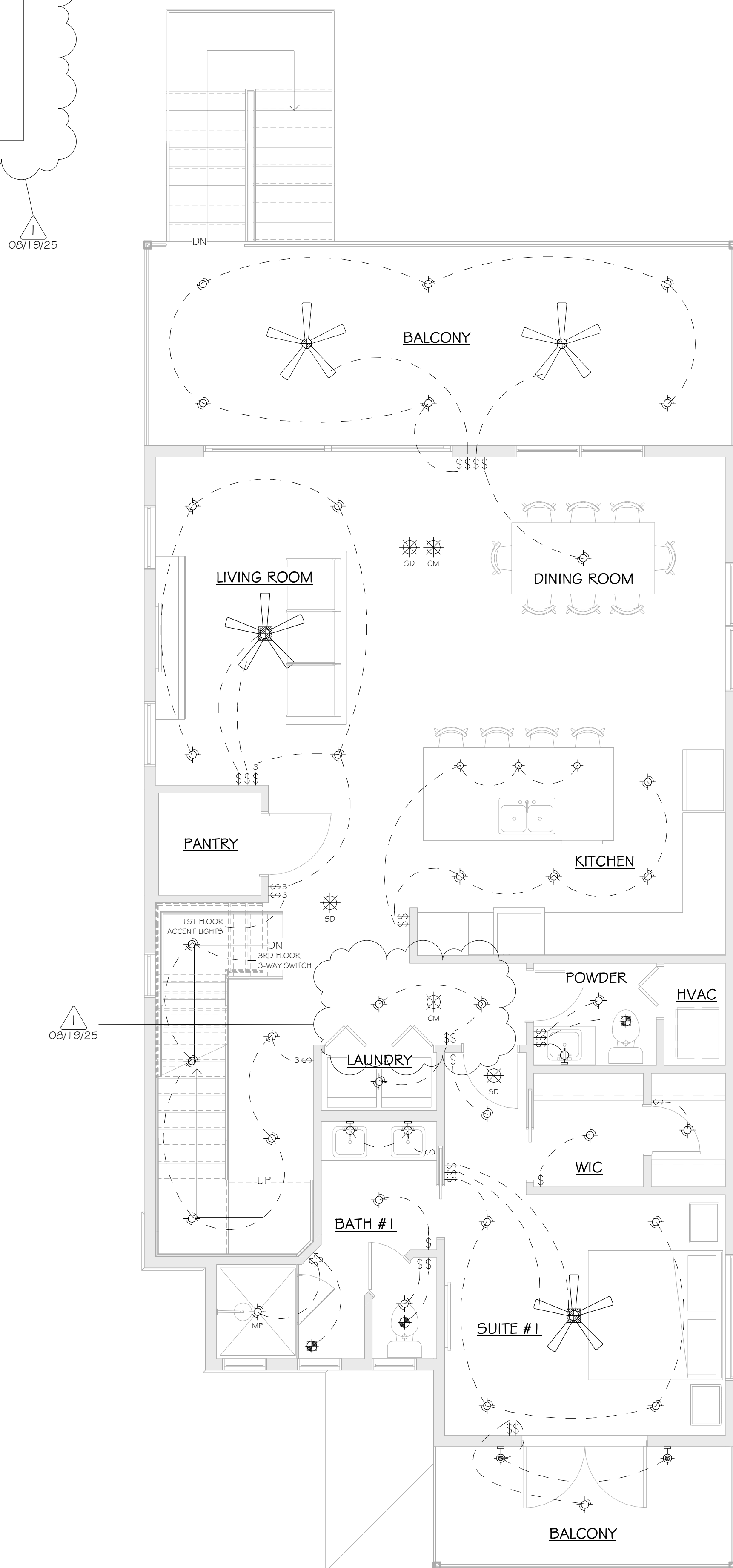
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D24-013

SHEET #

E102

IN NEW CONSTRUCTION, CARBON MONOXIDE ALARMS MUST BE HARD-WIRED WITH A BATTERY BACKUP AND BE INTERCONNECTED, SO THAT ACTIVATION OF ONE ALARM TRIGGERS ALL ALARMS WITHIN THE DWELLING, AS PER IRC R315.5.


$$1/4'' = 1'-0''$$

	SWITCH 3-WAY
	SWITCH 4-WAY
	SWITCH DIMMER
	SWITCH
	GARAGE DOOR BUTTON
	GARAGE DOOR OPENER
	CEILING OUTLET
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	BATH FAN
	BATH FAN W/ LIGHT
	VANITY STRIP LIGHT (BULB)
	WALL DOUBLE SCONCE LIGHT
	WALL SINGLE SCONCE LIGHT
	UNDER CABINET LIGHT
	CLOSET CASTER LIGHT
	EXTERIOR FLOOD LIGHT
	EXTERIOR WALL ACCENT LIGHT
	EXTERIOR WALL LIGHT
	EYEBALL LIGHT
	FLUORESCENT CEILING LIGHT
	FLUSH MOUNT / HANGING / PENDANT CEILING LIGHT
	PENDANT LIGHT
	RECESSED CEILING LIGHT
	FLUORESCENT CEILING BARE BULB
	FLUORESCENT CEILING RECTANGULAR
	CEILING FAN
	CEILING FAN W/ LIGHT

