6957 (LOT 10) LONGBOAT DR.
LONGBOAT KEY, FL

BLDG PERMIT PLANS FILE Copy of Record

PB17-0625

GENERAL NOTES:

1. DRIER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER.
2. ALL WINDOWS AND DOORS ARE TO BE IMPACT RESISTANT U.O.N., DOUBLE GLAZED, HURRICANE-RATED
3. BUILDING INSULATION SHALL BE AS FOLLOWS:
   - FRAME WALL - R-19
   - F.G. BLOCK WALLS - R-5
   - FLOOR SYSTEM - R-16
   - ROOF TRUSSES - R-30 OR BETTER
4. ALL BATHROOM, BEDROOM AND CLOSET WALLS TO BE INSULATED WITH R-11 BATT INSULATION.
5. PROVIDE TEMPERED GLASS AT ALL SHOWER ENCLOSURES, GLASS IN DOOR UNITS, GLASS WITHIN 24" RADIUS OF DOOR UNITS, AND GLASS WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
6. A/C DRAINS TO BE READILY ACCESSIBLE.
7. MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. SHIM SPACE SHALL BE LIMITED1/4" MAXIMUM.
8. ALL GYPSUM BOARD IN WET AREAS TO BE MOISTURE RESISTANT.
9. ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.
10. WATER CLOSETS TO BE 1.6 GALLON.
11. FOR ALL WOOD BEAMS PROVIDE A MINIMUM OF 3" BEARING.
12. PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETRY AND AS OTHERWISE NEEDED FOR NAILING SUPPORT.
13. BY LATERAL STABILITY FOR THIS STRUCTURE IS PROVIDED COMBINATION OF SHEAR WALLS, POURED MASONRY, AND FRAME ACTION FROM POURED CONCRETE BEAMS AND COLUMNS. TO THE BEST OF OUR KNOWLEDGE, THIS STRUCTURE CONFORMS TO THE FLORIDA RESIDENTIAL BUILDING CODE 2014.
14. ALL MATERIAL BELOW THE D.F.E. TO BE FLOOD RESISTANT. GARAGE CEILINGS TO HAVE ON LAYER OF TYPE-X OR EQUAL FOR FIRE RATING.
15. ALL FIELD MEASUREMENTS OF EXISTING STRUCTURE APPROXIMATED
16. CONTRACTOR TO VERIFY ALL FLOOR PLANS AND DIMENSIONS PRIOR TO CONSTRUCTION
17. BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORMWATER RUNOFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT.
18. BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF
19. BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT
20. ALL BUILDING MATERIAL INSTALLED BELOW THE DFE SHALL BE ABLE TO STAND IN WATER FOR 72 HOURS WITHOUT DAMAGE
21. SUBCONTRACTORS WILL APPLY FOR PERMITS FOR SUPPOTING TRADES

PLANS AND SPECIFICATION CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH THE WIND-BORNE DEBRIS REGION AS DEFINED AND SET FORTH BY THE FLORIDA BUILDING CODE, RESIDENTIAL 5TH EDITION(2014)

FRANK AGNELLI OF MASON MARTIN

THIS HOME IS NON SPRINKLED

DESIGN NOTE:

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA RESIDENTIAL CODE 2014 EDITION 5TH EDITION

a =	3.3 FEET
2a =	6.6 FEET
h =	35 FEET
RISK CATEGORY	II
WIND SPEED =	Vult=150 MPH / Vasd=116 MPH
CODE	FL RESIDENTIAL CODE- 2014
WIND EXPOSURE	D
ENCLOSED STRUCTURE (NSW)	(GC pi +-0.18)

DESIGN LIVE LOADS

ROOF: 20 PSF
FLOOR: 40 PSF
EXTERIOR STAIRS AND LANDINGS: 40 PSF
DECKS: 40 PSF

GENERAL DESIGN NOTES

1. THE STRUCTURE DESCRIBED ON THESE DRAWINGS HAS BEEN DESIGNED TO COMPLY WITH THE 2014 FLORIDA BUILDING 5TH EDITION CODE (RESIDENTIAL)
2. DETAILS LABELLED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED AT EACH LOCATION.
3. OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE APPROXIMATE ROUGH OPENINGS CONTINGENT UPON FINAL DOOR AND WINDOW SELECTIONS. COORDINATE ACTUAL OPENINGS WITH ARCHITECTURAL PLANS AND FINAL COMPONENT SELECTIONS.
4. THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING.
5. DESIGN LIVE LOADS

ROOF	20 PSF
ELEV. FLOORS	40 PSF
BALCONY & DECK	40 PSF
STAIRS	40 PSF (OR 300# CONCENTRATED LOAD ON A 4SQ. IN AREA)

GROUP CLASSIFICATION:	R-3 (SEE CHAPTER 3)
CONSTRUCTION TYPE:	V-B (SEE CHAPTER 6)
ZONNING:	R-6SF
FLOOD ZONE	AE

SHEET LIST	
SHEET NUMBER	SHEET NAME
A1	COVER
A2	SITE PLAN
A3	AREA PLAN
A4	FLOOR PLAN - GROUND LVL
A5	FLOOR PLAN - 1st LVL
A6	FLOOR PLAN - 2nd LVL
A7	ELEVATION - FRONT & REAR
A8	ELEVATION - LEFT & RIGHT
A9	ROOF PLAN
A10	ARCH DETAILS
A11	ELECTRICAL PLAN - GROUND/1ST LVL
A12	ELECTRICAL PLAN - 2ND LVL

BEACON DESIGN

MASON MARTIN

6957 LOT 10 LONGBOAT DR.

COVER

A1

TOTAL AREA OF LOT
SQ. FT.
6566

SLOPE NOT TO EXCEED 1:4

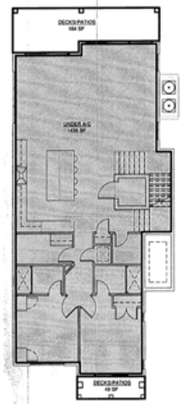
BEACON DESIGN

MASON MARTIN

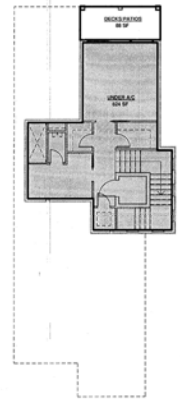
No.	Description	Date

BEACON
DESIGN

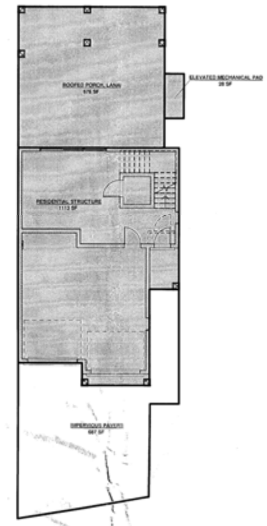
GROUND LVL - AREA PLAN
3/32" = 1'-0"



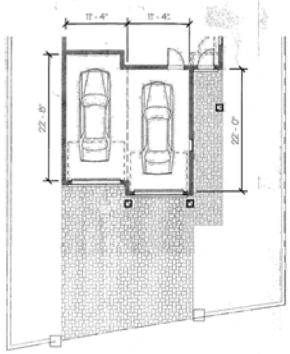
1st LVL - AREA PLAN
3/32" = 1'-0"



2nd LVL - AREA PLAN
3/32" = 1'-0"



BUILDING COVERAGE
3/32" = 1'-0"



PARKING PLAN
3/32" = 1'-0"

NAVD ELEVATIONS	
LEVEL	ELEVATION
CROWN OF ROAD	3' - 8 1/2"
1/4" H ad ALTERNATE (B.F.E.)	9' - 0"

AREA CALCULATIONS			
LEVEL	AREA	PERIMETER	DESCRIPTION
DECKS/PATIOS			
1st LVL - AREA PLAN	184 SF	69' - 4"	
1st LVL - AREA PLAN	49 SF	32' - 8 1/2"	
2ND LVL - T.O. FLR SYSTM SUB FLOOR	88 SF	41' - 4"	LIVING
	321 SF	143' - 4 1/2"	
GARAGE/STORAGE			
GARAGE SLAB	413 SF	89' - 4"	GARAGE
GARAGE SLAB	502 SF	94' - 8"	GARAGE
	915 SF	184' - 0"	
UNDER A/C			
GARAGE SLAB	25 SF	20' - 0"	LOWER FOYER
1st LVL - AREA PLAN	1438 SF	174' - 8"	
2ND LVL - T.O. FLR SYSTM SUB FLOOR	624 SF	121' - 9 3/4"	LIVING
	2086 SF	316' - 5 3/4"	
Grand total: 8	3323 SF	643' - 10 1/4"	

LOT SIZE is calculated as the area within platted lot lines except:
- Where a lot line lies within a public/private street, the edge of the street or the right-of-way shall be considered the lot line.
- Where a lot line lies within a public or private waterway, the Erosion Control Line, mean high water line, water-right-of-way bulkhead or bulkhead line, whichever is most landward, shall be considered the lot line. (LBK 158.006 - LOT LINES)

LOT SIZE, BUILDABLE: 6401 **square feet, as supported by submitted signed/sealed survey**

Lot Coverage Calculation

		IN SQUARE FEET EXISTING	THIS PERMIT	BY OTHERS
1.0	**Non-Pool/Spa Areas**			
	Residential Structure (from exterior walls/columns)	0	[illegible]	0
	Garage/Carport (not under house)	0	N/A	0
	Roof Eave Overhang (exceeding 3' in depth or over useable areas)	0	N/A	0
	Front Entry & Front Stairs (roofed and unroofed)	0	N/A	0
	Rear Entry & Rear Stairs (roofed and unroofed)	0	N/A	0
	Roofed Porch, Lanai and/or Caged Room, Screened Room	0	676	0
	Raised Deck or Terrace (>6" above finished grade)	0	N/A	0
	Elevated Mechanical Equipment Pad (i.e. a/c, pool)	0	28	0
	Accessory Structure (i.e., gatehouse, clubhouse, shed, gazebo, etc.)	0	N/A	0
	Other Buildings/Structures/Improvements (>6" above finished grade)	0	N/A	0
1.1	**Total Non-Pool/Spa Areas**	0		0
2.0	**Elevated/Caged Pool/Spa Areas** (including stairs)	0		0
3.0	**Subtotal Lot Coverage Square Footages** (lines 1.1 + 2.0)	0		0
3.1	**Total Lot Coverage Square Footage** (sum of "existing", "this permit" and "by others" in line 3.0)	1817 sq. ft.		
4.0	**Total Lot Coverage Percentage**	1817 sq. ft. (line 3.1) ÷ Lot Size = 28.55%		

Non-Open Space Calculation

		IN SQUARE FEET EXISTING	THIS PERMIT	BY OTHERS
5.0	**At-Grade Improvements**			
	Driveway/Parking Areas (as per site plan) (all surface types)	0	687	0
	Designated Walkways/Sidewalks (as per site plan) (all surface types)	0		0
	Impermeable Patios, Slabs, etc.	0		0
	Impermeable Pool Deck (at-grade)	0		0
	Pool/Spa Shell (at-grade)	0		0
	Mechanical Equipment Pads (i.e. a/c, pool)(at-grade)	0		0
	Other Impervious Surface (at-grade)	0		0
6.0	**Total At-Grade Square Footage** (sum of "existing", "this Permit" and "by others" in 5.0)	687 sq. ft.		
7.0	**Total Non-Open Space Square Footage** (lines 3.1 + 6.0)	line 3.1 + line 6.0 = 2504 sq. ft.		
8.0	**Total Non-Open Space Percentage**	2504 sq. ft. (line 7.0) ÷ Lot Size = 39.11%		

M MASON MARTIN

6957 LOT 10 LONGBOAT DR.

Description | Date

AREA PLAN

PROJECT #: 17-024
START DATE: 04-20-17
DRAWN BY: Author

A3

SCALE: As indicated

BEACON DESIGN

GENERAL NOTES:

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   - FRAME WALL - R-19
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21. SUBCONTRACTORS WILL APPLY FOR PERMITS FOR SUPPOTING TRADES

WALL LEGEND

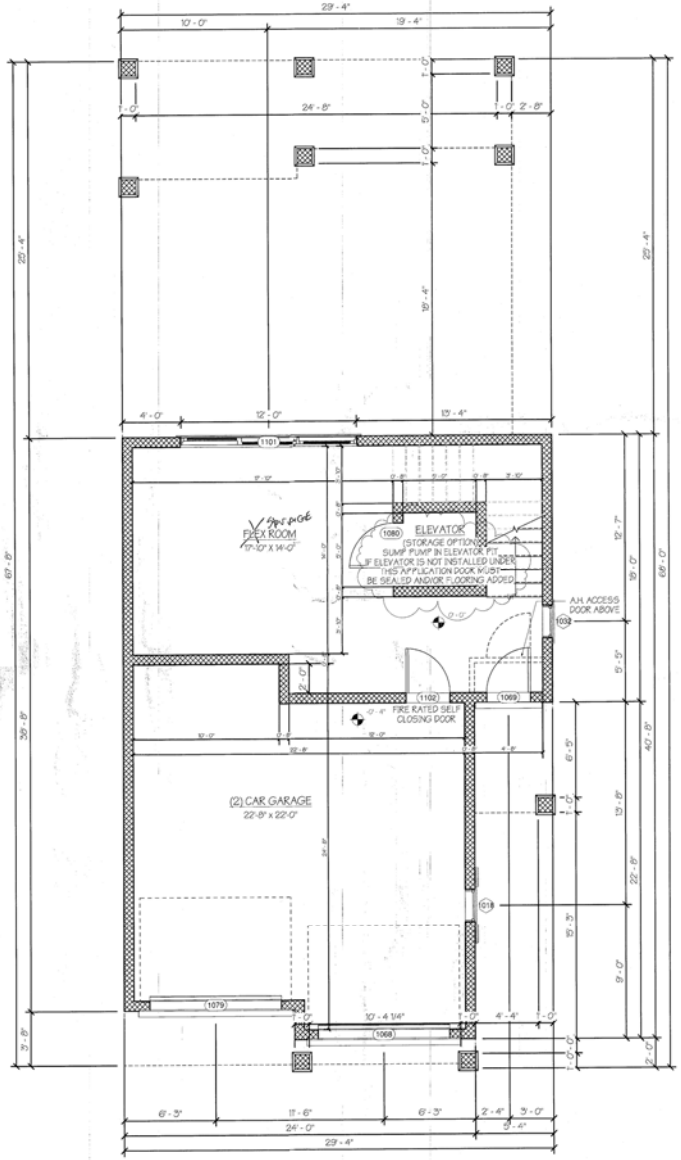
	6" LOAD BEARING WALL W/ EXSIT CON PLY
	4" PARTITION WALL
	2-0" KNEE WALL
	SHOWER WALL 3' CURB W/GLASS ENCLOSURE
	6" PARTITION WALL
	8" CMU WALL
	8" CMU WALL W/ FURRING

DOOR SCHEDULE - GROUND LVL

TYPE MARK	LEVEL	WIDTH	HEIGHT
1068	GARAGE SLAB	9' - 0"	7' - 0"
1079	GARAGE SLAB	9' - 0"	7' - 0"
1069	T.O.F.F - FOYER	3' - 0"	6' - 8"
1080	T.O.F.F - FOYER	3' - 0"	6' - 8"
1101	T.O.F.F - FOYER	12' - 0"	6' - 8"
1102	T.O.F.F - FOYER	5' - 0"	6' - 8"
Grand total: 6			

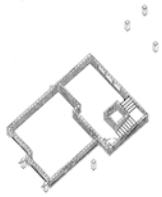
WINDOW SCHEDULE - GROUND LVL

TYPE MARK	LEVEL	TYPE	HEAD HEIGHT	SILL HEIGHT	WIDTH	HEIGHT	EGRESS
1018	T.O.F.F - FOYER	FIXED	6' - 8"	2' - 5 1/2"	2' - 2 1/2"	4' - 2 3/4"	
1030	T.O.F.F - FOYER	FIXED	6' - 8"	2' - 5 1/2"	2' - 2 1/2"	4' - 2 3/4"	
Grand total: 2							



FLOOR PLAN - GROUND LEVEL

1/4" = 1'-0"



GROUND LVL - FLOOR PLAN ISO

BLDG PERMIT PLANS FILE Copy of Record

RECEIVED SEP - 7 2017 TOWN OF LONGBOAT KEY

MASON MARTIN

6957 LOT 10 LONGBOAT DR.

FLOOR PLAN - GROUND LVL

PROJECT #: 7-024
1ST ART DATE: 04-20-17
DRAWN BY: Author

A4

SCALE: As noted

BEACON DESIGN

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21. SUBCONTRACTORS WILL APPLY FOR PERMITS FOR SUPPORTING TRADES

WALL LEGEND

	6" LOAD BEARING WALL W/ FURR CON PLY
	4" PARTITION WALL
	3'-0" KNEE WALL
	SHOWER WALL 3' CURB W/GLASS ENCLOSURE
	6" PARTITION WALL
	8" CMU WALL
	8" CMU WALL W/ FURRING

