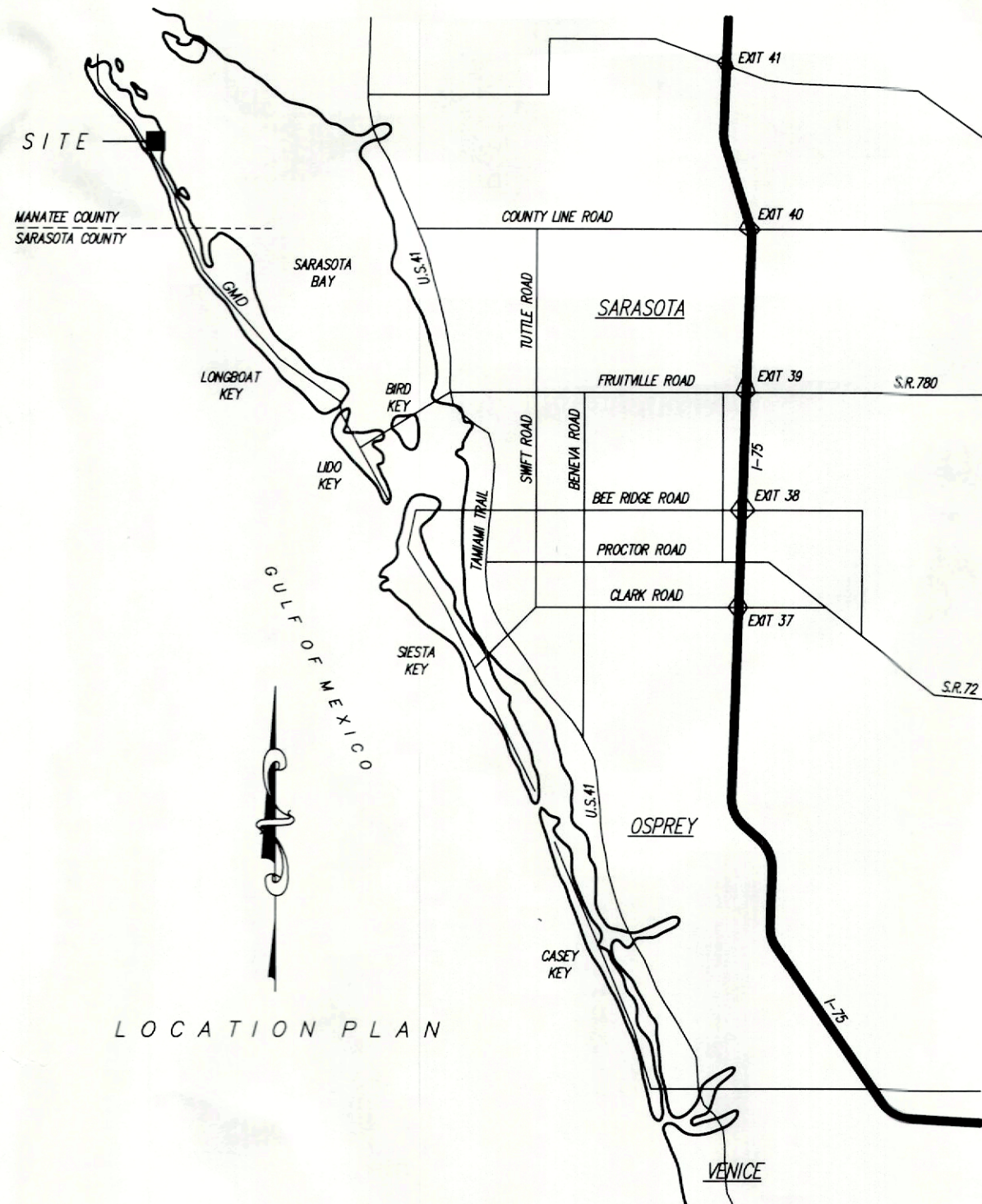


BLDG PERMIT PLANS
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Longboat Key Canal House

581 De Narvaez Drive, Longboat Key, Manatee County, FL 34228
02/04/22



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A-6 ELECTRICAL FLOOR PLAN
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Permit # PB 22-0128
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.

MAR 09 2022

APPROVED
Reviewer: PATTI FIFE



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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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ROBERT ROKOP AIA ARCHITECT LLC
400 MADISON DRIVE, SUITE 200, SARASOTA, FLORIDA 34236 941.961.2043 FL LIC. AR: 0011049 ID: 0003618

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4.60' INDICATES NEW GRADE ELEVATIONS NAVD
x 5.90' INDICATES EXISTING GRADE ELEVATIONS NAVD (REFER TO SURVEY)

STORMWATER RUNOFF SHALL BE DISPOSED OF ON SITE
OR DIVERTED INTO DRAINAGE STRUCTURE OR CHANNEL

DESIGN CRITERIA

APPLICABLE CODES:
FBC 7th EDITION (2020)
FBC 7th EDITION (2020) RESIDENTIAL

FBC OCCUPANCY CLASSIFICATION: R-3

FBC CONSTRUCTION TYPE: II-B

SPECIAL FLOOD HAZARD STRUCTURAL DESIGN NOTE:

STRUCTURAL SYSTEM HAS BEEN DESIGNED, CONNECTED AND ANCHORED
TO RESIST FLOTATION, COLLAPSE AND PERMANENT LATERAL MOVEMENT
DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO
THE DESIGN FLOOD ELEVATION IN ACCORDANCE WITH R322.1.2

AREA CALCULATION

TOTAL A/C AREA 2,134 sf

LOT COVERAGE CALCULATION

AREA OF SITE (REFER TO SURVEY) 10,000 sf (0.23ac)
BUILDING COVERAGE (HOUSE, COL/WALL) 1,960 sf
MECHANICAL EQUIPMENT 20 sf
ELEVATED POOL AND DECK 500 sf
TOTAL COVERAGE 1,480 sf
BUILDING COVERAGE (%) 34.8 %
MAX. ALLOWABLE COVERAGE (%) 35 % W/ELEVATED POOL

NON-OPEN SPACE CALCULATION
BUILDING COVERAGE (SEE ABOVE) 1,480 sf
POOL EQUIPMENT 30 sf
AREA OF DRIVEWAY/FRONT WALKS 515 sf
TOTAL NON-OPEN SPACE 1,025 sf
NON-OPEN SPACE (%) 40.25%
MAX. ALLOWABLE NON-OPEN SPACE (%) 50%

FLOOD ZONE NOTES:

- ALL INTERIOR FINISH MATERIALS BELOW DESIGN FLOOD ELEVATION (B.F.E.+1') TO
CONSIST OF APPROVED FLOOD-RESISTANT MATERIALS.
- ALL PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING DUCTWORK,
WILL BE LOCATED ABOVE DESIGN FLOOD ELEVATION (B.F.E.+1').

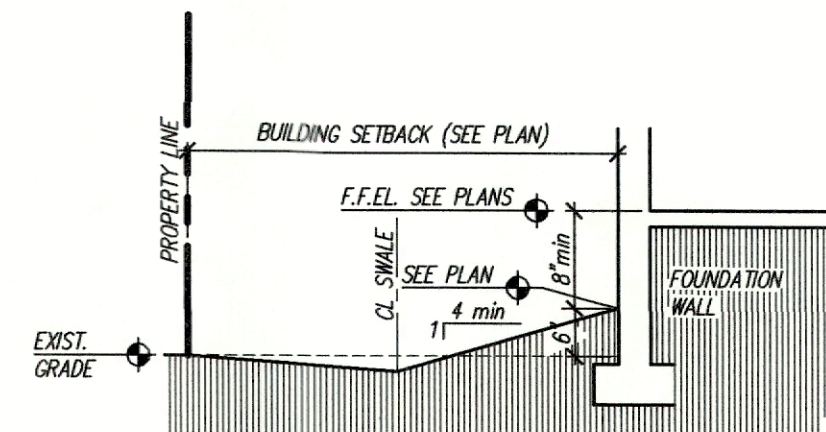
GENERAL SITE NOTES:

- SITE PLAN BASED ON INFORMATION FROM SURVEY BY LELAND E. BEDWELL SURVEYING, INC., 3422 55th
DRIVE EAST, BRADENTON, FLORIDA 34203 TEL 941.753.9994.
- SURVEY DATED 11-29-21; JOB No. 21-349.
- FINISH GRADES TO SLOPE AWAY FROM ALL CONSTRUCTION A MIN. OF 1/4" PER FOOT FOR DRAINAGE.
REFER TO PLAN FOR SWALE LOCATIONS AND DETAIL 2/A-1 FOR SWALE DESIGN CRITERIA.
- LANDSCAPE PLAN BY OTHERS.
- VERIFY UTILITY SERVICE ENTRY LOCATIONS AS REQUIRED.
- FLOOD ZONE AE (EL. 6' NAVD), FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #12081C0291F
(DATED 08-10-21).
- ZONING DISTRICT RM3, SETBACKS: 8/20' SIDE, 20' STREET, 20' CANAL, BLDG. HT. 30', COVERAGE
30% (+5% ELEVATED POOL), OPEN SPACE: 50%.
- SURFACE SLOPES SHALL NOT EXCEED 1" VERTICAL RISE IN 4' HORIZONTAL DISTANCE BETWEEN ANY
PROPERTY LINE AND ANY STRUCTURE AT ANY POINT ALONG THE SLOPE.
- DISCHARGE OF STORMWATER SHALL DRAIN TO A STREET OR OTHER ESTABLISHED DRAINAGE FACILITY
WITHOUT ADVERSELY AFFECTING THE PROPER DRAINAGE OF ADJACENT PARCELS OF LAND.
- SWALE SLOPE SHALL BE A MIN. OF 0.2% LONGITUDINAL SLOPE.
- COMPLY WITH "GEO-TECHNICAL EXPLORATION" BY UNIVERSAL ENGINEERING SCIENCES, INC., SARASOTA,
FL 941.358.7410, DATED 12-10-21, UES PROJECT No. 1130.2100591.0000, UES REPORT No. 16510.
- COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE STORM WATER
MANAGEMENT AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).
- REFER TO ELEVATION WARNINGS OR COVER W/NO. 100 DRAINAGE PLANE ORNANCE.
- INSTALL WATER AND SEWER SERVICES BEFORE CONSTRUCTION.

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

Longboat Key Planning, Zoning & Building
Approved for Zoning:
For Statement of
Zoning Compliance Only

Name Date 3/8/22



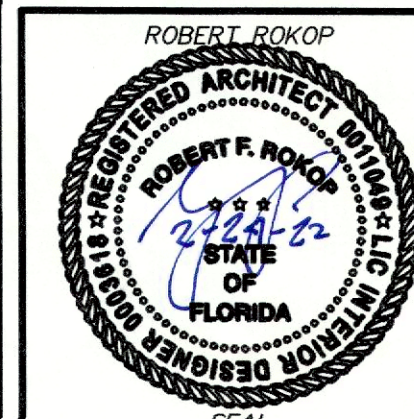
TYPICAL SWALE DETAIL
NOT TO SCALE

NPDES

NPDES

DE NARVAEZ DRIVE
20' PUBLIC R.O.W.

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building



REVISIONS	
1	02/24/22
Tel 941.961.2043	
robertrokop@gmail.com	

Longboat Key Canal House
581 De Narvaez Drive, Longboat Key, Manatee County, FL 34228
ROBERT ROKOP AIA ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

FLORIDA LICENSURE
AR-0011049 ID-0003618

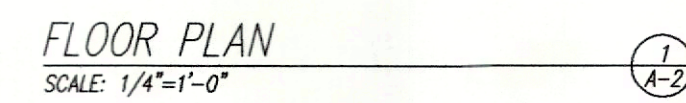
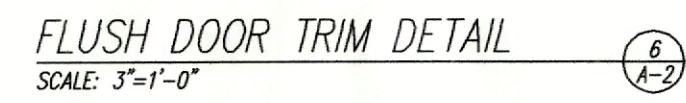
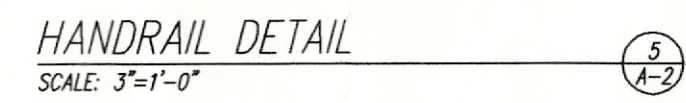
SITE PLAN
DRAINAGE PLAN

ISSUED
02/04/22

SHEET No.

A-1

1 OF 7



Longboat Key Canal House
351 De Norvaz Drive, Longboat Key, Manatee County, FL 34228

ROBERT ROKOP AIA ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

Longboat Key Canal House
581 De Narvaez Drive, Longboat Key, Manatee County, FL 34228

ROBERT ROKOP AIA ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

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AR: 0011049 ID: 0003618

FLOOR PLAN

ISSUED
02/04/22

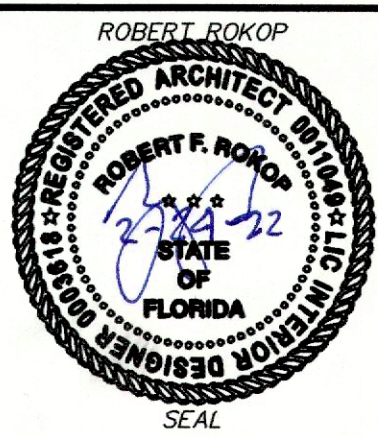
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building



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ANGLED RESIN FILL @ ALL
MEMBRANE TERMINATION
POINTS (TYP.)

(2) PLY MEMBRANE FLASHING-EXTEND TOP 8" PLY 4"
MIN. ONTO BOTTOM PLY. EXTENDS 12" MIN. ONTO

3

A-3

FLAT FASCIA

(2) PLY MEMBRANE FLASHING-EXTEND TOP 8" PLY
4" MIN. ONTO BOTTOM PLY. EXTENDS 12" MIN. ONTO
MODIFIED BITUMEN MEMBRANE

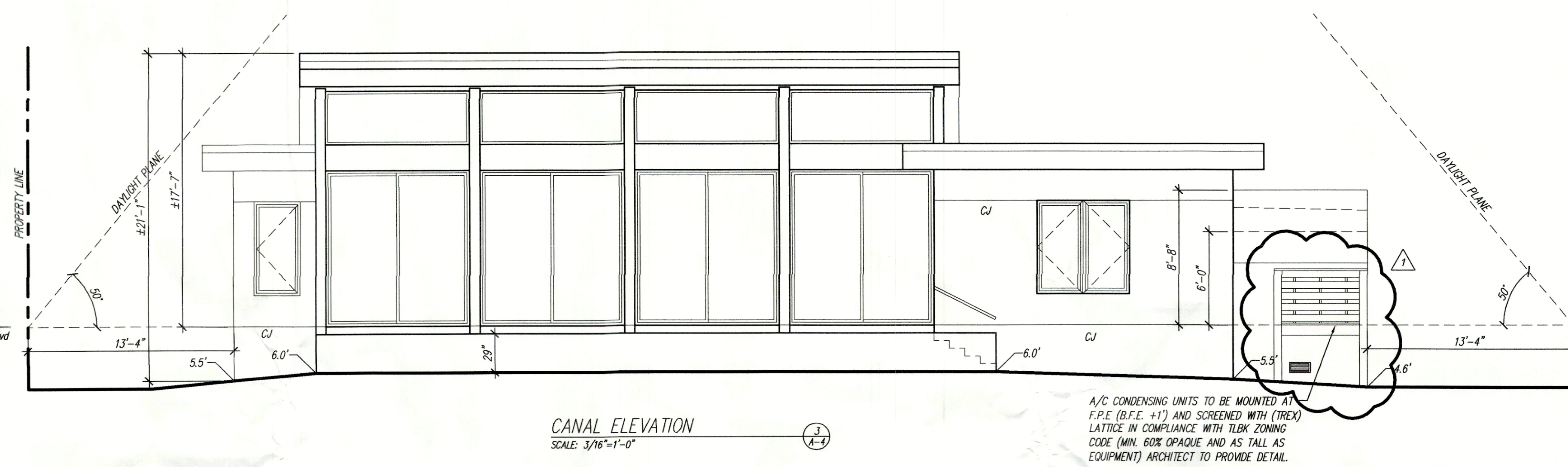
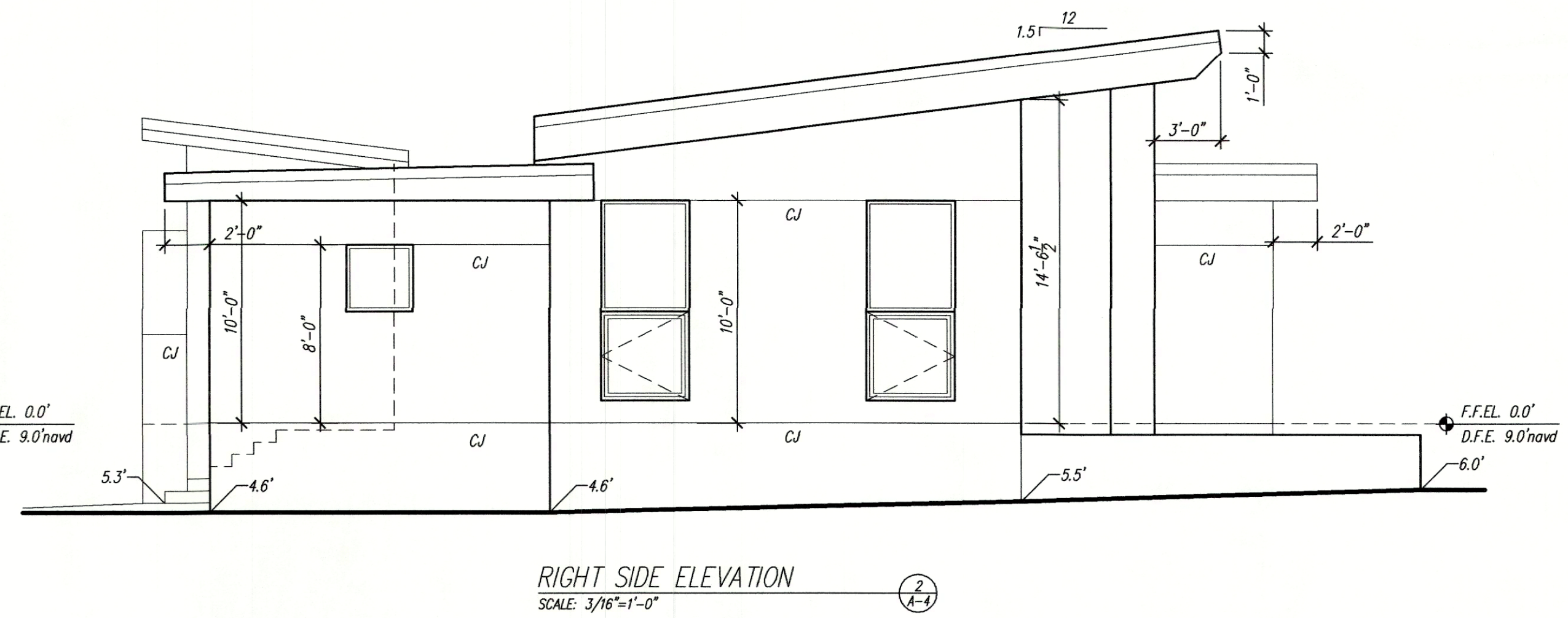
FASTENERS 4" O.C., STAGGERED 1"