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- AB - ABOVE UPPER CABINET
- G - GFCI PROTECTION
- AG - ABOVE COUNTER & GFCI
- UC - UNDER COUNTER
- WP - WATERPROOF/WEATHER PROTECTED & GFCI
- MP - MOISTURE PROTECTED
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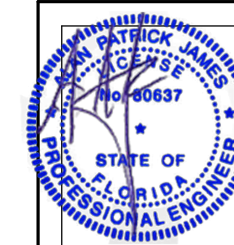
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6. PROVIDE & INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFCI) IN ALL WET LOCATIONS, EXTERIOR LOCATIONS TO BE WP COVERS.
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8. GFCI RECEPTACLES WILL NOT BE CONCEALED WITHIN CABINETS. RECEPTACLES REQUIRING GFCI PROTECTION THAT ARE CONCEALED WITHIN CABINETS WILL HAVE A GFCI BREAKER PER NEC 210.8.
9. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
- 9.1. SWITCHES42"
- 9.2. SWITCHES/OUTLETS @ VANITY/KITCHEN BACKSPLASH.....42"
- 9.3. OUTLETS, TELEPHONE, T.V.14"
10. EXACT FIXTURE LOCATIONS TO BE CHOSEN & VERIFIED BY OWNER(S)
11. ELECTRICAL PANEL TO BE GROUND TO FOOTING STEEL.
12. OWNER AND/OR CONTRACTOR TO VERIFY EXISTENCE & LOCATION OF SECURITY, INTERCOM, OR CENTRAL VACUUM SYSTEMS- REFER TO SHOP DRAWINGS FOR SPECS.
13. ELECTRICAL PANEL TO BE SET ABOVE DESIGN FLOOR ELEVATION.
14. UNLESS OTHERWISE INDICATED, INSTALL VANITY LIGHTS & COACH LIGHTS AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
- 14.1. VANITY LIGHTS.....84"
- 14.2. COACH LIGHTS.....78"
15. ALL ROOMS TO BE SUPPLIED WITH ARC FAULT CIRCUITS. EXCEPTION: AFCI NOT REQUIRED LIST FOR 2020 NEC IS:
- 15.1. GARAGE CIRCUITS
- 15.2. OUTDOOR CIRCUITS
- 15.3. ANY MEDICAL EQUIPMENT THAT HAS INSTRUCTIONS SAYING NO AFCI
- 15.4. FIRE ALARM CIRCUIT IN METAL CONDUIT
- 15.5. EXCEPT WITH IN 3' OF A WET LOCATION

16. ALL NEW OR MODIFIED 120V, 15- & 20- AMP BRANCH CIRCUITS REQUIRED FOR ARC-FAULT PROTECTION PER NEC 210.12
17. OUTLET SPACING WILL COMPLY W/ NEC 210.52
18. BATHROOM FANS VENT TO OUTSIDE.
19. ALL RECESSED LIGHTING TO BE LED.
20. RECEPTACLES IN WET LOCATIONS MUST HAVE GFCI CIRCUITS AND ALL EXTERIOR LOCATIONS REQUIRE (WP) WATERPROOF EXTERIOR COVERS
21. ELECTRICAL OUTLETS & LIGHT FIXTURES TO BE MORE THAN 1'0" FROM WATER'S EDGE @ POOLS, EXCEPT WHERE A POOL IS WITHIN 3.0m (10ft) OF A DWELLING & THE DIMENSION OF THE LOT PROCURES MEETING THE REQUIRED CLEARANCES, NOT MORE THAN ONE RECEPTACLE OUTLET SHALL BE PERMITTED IF NOT LESS THAN 1.5m (5ft) MEASURED HORIZONTALLY FROM THE INSIDE WALL OF THE POOL. NEC 680-22 (3)(4).



2716 Fruitville Rd,
Sarasota, FL 34237
(941) 355-8527
www.jtldesignstudios.com



Alan James, PE# 8069T
951-821-3175 AJRARE64@GMAIL.COM
110 Da Vinci Drive Nokomis, FL 34215

