



ARCHITECT'S RENDERING FOR REFERENCE ONLY

A NEW RESIDENCE FOR PHIL & KELLY BURKE

639 BAYVIEW DRIVE LONGBOAT KEY, FLORIDA 34228

NPDES

BLDG PERMIT PLANS
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APR 29 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Mark E. Sullivan, AIA
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APR 26 2021

Revisions

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A4 000967



LONGBOAT KEY, FLORIDA 34228

A NEW RESIDENCE FOR:
PHIL & KELLY BURKE

639 BAYVIEW DRIVE

COVER SHEET

Project File:
Drawn by: CGR
Checked by: MES
Date Issued: 4.14.2021
Sheet Number:

A0.00



VICINITY MAP
NOT TO SCALE



INDEX TO DRAWINGS:

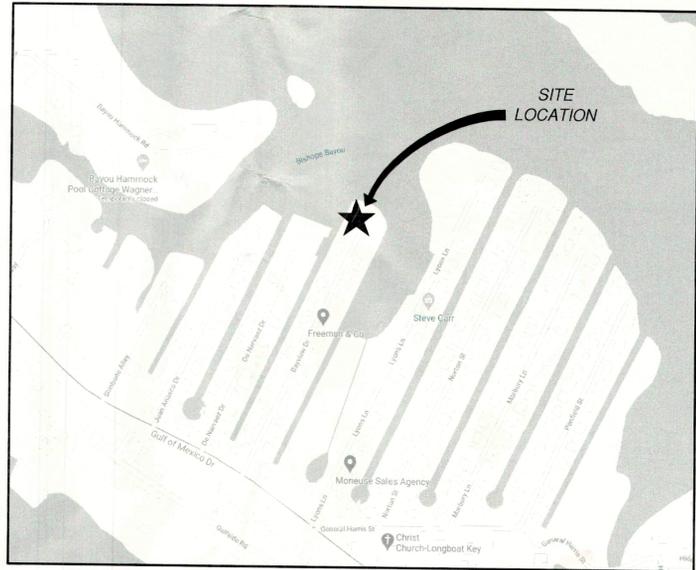
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Permit # PB21-0506
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
MAY 20 2021

APPROVED
Reviewer: *Patti Fige*

NPDES



LOCATION MAP
NOT TO SCALE



NOTES:

- 1.) A TOPOGRAPHIC SURVEY IS REQUIRED FOR LOTS LESS THAN 1 ACRE IN AREA OR FOR SUBDIVISIONS PLATTED BEFORE AUGUST 30, 1960. HOWEVER, SUFFICIENT ELEVATIONS MUST BE PROVIDED TO DETERMINE IF THE SITE IS A SUBJECT PARCEL.
- 2.) VERTICAL RISE TO BE 1" VERTICAL IN 6" HORIZONTAL DISTANCE WITHIN 5' FEET (5') OF ANY PROPERTY LINE.
- 3.) ALL ON-SITE DRAINAGE SHALL BE DIRECTED BY SWALES OR OTHER SYSTEMS TO AN OFF-SITE DRAINAGE FACILITY.
- 4.) THE DISCHARGE OF STORM WATER FROM THE PARCEL SHALL DRAIN TO A STREET, DRAINAGE GREENBELT, OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY, WITHOUT ADVERSELY AFFECTING THE PROPER DRAINAGE OF ADJOINING PARCELS OF LAND.
- 5.) SITE DRAINAGE MUST BE CONSISTENT WITH SUBDIVISION STORMWATER MANAGEMENT PLAN.
- 6.) SITE RUNOFF MAY BE DIRECTED TO THE REAR OF THE LOT IF AN APPROVED DRAINAGE GREENBELT OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY IS AVAILABLE.
- 7.) SWALE SLOPES WILL BE A MINIMUM OF 0.2% LONGITUDINAL SLOPE.
- 8.) ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MAINTAINED DURING THE COURSE OF CONSTRUCTION UNTIL FINAL INSPECTIONS HAVE BEEN APPROVED.
- 9.) DOWNSPOUTS SHALL BE AT LEAST 10' AWAY FROM PROPERTY LINE AND DIRECTED AWAY FROM ADJACENT PROPERTY, DRAINING TOWARDS SWALES.
- 10.) GENERAL CONTRACTOR TO SUBMIT LANDSCAPE PLAN PRIOR TO CERTIFICATE-OF-OCCUPANCY, THAT MEETS ALL APPLICABLE CODE REQUIREMENTS.
- 11.) LANDSCAPE DESIGN SHALL NOT HAVE ANY TREES LOCATED IN DRAINAGE SWALES.
- 12.) ALL PORTABLE TOILETS AND DUMPSTERS WILL BE STAGED ON PRIVATE PROPERTY AND NOT IN THE RIGHT OF WAY.
- 13.) IF PARKING ON PUBLIC STREET IS NECESSARY ALL VEHICLES WILL BE PARKED ON ONE SIDE OF THE ROAD WITH TRAFFIC. PARKING SHALL NOT BLOCK DRIVEWAYS OR MAILBOXES AND SHALL PROVIDE FOR EMERGENCY VEHICLES ACCESS.
- 14.) ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN OFF AND SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).

LONGBOAT KEY REQUIRED PLAN INFORMATION LIST

- 1.) PROJECT NAME : BURKE RESIDENCE
- 2.) PROJECT ADDRESS : 639 BAYVIEW DRIVE, LONGBOAT KEY, FL 34228
- 3.) CONTRACTOR'S NAME : ROSS BUILT, LLC. CONTRACTOR'S PHONE # 941.778.7600
- 4.) CONTRACTOR'S LICENSE NUMBER : CBC 1255428
- 5.) CONTRACTOR SEAL OR SIGNATURE : _____
- 6.) 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 2020 - 7TH EDITION.
- 7.) ALL NEW HVAC FOR RESIDENTIAL REQUIRE A DUCT TEST AND ENVELOPE LEAKAGE TEST.
- 8.) BUILDING USE : SINGLE FAMILY RESIDENTIAL
LOT ZONING : RSF4 - LOW DENSITY RESIDENTIAL
- 9.) CONSTRUCTION TYPE : VB
- 10.) SPRINKLED OR NON SPRINKLED : NON SPRINKLED
- 11.) THIS STRUCTURE HAS BEEN DESIGNED PER THE 2020 FLORIDA BUILDING CODE AND HAS BEEN DESIGNED FOR WIND VELOCITIES OF 160 MPH W/ 3-SEC. GUST. NORM DESIGN WIND SPEED 160 MPH W/ 3-SEC. GUST.
- 12.) ROOF LOADS :
LIVE LOAD - 20 psf.
DEAD LOAD - 15 psf.
DEAD LOAD - Spsf. (AVAILABLE TO RESIST UPLIFT)
- 13.) RISK CATEGORY : II
- 14.) FLOOD ZONE : AE (EL=9)
DESIGN FLOOD : BASE FLOOD + 1FT. FREEBOARD = 10.00' NAVD
- 15.) EXPOSURE CATEGORY : D

- 16.) MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE BFE, IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.6, ASCE 24-14 CH.7 & FEMA/NFIP TECH BULLETIN #1.
- 17.) PLAN DESIGN BASED ON SPECIAL FLOOD HAZARD AREAS. R322.1.2 STRUCTURAL SYSTEMS. STRUCTURAL SYSTEMS OF BUILDINGS & STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS & STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION. FBC 2020 - 7TH EDITION BUILDING - SECTIONS 1612 & 3109, FBC 2020 - 7TH EDITION - RESIDENTIAL - SECTION R322.1.2, FEMA TECH BULLETIN #9 AND ASCE 24.

TOWN OF LONGBOAT KEY SINGLE FAMILY COVERAGE CALCULATIONS: ZONING

This worksheet is to assist in calculating Lot Coverage and Non-Open Space for a lot. All detail-determined calculation shall be included on the lot coverage plan, which is signed and sealed by the design professional. All information must be completed and must be illustrated to-scale on your submitted plans.

LOT COVERAGE: is the area of a lot covered by any structure/building or part of a structure/improvement that is more than six-inches (6") above finished or adjacent grade. Maximum allowable Lot Coverage is established by L&K 158.145 or other project approvals by resolution or ordinance.

NON-OPEN SPACE: is that area of a lot covered by structure/building/improvements included in Lot Coverage, driveways/parking and walkways (paved or unpaved), swimming pool shells and decks, and any at-grade impermeable features. (Grade from a structure to property line cannot exceed 1/4 slope (L&K 158.150). Maximum allowable Non-Open Space coverage is established in L&K 158.152 (f) or other project approvals by resolution or ordinance.)

LOT SIZE: is calculated as the area within platted lot lines except:
-Where a lot line lies with 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. (L&K 158.106-LOT LINES)

LOT SIZE, MINIMUM: 31,455.84 square feet, as supported by submitted signed/sealed survey.

IN SQUARE FEET	EXISTING		THIS PERMIT		BY OTHERS	
5.0 Non-Pool/Spa Areas						
Residential Structure (non exterior waterwalls)	-	3,133.9	-		-	
Garage/Carport (not under house)	-		-	43.3	-	
Roof Eave Overhang (exceeding 3' in depth or over useable areas)	-		-	138.9	-	
Front Entry & Rear Stairs (roofed and unroofed)	-		-	29.3	-	
Rear Entry & Rear Stairs (roofed and unroofed)	-		-		-	
Roofed Porch, 1 level and/or Covered Screened Room (not including stairs)	-		-		-	
Elevated Mechanical Equipment Pad (i.e. a/c. pool)	-		-		-	
Accessory Structure (i.e. gazebo, clubhouse, shed, gazebo, etc.)	-		-		-	
Other Buildings/Structures/Improvements (>4' above finished grade)	-		-		-	
5.1 Total Non-Pool/Spa Areas		3,245.4				
2.0 Elevated/Decked Pool/Spa Areas (including stairs)		653.0				
2.0 Subtotal Lot Coverage Square Footage (lines 5.1 + 2.0)		3,898.4				
3.1 Total Lot Coverage Square Footage (sum of "existing", "this permit" and "by others" in line 3.0)		3,898.4 sq. ft.				
4.0 Total Lot Coverage Percentage		3,898.4 sq. ft. (line 3.1) ÷ Lot Size = 34.9%				

IN SQUARE FEET	EXISTING		THIS PERMIT		BY OTHERS	
5.0 At-Grade Improvements						
Driveway/Parking Areas (as per site plan) (all surface types)	-	1,030.0	-		-	
Designated Walkways/Sidewalks (as per site plan) (all surface types)	-	98.2	-		-	
Impermeable Patios, Slabs, etc.	-		-		-	
Impermeable Pool Deck (at-grade)	-		-	612.7	-	
Pool/Spa Shell (at-grade)	-		-		-	
Mechanical Equipment Pads (i.e. a/c. pool/gas)	-		-		-	
Other Impervious Surface (at-grade) (Pool Bath)	-		-		-	
5.1 Total At-Grade Square Footage (sum of "existing", "this permit" and "by others" in 5.0)		2,239.9 sq. ft.				
7.0 Total Non-Open Space Square Footage (line 5.1 + 4.0)		line 3.1 + line 5.1 = 6,138.3 sq. ft.				
8.0 Total Non-Open Space Percentage		5,725.1 sq. ft. (line 7.0) ÷ Lot Size = 49.9%				

BUILDING USE - R-3, SINGLE FAMILY

RISK CATEGORY - II

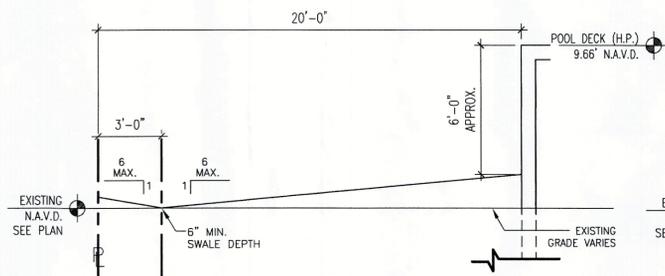
EXPOSURE CATEGORY - D

REQUIREMENT	REQUIRED BUILDING SETBACKS
9.00 FEET N.A.V.D. FEMA BASE FLOOD ELEVATION (B.F.E.)	20'-0" FRONT (STREET)
10.00 FEET N.A.V.D. DESIGN FLOOD ELEVATION (D.F.E.)	20'-0" REAR YARD
30.00 FEET MAX. BUILDING HT.	8'-0" / 20'-0" SIDE YARD
TYPE V CONSTRUCTION, UNSPRINKLERED, UNPROTECTED	20'-0" WATER SIDE

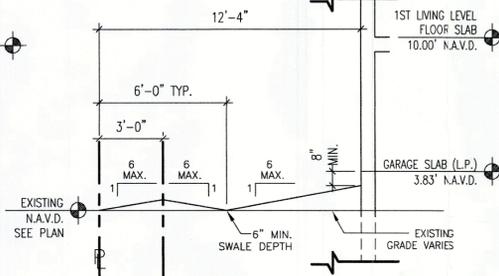
THIS STRUCTURE HAS BEEN DESIGNED PER THE 2020 FLORIDA BUILDING CODE AND HAS BEEN DESIGNED FOR WIND VELOCITIES OF 160 MPH W/ 3-SEC. GUST. NORM DESIGN WIND SPEED 124 MPH W/ 3-SEC. GUST.

LEGAL DESCRIPTION:
LOT 14, OF THE UNRECORDED PLAT OF BAYVIEW ACRES, BEING A RESUBDIVISION OF LOTS 98, 108, & 118, OF SLEEPY LAZON ADDITION, AS RECORDED IN PLAT BOOK 7, PAGE 81, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AS PER PLAT OF SAID BAYVIEW ACRES OF RECORD IN DEED BOOK 291, PAGES 99 & 100, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

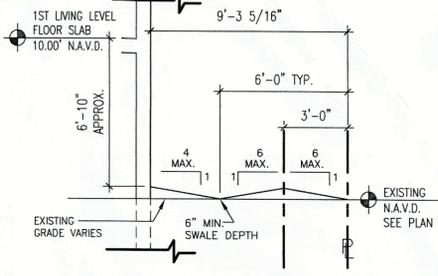
SURVEY INFORMATION PROVIDED BY:
RED STAKE SURVEYORS
7123 PROCTOR RD.
SARASOTA, FL 34241
(P) 941.923.9997 (F) 941.925.8684



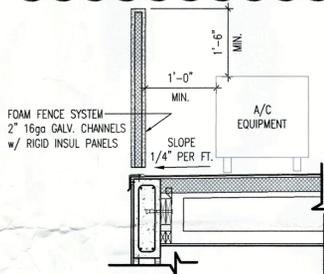
REAR (WEST) GRADING DETAIL
N.T.S.



SIDE (SOUTH) GRADING DETAIL
N.T.S.



SIDE (NORTH) GRADING DETAIL
N.T.S.

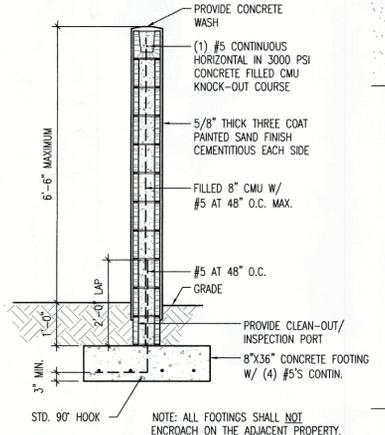


REMOVABLE SOUND MITIGATION WALL SECTION
N.T.S.

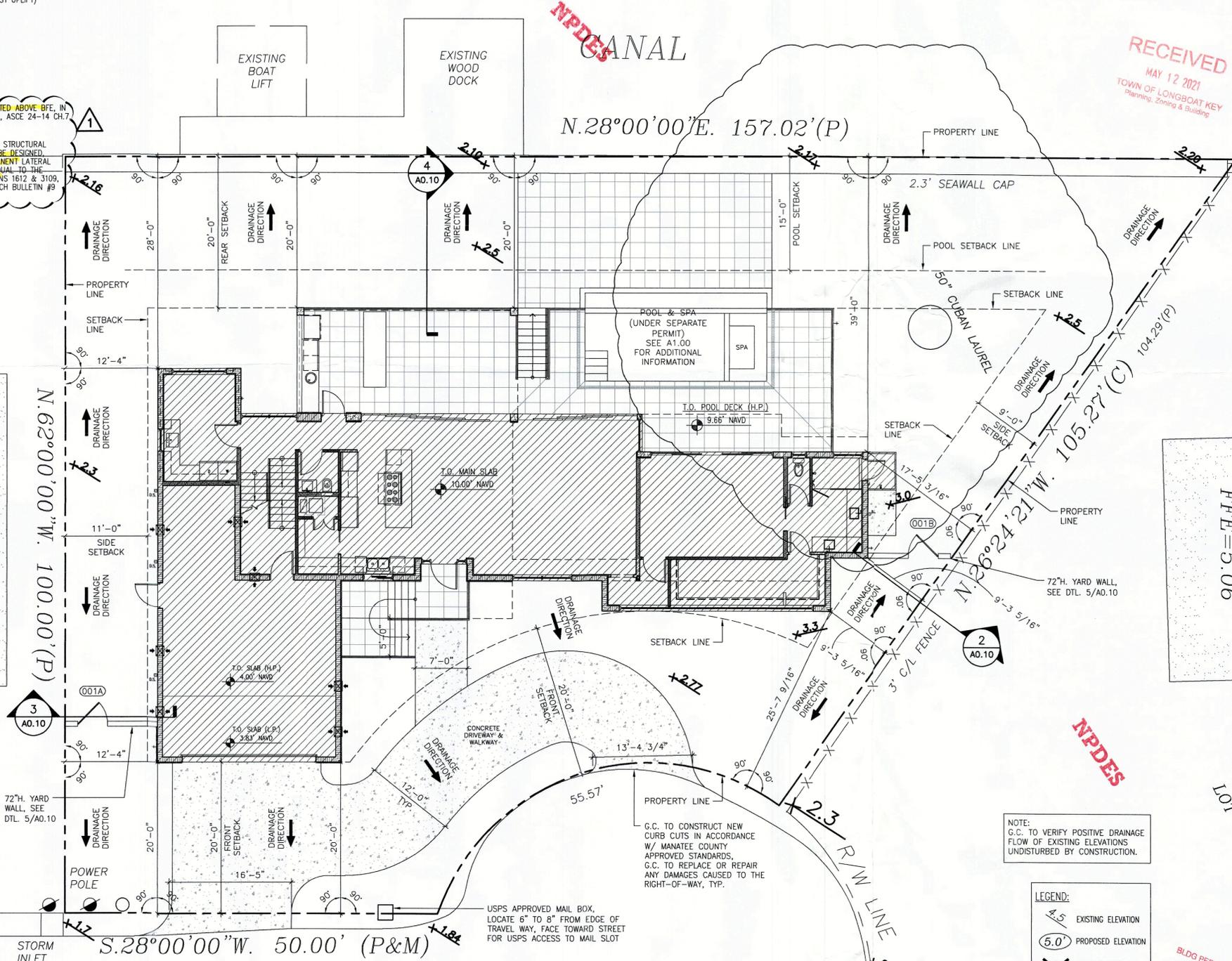
NOTE:
PER L&K ZONING CODE 158.127(B)(2), AN ADDITIONAL 5% BUILDING COVERAGE IS ALLOWED FOR ELEVATED POOLS.

A/C AREA SQUARE FOOTAGES

1ST FLOOR -	1,973.3 SQ.FT.
2ND FLOOR -	1,528.2 SQ.FT.
TOTAL	3,501.5 SQ.FT.



PRIVACY WALL SECTION
N.T.S.



NOTE:
G.C. TO VERIFY POSITIVE DRAINAGE FLOW OF EXISTING ELEVATIONS UNDISTURBED BY CONSTRUCTION.

LEGEND:

4.5	EXISTING ELEVATION
5.0	PROPOSED ELEVATION
X	EXISTING TREE TO BE REMOVED

SITE / DRAINAGE PLAN
1/8" = 1'-0"

REVISIONS PER TOWN OF LONGBOAT KEY COMMENTS DATED - 05/04/21
MAY 04 2021
Merrill E. Shambaugh, AIA
AIA 00036971

NO.	DATE	DESCRIPTION
1	05/04/2021	

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RESIDENCE FOR: PHIL & KELLY BURKE
FFE=5.06'

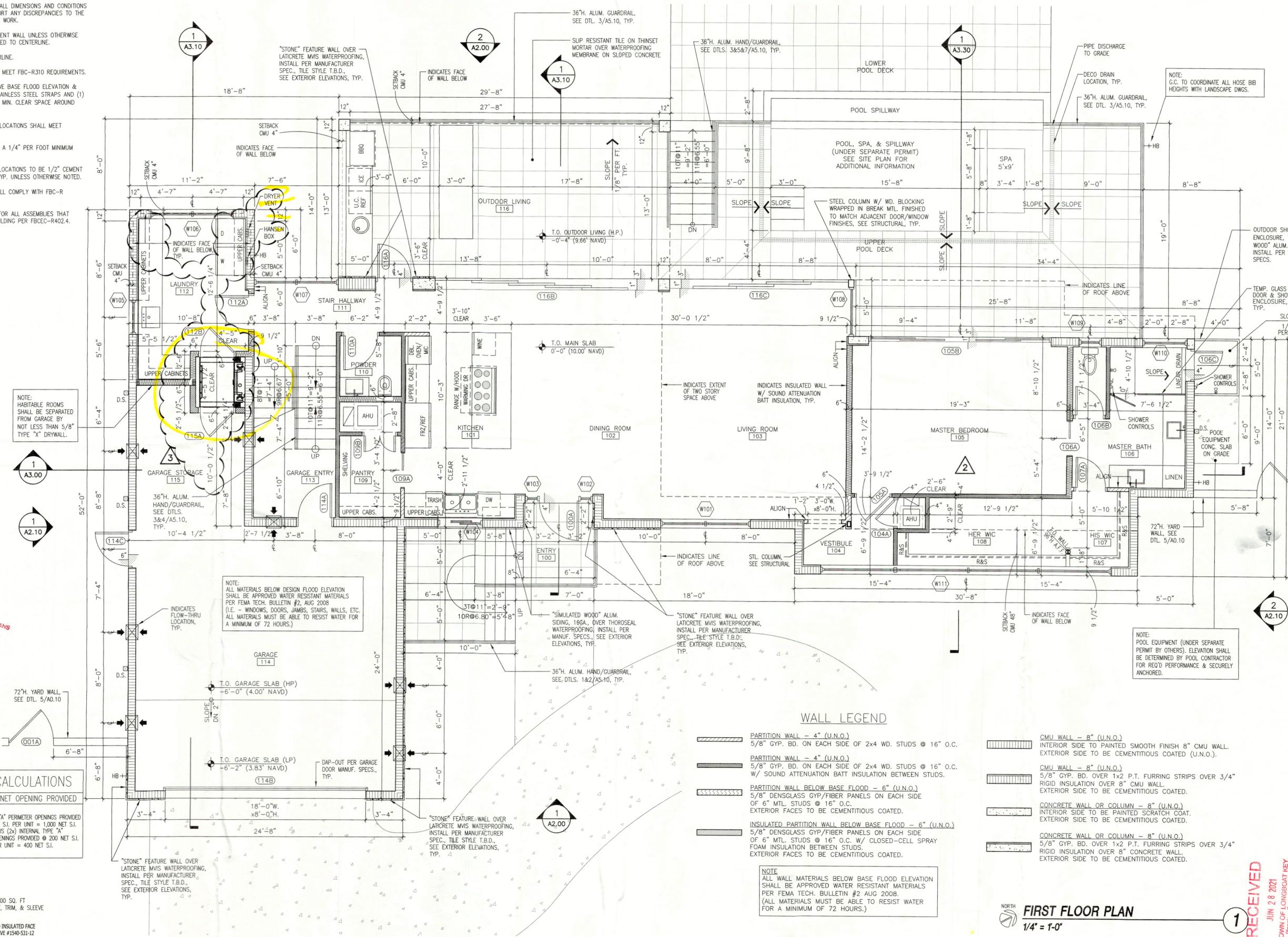
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639 BAYVIEW DRIVE

SITE / DRAINAGE PLAN
Project Ref: _____
Drawn by: CGR
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Sheet Number: _____
AO.10

2 - REVISION PER HVAC ENGINEER COMMENTS DATED - 04/27/2021
 3 - REVISION PER OWNER CHANGES DATED - 06/08/2021



- NOTES:
- 1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONCRETE BLOCK.
 - 2.) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
 - 3.) ALL DOORS SHALL BE 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED. ALL OTHER DOORS ARE DIMENSIONED TO CENTERLINE.
 - 4.) WINDOWS ARE DIMENSIONED TO CENTERLINE.
 - 5.) WINDOWS LABELLED AS EGRESS SHALL MEET FBC-R310 REQUIREMENTS.
 - 6.) ALL A/C UNITS TO BE ELEVATED ABOVE BASE FLOOD ELEVATION & SECURED TO EQUIPMENT PLATFORM W/ STAINLESS STEEL STRAPS AND (1) 1/4"x3" TAPCON EACH SIDE MAINTAIN 12" MIN. CLEAR SPACE AROUND EACH A/C UNIT TYP.
 - 7.) TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS SHALL MEET FBC-R SECTION R308.4.
 - 8.) ALL SHOWER PAN LINERS SHALL HAVE A 1/4" PER FOOT MINIMUM SLOPE TO DRAIN.
 - 9.) ALL CEMENTITIOUS BD. @ TILED WALL LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTGEN BY US GYP. UNLESS OTHERWISE NOTED.
 - 10.) EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC-R SECTIONS 703.6 THROUGH 703.6.5.
 - 11.) AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT ARE THE THERMAL ENVELOPE FOR THE BUILDING PER FBCC-R402.4.



NOTE: ALL NEW CONSTRUCTION SHALL BE REQUIRED TO PASS THE BLOWER DOOR TEST PER 2017 ENERGY CONSERVATION CODE R402.4. BE AWARE FLOW THRU OPENINGS MAY CREATE SOME ISSUES WHILE PERFORMING THIS TEST.

FLOW THRU OPENING CALCULATIONS

ROOM NO.	AREA	AREA REQ'D	TOTAL NET OPENING PROVIDED
GARAGE ENTRY #113	117 S.F.		(5x) TYPE "A" PERIMETER OPENINGS PROVIDED @ 200 NET S.I. PER UNIT = 1,000 NET S.I.
GARAGE #114	593 S.F.	843 S.I.	PLUS (2x) INTERNAL TYPE "A" OPENINGS PROVIDED @ 200 NET S.I. PER UNIT = 400 NET S.I.
GARAGE STOR. #115	133 S.F.		

NOTE: ALL MATERIALS BELOW DESIGN FLOOD ELEVATION SHALL BE APPROVED WATER RESISTANT MATERIALS PER FEMA TECH. BULLETIN #2, AUG 2008 (I.E. WINDOWS, DOORS, JAMBS, STAIRS, WALLS, ETC. ALL MATERIALS MUST BE ABLE TO RESIST WATER FOR A MINIMUM OF 72 HOURS.)

NOTE: POOL EQUIPMENT (UNDER SEPARATE PERMIT BY OTHERS). ELEVATION SHALL BE DETERMINED BY POOL CONTRACTOR FOR RC'D PERFORMANCE & SECURELY ANCHORED.

- WALL LEGEND**
- PARTITION WALL - 4" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2x4 WD. STUDS @ 16" O.C.
 - PARTITION WALL - 4" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2x4 WD. STUDS @ 16" O.C. W/ SOUND ATTENUATION BATT INSULATION BETWEEN STUDS.
 - PARTITION WALL BELOW BASE FLOOD - 6" (U.N.O.)
5/8" DENSGLOSS GYP/FIBER PANELS ON EACH SIDE OF 6" MTL. STUDS @ 16" O.C. EXTERIOR FACES TO BE CEMENTITIOUS COATED.
 - INSULATED PARTITION WALL BELOW BASE FLOOD - 6" (U.N.O.)
5/8" DENSGLOSS GYP/FIBER PANELS ON EACH SIDE OF 6" MTL. STUDS @ 16" O.C. W/ CLOSED-CELL SPRAY FOAM INSULATION BETWEEN STUDS. EXTERIOR FACES TO BE CEMENTITIOUS COATED.
 - CMU WALL - 8" (U.N.O.)
INTERIOR SIDE TO PAINTED SMOOTH FINISH 8" CMU WALL. EXTERIOR SIDE TO BE CEMENTITIOUS COATED (U.N.O.).
 - CMU WALL - 8" (U.N.O.)
5/8" GYP. BD. OVER 1x2 P.T. FURRING STRIPS OVER 3/4" RIGID INSULATION OVER 8" CMU WALL. EXTERIOR SIDE TO BE CEMENTITIOUS COATED.
 - CONCRETE WALL OR COLUMN - 8" (U.N.O.)
INTERIOR SIDE TO BE PAINTED SCRATCH COAT. EXTERIOR SIDE TO BE CEMENTITIOUS COATED.
 - CONCRETE WALL OR COLUMN - 8" (U.N.O.)
5/8" GYP. BD. OVER 1x2 P.T. FURRING STRIPS OVER 3/4" RIGID INSULATION OVER 8" CONCRETE WALL. EXTERIOR SIDE TO BE CEMENTITIOUS COATED.

