

GENERAL NOTES
THESE PLANS INCLUDE THE DETAILS AND METHODS SHOWING HOW COMPLIANCE WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF WILL BE ACCOMPLISHED. THIS IS A PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND REQUIRED BY FEMA. PLEASE INDICATE ON THE PLANS "BEST MANAGEMENT PRACTICES" (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF "STORM WATER RUN-OFF". FLORIDA BUILDING CODE, TOWN OF LONGBOAT KEY CODE AND EPA CLEAN WATER ACT OF 1972

NOAs (MIAMI DADE NOTICE OF APPROVALS) OR FPA (FLORIDA PRODUCT APPROVALS) SPECIFICATIONS & INSTALLATION INSTRUCTIONS ALONG WITH AN NOA INDEX COVER SHEET WHICH IS CROSS REFERENCED TO MATCH THE DOOR AND WINDOW SCHEDULES IS INCLUDED WITH THESE PLANS. NOAs OR FPAs ARE REQUIRED FOR ALL EXTERIOR COMPONENTS AND CLADDING FOR THE PROPOSED STRUCTURE. THIS INCLUDES WINDOWS, DOORS, GARAGE OVERHEAD DOORS, SOFFIT, SIDING, ROOFING & OTHER MANUFACTURED PRODUCTS BEING USED ON THIS PROJECT. AN NOA INDEX LEGEND WHICH MATCHES THE ONE ON THE COVER SHEET IS ALSO SHOWN ON EACH FLOORPLAN. THIS WILL EASILY IDENTIFY WHICH NOA PRODUCT APPROVAL GOES WITH EACH OPENING IN OUR EFFORTS TO EXPEDITE THE PLAN REVIEW AND INSPECTION PURPOSES AS WELL AS SAVING TIME ON OUR INSTALLATION OF THESE PRODUCTS - 2023 FBC 107.2.1

BASED ON THE CONSTRUCTION DRAWING ELEVATION CERTIFICATE AND CURRENT BOUNDARY TOPOGRAPHY SURVEY SUBMITTED FOR THIS PERMIT, PLEASE REVIEW THE FOLLOWING AS COMPARED TO THE ATTACHED PLANS.

SPECIAL FLOOD HAZARD AREA: AE BASE FLOOD ELEVATION +8.0'

DESIGN FLOOD ELEVATION: FIRM MAP PANEL 12081C0283F MAP DATE 08.10.2021

MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED AT OR ABOVE THE DESIGN FLOOD ELEVATION (DFE) IN ACCORDANCE WITH FBC 2023 - 8TH EDITION - RESIDENTIAL - R322.1.6, TOWN CODE 154.301(C)(5), ASCE 24-14 CH.7, AND FEMA/NFIP TECHNICAL BULLETIN #1.

FLOOD RESISTANT MATERIALS - ALL BUILDING MATERIALS INSTALLED BELOW THE DFE SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS. AT MINIMUM, CAN WITHSTAND FLOOD WATERS FOR 72 HOURS WITHOUT DAMAGE. FEMA TECHNICAL BULLETIN #2 AND FBC 2023 - 8TH EDITION - RESIDENTIAL - R322.1.8

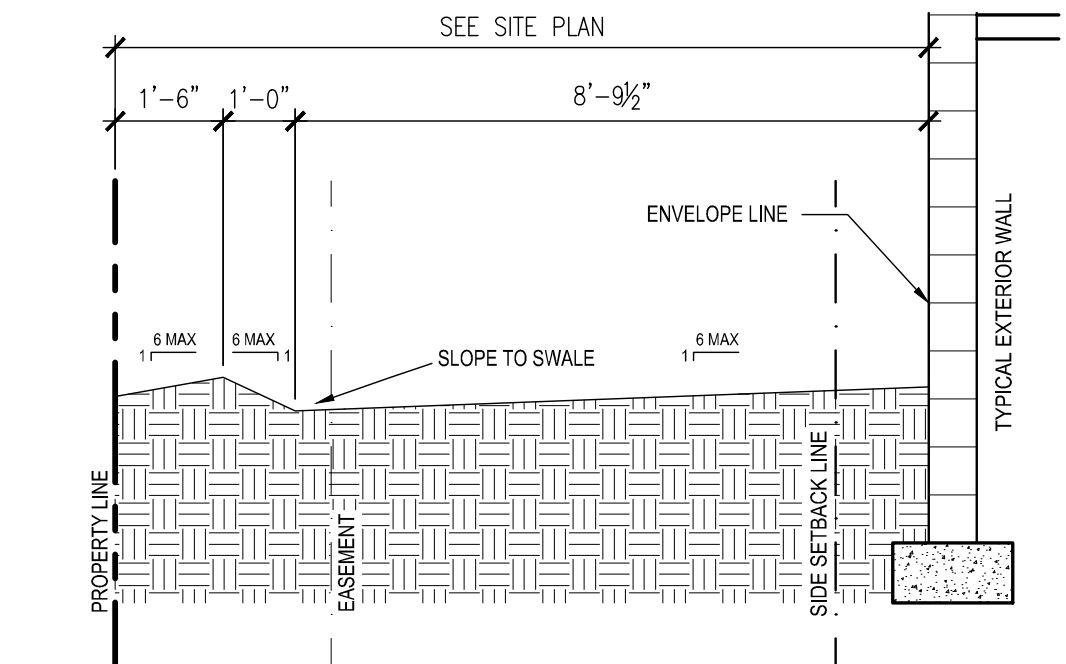
PLAN DESIGN BASED ON FLOOD-RESISTANT CONSTRUCTION- PROVIDE A NOTE STATING THE FOLLOWING:
- R322.1.2 STRUCTURAL SYSTEMS. STRUCTURAL SYSTEMS OF BUILDINGS AND STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION. FBC 2023 - 8TH EDITION - RESIDENTIAL - SECTION R322.1.2, FEMA TB #9, NFIP CFR 44 SEC 60.3(A)(3) AND ASCE 24

ELEVATOR ENCLOSURES - ASCE 24 REQUIRES THE FOLLOWING FOR ELEVATORS: ELEVATOR COMPONENTS LOCATED BELOW THE DFE SHOULD BE CONSTRUCTED OF FLOOD DAMAGE-RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING; AND IF AN ELEVATOR CAB IS DESIGNED TO PROVIDE ACCESS TO AREAS BELOW THE DFE, IT MUST BE EQUIPPED WITH CONTROLS THAT PREVENT THE CAB FROM DESCENDING INTO FLOODWATERS. FBC 2023 - 8TH EDITION - RESIDENTIAL - R322.1.6 AND FEMA TECHNICAL BULLETIN #4.

THE LOWEST FLOOR (ENCLOSURE OR ATTACHED GARAGE) IS USEABLE SOLELY FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED STORAGE PER FBC 2023 - RESIDENTIAL R322.1.5, ASCE 24 SEC 4.6 AND FEMA TECHNICAL BULLETIN 5 - FREE OF OBSTRUCTION SEC 6.4.1

STORM WATER DRAINAGE NOTE
FINISH GRADE SURFACE SLOPE SHALL NOT EXCEED 12" VERTICAL RISE IN 8' HORIZONTAL RUN WITHIN 5' DISTANCE FROM ANY PROPERTY LINE OTHER SLOPES SHALL NOT EXCEED 12" VERTICAL RISE IN 4" HORIZONTAL RUN.
THE DISCHARGE OF STORM WATER FROM THE PARCEL SHALL DRAIN TO THE STREET CURB. NO WATER RUN OFF ONTO ANY ADJUTING PROPERTIES.
REQUIRED SWALES OR DRAINAGE SYSTEMS SHALL BE INSTALLED PRIOR CONSTRUCTION. SWALES SLOPES SHALL BE A MIN. OF 0.2% SLOPE.

STATEMENT OF COMPLIANCE :
CONTRACTOR SHALL COMPLY WITH: "GUIDANCE MANUAL FOR DEVELOPING BEST MANAGEMENT PRACTICES" FOR THE CONSTRUCTION OF SITE RUN-OFF.



2 SWALE DETAIL, TYPICAL
SCALE: N.T.S.

COMPLIANCE STATEMENT

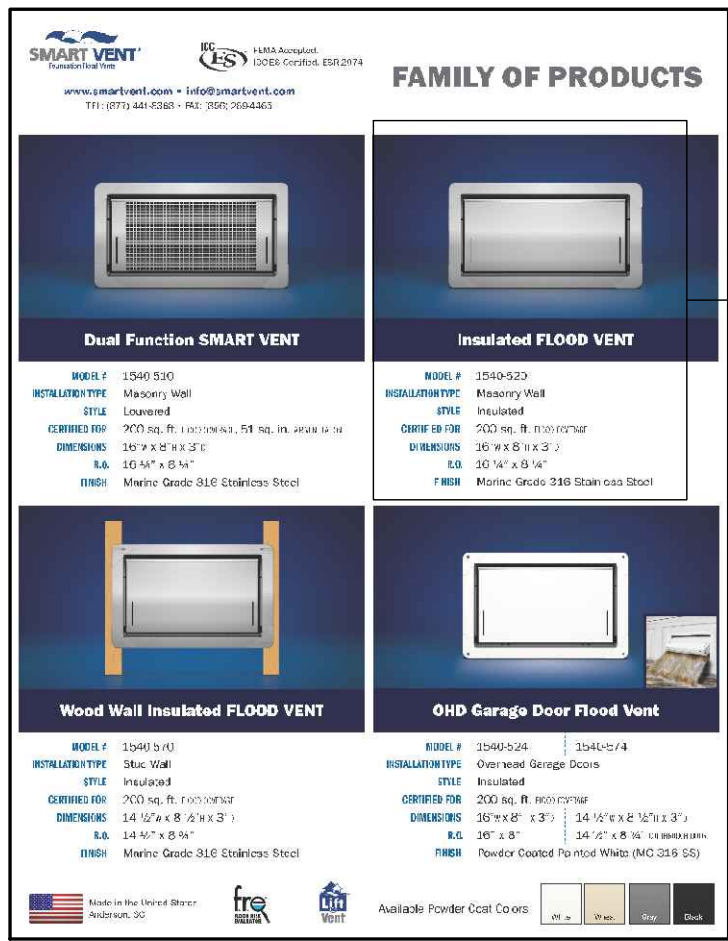
TO THE BEST OF MY KNOWLEDGE:

PROPOSED DESIGN AND SPECIFICATIONS COMPLIES WITH FLORIDA ADMINISTRATIVE CODE, SECTION 628-33.007

THIS BUILDING HAS BEEN DESIGNED IN COMPLIANCE WITH ANSI / ASCE 7-22 FOR MINIMUM DESIGN LOADS TO WITHSTAND WIND SPEED OF 150 MPH.

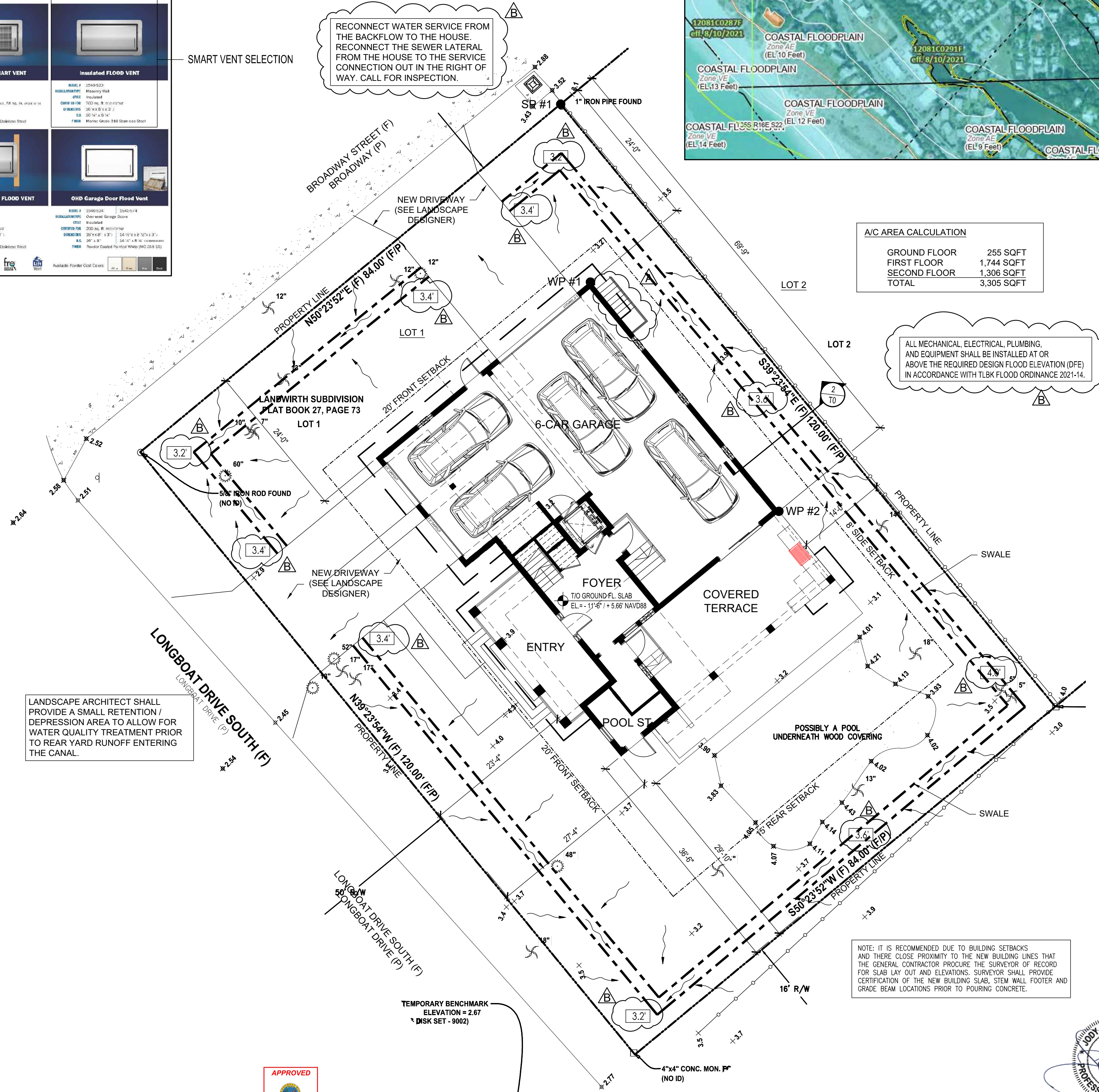
THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE ANSI/ASCE 7-22 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, SECTION 6.7.5 WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 150 MPH.

PLANS AND SPECIFICATIONS CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH WIND BORNE DEBRIS REGION AS DEFINED AND SET FORTH BY THE FLORIDA BUILDING CODE, RESIDENTIAL 8TH ADDITION 2023.



SMART VENT SELECTION

RECONNECT WATER SERVICE FROM THE BACKFLOW TO THE HOUSE. RECONNECT THE SEWER LATERAL FROM THE HOUSE TO THE SERVICE CONNECTION OUT IN THE RIGHT OF WAY. CALL FOR INSPECTION.



A/C AREA CALCULATION	
GROUND FLOOR	255 SQFT
FIRST FLOOR	1,744 SQFT
SECOND FLOOR	1,306 SQFT
TOTAL	3,305 SQFT

ALL MECHANICAL, ELECTRICAL, PLUMBING, AND EQUIPMENT SHALL BE INSTALLED AT OR ABOVE THE REQUIRED DESIGN FLOOD ELEVATION (DFE) IN ACCORDANCE WITH TLBK FLOOD ORDINANCE 2021-14.

ZONING CODE

PARCEL NUMBER: 7788-60-0109
FLOOD ZONE: AE (EL. + 8')
DESIGN FLOOD ELEVATION: +5'-0" = DFE (EL. +13')
FEMA MAP: 12081C0283F
OCCUPANCY TYPE: R-6SF
CONSTRUCTION TYPE: VB
SPRINKLER: NO
WIND DESIGN: 150mph
RISK CATEGORY: 2
EXPOSURE CATEGORY: D

SETBACK REQUIREMENTS
FRONT: 20'-0"
SIDE: MIN. 8'-0", COMBINED 20'-0"
REAR: 15'-0"
POOL (RAISED): 15'-0"
POOL (AT GRADE): 15'-0"

MAX. BUILDING HEIGHT: (FROM DESIGN FLOOD ELEVATION + 13'-0")
ALLOWED: 30'-0"
PROPOSED: 29'-10"

DAYLIGHT PLANE ANGLE:
50 DEGREES MEASURED FROM HORIZONTAL SIDE PROPERTY LINES, BEGINNING AT 13' DFE LEVEL

LOT INFORMATION
INFORMATION ON THIS SITE OBTAINED FROM PROPERTY APPRAISER.

LOT AREA 10,080 SQFT.
MAXIMUM LOT COVERAGE
ALLOWED 30.00% = 3,024 SQFT
PROPOSED 26.13% = 2,634 SQFT
IMPERVIOUS SURFACE COVERAGE
ALLOWED 50.00% = 5,040 SQFT
PROPOSED 39.96% = 4,023 SQFT

SINGLE FAMILY COVERAGE CALCULATIONS: ZONING

LOT COVERAGE CALCULATION
1.0 NON-POOL/SPA AREAS
Residential Structure 1,943 SQFT
Garage / Carport 0 SQFT
Roof Eave Overhang 0 SQFT
Front Entry and Front Stairs 269 SQFT
Rear Entry and Rear Stairs 0 SQFT
Roofed Porch, Lanai and/or Caged Room 422 SQFT
Raised Deck or Terrace 0 SQFT
Elevated Mechanical Equipment pad 0 SQFT
Accessory Structure 0 SQFT
Other Buildings /Structures/Improvements 0 SQFT

1.1 TOTAL NON-POOL / SPA AREAS 0 SQFT
2.0 ELEVATED /CAGED POOL / SPA AREAS 0 SQFT
3.0 SUBTOTAL LOT COVERAGE SQUARE FOOTAGES 2,634 SQFT

4.0 TOTAL LOT COVERAGE PERCENTAGE
2,634 SQFT (LINE 3.0)
10,080 (LOT SIZE) = 26.13%

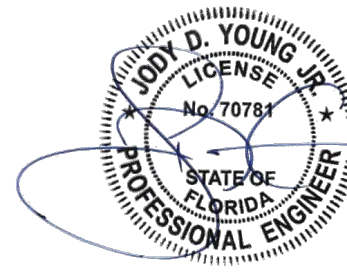
AT-GRADE IMPROVEMENTS
Driveway/Parking Areas 840 SQFT
Designated Walkways / Sidewalks 367 SQFT
Pool, Spa (At-Grade) 187 SQFT
6.0 Total At-Grade 1,394 SQFT

7.0 Total Non-Open Space (Line 3.0 + 6.0) 4,028 SQFT

8.0 TOTAL NON-OPEN SPACES PERCENTAGE
4,028 SQFT (LINE 7.0)
10,080 (LOT SIZE) = 39.96%

INDEX OF DRAWINGS		A	B	X
SHT. NO.	DESCRIPTION	04.08.	05.18.	XX.XX.
T0	COVER SHEET AND SITE PLAN	X	X	
T1	BUILDING SYSTEMS AND GENERAL SPECIFICATIONS	X	X	
A1-0	GROUND FLOOR PLAN	X	X	
A1-1	FIRST FLOOR PLAN			
A1-2	SECOND FLOOR PLAN			
A1-3	ROOF PLAN			
A2-1	EXTERIOR ELEVATIONS	X		
A2-2	EXTERIOR ELEVATIONS			
A3-1	FIRST FLOOR PLAN - INTERIOR DIMENSIONS			
A3-2	SECOND FLOOR PLAN - INTERIOR DIMENSIONS			
A4-0	REFLECTED CEILING PLAN - GROUND FLOOR			
A4-1	REFLECTED CEILING PLAN - FIRST FLOOR			
A4-2	REFLECTED CEILING PLAN - SECOND FLOOR			
A5-1	BUILDING SECTION			
A6-1	WINDOW SCHEDULE AND NOTES			
A6-2	DOOR SCHEDULE AND NOTES			
A6-3	WINDOW AND DOOR DETAILS			
A8-1	ELEVATOR			
A8-2	DETAILS			
A8-3	INTERIOR STAIR DETAIL	X		
M1-1	MECHANICAL PLAN			
E1-0	ELECTRICAL FLOOR PLAN - GROUND FLOOR	X		
E1-1	ELECTRICAL FLOOR PLAN - FIRST FLOOR	X		
E1-2	ELECTRICAL FLOOR PLAN - SECOND FLOOR	X		
S1-0	FOUNDATION PLAN			
S1-1	DETAILS			
S2-0	FIRST STRUCTURAL FLOOR PLAN			
S2-1	SECOND STRUCTURAL FLOOR PLAN			
S3-0	FIRST FRAMING FLOOR PLAN			
S3-1	ROOF FRAMING PLAN			
S4-0	GENERAL NOTES			
S4-1	STRUCTURAL DETAILS			
S4-2	STRUCTURAL DETAILS			
S4-3	STRUCTURAL DETAILS			
S4-4	STRUCTURAL DETAILS			
S4-5	STRUCTURAL DETAILS			

Digitally signed by
Jody D Young Jr.
Date: 2026.05.22
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YH YOUNG & HEDRICK
STRUCTURAL ENGINEERING

6771 Professional Parkway West
Suite #201 - Lakewood Ranch, FL 34240
www.YHengineers.com Tel (941) 306-1225

CUSTOM HOME DESIGN & DRAFTING

HausDesign Studio, LLC

6401 35th Avenue West
Bradenton, Florida 34209

Phone: 941.580.4603
mbade@hausdesignstudio.com

CONTRACTOR

Eason Builders Group, Inc.
Elements Pools & Spas, LLC

6824 Gulf of Mexico Drive
Longboat Key, Florida 34228

Phone: 678.230.7337

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STROLLO RESIDENCE

560 Broadway Street
Longboat Key, Florida 34228

PERMIT SET

PROJECT

ADDENDUM / REVISION		
No.	Date	Description
A	04.08.2026	Revised per Comments
B	05.18.2026	Revised per Comments

SCALE
AS NOTED

DRAWN BY
MB

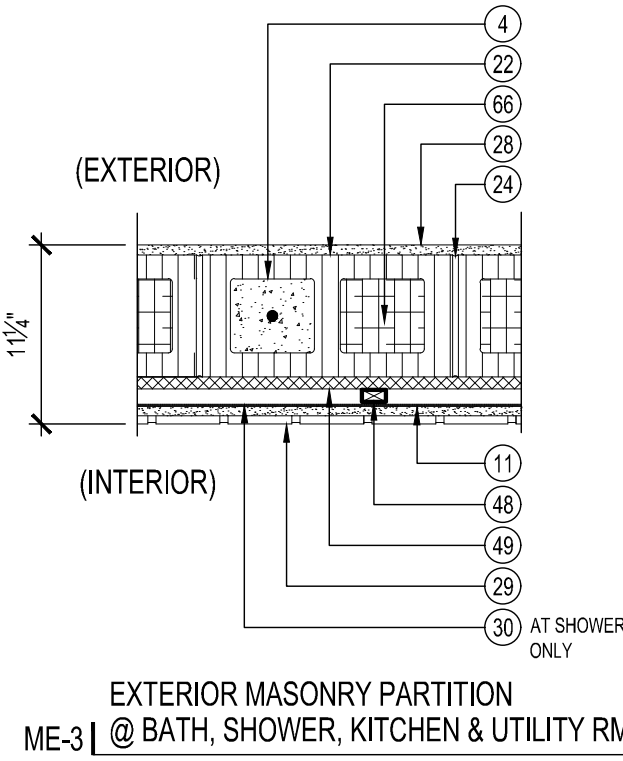
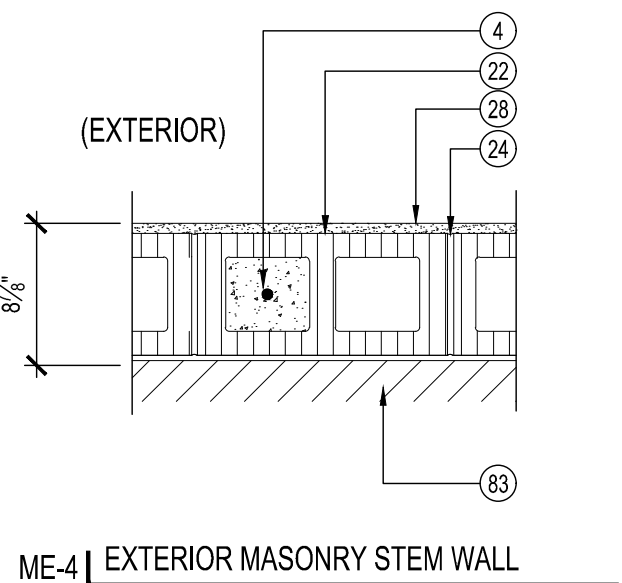
CHECKED BY
MB

DATE
March 26, 2026

SHEET TITLE
COVER SHEET AND
SITE PLAN

SHEET NUMBER

T0



INTERIOR WOOD FRAME PARTITION
@ BATH, SHOWER, KITCHEN & UTILITY RMS

- (70) TYVEK VAPOR BARRIER
- (71) 4" MASONRY GLASS BLOCK
- (72) LIQUID APPLIED WATER RESISTANCE SEE SPECIFICATIONS.
- (80) 2-1/2" POCKET DOOR SPACE
- (81) 1" EXPANSION JOINT
- (82) EXISTING WALL
- (83) COMPACTED FILL, SEE STRUCTURE
- (84) PAINTED (TBD BY OWNER)

STROLLO RESIDENCE

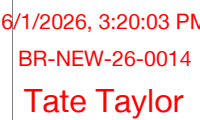
Longboat Key, Florida 34228

PERMIT SET

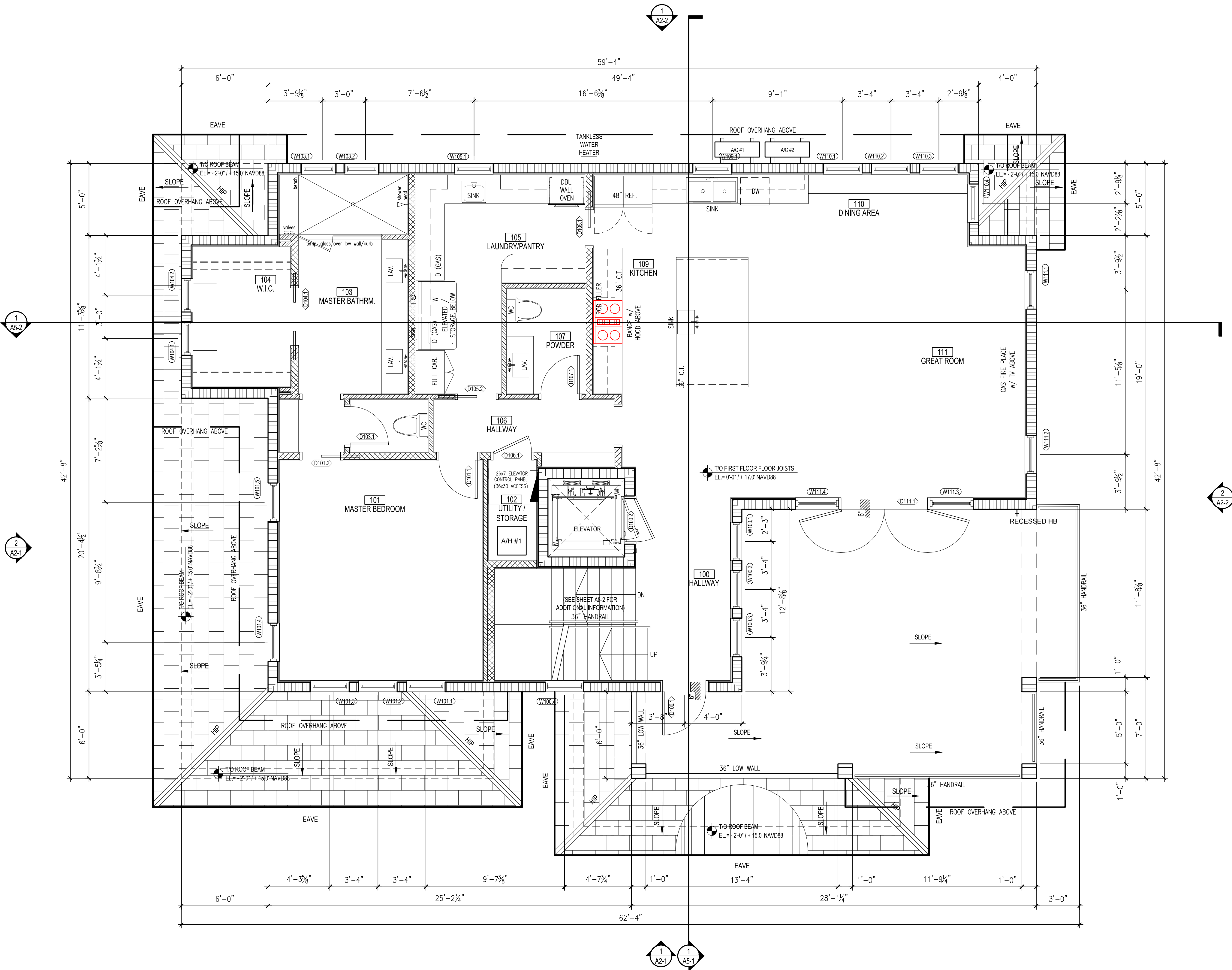
AND GENERAL NOTES

SHEET NUMBER

T1



1. Verify L, V, and H dimensions, including existing and new, are shown on the drawings and are consistent with the building's structural and mechanical systems. Building Code, 2018 Edition and all local amendments to the Florida Building Code, 2018 Edition, are hereby incorporated by reference into these drawings. The Designer shall be responsible for verifying the accuracy of the information provided by the owner and the contractor.



- LEGEND
- REINFORCED CONCRETE WALL (SEE STRUCTURAL)
 - SHEAR WALL (SEE STRUCTURAL DRAWINGS FOR LOCATION)
 - 2x6 STUD WALL PARTITION @ 16 O.C
 - 2x4 STUD WALL PARTITION @ 16 O.C

- GENERAL NOTES
- BLOCK WALL DIMENSIONS ARE SHOWN TO ONE SIDE OR TO CENTER OF ROUGH MASONRY OPENINGS UNLESS NOTED OTHERWISE. STUD WALL DIMENSIONS ARE TO ONE SIDE UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE CONSTRUCTION. ALL WALLS TO BE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED ON DRAWINGS.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE INTO ACCOUNT ALL FURRING AND WALL INSULATION WHEN LOCATING INTERIOR STUD WALLS. THIS IS CRITICAL WHEN LOCATING WINDOWS AND DOORS WHICH MAY NEED TO BE BALANCED OR CENTERED AS SHOWN ON PLANS. ADJUST OPENING LOCATIONS ACCORDINGLY.
 - CONFIRM BASE CABINET HEIGHTS AND DEPTHS WITH OWNER AND FINAL PLUMBING FIXTURE SELECTION APPROVAL. KITCHEN CABINETS ARE ASSUMED TO BE 36" HIGH AS MEASURED TO THE TOP RIM OF SINKS. DROP CABINET HEIGHT TO ALLOW FOR TOP MOUNTED VESSEL SINKS AS REQUIRED. CONFIRM ALL CABINET DESIGN AND FIXTURE LOCATIONS WITH INTERIOR DESIGNER TO BE APPROVED BY OWNER.
 - ALL INTERIOR AND EXTERIOR HANDRAILS AND GUARDRAILS SHALL BE 36" HIGH AND SHALL COMPLY WITH CURRENT FLORIDA BUILDING CODE REQUIREMENTS.
 - TYPICAL STAIR NOTE - GENERAL CONTRACTOR SHALL CONFIRM AND ALLOW FOR FINAL FINISH FLOOR MATERIAL THICKNESS WHEN LAYING OUT ALL STAIRS. ALL FINAL RISERS IN ANY GIVEN RUN OF STAIR SHALL BE EXACTLY EQUAL.
 - SOUND CONTROL - PROVIDE INSULATION (ENTIRE STUD DEPTH) IN STUD WALLS AT THE FOLLOWING ROOM LOCATIONS: BATHROOM WALLS / LAUNDRY WALLS AND EQUIPMENT WALLS. ALSO PROVIDE 3" THICK SPRAYED FOAM INSULATION AT THE SECOND FLOOR JOIST TOP CHORDS (TIGHT TO BOTTOM OF SECOND FLOOR SHEATHING).
 - PROVIDE BLOCKING AT ALL TOWEL BARS, ACCESSORIES, CABINETS ETC. VERIFY ALL FINAL LOCATIONS WITH INTERIOR DESIGNER TO BE APPROVED BY OWNER.
 - WALL AND FLOOR TILE NOTE: ALL TILE SHALL BE INSTALLED W/ NO CUT OR FACTORY EDGES EXPOSED TO ANY VIEW ANGLE. PROVIDE MATCHING BULL NOSE TILE OR SCHLUTER STRIP AT ALL EDGE CONDITIONS AS REQUIRED (SEE INTERIOR DESIGNER DOCUMENTS).
 - ALL CEILING DRYWALL SHALL BE ½" THICK WITH LEVEL 5 SMOOTH FINISH. ALL DRYWALL SHALL BE ½" THICK WITH LEVEL 5 SMOOTH FINISH. CONFIRM ALL WALL PAPER LOCATIONS W/ INTERIOR DESIGNER AND OWNER.
 - KERDI SHOWER SYSTEM FOR INTERIOR SHOWER - FULL HEIGHT TO CEILING.
 - INTERIOR DESIGNER SHALL SPECIFY AND OWNER SHALL APPROVE ALL INTERIOR DOOR HARDWARE, PLUMBING AND ELECTRICAL FIXTURES AND TRIMS, DECORATIVE INTERIOR TREATMENTS AND FINISHES, FLOOR FINISHES, MOUNTING HEIGHTS, ETC. GENERAL CONTRACTOR COORDINATE.
 - AT ALL SHOWER FLOORS - PROVIDE ¼" MINIMUM PITCH AT SHOWER PANS AND LINERS TO SLOPE TO DRAIN AS PER CURRENT FLORIDA BUILDING CODE.
 - WATER HEATERS SHALL BE GAS TANK STYLE AS SHOWN ON PLANS. PROVIDE RE-CIRCULATION SYSTEM AT EACH SYSTEM LOOP.
 - SEE EXTERIOR ELEVATIONS FOR ALL COMPONENT HEIGHTS AND VERTICAL DIMENSION INFORMATION. INTERIOR DESIGNER AND OWNER SHALL LOCATE AND APPROVE ALL WALL FIXTURE MOUNTING HEIGHTS AND GENERAL CONTRACTOR COORDINATE. ALL EXTERIOR FINISHES SHOWN OR NOTED ON DWGS. SHALL BE APPROVED BY OWNER, PATTERN VERIFIED BY DESIGNER AND SUPPLEMENTAL DRAWING.
 - FOR MILDEWS CONTROL - AVOID USING WALL PAPER AT ANY INTERIOR SIDE OF EXTERIOR BLOCK WALLS. USE PAINT AND CONSTRUCTION MATERIALS (INCLUDING WALL PAPER GLUE) WHICH "BREATH" TO ALLOW ANY TRAPPED MOISTURE TO PASS THROUGH FOR A/C DEHUMIDIFICATION.

CUSTOM HOME DESIGN & DRAFTING

HausDesign Studio, LLC

6401 35th Avenue West
Bradenton, Florida 34209

Phone: 941.580.4603
mbade@hausdesignstudio.com

CONTRACTOR

Eason Builders Group, Inc.
Elements Pools & Spas, LLC
6824 Gulf of Mexico Drive
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Longboat Key, Florida 34228

PERMIT SET

PROJECT

ADDENDUM / REVISION

No.	Date	Description
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SCALE
1/4" = 1'-0"

DRAWN BY
MB

CHECKED BY
MB

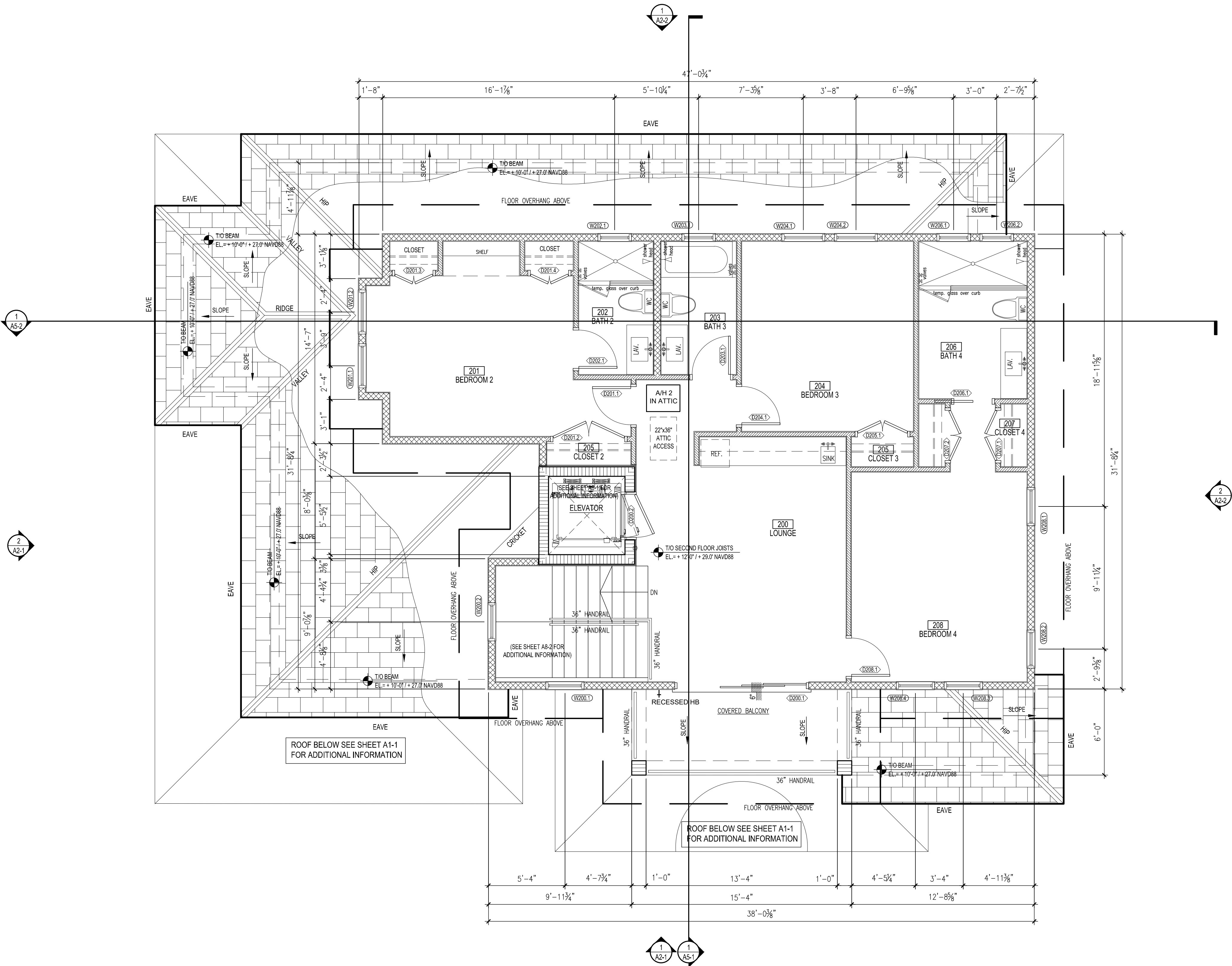
DATE
March 26, 2026

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER

A1-1

1. Verify L, V, and H dimensions, including but not limited to, all dimensions and locations shown on this drawing. Building Code, 2018 Edition and all local amendments to the Florida Building Code, 2018 Edition, are required to be followed. The Designer is not responsible for the accuracy of the information shown on this drawing.



- LEGEND
- REINFORCED CONCRETE WALL (SEE STRUCTURAL)
 - SHEAR WALL (SEE STRUCTURAL DRAWINGS FOR LOCATION)
 - 2x6 STUD WALL PARTITION @ 16 O.C.
 - 2x4 STUD WALL PARTITION @ 16 O.C.

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 - ALL INTERIOR AND EXTERIOR HANDRAILS AND GUARDRAILS SHALL BE 36" HIGH AND SHALL COMPLY WITH CURRENT FLORIDA BUILDING CODE REQUIREMENTS.
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 - PROVIDE BLOCKING AT ALL TOWEL BARS, ACCESSORIES, CABINETS ETC. VERIFY ALL FINAL LOCATIONS WITH INTERIOR DESIGNER TO BE APPROVED BY OWNER.
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 - AT ALL SHOWER FLOORS - PROVIDE ¼" MINIMUM PITCH AT SHOWER PANS AND LINERS TO SLOPE TO DRAIN AS PER CURRENT FLORIDA BUILDING CODE.
 - WATER HEATERS SHALL BE GAS TANK STYLE AS SHOWN ON PLANS, PROVIDE RE-CIRCULATION SYSTEM AT EACH SYSTEM LOOP.
 - SEE EXTERIOR ELEVATIONS FOR ALL COMPONENT HEIGHTS AND VERTICAL DIMENSION INFORMATION. INTERIOR DESIGNER AND OWNER SHALL LOCATE AND APPROVE ALL WALL FIXTURE MOUNTING HEIGHTS AND GENERAL CONTRACTOR COORDINATE. ALL EXTERIOR FINISHES SHOWN OR NOTED ON DWGS. SHALL BE APPROVED BY OWNER, PATTERN VERIFIED BY DESIGNER AND SUPPLEMENTAL DRAWING.
 - FOR MILDEWS CONTROL - AVOID USING WALL PAPER AT ANY INTERIOR SIDE OF EXTERIOR BLOCK WALLS. USE PAINT AND CONSTRUCTION MATERIALS (INCLUDING WALL PAPER GLUE) WHICH "BREATH" TO ALLOW ANY TRAPPED MOISTURE TO PASS THROUGH FOR A/C DEHUMIDIFICATION.

CUSTOM HOME DESIGN & DRAFTING

HausDesign Studio, LLC

6401 35th Avenue West
Bradenton, Florida 34209

Phone: 941.580.4603
mbade@hausdesignstudio.com

CONTRACTOR

Eason Builders Group, Inc.
Elements Pools & Spas, LLC
6824 Gulf of Mexico Drive
Longboat Key, Florida 34228

Phone: 678.230.7337

License # CGC 1519169

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STROLLO RESIDENCE

560 Broadway Street
Longboat Key, Florida 34228

PERMIT SET

PROJECT

ADDENDUM / REVISION

No.	Date	Description
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SCALE
1/4" = 1'-0"

DRAWN BY
MB

CHECKED BY
MB

DATE
March 26, 2026

SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER

A1-2



BR-NEW-26-0014
Tate Taylor

6401 35th Avenue West
Bradenton, Florida 34209

Phone: 941.580.4603
mbade@hausdesignstudio.com

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6824 Gulf of Mexico Drive
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PROJECT

No.	Date	Description
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SCALE
1/4" = 1'-0"

DRAWN BY

MB

CHECKED BY
MB

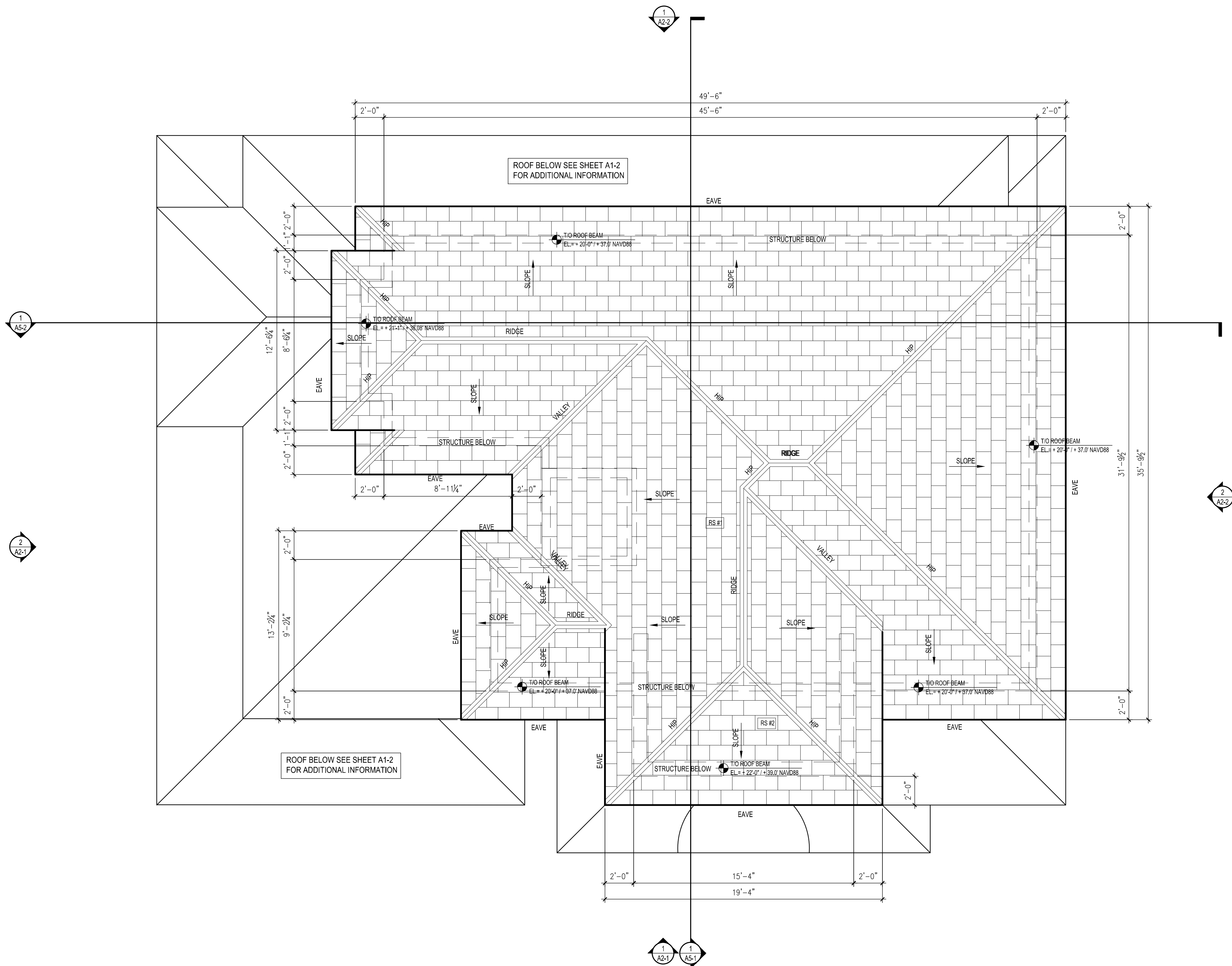
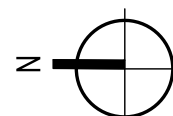
DATE
March 26, 2026

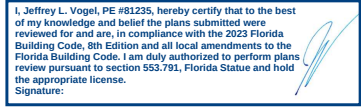
SHEET TITLE

ROOF PLAN

SHEET NUMBER

A1-3





GENERAL EXTERIOR NOTES

ALL FINAL EXTERIOR MATERIAL AND FINISH AND COLOR SELECTIONS AND SAMPLES SHALL BE SELECTED BY THE OWNER AND DESIGNER FOR APPROVAL.

EXTERIOR WALLS SHALL BE STUCCO WITH LIGHT SAND FINISH. COLOR TO BE SELECTED BY OWNER AND DESIGNER.

EXTERIOR IMPACT INSULATED WINDOWS, IMPACT INSULATED FRENCH DOOR, IMPACT INSULATED SLIDING GLASS DOORS, HORIZONTAL WELDED METAL TUBE RAILING SYSTEMS, LIGHT FIXTURES AND HARDWARE SHALL ALL HAVE DARK BRONZE FINISHES TO MATCH STANDARD WINDOW MANUFACTURER COLOR.

POOL COLOR TO BE SELECTED BY OWNER / DESIGNER.

REAR PORCH FLOORS AND DECKS AND STEPS AT POOL AREA SHALL BE SHELL TABBEE FINISH. NATURAL SHELL/SAND COLOR. FINAL SELECTION BY OWNER / DESIGNER.

DRIVEWAY FINISH BY LANDSCAPE ARCHITECT

ALL EXTERIOR NAILS AND FASTENINGS SHALL BE STAINLESS STEEL.

ALL EXTERIOR NAILS AND FASTENERS SHALL BE COUNTERSUNK 1/4" MINIMUM AND SHALL RECEIVE PREMIUM EXTERIOR CAULKING TO BE SANDED AND PREPARED FOR EXTERIOR PAINT OR STAIN.

