

A NEW CUSTOM RESIDENCE FOR

# FRITZ & PEMBROKE ATTAWAY

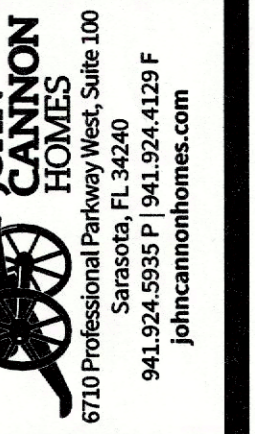
660 Cedar Street | Longboat Key, Florida | 34228

LOT 6 | TOWN OF LONGBOAT KEY | MANATEE COUNTY



This item has been electronically signed and sealed by James L. McCall, PE for structural engineering design only on June 7, 2023 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**James L. McCall**  
 Digitally signed by James L. McCall  
 DN: c=US, o=Florida, dnQualifier=A01410, D000001869384720, D0000D16C, cn=James L. McCall  
 Date: 2023.06.07 10:28:16 -04'00'



McCall & Young  
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 6849 Energy Court  
 Sarasota, FL 34240  
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**FRITZ & PEMBROKE ATTAWAY**  
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GENERAL NOTES	EROSION & SEDIMENT CONTROL NOTES	TYPICAL ABBREVIATIONS	DRAWING SHEET INDEX																																																																																
<ol style="list-style-type: none"> <li><b>DRAWINGS:</b> DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS AND NOTES SHALL CONTROL. CONTACT THE SUPERINTENDENT WITH ANY CONFLICTS IN THE PLANS BEFORE BEGINNING WORK. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO STRUCTURAL ITEMS AND DO NOT INCLUDE FINISHES, DIMENSIONS, SIZES, MEASUREMENTS AND LOCATION INSTRUCTIONS ARE NOMINAL AND APPROXIMATE AND MAY VARY FROM WHAT IS SPECIFIED OR REQUIRED.</li> <li><b>ON-SITE VERIFICATION:</b> OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB-CONTRACTORS. EACH SUB-CONTRACTOR SHALL REPORT ANY DISCREPANCY OR OTHER QUESTIONS PERTAINING TO THE DRAWINGS TO THE JOHN CANNON HOMES, INC. SUPERINTENDENT, OTHERWISE ACCEPTING FULL RESPONSIBILITY FOR ANY ERRORS, OMISSIONS &amp; DISCREPANCIES TO PLANS AS NOTED.</li> <li><b>APPLICABLE CODES:</b> IT IS THE INTENT THAT THESE DRAWINGS BE IN CONFORMANCE WITH THE 2020 FBC, 2017 NEC AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND RESTRICTIVE COVENANTS GOVERNING THE SITE.</li> <li><b>SCOPE OF WORK:</b> ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS, AND SHALL PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED OR REQUIRED BY ANY CODE WITHIN THE RELEVANT JURISDICTION(S) GOVERNING THE SITE TO COMPLETE THEIR SCOPE OF WORK.</li> <li><b>MATERIALS:</b> ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.</li> <li><b>CEILING HEIGHTS:</b> MAY BE ADJUSTED AS REQUIRED FOR STRUCTURAL ENGINEERING OR MECHANICAL EQUIPMENT.</li> <li><b>CABINET DRAWINGS:</b> CONTAINED HEREIN ARE FOR SCHEMATIC LAYOUT ONLY. AS SUCH ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CABINETS ARE TO BE BUILT AND INSTALLED PER APPROVED CABINET DRAWINGS AS SUPPORTED BY CONTRACT DOCUMENTATION.</li> </ol>	<ol style="list-style-type: none"> <li>WHEN RAINFALL AND RUNOFF OCCURS, DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS MUST BE PROVIDED BY SOMEONE KNOWLEDGEABLE AND EXPERIENCED IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE.</li> <li>DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.</li> <li>SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.</li> <li>ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. UNLESS OTHERWISE APPROVED, A SURFACE MOUNTED AND ATTACHABLE, U-SHAPED FILTER BAG IS REQUIRED FOR ALL CURB INLET CATCH BASINS.</li> <li>SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS.</li> <li>SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.</li> <li>SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF ONE-THIRD OF THE BARRIER HEIGHT, AND PRIOR TO THE CONTROL MEASURES REMOVAL.</li> <li>CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AGAIN AT COMPLETION OF PROJECT.</li> <li>ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL. THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.</li> <li>THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE.</li> <li>OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS, STATE, AND FEDERAL REGULATIONS.</li> <li>PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.</li> <li>PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPs THAT MUST BE INSTALLED INCLUDE: GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPs MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.</li> <li>IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST; THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.</li> <li>ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG).</li> <li>THE ESC PLAN MUST BE KEPT ONSITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.</li> <li>THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.</li> <li>IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPs MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING.</li> </ol>	<p>THIS LIST CONTAINS GENERAL ABBREVIATIONS WHICH MAY BE USED THROUGHOUT THIS PROJECT. ADDITIONAL ABBREVIATIONS AND SYMBOLS CAN BE FOUND WITHIN THE RELEVANT SHEET'S LEGEND AND/OR NOTES.</p> <table border="1"> <tr> <td>ABV ABOVE</td> <td>CP CROWN PERIMETER</td> <td>HS HOSE BIBB</td> <td>REF REFRIGERATOR</td> </tr> <tr> <td>AFF ABOVE FINISHED FLOOR</td> <td>DFE DESIGN FLOOD ELEVATION</td> <td>LAV LAVATORY</td> <td>SGD SLIDING GLASS DOOR</td> </tr> <tr> <td>AHU AIR HANDLER UNIT</td> <td>DC DISAPPEARING CORNER</td> <td>MFG MANUFACTURER</td> <td>SF SQUARE FEET (FOOT)</td> </tr> <tr> <td>ALUM ALUMINUM</td> <td>DISP DISPOSAL</td> <td>MAX MAXIMUM</td> <td>SI SQUARE INCHES)</td> </tr> <tr> <td>ARCH ARCHITECTURAL</td> <td>DIST DISTANCE</td> <td>MECH MECHANICAL</td> <td>SHWR SHOWER</td> </tr> <tr> <td>BFE BASE FLOOD ELEVATION</td> <td>ELEC ELECTRICAL</td> <td>MIN MINIMUM</td> <td>SH SINGLE HUNG WINDOW</td> </tr> <tr> <td>BLDG BUILDING</td> <td>ELEV ELEVATION</td> <td>MIR MIRROR</td> <td>SPECS SPECIFICATIONS</td> </tr> <tr> <td>CAB CABINET</td> <td>ENG ENGINEER</td> <td>NAVD NORTH AMERICAN VERTICAL DATUM</td> <td>STRUCT STRUCTURAL</td> </tr> <tr> <td>CALC CALCULATION(S)</td> <td>EQUIP EQUIPMENT</td> <td>NGVD NATIONAL GEODETIC VERTICAL DATUM</td> <td>T&amp;G TONGUE AND GROOVE</td> </tr> <tr> <td>CA CASEMENT WINDOW</td> <td>FF FINISHED FLOOR</td> <td>OC ON CENTER</td> <td>TYP TYPICAL</td> </tr> <tr> <td>CA-## CONTRACT ITEMIZATION</td> <td>FG FIXED GLASS</td> <td>OHD OVERHEAD DOOR</td> <td>UC UNDER COUNTER</td> </tr> <tr> <td>CA-## CUSTOMER ACCOMMODATION</td> <td>FLR FLOOR</td> <td>PKT POCKET DOOR</td> <td>VEST VESTIBULE</td> </tr> <tr> <td>CLG CEILING</td> <td>FR DR FRENCH DOOR</td> <td>RA ROOM AREA</td> <td>WC WATER CLOSET</td> </tr> <tr> <td>CMU CONCRETE MASONRY UNIT</td> <td>HDR HEADER</td> <td></td> <td>WH WATER HEATER</td> </tr> <tr> <td>CONC CONCRETE</td> <td>HVAC HEAT &amp; AIR CONDITIONING</td> <td></td> <td>WIC WALK IN CLOSET</td> </tr> </table>	ABV ABOVE	CP CROWN PERIMETER	HS HOSE BIBB	REF REFRIGERATOR	AFF ABOVE FINISHED FLOOR	DFE DESIGN FLOOD ELEVATION	LAV LAVATORY	SGD SLIDING GLASS DOOR	AHU AIR HANDLER UNIT	DC DISAPPEARING CORNER	MFG MANUFACTURER	SF SQUARE FEET (FOOT)	ALUM ALUMINUM	DISP DISPOSAL	MAX MAXIMUM	SI SQUARE INCHES)	ARCH ARCHITECTURAL	DIST DISTANCE	MECH MECHANICAL	SHWR SHOWER	BFE BASE FLOOD ELEVATION	ELEC ELECTRICAL	MIN MINIMUM	SH SINGLE HUNG WINDOW	BLDG BUILDING	ELEV ELEVATION	MIR MIRROR	SPECS SPECIFICATIONS	CAB CABINET	ENG ENGINEER	NAVD NORTH AMERICAN VERTICAL DATUM	STRUCT STRUCTURAL	CALC CALCULATION(S)	EQUIP EQUIPMENT	NGVD NATIONAL GEODETIC VERTICAL DATUM	T&G TONGUE AND GROOVE	CA CASEMENT WINDOW	FF FINISHED FLOOR	OC ON CENTER	TYP TYPICAL	CA-## CONTRACT ITEMIZATION	FG FIXED GLASS	OHD OVERHEAD DOOR	UC UNDER COUNTER	CA-## CUSTOMER ACCOMMODATION	FLR FLOOR	PKT POCKET DOOR	VEST VESTIBULE	CLG CEILING	FR DR FRENCH DOOR	RA ROOM AREA	WC WATER CLOSET	CMU CONCRETE MASONRY UNIT	HDR HEADER		WH WATER HEATER	CONC CONCRETE	HVAC HEAT & AIR CONDITIONING		WIC WALK IN CLOSET	<table border="1"> <tr> <td>A0.0 COVER SHEET</td> </tr> <tr> <td>A1.0 SITE AND DRAINAGE PLAN</td> </tr> <tr> <td>A2.0 FLOOR PLANS (ARCHITECTURAL) (3 LEVELS)</td> </tr> <tr> <td>A2.1d FLOOR PLANS (DIMENSIONS) (3 LEVELS)</td> </tr> <tr> <td>A3.0 ROOF PLAN</td> </tr> <tr> <td>A4.0 EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A5.0 INTERIOR ELEVATIONS</td> </tr> <tr> <td>A6.0 ELECTRICAL PLANS (3 LEVELS)</td> </tr> <tr> <td>D1 EXTERIOR DETAILS/SCHEDULES</td> </tr> <tr> <td colspan="2"><b>STRUCTURAL DRAWINGS</b></td> </tr> <tr> <td>S1 FOUNDATION PLAN</td> <td rowspan="8">                     BLDG PERMIT PLANS                      FILE                      Copy of Record                 </td> </tr> <tr> <td>S1.1 FOUNDATION DETAILS</td> </tr> <tr> <td>S2 FLOOR PLAN</td> </tr> <tr> <td>S3 FRAMING PLAN</td> </tr> <tr> <td>S4 STRUCTURAL NOTES</td> </tr> <tr> <td>S5 STRUCTURAL DETAILS</td> </tr> <tr> <td>S6 STRUCTURAL DETAILS</td> </tr> <tr> <td>S8 STRUCTURAL DETAILS</td> </tr> </table>	A0.0 COVER SHEET	A1.0 SITE AND DRAINAGE PLAN	A2.0 FLOOR PLANS (ARCHITECTURAL) (3 LEVELS)	A2.1d FLOOR PLANS (DIMENSIONS) (3 LEVELS)	A3.0 ROOF PLAN	A4.0 EXTERIOR ELEVATIONS	A5.0 INTERIOR ELEVATIONS	A6.0 ELECTRICAL PLANS (3 LEVELS)	D1 EXTERIOR DETAILS/SCHEDULES	<b>STRUCTURAL DRAWINGS</b>		S1 FOUNDATION PLAN	BLDG PERMIT PLANS FILE Copy of Record	S1.1 FOUNDATION DETAILS	S2 FLOOR PLAN	S3 FRAMING PLAN	S4 STRUCTURAL NOTES	S5 STRUCTURAL DETAILS	S6 STRUCTURAL DETAILS	S8 STRUCTURAL DETAILS
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<p><b>DESIGN DISCLOSURE</b></p> <p>THE PURPOSE OF THIS DISCLOSURE IS TO ACKNOWLEDGE THAT JOHN CANNON HOMES, INC. DESIGNS BUILDING PLANS FOR ITS CUSTOMERS FOR THE PURPOSE OF CONSTRUCTING THEIR HOME, AND MAKES NO CLAIMS AS TO REPRESENTING ITSELF AS AN ARCHITECT OR EXPERT IN THE FUNCTIONAL UTILITY OF HOUSE DESIGN. IN AS SUCH, NO REPRESENTATIONS ARE MADE AS TO THE AESTHETICS OR FUNCTIONALITY OF THE HOUSE'S OVERALL DESIGN AND LAYOUT. <b>YOUR CONTRACT AND THESE PLANS ARE CUSTOM, ALTHOUGH THEY MAY BE BASED UPON A JOHN CANNON HOMES MODEL. THESE PLANS WILL BE USED AS DRAWN FOR CONSTRUCTION PURPOSES; PLEASE REVIEW THEM CAREFULLY. THERE MAY BE DESIGN CHANGES, ADDITIONS, DELETIONS, SUBSTITUTIONS, DEVIATIONS AND / OR ALTERATIONS FROM WHAT IS SHOWN IN OUR MODELS OR YOUR PLANS SIGNED AT CONTRACT.</b> JOHN CANNON HOMES, INC. FULLY REPRESENTS THE DESIGN OF THE HOUSE'S STRUCTURAL INTEGRITY TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND GOVERNMENTAL REQUIREMENTS. THESE COPYRIGHTED PLANS ARE THE PROPERTY OF JOHN CANNON HOMES, INC. IN SO MUCH ANY UNAUTHORIZED USE, DUPLICATION, OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM JOHN CANNON HOMES, INC. IT IS SUGGESTED THAT ANY CUSTOMER HAVING QUESTIONS OR CONCERNS REGARDING THE FUNCTIONAL UTILITY OF THE HOUSE'S DESIGN AND / OR LAYOUT (I.E. ROOM LAYOUT, SIZE AND / OR CONFIGURATION, DOOR AND WINDOW LOCATIONS, ETC.) TO CONTACT AN ARCHITECT OR SIMILAR EXPERT IN THE FIELD OF HOUSE DESIGN AND LAYOUT TO ASSIST THEM IN RESOLVING THOSE QUESTIONS OR CONCERNS. ANY COSTS INCURRED IN OBTAINING THIS ASSISTANCE ARE THE SOLE RESPONSIBILITY OF THE CUSTOMER, AND ADDITIONAL COSTS COULD BE INCURRED SHOULD CHANGES TO THE BUILDING PLANS BE REQUESTED. FURTHERMORE, THESE PLANS ARE A GRAPHIC REPRESENTATION OF THE PRELIMINARY DESIGN OF A HOUSE. ACTUAL PLACEMENT OF THE HOUSE ON THE LOT, ROOM SIZES, WINDOW SIZES AND PLACEMENT, DOOR SIZES AND PLACEMENT, EQUIPMENT LOCATIONS AND OTHER ITEMS MAY CHANGE AS REQUIRED BY BUILDING CODES, LOCAL ORDINANCES, AND STRUCTURAL REQUIREMENTS AFTER ENGINEERING.</p>	<p><b>AREA CALCULATIONS</b></p> <table border="1"> <tr> <th colspan="2">BUILDING AREAS</th> </tr> <tr> <td>MAIN LIVING LEVEL</td> <td>1,507 SQ. FT.</td> </tr> <tr> <td>SECOND LIVING LEVEL</td> <td>774 SQ. FT.</td> </tr> <tr> <td>TOTAL LIVING</td> <td>2,281 SQ. FT.</td> </tr> <tr> <td colspan="2">ENCLOSURE AREAS</td> </tr> <tr> <td>ENCLOSED ENTRY</td> <td>49 SQ. FT. CA-269</td> </tr> <tr> <td>ENTRY</td> <td>56 SQ. FT. CA-270</td> </tr> <tr> <td>REAR LOWER LANAI</td> <td>382 SQ. FT.</td> </tr> <tr> <td>GARAGE / STORAGE</td> <td>1,123 SQ. FT. CA-268</td> </tr> <tr> <td>GROUND LEVEL LANAI</td> <td>306 SQ. FT.</td> </tr> <tr> <td>MAIN LIVING LEVEL LANAI</td> <td>306 SQ. FT.</td> </tr> <tr> <td>TOTAL UNDER ROOF</td> <td>4,503 SQ. FT.</td> </tr> <tr> <td>RINGING STATION PAVED DECK</td> <td>50 SQ. FT.</td> </tr> <tr> <td>STAIRS TO SECOND FLOOR</td> <td>75 SQ. FT.</td> </tr> <tr> <td>ELEVATED A/C EQUIP. PAD &amp; STAIRS</td> <td>172 SQ. FT.</td> </tr> <tr> <td>TOTAL ADDITIONAL COVERAGE</td> <td>297 SQ. FT.</td> </tr> </table>	BUILDING AREAS		MAIN LIVING LEVEL	1,507 SQ. FT.	SECOND LIVING LEVEL	774 SQ. FT.	TOTAL LIVING	2,281 SQ. FT.	ENCLOSURE AREAS		ENCLOSED ENTRY	49 SQ. FT. CA-269	ENTRY	56 SQ. FT. CA-270	REAR LOWER LANAI	382 SQ. FT.	GARAGE / STORAGE	1,123 SQ. FT. CA-268	GROUND LEVEL LANAI	306 SQ. FT.	MAIN LIVING LEVEL LANAI	306 SQ. FT.	TOTAL UNDER ROOF	4,503 SQ. FT.	RINGING STATION PAVED DECK	50 SQ. FT.	STAIRS TO SECOND FLOOR	75 SQ. FT.	ELEVATED A/C EQUIP. PAD & STAIRS	172 SQ. FT.	TOTAL ADDITIONAL COVERAGE	297 SQ. FT.	<p><b>DESIGN CRITERIA</b></p> <p><b>BUILDING CODE</b>          2020 Florida Building Code, 7th Edition          2017 National Electric Code</p> <p><b>PROJECT SPECIFIC INFORMATION</b>          PARCEL ID: 77757050002          JURISDICTION: TOWN OF LONGBOAT KEY (MANATEE COUNTY)</p> <p><b>ZONING:</b> R-6SF          FEMA FLOOD ZONE: AE          BASE FLOOD ELEVATION: 9'-0" NAVD          DESIGN FLOOD ELEVATION: 10'-6" NAVD          LOT SIZE: 8,400 +/- SF          ALLOWABLE BUILDING COVERAGE: 30% (2,520 SF)          ACTUAL BUILDING COVERAGE: 26% (2,213 SF)          MINIMUM OPEN SPACE REQUIRED: 50% (4,200 SF)          ACTUAL OPEN SPACE PROVIDED: 74% (6,187 SF)</p>																																																	
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1	06/07/2023	ISSUE FOR PERMIT	SM	SM	SM
2	06/07/2023	REVISIONS	SM	SM	SM
3	06/07/2023	REVISIONS	SM	SM	SM
4	06/07/2023	REVISIONS	SM	SM	SM
5	06/07/2023	REVISIONS	SM	SM	SM
6	06/07/2023	REVISIONS	SM	SM	SM
7	06/07/2023	REVISIONS	SM	SM	SM

PERMIT NO: PB21-0597  
**APPROVED**  
**REVISED PLAN**  
 BY: SM DATE: 6/7/23

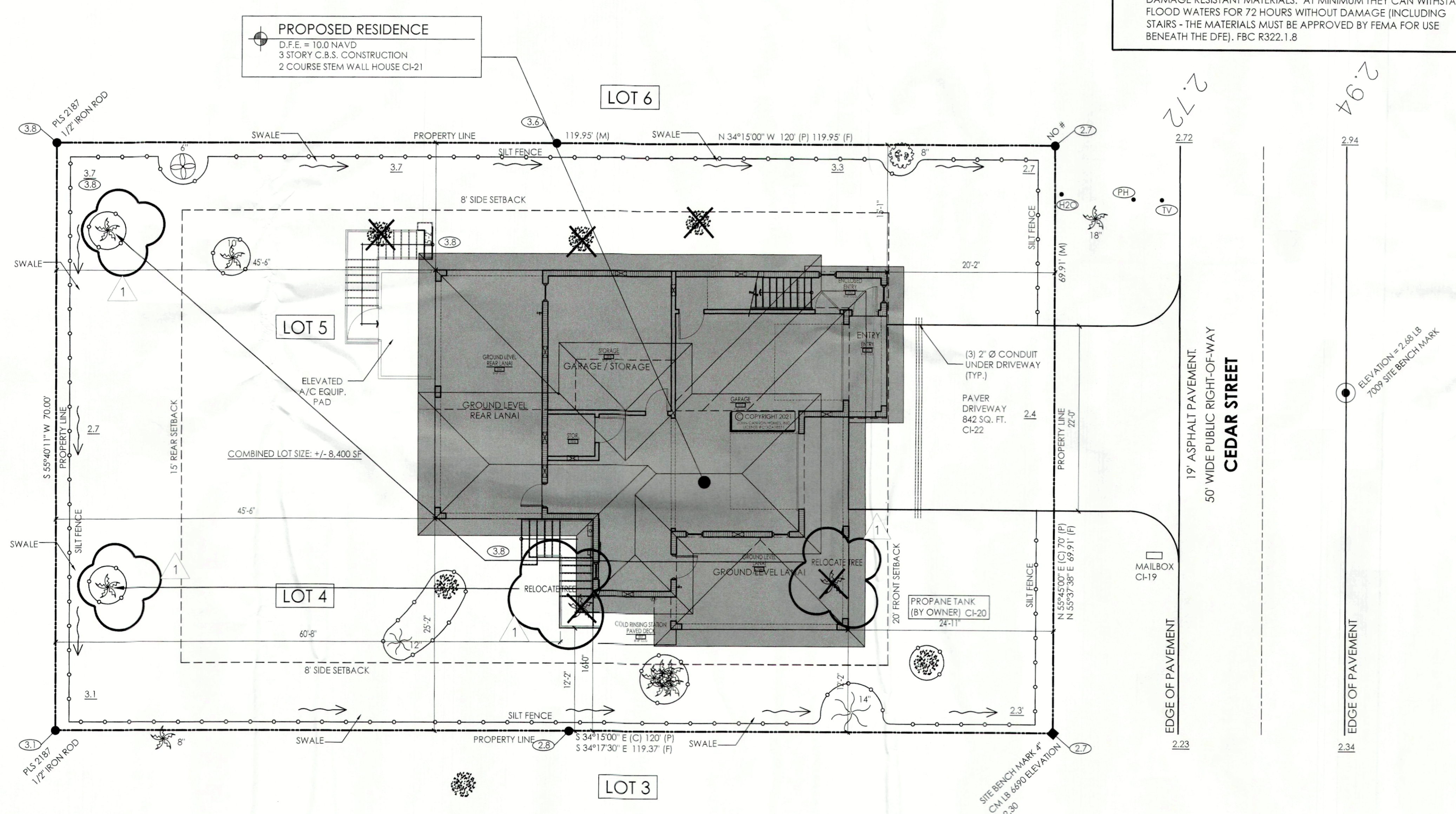
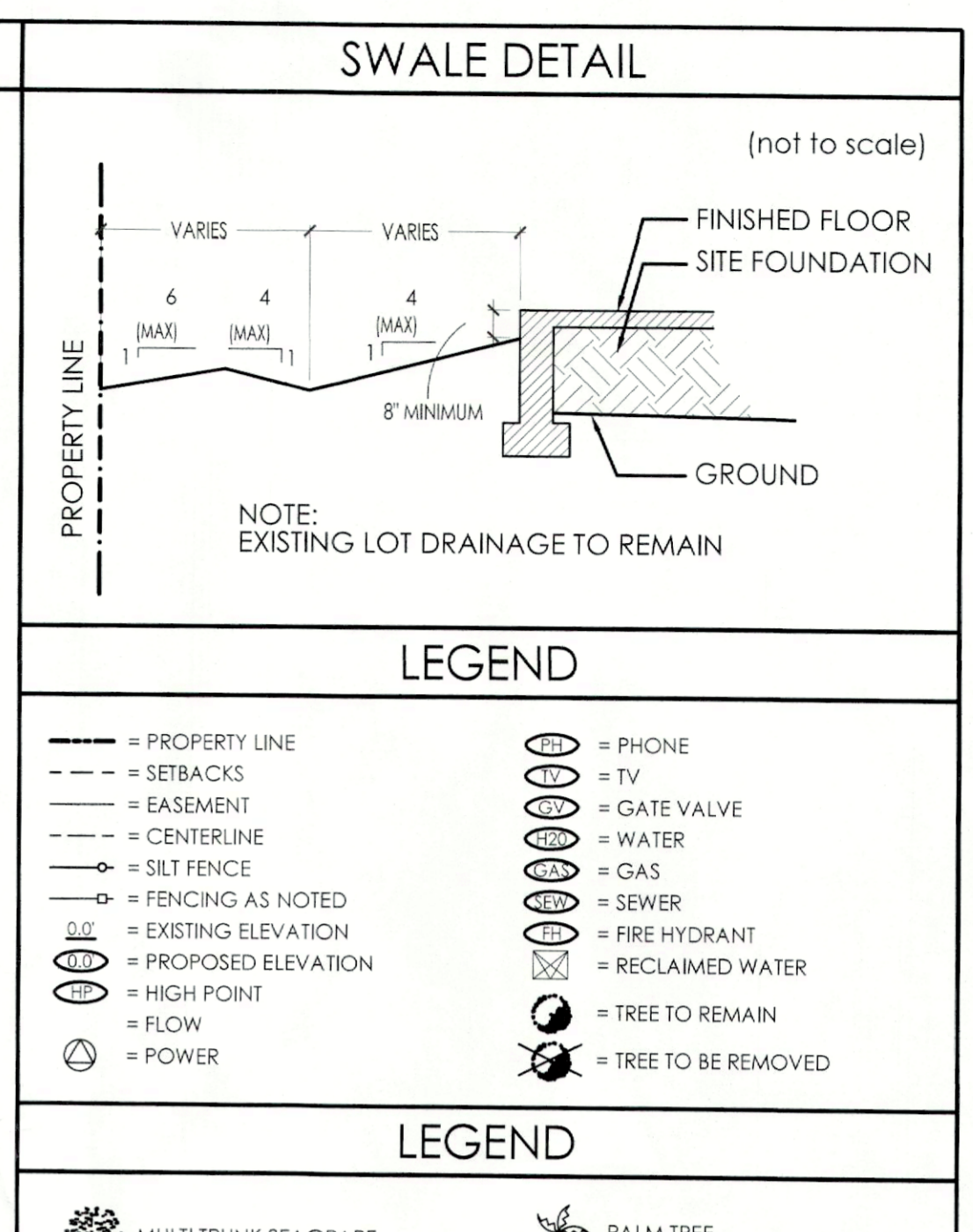
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 TOWN OF LONGBOAT KEY  
 Planning, Zoning & Building

DRAWING TITLE  
 COVER SHEET  
 SHEET NUMBER  
**A0.0**

TREE DISCLOSURE	
THE PURPOSE OF THIS DISCLOSURE IS TO ACKNOWLEDGE THAT JOHN CANNON HOMES, INC. MIGHT NEED TO TRIM EXISTING TREES IN ORDER TO BUILD THIS HOUSE, BUT JOHN CANNON HOMES, INC DOESN'T WARRANTY OR GUARANTEE SURVIVAL.	
SITE INFORMATION	
FLOOD ZONE: AE (EL 9' NAVD) (TO BE VERIFIED WITH SURVEY)	
PROPERTY IS LOCATED IN: MANATEE COUNTY	
INCORPORATED BY THE TOWN OF LONGBOAT KEY	
ZONING: R-6SF	
LOT COVERAGE	
APPROX. LOT AREA (TO BE VERIFIED WITH SURVEY)	± 8,400 SQ FT
BUILDING	
30% ALLOWABLE BUILDING COVERAGE (ANYTHING HIGHER THAN 6' ABOVE GRADE)	2,520 SQ FT (30%)
TOTAL PROPOSED BUILDING COVERAGE IMPERVIOUS	2,012 SQ FT (24%)
50% ALLOWABLE IMPERVIOUS COVERAGE (TOTAL OF BLDG. / DRIVE ETC.)	4,200 SQ FT (50%)
TOTAL PROPOSED IMPERVIOUS COVERAGE	2,853 SQ FT (34%)

### SITE & DRAINAGE PLAN NOTES

- SURFACE SLOPES SHALL NOT EXCEED ONE FOOT VERTICAL RISE IN SIX FEET HORIZONTAL DISTANCE WITHIN FIVE FEET OF ANY PROPERTY LINE.
- ALL ON-SITE DRAINAGE SHALL BE DIRECTED BY SWALES OR OTHER SYSTEMS TO AN OFF SITE DRAINAGE FACILITY.
- SITE DRAINAGE TO BE CONSISTENT WITH ANY EXISTING SUBDIVISION STORM WATER MANAGEMENT PLAN.
- SWALE SLOPES SHALL BE A MINIMUM OF 0.23% LONGITUDINAL SLOPE.
- SITE RUNOFF MAY BE DIRECTED TO REAR OF LOT IF AN APPROVED DRAINAGE GREENBELT OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY IS AVAILABLE.
- ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SITE DRAINAGE TO BE SWALED AS TO NOT ALLOW DRAINAGE ON TO ADJACENT PROPERTIES.
- A REGISTERED FLORIDA SURVEYOR SHALL LOCATE BUILDING ON SITE FOR CONFORMANCE PRIOR TO FOOTING PLACEMENT.
- IF APPLICABLE, ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT, INCLUDING DUCTWORK WILL BE LOCATED ABOVE THE DESIGN FLOOD ELEVATION (DFE). DFE = BASE FLOOD ELEVATION (BFE) + 1'-0" FREEBOARD.
- IF APPLICABLE, ALL MATERIALS BELOW THE DFE WILL BE MADE OF FLOOD RESISTANT MATERIAL.
- IF APPLICABLE, NO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT, WILL BE INSTALLED IN THE ELEVATOR SHAFT UNLESS IT IS REQUIRED FOR THE ELEVATOR OPERATION.
- UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO STRUCTURAL ITEMS AND DO NOT INCLUDE FINISHES. DIMENSIONS, SIZES, MEASUREMENTS AND LOCATION INSTRUCTIONS ARE NOMINAL AND APPROXIMATE AND MAY VARY FROM WHAT IS SPECIFIED.
- ALL BUILDING MATERIALS INSTALLED BELOW THE DFE SHALL BE FLOOD DAMAGE RESISTANT MATERIALS. AT MINIMUM THEY CAN WITHSTAND FLOOD WATERS FOR 72 HOURS WITHOUT DAMAGE (INCLUDING STAIRS - THE MATERIALS MUST BE APPROVED BY FEMA FOR USE BENEATH THE DFE). FBC R322.1.8



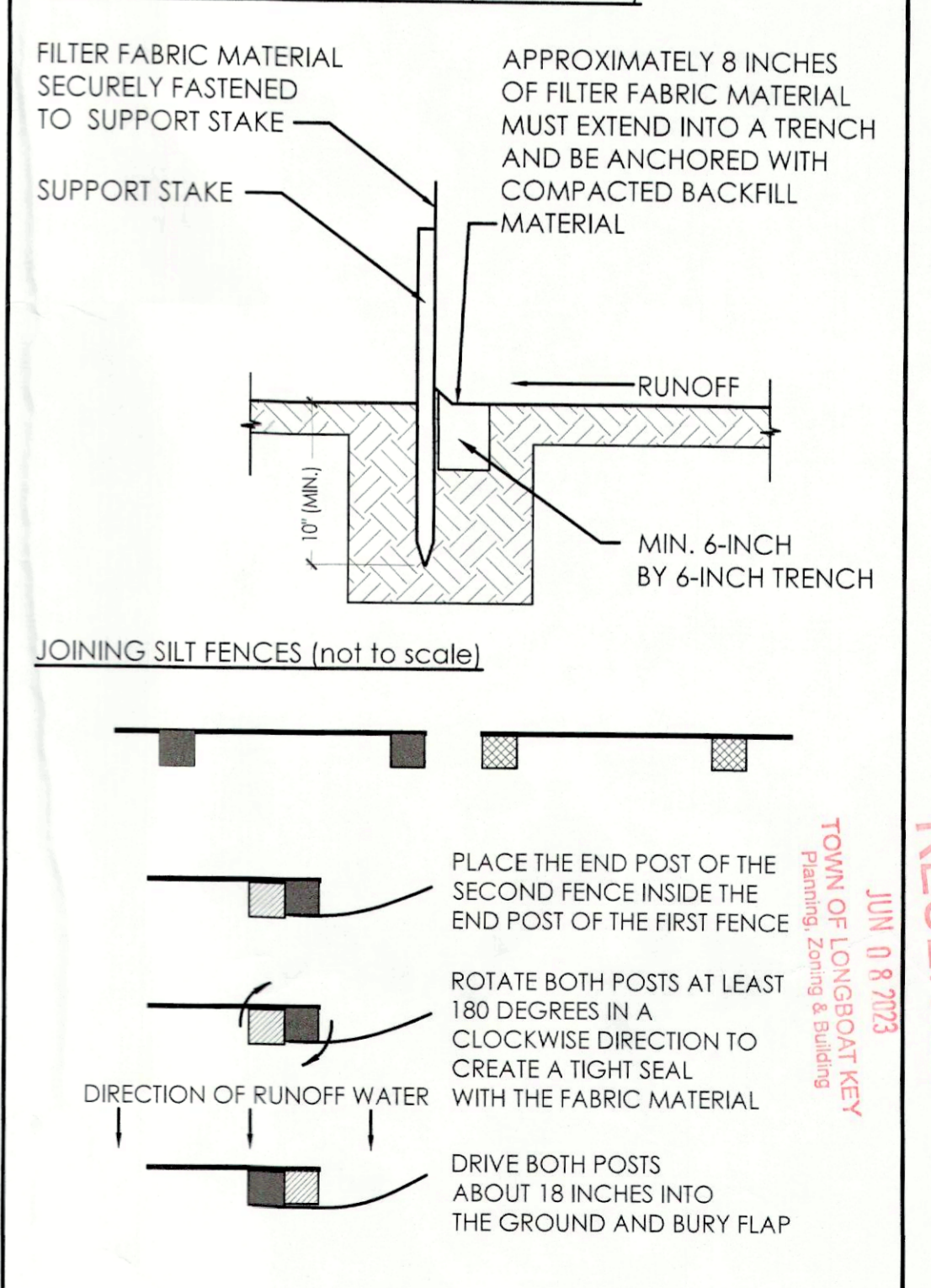
### SILT FENCE DETAILS & NOTES

- STAKES SPACED @ 8' MAXIMUM. USE 2" X 2" WOOD OR EQUIVALENT STEEL STAKES.
- SILT FENCE TO BE INSTALLED AT PERIMETER OF CONSTRUCTION AREA ALONG PROPERTY LINE AS PER SURVEY/PLAN AND WILL REMAIN IN PLACE DURING CONSTRUCTION. MAY BE ADJUSTED AS NEEDED TO ACCOMMODATE INSTALLATION OF FENCING, WALLS, LANDSCAPING, AND TREE RELOCATIONS. A DOUBLE SILT SCREEN SHALL BE MAINTAINED ALONG THE SHORELINE AND UPSTREAM OF MANGROVES.
- PERMANENT LANDSCAPING MUST BE PROTECTED FROM DAMAGE DURING THE CONSTRUCTION PROCESS. THIS INCLUDES BOXING THE TREE TRUNKS BEHIND A 2 X 4 "FENCE" WHICH ALSO SURROUNDS THE ROOTS.
- FILTER FABRIC FENCE MUST BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.
- SILT FENCE TO BE INSPECTED AFTER EACH STORM EVENT AND TO BE MAINTAINED AS REQUIRED.
- SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.
- EXISTING DRAINAGE SHALL BE MAINTAINED OR IMPROVED TO MATCH SWALE DETAIL.
- ANY SECTION OF FILTER FABRIC FENCE WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.

### STANDARD FILTER FABRIC FENCE (not to scale)

APPROXIMATELY 8 INCHES OF FILTER FABRIC MATERIAL MUST EXTEND INTO A TRENCH AND BE ANCHORED WITH COMPACTED BACKFILL MATERIAL.

MIN. 6-INCH BY 6-INCH TRENCH



**SITE AND DRAINAGE PLAN**  
SCALE: 1/8" = 1'-0"

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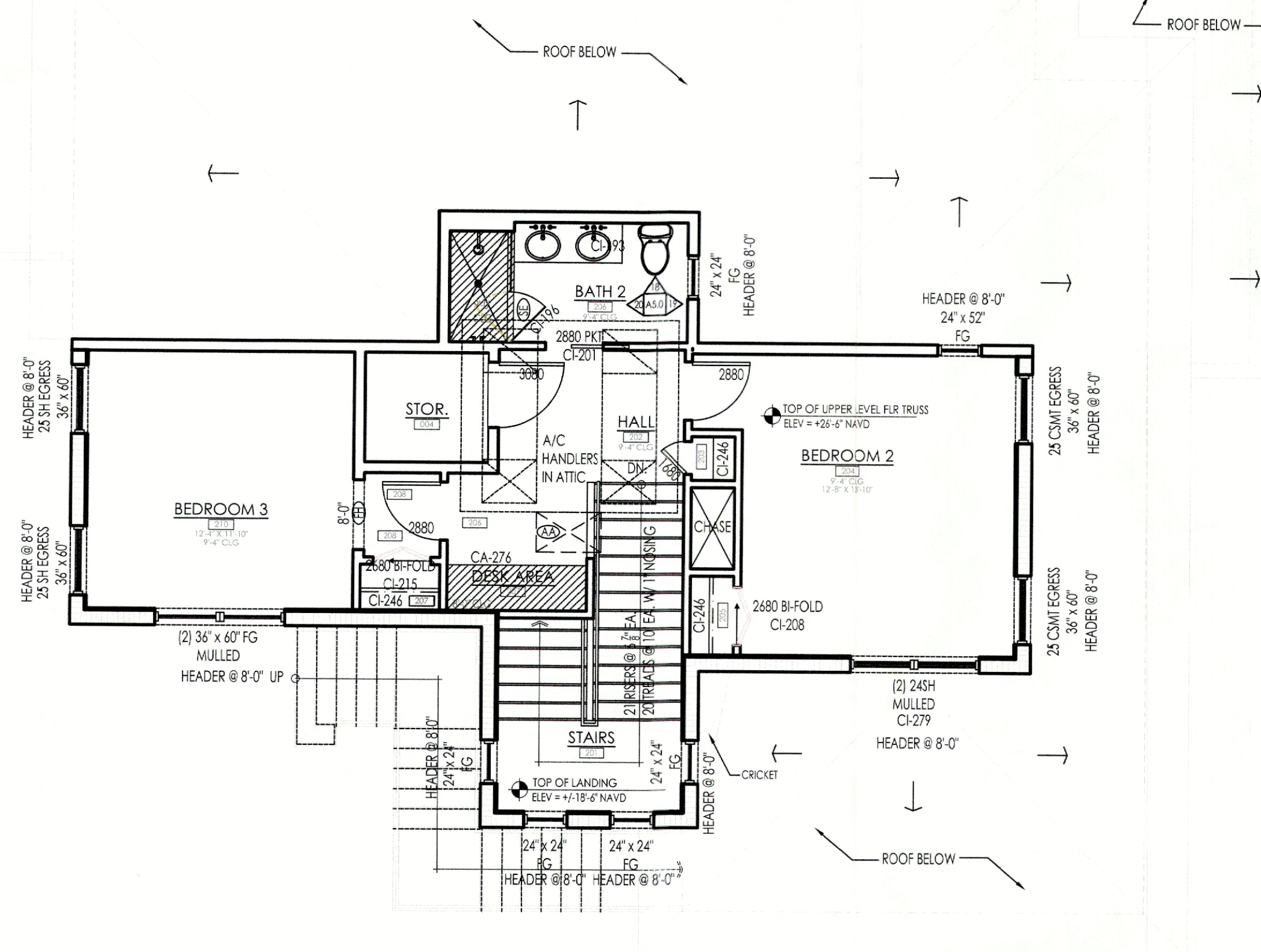
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**FRITZ & PEMROKE ATTAWAY**  
660 Cedar Street | Longboat Key, Florida | 34228  
LOT 6 | TOWN OF LONGBOAT KEY | MANATEE COUNTY

REV #	DATE	DESCRIPTION	BY	CHK	APP.
01	07-26-2024	PERF CONTRACT DESIGN	...	...	...
02	07-26-2024	PERF CONTRACT DESIGN CHECK SET	...	...	...
03	07-26-2024	CONSTRUCTION DOCUMENTS CHECK SET	...	...	...
04	07-26-2024	CONSTRUCTION DOCUMENTS CHECK SET	...	...	...
05	07-26-2024	CONSTRUCTION DOCUMENTS CHECK SET	...	...	...
06	07-26-2024	CONSTRUCTION DOCUMENTS CHECK SET	...	...	...
07	07-26-2024	CONSTRUCTION DOCUMENTS CHECK SET	...	...	...
08	07-26-2024	CONSTRUCTION DOCUMENTS CHECK SET	...	...	...
09	07-26-2024	CONSTRUCTION DOCUMENTS CHECK SET	...	...	...
10	07-26-2024	CONSTRUCTION DOCUMENTS CHECK SET	...	...	...