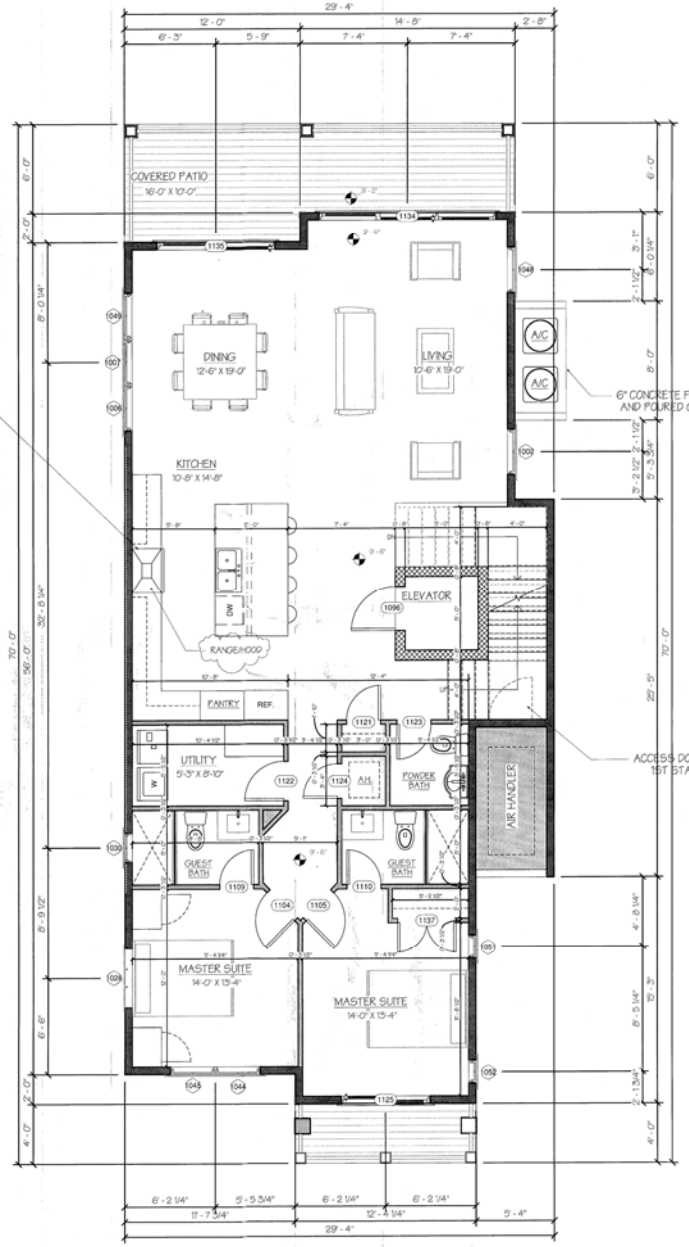
DOMESTIC OPEN-TOP BROILER UNITS SHALL BE PROVIDED WITH A METAL EXHAUST HOOD, NOT LESS THAN 28 GAGE, WITH A CLEARANCE OF NOT LESS THAN 0.25 INCH (6.4 MM) BETWEEN THE HOOD AND THE UNDERSIDE OF COMBUSTIBLE MATERIAL OR CABINETS. A CLEARANCE OF AT LEAST 24 INCHES (610 MM) SHALL BE MAINTAINED BETWEEN THE COOKING SURFACE AND THE COMBUSTIBLE MATERIAL OR CABINET. THE HOOD SHALL BE AT LEAST AS WIDE AS THE BROILER UNIT AND SHALL EXTEND OVER THE ENTIRE UNIT. SUCH EXHAUST HOOD SHALL DISCHARGE TO THE OUTDOORS AND SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER OR OTHER MEANS TO CONTROL INLTRATION/EXFILTRATION WHEN NOT IN OPERATION.

DOOR SCHEDULE - 1st LVL

TYPE MARK	LEVEL	WIDTH	HEIGHT
1096	1st LVL - AREA PLAN	5'-0"	6'-8"
1104	1st LVL - AREA PLAN	2'-8"	8'-0"
1105	1st LVL - AREA PLAN	2'-8"	8'-0"
1109	1st LVL - AREA PLAN	2'-4"	8'-0"
1110	1st LVL - AREA PLAN	2'-4"	8'-0"
1121	1st LVL - AREA PLAN	2'-4"	8'-0"
1122	1st LVL - AREA PLAN	2'-8"	8'-0"
1123	1st LVL - AREA PLAN	2'-4"	8'-0"
1124	1st LVL - AREA PLAN	2'-4"	8'-0"
1125	1st LVL - AREA PLAN	6'-0"	8'-0"
1134	1st LVL - AREA PLAN	12'-0"	8'-0"
1135	1st LVL - AREA PLAN	8'-0"	8'-0"
1137	1st LVL - AREA PLAN	4'-0"	8'-0"
Grand total: 13			

WINDOW SCHEDULE - 1st LVL

TYPE MARK	LEVEL	TYPE	HEAD HEIGHT	SILL HEIGHT	WIDTH	HEIGHT	EGRESS
1028	1st LVL - AREA PLAN	FIXED	8'-0"	6'-4"	4'-0"	1'-8"	
1030	1st LVL - AREA PLAN	FIXED	8'-0"	6'-0"	2'-0"	2'-0"	
1051	1st LVL - AREA PLAN	SINGLE HUNG	8'-0"	2'-9"	1'-7 3/4"	5'-3"	
1052	1st LVL - AREA PLAN	SINGLE HUNG	8'-0"	2'-9"	1'-7 3/4"	5'-3"	
1002	1st LVL - AREA PLAN	SINGLE HUNG	8'-0"	2'-0"	3'-1"	6'-0"	X
1006	1st LVL - AREA PLAN	SINGLE HUNG	8'-0"	2'-0"	3'-1"	6'-0"	X
1007	1st LVL - AREA PLAN	SINGLE HUNG	8'-0"	2'-0"	3'-1"	6'-0"	X
1044	1st LVL - AREA PLAN	SINGLE HUNG	8'-0"	2'-0"	3'-1"	6'-0"	X
1045	1st LVL - AREA PLAN	SINGLE HUNG	8'-0"	2'-0"	3'-1"	6'-0"	X
1048	1st LVL - AREA PLAN	SINGLE HUNG	8'-0"	2'-0"	3'-1"	6'-0"	X
1049	1st LVL - AREA PLAN	SINGLE HUNG	8'-0"	2'-0"	3'-1"	6'-0"	X
Grand total: 11							



1st LVL - FLOOR PLAN ISO

MASON MARTIN

6057 LOT 10 LONGBOAT DR.

FLOOR PLAN - 1st LVL

PROJECT # 17.024
START DATE 04.20.17
DRAWN BY Author

A5

BLDG PERMIT PLANS FILE Copy of Record

RECEIVED
SEP - 7 2017

BEACON DESIGN

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15. ALL FIELD MEASUREMENTS OF EXISTING STRUCTURE APPROXIMATED
16. CONTRACTOR TO VERIFY ALL FLOOR PLANS AND DIMENSIONS PRIOR TO CONSTRUCTION
17. BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORMWATER RUNOFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT.
18. BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF
19. BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT
20. ALL BUILDING MATERIAL INSTALLED BELOW THE DFE SHALL BE ABLE TO STAND IN WATER FOR 72 HOURS WITHOUT DAMAGE
21. SUBCONTRACTORS WILL APPLY FOR PERMITS FOR SUPPOTING TRADES

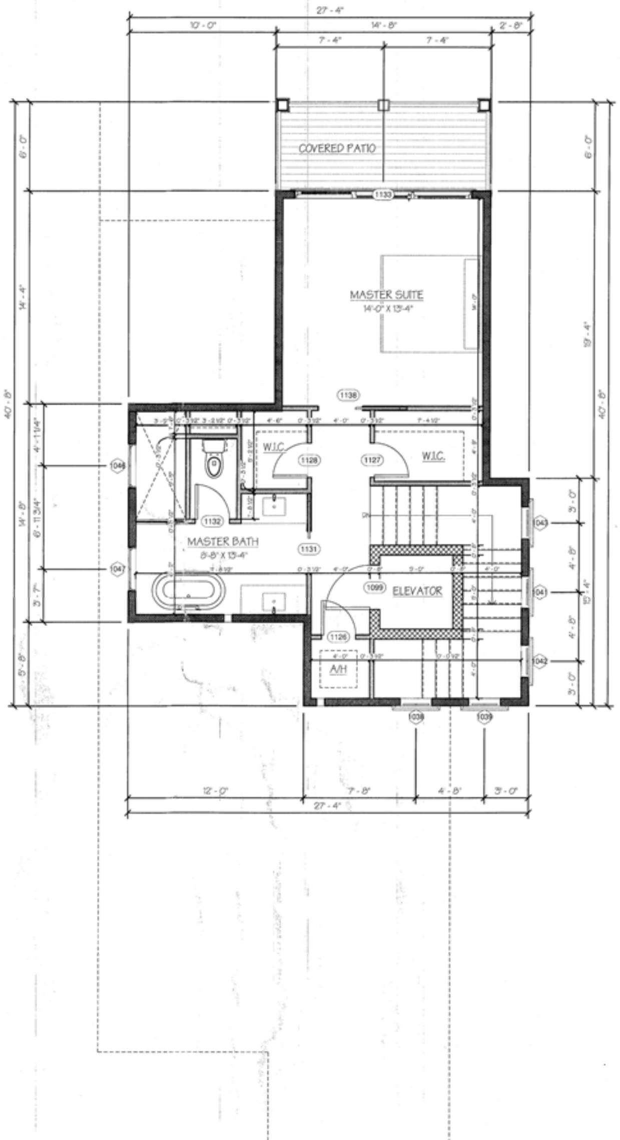
WALL LEGEND	
	6" LOAD BEARING WALL W/ 15/32" CDX PLY
	4" PARTITION WALL
	3'-0" KNEE WALL
	SHOWER WALL 3" CURB W/GLASS ENCLOSURE
	6" PARTITION WALL
	8" CMU WALL
	8" CMU WALL W/ FURRING

DOOR SCHEDULE - 2nd LVL

TYPE MARK	LEVEL	WIDTH	HEIGHT
1099	2ND LVL - T.O. FLR SYSTM SUB FLOOR	3' - 0"	6' - 8"
1126	2ND LVL - T.O. FLR SYSTM SUB FLOOR	2' - 4"	6' - 8"
1127	2ND LVL - T.O. FLR SYSTM SUB FLOOR	2' - 4"	6' - 8"
1128	2ND LVL - T.O. FLR SYSTM SUB FLOOR	2' - 4"	6' - 8"
1131	2ND LVL - T.O. FLR SYSTM SUB FLOOR	2' - 6"	6' - 8"
1132	2ND LVL - T.O. FLR SYSTM SUB FLOOR	2' - 4"	6' - 8"
1133	2ND LVL - T.O. FLR SYSTM SUB FLOOR	12' - 0"	6' - 8"
1138	2ND LVL - T.O. FLR SYSTM SUB FLOOR	3' - 0"	6' - 8"
Grand total: 8			

WINDOW SCHEDULE - 2nd LVL

TYPE MARK	LEVEL	TYPE	HEAD HEIGHT	SILL HEIGHT	WIDTH	HEIGHT	EGRESS
1038	2ND LVL - T.O. FLR SYSTM SUB FLOOR	FIXED	4' - 10"	2' - 8"	2' - 2"	2' - 2"	
1039	2ND LVL - T.O. FLR SYSTM SUB FLOOR	FIXED	4' - 10"	2' - 8"	2' - 2"	2' - 2"	
1041	2ND LVL - T.O. FLR SYSTM SUB FLOOR	FIXED	4' - 10"	2' - 8"	2' - 2"	2' - 2"	
1042	2ND LVL - T.O. FLR SYSTM SUB FLOOR	FIXED	4' - 10"	2' - 8"	2' - 2"	2' - 2"	
1043	2ND LVL - T.O. FLR SYSTM SUB FLOOR	FIXED	4' - 10"	2' - 8"	2' - 2"	2' - 2"	
1046	2ND LVL - T.O. FLR SYSTM SUB FLOOR	FIXED	6' - 8"	4' - 8"	3' - 0"	2' - 0"	
1047	2ND LVL - T.O. FLR SYSTM SUB FLOOR	FIXED	6' - 8"	4' - 8"	3' - 0"	2' - 0"	
Grand total: 7							



FLOOR PLAN - 2nd LEVEL

1/4" = 1'-0"

2nd LVL - FLOOR PLAN ISO

MASON MARTIN

6097 LOT 10 LONGBOAT DR.

FLOOR PLAN - 2nd LVL

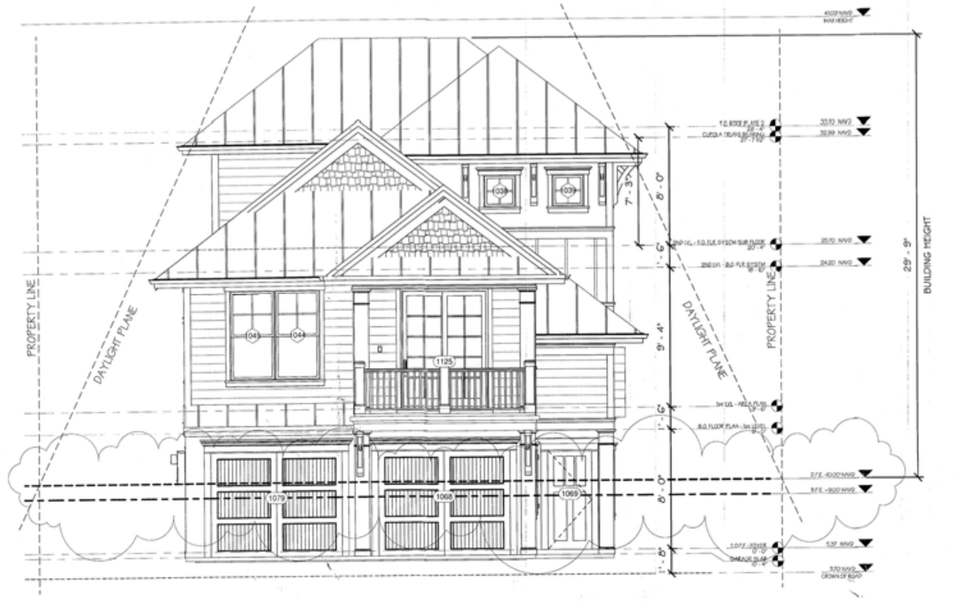
PROJECT #: 17-024

START DATE: 04-20-17

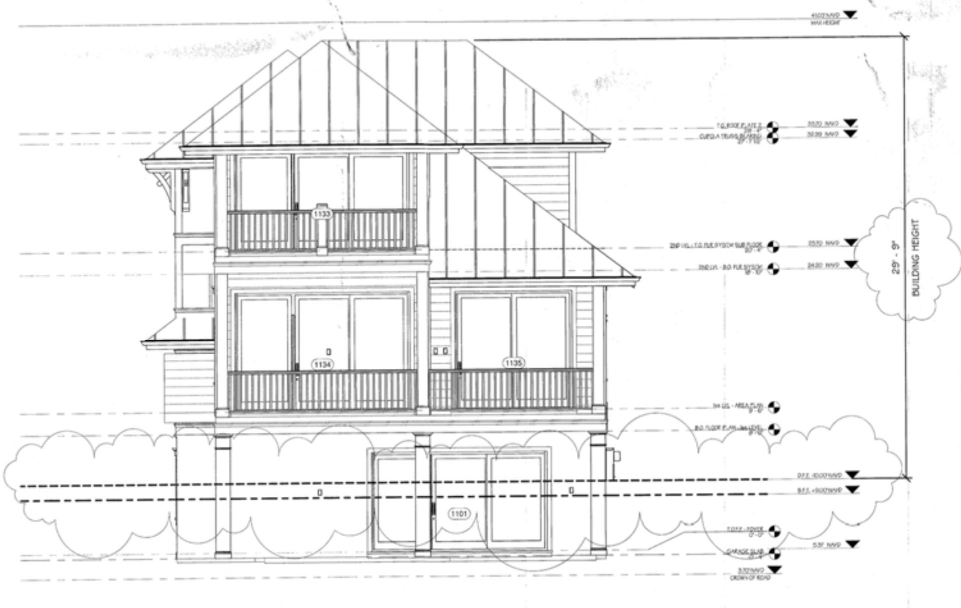
DRAWN BY: Author

A6

SCALE: As indicated



ELEVATION - FRONT
1/4" = 1'-0"

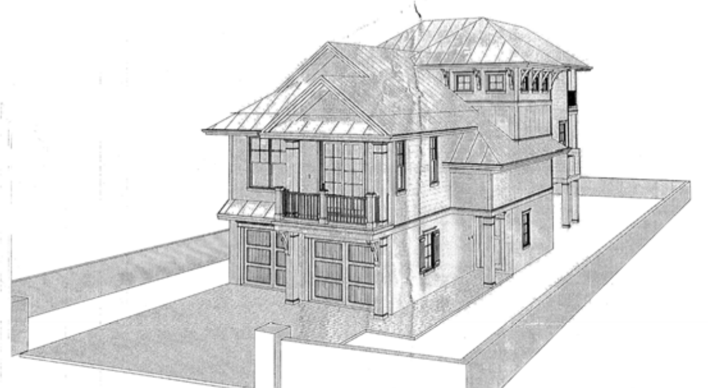


ELEVATION - REAR
1/4" = 1'-0"

NAVD ELEVATIONS	
LEVEL	ELEVATION
CROWN OF ROAD	3' - 8 1/2"
1/4" Hi ad ALTERNATE (B.F.E.)	9' - 0"

DOOR SCHEDULE		
TYPE MARK	WIDTH	HEIGHT
GARAGE SLAB		
1068	9' - 0"	7' - 0"
1079	9' - 0"	7' - 0"
T.O.F.F - FOYER		
1069	3' - 0"	6' - 8"
1080	3' - 0"	6' - 8"
1101	12' - 0"	6' - 8"
1102	3' - 0"	6' - 8"
1st LVL - AREA PLAN		
1096	3' - 0"	6' - 8"
1104	2' - 8"	8' - 0"
1105	2' - 8"	8' - 0"
1109	2' - 4"	8' - 0"
1110	2' - 4"	8' - 0"
1121	2' - 4"	8' - 0"
1122	2' - 8"	8' - 0"
1123	2' - 4"	8' - 0"
1124	2' - 4"	8' - 0"
1125	6' - 0"	8' - 0"
1134	12' - 0"	8' - 0"
1135	8' - 0"	8' - 0"
1137	4' - 0"	8' - 0"
2ND LVL - T.O. FLR SYSTM SUB FLOOR		
1099	3' - 0"	6' - 8"
1126	2' - 4"	6' - 8"
1127	2' - 4"	6' - 8"
1128	2' - 4"	6' - 8"
1131	2' - 6"	6' - 8"
1132	2' - 4"	6' - 8"
1133	12' - 0"	6' - 8"
1138	3' - 0"	6' - 8"
Grand total: 27		