3

A-3

REVISIONS

RIGHTS RESERVED 2022




WINDOW SCHEDULE				
MARK	SIZE	FUNCTION	MATERIAL	NOTES
①	2'-0" x 5'-4"	FIXED	ALUM.	CLERESTORY
②	2'-0" x 6'-4"	CASEMENT	ALUM.	
③	4'-0" x 6'-4"	SINGLE HUNG	ALUM.	EGRESS
④	4'-0" x 4'-0"	CASEMENT	ALUM.	
⑤	3'-0" x 3'-0"	CASEMENT	ALUM.	
⑥	3'-0" x 3'-0"	FIXED	ALUM.	
⑦	3'-0" x 3'-0"	FIXED	ALUM.	
⑧	3'-0" x 3'-0"	FIXED	ALUM.	
⑨	6'-0" x 6'-0"	DBL. CSMNT.	ALUM.	EGRESS
⑩	2'-0" x 6'-0"	CASEMENT	ALUM.	
⑪	9'-4" x ±3'-0"	FIXED	ALUM.	CLERESTORY
⑫	9'-4" x ±3'-0"	FIXED	ALUM.	CLERESTORY
⑬	9'-4" x ±3'-0"	FIXED	ALUM.	CLERESTORY
⑭	9'-4" x ±3'-0"	FIXED	ALUM.	CLERESTORY
⑮	4'-0" x 4'-0"	CASEMENT	ALUM.	
⑯	4'-0" x 5'-0"	FIXED	ALUM.	CLERESTORY
⑰	4'-0" x 4'-0"	CASEMENT	ALUM.	
⑱	4'-0" x 5'-0"	FIXED	ALUM.	CLERESTORY
⑲	3'-0" x 6'-0"	CASEMENT	ALUM.	
⑳	3'-0" x 3'-0"	FIXED	ALUM.	
㉑	2'-0" x 6'-4"	CASEMENT	ALUM.	
㉒	4'-0" x 6'-4"	SINGLE HUNG	ALUM.	EGRESS

MARK	SIZE	FUNCTION	MATERIAL	NOTES
(A)	3'-6" x 8'-0"	SWINGING	WOOD/GLASS	W/SIDELITE & CLERESTORY
(B)	3'-0" x 8'-0"	SWINGING	ALUM./GLASS	FRENCH/OBSCURE
(C)	9'-4" x 10'-0"	S.G.D.	ALUM.	W/CLERESTORY
(D)	16'-0" x 8'-0"	O.H.	METAL	150mph RATED

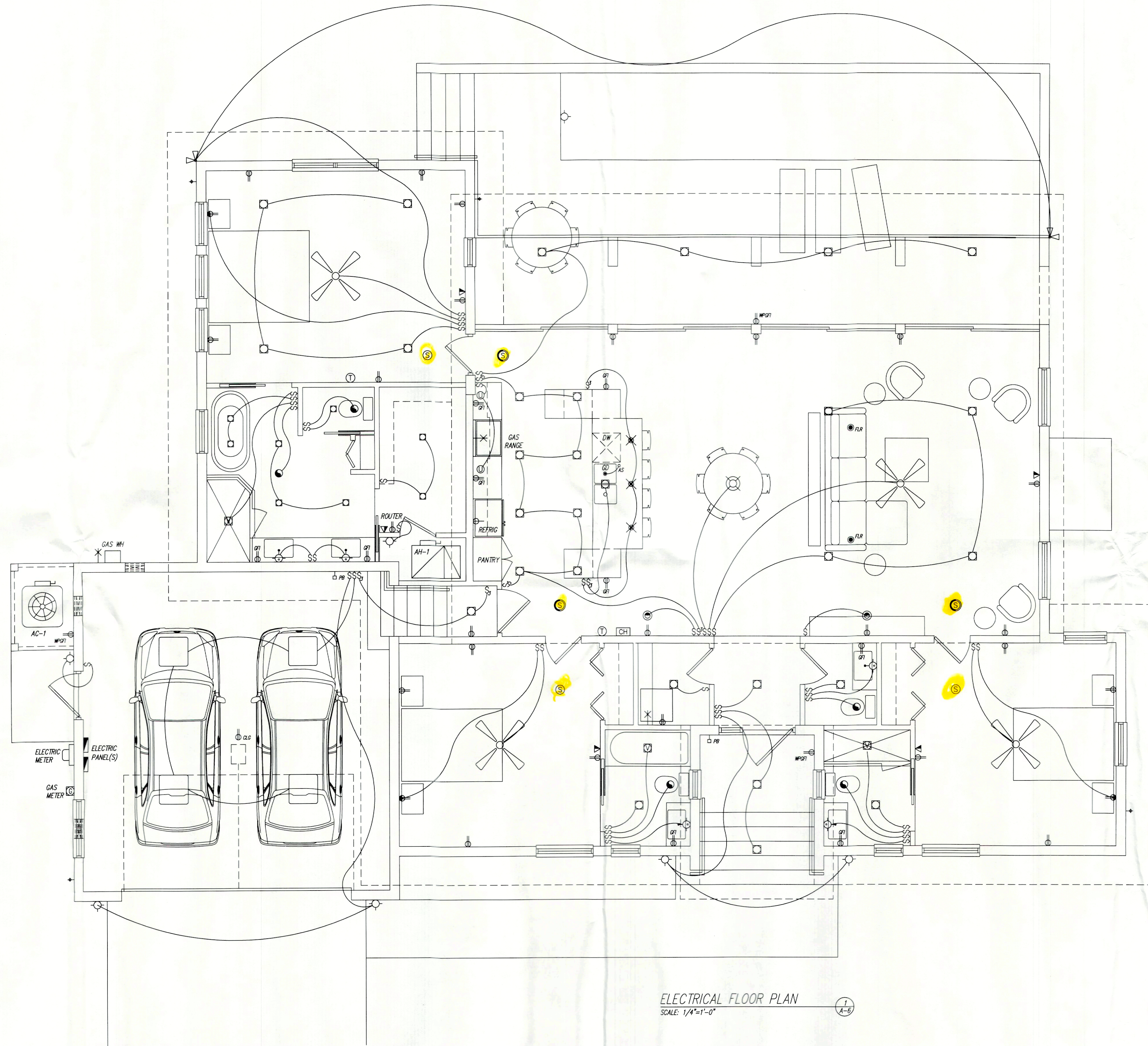
1. STUCCO TO RECEIVE LUSTERLESS ACRYLIC FINISH: 2 COATS EXTERIOR ACRYLIC EMULSION; THREE (3) COLORS - TWO FIELD, ONE TRIM.
2. GYPSUM DRYWALL TO RECEIVE LUSTERLESS EMULSION FINISH (CEILINGS): 1 COAT LATEX-BASED INTERIOR PRIMER, 1 COAT LATEX-BASED INTERIOR FLAT PAINT.
3. GYPSUM DRYWALL TO RECEIVE SEMI GLOSS ALKYL ACRYLIC ENAMEL FINISH (WALLS): 1 COAT INTERIOR LATEX-BASED PRIMER, 2 COATS INTERIOR SEMI GLOSS ODORLESS ALKYL ENAMEL.
4. WOODWORK AND HARDBOARD TO RECEIVE SEMI GLOSS ENAMEL FINISH: 1 COAT INTERIOR ENAMEL UNDERCOAT, 2 COATS INTERIOR SEMI GLOSS ODORLESS ALKYL ENAMEL.
5. STAINED WOODWORK TO RECEIVE STAINED-VARNISH RUBBED FINISH: 1 COAT OIL-TYPE INTERIOR WOOD STAIN, 1 COAT CUT SHELLAC, 1 APPLICATION PASTE WOOD FILLER, 2 COATS OIL RUBBING VARNISH.

ROBERT F. ROKOP



ROBERT F. ROKOP
2-28-82
STATE OF FLORIDA
SFAI

A-4



ELECTRICAL SYMBOL LEGEND

- SINGLE RECEPTACLE 120V
- DUPLEX RECEPTACLE 120V
- DUPLEX RECEPTACLE 120V (PARTIALLY SWITCHED)
- GROUND FAULT INT. DUPLEX RECEPTACLE 120V
- 240V RECEPTACLE
- WATERPROOF DUPLEX RECEPTACLE
- CEILING RECEPTACLE
- PREWIRE FOR APPLIANCE "HARDWIRING"
- RECESSED FLOOR RECEPTACLE/ LIGHT AS NOTED
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- PUSH BUTTON
- JUNCTION BOX
- SMOKE DETECTOR
- COMBINATION SMOKE/CO DETECTOR (SEE NOTES)
- THERMOSTAT
- T.V. ANTENNA OUTLET
- PHONE OUTLET
- GARBAGE DISPOSAL
- APPROVED DISCONNECT SWITCH
- CHIMES
- HEAT LAMP
- FLUORESCENT FIXTURE SIZED AS PER PLAN
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED PENDANT TYPE FIXTURE
- RECESS MOUNTED LIGHT FIXTURE
- LOW VOLTAGE RECESSED SPOT LIGHT
- LOW VOLTAGE RECESSED DIRECTIONAL LIGHT
- WALL MOUNTED FIXTURE
- VAPOR PROOF LIGHT FIXTURE
- UNDERCABINET LIGHT
- EXHAUST FAN
- EXHAUST FAN W/ LIGHT
- ALARM SYSTEM
- EXHAUST FAN AT RANGE HOOD
- GAS CONNECTION
- PRE-WIRE AND BLOCK FOR CEILING FAN
- CIRCUIT

REVISIONS

tel 941.961.2043
robertrokop@gmail.com

Longboat Key Canal House
381 De Narvaez Drive, Longboat Key, Manatee County, FL 34228
ROBERT ROKOP AIA ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

FLORIDA LICENSURE
AR: 0011049 ID: 0003618

ELECTRICAL
FLOOR PLAN

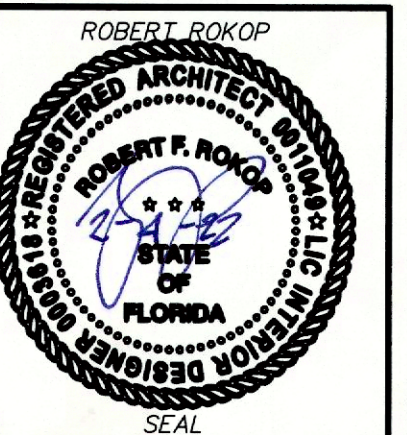
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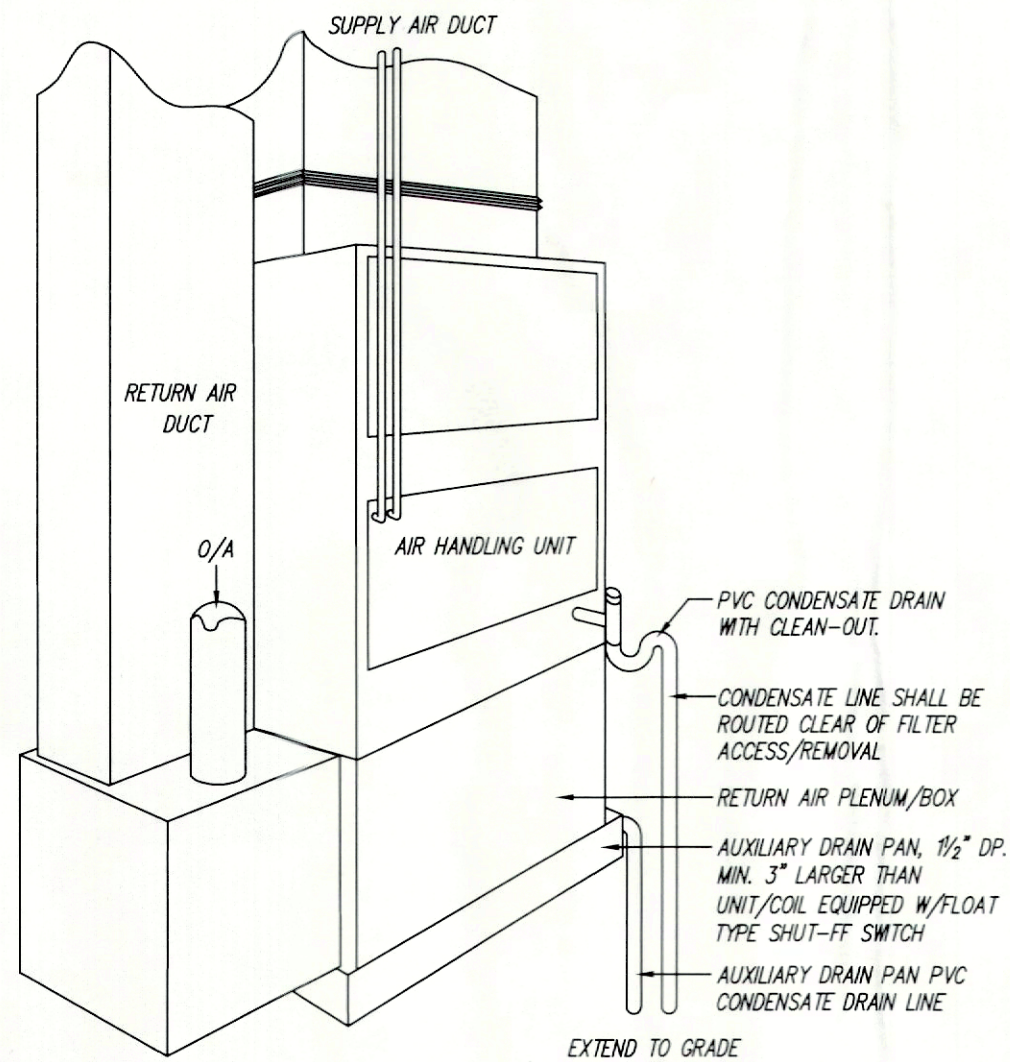
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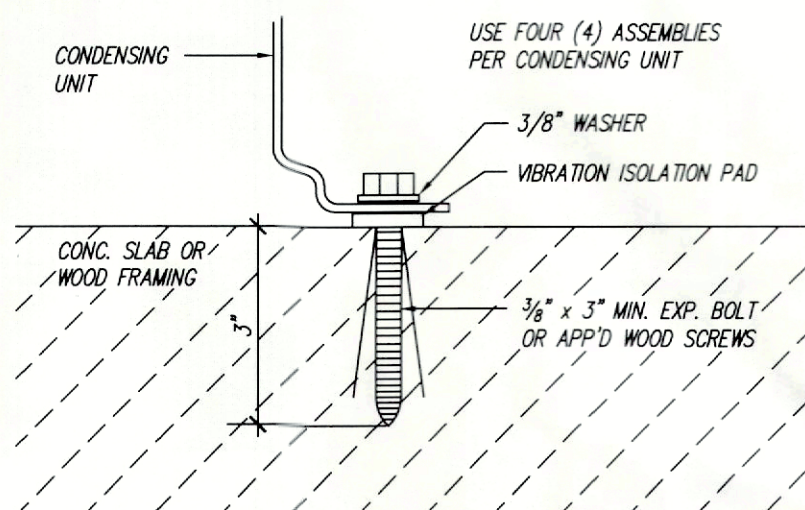
6 OF 7