ENGINEER OF RECORD

ALAN JAMES, PE# 80637
(941) 321-3175
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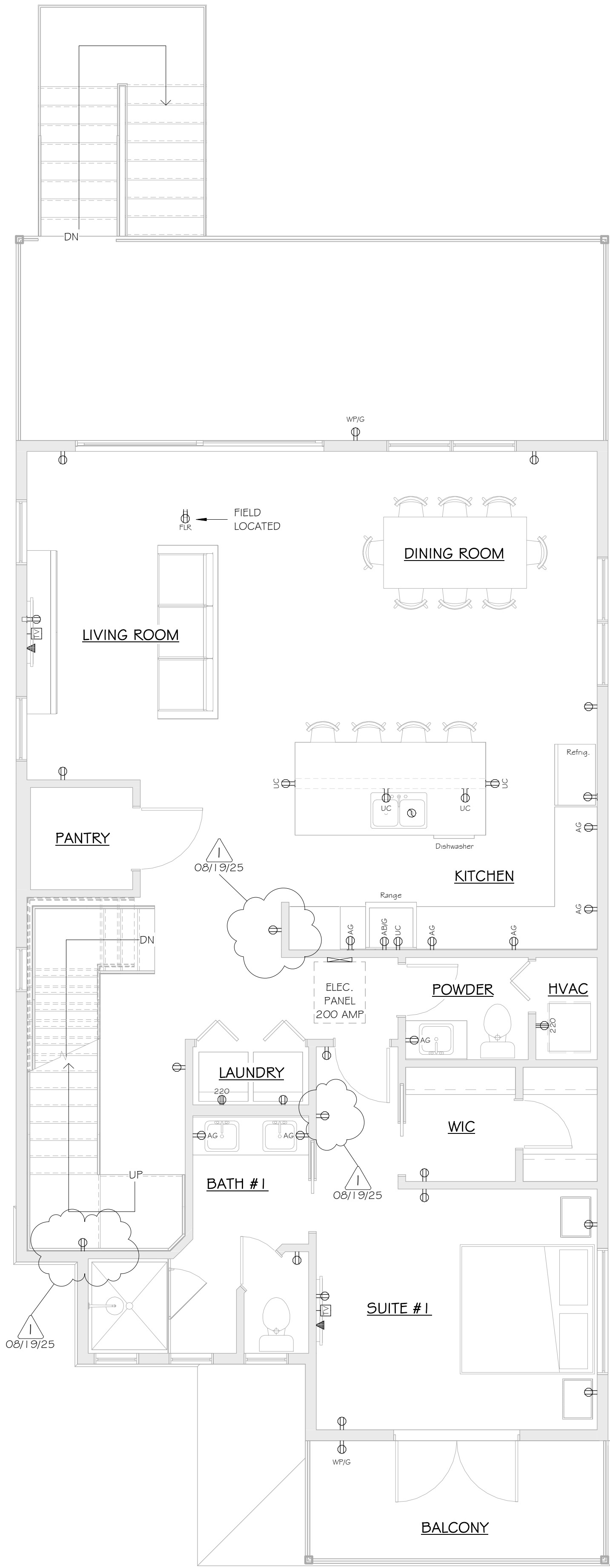
ISSUE DATE

[illegible]

D24-013

SHEET #

E103



SECOND FLOOR ELECTRICAL POWER PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

- DOOR BELL BUTTON
- JUCTION BOX
- 220 OUTLET
- FLOOR OUTLET
- GFI OUTLET
- WEATHER PROOF OUTLET
- DUPLEX OUTLET
- QUADRUPLEX OUTLET
- DATA
- TELEPHONE
- TV
- DOOR BELL CHIME
- ELECTRICAL PANEL
- ELECTRICAL METER
- GARBAGE DISPOSAL

ELECTRICAL LEGEND

- A - ABOVE COUNTER
- AB - ABOVE UPPER CABINET
- G - GFCI PROTECTION
- AG - ABOVE COUNTER & GFCI
- UC - UNDER COUNTER
- WP - WATERPROOF/WEATHER PROTECTED & GFCI
- MP - MOISTURE PROTECTED
- W.H. - D - WATER HEATER DISCONNECT
- A/C - D - A/C UNIT DISCONNECT
- AFCI - OUTLET BRANCH CIRCUIT ARC FAULT CIRCUIT INTERRUPTER OUTLETS

ELECTRICAL NOTES

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 - DRAWINGS ARE SCHEMATIC ONLY & ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR & MATERIAL REQ'D FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES & AUTHORITIES HAVING JURISDICTION.
 - NOTIFY BUILDER FOR FIELD VERIFICATIONS & APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, & ELECTRICAL OUTLETS PRIOR TO WIRING. BUILDER RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS.
 - ALL ELECTRICAL SWITCHES, OUTLETS, ETC. TO BE INSTALLED ABOVE FLOOD ELEVATION
 - PROVIDE & INSTALL LOCALLY CERTIFIED SMOKE ALARMS AS REQ'D.
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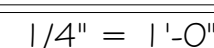
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11/06/24	AS	SD 01
12/10/24	AS	SD 02
01/21/25	AS	SD 03
02/06/25	CC	REDLINES
04/01/25	CC	CD
06/12/25	CC	REDLINES
08/12/25	CC	REDLINES
08/19/25	CC	REVIEW COMMENTS
09/10/25	CC	CD
09/16/25	CC	REVIEW COMMENTS

D24-013

SHEET #

E104

IN NEW CONSTRUCTION, CARBON MONOXIDE ALARMS MUST BE HARD-WIRED WITH A BATTERY BACKUP AND BE INTERCONNECTED, SO THAT ACTIVATION OF ONE ALARM TRIGGERS ALL ALARMS WITHIN THE DWELLING, AS PER IRC R315.5.