WINDOW SCHEDULE						
TYPE MARK	TYPE	HEAD HEIGHT	SILL HEIGHT	WIDTH	HEIGHT	EGRESS
T.O.F.F - FOYER						
1018	FIXED	6' - 8"	2' - 5 1/2"	2' - 2 1/2"	4' - 2 3/4"	
1032	FIXED	6' - 8"	2' - 5 1/2"	2' - 2 1/2"	4' - 2 3/4"	
1st LVL - AREA PLAN						
1002	SINGLE HUNG	8' - 0"	2' - 0"	3' - 1"	6' - 0"	X
1006	SINGLE HUNG	8' - 0"	2' - 0"	3' - 1"	6' - 0"	X
1007	SINGLE HUNG	8' - 0"	2' - 0"	3' - 1"	6' - 0"	X
1028	FIXED	8' - 0"	6' - 4"	4' - 0"	1' - 8"	
1030	FIXED	8' - 0"	6' - 0"	2' - 0"	2' - 0"	
1044	SINGLE HUNG	8' - 0"	2' - 0"	3' - 1"	6' - 0"	X
1045	SINGLE HUNG	8' - 0"	2' - 0"	3' - 1"	6' - 0"	X
1048	SINGLE HUNG	8' - 0"	2' - 0"	3' - 1"	6' - 0"	X
1049	SINGLE HUNG	8' - 0"	2' - 0"	3' - 1"	6' - 0"	X
1051	SINGLE HUNG	8' - 0"	2' - 9"	1' - 7 1/4"	5' - 3"	
1052	SINGLE HUNG	8' - 0"	2' - 9"	1' - 7 1/4"	5' - 3"	
2ND LVL - T.O. FLR SYSTM SUB FLOOR						
1038	FIXED	4' - 10"	2' - 8"	2' - 2"	2' - 2"	
1039	FIXED	4' - 10"	2' - 8"	2' - 2"	2' - 2"	
1041	FIXED	4' - 10"	2' - 8"	2' - 2"	2' - 2"	
1042	FIXED	4' - 10"	2' - 8"	2' - 2"	2' - 2"	
1043	FIXED	4' - 10"	2' - 8"	2' - 2"	2' - 2"	
1046	FIXED	6' - 8"	4' - 8"	3' - 0"	2' - 0"	
1047	FIXED	6' - 8"	4' - 8"	3' - 0"	2' - 0"	
Grand total: 20						



BEACON
DESIGN

MASON MARTIN

6087 LOT 10 LONGBOAT DR.

BLDG PERMIT PLANS
FILE
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TOWN OF ...

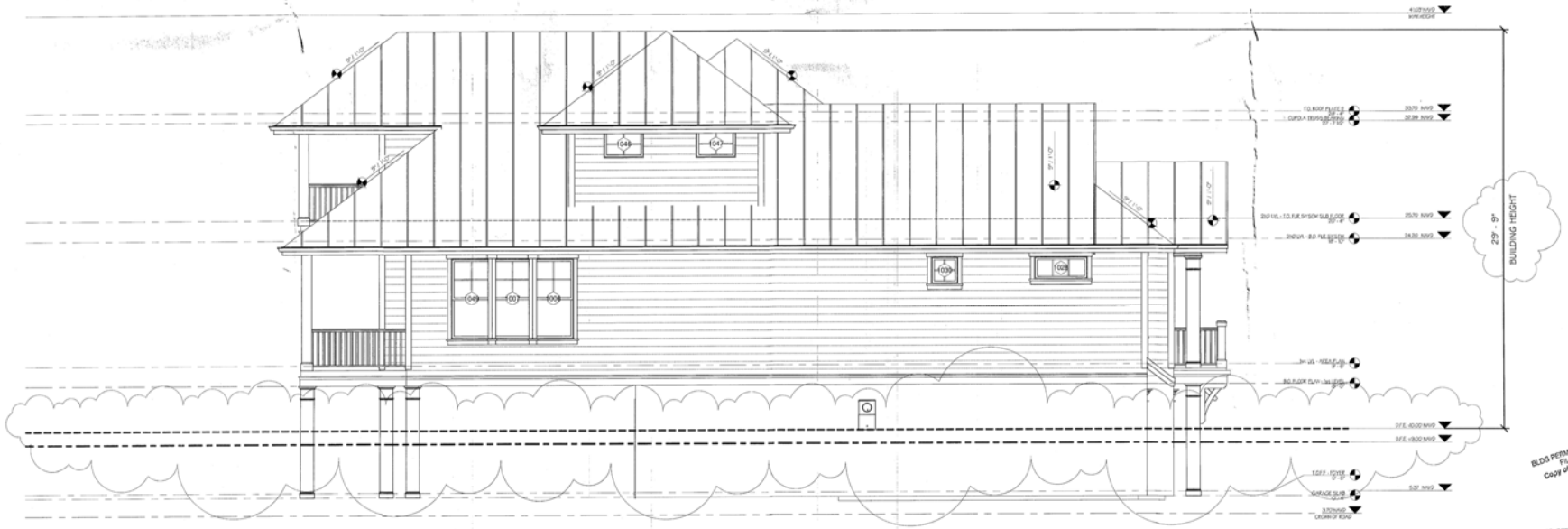
ELEVATION - FRONT & REAR

PROJECT #: 17-024
START DATE: 04-20-17
DRAWN BY: Author

A7

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

ELEVATION - RIGHT
1/4" = 1'-0"



ELEVATION - LEFT
1/4" = 1'-0"

BEACON DESIGN

MASON MARTIN

6957 LOT 10 LONGBOAT DR.

ELEVATION - LEFT & RIGHT

A8

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FILE
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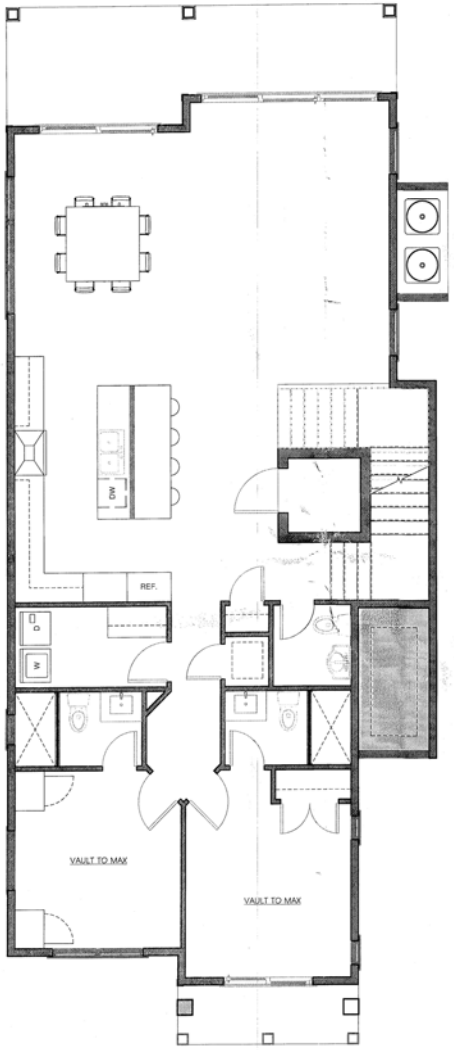
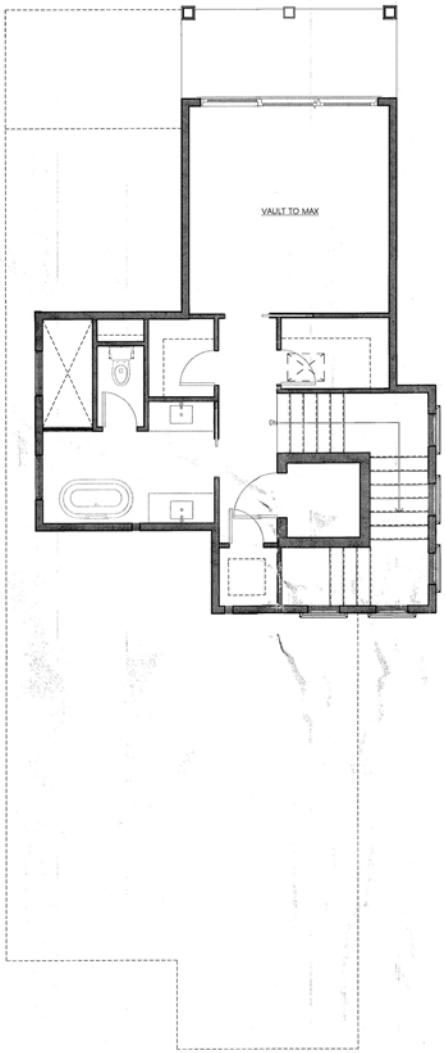
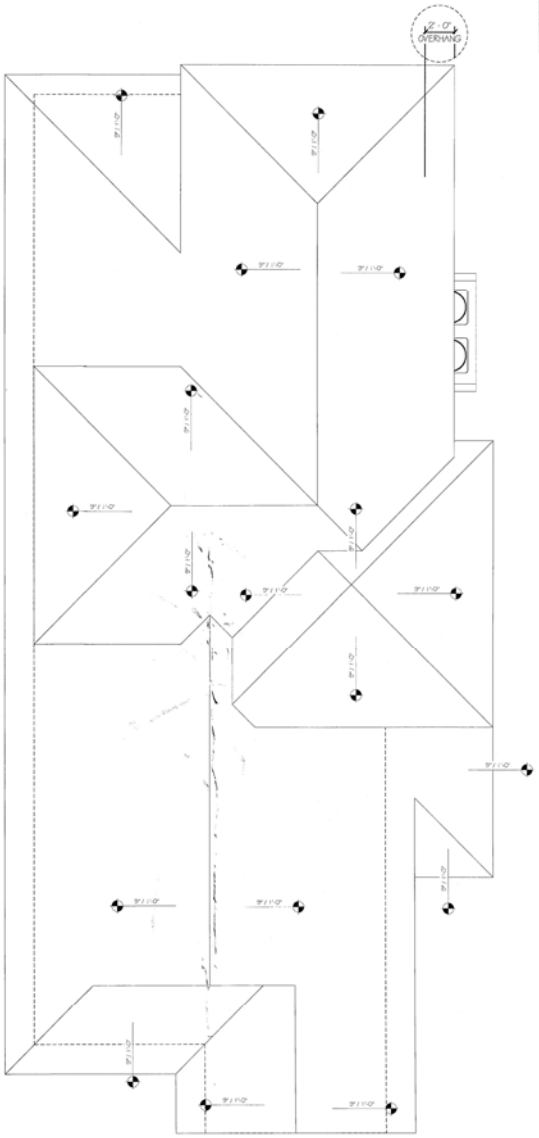


1ST LVL - CEILING PLAN
1/4" = 1'-0"



2nd LVL - CEILING PLAN
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"

BEACON DESIGN

MASON MARTIN

6957 LOT 10 LONGBOAT DR.

ROOF PLAN

PROJECT #: 7-1024
START DATE: 04-20-17
DRAWN BY: Aaron

A9

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

BLDG PERMIT PLANS
FILE
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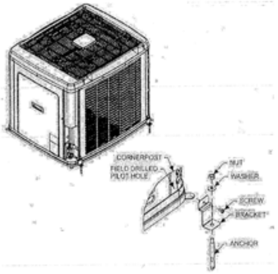
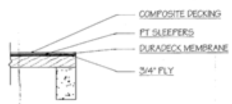
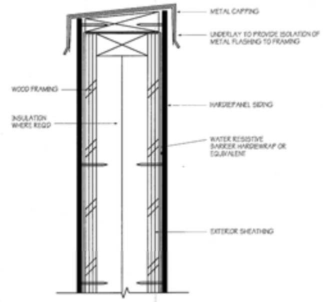


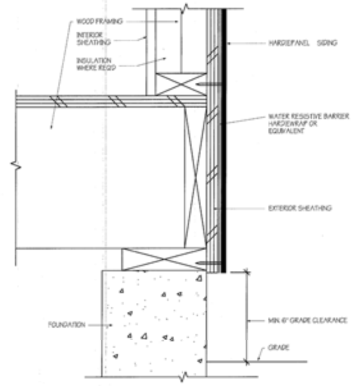
CONDENSER TIE DOWN



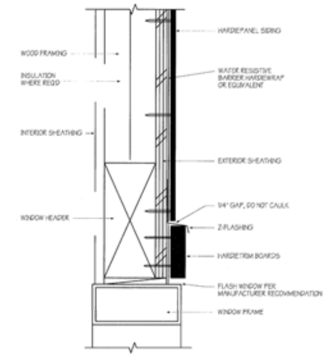
DETAILS - DRIED IN DECK



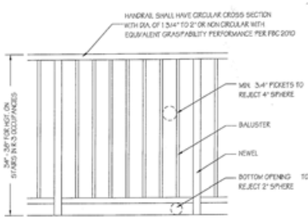
DETAILS - PARAPET



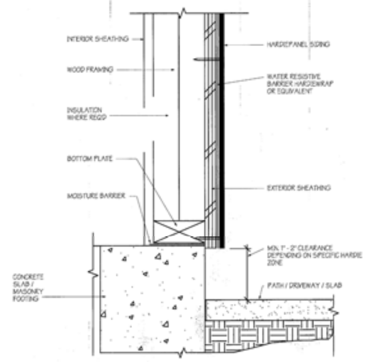
DETAILS - GRADE CLEARANCE


HARDIEPANEL SIDING
WOOD FRAMING
INSULATION WHERE REQ'D
WATER RESISTIVE BARRIER HARDIEWRAP OR EQUIVALENT
INTERIOR SHEATHING
EXTERIOR SHEATHING
1/4" GAP, DO NOT CAULK
WINDOW HEADER
Z-FLASHING
HARDIETRIM BOARDS
FLASH WINDOW PER MANUFACTURER RECOMMENDATION
WINDOW FRAME

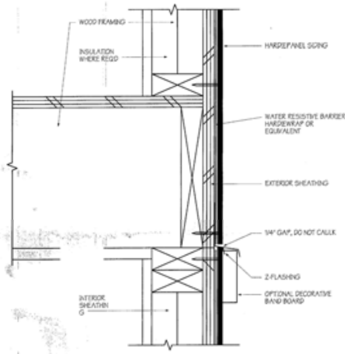
DETAILS - WINDOW/DOOR HEAD



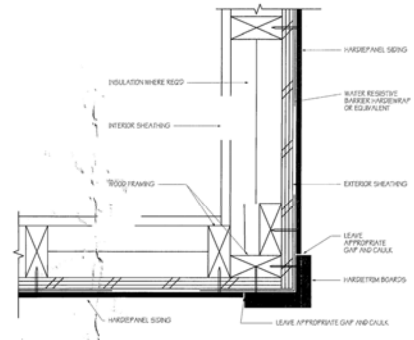
DETAILS - HANDRAIL1


INTERIOR SHEATHING
HARDIEPANEL SIDING
WOOD FRAMING
WATER RESISTIVE BARRIER HARDIEWRAP OR EQUIVALENT
INSULATION WHERE REQ'D
BOTTOM PLATE
EXTERIOR SHEATHING
MOISTURE BARRIER
MIN. 1" - 2" CLEARANCE DEPENDING ON SPECIFIC HARDIE ZONE
CONCRETE SLAB / MASONRY FOOTING
PATH / DRIVEWAY / SLAB

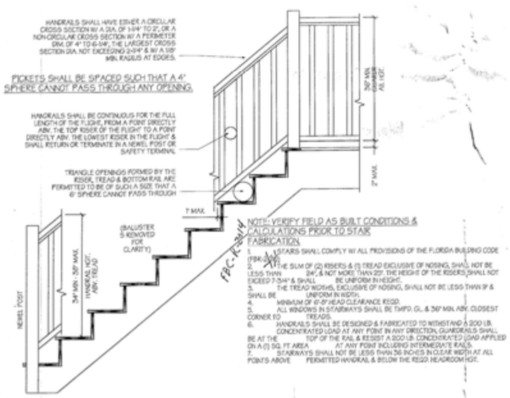
DETAILS - HARDSCAPE CLEARANCE, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.