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TOWN OF LONGBOAT KEY
February 07, 2022
Planning, Zoning & Building

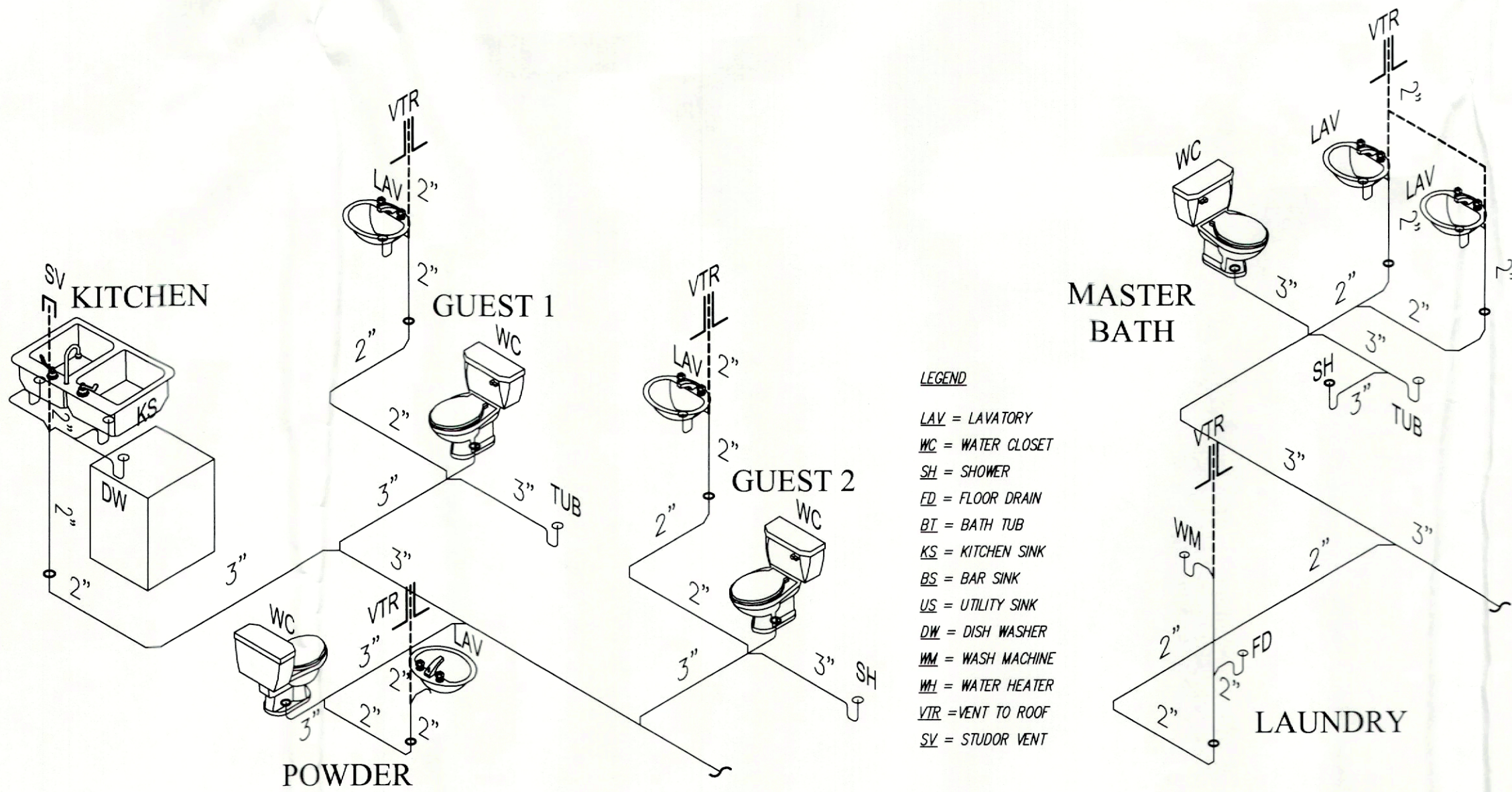




CONDENSATE DRAIN DETAIL
N.T.S.



CONDENSER TIE-DOWN DETAIL
N.T.S.



SANITARY DRAIN RISER
N.T.S.

MECHANICAL GENERAL NOTES:

1. IN GENERAL, PLANS AND DIAGRAM ARE SCHEMATIC ONLY AND SHOULD NOT BE SCALED.
2. AIR DISTRIBUTION SYSTEMS LAYOUT AND SIZES SHALL BE AS SHOWN ON THE PLANS AND INSTALLED BY LICENSED AIR CONDITIONING CONTRACTOR PER ASHRAE AND ARI STANDARDS. SUBMIT SHOP DRAWINGS FOR PIPING, CONTROLS, FAN DUCTWORK, AC EQUIPMENT, AND AIR DEVICES USING MANUFACTURER'S SUBMITTAL LITERATURE.
3. INTENT OF THESE NOTES AND MECHANICAL NOTES ON DRAWINGS IS TO CLARIFY THE SCOPE OF WORK AND ALERT CONTRACTOR OF ANY EXISTING CONDITIONS. CONTRACTOR TO VISIT SITE AND VERIFY ALL CLEARANCES BEFORE FABRICATION OF DUCTWORK AND PROVIDE ADDITIONAL OFFSET AND/OR CHANGES IN DUCT SIZES TO MEET FIELD CONDITIONS AND COORDINATE WITH ELECTRICAL, PLUMBING AND FIRE PROTECTION SUBCONTRACTOR BEFORE ANY CONSTRUCTION WORK.
4. CONTRACTOR SHALL NOTIFY THE OWNER, ARCHITECT OR HIS AUTHORIZED REPRESENTATIVE OF ANY DAMAGE TO THE EXISTING INSTALLATION BEFORE PROCEEDING WITH THE WORK.
5. COORDINATE AIR DEVICE LOCATIONS WITH LIGHTING FIXTURES.
6. TURNING VANES SHALL BE PROVIDED IN ALL SUPPLY DUCT RECTANGULAR ELBOWS WITH ANGLES BETWEEN 15 DEGREES AND 90 DEGREES PER FIG. 2-5 OF THE SMACNA MANUAL.
7. DUCT DIMENSIONS IF SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS.
8. DUCTWORK, DIFFUSERS, REGISTERS, GRILLES, AND OTHER ITEMS OF THE AIR HANDLING SYSTEMS SHALL NOT BE SUPPORTED BY THE CEILING OR CEILING SUSPENSION SYSTEM.
9. ALL WALL MOUNTED THERMOSTATS AND HUMIDISTATS SHALL BE INSTALLED AT AN ELEVATION OF 54" ABOVE FINISHED FLOOR TO THE TOP UNLESS OTHERWISE NOTED ON DRAWINGS. LOCATION OF THE WALL MOUNTED DEVICES SHALL BE COORDINATED WITH OTHER TRADES FOR A NEAT APPEARANCE. ALL THERMOSTATS SHALL BE DIGITAL TYPE, PROGRAMMABLE WITH LOCKING PLASTIC COVER.
10. ALL SUPPLY AIR DIFFUSERS SHALL HAVE THROW AS INDICATED IN AIR DEVICE SCHEDULE.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TRADES INSTALLATION SCHEDULES. FIXED WORK SUCH AS DUCTWORK AND PLUMBING SHALL BE INSTALLED PRIOR TO ANY TRADE WORK THAT CAN BE EASILY RELOCATED OR OFFSET SUCH AS ELECTRICAL CONDUITS, SMALL WATER LINES ETC.
12. UNLESS OTHERWISE NOTED, INSTALL DUCTWORK AS HIGH AS POSSIBLE, TIGHT TO BOTTOM OF STRUCTURE AND/OR THRU OR BETWEEN TRUSSES. COORDINATE DUCT ELEVATION WITH RAIN LEADERS, WATER PIPING, SANITARY DRAINS AND MAJOR ELECTRICAL CONDUITS.
13. FLEXIBLE AND RIGID ROUND DUCT TAKE-OFFS FOR DIFFUSERS SHALL BE THE SAME SIZE AS DIFFUSER NECK.
14. PROVIDE A TRAP IN ALL CONDENSATE PIPING LOCATED AT EACH AIR HANDLING UNIT. INSULATE ALL CONDENSATE LINES WITH 3/8" THICK CLOSED CELL INSULATION.
15. ALL MECHANICAL WORK SHALL MEET ALL THE REQUIREMENTS OF THE "2020 FLORIDA MECHANICAL CODE".
16. ALL DUCTWORK SHALL BE COORDINATED WITH OTHER TRADES. ALL SUPPLY AND RETURN DUCTWORK SHALL BE 1-1/2" FIBERGLASS DUCTBOARD (R=6) WITH A CLEANABLE AIR SIDE SURFACE. ALL FRESH AIR AND EXHAUST DUCTWORK SHALL BE GALVANIZED METAL. INSULATE FRESH AIR DUCT WITH R=6 FOL INSULATED WRAP, FABRICATED AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS. INSULATED "FLEX DUCT", MIN. R=6 WITH METALLIC JACKET AND NYLON HELIX INNER CORE, SHALL BE PERMITTED ONLY IN MAXIMUM EIGHT FOOT LENGTHS. SEAL ALL DUCTWORK PER FPL (BUILT SMART) AND EPA (ENERGY STAR) REQUIREMENTS. PROVIDE BUTTERFLY TYPE VOLUME BALANCING DAMPERS AT BRANCH DUCT RUNS. PROVIDE FLEXIBLE CONNECTION BETWEEN SUPPLY AND RETURN TRUNK CONNECTIONS TO AIR HANDLING UNITS AND AT EACH CEILING EXHAUST FAN DISCHARGE.
17. REFRIGERANT PIPING SHALL BE TYPE "L" COPPER WITH SOLDERED JOINTS. RS PIPING TO BE INSULATED WITH 1/2" ARMAFLEX, APPLIED AS RECOMMENDED BY MANUFACTURER. CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PVC. PROVIDE RUNNING TRAP AT EACH DRAIN CONNECTION. TERMINATE DRAIN LINES ABOVE GRADE OR AS NOTED.
18. REFRIGERATION LINES, UNLESS OTHERWISE NOTED, SHALL BE CONCEALED WITHIN WALLS AND PARTITIONS. ROUGH-IN TO COMPRESSORS SHALL BE AS CLOSE AS PRACTICAL TO THE FLOOR SLAB. THERMOSTAT WIRING AND CONDENSATE DRAINAGE SHALL BE CONCURRENT WITH LIQUID AND SUCTION LINES. PENETRATION OF EXTERIOR WALL SHALL BE THROUGH A PVC CONDUIT OR SLEEVE OF SUITABLE SIZE TO PROVIDE A MINIMUM OF CLEARANCE. SPACE BETWEEN PIPING, CONDUIT, WIRE, AND WALL SLEEVE SHALL BE FILLED WITH AN EXPANSIVE INERT FOAMING SEALANT.
19. DESIGN CRITERIA : OUTSIDE TEMPERATURE 93°F DRY BULB 79°F WET BULB FOR SUMMER AND 36°F FOR WINTER, INSIDE TEMPERATURE : 75°F AT 50 % RH.
20. HEAT PUMP UNITS SHALL BE HIGH EFFICIENCY BY REEHM, CARRIER, TRANE OR APPROVED EQUAL. UNITS SHALL HAVE PRIMARY AND SECONDARY 1" COPPER OR PVC CONDENSATE DRAIN LINE TO EXTERIOR FROM AIR HANDLER (INSULATED WITH 3/8" WALL "ARMAFLEX") WITH SECONDARY GALVANIZED DRAIN PAN UNDERNEATH UNIT. SAFETY FLOAT SWITCH TO BE INSTALLED IN SECONDARY PAN. PRIMARY CONDENSATE SHUT DOWN CONTROL TO BE PROVIDED IN AHU UNITS. ALL UNITS TO HAVE OF 5 OR 10-YEAR LIMITED PARTS WARRANTIES. INSTALL DRIP PANS PROPERLY; NO WATER SHALL REMAIN STANDING IN DRIP PAN.
21. HVAC ZONING SHALL BE AS FOLLOWS:

AH-1: LOCATION: CLOSET NEAR GARAGE
SIZE: 5T 15 SEER SINGLE PHASE
SERVICE: ENTIRE LIVING LEVEL
(NOTE: INSTALLED VERTICALLY.)

GENERAL ELECTRICAL NOTES:

1. SERVICE REQUIREMENTS:
- ELECTRICAL CONTRACTOR TO CONFIRM SERVICE SIZE.
2. ELECTRICAL INSTALLATION TO COMPLY W/NEC.
3. ALL MATERIALS AND EQUIPMENT TO BE NEW, FREE OF DEFECTS AND BEAR THE MFR'S NAME, TRADE NAME AND TESTING LAB LABEL. LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS IN THE LISTING OR LABELING.
4. AT LEAST TWO (2) BRANCH CIRCUITS TO BE PROVIDED IN KITCHEN.
5. EACH BATHROOM'S GFI CIRCUIT OUTLET TO BE ON SEPARATE 20 amp CIRCUIT.
6. COORDINATE CEILING FAN CONTROLS WITH OWNER.
7. COORDINATE LIGHT FIXTURE DIMMER LOCATIONS WITH OWNER.
8. OUTLET SPACING TO CONFORM TO THE NATIONAL ELECTRIC CODE.
9. PROVIDE SWITCH & SURFACE MOUNTED LIGHT FIXTURE IN ALL ATTIC ACCESS.
10. ALL FIXTURES, DEVICES AND ELECTRICAL FINISHES NOT SPECIFIED TO BE SELECTED BY OWNER.
11. COORDINATE TELEPHONE SYSTEM INSTALLATION WITH OWNER'S REQUIREMENTS.
12. COORDINATE SOUND SYSTEM WIRING AND OUTLET LOCATIONS (KITCHEN, DINING, STUDY, LIVING MASTER AND COURTYARD) WITH OWNER. SOUND SYSTEM TO BE PROVIDED BY OTHERS. CONTRACTOR TO FURNISH AND INSTALL SPEAKERS AND WIRING.
13. COORDINATE COMPUTER WIRING AND OUTLET LOCATIONS WITH OWNER.
14. COORDINATE TV OUTLET LOCATIONS WITH OWNER.
15. COORDINATE ANNUNCIATOR SYSTEM (DOORBELL) W/ OWNER'S REQUIREMENTS.
16. COORDINATE SECURITY SYSTEM (IF INSTALLED) W/ OWNER'S REQUIREMENTS.
17. COORDINATE LOCATION OF LANDSCAPE LIGHTING FIXTURES AND CONTROLS WITH OWNER.
18. UNLESS NOTED OTHERWISE, INSTALL ELECTRICAL DEVICE RECEPTACLES AT THE FOLLOWING HEIGHTS A.F.F.:
SWITCHES 42"
OUTLETS 14" (EXCEPT OUTLETS AT COUNTERS TO BE 12" ABOVE COUNTER
TELEPHONE 14" (EXCEPT JACKS AT COUNTERS TO BE 12" ABOVE COUNTER
TELEVISION 14" (EXCEPT JACKS AT COUNTERS TO BE 12" ABOVE COUNTER
19. ALL OUTDOOR ELECTRICAL RECEPTACLES SHALL BE WEATHER RESISTANT GFI OUTLETS.
20. SUBMIT CUT SHEETS FOR ALL ELECTRICAL FIXTURES AND DEVICES FOR REVIEW BY ARCHITECT AND OWNER.
21. CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT & APPLIANCES.
22. ALL BRANCH CIRCUITS THAT SUPPLY 125v, 1Ø, 15Ø AND 2ØØ RECEPTACLE OUTLETS IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).
23. CONTRACTOR TO COORDINATE WALK-THRU WITH OWNER, ARCHITECT AND ELECTRICIAN PRIOR TO ROUGH-IN OF ELECTRICAL AND PRIOR TO INSTALLING FINISHES.