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

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JUN 28 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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639 BAYVIEW DRIVE

FIRST FLOOR PLAN
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Revisions	
1	06/23/2021

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SECOND FLOOR PLAN

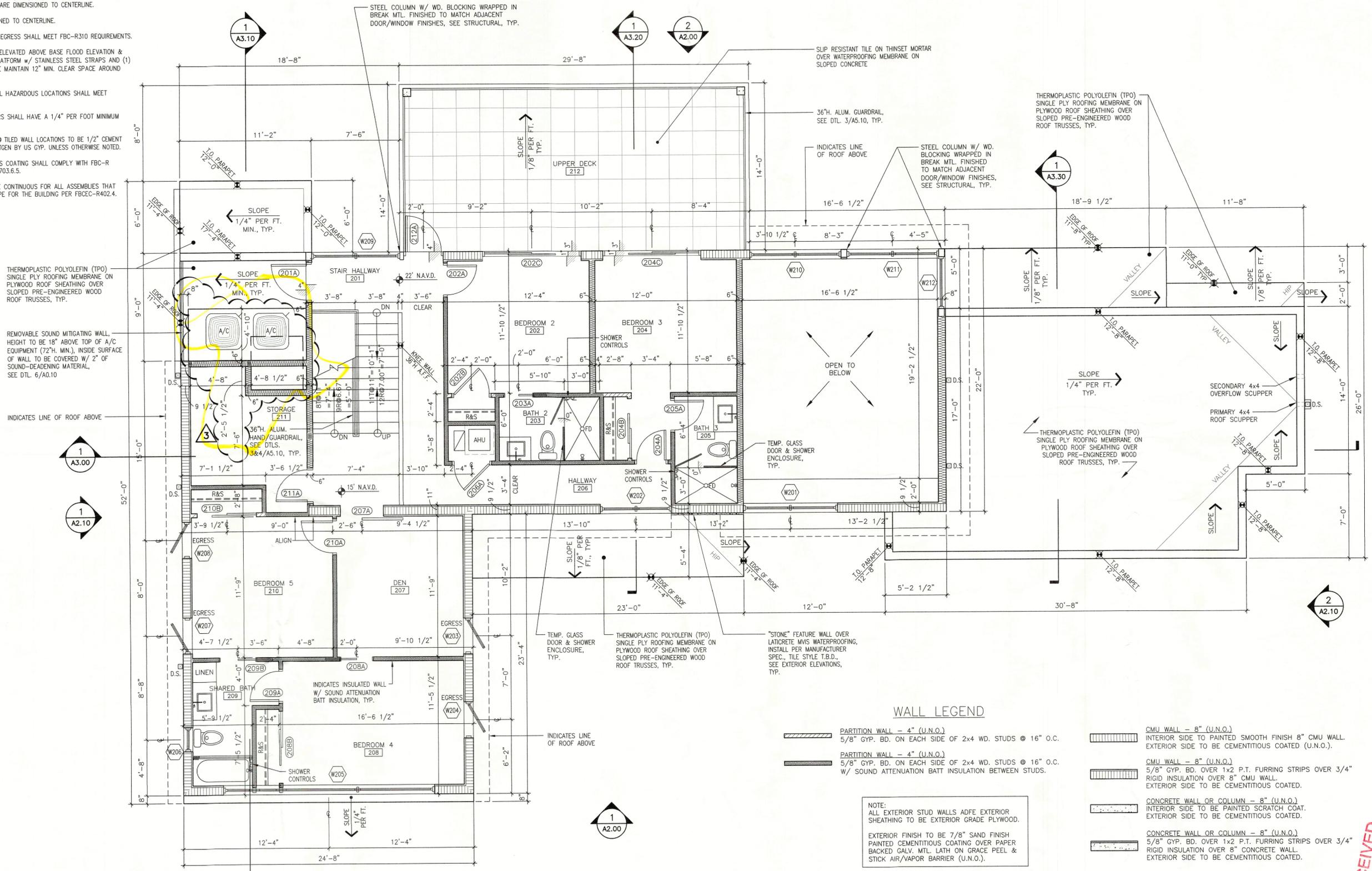
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 - 7.) TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS SHALL MEET FBC-R SECTION R308.4.
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 - 10.) EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC-R SECTIONS 703.6 THROUGH 703.6.5.
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WALL LEGEND

	PARTITION WALL - 4" (U.N.O.) 5/8" GYP. BD. ON EACH SIDE OF 2x4 WD. STUDS @ 16" O.C.		CMU WALL - 8" (U.N.O.) INTERIOR SIDE TO PAINTED SMOOTH FINISH 8" CMU WALL. EXTERIOR SIDE TO BE CEMENTITIOUS COATED (U.N.O.).
	PARTITION WALL - 4" (U.N.O.) 5/8" GYP. BD. ON EACH SIDE OF 2x4 WD. STUDS @ 16" O.C. W/ SOUND ATTENUATION BATT INSULATION BETWEEN STUDS.		CMU WALL - 8" (U.N.O.) 5/8" GYP. BD. OVER 1x2 P.T. FURRING STRIPS OVER 3/4" RIGID INSULATION OVER 8" CMU WALL. EXTERIOR SIDE TO BE CEMENTITIOUS COATED.
	CONCRETE WALL OR COLUMN - 8" (U.N.O.) INTERIOR SIDE TO BE PAINTED SCRATCH COAT. EXTERIOR SIDE TO BE CEMENTITIOUS COATED.		CONCRETE WALL OR COLUMN - 8" (U.N.O.) 5/8" GYP. BD. OVER 1x2 P.T. FURRING STRIPS OVER 3/4" RIGID INSULATION OVER 8" CONCRETE WALL. EXTERIOR SIDE TO BE CEMENTITIOUS COATED.

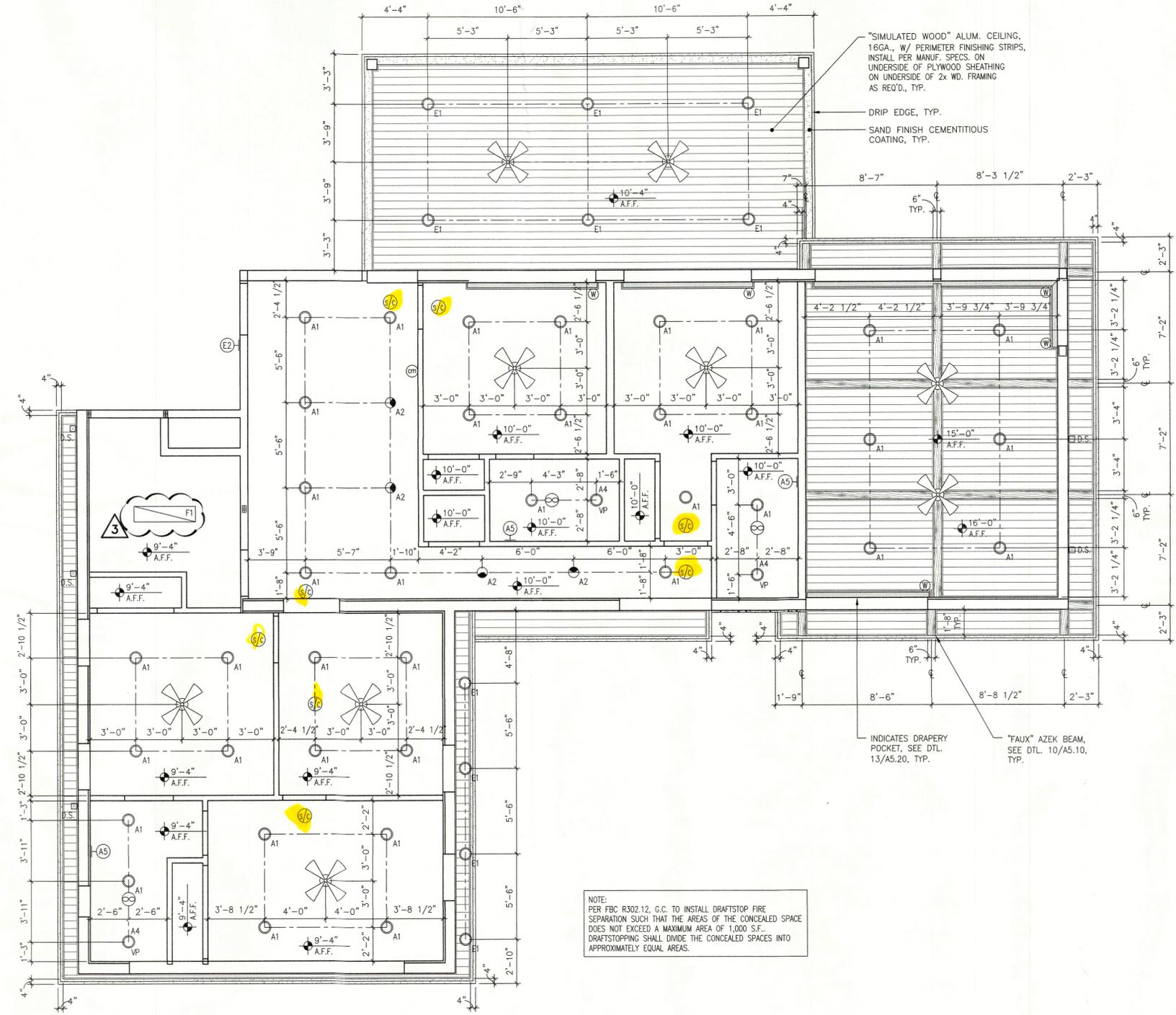
NOTE:
ALL EXTERIOR STUD WALLS ADFE EXTERIOR SHEATHING TO BE EXTERIOR GRADE PLYWOOD.
EXTERIOR FINISH TO BE 7/8" SAND FINISH PAINTED CEMENTITIOUS COATING OVER PAPER BACKED GALV. MTL. LATH ON GRADE PEEL & STICK AIR/VAPOR BARRIER (U.N.O.).

1/4" = 1'-0"

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- NOTES:
- 1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONC. BLOCK.
 - 2.) ALL CEILING ELEVATIONS ARE FROM TOP OF SLAB/TRUSS ELEVATION.
 - 3.) ALL INTERIOR CEILINGS TO BE 5/8" GYP. CEILING BD. UNLESS OTHERWISE NOTED.
 - 4.) ALL WET LOCATION CEILINGS (I.E. CEILINGS OVER BATHROOM SHOWERS,) TO BE 1/2" CEMENT BD. EQUAL TO SHEETROCK MOLD TOUGH BY US GYP. UNLESS OTHERWISE NOTED.
 - 5.) ALL CEMENTITIOUS BD. @ TILE LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTGEN BY US GYP. UNLESS OTHERWISE NOTED.
 - 6.) UNLESS OTHERWISE NOTED, LIGHT FIXTURES TO BE CENTERED WITHIN AREA.
 - 7.) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
 - 8.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.
 - 9.) GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TYPE AND LOCATION OF AIR CONDITIONING GRILLES.
 - 10.) SEE SHT. A1.70 FOR ELECTRICAL LEGEND.



NOTE:
PER FBC R302.12, G.C. TO INSTALL DRAFTSTOP FIRE SEPARATION SUCH THAT THE AREAS OF THE CONCEALED SPACE DOES NOT EXCEED A MAXIMUM AREA OF 1,000 S.F. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.

SECOND FLOOR - REFLECTED CEILING PLAN
1/4" = 1'-0"

Revisions
06/23/2021

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SECOND FLOOR REFLECTED CEIL PLAN
Project Ref:
Drawn by: CGR
Checked by: MES
Date Issued: 4.19.2021
Sheet Number:

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- ELECTRICAL NOTES:
- 1.) ALL ELECTRICAL TO BE WIRED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE 2014.
 - 2.) ELECTRICAL SUB CONTRACTOR TO SIZE ELECTRICAL PANEL IN ACCORDANCE WITH NATIONAL ELECTRIC CODE (NEC70).
 - 3.) ALL OUTLETS THAT ARE NOT REQUIRED TO BE GFI PROTECTED SHALL BE ARC FAULT WITH TAMPER PROOF RECEPTACLES.
 - 4.) ALL ELECTRICAL OUTLETS & SWITCHES INCLUDING ELECTRICAL PANELS TO BE MOUNTED ABOVE DESIGN FLOOD ELEVATION (ADFE).
 - 5.) ALL SWITCHES AND RECEPTACLES TO BE DECORA (FLUSH WHITE) BY LEVITON W/ SCREWLESS FACE/WALL PLATE COVERS.
 - 6.) G.C. TO COORDINATE ARCHITECTURAL POWER PLAN AND STRUCTURED WIRING PLAN BY OTHERS.
 - 7.) ALL FIRE SMOKE/CARBON MONOXIDE DETECTORS TO BE WIRED IN TANDEM, IF ONE IS ACTIVATED IT SHALL CAUSE ALL DETECTORS TO SOUND.
 - 8.) PROVIDE EXTERIOR GARAGE DOOR CONTROL PANEL.
 - 9.) ALL LOW VOLTAGE FIXTURES SHALL BE IC LISTED.
 - 10.) PROVIDE DOWN STAIRS OUTDOOR FIXTURE STUB OUTS FOR FUTURE LANDSCAPE LIGHTING IN PLANTERS, TREES, IRRIGATION SYSTEMS, ETC.
 - 11.) CLOSET LIGHTING:
 - RECESSED FIXTURE W/ LENS MUST MAINTAIN (FROM EDGE OF FINISHED TRIM) A MINIMUM OF 6" CLEARANCE TO SHELF AND A MINIMUM OF 18" TO THE BACK AND SIDE WALLS.
 - FLUORESCENT FIXTURE W/ LENS MUST MAINTAIN 12" MIN. CLEARANCE TO THE SHELF AND 24" MINIMUM CLEARANCE TO THE BACK AND SIDE WALLS.
 - 12.) ALL EXTERIOR LIGHTING AND FANS WILL BE RATED FOR EXTERIOR USE.
 - 13.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2020 ENERGY CONSERVATION CODE SECTION R404.
 - 14.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.
 - 15.) SEE SHT. A1.70 FOR ELECTRICAL LEGEND.

- 2 - REVISION PER HVAC ENGINEER COMMENTS DATED - 04/27/2021
- 3 - REVISION PER OWNER CHANGES DATED - 06/08/2021


 JUN 24 2021
 Mark E. Sullivan, AIA
 AP# 94636

Revisions
2 05/25/2021
3 06/23/2021

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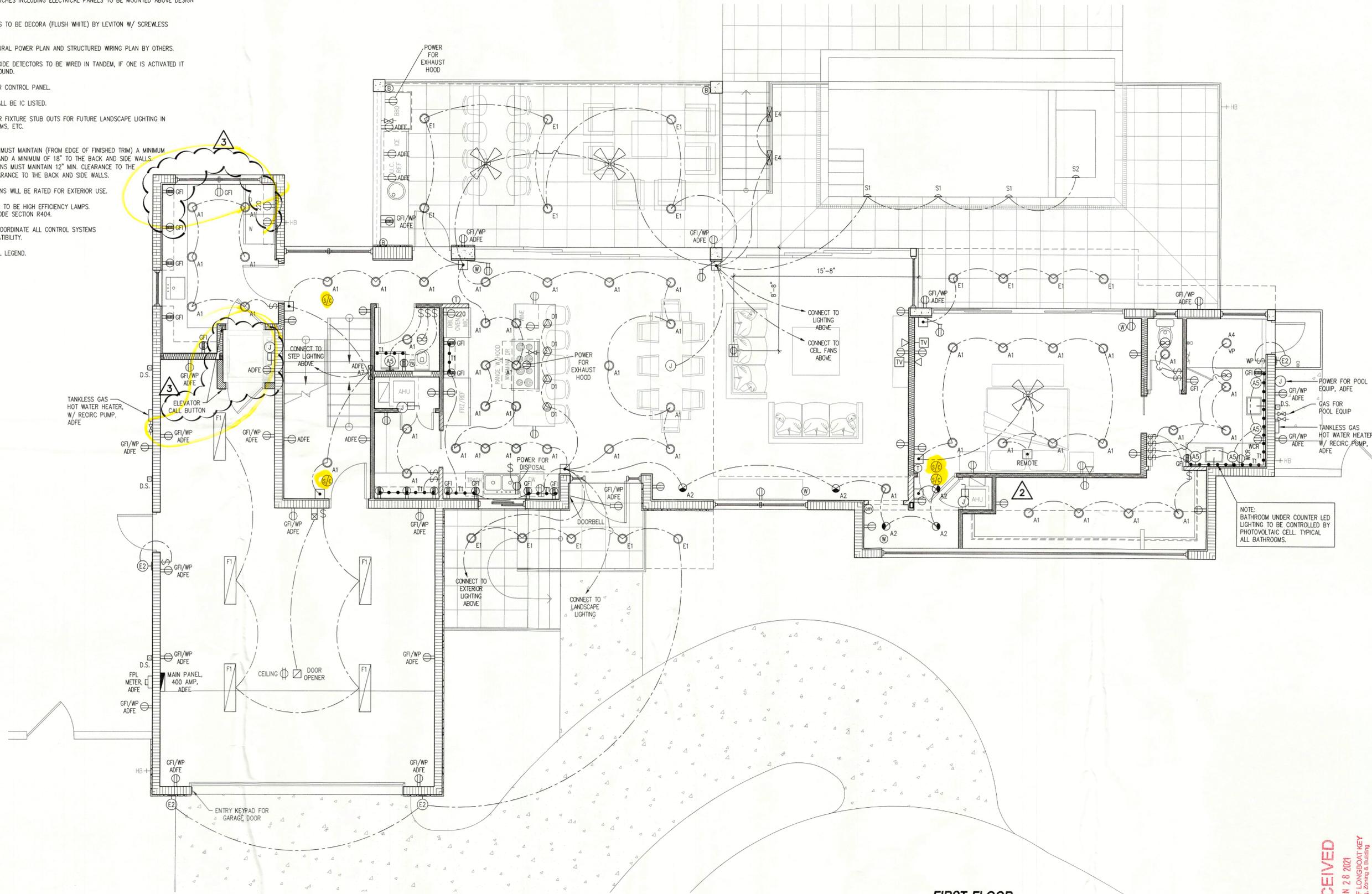
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639 BAYVIEW DRIVE

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FIRST FLOOR - ELECTRICAL PLAN
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 Sheet Number:
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FIRST FLOOR - ELECTRICAL PLAN
 1/4" = 1'-0"

1



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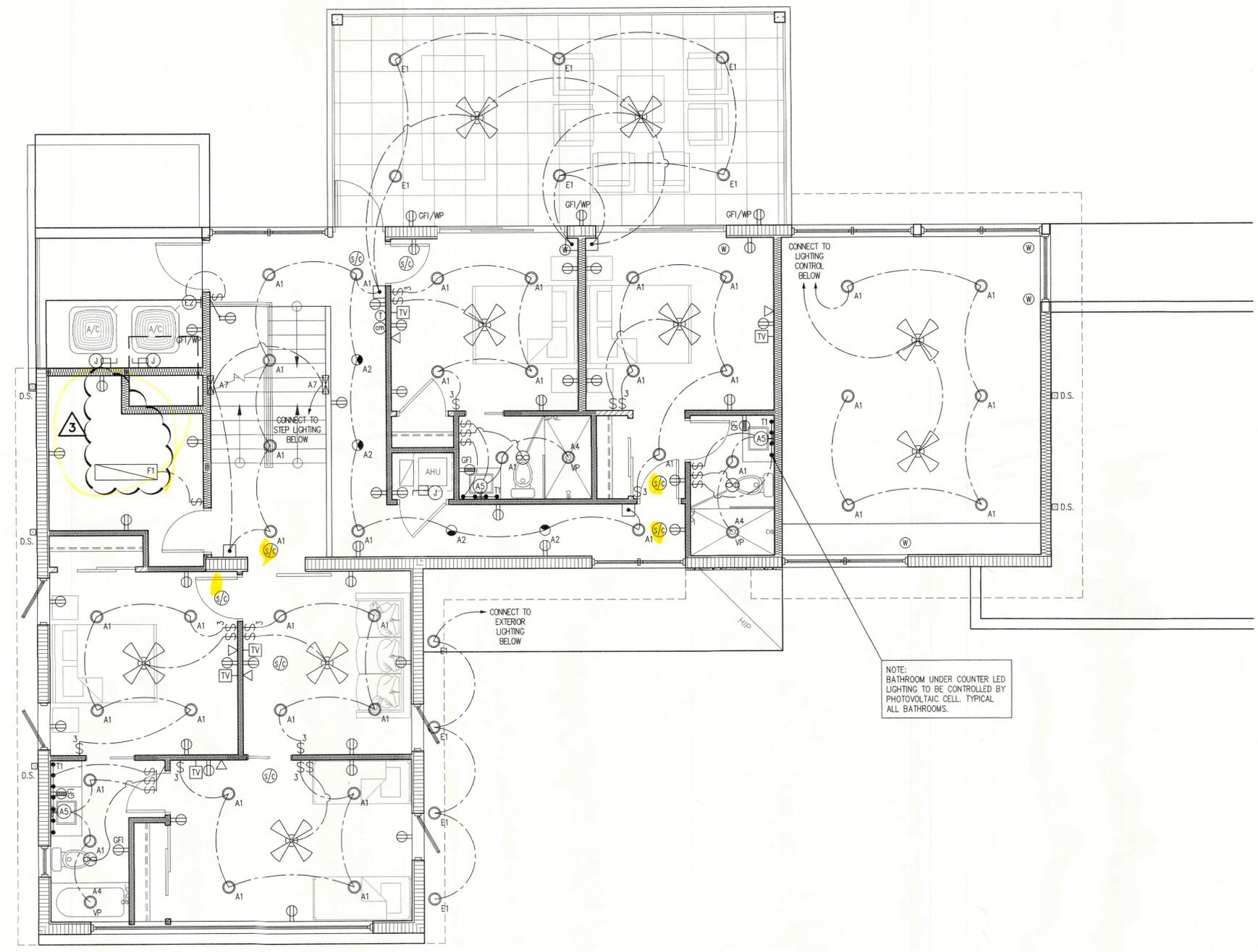
SECOND FLOOR - ELECTRICAL PLAN

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Date Issued: 4.19.2021

Sheet Number:
A1.70

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 - 14.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.

ELECTRICAL LEGEND	
ELECTRICAL SYMBOL ABBREVIATIONS	LIGHT FIXTURES
A - ABOVE COUNTER	○ RECESSED CEILING LIGHT FIXTURE
AUC - ABOVE UPPER CABINET	○ RECESSED WALL WASH FIXTURE
ABFE - ABOVE BASE FLOOD ELEVATION PLANE	☀ SURFACE MOUNTED CEILING LIGHT FIXTURE
C - RECESSED CLOCK RECEPTACLE	○ PENDANT - CEILING MOUNTED
GFI - GFI CIRCUIT	☀ 3-HEAD LIGHT ASSEMBLY - CEILING MTC.
UC - UNDER COUNTER	☀ WALL MOUNTED FLOOD LIGHT FIXTURE
VP - VAPOR PROOF FIXTURE	○ JUNCTION BOX
WCR - RECEPTACLE WITHIN CABINET W/ GFI PROTECTION	○ HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS
WP - WEATHER PROTECTED	○ HIGH VOLTAGE JUNCTION BOX PER ROLL DOWN BUG SCREEN MANUFACTURER'S SPECS
USB - UNIVERSAL SERIAL BUS RECEPTACLE PORT	○ LOW VOLTAGE JUNCTION BOX PER ROLL DOWN WINDOW TREATMENT MANUFACTURER'S SPECS
SWITCHING:	
- ALL SWITCH COVERS TO BE SCREWLESS TYPE.	
Ⓢ SINGLE POLE WALL SWITCH	○ UNDERWATER POOL LIGHT - WALL MTC.
ⓈD SINGLE POLE WALL SWITCH W/ DIMMER	○ UNDERWATER POOL LIGHT - BOTTOM MTC.
ⓈT SINGLE POLE WALL SWITCH W/ TIMER	○ WALL SCONCE
Ⓢ3 3-WAY WALL SWITCH	▭ SURFACE MOUNTED LED
ⓈF FLIP UP SWITCH - FLUSH W/ COUNTER TOP	▭ SURFACE MOUNTED LED
ⓈFⓈ COMBINATION - FLUSH W/ COUNTER TOP	▭ UNDER CABINET LIGHTING
ⓈP LIGHT CONTROL TOUCH PAD	▭ LED UPLIGHTING
ⓈG GARAGE DOOR OPENER CONTROL	▭ IN WALL MOUNTED LIGHT LOW VOLTAGE
MS MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL	○ CEILING MOUNTED FAN
OUTLETS:	
- ALL RECEPTACLES THAT ARE NOT REQUIRED TO BE G.F.I. PROTECTED SHALL BE ARC FAULT & TAMPERPROOF PER N.E.C. CODE.	
- ALL RECEPTACLE COVERS TO BE SCREWLESS TYPE.	
Ⓢ DUPLEX RECEPTACLE	○ SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED w/BATTERY BACK-UP
ⓈA ABOVE COUNTER LOCATED DUPLEX RECEPTACLE	▭ ELECTRICAL PANEL
ⓈW WALL SWITCH CONTROLLED DUPLEX RECEPTACLE (WHEN WIRED IN TANDEM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)	Ⓢ THERMOSTAT
Ⓢ220 220 VOLT RECEPTACLE	Ⓢ GAS
Ⓢ CEILING OUTLET	Ⓢ DOOR CHIME
ⓈF FLOOR OUTLET	Ⓢ CEILING MOUNTED EXHAUST FAN
ⓈFⓈ FLIP UP DUPLEX RECEPTACLE - FLUSH W/ COUNTER TOP	Ⓢ SURFACE MOUNTED SPEAKER
△ CAT 6E	Ⓢ ALARM PANEL
TV CABLE T.V.	
Ⓢ DISCONNECT	



SECOND FLOOR - ELECTRICAL PLAN
1/4" = 1'-0" 1

APR 26 2021
 Mark E. Sullivan, AIA
 APR 04/2021

Revisions	

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 639 BAYVIEW DRIVE

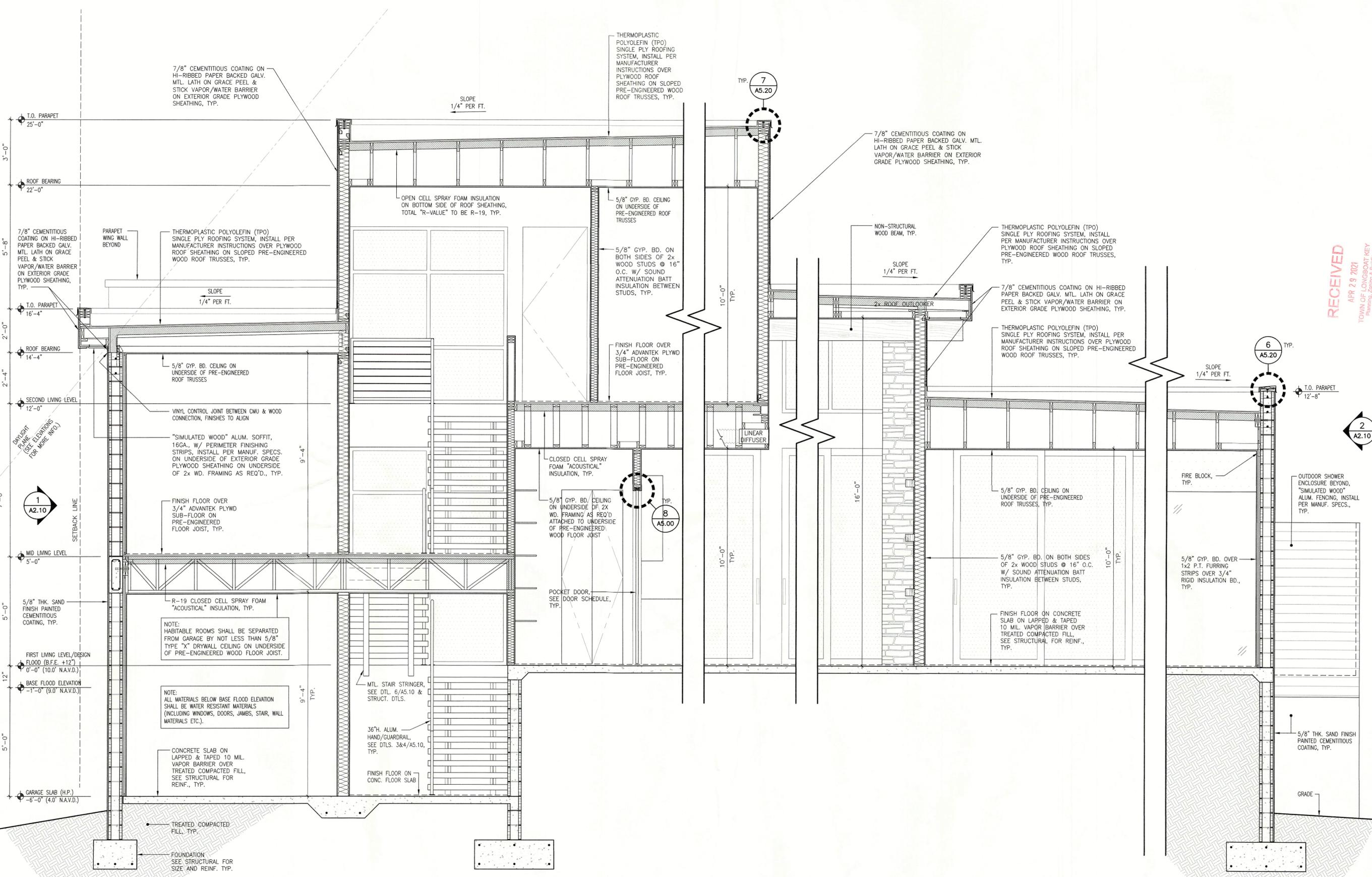
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PHIL & KELLY BURKE

BUILDING SECTIONS

Project Ref:
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 Date Issued: 4.14.2021
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BUILDING SECTION
 1/2" = 1'-0"

1

Mark E. Sabana, AIA
JUN 24 2021
A4 000866

Revisions
06/23/2021

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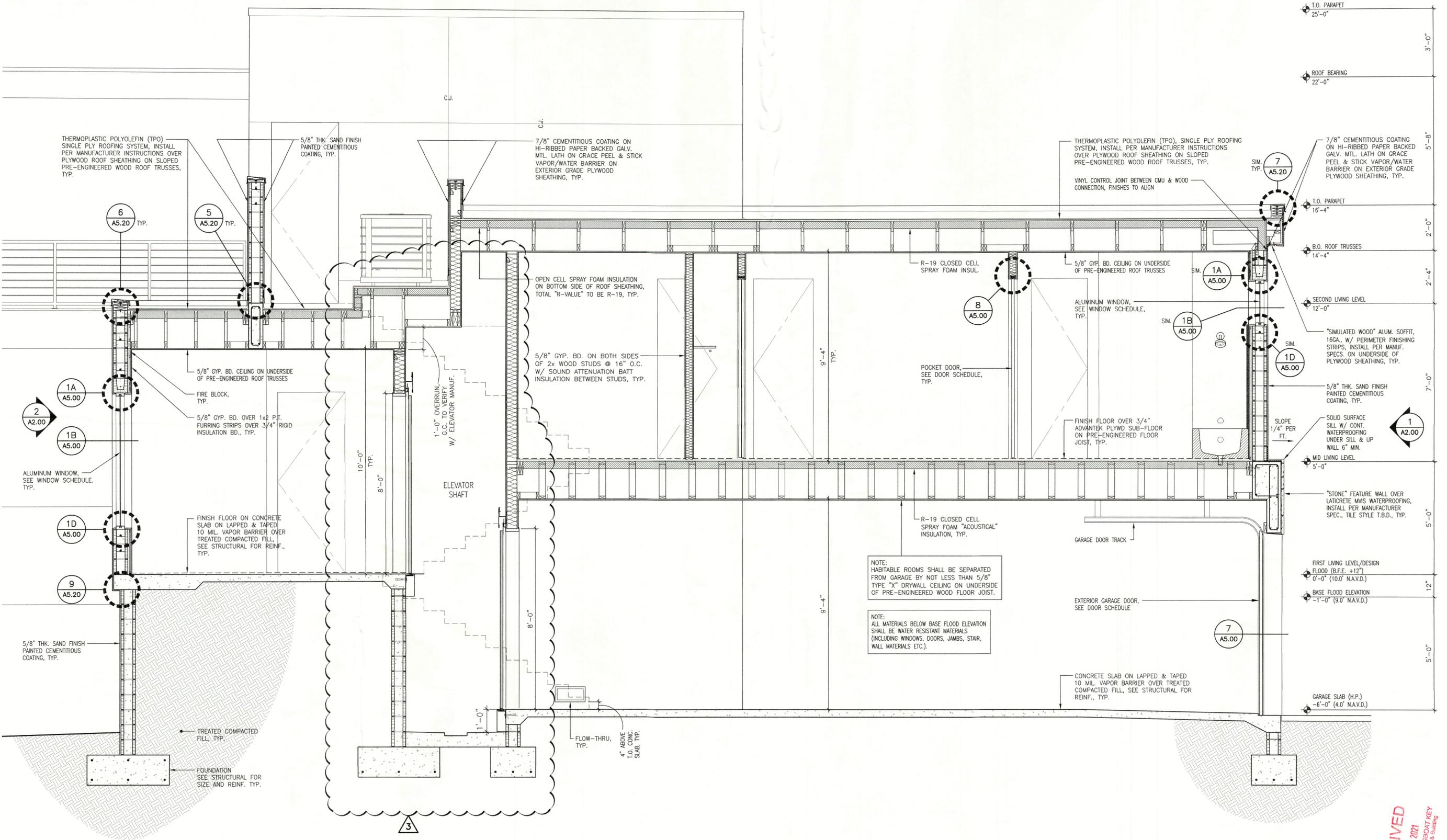


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BUILDING SECTIONS

Project Ref:
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A3.10



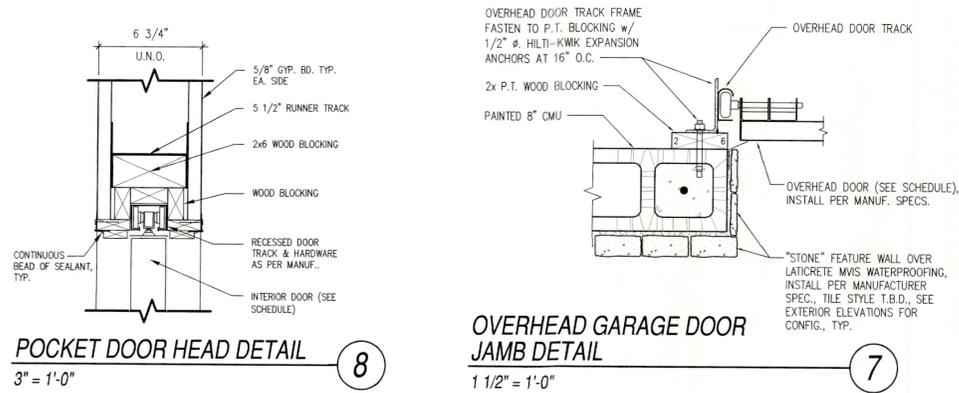
NOTE:
HABITABLE ROOMS SHALL BE SEPARATED FROM GARAGE BY NOT LESS THAN 5/8\"/>

NOTE:
ALL MATERIALS BELOW BASE FLOOD ELEVATION SHALL BE WATER RESISTANT MATERIALS (INCLUDING WINDOWS, DOORS, JAMBS, STAR, WALL MATERIALS ETC.).