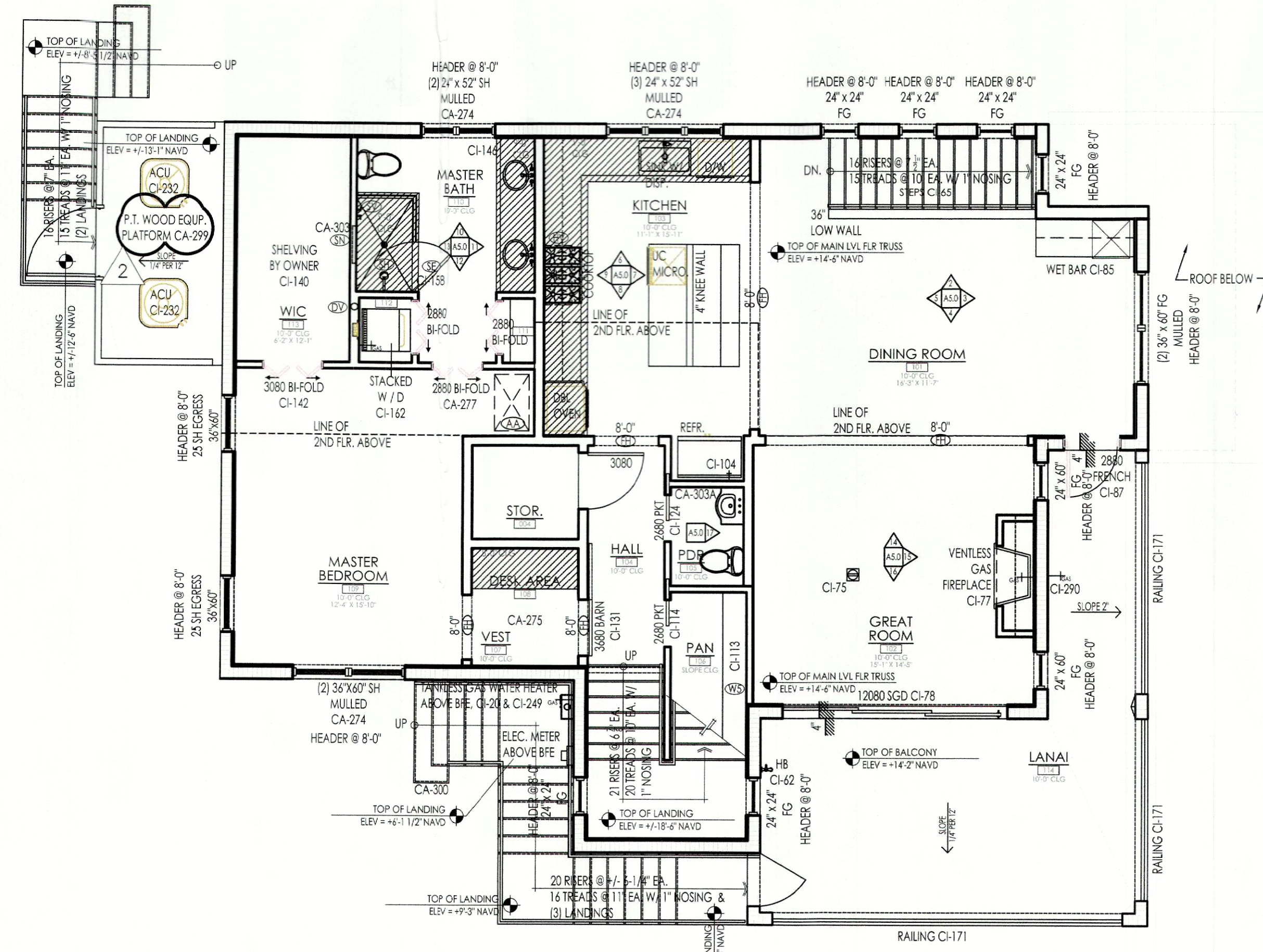
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Permitted Building & Planning

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**SITE AND DRAINAGE PLAN**  
SHEET NUMBER  
**A1.0**



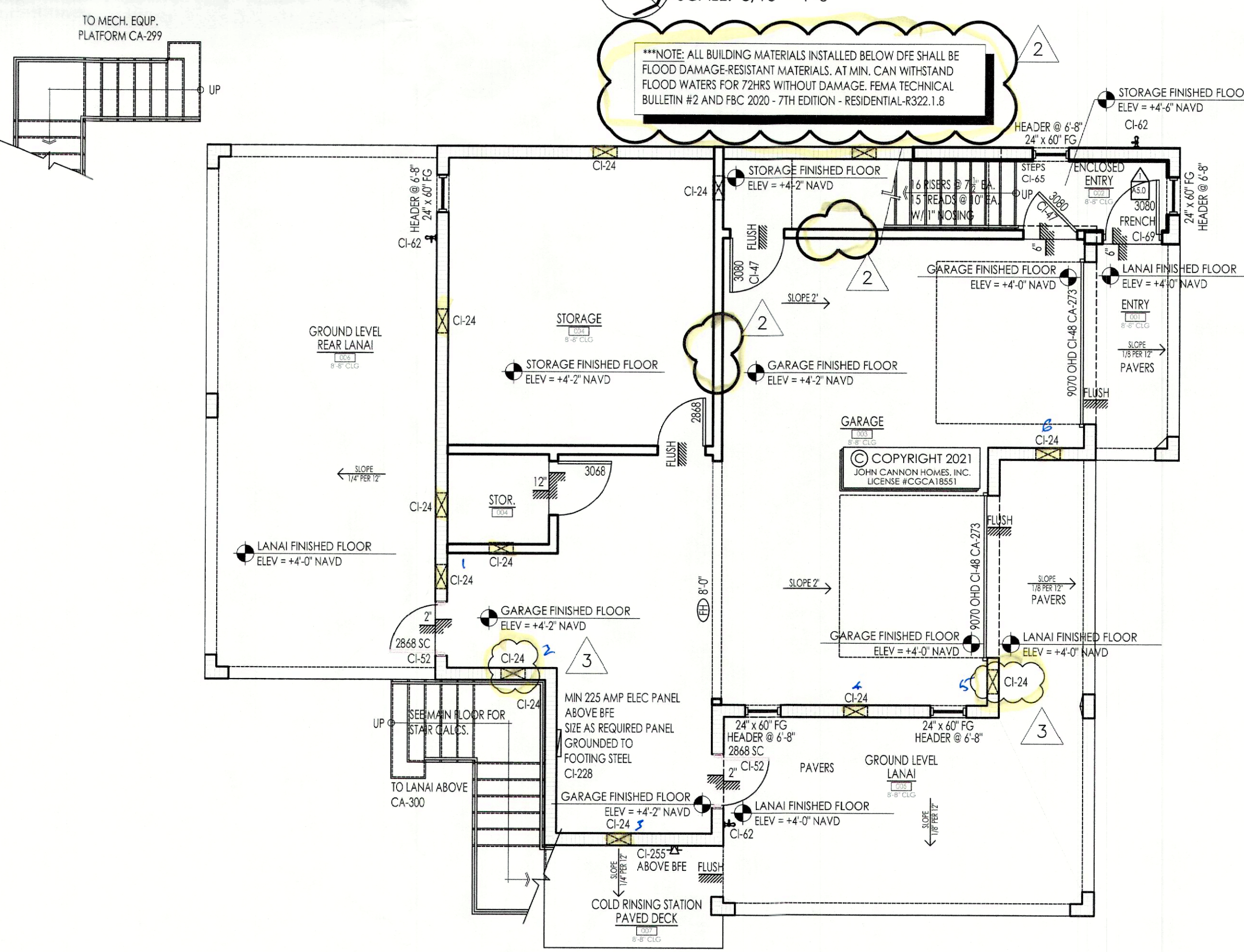
UPPER LEVEL FLOOR PLAN  
SCALE: 3/16" = 1'-0"



MAIN LEVEL FLOOR PLAN  
SCALE: 3/16" = 1'-0"

FLO-THRU VENT SCHEDULE					
GARAGE	SQUARE FOOTAGE	NO. OF VENTS PROVIDED	SIZE OF VENT PROVIDED	DRAIN CAPACITY PROVIDED	DRAIN CAPACITY REQUIRED
2 CAR	1123	3	8 x 16	1320	1123
STORAGE	236	2	8 x 16	660	236
STORAGE	25	2	8 x 16	440	25
STORAGE AT STAIRS	41	2	8 x 16	440	41

NOTE: EACH FLO-THRU VENT IS CERTIFIED AS AN ENGINEERED OPENING TO COVER 220" OF ENCLOSED AREA BELOW FLOOD LEVEL



GROUND LEVEL FLOOR PLAN  
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- CEILING HEIGHTS MAY BE ADJUSTED AS REQUIRED FOR STRUCTURAL ENGINEERING OR MECHANICAL EQUIPMENT.
- COORDINATE POOL AND PLUMBING SLEEVES WITH POOL CONTRACTOR PRIOR TO POURING THE FOUNDATION.
- CABINET DRAWINGS CONTAINED HEREIN ARE FOR SCHEMATIC LAYOUT ONLY. AS SUCH ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CABINETS ARE TO BE BUILT AND INSTALLED PER THE APPROVED CABINET DRAWINGS AS SUPPORTED BY CONTRACT DOCUMENTATION.
- CRACK SUPPRESSION APPLIED AT ALL EXISTING SLAB CRACKS/JOINTS AT ALL TILED AREA.
- SOLID CORE INTERIOR DOORS WITH 3 1/4" FINGER JOINT CASING.
- ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT, INCLUDING DUCTWORK WILL BE LOCATED ABOVE THE DESIGN FLOOR ELEVATION DFE (DFE = BASE FLOOR ELEVATION (BFE) + 1'-0" FREEBOARD) IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.6, ASCE 24-14 CH. 7 AND FEMA/NFIP TECHNICAL BULLETIN #1.
- ALL MATERIALS BELOW THE DFE WILL BE MADE OF FLOOD RESISTANT MATERIAL. FEMA TECHNICAL BULLETIN #2 AND FBC 2020 - 7TH EDITION - RESIDENTIAL-R322.1.8
- NO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT, WILL BE INSTALLED IN THE ELEVATOR SHAFT UNLESS IT IS REQUIRED FOR THE ELEVATOR OPERATION.
- PLAN DESIGN BASED ON SPECIAL FLOOD HAZARD AREAS: STRUCTURAL OF BUILDINGS AND STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION PER FBC 2020 - 7TH EDITION - RESIDENTIAL-R322.1.2 - STRUCTURAL SYSTEMS, FBC 2020 - 7TH EDITION - BUILDING - SECTIONS 1612 & 3109, FEMA TB#9 AND ASCE 24.

LEGEND

- (A) 22" x 36" ATTIC ACCESS
- (AHU) AHU IN ATTIC
- (L) 10' STEP LADDER W/STORAGE HOOK @ATTIC ACCESS
- (A) ARCHED OPENING--SEE INTERIOR DETAILS
- (S) SQUARE CASED OPENING
- (AW) AQUARIUM WINDOW TEMPERED GLASS.
- (BT) BAR TOP ON 30" HIGH KNEE WALL (2X6)
- (CP) CONCRETE PAD AND STAIR
- (CS) CORNER SHELF
- (DV) DRYER VENT TO EXTERIOR DAMPERD AND NON-SCREENED
- (FH) FLAT HEADER - HEIGHT NOTED
- (GB) GLASS BLOCK
- (HV) HOOD VENT TO BE INSTALLED PER MFG SPECS
- (LP) LINEN OR PANTRY CLOSET WITH 5 (16" DEEP) WOOD SHELVES
- (MC) MEDICINE CABINET - 14" X 24" TOP AT 70"
- (ND) 1 1/2" DIA. GRABRAIL 36" ABOVE STAIR TREAD NOSING
- (NR) HANDRAIL 36" ABOVE STAIR TREAD NOSING OR ADJACENT FLOOR W/BALLUSTERS W/ NO SPACE 4" OR GREATER
- (RH) 36" HIGH RAILING W/ BALLUSTERS W/ NO SPACE 4" OR GREATER
- (RH) DRYER VENT TO EXTERIOR DAMPERD AND NON-SCREENED
- (RH) RAIN SHOWER HEAD
- (RH) ROD AND SHELF
- (RH) SHOWER ENCLOSURE TEMPERED GLASS
- (RH) SHOWER GLASS - TEMPERED GLASS IN ALUM FRAME 2' TO 8' AFF
- (RH) SHAMPOO NICHE 12" X 13" TOP AT -- VARIES
- (RH) SHOWER SEAT
- (RH) SHOWER HEAD
- (RH) WOOD SHELVING
- (RW) 4'-0" KNEE WALL WITH STANDARD CAP

AREA CALCULATIONS

BUILDING AREAS	
MAIN LIVING LEVEL	1,507 SQ. FT.
SECOND LIVING LEVEL	774 SQ. FT.
TOTAL LIVING	2,281 SQ. FT.
ENCLOSED ENTRY	
ENTRY	49 SQ. FT. CA-269
REAR LOWER LANAI	382 SQ. FT. CA-270
GARAGE / STORAGE	1,123 SQ. FT. CA-268
GROUND LEVEL LANAI	306 SQ. FT.
MAIN LIVING LEVEL LANAI	306 SQ. FT.
TOTAL UNDER ROOF	4,503 SQ. FT.
RISING STATION PAVED DECK	50 SQ. FT.
STAIRS TO SECOND FLOOR	75 SQ. FT.
ELEVATED A/C EQUIP. PAD & STAIRS	172 SQ. FT.
TOTAL ADDITIONAL COVERAGE	297 SQ. FT.



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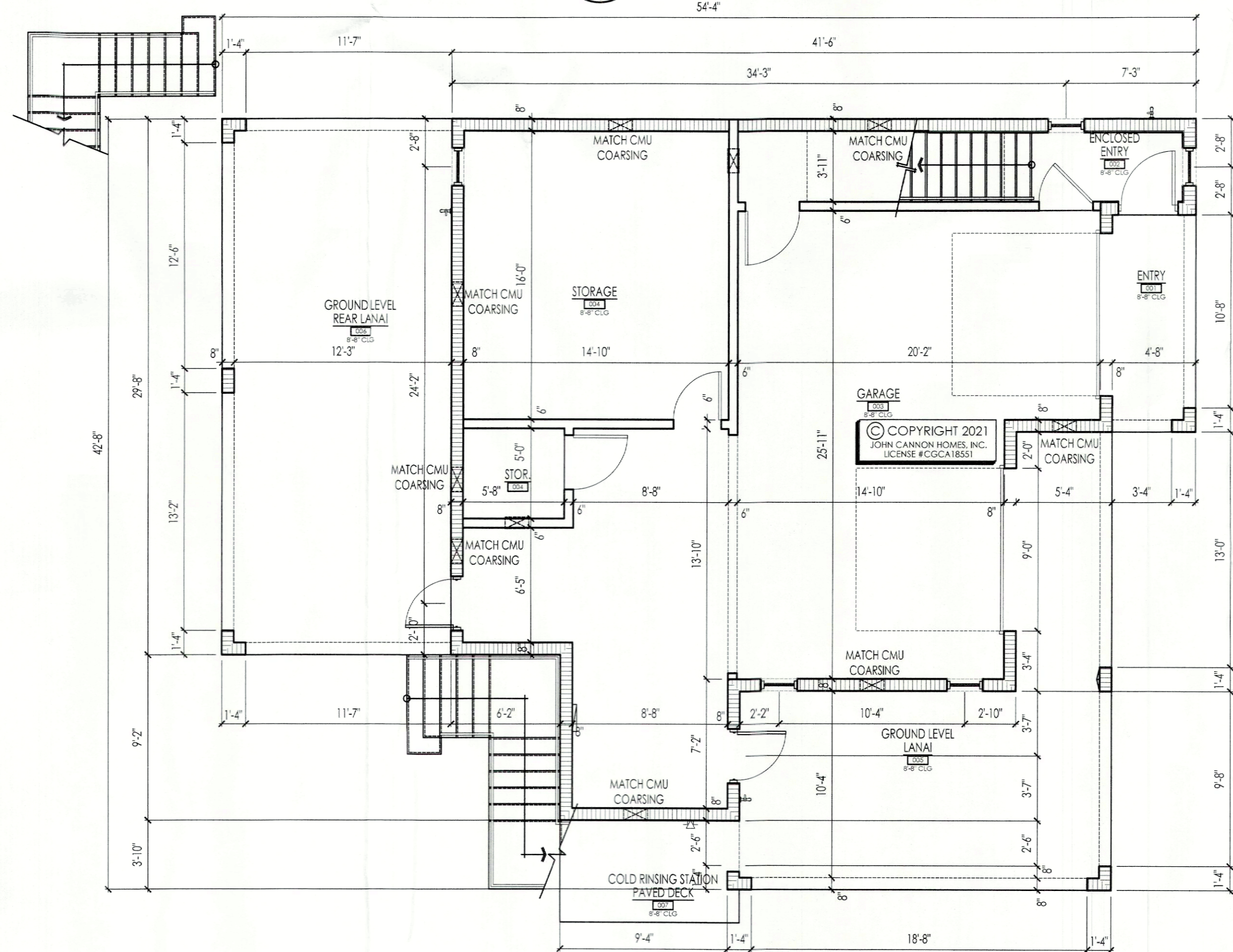
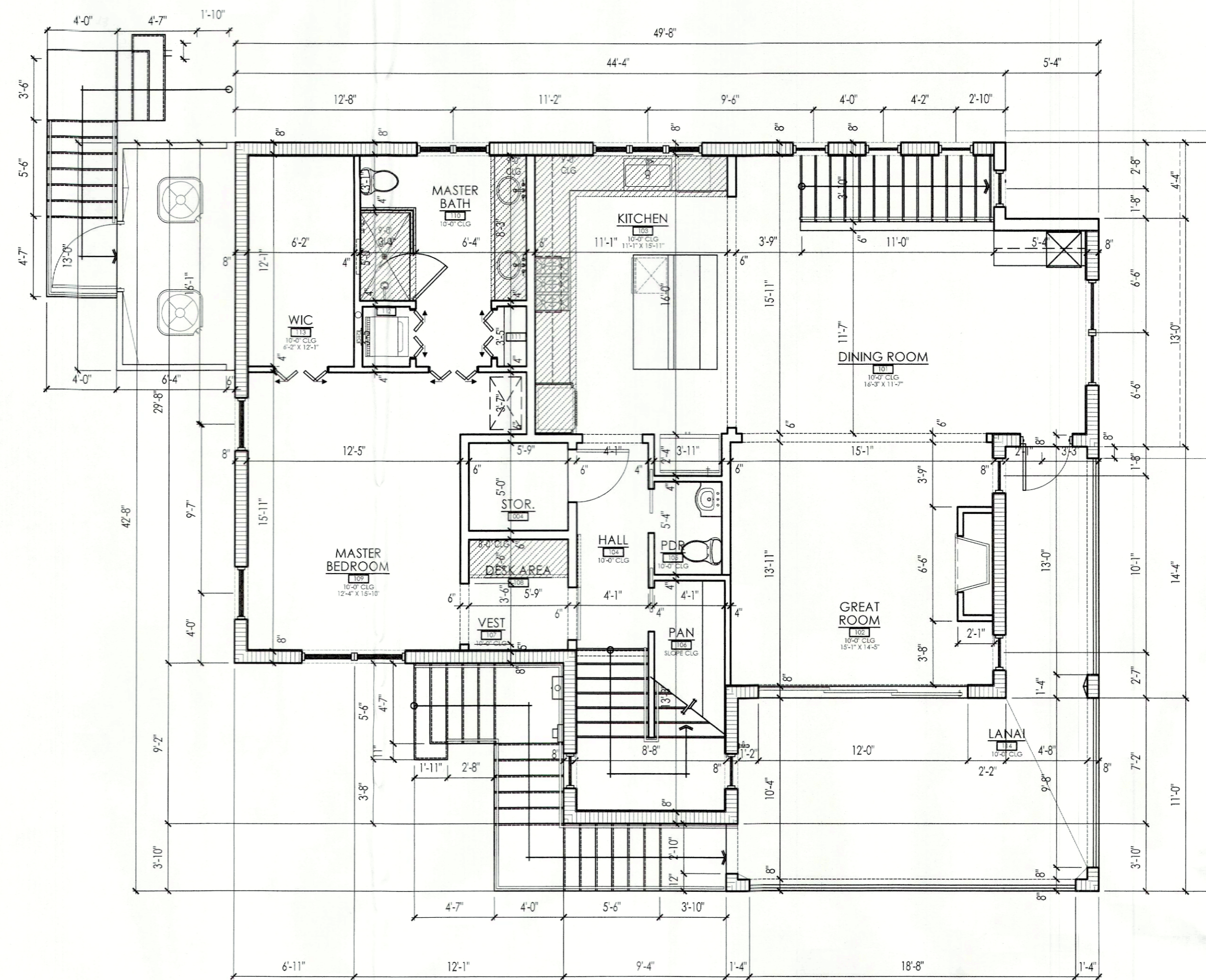
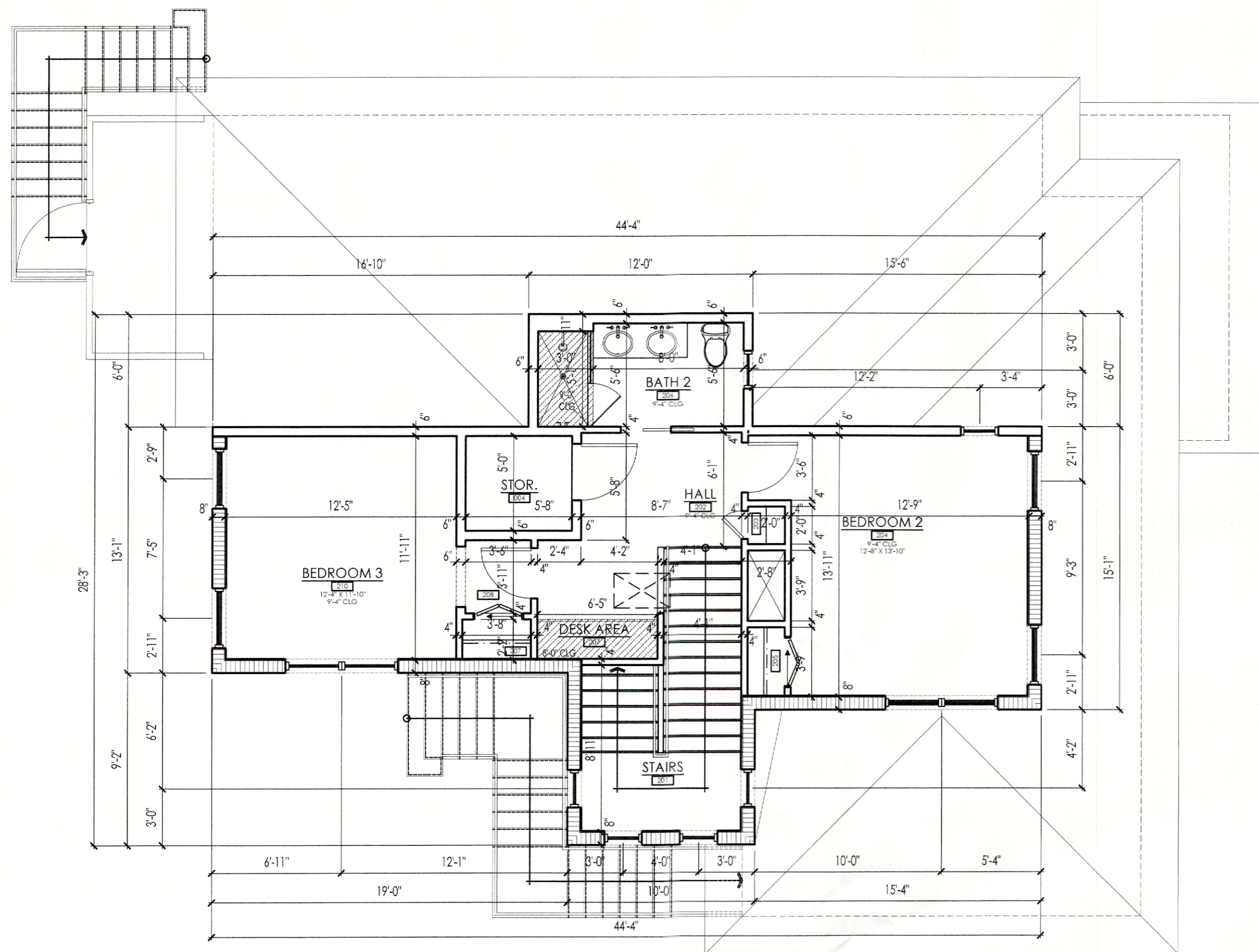
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LOT 6 | TOWN OF LONGBOAT KEY | MANATEE COUNTY

REV #	DATE	DESCRIPTION	BY	CHK	APP
1	09/25/2020	PRE CONTRACT DESIGN	CKB	BD	BD
2	02/02/2021	DESIGN DEVELOPMENT	CKB	BD	BD
3	02/02/2021	CONSTRUCTION DOCUMENTS CHECK SET	CKB	BD	BD
4	05/13/2021	PERMIT DOCUMENTS CHECK SET	CKB	BD	BD
5	05/13/2021	PERMIT DOCUMENTS CHECK SET	CKB	BD	BD
6	05/13/2021	POST PERMIT SET REVISIONS	CKB	BD	BD
7	06/13/2021	POST PERMIT SET REVISIONS	CKB	BD	BD

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BLDG. PERMIT PLANS  
FILE COPY OF RECORD

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TOWN OF LONGBOAT KEY  
Planning, Zoning & Building



- ### DIMENSION NOTES
1. DRAWINGS ARE NOT TO BE SCALED. CONTACT BUILDER FOR ANY DIMENSION NOT SHOWN.
  2. EXTERIOR DIMENSIONS ARE TO APPROXIMATE FACE OF BLOCK.
  3. INTERIOR DIMENSIONS ARE TO APPROXIMATE FINISH FACE OF WALL.
  4. INTERIOR DOOR OFFSETS TO BE 5" MIN. UNLESS OTHERWISE NOTED.
  5. WINDOW OPENINGS ARE DIMENSIONED TO THE CENTER OF THE OPENING. WINDOW SIZES PROVIDED ARE APPROXIMATE AND SHOULD BE VERIFIED WITH WINDOW MANUFACTURER.

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A NEW CUSTOM RESIDENCE FOR  
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LOT 6 | TOWN OF LONGBOAT KEY | MANATEE COUNTY

REV	DATE	DESCRIPTION	BY	CHK	APP
1	02/26/2021	ISSUE FOR PERMIT	CS	MS	MS
2	03/02/2021	REVISIONS TO PERMIT	CS	MS	MS
3	03/09/2021	REVISIONS TO PERMIT	CS	MS	MS
4	03/16/2021	REVISIONS TO PERMIT	CS	MS	MS
5	03/23/2021	REVISIONS TO PERMIT	CS	MS	MS
6	03/30/2021	REVISIONS TO PERMIT	CS	MS	MS
7	04/06/2021	REVISIONS TO PERMIT	CS	MS	MS
8	04/13/2021	REVISIONS TO PERMIT	CS	MS	MS
9	04/20/2021	REVISIONS TO PERMIT	CS	MS	MS
10	04/27/2021	REVISIONS TO PERMIT	CS	MS	MS
11	05/04/2021	REVISIONS TO PERMIT	CS	MS	MS
12	05/11/2021	REVISIONS TO PERMIT	CS	MS	MS

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DIMENSION PLANS  
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ROOF VENTS

GARAGE: 1123 SF	ENTRY: 52 SF	UPPER LANAI: 306 SF
ROOF VENT: 270 SI	ROOF VENT: 13 SI	ROOF VENT: 74 SI
EVE VENT: 270 SI	EVE VENT: 13 SI	EVE VENT: 74 SI
VENTS REQUIRED: 2	VENTS REQUIRED: 2	VENTS REQUIRED: 2

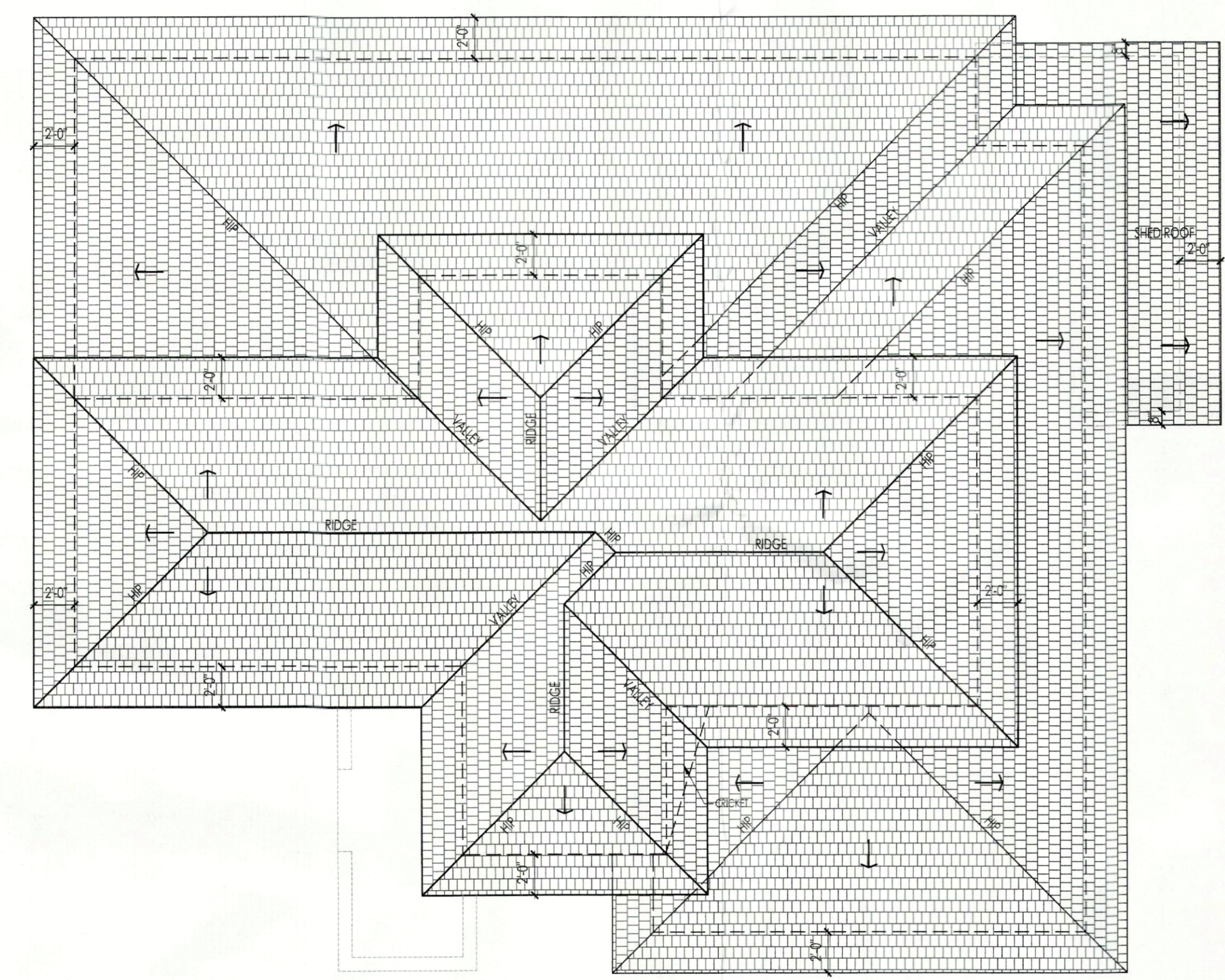
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1	02.24.2021	PRELIMINARY DESIGN	CSB	BD	BD
2	03.18.2021	DESIGN DEVELOPMENT CHECKLIST	JS	BD	BD
3	03.22.2021	CONSTRUCTION LOGS CHECKLIST	JS	BD	BD
4	03.24.2021	CONSTRUCTION LOGS CHECKLIST	JS	BD	BD
5	03.24.2021	CONSTRUCTION LOGS CHECKLIST	JS	BD	BD
6	03.24.2021	CONSTRUCTION LOGS CHECKLIST	JS	BD	BD
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10	03.24.2021	CONSTRUCTION LOGS CHECKLIST	JS	BD	BD



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 Planning, Zoning & Building

**ROOF PLAN**  
 SCALE: 3/16" = 1'-0"

DRAWING TITLE  
 ROOF PLAN  
 SHEET NUMBER  
**A3.0**

ELEVATION NOTES

- 5/8" SAND FINISH CEMENTITIOUS PARGE COAT OVER CONCRETE MASONRY UNITS OR 7/8" SAND FINISH CEMENTITIOUS PARGE COAT OVER PAPERBACK WIRE LATH OVER HOUSE WRAP AND 1/2" SHEATHING, U.N.O.
- PARGE COAT TO FINISH 4" BELOW FINISH GRADE.
- ENTRY CEILINGS TO BE PARGE COAT OVER EXPANDED RIB METAL LATH.
- SAND FINISH ON ALL BANDS, TRIM DETAILS, AND WINDOW RETURNS FROM BANDS, U.N.O.
- ADD NAILERS AS REQUIRED FOR FIBER CEMENT SOFFITS.
- NO EXPOSED CONDUIT IN GARAGE OR ON EXTERIOR OF HOME.
- NO MECHANICAL/ ELECTRICAL EQUIPMENT ON FRONT ELEVATION.
- IF APPLICABLE, ALL MATERIALS BELOW THE DFE WILL BE MADE OF FLOOD RESISTANT MATERIAL.
- IF APPLICABLE, NO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT, WILL BE INSTALLED IN THE ELEVATOR SHAFT UNLESS IT IS REQUIRED FOR THE ELEVATOR OPERATION.