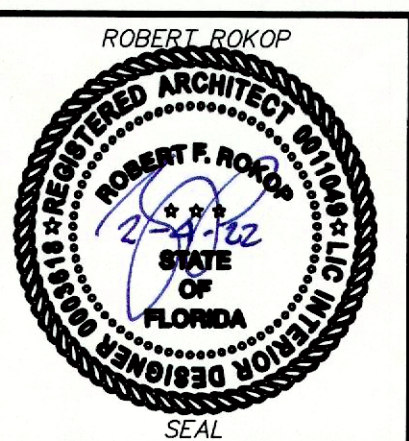
SMOKE DETECTORS/FIRE PROTECTION NOTES:

1. SMOKE DETECTORS SHALL BE INSTALLED ACCORDING TO THE LOCAL JURISDICTION FIRE CODE AND APPLICABLE BUILDING CODES. SMOKE DETECTORS TO BE HARD WIRED AND INSTALLED SUCH THAT ALL DETECTORS SOUND WHEN ANY ONE OF THEM DOES.
2. A SMOKE DETECTOR SHALL BE MOUNTED ON THE CEILING AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH GROUP OF ROOMS USED FOR SLEEP PURPOSES.
3. IN ALL SLEEPING ROOMS THERE SHALL BE AN APPROVED SMOKE DETECTOR ON THE CEILING AS CLOSE TO THE CENTER OF THE ROOM AS POSSIBLE, NO CLOSER THAN 36" TO AN OVERHEAD FAN AND 12" IN FRONT OR SIDE OF AN HVAC VENT.
4. OPERATIONAL CARBON MONOXIDE DETECTOR SHALL BE PLACED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS, IF USED, SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

FLOOD ZONE NOTES:

1. ALL FINISH MATERIALS BELOW F.P.E. (B.F.E.+1') TO CONSIST OF APPROVED FLOOD RESISTANT MATERIALS.
2. ALL PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING DUCTWORK, WILL BE LOCATED ABOVE THE REQUIRED FLOOD PROTECTION ELEVATION.

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TOWN OF LONGBOAT KEY
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Longboat Key Canal House

ROBERT ROKOP AIA ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

FLORIDA LICENSURE
AR: 0011049 ID: 0003618

DETAILS & NOTES

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SHEET No.

A-7

7 OF 7

COLUMN SCHEDULE			
MARK	SIZE	REINFORCING OR TOP AND BOTTOM CONNECTIONS	REMARKS
①	HSS 6"x 4"x 3/8"	-	SEE DETAIL ON S-7
②	8"x24"	(3) #6 VERTICAL HORIZ. JOINT REINF. @ 16" O.C.	MASONRY
③	SINGLE 2x6 JACK STUD	TOP SEE HEADER BOTTOM LTT19	(1) JACK STUD & (1) KING STUD
④	DOUBLE 2x6 JACK STUDS	TOP SEE HEADER BOTTOM DTT1Z	(2) JACK STUDS & KING STUD EACH SIDE
⑤	DOUBLE 2x6 JACK STUDS	TOP SEE HEADER BOTTOM DTT1Z	(2) JACK STUDS & (1) KING STUD
⑥	DOUBLE 2x6 JACK STUDS	TOP SEE HEADER BOTTOM DTT2Z--SDS2.5	(2) JACK STUDS & (1) KING STUD
⑦	SINGLE STUD	NAIL PER CODE	(1) STUD ANCHORED TO MASONRY - 1/4" @ x 3/4" CONC. SCREW @ 12" O.C.

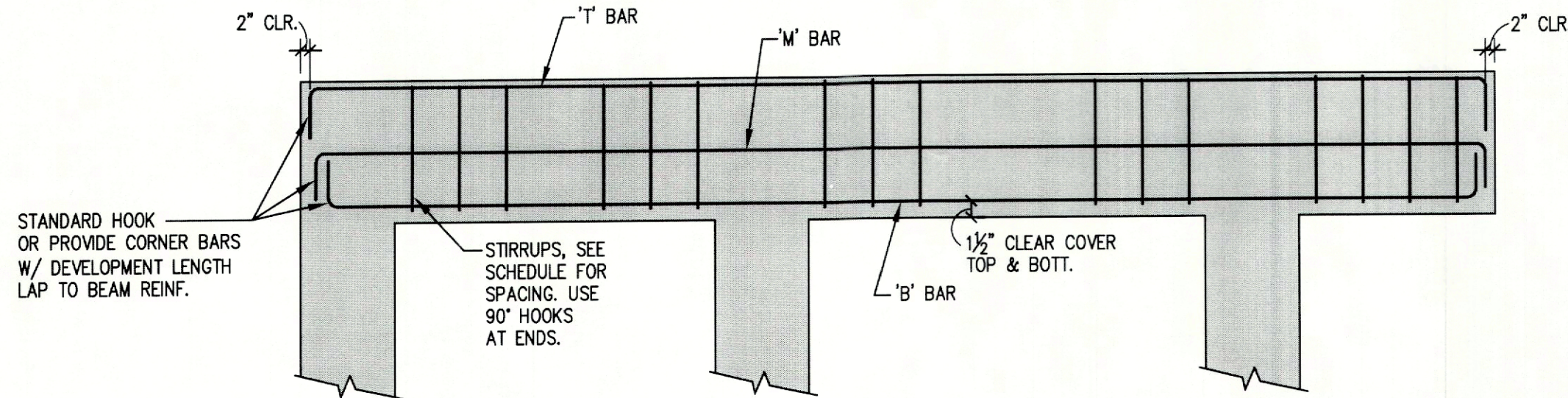
COLUMN SCHEDULE NOTES:

- LTT19 - USE 1/2" A307 THREADED ROD, DRILL AND EPOXY 5" EMBED INTO CONC. SLAB.
- DTT1Z - USE 3/8" A307 THREADED ROD, DRILL AND EPOXY 4" EMBED INTO CONC. SLAB.
- DTT2Z - USE 1/2" A307 THREADED ROD, DRILL AND EPOXY 5" EMBED INTO CONC. SLAB.

BEAM SCHEDULE						
BEAM NUMBER	ELEVATION (TOP OF BEAM)	SIZE W x H (INCH)	REINFORCEMENT		CLOSED HOOP SIZE AND SPACING	REMARKS
			TOP	BOTTOM		
RTB-1	6'-11"	8" x 11"	(2) #5	(2) #5	#3 @ 24"	-
RTB-2	8'-0"	8" x 16"	(1) #5	(1) #5	-	MASONRY BOND BEAM
RTB-3	VARIES	8" x 10" MIN.	(2) #5	(2) #5	#3 @ 24"	-
RTB-4	10'-10 ¹ / ₈ "	8" x 10 ¹ / ₈ "	(2) #5	(2) #5	#3 @ 24"	-
RTB-5	10'-9 ⁷ / ₈ "	8" x 9 ⁷ / ₈ "	(2) #5	(2) #5	#3 @ 24"	-
RTB-6	11'-2 ¹ / ₂ "	8" x 14 ¹ / ₂ "	(2) #5	(2) #5	#3 @ 24"	-
RTB-7	6'-8"	8" x 16"	(1) #5	(1) #5	-	MASONRY BOND BEAM
RTB-8	11'-1 ¹ / ₄ "	8" x 13 ¹ / ₄ "	(2) #5	(2) #5	#3 @ 24"	-
RTB-9	12'-0"	8" x 24"	(1) #5	(1) #5	-	MASONRY BOND BEAM (1) #5 MIDDLE COURSE
RTB-10	VARIES	8" x 10" MIN.	(2) #5	(2) #5	#3 @ 24"	STEP BOTTOM OF BEAM
RTB-11	15'-7"	8" x 12" MIN.	(2) #5	(2) #5	(3) #3 @ 6"	COLUMN CAP
B-1	VARIES	8" x 30" MIN.	(2) #5	(2) #5	#3 @ 12"	SLOPED TOP
RB-1	11'-4"	8" x 16"	(2) #5	(2) #5	#3 @ 18"	-
RB-2	VARIES	8" x 16"	(2) #5	(2) #5	#3 @ 18"	SLOPED BEAM

BEAM SCHEDULE NOTES:

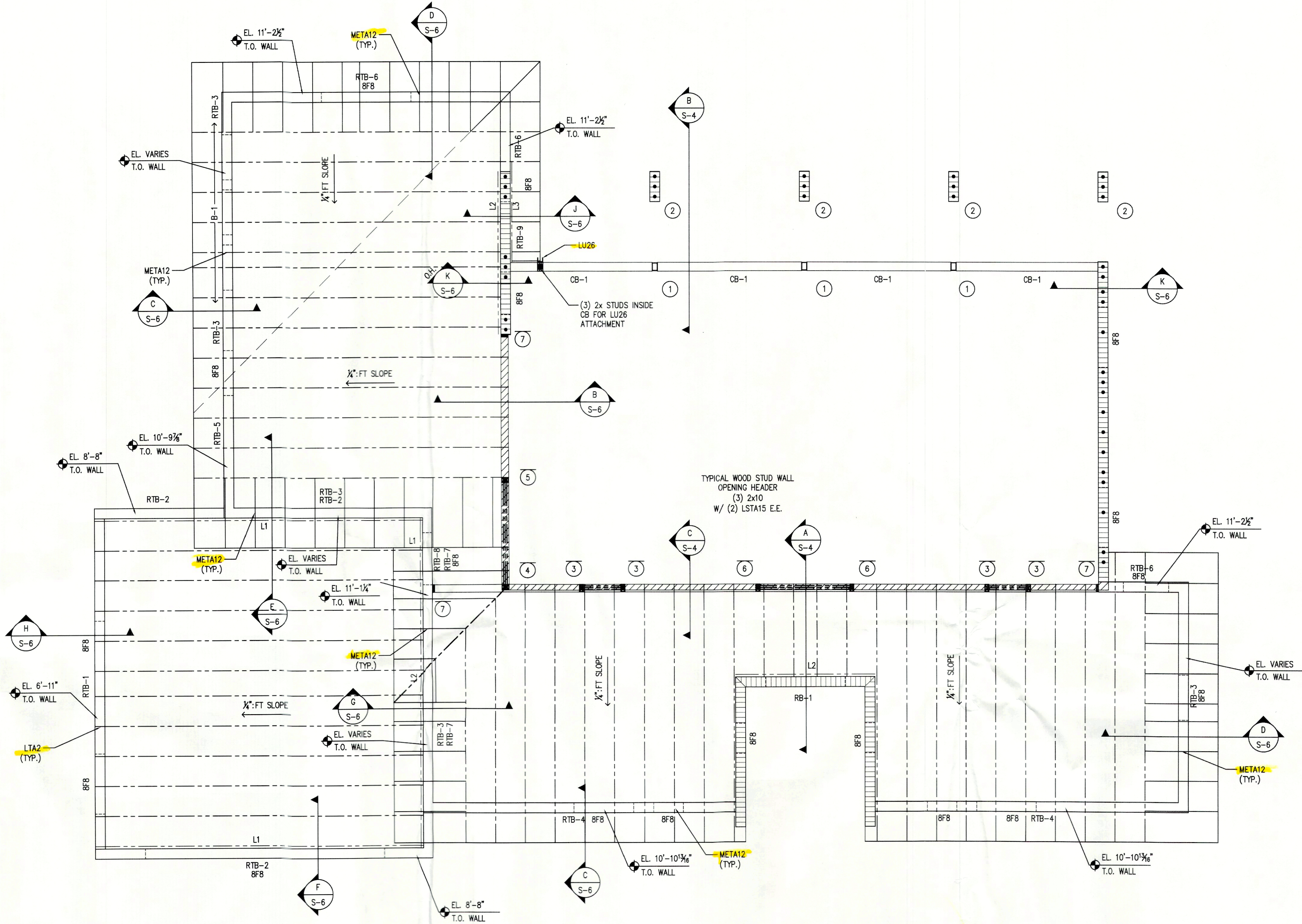
- BEAMS SHALL BE CONCRETE U.N.O. SEE "BEAM BENDING DIAGRAM" ON SHEET S7.0.
- 8" WIDE IS NOMINAL - 7 7/8" WIDE IS ACCEPTABLE.
- TIE BEAMS AND BEAMS REINFORCING CONTINUOUS WITH ADJACENT BEAMS.
- CONT. INDICATES REINFORCING CONTINUOUS, PROVIDE MATCHING CORNER BARS.
- SEE "BAR LAP SPLICE SCHEDULE" FOR BAR LAP SPLICE LENGTHS SHEET S1.0.
- BEAMS GREATER THAN 21" DEPTH, ADD (1) #4 HORIZ @ 12" E.F. INTERMEDIATE 'M' BARS.



BEAM BENDING DIAGRAM

NOTES:

- STIRRUP SPACING TO BEGIN AND END 2" FROM FACE OF SUPPORT.
- CONCRETE BEAMS SHALL BEAR 8" MINIMUM ON COLUMNS OR REINFORCED MASONRY WALLS.
- REFER TO BAR LAP SPLICE SCHEDULE (f'c = 4000 psi) IF SLICE DESIRED.



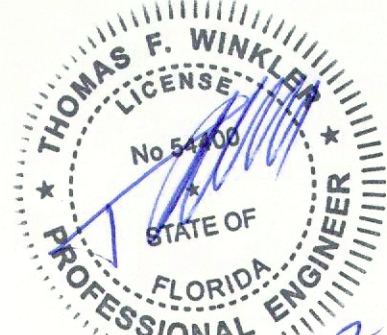
MAIN ROOF FRAMING PLAN

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

MAIN ROOF FRAMING PLAN NOTES:

- CONTRACTOR SHALL VERIFY CONDITIONS, DIMENSIONS, ELEVATIONS, AND SLOPES WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF STRUCTURAL ENGINEERING ALLIANCE, INC. PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- INDICATES 8" LOAD BEARING MASONRY WALLS REINFORCED WITH (1) #6 VERTICAL IN GROUTED CELL AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS, END OF WALLS AND AT 48" O.C. MAXIMUM SPACING, U.N.O. AND SHOWN AS •.
- INDICATES LOAD BEARING MASONRY WALL (BELOW).
- INDICATES 2x6 @ 12" O.C. WOOD STUD BEARING WALL.
- INDICATES COLUMN - SEE COLUMN SCHEDULE ON SHEET S6.0.
- INDICATES 20" MAXIMUM DEEP PRE-ENGINEERING WOOD ROOF TRUSS SYSTEM @ 24" MAXIMUM TRUSS SPACING WITH SLOPED TOP CHORD.
- 8F8 INDICATES 8" PRECAST LINTEL. SEE STRUCTURAL NOTES ON SHEET S1.0.
- ROOF SHEATHING SHALL BE 5/8" NOMINAL APA-32/16 SPAN RATED SHEATHING FULLY BLOCKED. ATTACH W/ 10d COMMON NAIL AT 4" O.C. ALONG EDGES AND 6" IN FIELD.
- CEILING EXPOSED TO WIND LOAD SHALL BE 1/2" NOMINAL APA SPAN RATED SHEATHING FULLY BLOCKED. ATTACH W/ 8d COMMON NAIL AT 4" O.C. ALONG EDGES AND 12" IN FIELD.
- EXTERIOR WALL SHEATHING SHALL BE 1/2" NOMINAL APA SPAN RATED SHEATHING FULLY BLOCKED. ATTACH W/ 8d COMMON NAIL AT 6" O.C. ALONG EDGES AND 12" IN THE FIELD.
- L1 INDICATES (1) 2x6 LEDGER (P.T.) ATTACH W/ 5/8" DIA. X 5" TITEN HD @ 12" O.C.
- L2 INDICATES (2) 2x10 LEDGER (P.T.) ATTACH W/ 3/4" DIA. X 7" TITEN HD @ 12" O.C. STAGGERED.
- L3 INDICATES (2) 2x6 LEDGER (P.T.) ATTACH W/ 5/8" DIA. X 7" TITEN HD @ 16" O.C.
- CB-1 INDICATES COMPOSITE BEAM - SEE SECTION B/S-4.
- L4 (IN SECTIONS) INDICATES 2x4 LEDGER ATTACH W/ 1/4" @ X 3/4" CONC. SCREWS @ 12" O.C.

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TEL: 941-932-7274
THOMASWINKLERPE@GMAIL.COM
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CODES.