BUILDING SECTION
1/2" = 1'-0" 1

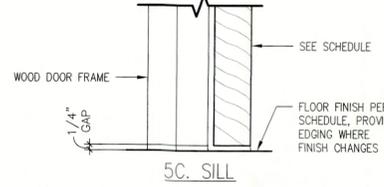
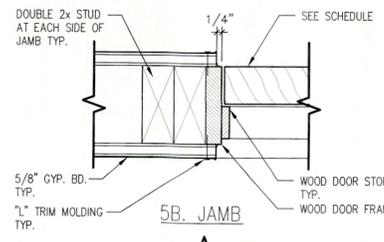
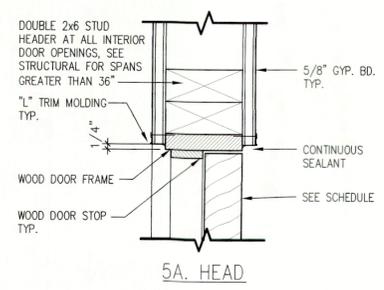
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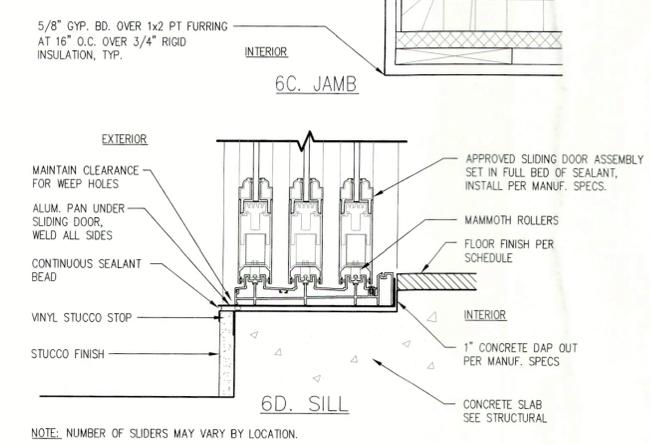
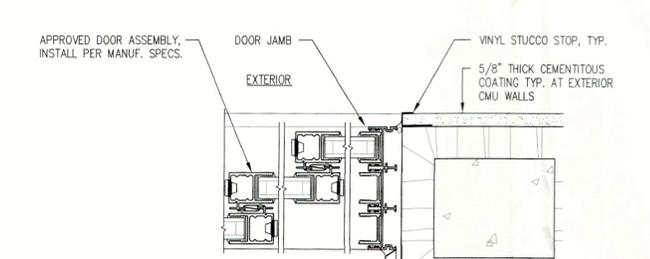
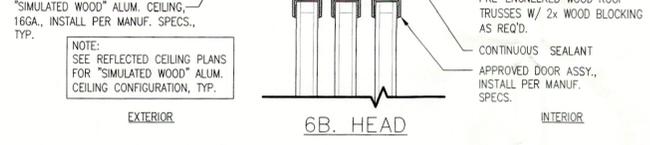
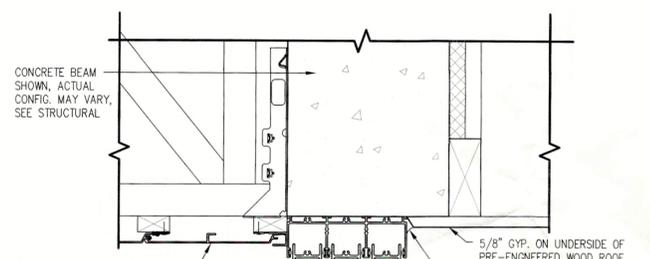
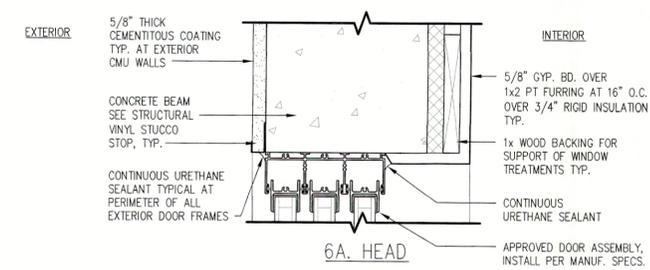


POCKET DOOR HEAD DETAIL
3" = 1'-0"

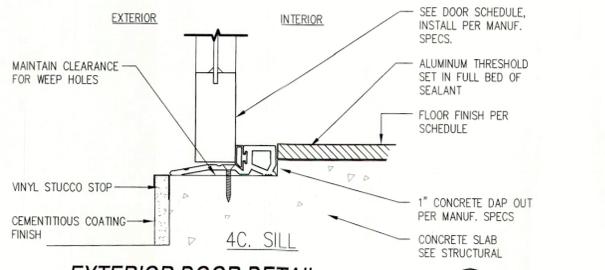
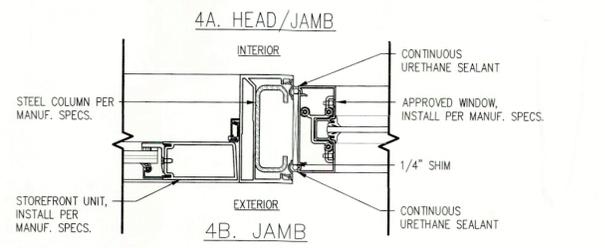
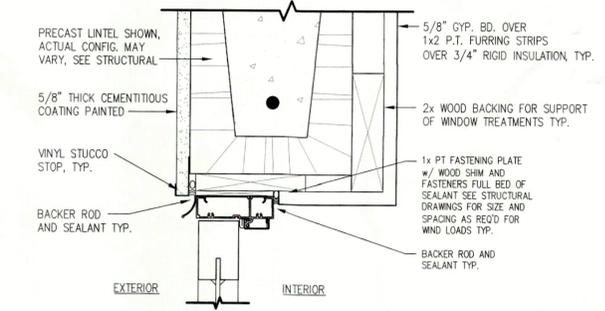
OVERHEAD GARAGE DOOR JAMB DETAIL
1 1/2" = 1'-0"



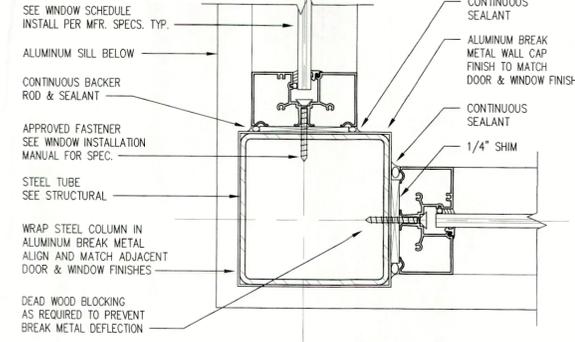
INTERIOR SWING DOOR DETAIL
3" = 1'-0"



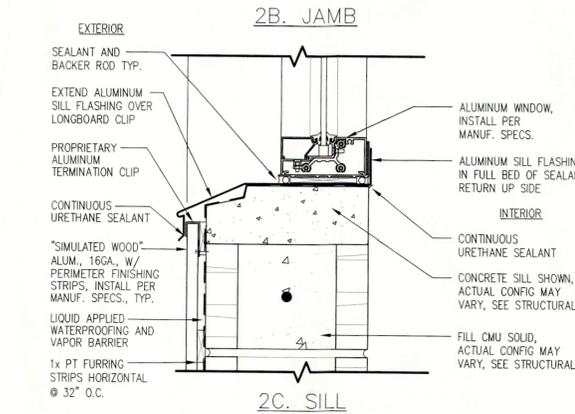
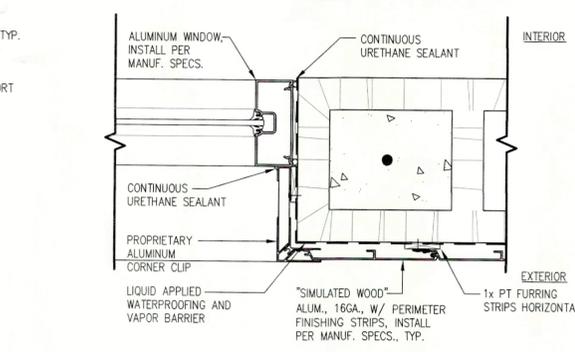
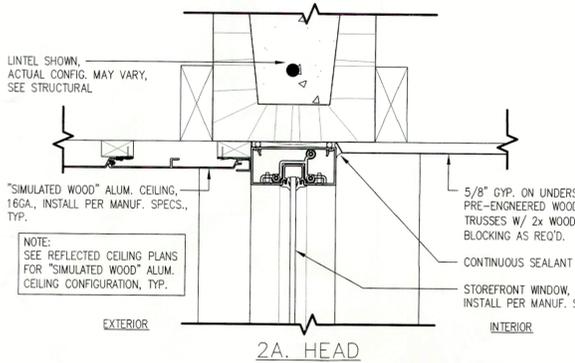
SLIDING DOORS DETAIL
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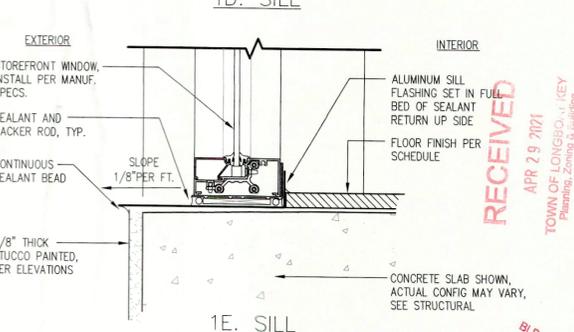
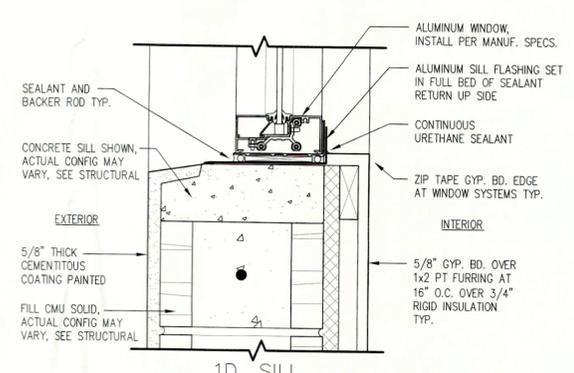
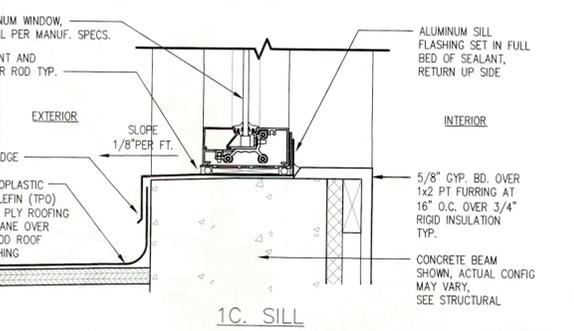
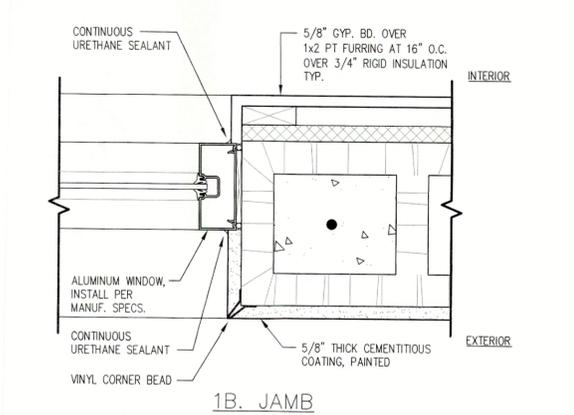
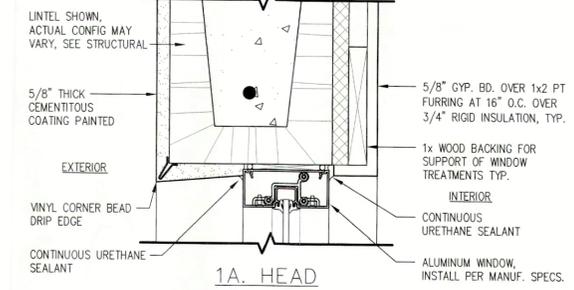
EXTERIOR DOOR DETAIL
3" = 1'-0"



WINDOW STEEL COLUMN DETAIL
3" = 1'-0"



SIMULATED WOOD WINDOW DETAILS
3" = 1'-0"



WINDOW DETAIL
3" = 1'-0"

Mark E. Sullivan, AIA
AIA 00036671

Revisions

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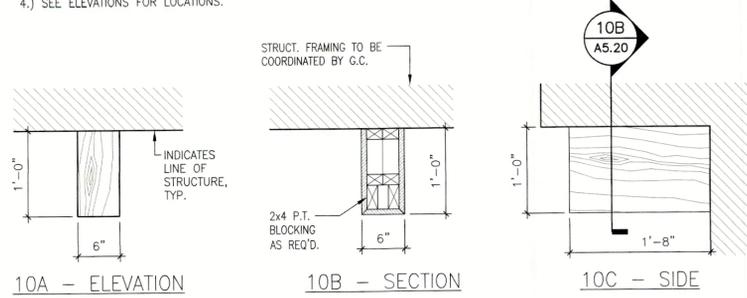
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EXTERIOR DOOR & WINDOW DETAILS
Project Ref:
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Date Issued: 4.14.2021
Sheet Number:
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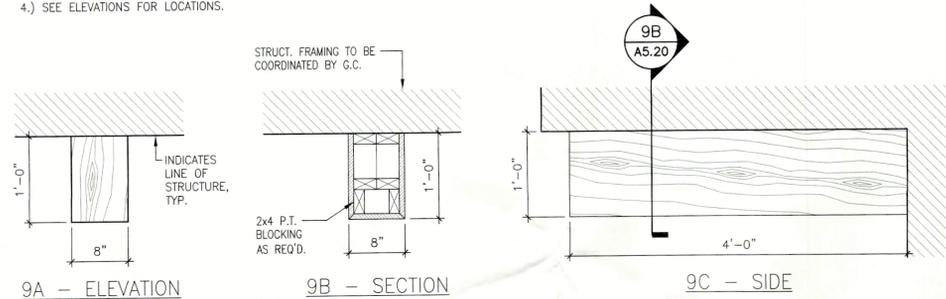
- NOTES:
 1.) MATERIAL TO BE AZEK OR APPROVED EQUIVALENT.
 2.) PROVIDE MOUNTING HOLES/SCREW CAPS OR HIDDEN FASTENERS AS REQ'D.
 3.) G.C. TO VERIFY DIMENSIONS PRIOR TO FABRICATION.
 4.) SEE ELEVATIONS FOR LOCATIONS.



"FAUX" BEAM DETAILS
 1" = 1'-0"

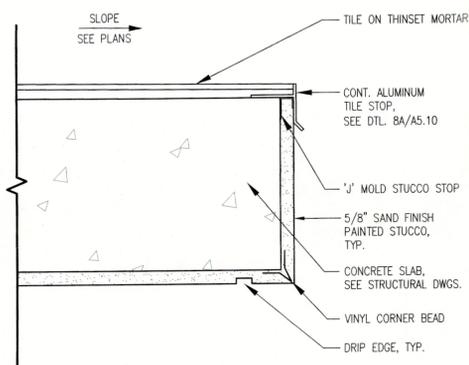
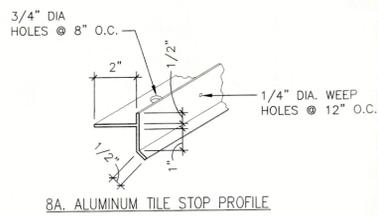
10

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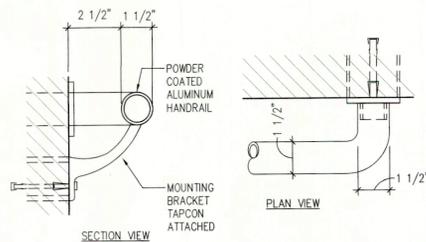
"FAUX" BEAM DETAILS
 1" = 1'-0"

9



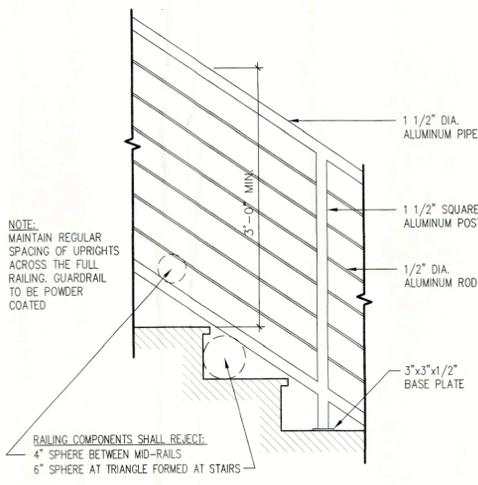
BALCONY EDGE DETAIL
 3" = 1'-0"

8



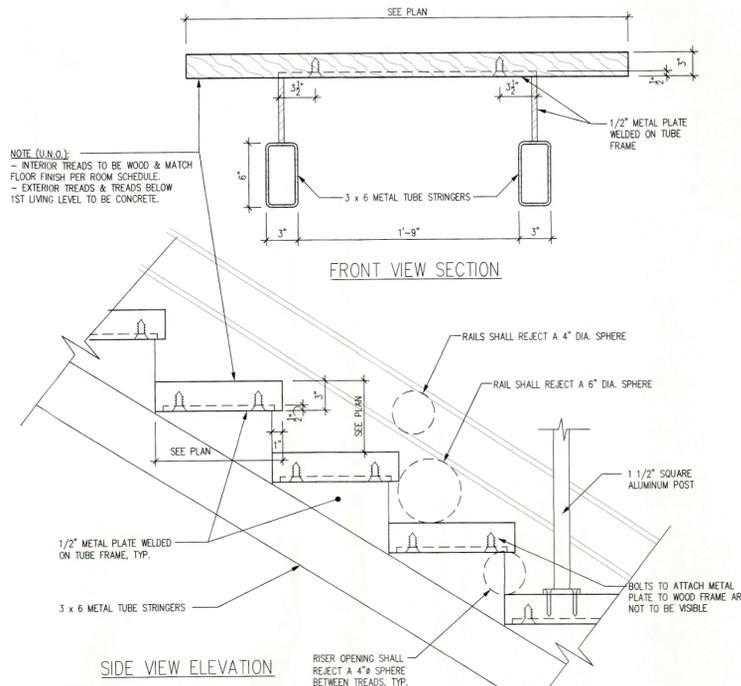
HANDRAIL DETAIL
 3" = 1'-0"

7



HAND/GUARDRAIL DETAIL
 1" = 1'-0"

4

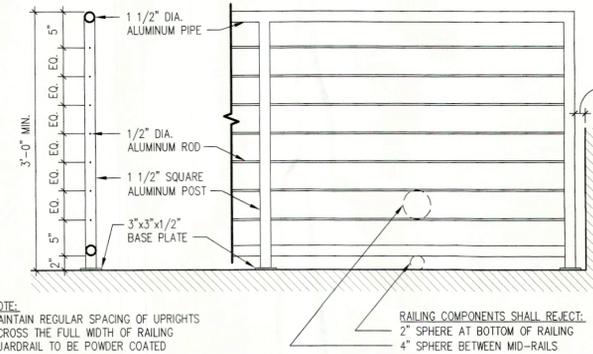


STAIR DETAILS
 1 1/2" = 1'-0"

6

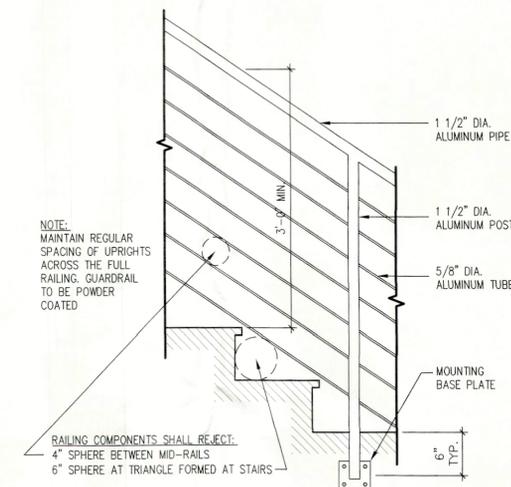
GRASPABLE HANDRAIL DETAIL
 1" = 1'-0"

5



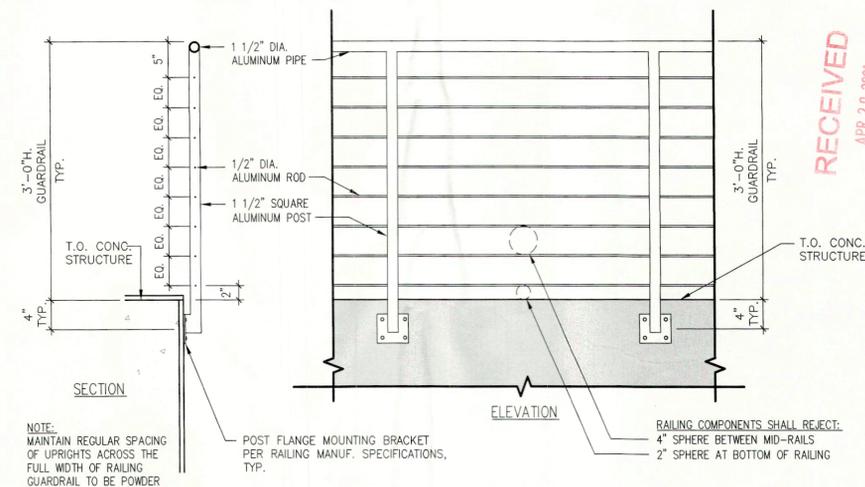
ALUMINUM GUARDRAIL DETAILS
 1" = 1'-0"

3



GUARDRAIL DETAILS
 1" = 1'-0"

2



ALUMINUM GUARDRAIL DETAILS
 1" = 1'-0"

1

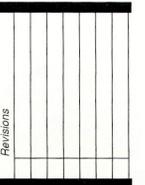
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MISCELLANEOUS
 DETAILS

Project Ref:
 Drawn by: CGR
 Checked by: MES
 Date Issued: 4.14.2021

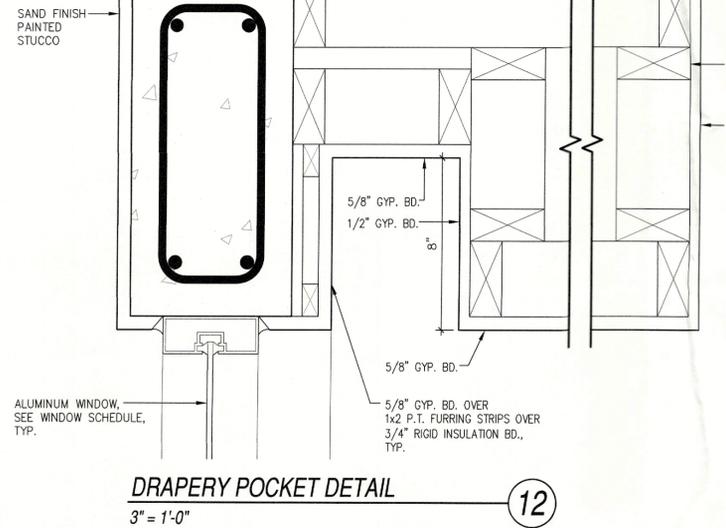
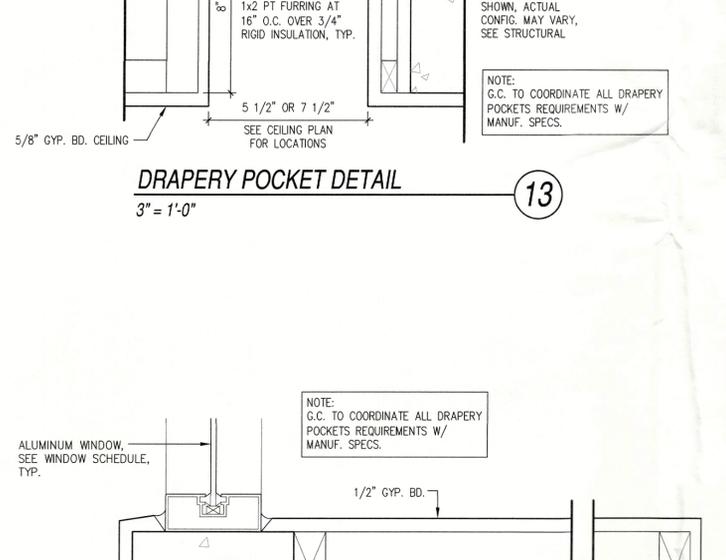
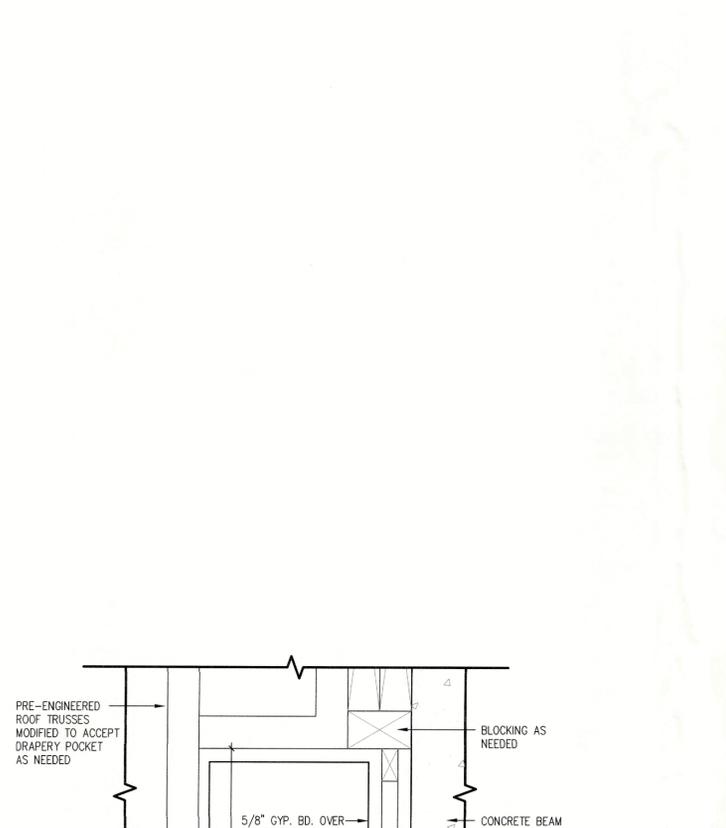
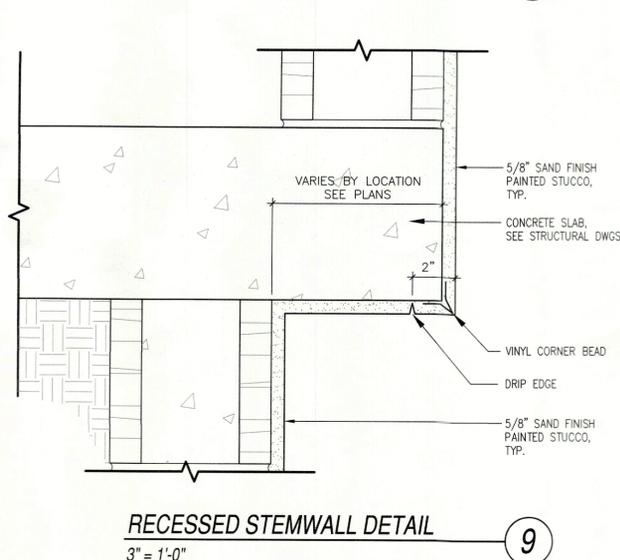
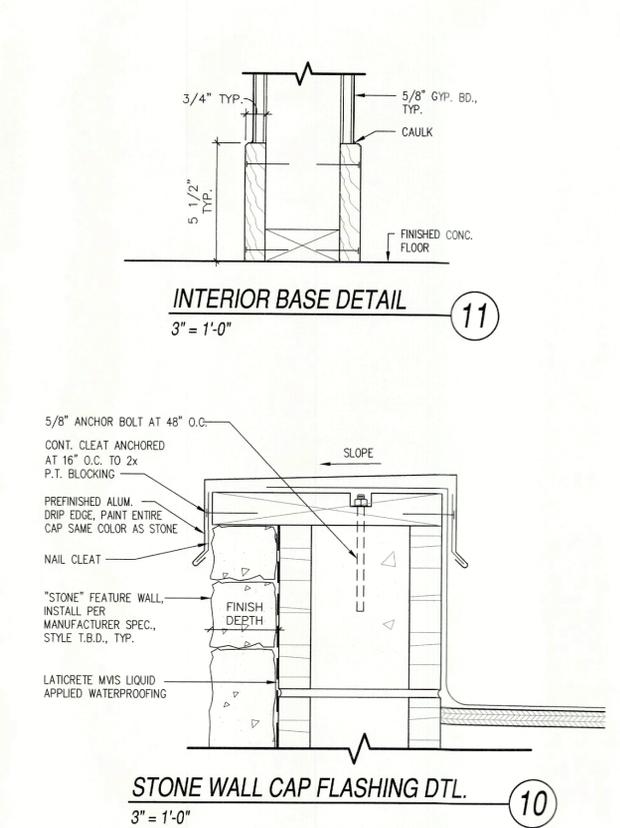
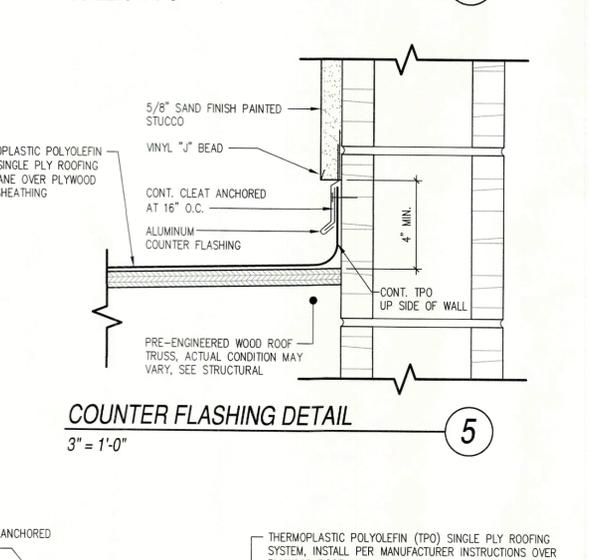
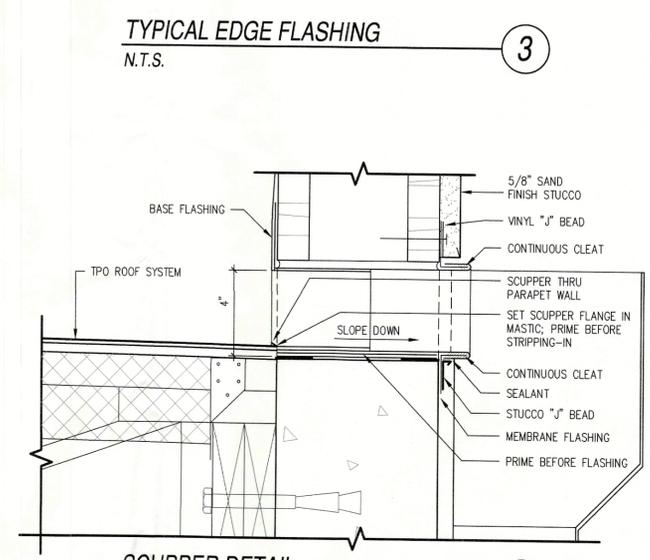
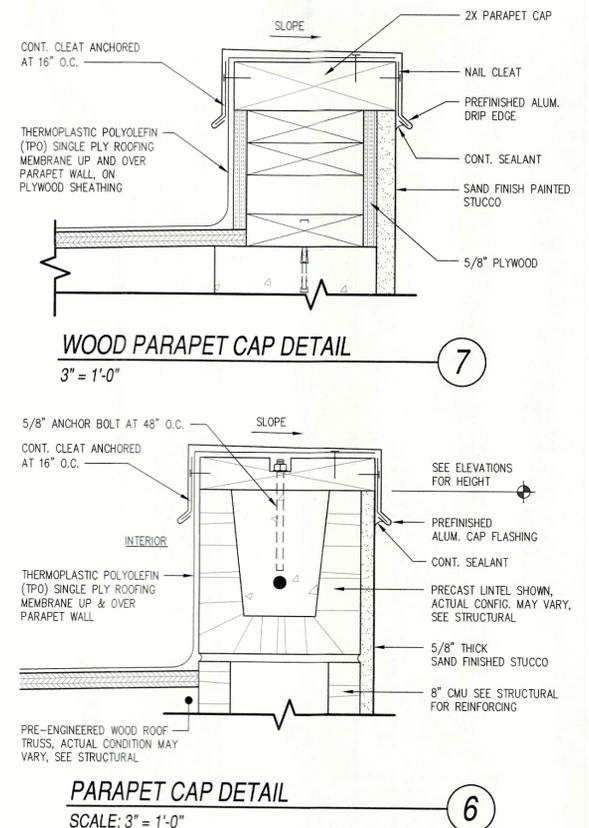
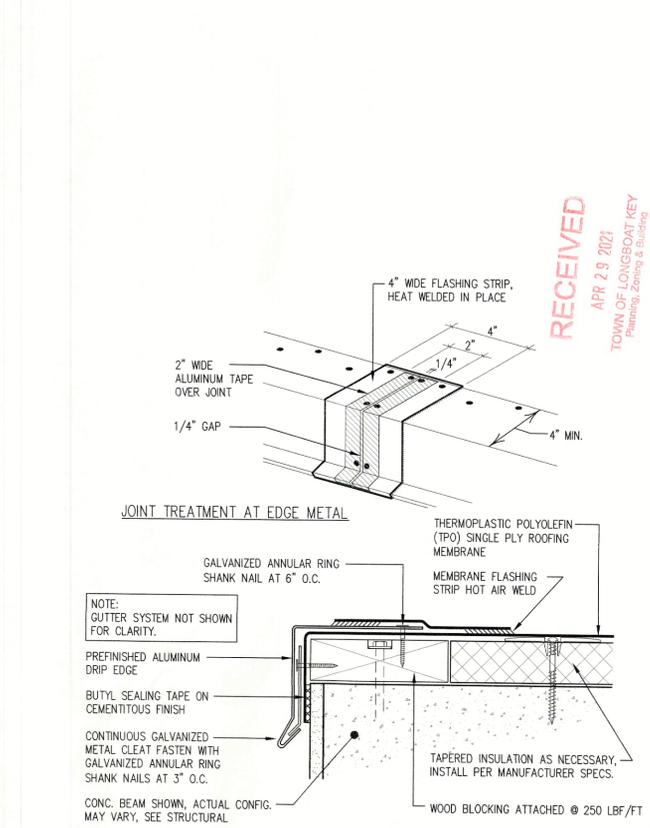
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2 - REVISION PER HVAC ENGINEER
COMMENTS DATED - 04/27/2021
3 - REVISION PER OWNER CHANGES
DATED - 06/08/2021