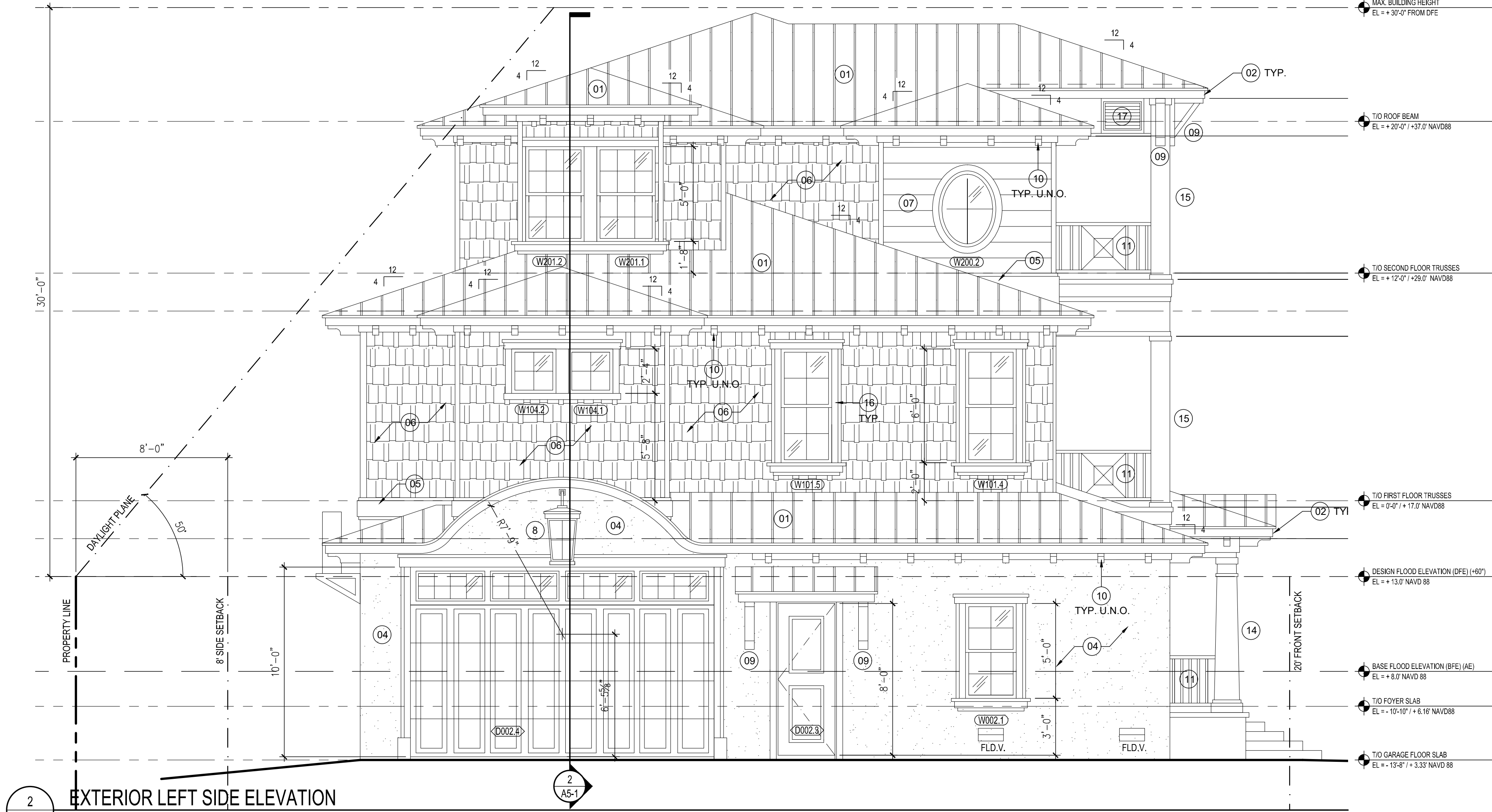
STUCCO WALLS SHALL BE 5/8" 3-COAT SMOOTH STUCCO FINISH. PROVIDE (3) 6" x 6" PAINT COLOR SAMPLES FOR OWNER APPROVAL. LOCATE ALL SAMPLES ON SIDE OF HOUSE (NOT VISIBLE FROM STREET). PROVIDE ALTERNATE TO OWNER FOR 1/2" 2-COAT SMOOTH STUCCO FINISH AND PROVIDE SAMPLE FOR OWNER REVIEW AND APPROVAL. DESIGNER IS NOT RESPONSIBLE FOR VARIATIONS IN STUCCO FINISH. DESIGNER ADVISES OWNER TO USE THE SUPERIOR 5/8" 3-COAT STUCCO SYSTEM.

ALL BANDING SHOWN SHALL BE 5/8" RELIEF STUCCO TO MATCH WALL STUCCO. SEE EXTERIOR ELEVATIONS FOR LOCATIONS AND HEIGHTS.

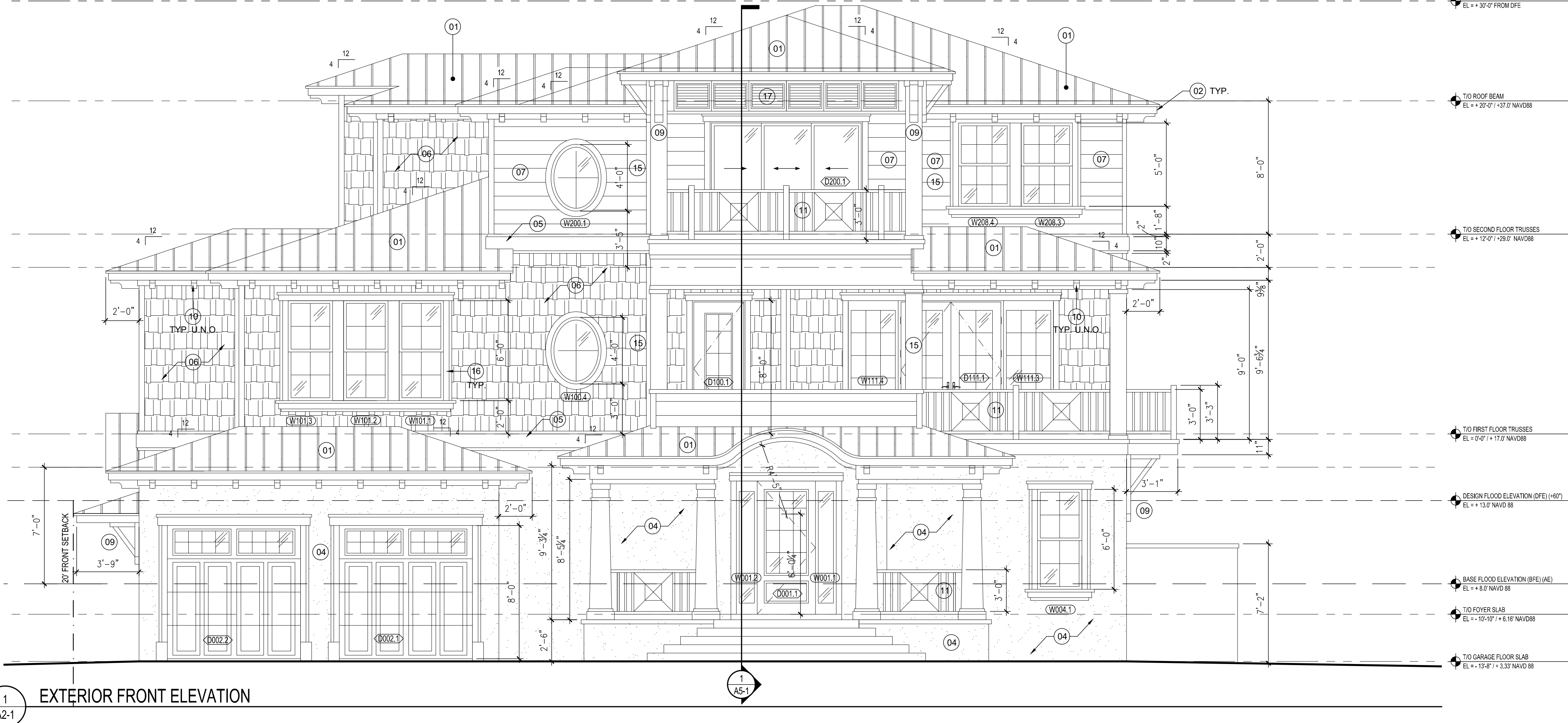
FINISH FASCIA SHALL 5/4 X 8' HARDIE PLANK WITH PAINTED FINISH. COLOR TO MATCH ROOF COLOR.

DRIP EDGE AT ALL FASCIAS SHALL BE METAL AS APPROVED BY METAL ROOF MANUFACTURER. COLOR TO MATCH ROOF COLOR. INSTALL AS PER ROOF MANUFACTURER SPECIFICATIONS FOR FULL WARRANTY.

ROOF EAVE SOFFITS AND EXTERIOR PORCH CEILINGS SHALL BE 1X6 TEG SMOOTH CYPRESS WITH SQUARE GROOVE DETAIL. COLOR TO BE SELECTED BY OWNER / DESIGNER.



EXTERIOR FINISH SCHEDULE					
CODE	BUILDING ELEMENT	MATERIAL	FINISH	COLOR	NOTES
01	ROOF	STANDING SEAM	SMOOTH	DEEP CHARCOAL	FINAL SELECTION BY OWNER
02	FASCIA BOARD	1x6 HARDIE BOARD (OR SIMILAR APPROVED)		DARK BRONZE	PROVIDE SAMPLE
03	WALL MOUNTED WATER HEATER				
04	EXTERIOR WALL FINISH 1	STUCCO	FINE SAND STUCCO FINISH, PAINTED	OFF WHITE	GC PROVIDE SAMPLE AREA ON SITE, FINAL SELECTION BY OWNER
05	EXTERIOR WALL FINISH 2	VERSATEX TRIM		TBD	GC PROVIDE SAMPLE AREA ON SITE, FINAL SELECTION BY OWNER
06	EXTERIOR WALL FINISH 3	HARDIE - SHAKES		TBD	GC PROVIDE SAMPLE, FINAL SELECTION BY OWNER
07	EXTERIOR WALL FINISH 4	HARDIE - HORIZONTAL SIDING		TBD	GC PROVIDE SAMPLE, FINAL SELECTION BY OWNER
08	EXTERIOR LIGHT FIXTURE			TBD	TO BE SELECTED BY INTERIOR DESIGNER / OWNER
09	BRACKET (SEE SHEET A8-2)	TBD		TBD	GC PROVIDE SAMPLE, FINAL SELECTION BY OWNER
10	CORBEL (SEE SHEET A8-2)	TBD		TBD	GC PROVIDE SAMPLE, FINAL SELECTION BY OWNER
11	EXTERIOR HANDRAIL	METAL		TBD	SEE SHEET A8-2 / 1
14	EXTERIOR COLUMNS TYPE I	STUCCO	FINE SAND STUCCO FINISH, PAINTED	TBD	SEE SHEET A8-2 / 3
15	EXTERIOR COLUMNS TYPE II	STUCCO	FINE SAND STUCCO FINISH, PAINTED	TBD	SEE SHEET A8-2 / 2
16	WINDOW AND DOOR TRIM	VERSATEX TRIM		TBD	SEE SHEET A8-3
17	LOUVER	VERSATEX OR COMPOSITE MATERIAL		TBD	



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STROLLO RESIDENCE

560 Broadway Street
Longboat Key, Florida 34228

PERMIT SET

PROJECT

ADDENDUM / REVISION

No.	Date	Description
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SCALE
1/4" = 1'-0"

DRAWN BY

MB

CHECKED BY

MB

DATE

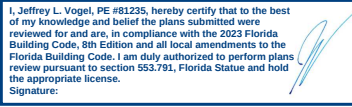
March 26, 2026

SHEET TITLE

EXTERIOR ELEVATION

SHEET NUMBER

A2-1



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ALL FINAL EXTERIOR MATERIAL AND FINISH AND COLOR SELECTIONS AND SAMPLES SHALL BE SELECTED BY THE OWNER AND DESIGNER FOR APPROVAL.

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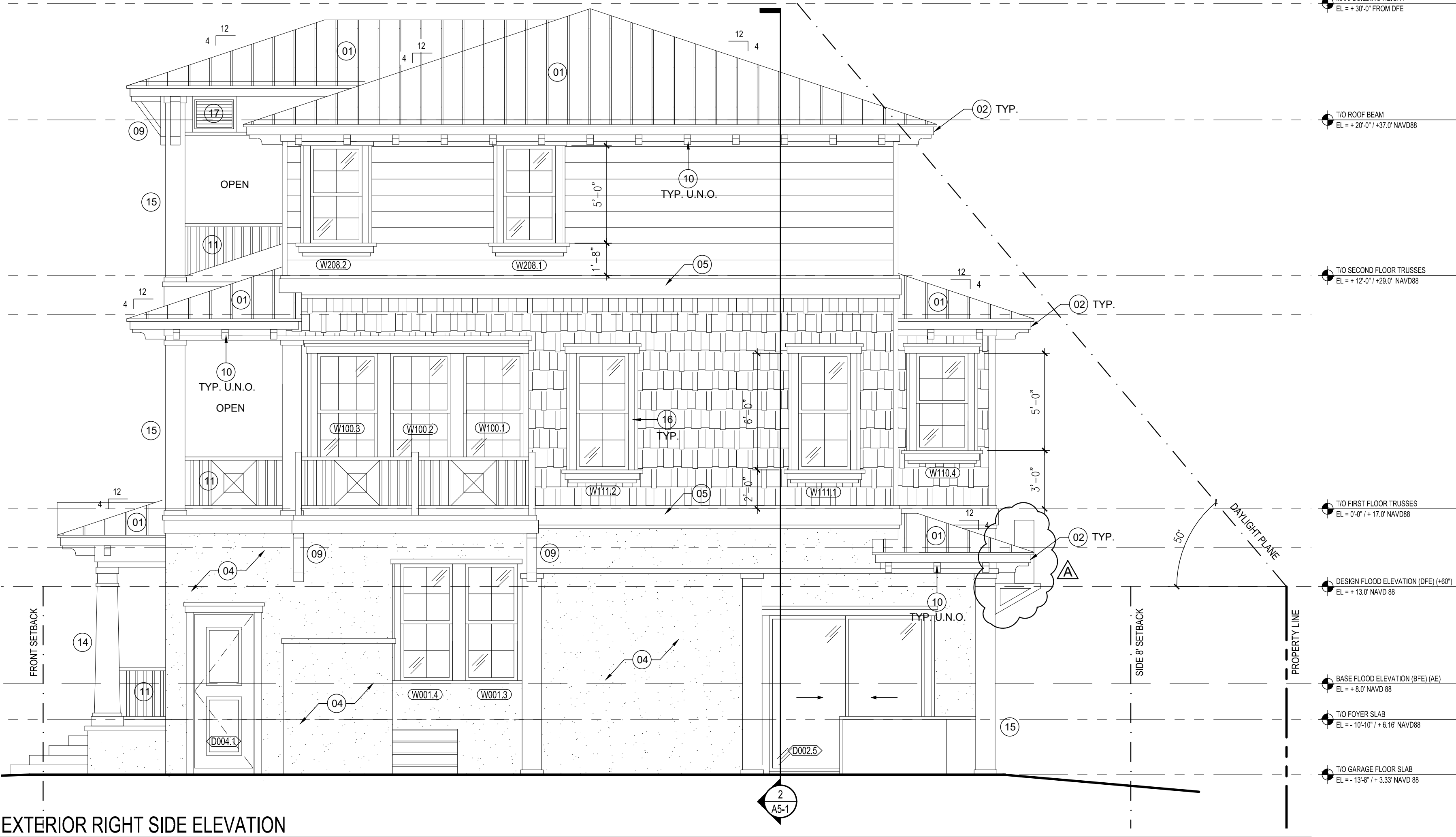
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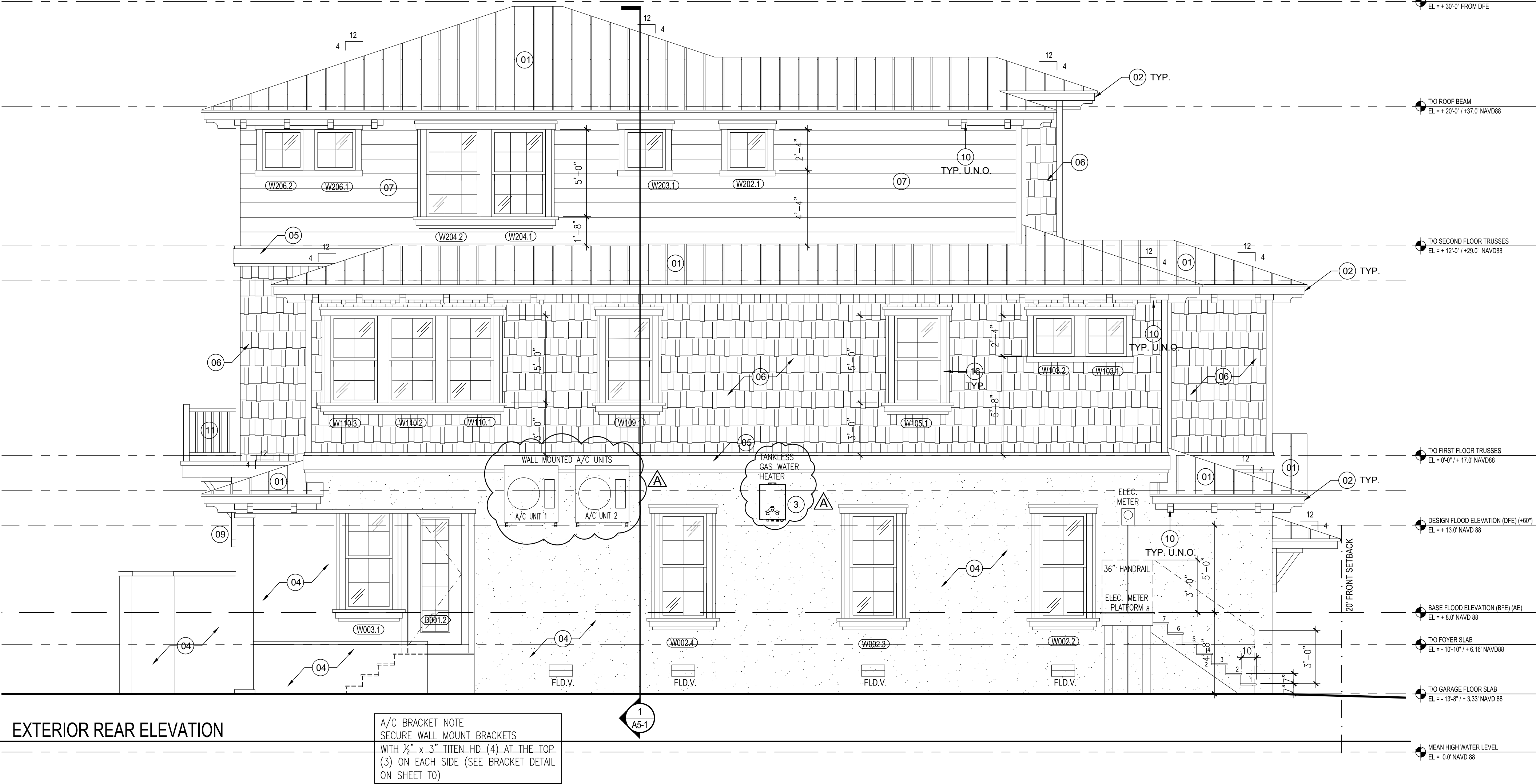
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2 A2-2 EXTERIOR RIGHT SIDE ELEVATION



1 A2-2 EXTERIOR REAR ELEVATION

A/C BRACKET NOTE
SECURE WALL MOUNT BRACKETS
WITH 1/2" x 3" TITEN. HD. (4) AT THE TOP
(3) ON EACH SIDE (SEE BRACKET DETAIL
ON SHEET 10)

CUSTOM HOME DESIGN & DRAFTING

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Phone: 941.580.4603
mbade@hausdesignstudio.com

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560 Broadway Street
Longboat Key, Florida 34228

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PROJECT

ADDENDUM / REVISION

No.	Date	Description
A	04.08.2026	Revised per Comments

SCALE
1/4" = 1'-0"

DRAWN BY

MB

CHECKED BY

MB

DATE

March 26, 2026

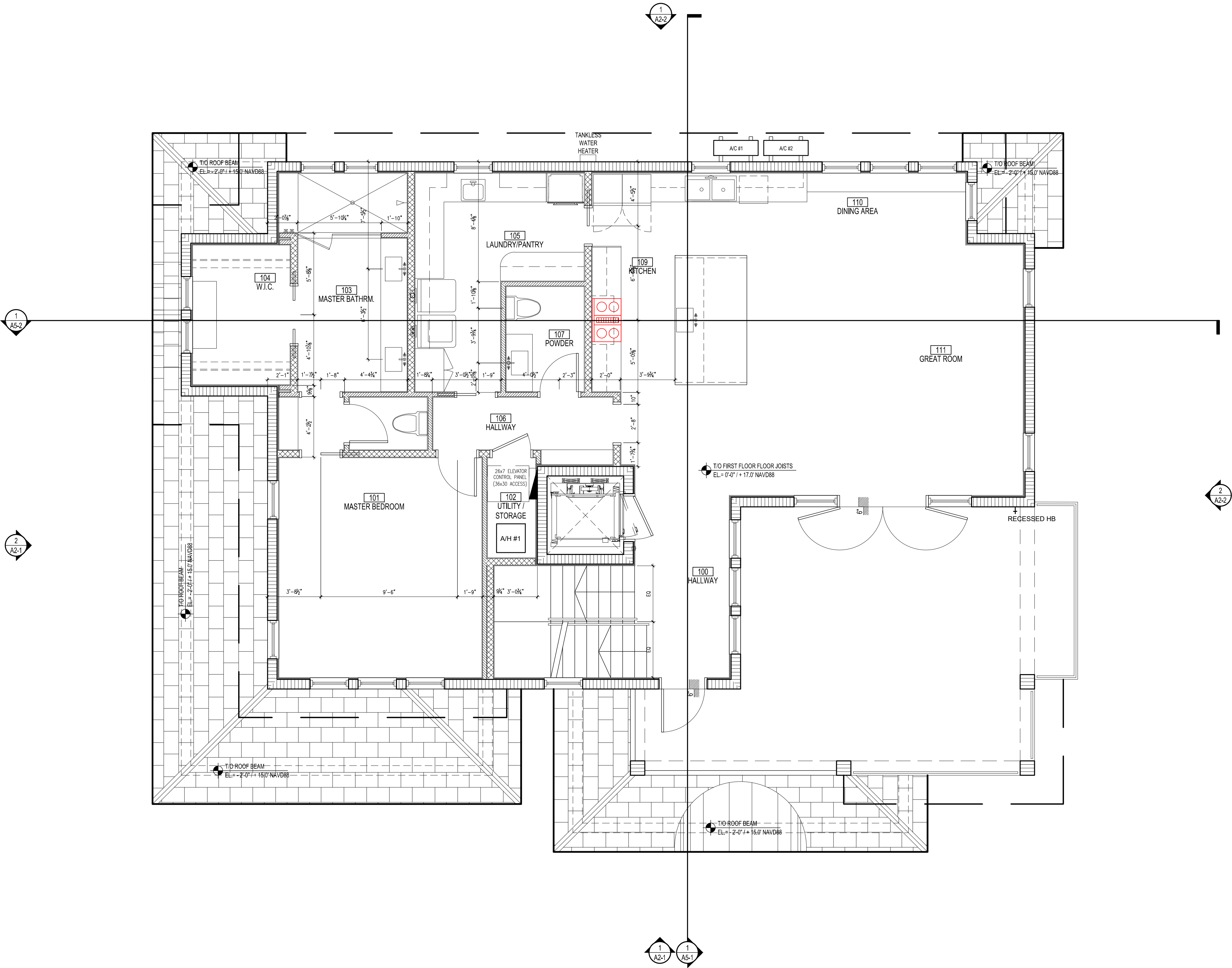
SHEET TITLE

EXTERIOR ELEVATION

SHEET NUMBER

A2-2

1. Verify & suggest the electrical layout, verify that all the loads are properly supported and balanced across the main service panel. Building Code, 905 Edition and all local amendments to the Florida Building Code, 2019 Edition, and all applicable codes and standards shall be followed. The Designer is not responsible for the design of the electrical system.



- LEGEND
- REINFORCED CONCRETE WALL (SEE STRUCTURAL)
 - SHEAR WALL (SEE STRUCTURAL DRAWINGS FOR LOCATION)
 - 2x6 STUD WALL PARTITION @ 16 O.C.
 - 2x4 STUD WALL PARTITION @ 16 O.C.

- GENERAL NOTES
- BLOCK WALL DIMENSIONS ARE SHOWN TO ONE SIDE OR TO CENTER OF ROUGH MASONRY OPENINGS UNLESS NOTED OTHERWISE. STUD WALL DIMENSIONS ARE TO ONE SIDE UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE CONSTRUCTION. ALL WALLS TO BE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED ON DRAWINGS.
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 - CONFIRM BASE CABINET HEIGHTS AND DEPTHS WITH OWNER AND FINAL PLUMBING FIXTURE SELECTION APPROVAL. KITCHEN CABINETS ARE ASSUMED TO BE 36" HIGH AS MEASURED TO THE TOP RIM OF SINKS. DROP CABINET HEIGHT TO ALLOW FOR TOP MOUNTED VESSEL SINKS AS REQUIRED. CONFIRM ALL CABINET DESIGN AND FIXTURE LOCATIONS WITH INTERIOR DESIGNER TO BE APPROVED BY OWNER.
 - ALL INTERIOR AND EXTERIOR HANDRAILS AND GUARDRAILS SHALL BE 36" HIGH AND SHALL COMPLY WITH CURRENT FLORIDA BUILDING CODE REQUIREMENTS.
 - TYPICAL STAIR NOTE - GENERAL CONTRACTOR SHALL CONFIRM AND ALLOW FOR FINAL FINISH FLOOR MATERIAL THICKNESS WHEN LAYING OUT ALL STAIRS. ALL FINAL RISERS IN ANY GIVEN RUN OF STAIR SHALL BE EXACTLY EQUAL.
 - SOUND CONTROL - PROVIDE INSULATION (ENTIRE STUD DEPTH) IN STUD WALLS AT THE FOLLOWING ROOM LOCATIONS: BATHROOM WALLS / LAUNDRY WALLS AND EQUIPMENT WALLS. ALSO PROVIDE 3" THICK SPRAYED FOAM INSULATION AT THE SECOND FLOOR JOIST TOP CHORDS (TIGHT TO BOTTOM OF SECOND FLOOR SHEATHING).
 - PROVIDE BLOCKING AT ALL TOWEL BARS, ACCESSORIES, CABINETS ETC. VERIFY ALL FINAL LOCATIONS WITH INTERIOR DESIGNER TO BE APPROVED BY OWNER.
 - WALL AND FLOOR TILE NOTE: ALL TILE SHALL BE INSTALLED W/ NO CUT OR FACTORY EDGES EXPOSED TO ANY VIEW ANGLE. PROVIDE MATCHING BULL NOSE TILE OR SCHLUETER STRIP AT ALL EDGE CONDITIONS AS REQUIRED (SEE INTERIOR DESIGNER DOCUMENTS).
 - ALL CEILING DRYWALL SHALL BE 5/8" THICK WITH LEVEL 5 SMOOTH FINISH. ALL DRYWALL SHALL BE 5/8" THICK WITH LEVEL 5 SMOOTH FINISH. CONFIRM ALL WALL PAPER LOCATIONS W/ INTERIOR DESIGNER AND OWNER.
 - KERDI SHOWER SYSTEM FOR INTERIOR SHOWER - FULL HEIGHT TO CEILING.
 - INTERIOR DESIGNER SHALL SPECIFY AND OWNER SHALL APPROVE ALL INTERIOR DOOR HARDWARE, PLUMBING AND ELECTRICAL FIXTURES AND TRIMS, DECORATIVE INTERIOR TREATMENTS AND FINISHES, FLOOR FINISHES, MOUNTING HEIGHTS, ETC. GENERAL CONTRACTOR COORDINATE.
 - AT ALL SHOWER FLOORS - PROVIDE 1/4" MINIMUM PITCH AT SHOWER PANS AND LINERS TO SLOPE TO DRAIN AS PER CURRENT FLORIDA BUILDING CODE.
 - WATER HEATERS SHALL BE GAS TANK STYLE AS SHOWN ON PLANS, PROVIDE RE-CIRCULATION SYSTEM AT EACH SYSTEM LOOP.
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STROLLO RESIDENCE

560 Broadway Street
Longboat Key, Florida 34228

PERMIT SET

PROJECT

ADDENDUM / REVISION

No.	Date	Description
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SCALE
1/4" = 1'-0"

DRAWN BY
MB

CHECKED BY
MB

DATE
March 26, 2026

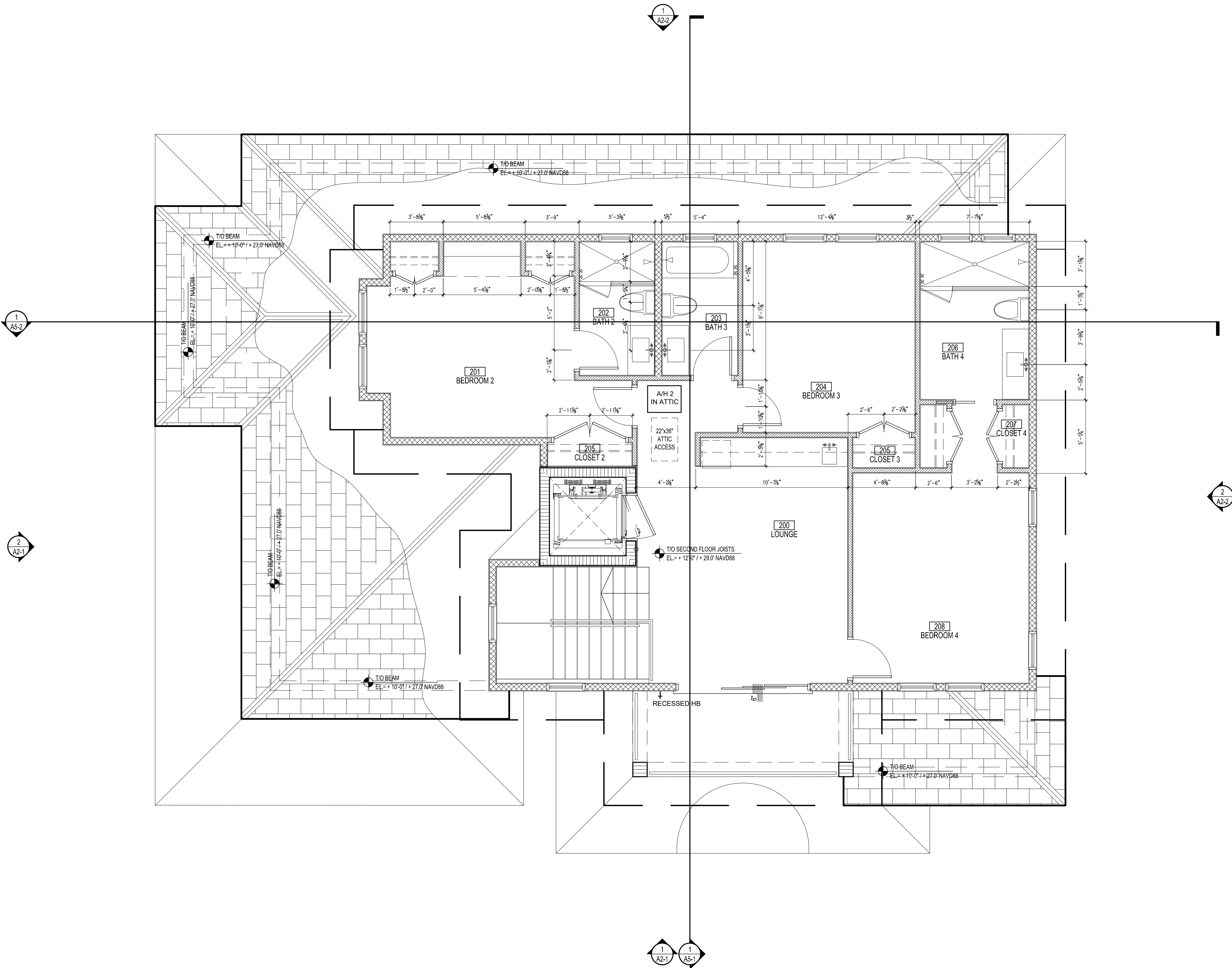
SHEET TITLE
FIRST FLOOR PLAN
INTERIOR DIMENSIONS

SHEET NUMBER

A3-1



6/1/2026, 3:20:03 PM
BR-NEW-26-0014
Tate Taylor



	REINFORCED CONCRETE WALL (SEE STRUCTURAL)
	SHEAR WALL (SEE STRUCTURAL DRAWINGS FOR LOCATION)
	2x6 STUD WALL PARTITION @ 16 O.C
	2x4 STUD WALL PARTITION @ 16 O.C

1. BLOCK WALL DIMENSIONS ARE SHOWN TO ONE SIDE OR TO CENTER OF ROUGH MASONRY OPENINGS UNLESS NOTED OTHERWISE. STUD WALL DIMENSIONS ARE TO ONE SIDE UNLESS NOTED OTHERWISE.
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5. ALL INTERIOR AND EXTERIOR HANDRAILS AND GUARDRAILS SHALL BE 36" HIGH AND SHALL COMPLY WITH CURRENT FLORIDA BUILDING CODE REQUIREMENTS.
6. TYPICAL STAIR NOTE - GENERAL CONTRACTOR SHALL CONFIRM AND ALLOW FOR FINAL FINISH FLOOR MATERIAL THICKNESS WHEN LAYING OUT ALL STAIRS. ALL FINAL RISERS IN ANY GIVEN RUN OF STAIR SHALL BE EXACTLY EQUAL.
7. SOUND CONTROL - PROVIDE INSULATION (ENTIRE STUD DEPTH) IN STUD WALLS AT THE FOLLOWING ROOM LOCATIONS: BATHROOM WALLS / LAUNDRY WALLS AND EQUIPMENT WALLS. ALSO PROVIDE 1" THICK SPRAYED FOAM INSULATION AT THE SECOND FLOOR JOIST TOP CHORDS (TIGHT TO BOTTOM OF SECOND FLOOR SHEATHING).
8. PROVIDE BLOCKING AT ALL TOWER BARS, ACCESSORIES, CABINETS ETC. VERIFY ALL FINAL LOCATIONS WITH INTERIOR DESIGNER TO BE APPROVED BY OWNER.
9. WALL AND FLOOR TILE NOTE: ALL TILE SHALL BE INSTALLED W/ NO CUT OR FACTORY EDGES EXPOSED TO ANY VIEW ANGLE. PROVIDE MATCHING BULL NOSE TILE OR SCHLUTER STRIP AT ALL EDGE CONDITIONS AS REQUIRED (SEE INTERIOR DESIGNER DOCUMENTS).
10. ALL CEILING DRYWALL SHALL BE ½" THICK WITH LEVEL 5 SMOOTH FINISH. ALL DRYWALL SHALL BE ½" THICK WITH LEVEL 5 SMOOTH FINISH. CONFIRM ALL WALL PAPER LOCATIONS W/ INTERIOR DESIGNER AND OWNER.
11. KERDI SHOWER SYSTEM FOR INTERIOR SHOWER - FULL HEIGHT TO CEILING.
12. INTERIOR DESIGNER SHALL SPECIFY AND OWNER SHALL APPROVE ALL INTERIOR DOOR HARDWARE, PLUMBING AND ELECTRICAL FIXTURES AND TRIMS, DECORATIVE INTERIOR TREATMENTS AND FINISHES. FLOOR FINISHES, MOUNTING HEIGHTS, ETC. GENERAL CONTRACTOR COORDINATE.
13. AT ALL SHOWER FLOORS - PROVIDE ¼" MINIMUM PITCH AT SHOWER PANNS AND LINERS TO SLOPE TO DRAIN AS PER CURRENT FLORIDA BUILDING CODE.
14. WATER HEATERS SHALL BE GAS TANK STYLE AS SHOWN ON PLANS, PROVIDE RE-CIRCULATION SYSTEM AT EACH SYSTEM LOOP.
15. SEE EXTERIOR ELEVATIONS FOR ALL COMPONENT HEIGHTS AND VERTICAL DIMENSION INFORMATION. INTERIOR DESIGNER AND OWNER SHALL LOCATE AND APPROVE BLOCK WALL, FIXTURE MOUNTING HEIGHTS AND GENERAL CONTRACTOR COORDINATE. ALL EXTERIOR FINISHES SHOWN OR NOTED ON DWGS. SHALL BE APPROVED BY OWNER. PATTERN VERIFIED BY DESIGNER AND SUPPLEMENTAL DRAWING.
16. FOR MILDEWS CONTROL - AVOID USING WALL PAPER AT ANY INTERIOR SIDE OF EXTERIOR BLOCK WALL. USE PAINT AND CONSTRUCTION MATERIAL (INCLUDING WALL PAPER GLUE) WHICH "BREATH" TO ALLOW ANY TRAPPED MOISTURE TO PASS THROUGH FOR A/C DEHUMIDIFICATION.

Phone: 941.580.4603
mbade@hausdesignstudio.com

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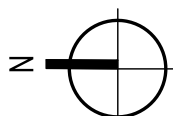
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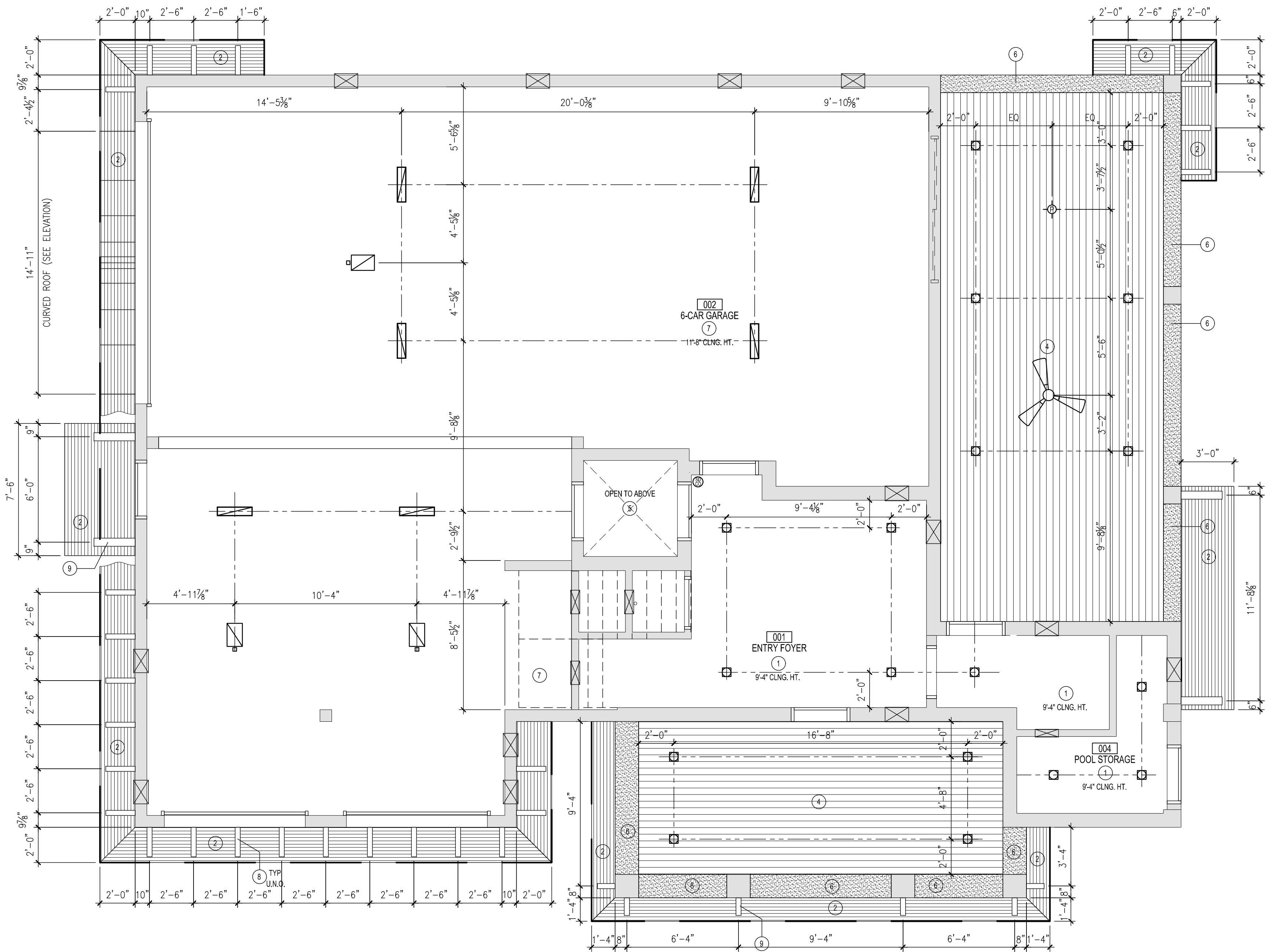
SECOND FLOOR PLAN

INTERIOR DIMENSIONS

A3-2



I, Matthew L. Taylor, the architect, hereby certify that to the best of my knowledge and belief the above described building complies with all applicable laws, codes, and regulations, and that all work shown on the plans is in accordance with the approved plans and specifications. My signature is on file with the appropriate authority.



REFLECTED CEILING PLAN - LEGEND

- GYPSUM BOARD CEILING SYSTEM, PAINTED TYP.
- WHITE HARDIE BOARD T&G SOFFIT
FINAL SELECTION TO BE APPROVED BY OWNER
- EXPOSED CONCRETE
- EXTERIOR T&G CEDAR WOOD CEILING
- OPEN TO ABOVE
- STUCCO FINISH
- (2) LAYER 5/8" DRYWALL, TYPE X
- BRACKET 1
- BRACKET 2
- DECORATIVE SCREEN

REFLECTED CEILING PLAN - NOTES

- THE ARCHITECTURAL REFLECTED CEILING PLAN SHALL GOVERN THE LAYOUT OF ALL CEILING ELEMENTS AND/OR PENETRATIONS. IF APPLICABLE COORDINATE ANY FIELD VERIFIED OR AS BUILT CONDITIONS THAT ARE DIFFER FROM WHAT SHOWING ON THESE PLANS WITH THE DESIGNER.
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- SIZES AND SHAPES OF LIGHTING AND OTHER MISCELLANEOUS ELECTRICAL EQUIPMENT (IF SHOWN) ARE FOR REFERENCE ONLY. UNLESS NOTED OTHERWISE, IF APPLICABLE COORDINATE ACTUAL SIZES WITH THE ELECTRICAL ENGINEER.
- FINAL LIGHTING FIXTURE SELECTION BY INTERIOR DESIGNER, TO BE APPROVED BY OWNER.

CUSTOM HOME DESIGN & DRAFTING

HausDesign Studio, LLC

6401 35th Avenue West
Bradenton, Florida 34209

Phone: 941.580.4603
mbade@hausdesignstudio.com

CONTRACTOR

Eason Builders Group, Inc.
Elements Pools & Spas, LLC
6824 Gulf of Mexico Drive
Longboat Key, Florida 34228

Phone: 678.230.7337

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No.	Date	Description
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SCALE
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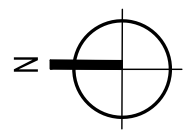
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DATE
March 26, 2026

SHEET TITLE
GROUND FLOOR PLAN
REFLECTED CEILING

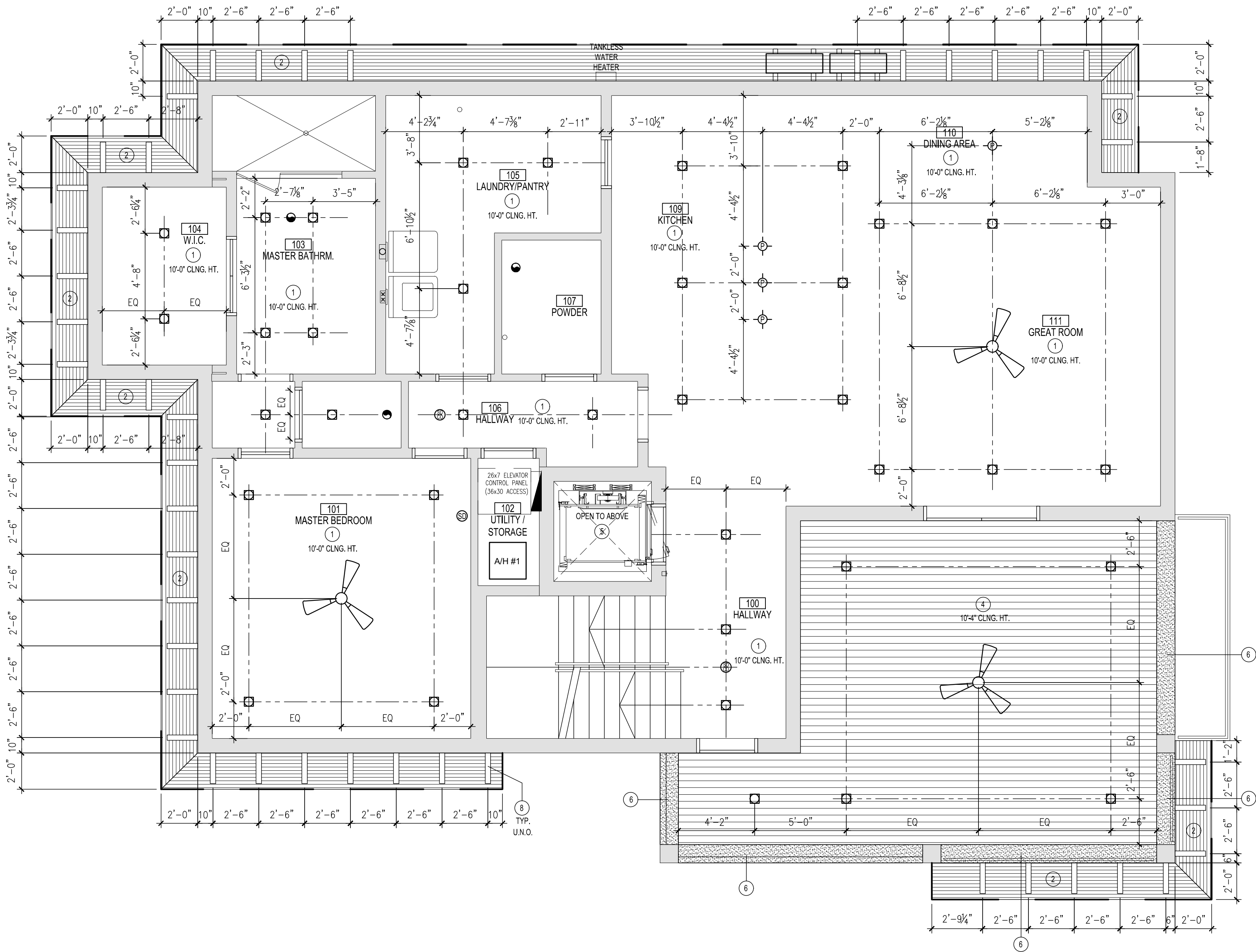
SHEET NUMBER

A4-0



- 1 GYPSUM BOARD CEILING SYSTEM,
PAINTED TYP.
- 2 WHITE HARDIE BOARD T&G SOFFIT
FINAL SELECTION TO BE APPROVED BY OWNER
- 3 EXPOSED CONCRETE
- 4 EXTERIOR T&G CEDAR WOOD CEILING
- 5 OPEN TO ABOVE
- 6 STUCCO FINISH
- 7 (2) LAYER 5/8" DRYWALL, TYPE X
- 8 BRACKET 1
- 9 BRACKET 2
- 10 DECORATIVE SCREEN

1. THE ARCHITECTURAL REFLECTED CEILING PLAN SHALL GOVERN THE LAYOUT OF ALL CEILING ELEMENTS AND/OR PENETRATIONS. IF APPLICABLE, COORDINATE WITH ANY FIELD VERIFIED OR AS BUILT CONDITIONS THAT MAY DIFFER FROM WHAT SHOWING ON THESE PLANS WITH THE DESIGNER.
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3. SIZES AND SHAPES OF LIGHTING AND OTHER NON-ELECTRICAL ELECTRICAL EQUIPMENT (IF SHOWN) ARE FOR REFERENCE ONLY. UNLESS NOTED OTHERWISE, IF APPLICABLE COORDINATE ACTUAL SIZES WITH THE ELECTRICAL ENGINEER.
4. FINAL LIGHTING FIXTURE SELECTION BY INTERIOR DESIGNER, TO BE APPROVED BY OWNER.