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AR:0011049 ID:0003618

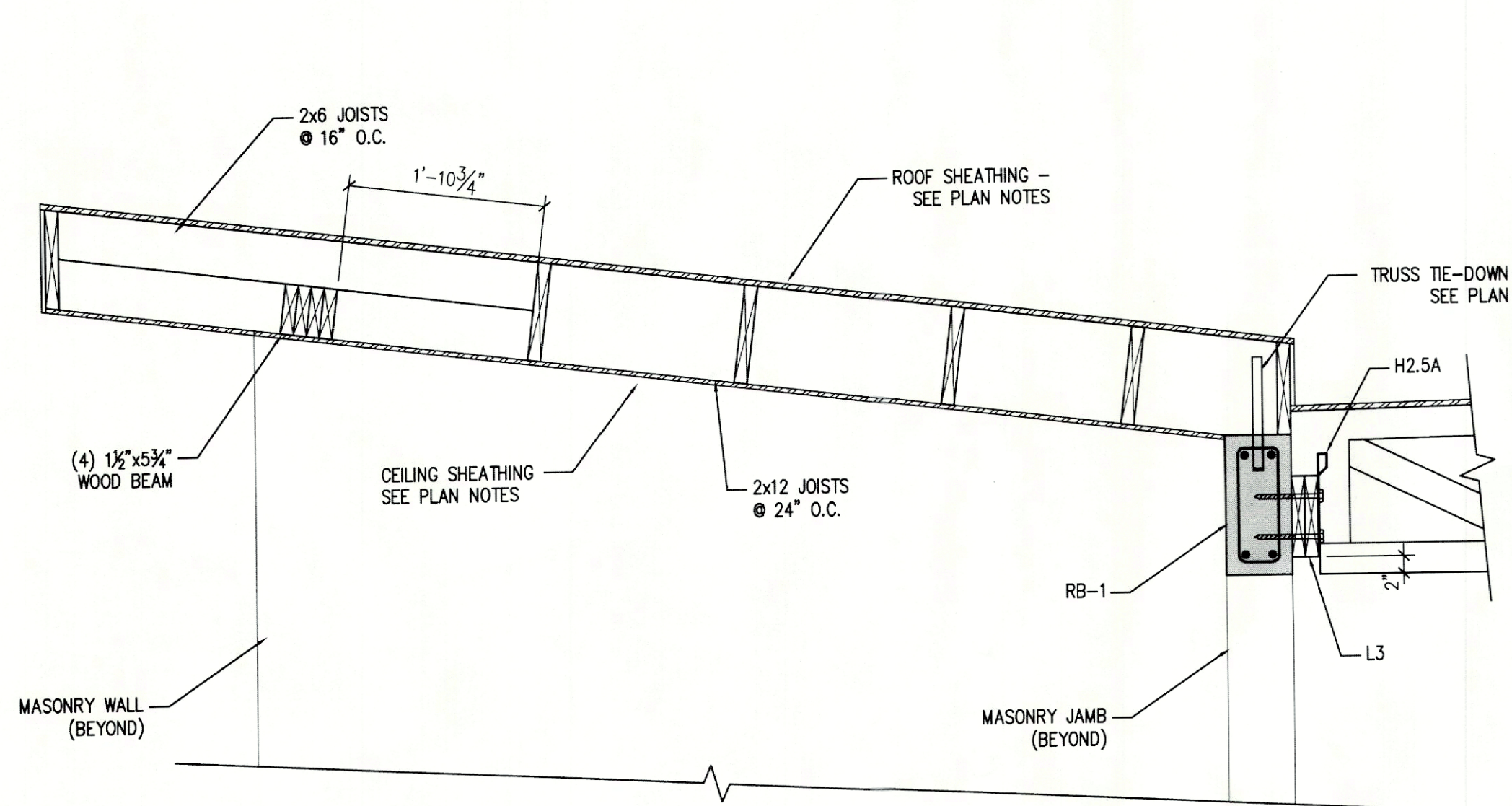
MAIN ROOF FRAMING
& SCHEDULES

ISSUED
02/04/22

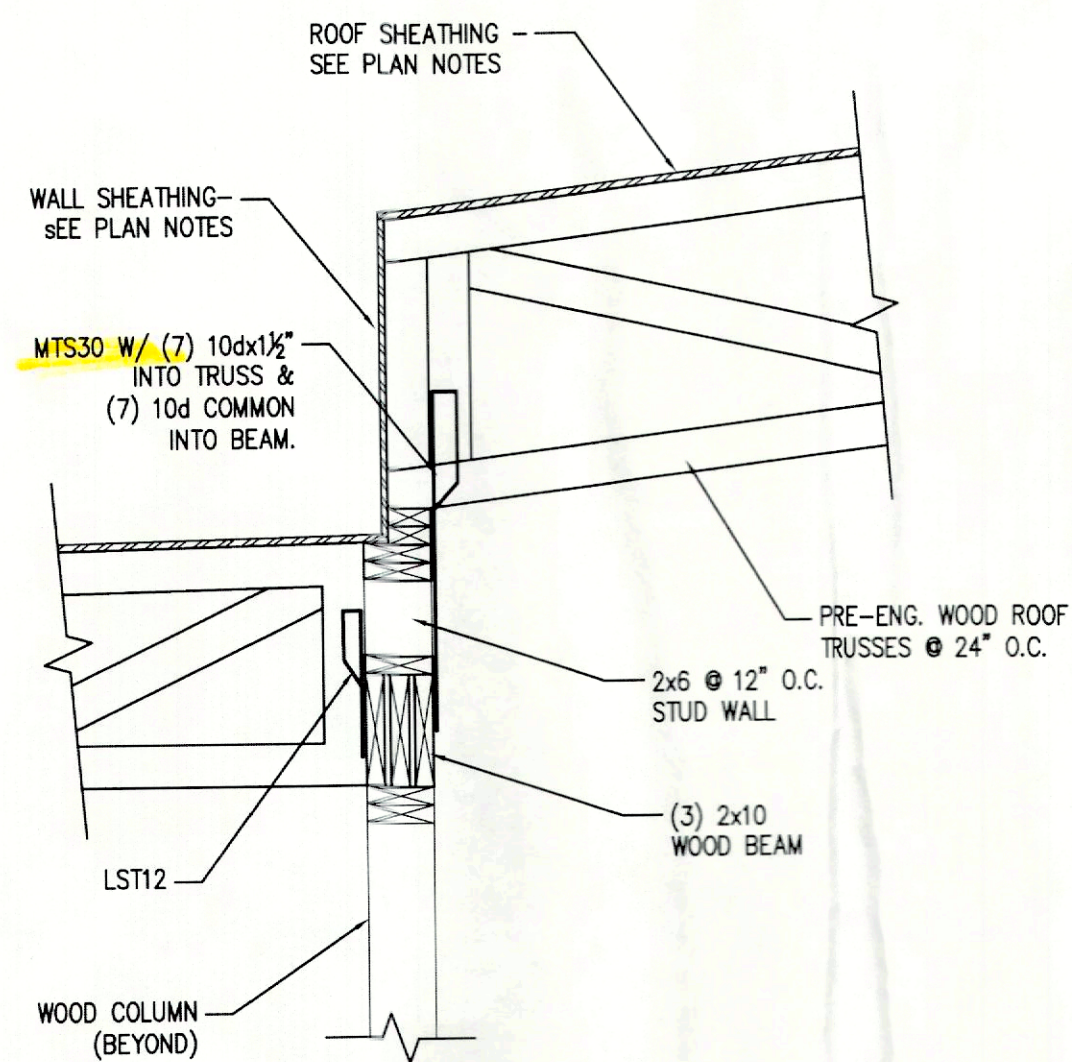
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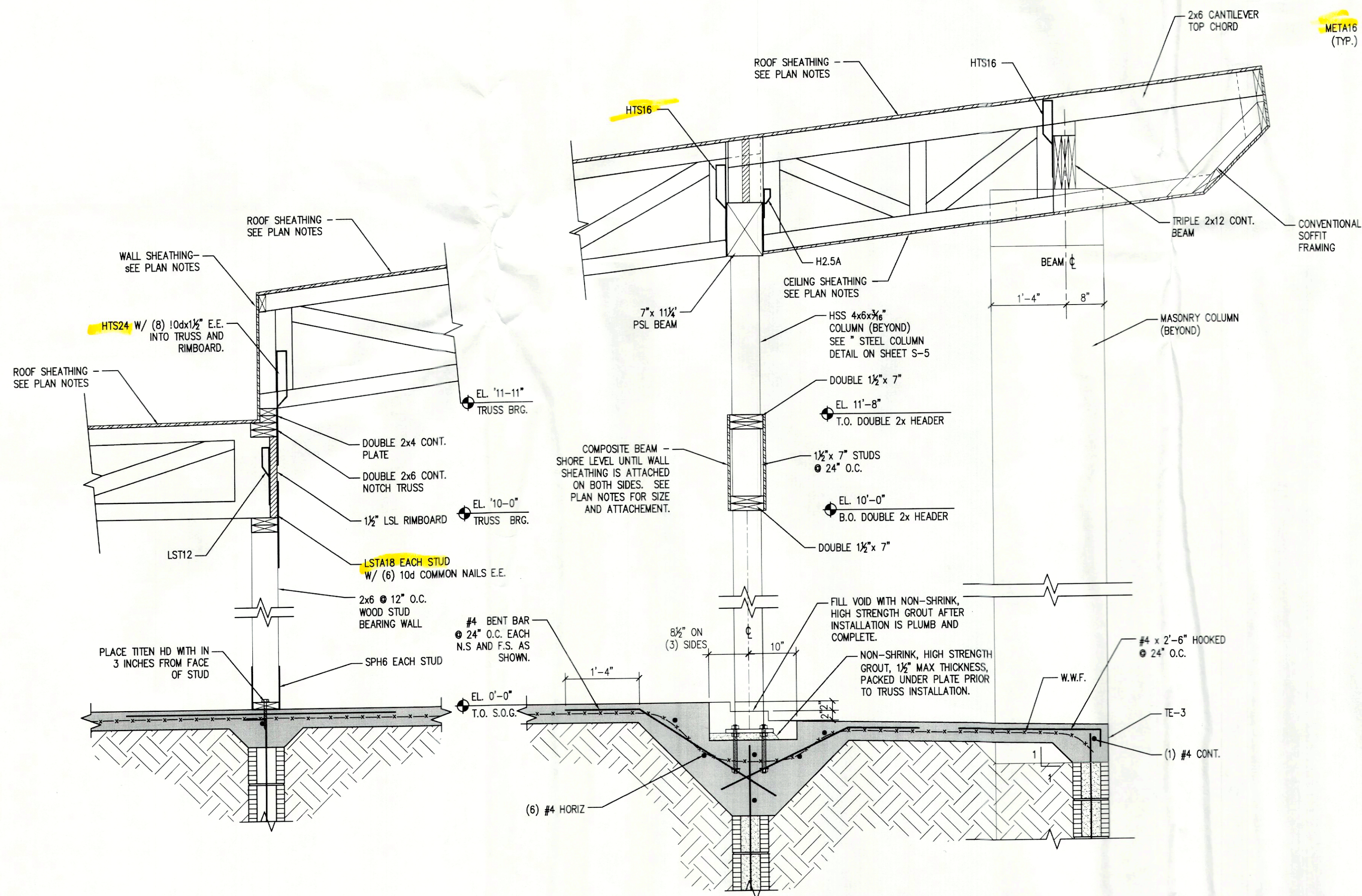
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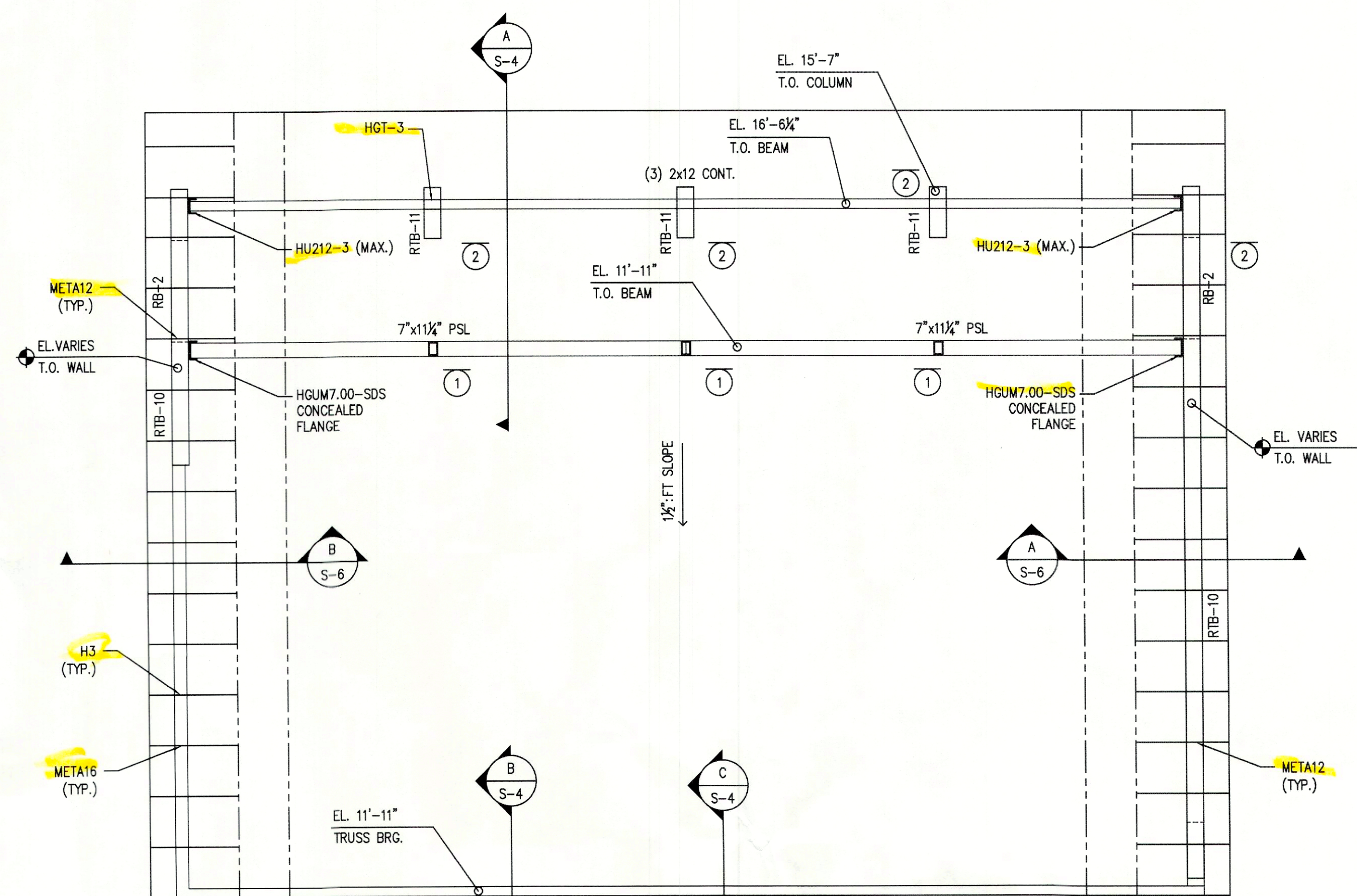
SECTION
A
S-4 SCALE: 3/4\"/>



SECTION
B
S-4 SCALE: 3/4\"/>



SECTION
C
S-4 SCALE: 3/4\"/>



HIGH ROOF FRAMING PLAN
SCALE: 1/4\"/>

HIGH ROOF FRAMING PLAN NOTES:

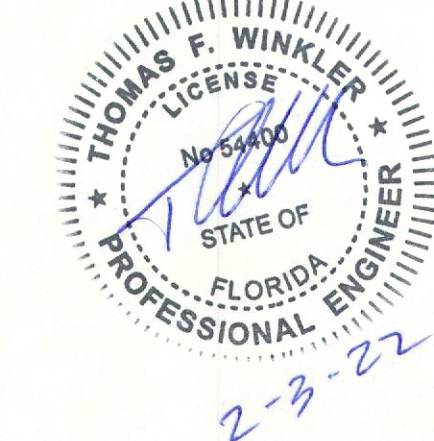
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2. INDICATES 8\"/>
3. INDICATES PRE-ENGINEERED WOOD ROOF TRUSS SYSTEM, 24\"/>
4. **ROOF SHEATHING SHALL BE 5/8\"/>**
5. CEILING EXPOSED TO WIND LOAD SHALL BE 1/2\"/>
6. EXTERIOR WALL SHEATHING SHALL BE 1/2\"/>
7. BFB AND INDICATES 8\"/>
8. L4 (IN SECTIONS) INDICATES 2x4 LEDGER ATTACH W/ 1/4\"/>

SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN

COLUMN SYMBOLS

- INDICATES COLUMN BELOW
- INDICATES COLUMN THRU
- INDICATES COLUMN ABOVE

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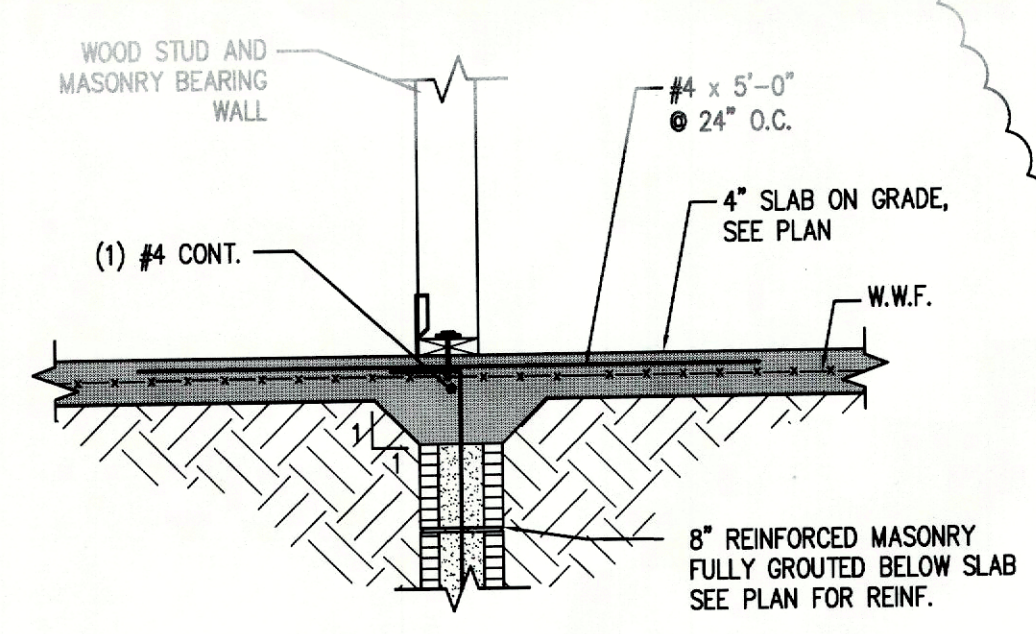
HIGH ROOF FRAMING
& SECTIONS

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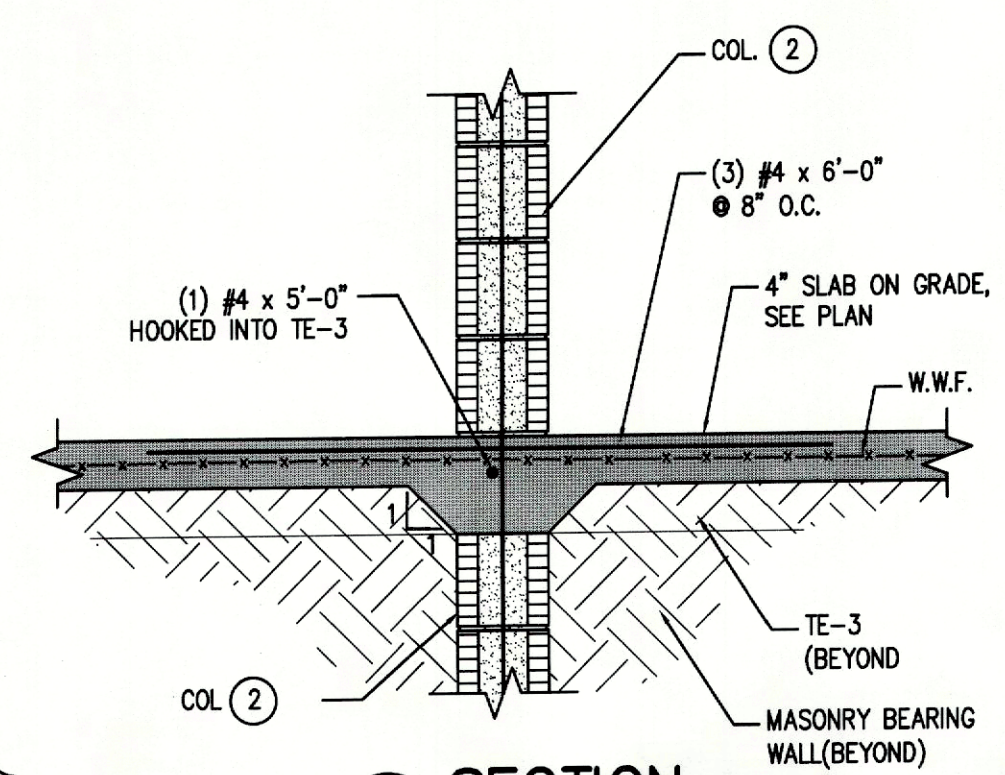
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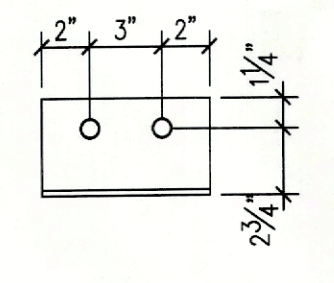
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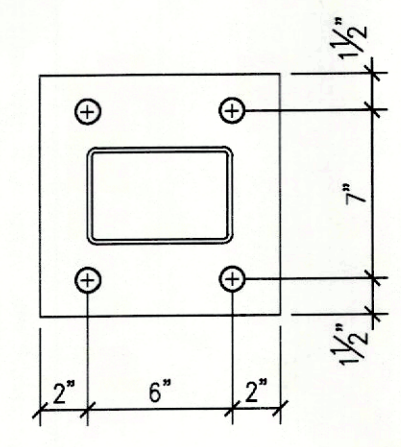
D SECTION
SCALE: 3/4"=1'-0"



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

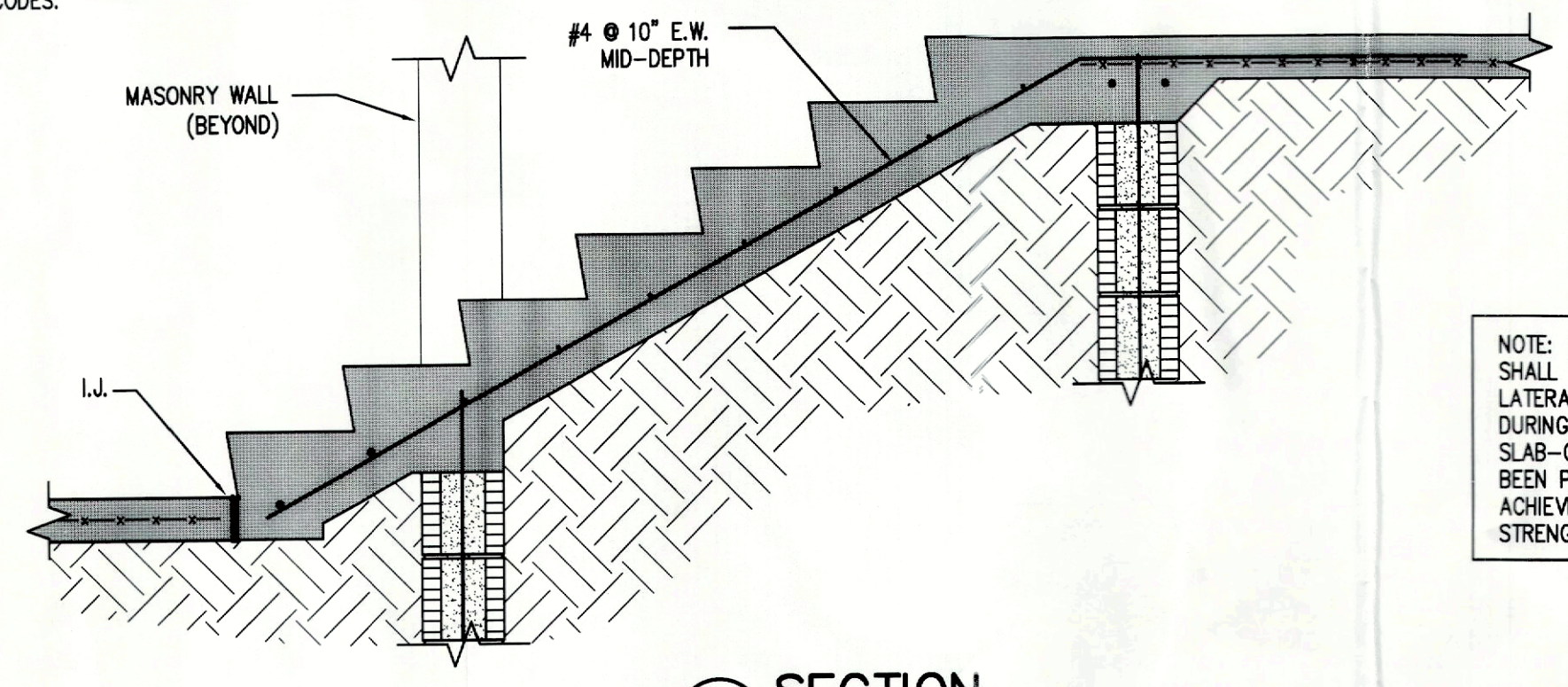


CLIP ANGLE DETAIL
L 4"x4"x1/4" - 7" LG.
W/(2) 1/2" Ø BOLT HOLES
SCALE: N.T.S.

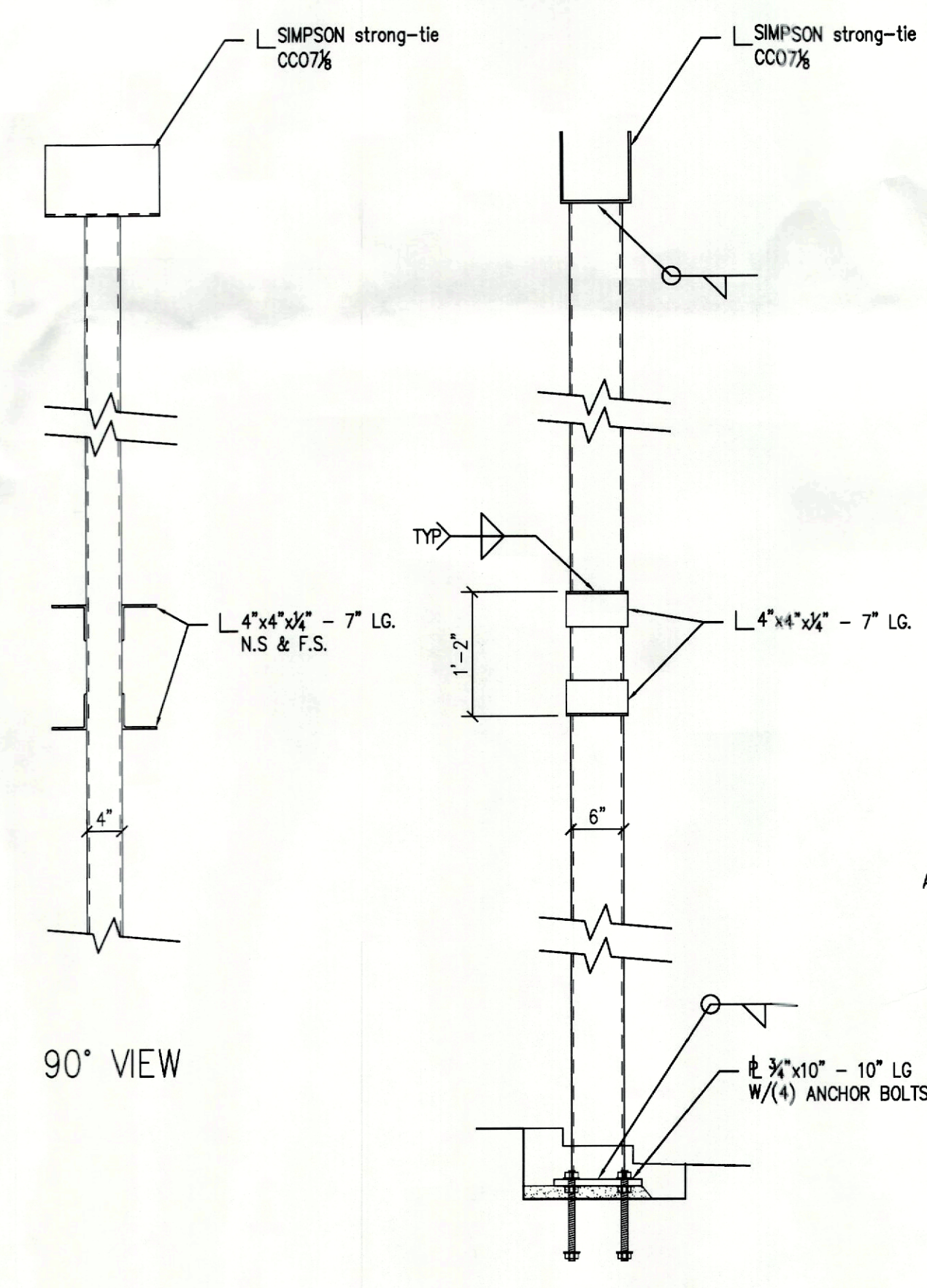


BASE PLATE DETAIL
L 3/4"x10" - 10" LG.
W/(4) 1" Ø ANCHOR BOLT HOLES
SCALE: N.T.S.

NOTE:
CONTRACTOR TO VERIFY STEP CONFIGURATION,
TREAD LENGTHS AND RISER HEIGHTS WITH
ARCHITECTURAL DRAWINGS FOR COMPLIANCE WITH
FLORIDA BUILDING CODES.



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



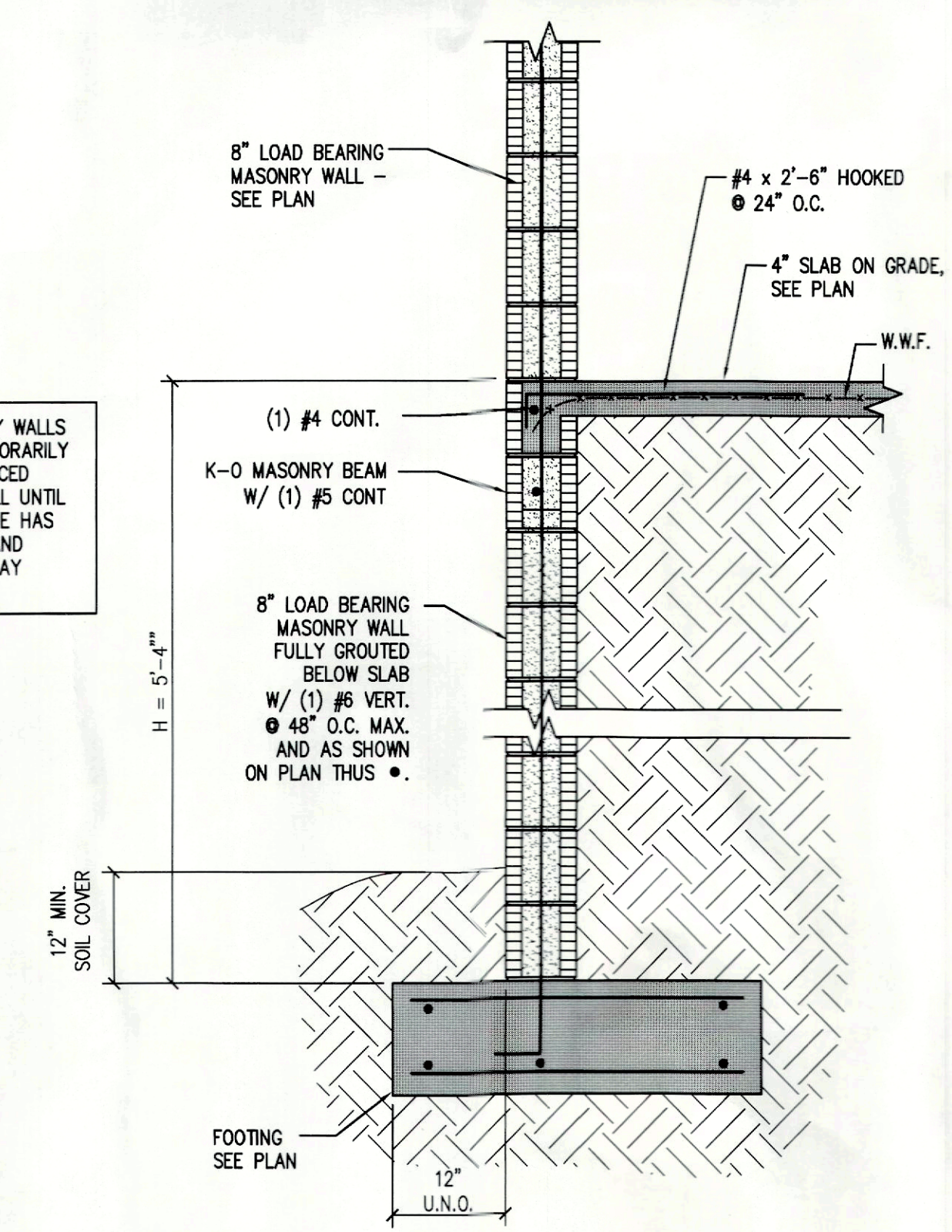
90° VIEW

STEEL COLUMN DETAIL
HSS 4x6x3/16
SCALE: N.T.S.