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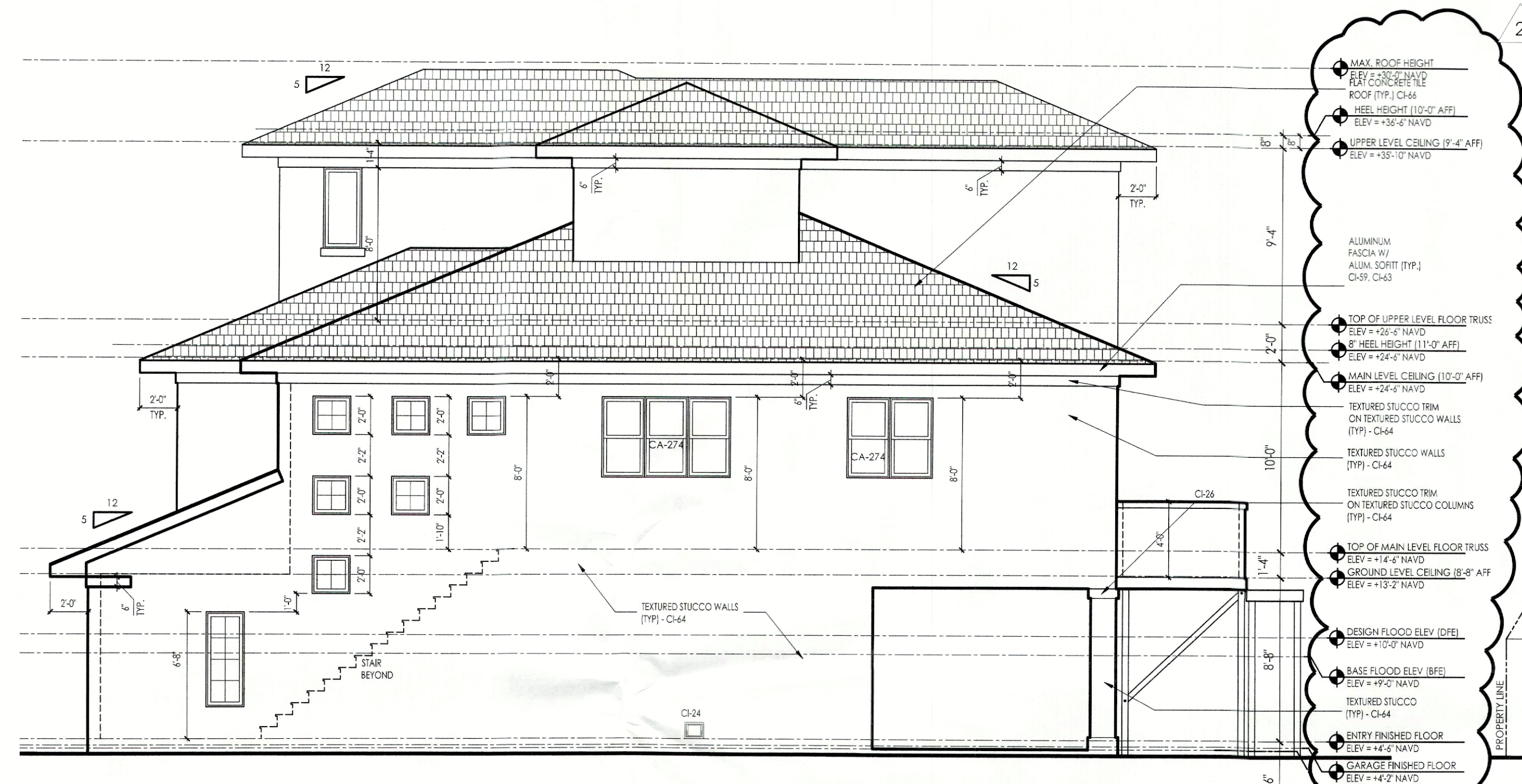
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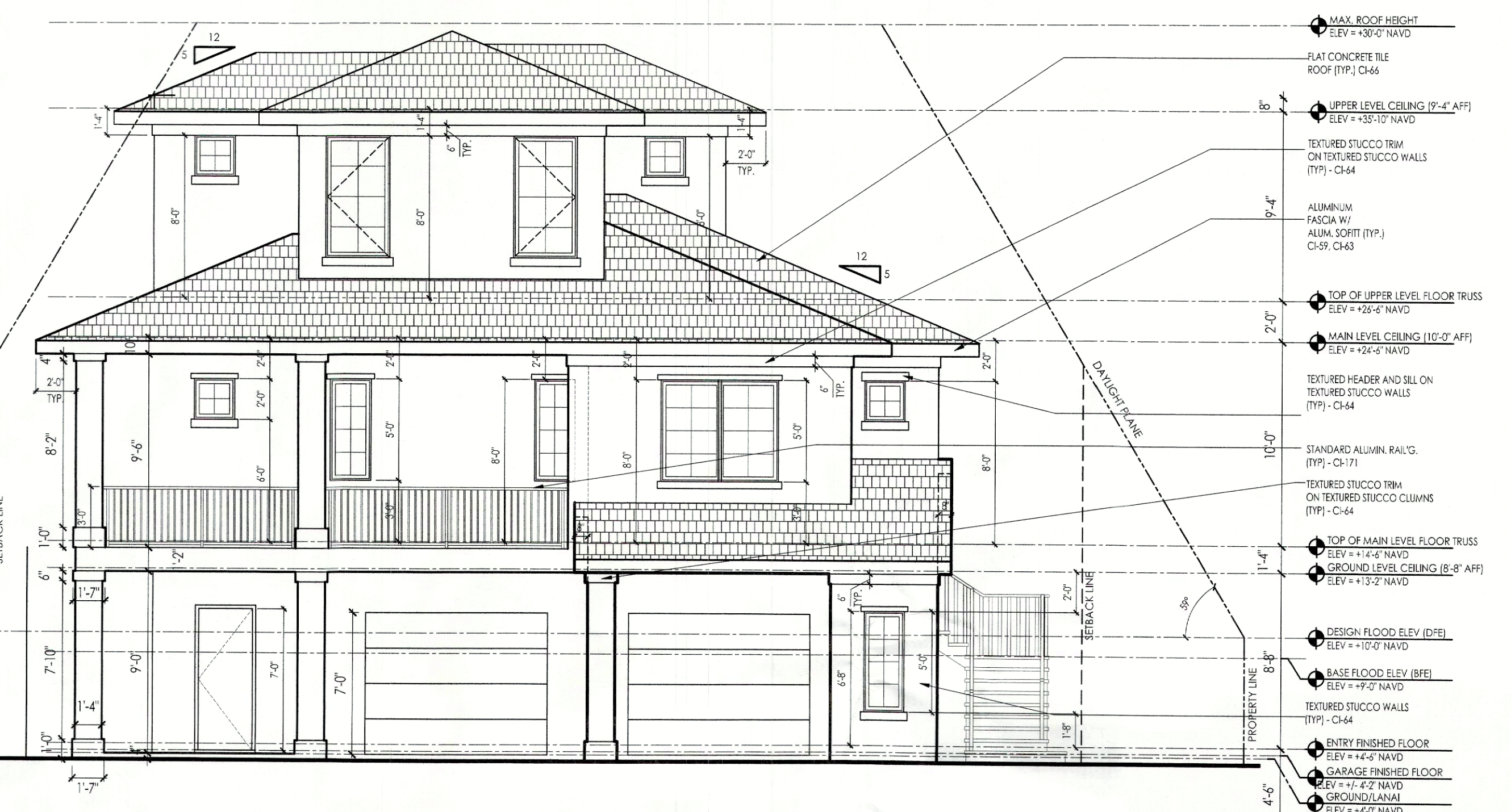
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2	08.09.2024	DESIGN DEVELOPMENT	CLB	BDL	BDL
3	08.22.2024	CONSTRUCTION DOCUMENTS	CLB	BDL	BDL
4	09.03.2024	CONSTRUCTION DOCUMENTS	CLB	BDL	BDL
5	09.10.2024	CONSTRUCTION DOCUMENTS	CLB	BDL	BDL
6	09.17.2024	CONSTRUCTION DOCUMENTS	CLB	BDL	BDL
7	09.24.2024	CONSTRUCTION DOCUMENTS	CLB	BDL	BDL
8	10.01.2024	POST FRAME SET BEGINS	CLB	BDL	BDL
9	10.08.2024	POST FRAME SET BEGINS	CLB	BDL	BDL
10	10.15.2024	POST FRAME SET BEGINS	CLB	BDL	BDL
11	10.22.2024	POST FRAME SET BEGINS	CLB	BDL	BDL
12	10.29.2024	POST FRAME SET BEGINS	CLB	BDL	BDL

DRAWING TITLE  
EXTERIOR ELEVATIONS  
SHEET NUMBER

A4.0



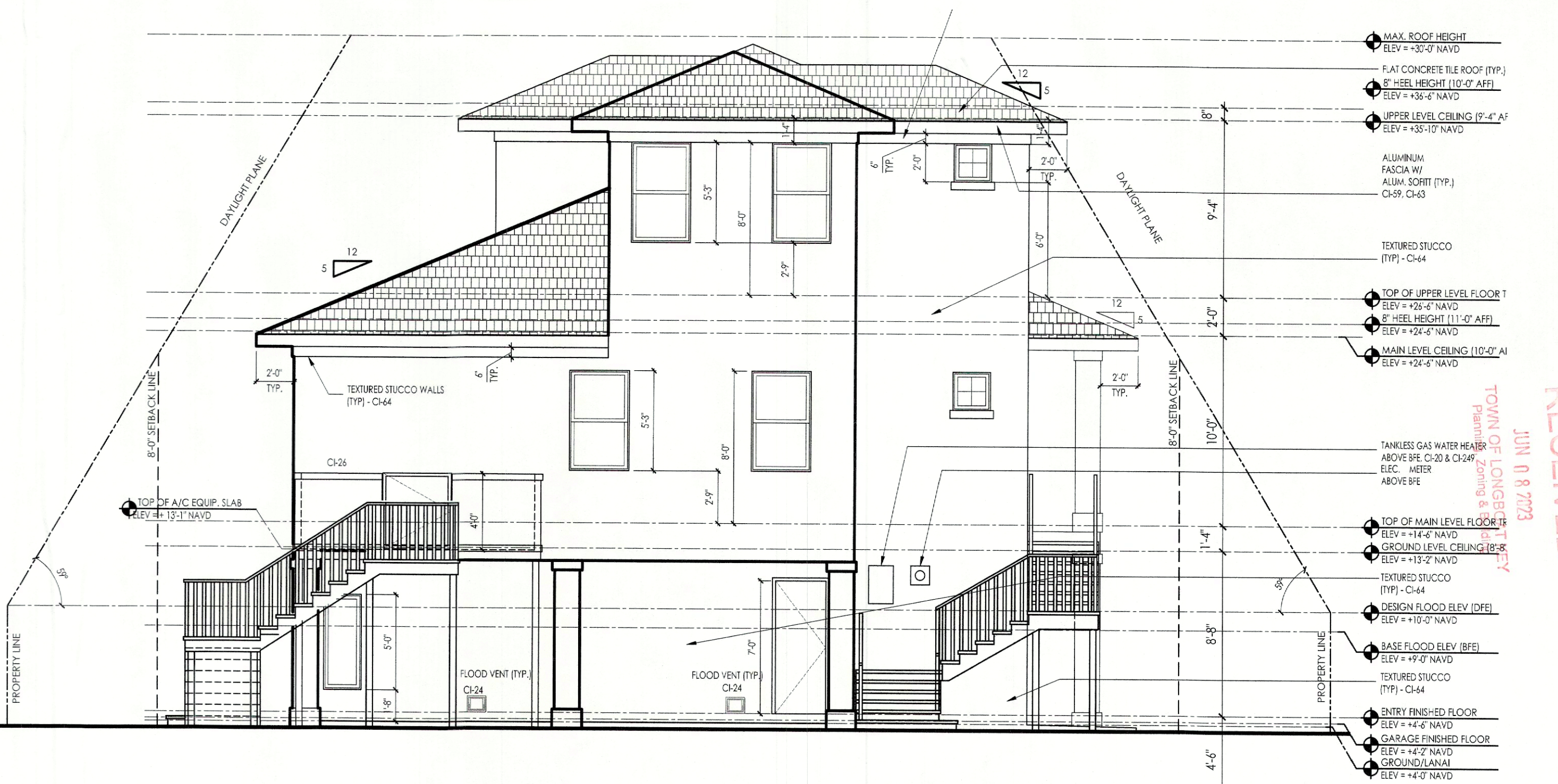
2 RIGHT SIDE ELEVATION  
A4.0 SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION  
A4.0 SCALE: 3/16" = 1'-0"



4 LEFT SIDE ELEVATION  
A4.0 SCALE: 3/16" = 1'-0"



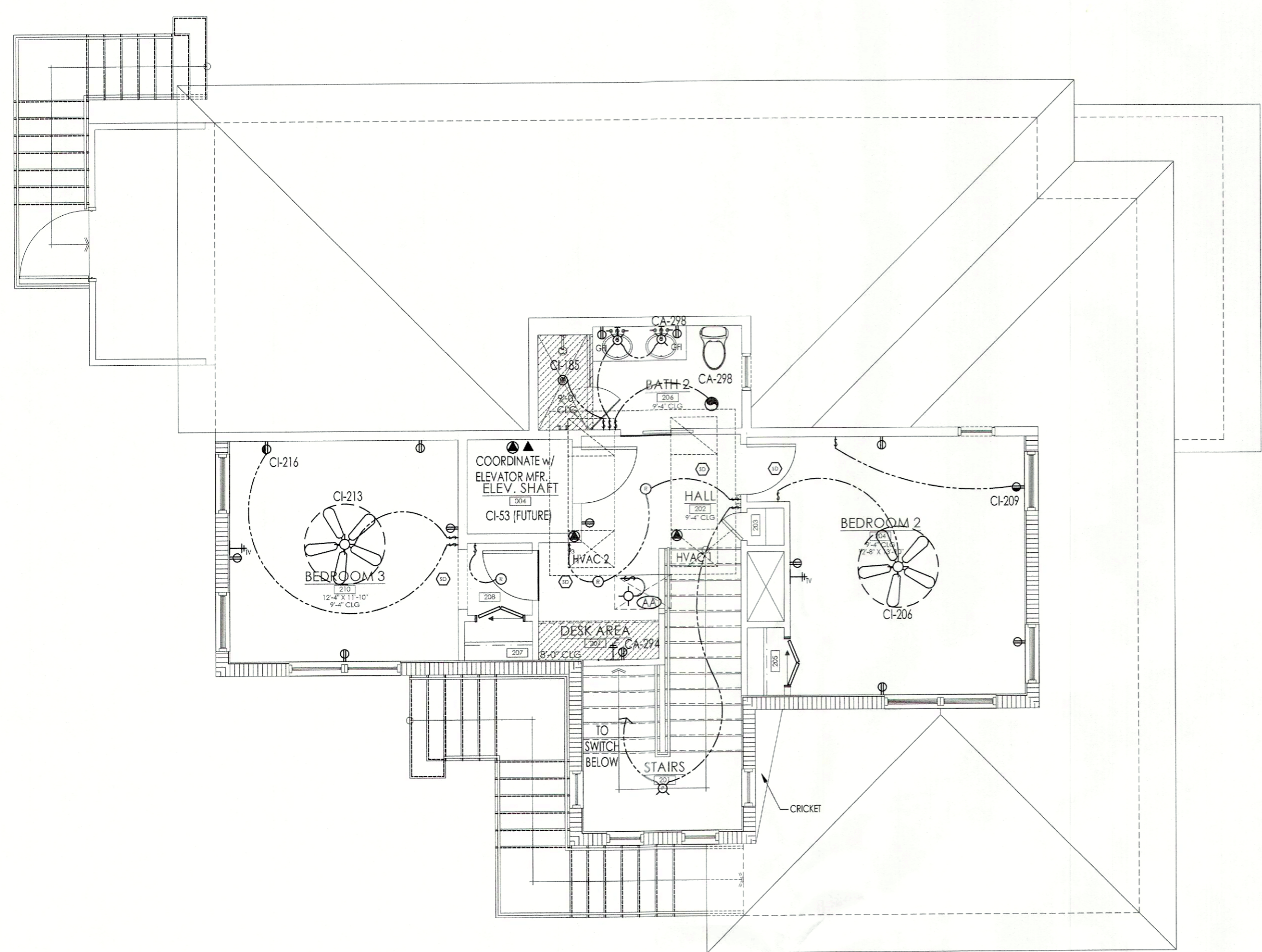
3 REAR ELEVATION  
A4.0 SCALE: 3/16" = 1'-0"

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TOWN OF LONGBOAT KEY  
Permitting & Building Dept.

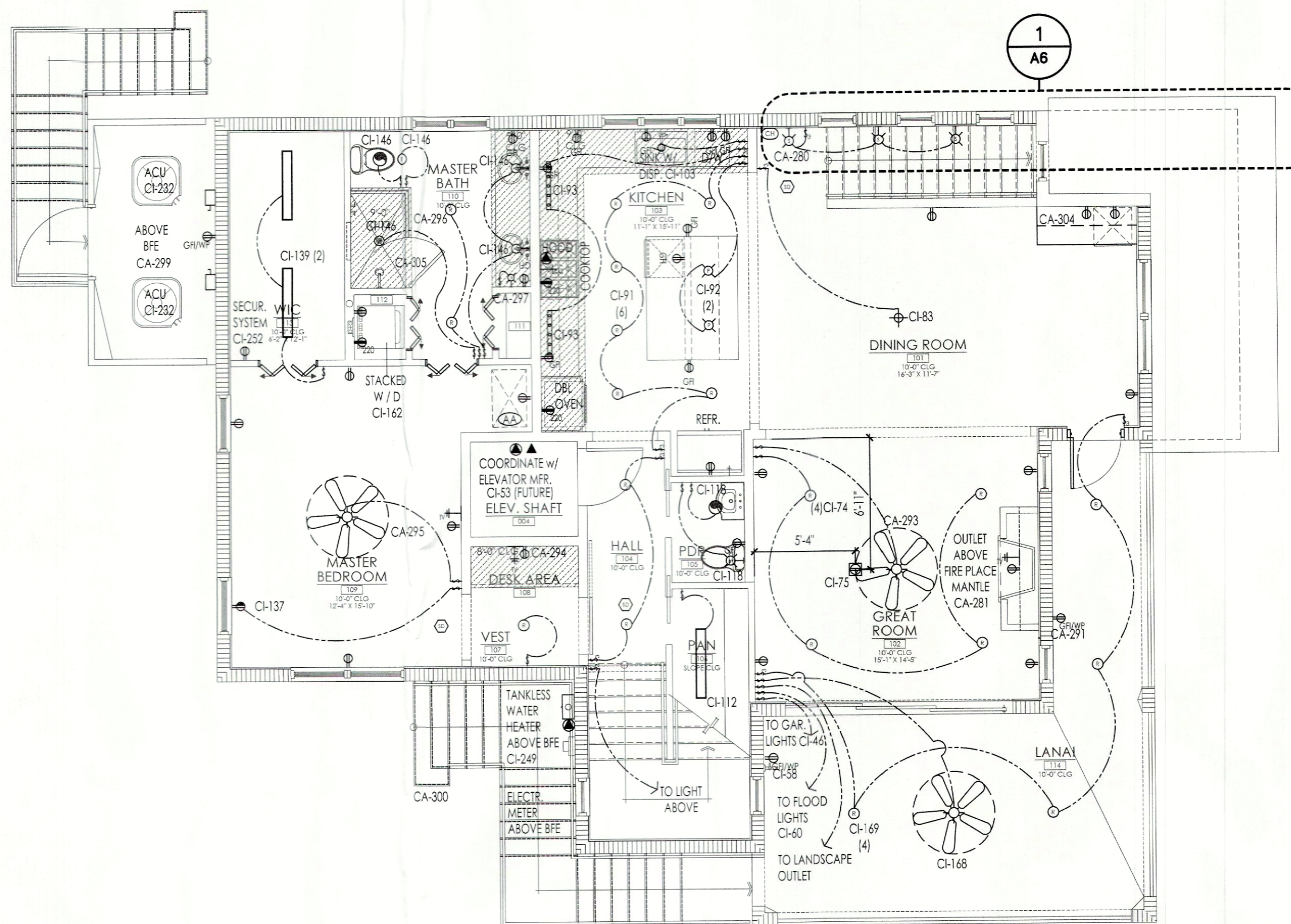


REV#	DATE	DESCRIPTION	BY	CHK	APP
1	02.28.2020	ISSUE FOR PERMIT	...	...	...
2	03.10.2020	REVISIONS TO PERMIT	...	...	...
3	03.10.2020	REVISIONS TO PERMIT	...	...	...
4	03.10.2020	REVISIONS TO PERMIT	...	...	...
5	03.10.2020	REVISIONS TO PERMIT	...	...	...
6	03.10.2020	REVISIONS TO PERMIT	...	...	...
7	03.10.2020	REVISIONS TO PERMIT	...	...	...
8	03.10.2020	REVISIONS TO PERMIT	...	...	...
9	03.10.2020	REVISIONS TO PERMIT	...	...	...
10	03.10.2020	REVISIONS TO PERMIT	...	...	...
11	03.10.2020	REVISIONS TO PERMIT	...	...	...
12	03.10.2020	REVISIONS TO PERMIT	...	...	...
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18	03.10.2020	REVISIONS TO PERMIT	...	...	...
19	03.10.2020	REVISIONS TO PERMIT	...	...	...
20	03.10.2020	REVISIONS TO PERMIT	...	...	...

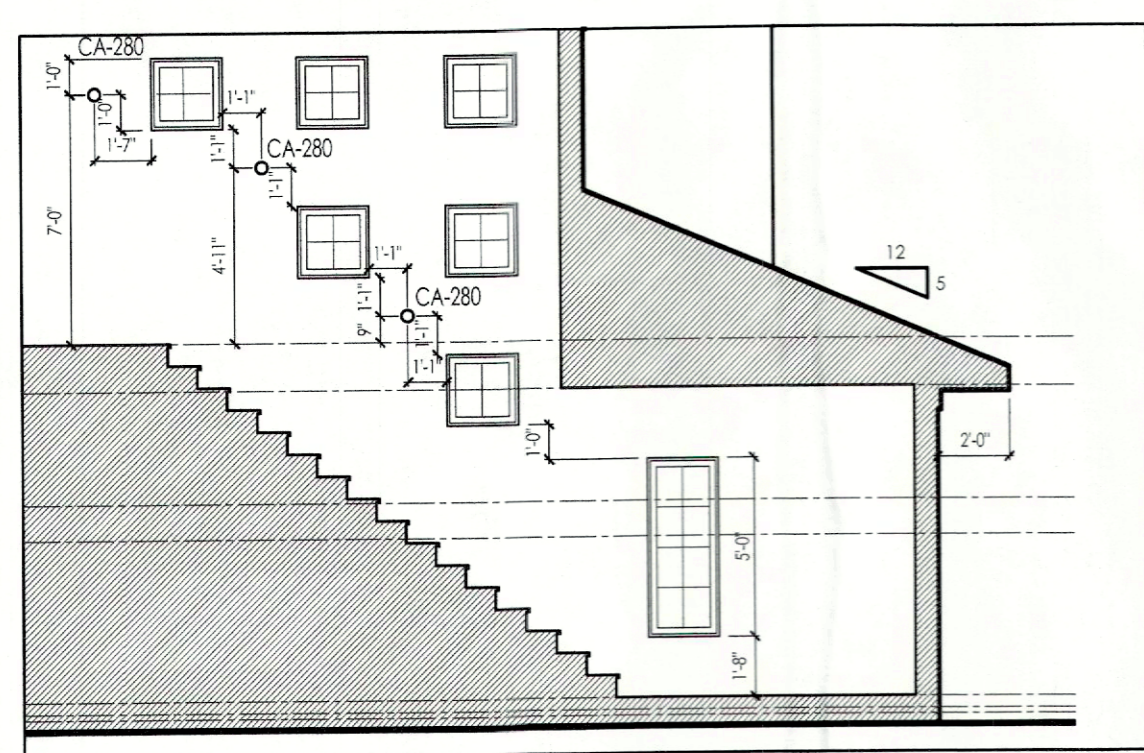
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 Planning, Zoning & Building



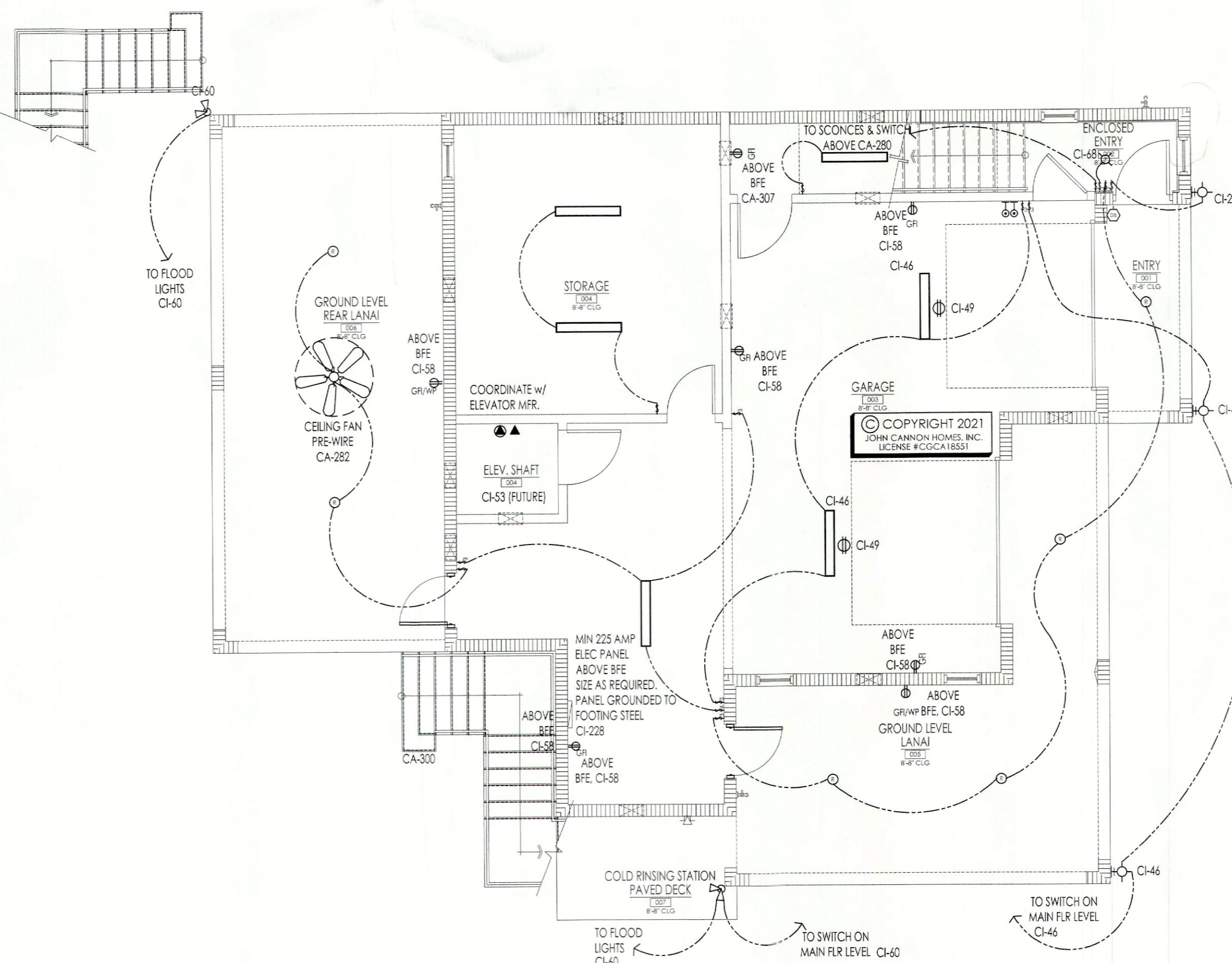
UPPER LEVEL ELECTRICAL FLOOR PLAN  
SCALE: 3/16" = 1'-0"



MAIN LEVEL ELECTRICAL FLOOR PLAN  
SCALE: 3/16" = 1'-0"



WALL SCONCE LOCATIONS  
SCALE: 3/16" = 1'-0"



GROUND LEVEL ELECTRICAL FLOOR PLAN  
SCALE: 3/16" = 1'-0"

ELECTRICAL SYMBOL LEGEND

LIGHTING	
⊙	LED RECESSED CEILING LIGHT - 6"
○	LED RECESSED CEILING LIGHT - 4"
⊙	SEALED LED RECESSED CEILING LIGHT
⊗	PRE-WIRE FOR PENDANT LIGHT FIXTURE
⊕	PRE-WIRE FOR CEILING MOUNTED FIXTURE/CHANDELIER
⊙	DIRECTIONAL CEILING LIGHT
⊗	PRE-WIRE FOR WALL SCONCE
⊕	FLOOD LIGHT - SOFFIT MOUNTED
⊙	WALL MOUNTED EXTERIOR LIGHT
⊕	LINEAR LED SURFACE MOUNTED LIGHT
⊕	LED LIGHTING UNDER CABINETS
SWITCHES	
⊕	SINGLE POLE SWITCH
⊕	3-WAY SWITCH
⊕	4-WAY SWITCH
⊕	DIMMER SWITCH
⊕	PUSHBUTTON SWITCH
⊕	AIR SWITCH
⊕	GARBAGE DISPOSAL
OUTLETS	
⊕	DUPLEX OUTLET
⊕	WEATHERPROOF OUTDOOR DUPLEX OUTLET
⊕	GROUND FAULT INDICATOR DUPLEX OUTLET
⊕	SPECIAL CONNECTION
⊕	220v OUTLET
⊕	SPLIT DUPLEX OUTLET, ONE SIDE SWITCHED
⊕	QUADRUPLEX OUTLET
⊕	DUPLEX FLOOR OUTLET
⊕	PLUGMOLD/OUTLET STRIP
⊕	DISCONNECT - EQUIPMENT OUTLET AS REQUIRED
⊕	USB OUTLET
OTHER	
⊕	ATTIC ACCESS LIGHT/SWITCH
⊕	EXHAUST FAN
⊕	DOORBELL
⊕	DOORBELL CHIME
⊕	GARAGE DOOR OPENER
⊕	SMOKE/CARBON MONOXIDE DETECTOR
⊕	CABLE TELEVISION
⊕	GAS CONNECTION
⊕	PRE-WIRE FOR CEILING FAN

ELECTRICAL NOTES

- STRUCTURED WIRING SYSTEM: (6) ACTIVE DUAL PORT JACKS (6 TV/6 DATA) WITH STRUCTURED WIRE ENCLOSURE AND 110 OUTLET, ONE MINI HOUSE CONTROLLER.
- ALL ELECTRICAL TO BE INSTALLED ABOVE BFE.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS INDICATED ON PLANS, TO INCLUDE GARAGES, UTILITY ROOMS, KITCHEN, BATHS, DOCK, AND ALL EXTERIOR OUTLETS.
- ALL OUTLETS NOT REQUIRED TO BE GFCI OUTLETS MUST BE ARC-FAULT WITH TAMPER PROOF SWITCHES.
- PROVIDE A SWITCH FOR POOL LIGHT, IF UPGRADE CONTROL SYSTEM IS PROVIDED NO SWITCH REQUIRED.
- FOR LOW VOLTAGE AND SUPPORTING ELECTRICAL INFORMATION, PLEASE SEE LOW VOLTAGE DRAWINGS PROVIDED BY OTHERS.
- NO EXPOSED CONDUIT IN GARAGE OR ON EXTERIOR OF HOME.
- 18" CLEAR (MIN.) ON ALL WIC LIGHTS.
- VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER.
- PLANS ARE INTENDED TO CONFORM WITH 2017 NEC ELECTRICAL CODE. ELECTRICAL LOCATIONS SHOWN ON DRAWINGS MAY BE CHANGED TO COMPLY W/ NATIONAL AND MUNICIPAL BUILDING AND ELECTRICAL CODES. BUILDER WILL NOT GUARANTEE LOCATION OR QUANTITY OF OUTLETS AND / OR SWITCHES SHOWN.



McCall & Young  
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FBPE #26008

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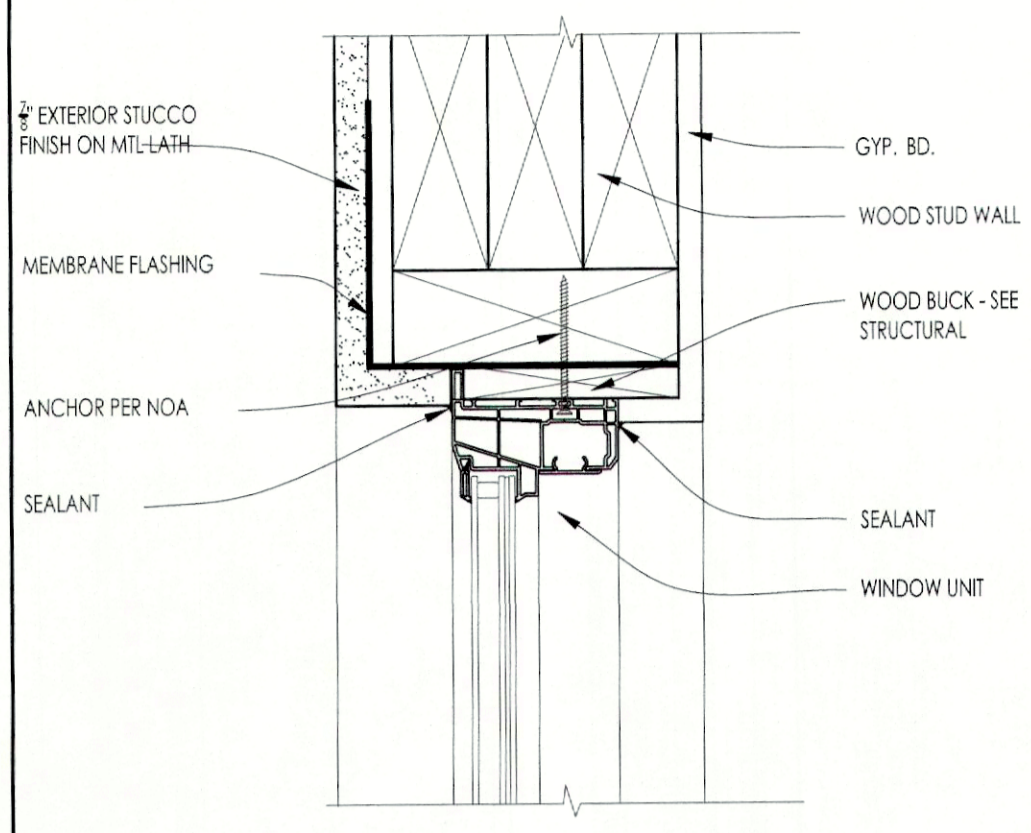
A NEW CUSTOM RESIDENCE FOR  
**FRITZ & PEMBROKE ATTAWAY**  
660 Cedar Street | Longboat Key, Florida | 34228  
LOT 6 | TOWN OF LONGBOAT KEY | MANATEE COUNTY

REV #	DATE	BY	CHK	DESCRIPTION
1	07/29/2021	...	...	PRELIMINARY DESIGN
2	07/29/2021	...	...	REVISIONS TO ELECTRICAL SYMBOLS
3	07/29/2021	...	...	REVISIONS TO ELECTRICAL SYMBOLS
4	07/29/2021	...	...	REVISIONS TO ELECTRICAL SYMBOLS
5	07/29/2021	...	...	REVISIONS TO ELECTRICAL SYMBOLS
6	07/29/2021	...	...	REVISIONS TO ELECTRICAL SYMBOLS
7	07/29/2021	...	...	REVISIONS TO ELECTRICAL SYMBOLS
8	07/29/2021	...	...	REVISIONS TO ELECTRICAL SYMBOLS
9	07/29/2021	...	...	REVISIONS TO ELECTRICAL SYMBOLS
10	07/29/2021	...	...	REVISIONS TO ELECTRICAL SYMBOLS