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SHEET TITLE
FIRST FLOOR PLAN
REFLECTED CEILING

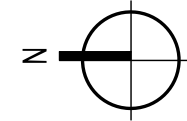
SHEET NUMBER

A4-1



1/1/2026, 3:20:03 PM

Tate Taylor



- 1 GYPSUM BOARD CEILING SYSTEM,
PAINTED TYP.
- 2 WHITE HARDIE BOARD T&G SOFFIT
FINAL SELECTION TO BE APPROVED BY OWNER
- 3 EXPOSED CONCRETE
- 4 EXTERIOR T&G CEDAR WOOD CEILING
- 5 OPEN TO ABOVE
- 6 STUCCO FINISH
- 7 (2) LAYER $\frac{5}{8}$ " DRYWALL, TYPE X
- 8 BRACKET 1
- 9 BRACKET 2
- 10 DECORATIVE SCREEN

1. THE ARCHITECTURAL REFLECTED CEILING PLAN SHALL GOVERN THE LAYOUT OF ALL CEILING ELEMENTS AND/OR PENETRATIONS. IF APPLICABLE COORDINATE ANY FIELD VERIFIED OR AS BUILT CONDITIONS THAT ARE DIFFER FROM WHAT SHOWING ON THESE PLANS WITH THE DESIGNER.
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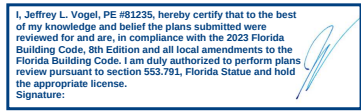
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No.	Date	Description
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SHEET NUMBER

A4-2





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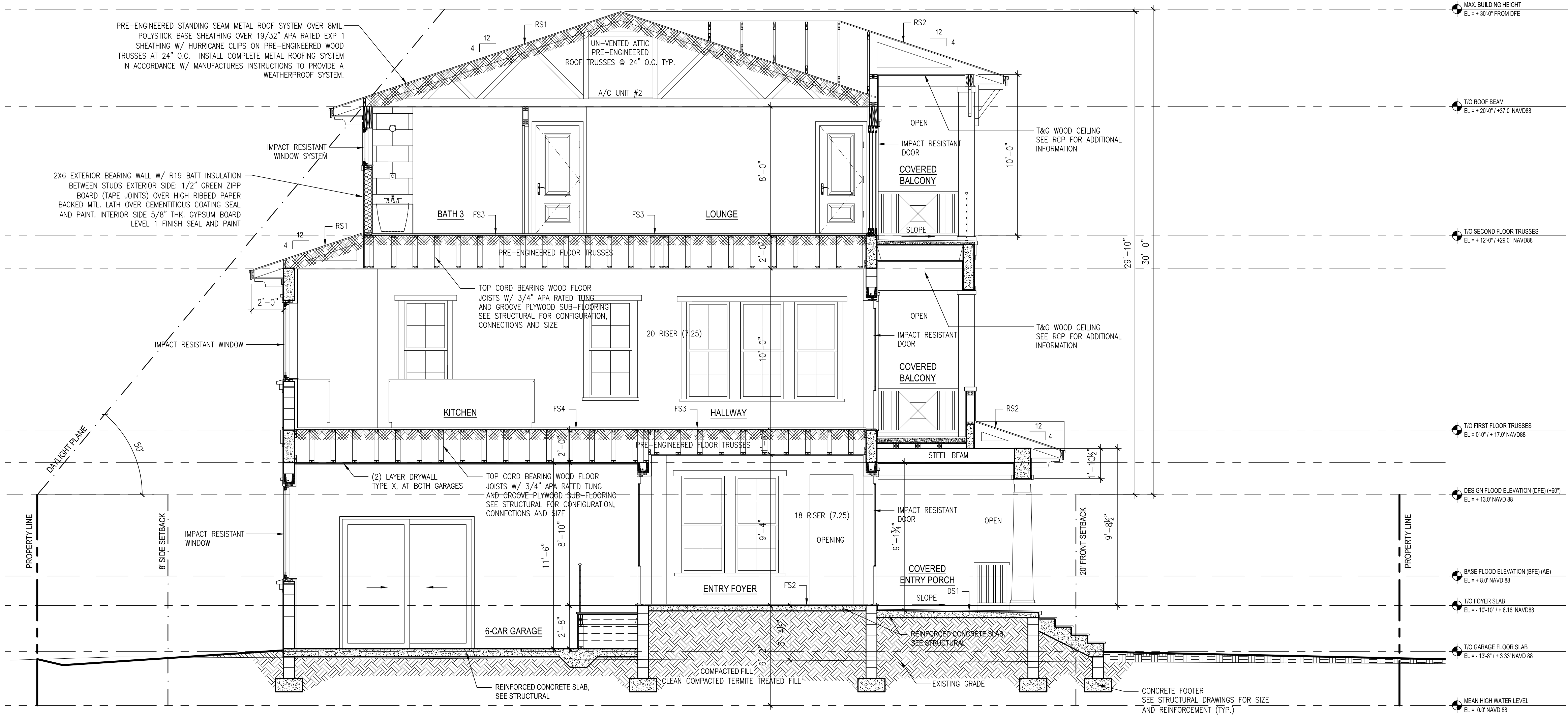
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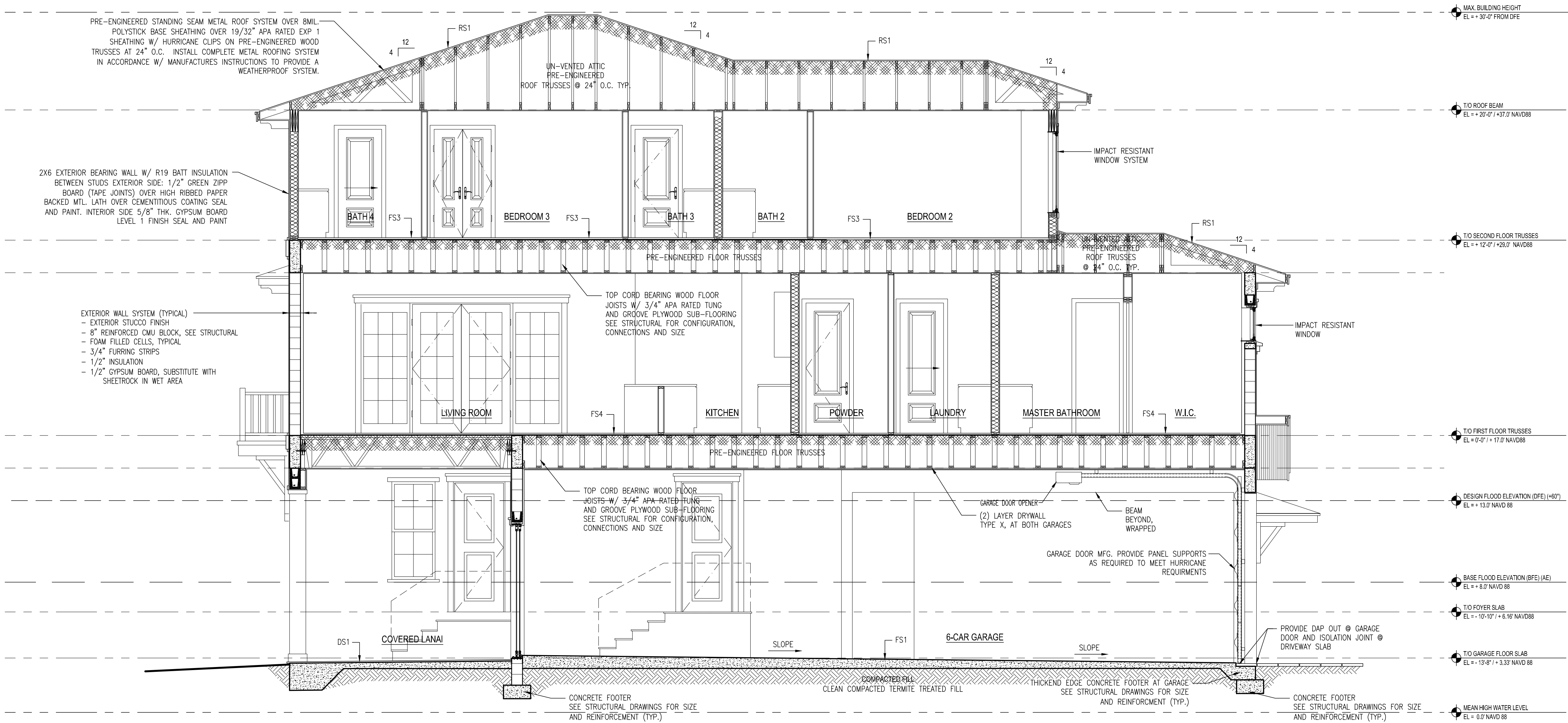
SHEET TITLE
BUILDING SECTION

SHEET NUMBER

A5-1



1. Verify & accept the electrical loading levels that are the basis for the design and the electrical system and the electrical system. Verify the electrical loading levels and the electrical system and the electrical system. Verify the electrical loading levels and the electrical system and the electrical system.



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No.	Date	Description
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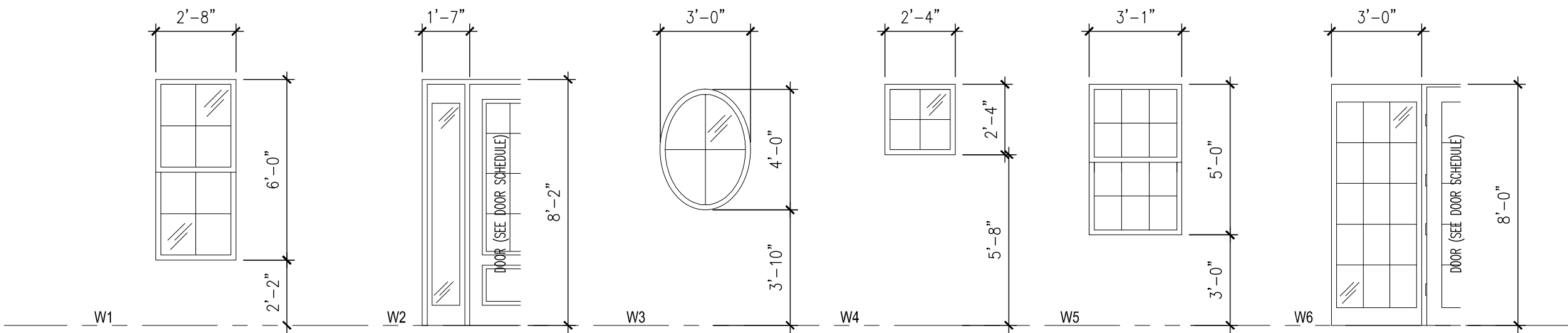
SHEET TITLE
BUILDING SECTION

SHEET NUMBER

A5-2

WINDOW SCHEDULE

KEY	LOCATION	UNIT SIZE (W x H)	M.O. (W x H)	SILL HEIGHT	HEAD HEIGHT	TYPE	MANUFAC./ PRODUCT LINE	NOA OR FL. APP. NO.	GLASS	MATERIAL	FINISH	SCREEN	DETAIL			DP +/-	ACTUAL DESIGN PRESSURE	NOTES
													SILL	JAMB	HEAD			
GROUND FLOOR																		
W001.1	ENTRY FOYER	1'-0" x 8'-0"			8'-0"	W2	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W001.2	ENTRY FOYER	1'-0" x 8'-0"			8'-0"	W2	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W001.3	ENTRY FOYER	2'-8" x 6'-0"		2'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W001.4	ENTRY FOYER	2'-8" x 6'-0"		2'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W002.1	6-CAR GARAGE	2'-8" x 5'-0"		3'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W002.2	6-CAR GARAGE	2'-8" x 6'-0"		4'-0"	10'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W002.3	6-CAR GARAGE	2'-8" x 6'-0"		4'-0"	10'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W002.4	6-CAR GARAGE	2'-8" x 6'-0"		4'-0"	10'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W003.1	POWDER BATH	2'-8" x 6'-0"		2'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					FROSTED GLASS
W004.1	POOL STORAGE	2'-8" x 6'-0"		4'-0"	10'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
FIRST FLOOR																		
W100.1	HALLWAY	2'-8" x 6'-0"		2'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W100.2	HALLWAY	2'-8" x 6'-0"		2'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W100.3	HALLWAY	2'-8" x 6'-0"		2'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W100.4	HALLWAY	SEE ELEV.		3'-0"	7'-0"	W3	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W101.1	MASTER BEDROOM	2'-0" x 2'-0"		6'-0"	8'-0"	W4	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W101.2	MASTER BEDROOM	2'-8" x 6'-0"		2'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W101.3	MASTER BEDROOM	2'-8" x 6'-0"		2'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W101.4	MASTER BEDROOM	2'-8" x 6'-0"		2'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					EGRESS
W101.5	MASTER BEDROOM	2'-8" x 6'-0"		2'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					EGRESS
W103.1	MASTER BATHROOM	2'-4" x 2'-4"		5'-8"	8'-0"	W4	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					TRANSOM
W103.2	MASTER BATHROOM	2'-4" x 2'-4"		5'-8"	8'-0"	W4	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					TRANSOM
W104.1	W.I.C.	2'-4" x 2'-4"		5'-8"	8'-0"	W4	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					TRANSOM
W104.2	W.I.C.	2'-4" x 2'-4"		5'-8"	8'-0"	W4	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					TRANSOM
W105.1	LAUNDRY/PANTRY	2'-8" x 5'-0"		3'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W109.1	KITCHEN	2'-8" x 5'-0"		3'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W110.1	DINING AREA	2'-8" x 5'-0"		3'-0"	8'-0"	W5	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W110.2	DINING AREA	2'-8" x 5'-0"		3'-0"	8'-0"	W5	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W110.3	DINING AREA	2'-8" x 5'-0"		3'-0"	8'-0"	W5	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W110.4	DINING AREA	2'-8" x 5'-0"		3'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W111.1	GREAT ROOM	2'-8" x 6'-0"		2'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W111.2	GREAT ROOM	2'-8" x 6'-0"		2'-0"	8'-0"	W1	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W111.3	GREAT ROOM	3'-0" x 8'-0"			8'-0"	W6	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W111.4	GREAT ROOM	3'-0" x 8'-0"			8'-0"	W6	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
SECOND FLOOR																		
W200.1	HALLWAY	SEE ELEV.		3'-5"	7'-5"	W3	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W200.2	HALLWAY	SEE ELEV.		3'-5"	7'-5"	W3	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					
W201.1	BEDROOM 2	3'-1" x 5'-0"		1'-8"	6'-8"	W5	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					EGRESS
W201.2	BEDROOM 2	3'-1" x 5'-0"		1'-8"	6'-8"	W5	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					EGRESS
W202.1	BATH 2	2'-4" x 2'-4"		4'-4"	6'-8"	W4	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					TRANSOM
W203.1	BATH 3	2'-4" x 2'-4"		4'-4"	6'-8"	W4	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					TRANSOM
W204.1	BEDROOM 3	3'-1" x 5'-0"		1'-8"	6'-8"	W5	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					EGRESS
W204.2	BEDROOM 3	3'-1" x 5'-0"		1'-8"	6'-8"	W5	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					EGRESS
W206.1	BATH 4	2'-4" x 2'-4"		4'-4"	6'-8"	W4	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					TRANSOM
W206.2	BATH 4	2'-4" x 2'-4"		4'-4"	6'-8"	W4	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					TRANSOM
W208.1	BEDROOM 4	3'-1" x 5'-0"		1'-8"	6'-8"	W5	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					EGRESS
W208.2	BEDROOM 4	3'-1" x 5'-0"		1'-8"	6'-8"	W5	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					EGRESS
W208.3	BEDROOM 4	3'-1" x 5'-0"		1'-8"	6'-8"	W5	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					EGRESS
W208.4	BEDROOM 4	3'-1" x 5'-0"		1'-8"	6'-8"	W5	Andersen - 400 Series	FL15905		LOW-E 366	ALUM/GLASS	TBD	NO					EGRESS



DOOR AND WINDOW NOTES

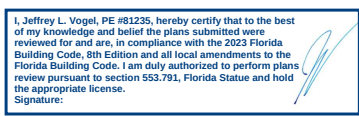
- CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO PROCUREMENT OF MATERIAL
- EXACT WINDOW SIZES SHALL BE VERIFIED BY G.C. AND WINDOW MANUFACTURER.
- WINDOW MANUFACTURER TO MEET ALL DESIGN PRESSURES NOTED ON STRUCTURAL DRAWINGS - REFER TO ATTACHED PRODUCT CONTROL NOTICE OF ACCEPTANCE.
- GLASS FOR ALL EXTERIOR WINDOWS TO BE IMPACT RESISTANT, LOW-E 366 GLASS (TO BE APPROVED BY OWNER).
- ALIGN TOPS OF WINDOWS WITH TOPS OF DOORS IN A LEVEL PLANE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED
- WATER PROOFING AT EXTERNAL WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/WDMA 250-10.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DOOR AND WINDOW UNITS, SYSTEMS, AND ASSEMBLIES WITH FIELD VERIFIED DIMENSIONS PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO SUBMITTAL TO DESIGNER AND OWNER.
- ALL WINDOW AND EXTERIOR DOOR FRAME COLOR SHALL BE WHITE, TO BE APPROVED BY OWNER.
- ALL OPERABLE WINDOWS SHALL BE EQUIPPED WITH SECURITY DEVICE WIRING.
- SEE FLOOR PLANS AND ELEVATIONS FOR WINDOW AND DOOR SWING DIRECTION.
- ALL REQUIRED EMERGENCY EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR.
- INTERIOR DOORS SHALL HAVE A CLEARANCE NOT MORE THAN 3/8" ABOVE FINISH FLOOR
- ALL WOOD DOORS SHALL BE SOLID CORE UNLESS NOTED OTHERWISE.
- ALL DOORS SHALL HAVE A MINIMUM OF 3 HINGES PER LEAF UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE TEMPORARY HINGES AS REQUIRED. VERIFY FINISH AND HARDWARE SPECIFICATIONS WITH INTERIOR DESIGNER/OWNER.
- PROVIDE WINDOW, DOOR, AND HARDWARE SAMPLE MOCK-UPS FOR REVIEW AND APPROVAL BY DESIGNER AND OWNER PRIOR TO PURCHASE OR FABRICATION.
- GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS SHALL BE CONSIDERED HAZARDOUS AND SHALL COMPLY WITH CURRENT FLORIDA BUILDING CODE SECTION 2406 - SAFETY GLAZING.
- ALL WINDOW AND DOOR FINISHES SHALL BE APPROVED BY DESIGNER AND OWNER.

IMPORTANT DOOR AND WINDOW HEIGHT NOTE

GENERAL CONTRACTOR SHALL COORDINATE ALL WINDOW AND DOOR ROUGH OPENING HEAD HEIGHTS AND THRESHOLD DAP-OUT DEPTHS UNIVERSALLY THROUGHOUT STRUCTURE TO ENSURE THAT ALL SIMILAR NOMINAL HEAD TRIM CASINGS SHALL EXACTLY ALIGN AND ARE LOCATED THE SAME EXACT DISTANCE FROM THE CEILING. EXTERIOR FRENCH DOORS SHALL GOVERN ADJACENT WINDOW INSTALLATION HEIGHTS. SLIDING GLASS DOORS WILL GOVERN ADJACENT WINDOW INSTALLATION HEIGHTS. SEE WALL SECTIONS FOR IMPORTANT EXTERIOR DOOR THRESHOLD NOTES. ADJUST THE BEAM DEPTHS ABOVE ACCORDINGLY AND CONFIRM ANY DEPTH REDUCTION WITH STRUCTURAL ENGINEER.

DESIGN PRESSURE NOTE

SEE STRUCTURAL FOR COMPONENT AND CLADDING DESIGN PRESSURE CHART. ALL EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED FOR PRESSURES RANGING 4A THROUGH 4D AND 5A THROUGH 5D AS DENOTED ON PLAN AND EXTERIOR ELEVATIONS. EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO RESIST IMPACT FROM WIND BORNE DEBRIS.



CUSTOM HOME DESIGN & DRAFTING

HausDesign Studio, LLC

6401 35th Avenue West
Bradenton, Florida 34209

Phone: 941.580.4603
mbade@hausdesignstudio.com

CONTRACTOR

Eason Builders Group, Inc.
Elements Pools & Spas, LLC

6824 Gulf of Mexico Drive
Longboat Key, Florida 34228

Phone: 678.230.7337

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DATE

March 26, 2026

SHEET TITLE

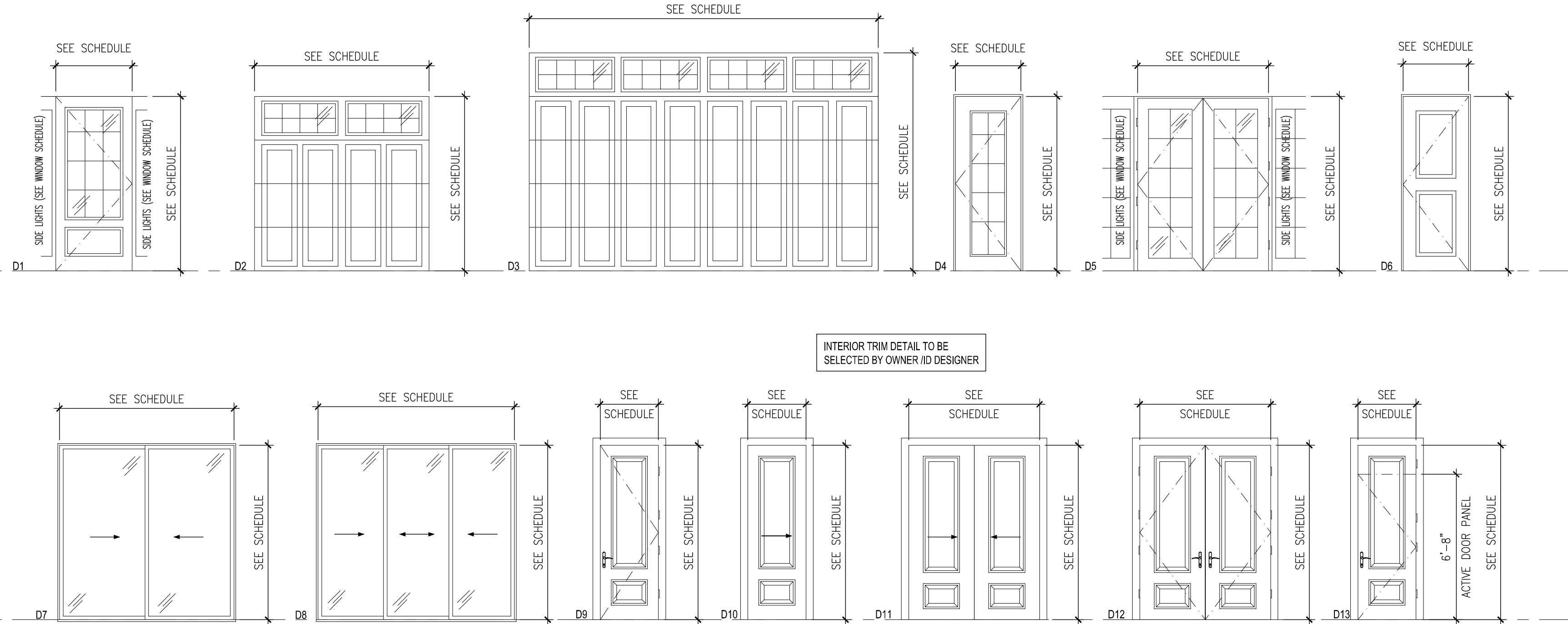
WINDOW SCHEDULE
NOTES AND DETAILS

SHEET NUMBER

A6-1

DOOR SCHEDULE

KEY	LOCATION	UNIT SIZE (W x H)	TYPE	MANUFACT / PRODUCT	NOA OR FL. APP. NO.	IMPACT	MATERIAL	FINISH	HDWR.	DETAIL			DP +/-	ACTUAL DESIGN PRESSURE	SHADES / SCREENS	REMARKS
										SILL	JAMB	HEAD				
GROUND FLOOR																
D001.1	ENTRY FOYER	3'-0" x 8'-0"	D1	Anderson - Series 400	FL14285	LOW-E 366	ALUMINUM / GLASS	TBD	A, C, D							CUSTOM FRONT DOOR
D001.2	ENTRY FOYER	3'-0" x 8'-0"	D4	Anderson - Series 400	FL14285	LOW-E 366	ALUMINUM / GLASS	TBD	B, D							
D001.3	ENTRY FOYER	3'-0" x 8'-0"	D13			NO	WOOD / SOLID CORE	TBD								ELEVATOR DOOR
D001.4	ENTRY FOYER	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD								
D002.1	6-CAR GARAGE	8'-0" x 8'-0"	D2	D&D Garage Door		LOW-E 366	ALUMINUM / GLASS	TBD	B							
D002.2	6-CAR GARAGE	8'-0" x 8'-0"	D2	D&D Garage Door		LOW-E 366	ALUMINUM / GLASS	TBD	B							
D002.3	6-CAR GARAGE	3'-0" x 8'-0"	D6	Anderson - Series 400	FL14285		ALUMINUM	TBD	B							
D002.4	6-CAR GARAGE	16'-0" x 8'-0"	D2	D&D Garage Door		LOW-E 366	ALUMINUM / GLASS	TBD	B							
D002.5	6-CAR GARAGE	8'-0" x 8'-0"	D2	Anderson - Series 400	FL14285	LOW-E 366	ALUMINUM / GLASS	TBD	B							
D002.6	6-CAR GARAGE	3'-0" x 8'-0"	D8			NO	WOOD / SOLID CORE	TBD	B							FIRE RATED (20 MINUTES, MIN.), SELF-CLOSING
D002.7	6-CAR GARAGE	3'-0" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD								ELEVATOR DOOR
D003.1	POOL BATH	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							
D004.1	POOL STORAGE	3'-0" x 8'-0"	D6	Anderson - Series 400	FL14285		ALUMINUM	TBD	B							
FIRST FLOOR																
																SEE ELEVATION
D100.1	HALLWAY	3'-0" x 8'-0"	D4	Anderson - Series 400	FL14285	LOW-E 366	ALUMINUM / GLASS	TBD	B							
D100.2	HALLWAY	3'-0" x 8'-0"	D13			NO	WOOD / SOLID CORE	TBD								ELEVATOR DOOR
D101.1	MASTER BEDROOM	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							
D102.1	MASTER BEDROOM	2'-8" x 8'-0"	D10			NO	WOOD / SOLID CORE	TBD								
D103.1	MASTER BATHROOM	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							
D104.1	W.I.C.	4'-0" x 8'-0"	D11			NO	WOOD / SOLID CORE	TBD								
D105.1	LAUNDRY / PANTRY	2'-6" x 8'-0"	D10			NO	WOOD / SOLID CORE	TBD								
D105.2	LAUNDRY / PANTRY	2'-8" x 8'-0"	D10			NO	WOOD / SOLID CORE	TBD								
D107.1	POWDER	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							
D111.1	GREAT ROOM	6'-0" x 8'-0"	D5	Anderson - Series 400	FL14285	LOW-E 366	ALUMINUM / GLASS	TBD	B							
SECOND FLOOR																
D200.1	LOUNGE	9'-4" x 6'-8"	D8	Anderson - Series 400	FL14285	LOW-E 366	ALUMINUM / GLASS	TBD	B							
D200.2	LOUNGE	3'-0" x 6'-8"	D9			NO	WOOD / SOLID CORE	TBD								ELEVATOR DOOR
D201.1	BEDROOM 2	2'-8" x 6'-8"	D9			NO	WOOD / SOLID CORE	TBD	B							
D201.2	BEDROOM 2	5'-0" x 6'-8"	D12			NO	WOOD / SOLID CORE	TBD								
D201.3	BEDROOM 2	2'-8" x 6'-8"	D12			NO	WOOD / SOLID CORE	TBD								
D201.4	BEDROOM 2	2'-8" x 6'-8"	D12			NO	WOOD / SOLID CORE	TBD								
D202.1	BATH 2	2'-8" x 6'-8"	D9			NO	WOOD / SOLID CORE	TBD	B							
D203.1	BATH 3	2'-8" x 6'-8"	D9			NO	WOOD / SOLID CORE	TBD	B							
D204.1	BEDROOM 3	2'-8" x 6'-8"	D9			NO	WOOD / SOLID CORE	TBD	B							
D205.1	CLOSET 3	3'-6" x 6'-8"	D12			NO	WOOD / SOLID CORE	TBD								
D206.1	BATH 4	2'-8" x 6'-8"	D9			NO	WOOD / SOLID CORE	TBD	B							
D207.1	CLOSET 4	3'-6" x 6'-8"	D12			NO	WOOD / SOLID CORE	TBD								
D207.2	CLOSET 4	3'-6" x 6'-8"	D12			NO	WOOD / SOLID CORE	TBD								
D208.1	BEDROOM 4	2'-8" x 6'-8"	D9			NO	WOOD / SOLID CORE	TBD	B							



DOOR AND WINDOW NOTES

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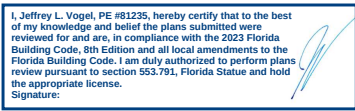
AT ALL EXTERIOR DOOR OPENINGS (ALL PLANS) - DAP-OUT SLAB AS REQUIRED FOR FINAL FINISH TOP INTERIOR EDGE OF DOOR MANUFACTURER'S IMPACT THRESHOLD TO BE EXACTLY 1/8" ABOVE FINAL FINISH SURFACE OF INTERIOR FLOORING. GENERAL CONTRACTOR SHALL COORDINATE ALL TOLERANCES AND ADJUST FOR VARIOUS DOOR AND FLOORING MANUFACTURER'S PRODUCTS ACCORDINGLY.

DESIGN PRESSURE NOTE

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HARDWARE LEGEND:

- A. DEADBOLT LOCKING MECHANISM
- B. LOCKABLE, SINGLE SIDE (PRIVACY LOCK)
- C. KEYED LOCK
- D. ALARM ENABLED
- E. LEVERED DOOR HANDLE BOTH SIDES OF LEAF
- F. LEVERED DOOR HANDLE NON-OPERABLE - SINGLE SIDE OF LEAF (FRICTION LATCHING MECHANISM)
- G. POCKET DOOR HARDWARE
- H. DOUBLE ACTION PIVOT HINGE PROVIDED BY OWNER



CUSTOM HOME DESIGN & DRAFTING

HausDesign Studio, LLC

6401 35th Avenue West
Bradenton, Florida 34209

Phone: 941.580.4603
mbade@hausdesignstudio.com

CONTRACTOR

Eason Builders Group, Inc.
Elements Pools & Spas, LLC
6824 Gulf of Mexico Drive
Longboat Key, Florida 34228

Phone: 678.230.7337

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No. Date Description

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DATE

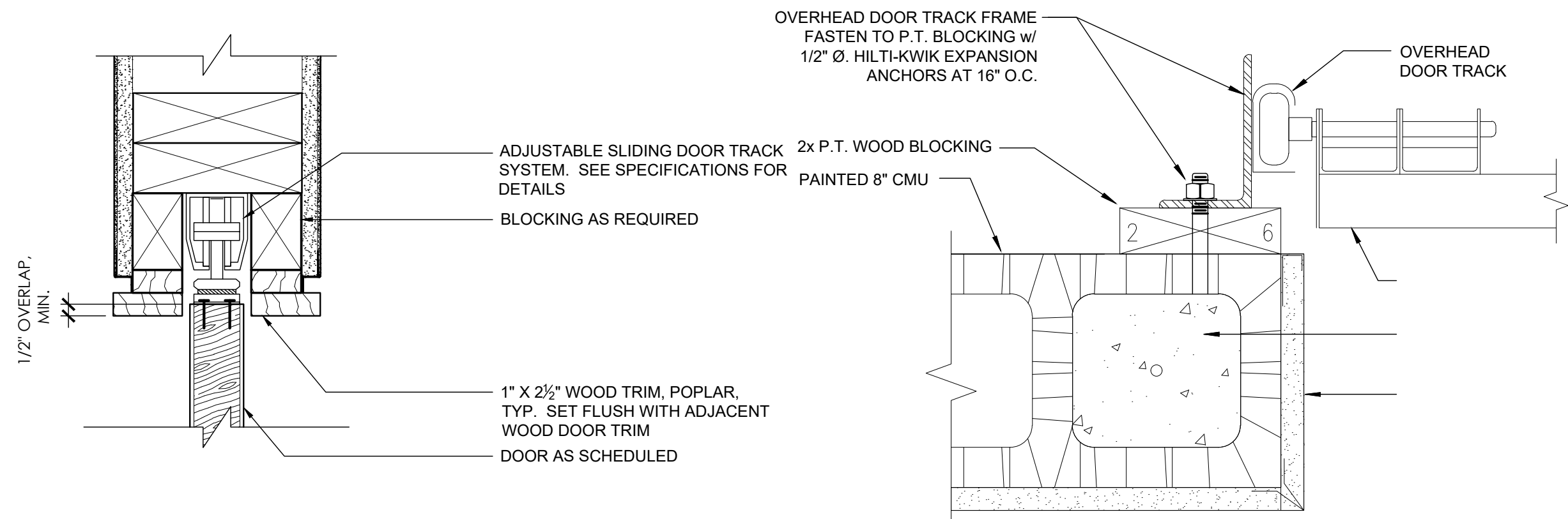
March 26, 2026

SHEET TITLE

DOOR SCHEDULE
NOTES AND DETAILS

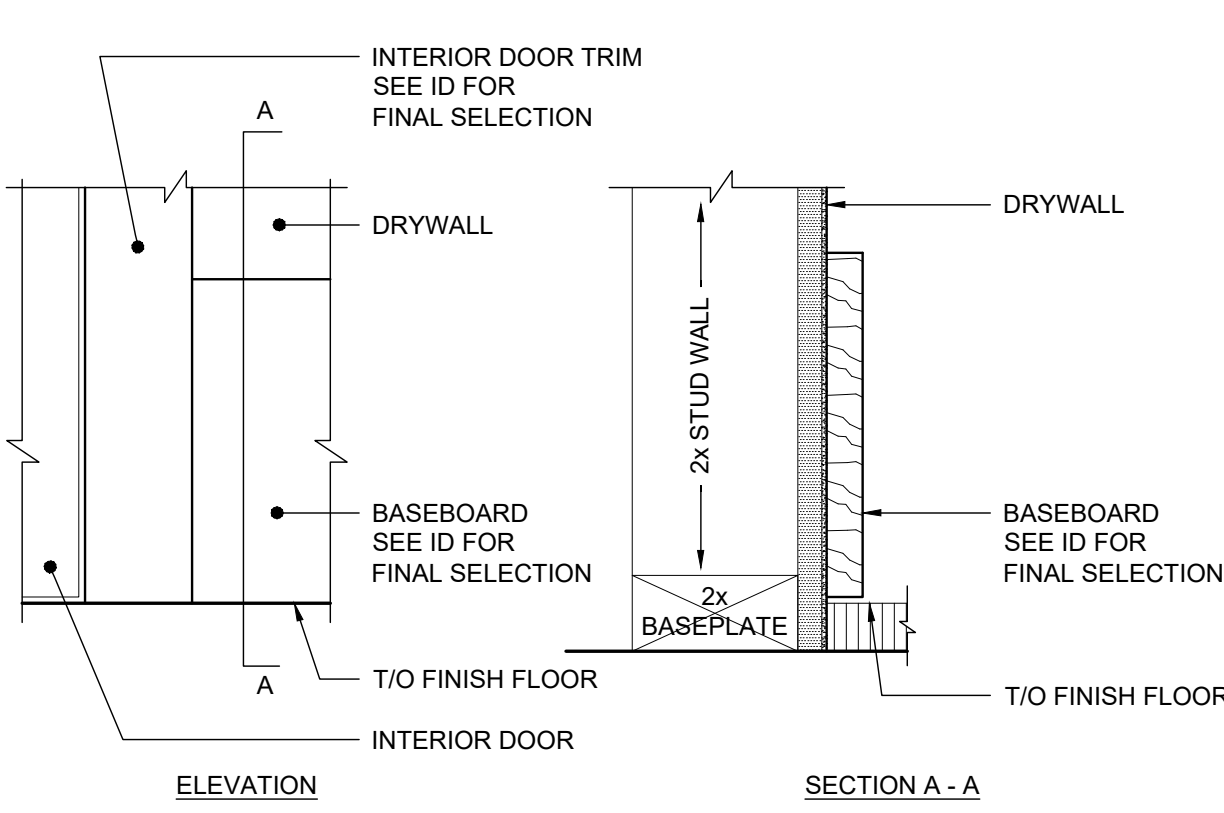
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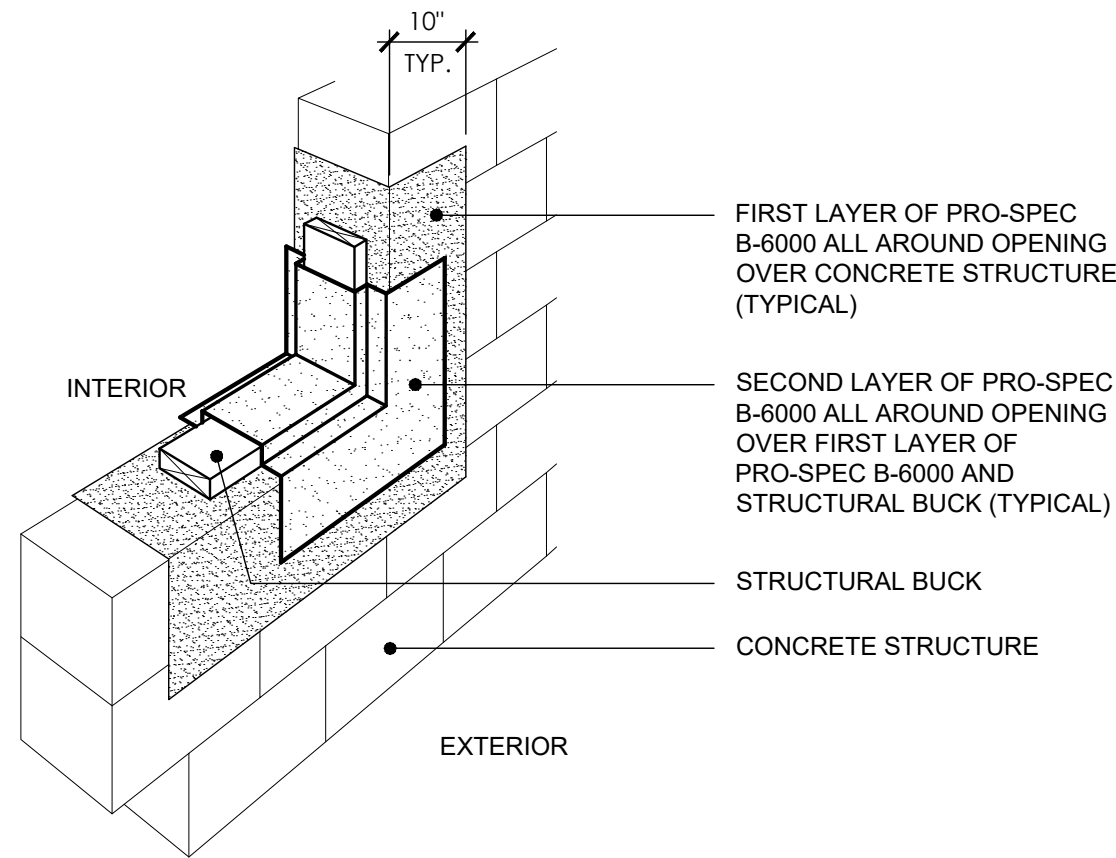


12
A6-3
HEADER AT POCKET DOOR
SCALE: 3"=1'-0"

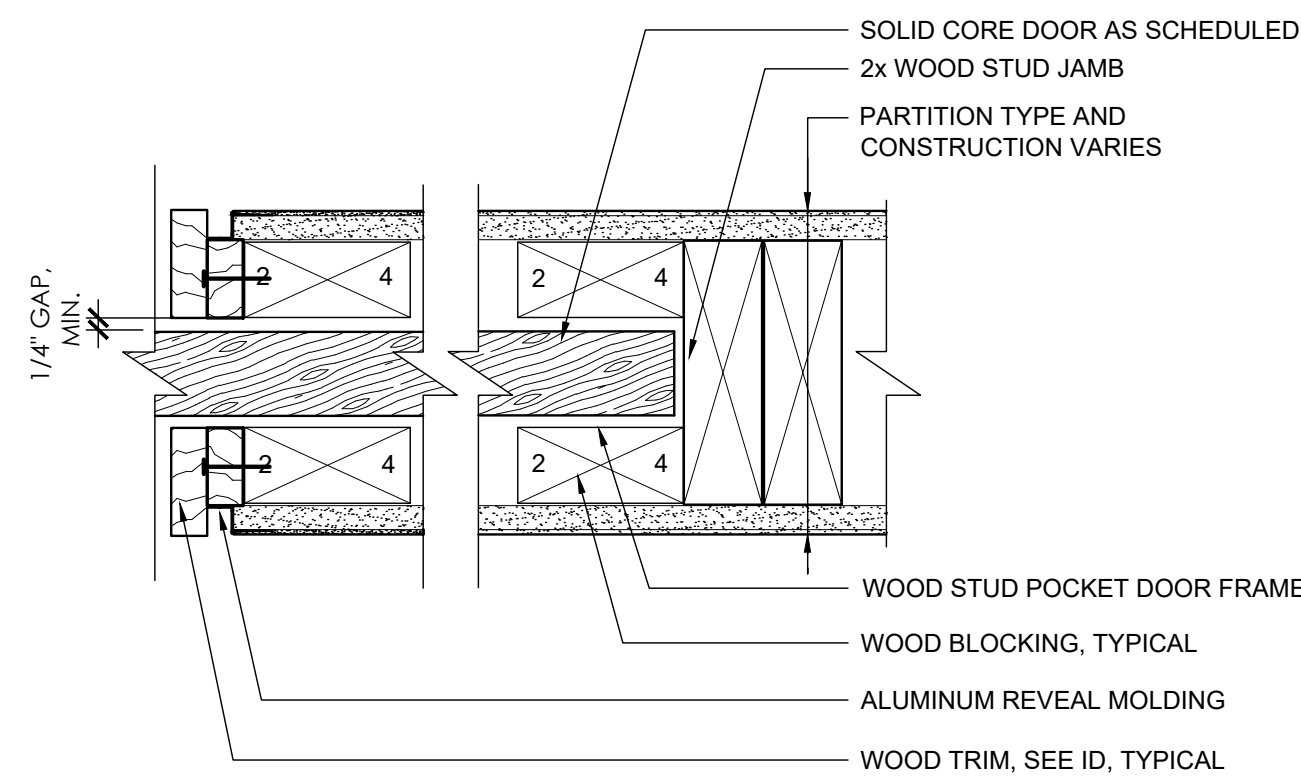
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HEADER AT POCKET DOOR
SCALE: 3"=1'-0"



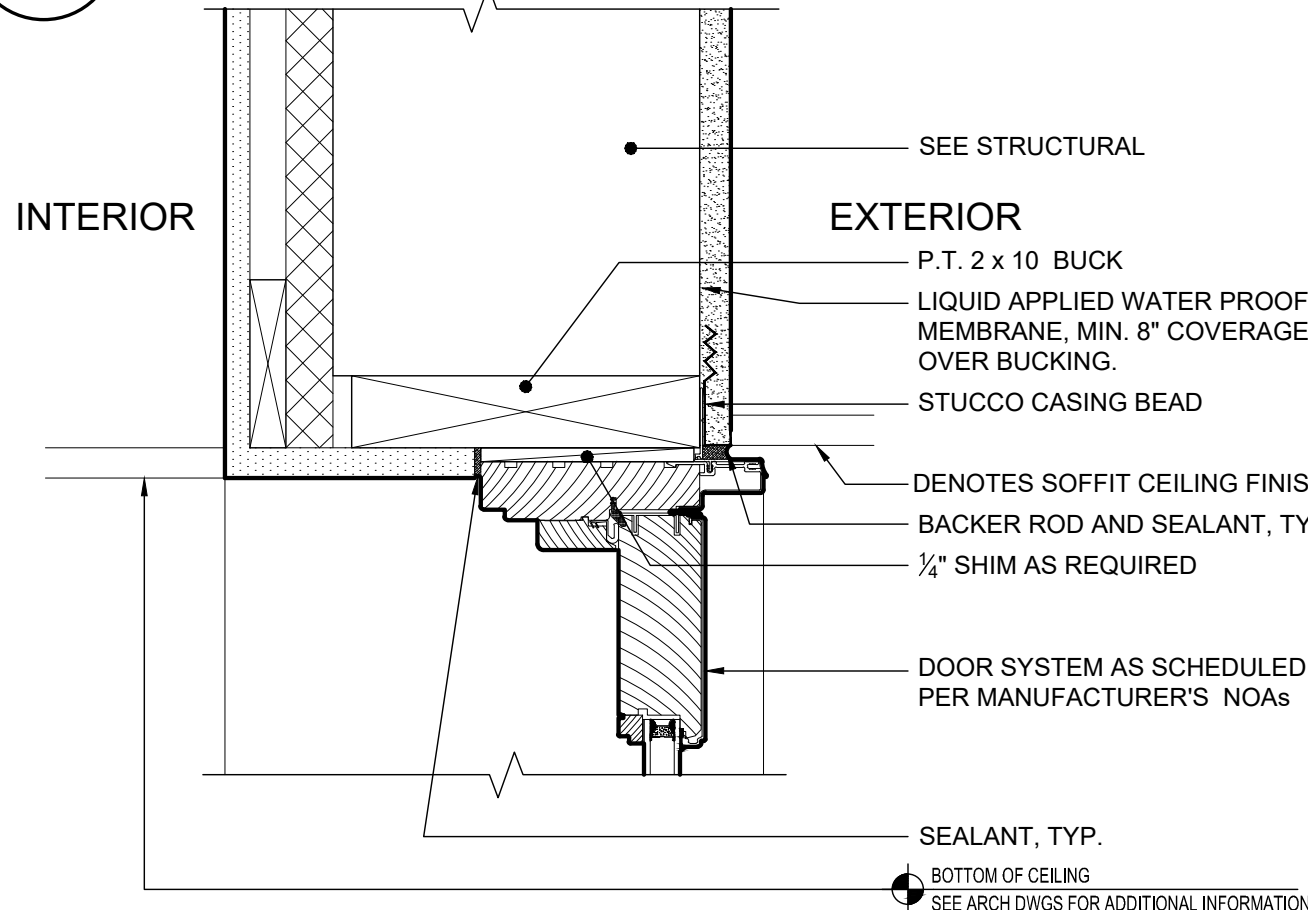
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A6-3
TYPICAL BASEBOARD DETAIL
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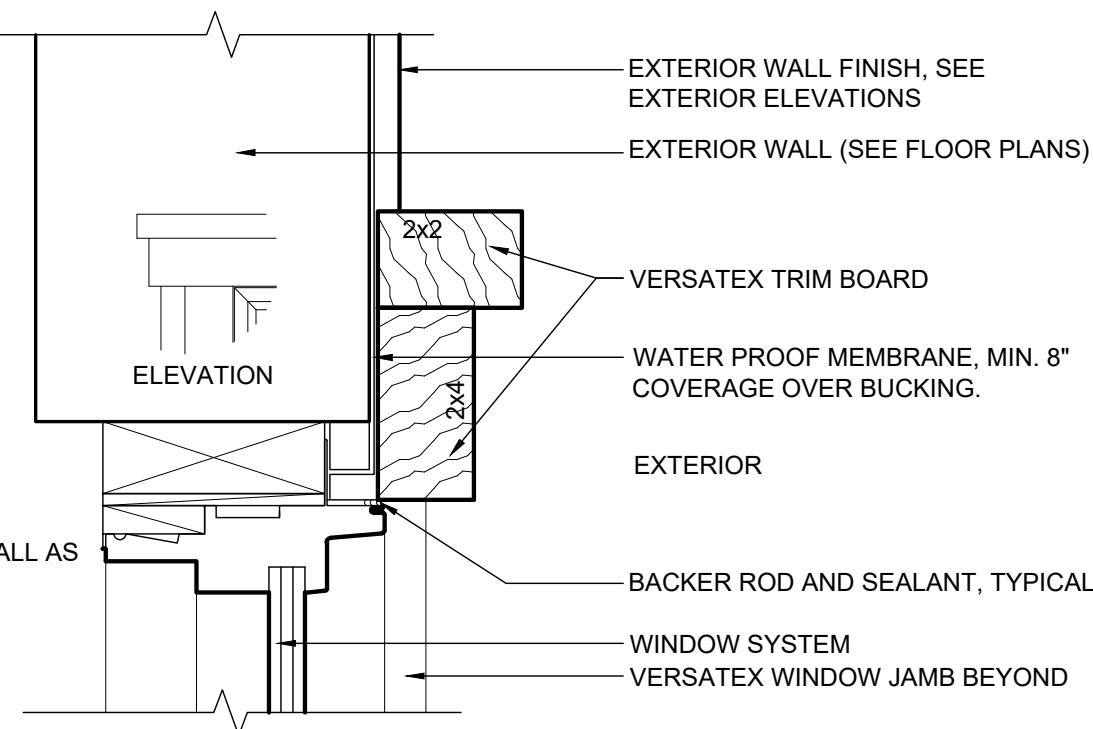
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A6-3
WATERPROOF/CRACK ISOLATION MEMBRANE
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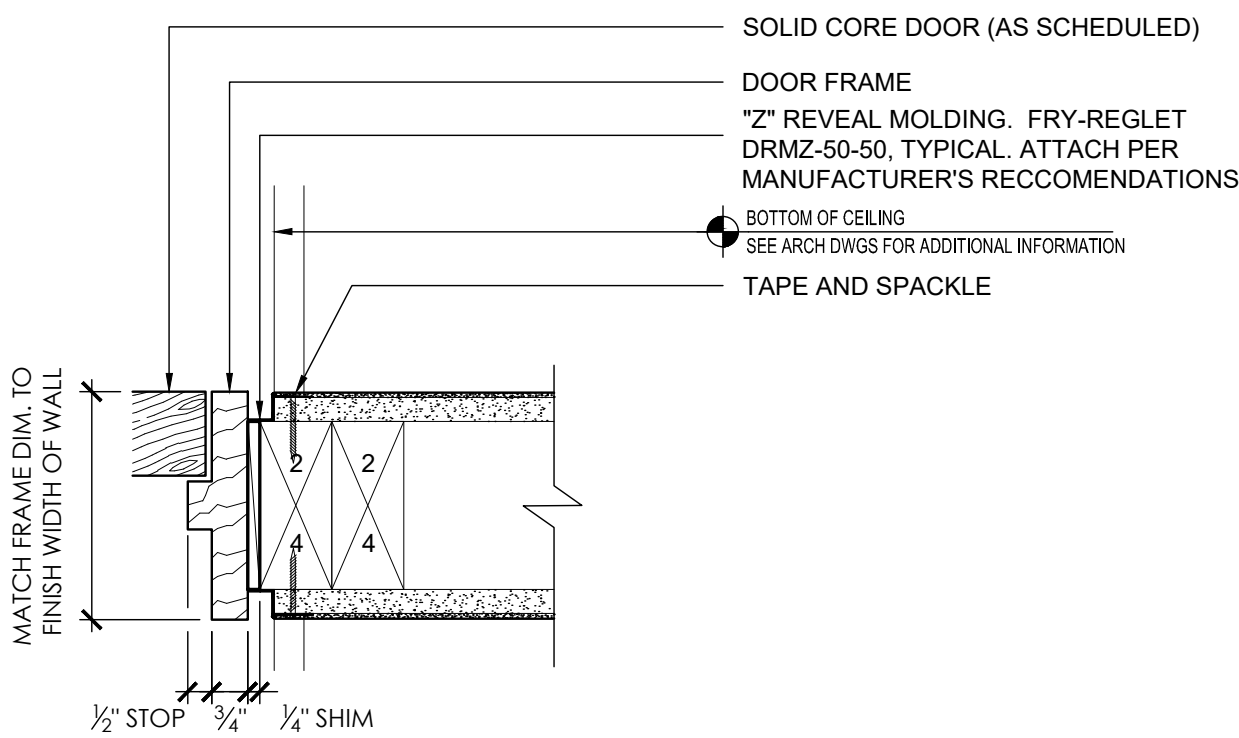
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JAMB AT POCKET DOOR
SCALE: 3"=1'-0"



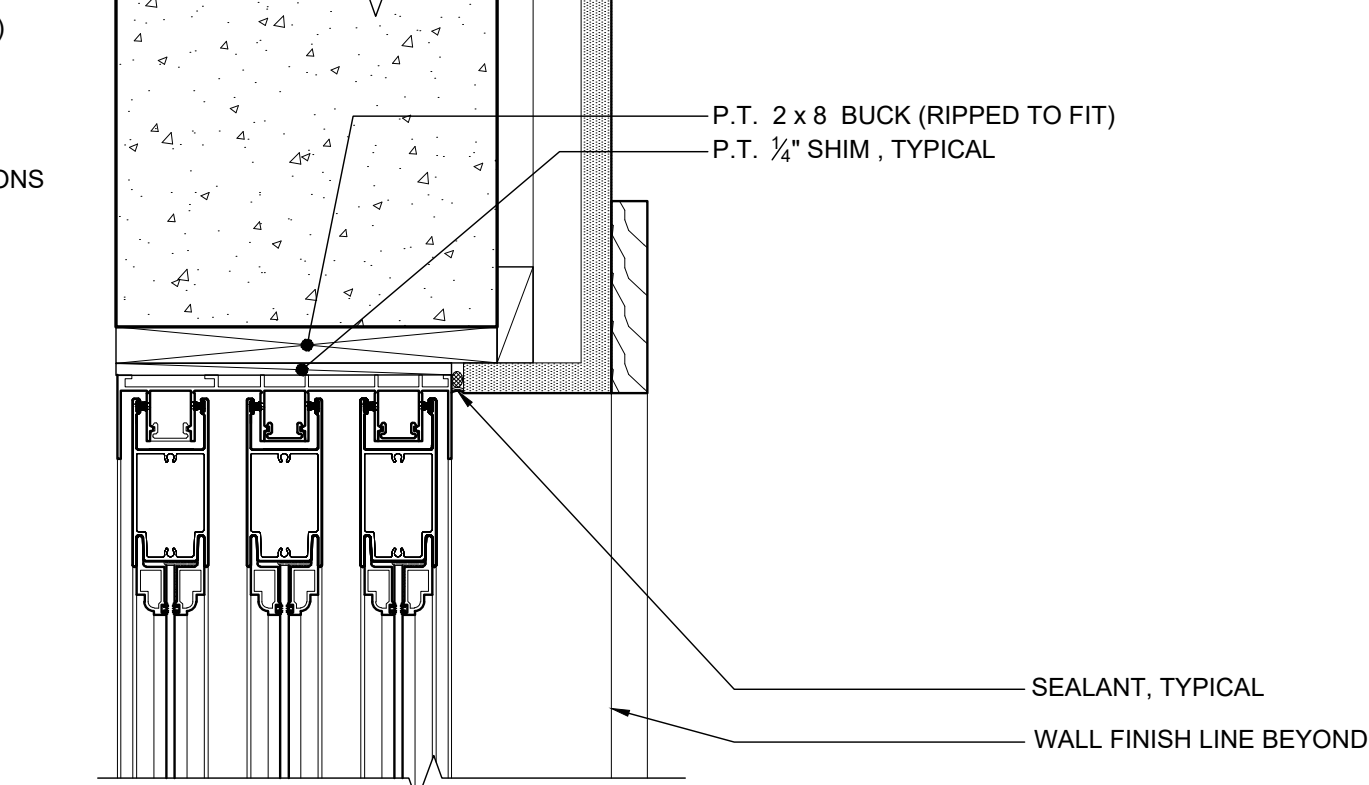
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HEADER AT ALUMINUM CLAD SWING DOOR
SCALE: 3"=1'-0"