STEEL COLUMN NOTES:

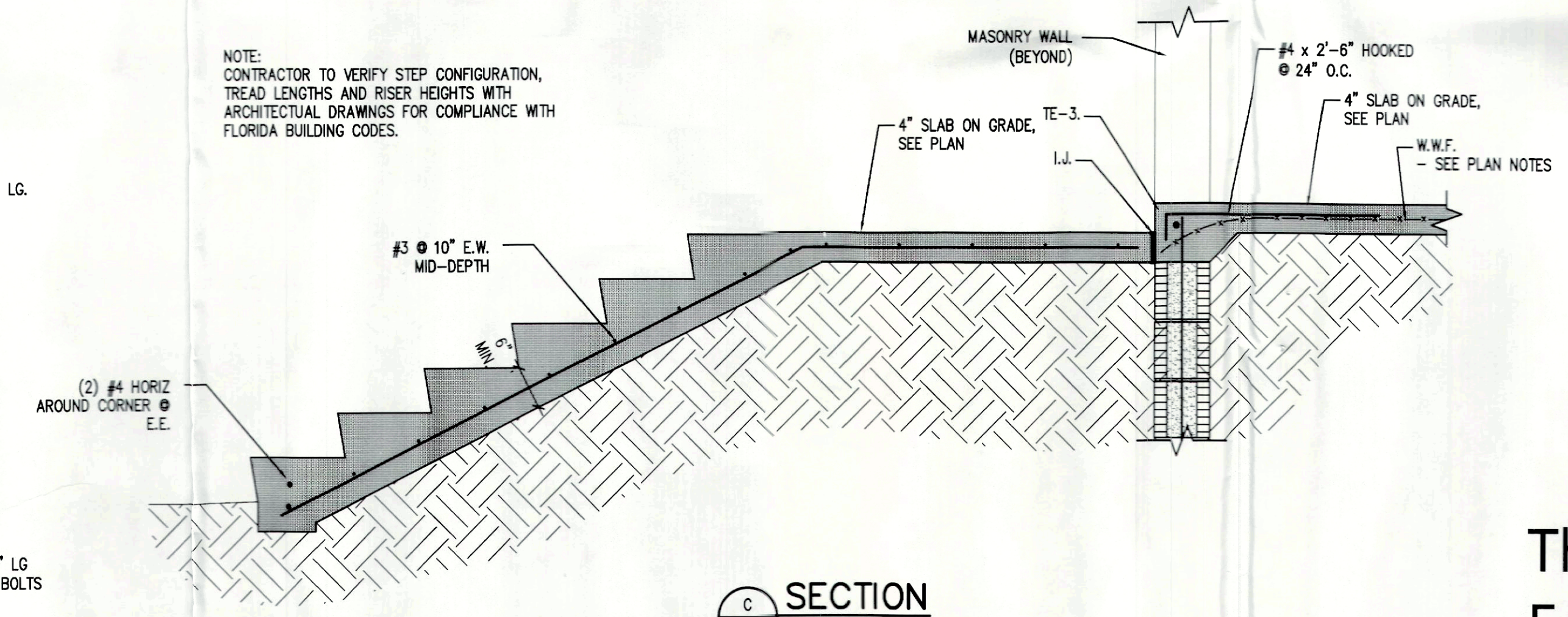
- ANCHOR BOLTS ARE 3/4" Ø W/ WASHERS, SEE STRUCTURAL NOTES. BOLT HOLES IN STEEL ARE 1" Ø.

NOTE: MASONRY WALLS
SHALL BE TEMPORARILY
LATERALLY BRACED
DURING BACKFILL UNTIL
SLAB-ON-GRADE HAS
BEEN PLACED AND
ACHIEVED 28-DAY
STRENGTH.

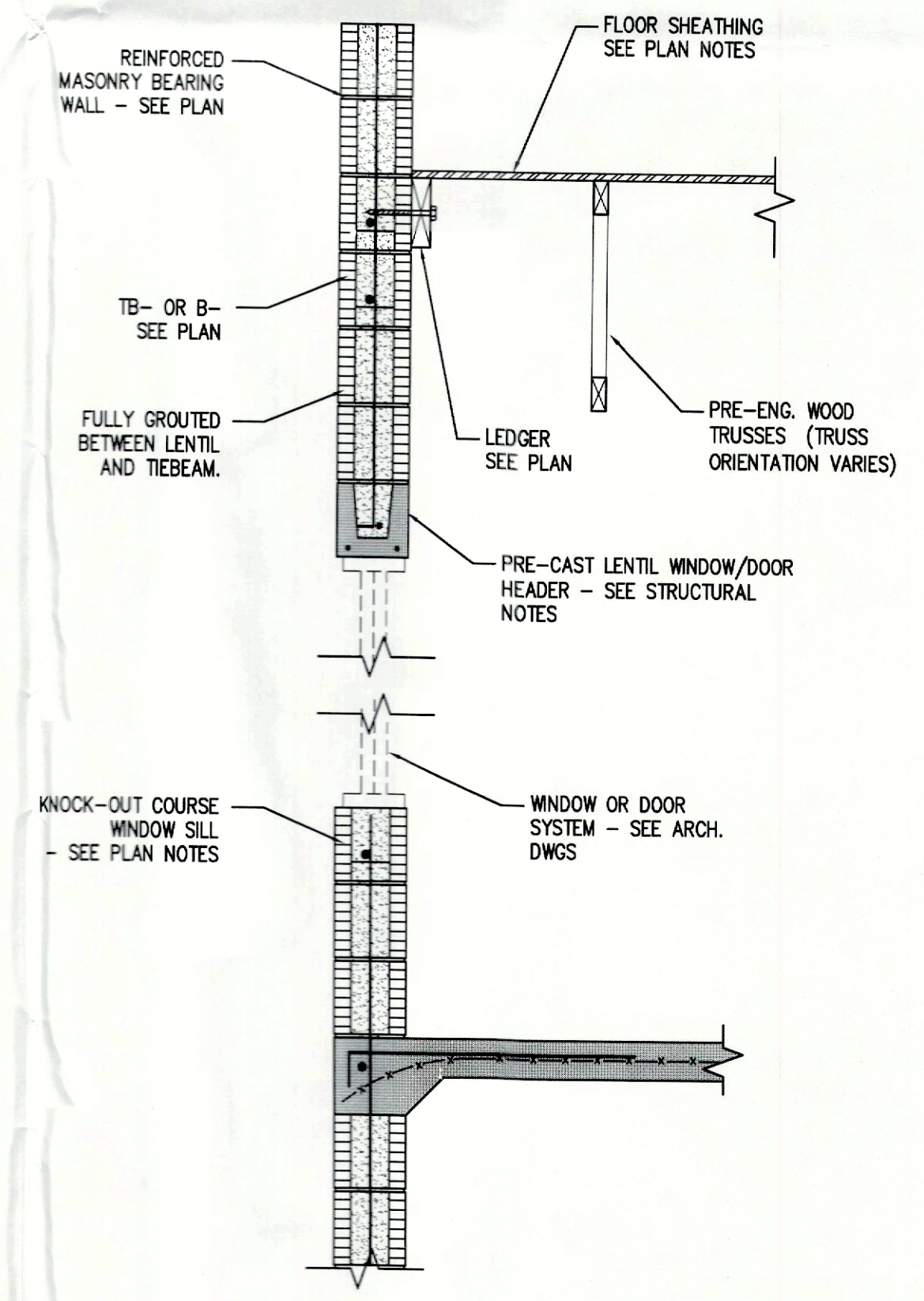


A SECTION
SCALE: 3/4"=1'-0"

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



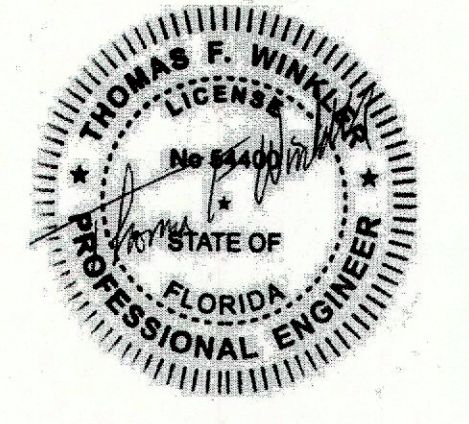
SILL & HEADER DETAIL
SCALE: 3/4"=1'-0"
TYPICAL DETAIL
U.N.O.

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CODES.

This item has been electronically signed and sealed by
Thomas F. Winkler, P.E. 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.

Digitally signed by Thomas F Winkler
Date: 2022.05.20 10:54:18 -04'00'

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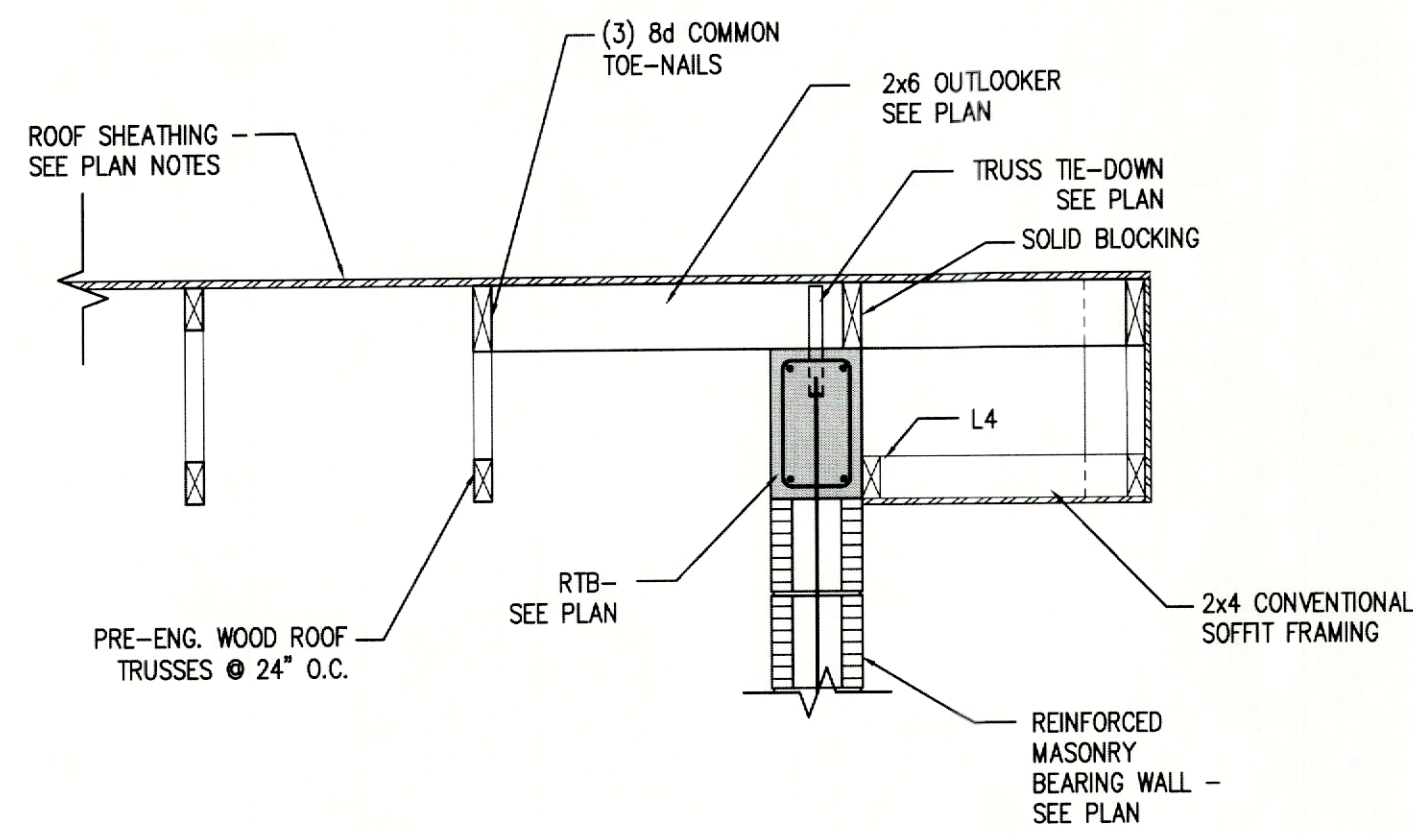
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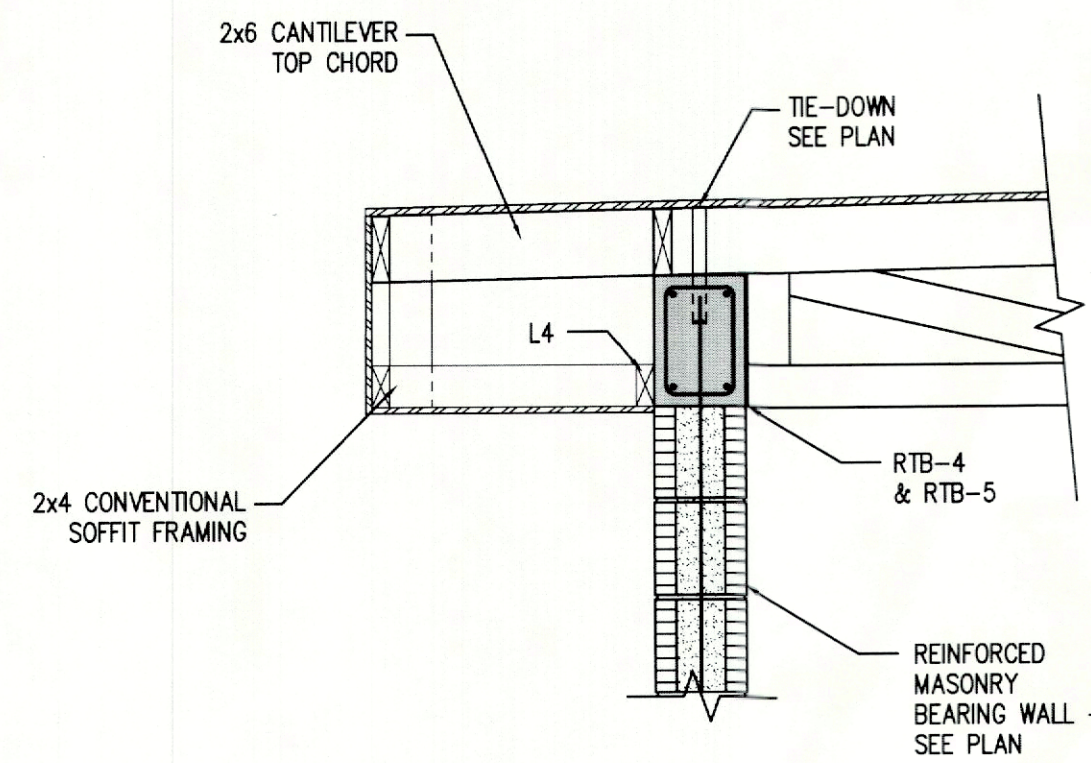
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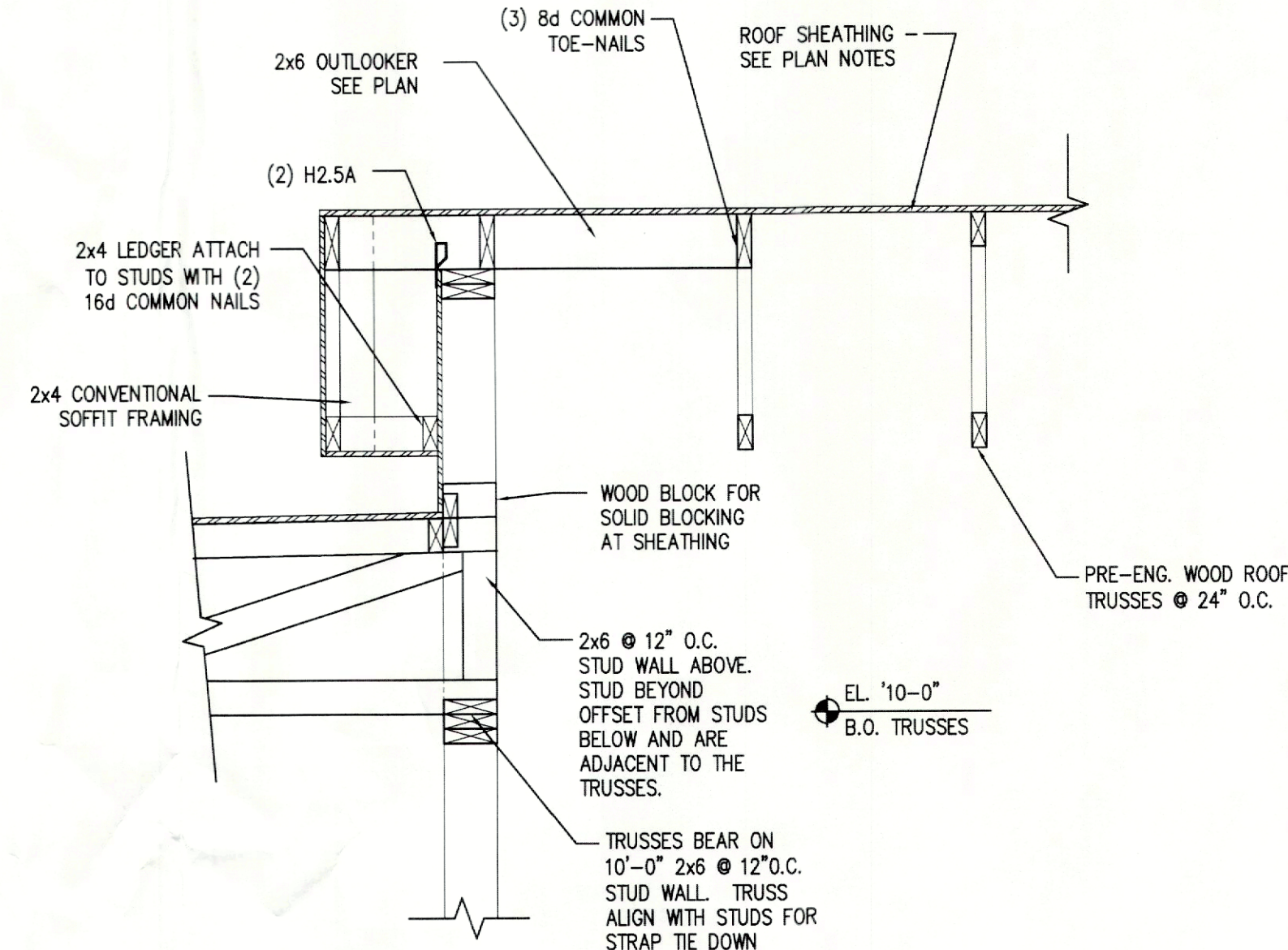
SHEET No.
S-5
5 OF 6