DRAWING TITLE  
ELECTRICAL PLANS  
SHEET NUMBER  
**A6.0**

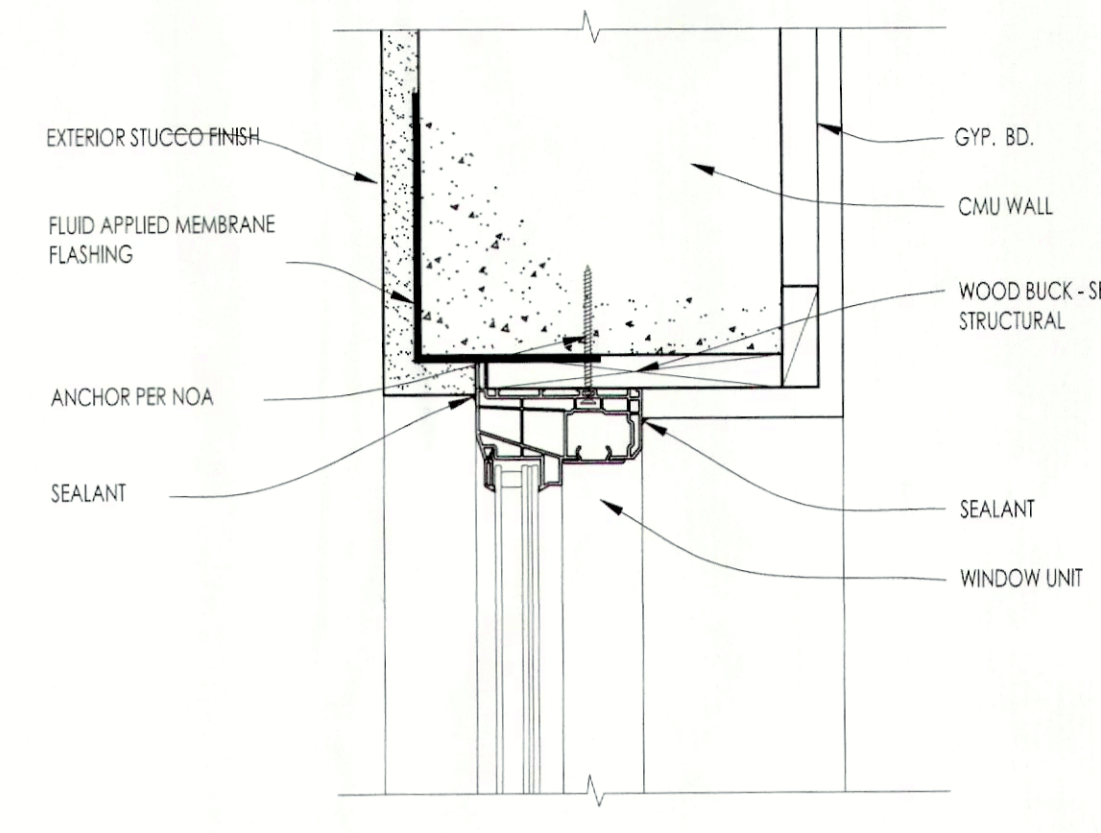






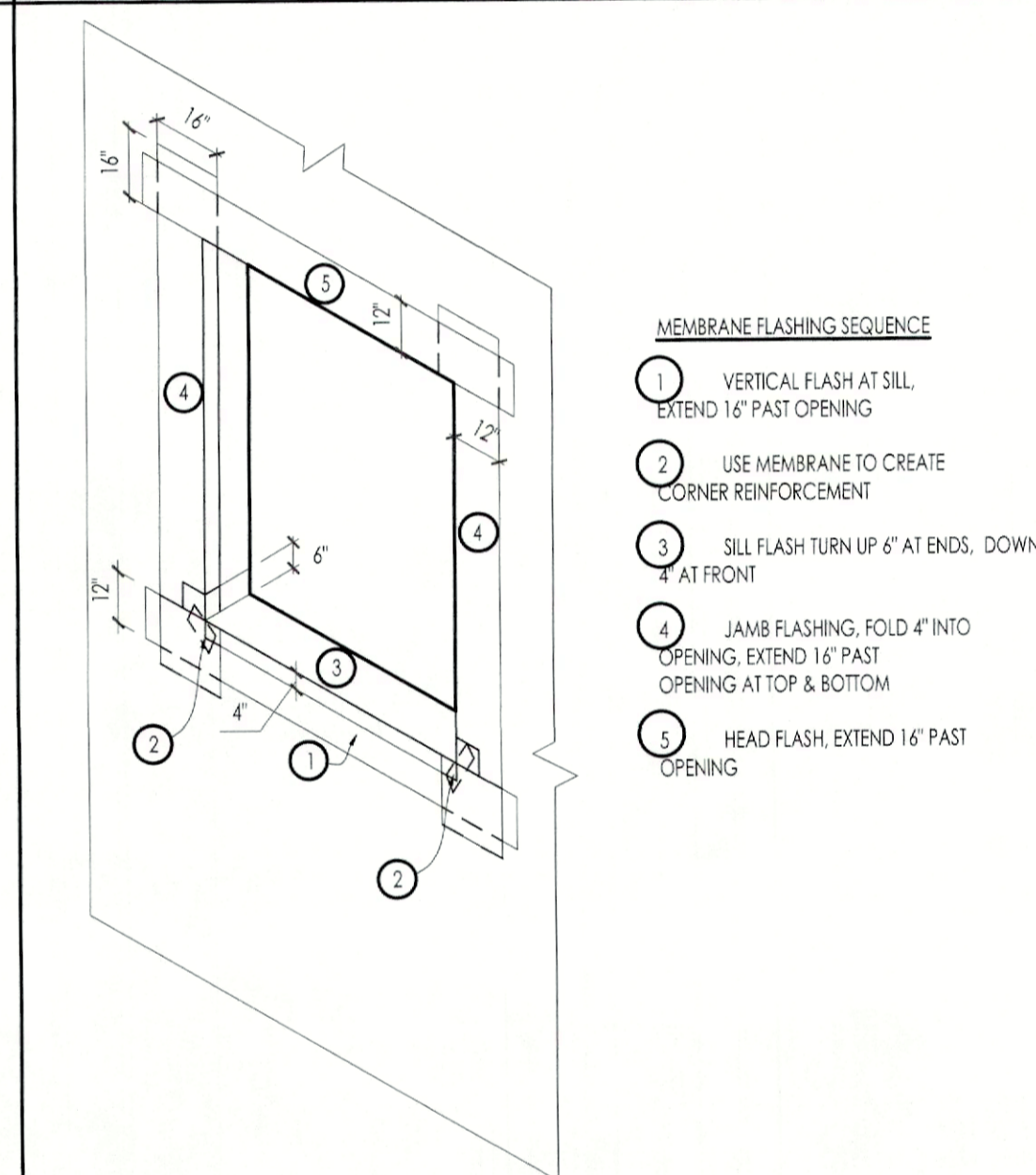
NOTE:  
GENERIC DETAIL. SEE ELEVATIONS FOR ANY TRIM FINISHES

**1 HEAD @ FRAME WALL**  
SCALE: 3" = 1'-0"



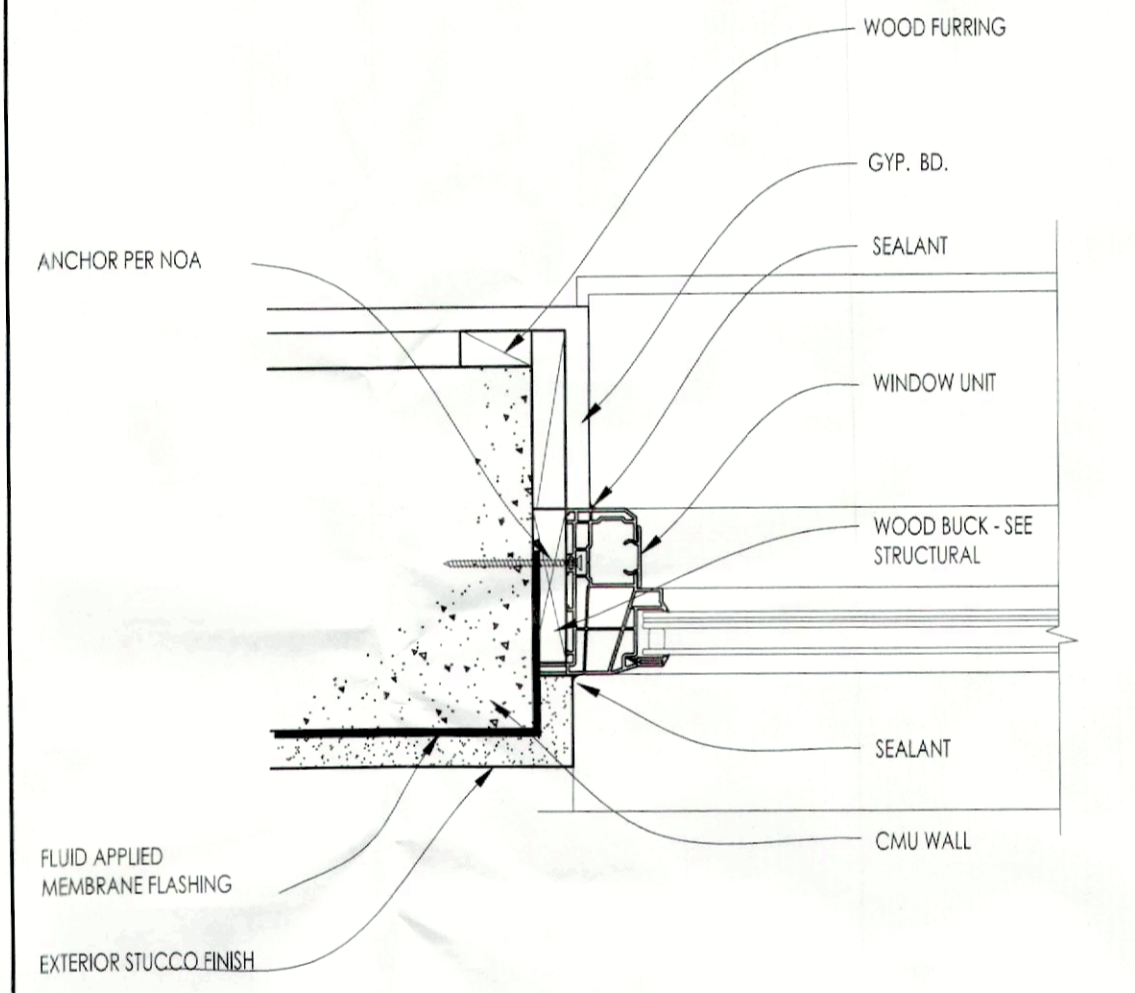
NOTE:  
GENERIC DETAIL. SEE ELEVATIONS FOR ANY TRIM FINISHES

**2 HEAD @ CMU WALL**  
SCALE: 3" = 1'-0"

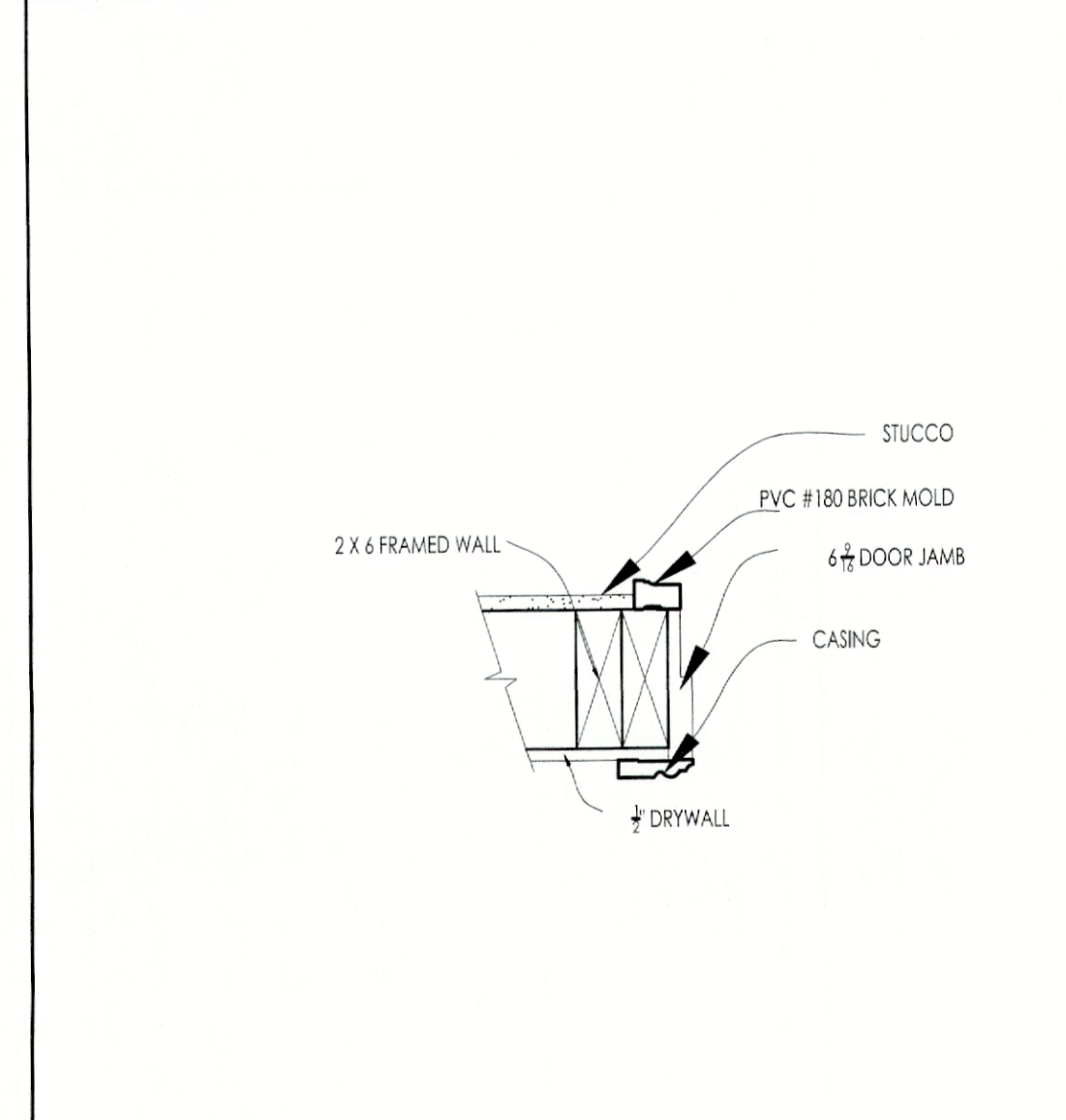


- MEMBRANE FLASHING SEQUENCE**
- 1 VERTICAL FLASH AT SILL. EXTEND 16" PAST OPENING
  - 2 USE MEMBRANE TO CREATE CORNER REINFORCEMENT
  - 3 SILL FLASH TURN UP 6" AT ENDS, DOWN 4" AT FRONT
  - 4 JAMB FLASHING, FOLD 4" INTO OPENING, EXTEND 16" PAST OPENING AT TOP & BOTTOM
  - 5 HEAD FLASH, EXTEND 16" PAST OPENING

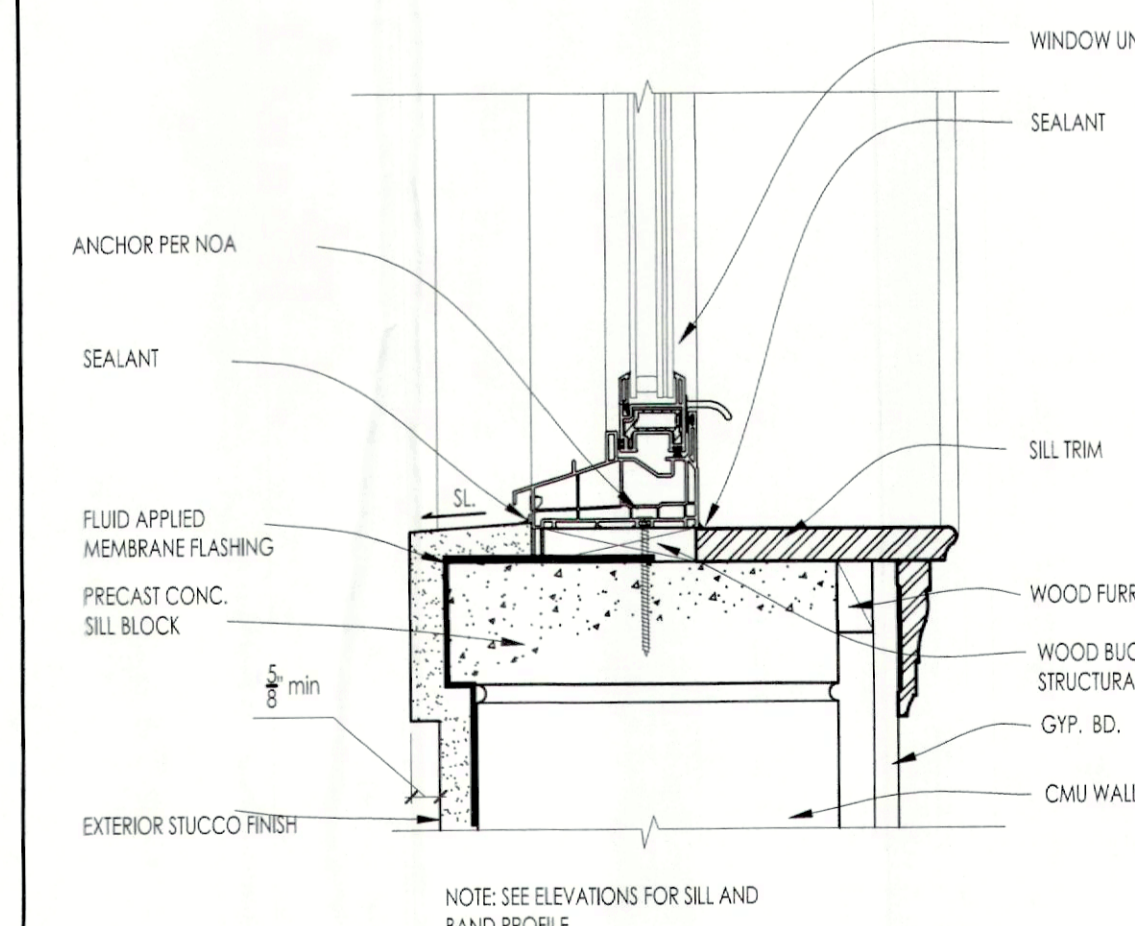
**3 FRAME WALL FLASHING**  
SCALE: N.T.S.



**3 JAMB @ CMU WALL**  
SCALE: 3" = 1'-0"



**4 DOOR JAMB @ FRAME**  
SCALE: 1-1/2" = 1'-0"

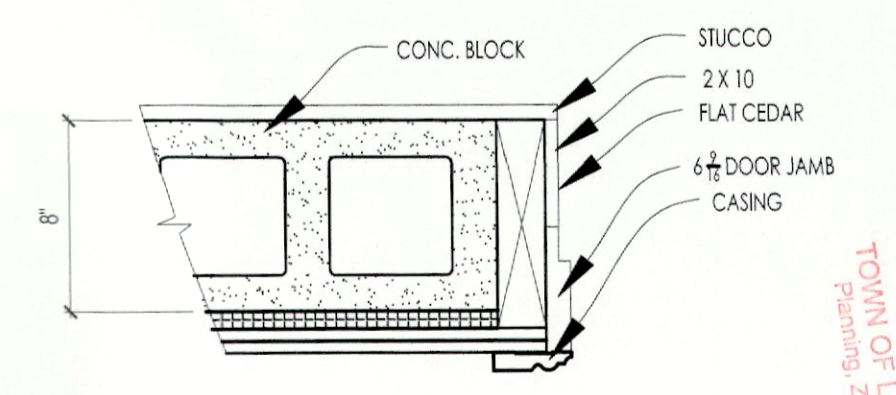


**5 SILL @ CMU WALL**  
SCALE: 3" = 1'-0"

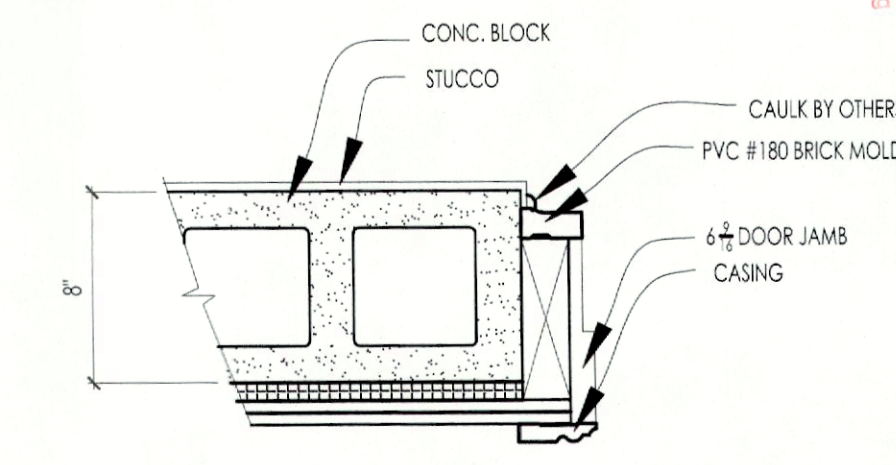
	LOCATION	QTY.	UNIT CALLOUT	SQ. FT.	WIND ZONE 5				MANUFACTURER	STATE OF FL. APPROVAL # OR NOA #	EXPIRAT. DATE	
					SIGN POSIT.	NEGAT.	MFR. POSIT.	NEGAT.				
WINDOWS	ENCLOSED ENTRY	2	24" x 60" FG	10	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
	GARAGE	2	24" x 60" FG	10	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
	STORAGE	1	24" x 60" FG	10	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
	ENCLOSED ENTRY STAIR	7	24" x 24" FG	4	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
	DINING ROOM	2	32" x 60" FG MULLED	13.3	33.0	42.9	65.0	70.0	PGT	IMPACT	19-1126.10	04-30-25
	GREAT ROOM	2	24" x 60" FG	10	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
	KITCHEN	3	H34 (24" x 52") MULLED	8.6	34.4	46.1	50.0	50.0	PGT	IMPACT	20-0401.03	07-30-25
	MASTER BATHROOM	2	H34 (24" x 52") MULLED	8.6	34.4	46.1	50.0	50.0	PGT	IMPACT	20-0401.03	07-30-25
	MASTER BEDROOM	2	25 SH EGRESS (36" x 60")	15	33.0	42.9	65.0	70.0	PGT	IMPACT	20-0401.03	07-30-25
	MASTER BEDROOM	2	25 SH EGRESS (36" x 60") MULLED	15	33.0	42.9	65.0	70.0	PGT	IMPACT	20-0401.03	07-30-25
WINDOWS	BEDROOM 2	2	25 SH EGRESS (36" x 60")	15	33.0	42.9	65.0	70.0	PGT	IMPACT	20-0401.03	07-30-25
	BEDROOM 2	1	24" x 52" FG	4	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
	BEDROOM 2	2	36" x 52" SH MULLED	13	33.0	42.9	65.0	70.0	PGT	IMPACT	20-0401.03	07-30-25
	STAIR	4	24" x 24" FG	4	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
	BATH 2	1	24" x 24" FG	4	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
	BEDROOM 3	2	25 SH EGRESS (36" x 60")	15	33.0	42.9	65.0	70.0	PGT	IMPACT	20-0401.03	07-30-25
	BEDROOM 3	2	36" x 60" FG	15	33.0	42.9	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25

	LOCATION	QTY.	UNIT CALLOUT	SQ. FT.	WIND ZONE 5				MANUFACTURER	STATE OF FL. APPROVAL # OR NOA #	EXPIRAT. DATE	
					SIGN POSIT.	NEGAT.	MFR. POSIT.	NEGAT.				
EXT. DOORS	ENCLOSED ENTRY	1	3080 FRENCH	24	32.1	41.1	80.0	80.0	THERMATRU	IMPACT	FL-21142.10	12-31-21
	GARAGE	2	9070 OHD	63	30.1	37.0	90.0	90.0	CLOPAY	IMPACT	20-0512.04	07-16-25
	GARAGE	2	2870 SC	21.3	32.1	41.1	50.0	50.0	THERMATRU	IMPACT	FL-21142.4	12-31-21
	GARAGE	1	3070 SC	24	32.1	41.1	80.0	80.0	THERMATRU	IMPACT	FL-21142.4	12-31-21
EXT. DOORS	GREAT ROOM	1	2880 FRENCH	21.3	32.1	41.1	50.0	50.0	PGT	IMPACT	FL-21142.10	12-31-21
	GREAT ROOM	1	12080 SGD	96	29.2	35.9	90.0	90.0	PGT	IMPACT	19-1126.04	03-24-25

CATEGORY	SUB CATEGORY	PRODUCT DESCRIPTION	MANUFACTURER	STATE OF FL. APPROVAL # OR NOA #	EXPIRAT. DATE
WINDOWS	FIXED	SERIES PW-5520 VINYL FIXED WINDOWS	PGT	19-1126.10	04-30-25
	SINGLE HUNG	SERIES SH-5500 VINYL SINGLE HUNG WINDOW	PGT	20-0401.03	07-30-25
EXT. DOORS	SERVICE	THERMATRU I/S O/S IMPACT SINGLE SERVICE DOOR	THERMATRU	FL-21142.4	12-31-21
	SINGLE	THERMATRU I/S O/S IMPACT SINGLE GLAZED	THERMATRU	FL-21142.10	12-31-21
	SGD	SERIES 770HP ALUMINIUM SLIDING GLASS DOORS	PGT	19-1126.04	03-24-25
MISC.	GARAGE OHD	CANYON RIDGE W8 DP54 STEEL SECTIONAL GARAGE DOOR UP TO 9'	CLOPAY	20-0512.04	07-16-25
	ROOFING TILE	CONCRETE ROOF TILE	EAGLE ROOFING	18-0509.18	10-05-21
	UNDERLAYMENT	BORAL TILESEAL	BORAL	18-0502.03	08-02-23
	ROOF VENTS	O'HAGINS CLOAKED VENT TILE	O'HAGINS	19-0109.02	04-04-24
	SIDING/SOFFT	FIBER CEMENT SIDING/SOFFT	JAMIES HARDIE	17-0406.06	05-01-22



**6 GARAGE DOOR JAMB**  
SCALE: 1-1/2" = 1'-0"



**7 DOOR JAMB @ CMU**  
SCALE: 1/4" = 1'-0"

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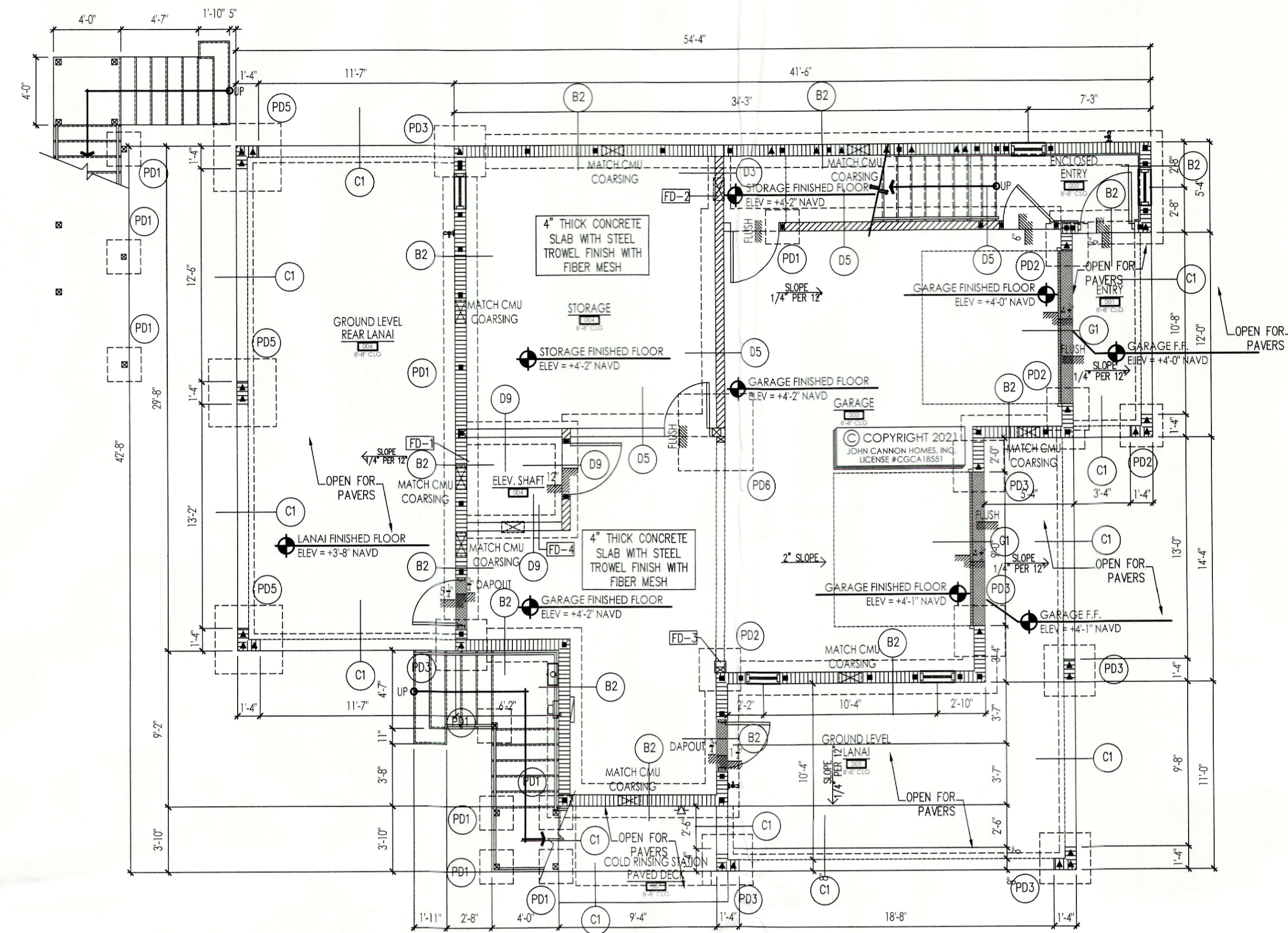
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A NEW CUSTOM RESIDENCE FOR  
**FRITZ & PEMBROKE ATTAWAY**  
660 Cedar Street | Longboat Key, Florida | 34228  
LOT 6 | TOWN OF LONGBOAT KEY | MANATEE COUNTY

REV #	DATE	DESCRIPTION	BY	CHK	APP
01	07-29-2021	ISSUE FOR CONSTRUCTION	CEB	CEB	CEB
02	08-02-2021	REVISIONS TO DRAWING	CEB	CEB	CEB
03	08-02-2021	REVISIONS TO DRAWING	CEB	CEB	CEB
04	08-02-2021	REVISIONS TO DRAWING	CEB	CEB	CEB
05	08-02-2021	REVISIONS TO DRAWING	CEB	CEB	CEB
06	08-02-2021	REVISIONS TO DRAWING	CEB	CEB	CEB
07	08-02-2021	REVISIONS TO DRAWING	CEB	CEB	CEB
08	08-02-2021	REVISIONS TO DRAWING	CEB	CEB	CEB
09	08-02-2021	REVISIONS TO DRAWING	CEB	CEB	CEB
10	08-02-2021	REVISIONS TO DRAWING	CEB	CEB	CEB

DRAWING TITLE  
EXTERIOR DETAILS / SCHEDULES  
SHEET NUMBER  
**D1**



### FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

**DIMENSION NOTES**  
SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

MARK	DESCRIPTION
FD-1	STEP STEMWALL FOOTING TO DROP BELOW ELEVATOR PIT SLAB
FD-2	8" DIA. X 6" LONG TITEN HDs AT 16" O.C. MAX PT BOTTOM PLATE TO FOOTING, MIN. (2) PER WALL SEGMENT - TYPICAL AT INTERIOR BEARING WALLS U.N.O.
FD-3	8X8 SLAB DOWNPOUR TO STEMWALL FOOTING BELOW
FD-4	RECESS SLAB 12" AT ELEVATOR

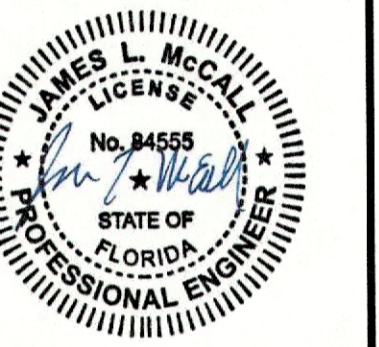
### GENERAL NOTES

- FOOTING DEPTH IS IN ADDITION TO 4" CONCRETE SLAB.
- DO NOT SCALE FOOTING SIZE FROM PLAN - SEE FOUNDATION/STEMWALL SECTION ON S1.1 FOR FOOTING SIZE.
- ISOLATED PAD FOOTINGS AND MONOLITHIC FOOTINGS CAN BE POURED INTEGRALLY. BOTTOMS AT SAME ELEVATION.
- SEE DETAIL ON SHEET S1.1 FOR SHOWER RECESS REQ'S.
- NOMINAL 4" THICK CONCRETE SLAB (3000PSI) WITH FIBER MESH OVER 6 MIL VAPOR BARRIER TO BE TAPED AND LAPPED MIN. 6" OVER CLEAN, COMPACTED, POISONED SOIL.
- SLOPE ALL EXTERIOR AND GARAGE SLABS 1/4" / FT TO DRAIN.
- CONTRACTOR TO VERIFY STEMWALL HEIGHTS WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION.

### FILLED CELLS

- INDICATES FILLED CELL w/(1)#5 REBAR FROM FOOTING TO TIE BEAM STEEL.
- INDICATES FILLED CELL w/(2)#5 OR (1)#7 REBAR FROM FOOTING TO TIE BEAM STEEL.