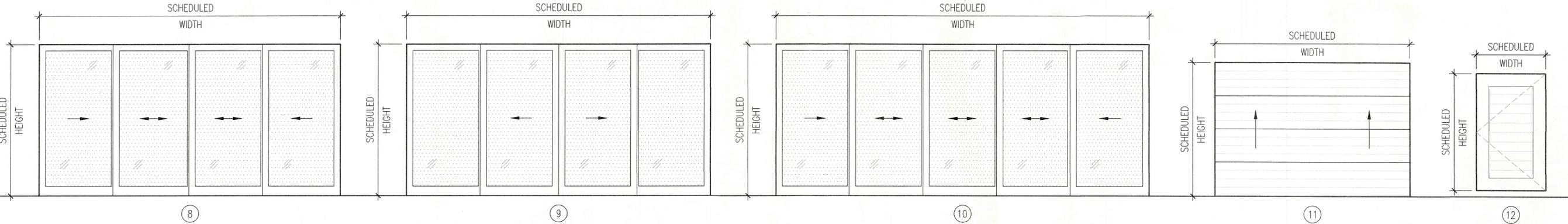
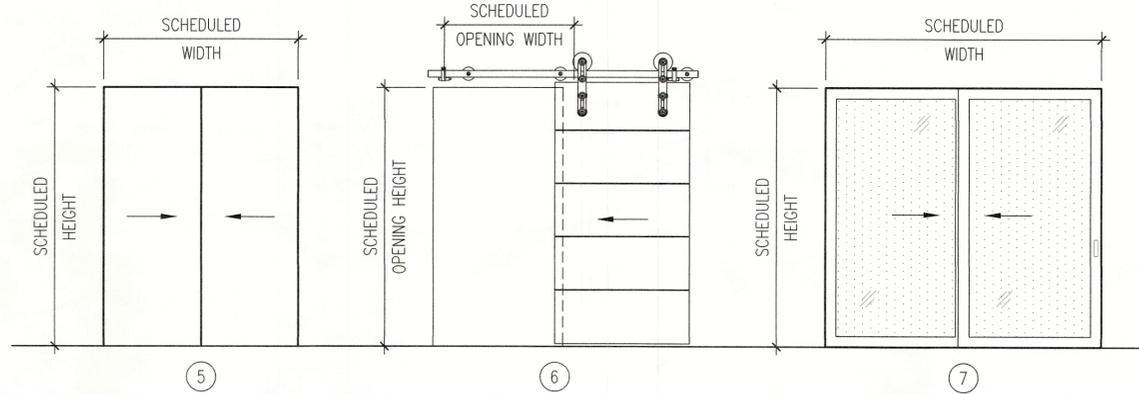
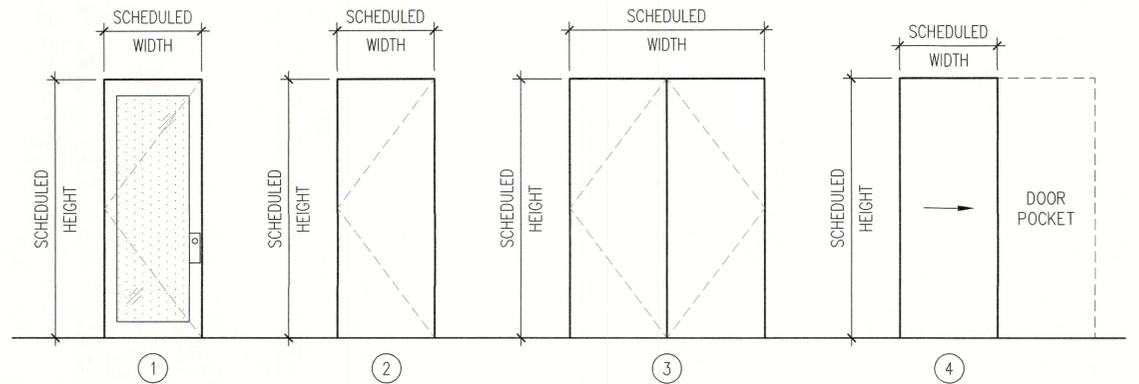
Mark E. Schmitt, AIA
JUN 24 2021
Mark E. Schmitt, AIA
ART 94036

DOOR AND FRAME SCHEDULE

DOOR NO.	TYPE	DOOR					FRAME					HARDWARE SET	STYLE	REMARKS
		SIZE			MATL	FINISH	DETAILS			MATL	FINISH			
		WD	HGT	THK			HEAD	JAMB	SILL					
001A	12	4'-0"	6'-0"	---	AL	PF	---	---	---	AL	PF	---	SWING GATE - SINGLE	"FAUX" WOOD INSERT
001B	12	4'-0"	6'-0"	---	AL	PF	---	---	---	AL	PF	---	SWING GATE - SINGLE	"FAUX" WOOD INSERT
100A	2	3'-6"	10'-0"	---	SCWD	ST	4A/A5.00 SIM.	4B/A5.00	4C/A5.00	WD	PNT	DEADBOLT	HINGED - SINGLE - EXTERIOR	CUSTOM WOOD ENTRY DOOR
104A	2	2'-4"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	---	HINGED - SINGLE	PRE-HUNG
105A	2	3'-0"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	---	HINGED - SINGLE	PRE-HUNG
105B	9	16'-0"	8'-0"	---	AL/GL	PF	6B/A5.00	6C/A5.00	6D/A5.00	AL	PF	LOCK	SLIDING - QUADRUPE BI-PARTING - FULL LITE	IMPACT INSULATED
106A	4	3'-0"	8'-0"	1-3/8"	SCWD	PNT	8/A5.00	---	---	WD	PNT	PRIVACY	POCKET - SINGLE	---
106B	2	2'-6"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	---	HINGED - SINGLE	PRE-HUNG
106C	1	2'-6"	8'-0"	1-3/4"	AL/GL	PF	4A/A5.00	4A/A5.00	4C/A5.00	AL	PF	LOCK	HINGED - SINGLE - EXTERIOR FULL LITE	IMPACT INSULATED
107A	2	2'-8"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	PRIVACY	HINGED - SINGLE	PRE-HUNG
109A	4	3'-0"	8'-0"	1-3/8"	SCWD	PNT	8/A5.00	---	---	WD	PNT	---	POCKET - SINGLE	---
109B	3	2'-10"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	---	HINGED - DOUBLE	PRE-HUNG
110A	2	3'-0"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	PRIVACY	HINGED - SINGLE	PRE-HUNG
112A	2	3'-0"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	---	HINGED - SINGLE	PRE-HUNG
112B	2	3'-0"	8'-0"	1-3/4"	WD	PT	---	---	---	WD	PT	---	HINGED - SINGLE	G.C. TO COORDINATE W/ ELEVATOR MANUFACTURER
114A	2	3'-0"	8'-0"	1-3/4"	FG	PNT	4A/A5.00 SIM.	4A/A5.00 SIM.	4C/A5.00 SIM.	COMPOSITE	PNT	LOCK	HINGED - SINGLE	20 MINUTE FIRE-RATED W/ CLOSER
114B	11	18'-0"	8'-0"	1-3/4"	AL	PF	---	7/A5.00	---	STEEL	GALVANIZED	LOCK	OVERHEAD - SECTIONAL	"FAUX" WOOD FINISH
114C	1	3'-0"	8'-0"	1-3/4"	AL/GL	PF	4A/A5.00	4A/A5.00	4C/A5.00	AL	PF	LOCK	HINGED - SINGLE - EXTERIOR FULL LITE	IMPACT INSULATED
115A	2	3'-0"	8'-0"	1-3/4"	WD	PT	---	---	---	WD	PT	---	HINGED - SINGLE	G.C. TO COORDINATE W/ ELEVATOR MANUFACTURER
116A	1	3'-0"	8'-0"	1-3/4"	AL/GL	PF	4A/A5.00 SIM.	4A/A5.00 SIM.	4C/A5.00	AL	PF	LOCK	HINGED - SINGLE - EXTERIOR FULL LITE	IMPACT INSULATED
116B	10	20'-0"	10'-0"	---	AL/GL	PF	6B/A5.00	6C/A5.00	6D/A5.00	AL	PF	LOCK	SLIDING - QUINTUPLE - FULL LITE	IMPACT INSULATED
116C	8	16'-0"	10'-0"	---	AL/GL	PF	6A/A5.00	6C/A5.00	6D/A5.00	AL	PF	LOCK	SLIDING - QUADRUPE - FULL LITE	IMPACT INSULATED
201A	2	3'-0"	8'-0"	1-3/4"	AL	PF	4A/A5.00 SIM.	4A/A5.00 SIM.	4C/A5.00 SIM.	AL	PF	LOCK	HINGED - SINGLE - EXTERIOR	---
202A	2	2'-6"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	PRIVACY	HINGED - SINGLE	PRE-HUNG
202B	2	3'-0"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	---	HINGED - SINGLE	PRE-HUNG
202C	7	8'-0"	8'-0"	1-3/4"	AL/GL	PF	6A/A5.00	6C/A5.00	6D/A5.00	AL	PF	LOCK	SLIDING - DOUBLE - FULL LITE	IMPACT INSULATED
203A	4	2'-4"	8'-0"	1-3/8"	SCWD	PNT	8/A5.00	---	---	WD	PNT	PRIVACY	POCKET - SINGLE	---
204A	2	2'-6"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	PRIVACY	HINGED - SINGLE	PRE-HUNG
204B	5	5'-0"	8'-0"	1-3/4"	SCWD	PNT	8/A5.00 SIM.	---	---	WD	PNT	---	BI-PASS - DOUBLE	---
204C	7	8'-0"	8'-0"	1-3/4"	AL/GL	PF	6A/A5.00	6C/A5.00	6D/A5.00	AL	PF	LOCK	SLIDING - DOUBLE - FULL LITE	IMPACT INSULATED
205A	2	2'-6"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	PRIVACY	HINGED - SINGLE	PRE-HUNG
206A	2	3'-0"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	---	HINGED - SINGLE	PRE-HUNG
207A	6	3'-6"	8'-0"	1-3/4"	SCWD	PNT	---	---	---	STEEL	GALVANIZED	PRIVACY	BARN - SINGLE	---
208A	4	2'-8"	8'-0"	1-3/8"	SCWD	PNT	8/A5.00	---	---	WD	PNT	PRIVACY	POCKET - SINGLE	---
208B	5	6'-0"	8'-0"	1-3/4"	SCWD	PNT	8/A5.00 SIM.	---	---	WD	PNT	---	BI-PASS - DOUBLE	---
209A	2	2'-6"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	PRIVACY	HINGED - SINGLE	PRE-HUNG
209B	4	3'-0"	8'-0"	1-3/8"	SCWD	PNT	8/A5.00	---	---	WD	PNT	PRIVACY	POCKET - SINGLE	---
210A	2	2'-8"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	PRIVACY	HINGED - SINGLE	PRE-HUNG
210B	5	5'-0"	8'-0"	1-3/4"	SCWD	PNT	8/A5.00 SIM.	---	---	WD	PNT	---	BI-PASS - DOUBLE	---
211A	2	2'-8"	8'-0"	1-3/4"	SCWD	PNT	5A/A5.00	5B/A5.00	5C/A5.00	WD	PNT	---	HINGED - SINGLE	PRE-HUNG
212A	1	3'-0"	8'-0"	1-3/4"	AL/GL	PF	4A/A5.00	4A&4B/A5.00	4C/A5.00	AL	PF	LOCK	HINGED - SINGLE - EXTERIOR FULL LITE	IMPACT INSULATED

- DOOR NOTES:**
- G.C. TO VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING.
 - G.C. TO PROVIDE SHOP DRAWINGS FOR ALL DOORS TO ARCHITECT BEFORE ORDERING.
 - DOOR MANUFACTURER TO MEET ALL DESIGN PRESSURES NOTED ON STRUCTURAL DRAWINGS - REFER TO ATTACHED PRODUCT CONTROL NOTICE OF ACCEPTANCE.
 - REFER TO EXTERIOR ELEVATIONS FOR MUNTIN PATTERNS.
 - GLASS FOR ALL EXTERIOR DOORS TO BE SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS OR EQUAL W/ SENTRYGLAS PLUS INTERLAYER (SGP).
 - ALL SLIDING GLASS DOORS TO HAVE FLUSH PULLS AND LOCKS.
 - DOORS WITH WINDOWS LISTED AS OPAQUE TO BE MADE WITH A TRANSLUCENT WHITE PVB INNER LAYER - "ARCTIC SNOW" IN COLOR.

- ABBREVIATIONS:**
- SCWD - SOLID CORE WOOD DOOR
 - ST - STAIN
 - PNT - PAINTED
 - WD - WOOD
 - PF - PREFINISHED
 - MFG - MANUFACTURER
 - GL - GLASS
 - CP - COMPOSITE
 - WC - WOOD INSIDE ALUM CLAD OUTSIDE
 - AL - ALUMINUM
 - PH - PRE-HUNG



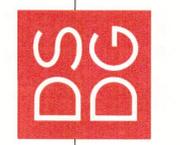
SCHEDULES
N.T.S. 1

Revisions

1	05/25/2021	
2	06/23/2021	

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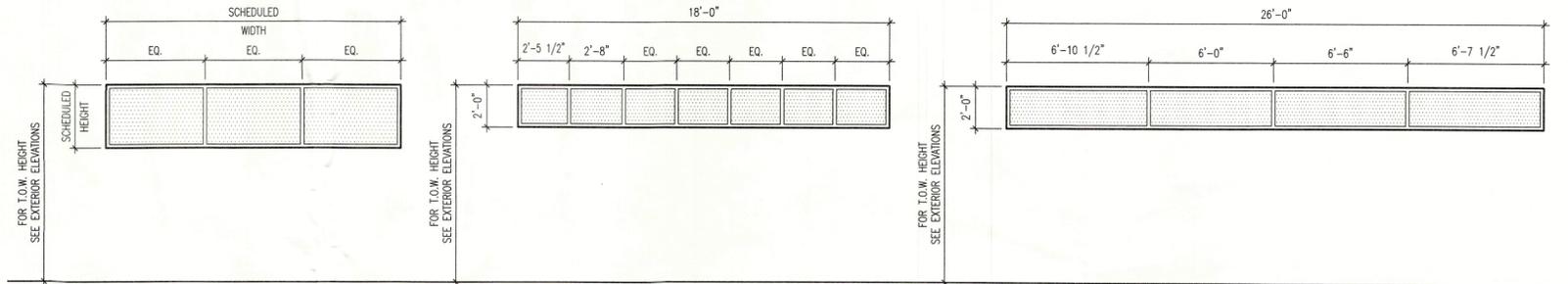
DOOR SCHEDULE
Project Ref: CGR
Drawn by: CGR
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Mr. [Signature]
JUN 24 2021
Mark E. Sullivan, AIA
Architect

WINDOW NO.	TYPE	WINDOW				FRAME					STYLE	REMARKS
		SIZE		MATL	GLAZING	DETAILS			MATL	FINISH		
		WD.	HGT.			HEAD	JAMB	SILL				
W101	9	8'-0"	6'-0"	AL/GL	PF/CLEAR	1A/A5.00	1B/A5.00	1D/A5.00	AL	PF	FIXED - DOUBLE	IMPACT INSULATED
W102	1	1'-3"	10'-0"	AL/GL	PF/CLEAR	2A/A5.00	1B/A5.00 SIM.	1E/A5.00	AL	PF	FIXED	IMPACT INSULATED
W103	1	1'-3"	10'-0"	AL/GL	PF/CLEAR	2A/A5.00	1B/A5.00 SIM.	1E/A5.00	AL	PF	FIXED	IMPACT INSULATED
W104	14	4'-0"	7'-0"	AL/GL	PF/CLEAR	2A/A5.00 SIM.	2B/A5.00 SIM.	2C/A5.00 SIM.	AL	PF	GLIDER	IMPACT INSULATED
W105	4	3'-0"	5'-0"	AL/GL	PF/CLEAR	1A/A5.00	1B/A5.00	1D/A5.00	AL	PF	FIXED	IMPACT INSULATED
W106	5	7'-4"	5'-0"	AL/GL	PF/CLEAR	1A/A5.00	1B/A5.00	1D/A5.00	AL	PF	FIXED - DOUBLE	IMPACT INSULATED
W107	11	7'-6"	10'-0"	AL/GL	PF/CLEAR	1A/A5.00	1B/A5.00	1E/A5.00	AL	PF	FIXED - DOUBLE	IMPACT INSULATED
W108	3	4'-4"	10'-0"	AL/GL	PF/CLEAR	2A/A5.00 SIM.	3/A5.00	1E/A5.00	AL	PF	FIXED	IMPACT INSULATED
W109	4	2'-0"	2'-0"	AL/GL	PF/CLEAR	1A/A5.00	1B/A5.00	1D/A5.00	AL	PF	FIXED	IMPACT INSULATED
W110	4	4'-0"	3'-0"	AL/GL	PF/CLEAR	1A/A5.00	1B/A5.00	1E/A5.00	AL	PF	FIXED	IMPACT INSULATED
W111	8	26'-0"	2'-0"	AL/GL	PF/CLEAR	1A/A5.00	1B/A5.00	1D/A5.00	AL	PF	FIXED - QUADRUPL	IMPACT INSULATED
W201	5	8'-0"	4'-8"	AL/GL	PF/CLEAR	2A/A5.00 SIM.	1B/A5.00	1D/A5.00 SIM.	AL	PF	FIXED - DOUBLE	IMPACT INSULATED
W202	10	6'-0"	10'-0"	AL/GL	PF/CLEAR	2A/A5.00	1B/A5.00	1C/A5.00 SIM.	AL	PF	FIXED - DOUBLE	IMPACT INSULATED
W203	13	3'-0"	5'-0"	AL/GL	PF/CLEAR	1A/A5.00 SIM.	1B/A5.00 SIM.	1D/A5.00 SIM.	AL	PF	CASEMENT	IMPACT INSULATED - EGRESS
W204	13	3'-0"	5'-0"	AL/GL	PF/CLEAR	1A/A5.00 SIM.	1B/A5.00 SIM.	1D/A5.00 SIM.	AL	PF	CASEMENT	IMPACT INSULATED - EGRESS
W205	7	18'-0"	2'-0"	AL/GL	PF/CLEAR	1A/A5.00	1B/A5.00	1D/A5.00	AL	PF	FIXED - QUADRUPL	IMPACT INSULATED
W206	4	2'-0"	2'-0"	AL/GL	PF/CLEAR	1A/A5.00	1B/A5.00	1D/A5.00	AL	PF	FIXED	IMPACT INSULATED
W207	13	3'-0"	5'-0"	AL/GL	PF/CLEAR	1A/A5.00 SIM.	1B/A5.00 SIM.	1D/A5.00 SIM.	AL	PF	CASEMENT	IMPACT INSULATED - EGRESS
W208	13	3'-0"	5'-0"	AL/GL	PF/CLEAR	1A/A5.00 SIM.	1B/A5.00 SIM.	1D/A5.00 SIM.	AL	PF	CASEMENT	IMPACT INSULATED - EGRESS
W209	12	7'-6"	8'-0"	AL/GL	PF/CLEAR	1A/A5.00	1B/A5.00	1E/A5.00	AL	PF	FIXED - DOUBLE	IMPACT INSULATED
W211	5	7'-9"	4'-4"	AL/GL	PF/CLEAR	2A/A5.00 SIM.	3/A5.00	1D/A5.00	AL	PF	FIXED - DOUBLE	IMPACT INSULATED
W212	4	4'-4"	4'-4"	AL/GL	PF/CLEAR	2A/A5.00 SIM.	3/A5.00	1C/A5.00	AL	PF	FIXED	IMPACT INSULATED
W301	6	19'-4"	8'-0"	AL/GL	PF/CLEAR	2A/A5.00	1B/A5.00	1D/A5.00	AL	PF	FIXED - TRIPLE	---

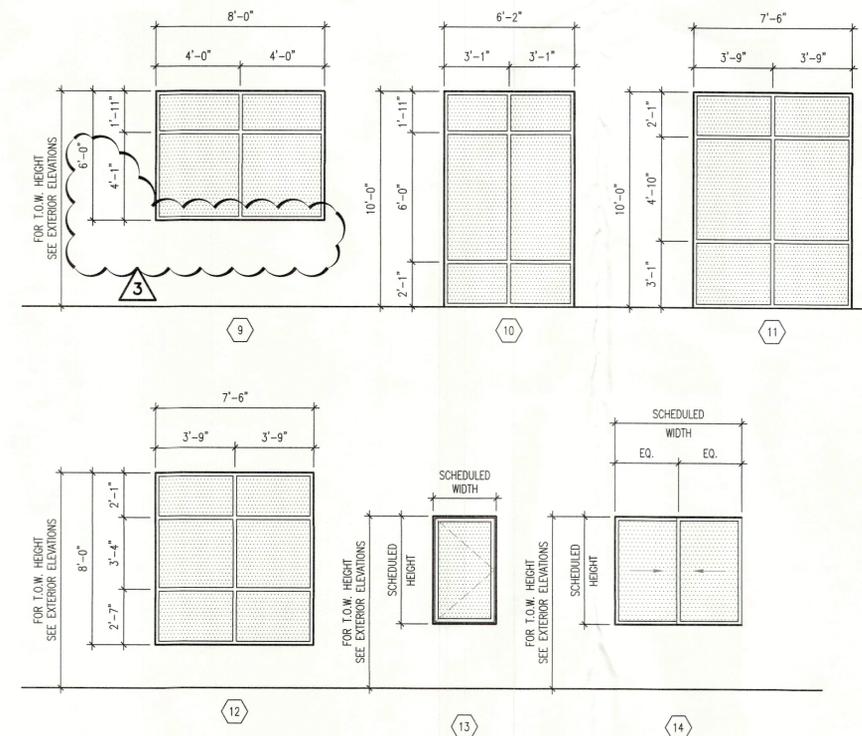
- WINDOW NOTES:
- G.C. TO VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING.
 - EXACT WINDOW SIZES SHALL BE VERIFIED BY G.C. AND WINDOW MANUFACTURER.
 - WINDOW MANUFACTURER TO MEET ALL DESIGN PRESSURES NOTED ON STRUCTURAL DRAWINGS - REFER TO ATTACHED PRODUCT CONTROL NOTICE OF ACCEPTANCE.
 - REFER TO EXTERIOR ELEVATIONS FOR MUNTIN PATTERNS.
 - GLASS FOR ALL EXTERIOR WINDOWS TO BE SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS OR EQUAL W/ SENTRYGLAS PLUS INTERLAYER (SGP).
 - WATER PROOFING AT EXTERNAL WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/WDMA 250-10.
 - WINDOWS LISTED AS OPAQUE TO BE MADE WITH A TRANSLUCENT WHITE PVB INNER LAYER - "ARCTIC SNOW" IN COLOR.
 - WINDOWS LABELLED AS EGRESS SHALL MEET FBC-R310 REQUIREMENTS.
 - FRAME FINISH TO BE SILVER ANODIZED.



ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS	
				NORTH	SOUTH	EAST	WEST	FINISH	HEIGHT		
100	ENTRY		TILE	---	TILE	SIMULATED WOOD	---	---	SIMULATED WOOD	---	---
101	KITCHEN		WD	WD	---	PTSF	PTSF	PTSF	PTSF	10'-0"	---
102	DINING ROOM		WD	WD	---	---	PTSF	PTSF	PTSF	10'-0"	---
103	LIVING ROOM		WD	WD	PTSF	---	PTSF	PTSF	SIMULATED WOOD	VARIES	---
104	VESTIBULE		WD	WD	PTSF	---	PTSF	PTSF	PTSF	10'-0"	---
105	MASTER BEDROOM		WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	10'-0"	---
106	MASTER BATH		TL	WD	PTSF/TL	PTSF/TL	PTSF	PTSF/TL	PTSF	10'-0"	TILED SHOWER ENCLOSURE TO CEILING
107	HIS WIC		WD	WD	PTSF	---	PTSF	PTSF	PTSF	10'-0"	---
108	HER WIC		WD	WD	---	PTSF	PTSF	PTSF	PTSF	10'-0"	---
109	PANTRY		WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	10'-0"	---
110	POWDER		TL	WD	PTSF	PTSF	PTSF	PTSF	PTSF	8'-4"	---
111	STAIR HALLWAY		WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	10'-0"	---
112	LAUNDRY		TL	WD	PTSF	PTSF	PTSF	PTSF	PTSF	10'-0"	---
113	GARAGE ENTRY		TL	---	PTSF	PTSF	PTSF	---	PTSF	9'-4"	---
114	GARAGE		SL	---	PAINTED BLOCK	PAINTED BLOCK	PAINTED BLOCK	PAINTED BLOCK	PTSF	9'-4"	---
115	GARAGE STORAGE		SL	---	PTSF	PAINTED BLOCK	PAINTED BLOCK	PTSF	PTSF	9'-4"	---
116	OUTDOOR LIVING		TL	---	---	STUCCO	---	---	SIMULATED WOOD	---	---
201	STAIR HALLWAY		WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	10'-0"	---
202	BEDROOM 2		WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	10'-0"	---
203	BATH 2		TL	WD	PTSF/TL	PTSF	PTSF/TL	PTSF/TL	PTSF	10'-0"	TILED SHOWER ENCLOSURE TO CEILING
204	BEDROOM 3		WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	10'-0"	---
205	BATH 3		TL	WD	PTSF/TL	PTSF/TL	PTSF/TL	PTSF	PTSF	10'-0"	TILED SHOWER ENCLOSURE TO CEILING
206	HALLWAY		WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	10'-0"	---
207	DEN		WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	9'-4"	---
208	BEDROOM 4		WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	9'-4"	---
209	SHARED BATH		TL	WD	PTSF/TL	PTSF/TL	PTSF/L	PTSF	PTSF	9'-4"	TILED SHOWER ENCLOSURE TO CEILING
210	BEDROOM 5		WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	9'-4"	---
211	STORAGE		WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	9'-4"	---
212	UPPER DECK		TL	---	---	STUCCO	STUCCO	STUCCO	SIMULATED WOOD	9'-8"	---

- FINISH NOTES:
- ALL SPECIFIC FINISHES TO BE DETERMINED AND COORDINATED BY ARCHITECT AND OWNERS.
 - ALL CONSTRUCTION LOCATED BELOW BASE FLOOD ELEVATION SHALL BE OF WATER RESISTANT MATERIALS.

- ABBREVIATIONS:
- CP - CARPET
 - CY - CYPRESS WOOD
 - PTSF - PAINT/SMOOTH FINISH
 - RB - RUBBER
 - SL - SEALED CONCRETE
 - TL - TILE
 - WD - HARD WOOD



SCHEDULES
N.T.S.

1

Revisions
106/23/2021

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A NEW RESIDENCE FOR:
PHIL & KELLY BURKE
LONGBOAT KEY, FLORIDA 34228

639 BAYVIEW DRIVE

WINDOW & FINISH SCHEDULES

Project Ref:
Drawn by: CGR
Checked by: MES
Date Issued: 4.19.2021

Sheet Number:

A6.10

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JUN 28 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

STRUCTURAL NOTES

ELECTRONIC VERSIONS OF STRUCTURAL DRAWINGS ARE THE SOLE, COPYRIGHTED PROPERTY OF KARINS ENGINEERING (KARINS). ELECTRONIC VERSIONS SHALL NOT BE TRANSFERRED OR SHARED WITHOUT THE EXPRESS, WRITTEN PERMISSION OF KARINS.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

DIMENSIONS AND EXISTING CONDITIONS THROUGHOUT THE PROJECT SHALL BE FIELD VERIFIED. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND IT'S COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

UNLESS CLEARLY SHOWN ON THE STRUCTURAL DRAWINGS, NO PENETRATIONS/CONDUITS SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT A PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IDENTIFY SUCH PENETRATIONS/CONDUITS BASED ON INFORMATION PROVIDED BY ALL SUBCONTRACTORS AND TO SUBMIT DETAILED AND DIMENSIONED FLOOR PLANS TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY LABOR AND MATERIALS ASSOCIATED WITH ADDITIONAL REINFORCEMENT OF STRUCTURAL MEMBERS RESULTING FROM INTRODUCTION OF SUCH PENETRATIONS/CONDUITS.