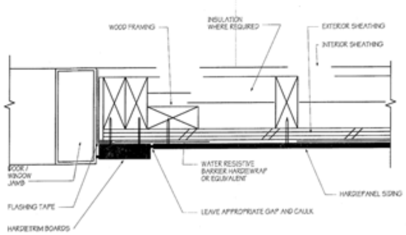
DETAILS - HORIZONTAL VIEW


HARDIEPANEL SIDING
INSULATION WHERE REQ'D
WATER RESISTIVE BARRIER HARDIEWRAP OR EQUIVALENT
INTERIOR SHEATHING
WOOD FRAMING
EXTERIOR SHEATHING
LEAVE APPROPRIATE GAP AND CAULK
HARDIETRIM BOARDS
HARDIEPANEL SIDING
LEAVE APPROPRIATE GAP AND CAULK

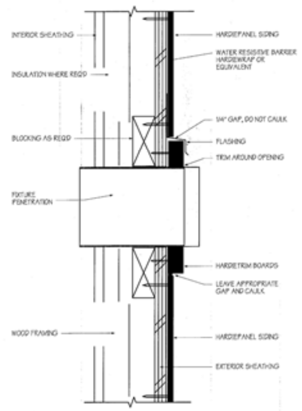
DETAILS - OUTSIDE CORNER


HANDRAILS SHALL HAVE EITHER A CIRCULAR CROSS SECTION W/ A DIA. OF 1-1/4" TO 2", OR A NON-CIRCULAR CROSS SECTION W/ A PERIMETER DIM. OF 4" TO 6-1/4", THE LARGEST CROSS SECTION DIA. NOT EXCEEDING 2-1/4" & W/ A 1/8" MIN. RADIUS AT EDGES.
PICKETS SHALL BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENING.
HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABV. THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABV. THE LOWEST RISER IN THE FLIGHT & SHALL RETURN OR TERMINATE IN A NEWEL POST OR SAFETY TERMINAL
TRIANGLE OPENINGS FORMED BY THE RISER, TREAD & BOTTOM RAIL ARE PERMITTED TO BE OF SUCH A SIZE THAT A 6" SPHERE CANNOT PASS THROUGH
36" MIN. GUARDS AT HGT.
2" MAX.
1" MAX.
(BALUSTERS REMOVED FOR CLARITY)
NEWEL POST
34" MIN - 38" MAX
HANDRAIL HGT. ABV. TREAD
FBC-R-2014
NOTE: VERIFY FIELD AS BUILT CONDITIONS & CALCULATIONS PRIOR TO STAIR FABRICATION.
1. STAIRS SHALL COMPLY W/ ALL PROVISIONS OF THE FLORIDA BUILDING CODE (FBC)
2. THE SUM OF (2) RISERS & (1) TREAD EXCLUSIVE OF NOSING, SHALL NOT BE LESS THAN 24", & NOT MORE THAN 25". THE HEIGHT OF THE RISERS SHALL NOT EXCEED 7-3/4" & SHALL BE UNIFORM IN HEIGHT.
3. THE TREAD WIDTHS, EXCLUSIVE OF NOSING, SHALL NOT BE LESS THAN 9" & SHALL BE UNIFORM IN WIDTH.
4. MINIMUM OF 6'-8" HEAD CLEARANCE REQD.
5. ALL WINDOWS IN STAIRWAYS SHALL BE TMPD. GL. & 36" MIN. ABV. CLOSEST CORNER TO TREADS.
6. HANDRAILS SHALL BE DESIGNED & FABRICATED TO WITHSTAND A 200 LB. CONCENTRATED LOAD AT ANY POINT IN ANY DIRECTION, GUARDRAILS SHALL BE AT THE TOP OF THE RAIL & RESIST A 200 LB. CONCENTRATED LOAD APPLIED ON A (1) SQ. FT AREA AT ANY POINT INCLUDING INTERMEDIATE RAILS.
7. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE PERMITTED HANDRAIL & BELOW THE REQD. HEADROOM HGT.

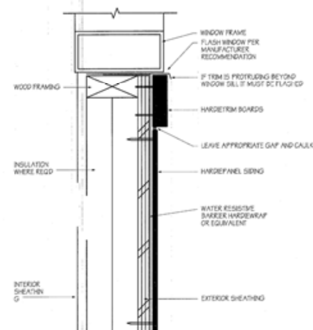
DETAILS - STAIR DETAIL



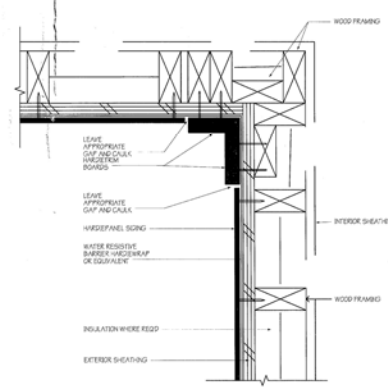
DETAILS - DOOR/WINDOW JAMB


INTERIOR SHEATHING
HARDIEPANEL SIDING
WATER RESISTIVE BARRIER HARDIEWRAP OR EQUIVALENT
INSULATION WHERE REQ'D
1/4" GAP, DO NOT CAULK
BLOCKING AS REQ'D
FLASHING
TRIM AROUND OPENING
FIXTURE PENETRATION
HARDIETRIM BOARDS
LEAVE APPROPRIATE GAP AND CAULK
WOOD FRAMING
HARDIEPANEL SIDING
EXTERIOR SHEATHING

DETAILS - FIXTURE PENETRATION


WINDOW FRAME
FLASH WINDOW PER MANUFACTURER RECOMMENDATION
WOOD FRAMING
IF TRIM IS PROTRUDING BEYOND WINDOW SILL IT MUST BE FLASHED
HARDIETRIM BOARDS
LEAVE APPROPRIATE GAP AND CAULK
INSULATION WHERE REQ'D
HARDIEPANEL SIDING
WATER RESISTIVE BARRIER HARDIEWRAP OR EQUIVALENT
INTERIOR SHEATHING
EXTERIOR SHEATHING

DETAILS - WINDOW SILL


WOOD FRAMING
LEAVE APPROPRIATE GAP AND CAULK HARDIETRIM BOARDS
LEAVE APPROPRIATE GAP AND CAULK
HARDIEPANEL SIDING
WATER RESISTIVE BARRIER HARDIEWRAP OR EQUIVALENT
INTERIOR SHEATHING
WOOD FRAMING
INSULATION WHERE REQ'D
EXTERIOR SHEATHING

DETAILS - INSIDE CORNER

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TOWN OF LONGBOAT

BLDG PERMIT PLANS FILE
Copy of Record

BEACON DESIGN

No.	Description	Date

Consultant:
Address:
Address:
Phone:
Email:

6957 LOT 10 LONGBOAT DR.

ARCH DETAILS

Project #: 7-024
Date: 04-20-17
Drawn by: Author

A10

Scale: As indicated

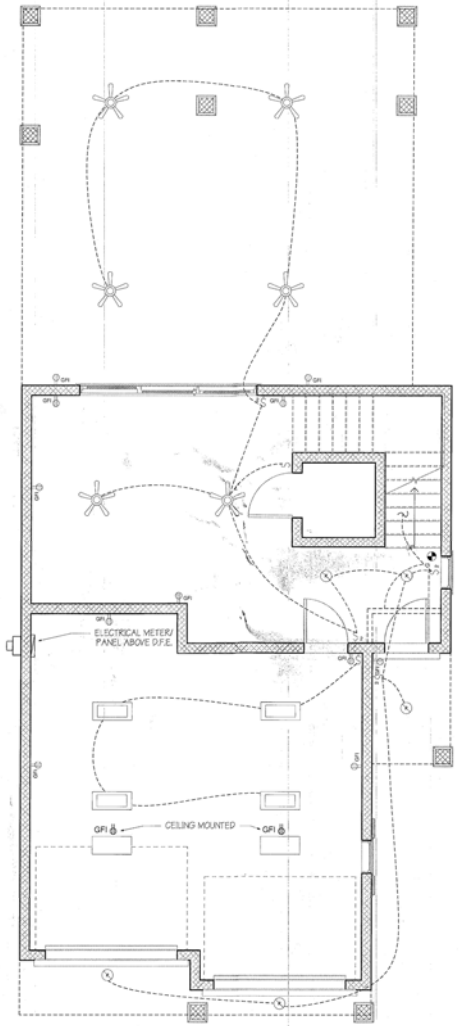
BEACON DESIGN

ELECTRICAL NOTES:

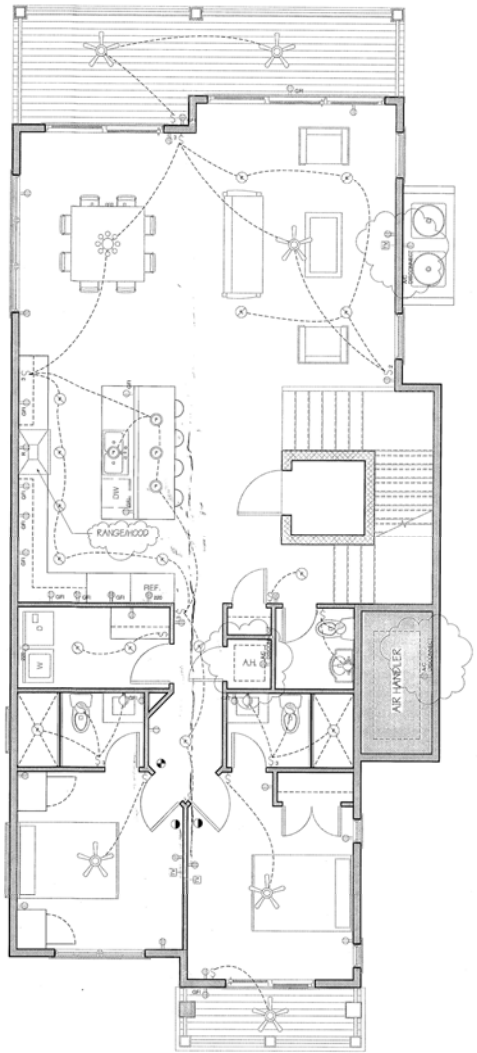
1. POWER FOR CONNECTIONS TO EQUIPMENT PROVIDED AND INSTALLED BY OTHER TRADES, I.E., HVAC EQUIP.
2. REFER TO SITE PLAN SHEET FOR LOCATIONS OF ADDITIONAL LIGHTING COMPONENTS.
3. DRAWINGS ARE SCHEMATIC ONLY, AND ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL REQ'D FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
4. NOTIFY BUILDER FOR FIELD VERIFICATIONS AND APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, AND ELECTRICAL OUTLETS PRIOR TO WIRING. BUILDER RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS.
5. ALL ELECTRICAL SWITCHES, OUTLETS, ETC. TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION
6. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
8. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
   - 42"...SWITCHES
   - 14"...OUTLETS
   - 14"...TELEPHONE
   - 14"...TELEVISION
9. EXACT FIXTURE LOCATIONS TO BE CHOSEN & VERIFIED BY OWNER(S)
10. ELECTRICAL PANEL TO BE GROUNDED TO FOOTING STEEL.
11. OWNER AND/ OR CONTRACTOR TO VERIFY EXISTENCE AND LOCATION OF SECURITY, INTERCOM, OR CENTRAL VACUUM SYSTEMS- REFER TO SHOP DRAWINGS FOR SPECIFICATIONS.
12. OWNER TO LOCATE ELECTRIC, CATV, AND SPEAKER WIRE LOCATIONS IN ACTIVITY ROOM FEATURE WALL @ ELECTRIC WALK-THROUGH DRAWINGS FOR SPECIFICATIONS.
13. ALL LIVING SPACES TO BE SUPPLIED WITH ARC FAULT CIRCUITS.
14. ALL ELECTRICAL WORK AND MATERIALS TO CONFORM TO NEC 2011

ELECTRICAL LEGEND

OUTLET GFI : SINGLE	OUTLET FLOOR DUPLEX : SINGLE	OUTLET FLOOR SINGLE : DOUBLE	OUTLET RANGE : SINGLE	SWITCH DOUBLE : DOUBLE
SMOKE DETECTOR	SWITCH SINGLE : SINGLE	OUTLET SINGLE : SINGLE	WALL MOUNT MOTION LIGHT	SWITCH DIMMER : DIMMER
CARBON/SMOKE COMBO	DISTRIBUTION PANEL	METER	OUTLET DUPLEX : SINGLE	OUTLET COMMUNICATIONS : TV
SWITCH 3 WAY : 3 WAY	PENDANT	FLUORESCENT FIXTURE	EXHAUST FAN W/ LIGHT	CEILING FAN
GARAGE DOOR OPENER	PENDANT (DOUBLE LAMP)	4" RECESSED CAN	WALL MOUNT LIGHT	CHANDELIER
EXHAUST FAN	CEILING MOUNT LIGHTING FIXTURE	RECESSED EYEBALL FIXTURE	A/C DISCONNECT	SWITCH: FOUR
SWITCH: FIVE	SWITCH: 220			



GROUND LVL - ELECTRICAL PLAN
1/4" = 1'-0"



1ST LVL - ELECTRICAL PLAN
1/4" = 1'-0"

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TOWN OF LONGBOAT

MASON MARTIN

6057 LOT 10 LONGBOAT DR.

ELECTRICAL PLAN - GROUND/1ST LVL

PROJECT #: 7-024
START DATE: 04-20-17
DRAWN BY: Author

A11

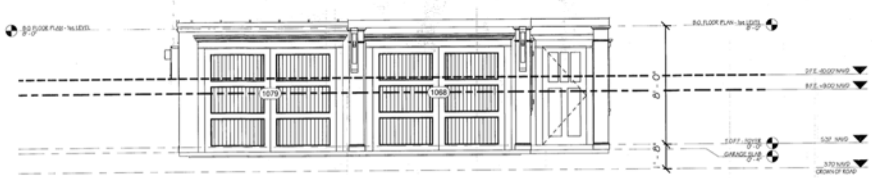
SCALE: As Indicated

ELECTRICAL NOTES:

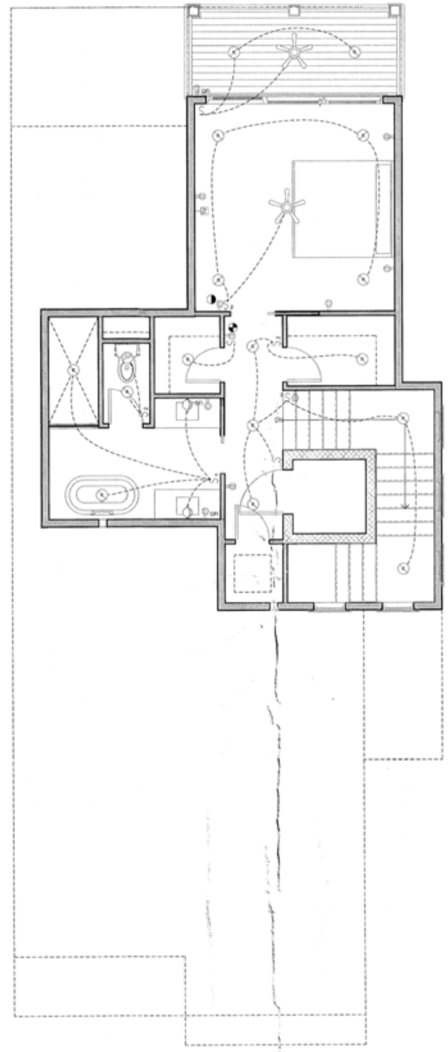
1. POWER FOR CONNECTIONS TO EQUIPMENT PROVIDED AND INSTALLED BY OTHER TRADES, I.E., HVAC EQUIP.
2. REFER TO SITE PLAN SHEET FOR LOCATIONS OF ADDITIONAL LIGHTING COMPONENTS.
3. DRAWINGS ARE SCHEMATIC ONLY, AND ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL REQ'D FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
4. NOTIFY BUILDER FOR FIELD VERIFICATIONS AND APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, AND ELECTRICAL OUTLETS PRIOR TO WIRING. BUILDER RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS.
5. ALL ELECTRICAL SWITCHES, OUTLETS, ETC. TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION
6. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
8. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
   - 42"...SWITCHES
   - 14"...OUTLETS
   - 14"...TELEPHONE
   - 14"...TELEVISION
9. EXACT FIXTURE LOCATIONS TO BE CHOSEN & VERIFIED BY OWNER(S)
10. ELECTRICAL PANEL TO BE GROUNDED TO FOOTING STEEL.
11. OWNER AND/ OR CONTRACTOR TO VERIFY EXISTENCE AND LOCATION OF SECURITY, INTERCOM, OR CENTRAL VACUUM SYSTEMS- REFER TO SHOP DRAWINGS FOR SPECIFICATIONS.
12. OWNER TO LOCATE ELECTRIC, CATV, AND SPEAKER WIRE LOCATIONS IN ACTIVITY ROOM FEATURE WALL @ ELECTRIC WALK-THROUGH DRAWINGS FOR SPECIFICATIONS.
13. ALL LIVING SPACES TO BE SUPPLIED WITH ARC FAULT CIRCUITS.
14. ALL ELECTRICAL WORK AND MATERIALS TO CONFORM TO NEC 2011

ELECTRICAL LEGEND

OUTLET GFI : SINGLE	OUTLET FLOOR DUPLEX : SINGLE	OUTLET FLOOR SINGLE : DOUBLE	OUTLET RANGE : SINGLE	SWITCH DOUBLE : DOUBLE
SMOKE DETECTOR	SWITCH SINGLE : SINGLE	OUTLET SINGLE : SINGLE	WALL MOUNT MOTION LIGHT	SWITCH DIMMER : DIMMER
CARBON/SMOKE COMBO	DISTRIBUTION PANEL	METER	OUTLET DUPLEX : SINGLE	OUTLET COMMUNICATIONS : TV
SWITCH 3 WAY : 3 WAY	PENDANT	FLUORESCENT FIXTURE	EXHAUST FAN W/ LIGHT	CEILING FAN
GARAGE DOOR OPENER	PENDANT (DOUBLE LAMP)	4" RECESSED CAN	WALL MOUNT LIGHT	CHANDELIER
EXHAUST FAN	CEILING MOUNT LIGHTING FIXTURE	RECESSED EYEBALL FIXTURE	A/C DISCONNECT	SWITCH: FOUR
SWITCH: FIVE	SWITCH: 220			



ELECTRICAL ELEVATION - FRONT
1/4" = 1'-0"



2nd LVL - ELECTRICAL PLAN
1/4" = 1'-0"

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TOWN OF LONGBOAT KEY
Planning, Zoning and Building

BEACON DESIGN

M MASON MARTIN

CONSULTANT: BEACON DESIGN
ADDRESS: 307 26TH ST W
ADDRESS: BRADENTON, FL 34205
PHONE: (941) 562-7571
E-MAIL: BEACONDESIGNFL@GMAIL.COM

CONSULTANT: FRANK AGRELLI PRO. CONTRACTOR
MASON MARTIN BUILDERS
ADDRESS: 6000 MARINA DRIVE MARINA DRIVE
ADDRESS: STE. 104 HOLMES BEACH, FL 34217
PHONE: (941) 737-9111
E-MAIL: FRANKAGRELLI@GMAIL.COM
CBC# 1259146