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 FBPE# 26003



A CUSTOM RESIDENCE FOR  
**FRITZ & PEMBROKE ATTAWAY**  
 660 CEDAR STREET  
 LONGBOAT KEY, FL 34228

## FOUNDATION PLAN

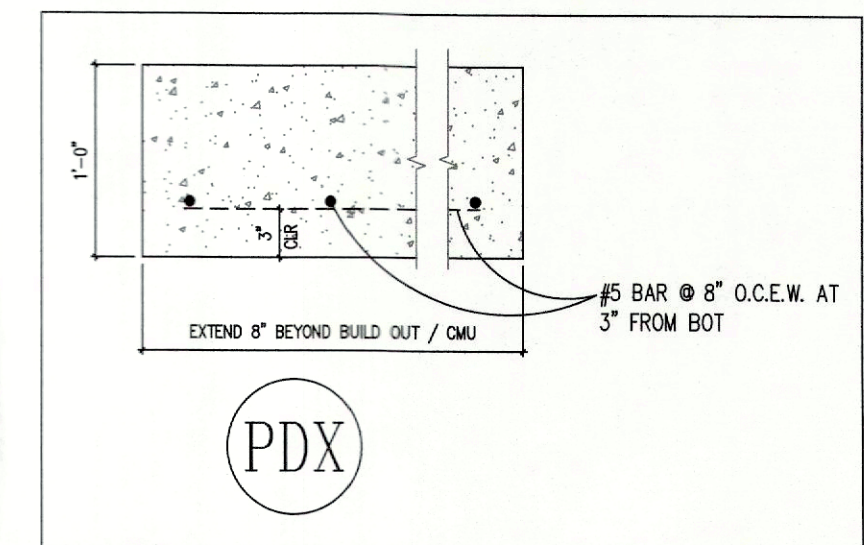
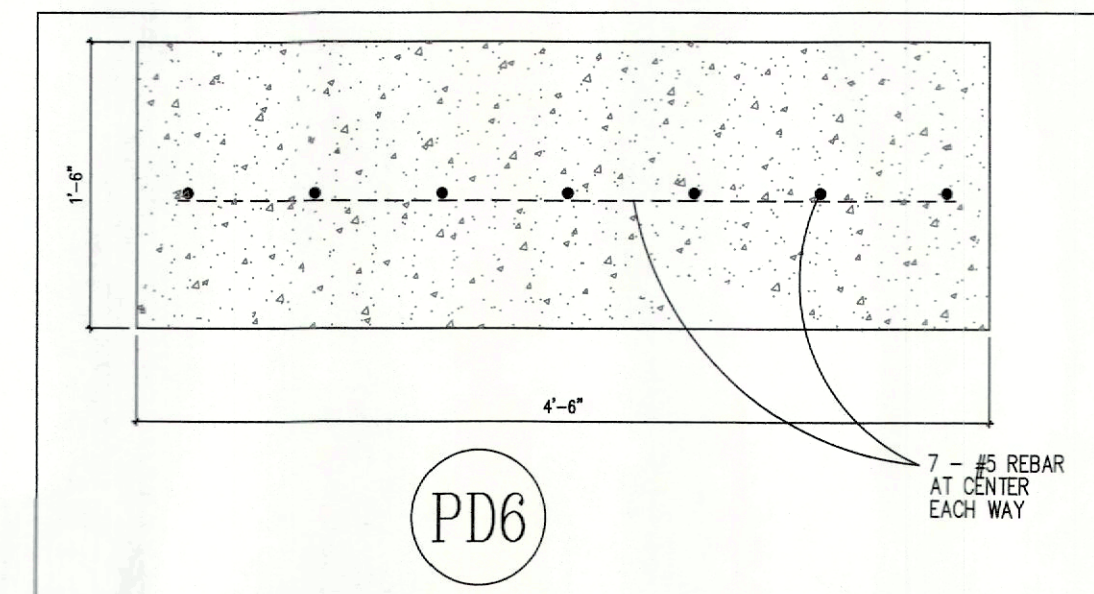
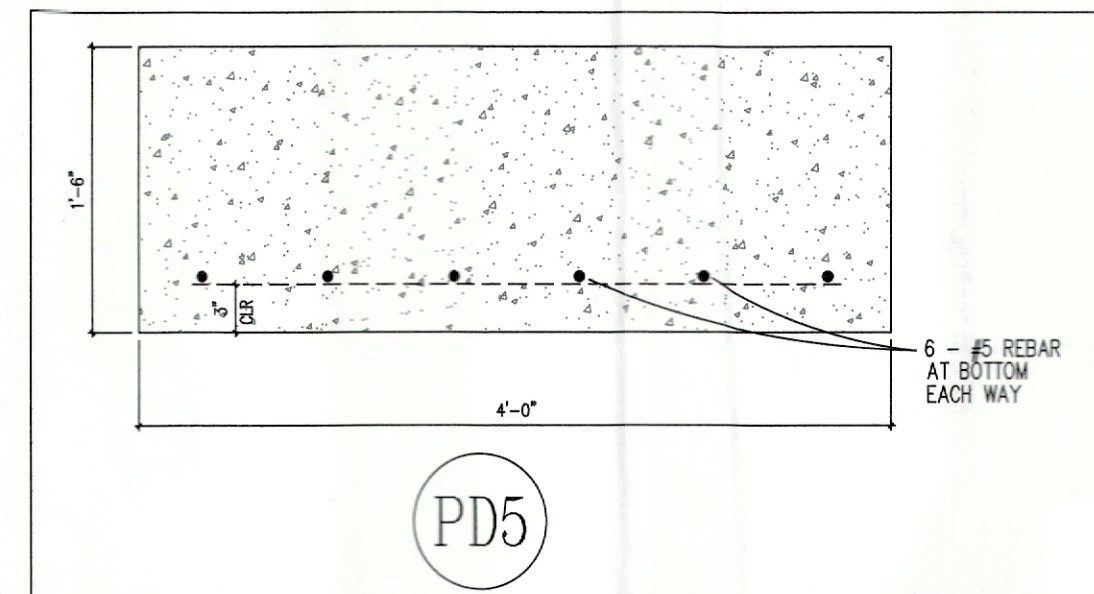
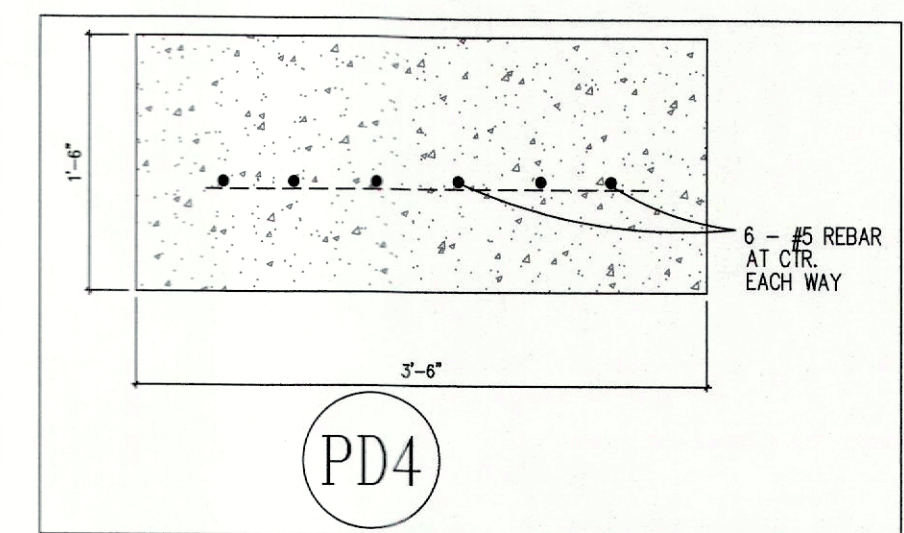
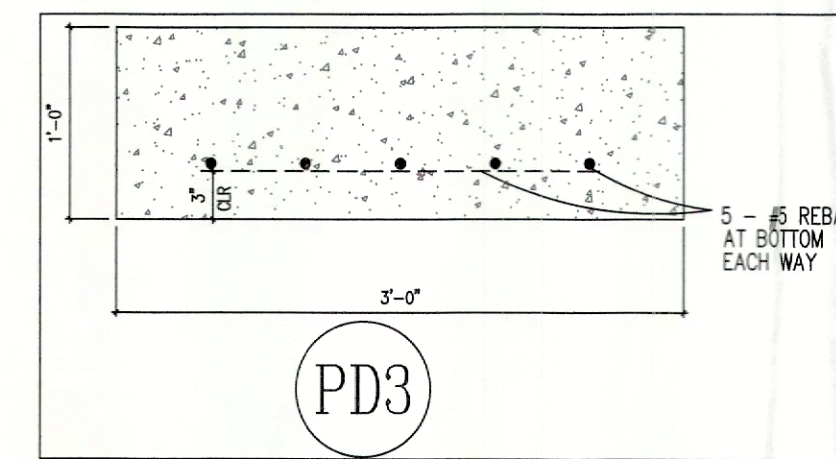
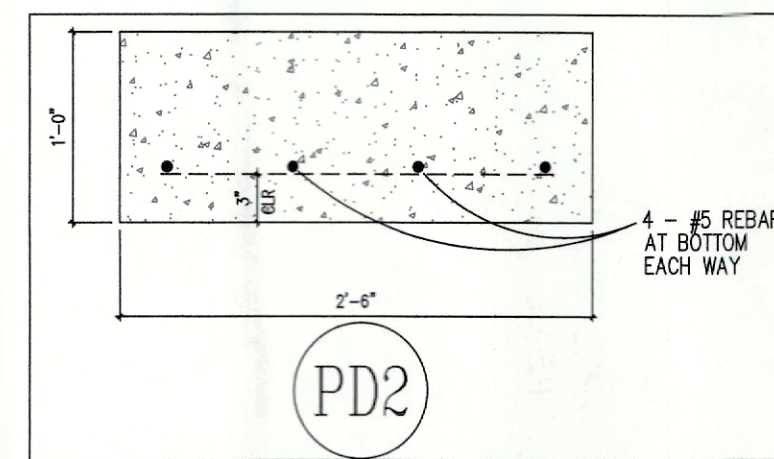
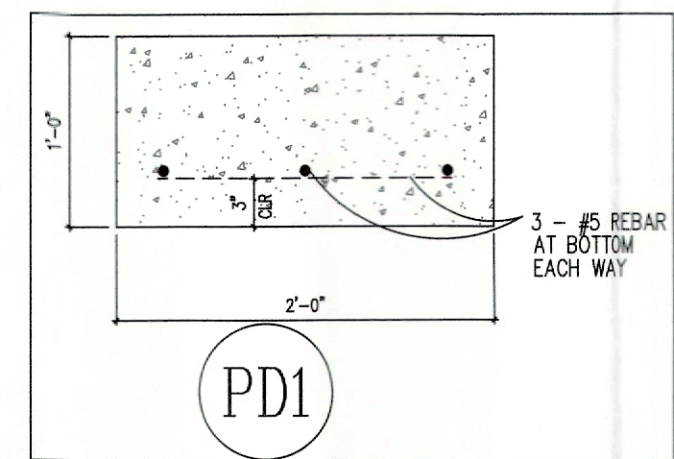
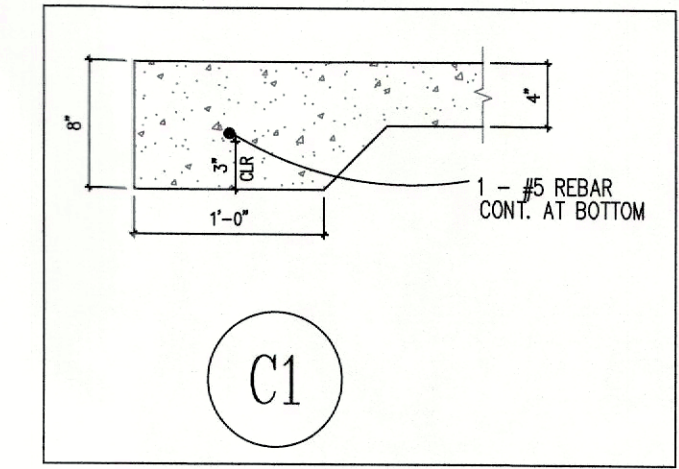
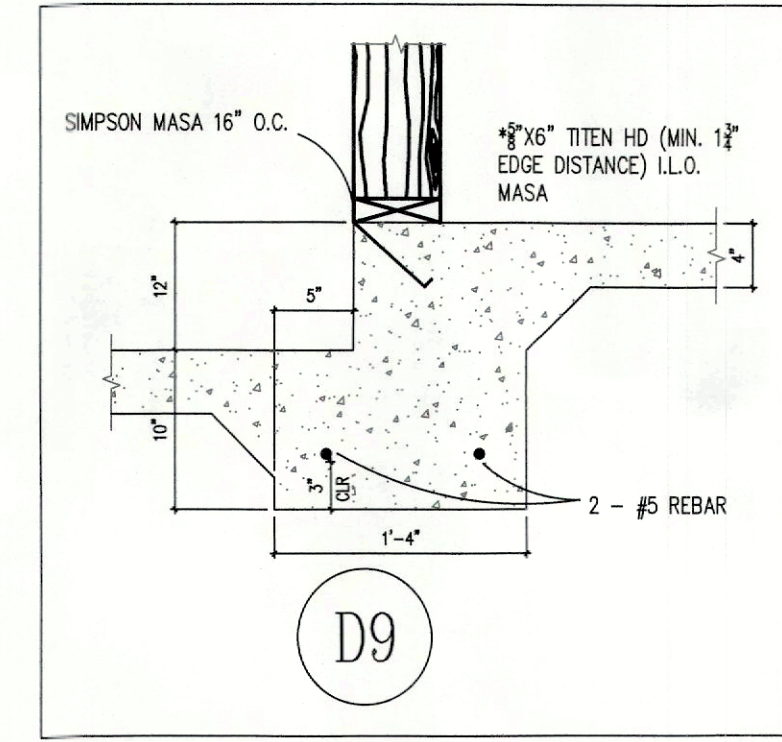
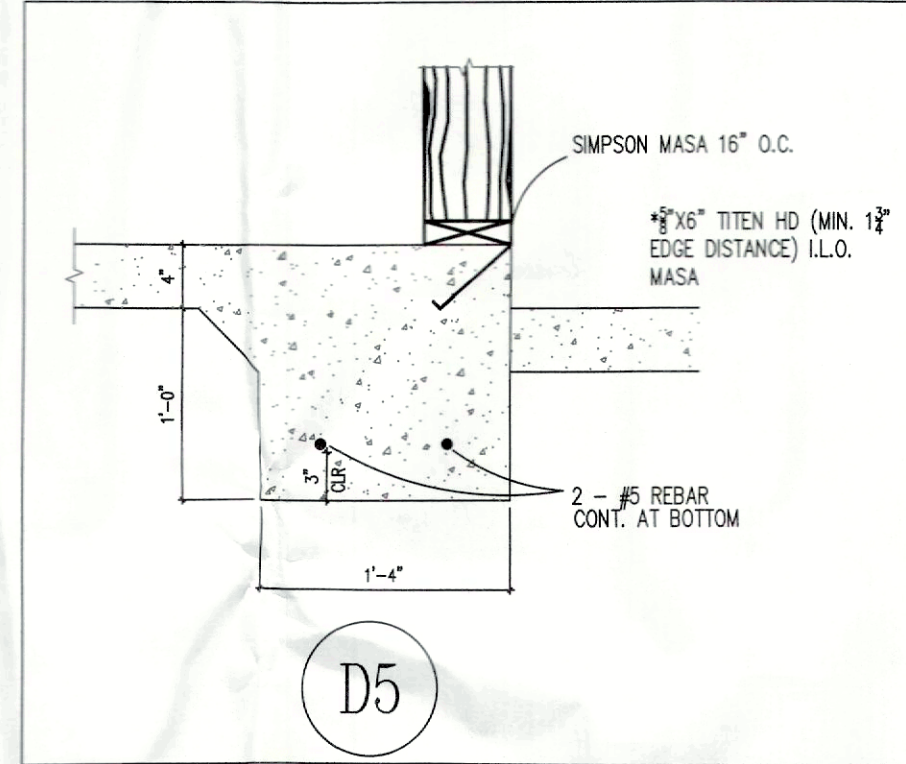
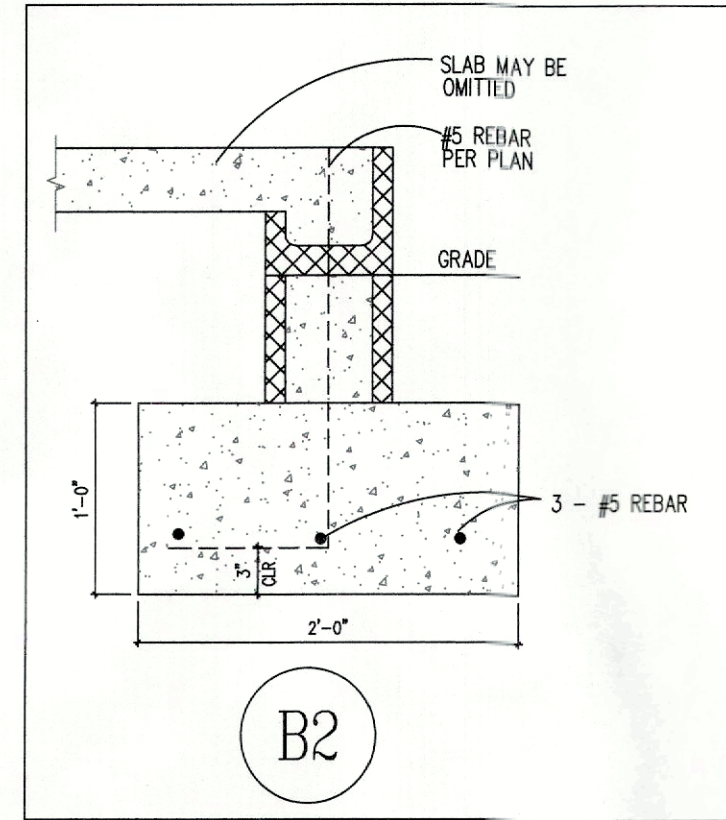
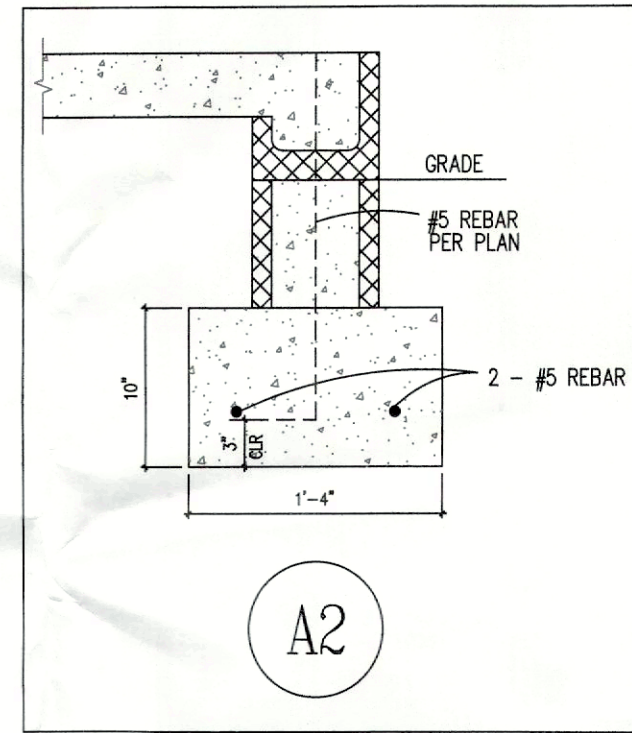
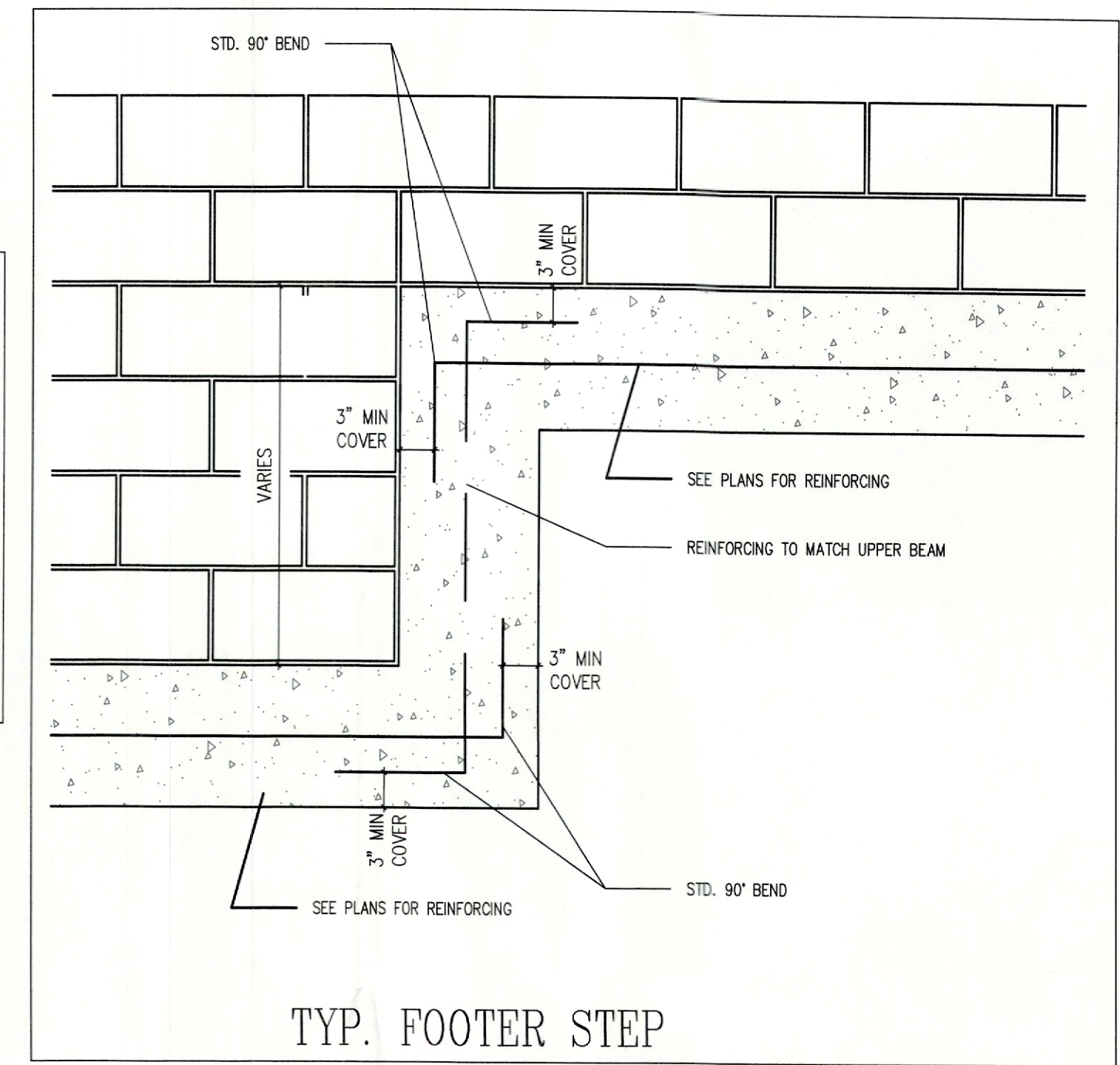
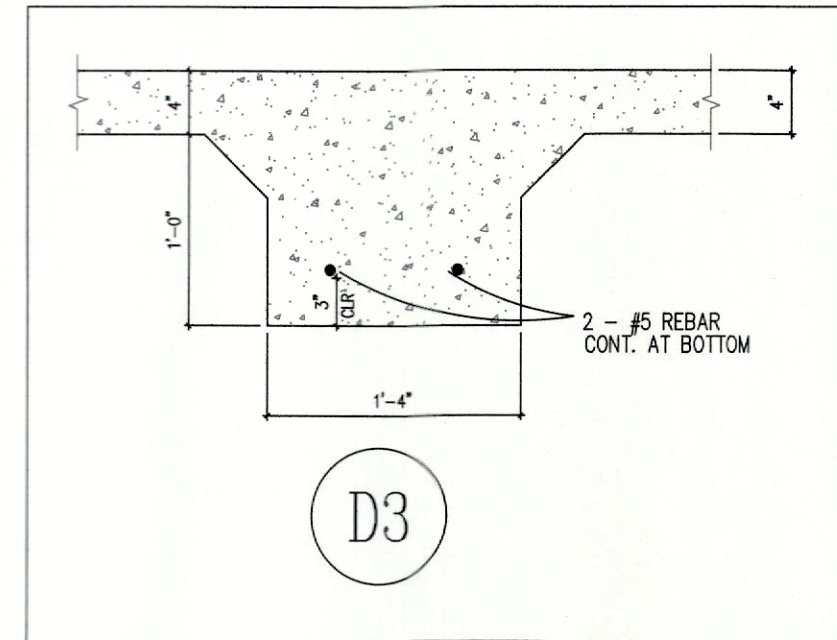
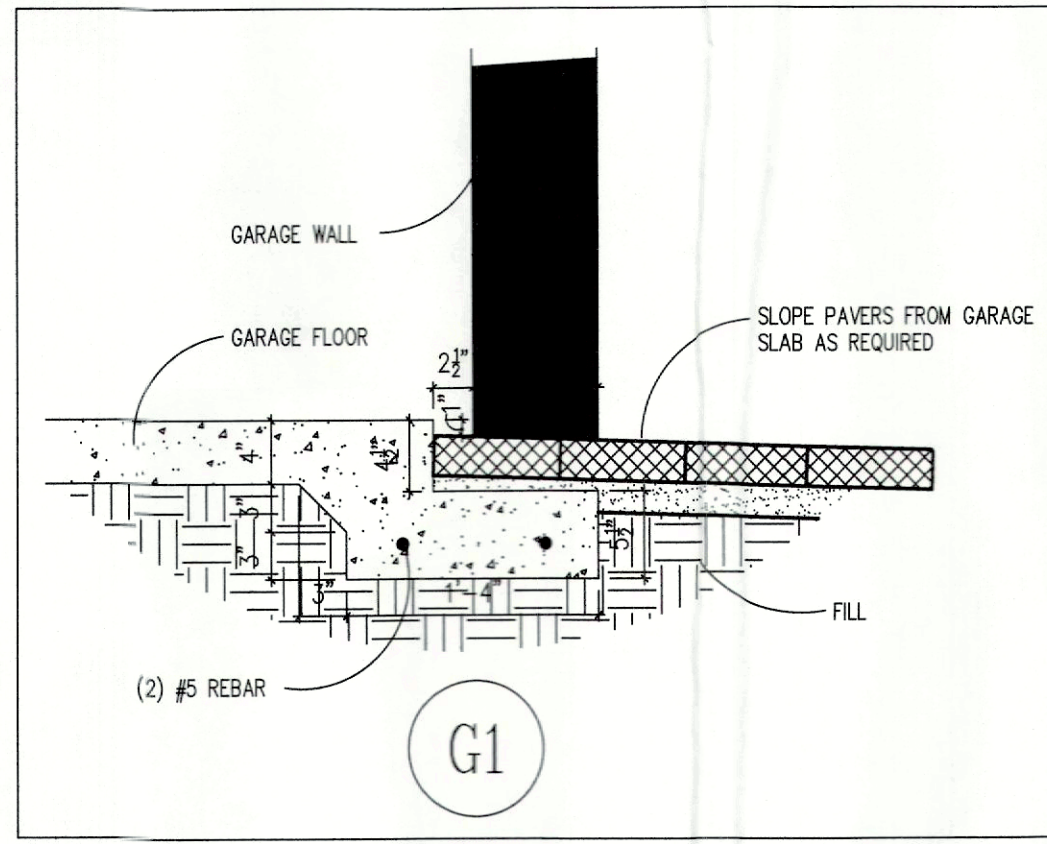
REVISIONS

NO.	DATE	DESCRIPTION
1	04/27/2021	

SHEET

# S1

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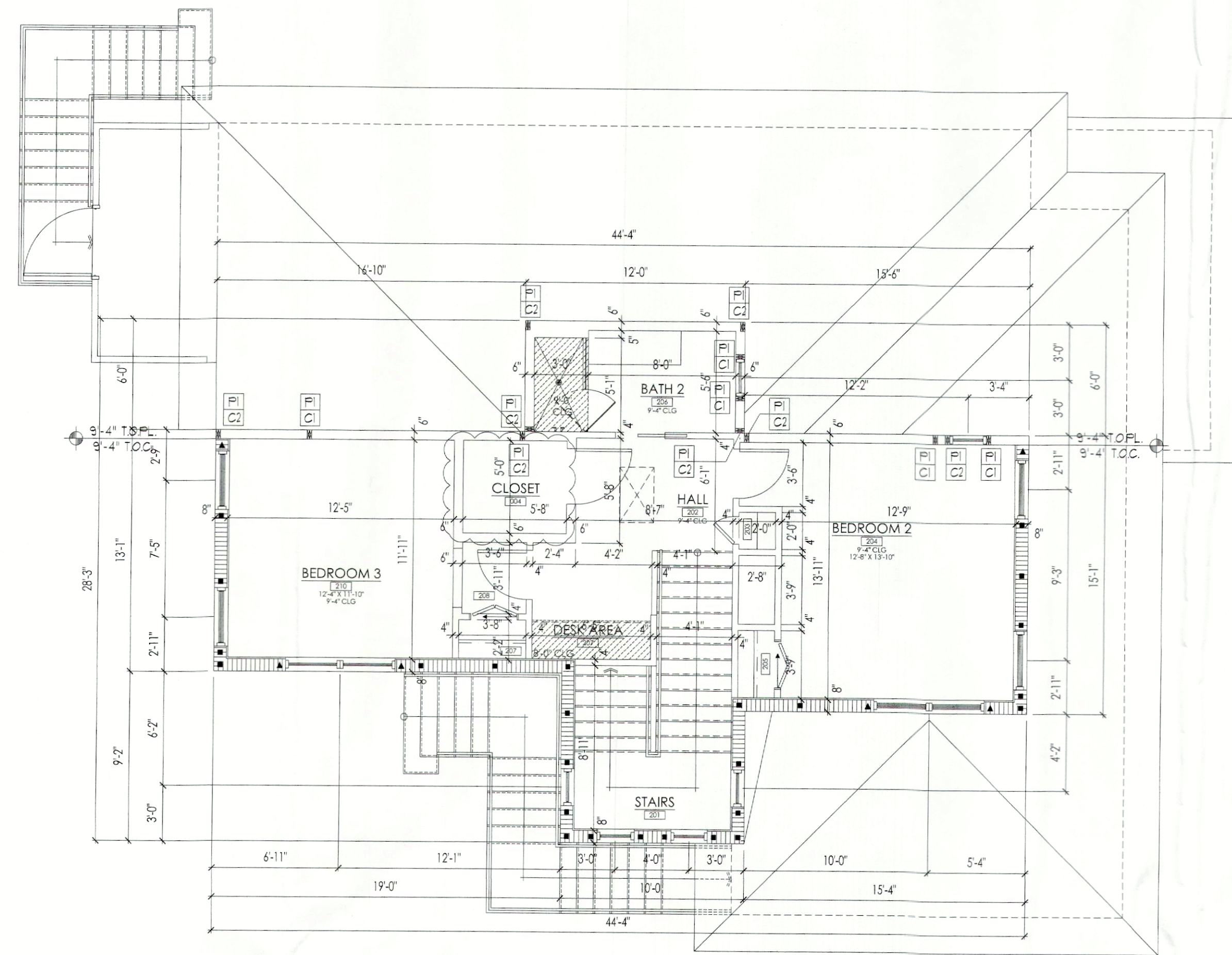
A CUSTOM RESIDENCE FOR  
**FRITZ & PEMROKE ATTAWAY**  
 660 CEDAR STREET  
 LONGBOAT KEY, FL 34228

**FOUNDATION DETAILS**

REVISIONS
JLM 1041727/2391

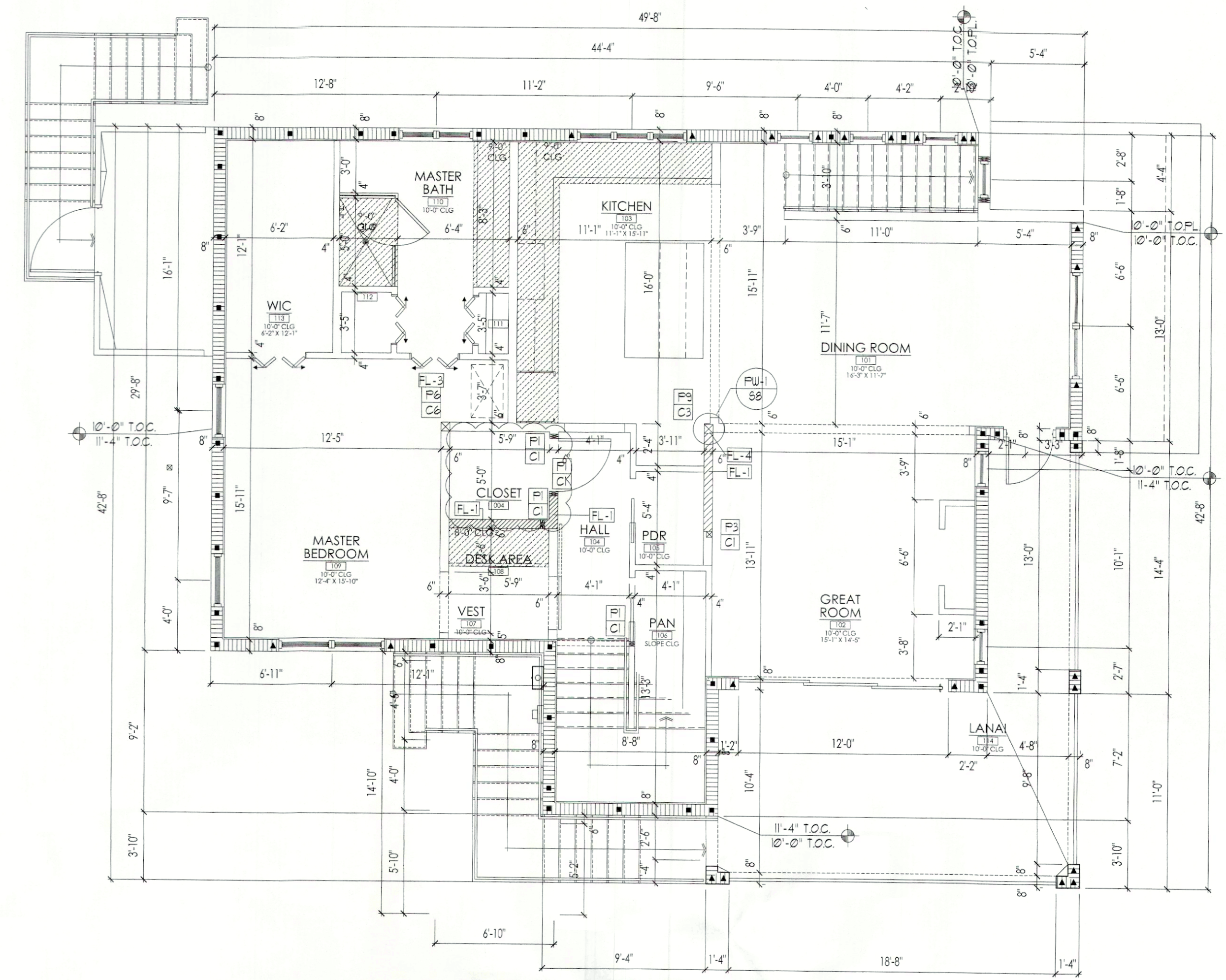
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**UPPER LEVEL LEVEL FLOOR PLAN**

SCALE: 3/16" = 1'-0"



**MAIN LEVEL LEVEL FLOOR PLAN**

SCALE: 3/16" = 1'-0"

POST SCHEDULE [PI]	
MARK	DESCRIPTION
PI1	2-2X 8FF POST - MATCH WALL THICKNESS
PI2	2-2X 8FF POST WITH ADDITIONAL JACK STUDS MATCH WALL THICKNESS
PI3	3 1/2" X 3 1/2" VERSA-LAM 18 2150 COLUMN
PI4	3 1/2" X 5 1/2" VERSA-LAM 18 2150 COLUMN
PI5	3 1/2" X 7" VERSA-LAM 18 2150 COLUMN
PI6	5 1/4" X 5 1/4" VERSA-LAM 18 2150 COLUMN
PI7	5 1/4" X 7" VERSA-LAM 18 2150 COLUMN
PI8	3-2X 8FF POST - MATCH WALL THICKNESS
PI9	6" X 6" SYP FT COLUMN
PI10	4" X 6" SYP FT COLUMN
PI11	4" X 4" SYP FT COLUMN

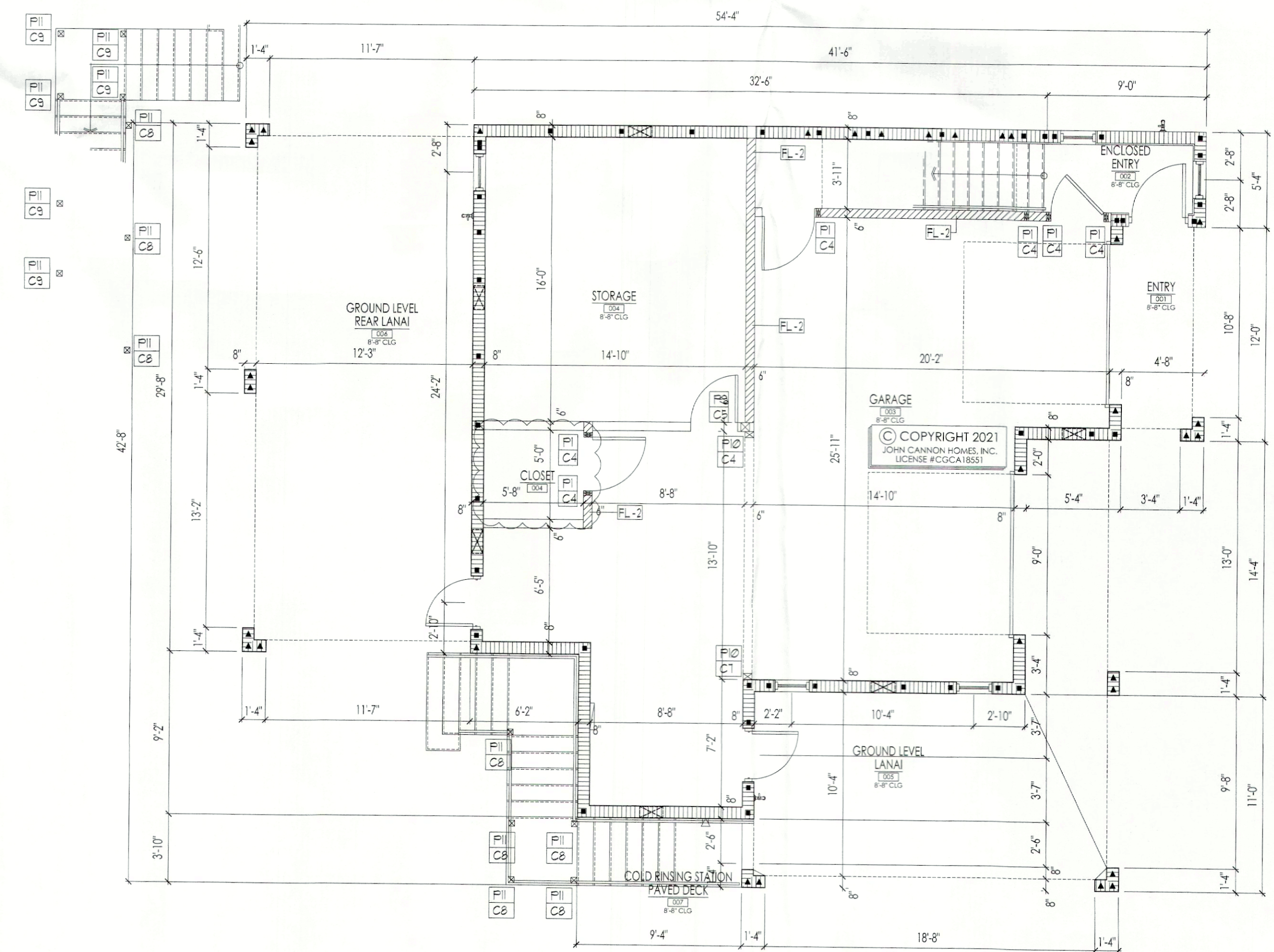
DIMENSION NOTES	
SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.	

STRUCTURAL NOTES	
1.	FILL ALL CELLS ABOVE PRECAST LINTELS.
2.	STUB RAISED HEEL ROOF TRUSSES BACK 3/4" FROM FACE OF MASONRY FOR PLYWOOD AND STUCCO.
3.	ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.
4.	STUB FLOOR TRUSSES BACK 2 1/4" FOR RIMBOARD, PLYWOOD AND STUCCO.

CONNECTOR SCHEDULE [CI]	
MARK	DESCRIPTION
C1	1-SIMPSON C816 TO BEAM/WALL BELOW
C2	2-SIMPSON C816 TO BEAM/WALL BELOW
C3	4-SIMPSON C816 TO BEAM/WALL BELOW
C4	1-SIMPSON LTT18 W/ 3/8" ALL-THREAD DRILLED AND EPOXIED 4" INTO FOOTING BELOW WITH SIMPSON SET EPOXY
C5	1-SIMPSON HDQ8-SD83 W/ 3/8" ALL-THREAD DRILLED AND EPOXIED 6" INTO FOOTING BELOW WITH SIMPSON SET EPOXY
C6	1-SIMPSON MGT W/ 3/8" ALL-THREAD DRILLED AND EPOXIED 12" INTO TIE BEAM WITH SIMPSON SET-XP EPOXY AND 1-SIMPSON MATCH40 TO TIE BEAM / CMU WALL BELOW
C7	1/2" X 6" TITEN SCREW AT 12" O.C. (VERTICAL) POST TO WALL
C8	1-SIMPSON ABU442 W/ 3/8" ALL-THREAD DRILLED AND EPOXIED 6" INTO FOOTING BELOW WITH SIMPSON SET EPOXY
C9	EMBED POST 24" IN (2) BAGS OF CONCRETE

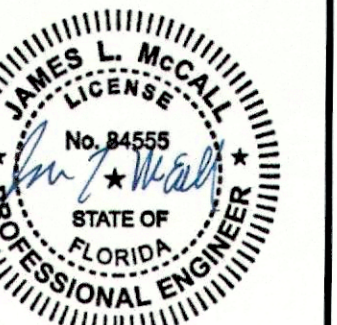
FLOOR PLAN SCHEDULE [FL-1]	
MARK	DESCRIPTION
FL-1	BRG. WALL W/ 2X 8FF STUDS 16" O.C. BRG. AT 10'-0" AFF.
FL-2	BRG. WALL W/ 2X FT STUDS 16" O.C. BRG. AT 10'-0" AFF.
FL-3	BEAR F&L POST DIRECTLY ON TIE BEAM BELOW (PROVIDE MOISTURE PROTECTION) AND AGAINST GIRDER TRUSS / BEAM ABOVE
FL-4	BEAR SYP POST DIRECTLY ON POST BELOW (SEE DETAIL) AND AGAINST GIRDER TRUSS / BEAM ABOVE

FILLED CELLS	
■	INDICATES FILLED CELL W/ (1)5 REBAR FROM FOOTING TO TIE BEAM STEEL
▶	INDICATES FILLED CELL W/ (2)5 OR (1)1 REBAR FROM FOOTING TO TIE BEAM STEEL



**GROUND LEVEL FLOOR PLAN**

SCALE: 3/16" = 1'-0"



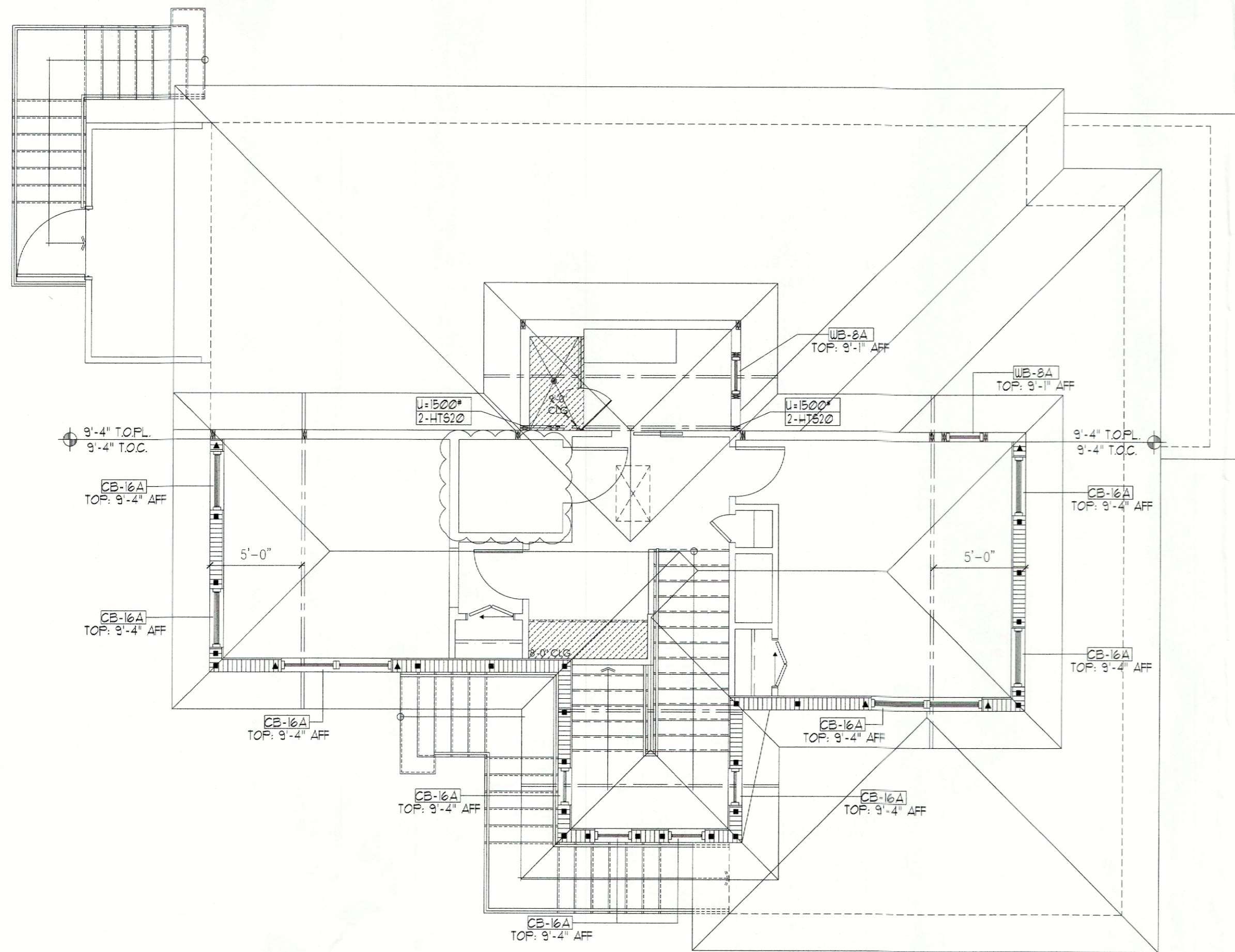
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 660 CEDAR STREET  
 LONGBOAT KEY, FL 34228

**FLOOR PLAN**

REVISIONS	
JLM	04/27/2021
JLM	05/18/2023

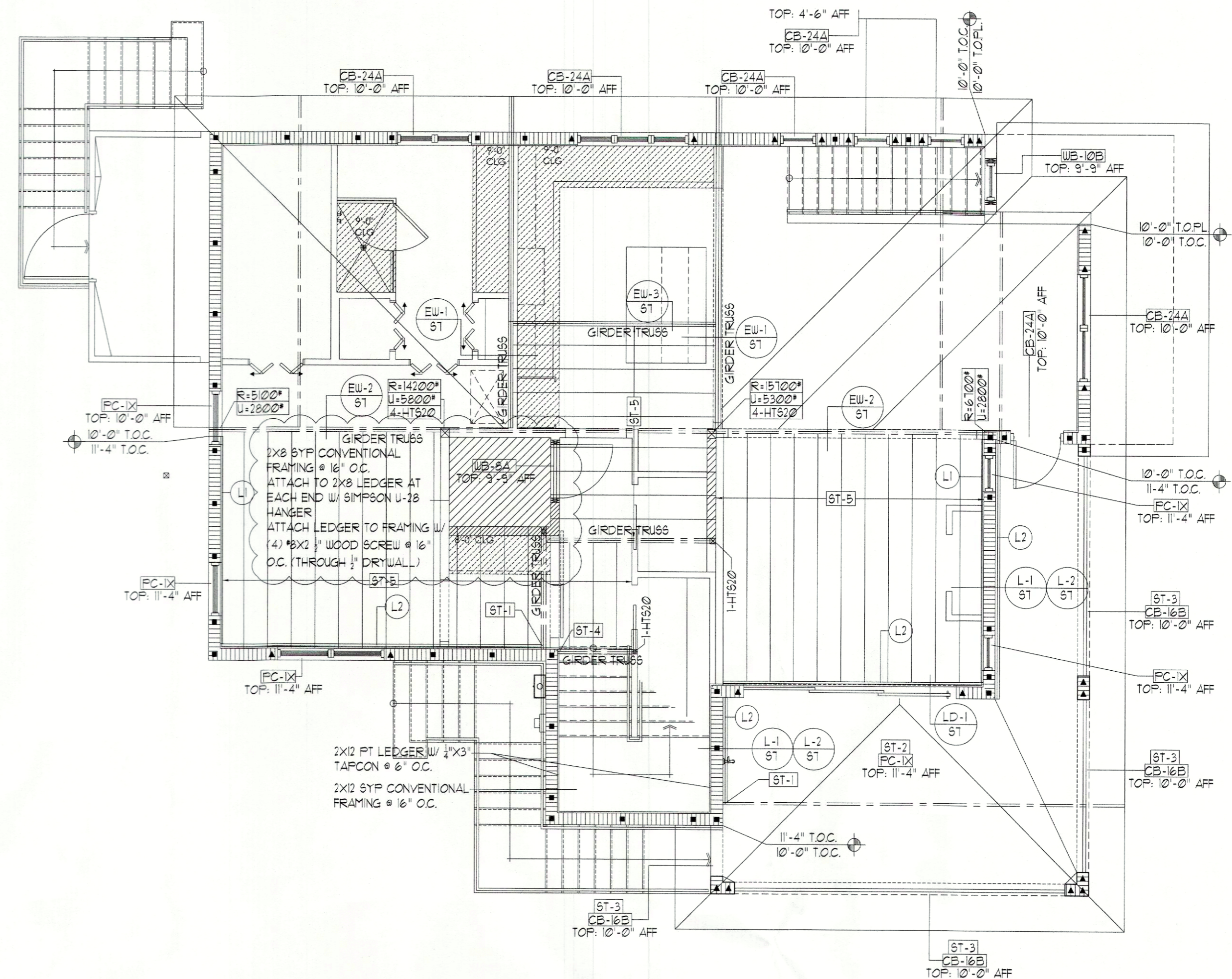
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UPPER LEVEL LEVEL FRAMING PLAN