PROPOSED CHANGES AND REQUEST FOR INFORMATION OR SUBSTITUTION SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD. ARCHITECT OF RECORD SHALL REVIEW AND APPROVE PROPOSAL OR REQUEST PRIOR TO SUBMITTING TO ENGINEER OF RECORD. ENGINEER OF RECORD SHALL REVIEW AND RETURN TO ARCHITECT BEFORE CHANGES IN-FIELD PROCEED.

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THE BUILDING DEPICTED HEREIN HAS BEEN DESIGNED ACCORDING TO THE FLORIDA BUILDING CODE 7TH EDITION (2020).

THE STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING SUPERIMPOSED LOADS:

- ROOF: LIVE LOAD: 20 psf, DEAD LOAD: 15 psf, FLOOR: LIVE LOAD: 40 psf, DEAD LOAD: 15 psf, CEILING: DEAD LOAD: 10 psf, EXTERIOR PORCH: LIVE LOAD: 60 psf

WIND: ASCE 7-16: ULTIMATE DESIGN WIND SPEED 160 MPH 3-SEC. GUST, NOMINAL DESIGN WIND SPEED 160 MPH 3-SEC. GUST, RISK CATEGORY II, EXPOSURE CATEGORY D, ENCLOSED BUILDING. DEAD LOAD AVAILABLE TO RESIST UPLIFT - 5 psf. Gcpi = ±0.18.

A CONTINUOUS LOAD PATH BETWEEN FOUNDATIONS, WALLS AND ROOFS ARE INTENDED BY THESE DRAWINGS AND SHALL BE FIELD VERIFIED.

FLOOD:

FEMA MAP PANEL ID: 12081C0291. FLOOD ZONE AE BASE FLOOD ELEVATION 10'-0" NAVD PER FEMA MAPS.

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED. SHOP DRAWING SUBMITTALS SHALL INCLUDE FOUR SETS. ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER, ONE BY THE ARCHITECT, ONE BY THE LOCAL BUILDING DEPARTMENT (WHERE REQUIRED) AND THE CONTRACTOR SHALL MAKE COPIES FROM THE FOURTH SET AS REQUIRED FOR DISTRIBUTION. ADDITIONAL COPIES REQUIRED FOR DISTRIBUTION (IF ANY) SHALL BE MADE FROM THE CONTRACTORS SET. IN ALL INSTANCES, THE CONTRACT DOCUMENTS SHALL GOVERN OVER THE SHOP DRAWINGS, UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER OF RECORD.

SPECIALTY ENGINEERED MATERIALS (IE. FLOOR TRUSS SYSTEMS, ROOF TRUSS SYSTEMS, ETC.) SHALL BE SUPPLIED ONLY BY FIRMS HAVING LOCAL REPRESENTATION, AND STAFFED WITH A STRUCTURAL ENGINEER HAVING A MINIMUM OF 3 YEARS DESIGN EXPERIENCE IN THE DESIGN AND CONSTRUCTION OF THE SPECIALTY ENGINEERED SYSTEM.

DEFERRED SUBMITTALS:

DEFERRED SUBMITTALS, AS FOLLOWS, SHALL BE REVIEWED BY THE E.O.R. AND FORWARDED TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO FABRICATION PER FBC 107.3.4.1:

- WOOD FLOOR AND ROOF TRUSS SYSTEMS GUARDS AND RAILINGS

FOUNDATIONS:

SEE THE FOLLOWING REPORT FOR COMPLETE GEOTECHNICAL RECOMMENDATIONS AND INSTALLATION PROCEDURES:

REPORT NO. 15546 PREPARED BY: UNIVERSAL ENGINEERING SCIENCES SARASOTA, FL TITLED: GEOTECHNICAL EXPLORATION PROPOSED BURKE RESIDENCE AT 639 BAYVIEW DRIVE LONG BOAT KEY, MANATEE COUNTY, FL DATED: APRIL 5, 2021

THIS REPORT SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS

PRIOR TO CONSTRUCTION ADDITIONAL TEST TO BE PERFORMED & EVALUATED PER ABOVE REPORT

REFERENCE TO AND USE OF RECOMMENDATIONS STATED WITHIN THE NOTED REPORT DOES NOT CONSTITUTE A VERIFICATION BY THE EOR OF THE STATEMENTS MADE WITHIN THE REPORT.

SHALLOW FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2500 PSF ON COMPACTED FILL BASED ON THE ABOVE NOTED GEOTECH REPORT

ADDITIONAL SOIL AND SUBSURFACE CONDITIONS

TOP OF FOOTING ELEVATIONS SHOWN ON PLANS SHALL BE ADJUSTED IN FIELD AS REQUIRED TO RESULT IN BEARING CONDITIONS OUTLINED IN GEOTECH REPORT.

BACKFILL AGAINST WALLS AND PIERS SHALL BE PLACED SUCH THAT SYMMETRICAL LOADING IS MAINTAINED ON BOTH SIDES. WHERE DESIGN CONDITIONS RESULT IN UNEVEN BACKFILL HEIGHTS ON EACH SIDE OF WALL OR PIER WALL OR PIER SHALL BE SHORED TEMPORARILY DURING BACKFILLING OPERATIONS UNLESS NOTED OTHERWISE.

HEAVY EQUIPMENT SHALL NOT BE OPERATED CLOSER TO WALLS, GRADE BEAMS OR OTHER FOUNDATION ELEMENTS THAN A DISTANCE EQUAL TO THE HEIGHT OF BACKFILL ABOVE THE TOP OF WALL FOOTING AND BOTTOM OF GRADE BEAM. THE AREA REMAINING SHALL BE COMPATED BY HAND TAMPERS.

VERTICAL SLEEVES AND HORIZONTAL CONDUIT:

MINIMUM VERTICAL SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER. SLEEVES OR GROUPS OF SLEEVES 16" IN DIAMETER AND LARGER SHALL BE TREATED AS SLAB OPENING AND REINFORCED PER TYPICAL OPENING REINFORCING DETAILS. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER. SLEEVE PLACEMENT SHALL NOT ALTER REINFORCEMENT LOCATION UNLESS DIRECTED BY ENGINEER.

HORIZONTAL CONDUIT SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL. APPROVED SUBMITTAL SHALL BE A DETAILED DIMENSIONAL PLAN COORDINATED WITH REBAR SHOP DRAWINGS. CONDUIT SHALL BE PLACED WITHIN MIDDLE THIRD OF SLAB DEPTH. MAXIMUM CONDUIT SIZE IS LESSER OF 2" AND 1/4 SLAB THICKNESS. LATERAL SPACING SHALL BE 3 DIAMETERS MIN., WITH A MAXIMUM OF 3 CONDUITS PER 6" OF SLAB WIDTH. CONDUIT SHALL NOT PASS WITHIN 1" OF COLUMN PERIMETER NOR WITHIN THE AREA WHERE STUD RAILS ARE PRESENT. CROSSING OF CONDUIT SHALL BE AVOIDED.

FORM WORK AND SHORING (CONCRETE SLABS AND BEAMS):

SHORING AND RESHORING PLAN SHALL BE SUBMITTED BEARING THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER. RESHORING SHALL INCLUDE A MINIMUM OF 3 STORIES OF SHORING AND (/OR) RESHORING SHALL BE USED WHICH SHALL CONSIST OF ONE COMPLETE SET OF VERTICAL SHORES AND TWO SETS OF VERTICAL SHORES THAT COMPRISE AT LEAST 50% OF A COMPLETE SET. DESIGN, ERECTION AND REMOVAL OF ALL FORM WORK, SHORES AND RESHORES SHALL MEET REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301. RESHORING SHALL BE PLACED IMMEDIATELY UPON STRIPPING OF FORMS.

NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28 DAY DESIGN STRENGTH.

CONCRETE REINFORCING:

SHALL BE 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. SHOP DRAWINGS DEPICTING QUANTITY, LAP SPACE TABLES COMPLYING WITH CURRENT ACI, AND INTENDED PLACEMENT LOCATION OF REINFORCING STEEL SHALL BE SUBMITTED PRIOR TO COMMENCEMENT OF FABRICATION. ALL LAP SPLICES SHALL BE CLASS B U.N.O. REFER TO CURRENT ACI FOR COVER REQUIREMENTS.

WELDED WIRE FABRIC SHALL 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.

CONCRETE:

CONCRETE SHALL BE AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX:

- 3000 PSI FOR SHALLOW FOUNDATIONS AND SLABS ON GRADE. 5000 PSI FOR WALLS, COLUMNS, BEAMS AND ELEVATED FLATWORK OR DECK. (0.4 MAX. WATER TO CEMENT RATIO FOR EXPOSED CONCRETE SURFACES).

CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN IT'S FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS.

CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED. CONCRETE SHALL BE DISCARDED IF THE FOREGOING ELAPSED TIME IS EXCEEDED. THE ON-SITE REPRESENTATIVE OF THE TESTING LAB SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NOTED NONCOMPLIANCE WITH THE ABOVE.

SLABS SHALL BE MOIST CURED OR CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1 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 SCURFED 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. PREPARATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

WEATHER RESISTANCE:

WHEREVER CONCRETE BALCONIES (OR OTHER FLAT SURFACES) OF THE REINFORCED CONCRETE FLATPLATE ARE TO REMAIN EXPOSED TO THE WEATHER THROUGHOUT THE LIFE OF THE BUILDING, THE TOP SURFACE OF THE CONCRETE SHALL BE TREATED WITH A POLYURETHANE ELASTOMERIC MEMBRANE SYSTEM, SUCH AS MASTERSPEC TRAFFIC 1500 OR OTHER ENGINEER APPROVED WEATHER RESISTANT SYSTEM. APPLICATION AND WATER PREPARATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

CONCRETE TESTING:

AN INDEPENDENT TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:

- A. ASTM C143 - "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." B. ASTM C39 - "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 CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

- ONE AT SEVEN DAYS TWO AT TWENTY-EIGHT 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.

MACHINE AND LAG BOLTS:

MACHINE AND LAG BOLTS SHALL BE ASTM A307 HOT-DIP GALVANIZED WITH GALVANIZED WASHERS.

CHEMICAL ANCHORS:

ALL CHEMICAL ANCHORS SHALL BE SUBMITTED FOR ENGINEER APPROVAL PRIOR TO INSTALLATION. CHEMICAL ANCHORS SHALL BE SUBMITTED FOR EACH USE AND CONDITION.

LINTELS:

FOR MASONRY OPENINGS LESS THAN 12 FEET, PROVIDE A PRECAST 8"x 8" CONCRETE LINTEL REINFORCED WITH (1) #5 TO RESIST APPLIED LOADS. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END. PROVIDE PRECAST 8"x 8" CONCRETE LINTEL OVER ALL FLOW THRU'S.

FOR MASONRY OPENINGS SPANNING FROM 12 FEET TO 18 FEET, PROVIDE A MINIMUM OF A PRESTRESSED / PRECAST 8"x 12" CONCRETE LINTEL REINFORCED WITH (1) #5 TOP AND BOTTOM AND FILLED WITH GROUT. LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END. LOAD SHALL NOT EXCEED 400 LBS PER FOOT.

FOR OPENINGS LESS THAN 16 FEET WITH AT LEAST ONE CONCRETE COLUMN ON AN SIDE, PROVIDE AN 8"x 16" C.I.P. CONCRETE BEAM WITH (2) #5 TOP AND BOTTOM AND #3 STIRRUPS AT 8" ON CENTER UNLESS DESIGNATED OTHERWISE ON PLAN OR IN DETAILS. LINTEL BEAM SHALL BE CAST MONOLITHICALLY WITH COLUMN & REINFORCEMENT SHALL NOT BE DRILLED/EPOXIEND.

MASONRY WALLS:

MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 1900 psi ON THE NET AREA (f'm = 1500 psi). COURSING SHALL BE RUNNING BOND, U.N.O. MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270 WITH MINIMUM COMPRESSION STRENGTH OF 1800 psi FOR TYPE "S" OR 2500 psi FOR TYPE "M". GROUT SHALL BE 2500 psi MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-1019. PROVIDE HOOKED DOWELS IN FOOTINGS FOR ALL VERTICAL REINFORCING ABOVE. LAP SPLICES SHALL BE MINIMUM 48 BAR DIAMETERS, U.N.O.

REINFORCED VERTICAL CELLS AS SHOWN ON PLANS SHALL BE GROUT FILLED WITH (1) #5 REINFORCING BAR VERTICAL, EXCEPT AS NOTED. VERTICAL REINFORCEMENT SHALL BE PROVIDED AT CORNERS, INTERSECTIONS, WITHIN 16 IN. OF EACH SIDE OF OPENINGS, WITHIN 8 IN. OF EACH SIDE OF MOVEMENT JOINTS, WITHIN 8 IN. OF THE ENDS OF THE WALLS AND AT A MAXIMUM SPACING OF 4 FEET ON CENTER INCLUDING BELOW & ABOVE WALL OPENINGS UNLESS NOTED OTHERWISE ON PLAN OR IN DETAILS. REINFORCEMENT ADJACENT TO OPENINGS NEED NOT BE PROVIDED FOR OPENINGS SMALLER THAN 16 IN. IN EITHER THE HORIZONTAL OR VERTICAL DIRECTION, UNLESS THE SPACING OF DISTRIBUTED REINFORCEMENT IS INTERRUPTED BY SUCH OPENINGS. HORIZONTAL JOINT REINFORCEMENT SHALL CONSIST OF AT LEAST TWO WIRES OF W1.7 SPACED NOT MORE THAN 16 IN. HORIZONTAL REINFORCEMENT SHALL ALSO BE PROVIDED AT THE BOTTOM AND TOP OF WALL OPENINGS AND SHALL EXTEND NOT LESS THAN 24 IN. NOR LESS THAN 48 BAR DIAMETERS PAST THE OPENING; CONTINUOUSLY AT STRUCTURALLY CONNECTED ROOF AND FLOOR LEVELS; AND WITHIN 16 IN. OF THE TOP OF WALLS. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE. USE METAL LATH, MORTAR OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREAS REQUIRED.

STRUCTURAL STEEL:

STRUCTURAL STEEL: SHALL CONFORM TO THE "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC. ALL W-SECTIONS SHALL CONFORM TO ASTM A992; ALL HSS SECTIONS SHALL CONFORM TO ASTM A500 GRADE B; ALL OTHER STRUCTURAL SHAPES AND PLATES SHALL CONFORM TO ASTM A36. ALL SHOP CONNECTIONS TO BE WELDED (UTILIZING E70XX ELECTRODES) AND FIELD CONNECTIONS TO BE BOLTED, UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS. STEEL TO RECEIVE: ONE SHOP COAT AND ONE FIELD TOUCH UP COAT OF APPROVED PAINT, EXCEPT WHERE GALVANIZING IS INDICATED ON THE DRAWINGS.

(STEEL TO BE HOT-DIP GALVANIZED FOLLOWING FABRICATION AND INSTALLATION, APPLY ONE FIELD TOUCH-UP COAT OF APPROVED PAINT.)

ALL BOLTED CONNECTIONS SHALL CONSIST OF MINIMUM 3/4" DIAMETER ASTM A325 HIGH STRENGTH BOLTS AND SHALL NOT HAVE LESS THAN (2) BOLTS.

HOLLOW STRUCTURAL SECTIONS: SHALL CONFORM TO ASTM A-500, GRADE B, Fy= 46,000psi. HSS COLUMNS SHALL HAVE BASE AND CAP PLATES AS IDENTIFIED ON PLAN. BASE PLATES SHALL BE ANCHORED USING MINIMUM FOUR 3/4" DIAMETER HEADED ANCHOR RODS CAST IN THE FOUNDATION OR SUPPORTING STRUCTURAL ELEMENT UNLESS NOTED OTHERWISE ON PLAN OR IN DETAILS. ANCHOR RODS SHALL CONFORM TO ASTM F1554 GR. 36 OR A36 (THREADED ROD) MINIMUM. LEVELING NUTS SHALL BE UTILIZED, WITH THE VOID BENEATH THE BASE PLATE FILLED WITH NON-SHRINK, NON-FERROUS GROUT.

WELDING: ALL WELDING SHALL CONFORM TO THE LATEST EDITION OF THE STRUCTURAL WELDING CODE (AMERICAN WELDING SOCIETY), D1.1.

COLD-FORMED STEEL (CFS):

SHALL BE DESIGNED BY THE FRAMING SUPPLIER'S SPECIALTY ENGINEER. ENGINEERED SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED AND BEAR THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER. FABRICATION AND ERECTION: ALL STRUCTURAL AND NON-STRUCTURAL STEEL FRAMING, SHALL BE IN ACCORDANCE WITH THE STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS, AMERICAN IRON AND STEEL INSTITUTE (AISI-GENERAL) AND AISI-NASPEC. THE QUALITY ASSURANCE, INSTALLATION AND TESTING OF COLD-FORMED STEEL SHALL BE IN ACCORDANCE WITH THE STANDARD FOR COLD-FORMED STEEL FRAMING, AMERICAN IRON AND STEEL INSTITUTE (AISI), SUBJECT TO THE LIMITATIONS THEREIN. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ERECTION AND SAFE STABILITY OF THE FRAME UNTIL THE STRUCTURAL SYSTEM IS COMPLETE AND CAPABLE OF RESISTING ALL DESIGN FORCES. ANY ALTERATIONS OR MODIFICATIONS FROM THE DRAWINGS SHALL NOT BE MADE WITHOUT REVIEW AND WRITTEN APPROVAL BY THE ENGINEER OF RECORD AND SPECIALTY ENGINEER.

ASSEMBLY & INSTALLATION: ALL FRAMING MEMBERS SHALL BE CUT SQUARELY OR AT AN ANGLE AS REQUIRED TO FIT SQUARELY AGAINST ADJUTING MEMBERS. MEMBERS SHALL BE HELD FIRMLY IN PLACE UNTIL PROPERLY JOINED. JOINING OF STRUCTURAL MEMBERS SHALL BE MADE WITH SELF DRILLING SCREWS OR WELDING. WIRE TYING OF FRAMING MEMBERS IN STRUCTURAL APPLICATIONS SHALL NOT BE PERMITTED. ATTACHMENT OF COLLATERAL MATERIALS TO STEEL MEMBERS SHALL BE MADE WITH SELF DRILLING SCREWS OR HARDENED SREW SHANK NAILS. METAL LATH MAY ALSO BE CONNECTED TO STEEL BY STAPLES OR OTHER FASTENERS, IF APPROVED BY LOCAL BUILDING CODE. STUDS SHALL SIT SQUARELY IN THE TOP AND BOTTOM RUNNER TRACK WITH FIRM ABUTMENT AGAINST TRACK WEBS. STUDS SHALL BE ALIGNED OR PLUMBED AND SECURELY FASTENED TO THE FLANGES OF BOTH TOP AND BOTTOM RUNNER TRACK. AT ALL CUTS, STEEL SHALL BE PROTECTED. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR FROUND MEASUREMENTS. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL, AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. THE CONTRACTOR, AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, CONDITIONS AND DIMENSIONS AT THE JOB SITE AND ON THE DRAWINGS. THEY SHALL REPORT ANY ERRORS OR INCONSISTENCIES OF THE ABOVE TO THE ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL HAVE A WORK LAYOUT FROM ESTABLISHED REFERENCED POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE FABRICATOR AND/OR CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

IN ORDER TO ACHIEVE PROPER FASTENING OF SHEATHING TO EXTERIOR COLD-FORMED FRAMING, ADD 2'X 2'X .33MIL ANGLE AT EDGES. ATTACH ANGLE TO EACH FRAMING MEMBER WITH (2) #12 SCREWS.

FASTENERS:

ALL POWER ACTUATED FASTENERS (PAF) SHALL BE 0.145" DIAMETER KNURLED U.N.O. PAF AND SELF DRILLING METAL SCREWS (SDS) SHALL HAVE A MIN. 1" CENTER TO CENTER SPACING & 1/2" MINIMUM EDGE DISTANCE WHEN FASTENING METAL TO METAL. ALL PAF SHALL PENETRATE STEEL MEMBERS BY 1/4".

WOOD:

STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTERS, SHEAR/BEARING WALLS, ETC.) SHALL BE CONSTRUCTED OF MINIMUM NO. 2 GRADE SOUTHERN PINE ACCORDING TO AF&PA NDS. WOOD IN CONTACT WITH CONCRETE OR MASONRY, AND AT OTHER LOCATIONS AS SHOWN ON THE DRAWINGS, SHALL BE PROTECTED OR PRESERVATIVE TREATED. MEMBER SIZES SHOWN ARE NOMINAL UNLESS NOTED OTHERWISE.

ENGINEERED SHOP TRUSS SYSTEMS SHALL BE DESIGNED BY SUPPLIER'S SPECIALTY ENGINEER TO CONFIGURATION AND LOAD-CARRYING CAPACITY SHOWN ON DRAWINGS AND IN SPECIFICATIONS. TRUSS MFR. TO COORDINATE WITH MECHANICAL / ARCHITECTURAL DRAWINGS FOR LOCATIONS, SIZES AND WEIGHTS OF MECHANICAL UNITS TO BE INCORPORATED IN DESIGN OF FLOOR AND ROOF TRUSSES. ALTERNATE TRUSS LAYOUTS ARE ACCEPTABLE ONLY AS A CHANGE ORDER WHICH WILL INCLUDE ENGINEERING CHARGES FOR REDESIGN OF THE STRUCTURE AND FOUNDATION BY THE ENGINEER OF RECORD. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION AND BEFORE CONSTRUCTION OF THE FOUNDATION. SHOP DRAWINGS SHALL SHOW AND SPECIFY ALL CONNECTOR TYPES UTILIZED WITHIN TRUSSES, AS WELL AS CONNECTORS UTILIZED IN ALL OTHER CONNECTIONS AND ATTACHMENTS BETWEEN TRUSSES OR COMPONENTS SUPPLIED AS PART OF THE ENGINEERED TRUSS SYSTEM. AN ERECTION DRAWING SHALL BE INCLUDED, IDENTIFYING ALL TRUSS SYSTEM COMPONENTS, AS WELL AS ALL PERMANENT BRACING REQUIRED FOR TRUSS DESIGN. ENGINEER OF RECORD MUST REVIEW / APPROVE ALL TRUSS LAYOUTS BEFORE FOUNDATION IN CONSTRUCTED.

ENGINEERED SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER AS THE SPECIALTY ENGINEER. THE FOLLOWING LOAD DURATION FACTORS SHALL BE USED:

DEAD LOAD	0.90
DEAD LOAD + FLOOR LIVE LOAD	1.00
DEAD LOAD + ROOF LIVE LOAD	1.25
DEAD LOAD + WIND LOAD	1.60

DIAPHRAGMS:

PLYWOOD FLOOR, WALL AND ROOF SHEATHING ARE DESIGNED AS DIAPHRAGMS AND SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE. UNLESS SHOWN OTHERWISE, SPAN RATED PANELS SHALL BE FASTENED TO SUPPORTING FRAMING AS FOLLOWS:

ALL PANELS: 100 RING SHANK NAILS AT 6" O.C. @ EDGES & INTERIOR AND 4" O.C. @ CORNERS. INSTALL 1/2" DIA. HEADED ANCHOR RODS OR ENGINEER APPROVED CONCRETE SCREW ANCHORS THROUGH BOTTOM PLATE TO SUPPORTING CONC. @ 32" O.C. WITH 6" MIN. EMBED. & 3" WASHERS. ROOF SHEATHING SHALL BE BLOCKED AT RIDGE AND NAILED WITH 10D RING SHANK NAILS.

CONNECTORS:

CONNECTOR MODEL NUMBERS SHOWN ARE STRONG-TIE CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, U.N.O., AND SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S DIRECTIONS TO RESIST THE SPECIFIED LOADS.

UNLESS NOTED OTHERWISE FOR EACH CONDITION, ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL HAVE MINIMUM CORROSION RESISTANCE OF Z-MAX (OR EQUIVALENT) OR HOT DIP GALVANIZATION WITH HOT DIP GALVANIZED FASTENERS. ALL EXPOSED CONNECTORS AND FASTENERS SHALL HAVE MINIMUM CORROSION RESISTANCE OF STAINLESS STEEL TYPE 316.

UPLIFT CONNECTIONS:

UPLIFT CONNECTIONS SHALL BE INSTALLED TO RESIST UPLIFT FORCES INDICATED BY THE SPECIALTY ENGINEER, AS FOLLOWS:

WOOD TO WOOD	FOR UPLIFT LOADS UP TO 990#, MTS12
	FOR UPLIFT LOADS OF 990# TO 1980#, (2) MTS12
	FOR UPLIFT LOADS OF 1980# TO 2620#, (2) HTS20
	FOR UPLIFT LOADS OF 2620# AND ABOVE, SEE PLAN.

WOOD TO CONCRETE/MASONRY

FOR UPLIFT LOADS UP TO 1420#, META12
FOR UPLIFT LOADS OF 1420# TO 2120#, (1) HHETA16
FOR UPLIFT LOADS OF 2120# AND ABOVE, SEE PLAN.

WOOD TO METAL

FOR UPLIFT LOADS UP TO 985#, H7Z
FOR UPLIFT LOADS 985# TO 2620#, S/VGT2.5

CONTRACTOR MUST USE APPROPRIATE SIMPSON CONNECTORS WITH LESS CAPACITY THAN SPECIFIED ABOVE WHEN LESS UPLIFT LOAD IS SHOWN ON THE INDIVIDUAL TRUSS DETAIL SHEETS (PROVIDED BY THE SPECIALTY ENGINEER).

WINDOWS AND SLIDING DOORS:

WINDOWS AND SLIDING DOORS WITH CONNECTIONS TO THE STRUCTURE SHALL BE DESIGNED FOR LOADS AS PER FLORIDA BUILDING CODE OR SELECTED PRODUCT APPROVAL CERTIFICATE AND BE BASED ON LAYOUT AND CONFIGURATION AS SHOWN ON ARCHITECTURAL DRAWINGS. DESIGN AND DETAILING OF CONNECTIONS TO THE STRUCTURE SHALL BE BASED ON INFORMATION OBTAINED FROM THE STRUCTURAL DRAWINGS (TAKING INTO CONSIDERATION TYPE OF MATERIAL BEING FASTENED TO). IF REQUIRED, MODIFICATIONS TO THE STRUCTURE RESULTING FROM REACTIONS IMPOSED AT THE CONNECTION POINTS (GROUTING OF MASONRY, ADDITIONAL BRACING OF STRUCTURAL MEMBERS, ETC.), SHALL BE DESIGNED AND CLEARLY DETAILED ON THE SHOP DRAWINGS. FABRICATOR AND CONTRACTOR SHALL ASSUME ALL COSTS OF ADDITIONAL LABOR AND MATERIALS ASSOCIATED WITH IMPLEMENTATION OF SUCH MODIFICATIONS. SHOP DRAWING SUBMITTAL, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA (WITH CALCULATIONS), SHALL INCLUDE PLANS AND DETAILS CLEARLY INDICATING: DESIGN LOADS, AS WELL AS LOADS IMPOSED BY THE WINDOW / SLIDING GLASS DOOR ON THE STRUCTURE, MATERIALS USED, FINISHES AND FASTENERS. SIDES OF ALL FULL-HEIGHT WINDOWS SHALL BE DESIGNED AS MULLIONS AND BE CAPABLE OF SPANNING FULL-HEIGHT WITHOUT HOLES IN FRAME).

SUPPLEMENTAL SKETCHES/ DRAWINGS:

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FORWARD A COPY OF ALL CORRESPONDENCE AFFECTING THE STRUCTURE TO THE PROJECT'S INSPECTOR THROUGHOUT THE DURATION OF CONSTRUCTION.

SHEET INDEX	
S0.1	GENERAL NOTES
S02	WIND PRESSURE
S1.0	FOUNDATION / GROUND FLOOR PLAN
S1.5	MID-LEVEL / FIRST FLOOR FRAMING PLAN
S2.0	SECOND FLOOR / LOW ROOF FRAMING PLAN
S3.0	ROOF FRAMING PLAN
S4.0	DETAILS
S4.1	DETAILS
S4.2	DETAILS
S4.3	DETAILS

21DS-0213

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Jeffrey J. DiMiccuro, PE
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SEAL

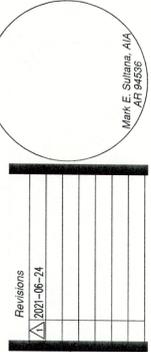
FLORIDA REGISTERED PROFESSIONAL ENGINEER

No. 54446

June 23, 2021

STATE OF FLORIDA

BLDG PERMIT PLANS FILE Copy of Record



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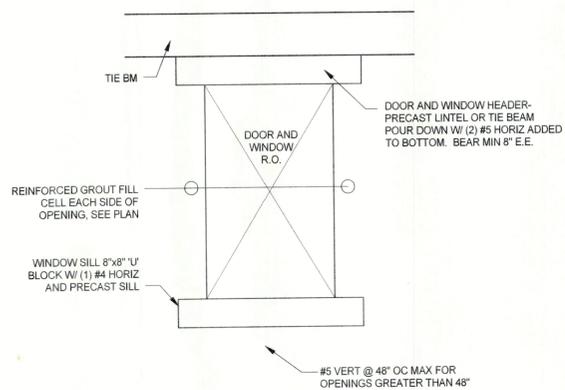
DSDG ARCHITECTS ARCHITECTURE PLANNING INTERIOR DESIGN CONSTRUCTION MANAGEMENT



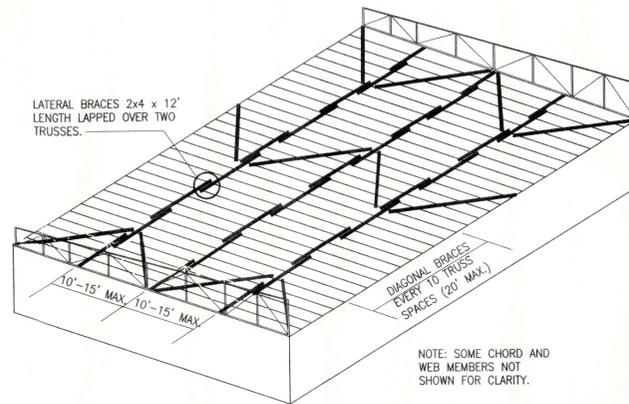
LONGBOAT KEY, FLORIDA 34228

A NEW RESIDENCE FOR: PHIL & KELLY BURKE

GENERAL NOTES Project Ref: Burke Drawn by: RHR Checked by: JD Date Issued: 6.24.2021 Sheet Number: S0.1



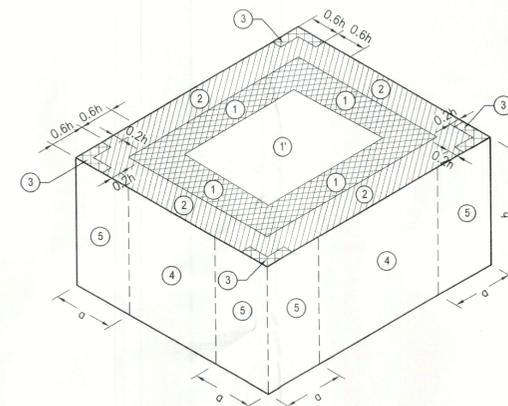
3 MASONRY OPENING FRAMING DETAIL
SCALE: 3/4"=1'-0"



2 BOTTOM CHORD BRACING
SCALE: N.T.S.

COMPONENT & CLADDING <i>ULTIMATE</i> WIND PRESSURES (PER ASCE 7-16)									
ULTIMATE WIND SPEED, V_{ult} =	160 mph	NOMINAL WIND SPEED, V_{asd} =	124 mph	HEIGHT, h =	31 ft				
EXPOSURE CATEGORY =	D	RISK CATEGORY =	II	PARAPET HEIGHT =	0 ft				
ENCLOSED BUILDING, C_{pe} =	+/- 0.18	DIRECTIONALITY FACTOR, K_d =	1.00	ROOF SLOPE =	0.25/12				
COMPONENT LOCATION	POSITIVE PRESSURES (psf)				NEGATIVE PRESSURES (psf)				
EFFECTIVE AREA, A_e	10 ft ²	20 ft ²	50 ft ²	100 ft ²	10 ft ²	20 ft ²	50 ft ²	100 ft ²	
ROOFS	ZONE 1: FIRST INTERIOR FROM EDGES	36.8	34.5	31.4	29.1	-144.0	-134.5	-122.0	-112.5
	ZONE 1: SECOND INTERIOR FROM EDGES	36.8	34.5	31.4	29.1	-82.7	-82.7	-82.7	-82.7
	ZONE 2: WITHIN "0.6h" DISTANCE FROM EDGES	36.8	34.5	31.4	29.1	-190.0	-177.8	-161.6	-149.4
	ZONE 3: WITHIN "0.2h" DISTANCE FROM EDGES AT CORNERS	36.8	34.5	31.4	29.1	-258.9	-234.5	-202.2	-177.8
	ZONE 2 AT OVERHANGS	N/A	N/A	N/A	N/A	-176.2	-159.9	-138.4	-122.1
WALLS	ZONE 2 AT OVERHANGS	N/A	N/A	N/A	N/A	-245.1	-216.6	-178.9	-150.4
	ZONE 3 AT OVERHANGS	N/A	N/A	N/A	N/A	-245.1	-216.6	-178.9	-150.4
PARAPETS	ZONE 4: INTERIOR	82.7	79.1	74.2	70.6	-89.6	-86.0	-81.1	-77.4
	ZONE 5: CORNER	82.7	79.1	74.2	70.6	-110.3	-103.0	-93.3	-86.0
CASE A CASE B		CASE A		CASE B					
PARAPETS	ZONE 2: EDGE ZONE 4: INTERIOR	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	ZONE 3: CORNER ZONE 5: CORNER	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

- NOTES:
- 1) "A_e" INDICATES EFFECTIVE AREA AS DEFINED BY SECTION 26.2 OF ASCE 7.
 - 2) PRESSURE VALUES IN ABOVE TABLE ARE BASED ON THE PARAMETERS LISTED AT THE TOP OF THE TABLE.
 - 3) GLAZED OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 26.10.3 OF ASCE 7.
 - 4) PRESSURES IN ABOVE TABLE ARE ULTIMATE VALUES. FOR ALLOWABLE STRESS DESIGN, OR FOR TESTING BASED ON NOMINAL PRESSURES, TABLE VALUES ARE PERMITTED TO BE MULTIPLIED BY 0.60.
 - 5) WHERE WIND LOADS ARE COMBINED WITH OTHER LOADS PER ASCE-7 LOAD COMBINATIONS, PRESSURES IN ABOVE TABLE ARE PERMITTED TO BE MULTIPLIED BY 0.85.