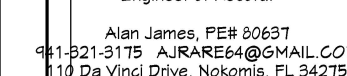


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 - 14.2. COACH
LIGHTS.....78"
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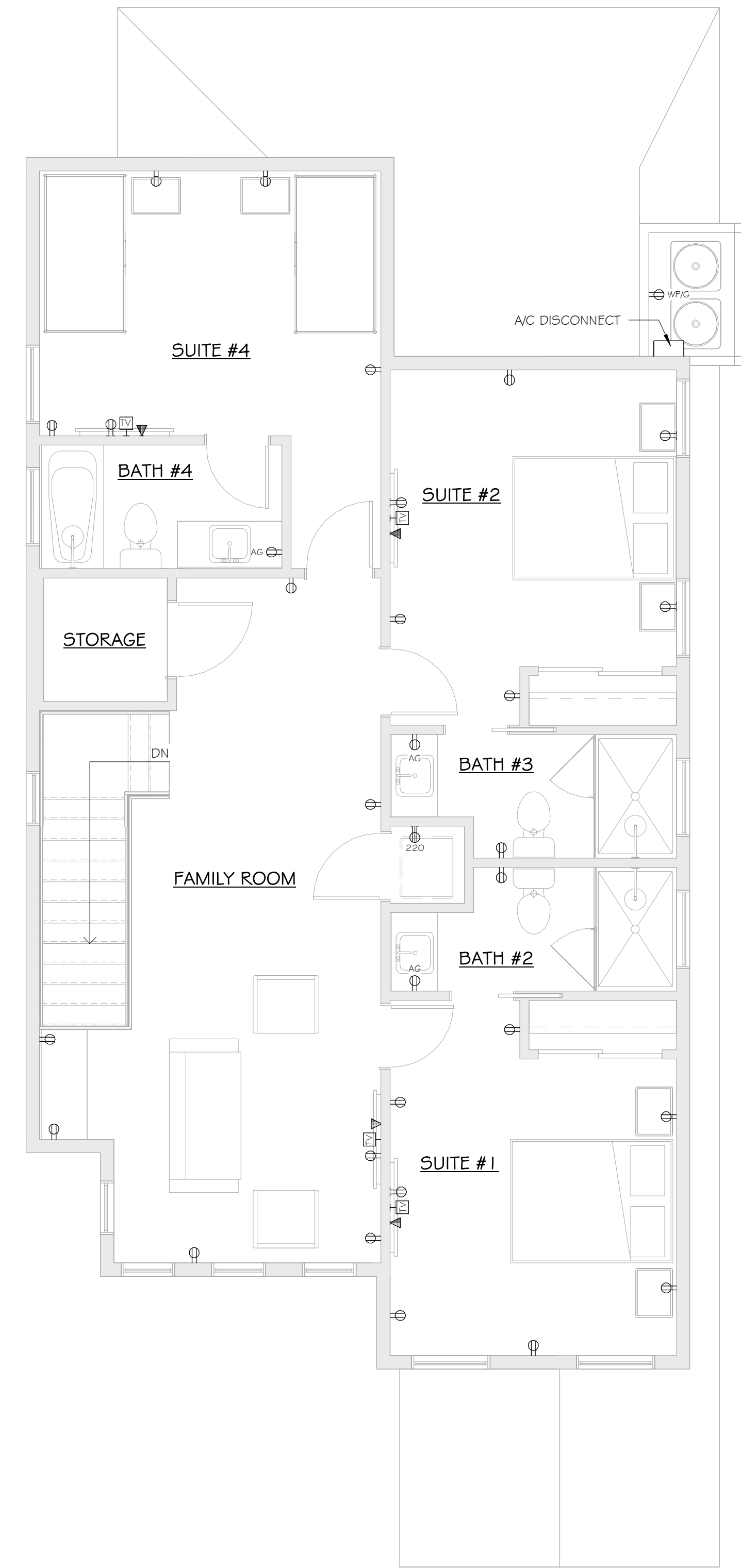
ALAN JAMES, PE# 8063
(941) 321-3175
AJRARE64@GMAIL.COM
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[illegible]

E105



THIRD FLOOR ELECTRICAL POWER PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

- DOOR BELL BUTTON
- JUNCTION BOX
- 220 OUTLET
- FLOOR OUTLET
- GFI OUTLET
- WEATHER PROOF OUTLET
- DUPLEX OUTLET
- QUADRUPLEX OUTLET
- DATA
- TELEPHONE
- TV
- DOOR BELL CHIME
- ELECTRICAL PANEL
- ELECTRICAL METER
- GARBAGE DISPOSAL

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This item has been electronically signed and sealed by Alan Patrick James using a Digital Signature and date. Printed copies of this document with the seal in black and white are not considered signed and sealed and the signature must be verified on any electronic copies.