SCALE: 3/16" = 1'-0"



MAIN LEVEL LEVEL FRAMING PLAN

SCALE: 3/16" = 1'-0"

**CONCRETE BEAM SCHEDULE**

8" x 16" FORMED & POURED BEAM 1-5 TOP 1-5 BOTTOM 1-5 TOP 1-5 BOTTOM	8" x 16" FORMED & POURED BEAM 1-5 TOP 1-5 BOTTOM 1-5 TOP 1-5 BOTTOM	8" x 18" FORMED & POURED BEAM 1-5 TOP 1-5 BOTTOM 1-5 TOP 1-5 BOTTOM	8" x 18" FORMED & POURED BEAM 1-5 TOP 1-5 BOTTOM 1-5 TOP 1-5 BOTTOM	8" x 24" FORMED & POURED BEAM 1-5 TOP 1-5 BOTTOM 1-5 TOP 1-5 BOTTOM

**WOOD BEAM SCHEDULE:**

2 - 2X8 SYP WOOD BEAM WITH 2X12 COV. FLYWOOD FLITCH PLATE	3 - 2X8 SYP WOOD BEAM WITH 2X12 COV. FLYWOOD FLITCH PLATE	2 - 2X10 SYP WOOD BEAM	3 - 1 3/4" x 1 1/8" LVL BEAM

**LEDGER/RIM JOIST SCHEDULE (L)**

MARK	DESCRIPTION	REMARKS
L1	(1) 2X8 FT LEDGER OR BETTER	SEE TRUSS PARALLEL TO LEDGER DETAIL
L2	(2) 2X8 FT LEDGER OR BETTER	SEE TRUSS PERPENDICULAR TO LEDGER DETAIL
L3	(2) 2X12 FT LEDGER OR BETTER	SEE DETAIL
L4	(1) 2X12 FT LEDGER OR BETTER	SEE DETAIL

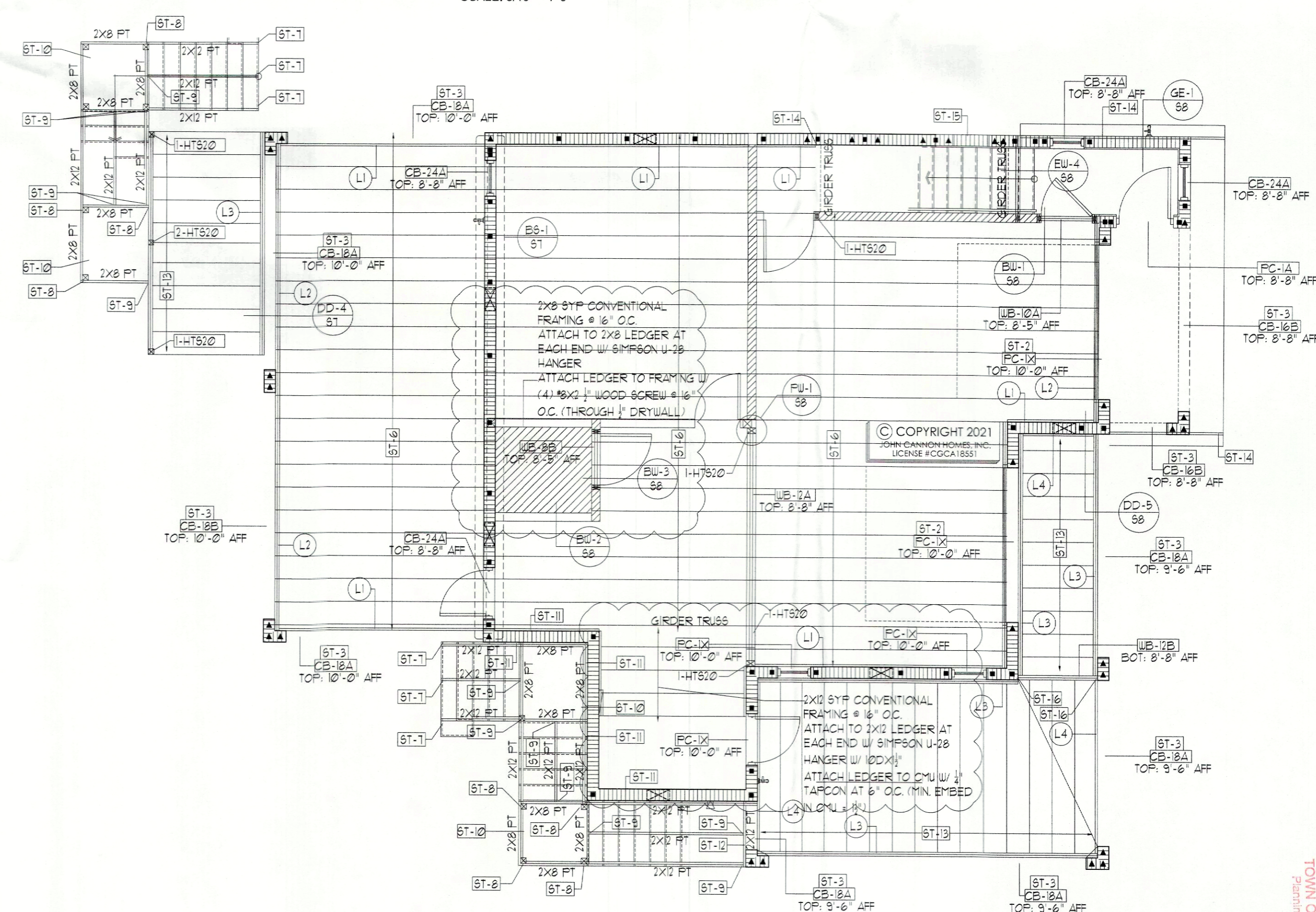
**STRUCTURAL SCHEDULE**

MARK	DESCRIPTION
ST-1	ATTACH TRUSS TO THE CMU/CONCRETE WITH SIMPSON HU28-2 WITH (10) 1/4" x 2 3/8" TITEN2. PROVIDE MIN. 2" EDGE DISTANCE FROM THE END OF WALL. PAD OUT TRUSS AS REQD.
ST-2	SHORE BEAM FOR MIN. OF 28 DAYS AFTER TIE-BEAM ABOVE HAS BEEN POURED
ST-3	SHORE TIE-BEAM FOR MIN. OF 28 DAYS AFTER POUR
ST-4	SIMPSON MBH3.56/182KT PAD-OUT GIRDER TO FIT
ST-5	24" DEEP PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C.
ST-6	16" DEEP PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C.
ST-7	3-1/4" TITEN2 (STAINLESS STEEL) TO CONCRETE MIN. 1/2" EMBEDMENT
ST-8	3-1/2" x 3-1/2" EA BAND JOIST TO POST UNO.
ST-9	1-SIMPSON L85.210 (TYP. UNO.)
ST-10	2X8 SYP AT 16" O.C. W/ SIMPSON LUS26 EACH END
ST-11	1/2" x 3" S8 TITEN AT 8" O.C. TO CMU
ST-12	1/2" x 3" S8 TITEN AT 4" O.C. TO CMU
ST-13	2X12 SYP AT 16" O.C. W/ SIMPSON LUS26 EACH END SLOPE TOP 1/8" PER FOOT
ST-14	ATTACH TRUSS TO THE CMU/CONCRETE WITH SIMPSON HU28-2 WITH (10) 1/4" x 2 3/8" TITEN2. PROVIDE MIN. 2" EDGE DISTANCE FROM THE END OF WALL. PAD OUT TRUSS AS REQD.
ST-14	GABLE END TRUSS ATTACHED TO BEAM WITH SIMPSON M48B 16" O.C. PLUS UPLIFT ANCHORS. SHEATH EXTERIOR FACE OF GABLE END TRUSS WITH 5/8" FLYWOOD WITH 8d NAILS AT 4" O.C. EDGE/8" O.C. FIELD BLOCK ALL SEAMS - TRUSS COMPANY TO PROVIDE STRONGBACKS AS REQD.
ST-15	STOP TIE BEAM AT WINDOW
ST-16	SIMPSON MBH3.56/182KT PAD-OUT GIRDER TO FIT

**DIMENSION NOTES**  
SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

**STRUCTURAL NOTES**

- FILL ALL CELLS ABOVE PRECAST LINTELS.
- STUB RAISED HEEL ROOF TRUSSES BACK 3/4" FROM FACE OF MASONRY FOR FLYWOOD AND STUCCO.
- ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESURE TREATED.
- STUB FLOOR TRUSSES BACK 3/4" FOR RIMBOARD, FLYWOOD AND STUCCO.



GROUND LEVEL FRAMING PLAN

SCALE: 3/16" = 1'-0"

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**MCCALL & YOUNG ENGINEERING, LLC**  
Structural Engineering



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**FRAMING PLAN**

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JUN 08 2021  
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Planning, Zoning & Building

REVISIONS	DATE	DESCRIPTION
1	04/27/2021	
2	05/18/2021	

SHEET  
**S3**

1. GENERAL NOTES

- 1.1 FBC REFERS TO 2020 FLORIDA BUILDING CODE, 7TH EDITION.
1.2 FBC-R REFERS TO 2020 FLORIDA BUILDING CODE, 7TH EDITION, RESIDENTIAL.
1.3 COMPACT BACK FILL 5'-0" FROM STRUCTURE. THE BUILDING AREA PLUS A MARGIN OF 5'-0" AFF OUTSIDE PERIMETER LINES SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
1.4 CONTACT SOILS FOR FOUNDATIONS SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
1.5 CONTACT SOILS FOR FOUNDATIONS SHALL BE TESTED AFTER COMPACTION.
1.6 FILL WITHIN STEMWALLS SHALL BE PLACED AND COMPACTED PER THE RECOMMENDATIONS OF GEOTECHNICAL REPORT.
1.7 FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 2000 PSF.
1.8 CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.
1.5 PROVIDER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

2. CONCRETE/MASONRY NOTES

- 2.1 ALL CONCRETE SHALL BE F'c=3000PSI.
2.2 MASONRY SHALL USE TYPE S MORTAR. F'm=1900PSI.
2.3 REINFORCING STEEL SHALL SATISFY ASTM A615, GD 60. FOOTING MAY USE GD 40 STEEL.
2.4 WHERE INDICATED ON FLOOR PLANS, PROVIDE CONCRETE FILLED CELL WITH REINFORCING STEEL FROM FOOTING TO THE BEAM HOOKED & TIED BEFORE INSPECTION. IF GROUT LIFT EXCEEDS 4'-0", AN INSPECTION HOLE TO VERIFY GROUTING SHALL BE PROVIDED AT THE BOTTOM CELL.
2.5 PROVIDE (1) #5 VERTICAL REINFORCING STEEL ELECTRICAL GROUND TO FOUNDATION STEEL FOUNDATION DOWELS AND VERTICAL REINFORCING SPACES AS SHOWN ON FLOOR PLANS. IN THE EVENT OF CONFLICTS, THE FLOOR PLANS SHALL TAKE PRECEDENCE OVER THE FOUNDATION PLAN.
2.7 ALL FOOTINGS TO BE SMOOTH AND LEVEL.
2.8 REINFORCING STEEL LAP LENGTH IN CONCRETE AND/OR MASONRY SHALL BE:
#5 REBAR -30"
#6 REBAR -36"
#7 REBAR -45"
2.9 LAP LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE THAT FOR THE INDIVIDUAL BAR, INCREASED 20% FOR THREE-BAR BUNDLE, AND 33% FOR FOUR-BAR BUNDLE.
2.10 INDIVIDUAL BARS WITHIN A BUNDLE TERMINATED WITHIN THE SPAN OF THE BEAM SHALL TERMINATE AT DIFFERENT POINTS WITH AT LEAST 40db STAGGER.
2.11 A FILLED CELL WITH (1) #5 VERTICAL SHALL BE LOCATED AT GIRDER TRUSSES WITH UPLIFT EXCEEDING 2000LBS U.N.O.
2.12 MINIMUM CONCRETE COVER 3" CAST AGAINST SOIL AND 1" ELSE U.N.O. MAXIMUM CONCRETE COVER 8" U.N.O.
2.13 EMBEDDED TRUSS ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS.
2.14 EMBEDDED ANCHORS/TIEDOWNS SHALL HAVE MIN 2" COVER.
2.15 MASONRY WALLS SHALL BE BRACED IN ACCORDANCE WITH STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" MASON CONTRACTORS ASSOCIATION OF AMERICA, JULY 2001.
2.16 THE CONCRETE TIE BEAM AT TOP OF ALL WALLS SHALL BE AN 8"x16" WITH (1) NO. 5 CONTINUOUS TOP AND BOTTOM U.N.O.
2.17 BEAM SIZES SHOWN ON DRAWINGS ARE MINIMUM NOMINAL DIMENSIONS. BEAM SIZES MAY BE INCREASED BY UP TO 12" TO ACCOMMODATE ON-SITE BEAM REQUIREMENTS PROVIDED THAT THE DISTANCE BETWEEN TOP AND BOTTOM REINFORCING STEEL REMAINS THE SAME OR IS INCREASED.

3. FRAMING NOTES

- 3.1 ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, U.N.O.
3.2 EXTERIOR FRAME WALLS, BEARING OR NON BEARING, SHALL BE SHEATHED WITH 1/2" PLYWOOD OR EQUAL, BLOCKED AND NAILED WITH 8d AT 4" O.C. EDGES, 8" O.C. FIELD.
3.3 SHEAR WALL AND EXTERIOR WALL PLYWOOD SHEATHING SHALL BE BLOCKED.
3.4 TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON PSL OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.
3.5 PSL OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE U.N.O.
3.6 UPLIFTS AND REACTIONS SHOWN ON MANUFACTURED TRUSS PLANS SHALL BE USED U.N.O. ON ENGINEER'S SEALED ROOF/FLOOR LAYOUT PLAN.
3.7 BUILD-OUTS SHALL BE ATTACHED TO THE MASONRY/CONCRETE WITH 3/8" TAPCONS AT 16" O.C. WITH MINIMUM EMBEDMENT OF 1 1/2".
3.8 FLOOR SHEATHING SHALL BE 3/4" T&G PLYWOOD OR EQUAL, FASTENED WITH 10d NAILS AT 4" O.C. EDGES AND 8" O.C. FIELD U.N.O.

4. WOOD NOTES

- 4.1 PSL: 1.8E PARALLEL STRAND LUMBER, Fb=2400psi
4.2 LVL: 1.9E LAMINATED VENEER LUMBER, Fb=2600psi
4.3 PT: PRESSURE TREATED SOUTHERN PINE #2 GRADE OR BETTER
4.4 SPF: SPRUCE PINE FIR #2 GRADE OR BETTER

5. ROOF FRAMING NOTES

- 5.1 THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FBC-R.
5.2 DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH FBC SECTION 1609. SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.
5.3 ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT LOADS.
5.4 PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.
5.5 PRE-ENGINEERED TRUSS DESIGN SHALL BE SUBMITTED TO E.O.R. FOR REVIEW AND APPROVAL.
5.6 ROOF SHEATHING SHALL BE 3/4" CDX PLYWOOD OR EQUAL, FASTENED WITH 8d RINGSHANK NAILS (RSRS-03 (2 1/2"x10,131") OR RSRS-04 (3"x10,120")) AT 4" O.C. EDGES AND 8" O.C. FIELD. NAILING SHALL BE AT 4" O.C. EDGES AND FIELD WITHIN 4'-0" OF RIDGES AND EDGES OF ROOF AND 3" O.C. WITHIN 4'-0" OF EXTERIOR ROOF CORNERS. CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

6. DESIGN LOADS AND NOTES

- 6.1 ROOF TRUSSES - D+L
55PSF W/ 1.33 STRESS INCREASE FACTOR, OR
45PSF W/ 1.25 STRESS INCREASE FACTOR, OR
41PSF W/ 1.00 STRESS INCREASE FACTOR.
6.2 FLOOR - D+L
65PSF W/ 1.00 STRESS INCREASE FACTOR.
6.3 DL = 10PSF IN COMBINATION WITH WIND LOADS.
6.4 MEAN ROOF HEIGHT SHALL BE DETERMINED BY CONTRACTOR.
6.5 LATERAL LOADS AT TOP OF EXTERIOR WALLS SHALL BE BASED ON 40.4 PSF ON WALL.
6.6 LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT U.N.O.
6.7 TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSES AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS. TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS IN ACCORDANCE WITH ITEM 6.5. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON AN EXTERIOR WALL.
6.9 NO PROVISION HAS BEEN MADE IN THE STRUCTURAL DESIGN FOR TEMPORARY CONDITIONS OCCURRING DURING CONSTRUCTION, UNLESS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING REQUIRED TO RESIST STRESSES OR INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR SUCH MEASURES.

7. WIND NOTES

- 7.1 WIND LOADS ARE BASED ON A WIND VELOCITY OF 150 MPH APPLIED FOR A FULLY ENCLOSED STRUCTURE.
7.2 THIS BUILDING IS DESIGNED AS A FULLY ENCLOSED BUILDING BASED ON ALL OPENINGS BEING PROTECTED OR HAVING MISSILE IMPACT GLASS.
7.3 WIND DESIGN LOADS WERE DETERMINED BASED ON THE FOLLOWING:
BASIC WIND SPEED = 150 MPH (LRFD), BUILDING CATEGORY II, WIND EXPOSURE = D, INTERNAL PRESSURE COEFFICIENT = 0.18, FULLY ENCLOSED BUILDING

Table with 3 columns: COMPONENT AREA (SQ. FT.), ZONE 4, ZONE 5. Rows include areas of 10, 20, 30, 40, 50, 75, 100, 150.

8. PEST/DECAY PROTECTION NOTES

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

9. GARAGE NOTES

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

10. GENERAL CONNECTIONS NOTES

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

TRUSS UPLIFT ANCHORS - MASONRY/CONCRETE

TRUSS ANCHORS TO MASONRY OR CONCRETE SHALL BE AS FOLLOWS (REFER TO SIMPSON 2009-2010 CATALOG #C-2009) OTHER BRANDS OF CONNECTORS MAY BE SUBSTITUTED IF BOTH UPLIFT AND LATERAL LOAD CAPACITIES ARE EQUAL OR GREATER THAN CONNECTORS SPECIFIED

Table with 5 columns: TYPE MEMBER, NOMINAL UPLIFT CAPACITY, CONNECTOR TYPE, NAILS TO TRUSS FOR NOMINAL UPLIFT, NOTES AND COMMENTS. Rows include SINGLE PLY CMU, SINGLE PLY CONCRETE, SINGLE PLY, SINGLE OR MULTI PLY CMU, SINGLE OR MULTI PLY CONCRETE, DBL PLY, DBL OR TPL PLY CMU, DBL OR TPL PLY CONCRETE, TPL PLY, QUAD PLY, MULTI PLY.

- NOTES:
1. FOR (2) CONNECTORS: (A) THE NAILS SHALL NOT BE DRIVEN IN CONFLICT WITH EACH OTHER OR THE SECOND CONNECTOR, AND (B) STRAPS SHALL NOT OVERLAP THE 2ND CONNECTOR.
2. FASTENER TO CMU/CONCRETE: (1) 3/8" ALL-THREAD BOLT W/ SIMPSON SET EPOXY-TIE ADHESIVE W/ 12" MIN. EMBED DEPTH
3. FASTENER TO CMU/CONCRETE: (2) 3/4" ALL-THREAD BOLT W/ SIMPSON SET EPOXY-TIE ADHESIVE W/ 12" MIN. EMBED DEPTH
4. FASTENER TO CMU WALL: (7) 1/2"x2 1/2" LONG SIMPSON TITEN SCREW FASTENER TO CONCRETE WALL: (7) 1/2"x1 1/2" SIMPSON TITEN SCREW
5. FASTENER TO WALL: (4) 3/8"x5" LONG SIMPSON TITEN HD

11. TRUSS TO FRAME CONNECTION NOTES

- 11.1 ROOF TRUSSES: USE SIMPSON H10 OR H10-2 AT EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIE-DOWNS FOR UPLIFTS IN EXCESS OF GIVEN ALLOWABLE VALUES. WHERE H10A OR H10-2 CANNOT BE USED (E.G. 3-PLY GIRDERS, CORNERS, ETC.) USE SIMPSON H2.5 PLUS ADDITIONAL TIE-DOWNS AS REQUIRED TO MEET UPLIFT LOADS.
11.2 FLOOR TRUSSES: USE SIMPSON H2.5 AT EACH TRUSS (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIE-DOWNS AS REQUIRED TO MEET UPLIFT LOADS.
11.3 TRUSS PACKAGE TO BE SUBMITTED TO E.O.R. FOR REVIEW & APPROVAL PRIOR TO PRODUCTION.

12. EXTERIOR CEILINGS NOTES

- 12.1 ENTRY/LANAI/CABANA CEILINGS (AREAS EXPOSED TO WIND): PROVIDE 2X4 BLOCKING AT 48" O.C. AT THE BOTTOM CHORD OF ALL TRUSSES. PROVIDE 1/2" EXTERIOR GRADE DRYWALL OR 1/2" EXTERIOR GRADE PLYWOOD WITH 8d NAILS AT 8" O.C. FIELD/4" O.C. EDGES.

13. WALL SECTION NOTES

- 13.1 INSTALLATION OF LATH SHALL MEET THE REQUIREMENTS OF SECTION R703.7.1 OF THE FBC 7TH EDITION (2020) RESIDENTIAL.
13.2 PLASTER WITH PORTLAND CEMENT PLASTER MEET SHALL MEET THE REQUIREMENTS OF SECTION R703.7.2 OF THE FBC 7TH EDITION (2020) RESIDENTIAL.
13.3 INSTALLATION OF WEEP SCREDS SHALL MEET THE REQUIREMENTS OF SECTION R703.7.2.1 OF THE FBC 7TH EDITION (2020) RESIDENTIAL.
13.4 INSTALLATION OF WATER RESISTIVE BARRIER SHALL MEET THE REQUIREMENTS OF SECTION R703.7.3 OF THE FBC 7TH EDITION (2020) RESIDENTIAL.
13.5 INSTALLATION OF FLASHING SHALL MEET THE REQUIREMENTS OF SECTION R703.4 OF THE FBC 7TH EDITION (2020) RESIDENTIAL.

14. WATER PROOFING NOTES

- 14.1 ALL WATER PROOFING, FLASHING AND MOISTURE PROTECTION SHALL BE THE RESPONSIBILITY OF THE BUILDER.

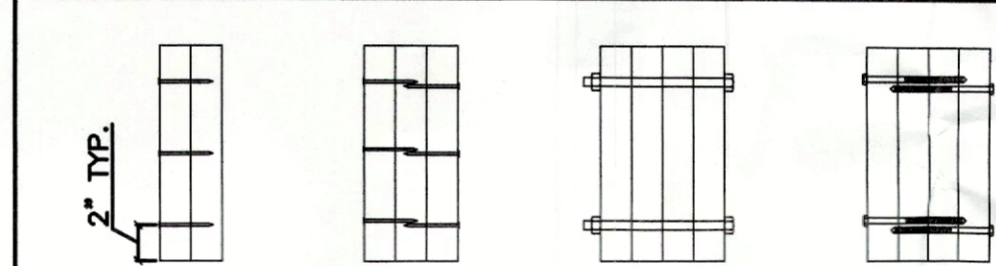
POST UPLIFT ANCHORS - MASONRY/CONCRETE

POST ANCHORS TO MASONRY OR CONCRETE SHALL BE AS FOLLOWS (REFER TO SIMPSON 2009-2010 CATALOG #C-2009) OTHER BRANDS OF CONNECTORS MAY BE SUBSTITUTED IF BOTH UPLIFT AND LATERAL LOAD CAPACITIES ARE EQUAL OR GREATER THAN CONNECTORS SPECIFIED

Table with 5 columns: MINIMUM POST THICKNESS, NOMINAL UPLIFT CAPACITY FOR SYP OR BTR, CONNECTOR TYPE, FASTENER TO POST FOR NOMINAL UPLIFT, ANCHOR BOLT DIAMETER. Rows include 1 1/2", 2", 3", 3 1/2" thicknesses.

- NOTES:
• 1/2" DIAMETER A307 ALL THREAD SET IN 3/8" DIAMETER HOLE W/ SIMPSON SET EPOXY, MIN EMBED 5"
• 3/8" DIAMETER A307 ALL THREAD SET IN 1/2" DIAMETER HOLE W/ SIMPSON SET EPOXY, MIN EMBED 8"
• 3/4" DIAMETER A307 ALL THREAD SET IN 5/8" DIAMETER HOLE W/ SIMPSON SET OR EQUAL, MIN EMBED 6".
• 1" DIAMETER A307 ALL THREAD SET IN 1 1/8" DIAMETER HOLE W/ SIMPSON SET OR EQUAL, MIN EMBED 9".

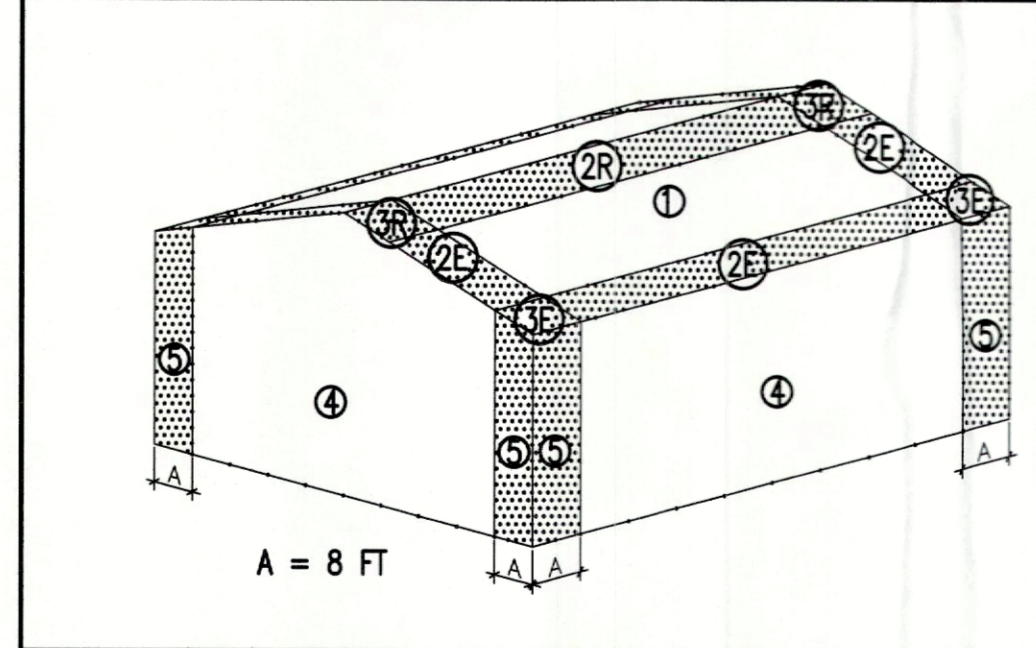
MULTIPLE MEMBER CONNECTIONS FOR 1.9E MICROLAM LVL BEAMS (SYP SIMILAR)



- 2 PIECES - 1 1/2" WIDE:
• MINIMUM (2) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS LESS THAN 14" DEEP
• MINIMUM (3) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 14" DEEP
3 PIECES - 1 1/2" WIDE:
• (3) ROWS OF 12d NAILS AT 12" O.C.; OR
• (2) ROWS OF 1/2" BOLTS AT 12" O.C.; OR
• (2) ROWS OF 1/2" x 3 1/2" LAG SCREWS AT 12" O.C.
4 PIECES - 1 1/2" WIDE:
• (2) ROWS OF 1/2" BOLTS AT 12" O.C.; OR
• (2) ROWS OF 1/2" x 6" LAG SCREWS AT 12" O.C.

- GENERAL NOTES:
• A307 BOLTS WITH WASHERS REQUIRED. BOLT HOLES TO BE 3/16" MAXIMUM.
• SCREWS MUST HAVE SELF-DRILLING TIP AND MINIMUM BENDING YIELD STRENGTH OF 217,000PSI.
• 6" LONG SCREWS REQUIRED.
• CONNECTION INSTRUCTIONS ON PLAN SUPERSEDE PRECEDING.

ROOF AND WALL ZONES FOR COMPONENTS AND CLADDING WIND PRESSURES



15. DRAFT STOP NOTES

- 15.1 DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR FRAMING PER 2020 FBC R302.12 SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000SF
A. 1/2" GYPSUM BOARD OR
B. 3/8" WOOD STRUCTURAL PANELS
C. INSTALL PARALLEL TO FLOOR FRAMING MEMBERS

DESIGN WIND PRESSURES FOR COMPONENTS AND CLADDING

POSITIVE PRESSURES = INWARD
NEGATIVE PRESSURES = OUTWARD (SUCTION)
ALL PRESSURE VALUES ARE IN PSF. ASD.

Table with 2 columns: COMPONENT AREA (SQ. FT.), ZONE 1, ZONE 2E, ZONE 2R, ZONE 3E & 3R, ZONE 3. Rows include areas of 10 and soffit pressure.

16. ABBREVIATIONS

- ABV. ABOVE
A.F.F. ABOVE FINISHED FLOOR
A.O.R. ANGLE OF REPOSE
C.M.U. CONCRETE MASONRY UNIT
F&P FORMED & POURED
MANF. MANUFACTURER
MAX. MAXIMUM
M.Y.E. MCCALL & YOUNG ENGINEERING, LLC
O.C. ON CENTER
O.D. OUTER DIAMETER
OPG. OPENING
PLF POUNDS PER LINEAR FOOT
REINF. REINFORCING STEEL
REQ'S REQUIREMENTS
SIM. SIMILAR
STD. STANDARD
SS STAINLESS STEEL
STL. STEEL
T.O.C. TOP OF CONCRETE
T.O.P. TOP OF PLATE
U.N.O. UNLESS NOTED OTHERWISE
W/ WITH

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS FOR THIS RESIDENCE COMPLY WITH THE APPLICABLE STRUCTURAL PROVISIONS OF THE 2020 EDITION OF THE FLORIDA BUILDING CODE, RESIDENTIAL (FBC-R), 7TH EDITION.

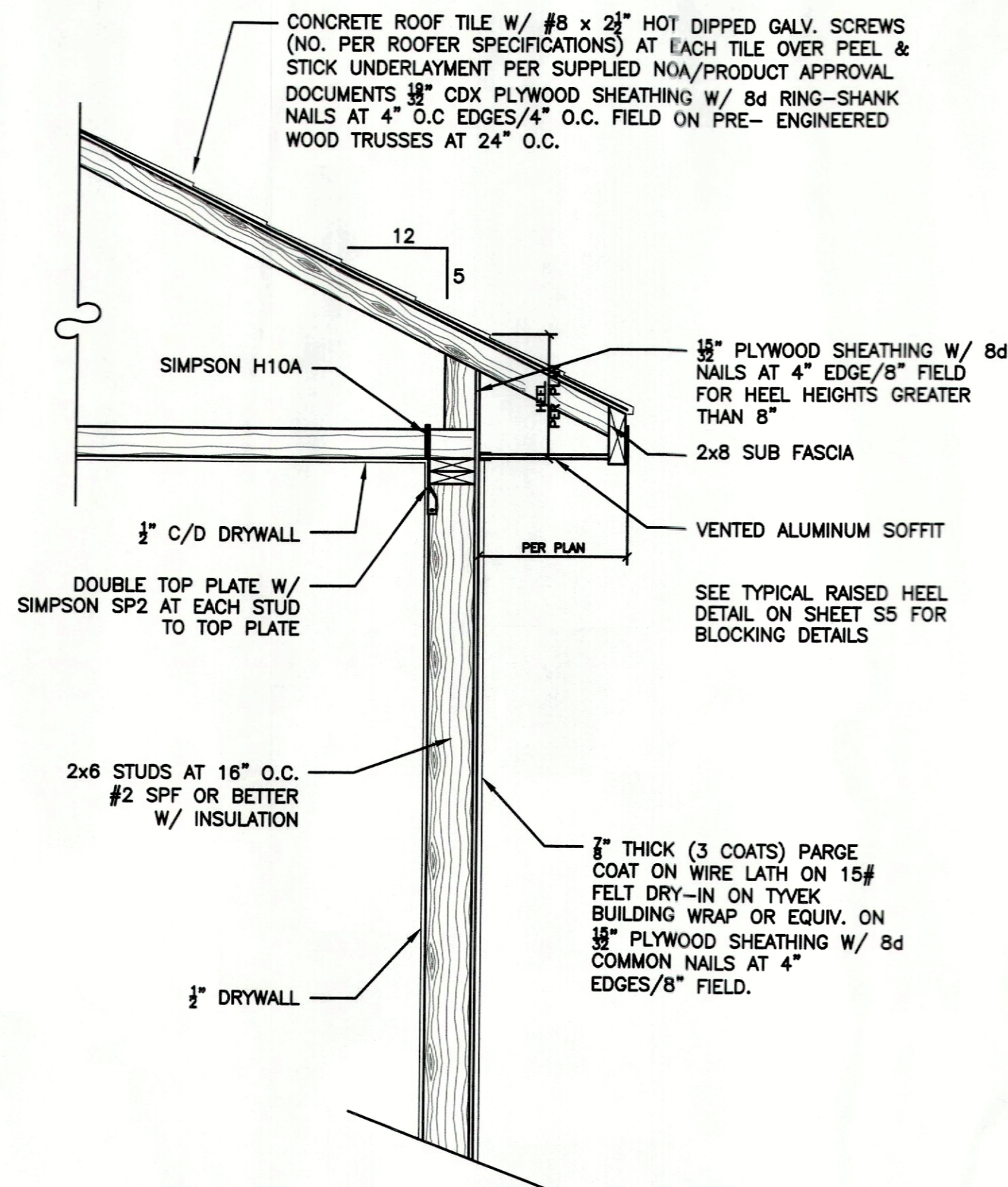
MCCALL & YOUNG ENGINEERING, LLC Structural Engineering logo and contact information.