No.	Description	Date

6957 LOT 10 LONGBOAT DR.

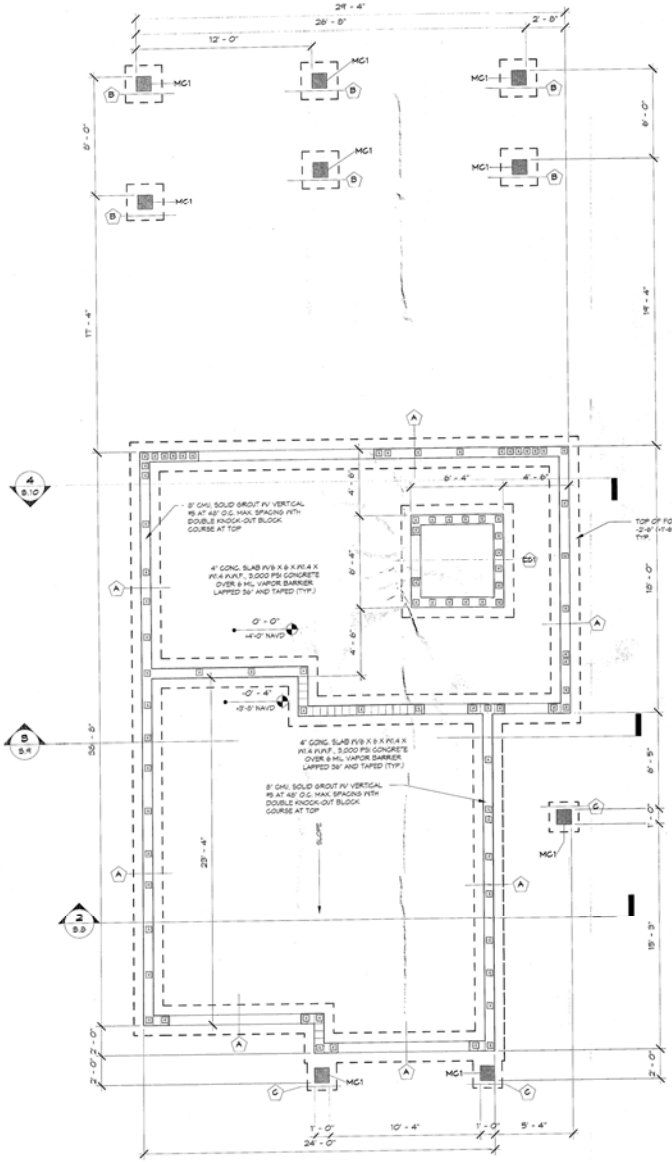
ELECTRICAL PLAN - 2ND LVL

PROJECT #: 17-024
START DATE: 04-20-17
DRAWN BY: Author

A12

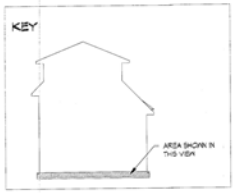
SCALE: As indicated

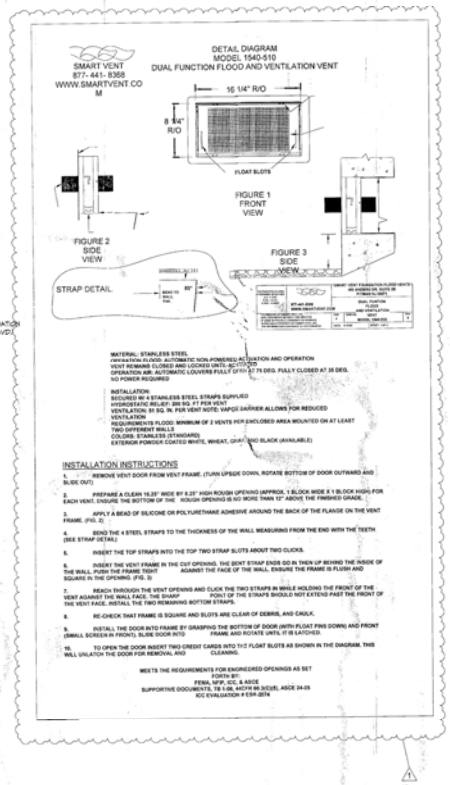
NOTE:
THE STRUCTURAL DESIGN DEPICTED IN THESE PLANS IS BASED ON DRAWINGS BY BEACON DESIGN , DATED 07/24/2017



FOUNDATION PLAN
1/4" = 1'-0"

KEY





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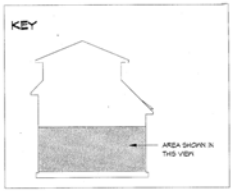

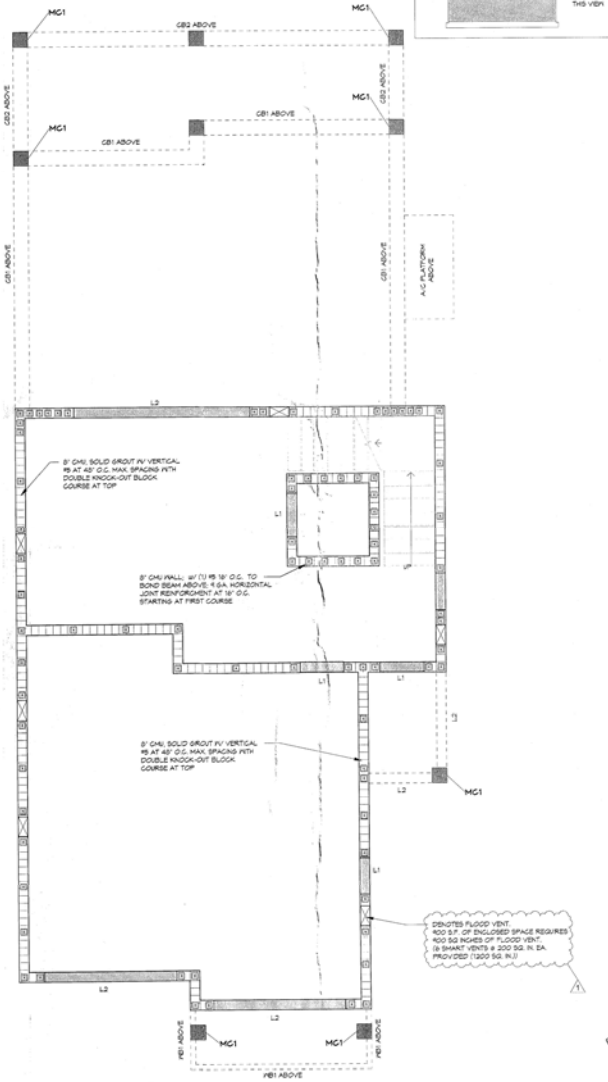

GROUND LEVEL WALL, BEAM AND COLUMN PLAN
1/4" = 1'-0"

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NEW RESIDENCE
697 LONGBOAT DRIVE (LOT 6)
LONGBOAT KEY, FL

THE STRUCTURAL ENGINEER CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE DESIGN REPRESENTED BY THESE DRAWINGS COMPLIES WITH FLORIDA BUILDING CODE, 2014 EDITION

Charles Sego, P.E. LICENSE NO. 59173 STATE OF FLORIDA PROFESSIONAL ENGINEER 09/05/2017

DATE: 08/07/2017
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DRAWN BY: PhS

REVISIONS:

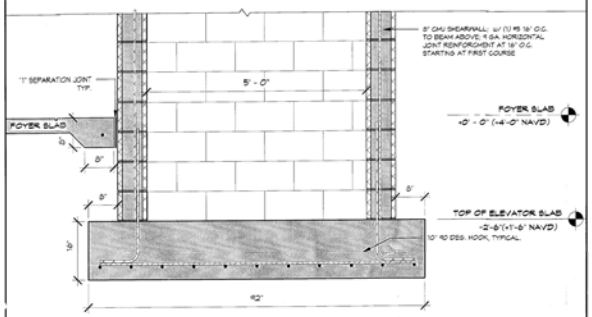
NO	Description	Date
1.	ADD FLOOD VENT INFORMATION.	09/05/2017

SHEET TITLE:
FOUNDATION PLAN, GROUND LEVEL WALL, BEAM & COLUMN PLAN
1021-034

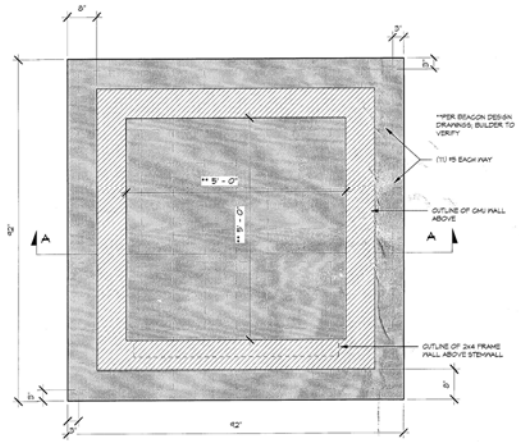
SHEET NO.
S.1

ELEVATOR SLAB - ES1

SCALE: 3/4"=1'-0"

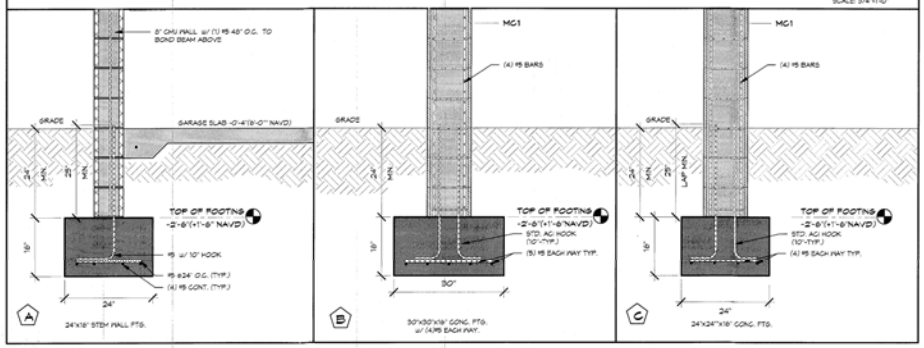


SECTION A-A

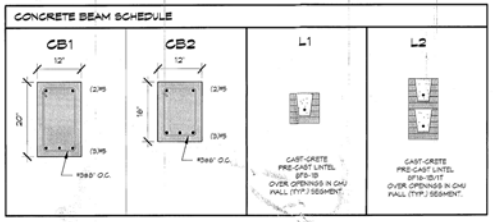


FOOTING SCHEDULE

SCALE: 3/4"=1'-0"

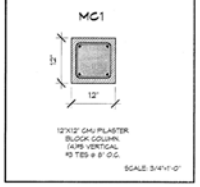


CONCRETE BEAM SCHEDULE



Allowable Soil Bearing Pressure = 2000 psf (Assumed)
(To be confirmed by Soils Report)

MASONRY COLUMN SCHEDULE:



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NEW RESIDENCE
(PRT LONGBOAT DRIVE (LOT 6)
LONGBOAT KEY, FL

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CHARLES SEGO LICENSE NO. 59173 STATE OF FLORIDA STRUCTURAL PROFESSIONAL ENGINEER

DATE: 08/07/2017

DRAWN BY: JH

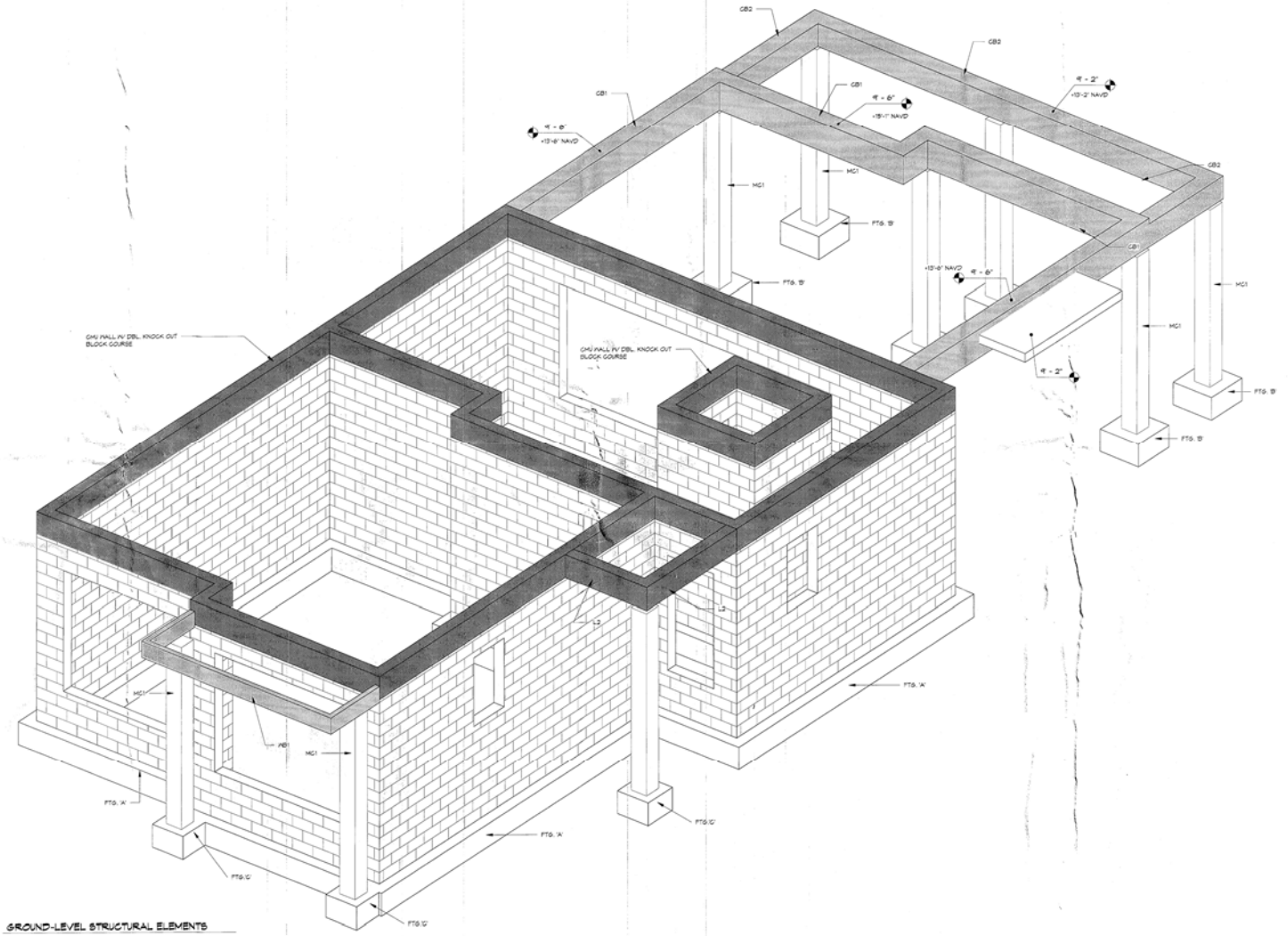
REVISIONS:

NO.	Description	Date

SHEET TITLE: SCHEDULE

PROJECT NO. 1021-054

SHEET NO. S.2



GROUND-LEVEL STRUCTURAL ELEMENTS

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NEW RESIDENCE
#97 LONGBOAT DRIVE (LOT 6)
LONGBOAT KEY, FL

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CHARLES J. SEGO LICENSE NO. 59173 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 08/07/2017

DRAWN BY: JH

REVISIONS:

NO.	Description	Date

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SHEET TITLE: GROUND LEVEL STRUCTURAL ELEMENTS

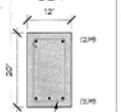
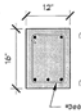
PROJECT NO. 1021-034

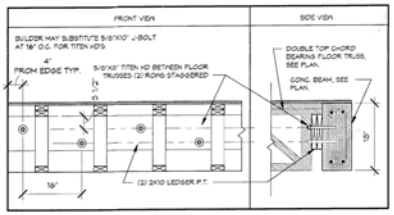
SHEET NO. S.3

WOOD BEAM AND COLUMN SCHEDULE:

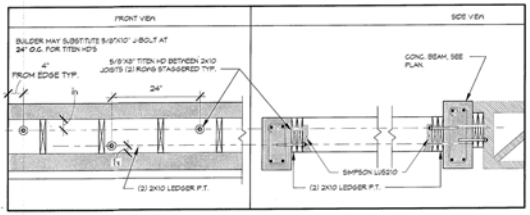
WB1	WB2	WB3	WB4	WB5	BP1
					
DBL 2X10 P.T.	(3) 2X12 PLY (2) 1/2" PLYWOOD FLITCH PLATES.	(3) 2X8 PLY (2) 1/2" PLYWOOD FLITCH PLATES.	DBL 2X12	(2) 2X8 PLY 1/2" PLYWOOD FLITCH PLATE	6x6 P.T. COLUMN

CONCRETE BEAM SCHEDULE

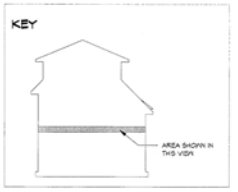
CB1	CB2	L1	L2
			
12" 20" (2)#5 (3)#5 #3@8" O.C.	12" 16" (2)#5 (3)#5 #3@8" O.C.	CAST-CRETE PRE-CAST LINTEL SF16-13-1T OVER OPENINGS IN CMU WALL (TYP.) SEGMENT.	CAST-CRETE PRE-CAST LINTEL SF16-13-1T OVER OPENINGS IN CMU WALL (TYP.) SEGMENT.