1 PRESSURE ZONE DIAGRAM
SCALE: N.T.S.

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Revisions

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CONSTRUCTION MANAGEMENT

PHIL & KELLY BURKE

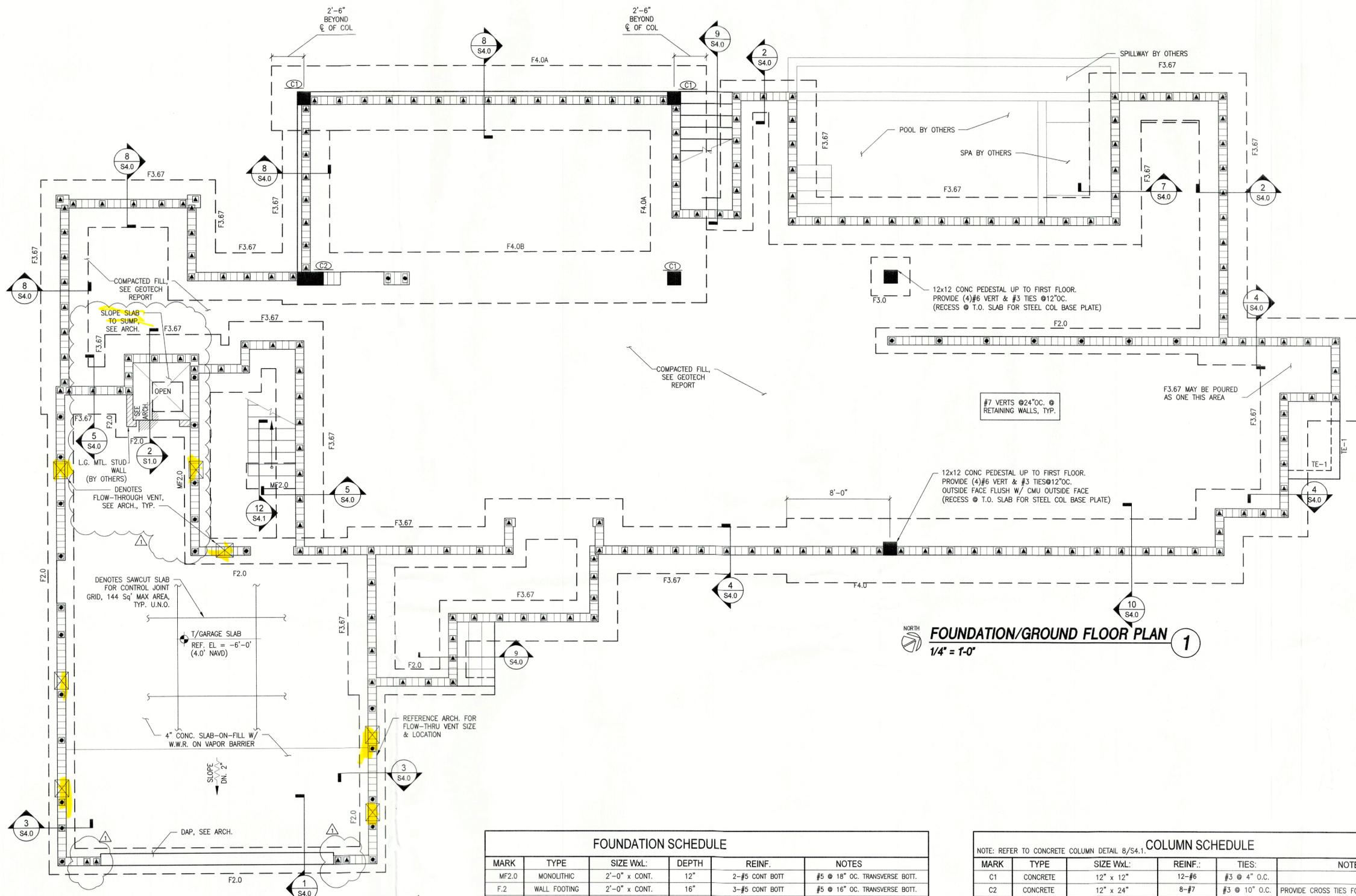
LONGBOAT KEY, FLORIDA 34228

639 BAYVIEW DRIVE

WIND PRESSURE

Project Ref: Burke
Drawn by: RHR
Checked by: JD
Date Issued: 4.26.2021

Sheet Number:
S0.2



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

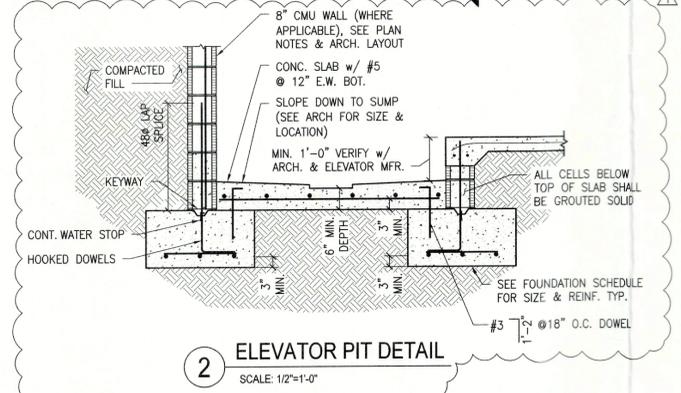
- FOUNDATION NOTES:**
- SEE SHEET S0.1 FOR GENERAL STRUCTURAL NOTES.
 - SEE ARCHITECTURAL, CIVIL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING.
 - SLAB-ON-GRADE SHALL BE MIN. 4", 3000 PSI MINIMUM CONCRETE WITH W1.4 X W1.4 6x6 WELDED WIRE REINFORCEMENT ON VAPOR BARRIER OVER COMPACTED FILL, U.N.O.
 - PROVIDE 1/2" CONTROL JOINTS IN CONCRETE SLAB. JOINT PATTERN SHALL BE APPROXIMATELY SQUARE WITH MAXIMUM PANEL AREA OF 144 SQUARE FEET MAXIMUM. CONTROL JOINTS SHALL BE TOOLED OR SAW CUT AS SOON AS POSSIBLE FOLLOWING INITIAL SET.
 - TOP OF FOUNDATIONS MARKED RF, WF AND CF SHALL BE MINIMUM 1'-6" BELOW GRADE, U.N.O. TOP OF FOUNDATION TE AND MF SHALL BE TOP OF SLAB, U.N.O.
 - DENOTES REINF. 8"/12" MASONRY WALL WITH REINFORCING IN GROUT FILLED CELLS AT 48" O.C., U.N.O. AND AT CORNERS, ENDS, INTERSECTIONS, UNDER POINT LOADS FROM FOUNDATION TO SLAB ON GRADE, AND AS SHOWN ON PLAN PER NOTES 8-10. f'g = 2500 PSI GROUT TYPE M OR S, U.N.O. PROVIDE #7 VERTICAL REINFORCING IN GROUT FILLED CELLS AT 24" O.C. MAX. RETAINING WALLS SCHEDULED WITH RETAINING FOOTINGS (RF), U.N.O. ON PLAN OR IN DETAILS.
 - ⊗ DENOTES 2x WOOD BEARING AND/OR SHEAR WALL WITH STUDS @ 16" O.C. MAX. w/ DOUBLE TOP PLATE & SINGLE P.T. BOTTOM PLATE. PROVIDE BLOCKING @ ONE THIRD POINTS OF VERTICAL STUD. w/ 1/2" WEDGE ANCHOR @ 32" O.C. MAX W/ 4" EMBED INTO SLAB.
 - DENOTES GROUT FILLED CELL. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - DENOTES #5 VERTICAL REINFORCING IN GROUT FILLED CELLS. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - ▲ DENOTES #7 VERTICAL REINFORCING BAR IN GROUT FILLED CELL. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - DENOTES CONCRETE COLUMN, SEE COLUMN SCHEDULE ON S1.0 FOR DETAILS.
 - DENOTES CONCRETE COLUMN BELOW, SEE COLUMN SCHEDULE ON S1.0 FOR DETAILS.
 - DENOTES STEEL COLUMN, SEE COLUMN SCHEDULE ON S1.0 FOR DETAILS.
 - CENTERLINES OF COLUMNS, WALLS & BEAMS SHALL COINCIDE WITH FOUNDATION CENTERLINES, U.N.O.
 - SEE ARCH. FOR LOCATION AND DIMENSIONS OF WINDOW / DOOR OPENINGS.
 - BALCONY GUARDRAIL AND STAIR HANDRAILS BY MANUFACTURER'S SPECIALTY ENGINEER. COORDINATE BLOCK-OUTS AND EMBEDS WITH STRUCTURAL ENGINEER AS SPECIFIED HEREIN. SEE ARCH DRAWINGS FOR LOCATIONS.

MARK	TYPE	SIZE WxL	DEPTH	REINF.	NOTES
MF2.0	MONOLITHIC	2'-0" x CONT.	12"	2-#5 CONT BOT	#5 @ 18" OC. TRANSVERSE BOT.
F.2	WALL FOOTING	2'-0" x CONT.	16"	3-#5 CONT BOT	#5 @ 16" OC. TRANSVERSE BOT.
MF1.0	MONOLITHIC	1'-0" x CONT.	12"	2-#5 CONT BOT	---
F3.0	MONOLITHIC	3'-0" x CONT.	16"	4-#5 EW BOT.	---
F3.67	WALL FOOTING	3'-8" x CONT.	16"	3-#5 CONT T&B	#5 @ 18" OC. TRANSVERSE T&B
F4.0	WALL FOOTING	4'-0" x CONT.	16"	5-#5 CONT T&B	#5 @ 18" OC. TRANSVERSE T&B
F4.0A	WALL FOOTING	4'-0" x CONT.	16"	4-#5 CONT T&B	#5 @ 12" OC. TRANSVERSE T&B
F4.0B	WALL FOOTING	4'-0" x CONT.	16"	4-#7 CONT T&B,	#5 @ 12" OC. TRANSVERSE T&B
TE-1	THICKENED EDGE	1'-0" x CONT.	18"	2-#5 CONT BOT.	#5 @ 16" OC. TRANSVERSE BOT.

- BOT OF TE TO BE 1'-0" MIN BELOW FINISHED GRADE. ADJUST THICKNESS AS REQUIRED.
- CONTINUOUS WALL FOOTING SHALL EXTEND 1/2 FOOTING WIDTH BEYOND END OF SUPPORTED WALLS WHERE THERE IS NO RETURN WALL.

MARK	TYPE	SIZE WxL	REINF.	TIES	NOTES
C1	CONCRETE	12" x 12"	12-#6	#3 @ 4" O.C.	
C2	CONCRETE	12" x 24"	8-#7	#3 @ 10" O.C.	PROVIDE CROSS TIES FOR INTERIOR REINF.
C3	STEEL	HSS6x6x3/8	-	-	
C4	STEEL	HSS4x6x3/8	-	-	
C5	STEEL	HSS6x6x3/8	-	-	
C6	CONCRETE	6" x 8"	4-#5	#3 @ 6" O.C.	
C7	STEEL	HSS4x6x3/8	-	-	
C8	CONCRETE	8" x 8"	4-#6	#3 @ 4" O.C.	PROVIDE CROSS TIES FOR INTERIOR REINF.

NOTE: REFER TO CONCRETE COLUMN DETAIL 8/S4.1.



ELEVATOR PIT DETAIL
SCALE: 1/2"=1'-0"

NOTE: DO NOT USE STRUCTURAL DRAWINGS ALONE FOR BUILDING LAYOUT. DO NOT SCALE THESE DRAWINGS MANUALLY OR ELECTRONICALLY. COORDINATE LOCATIONS OF ALL STRUCTURAL ELEMENTS, INCLUDING COLUMNS, WALLS, SLAB EDGES, DEPRESSIONS AND OPENINGS WITH ARCHITECTURAL DRAWINGS AND RESOLVE ANY CONFLICTS PRIOR TO BUILDING LAYOUT. A REGISTERED SURVEYOR SHALL PERFORM BUILDING LAYOUT AND LOCATION OF ALL STRUCTURAL ELEMENTS AT ALL LEVELS.

MARK	TYPE	NOTES
⊗	COLUMN NO. (SEE SCHEDULE)	
○	INDICATES COLUMN ABOVE	
○	INDICATES COLUMN THROUGH	
○	INDICATES COLUMN BELOW	

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Project Ref: Burke
Drawn by: JH
Checked by: JD
Date Issued: 6.24.2021

Professional Engineer
No. 54446
June 24 2021
STATE OF FLORIDA

Revisions
2021-06-24

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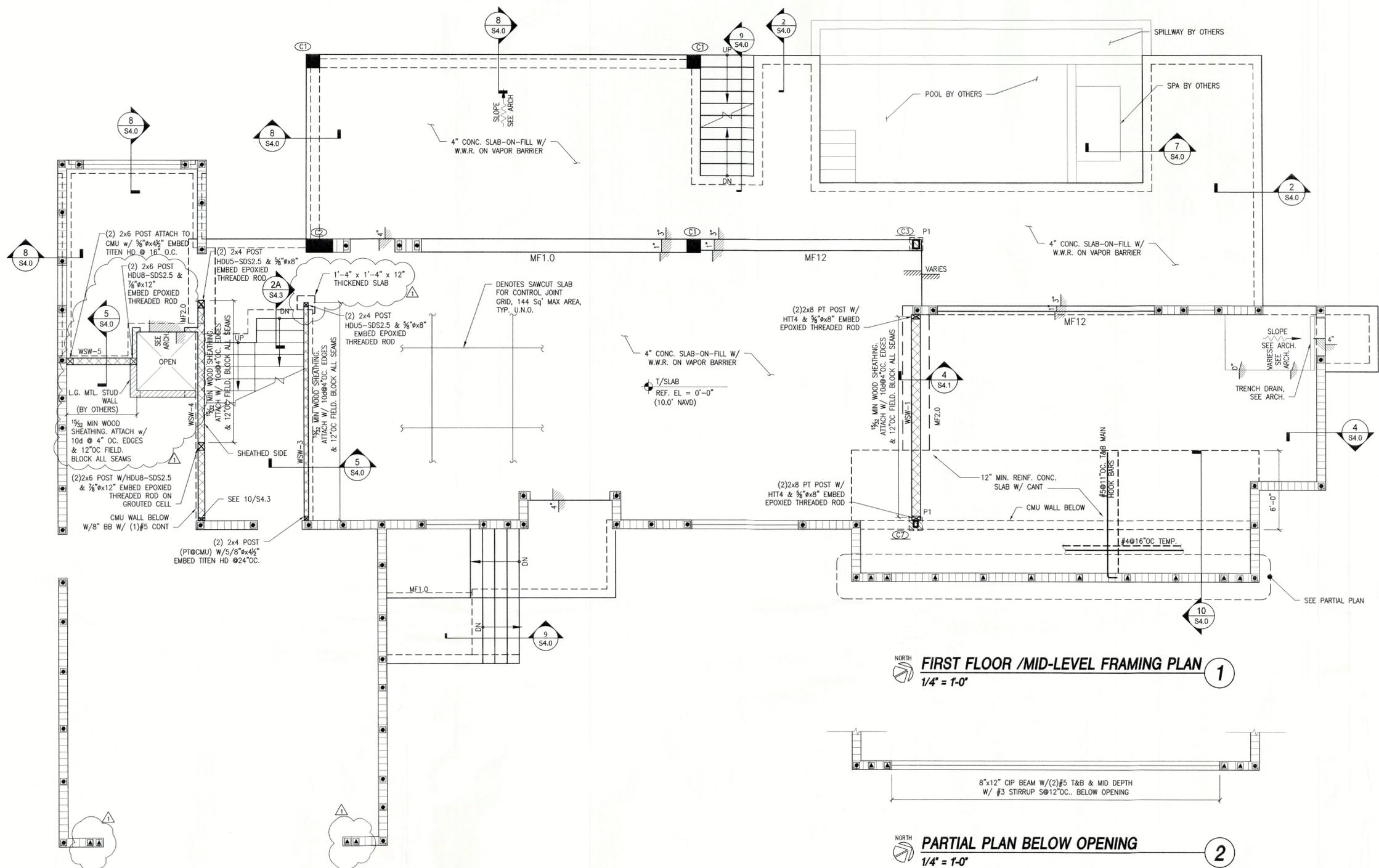
A NEW RESIDENCE FOR:

FND/GROUND FLOOR PLAN

Project Ref: Burke
Drawn by: JH
Checked by: JD
Date Issued: 6.24.2021

Sheet Number:

S1.0



FIRST FLOOR /MID-LEVEL FRAMING PLAN
 1/4" = 1'-0" (1)

PARTIAL PLAN BELOW OPENING
 1/4" = 1'-0" (2)

- FOUNDATION NOTES:**
- SEE SHEET S0.1 FOR GENERAL STRUCTURAL NOTES.
 - SEE ARCHITECTURAL, CIVIL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING.
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 - PROVIDE 1/2" CONTROL JOINTS IN CONCRETE SLAB. JOINT PATTERN SHALL BE APPROXIMATELY SQUARE WITH MAXIMUM PANEL AREA OF 144 SQUARE FEET MAXIMUM. CONTROL JOINTS SHALL BE TOOLED OR SAW CUT AS SOON AS POSSIBLE FOLLOWING INITIAL SET.
 - TOP OF FOUNDATIONS MARKED RF, WF AND CF SHALL BE MINIMUM 1'-4" BELOW GRADE, U.N.O. TOP OF FOUNDATION TE AND MF SHALL BE TOP OF SLAB, U.N.O.
 - | | |
|---|---|
| □ | DENOTES REINF. 8"/12" MASONRY WALL WITH REINFORCING IN GROUT FILLED CELLS AT 48" O.C., U.N.O. AND AT CORNERS, ENDS, INTERSECTIONS, UNDER POINT LOADS FROM FOUNDATION TO SLAB ON GRADE, AND AS SHOWN ON PLAN PER NOTES 8-10. f'g = 2500 PSI GROUT TYPE M OR S, U.N.O. PROVIDE #7 VERTICAL REINFORCING IN GROUT FILLED CELLS AT 24" O.C. MAX. @ RETAINING WALLS SCHEDULED WITH RETAINING FOOTINGS (RF), U.N.O. ON PLAN OR IN DETAILS. |
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SEAL: **JOHNE J. DI MERCURIO**
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 No. 54446
 Type 23-2021
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

COLUMN SYMBOLS

⊞	COLUMN NO. (SEE SCHEDULE)
○	INDICATES COLUMN ABOVE
○	INDICATES COLUMN THROUGH
○	INDICATES COLUMN BELOW

NOTE:
 DO NOT USE STRUCTURAL DRAWINGS ALONE FOR BUILDING LAYOUT. DO NOT SCALE THESE DRAWINGS MANUALLY OR ELECTRONICALLY. COORDINATE LOCATIONS OF ALL STRUCTURAL ELEMENTS, INCLUDING COLUMNS, WALLS, SLAB EDGES, DEPRESSIONS AND OPENINGS WITH ARCHITECTURAL DRAWINGS AND RESOLVE ANY CONFLICTS PRIOR TO BUILDING LAYOUT. A REGISTERED SURVEYOR SHALL PERFORM BUILDING LAYOUT AND LOCATION OF ALL STRUCTURAL ELEMENTS AT ALL LEVELS.

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH APPLICABLE MINIMUM BUILDING CODES

© 2021 DSDG, LLC. DO NOT SCALE DRAWING. TO THE BEST OF MY KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAW OF FLORIDA.

Revisions
 2021-06-24

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PHIL & KELLY BURKE
 A NEW RESIDENCE FOR:
 639 BAYVIEW DRIVE
 LONGBOAT KEY, FLORIDA 34228

FIRST FLOOR PLAN

Project Ref: Burke
 Drawn by: RHR
 Checked by: JD
 Date Issued: 6.24.2021

Sheet Number:
S15



Revisions
2021-06-24

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A NEW RESIDENCE FOR:
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LONGBOAT KEY, FLORIDA 34228
6399 BAYVIEW DRIVE

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TOWN OF LONGBOAT KEY
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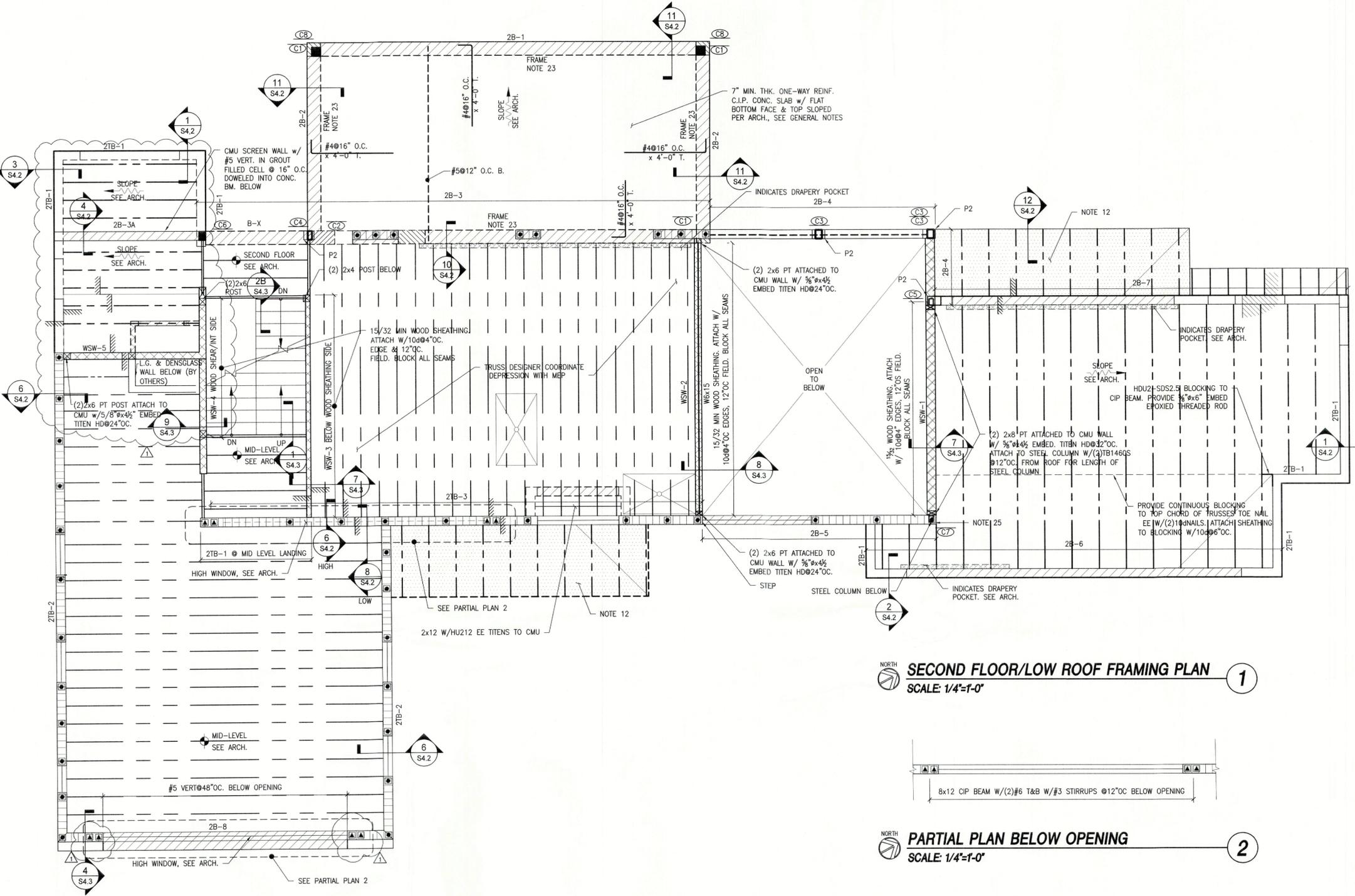
21DS-0213
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FL. Cert. of Auth. # 8371
1626 Ringling Boulevard, Suite 400
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(941) 927-6525 Fax: (941) 927-8075
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FL. Registration # 54446

Project Ref: Burke
Drawn by: RHH
Checked by: JD
Date Issued: 6.24.2021
Sheet Number:
S2.0

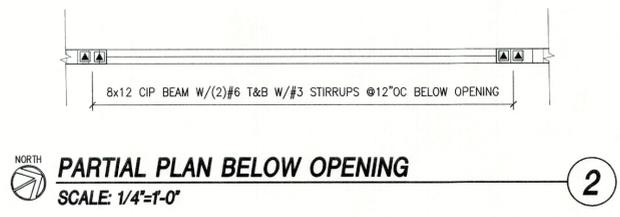
SECOND FLOOR/LOW ROOF FRAMING PLAN NOTES:

- SEE SHEET S0.1 FOR GENERAL STRUCTURAL NOTES.
- FLOOR FRAMING SHALL CONSIST OF MIN. 20"/24" DEEP PRE-ENGINEERED FLOOR TRUSSES SPACED AS REQUIRED FOR SPECIFIED LOADING AND @ 16" O.C. MAXIMUM, U.N.O.
- FLOOR SHALL BE 3/4" T&G APA RATED SHEATHING W/ 40 / 20 SPAN RATING GLUED AND ATTACHED W/ 100 @ 6"OC. EDGES AND 12" OC FIELD.
- [Symbol] DENOTES REIN. 8" MASONRY WALL WITH REINFORCING IN GROUT FILLED CELLS AT 48" O.C., U.N.O. AND AT CORNERS, ENDS, INTERSECTIONS, UNDER POINT LOADS. f_g = 2500 PSI GROUT TYPE M OR S, U.N.O.
- [Symbol] DENOTES #5 VERTICAL REINFORCING IN GROUT FILLED CELL, U.N.O. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
- [Symbol] DENOTES #7 VERTICAL REINFORCING BAR IN GROUT FILLED CELL. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
- [Symbol] DENOTES CONCRETE COLUMN, SEE COLUMN SCHEDULE ON S1.0 FOR DETAILS.
- [Symbol] DENOTES CONCRETE COLUMN BELOW, SEE COLUMN SCHEDULE ON S1.0 FOR DETAILS.
- [Symbol] DENOTES STEEL COLUMN BELOW, SEE COLUMN SCHEDULE ON S1.0 FOR DETAILS.
- [Symbol] DENOTES BEAM BELOW, SEE BEAM SCHEDULE.
- [Symbol] DENOTES 2X WOOD BEARING AND/OR SHEAR WALL WITH STUDS @ 16" O.C. MAX. W/ DOUBLE TOP PLATE & SINGLE P.T. BOTTOM PLATE. PROVIDE BLOCKING @ ONE THIRD POINTS OF VERTICAL STUD. W/ 1/2" WEDGE ANCHOR @ 32"OC. MAX W/ 4" EMBED INTO SLAB.
- [Symbol] HATCH DENOTES MWFRS OPEN STRUCTURE TO BE DESIGNED FOR +20/-43 PSF (ALLOWABLE).
- WHERE LINTELS OVER OPENINGS ARE NOT SPECIFIED, REFER TO GENERAL NOTES. LINTELS SHALL BE PROVIDED IN ADDITION TO THE BEAM. U.N.O.
- SPECIALTY ENGINEER REFER TO ARCHITECTURAL DRAWINGS FOR REFLECTED CEILING PLAN.
- CONTRACTOR SHALL VERIFY ALL CONNECTOR SIZES AND QUANTITIES WITH SPECIALTY ENGINEERED TRUSS DRAWINGS.
- BALCONY GUARDRAIL AND STAIR HANDRAILS BY MANUFACTURER'S SPECIALTY ENGINEER. COORDINATE BLOCK-OUTS AND EMBEDS WITH STRUCTURAL ENGINEER AS SPECIFIED HEREIN. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- LOW ROOF SHALL CONSIST OF PRE-ENGINEERED WOOD TRUSSES SPACED AS REQUIRED FOR SPECIFIED LOADING AND @ 24" O.C. MAXIMUM, U.N.O. TOP CHORD SHALL BE MIN. 2x6. SEE ARCHITECTURAL DRAWINGS FOR SLOPING AND TRUSS PROFILES.
- ROOF DIAPHRAGMS SHALL CONSIST OF 1/2" CDX APA RATED SHEATHING WITH 32/16 SPAN RATING WITH 10d RING SHANK NAILS @ 6" PANEL EDGES AND INTERMEDIATE AND 4" @ CORNERS. 2x BLOCKING SHALL BE INSTALLED ON EDGE AND WITHIN 6" OF BEARING POINT, BETWEEN TRUSSES BEARING ON ALL WALLS.
- PROVIDE 1/2" CDX APA RATED SHEATHING ON UNDERSIDE OF FRAMING EXPOSED TO WIND, FASTEN WITH 10d RING SHANK NAILS @ 6" O.C.
- PROVIDE CONTINUOUS 2x4 BOTTOM CHORD BRACING @ 10'-0" O.C. PERPENDICULAR TO SPAN OF TRUSS.
- ALL CMU WALL REINFORCEMENT SHALL BE CONTINUOUS UP TO PARAPET TIE BEAM, U.N.O.
- CONTRACTOR REFER TO ARCHITECTURE FOR ALL ELEVATIONS AND DIMENSIONS.
- SEE 9/S4.1 FOR REBAR DETAILING @ CONNECTION @ CONCRETE FRAMES
- EXTERIOR WALL/TRUSS SHEATHING SHALL CONSIST OF 1/2" CDX APA RATED PLYWOOD. SHEATHING FASTENED WITH MIN. 10d NAILS AT 6/6 SPACING WITH ALL PANEL EDGES BLOCKED, U.N.O. BY SPECIALTY ENGINEER. SEE WOOD SHEAR WALL ON PLAN.
- PROVIDE 1/2"x7"x7" CAP PLATE W/(4) 1/2"x5" LONG HS W/ 2/2" EDGE DISTANCE FROM PLATE EDGE.