Engineer of Record:
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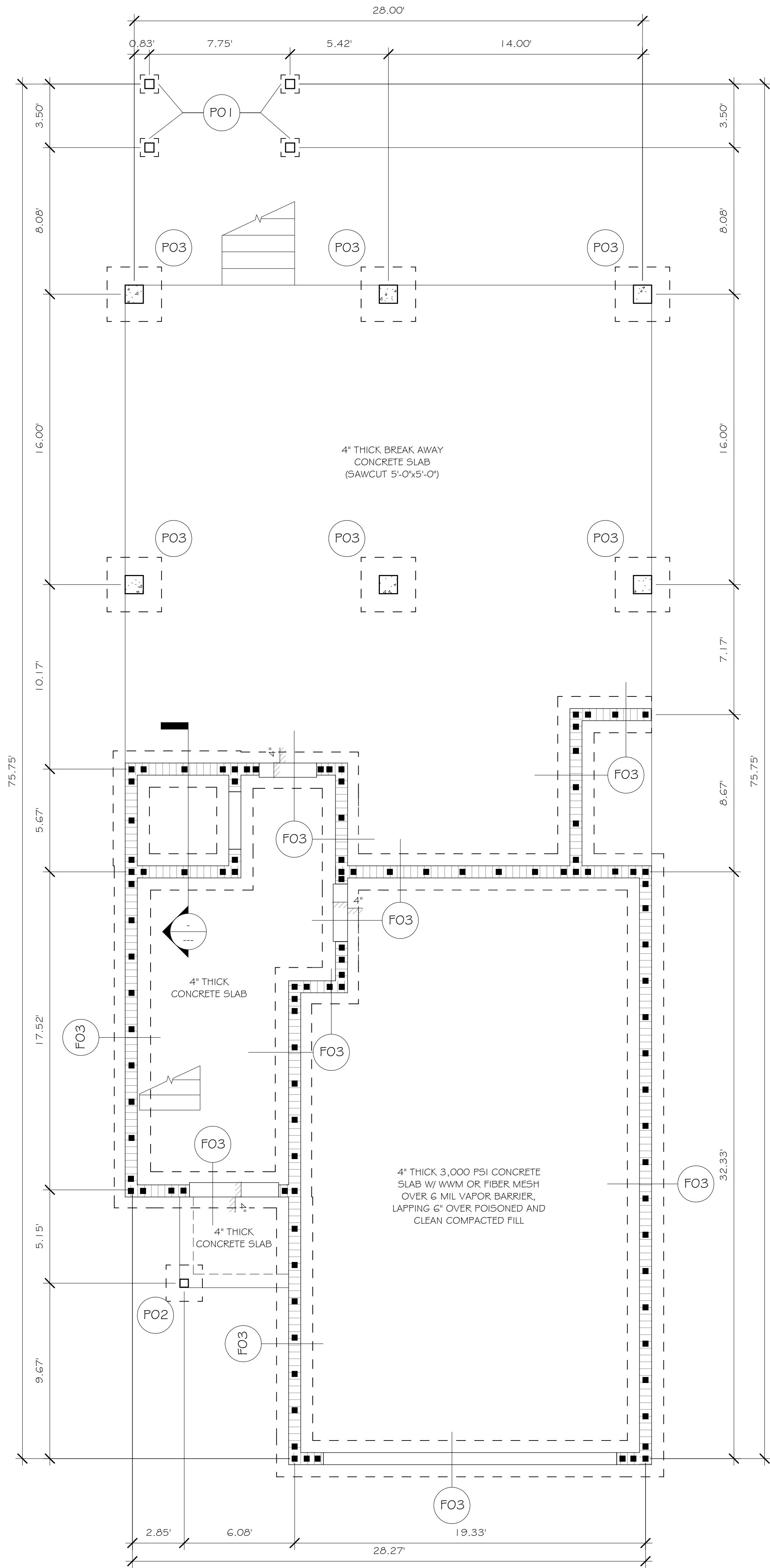
ISSUE DATE

DATE	INITIALS	DESCRIPTION
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12/10/24	AS	SD 02
01/21/25	AS	SD 03
02/06/25	CC	REDLINES
04/01/25	CC	CD
06/11/25	CC	REDLINES
08/12/25	CC	REDLINES
08/19/25	CC	REVIEW COMMENTS
09/11/25	CC	CD
09/16/25	CC	REVIEW COMMENTS

D24-013

SHEET #

E106



FOUNDATION PLAN

1/4" = 1'-0"