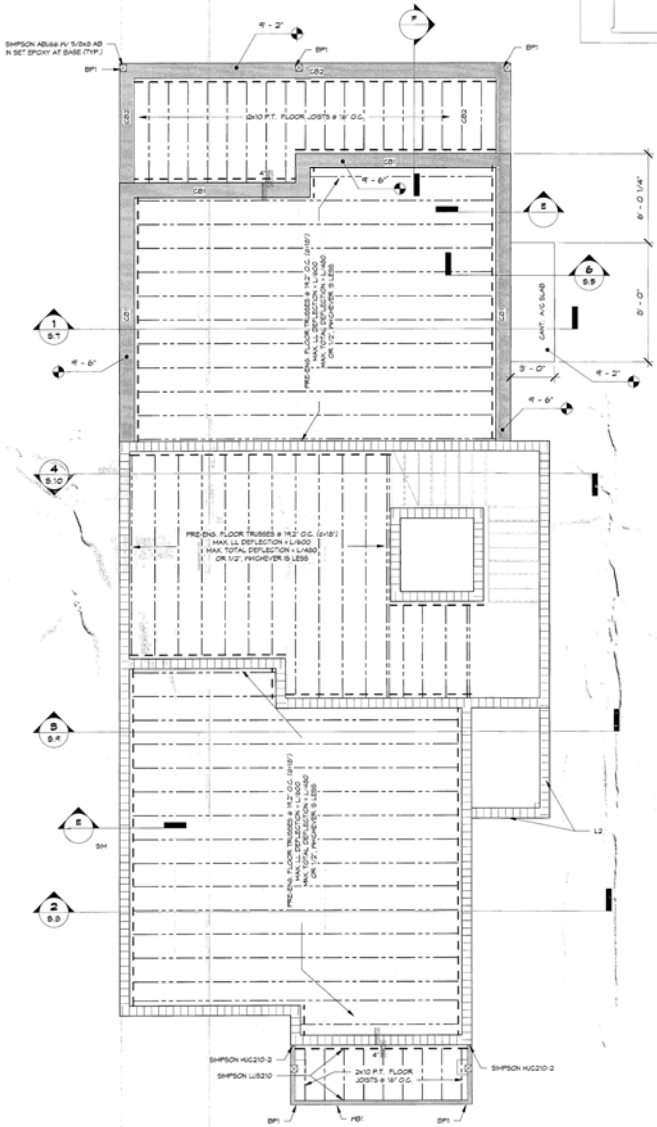


E LEDGER DETAIL LG1
3/4" = 1'-0"



F LEDGER DETAIL LG2
3/4" = 1'-0"





MAIN LEVEL FLOOR FRAMING PLAN
1/4" = 1'-0"

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NEW RESIDENCE
4ST LONGBOAT DR/E (LOT 6)
LONGBOAT KEY, FL

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CHARLES SEGO • LICENSE NO. 59173 STATE OF FLORIDA • PROFESSIONAL ENGINEER

DATE: 08/07/2017

DRAWN BY: JH

REVISIONS:

NO:	Description	Date

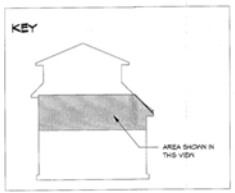
SHEET TITLE:
MAIN LEVEL FLOOR FRAMING PLAN

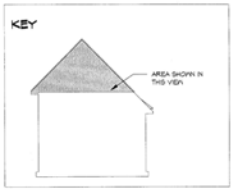
PROJECT NO.
1021-034

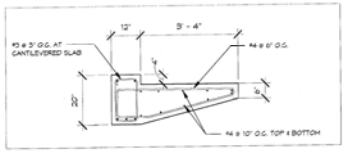
SHEET NO.
S.4

WOOD BEAM AND COLUMN SCHEDULE:

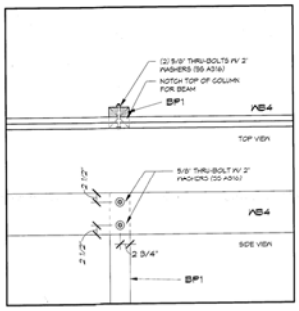
WB1	WB2	WB3	WB4	WB5	BP1
					
DBL 2X10 P.T	(3) 2X12 PV (2) 1/2" PLYWOOD FLITCH PLATES	(3) 2X8 PV (2) 1/2" PLYWOOD FLITCH PLATES	DBL 2X12	(2) 2X8 PV 1/2" PLYWOOD FLITCH PLATE	6X6 P.T. COLUMN



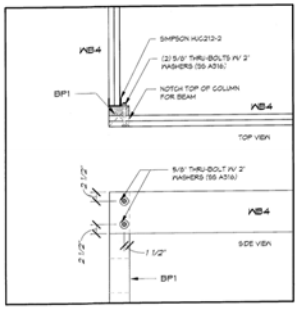




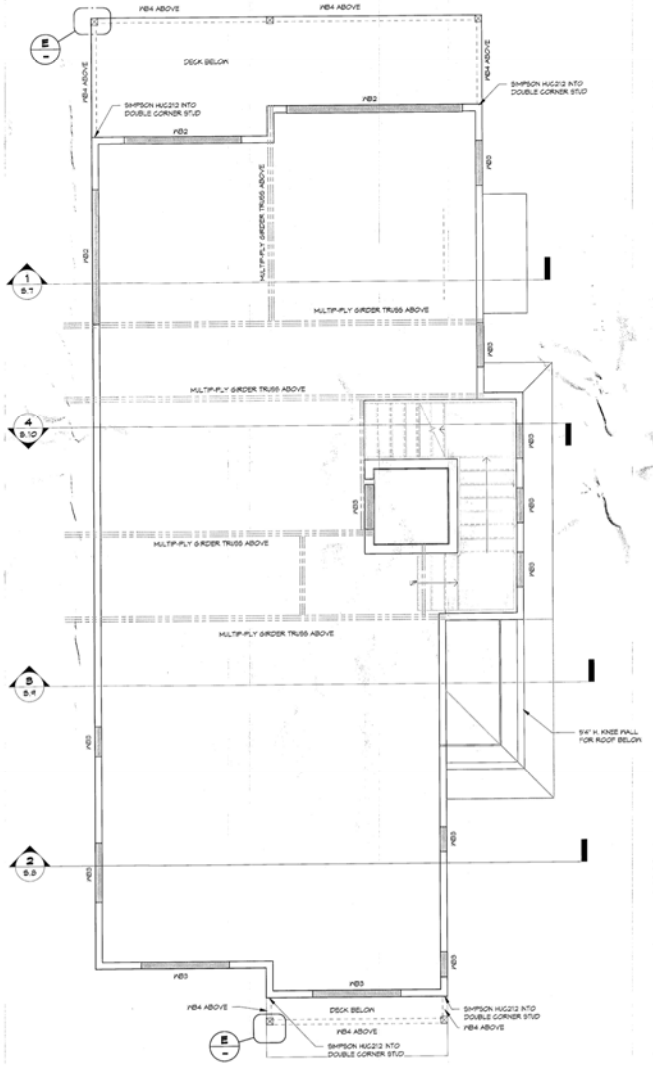
6 CANTILEVERED A/C SLAB
1/2" = 1'-0"



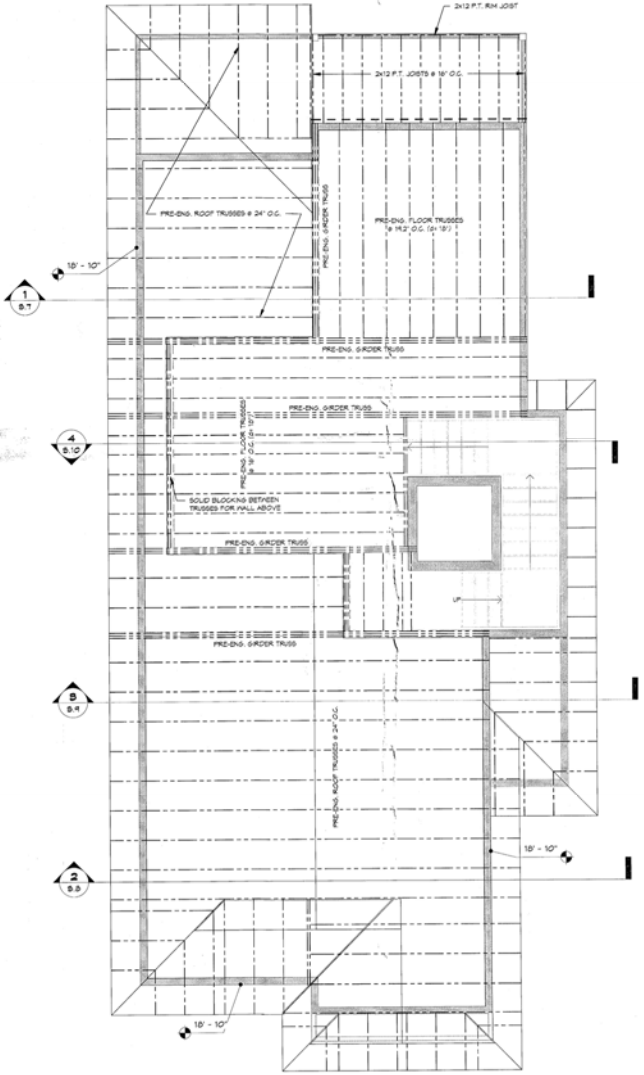
G 6X6 IN-LINE CONNECTION
3/4" = 1'-0"



E 6X6 IN-LINE CORNER CONNECTION
3/4" = 1'-0"



MAIN LEVEL WALL, BEAM, AND COLUMN PLAN
1/4" = 1'-0"



MAIN LEVEL ROOF & UPPER LEVEL FLOOR FRAMING PLAN
1/4" = 1'-0"

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113 Lois Cessna Drive •

NEW RESIDENCE
6971 LONGBOAT DRIVE (LOT 6)
LONGBOAT KEY, FL

THE STRUCTURAL ENGINEER CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE DESIGN REPRESENTED BY THESE DRAWINGS COMPLIES WITH FLORIDA BUILDING CODE 2014 EDITION

CHARLES SEGO • LICENSE • NO. 59173 STATE OF FLORIDA • PROFESSIONAL ENGINEER •

DATE: 08/07/2017

DRAWN BY: JH

REVISIONS:

No.	Description	Date

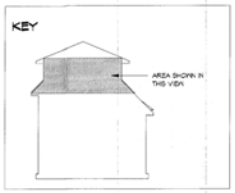
SHEET TITLE:
MAIN LEVEL WALL, BEAM, AND COLUMN PLAN

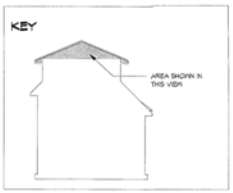
PROJECT NO.
1021-034

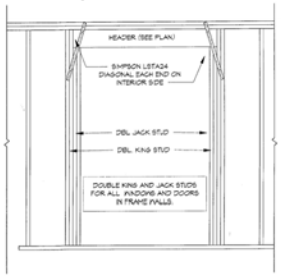
SHEET NO.
S.5

WOOD BEAM AND COLUMN SCHEDULE:

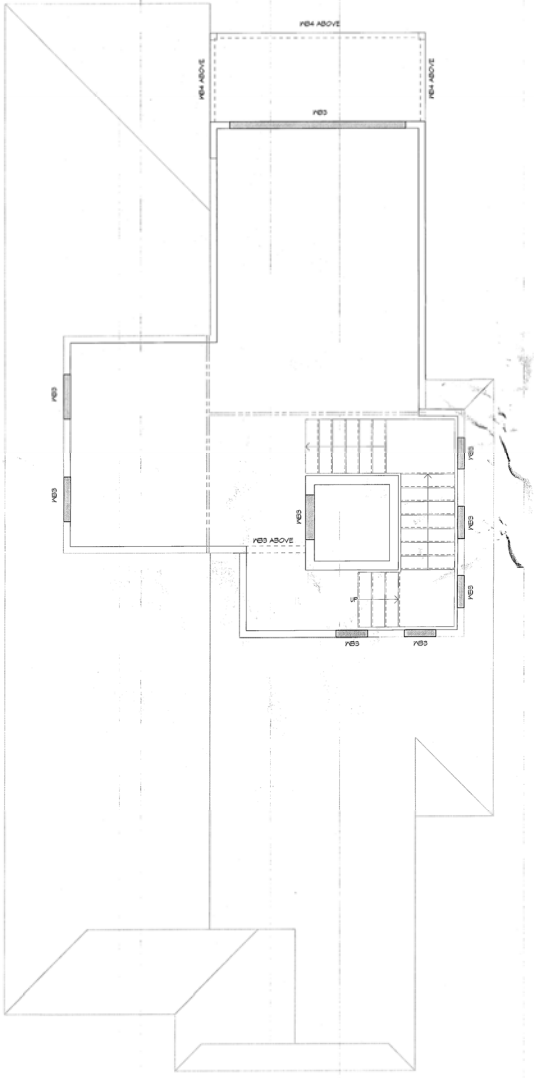
WB1	WB2	WB3	WB4	WB5	BP1
					
DBL 2x10 P.T.	(3) 2x12 PV (2) 1/2" PLYWOOD FLITCH PLATES.	(3) 2x8 PV (2) 1/2" PLYWOOD FLITCH PLATES.	DBL 2x12	(2) 2x8 PV 1/2" PLYWOOD FLITCH PLATE	6x6 P.T. COLUMN



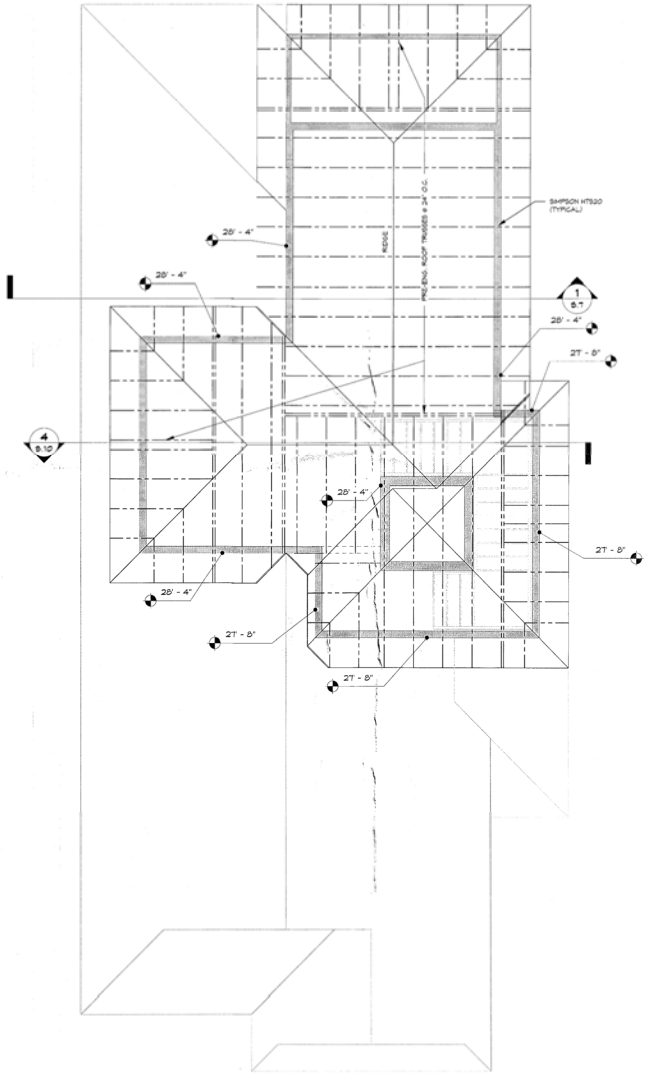




OPENING IN FRAME WALL TYP.
1/2" = 1'-0"



UPPER LEVEL WALL BEAM & COLUMN PLAN
1/4" = 1'-0"



UPPER ROOF FRAMING PLAN
1/4" = 1'-0"

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NEW RESIDENCE
(LOT 6)
LONGBOAT KEY, FL

THE STRUCTURAL ENGINEER CERTIFIES HEREIN, TO THE BEST OF HIS KNOWLEDGE, THE DESIGN REPRESENTED BY THESE DRAWINGS COMPLIES WITH FLORIDA BUILDING CODE, 2014 EDITION

CHARLES SEGO LICENSE NO. 59173 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 05/01/2017

DRAWN BY: JH

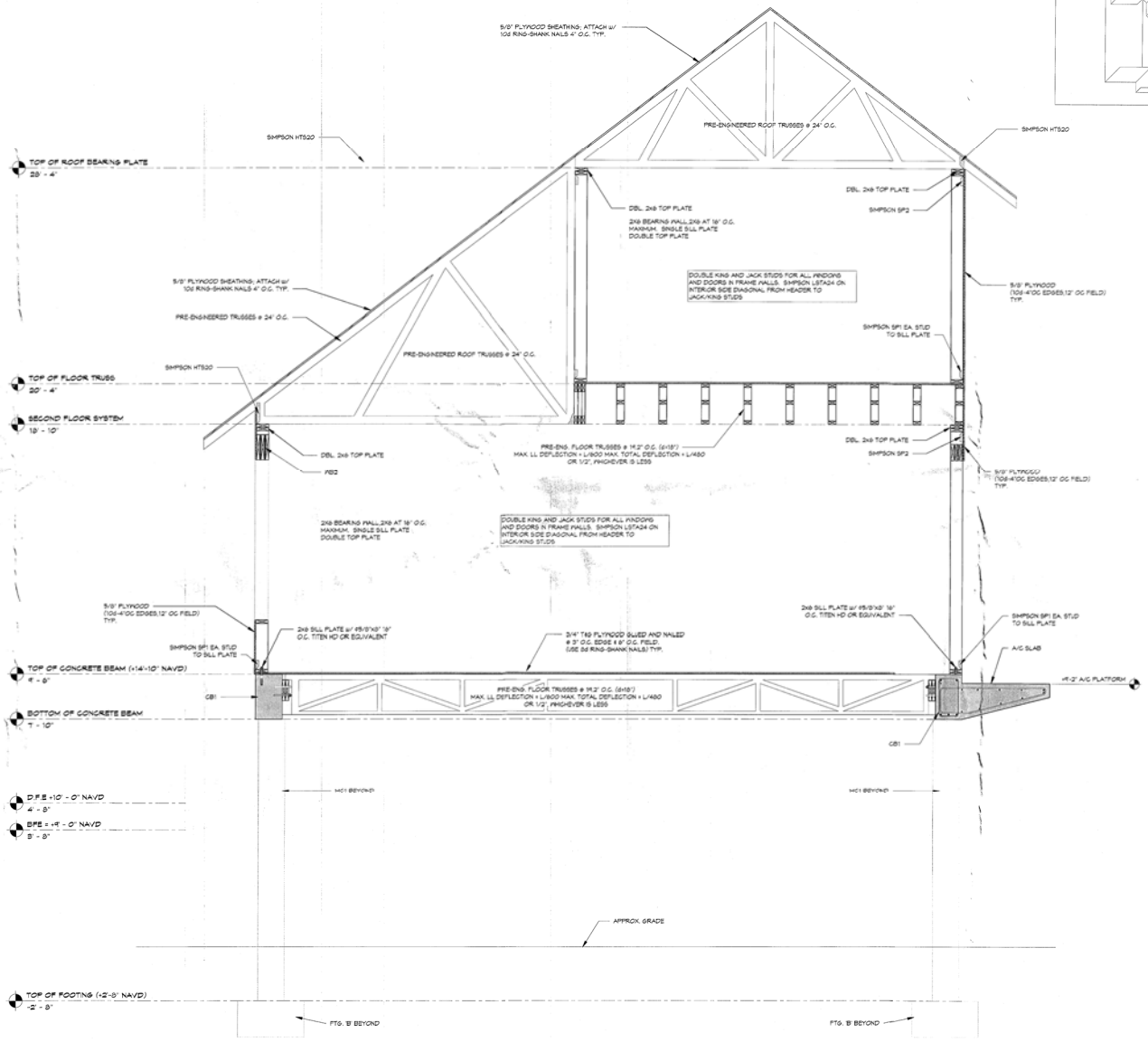
REVISIONS:

NO.	Description	Date

SHEET TITLE:
UPPER LEVEL WALL, BEAM AND COLUMN PLAN

PROJECT NO.
1021-034

SHEET NO.
S.6



Section 1
1/2" = 1'-0"

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NEW RESIDENCE
#37 LONGBOAT DRIVE (LOT 6)
LONGBOAT KEY, FL

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CHARLES SEGO LICENSE NO. 59173 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 08/07/2017

DRAWN BY: JH

REVISIONS:

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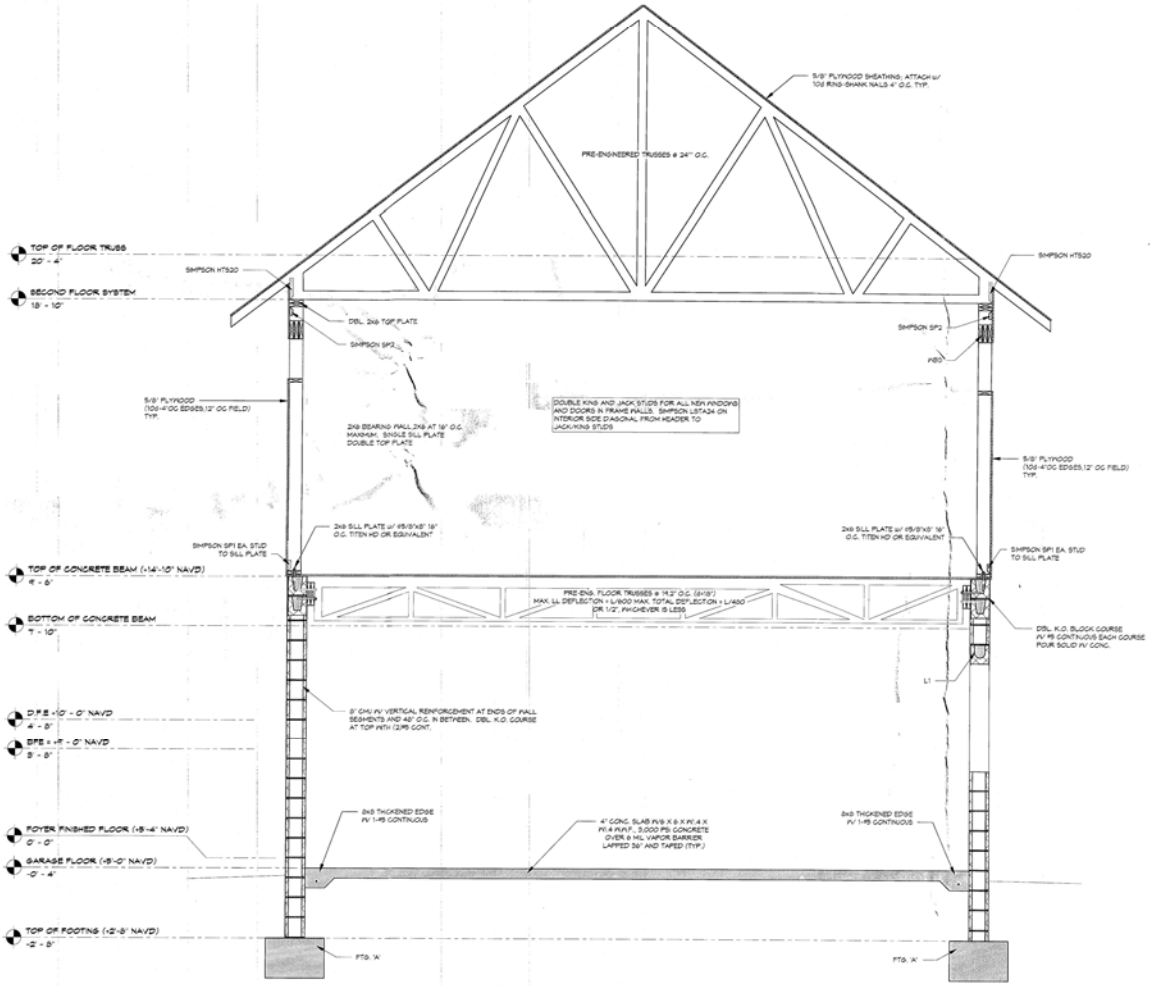
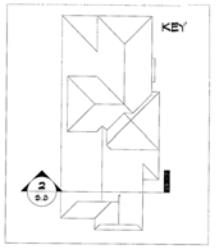
SHEET TITLE: BUILDING SECTION 1

PROJECT NO. 1021-094

SHEET NO. S.7



Section 2
1/2" = 1'-0"



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NEW RESIDENCE
8971 LONGBOAT DRIVE (LOT 6)
LONGBOAT KEY, FL

THE STRUCTURAL ENGINEER CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE THE DESIGN REPRESENTED IN THESE DRAWINGS COMPLIES WITH FLORIDA BUILDING CODE, 2014 EDITION

CHARLES SEGO LICENSE NO. 59173 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE 08/07/2017

DRAWN BY: JH

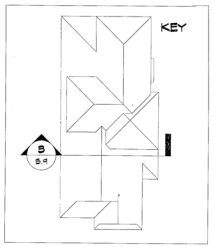
REVISIONS:

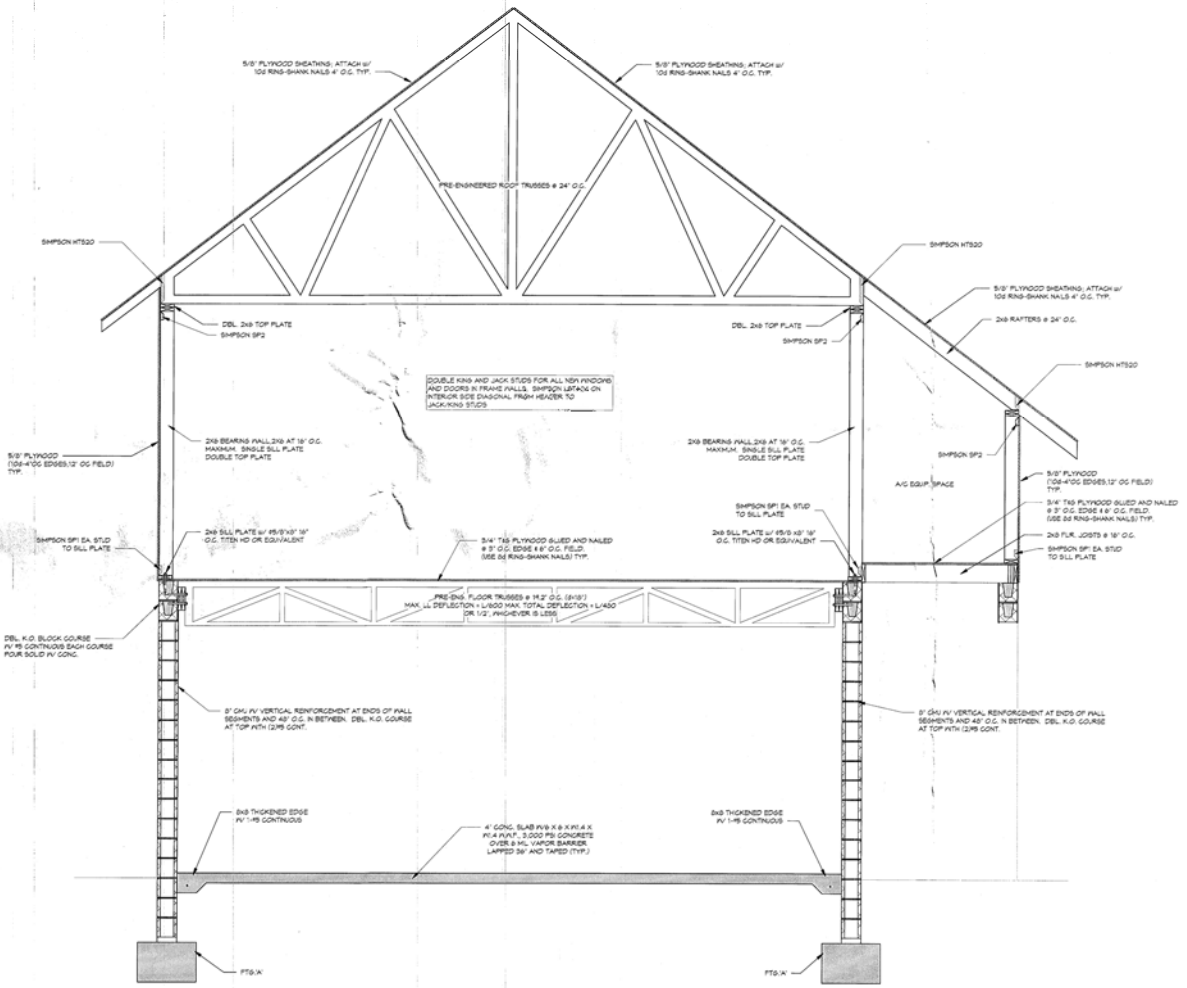
No.	Description	Date

SHEET TITLE: BUILDING SECTION 2

PROJECT NO. 1021-034

SHEET NO. S.8





Section B
1/2" = 1'-0"

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NEW RESIDENCE
6971 LONGBOAT DRIVE (LOT 6) LONGBOAT KEY, FL.

THE STRUCTURAL ENGINEER CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE DESIGN REPRESENTED BY THESE PLANS COMPLIES WITH FLORIDA BUILDING CODE, 2014 EDITION

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DATE 08/07/2017

DRAWN BY: JH

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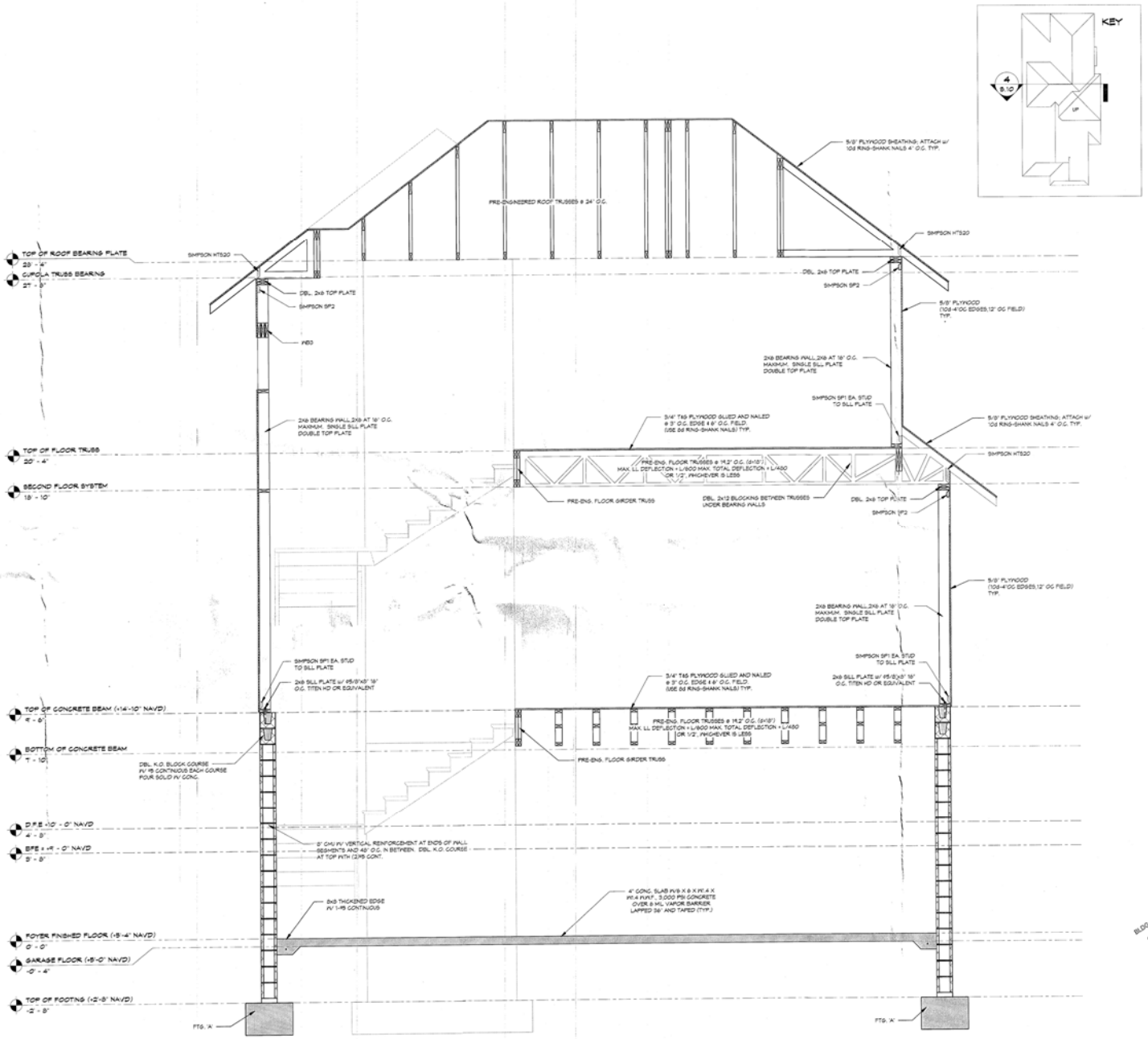
No.	Description	Date

SHEET TITLE: BUILDING SECTION 3
PROJECT NO. 1021-054
SHEET NO. S.9



Section 4
1/2" = 1'-0"

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NEW RESIDENCE
6451 LONGBOAT DRIVE (LOT 8)
LONGBOAT KEY, FL

THE STRUCTURAL ENGINEER CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE DESIGN REPRESENTED BY THESE DRAWINGS COMPLIES WITH FLORIDA BUILDING CODE 2014 EDITION

CHARLES SEGO • LICENSE NO. 59173 STATE OF FLORIDA • PROFESSIONAL ENGINEER • 08-07-2017

DATE: 08/07/2017

DRAWN BY: JH

REVISIONS:

No.	Description	Date

SHEET TITLE:
BUILDING SECTION 4

PROJECT NO.
1021-034

SHEET NO.
S.10

DESIGN NOTE:

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA RESIDENTIAL CODE 2014 (5th EDITION)

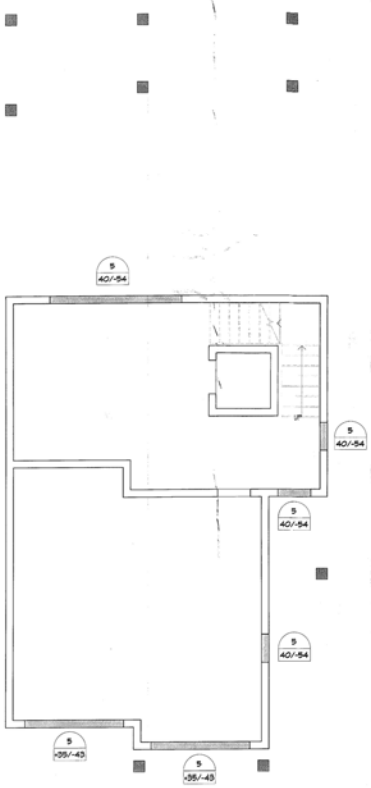
a =	3.3 FEET
2a =	6.6 FEET
h =	33 FEET
RISK CATEGORY	II
WIND SPEED =	Vult=150 MPH / Vasd=116 MPH
CODE	FL RESIDENTIAL CODE- 2014 (5th EDITION)
WIND EXPOSURE	D
ENCLOSED STRUCTURE (NEW)	(GC pi) +/-0.18)

DESIGN LIVE LOADS

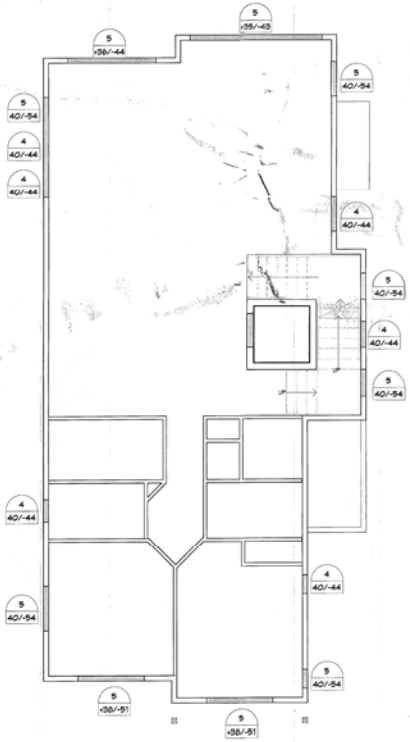
ROOF: 20 PSF
FLOOR: 40 PSF
EXTERIOR STAIRS AND LANDINGS: 40 PSF
DECKS: 40 PSF

LEGEND:

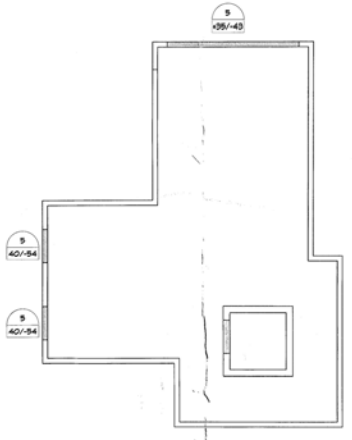
X = WIND PRESSURE ZONE
(ZONE 5 IS FOR ANY OPENING 3.3' FROM CORNERS)
X = MAXIMUM OPENING +/- PRESSURE IN PSF (+40)



GROUND LEVEL WIND PRESSURES
3/16" = 1'-0"



MAIN LEVEL WIND PRESSURES
3/16" = 1'-0"



UPPER LEVEL WIND PRESSURES
3/16" = 1'-0"

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NEW RESIDENCE
6491 LONGBOAT DRIVE (LOT 6)
LONGBOAT KEY, FL

THE STRUCTURAL ENGINEER CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE DESIGN REPRESENTED BY THESE DRAWINGS COMPLIES WITH FLORIDA BUILDING CODE 2014 EDITION

CHARLES SEGO • LICENSE NO. 59173 STATE OF FLORIDA • PROFESSIONAL ENGINEER • 2017

DATE: 08/07/2017

DRAWN BY: JH

REVISIONS:

No.	Description	Date

SHEET TITLE:
WIND PRESSURES

PROJECT NO.
1021-034

SHEET NO.
S.11

GENERAL DESIGN NOTES

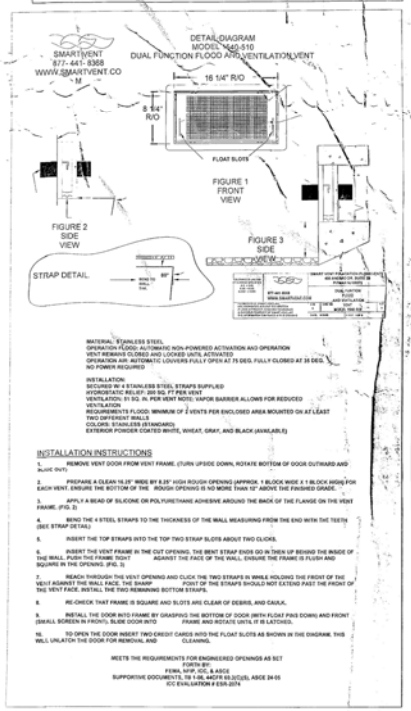
1. THE STRUCTURE DESCRIBED ON THESE DRAWINGS HAS BEEN DESIGNED TO COMPLY WITH THE 2014 FLORIDA BUILDING CODE (RESIDENTIAL) 5th EDITION
2. DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED AT EACH LOCATION.
3. OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE APPROXIMATE ROUGH OPENINGS CONTINGENT UPON FINAL DOOR AND WINDOW SELECTIONS. COORDINATE ACTUAL OPENINGS WITH ARCHITECTURAL PLANS AND FINAL COMPONENT SELECTIONS.
4. THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING.
5. DESIGN LIVE LOADS

ROOF	20 PSF
ELEV. FLOORS	40 PSF
BALCONY & DECK	40 PSF
STAIRS	40 PSF OR 300# CONCENTRATED LOAD ON A 4SQ. IN AREA

1. SEE FOUNDATION PLAN SHEET AND DETAILS

BACKFILLING AND COMPACTION

1. UNDER SLABS ON GRADE REMOVE SOFT SPOTS AND FOREIGN MATTER IN THE SUB-GRADE.
2. FILL MATERIAL FOR SUB-BASE OF SLABS ON GRADE SHALL BE CLEAN TO SLIGHTLY SILTY FINE SAND, FREE OF ORGANIC MATTER, CLAY, COBBLES, TRASH, DEBRIS OR OTHER UNSUITABLE MATERIALS.
3. UNLESS SPECIFICALLY NOTED OTHERWISE, FILL MATERIAL SHALL BE PLACED IN MAXIMUM 8" HIGH LIFTS OF LOOSE FILL AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DRY DENSITY



MATERIAL: STAINLESS STEEL
OPERATION (FLOOD): AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
VENT REMAINS CLOSED AND LOCKED UNTIL ACTIVATED
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 38 DEG.
NO POWER REQUIRED

INSTALLATION:
SECURED W/ 4 STAINLESS STEEL STRAPS SUPPLIED
HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
VENTILATION: 51 SQ. IN. PER VENT NOTE: VAPOR BARRIER ALLOWS FOR REDUCED VENTILATION
REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

INSTALLATION INSTRUCTIONS

1. REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT).
2. PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 12" ABOVE THE FINISHED GRADE.
3. APPLY A BEAD OF SILICONE OR POLYURETHANE ADHESIVE AROUND THE BACK OF THE FLANGE ON THE VENT FRAME. (FIG. 2)
4. BEND THE 4 STEEL STRAPS TO THE THICKNESS OF THE WALL MEASURING FROM THE END WITH THE TEETH (SEE STRAP DETAIL)
5. INSERT THE TOP STRAPS INTO THE TOP TWO STRAP SLOTS ABOUT TWO CLICKS.
6. INSERT THE VENT FRAME IN THE CUT OPENING. THE BENT STRAP ENDS GO IN THEN UP BEHIND THE INSIDE OF THE WALL. PUSH THE FRAME TIGHT AGAINST THE FACE OF THE WALL. ENSURE THE FRAME IS FLUSH AND SQUARE IN THE OPENING. (FIG. 3)
7. REACH THROUGH THE VENT OPENING AND CLICK THE TWO STRAPS IN WHILE HOLDING THE FRONT OF THE VENT AGAINST THE WALL FACE. THE SHARP POINT OF THE STRAPS SHOULD NOT EXTEND PAST THE FRONT OF THE VENT FACE. INSTALL THE TWO REMAINING BOTTOM STRAPS.
8. RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CAULK.
9. INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR (WITH FLOAT PAD DOWN) AND FRONT (SMALL SCREEN IN FRONT), SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
10. TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, IDC, & ASCE
SUPPORTIVE DOCUMENTS, TR 1-08, 44CFR 60.3(C)(5), ASCE 24-05
ICC EVALUATION # ESR-2074

SLABS ON GRADE:

1. 4" CONC. SLAB (V) 8 X 8 (V) 4 X (V) 4 FVLF., 3,000 PSI CONCRETE OVER 6 MIL VAPOR BARRIER, LAPPED 36" AND TAPED (TYP.)
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, HAVE A SLUMP OF 4" PLUS OR MINUS 1", AND HAVE 2-4% AIR ENTRAINMENT.
3. FOR INTERIOR SLABS PLACE 9 MIL POLY SHEETING W/ JOINTS LAPPED MIN. 6" ON POISONED COMPACTED SOIL.
4. ALL SLABS SHALL BE POURED MONOLITHICALLY.
5. PROVIDE 1/2" EXPANSION MATERIAL BETWEEN FLOATING SLABS AND ADJOINING MASONRY SHEAR WALLS AND COLUMNS.
6. SLAB FINISHES (INTERIOR AND EXTERIOR) TO BE SPECIFIED BY BUILDING CONTRACTOR.

CAST-IN-PLACE CONCRETE -- FOOTINGS, CIP COLUMNS, CIP BEAMS

1. NORMAL WEIGHT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS.

   FOR STRUCTURAL SLABS CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS.

   ALL EXPOSED CONCRETE SHALL HAVE PENETRON ADMIX

   MAXIMUM WATER-CEMENT RATIO = 0.4
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL, CONFORMING TO ASTM A-615 GRADE 60.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT LEAST 8" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 8" LAP. FIBER MESH REINFORCED CONCRETE IS AN ACCEPTABLE ALTERNATIVE.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318-11.
5. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI 315-99.
6. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC. AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED.
7. CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. NECESSARY TO SUPPORT REINFORCING STEEL.
8. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

   CAST AGAINST & PERMANENTLY EXPOSED TO EARTH - 3"

   EXPOSED TO EARTH & WEATHER

   # 5 BAR OR SMALLER - 1 1/2"
   # 6 BAR OR GREATER - 2"

   NOT EXPOSED TO WEATHER OR IN CONTACT W/ GROUND

   SLABS & WALLS - 3/4"
   BEAMS & COLUMNS - 1 1/2"
9. HORIZONTAL SLAB BARS SHALL BE BENT 1'-6" AROUND CORNERS, OR PROVIDE CORNER BARS WITH A 2'-0" LAP ON EACH LEG.
10. MINIMUM LAP SPLICE ON ALL REINFORCING SHALL BE 29" U.N.O.

MASONRY

GENERAL

1. MASONRY CONSTRUCTION SHALL COMPLY WITH FBC 2014 (RESIDENTIAL) 5th EDITION
2. PROVIDE LINTELS OR HEADERS AS SPECIFIED ON DRAWINGS WITH MIN. 8" BEARING OVER ALL MASONRY OPENINGS.

CONCRETE MASONRY UNITS

1. MASONRY UNITS SHALL BE 7 5/8" OR 11 5/8" X 15 5/8" SIZE MODULAR UNITS UNLESS NOTED OTHERWISE
2. LAP UNITS IN RUNNING BOND. BANGUT UNITS WHICH ARE NOT N MULTIPLES OF 8". UNITS SHALL BE AT LEAST 8" LONG. BOND CORNERS BY LAPPING ENDS 8" N SUCCESSIVE VERTICAL COURSES.

MORTAR

1. USE TYPE S MORTAR EXCEPT USE TYPE M MORTAR BELOW GRADE. HEAD AND BED JOINTS SHALL BE 3/8" FOR THE THICKNESS OF THE FACE SHELL. WEBS ARE TO BE FULLY MORTARED IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS. IN THE STARTING COURSE, AND WHERE AN ADJACENT CELL IS TO BE GROUTED. REMOVE MORTAR PROTRUSIONS EXTENDING 1/2" OR MORE INTO CELLS TO BE GROUTED.

JOINT REINFORCEMENT

1. USE STANDARD (9 GAUGE) HORIZONTAL JOINT REINFORCING N EVERY OTHER COURSE. OVERLAP DISCONTINUOUS ENDS 6".
2. PROVIDE ADDITIONAL JOINT REINFORCEMENT ABOVE AND BELOW ALL OPENINGS, EXTENDED 24" BEYOND OPENING ON EACH SIDE.

CELL REINFORCEMENT

1. MASONRY GROUT SHALL BE 3000 PSI AT 28 DAYS. THE SLUMP SHALL BE 8"+/- 1"
2. GROUTED CELLS SHOULD BE SUFFICIENTLY VERTICALLY ALIGNED TO MAINTAIN FREE FLOW OF MASONRY GROUT UNOBSTRUCTED BY PROTRUDING CMU WALLS OR MORTAR.
3. PROVIDE CLEANOUT INSPECTION OPENINGS AT THE BOTTOM OF EACH GROUT LIFT.
4. USE REINFORCING STEEL IN EACH GROUTED CELL AT ALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND AT THE ENDS OF WALLS AND I/4'S, 4'-0" O.C. IN ADDITION TO THE LOCATIONS SPECIFIED IN THE DRAWINGS. USE #5 REBAR U.N.O. VERTICAL WALL REINFORCEMENT SHALL BE LAPPED AND TIED 29" MIN. AT EACH SPLICE LOCATION. (DOES NOT APPLY TO BREAKAWAY WALLS SEE "BREAKAWAY WALL DETAIL")

PREFABRICATED WOOD TRUSSES

1. TRUSSES, BRACING, BRIDGING AND CONNECTORS) ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER TO SAFELY CARRY THE DESIGN LOADS AS INDICATED ON THE STRUCTURAL PLANS.
2. FLOOR SYSTEM DEFLECTION UNDER LIVE LOAD ONLY SHALL NOT EXCEED L/600 AND TOTAL DEFLECTION SHALL NOT EXCEED L/480 FOR FLOOR SYSTEMS
3. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND DESIGN NOTES WITH A FLORIDA REGISTERED ARCHITECTS SEAL FOR APPROVAL BY THE E.O.R. AND THE BUILDING CONTRACTOR. DESIGN NOTES TO INCLUDE THE RATED LOAD CAPACITY OF THE CONNECTORS USED TO SECURE THE MEMBERS, CERTIFICATION OF THE CONNECTOR CAPACITIES AND MANUFACTURER'S LICENSE TO FABRICATE TRUSSES UTILIZING THE CONNECTOR SYSTEM EMPLOYED.
4. TRUSS MANUFACTURER SHALL PROVIDE ENGINEERING FOR ALL BRIDGING, BRACING AND CONNECTORS REQUIRED BY THE TRUSS SYSTEM.
5. SEE GENERAL NOTES FOR FLOOR AND ROOF TRUSS REQUIRED LOAD CAPACITY.
6. DO NOT CUT OR REMOVE CHORDS OR WEBS OF TRUSSES. DO NOT NOTCH OR DRILL TRUSS MEMBERS WITHOUT WRITTEN APPROVAL OF SPECIALTY ENGINEER RESPONSIBLE FOR TRUSS DESIGN.
7. PER 4F.A.C. 9151B-31.003 THE ENGINEER OF RECORD DELEGATES THE DESIGN OF THE PRE-ENGINEERED TRUSSES TO A TRUSS DESIGN ENGINEER AND A TRUSS SYSTEM DESIGN ENGINEER. BOTH ENGINEERS MUST HAVE CURRENT FLORIDA PROFESSIONAL ENGINEERING LICENSES AND BE QUALIFIED TO PERFORM THE DELEGATED DESIGN WORK.

SEE ROOF TRUSS CONNECTOR UPLIFT SCHEDULE ON FRAMING SHEETS WHICH SHOWS

TRUSS CONNECTOR NOTES:

1. ALL SIMPSON TRUSS ANCHORS SHOWN ON DRAWINGS SHALL BE VERIFIED FOR LOADS SHOWN ON THE TRUSS DESIGN CALCULATIONS, THEREFORE ANCHOR SIZES AND TYPES ARE SUBJECT TO CHANGE.
2. TIE GIRDER TRUSS FOR UPLIFT LOAD WITH (2)SIMP. HTS20 TO TOP PLATE AND TO PROVIDED DOUBLE STUD BELOW, U.N.O.
3. WHERE CONNECTOR NOT SHOWN, TIE TRUSS TO TOP PLATE W/ HTS16
4. TRUSS MANUFACTURER SHALL PROVIDE SPECIFICATIONS FOR REQUIRED PERMANENT BRACING.

GENERAL WOOD SPECS

1. WOOD CONSTRUCTION SHALL CONFORM TO FBC 2014 (RESIDENTIAL) 5th EDITION, AND NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) OR SOUTHERN PINE INSPECTION BUREAU (SPIB). MOISTURE CONTENT SHALL NOT BE MORE THAN 19% AT THE TIME OF INCORPORATION INTO THE BUILDING.
2. ALL BEARING WOOD FRAMING SHALL BE #2 SYP UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN. FRAMED WALLS SHALL BE #2 SYP OR SPF AT BUILDERS DISCRETION. ALL WOOD FRAMING IN CONTACT WITH MASONRY AND CONCRETE CONSTRUCTION SHALL BE PRESSURE TREATED (PT).
3. ALL STUD WALLS SHALL BE 2X4 OR 2X6 (AS NOTED ON DRAWINGS) 16" O.C. MAX.
4. ALL EXPOSED EXTERIOR WOOD SHALL BE PRESSURE TREATED (PT) WITH CHROMATED COPPER ARSENATE (CCA) IN ACCORDANCE WITH AWPC C2 TO PROVIDE 0.60 POUNDS/CUBIC FOOT RETENTION BY ASSAY OF TREATED WOOD. WOOD SHALL BEAR THE AWPB QUALITY MARK DESIGNATION.
5. PROVIDE GALVANIZED CONNECTORS FOR ALL EXPOSED EXTERIOR WOOD CONNECTIONS.
6. PROVIDE MICRO-LAMS (WHERE INDICATED ON PLAN) AS MANUFACTURED BY "TRUS-JOIST, INC" OR AN APPROVED EQUIVALENT.
7. EXTERIOR WALL SHEATHING SHALL BE 5/8" CDX NAILED PV 10$ COMMON AT 6" O.C. IN THE FIELD AND 4" O.C. ON EDGES U.N.O.
8. FLOOR SHEATHING SHALL BE 3/4" CDX T&G PLYWOOD GLUED AND NAILED PV 10$ COMMON 6" O.C. N THE FIELD AND 6" O.C. AT EDGES.
9. MINIMUM FRAMED WALL HEADER (JACK) STUD REQUIREMENTS UNLESS NOTED OTHERWISE ON PLANS:

HEADER SPAN MAX.	HEADER (JACK) STUDS @ EACH END	FULL LENGHT STUDS @ EACH END
3'	1	1
6'	1	2
9'	2	2
12'	2	3
15'	2	3
18'	3	4

10. SEE ROOF SHEATHING FASTENER SCHEDULE ON ROOF FRAMING PLAN.

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NEW RESIDENCE
6857 LONGBOAT DRIVE (LOT 6)
LONGBOAT KEY, FL

THE STRUCTURAL ENGINEER CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE DESIGN REPRESENTED BY THESE DRAWINGS COMPLIES WITH FLORIDA BUILDING CODE, 2014 EDITION

CHARLES SEGO — LICENSE — NO. 59173 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

DATE: 08/07/2017

DRAWN BY: JH

REVISIONS:

No.	Description	Date

SHEET TITLE: NOTES

PROJECT NO. 1021-054

SHEET NO. S.12