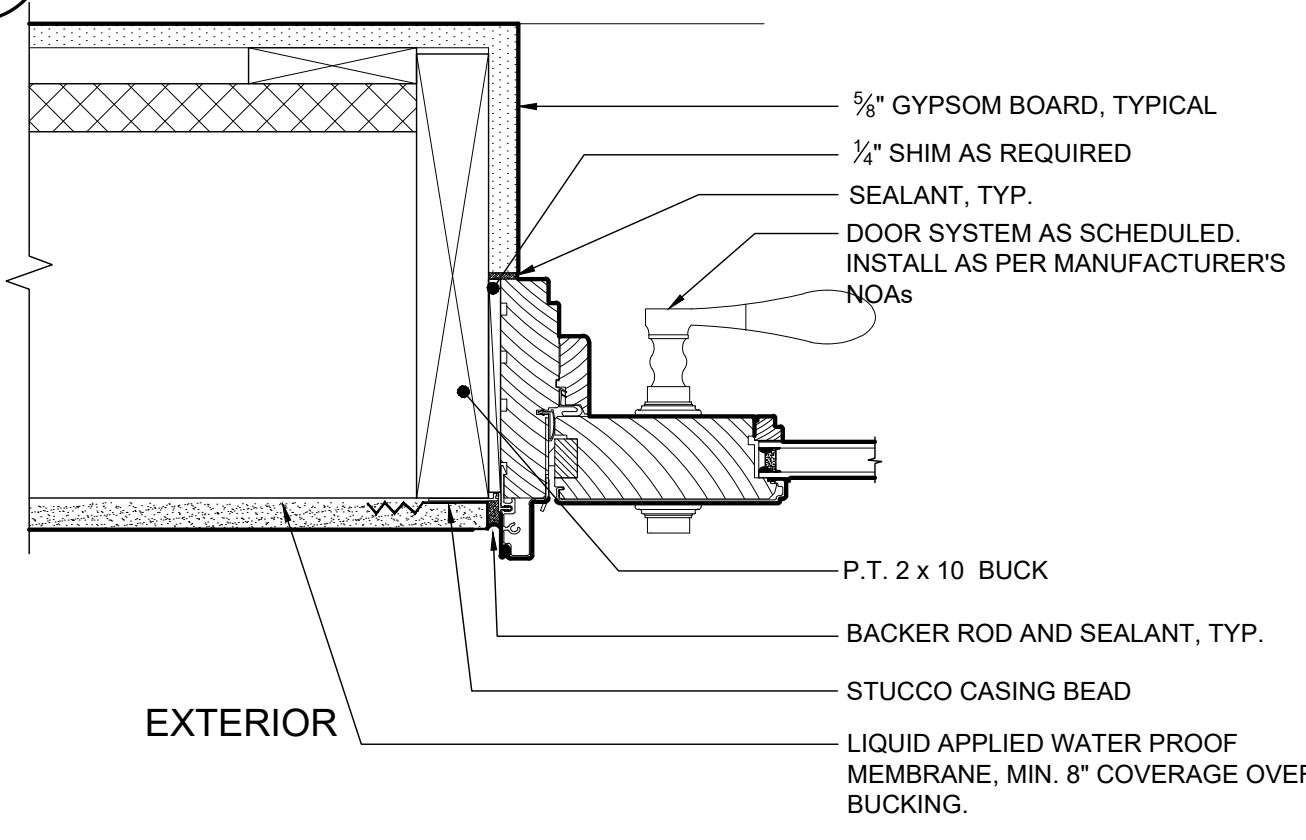
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A6-3
TYPICAL WINDOW HEAD @ STUCCO FINISH
SCALE: 3"=1'-0"



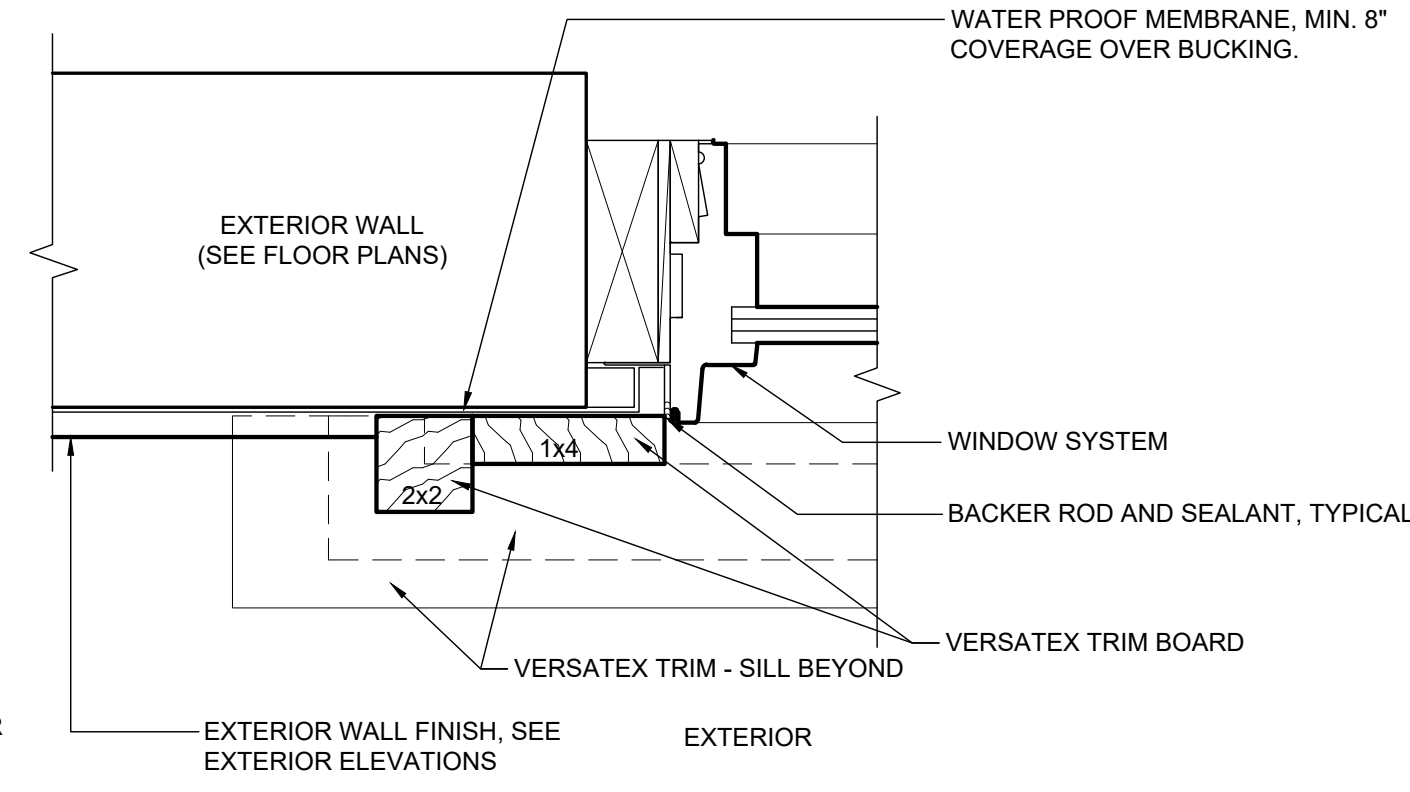
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A6-3
TYPICAL HEADER / JAMB
SCALE: 3"=1'-0"



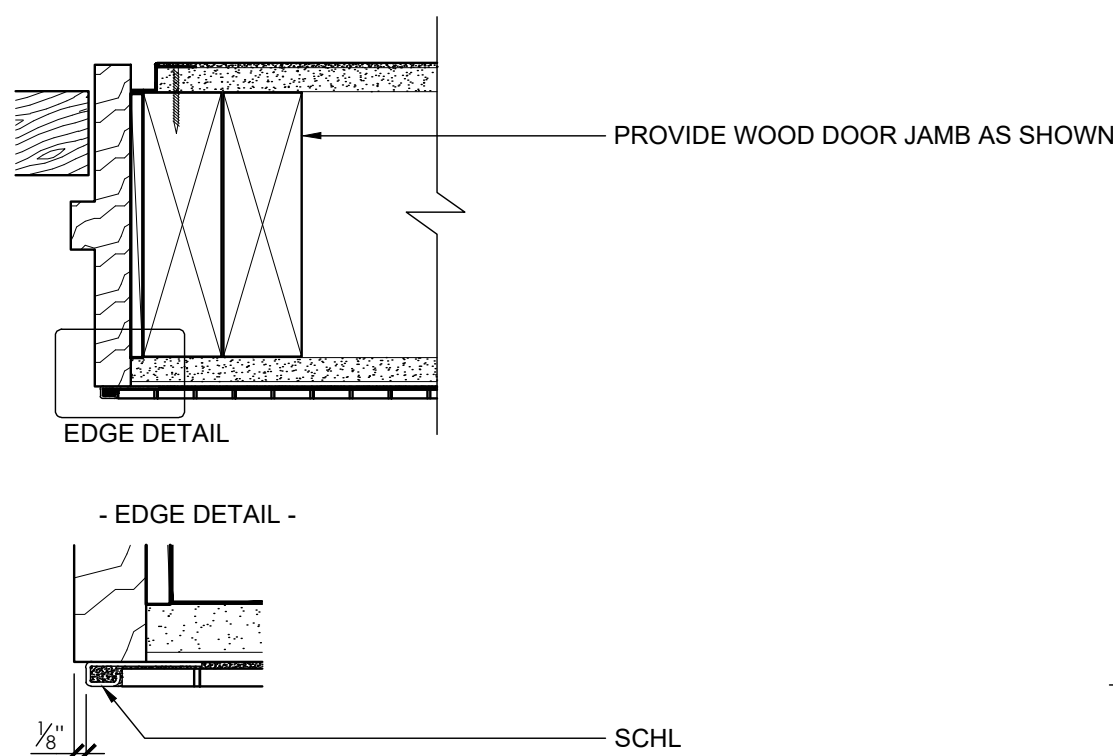
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A6-3
SLIDING DOOR HEADER
SCALE: 3"=1'-0"



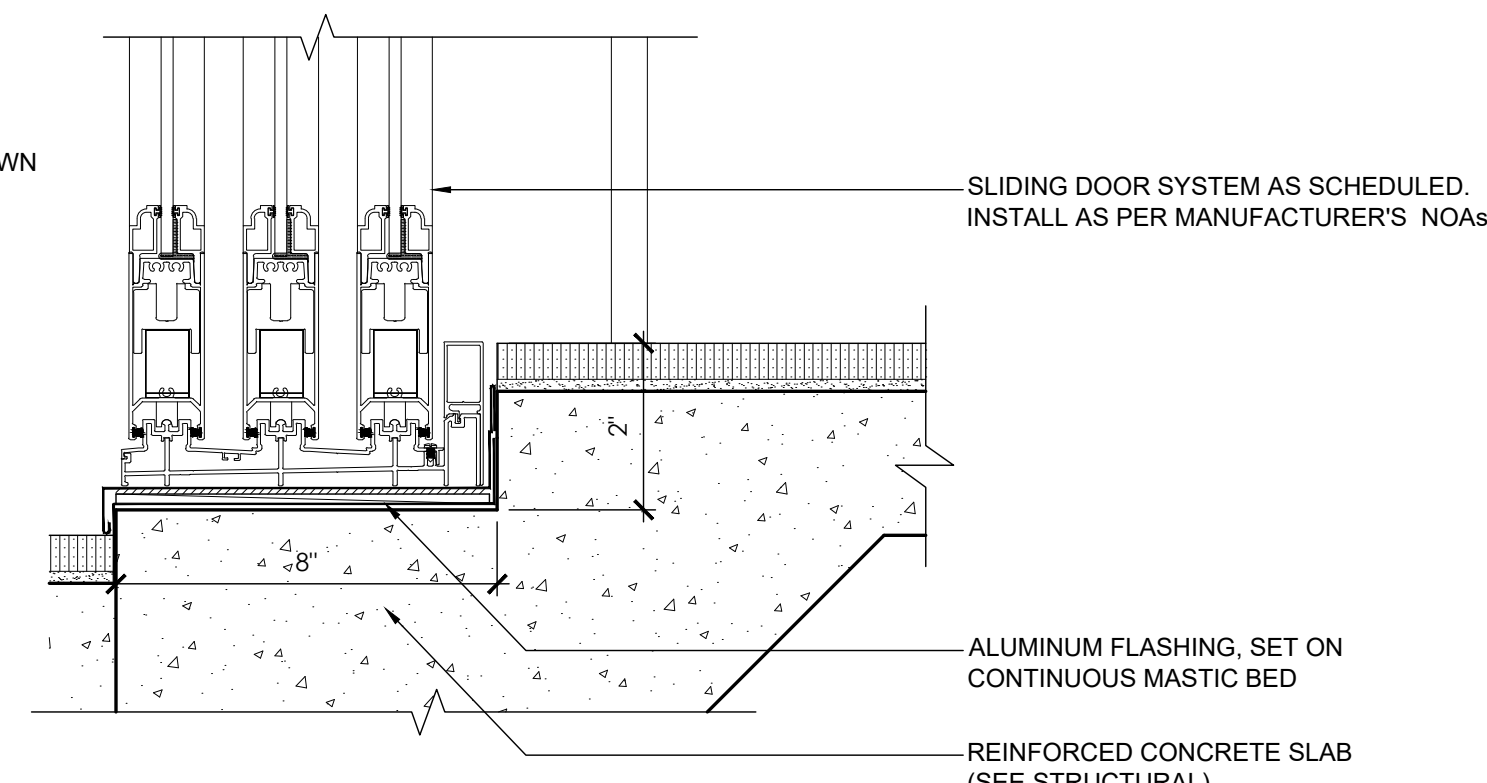
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TYP. DOOR JAMB AT CLAD SWING DOOR
SCALE: 3"=1'-0"



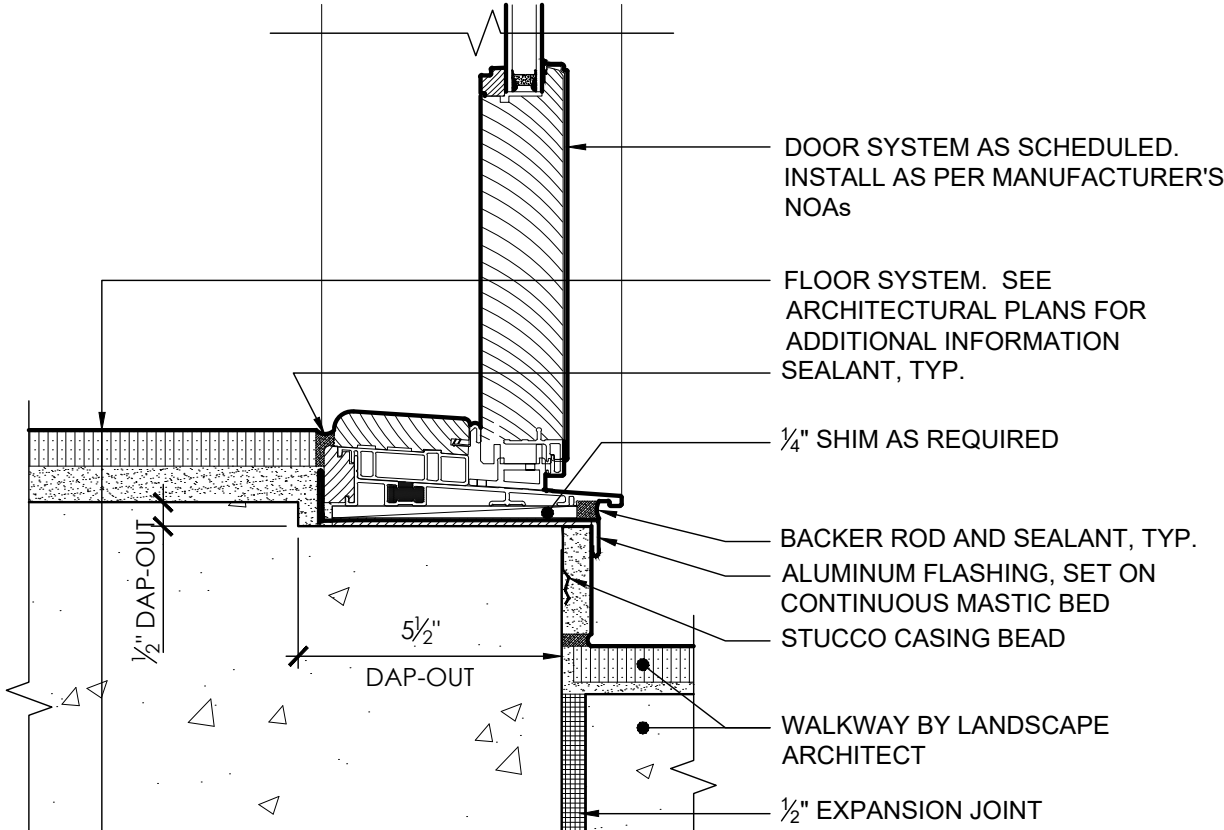
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A6-3
TYPICAL WINDOW TRIM - JAMB
SCALE: 3"=1'-0"



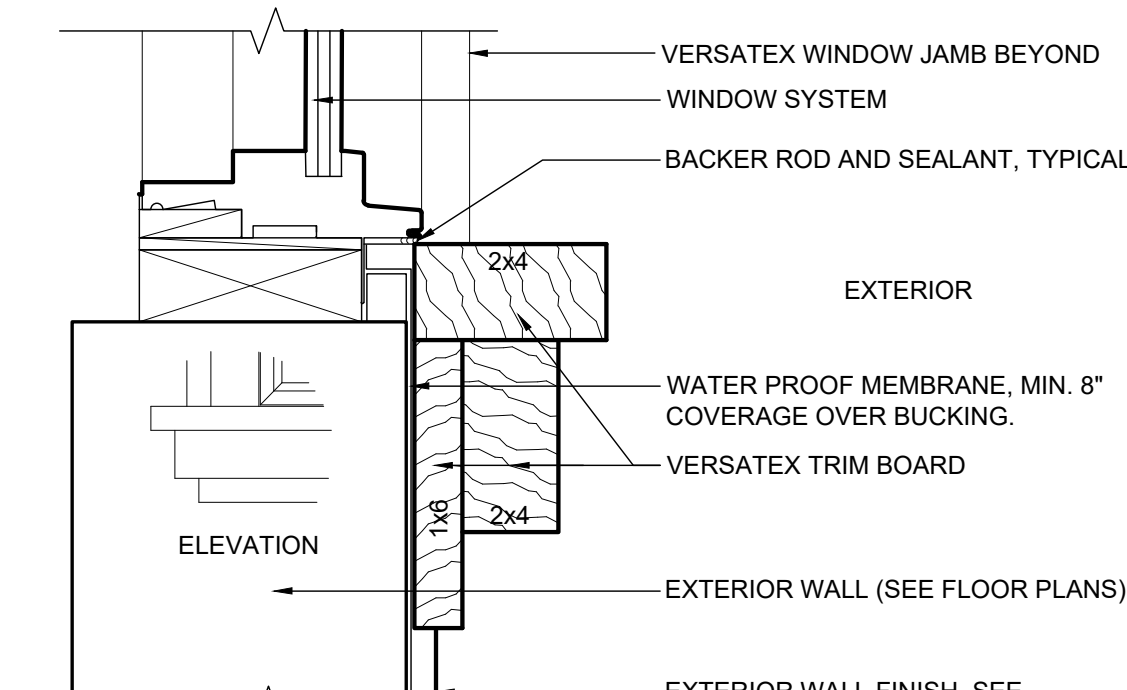
9
A6-3
HEADER / JAMB @ TILE
SCALE: 3"=1'-0" AND 6"=1'-0"



7
A6-4
SLIDING DOOR SILL
SCALE: 3"=1'-0"



4
A6-3
SILL AT ALUMINUM SWING DOOR
SCALE: 3"=1'-0"



1
A6-3
TYPICAL WINDOW TRIM - SILL
SCALE: 3"=1'-0"

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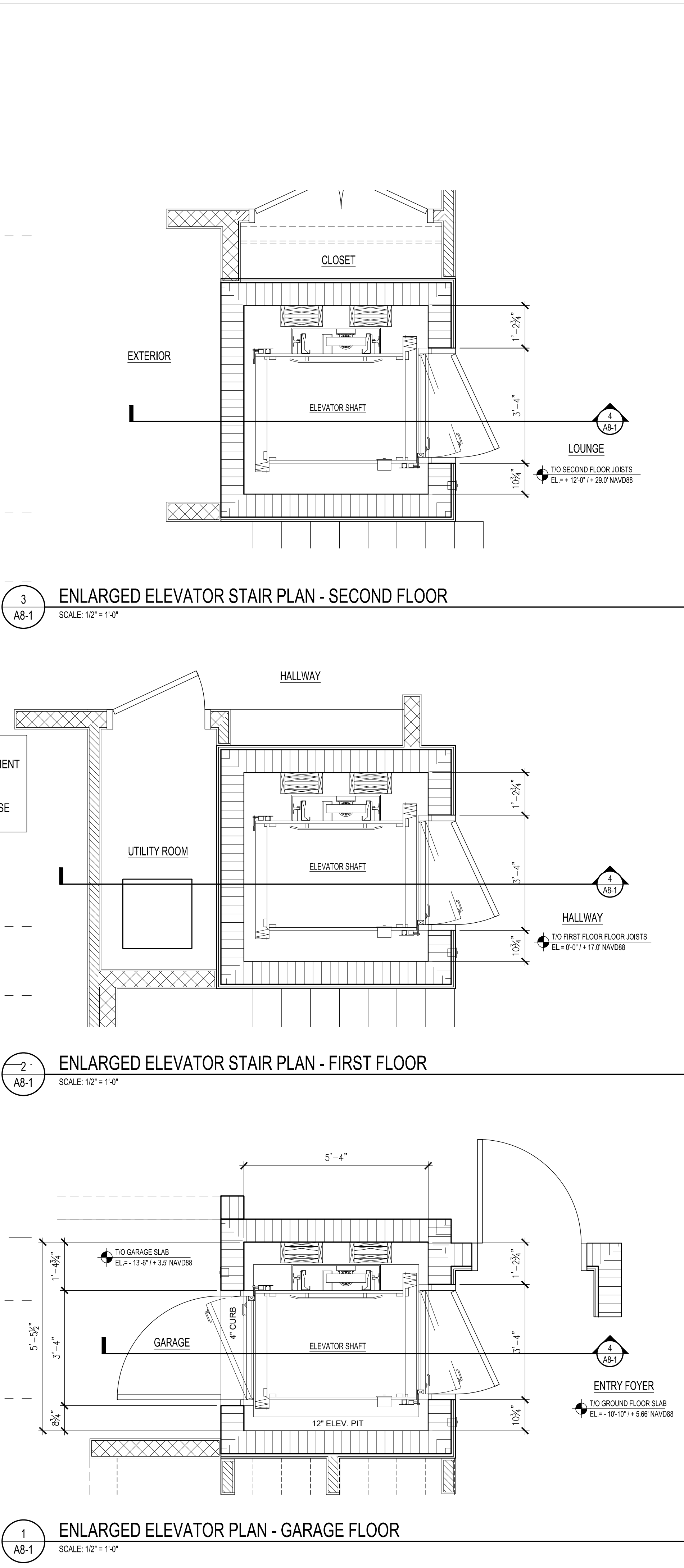
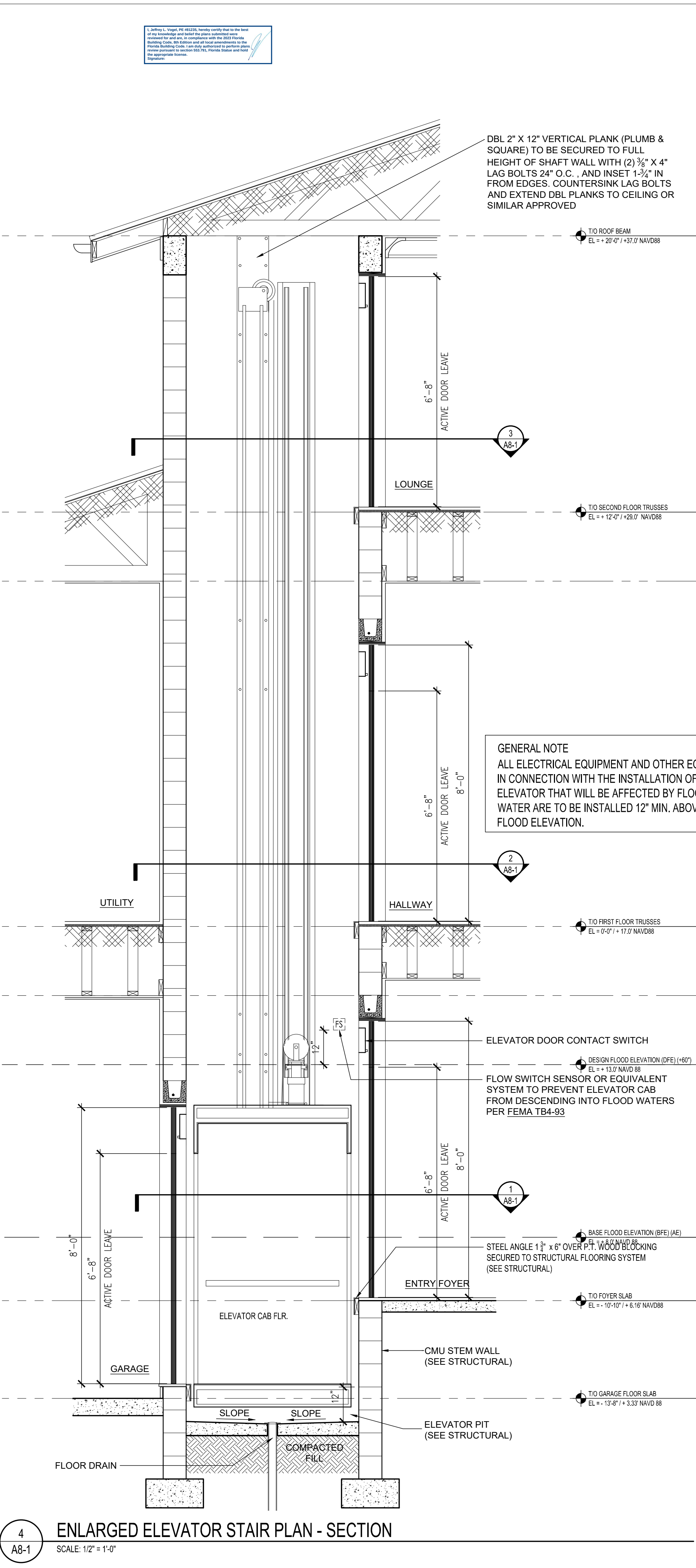
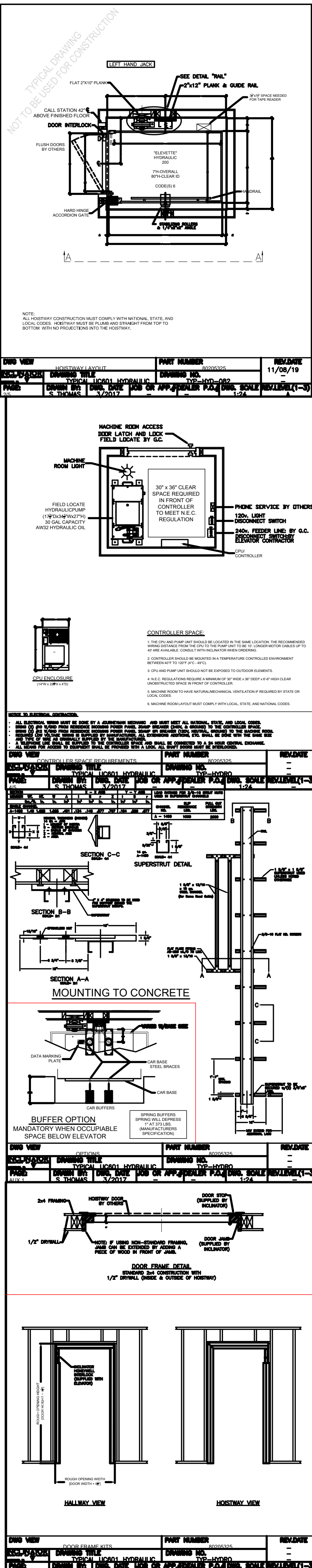
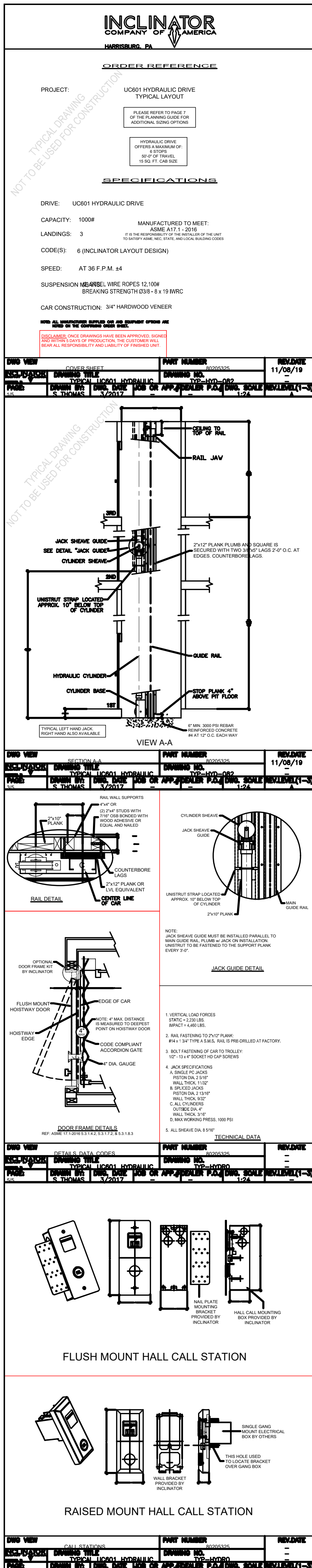
CHECKED BY
MB

DATE
March 26, 2026

SHEET TITLE
WINDOW DETAILS
AND NOTES

SHEET NUMBER

A6-3



Phone: 941.580.4603
mbade@hausdesignstudio.com

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Elements Pools & Spas, LLC
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Phone: 678.230.7337

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STROLLO RESIDENCE

560 Broadway Street
Longboat Key, Florida 34228

PERMIT SET

PROJECT

ADDENDUM / REVISION

[illegible]

SCALE

AS NOTED

DRAWN BY

MB

CHECKED BY _____

MB

DATE _____

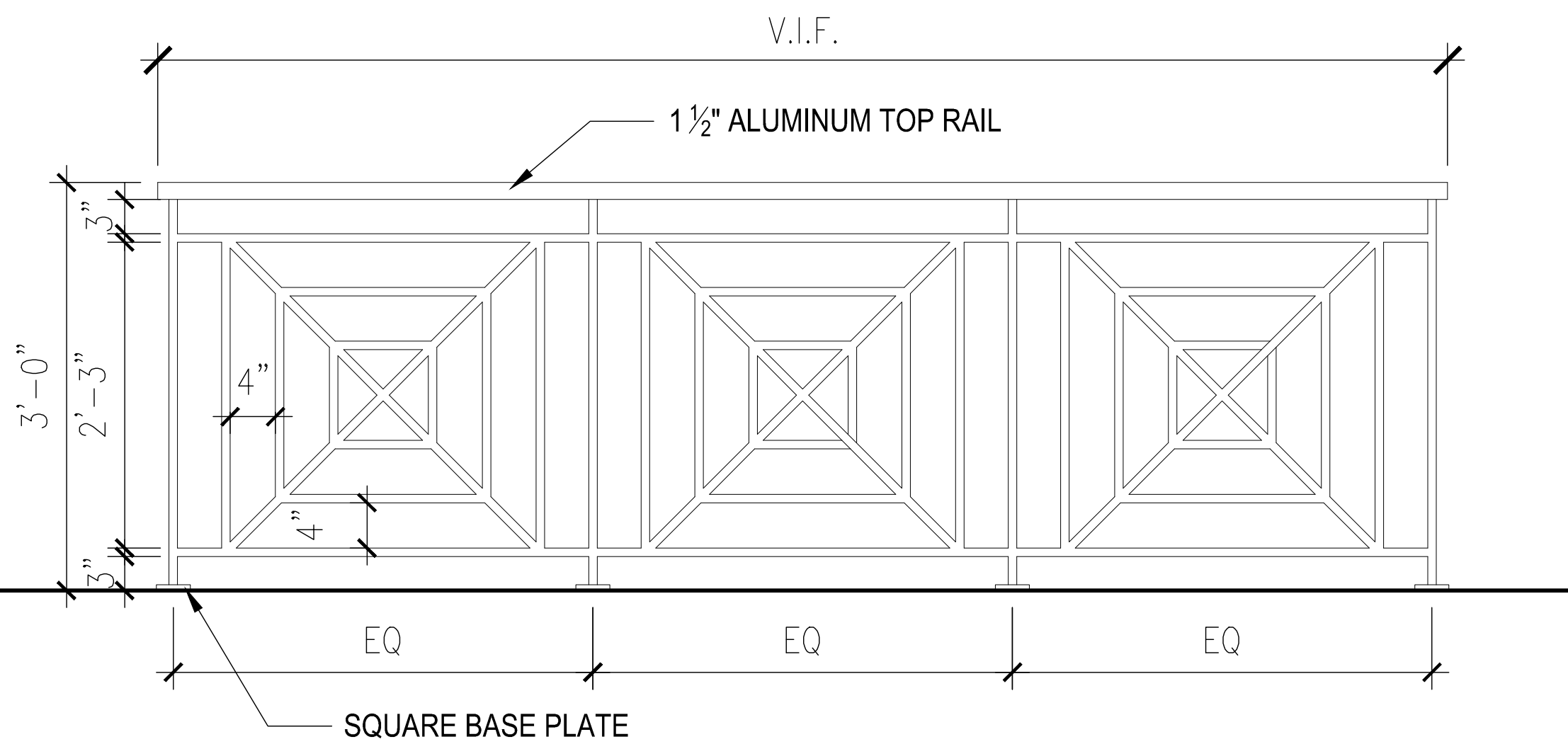
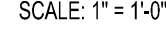
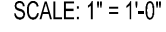
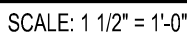
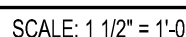
March 26, 2026

SHEET TITLE

DETAILS

SHEET NUMBER

A8-2



HANDRAIL NOTES:

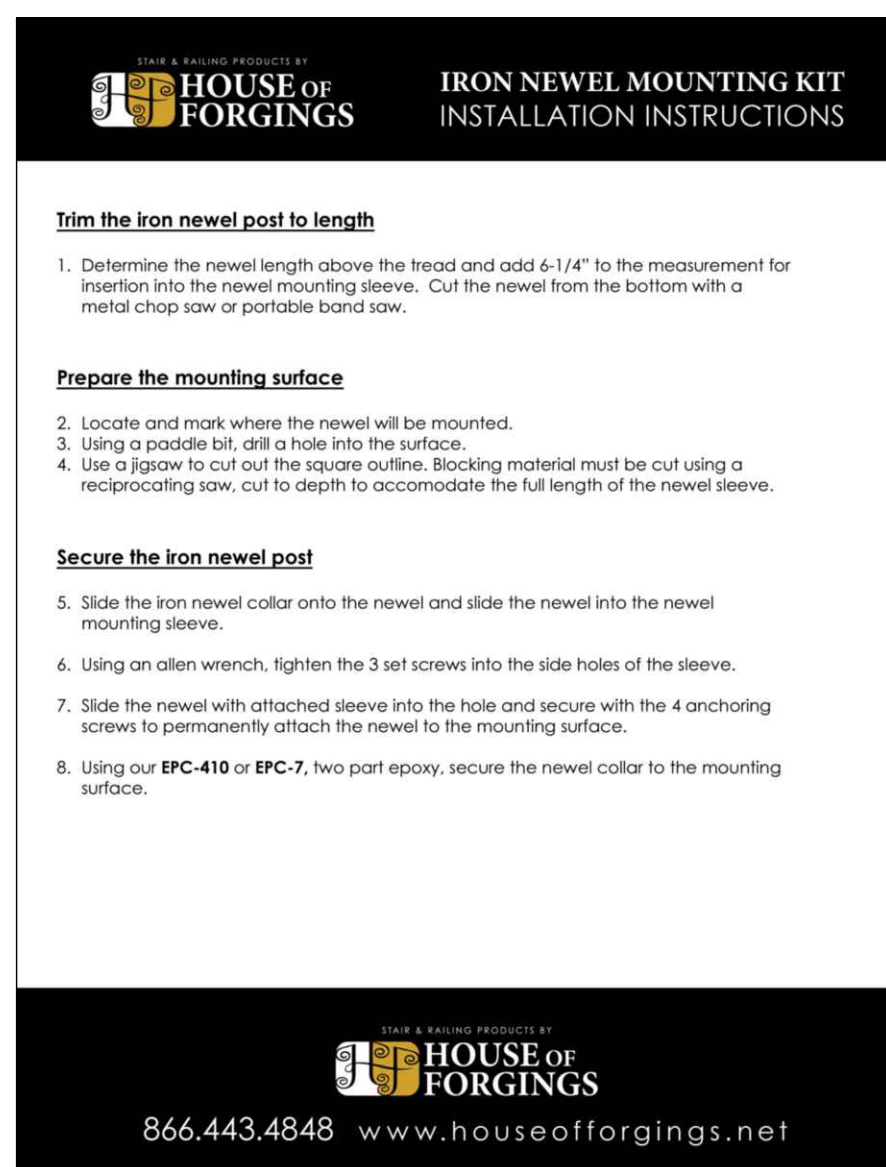
1. COMPLY WITH FBC-R SECTION 1014 LESS THAN 4" OPENINGS.
2. POWDER CODED ALUMINUM HANDRAIL SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. HANDRAIL SYSTEM TO ACHIEVE A 200 POUND CONCENTRATED LOAD AT AND POINT FROM ANY DIRECTION.
4. HANDRAIL EQUIVALENT TO 1 1/2" Ø SECTION.
5. PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.

1
A8-2

EXTERIOR HANDRAIL

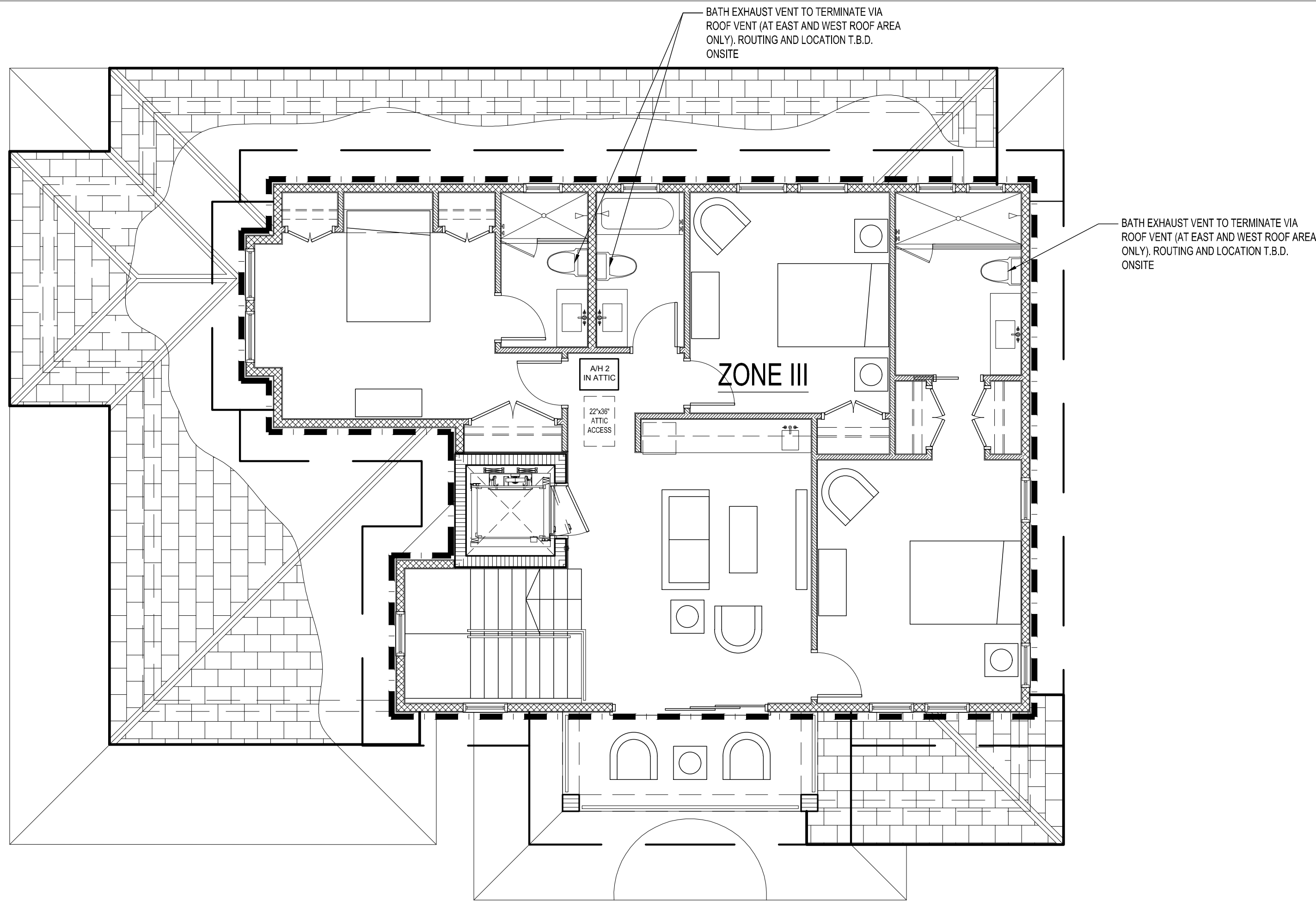
SCALE: 1" = 1'-0"

SCALE: 1" = 1'-0"



A8-3

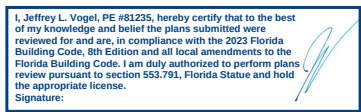




MECHANICAL NOTE

- EQUIPMENT SPACING AND TIE DOWNS TO RESPONSIBILITY OF MECHANICAL CONTRACTOR.
- EXACT TERMINATION OF GRAVITY CONDENSE DRAIN T.B.D. ONSITE BY G.C. & MECHANICAL CONTRACTOR.
- THERMOSTAT AND HUMIDISTAT LOCATION AS PER MECHANICAL ENGINEERS RECOMMENDATION.
- DEHUMIDIFICATION AREAS TO BE DETERMINED BY OWNER

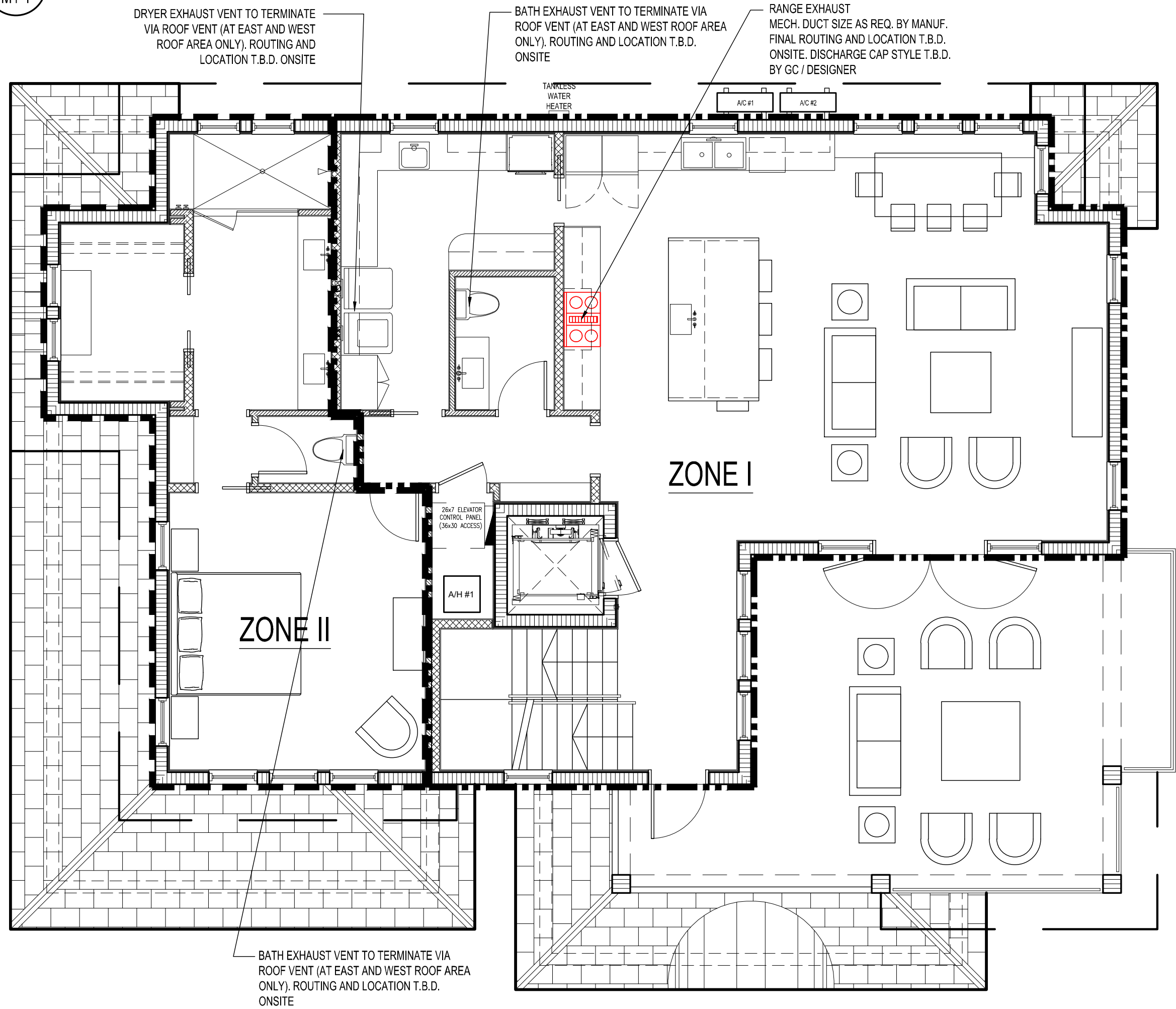
- ZONE 1
--- ZONE 2
--- ZONE 3



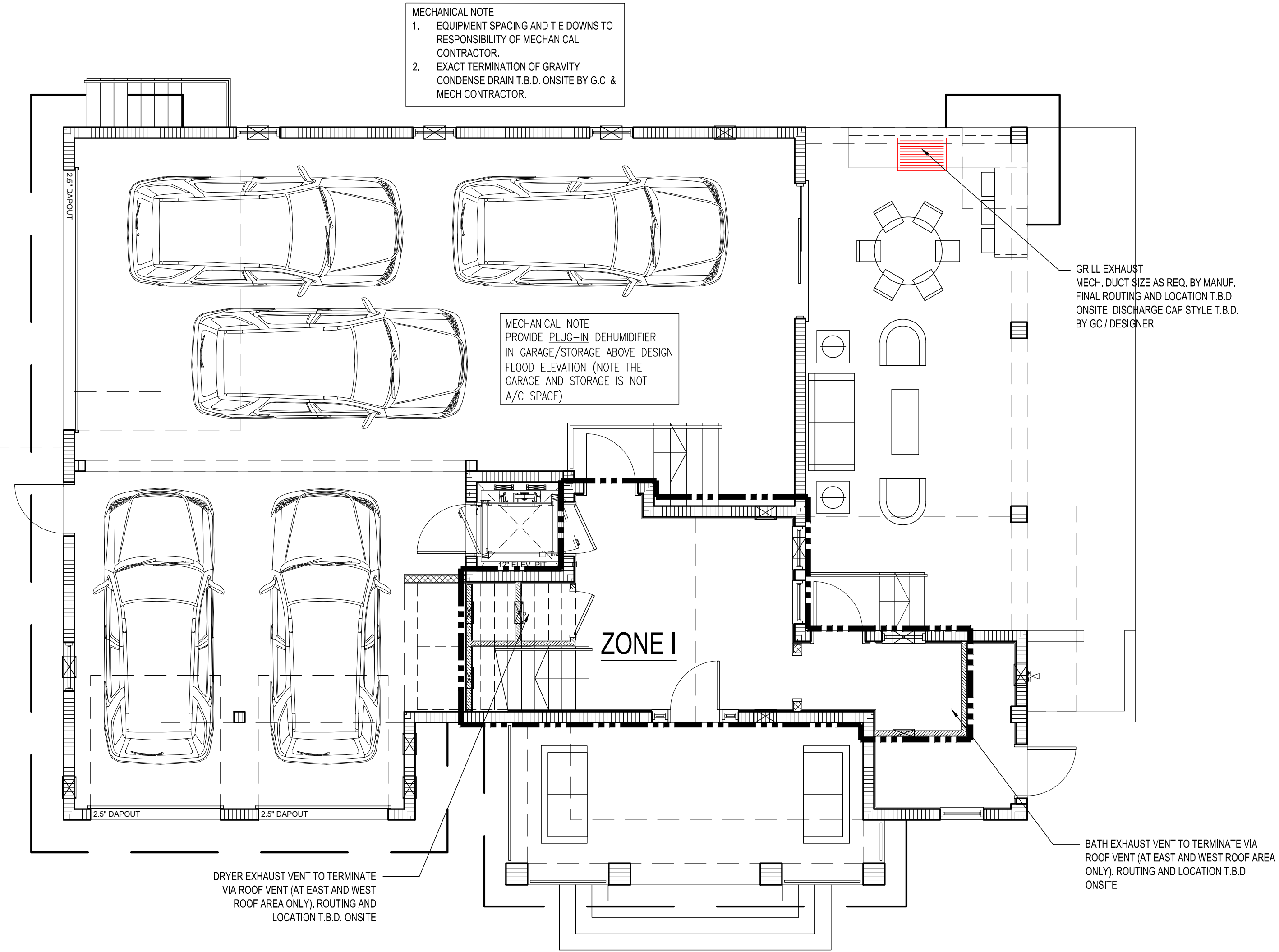
PLUMBING NOTES

- ALL APPLICABLE CODES, LAWS, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR WHO SHALL INFORM THE OWNER PRIOR TO SUBMITTING A PROPOSAL OF ANY WORK OR MATERIAL WHICH VIOLATES ANY OF THE REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH A VIOLATION SHALL BE CORRECTED BY THE CONTRACTOR.
- DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. PIPE ROUTING IS SHOWN DIAGRAMMATICALLY AND DOES NOT SHOW ALL OFFSETS, DROPS AND RISES OF RUNS. THE CONTRACTOR SHALL ALLOW IN HIS PRICE FOR ROUTING OF PIPE TO AVOID OBSTRUCTIONS. COORDINATION WITH UTILITY SERVICES, INCLUDING THOSE OF OTHER TRADES IS REQUIRED. MAINTAIN HEADROOM AND SPACE CONDITIONS.
- INSTALL WORK SO AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIR. MINOR DEVIATIONS FROM DRAWINGS MAY BE MADE TO ACCOMPLISH THIS, BUT CHANGES WHICH INVOLVE EXTRA COST SHALL NOT BE MADE WITHOUT APPROVAL.
- THE CONTRACTOR SHALL KEEP ALL EQUIPMENT AND MATERIALS, AND ALL PARTS OF THE BUILDING, EXTERIOR SPACES, AND ADJACENT STREETS, SIDEWALKS AND PAVEMENTS, FREE FROM MATERIAL AND DEBRIS RESULTING FROM THE EXECUTION OF THIS WORK. EXCESS MATERIALS WILL NOT BE PERMITTED TO ACCUMULATE EITHER ON THE INTERIOR OR THE EXTERIOR.
- THE LOCATIONS OF THE UTILITY SERVICES ARE BELIEVED TO BE AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATIONS OF THESE SERVICES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- SEAL OPENINGS THROUGH PARTITIONS, WALLS, AND FLOORS WITH A U.L. LISTED FIRE STOPPING ASSEMBLY MATCHED TO THE RATING OF THE PENETRATED ELEMENT.
- PROVIDE ALL NECESSARY FLASHING AND COUNTER FLASHING TO MAINTAIN THE WATERPROOFING INTEGRITY OF THIS BUILDING AS REQUIRED BY THE INSTALLATION OR REMOVAL OF PIPING AND EQUIPMENT. PROVIDE EQUIPMENT CURBS AS REQUIRED.
- MATERIALS AND WORKMANSHIP, UNLESS OTHERWISE NOTED, SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS.
- THE WORK IN THE BUILDING SHALL BE DONE WHEN AND AS DIRECTED, AND IN A MANNER SATISFACTORY TO THE OWNER. THE WORK SHALL BE PERFORMED SO AS TO CAUSE THE LEAST POSSIBLE INCONVENIENCE AND DISTURBANCE TO THE OWNER.
- ALL MATERIAL AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED AND SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS. ALL MATERIAL AND EQUIPMENT ON SITE SHALL BE PROPERLY STORED SUCH THAT IT IS PROTECTED FROM DAMAGE AND EXPOSURE TO THE OUTSIDE ELEMENTS.
- INSURANCE: PROVIDE IN ACCORDANCE WITH BUILDING REQUIREMENTS AND POLICY SHALL INCLUDE A HOLD HARMLESS CLAUSE FOR THE OWNER AND DESIGNER.
- THE FINAL ACCEPTANCE WILL BE MADE AFTER THE CONTRACTOR HAS ADJUSTED HIS EQUIPMENT, TESTED THE VARIOUS SYSTEMS, DEMONSTRATED THAT IT FULFILLS THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS, HAS FURNISHED ALL THE REQUIRED CERTIFICATES OF INSPECTION AND APPROVAL, AND SUBMITTED ALL THE NECESSARY CLOSE-OUT DOCUMENTS.
- PLUMBING CONTRACTOR IS RESPONSIBLE FOR INSTALLING FAUCETS, TRAPS, LEVER WASTES AND SIMILAR ITEMS REQUIRED TO MAKE THE FIXTURES AND APPLIANCES OPERATIONAL.
- ALL WALL STUB-OUTS ARE TO BE A MINIMUM OF 14" ABOVE FINISHED FLOOR.
- ALL SINKS AND ACCESSORIES TO BE SELECTED BY OWNER, PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
- PLUMBING FIXTURES SELECTED BY OWNER, PROVIDED AND INSTALLED BY CONTRACTOR.
- ALL HOSE BIBS TO BE RECESSED, GC PROVIDE OPTIONS, FINAL SELECTION BY OWNER

3
M1-1
MECHANICAL PLAN - FSECOND FLOOR



2
M1-1
MECHANICAL PLAN - FIRST FLOOR



1
M1-1
MECHANICAL PLAN - GROUND FLOOR

CUSTOM HOME DESIGN & DRAFTING

HausDesign Studio, LLC

6401 35th Avenue West
Bradenton, Florida 34209

Phone: 941.580.4603
mbade@hausdesignstudio.com

CONTRACTOR

Eason Builders Group, Inc.