R=# = GRAVITY LOADS > 5000 LB SHOWN, LBS (ALLOWABLE), U.N.O.
U=# = UPLIFT LOADS > 1000 LB SHOWN, LBS (ALLOWABLE), U.N.O.



SECOND FLOOR/LOW ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" 1



PARTIAL PLAN BELOW OPENING
SCALE: 1/4"=1'-0" 2

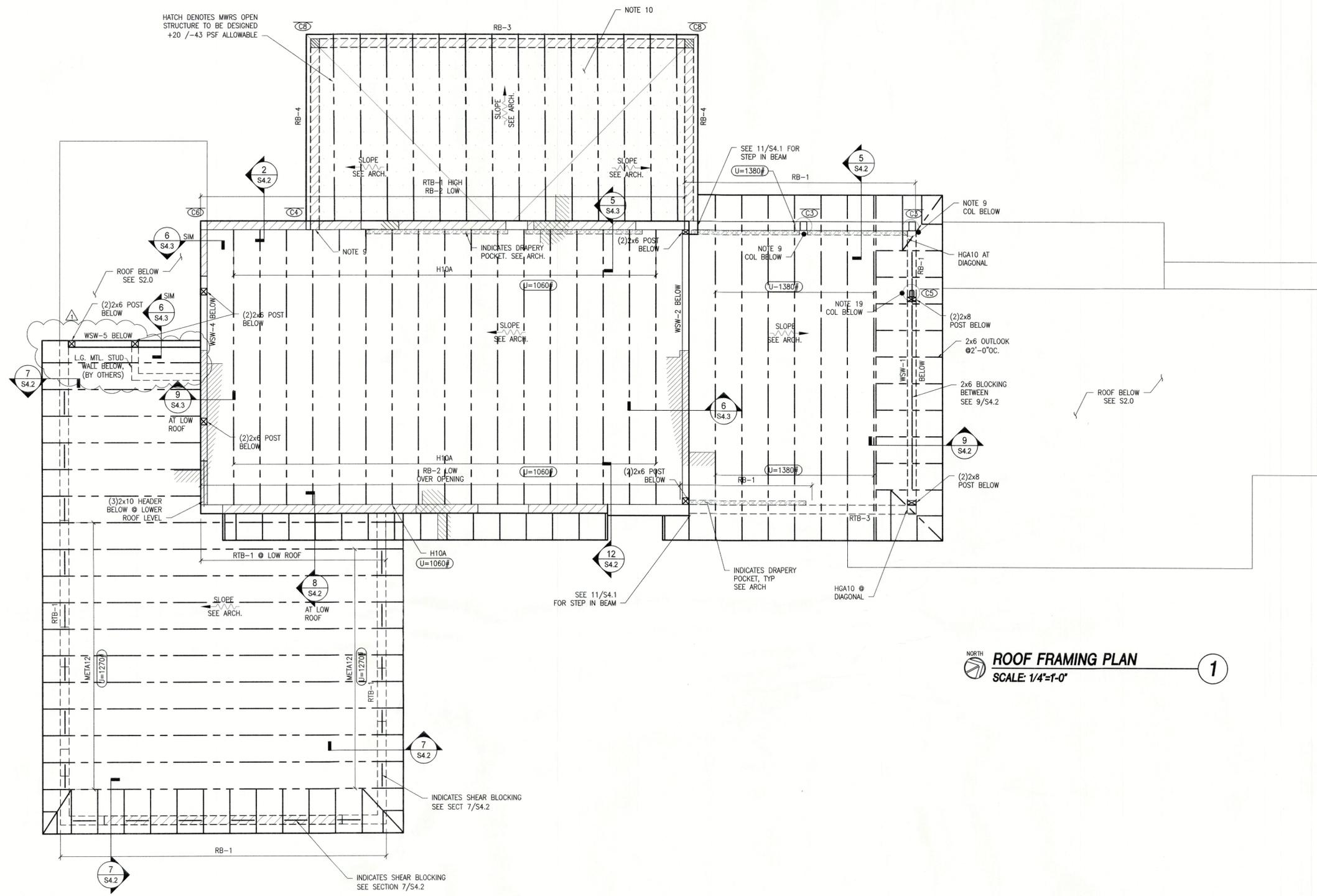
BEAM SCHEDULE							
MARK	TYPE	SIZE WxD (IN)	REINFORCEMENT				NOTES
			TOP	MIDDLE	BOTTOM	STIRRUPS	
2TB-1	CMU	8" x 16"	(1) #5	-	(1) #5	-	DOUBLE KNOCK-OUT BLOCK, USE U.N.O.
2TB-2	CONC.	8" x 16"	(2) #5	-	(2) #5	#3@12" O.C.	
2TB-3	CONC.	8" x 24"	(2) #5	-	(2) #5	#3@16" O.C.	C.I.P. TIE BEAM
2B-1	CONC.	12" x 18"	(3) #8	-	(3) #8	#3@7" O.C.	
2B-2	CONC.	12" x 18"	(3) #7	-	(3) #7	#3@7" O.C.	
2B-3	CONC.	12" x 22"	(3) #7	-	(3) #7	#3@7" O.C.	
2B-3A	CONC.	8" x 24"	(2) #5	(2) #5	(2) #5	#3@11" O.C.	
2B-4	CONC.	8" x 20"	(2) #6	(2) #6	(2) #6	#3@7" O.C.	
2B-5	CONC.	8" x 16"	(2) #6	(2) #6	(2) #6	#3@7" O.C.	
2B-6	CONC.	8" x 24"	(2) #6	(2) #6	(2) #6	#3@11" O.C.	
2B-7	CONC.	8" x 28"	(2) #5	(2) #6	(2) #5	#3@11" O.C.	
2B-8	CONC.	16" x 20"	(3) #5	(2) #5	(3) #5	#3@16" O.C.	SEE PLAN FOR ADDITIONAL INFO.

NOTES:
① DEPTH MINIMUM. DEPTH OF BEAM MAY BE DEEPENED TO MEET ARCH REQUIREMENTS

TRUSS PLACEMENT IS GENERALLY DIAGRAMMATIC WITH SPACING GOVERNED BY THE PLAN NOTES. IN SOME CASES THE TRUSSES ARE SHOWN BASED ON ARCH FEATURES. CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL TRUSSES WITH ARCH. DWGS.

NOTE:
DO NOT USE STRUCTURAL DRAWINGS ALONE FOR BUILDING LAYOUT. DO NOT SCALE THESE DRAWINGS MANUALLY OR ELECTRONICALLY. COORDINATE LOCATIONS OF ALL STRUCTURAL ELEMENTS, INCLUDING COLUMNS, WALLS, SLAB EDGES, DEPRESSIONS AND OPENINGS WITH ARCHITECTURAL DRAWINGS AND RESOLVE ANY CONFLICTS PRIOR TO BUILDING LAYOUT. A REGISTERED SURVEYOR SHALL PERFORM BUILDING LAYOUT AND LOCATION OF ALL STRUCTURAL ELEMENTS AT ALL LEVELS.

COLUMN SYMBOLS
[Symbol] COLUMN NO. (SEE SCHEDULE)
[Symbol] INDICATES COLUMN ABOVE
[Symbol] INDICATES COLUMN THROUGH
[Symbol] INDICATES COLUMN BELOW



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"
1

MARK	TYPE	SIZE WxD: (IN)	REINFORCEMENT				NOTES
			TOP	MIDDLE	BOTTOM	STIRRUPS	
RTB-1	CMU	8" x 16"	(1) #5	-	(1) #5	-	
RTB-2	CMU	8" x 32"	(1) #5	-	(1) #5	-	
RTB-3	CONC.	8" x 12"	(2) #5	-	(2) #5	-	
RB-1	CONC.	8" x 12"	(2) #5	-	(2) #5	#305" O.C.	
RB-2	CONC.	8" x 32"	(2) #6	(2) #6	(2) #6	#3012" O.C.	
RB-3	CONC.	8" x 16"	(2) #8	-	(2) #8	#307" O.C.	
RB-4	CONC.	8" x 16"	(2) #5	-	(2) #5	#307" O.C.	

NOTES:
1. DEPTH IS MINIMUM. DEPTH OF BEAM MAY BE DEEPENED TO MEET ARCHITECTURAL REQUIREMENTS.

- ROOF PLAN NOTES:**
- SEE SHEET S0.1 FOR GENERAL STRUCTURAL NOTES.
 - SEE ARCHITECTURAL, CIVIL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING.
 - ▨ DENOTES BEAM BELOW, SEE BEAM SCHEDULE.
 - ▣ DENOTES COLUMN BELOW, SEE COLUMN SCHEDULE ON SHEET S1.0.
 - ALL CMU WALL REINFORCEMENT SHALL BE CONTINUOUS UP TO PARAPET TIE BEAM, U.N.O.
 - WHERE LINTELS OVER OPENINGS ARE NOT SPECIFIED, REFER TO GENERAL NOTES. LINTELS SHALL BE PROVIDED IN ADDITION TO THE BEAM U.N.O.
 - ROOF SHALL CONSIST OF PRE-ENGINEERED WOOD TRUSSES SPACED AS REQUIRED FOR SPECIFIED LOADING AND @ 24" O.C. MAXIMUM, U.N.O. TRUSS TOP CHORD SHALL BE MIN. 2x6 U.N.O. SEE ARCHITECTURAL DRAWINGS FOR SLOPING AND TRUSS PROFILES.
 - ROOF DIAPHRAGMS SHALL CONSIST OF 1/2" CDX APA RATED SHEATHING W/ 32/16 SPAN RATING WITH 10d RING SHANK NAILS @ 6" O.C. PANEL EDGES AND INTERMEDIATE AND 4" O.C. @ CORNERS U.N.O. 2x BLOCKING SHALL BE INSTALLED ON EDGE AND WITHIN 6" OF BEARING POINT, BETWEEN TRUSSES BEARING ON ALL WALLS.
 - PROVIDE 1/2 X7X7 CAP PLATE W/ (4) 1/2" X5" LONG HS W/ 2 1/2" EDGE DISTANCE FROM PLATE EDGE. NOTE: PLATE MAY BE OFFSET W/ RESPECT TO 6" DIMENSION TO AVOID CONFLICT W/ FINISHES. COORDINATE W/ ARCH PLANS.
 - HATCH DENOTES MWRS OPEN STRUCTURE TO BE DESIGNED FOR +20/-43 PSF (ALLOWABLE).
 - PROVIDE 1 1/2" CDX APA RATED SHEATHING ON UNDERSIDE OF TRUSSES EXPOSED TO WIND, FASTEN WITH 8d RING SHANK NAILS @ 6" O.C.
 - EXTERIOR WALL/TRUSS SHEATHING SHALL CONSIST OF 1/2" CDX APA RATED PLYWOOD SHEATHING FASTENED WITH MIN. 10d NAILS AT 6/6 SPACING WITH ALL PANEL EDGES BLOCKED, U.N.O. BY SPECIALTY ENGINEER. SEE WOOD SHEAR WALL (WSW) ON PLAN.
 - PROVIDE CONTINUOUS 2x4 TRUSS BOTTOM CHORD BRACING @ 10'-0" O.C. PERPENDICULAR TO SPAN OF TRUSS.
 - SPECIALTY ENGINEER REFER ARCHITECTURAL DRAWINGS FOR REFLECTED CEILING PLAN.
 - CONTRACTOR SHALL VERIFY ALL CONNECTOR SIZES AND QUANTITIES WITH SPECIALTY ENGINEER TRUSS DRAWINGS.
 - CONTRACTOR REFER TO ARCHITECTURE FOR ALL ELEVATIONS AND DIMENSIONS.
 - SEE 9/S4.1 FOR REBAR DETAILING AT CONNECTION @ CONCRETE FRAMES.
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COLUMN SYMBOLS

○	COLUMN NO. (SEE SCHEDULE)
○	INDICATES COLUMN ABOVE
○	INDICATES COLUMN THROUGH
○	INDICATES COLUMN BELOW

21DS-0213

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Jerome J. DiMergorio, PE
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Professional Engineer
No. 54446
June 24, 2021
STATE OF FLORIDA

Revisions
2021-06-24

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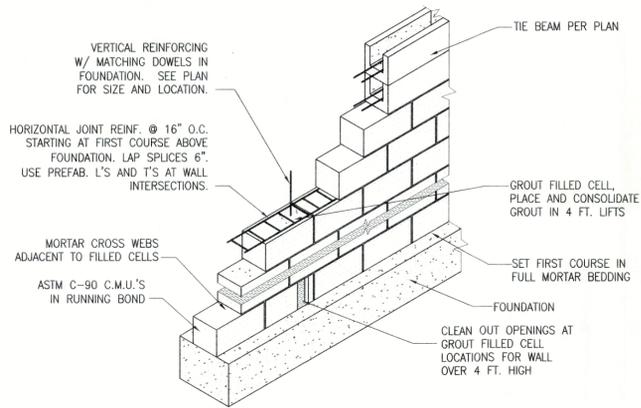
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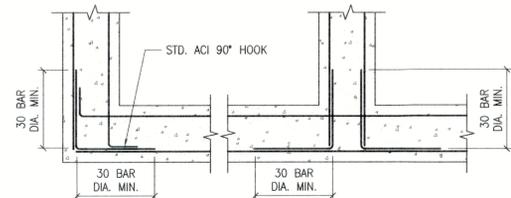
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ROOF FRAMING PLAN
Project Ref: Burke
Drawn by: RHR
Checked by: JD
Date Issued: 6.24.2021

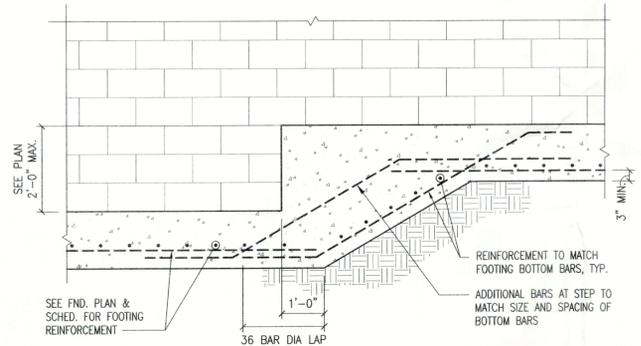
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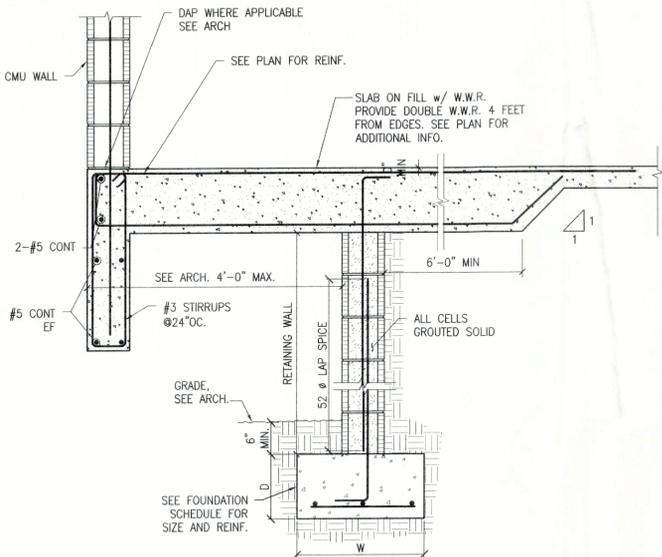
13 TYPICAL MASONRY WALL CONSTRUCTION WITH MASONRY TIE BEAM
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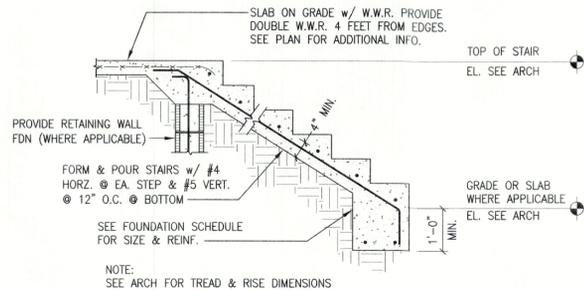
12 CONC. INTERSECTION DOWELS
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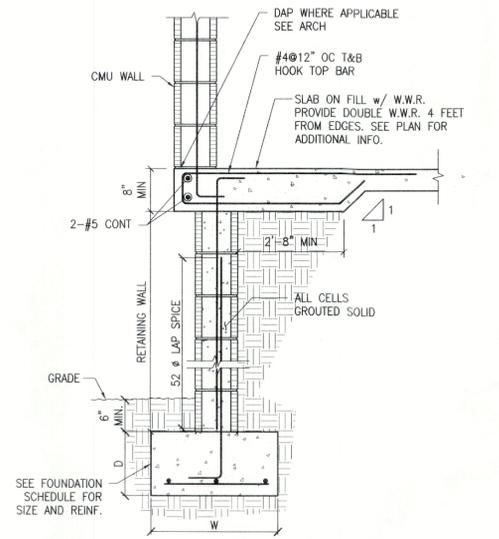
11 WALL FOOTING STEP
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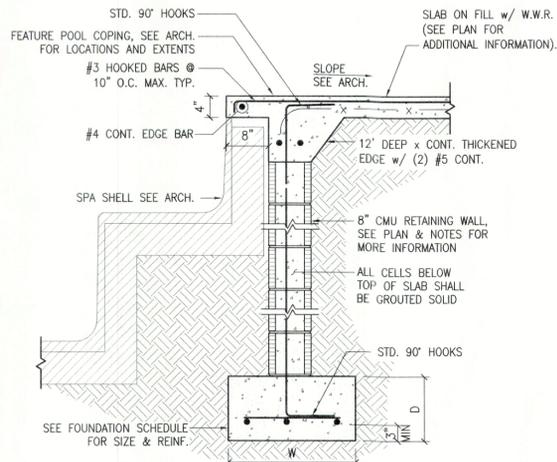
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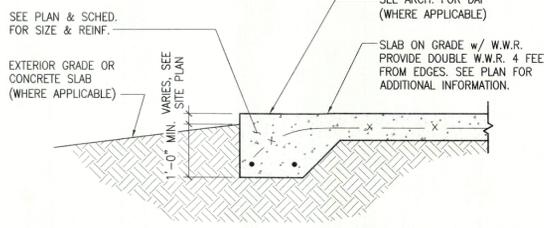
9 C.I.P. STAIRS ON GRADE
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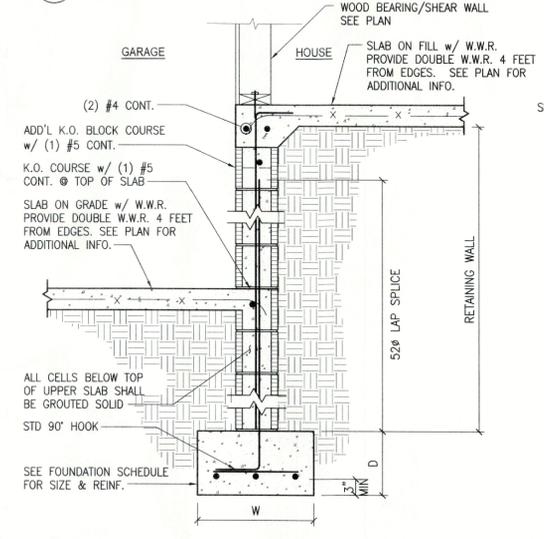
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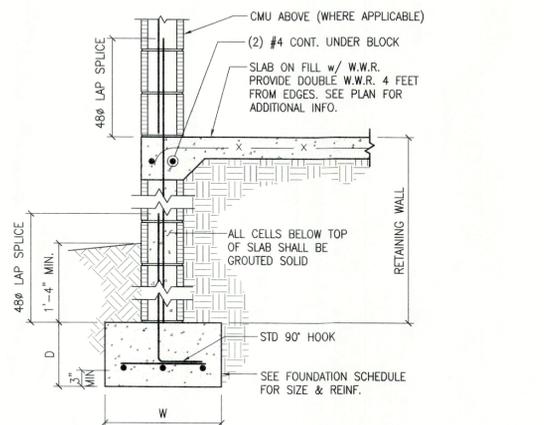
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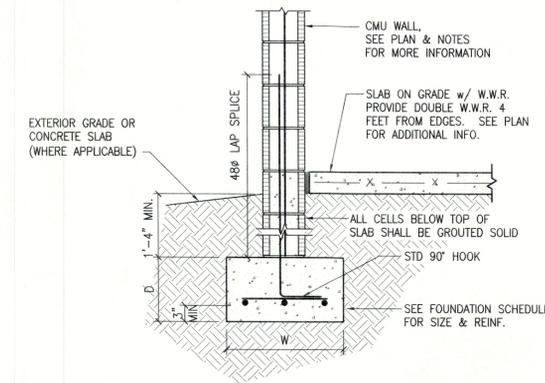
6 TYPICAL THICKENED EDGE FOUNDATION DETAIL
SCALE: 3/4\"/>



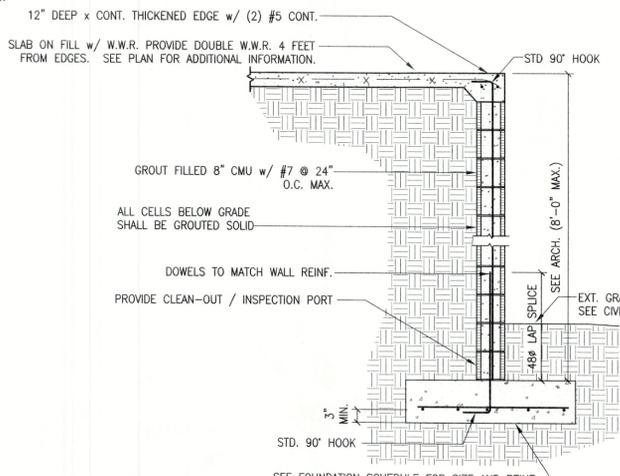
5 TYPICAL SPREAD / RETAINING WALL DETAIL @ INTERIOR MASONRY WALL
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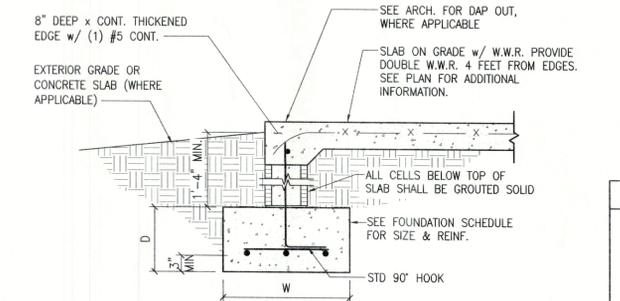
4 TYPICAL SPREAD / RETAINING WALL FOUNDATION @ EXTERIOR MASONRY WALL
SCALE: 3/4\"/>



3 TYPICAL SPREAD FOUNDATION DETAIL @ EXTERIOR MASONRY WALL
SCALE: 3/4\"/>



2 RETAINING WALL FOUNDATION
SCALE: N.T.S.



1 TYPICAL SPREAD FOUNDATION @ OPENING
SCALE: 3/4\"/>

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LICENSE
No. 54446
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Jerome J. DiMercurio
APR 26 2021
FL PE # 54446

Revisions
2021-01-12 CLIENT CHANGES

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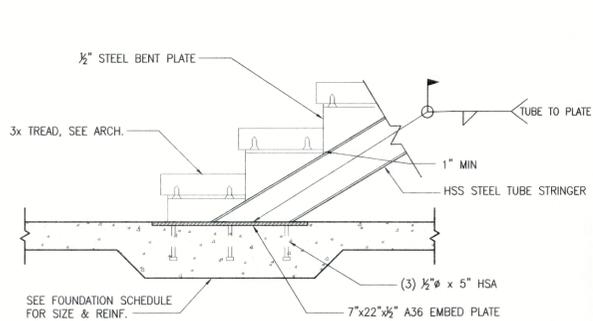
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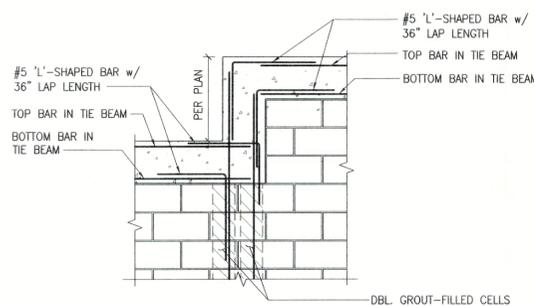
DETAILS

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Drawn by: RHR
Checked by: JD
Date Issued: 4.26.2021

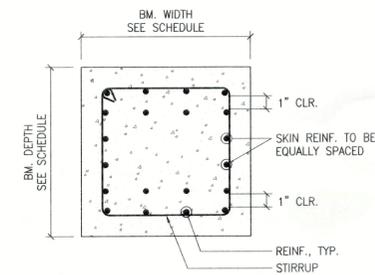
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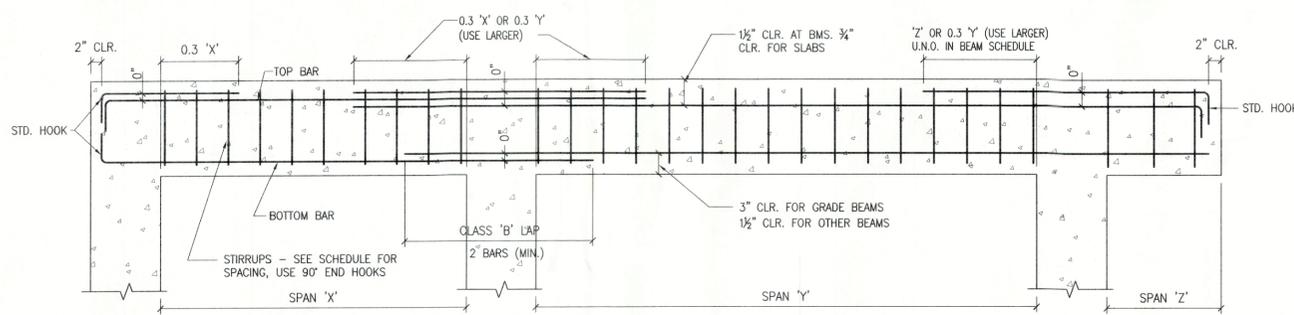
12 STAIR SECTION @ BASE
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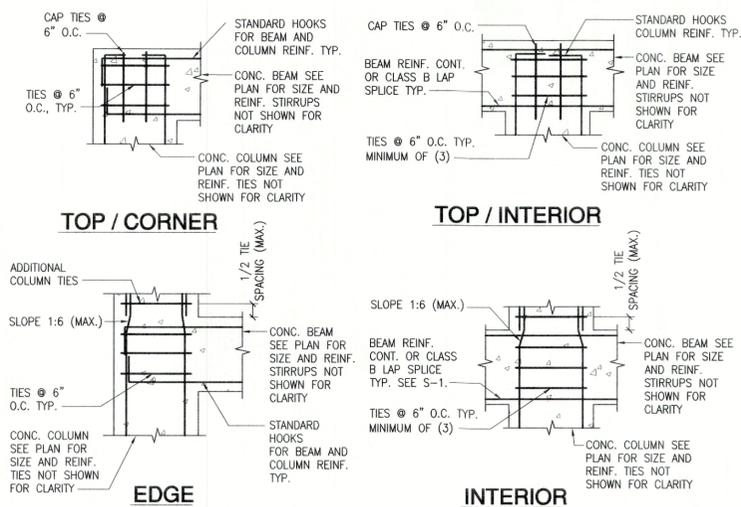
11 TYPICAL TIE BEAM STEP
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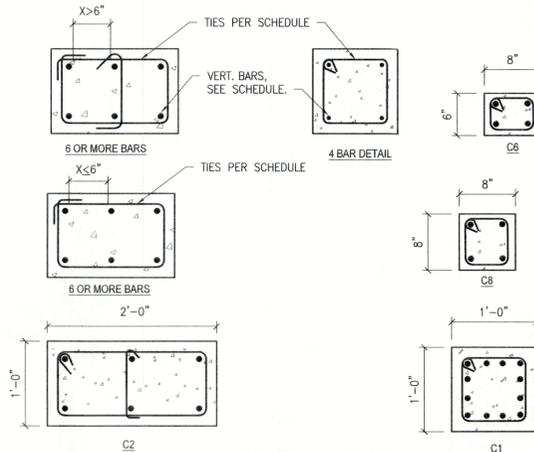
10 BEAMS w/ MULTIPLE ROWS OF REINFORCEMENT
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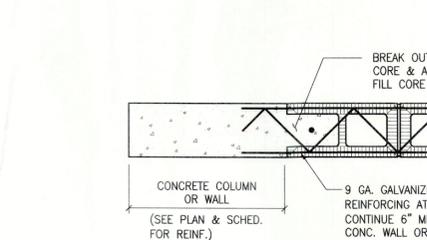
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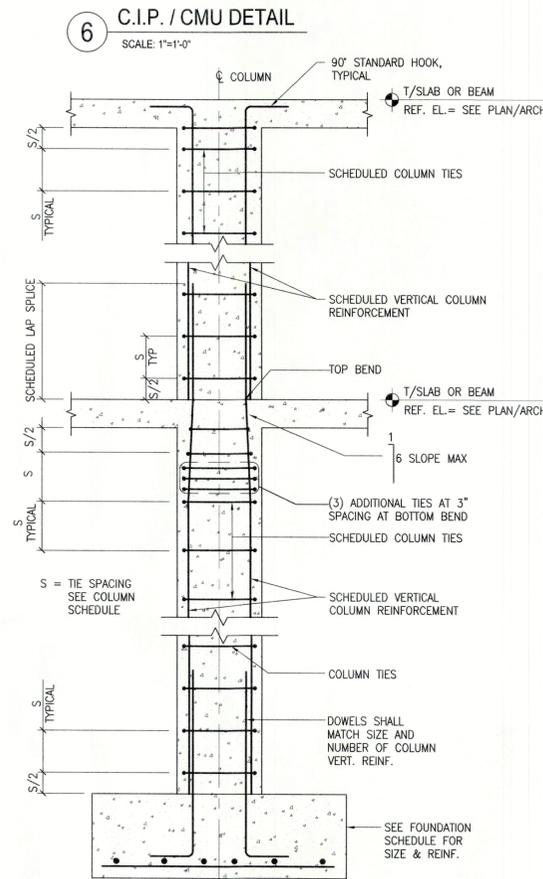
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8 COLUMN TYPES - BAR ARRANGEMENT
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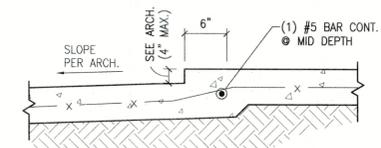