FOOTING SCHEDULE

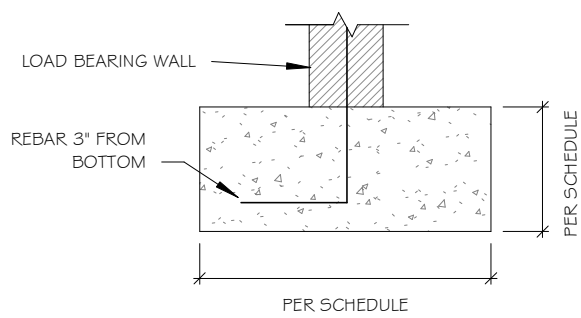
MARK	TYPE	SIZE (WxD)	REBAR
FO1	STEM WALL	16"x10"	(2) #5
FO2	STEM WALL	20"x10"	(3) #5
FO3	STEM WALL	24"x18"	(3) #5
FO4	MONO FOOTER	12"x8"	(2) #5
FO5	MONO FOOTER	12"x20"	(2) #5
FO6	MONO FOOTER	16"x20"	(3) #5
FO7	INTERIOR FOOTING	12"x12"	(2) #5
FO8	STEM WALL	20"x16"	(2) #5
FO9	STEP DOWN	12"x12"	(2) #5
FO10	STEP DOWN	16"x16"	(2) #5

PAD SCHEDULE

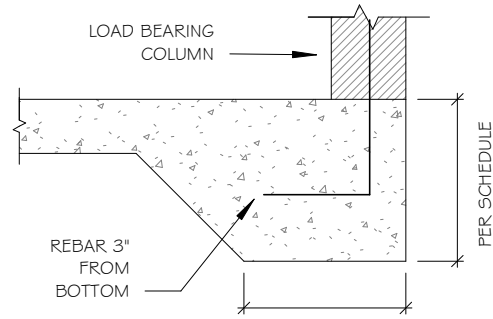
NOTE: AT EXT. LOC. DROP PAD FTGS AS REQ'D TO MAINTAIN 4" OF SOIL COVERAGE OVER TOP OF FTG. AT INT. LOC. TOP OF FTGS IS @ BOT. OF CONC. SLAB.

MARK	TYPE	SIZE (WxDxL)	REBAR
PO1	CONCRETE PAD	1'-0"x1'-0"x1'-0"	(2) #5 EA. WAY
P1.5	CONCRETE PAD	1'-6"x1'-6"x1'-0"	(3) #5 EA. WAY
PO2	CONCRETE PAD	2'-0"x2'-0"x1'-0"	(3) #5 EA. WAY
P2.5	CONCRETE PAD	2'-6"x2'-6"x1'-0"	(3) #5 EA. WAY
PO3	CONCRETE PAD	3'-0"x3'-0"x1'-4"	(4) #5 EA. WAY
PO4	CONCRETE PAD	4'-0"x4'-0"x1'-4"	(5) #5 EA. WAY

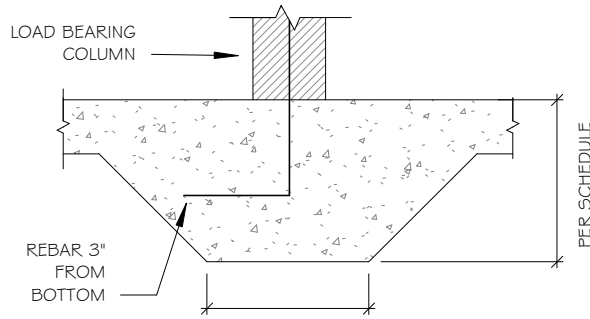
TYP. FOOTER DETAILS



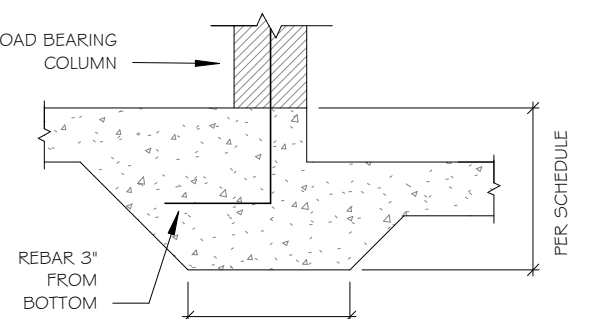
TYP. STEM WALL



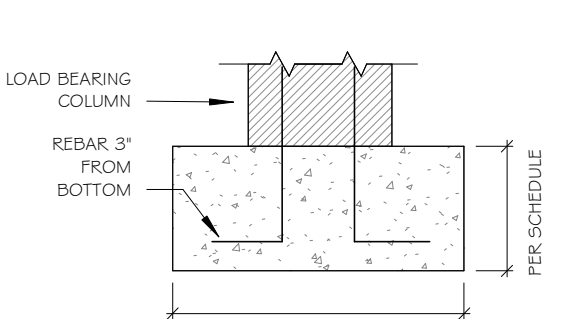
TYP. MONO FOOTER



TYP. INTERIOR FOOTER

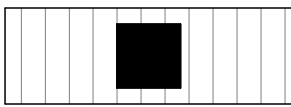


TYP. STEP DOWN FOOTER



TYP. CONCRETE PAD

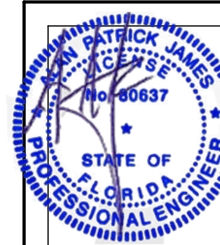
REBAR LOCATION



- ONE STORY BLOCK WALLS TO HAVE #5 REBAR @ 6" O.C.
- TWO STORY BLOCK WALLS TO HAVE #5 REBAR @ 4" O.C.