Elements Pools & Spas, LLC

6824 Gulf of Mexico Drive
Longboat Key, Florida 34228

Phone: 678.230.7337

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STROLLO RESIDENCE

560 Broadway Street
Longboat Key, Florida 34228

PERMIT SET

PROJECT

ADDENDUM / REVISION

No. Date Description

SCALE
3/16" = 1'-0"

DRAWN BY
MB

CHECKED BY
MB

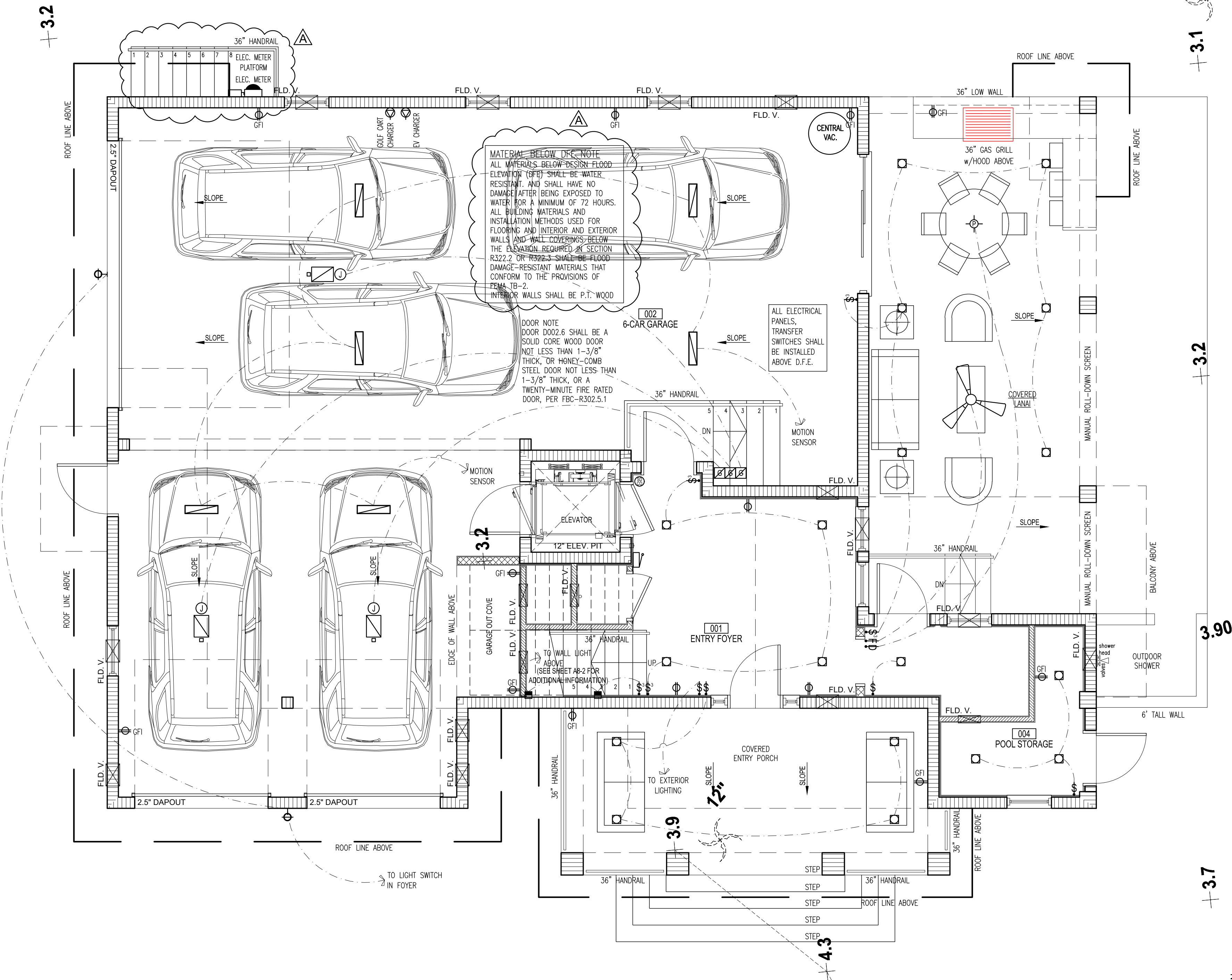
DATE
March 26, 2026

SHEET TITLE
MECHANICAL PLAN

SHEET NUMBER

M1-1

1. Verify & suggest the electrical layout comply with the local and state electrical and mechanical codes and standards. Building Code, NEC Edition and all local amendments to the Florida Building Code, and all applicable electrical and mechanical codes. The designer is not responsible for the accuracy of the information provided.



ELECTRICAL NOTES

- ALL FLUORESCENT LIGHTING FIXTURES SHALL BE EQUIPPED WITH GLR FUSING AND ENERGY-SAVING BALLASTS.
- VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER.
- ALL RECESSED LIGHTING FIXTURES SHALL BE EQUIPPED WITH THERMALLY PROTECTED HOUSINGS WHICH ARE IC RATED AND U.L. LISTED FOR USE IN DIRECT CONTACT WITH CEILING INSULATION.
- PROVIDE PHONE LINES AND OUTLETS AS REQUIRED FOR INTERNET CAPABILITY AS DIRECTED BY OWNER.
- FIELD VERIFY LOCATIONS OF REMOTE TRANSFORMERS FOR LOW VOLTAGE LIGHTING, IF ANY.
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2020 NATIONAL ELECTRIC CODE AND WITH LOCAL AMENDMENTS.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER OPERATION, CONSISTENT WITH GOOD WORKMANSHIP, SHALL BE INCLUDED AS PART OF THIS CONTRACT.
- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON ARCHITECTURAL DRAWINGS OR BY ACTUAL FIELD MEASUREMENT.
- ALL INTERIOR SWITCHES AND RECEPTACLES SHALL BE LEVITON "DECORA" STYLE.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER OPERATION, CONSISTENT WITH GOOD WORKMANSHIP, SHALL BE INCLUDED AS PART OF THIS CONTRACT.
- ALL SWITCHES SHALL BE MOUNTED AT 40" A.F.F. UNLESS OTHERWISE INDICATED.
- ALL LIGHT SWITCHES AND DUPLEX OUTLETS AT GROUND FLOOR LEVEL SHALL BE MOUNTED AT 60" A.F.F. UNLESS OTHERWISE INDICATED.
- ALL WIRE ON PROJECT SHALL BE COPPER.
- RECESSED LIGHTING FIXTURES LOCATED IN SLOPING CEILING SHALL BE EQUIPPED WITH SLOPED CEILING TRIM.
- SMOKE DETECTORS SHALL RECEIVE THEIR OPERATING POWER FROM THE ELECTRICAL SYSTEM AND SHALL HAVE BATTERY OPERATING BACK UP, AND BE INTERCONNECTED.
- CONTRACTOR SHALL COORDINATE WITH CABINET MAKER LIGHTS AND WIRING LOCATION AT KITCHEN AND LIVING ROOM CABINETS PRIOR TO INSTALLATION.
- ALL INSIDE LIGHTING IN THE SHALL COMPLY WITH THE 2023 ENERGY CONSERVATION CODE SECTION R404.1.
- ALL OUTLETS NOT REQUIRED TO BE GFI PROTECTED SHALL BE ARC FAULT WITH TAMPER PROOF RECPT.
- ALL STAIR SHALL BE ILLUMINATED PER SECTION R303.7 AND R303.8.
- ELECTRICAL METER AND ELECTRICAL PANEL SHALL BE INSTALLED ABOVE DFE
- ALL LIVING AREAS TO BE SUPPLIED WITH ARC FAULT CIRCUIT INTERRUPTER PROTECTION PER THE 2023 ENERGY CONSERVATION CODE SECTION 210.12
- ALL SMOKE DETECTORS WILL MAINTAIN 3 FOOT CLEARANCE FROM BATHROOMS WITH TUB / SHOWER.
- PROVIDE WHOLE HOUSE SURGE PROTECTION
- HARDWIRED AND MOTION ACTIVATED FRONT ENTRY LIGHTS
- EXTERIOR OUTLETS WITH GUIDE LIGHT
- PROVIDE SECURITY CAMERA AT BOAT DOCK

NOTE:
LOCATIONS OF ALL WALL SWITCHES SHALL BE FULLY COORDINATED WITH DOOR AND WALL TRIM TREATMENTS.

LEGEND

LIGHTING	
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED MULTI LAMP FIXTURE
	RECESSED LIGHT FIXTURE
	RECESSED ADJUSTABLE LIGHT FIXTURE
	PENDANT FIXTURE
	RECESSED INCANDESCENT / LOW VOLTAGE LIGHT FIXTURE
	SWING ARM WALL SCONCE
	STRIP LIGHT
	RECESSED STEP LIGHT
	EXHAUST FAN
	FANLIGHT COMBINATION
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	INTERIOR WALL MOUNTED LIGHT FIXTURE
	4' 2-TUBE SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE WITH WRAPAROUND ACRYLIC LENS
	4' 2-TUBE RECESSED LED LIGHT FIXTURE
	TUBE FLUORESCENT STRIP LIGHT FIXTURE, LENGTH AS NOTED
	TWO-HEAD SECURITY LIGHT WITH MOTION SENSOR ACTIVATION OVERRIDDEN BY SWITCH
RECEPTACLES	
	HALF SWITCHED DUPLEX RECEPTACLE
	HALF SWITCHED FLOOR DUPLEX RECEPTACLE
	QUADPLEX RECEPTACLE - AFI (ARC FAULT INTERRUPTION)
	DUPLEX RECEPTACLE - AFI (ARC FAULT INTERRUPTION)
	FLOOR DUPLEX RECEPTACLE
	RECESSED CEILING MOUNTED J BOX
	RECESSED J BOX
	SPECIAL PURPOSE RECEPTACLE PER EQUIPMENT MANUFACTURERS' REQUIREMENTS
	220 V RECEPTACLE, FIELD VERIFY MOUNTING HEIGHT
	MULTI-OUTLET RACEWAY (PLUG MOLD) PROVIDE OUTLETS AT 12" O.C.
	RECEPTACLE - AFI (ARC FAULT INTERRUPTION) w/ USB PORT
SWITCHING	
	SINGLE POLE SWITCH MOUNT AT 48" A.F.F. U.N.O.
	THREE-WAY SWITCH MOUNT AT 48" A.F.F. U.N.O.
	FOUR-WAY SWITCH MOUNT AT 48" A.F.F. U.N.O.
	DOOR JAMB SWITCH
	DIMMER SWITCH MOUNT AT 48" A.F.F. U.N.O.
	THREE-WAY DIMMER SWITCH MOUNT AT 48" A.F.F. U.N.O.
	FAN SWITCH MOUNT AT 48" A.F.F. U.N.O.
	SMART GRID - KEY PAD
MISC.	
	DATA RECEPTACLE, MOUNT HORIZONTAL AT BASE A.F.F., U.N.O.
	TELEVISION / CABLE OUTLET
	THERMOSTAT AT 60" A.F.F. (FIELD LOCATE)
	HUMIDISTAT
	GARAGE DOOR OPENER, CEILING MOUNTED
	ELECTRICAL METER
	MAIN ELECTRICAL PANEL AND DISTRIBUTION BOARD DISCONNECT (SAFETY SWITCH) SIZED PER EQPM. SERVED. PROVIDE NEMA 3R ENCL. WHERE REQ'D. CEILING FAN (PROVIDE MANUFACTURER-RECOMMENDED RHEOSTAT)
	SMOKE AND CARBON MONOXIDE DETECTOR (INSTALL PER CURRENT FBC-R SECTION R314 AND R315)
	SMOKE DETECTOR
	PREWIRE SHADE
	SOLAR SHADE
	BLACKOUT SHADE
	DRAPE
	MOTION DETECTOR SWITCH COORDINATE LOCATION WITH OWNER
	GARAGE DOOR OPENER, CONTROL SWITCH
	PUMP MOTOR (IN-LINE RECIRCULATING PUMP)
	SECURITY ACCESS CODE PANEL
	INTERCOM SYSTEM STATION MOUNTED AT 48" A.F.F.
	DOORBELL CHIMES
	GARBAGE DISPOSAL
	CENTRAL VACUUM CLEANER
	WATERPROOF
	GFI
	DD

CUSTOM HOME DESIGN & DRAFTING

HausDesign Studio, LLC

6401 35th Avenue West
Bradenton, Florida 34209

Phone: 941.580.4603
mbade@hausdesignstudio.com

CONTRACTOR

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STROLLO RESIDENCE

560 Broadway Street
Longboat Key, Florida 34228

PERMIT SET

PROJECT

ADDENDUM / REVISION

No.	Date	Description
A	04.08.2026	Revised per Comments

SCALE
1/4" = 1'-0"

DRAWN BY
MB

CHECKED BY
MB

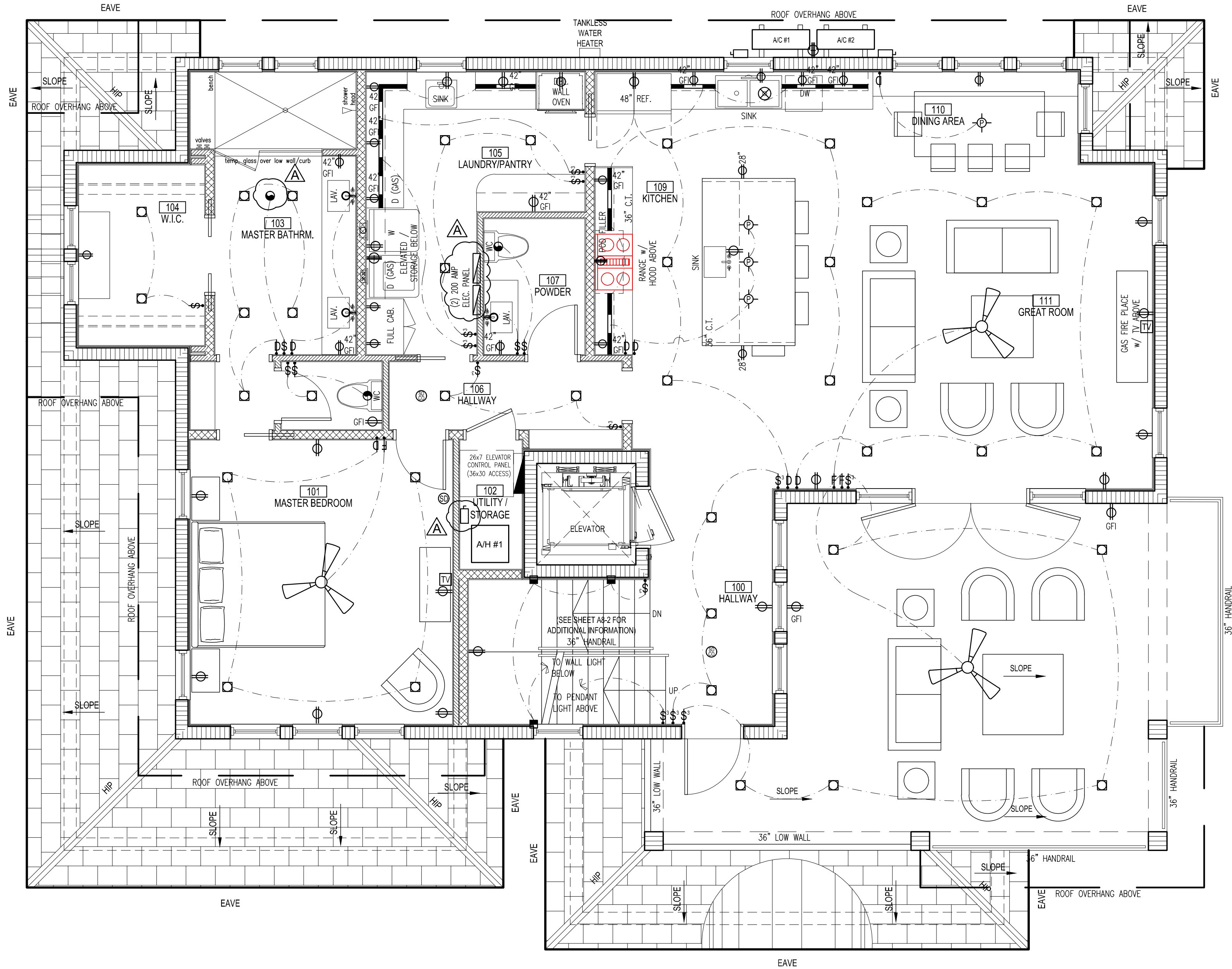
DATE
March 26, 2026

SHEET TITLE
GROUND FLOOR PLAN
ELECTRICAL

SHEET NUMBER

E1-0

1. Verify L, N, GND, and EECN, verify that all the loads are properly sized and balanced across all three phases. Verify that all loads are properly sized and balanced across all three phases. Verify that all loads are properly sized and balanced across all three phases.



ELECTRICAL NOTES

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- VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER.
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- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON ARCHITECTURAL DRAWINGS OR BY ACTUAL FIELD MEASUREMENT.
- ALL INTERIOR SWITCHES AND RECEPTACLES SHALL BE LEVITON "DECORA" STYLE.
- PROVIDE "DAYLIGHT" LAMPS AT ALL FLUORESCENT FIXTURES.
- ALL SWITCHES SHALL BE MOUNTED AT 40" A.F.F. UNLESS OTHERWISE INDICATED.
- ALL LIGHT SWITCHES AND DUPLEX OUTLETS AT GROUND FLOOR LEVEL SHALL BE MOUNTED AT 60" A.F.F. UNLESS OTHERWISE INDICATED.
- ALL WIRE ON PROJECT SHALL BE COPPER.
- RECESSED LIGHTING FIXTURES LOCATED IN SLOPING CEILING SHALL BE EQUIPPED WITH SLOPED CEILING TRIM.
- SMOKE DETECTORS SHALL RECEIVE THEIR OPERATING POWER FROM THE ELECTRICAL SYSTEM AND SHALL HAVE BATTERY OPERATING BACK UP, AND BE INTERCONNECTED.
- CONTRACTOR SHALL COORDINATE WITH CABINET MAKER LIGHTS AND WIRING LOCATION AT KITCHEN AND LIVING ROOM CABINETS PRIOR INSTALLATION.
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NOTE:
LOCATIONS OF ALL WALL SWITCHES SHALL BE FULLY COORDINATED WITH DOOR AND WALL TRIM TREATMENTS.

LEGEND	
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	CEILING MOUNTED LIGHT FIXTURE
	RECESSED MULTI LAMP FIXTURE
	RECESSED LIGHT FIXTURE
	RECESSED ADJUSTABLE LIGHT FIXTURE
	PENDANT FIXTURE
	RECESSED INCANDESCENT / LOW VOLTAGE LIGHT FIXTURE
	SWING ARM WALL SCONCE
	STRIP LIGHT
	RECESSED STEP LIGHT
	EXHAUST FAN
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	EXTERIOR WALL MOUNTED LIGHT FIXTURE
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	TELEVISION / CABLE OUTLET
	THERMOSTAT AT 60" A.F.F. (FIELD LOCATE)
	HUMIDISTAT
	GARAGE DOOR OPENER, CEILING MOUNTED
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	MAIN ELECTRICAL PANEL AND DISTRIBUTION BOARD DISCONNECT (SAFETY SWITCH) SIZED PER EOPM. SERVED. PROVIDE NEMA 3R ENCL. WHERE REQ'D. CEILING FAN (PROVIDE MANUFACTURER-RECOMMENDED RHEOSTAT)
	SMOKE AND CARBON MONOXIDE DETECTOR (INSTALL PER CURRENT FBC-R SECTION R314 AND R315)
	SMOKE DETECTOR
	PREWIRE SHADE
	SOLAR SHADE
	BLACKOUT SHADE
	DRAPE
	MOTION DETECTOR SWITCH COORDINATE LOCATION WITH OWNER
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	PUMP MOTOR (IN-LINE RECIRCULATING PUMP)
	SECURITY ACCESS CODE PANEL
	INTERCOM SYSTEM STATION MOUNTED AT 48" A.F.F.
	DOORBELL CHIMES
	GARBAGE DISPOSAL
	CENTRAL VACUUM CLEANER
	WATERPROOF
	GROUND FAULT INTERRUPTED
	DEDICATED OUTLET

CUSTOM HOME DESIGN & DRAFTING

HausDesign Studio, LLC

6401 35th Avenue West
Bradenton, Florida 34209

Phone: 941.580.4603
mbade@hausdesignstudio.com

CONTRACTOR

Eason Builders Group, Inc.
Elements Pools & Spas, LLC
6824 Gulf of Mexico Drive
Longboat Key, Florida 34228

Phone: 678.230.7337

License # CGC 1519169

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STROLLO RESIDENCE

560 Broadway Street
Longboat Key, Florida 34228

PERMIT SET

PROJECT

ADDENDUM / REVISION

No.	Date	Description
A	04.08.2026	Revised per Comments

SCALE
1/4" = 1'-0"

DRAWN BY
MB

CHECKED BY
MB

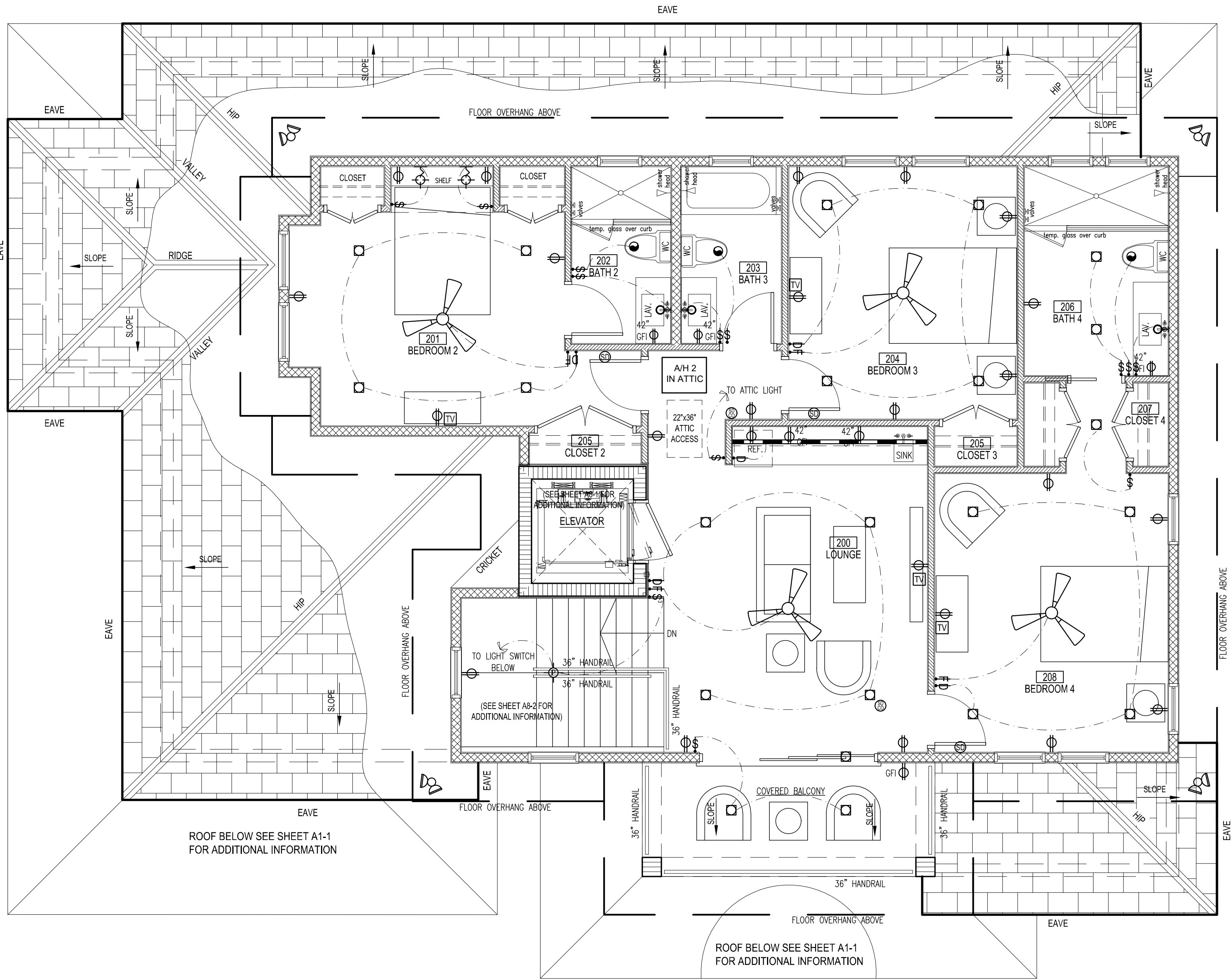
DATE
March 26, 2026

SHEET TITLE
FIRST FLOOR PLAN
ELECTRICAL

SHEET NUMBER

E1-1

1. Verify L, Voltage, Ampacity, Capacity, and all other data in the field of the drawings and specifications and make any necessary corrections. Building Code, 2020 Edition and all local amendments to the Florida Building Code, 2020 Edition, are hereby incorporated by reference into these drawings. The drawings shall be read in accordance with the applicable building code.



ELECTRICAL NOTES

- ALL FLUORESCENT LIGHTING FIXTURES SHALL BE EQUIPPED WITH GLR FUSING AND ENERGY-SAVING BALLASTS.
- VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER.
- ALL RECESSED LIGHTING FIXTURES SHALL BE EQUIPPED WITH THERMALLY PROTECTED HOUSINGS WHICH ARE IC RATED AND U.L. LISTED FOR USE IN DIRECT CONTACT WITH CEILING INSULATION.
- PROVIDE PHONE LINES AND OUTLETS AS REQUIRED FOR INTERNET CAPABILITY AS DIRECTED BY OWNER.
- FIELD VERIFY LOCATIONS OF REMOTE TRANSFORMERS FOR LOW VOLTAGE LIGHTING, IF ANY.
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2020 NATIONAL ELECTRIC CODE AND WITH LOCAL AMENDMENTS.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER OPERATION, CONSISTENT WITH GOOD WORKMANSHIP, SHALL BE INCLUDED AS PART OF THIS CONTRACT.
- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON ARCHITECTURAL DRAWINGS OR BY ACTUAL FIELD MEASUREMENT.
- ALL INTERIOR SWITCHES AND RECEPTACLES SHALL BE LEVITON "DECORA" STYLE.
- PROVIDE "DAYLIGHT" LAMPS AT ALL FLUORESCENT FIXTURES.
- ALL SWITCHES SHALL BE MOUNTED AT 40" A.F.F. UNLESS OTHERWISE INDICATED.
- ALL LIGHT SWITCHES AND DUPLEX OUTLETS AT GROUND FLOOR LEVEL SHALL BE MOUNTED AT 60" A.F.F. UNLESS OTHERWISE INDICATED.
- ALL WIRE ON PROJECT SHALL BE COPPER.
- RECESSED LIGHTING FIXTURES LOCATED IN SLOPING CEILING SHALL BE EQUIPPED WITH SLOPED CEILING TRIM.
- SMOKE DETECTORS SHALL RECEIVE THEIR OPERATING POWER FROM THE ELECTRICAL SYSTEM AND SHALL HAVE BATTERY OPERATING BACK UP, AND BE INTERCONNECTED.
- CONTRACTOR SHALL COORDINATE WITH CABINET MAKER LIGHTS AND WIRING LOCATION AT KITCHEN AND LIVING ROOM CABINETS PRIOR TO INSTALLATION.
- ALL INSIDE LIGHTING IN THE SHALL COMPLY WITH THE 2023 ENERGY CONSERVATION CODE SECTION R404.1
- ALL OUTLETS NOT REQUIRED TO BE GFI PROTECTED SHALL BE ARC FAULT WITH TAMPER PROOF RECPT.
- ALL STAIR SHALL BE ILLUMINATED PER SECTION R303.7 AND R303.8.
- ELECTRICAL METER AND ELECTRICAL PANEL SHALL BE INSTALLED ABOVE DFE
- ALL LIVING AREAS TO BE SUPPLIED WITH ARC FAULT CIRCUIT INTERRUPTER PROTECTION PER THE 2023 ENERGY CONSERVATION CODE SECTION 210.12
- ALL SMOKE DETECTORS WILL MAINTAIN 3 FOOT CLEARANCE FROM BATHROOMS WITH TUB / SHOWER.
- PROVIDE WHOLE HOUSE SURGE PROTECTION
- HARDWIRED AND MOTION ACTIVATED FRONT ENTRY LIGHTS
- EXTERIOR OUTLETS WITH GUIDE LIGHT
- PROVIDE SECURITY CAMERA AT BOAT DOCK

NOTE:
LOCATIONS OF ALL WALL SWITCHES SHALL BE FULLY COORDINATED WITH DOOR AND WALL TRIM TREATMENTS.

LEGEND	
LIGHTING	
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED MULTI LAMP FIXTURE
	RECESSED LIGHT FIXTURE
	RECESSED ADJUSTABLE LIGHT FIXTURE
	PENDANT FIXTURE
	RECESSED INCANDESCENT / LOW VOLTAGE LIGHT FIXTURE
	SWING ARM WALL SCONCE
	STRIP LIGHT
	RECESSED STEP LIGHT
	EXHAUST FAN
	FANLIGHT COMBINATION
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	INTERIOR WALL MOUNTED LIGHT FIXTURE
	4' 2-TUBE SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE WITH WRAPAROUND ACRYLIC LENS
	4' 2-TUBE RECESSED LED LIGHT FIXTURE
	TUBE FLUORESCENT STRIP LIGHT FIXTURE, LENGTH AS NOTED
	TWO-HEAD SECURITY LIGHT WITH MOTION SENSOR ACTIVATION OVERRIDEN BY SWITCH
RECEPTACLES	
	HALF SWITCHED DUPLEX RECEPTACLE
	HALF SWITCHED FLOOR DUPLEX RECEPTACLE
	QUADPLEX RECEPTACLE - AFI (ARC FAULT INTERRUPTION)
	DUPLEX RECEPTACLE - AFI (ARC FAULT INTERRUPTION)
	FLOOR DUPLEX RECEPTACLE
	RECESSED CEILING MOUNTED J BOX
	RECESSED J BOX
	SPECIAL PURPOSE RECEPTACLE PER EQUIPMENT MANUFACTURERS' REQUIREMENTS
	220 V RECEPTACLE, FIELD VERIFY MOUNTING HEIGHT
	MULTI-OUTLET RACEWAY (PLUG MOLD) PROVIDE OUTLETS AT 12" O.C.
	RECEPTACLE - AFI (ARC FAULT INTERRUPTION) w/ USB PORT
SWITCHING	
	SINGLE POLE SWITCH MOUNT AT 48" A.F.F. U.N.O.
	THREE-WAY SWITCH MOUNT AT 48" A.F.F. U.N.O.
	FOUR-WAY SWITCH MOUNT AT 48" A.F.F. U.N.O.
	DOOR JAMB SWITCH
	DIMMER SWITCH MOUNT AT 48" A.F.F. U.N.O.
	THREE-WAY DIMMER SWITCH MOUNT AT 48" A.F.F. U.N.O.
	FAN SWITCH MOUNT AT 48" A.F.F. U.N.O.
	SMART GRID - KEY PAD
MISC.	
	DATA RECEPTACLE, MOUNT HORIZONTAL AT BASE A.F.F., U.N.O.
	TELEVISION / CABLE OUTLET
	THERMOSTAT AT 60" A.F.F. (FIELD LOCATE)
	HUMIDISTAT
	GARAGE DOOR OPENER, CEILING MOUNTED
	ELECTRICAL METER
	MAIN ELECTRICAL PANEL AND DISTRIBUTION BOARD DISCONNECT (SAFETY SWITCH) SIZED PER EQPM. SERVED. PROVIDE NEMA 3R ENCL. WHERE REQ'D. CEILING FAN (PROVIDE MANUFACTURER-RECOMMENDED RHEOSTAT)
	SMOKE AND CARBON MONOXIDE DETECTOR (INSTALL PER CURRENT FBC-R SECTION R314 AND R315)
	SMOKE DETECTOR
	PREWIRE SHADE
	SOLAR SHADE
	BLACKOUT SHADE
	DRAPE
	MOTION DETECTOR SWITCH COORDINATE LOCATION WITH OWNER
	GARAGE DOOR OPENER, CONTROL SWITCH
	PUMP MOTOR (IN-LINE RECIRCULATING PUMP)
	SECURITY ACCESS CODE PANEL
	INTERCOM SYSTEM STATION MOUNTED AT 48" A.F.F.
	DOORBELL CHIMES
	GARBAGE DISPOSAL
	CENTRAL VACUUM CLEANER
	WATERPROOF
	GFI
	DD

CUSTOM HOME DESIGN & DRAFTING

HausDesign Studio, LLC

6401 35th Avenue West
Bradenton, Florida 34209

Phone: 941.580.4603
mbade@hausdesignstudio.com

CONTRACTOR

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560 Broadway Street
Longboat Key, Florida 34228

PERMIT SET

PROJECT

ADDENDUM / REVISION

No.	Date	Description
A	04.08.2026	Revised per Comments

SCALE

1/4" = 1'-0"

DRAWN BY

MB

CHECKED BY

MB

DATE

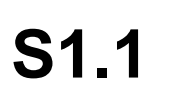
March 26, 2026

SHEET TITLE

SECOND FLOOR PLAN
ELECTRICAL

SHEET NUMBER

E1-2



I, Jeffrey L. Vogel, PE #81233, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are, in compliance with the 2003 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 553.793, Florida Statute and hold the appropriate license.

Signature: 

DIMENSION NOTES

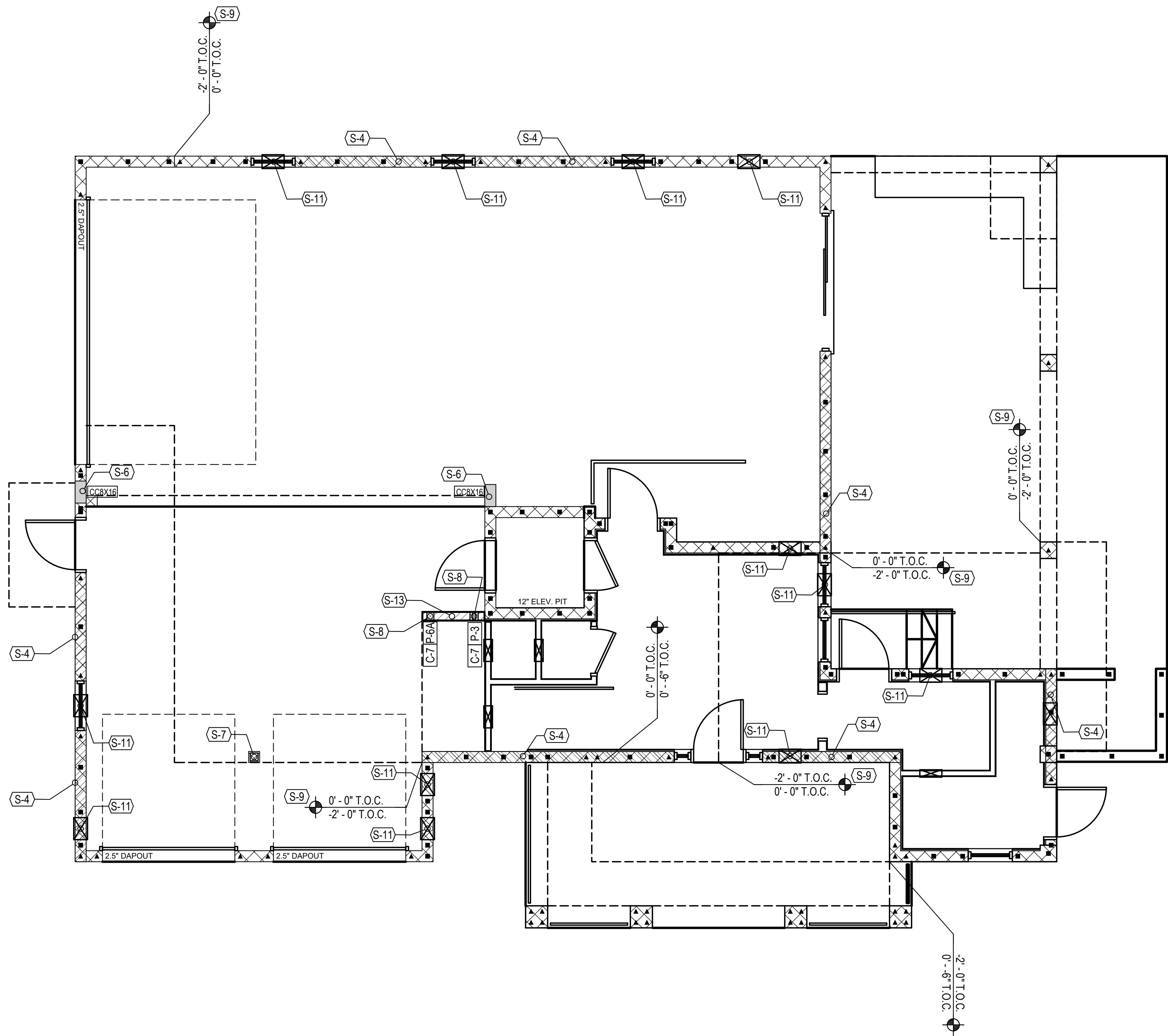
1. SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

GENERAL NOTES

1. FLOOD RESISTANT MATERIALS TO BE USED AT ALL AREAS BELOW THE DESIGN FLOOD ELEVATION.

HSS NOTES

1. SIZE, THICKNESS & PLACEMENT OF STEEL BASE & CAP PLATES AND HSS MEMBERS TO BE COORDINATED W/ ARCHITECT, STEEL MANUFACTURER & GC PRIOR TO CONCRETE POURS.



FILLED CELLS LEGEND

- | | |
|---|---|
|  | INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS |
|  | INDICATES FILLED CELL w/ (2) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS |
|  | INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO SLAB TOP OF LOW WALL, OR BOTTOM OF OPENING ABOVE PROVIDE 8" HOOKS |

POST SCHEDULE

MARK	DESCRIPTION
P-1	(2) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-2	(2) 2 x SYP NO. 2 KING STUDS W/ ADD'L JACK STUD MATCH WALL THICKNESS
P-3	(3) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-3A	(3) 2 x SYP NO. 2 KING STUDS W/ ADD'L JACK STUD MATCH WALL THICKNESS
P-4	(4) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-4A	3-1/2" x 3-1/2" VERSA-LAM 1.8 2750 COLUMN
P-4B	3-1/2" x 5-1/4" VERSA-LAM 1.8 2750 COLUMN
P-6	5-1/4" x 5-1/4" VERSA-LAM 1.8 2750 COLUMN
P-6A	5-1/4" x 5-1/2" VERSA-LAM 1.8 2750 COLUMN
P-6B	5-1/4" x 7" VERSA-LAM 1.8 2750 COLUMN

CONNECTOR SCHEDULE

MARK	DESCRIPTION
C-1	(1) SIMPSON CS16 FOR WALL BELOW TO TRUSS/BEAM
C-2	(2) SIMPSON CS16 FOR WALL BELOW TO TRUSS/BEAM
C-3	(2) SIMPSON CS14 FOR WALL BELOW TO TRUSS/BEAM
C-4	(3) SIMPSON CS14 FOR WALL BELOW TO TRUSS/BEAM
C-5	(1) SIMPSON MSTCM60 TO CONCRETE / CMU WALL BELOW
C-6	(1) SIMPSON LTT119 W/ 5/8" DIA. ALL-THREAD, DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=13106)
C-7	(1) SIMPSON HTT4 W/ 5/8" DIA. ALL-THREAD, DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=36106)
C-8	(1) SIMPSON HTT5KT W/ 5/8" DIA. ALL-THREAD, DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=54456)
C-9	(1) SIMPSON HD08 W/ 7/8" DIA. ALL-THREAD, DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=6306)

STRUCTURAL NOTES

MARK	DESCRIPTION
S-1	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COARSE AT TOP OF WALL
S-2	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE BELOW SILL. EXTEND 24" BEYOND OPENING OR TO END OF WALL
S-3	MASONRY WALL: CMU BUMP-OUT SHALL BE INTEGRAL WITH ADJACENT MASONRY
S-4	MASONRY WALL: FILL ALL CELLS
S-5	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 20' - 0" AFF
S-6	CONCRETE THE COLUMN: 8' x 16" FORM AND POUR CONCRETE COLUMN w/ #4@ VERTICAL, #3 TIES AT 4" O.C.
S-7	HSS6x6x1/4 STEEL COLUMN w/ 12" x 12" x 3/4" BASE PLATE REFER TO DETAIL 11 AND 12, SHEET S4.4
S-8	WOOD POST: BEAR DIRECTLY ON CONCRETE SLAB OR STEEL SHIM. PROVIDE MOISTURE PROTECTION AS REQUIRED.
S-9	TIE BEAM: REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.1
S-10	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 10' - 0" AFF
S-11	8F8-18 ABOVE FLOOD VENT OPENINGS
S-12	SHEAR WALL: 1" PLYWOOD SHEATHINGS ON EXTERIOR FACE OF THE WALL. NAIL BOTTOM PLATE TO TOP CHORD OF GIRDER BELOW w/ 16D NAILS AT 6" O.C. BLOCK ALL SEAMS.
S-13	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 2' - 0" AFF
S-14	PROVIDE FULL WIDTH SQUASH BLOCKING TO SUPPORT POST ABOVE, ADJACENT TO RIM BOARD

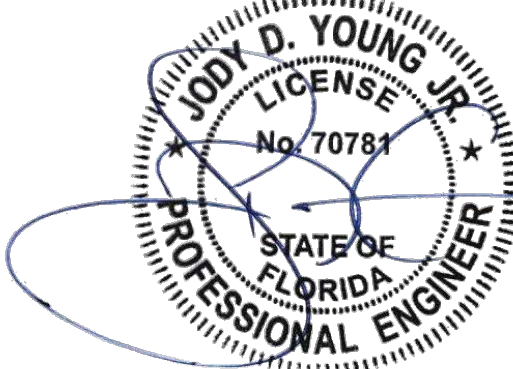
CONCRETE COLUMN SCHEDULE

MARK	DIMENSIONS		REINFORCING				COMMENTS
	WIDTH	LENGTH	QTY	SIZE	SIZE	SPACING	
CC8 x 16	8"	1' - 4"	4	6	3	12"	

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 APPROVED FOR
 COMPLIANCE
 3-20-03 PM
 W-25-0014
 to Taylor
 www.YHEngineers.com
 Tel: (41) 306-125

JODY D. YOUNG JR, PE
FI PF# 70781

A Custom Home for:

STROLLO RESIDENCE

560 BROADWAY STREET, LONGBOAT KEY, FL 34228

STRUCTURAL FLOOR PLAN

1/4" = 1' - 0"

REVISIONS

BY	DATE
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-	-
-	-
-	-
-	-
-	-
LPD	10.17.2025

S2.0

I, Jeffrey L. Vogel, PE #81233, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are, in compliance with the 2003 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 553.793, Florida Statute and hold the appropriate license.