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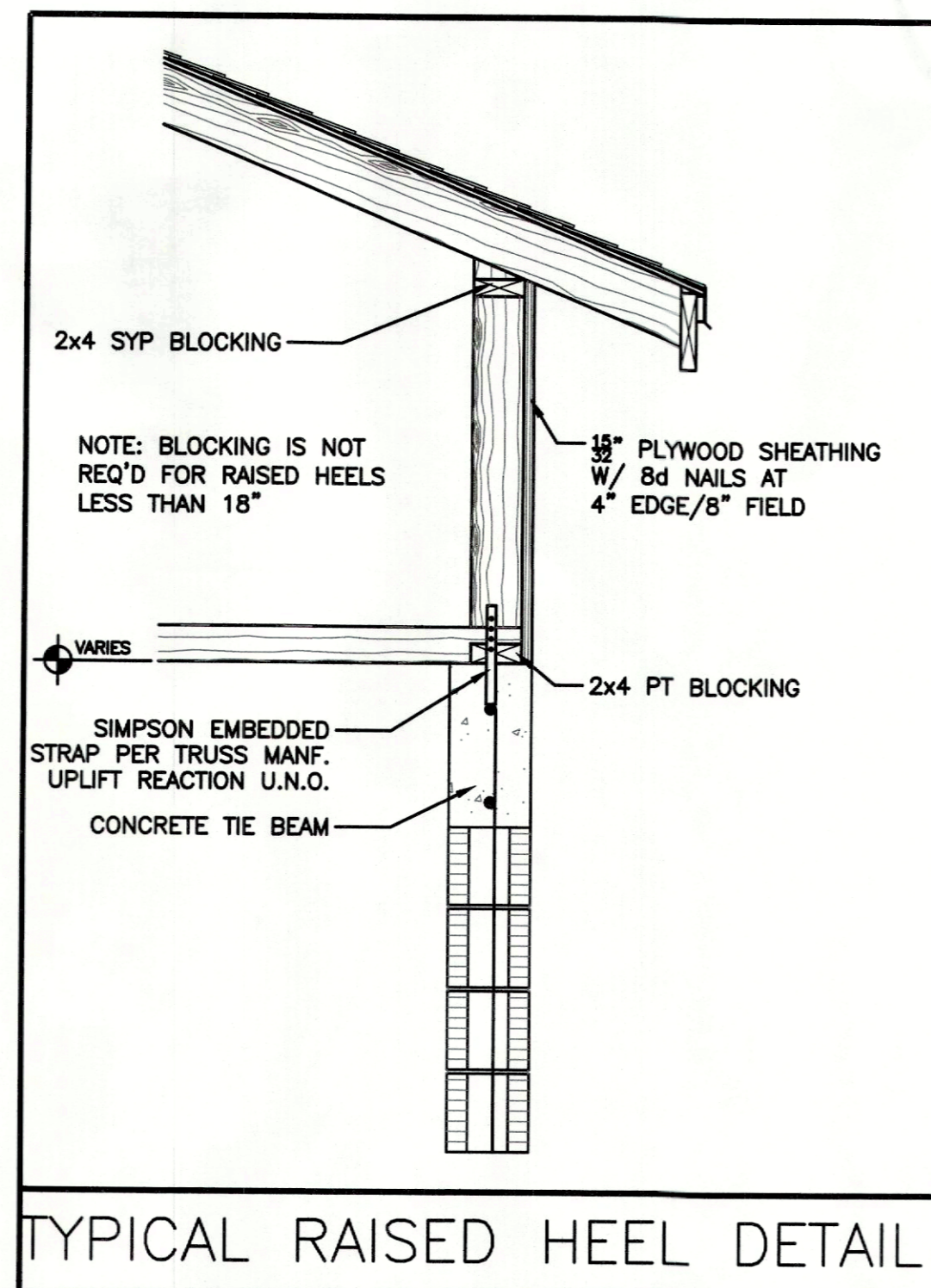
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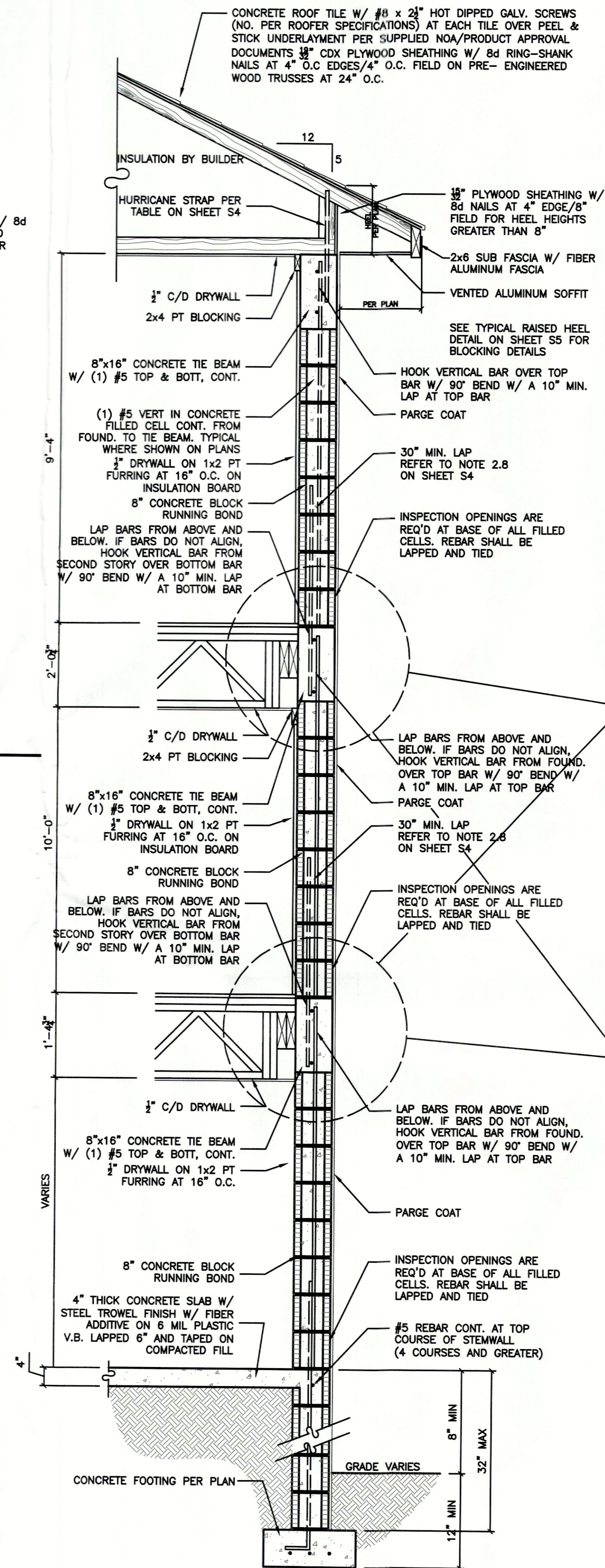


TYPICAL PARTIAL FRAME WALL SECTION

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

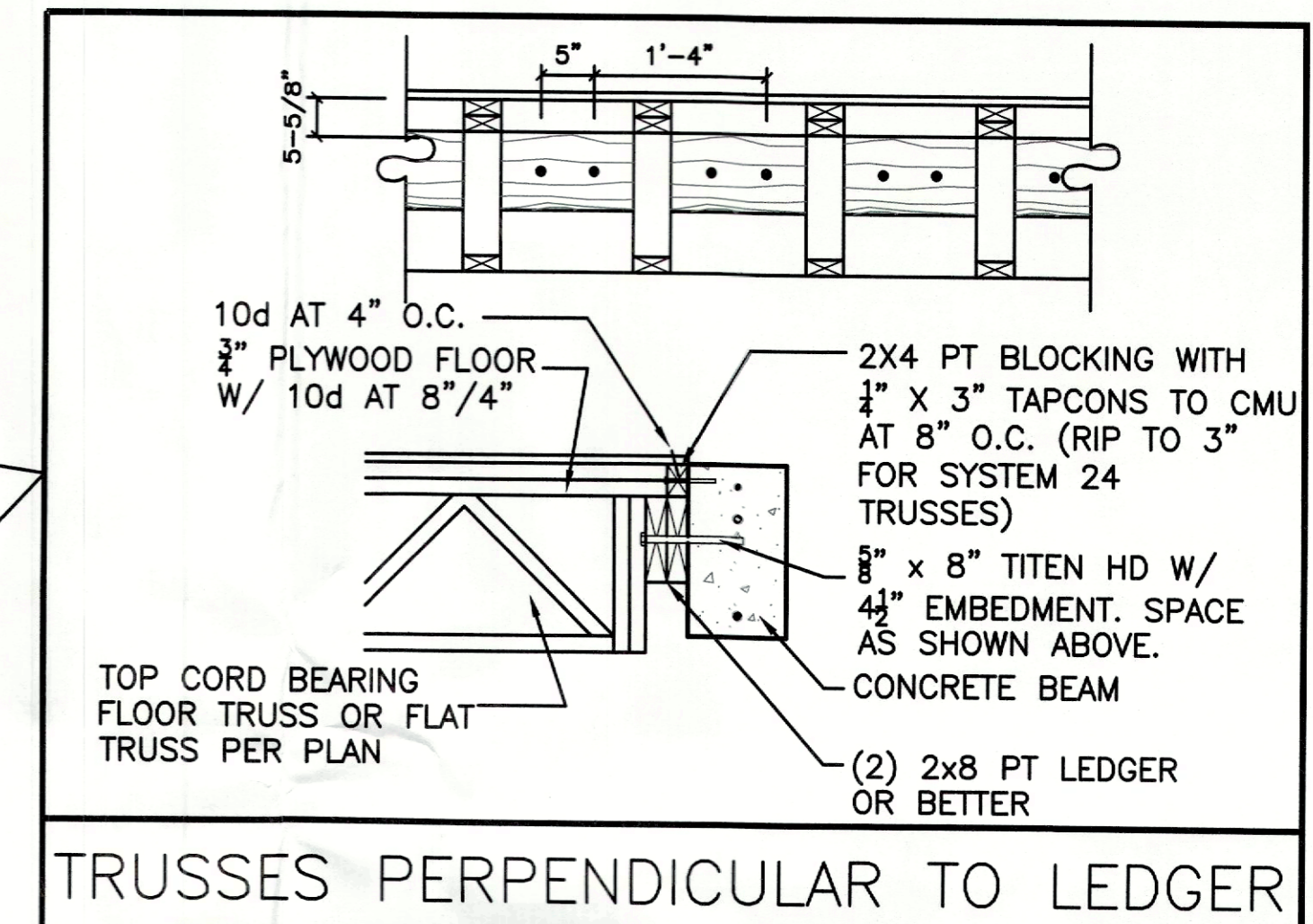


TYPICAL RAISED HEEL DETAIL

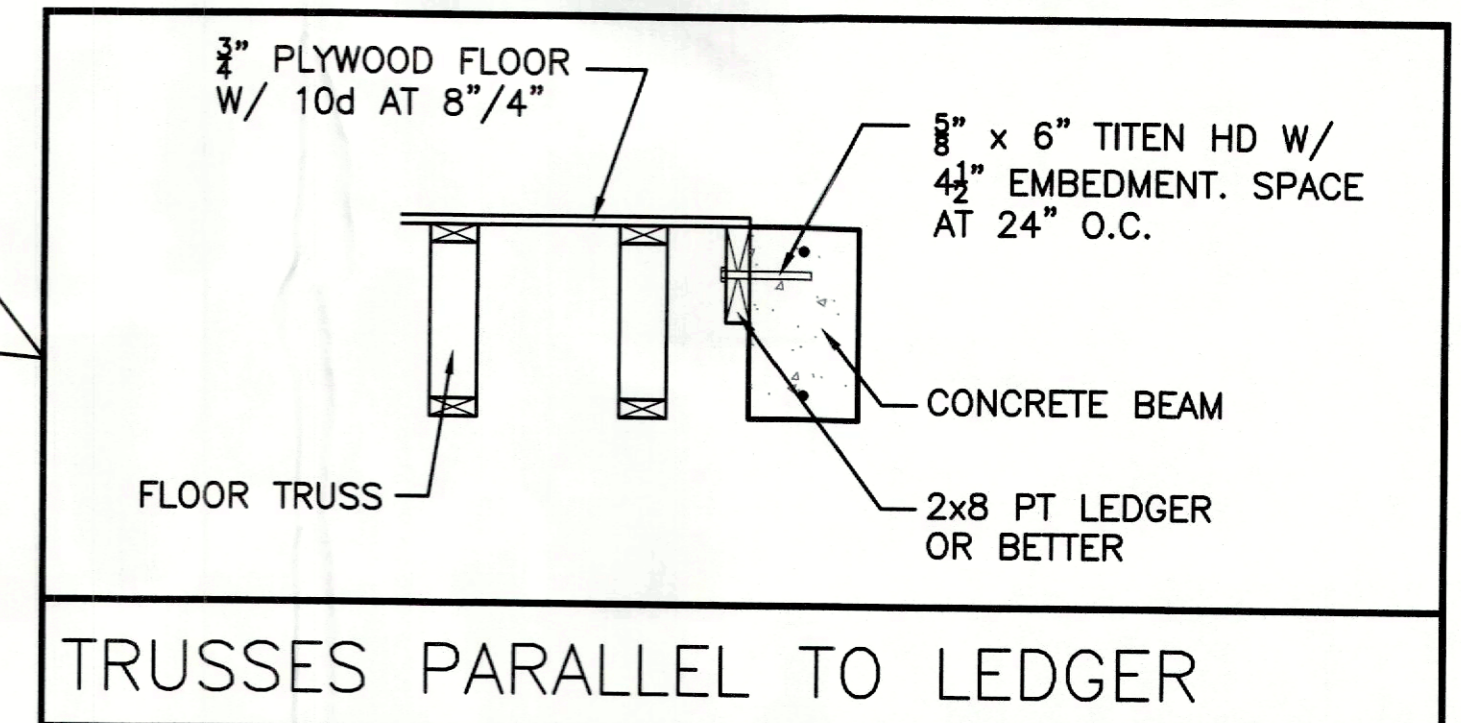


TYPICAL MULTI STORY MASONRY WALL SECTION

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



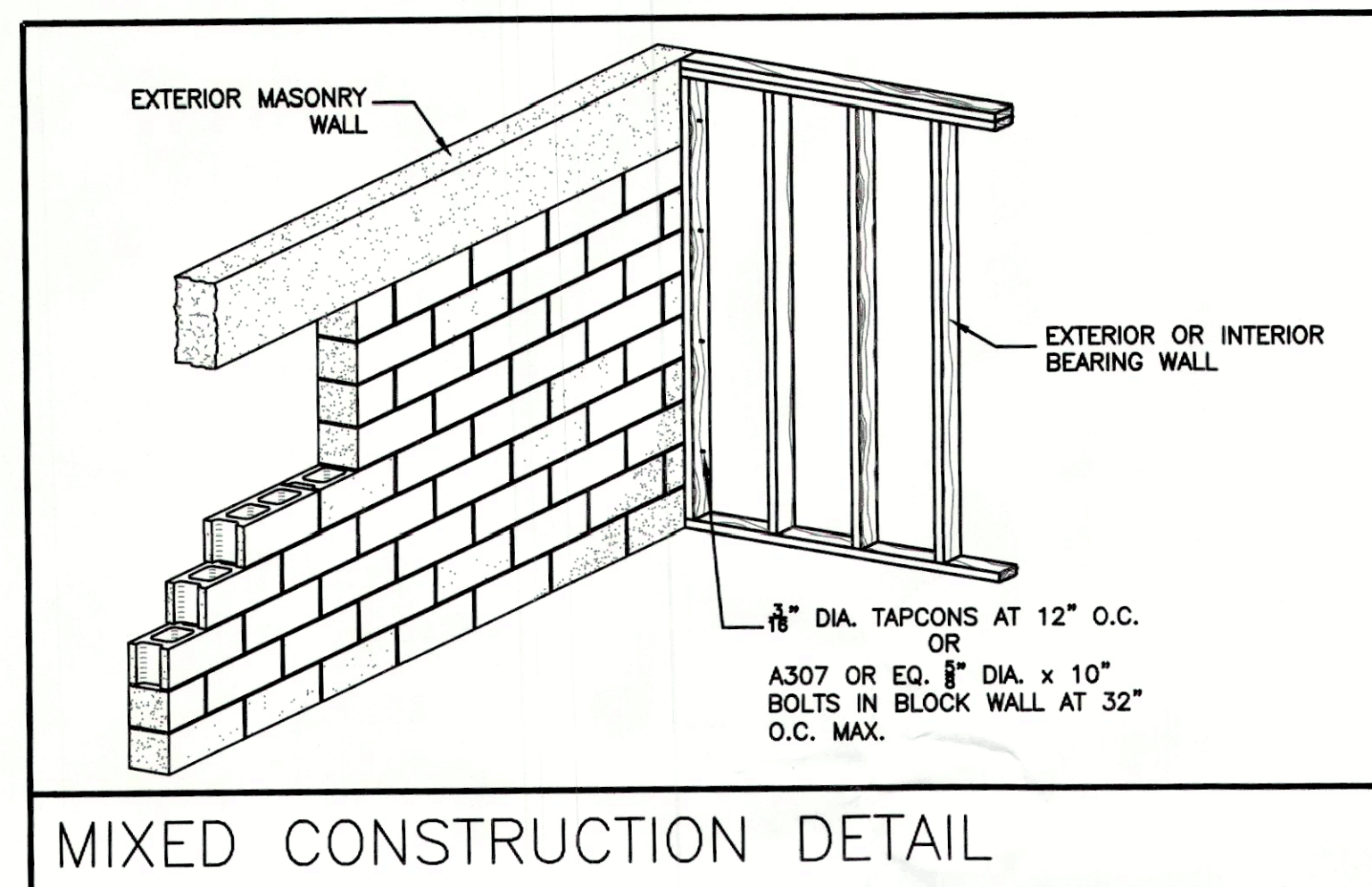
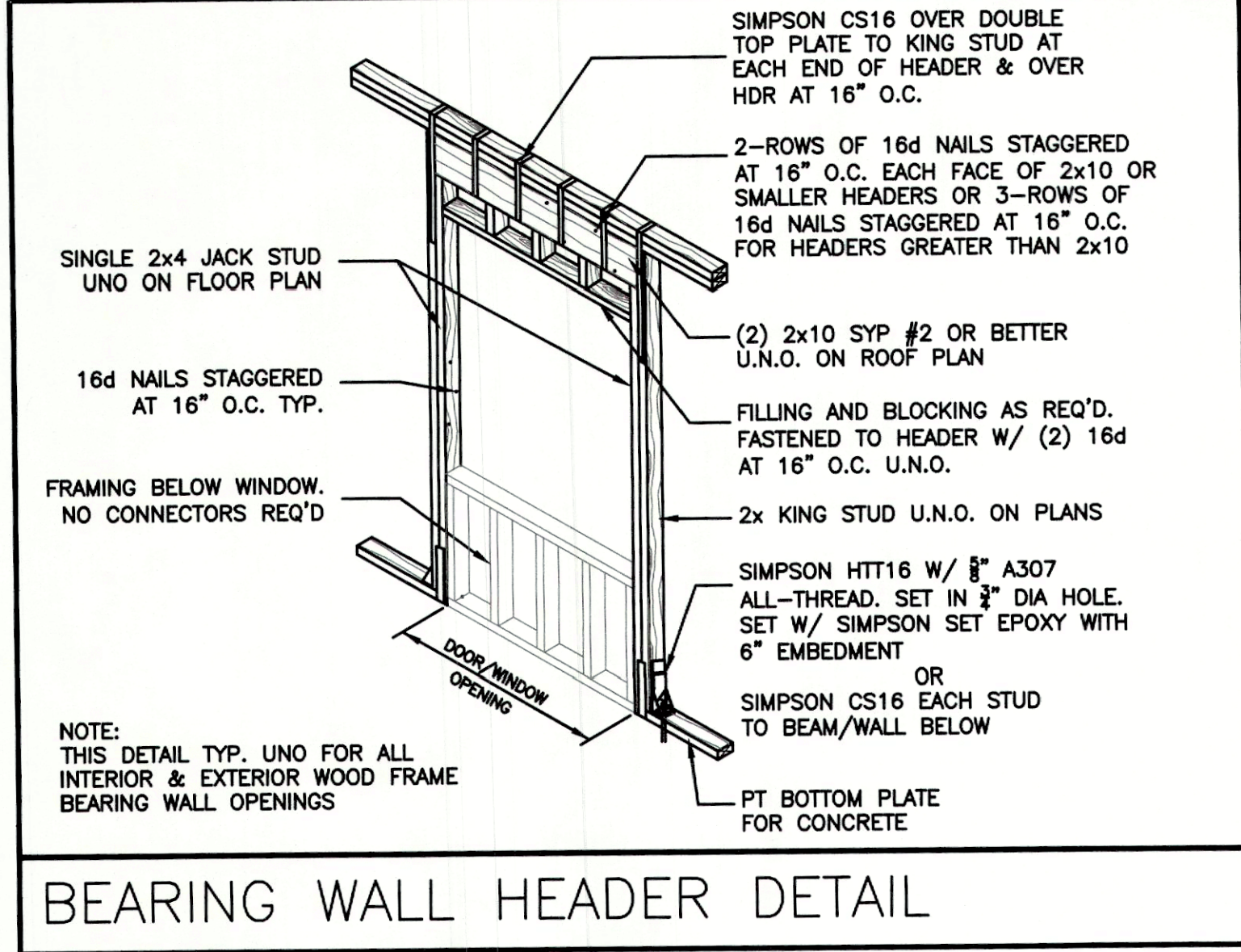
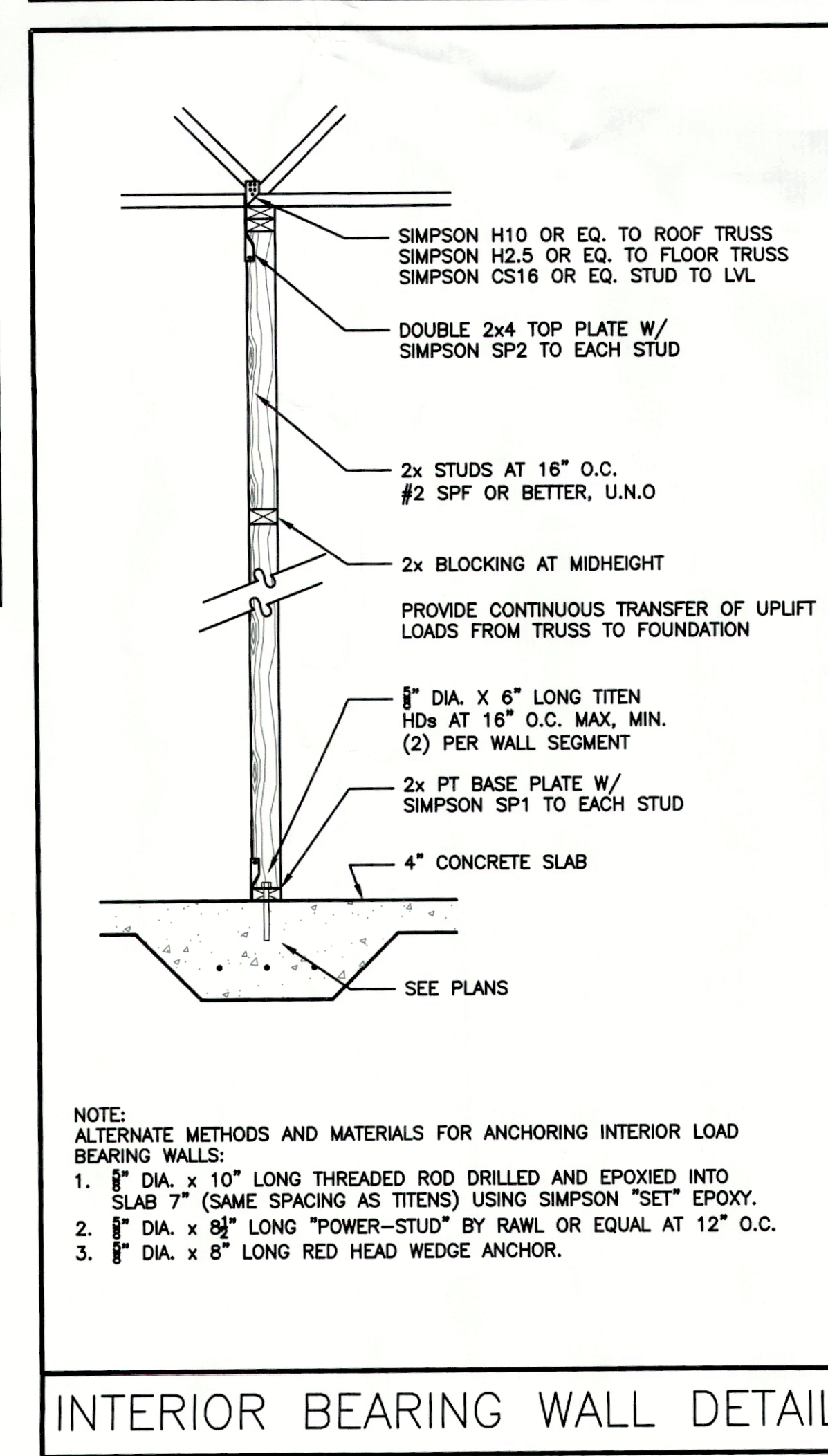
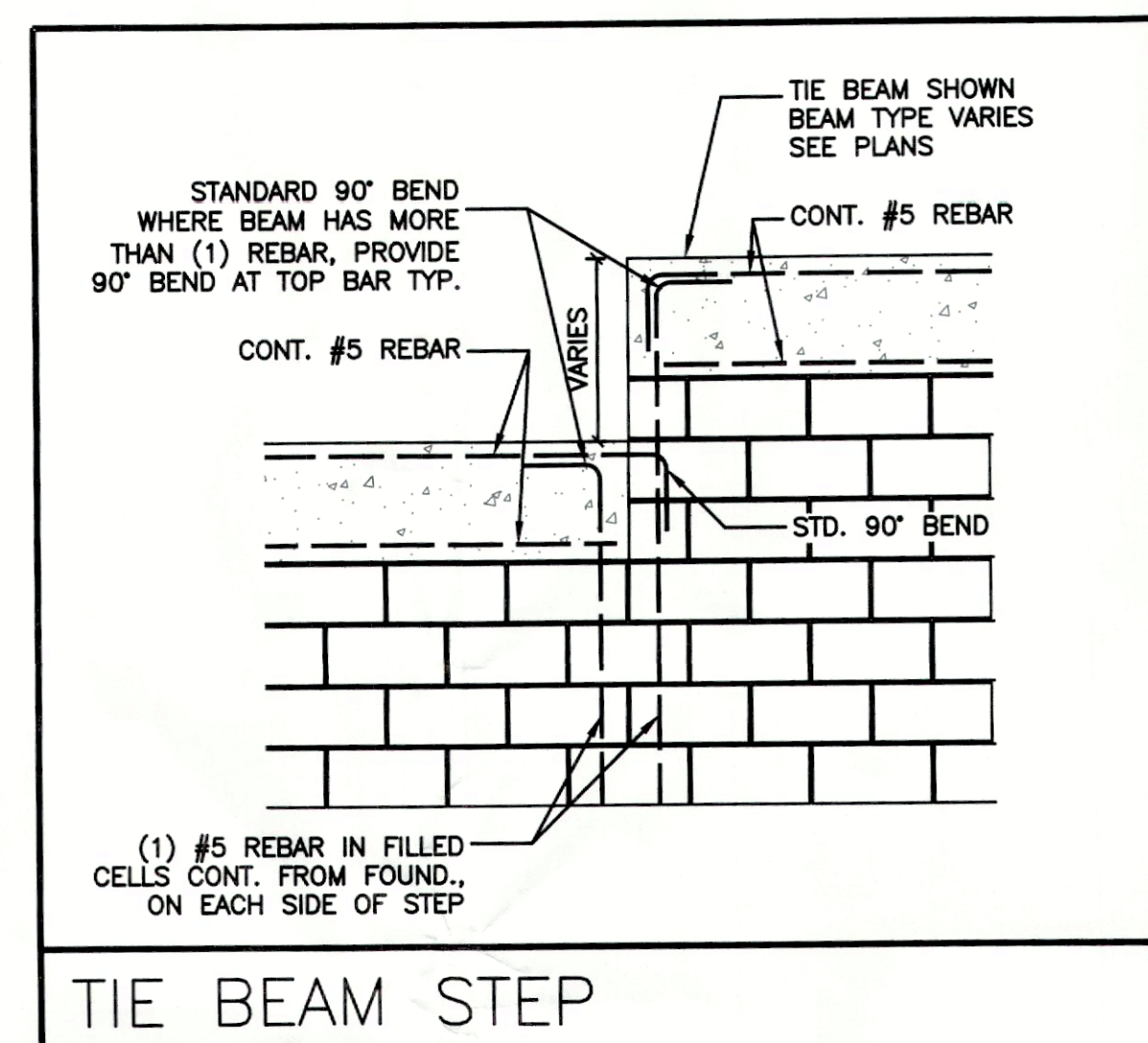
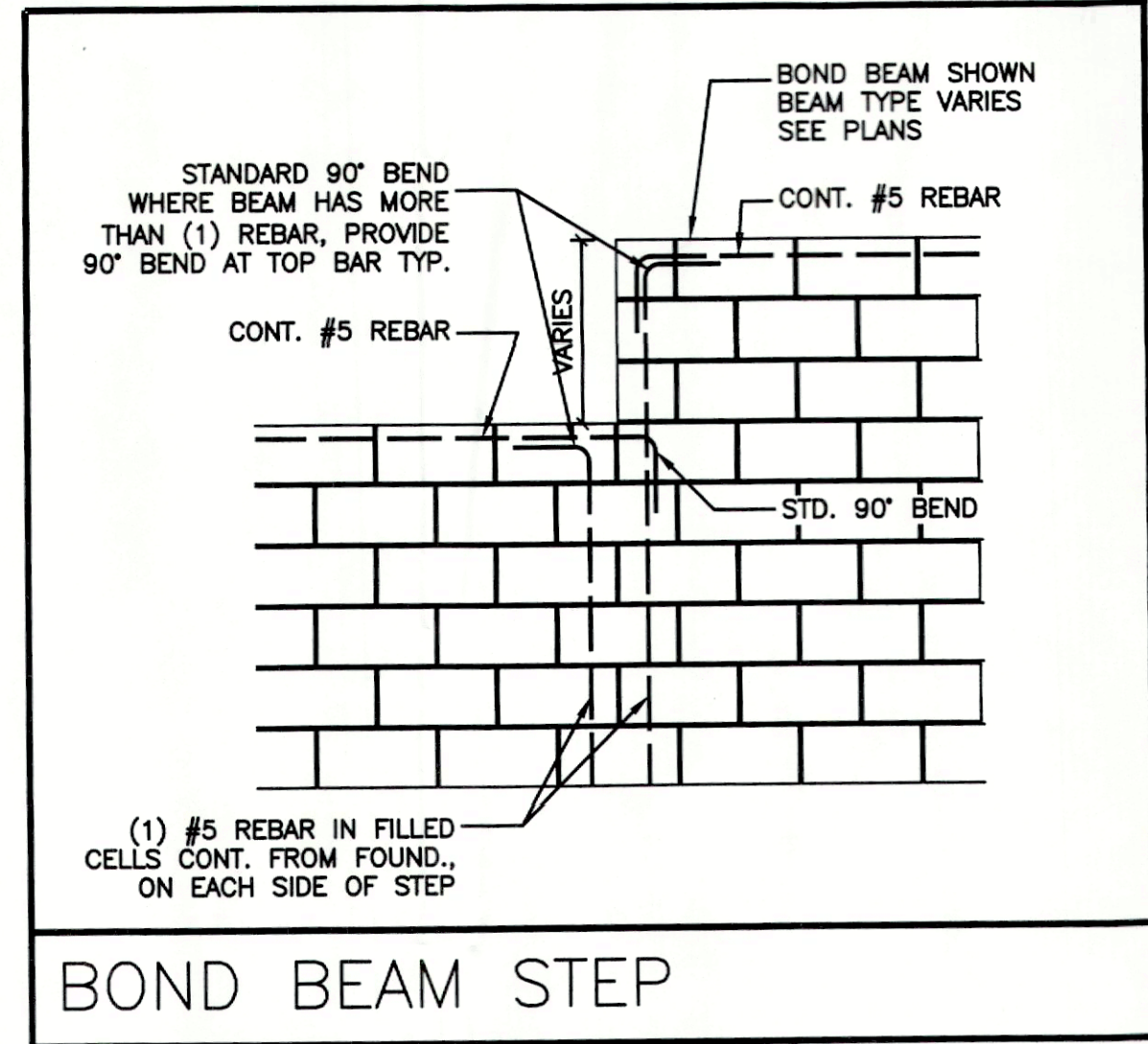
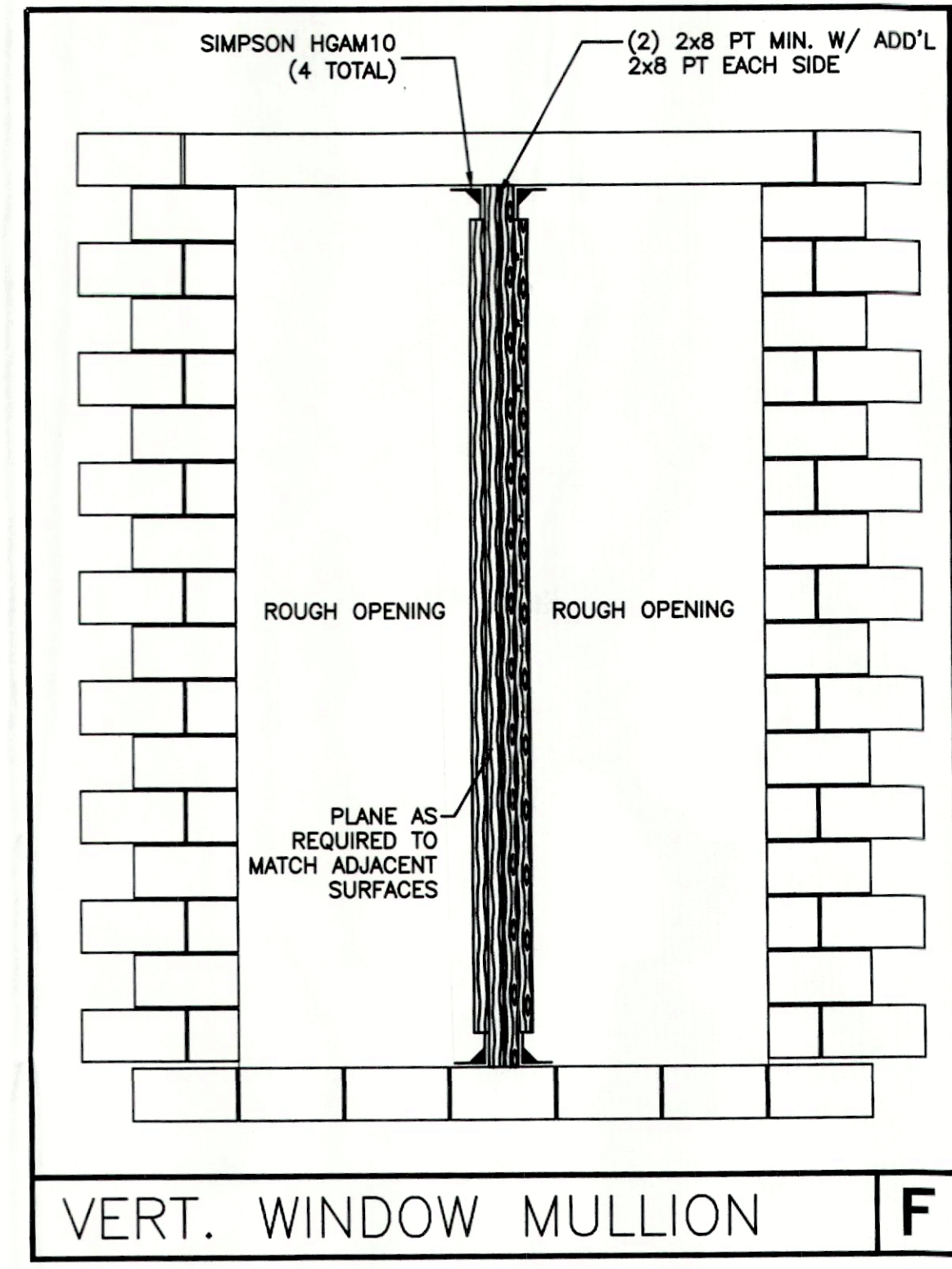
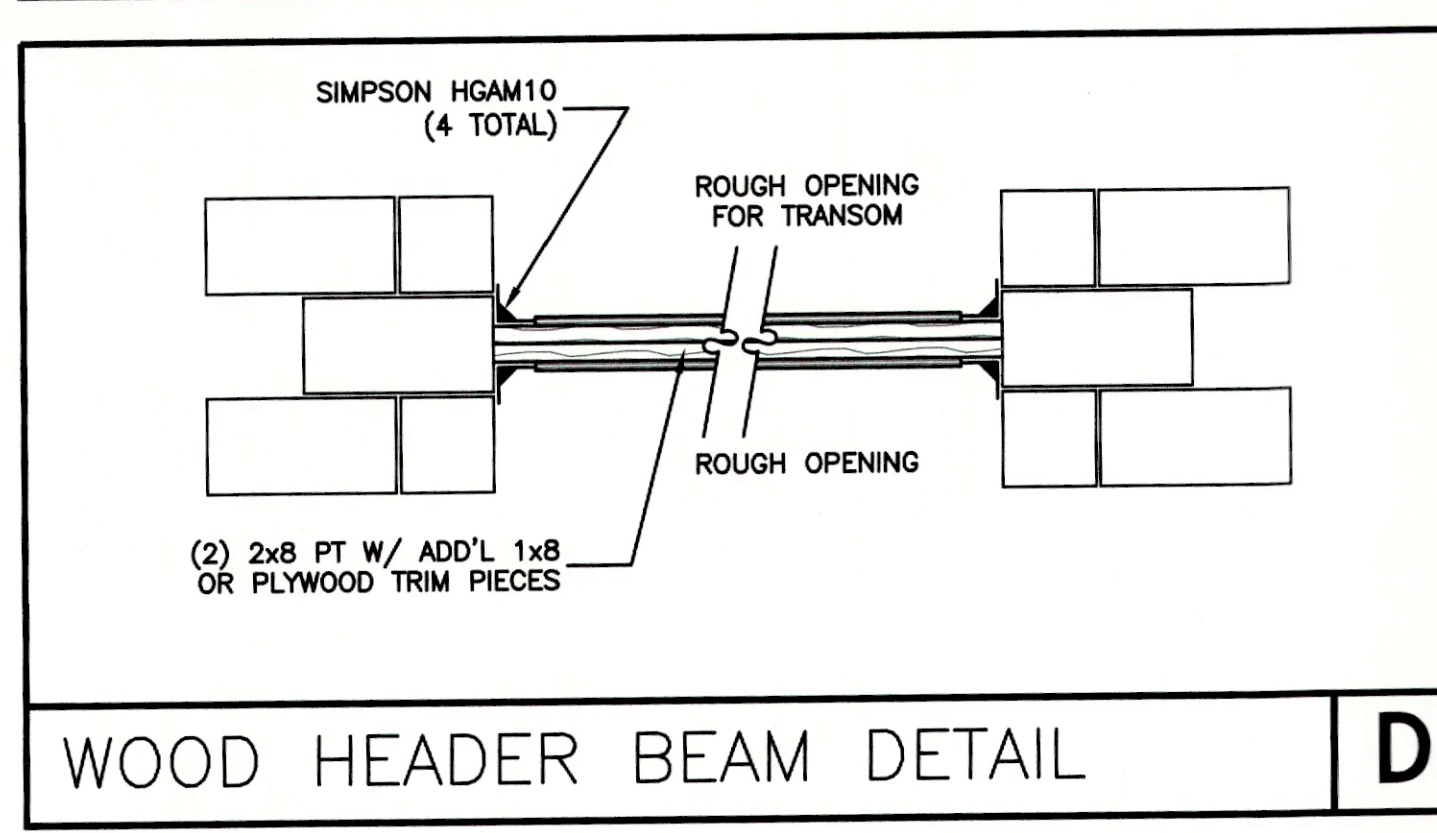
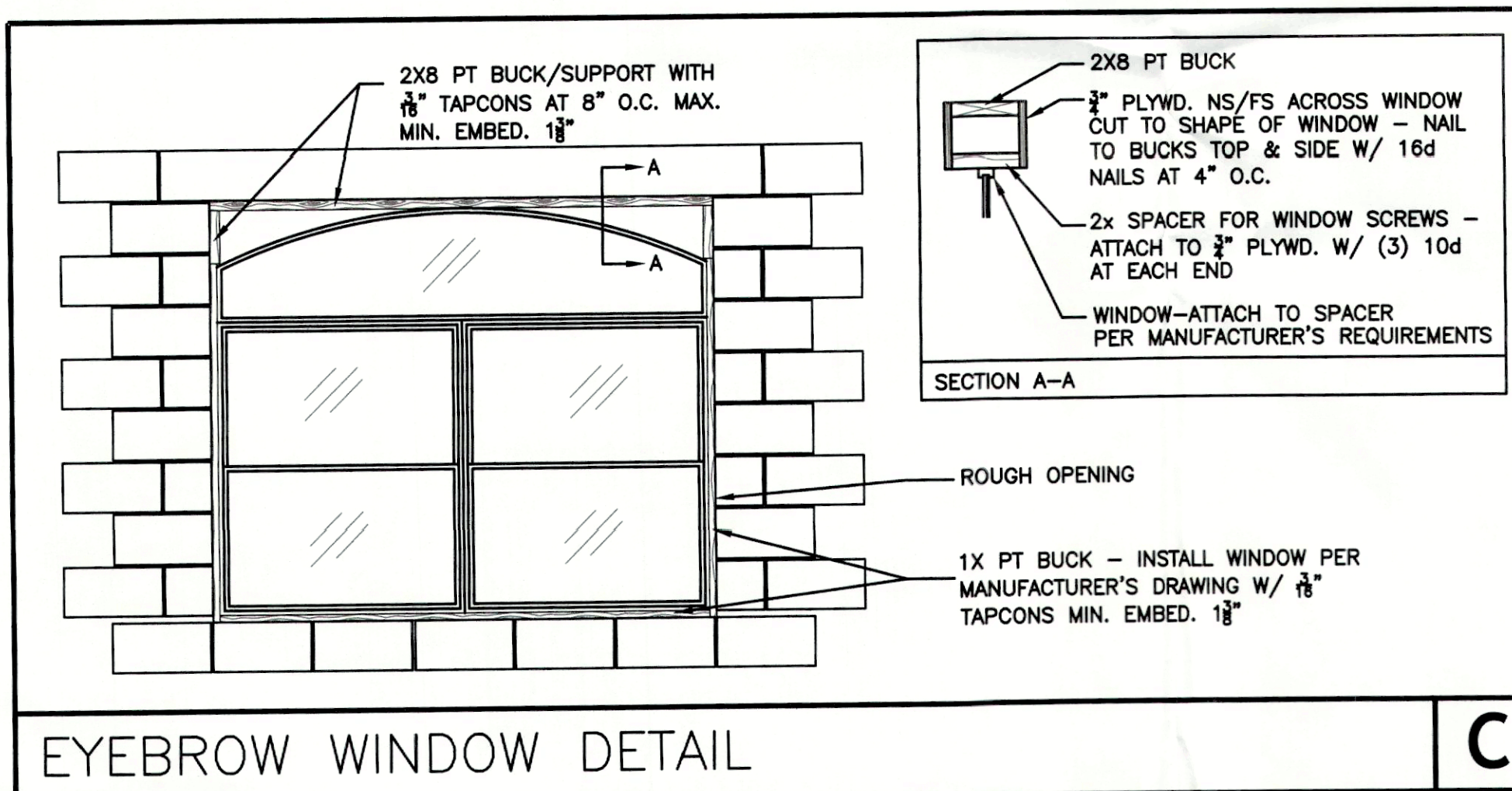
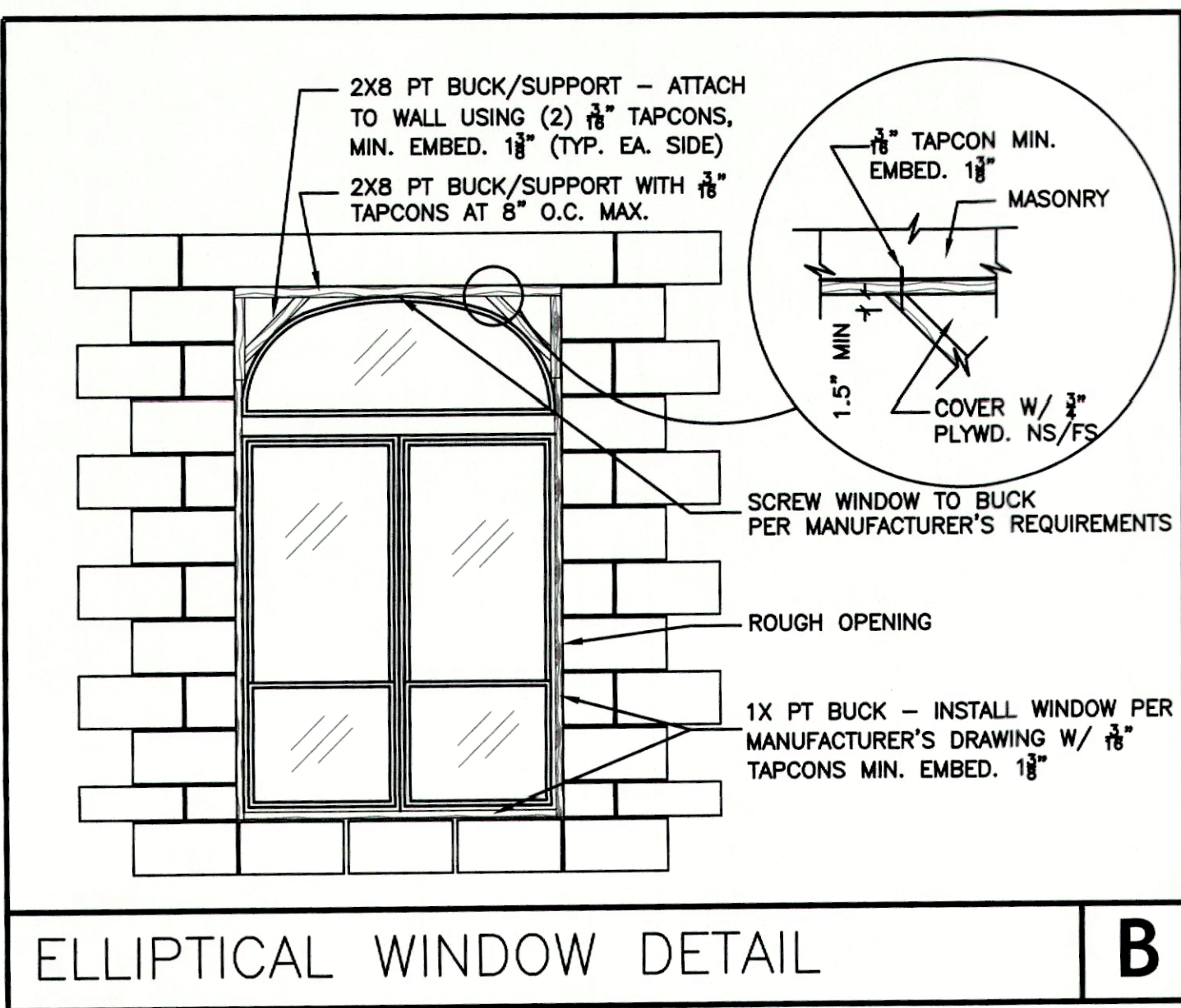
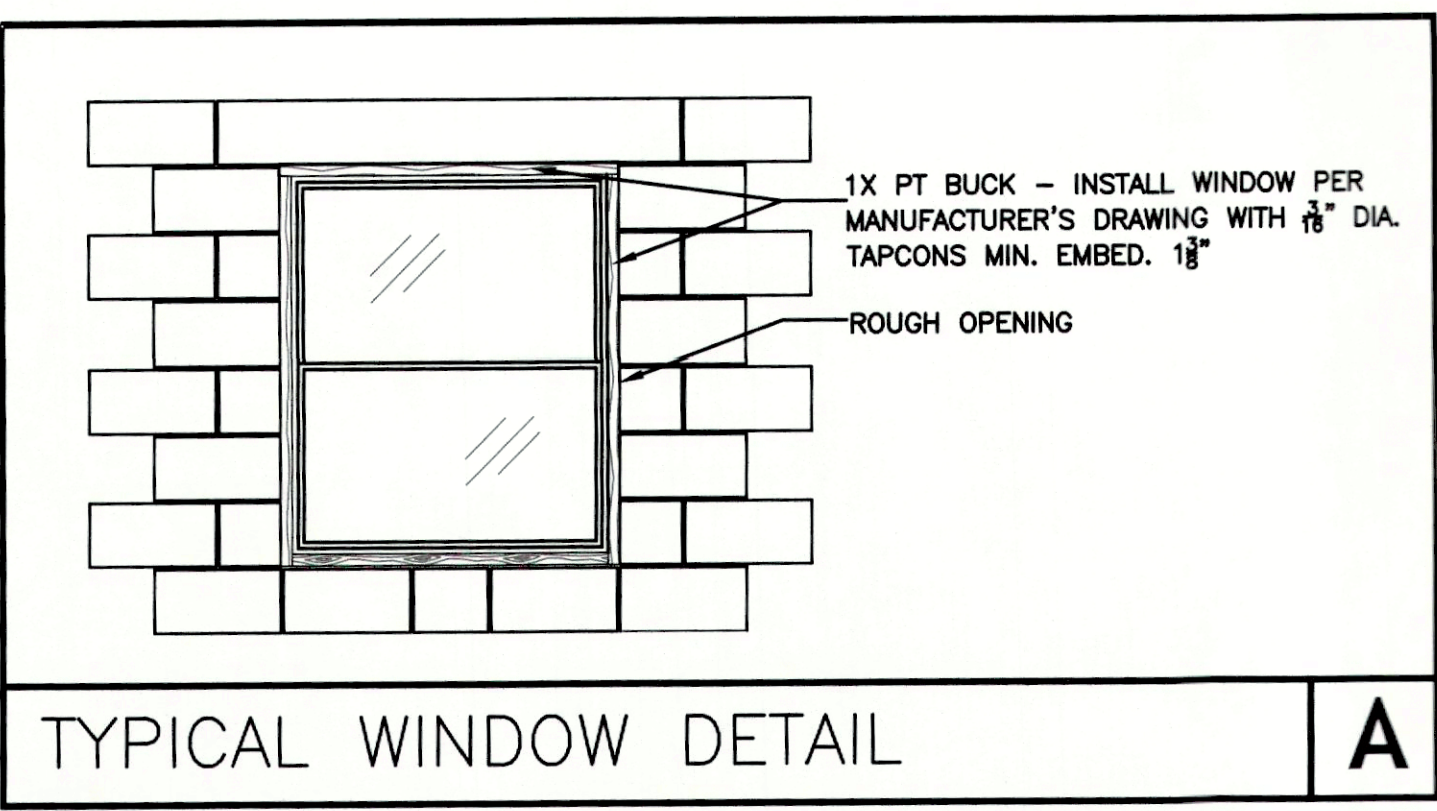
TRUSSES PERPENDICULAR TO LEDGER