2716 Fruitville Rd
Sarasota, FL 34237
(941) 355-8527
www.jtl designstudios.com



Alan James, PE# 50637
941-321-5115 ALANJAMES@GMAIL.COM
110 De Wind Drive, Nokomis, FL 34225

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New home for

700 Broadway S
Longboat Key,
FL 34228

ISSUE DATE

DATE	INITIALS	DESCRIPTION
11/10/24	AS	SD 01
12/10/24	AS	SD 02
01/21/25	AS	SD 03
02/06/25	CC	REDLINES

D24-013

SHEET #

5101

** ADDITIONAL HARDWARE REQUIRED AS NOTED **

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THIRD FLOOR FRAMING PLAN

- SEE GENERAL NOTES SHEET FOR BUILDING SPECS, CONSTRUCTION NOTES, SCOPE OF WORK & DESIGN CRITERIA.
- PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ARCHITECT OF RECORD BEFORE PERMIT ISSUANCE.
- ALL GIRDER TRUSSES SET ON CMU WALLS TO HAVE FILLED CELLS BELOW OR STRUCTURAL COLUMN (R>5,000)
- BLOCKING REQUIRED AT ALL CANTILEVERS
- 8"x16" PRECAST Lintel BLOCK W/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID IS INTERCHANGEABLE WITH 8"x16" F&P Tie Beam W/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 3" FROM BOTTOM W/ #3 STIRRUPS
- IF BUILDER DECIDES TO MAKE BEAM LARGER THAN WHAT IS CALLED OUT, ARCHITECT IS OKAY W/ LARGER BEAM.
- PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ARCHITECT OF RECORD BEFORE PERMIT ISSUANCE.



700 Broadway S
Longboat Key,
FL 34228

HDR / ROOF FRAMING PLAN

GENERAL NOTES

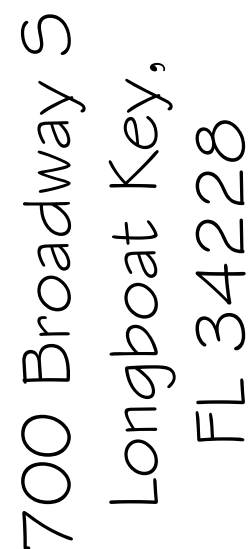
- SHEATHING NOTES:
 - ROOF 6" WALL SHEATHING TO BE WOOD STRUCTURAL PANEL 23/32" (48/24 PANEL SPAN RATING) OR GREATER (PLYWOOD OR EQUAL OSB) U.N.O.
 - ENGINEERED ROOF TRUSSES @ 24" O.C. MAXIMUM
 - ALL GABLE ENDS TO BE NAILED 4" O.C. @ ALL EDGES, BLOCKING, SUPPORT, FIELD, ETC.
- NAILING PATTERN:
- ZONE 1 = 6" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
- ZONE 2 = 6" O.C. INTERMEDIATE AND 4" O.C. PANEL EDGES
- ZONE 3 = 4" O.C. INTERMEDIATE AND EDGES
- ZONE 4 = 8" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
- ZONE 5 = 6" O.C. INTERMEDIATE AND EDGES
- NAILS: 8d COMMON FOR 1/2", 10d COMMON FOR 5/8" RING SHANK NAILS
- "A" DIMENSION = 40% OF EAVE HEIGHT OR 10% OF LEAST HORIZONTAL DIMENSION, WHICHEVER IS LESS, BUT NOT LESS THAN EITHER 4% OF THE LEAST HORIZONTAL DIMENSION OR 3' MINIMUM

** ADDITIONAL HARDWARE REQUIRED AS NOTED **

MARK	TYPE	SIZE (WxD)	PLY	GRADE
W28	SOLID SAWN	1.5" x 7.25"	2	No. 2
W210	SOLID SAWN	1.5" x 9.25"	2	No. 2
W212	SOLID SAWN	1.5" x 11.25"	2	No. 2
W38	SOLID SAWN	1.5" x 7.25"	3	No. 2
W310	SOLID SAWN	1.5" x 9.25"	3	No. 2
W312	SOLID SAWN	1.5" x 11.25"	3	No. 2
E28	ENGINEERED WOOD	3.5" x 7.25"		MIN. 2.0 E
E210	ENGINEERED WOOD	3.5" x 9.5"		MIN. 2.0 E
E212	ENGINEERED WOOD	3.5" x 11.25"		MIN. 2.0 E
E216	ENGINEERED WOOD	3.5" x 16"		MIN. 2.0 E
E218	ENGINEERED WOOD	3.5" x 18"		MIN. 2.0 E
E38	ENGINEERED WOOD	5.25" x 7.25"		MIN. 2.0 E
E310	ENGINEERED WOOD	5.25" x 9.5"		MIN. 2.0 E
E312	ENGINEERED WOOD	5.25" x 11.25"		MIN. 2.0 E
E316	ENGINEERED WOOD	5.25" x 16"		MIN. 2.0 E
E318	ENGINEERED WOOD	5.25" x 18"		MIN. 2.0 E
E416	ENGINEERED WOOD	7" x 16"		MIN. 2.0 E