Signature: 

DIMENSION NOTES

1. SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

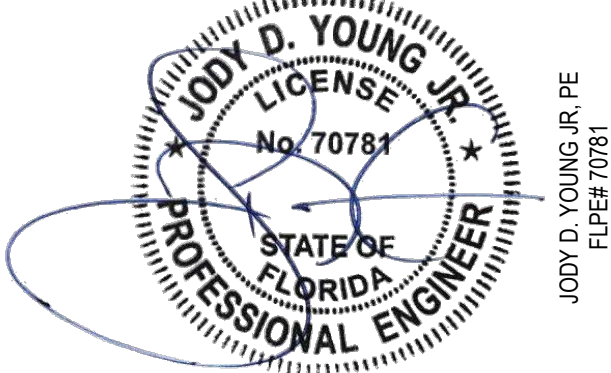
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FBPE# 34899

FBPE# 34899

■ 6771 Professional Parkway West
Suite #201 - Lakewood Ranch, FL 34240
■ www.YHEngineers.com Tel: (941) 306-1225

W-26-0014
e Taylor



FILLED CELLS LEGEND

- | | |
|---|--|
|  | INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS |
|  | INDICATES FILLED CELL w/ (2) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS |
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POST SCHEDULE

MARK	DESCRIPTION
P-1	(2) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-2	(2) 2 x SYP NO. 2 KING STUDS W/ ADPT. JACK STUD MATCH WALL THICKNESS
P-3	(3) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-3A	(3) 2 x SYP NO. 2 KING STUDS W/ ADPT. JACK STUD MATCH WALL THICKNESS
P-4	(4) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-4A	3-1/2" x 3-1/2" VERSA-LAM L8 2750 COLUMN
P-4B	3-1/2" x 5-1/4" VERSA-LAM L8 2750 COLUMN
P-6	5-1/4" x 5-1/4" VERSA-LAM L8 2750 COLUMN
P-6A	5-1/4" x 5-1/2" VERSA-LAM L8 2750 COLUMN
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S-7	HSS6x6x1/4 STEEL COLUMN w/ 12" x 12" x 3/4" BASE PLATE REFER TO DETAIL 11 AND 12, SHEET S4.4
S-8	WOOD POST: BEAR DIRECTLY ON CONCRETE SLAB OR STEEL SHIM. PROVIDE MOISTURE PROTECTION AS REQUIRED.
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A Custom Home for:

STROLLO RESIDENCE

560 BROADWAY STREET, LONGBOAT KEY, FL 34228

STRUCTURAL FLOOR PLAN

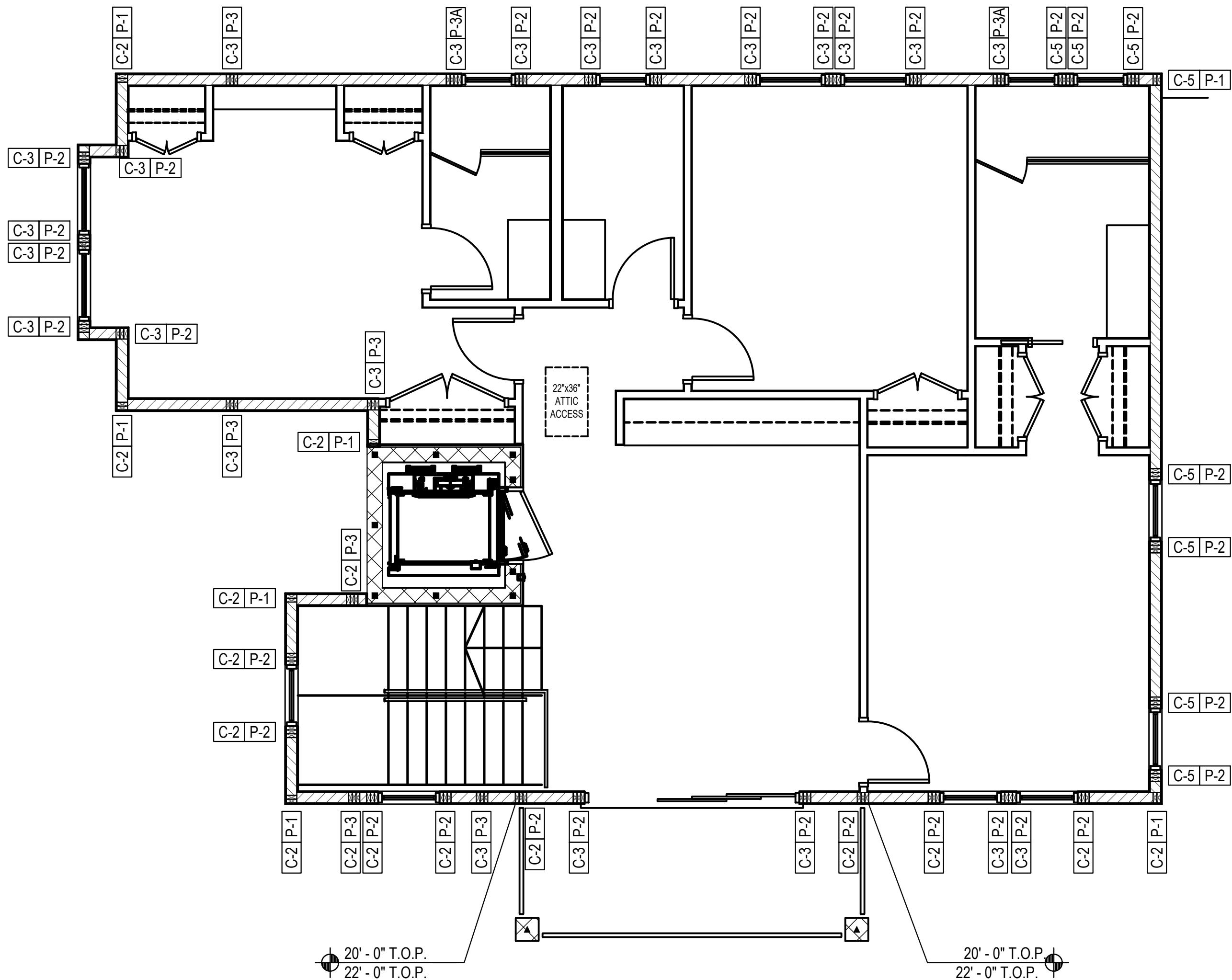
 $1/4" = 1' - 0"$

REVISIONS

BY	DATE
-	-
-	-
-	-
-	-
-	-
-	-
LPD	10.17.2025

S2.1

1. Verify & recheck the details, including verifying that all the loads are properly applied and that the design is in accordance with the Florida Building Code, 6th Edition and all local amendments to the Florida Building Code. Also, verify all referenced drawings and specifications are current.



DIMENSION NOTES

1. SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

FILLED CELLS LEGEND

- INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
- ▲ INDICATES FILLED CELL w/ (2) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
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P-4B	3-1/2" x 5-1/4" VERSA-LAM 1.8 2750 COLUMN
P-6	5-1/4" x 5-1/4" VERSA-LAM 1.8 2750 COLUMN
P-6A	5-1/4" x 5-1/2" VERSA-LAM 1.8 2750 COLUMN
P-6B	5-1/4" x 7" VERSA-LAM 1.8 2750 COLUMN

CONNECTOR SCHEDULE

MARK	DESCRIPTION
C-1	(1) SIMPSON CS16 FOR WALL BELOW TO TRUSS/BEAM
C-2	(2) SIMPSON CS16 FOR WALL BELOW TO TRUSS/BEAM
C-3	(2) SIMPSON CS14 FOR WALL BELOW TO TRUSS/BEAM
C-4	(3) SIMPSON CS14 FOR WALL BELOW TO TRUSS/BEAM
C-5	(1) SIMPSON MSTCM60 TO CONCRETE / CMU WALL BELOW
C-6	(1) SIMPSON LTT19 W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY. (T=1310#)
C-7	(1) SIMPSON HTT4 W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY. (T=3610#)
C-8	(1) SIMPSON HTT5KT W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY. (T=5445#)
C-9	(1) SIMPSON HDQ8 W/ 7/8" DIA. ALL-THREAD. DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY. (T=7630#)

STRUCTURAL NOTES

MARK	DESCRIPTION
S-1	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE AT TOP OF WALL
S-2	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE BELOW SILL. EXTEND 24" BEYOND OPENING OR TO END OF WALL
S-3	MASONRY WALL: CMU BUMP-OUT SHALL BE INTEGRAL WITH ADJACENT MASONRY
S-4	MASONRY WALL: FILL ALL CELLS
S-5	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 20' - 0" AFF
S-6	CONCRETE TIE COLUMN: 8" x 16" FORM AND POUR CONCRETE COLUMN w/ (4) #6 VERTICAL, #3 TIES AT 8" O.C.
S-7	HSS6x6x1/4 STEEL COLUMN w/ 12" x 12" x 3/4" BASE PLATE REFER TO DETAIL 11 AND 12, SHEET S4.4
S-8	WOOD POST: BEAR DIRECTLY ON CONCRETE SLAB OR STEEL SHIM. PROVIDE MOISTURE PROTECTION AS REQUIRED.
S-9	TIE BEAM: REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.1
S-10	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 10' - 0" AFF
S-11	8F8-1B ABOVE FLOOD VENT OPENINGS
S-12	SHEAR WALL: 5/8" PLYWOOD SHEATHING ON EXTERIOR FACE OF THE WALL, NAIL BOTTOM PLATE TO TOP CHORD OF GIRDER BELOW w/ 16D NAILS AT 6" O.C. BLOCK ALL SEAMS.
S-13	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 2' - 0" AFF
S-14	PROVIDE FULL WIDTH SQUASH BLOCKING TO SUPPORT POST ABOVE, ADJACENT TO RIM BOARD

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STRUCTURAL FLOOR PLAN
1/4" = 1' - 0"

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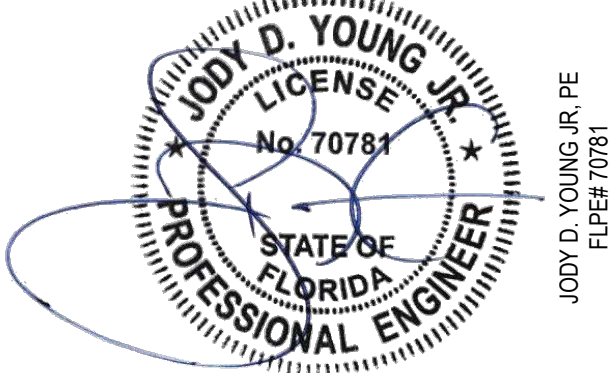
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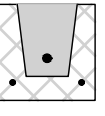
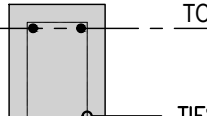
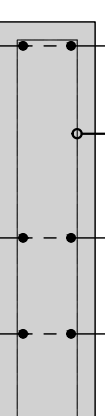
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6771 Professional Parkway West
Suite #201 - Lakewood Ranch, FL 34240
www.YHengineers.com (941) 708-1234



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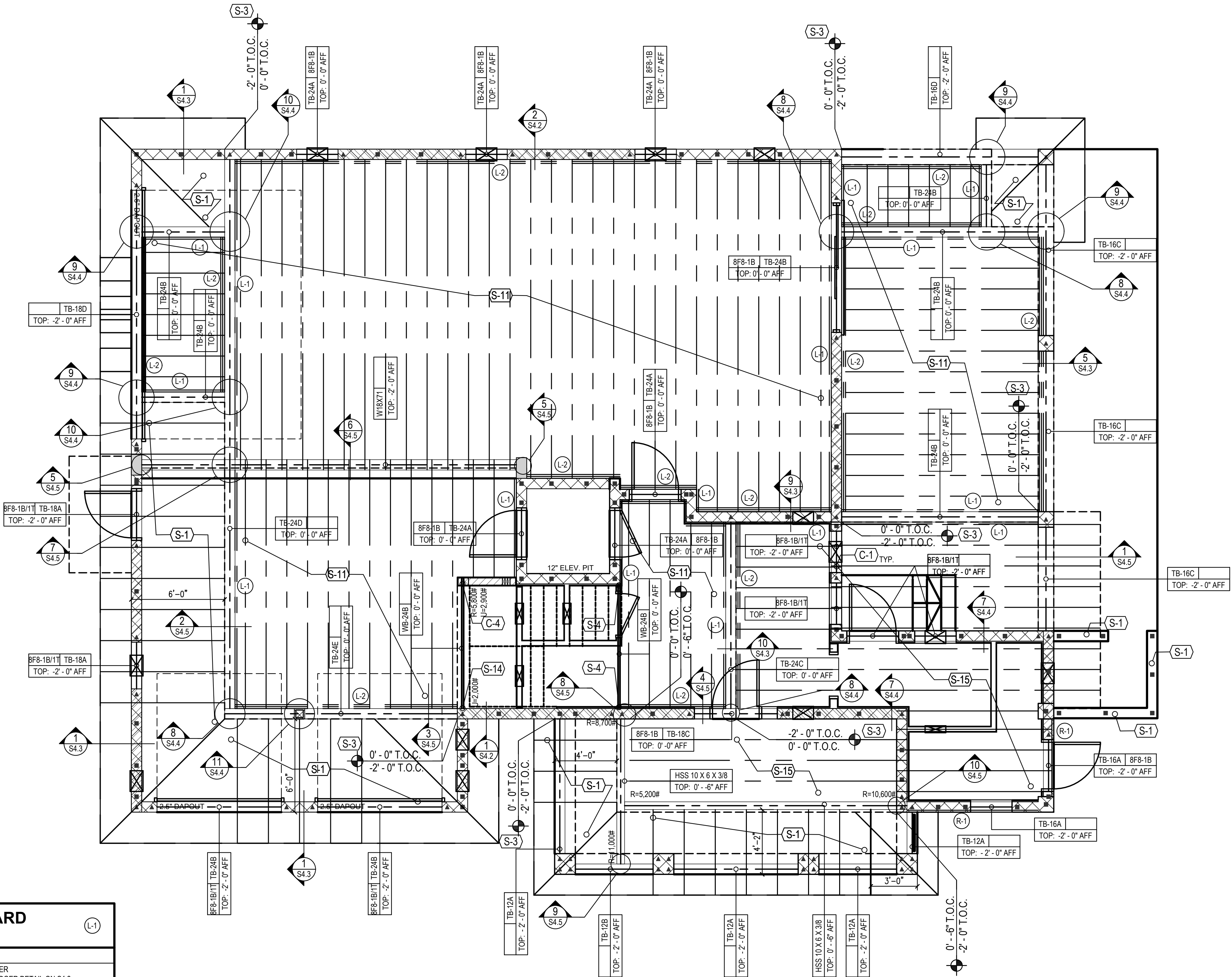


CONCRETE BEAM SCHEDULE		
MARK	DESCRIPTION	TYPE
8F8-1B	8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO.5 REBAR	1
8F8-1B/1T	8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO.5 REBAR BOTTOM (1) NO. 5 REBAR TOP, FILLED SOLID	1
TB-12A	8" x 12" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-12B	8" x 12" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-16A	8" x 16" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM	2
TB-16B	8" x 16" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-16C	12" x 16" FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR, TOP (3) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-16D	12" x 16" FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR, TOP (6) NO. 5 REBAR, BUNDLED BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-18A	8" x 18" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM	2
TB-18B	8" x 18" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 8" O.C.	3
TB-18C	8" x 18" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (4) NO. 5 REBAR, BUNDLED BOTTOM NO. 3 TIES AT 8" O.C.	3
TB-18D	8" x 18" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (4) NO. 5 REBAR, BUNDLED BOTTOM NO. 3 TIES AT 8" O.C.	3
TB-24A	8" x 24" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, MIDDLE (1) NO. 5 REBAR, BOTTOM	2
TB-24B	8" x 24" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3
TB-24C	8" x 24" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 6 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3
TB-24D	8" x 24" FORM & POUR CONCRETE BEAM (4) NO. 5 REBAR, BUNDLED TOP (4) NO. 5 REBAR, BUNDLED BOTTOM NO. 3 TIES AT 10" O.C.	3
TB-24E	8" x 24" FORM & POUR CONCRETE BEAM (4) NO. 7 REBAR, BUNDLED TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3
TB-36B	8" x 36" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3
TYPE 1	TYPE 2	TYPE 3
		
TYPE 4		
		

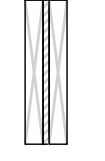
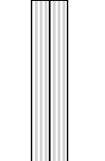
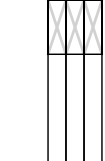
LEDGER / RIMBOARD SCHEDULE	
MARK	DESCRIPTION
L-1	(1) 2 x 8 FT LEDGER OR BETTER SEE TRUSS PARALLEL TO LEDGER DETAIL ON S4.2
L-2	(2) 2 x 8 FT LEDGER OR BETTER SEE TRUSS PERPENDICULAR TO LEDGER DETAIL ON S4.2
R-1	24" 2.0E MICROLAM LVL RIMBOARD/TRUSS
R-2	12" 2.0E MICROLAM LVL RIMBOARD/TRUSS

TRUSS / GIRDER TIE-DOWN SCHEDULE	
MARK	DESCRIPTION
C-1	1- SIMPSON HETA16, U=1,810#
C-2	2- SIMPSON HETA16, U= 3,620#
C-3	1- SIMPSON MGT, U= 3,965#
C-4	1- SIMPSON VGT, U= 4,940#
C-5	2- SIMPSON VGT, U= 7,200#
C-6	1- SIMPSON VGT & HETA16, U= 6,500#

NOTE: SIMPSON HETA16 AT EACH TRUSS/GIRDER UNO



- ### GENERAL NOTES
- FILL ALL CELLS ABOVE PRECAST LINTELS.
 - STUB RAISED HEEL ROOF TRUSSES BACK 3/4" FROM FACE OF MASONRY FOR PLYWOOD AND STUCCO.
 - STUB FLOOR TRUSSES BACK 2-1/2" FOR RIMBOARD, PLYWOOD AND STUCCO.
 - ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.
 - SHORING: ALL MASONRY OR CONCRETE BEAMS 10-FT AND LONGER SHALL BE SHORED FOR A MINIMUM OF 28 DAYS AFTER POUR.
 - STEEL BEAM CONNECTION BY OTHERS. SHOP DRAWINGS TO BE SUBMITTED TO EOR FOR APPROVAL.
- ### DIMENSION NOTES
- SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

WOOD BEAM SCHEDULE		
MARK	DESCRIPTION	TYPE
WB-10A	(3) 2x10 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-10B	(2) 1-3/4" x 9 1/4" 2.0E MICROLAM LVL	2
WB-12A	(3) 2x12 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-18B	18" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANF.	3
WB-24B	24" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANF.	3
TYPE 1	TYPE 2	TYPE 3
		
NOTES: 1. TYPE 1 BEAMS - NAIL (2) PLY BEAMS TOGETHER WITH (2) ROWS OF 12d NAILS AT 12" O.C. ADD ADDL SYP PLIES AND FLITCH PLATES AS REQ'D TO MATCH WALL THICKNESS 2. TYPE 2 BEAMS - REFER TO SHEET S4.0 FOR LVL NAILING / BOLTING PATTERNS. 3. TYPE 3 BEAMS - ATTACHMENT OF WOOD GIRDERS PER TRUSS MANUFACTURER.		

MARK	DESCRIPTION
S-1	PRE-ENGINEERED ROOF TRUSSES AT 24" O.C.
S-2	NON-BEARING WALL: PROVIDE SIMPSON HTC AT EACH TRUSS OR BLOCKING AT 24" O.C. TO DOUBLE TOP PLATE
S-3	TIE BEAM: REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.1
S-4	HANGER: SIMPSON HUC410(MAX) WITH (18) 1/4" x 1-3/4" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE, CONCEALED FLANGE, DISCONTINUE LEDGER
S-5	FULL HEIGHT P.T. OR LVL BLOCKING AT 16" O.C. W/ HETA16 AT EACH BLOCKING/FULL HEIGHT PT
S-6	CONNECT EACH GIRDER TRUSS TO WOOD HEADER OR POST/MULTIPLE STUDS USING SIMPSON 2 HTS16 UNO
S-7	NO. 5 REBAR IN FIELD CELL AT SIDES & MIDDLE OF OPENING 8" INTO LINTELS
S-8	ATTACH EACH ROOF TRUSS TO TOP OF WOOD WALL W/ 1 SIMPSON H10A UNO PLANS
S-9	HANGER: SIMPSON HGUMS 25-SDS WITH (8) 5/8" x 6" TITEN Hds - PAD OUT GIRDER TRUSS AS REQ'D, DISCONTINUE LEDGER
S-10	12" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. SLOPE TOP 1/8" /FT
S-11	24" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C.
S-12	DISCONTINUE RIM BOARD FOR GIRDER BEARING
S-13	COMBINATION ROOF/FLOOR TRUSS - TRUSS CO. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD
S-14	HANGER: SIMPSON HUC414(MAX) WITH (24) 1/4" x 1-3/4" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE, CONCEALED FLANGE, DISCONTINUE LEDGER
S-15	18" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. SLOPE TOP 1/8" /FT

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FIRST FRAMING PLAN
1/4" = 1' - 0"

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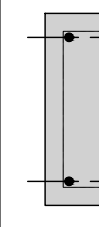
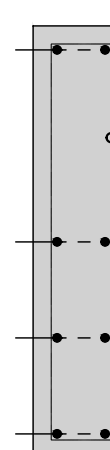
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Suite #201 - Lakewood Ranch, FL 34240
www.YHengineers.com (941) 766-1235

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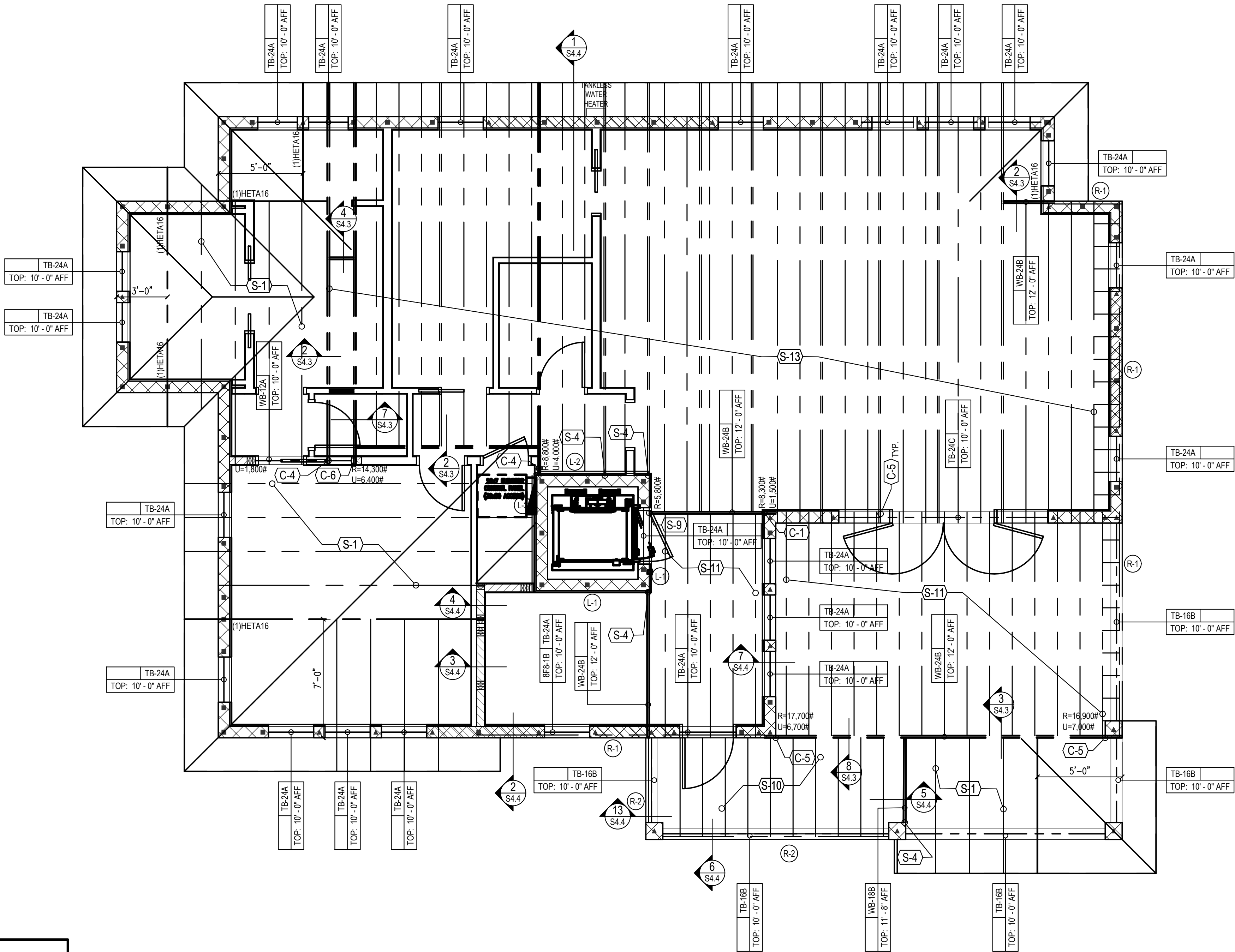
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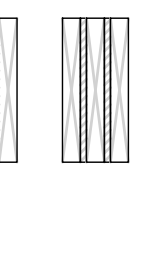
CONCRETE BEAM SCHEDULE		TB-XX TOP: X" - X" AFF
MARK	DESCRIPTION	TYPE
8F8-1B	8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO. 5 REBAR	1
8F8-1B1/T	8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO. 5 REBAR BOTTOM (1) NO. 5 REBAR TOP, FILLED SOLID	1
TB-12A	8" x 12" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-12B	8" x 12" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 6 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-16A	8" x 16" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM	2
TB-16B	8" x 16" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-16C	12" x 16" FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR, TOP (3) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-16D	12" x 16" FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR, TOP (6) NO. 5 REBAR, BUNDLED BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-18A	8" x 18" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM	2
TB-18B	8" x 18" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 8" O.C.	3
TB-18C	8" x 18" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (4) NO. 5 REBAR, BUNDLED BOTTOM NO. 3 TIES AT 8" O.C.	3
TB-18D	8" x 18" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (4) NO. 5 REBAR, BUNDLED BOTTOM NO. 3 TIES AT 8" O.C.	3
TB-24A	8" x 24" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, MIDDLE (1) NO. 5 REBAR, BOTTOM	2
TB-24B	8" x 24" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3
TB-24C	8" x 24" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 6 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3
TB-24D	8" x 24" FORM & POUR CONCRETE BEAM (4) NO. 5 REBAR, BUNDLED TOP (4) NO. 5 REBAR, BUNDLED BOTTOM NO. 3 TIES AT 10" O.C.	3
TB-24E	8" x 24" FORM & POUR CONCRETE BEAM (4) NO. 5 REBAR, BUNDLED TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3
TB-36B	8" x 36" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3
TYPE 1	TYPE 2	TYPE 3
		
TYPE 4		
		

LEDGER / RIMBOARD SCHEDULE		(C-1)
MARK	DESCRIPTION	
L-1	(1) 2 x 8 PT LEDGER OR BETTER SEE TRUSS PARALLEL TO LEDGER DETAIL ON S4.2	
L-2	(2) 2 x 8 PT LEDGER OR BETTER SEE TRUSS PERPENDICULAR TO LEDGER DETAIL ON S4.2	
R-1	24" 2.0E MICROLAM LVL RIMBOARD/TRUSS	
R-2	12" 2.0E MICROLAM LVL RIMBOARD/TRUSS	

TRUSS / GIRDER TIE-DOWN SCHEDULE		(C-1)
MARK	DESCRIPTION	
C-1	1- SIMPSON HETA16, U=1,810#	
C-2	2- SIMPSON HETA16, U= 3,620#	
C-3	1- SIMPSON MGT, U= 3,965#	
C-4	1- SIMPSON VGT, U= 4,940#	
C-5	2- SIMPSON VGT, U= 7,200#	
C-6	1- SIMPSON VGT & HETA16, U= 6,500#	

NOTE: SIMPSON HETA16 AT EACH TRUSS/GIRDER UNO



WOOD BEAM SCHEDULE			WB-XX TOP: X' - X" AFF
MARK	DESCRIPTION	TYPE	
WB-10A	(3) 2x10 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1	
WB-10B	(2) 1-3/4" x 9 1/4" 2.0E MICROLAM LVL	2	
WB-12A	(3) 2x12 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1	
WB-18B	18" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANF.	3	
WB-24B	24" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANF.	3	
TYPE 1		TYPE 2	TYPE 3
			
NOTES:			
1. TYPE 1 BEAMS - NAIL (2) PLY BEAMS TOGETHER WITH (2) ROWS OF 12d NAILS AT 12" O.C. ADD ADDL SYP PILES AND FLITCH PLATES AS REQ'D TO MATCH WALL THICKNESS			
2. TYPE 2 BEAMS - REFER TO SHEET S4.0 FOR LVL NAILING / BOLTING PATTERNS.			
3. TYPE 3 BEAMS - ATTACHMENT OF WOOD GIRDERS PER TRUSS MANUFACTURER.			

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TB-XX	
TOP: X' - X" AFF	

TB-XX	
TOP: X' - X" AFF	

TB-XX	
TOP: X' - X" AFF	

TB-XX	
TOP: X' - X" AFF	

C-1

C-1

C-1



- 

-



WB-XX	
TOP: X' - X* AFF	

WB-XX	
TOP: X' - X* AFF	

WB-XX	
TOP: X' - X* AFF	

S-1

S-1

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

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GENERAL NOTES

- FBC REFERS TO 2023 FLORIDA BUILDING CODE, 8TH EDITION.
- FBC-R REFERS TO 2023 FLRIDA BUILDING CODE, 8TH EDITION, RESIDENTIAL.
- COMPACT BACK FILL 5'-0" FROM STRUCTURE. THE BUILDING AREA PLUS A MARGIN OF 5'-0" AFF OUTSIDE PERIMETER LINES SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
- CONTACT SOILS FOR FOUNDATIONS SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
- CONTACT SOILS FOR FOUNDATIONS SHALL BE TESTED AFTER COMPACTION.
- FILL WITHIN STEMWALLS SHALL BE PLACED AND COMPACTED PER THE RECOMMENDATIONS OF GEOTECHNICAL REPORT.
- FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 2000 PSF.
- CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTINGS.
- PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

EXTERIOR CEILING NOTES

- ENTRY / LANAI / CABANA CEILINGS (AREAS EXPOSED TO WIND): PROVIDE 2x4 BLOCKING AT 48" O.C. AT THE BOTTOM CHORD OF ALL TRUSSES. PROVIDE 5/8" EXTERIOR GRADE DRYWALL OR 15/32" EXTERIOR GRADE PLYWOOD SHEATHING WITH 8d NAILS AT 8" O.C. FIELD / 4" O.C. EDGES.

TYPICAL WALL SECTION NOTES

- INSTALLATION OF LATH SHALL MEET THE REQUIREMENTS OF SECTION R703.7.1 OF THE FBC-R.
- PLASTERING WITH PORTLAND CEMENT PLASTER SHALL MEET THE REQUIREMENTS OF SECTION R703.7.2 OF THE FBC-R.
- INSTALLATION OF WATER RESISTIVE BARRIER SHALL MEET THE REQUIREMENTS OF R703.7.3 OF THE FBC-R.
- INSTALLATION OF FLASHING SHALL MEET THE REQUIREMENTS OF R703.4 OF THE FBC-R.

PEST/DECAY PROTECTION NOTES

- ALL PLANTINGS AND IRRIGATION / SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1'-0" FROM BUILDING STEMWALLS.
- SOIL TREATMENTS FOR TERMITES SHALL MEET THE REQUIREMENTS OF FBC SECTION R320. SENTRICON SHALL BE USED.
- WOOD GRADE STAKES SHALL NOT BE USED.
- PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH FBC SECTIONS R317 AND R318.
- ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF FBC SECTIONS R703.7.5, R703.8, R903.2 AND R905.

GARAGE NOTES

- OPENINGS FROM GARAGE INTO LIVING SPACE OF RESIDENCE SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.1.
- DUCTS IN THE GARAGE AND DUCT PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.2.
- GARAGE AND LIVING SPACE SEPARATION SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.6.
- GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC FOR WIND LOADS AS DEFINED IN ROOF FRAMING AND WIND NOTES.

WOOD NOTES

- PSL: 1.8E PARALLEL STRAND LUMBER, Fd = 2400 PSI.
- LVL: 1.9E LAMINATED VENEER LUMBER, Fd = 2600 PSI.
- PT: PRESSURE TREATED SOUTHERN PINE #2 GRADE OR BETTER
- SPF: SPRUCE PINE FIR #2 GRADE OR BETTER.

SHORING NOTES

- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS AND TIEDOWNS.
- NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28 DAY DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.

TRUSS/FRAME CONNECTION NOTES

- ROOF TRUSSES: USE SIMPSON H10A OR H10A-2 AT EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIE-DOWNS FOR UPLIFTS IN EXCESS OF GIVEN ALLOWABLE VALUES. WHERE H10A OR H10A-2 CANNOT BE USED (EX. 3-PLY GIRDBS, CORNERS, ETC.) USE SIMPSON H2.5A PLUS ADDITIONAL TIE-DOWNS AS REQUIRED TO MEET UPLIFT LOADS.
- FLOOR TRUSSES: USE SIMPSON H2.5A AT EACH TRUSS (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIE-DOWN AS REQUIRED TO MEET UPLIFT LOADS.

DESIGN LOADS AND NOTES

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION. THE FOLLOWING SUPERIMPOSED LOADS HAVE BEEN UTILIZED:

ROOF:	LIVE LOAD	-	20 PSF
	FLOOR:		
FLOOR:	LIVE LOAD	-	40 PSF
	(NON-REDUCIBLE)		
	DEAD LOAD (SUPERIMPOSED)	-	25 PSF
	STAIRS	-	100 PSF
WIND:	ASCE 7-22		
	ULTIMATE WIND SPEED	-	150 MPH
	ALLOWABLE WIND SPEED	-	118 MPH
	EXPOSURE	-	D
	INTERNAL PRESSURE COEFFICIENT-		0.18
	FULLY ENCLOSED STRUCTURE RISK CATEGORY	-	II

SITE WORK

- ALL SITE WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SOILS REPORT.
- DESIGN SOIL BEARING PRESSURE = 2,000 PSF
- ALL BUILDING COLUMNS AND LOAD BEARING WALLS SHALL BE SUPPORTED ON SHALLOW SPREAD FOUNDATIONS. AN ALLOWABLE BEARING CAPACITY OF 2,000 PSF MAY BE USED.
- VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM PRIOR TO STARTING WORK. LOCATE AND PROTECT ALL UTILITIES WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.
- A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING TEST
 - ONE DENSITY TEST FOR EACH 2,000 SQUARE FEET OF COMPACTED SUBGRADE AND COMPACTED FILL
 - ONE DENSITY TEST AT EACH COLUMN FOOTING
 - ONE DENSITY TEST PER 50 FEET OF WALL FOOTING
 - ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER, ARCHITECT, STRUCTURAL ENGINEER AND GENERAL CONTRACTOR
- THE SIDES OF FOOTINGS MAY BE EARTH-FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN AND STABLE. OTHERWISE, PLYWOOD FORMS MUST BE USED.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL WIDE FLANGE MEMBERS SHALL CONFORM TO ASTM SPECIFICATION A-992 U.N.O. PLATES, ANGLES, CHANNELS AND BARS SHALL BE A-36.
- TUBES SHALL CONFORM TO ASTM A-500 GRADE B. PIPES SHALL CONFORM TO ASTM A-53 TYPE E OR S GRADE B.
- HIGH STRENGTH STEEL BOLTS SHALL CONFORM TO ASTM A-325 OR A-490. ANCHOR RODS SHALL CONFORM TO ASTM F-1554 GRADE 36.
- WELDING ELECTRODES SHALL BE E-70XX.
- SINGLE PLATE SHEAR (SHEAR TABS) AND SINGLE ANGLE CONNECTIONS ARE NOT ALLOWED EXCEPT WHERE SPECIFICALLY SHOWN ON DRAWINGS.
- WHEN BEAM FLANGES ARE COPEDE MORE THAN DISTANCE K, SHEAR AND MOMENT CAPACITY OF THE REMAINING WEB MUST BE CHECKED BY THE DETAILER, UNLESS CONNECTION CLIP ANGLES ARE EXTENDED 1' BEYOND THE COPE.
- ALL BUTT WELDS SHALL BE FULL PENETRATION BUTT WELDS.
- SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- FABRICATE AND ERECT STEEL BEAMS WITH THE NATURAL CAMBER UP, ANY ADDITIONAL CAMBER IS CALLED OUT ON THE DRAWINGS AS "C + 1'-1/2".
- STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - THE MINIMUM PLATE THICKNESS SHALL BE1/2" (U.N.O.)
 - THE MINIMUM BOLT DIAMETER SHALL BE3/4" (U.N.O.)
 - THE MINIMUM THROAT SHALL BE3/16" (U.N.O.)
- BASE PLATES, BEAMS, COLUMNS AND HARDWARE EXPOSED TO SOIL SHALL BE COVER WITH MINIMUM OF 3" CONCRETE PRIOR TO BACKFILL. STEEL NOT PROTECTED WITH CONCRETE SHALL BE COATED WITH BITUMASTIC.
- STEEL LINTELS AND SHELF ANGLES ARE TO BE GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A384.
- GALVANIZED STEEL AND ITS CONNECTORS SHALL CONFORM TO ASTM A123, ASTM A153, ASTM A384, AND THE RECOMMENDATIONS OF THE "AMERICAN HOT DIP GALVANIZERS ASSOCIATION STANDARD SPECIFICATION". ABRADED, SCRAPED, AND FIELD WELDED AREAS SHALL BE REPAIRED WITH ZINC-RICH PAINT.
- 1ALL TEMPORARY ERECTION BRACING AND THE RODS SHALL REMAIN IN PLACE UNTIL ALL STRUCTURAL MEMBERS ARE PROPERLY ALIGNED AND CONNECTED AND SHALL NOT BE REMOVED WITHOUT WRITTEN APPROVAL OF THE TESTING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES.
- ANY BOLTED CONNECTION INDICATED ON THE DRAWINGS CAN BE SUBSTITUTED WITH A WELDED ONE (SHOP OR FIELD) OF EQUAL CAPACITY. IF BOLTING CLEARANCES REQUIRE SO, SUBSTITUTION SHALL BE AT NO EXTRA COST TO THE OWNER AND ONLY AFTER APPROVAL OF THE ENGINEER AND TESTING AGENCY.
- ALL CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE STEEL FABRICATOR. ALL CONNECTIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AND ENGAGED BY THE STEEL FABRICATOR. FACTORED LOADS AT THE CONNECTIONS ARE SHOWN ON THE STRUCTURAL PLANS OR WILL BE PROVIDED BY THE STRUCTURAL ENGINEER OF RECORD UPON REQUEST. THE STEEL FABRICATOR'S CONNECTION DESIGNER SHALL SUBMIT CALCULATIONS TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW. THE CALCULATIONS SHALL BE STAMPED WITH THE PROFESSIONAL REGISTRATION OF THE CONNECTION DESIGNER. THE CONNECTION DESIGNER SHALL REVIEW AND STAMP ALL SHOP DRAWINGS OF HIS CONNECTION DESIGNS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD AFTER THEY HAVE BEEN STAMPED APPROVED BY THE GENERAL CONTRACTOR AND AFTER THE CONNECTION DESIGNER HAS REVIEWED AND STAMPED THE SHOP DRAWINGS WITH HIS PROFESSIONAL REGISTRATION.
- SHEAR CONNECTIONS FOR ALL COMPOSITE AND NON-COMPOSITE BEAMS SHALL BE DESIGNED FOR THE REACTION SHOWN ON THE PLAN. IF NO REACTION IS SHOWN ON THE PLAN, SHEAR CONNECTIONS FOR THE NON-COMPOSITE BEAMS SHALL BE DESIGNED FOR THE LOAD CAPACITY OF A SIMPLE SPAN BEAM WITH CONTINUOUS LATERAL SUPPORT.

ROOF FRAMING NOTES

- THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FBC-R.
- DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH FBC SECTION 1609. SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.
- ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT LOADS.
- PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.
- ROOF SHEATHING SHALL BE 19/32" CD PLYWOOD SHEATHING OR EQUAL, FASTENED WITH 8d RING-SHANK NAILS AT 4" O.C. EDGES AND 6" O.C. FIELD WITHIN 4'-0" OF RIDGES AND EDGES OF ROOF AND 3' O.C. WITHIN 4'-0" OF EXTERIOR ROOF CORNERS.
- CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.
- TRUSS LAYOUT AND PROFILES SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND ACCEPTANCE PRIOR TO PRODUCTION.

FRAMING NOTES

- ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, U.N.O.
- EXTERIOR FRAME WALLS, BEARING OR NON-BEARING SHALL BE SHEATHED WITH 15/32" PLYWOOD OR EQUAL. BLOCKED AND NAILED WITH 8d NAILS AT 4" O.C. EDGES, 8" O.C. FIELD.
- SHEAR WALL AND EXTERIOR WALL PLYWOOD SHEATHING SHALL BE BLOCKED.
- TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON PSL OR SYP POSTS, U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.
- PSL OR SYP POST SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE U.N.O.
- UPLIFTS AND REACTIONS SHOWN ON MANUFACTURED TRUSS PLANS SHALL BE USED U.N.O. ON ENGINEER'S SEALED ROOF/FLOOR LAYOUT PLAN.
- BUILD-OUTS SHALL BE ATTACHED TO THE MASONRY/CONCRETE WITH 3/16" TAPCONS AT 16" O.C. WITH MINIMUM EMBEDMENT OF 1-3/8".
- FLOOR SHEATHING SHALL BE 3/4" PLYWOOD SHEATHING OR EQUAL. FASTEN WITH 10d NAILS AT 4" O.C. EDGES AND 8" O.C. FIELD U.N.O.

MASONRY

- ALL MASONRY CONSTRUCTION SHALL COMPLY WITH CURRENT EDITION OF ACI 530/ASCE 57/MS 402, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES".
- GALVANIZED HORIZONTAL JOINT REINFORCEMENT SHALL BE PLACED IMMEDIATELY ABOVE AND BELOW ALL OPENINGS AND AT 16" O.C. PROVIDE BOND BEAM AT MAXIMUM SPACING OF 8'-0" O.C. REINFORCED WITH (2) #5.
- ALL VERTICAL WALL REINFORCEMENT INTERRUPTED BY WALL OPENINGS, THE EQUAL AMOUNT OF REINFORCING SHALL BE PLACED IMMEDIATELY ADJACENT TO EACH SIDE OF THE OPENINGS.
- ALL MASONRY CELLS CONTAINING BOLTS OR REINFORCEMENT SHALL BE FILLED WITH (FINE OR COARSE) GROUT PER SPECIFICATIONS.
- GROUT SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATE. HOPPERS, VERTICAL CHUTES, OR TRUNKS SHALL BE USED IN SUFFICIENT NUMBERS SO THAT THE FREE UNCONFINED FALL OF GROUT SHALL NOT EXCEED FIVE FEET AND TO ENSURE THAT THE GROUT IS KEPT LEVEL AT ALL TIMES.
- GROUT SHALL BE PLACED IN LIFTS NOT EXCEEDING 5 FEET.
- PROVIDE DOWELS WITH STANDARD BAR HOOK IN FOOTING TO MATCH DIAMETER AND SPACING OF VERTICAL REINFORCEMENT. MINIMUM SLAP LENGTH = 24 INCHES.
- PROVIDE 2-#5 CORNER BARS AT ALL BOND BEAM CORNERS TO LAP A MINIMUM OF 48 BAR DIAMETERS (U.N.O.).
- PROVIDE ADJUSTABLE MASONRY ANCHORS TO STEEL BEAMS AND COLUMNS WHICH ARE EMBEDDED IN MASONRY AT 2'-8" O.C. MAXIMUM.
- ALL CMU GROUT SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- PROVIDE CRACK CONTROL JOINTS AT ALL WALL RETURNS AND JAMBS OF OPENINGS AND AT A MAXIMUM SPACING OF 30-FEET ON CENTER.
- VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 DIAMETERS OF THE REINFORCEMENT OR 10 FEET.
- ALL CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLIDLY WITH GROUT. ALL GROUT SHALL BE CONSOLIDATED AT TIME OF POURING BY PUDDLING OR VIBRATING AND THEN RECONSOLIDATED AGAIN BY PUDDLING LATER, BEFORE PLASTICITY IS LOST.
- WHEN THE GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE POUR OF GROUT NOT LESS THAN 1/2 INCH BELOW THE TOP OF THE UPPERMOST UNIT GROUTED.
- ALL REINFORCED HOLLOW UNIT MASONRY SHALL BE BUILT TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF THE CELLS TO BE FILLED. WALLS AND CROSS WEBS FORMING SUCH CELLS TO BE FILLED SHALL BE FULL-BEDDED IN MORTAR TO PREVENT LEAKAGE OF GROUT.
- VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL CELL MEASURING NOT LESS THAN 3" AND HAVING A CLEAR AREA OF 10 SQUARE INCHES.
- WHERE BOND BEAMS ARE INTERRUPTED BY STRUCTURAL STEEL COLUMNS OR BEAMS, BOND BEAM REINFORCING SHALL BE WELDED TO THE COLUMN TO PROVIDE CONTINUITY OF THE BOND BEAM. 18. NO BACKFILLING AGAINST BASEMENT AND RETAINING WALLS SHALL BE PERFORMED UNTIL THE GROUT AND SUPPORTING FLOORS HAVE REACHED 100% OF THE DESIGN STRENGTH.

DRAFTSTOPPING NOTES

- WHERE THE FLOOR / CEILING ASSEMBLY IS CONSTRUCTED FROM COMBUSTIBLE, OPEN-WEB TRUSS OR PERFORATED MEMBERS, DRAFTSTOP SHALL BE PROVIDED AND INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT AND INSTALLED PER FBC-R302.12.
- DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
- DRAFTSTOPPING MATERIAL SHALL BE IN ACCORDANCE WITH FBC-R302.12.1

CONCRETE NOTES

- GENERAL :
- ALL CAST IN PLACE CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-18, THE ACI MANUAL OF STANDARD PRACTICE, AND THE CRSI MANUAL OF STANDARD PRACTICE.
 - ALL CONCRETE SHALL BE NORMAL WEIGHT 145 PCF WET CONCRETE DENSITY AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE USE, WITH COMPRESSIVE STRENGTHS AS FOLLOWS: FOUNDATIONS AND SLAB ON GRADE: -3000 psi ALL OTHER STRUCTURAL CONCRETE: -4000 psi
 - CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS.
 - SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.
 - THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.
 - CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATE. HOPPERS, VERTICAL CHUTES, OR TRUNKS SHALL BE USED IN SUFFICIENT NUMBERS SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED SIX FEET AND TO ENSURE THAT THE CONCRETE IS KEPT LEVEL AT ALL TIMES.
 - SAND BLAST EXISTING CONCRETE TO 1/4" AMPLITUDE BEFORE FRESH CONCRETE IS PLACED AGAINST CONCRETE IN PLACE. THE CONTACT SURFACE OF CONCRETE IN PLACE SHALL BE THOROUGHLY CLEANED. ALL LANTANCE SHALL BE REMOVED AND THE CONTACT SURFACES SHALL BE THOROUGHLY SLOSHED WITH GROUT CONSISTING OF ONE PART SAND TO ONE PART CEMENT WITH MINIMUM WATER.
 - EMBEDDED ANCHORS / TIEDOWNS SHALL MIN 2" COVER.
 - BEAM SIZES SHOWN ON DRAWINGS ARE MINIMUM NOMINAL DIMENSIONS. BEAMS SIZES MAY BE INCREASED BY UP TO 12" TO ACCOMMODATE ON-SITE BEAM REQUIREMENTS PROVIDED THAT THE DISTANCE BETWEEN THE TOP AND BOTTOM REINFORCING STEEL REMAINS THE SAME OR IS INCREASED.

PLUMBING SLEEVES / CONDUIT :

- MINIMUM SLEEVE / CONDUITS SPACING IN CONCRETE SHALL BE SPACED SUCH THAT THE CENTER TO CENTER DISTANCE BETWEEN CONDUITS IS A MINIMUM OF THREE TIMES THE OUTSIDE DIAMETER OF THE LARGEST SLEEVE / CONDUIT.
- CONDUIT HAVING OUTSIDE DIAMETER LARGER THAN ONE THIRD OF THE SLAB THICKNESS SHALL NOT BE PERMITTED.
- CONDUITS THAT CROSS EACH OTHER IN SLAB SHALL NOT CONSUME AT POINT OF INTERSECTION MORE THAN ONE THIRD OF THE SLAB THICKNESS.
- ALUMINUM CONDUITS ARE NOT PERMITTED IN CONCRETE ELEMENTS.
- PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER.

REINFORCING STEEL :

- REINFORCING STEEL TO CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.
- WELDED WIRE MESH TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
- LAP LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE THAT FOR THE INDIVIDUAL BAR, INCREASED 20% FOR THREE-BAR BUNDLE, AND 33% FOR FOUR-BAR BUNDLE.
- INDIVIDUAL BARS WITHIN A BUNDLE TERMINATED WITHIN THE SPAN OF THE BEAM SHALL TERMINATE AT DIFFERENT POINTS WITH AT LEAST 40 BAR DIA. STAGGER.
- ALL WELDING OF REINFORCING TO BE DONE WITH E90XX ELECTRODES IN ACCORDANCE WITH A.W.S. SPECIFICATIONS D1.4 (LATEST EDITION).
- UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318: CONCRETE CAST AGAINST EARTH: ALL BARS: 3" CONCRETE EXPOSED TO EARTH (FORMED FACE): ALL BARS: 2" CONCRETE EXPOSED TO WEATHER: #6 BARS AND GREATER: 2" #5 BARS AND SMALLER: 1-1/2" WHERE NOT EXPOSED TO EARTH OR WEATHER: SLABS, WALLS AND JOISTS: #14 AND #18 BARS: 1-1/2" #11 BARS AND SMALLER: 3/4" BEAMS AND COLUMNS: ALL BARS: 1-1/2"
- REINFORCING STEEL LAP LENGTH IN CONCRETE AND/OR MASONRY SHALL BE:
 - #5 REBAR: 30"
 - #6 REBAR: 36"
 - #7 REBAR: 45"

MIX DESIGN / TESTING :

- SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.
- THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.
- ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATNG WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.
- ALL CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER CHAPTER 5 OF ACI 318.
- AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE: A. ASTM C143 - STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE - MAXIMUM SLUMP SHALL BE 4-6 INCHES. PRIOR TO ADDING A SUPER PLASTICIZER. B. ASTM C29 - STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS - A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDERS(8) QUANTITIES AND TEST AGE AS FOLLOWS: 1 AT 7 DAYS, 2 AT 28 DAYS
- ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARDED.

NON-SHRINK GROUT

- NON-SHRINK GROUT SHALL BE A HIGH-STRENGTH MORTAR OR GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 psi AT 28 DAYS. THE GROUT IS TO BE NON-METALLIC, NON-CORROSIVE, CEMENT-BASED AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1107. IT SHALL BOND PERMANENTLY TO A CLEAN METAL, BASE-PLATE AND CONCRETE SUBSTRATE AND WILL NOT SHRINK IN ITS PLASTIC STATE, AS TESTED IN ACCORDANCE WITH ASTM C827.

CHEMICAL ANCHORS

- SHALL BE AN EQUAL TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-XP™ STRUCTURAL ANCHORING ADHESIVE™, HILTI HIT-HY 150 MAX-SD OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

GENERAL CONNECTIONS NOTES

- CONNECTIONS SHOWN ARE RECOMMENDED, BUT OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED THE UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH USP, SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.
- FOR ADDITIONAL TIE DOWN INFORMATION, SEE SIMPSON'S OR USP CATALOGS.
- FOR POST-INSTALLED ANCHORS: HOLE PREPARATION, CARTRIDGE PREPARATION, AND EPOXY FILLING SHALL BE PERFORMED PER MANUFACTURER'S ADHESIVE ANCHOR INSTALLATION INSTRUCTIONS.
- AN EPOXY INSPECTION MAY BE REQUIRED DEPENDING ON JURISDICTION, CONTRACTOR MUST VERIFY.