4 WALL FOUNDATION
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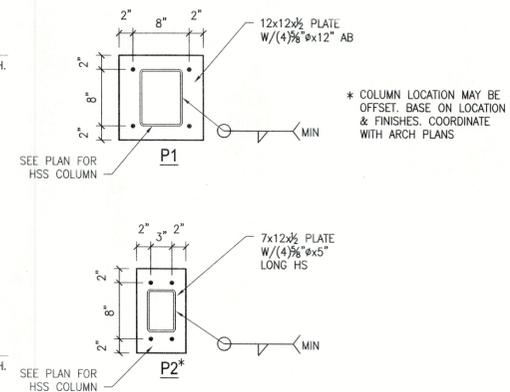


5 CONCRETE COLUMN DETAIL
SCALE: 1/2"=1'-0"

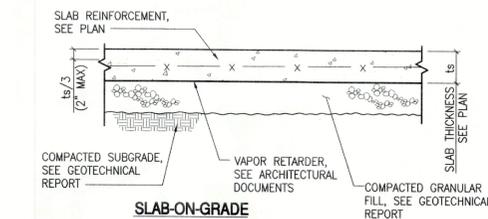
6 C.I.P. / CMU DETAIL
SCALE: 1"=1'-0"



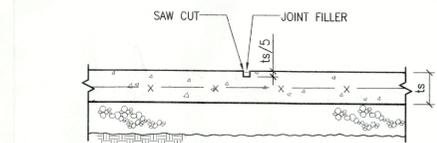
3 SLAB RECESS DETAIL
SCALE: 1"=1'-0"



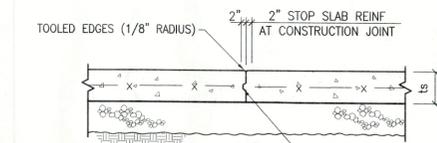
2 PLATE DETAILS
SCALE: 1"=1'-0"



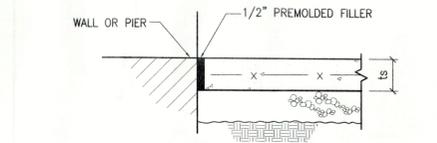
SLAB-ON-GRADE



CONTRACTION (CONTROL) JOINT



CONSTRUCTION JOINT



ISOLATION JOINT

1 TYPICAL SLAB ON GRADE WITH WELDED WIRE REINFORCEMENT
SCALE: 3/4"=1'-0"

Jerome J. DiMercurio
APR 26 2021
FL PE # 54446

21DS-0213

KARINS
ENGINEERING

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Jerome J. DiMercurio, PE
FL Registration # 54446

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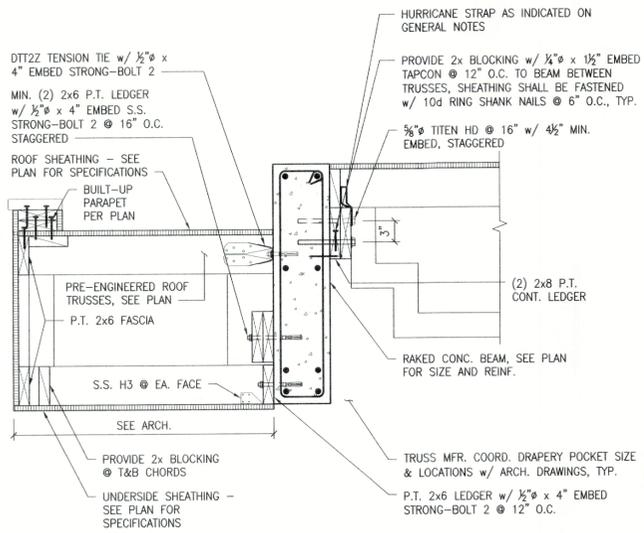
SEAL
JEROME J. DI MERCURIO
LICENSE
No. 54446
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DETAILS

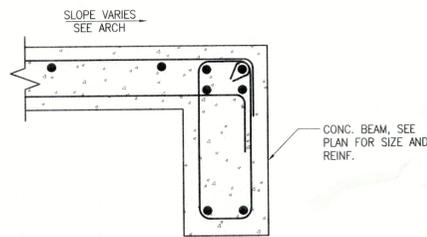
Project Ref: Burke
Drawn by: RHR
Checked by: JD
Date Issued: 4.26.2021

Sheet Number:

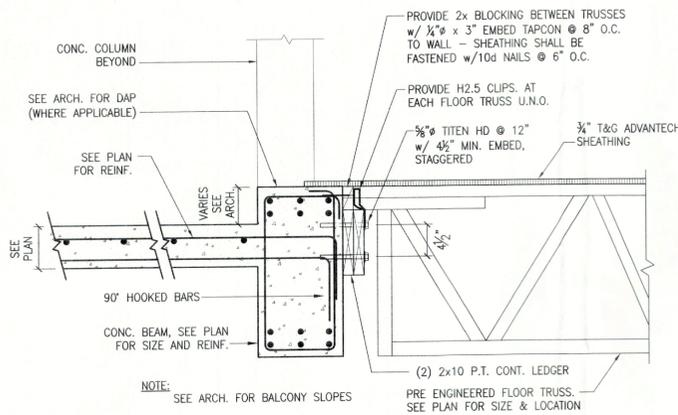
S4.1



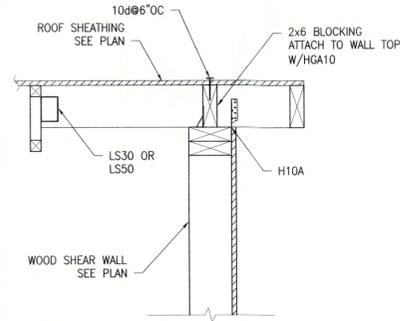
12 TRUSS OVERHANG DETAIL
SCALE: 1"=1'-0"



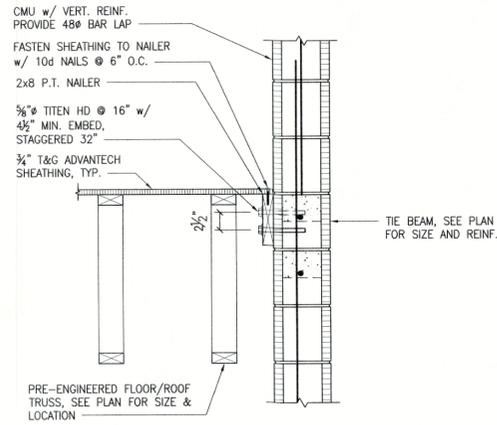
11 DETAIL
SCALE: 1 1/2"=1'-0"



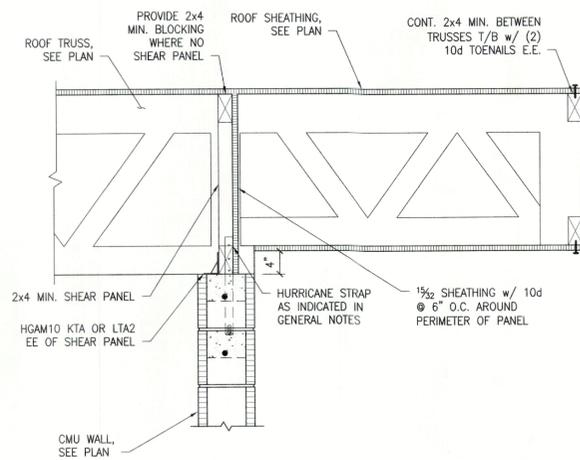
10 STEP AT C.I.P. DECK
SCALE: 1"=1'-0"



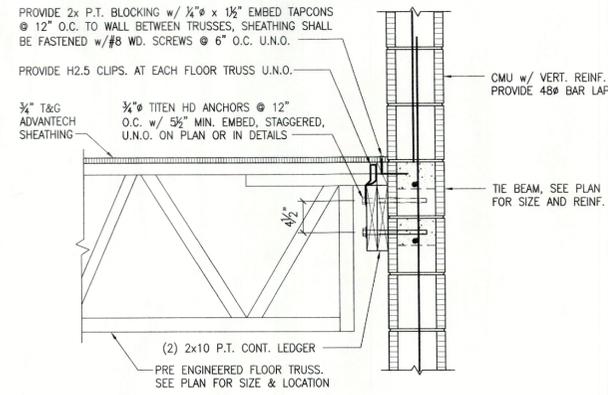
9 OUTLOOK @ WOOD WALL
SCALE: 1"=1'-0"



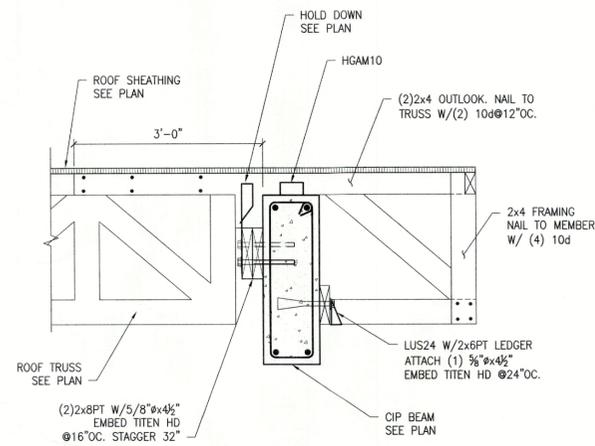
8 FLOOR / ROOF TRUSSES PARALLEL TO WALL
SCALE: 1"=1'-0"



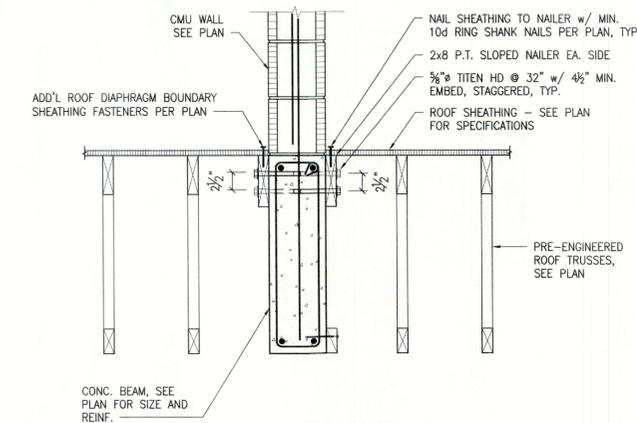
7 SECTION
SCALE: 1"=1'-0"



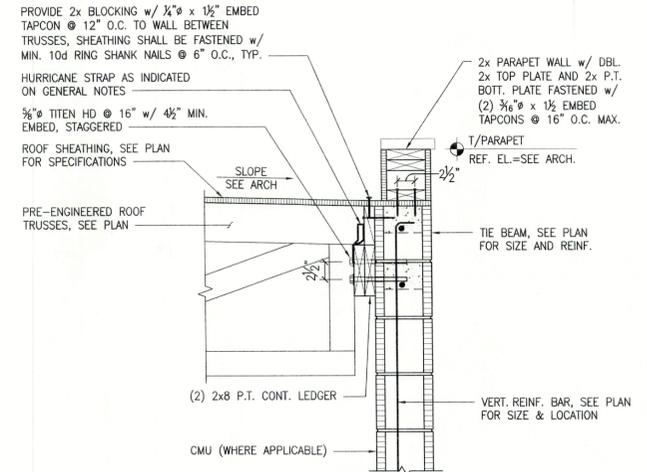
6 FLOOR TRUSSES PERP. TO WALL
SCALE: 1"=1'-0"



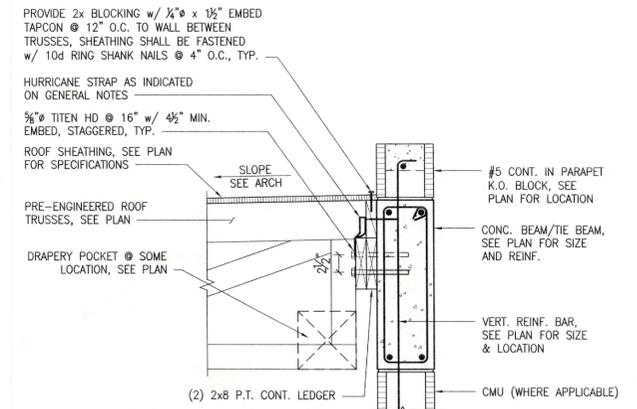
5 OUTLOOK @ CIP BEAM
SCALE: 1"=1'-0"



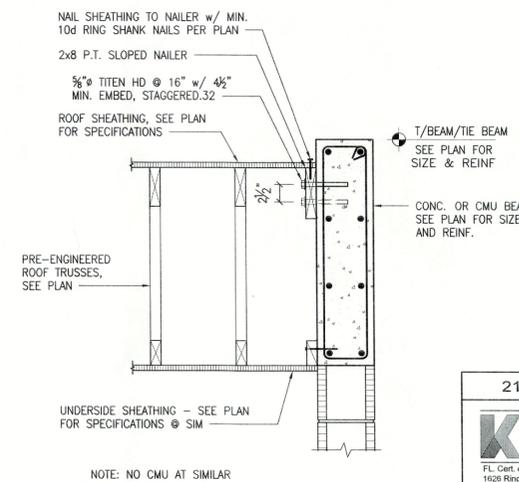
4 LOW SLOPE ROOF TRUSSES PARALLEL TO BEAM
SCALE: 1"=1'-0"



3 LOW SLOPE ROOF TRUSSES PERP. TO WALL
SCALE: 1"=1'-0"



2 LOW SLOPE ROOF TRUSS PERP. TO WALL
SCALE: 1"=1'-0"



1 LOW SLOPE ROOF TRUSSES PARALLEL TO BEAM
SCALE: 1"=1'-0"

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639 BAYVIEW DRIVE

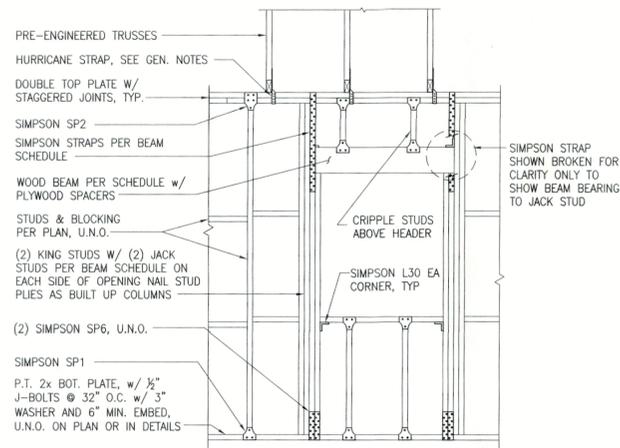
A NEW RESIDENCE FOR:
PHIL & KELLY BURKE

DETAILS

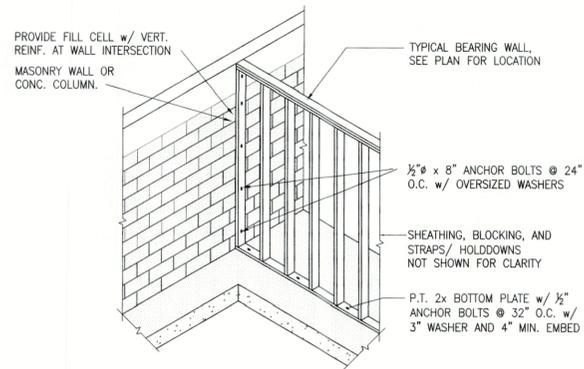
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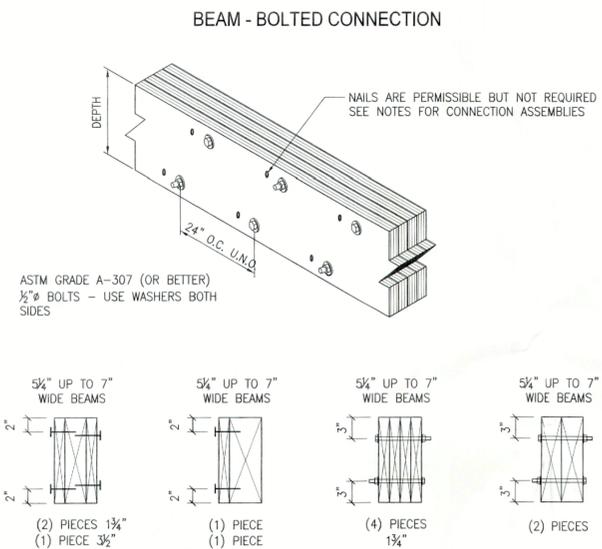
S4.2



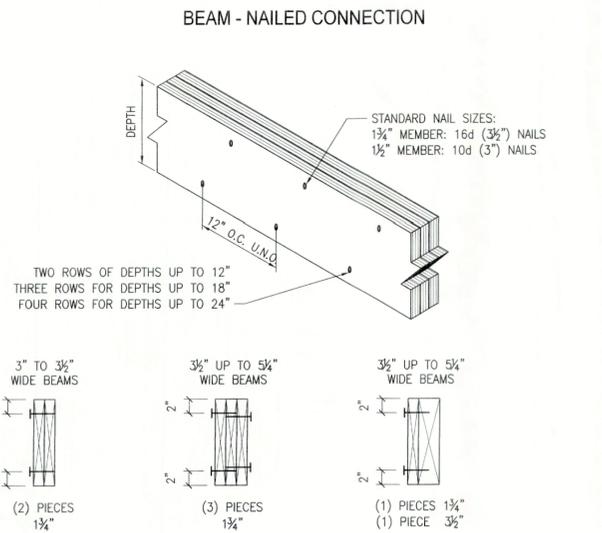
11 TYPICAL WOOD BEARING / SHEAR WALL FRAMING
SCALE: N.T.S.



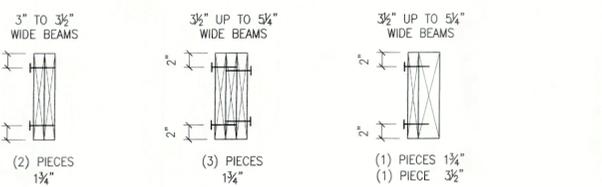
10 TYPICAL MASONRY / FRAME WALL CONNECTION (NON-SHEAR WALL)
SCALE: N.T.S.



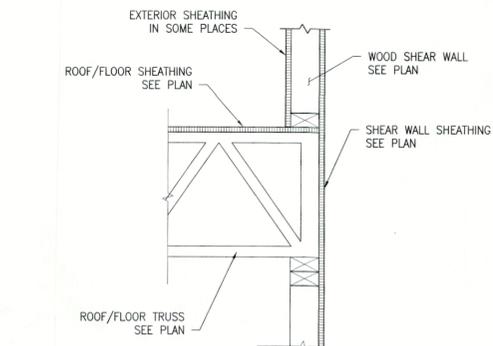
12 MULTIPLE BEAM CONNECTION
SCALE: 1"=1'-0"



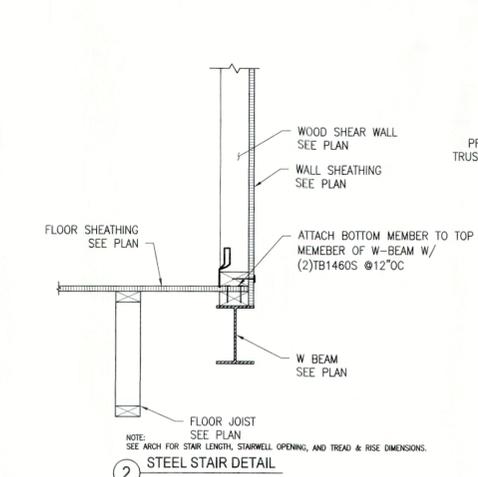
11 BEAM - BOLTED CONNECTION
SCALE: N.T.S.



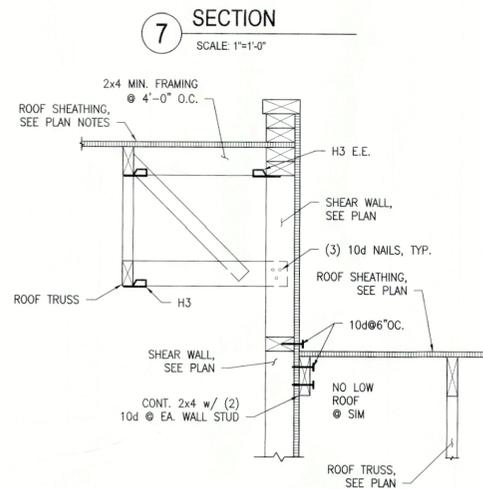
12 MULTIPLE BEAM CONNECTION
SCALE: 1"=1'-0"



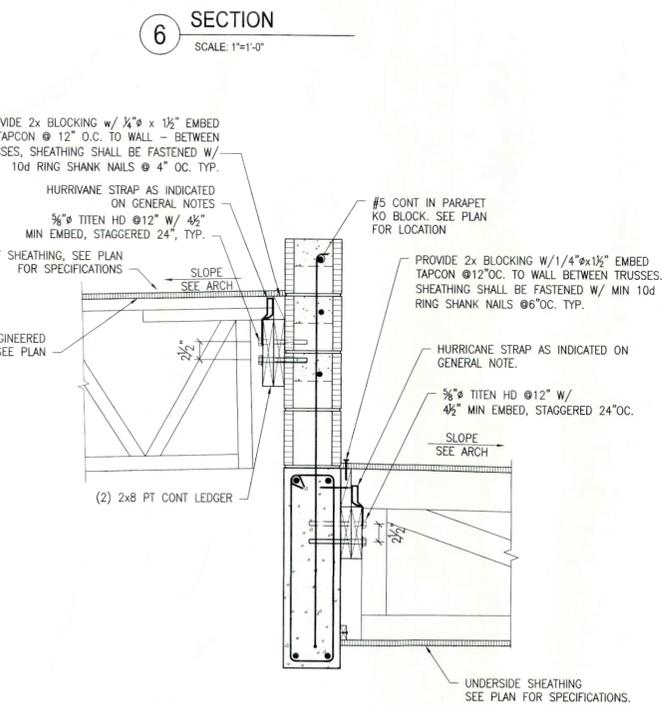
9 ROOF/FLOOR TRUSS BEARING ON WOOD SHEAR WALL
SCALE: 1"=1'-0"



8 WOOD WALL ON W-BEAM
SCALE: 1"=1'-0"

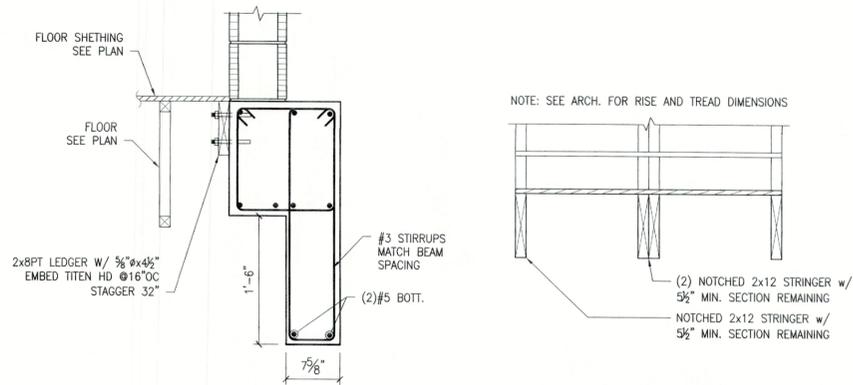


7 SECTION
SCALE: 1"=1'-0"

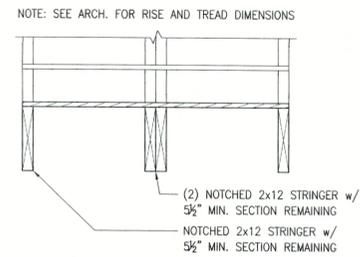


6 SECTION
SCALE: 1"=1'-0"

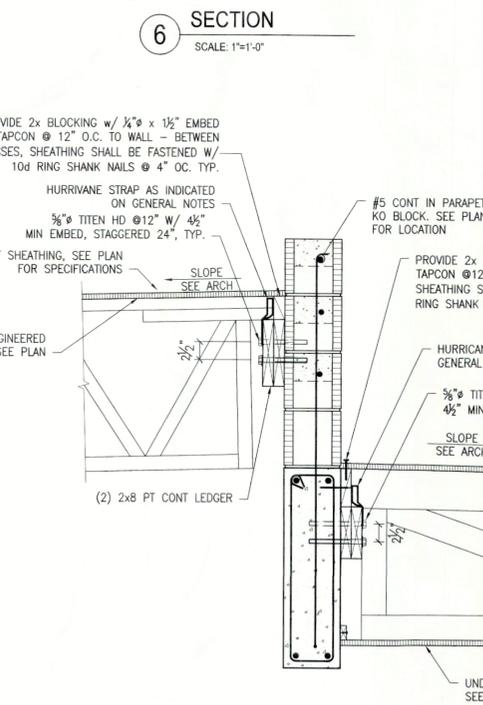
5 LOW SLOPE ROOF TRUSS
SCALE: 1"=1'-0"



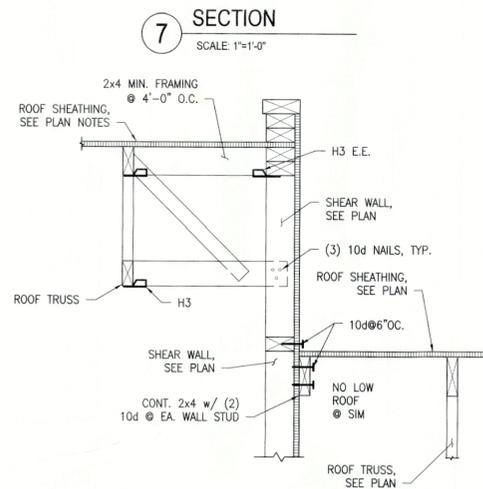
4 CONCRETE BEAM DETAIL
SCALE: 1"=1'-0"



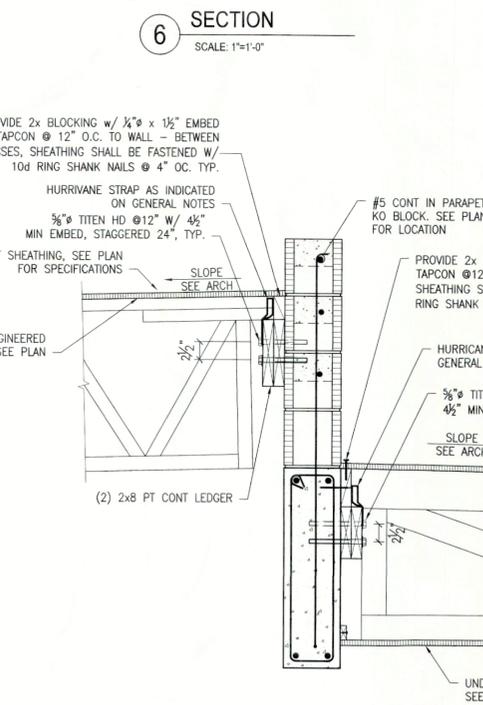
3 STRINGER SECTION
SCALE: 3/4"=1'-0"



2 STEEL STAIR DETAIL
SCALE: N.T.S.

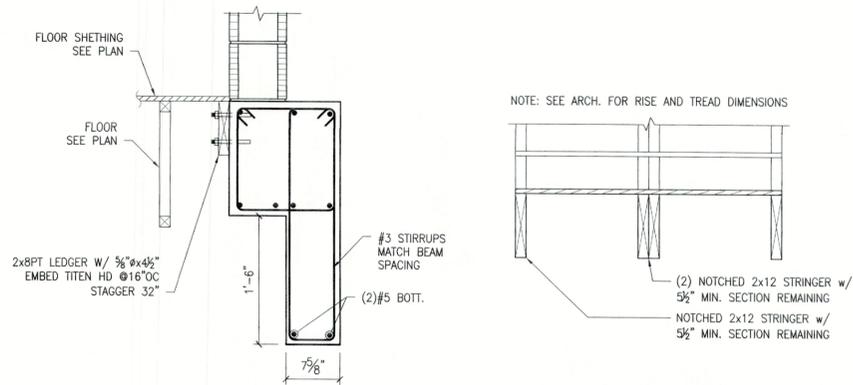


7 SECTION
SCALE: 1"=1'-0"

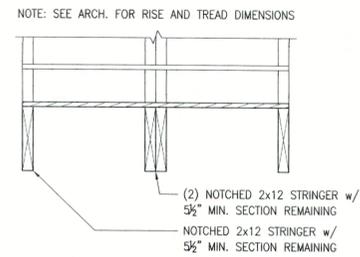


6 SECTION
SCALE: 1"=1'-0"

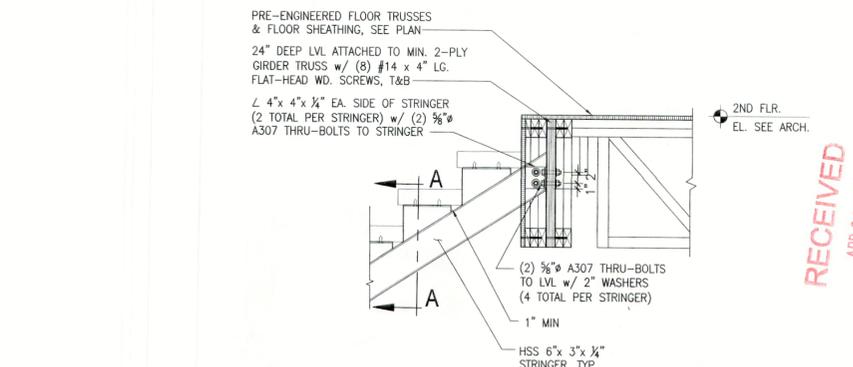
5 LOW SLOPE ROOF TRUSS
SCALE: 1"=1'-0"



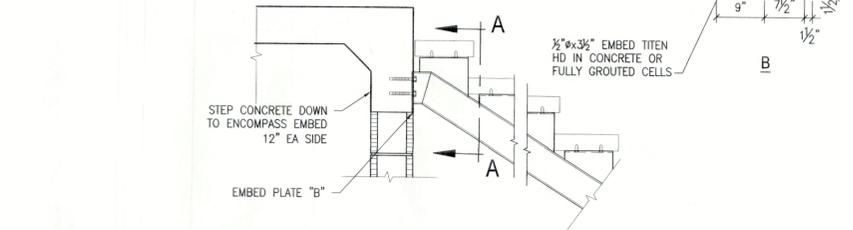
4 CONCRETE BEAM DETAIL
SCALE: 1"=1'-0"



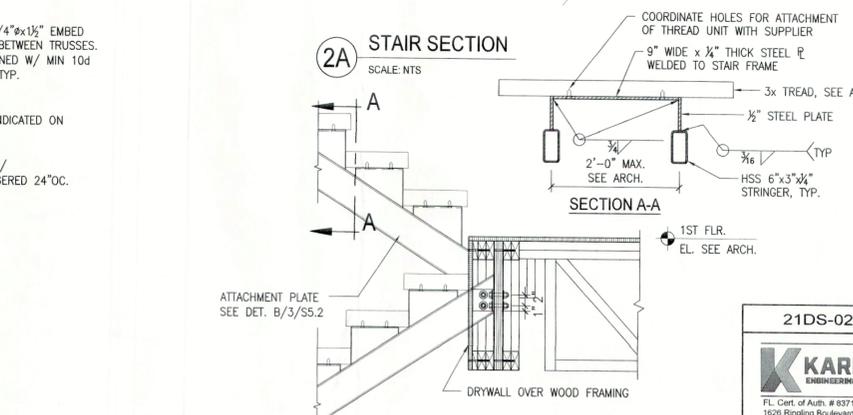
3 STRINGER SECTION
SCALE: 3/4"=1'-0"



2B STAIR SECTION
SCALE: N.T.S.



2A STAIR SECTION
SCALE: N.T.S.



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

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DETAILS

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S4.3