* ALL EXPOSED WOOD TO BE PRESSURE TREATED*

MARK	TYPE	SIZE	MARK	TYPE	SIZE
CO1	SOLID SAWN	4" x 4"	CO7	CMU COL. w/ (1) #5	8" x 8"
CO2	SOLID SAWN	6" x 6"	CO8	CMU COL. w/ (2) #5 #3 STIRRUPS @ 2' O.C.	8" x 16"
CO3	SOLID SAWN	8" x 8"	CO9	CMU COL. w/ (2) #5 #3 STIRRUPS @ 2' O.C.	12" x 12"
CO4	ENGINEERED WOOD	3.5" x 3.5"	C10	CMU COL. w/ (2) #5 #3 STIRRUPS @ 2' O.C.	16" x 16"
CO5	ENGINEERED WOOD	3.5" x 5.25"	C11	STEEL TUBE	3.5" x 5.25"
CO6	ENGINEERED WOOD	5.5" x 5.25"	C12	STEEL TUBE	4" x 4" @ 0.25"



DATE	INITIALS	DESCRIPTION
11/06/24	AS	SD 01
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01/21/25	AS	SD 03
02/06/25	CC	REDLINES

S104



Alan James, PE# 80697
941-321-3175 AJRARE64@GMAIL.COM
110 Da Vinci Drive, Nokomis, FL 34215



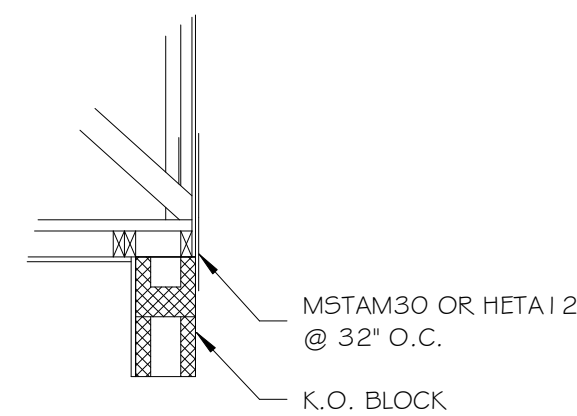
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D24-013

SHEET #

S201



SCALE: NTS



- 5/8" x 6" TITEN HD'S, ARE ACCEPTABLE SUBSTITUTIONS FOR ANCHOR BOLTS IN THIS SPECIFIC SITUATION.

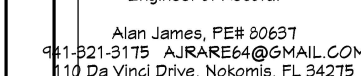
SCALE: NTS



FOR SI UNITS: 1 INCH = 25.4 mm, 1 FOOT = 304.8mm

SCALE: NTS



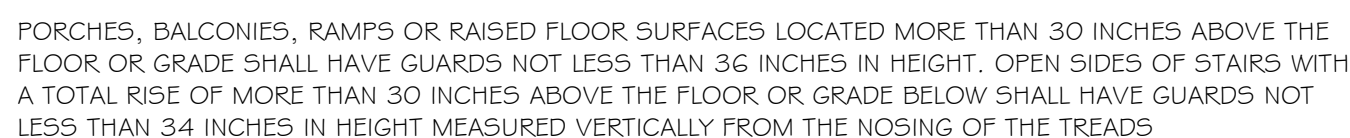


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Engineer of Record

Alan James, PE# 80637
941-821-3175 AJRARE64@GMAIL.COM
110 Da Vinci Drive, Nokomis, FL 34215

SCALE: NTS



SCALE: NTS



THE HEIGHT OF RISERS SHALL NOT EXCEED 7-3/4" & UNIFORM. THE TREAD WIDTHS, EXCLUSIVE OF NOSING, SHALL NOT BE LESS THAN 10" AND UNIFORM.

SCALF: NTS



NOTE:
SHEATHING SHALL BE PROVIDED BETWEEN MAIN ROOF TRUSSES & VALLEY SET TRUSSES. -OPTION-
PROVIDE 2x4 BLOCKING W/ (2) 10d TOENAILS EA. END, & BOTH EDGES OF SHEATHING NAILED @ 6" O.C.

THIS DETAIL APPLIES TO PRIMARY ROOF PLANES.

SHEATHING EXTENDING A MINIMUM OF 1'-0" PAST VALLEY JOINT. SHEATHING TO BE NAILED @ 6" O.C. W/ 8d NAILS @ VALLEY JOINT.

[illegible]

SHEET #

S302