WATERPROOFING NOTES

- ALL FLASHING AND WATERPROOFING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

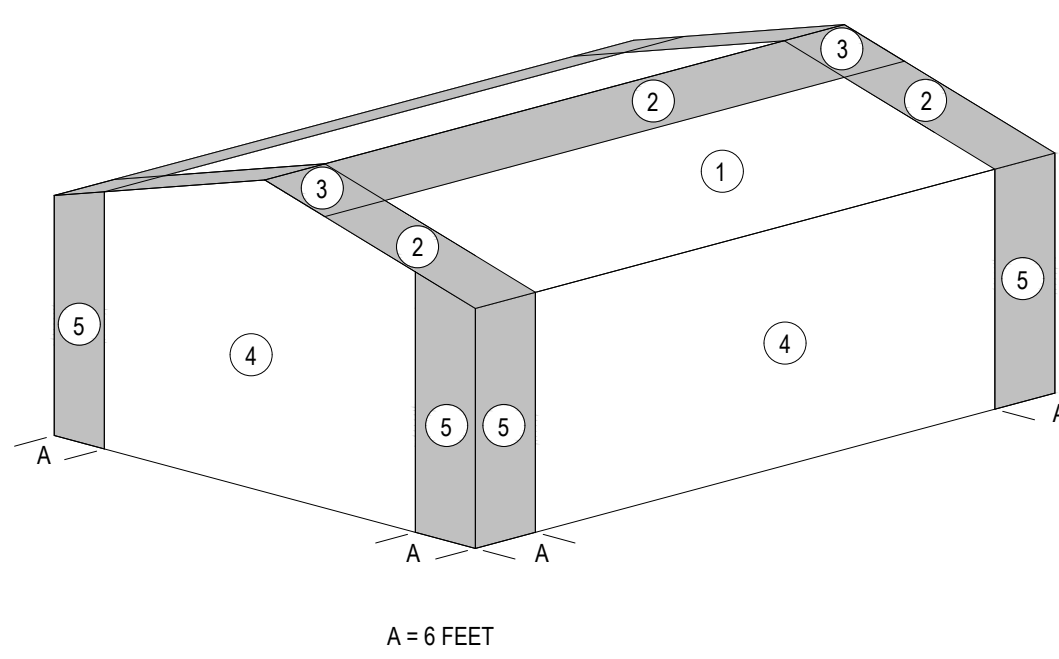
MULTIPLE MEMBER CONNECTION FOR 1.9E MICROLLAM LVL BEAMS

-
- 2 PIECES - 1-3/4" WIDE:
- MINIMUM (2) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS LESS THAN 14" DEEP
 - MINIMUM (3) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 14"
- DEEP 3 PIECES - 1-3/4" WIDE:
- (3) ROWS OF 12d NAILS AT 12" O.C.; OR
 - (2) ROWS OF 1/2" BOLTS AT 12" O.C.; OR
 - (2) ROWS OF 1/4" X 3-1/2" LAG SCREWS AT 12" O.C.
- 4 PIECES - 1-3/4" WIDE:
- (2) ROWS OF 1/2" BOLTS AT 12" O.C.; OR
 - (2) ROWS OF 1/4" X 6" LAG SCREWS AT 12" O.C.
- GENERAL NOTES:
- A307 BOLTS WITH WASHERS REQUIRED. BOLT HOLES TO BE 9/16" DIA.
 - SCREWS MUST HAVE SELF-DRILLING TIPS AND MINIMUM BENDING YIELD STRENGTH OF 217,000 PSI.
 - 6" LONG SCREWS REQUIRED - CONNECTION INSTRUCTIONS ON PLAN SUPERSEDE PRECEDING.

WIND LOAD SCHEDULE

COMPONENT AND CLADDING LOADS				
ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SQ. FT.)	POSITIVE (+ PSF)	NEGATIVE (- PSF)
1	ROOF - INTERIOR ZONE	LESS THAN 20	30.2	57.6
		20 - 100	26.1	57.6
		GREATER THAN 100	16.5	42.3
2	OVERHANG	LESS THAN 20		86.6
		20 - 100	30.2	91.9
		GREATER THAN 100	26.1	80.5
3	ROOF - INTERIOR EDGE ZONE	LESS THAN 20	16.5	54.0
		20 - 100	123.5	
		GREATER THAN 100	24.5	118.5
	OVERHANG	LESS THAN 20	22.1	96.7
		GREATER THAN 100	16.5	67.9
4	WALL, INTERIOR ZONE	LESS THAN 20		143.0
		20 - 100	40.5	38.2
		GREATER THAN 100	38.7	36.7
		LESS THAN 20	34.4	33.0
5	WALL, CORNER ZONE	LESS THAN 20	40.5	47.2
		20 - 100	38.7	44.0
		GREATER THAN 100	34.4	36.7

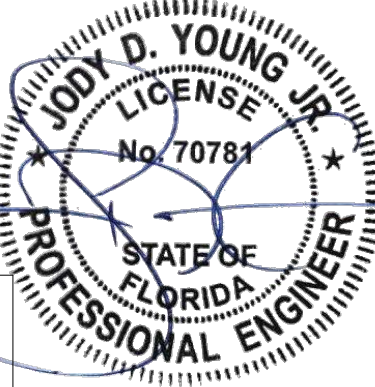
ROOF AND WALL ZONES FOR COMPONENTS AND CLADDING WIND PRESSURES



TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS FOR THIS RESIDENCE COMPLY WITH THE APPLICABLE STRUCTURAL PROVISIONS OF THE 2023 EDITION OF THE FLORIDA BUILDING CODE, 8TH EDITION RESIDENTIAL (FBC-R).

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A Custom Home for:
STROLLO RESIDENCE
560 BROADWAY STREET, LONGBOAT KEY, FL 34228

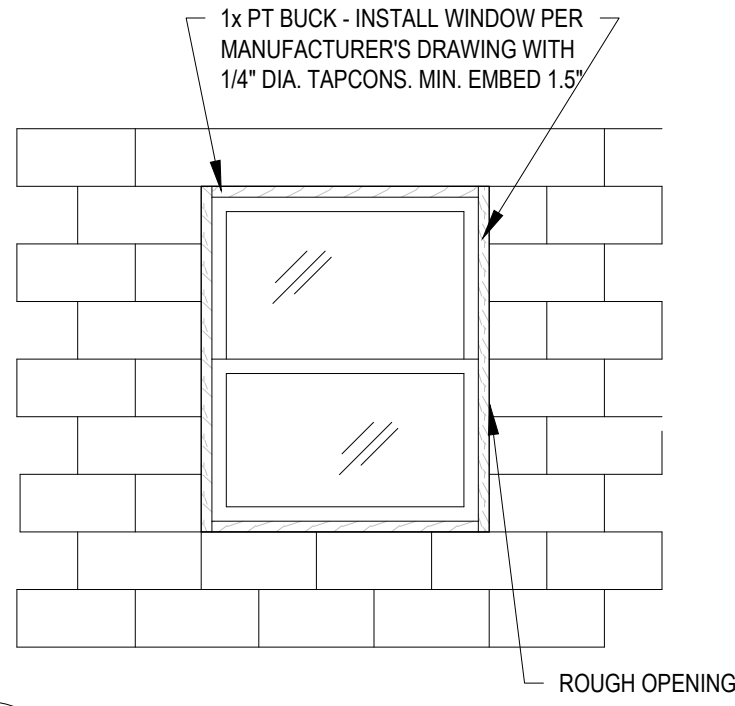
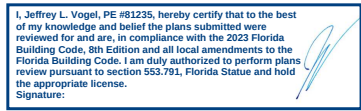
STRUCTURAL DETAILS
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REVISIONS

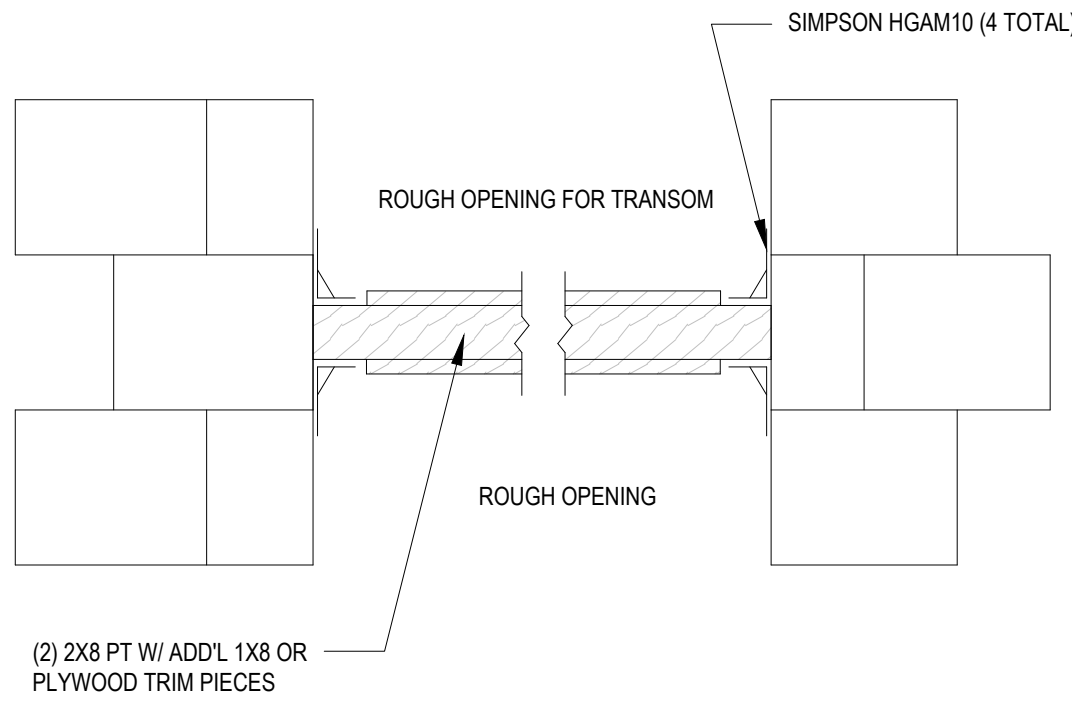
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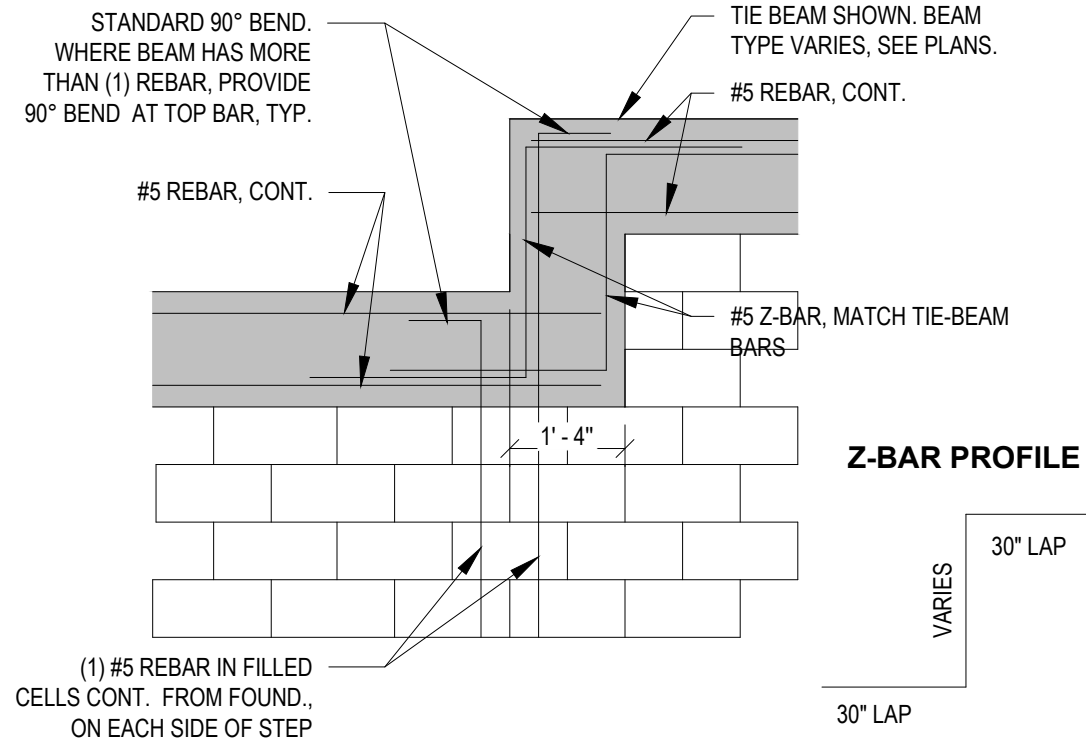
TRUSS UPLIFT ANCHORS - MASONRY / CONCRETE					
TRUSS ANCHORS TO MASONRY OR CONCRETE BE AS FOLLOWS: (REFER TO SIMPSON 2021-23 CATALOG #C-C-2021) OTHER BRANDS OF CONNECTORS MAY BE SUBSTITUTED IF BOTH UPLIFT AND LATERAL LOAD CAPACITIES ARE EQUAL OR GREATER THAN CONNECTORS SPECIFIED.					
TYPE MEMBER	NOMINAL UPLIFT CAPACITY	CONNECTOR TYPE	PRODUCT APPROVAL #	NAILS TO TRUSS FOR NOMINAL UPLIFT	NOTES AND COMMENTS
SINGLE PLY, CMU	595#	SIMPSON HM9KT	FL11473.6	(4) SDS 1/4" X 1-1/2" LONG TO TRUSS AND (5) 1/4" X 2-1/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
SINGLE PLY, CONCRETE	595#	SIMPSON HM9KT	FL11473.6	(4) SDS 1/4" X 1-1/2" LONG TO TRUSS AND (5) 1/4" X 1-3/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
SINGLE PLY	1065#	SIMPSON H10S	FL11478.4	(8) 8d X 1-1/2" LONG TO TRUSS AND (2) 3/8" X 4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
	1450#	SIMPSON META12	FL11473.4	(7) 10d x 1-1/2" LONG	-
	1520#	SIMPSON HETA12	FL11473.4	(7) 10d x 1-1/2" LONG	-
	1810#	SIMPSON HETA16	FL11473.4	(9) 10d x 1-1/2" LONG	-
	1810#	SIMPSON HETA20	FL11473.4	(9) 10d x 1-1/2" LONG	-
	1985#	(2) SIMPSON META12	FL11473.4	(10) 10d x 1-1/2" LONG	NOTE 1
	2035#	(2) SIMPSON HETA12	FL11473.4	(10) 10d x 1-1/2" LONG	NOTE 1
SINGLE OR MULTI-PLY, CMU	860#	SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(7) 10d TO TRUSS AND (4) 1/4" x 2-1/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED, MISSING EMBEDS
	1175#	SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(8) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED, MISSING EMBEDS
SINGLE OR MULTI-PLY, CONCRETE	860#	SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(7) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED, MISSING EMBEDS
	1175#	SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(8) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED, MISSING EMBEDS
SINGLE OR MULTI PLY	3330#	SIMPSON MGT	FL11470.7	(22) 10d x 1-1/2" LONG	NOTE 2
DOUBLE PLY	2150#	SIMPSON LGT2	FL11470.6	(16) 10d SINKERS	POST INSTALLED, NOTE 4
	10980#	SIMPSON HGT-2	FL10456.10 FL10866.10	(16) 10d	NOTE 3
DOUBLE OR TRIPLE PLY, CMU	1900#	(2) SIMPSON META12	FL11473.3	(14) 16d	NOTE 1
	2500#	(2) SIMPSON HETA12	FL11473.3	(12) 16d	NOTE 1
DOUBLE OR TRIPLE PLY, CONCRETE	2565#	(2) SIMPSON META12	FL11473.3	(14) 16d	NOTE 1
	2700#	(2) SIMPSON HETA12	FL11473.3	(12) 16d	NOTE 1
TRIPLE PLY	3350#	(2) SIMPSON HHETA12	FL11473.9	(14) 16d	NOTE 1
	3285#	SIMPSON LGT3-SDS2.5	FL11470.6	(12) SDS 1/4" x 2-1/2" LONG	POST INSTALLED, NOTE 5
QUAD PLY	10790#	SIMPSON HGT-3	FL10456.8 FL10866.10	(16) 10d	NOTE 3
	11455#	SIMPSON HGT-4	FL10456.8 FL10866.10	(16) 10d	NOTE 3
MULTI PLY	1450#	SIMPSON META12	FL11473.3	(6) 16d	-
	1520#	SIMPSON HETA12	FL11473.3	(7) 16d	-
	1810#	SIMPSON HETA16	FL11473.3	(8) 16d	-
NOTES: 1. FOR (2) CONNECTORS: (A) THE NAILS SHALL NOT BE DRIVEN IN CONFLICT WITH EACH OTHER OR THE SECOND CONNECTOR, AND (B) STRAPS SHALL NOT OVERLAP THE 2ND CONNECTOR. 2. FASTENER TO CMU/CONCRETE: (1) 5/8" ALL-THREAD BOLT W/ SIMPSON SET EPOXY-TIE ADHESIVE W/ 12" MIN. EMBED DEPTH 3. FASTENER TO CMU/CONCRETE: (2) 3/4" ALL-THREAD BOLT W/ SIMPSON SET EPOXY-TIE ADHESIVE W/ 12" MIN. EMBED DEPTH 4. FASTENER TO CMU WALL: (7) 1/4"x2 1/4" LONG SIMPSON TITEN SCREW FASTENER TO CONCRETE WALL: (7) 1/4"x1 3/4" SIMPSON TITEN SCREW 5. FASTENER TO WALL: (4) 3/8"x5" LONG SIMPSON TITEN HD					



1 TYPICAL WINDOW DETAIL
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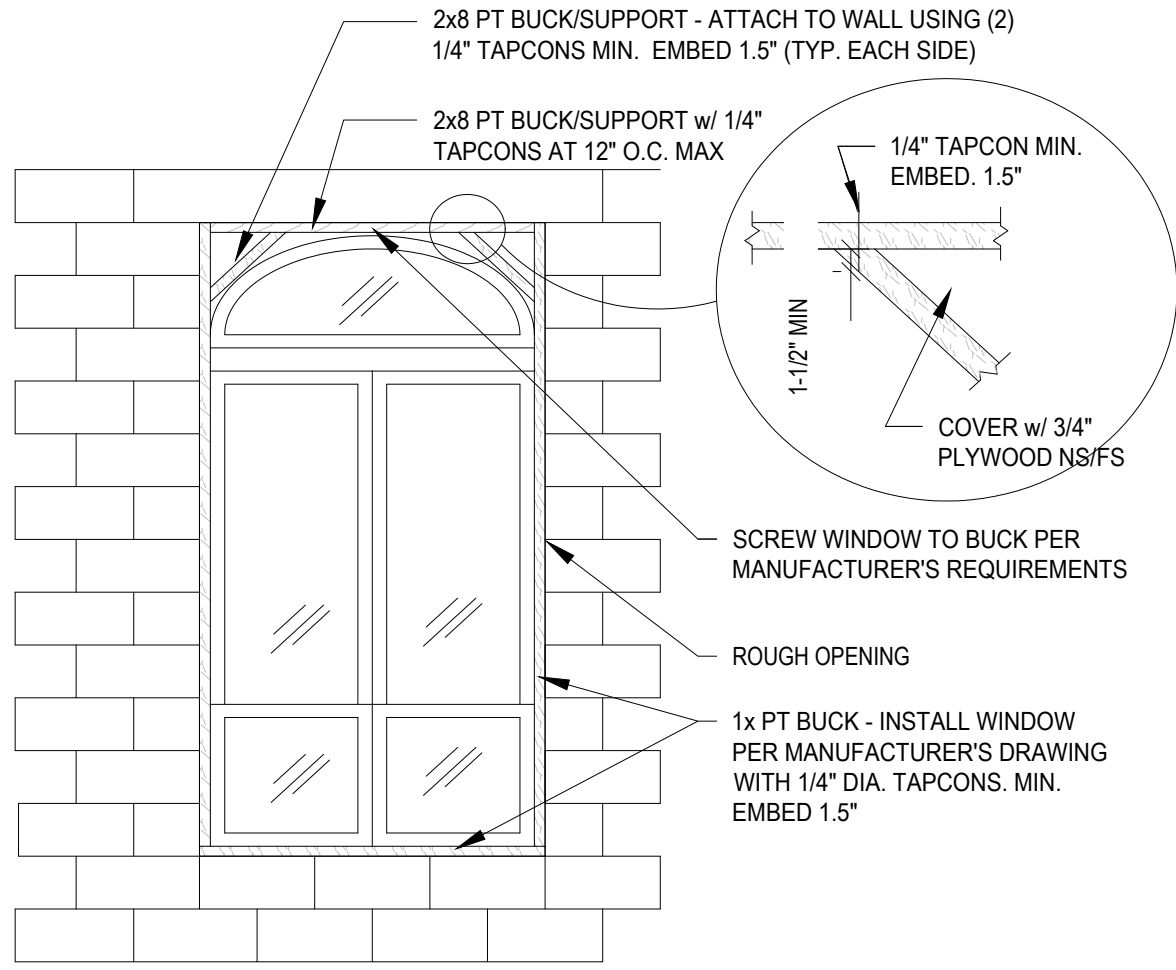


4 WOOD HEADER BEAM DETAIL
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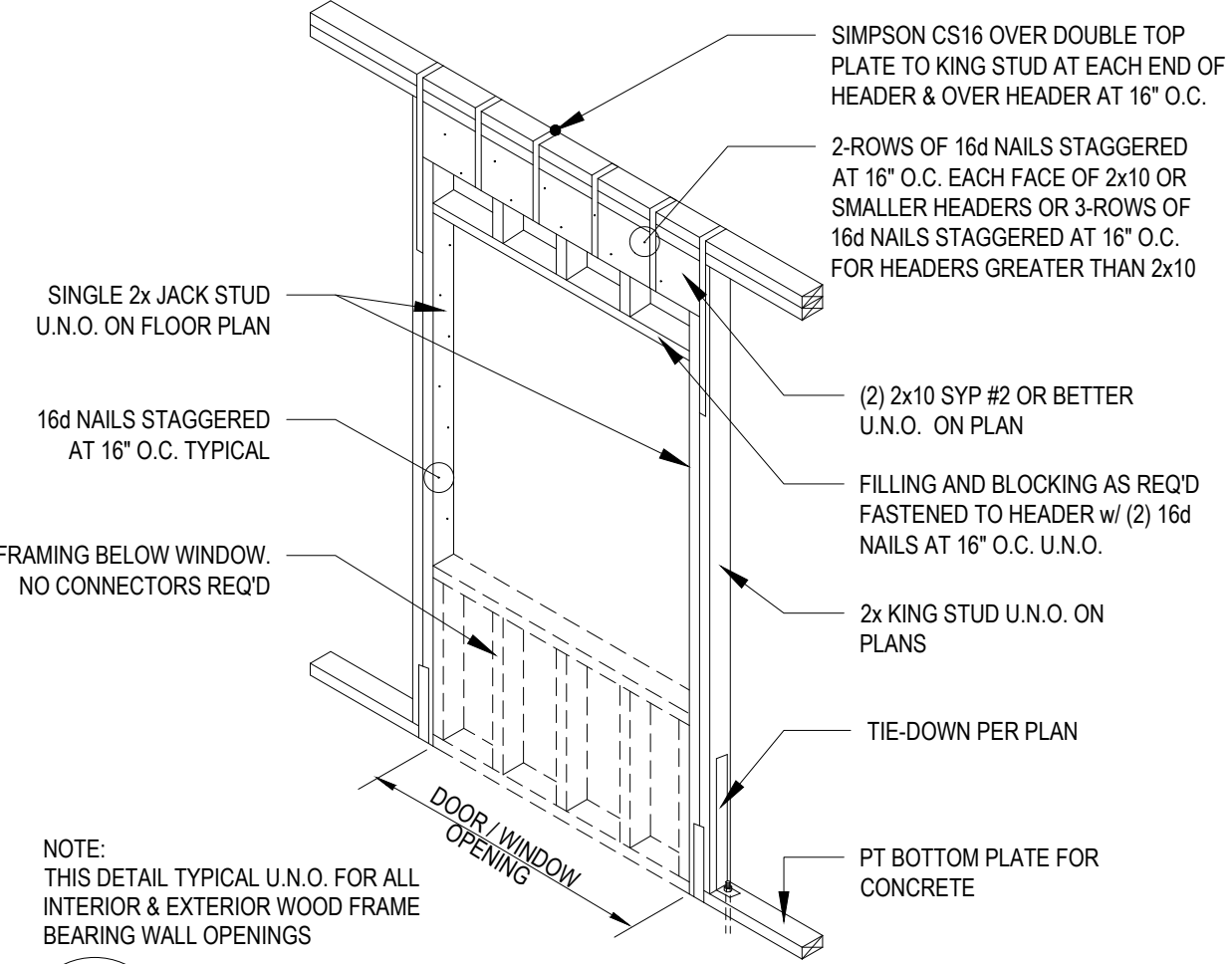


7 TIE BEAM STEP
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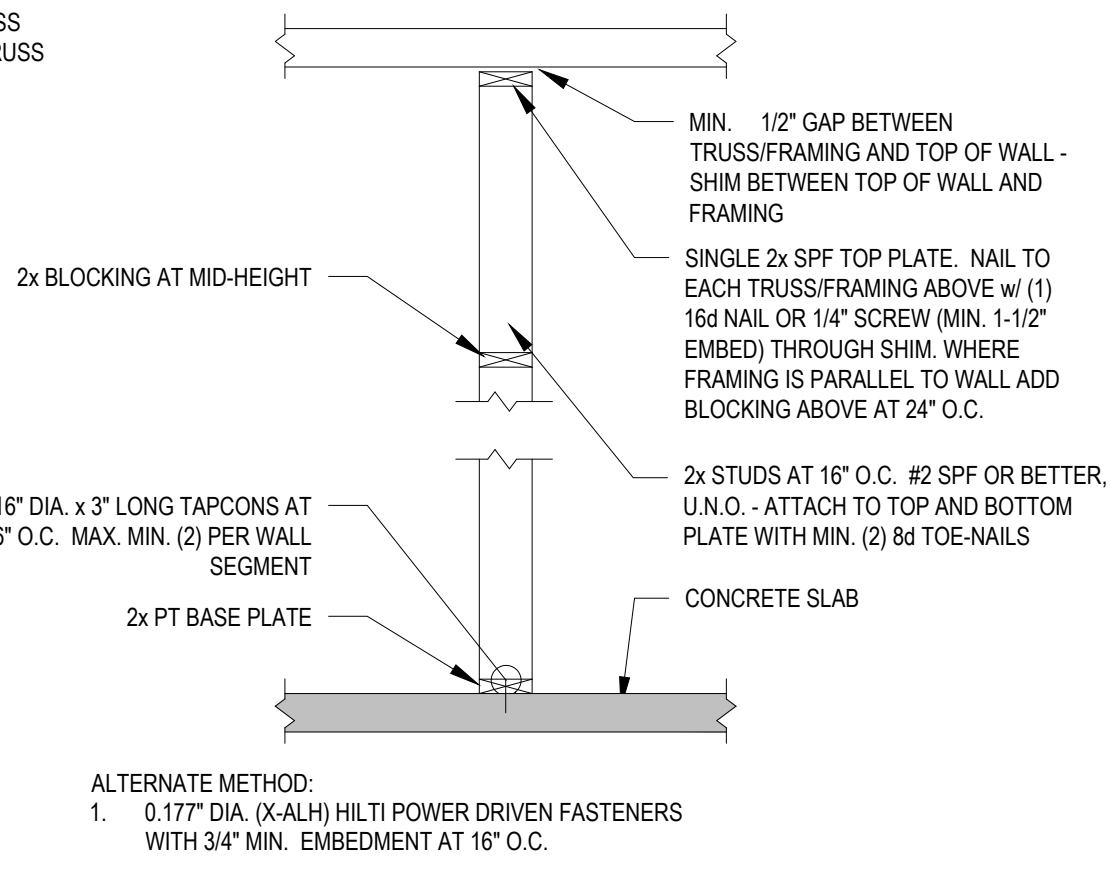
- WINDOW / DOOR INSTALLATION
- SEE MANUFACTURER'S DRAWINGS FOR DETAILS AND SPACING OF TAPCONS / BOLTS.
 - DETAILS B OR C MAY BE USED FOR FAN / HALF CIRCLE WINDOWS U.N.O.
 - PRECAST WINDOW SILLS SHALL BE WIND RESISTANT PRECAST WINDOW SILLS AS MANUFACTURED BY CASTCRETE OR EQUAL.
 - WINDOW DETAILS B AND C MAY BE USED INTERCHANGEABLY AND AT SILL FOR ROUND AND OVAL WINDOWS.
 - WOOD FILLER MAY BE USED AS REQUIRED TO MAINTAIN 1/4" GAP OR LESS AT CORNER OF ROUND AND SQUARE WINDOWS.
- GENERAL CONNECTIONS NOTES
- CONNECTIONS SHOWN ON DRAWINGS ARE RECOMMENDED.
 - OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH USP, SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.



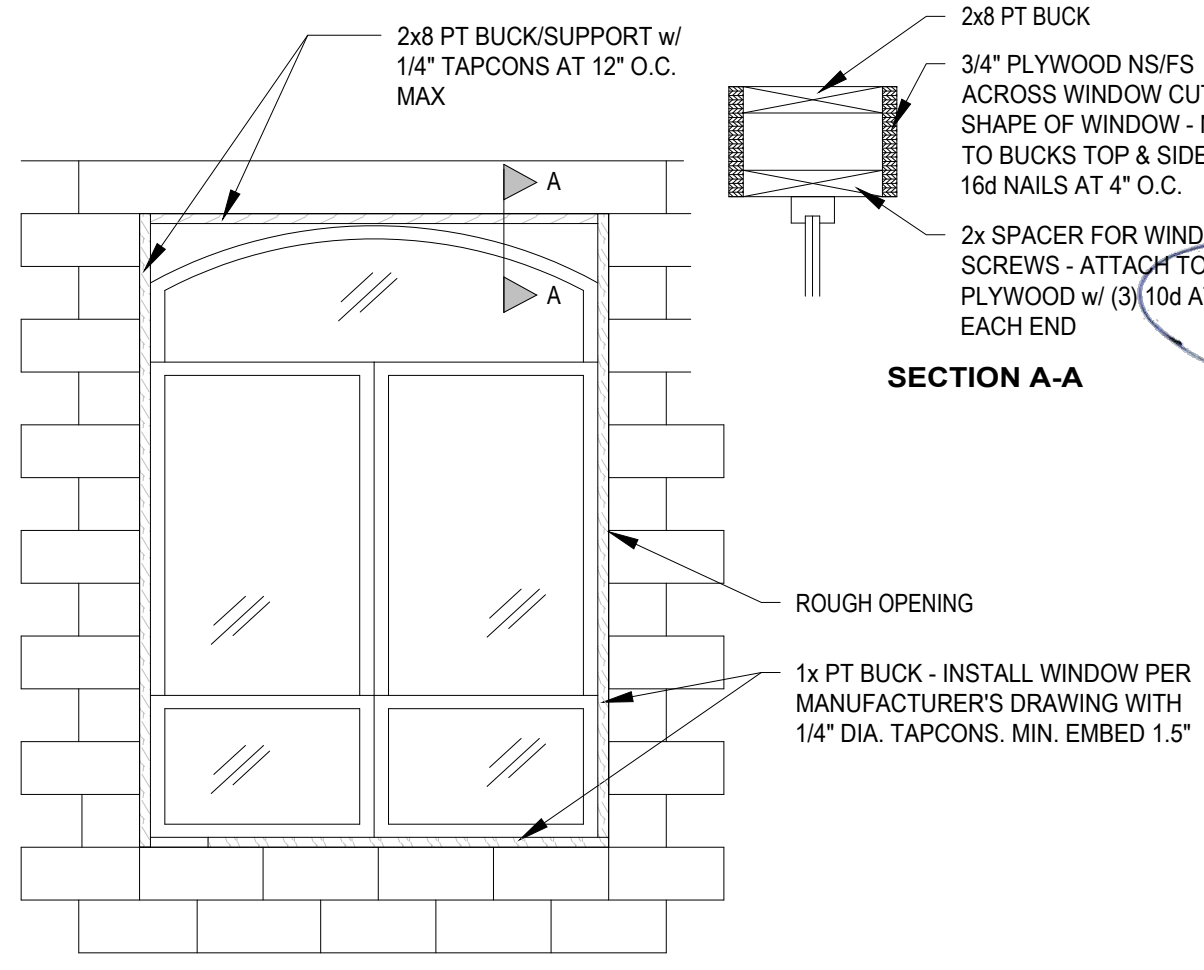
2 ELLIPTICAL WINDOW DETAIL
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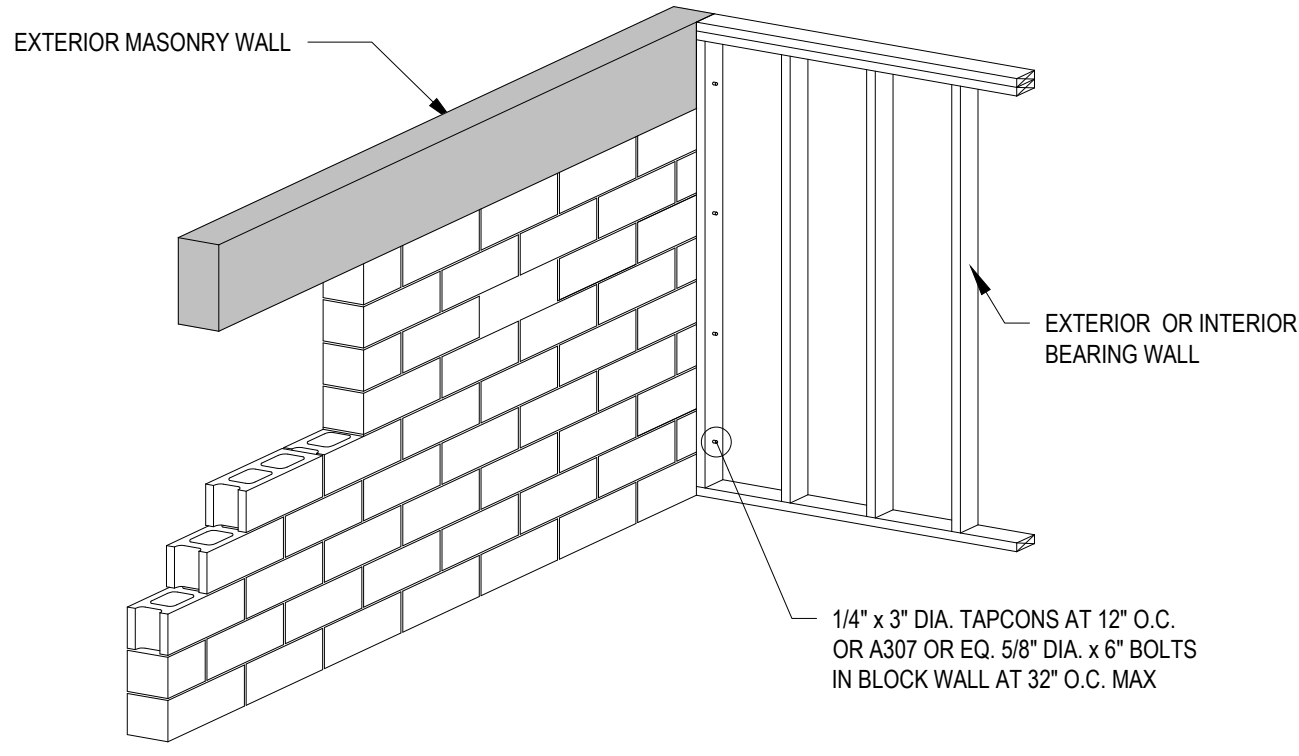
5 BEARING WALL HEADER DETAIL
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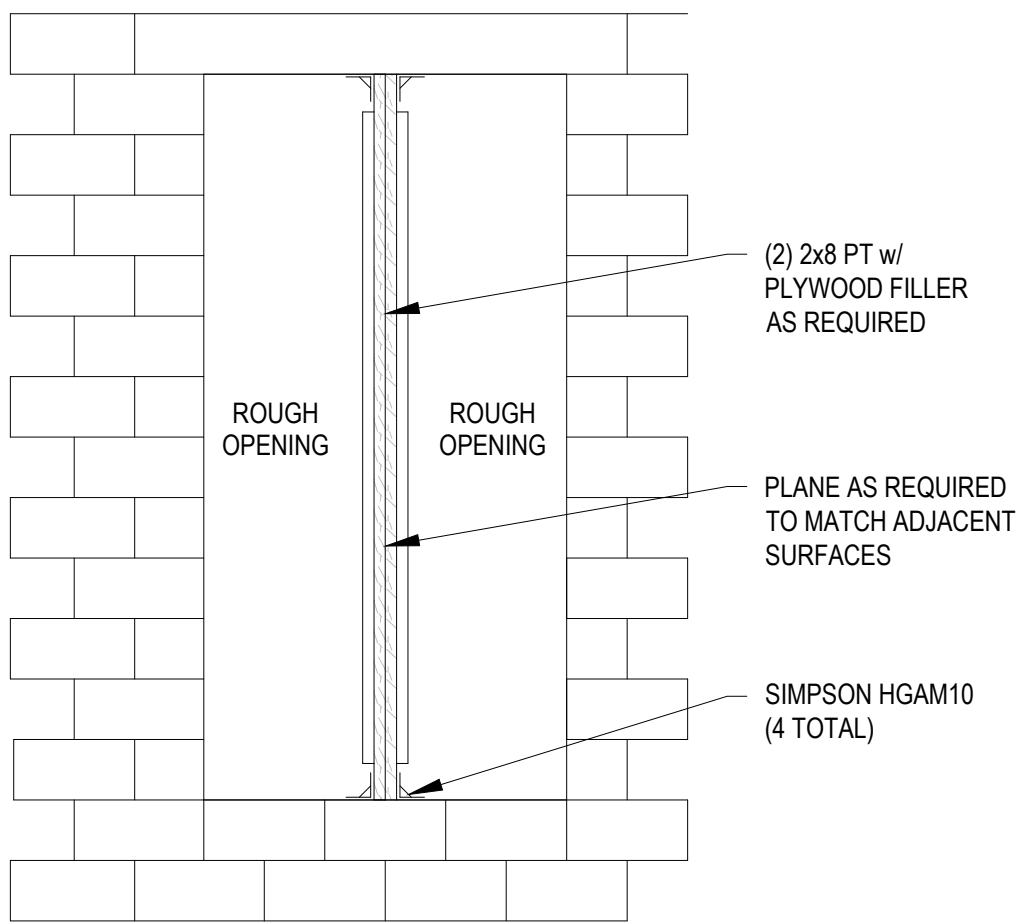
9 INTERIOR NON-BEARING WALL DETAIL
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3 EYEBROW WINDOW DETAIL
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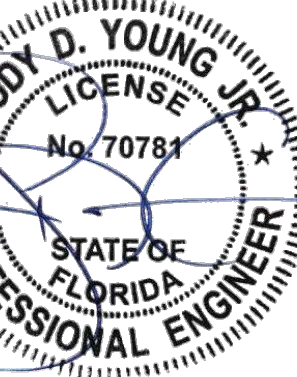
6 MIXED CONSTRUCTION DETAIL
NTS



10 VERTICAL WINDOW MULLION
NTS

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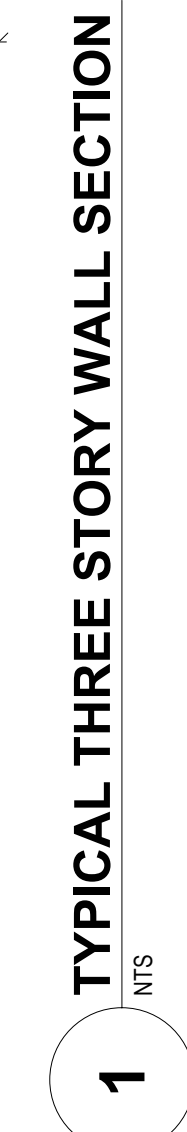
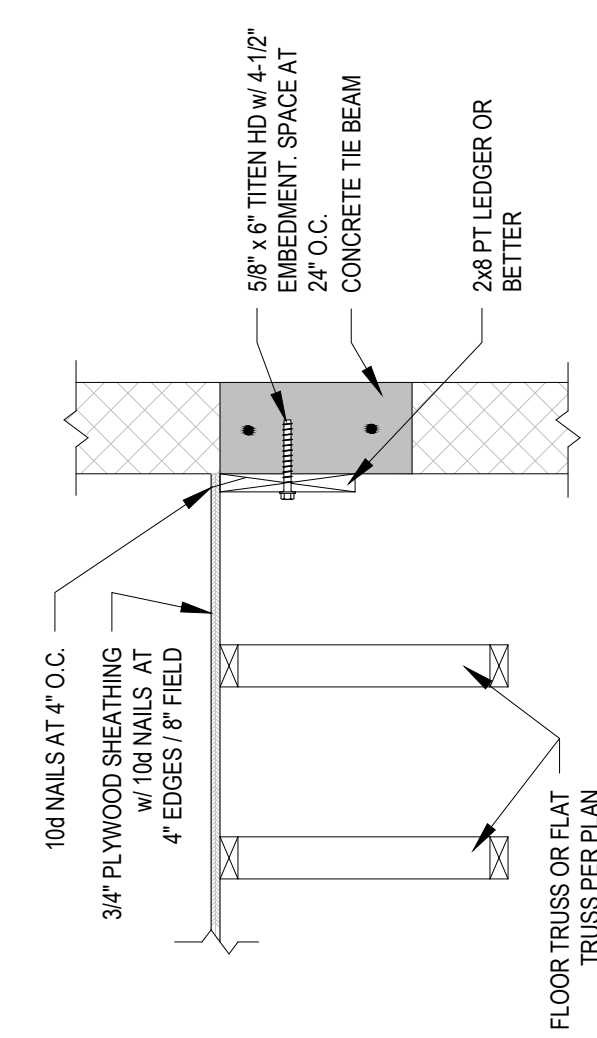
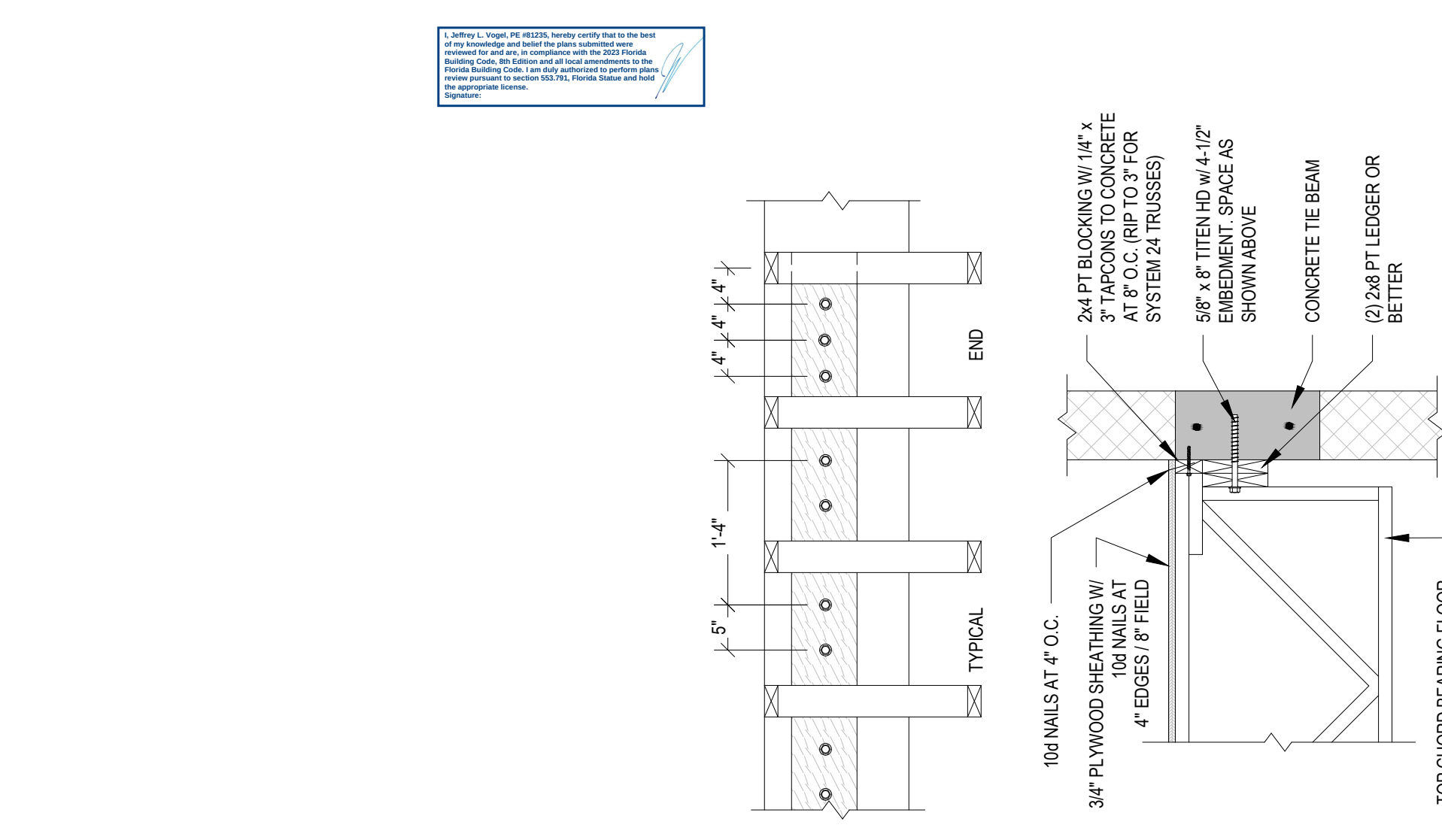
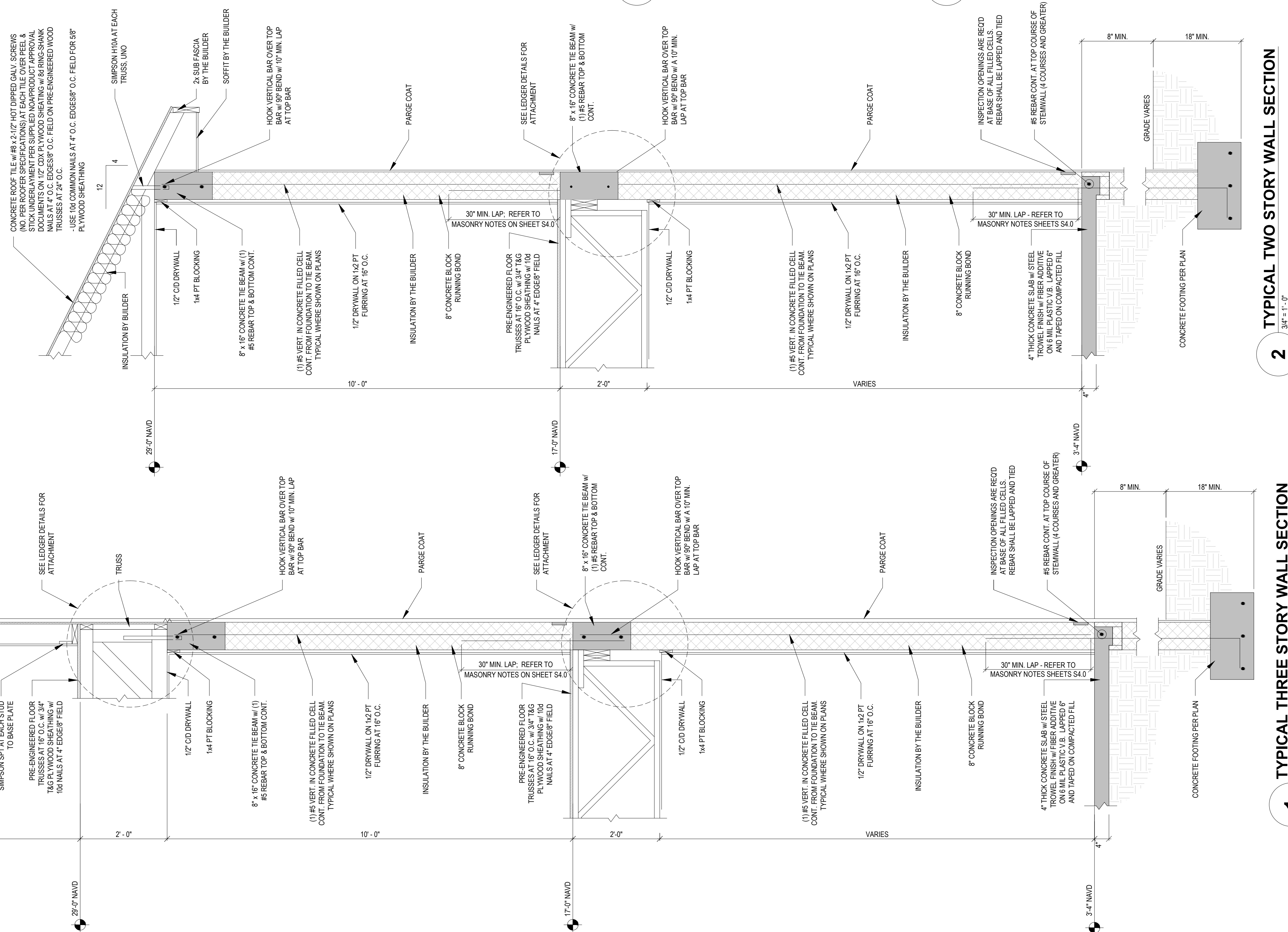
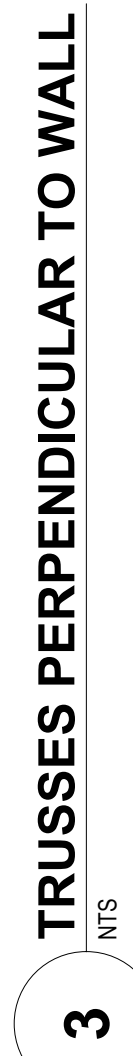
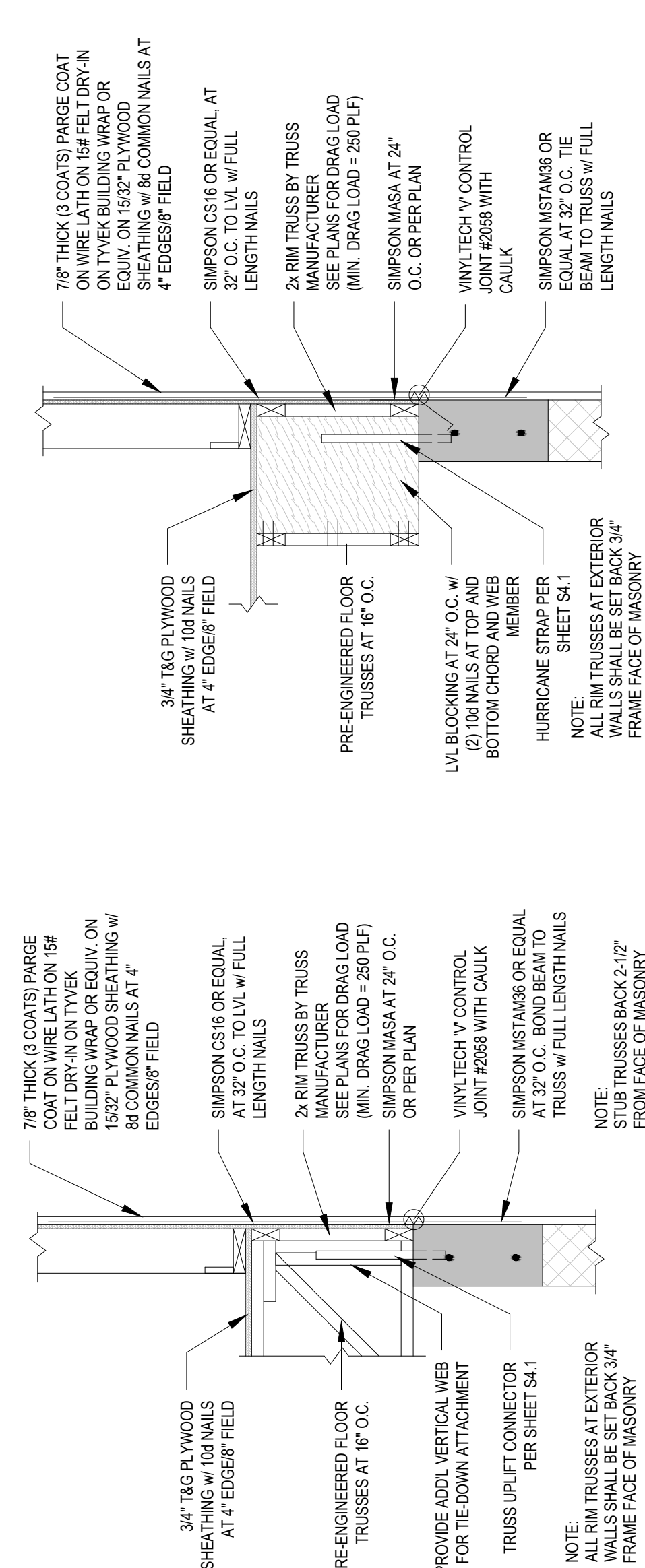
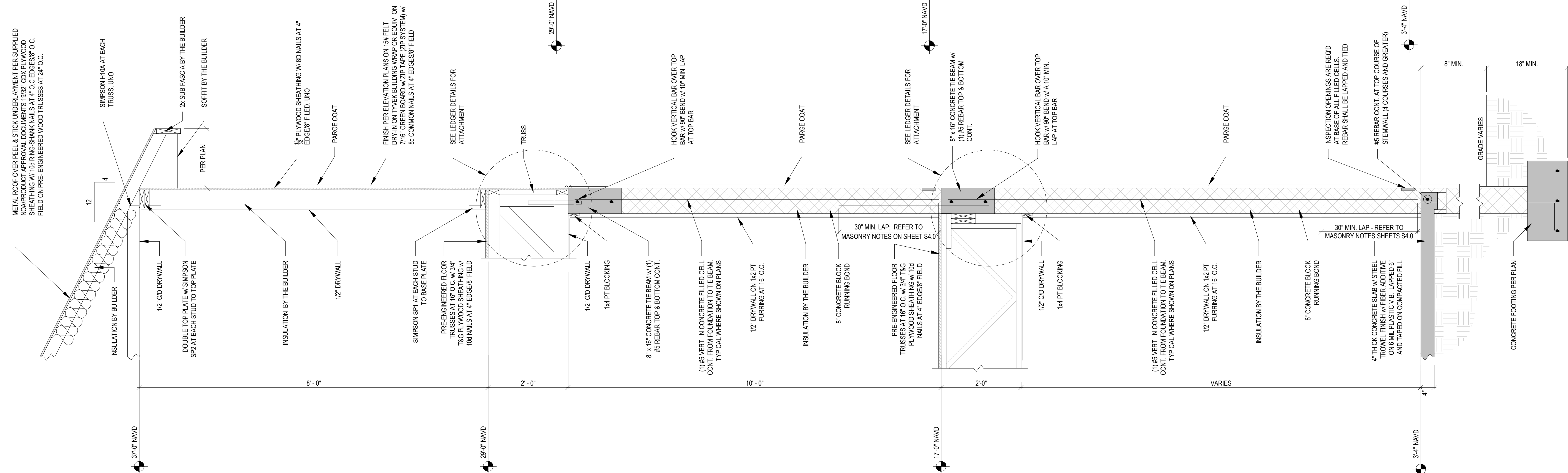
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A Custom Home for:
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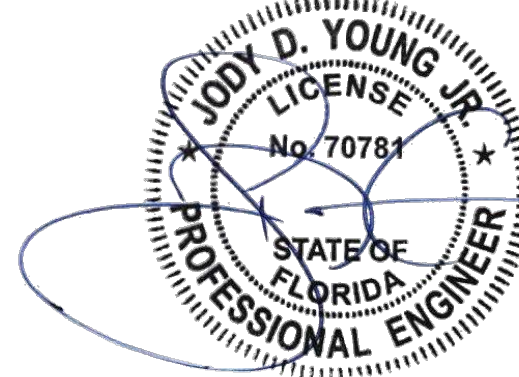
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A Custom Home for:

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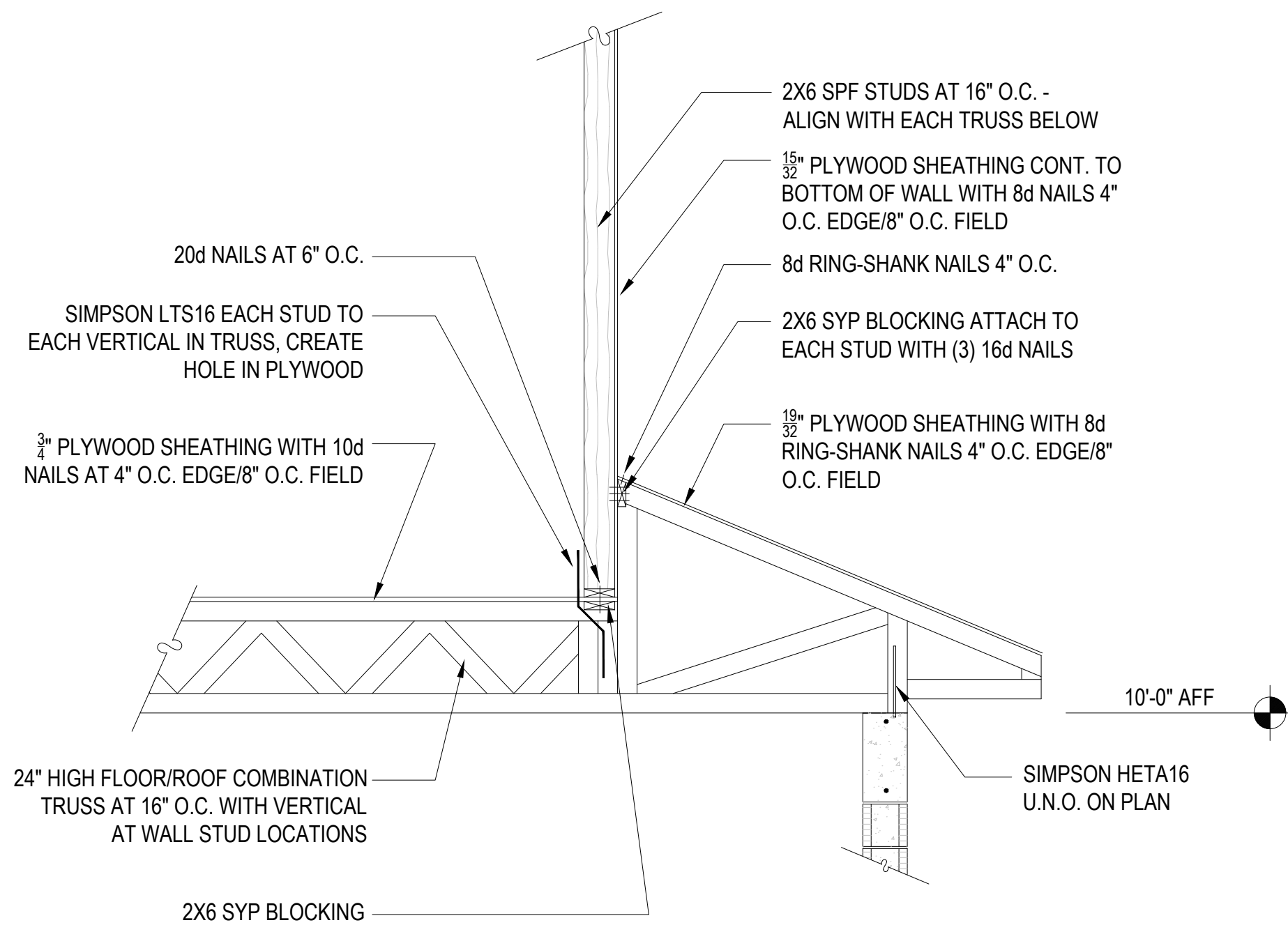


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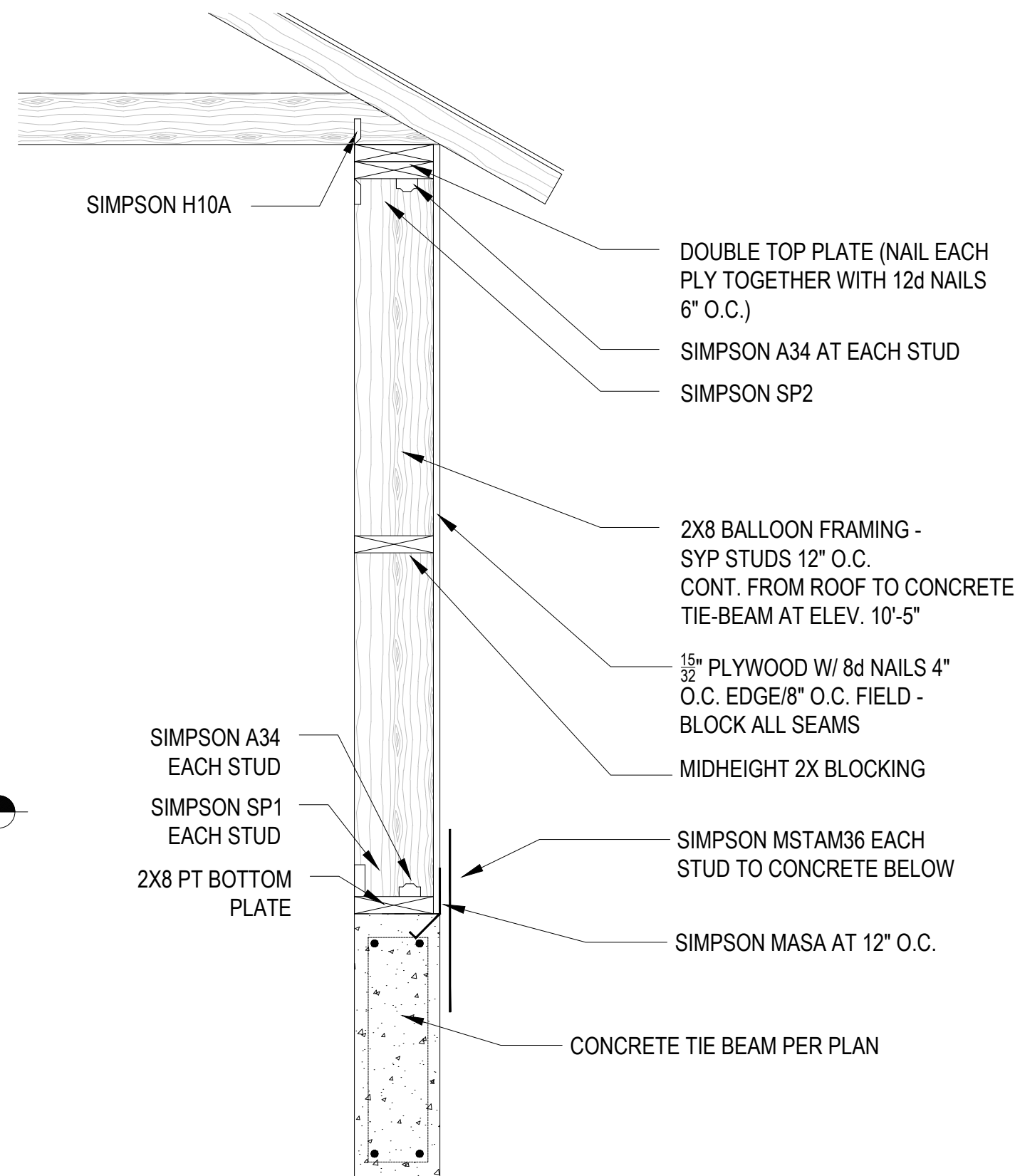
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 ■ Tel: (941) 361-2001
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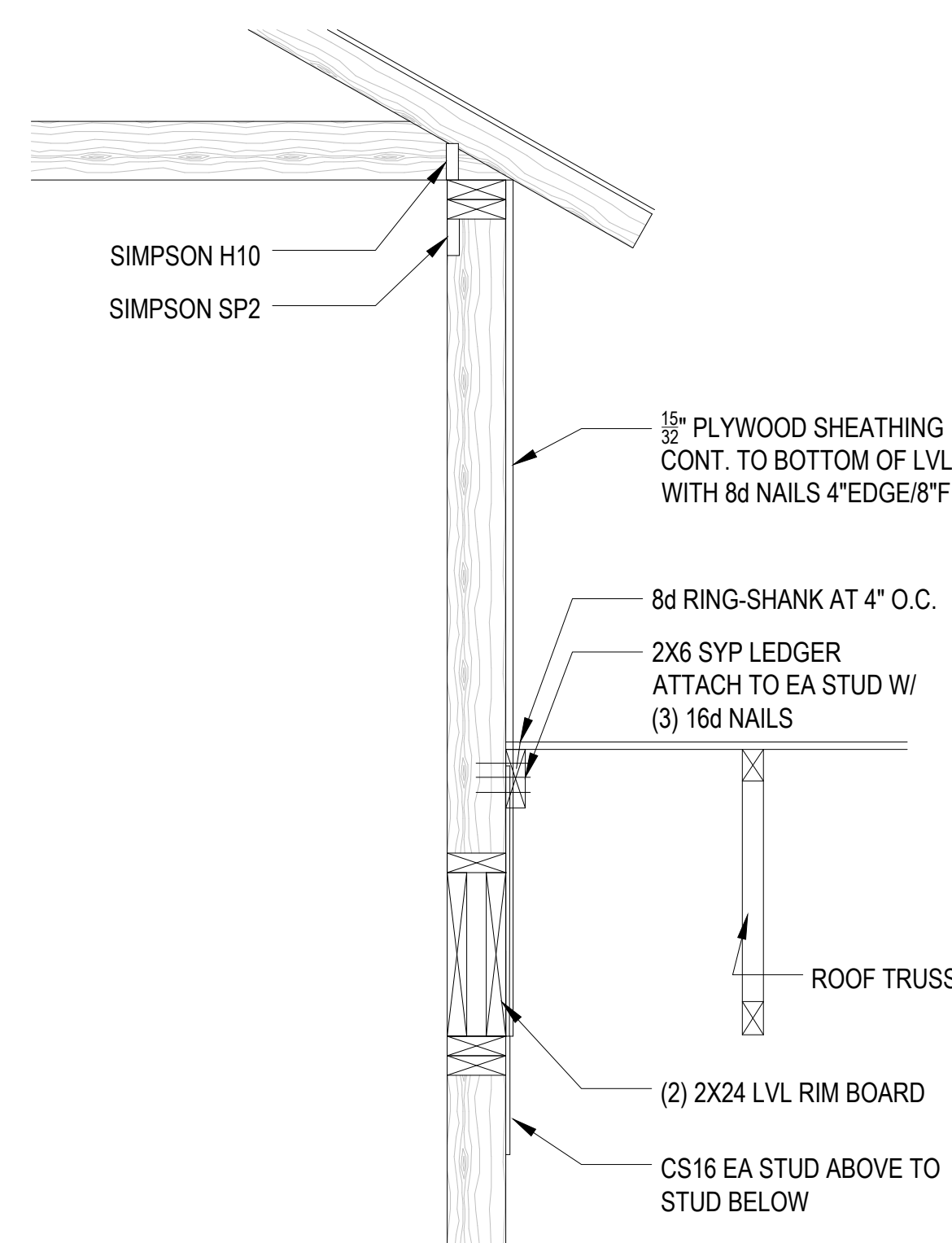




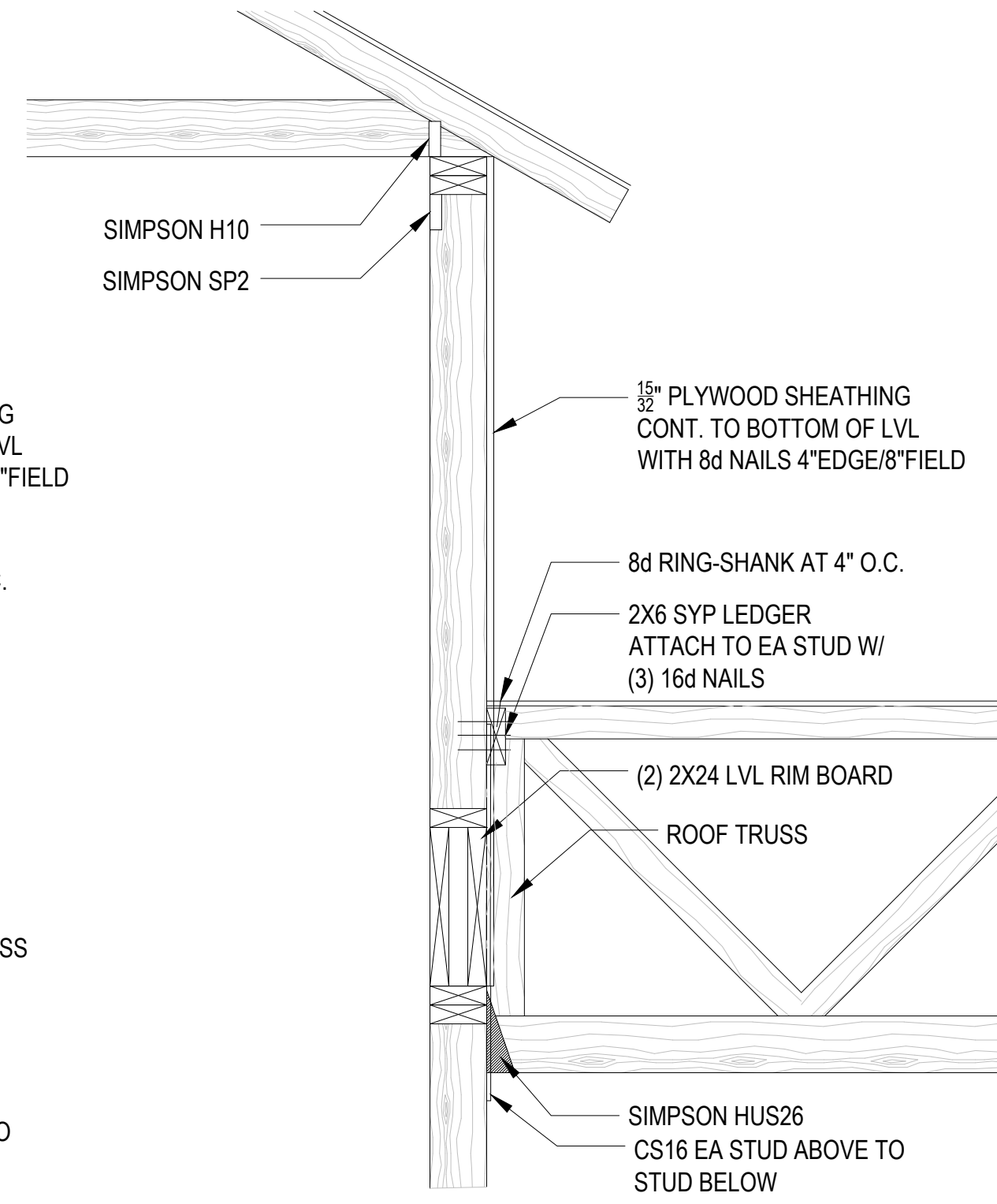
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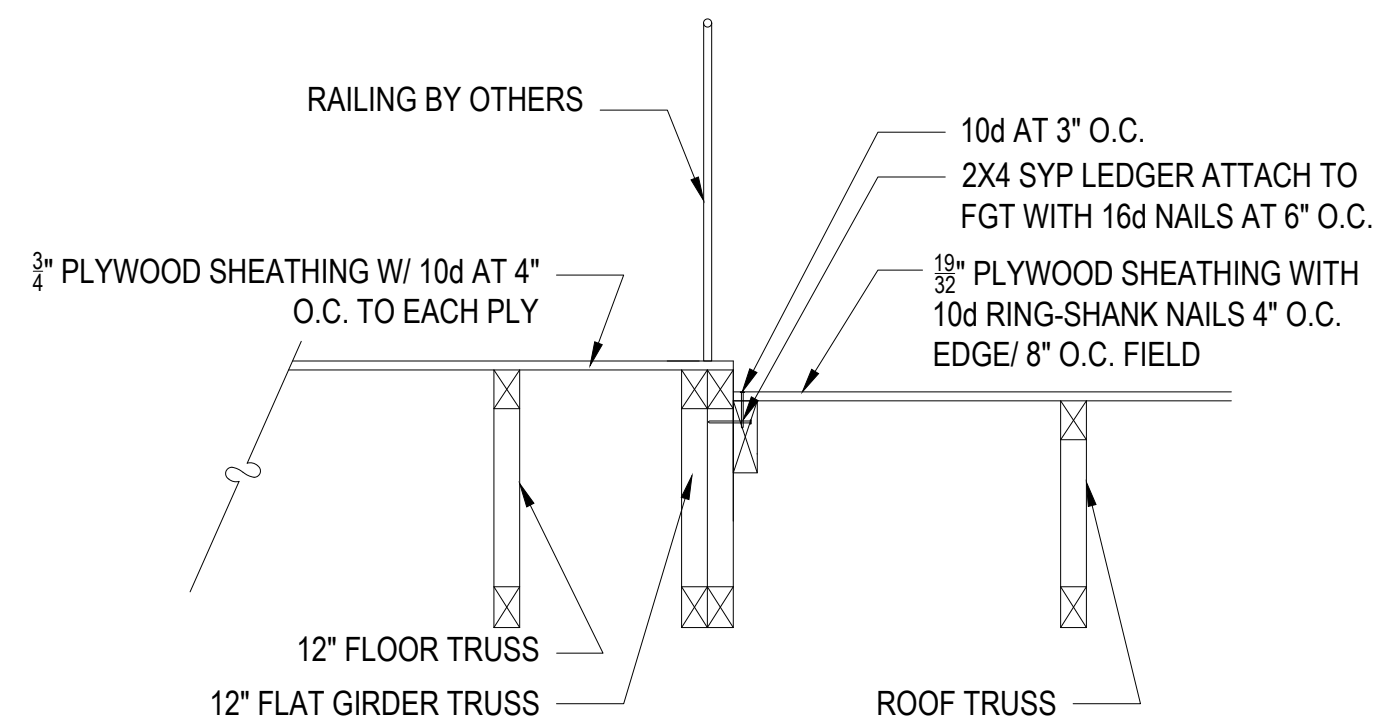
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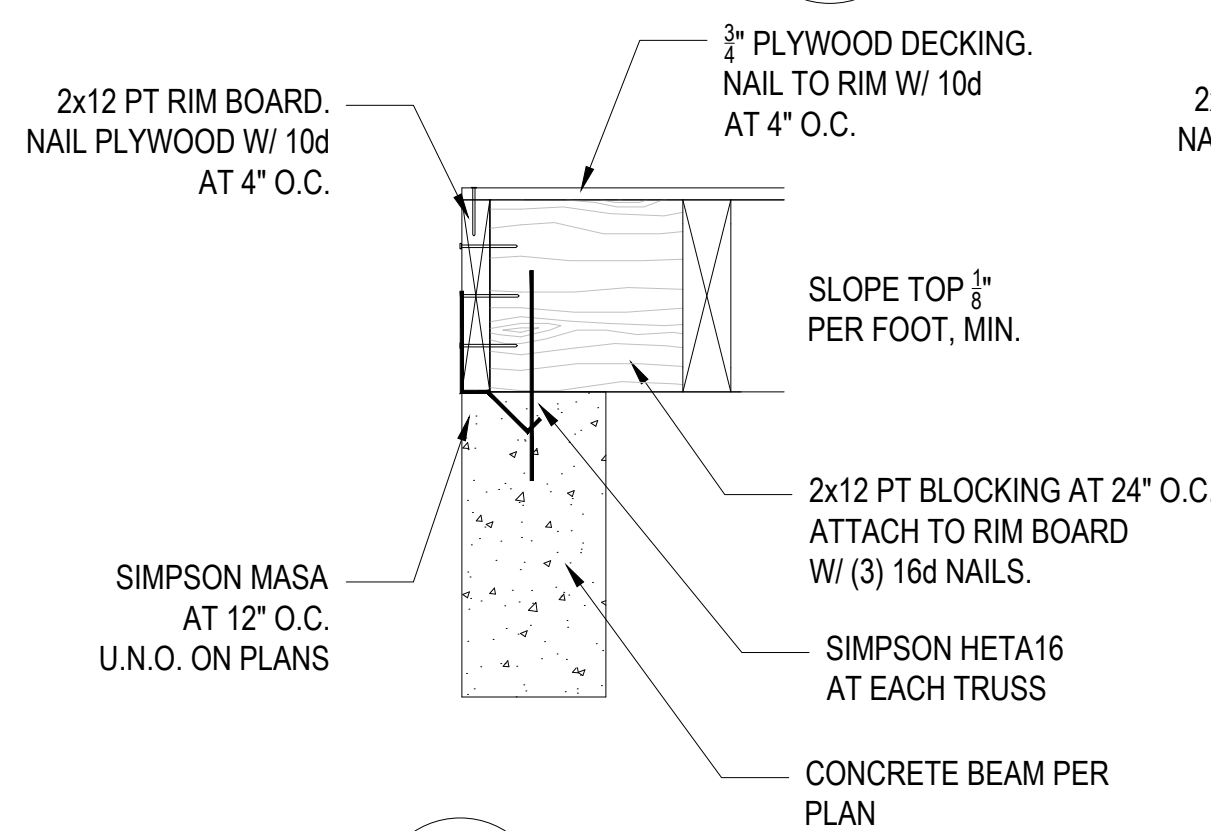
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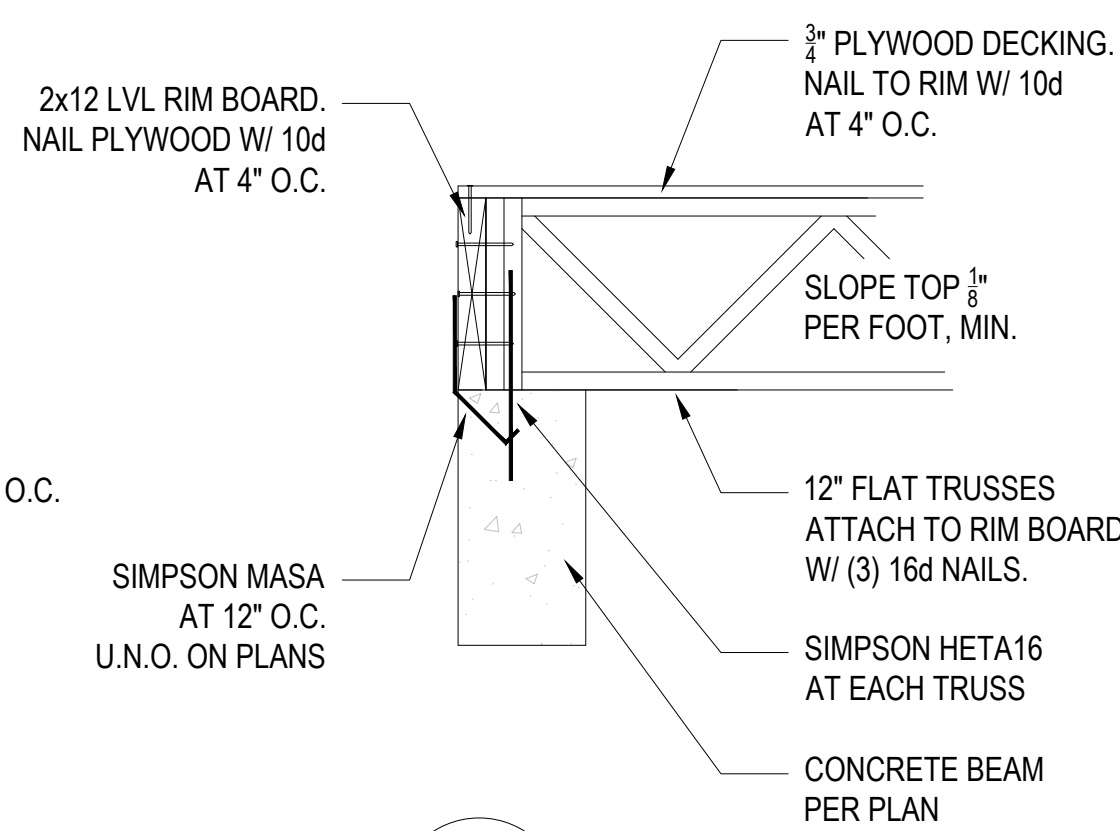
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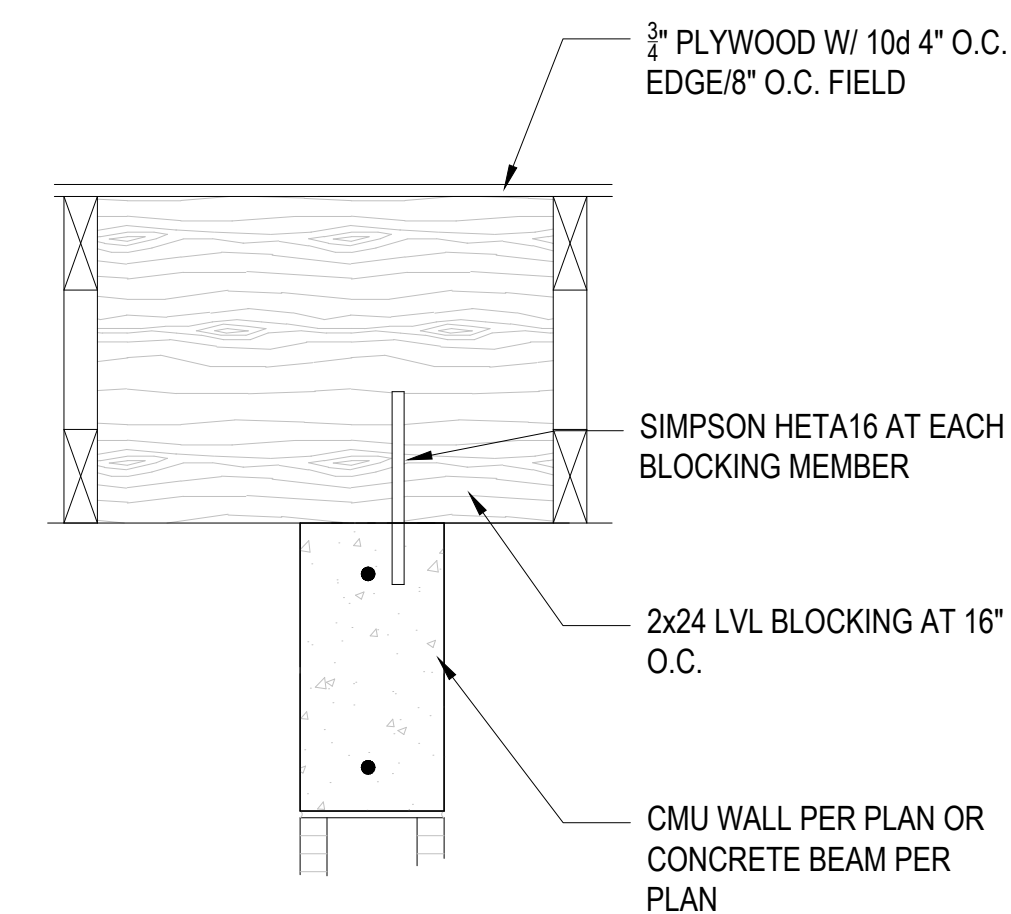
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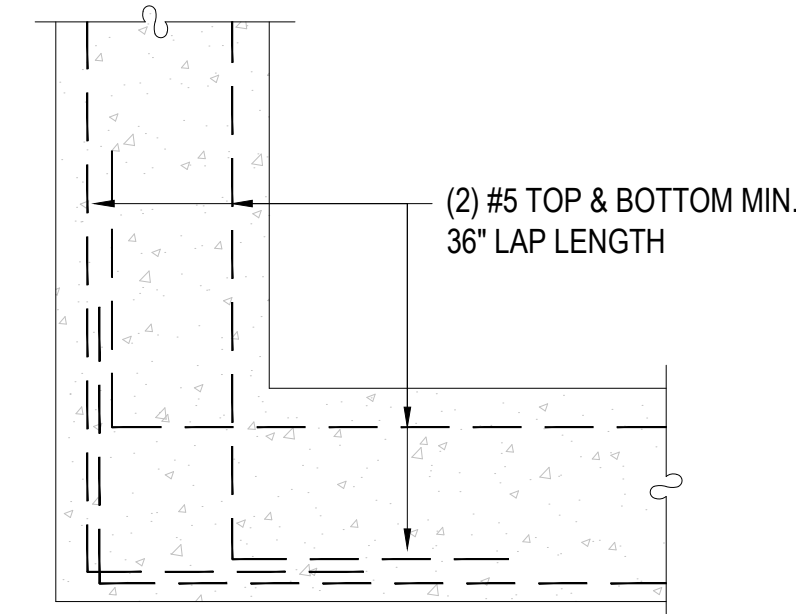
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6 SECTION
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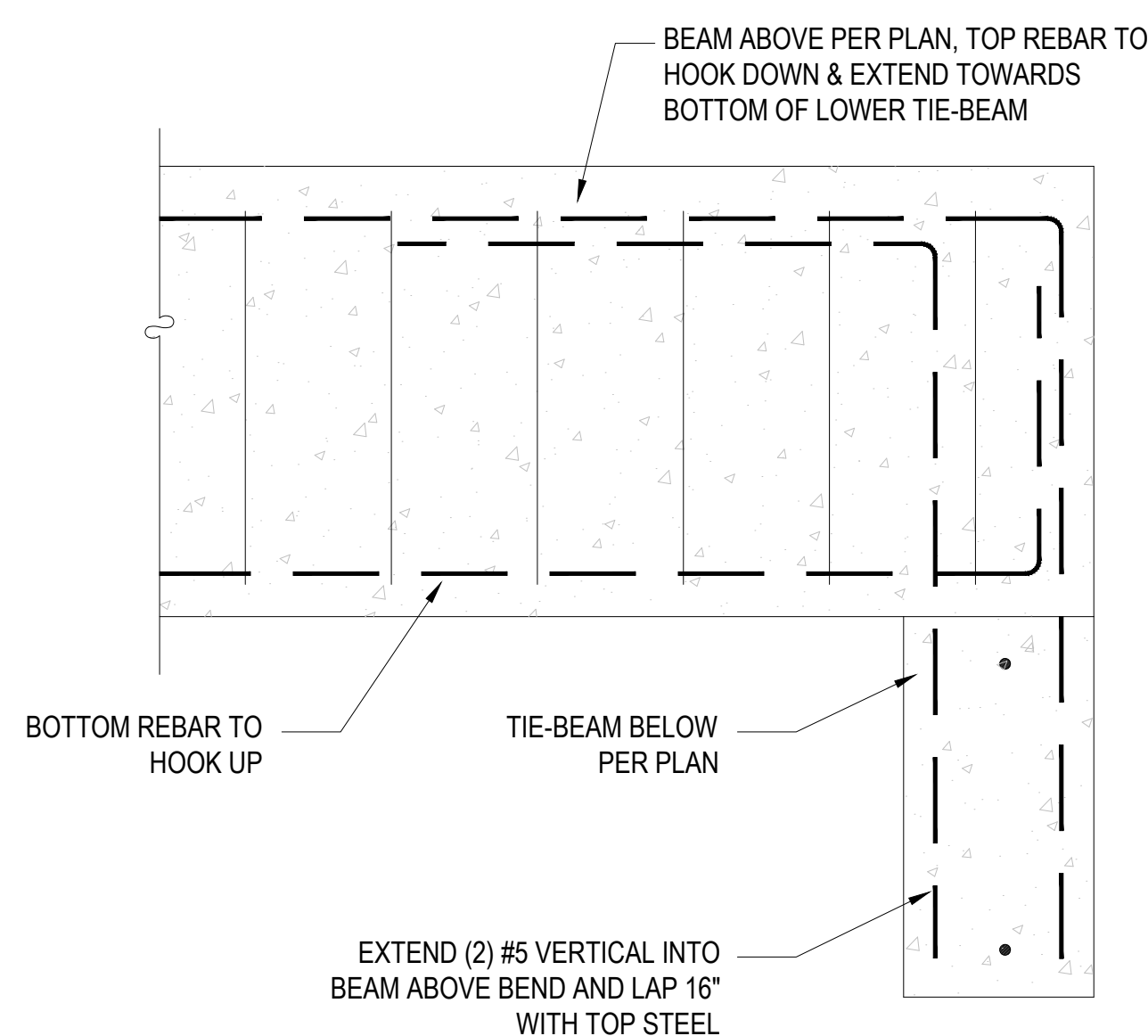


7 SECTION
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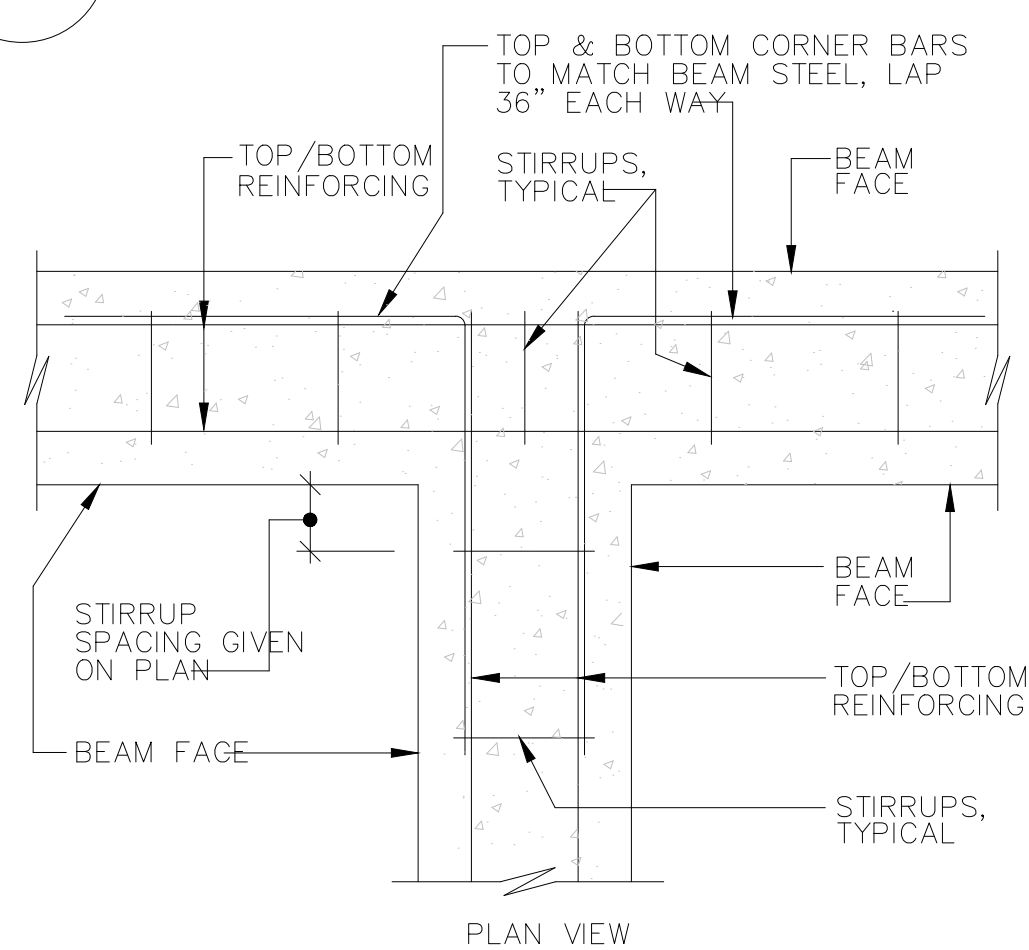


8 INTERSECTION DETAIL
NTS

- NOTES:
1. ALL STIRRUPS ARE CLOSED, SEE PLAN FOR SPACING & SIZES. TIES NOT SHOWN.
 2. SEE PLAN FOR REINFORCING SIZES.
 3. INTERSECTING BEAMS POURED AS ONE, NO JOINTS.

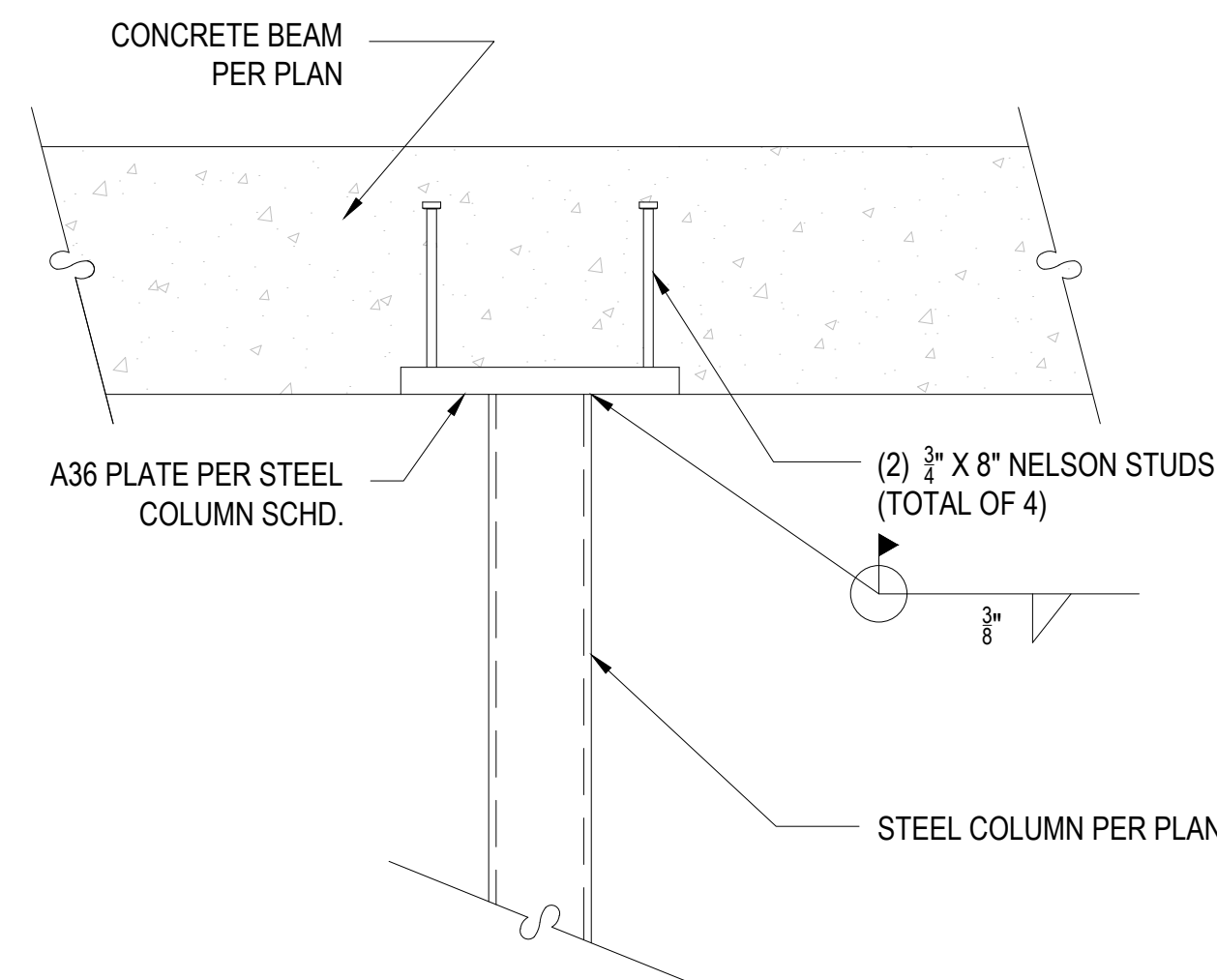


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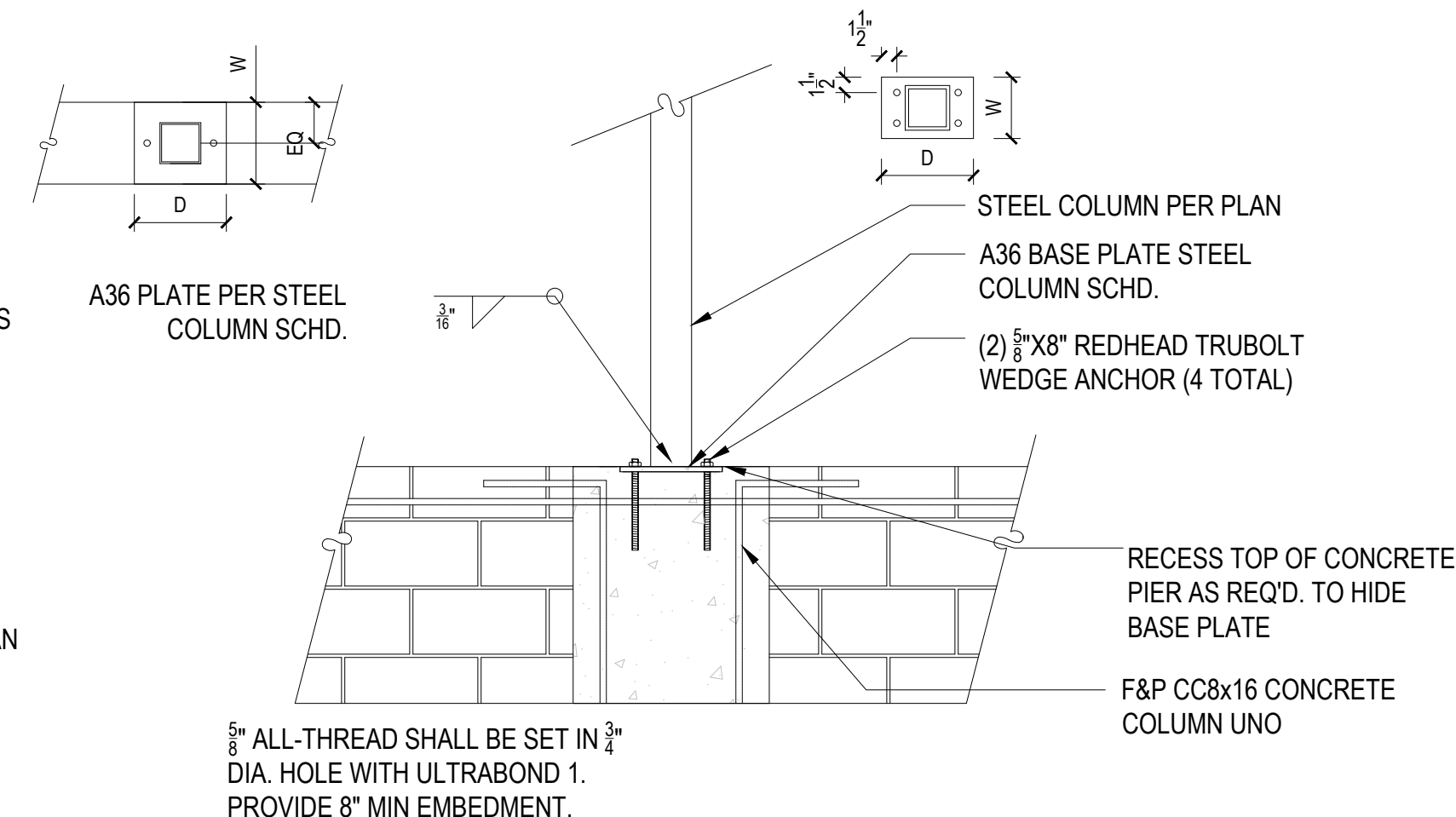


10 INTERSECTION DETAIL
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- NOTES:
1. ALL STIRRUPS ARE CLOSED, SEE PLAN FOR SPACING & SIZES.
 2. SEE PLAN FOR REINFORCING SIZES.
 3. INTERSECTING BEAMS POURED AS ONE, NO JOINTS.
 4. ONLY OUTSIDE BARS (TOP & BOTTOM) NEED TO BE HOOKED AND LAPPED. MIDDLE BARS, NOT SHOWN, (TOP & BOTTOM) CAN EXTEND AND TERMINATE AT OUTSIDE FACE OF PERPENDICULAR BEAM.



11 SECTION
NTS



12 SECTION
NTS

A Custom Home for:

STROLLO RESIDENCE

560 BROADWAY STREET, LONGBOAT KEY, FL 34228

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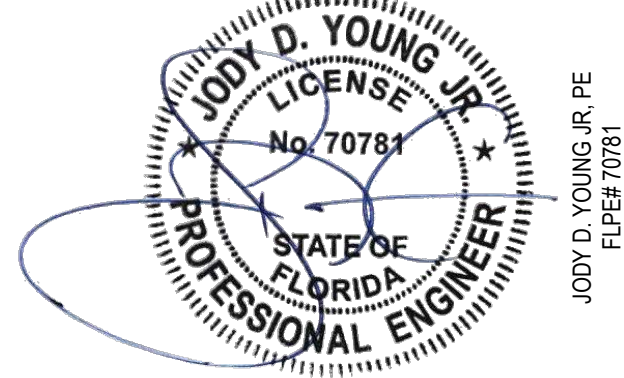


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 Taylor



STROLLO RESIDENCE
560 BROADWAY STREET, LONGBOAT KEY, FL 34228

STRUCTURAL DETAILS
AS INDICATED

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