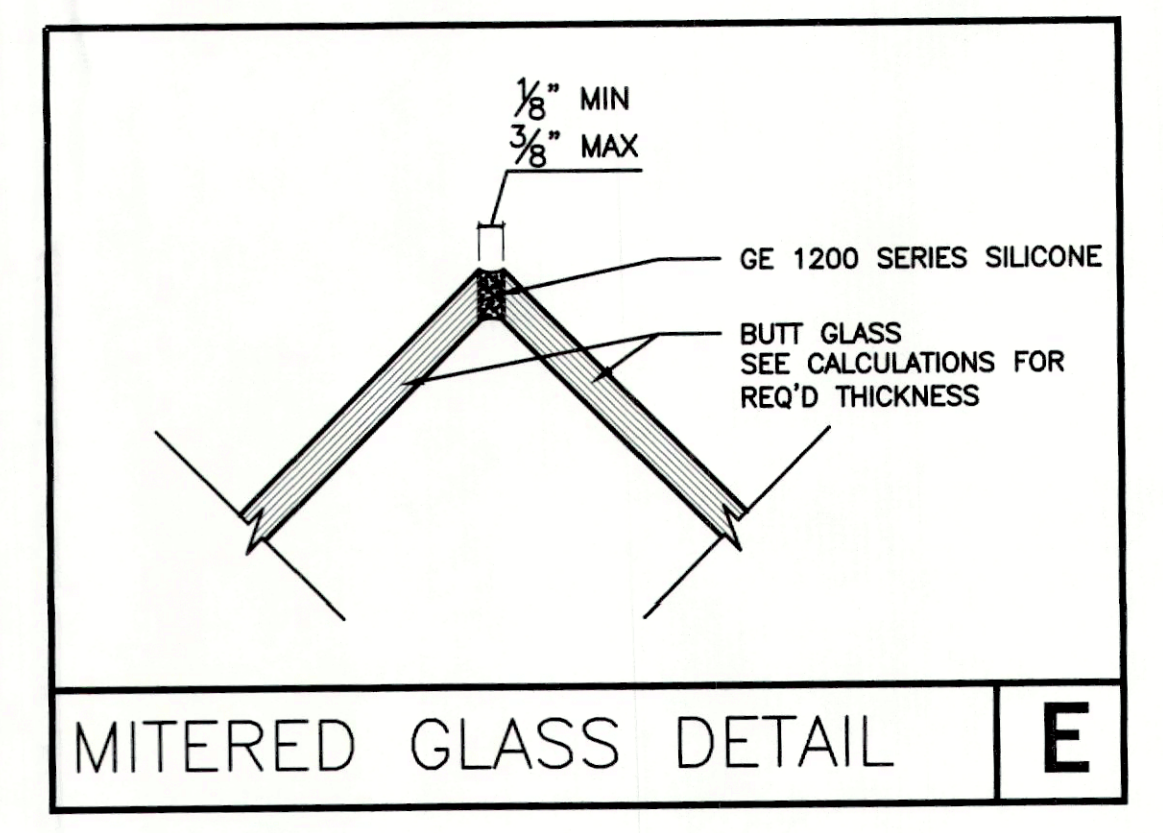
TRUSSES PARALLEL TO LEDGER

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 Structural Engineering  
 JAMES L. McCALL  
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 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
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**FRITZ & PEMBROKE ATTAWAY**  
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**STRUCTURAL DETAILS**  
 REVISIONS  
 JUL 04/27/2021  
 SHEET  
**S5**

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- 1. WINDOW/DOOR INSTALLATION**
- SEE MANUFACTURER'S DRAWINGS FOR DETAILS AND SPACING OF TAPCONS/BOLTS.
  - DETAILS B OR C MAY BE USED FOR FAN/HALF CIRCLE WINDOWS U.N.O.
  - PRECAST WINDOW SILLS SHALL BE WIND RESISTANT PRECAST WINDOW SILLS AS MANUFACTURED BY CASTCRETE OR EQ.
  - WINDOW DETAILS B AND C MAY BE USED INTERCHANGEABLY AND AT SILL FOR ROUND OR OVAL WINDOWS.
  - WOOD FILLER MAY BE USED AS REQUIRED TO MAINTAIN 1/4" GAP OR LESS AT CORNER OF ROUND AND SQUARE WINDOWS.
- 2. GENERAL CONNECTIONS NOTES**
- CONNECTIONS SHOWN ON SHEET S2 ARE RECOMMENDED.
  - OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH USP, SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.

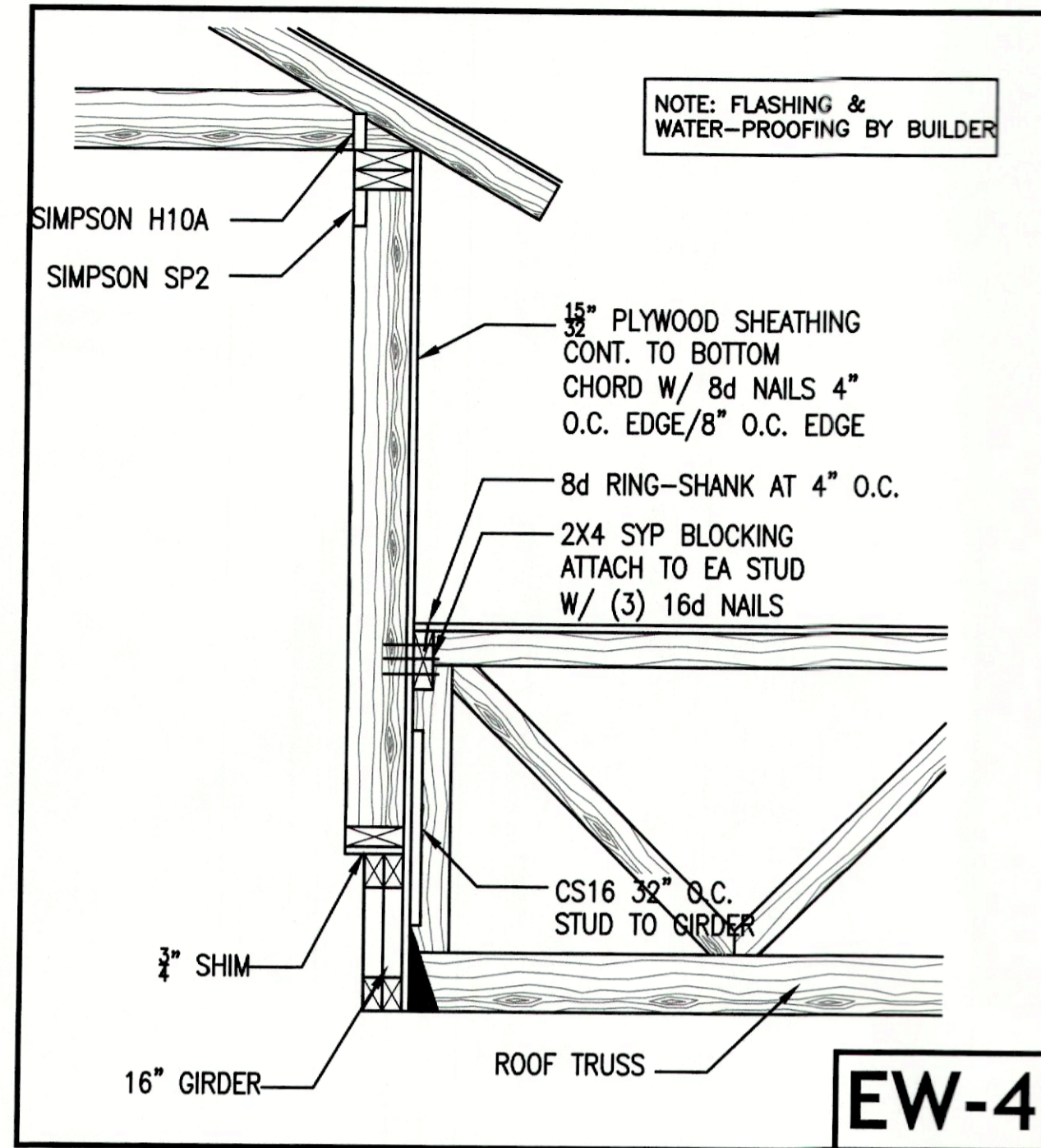


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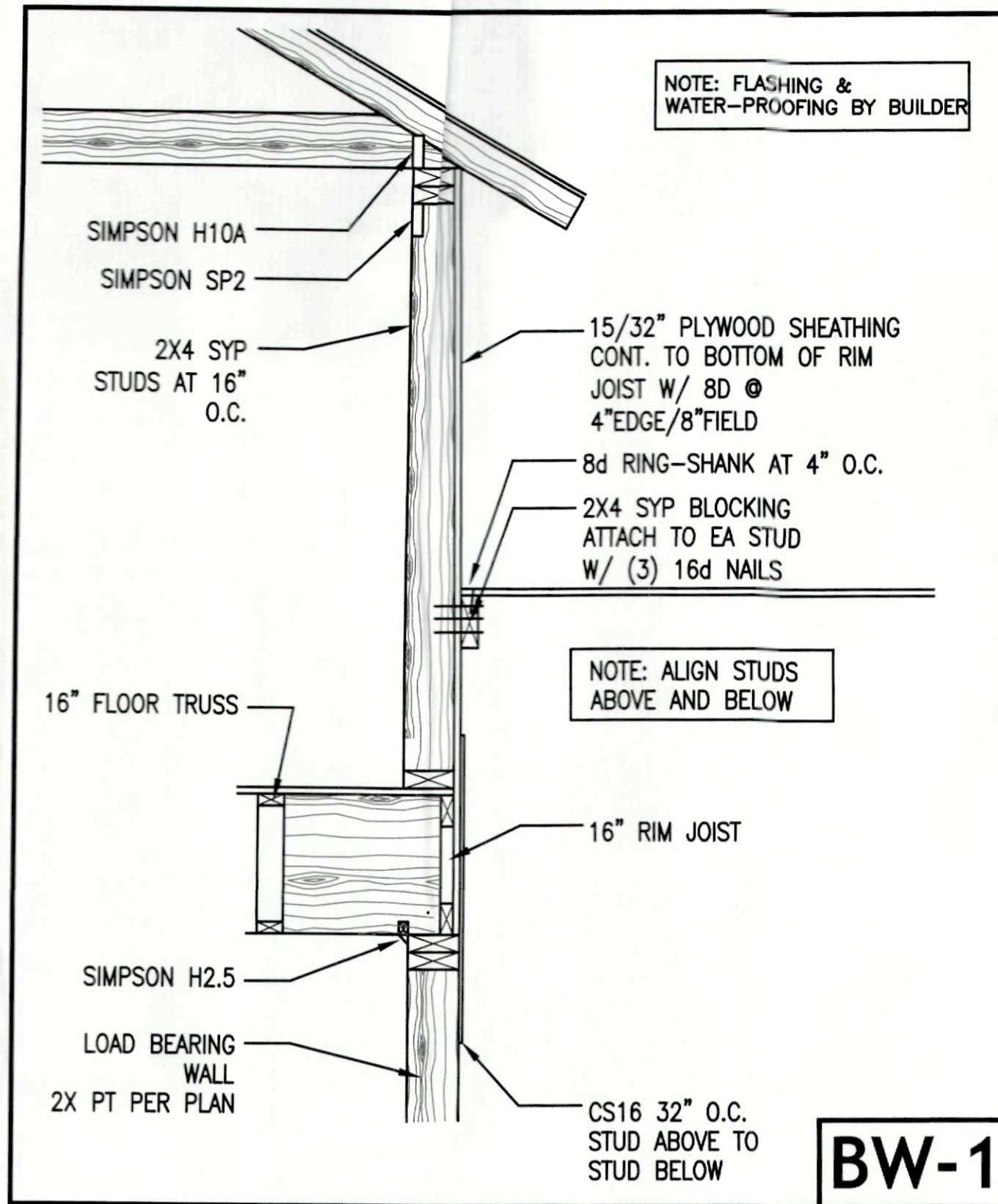
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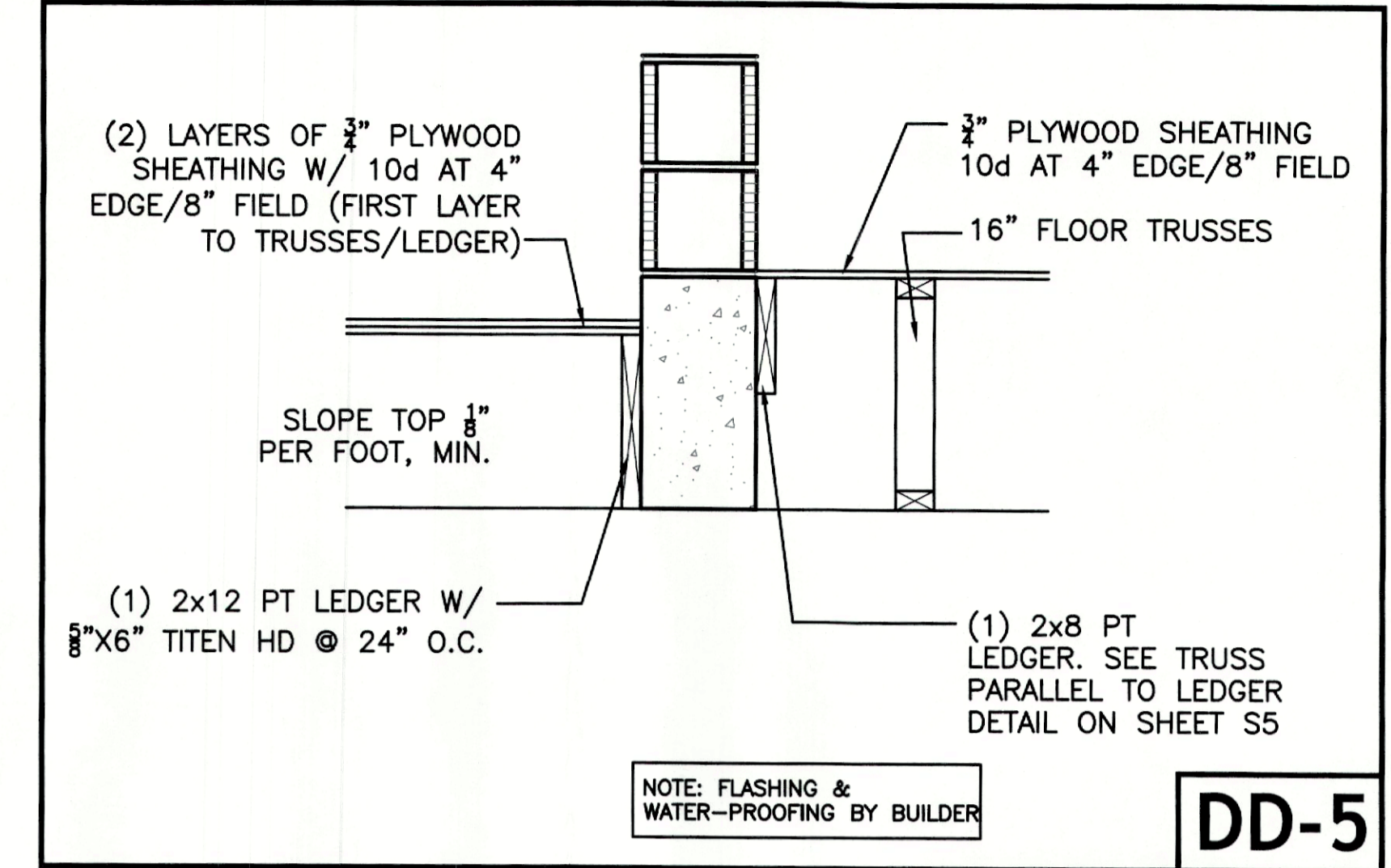
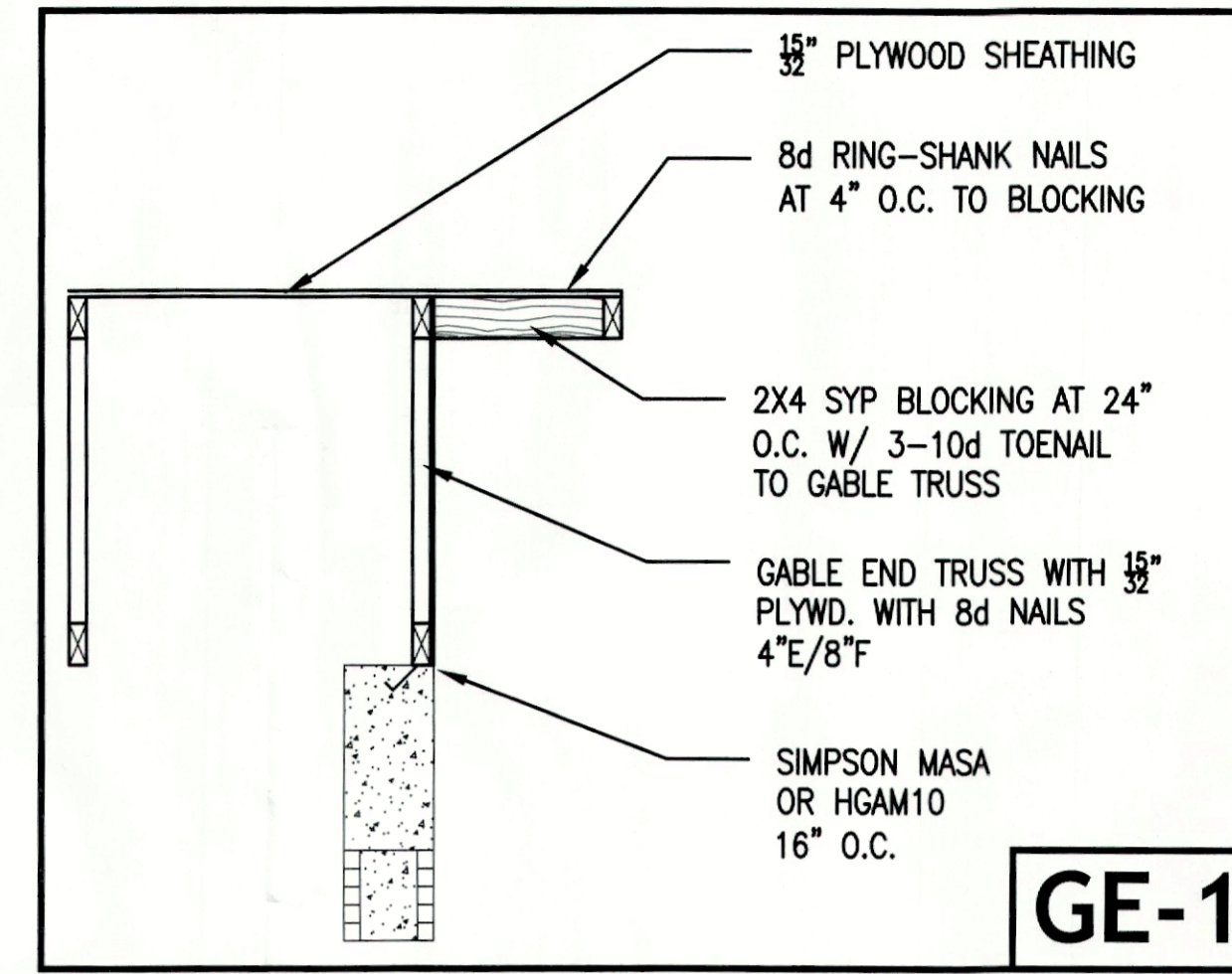




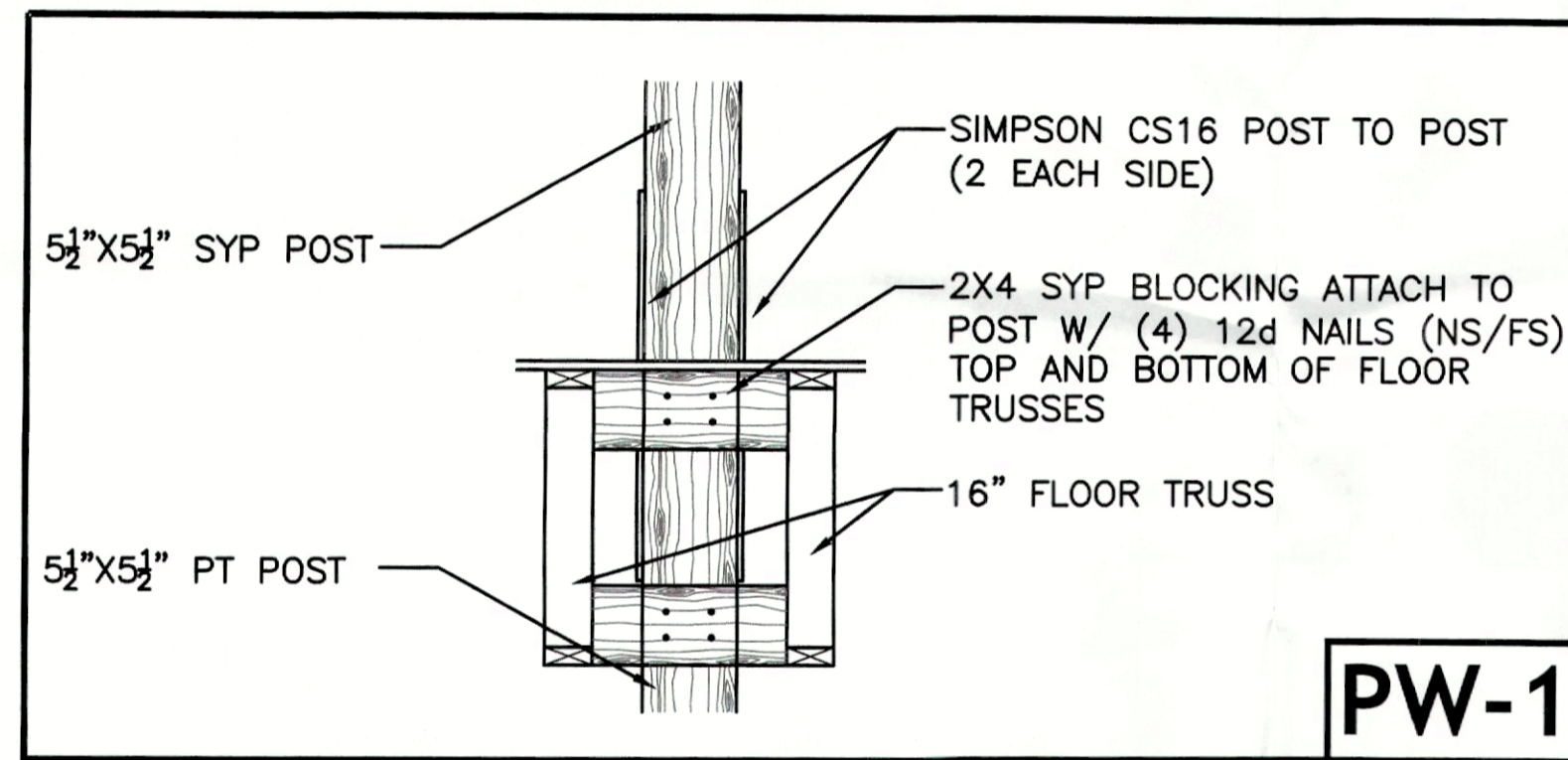
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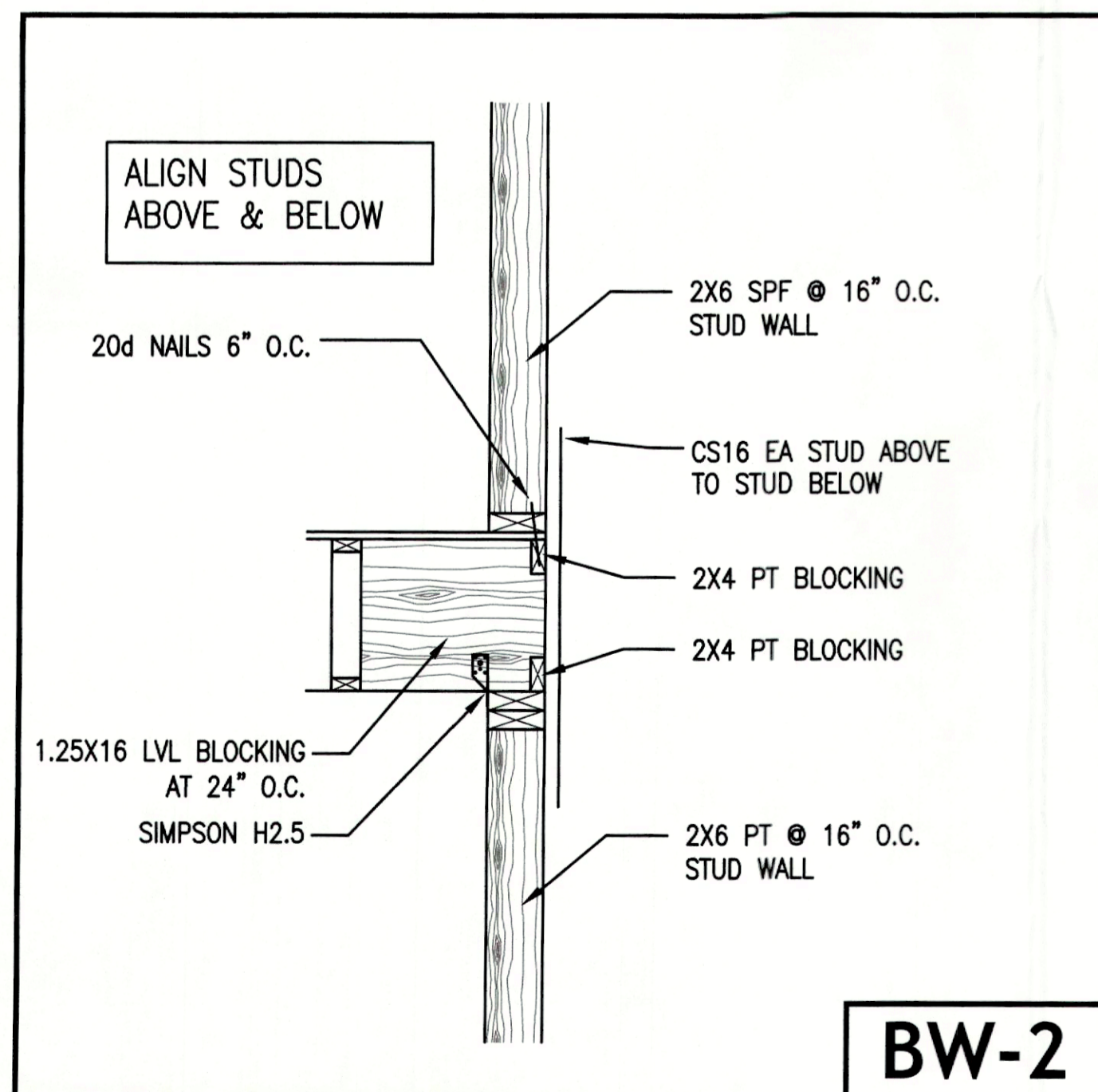
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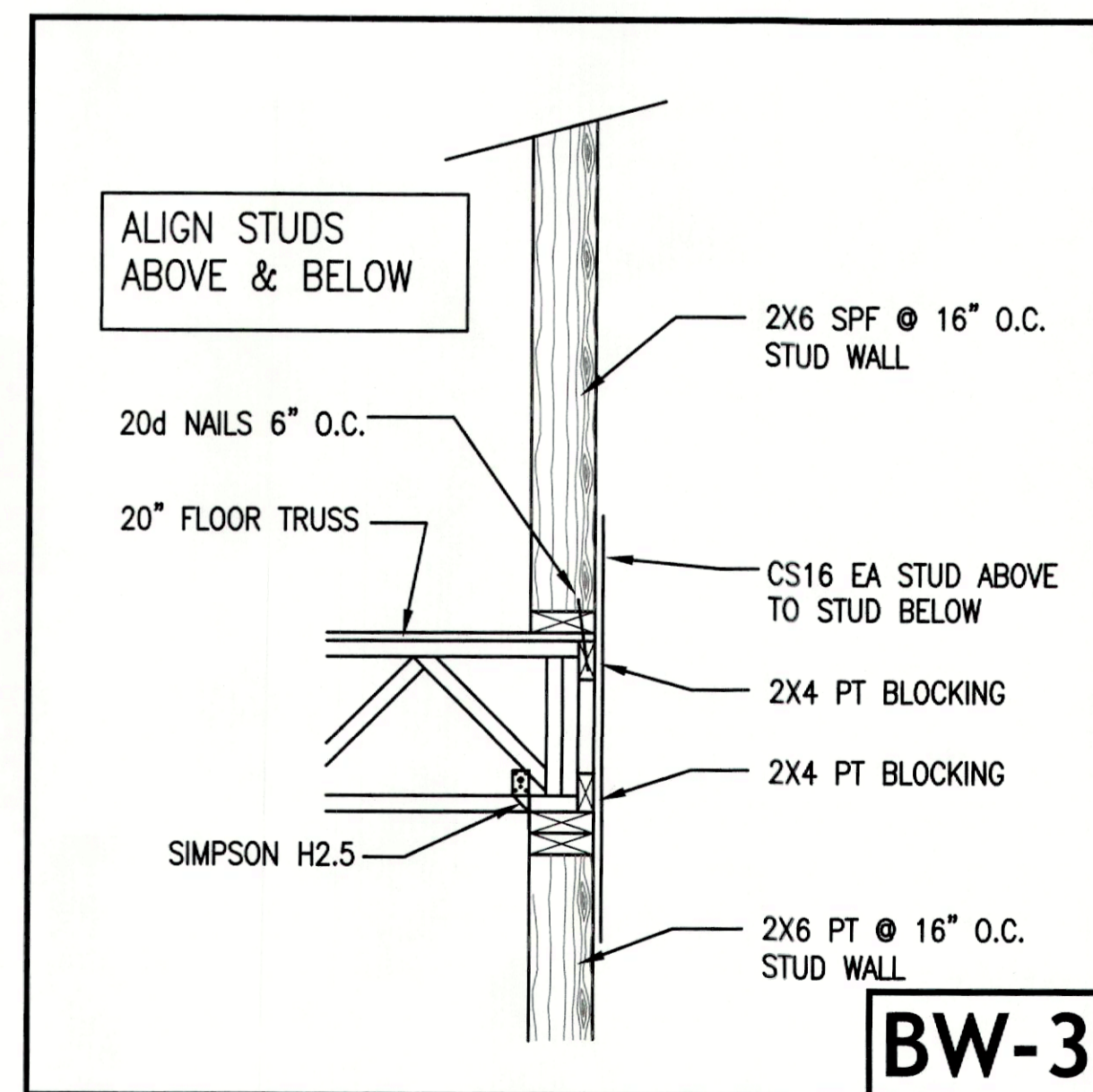
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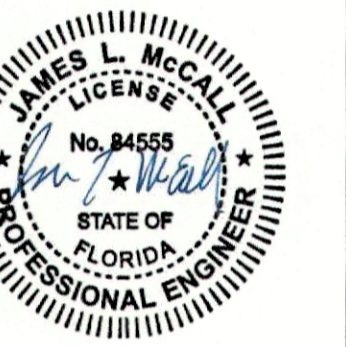
**PW-1**



**BW-2**



**BW-3**



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