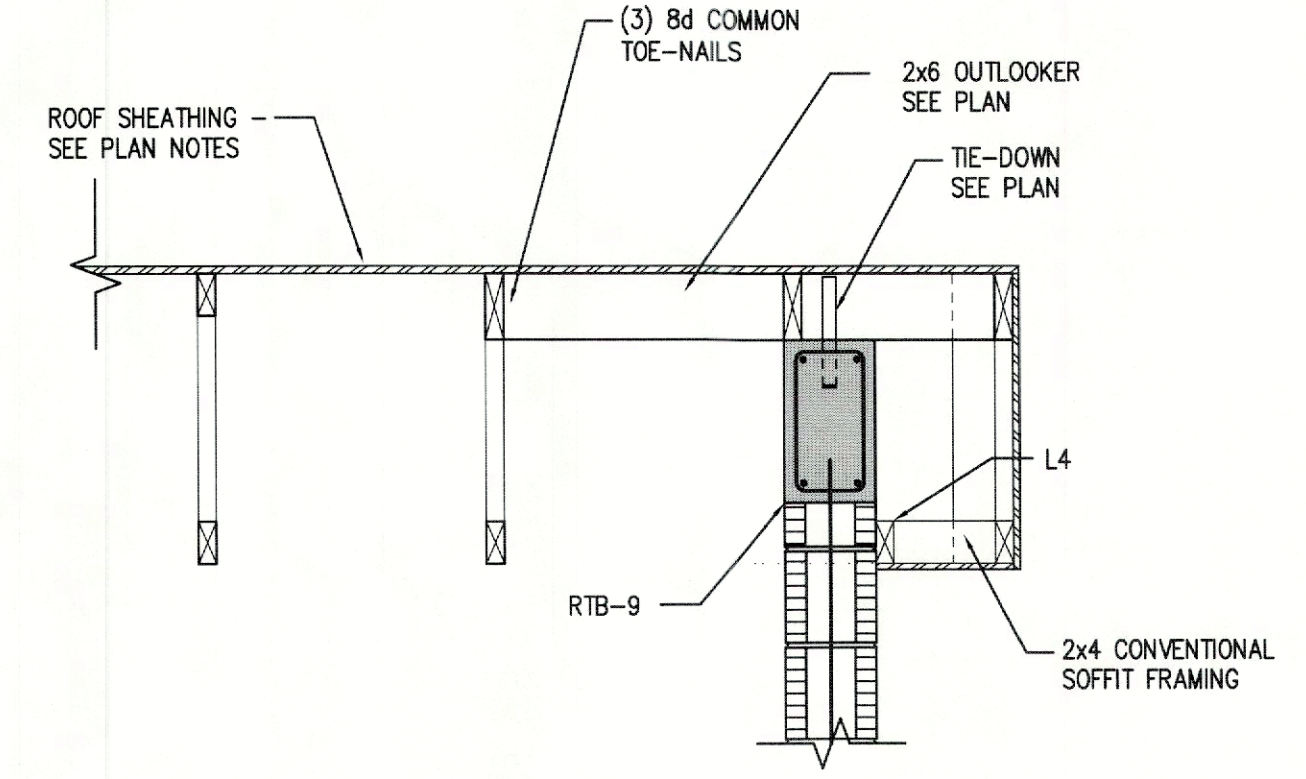
D SECTION
S-6 SCALE: 3/4"=1'-0"



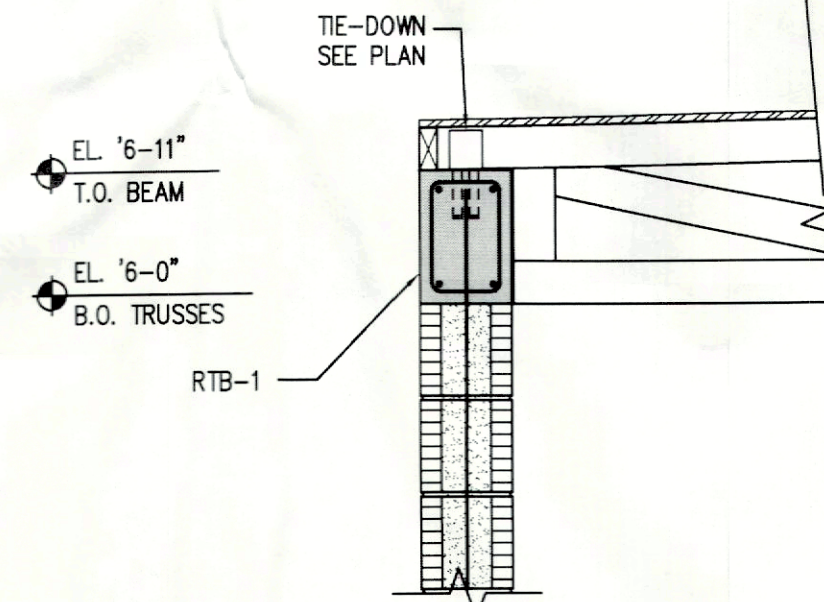
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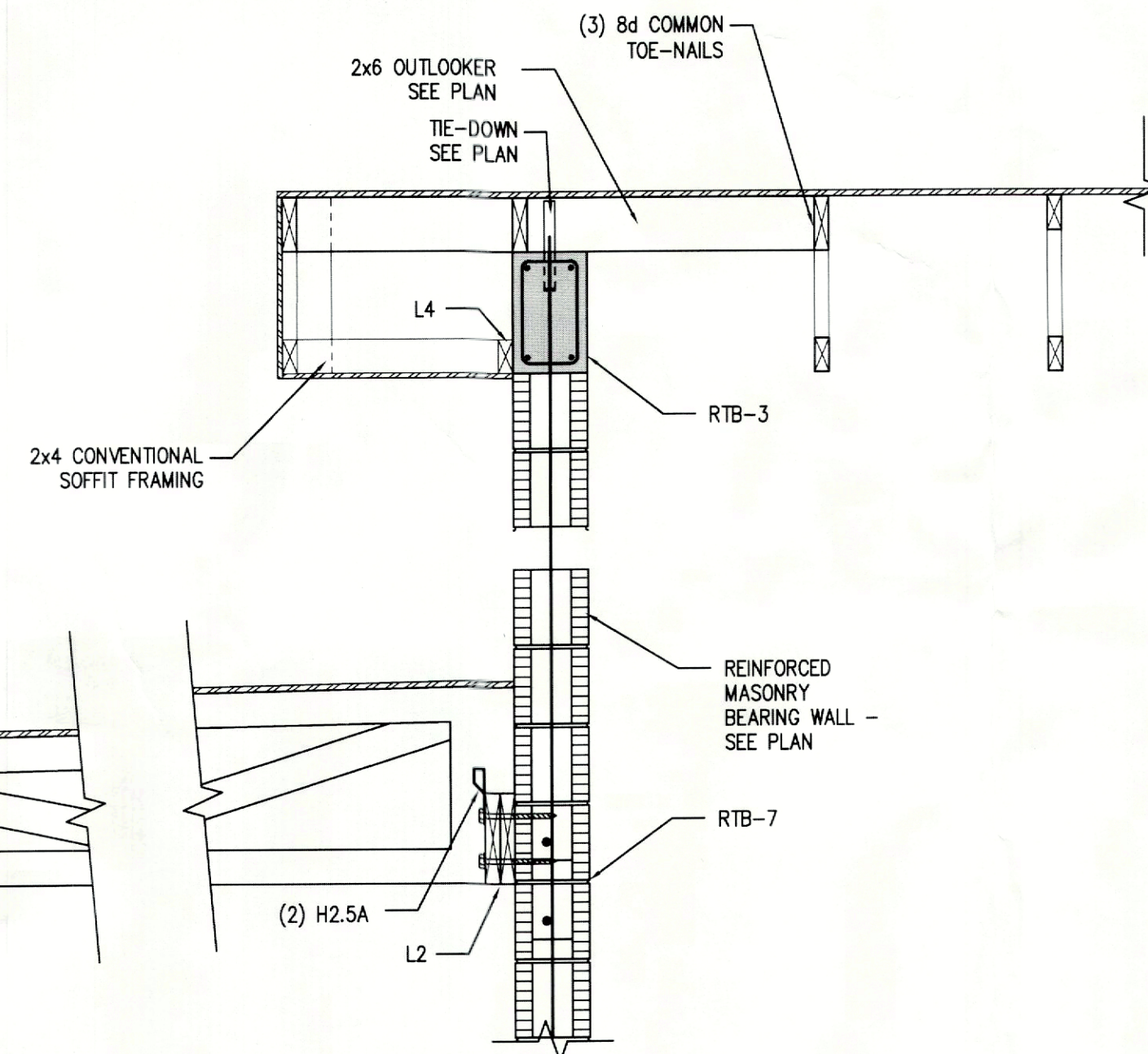
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S-6 SCALE: 3/4"=1'-0"



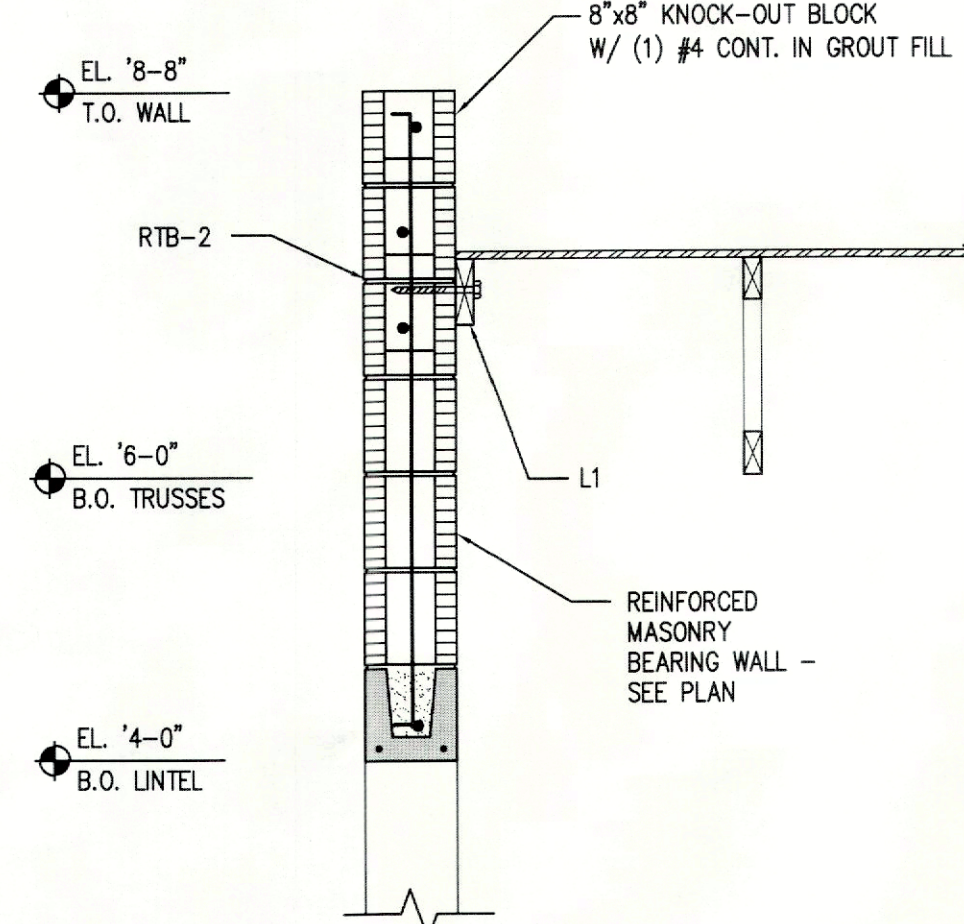
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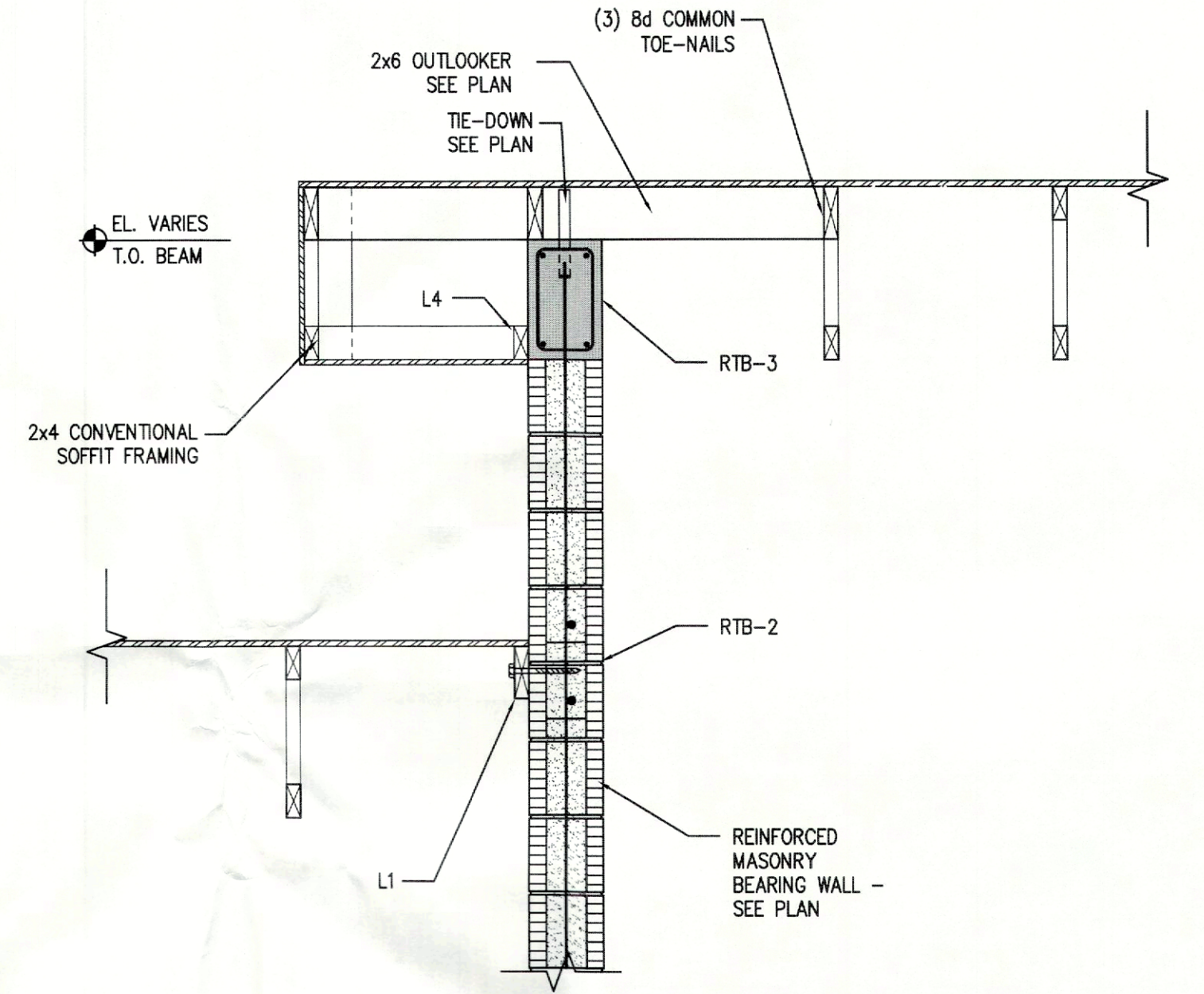
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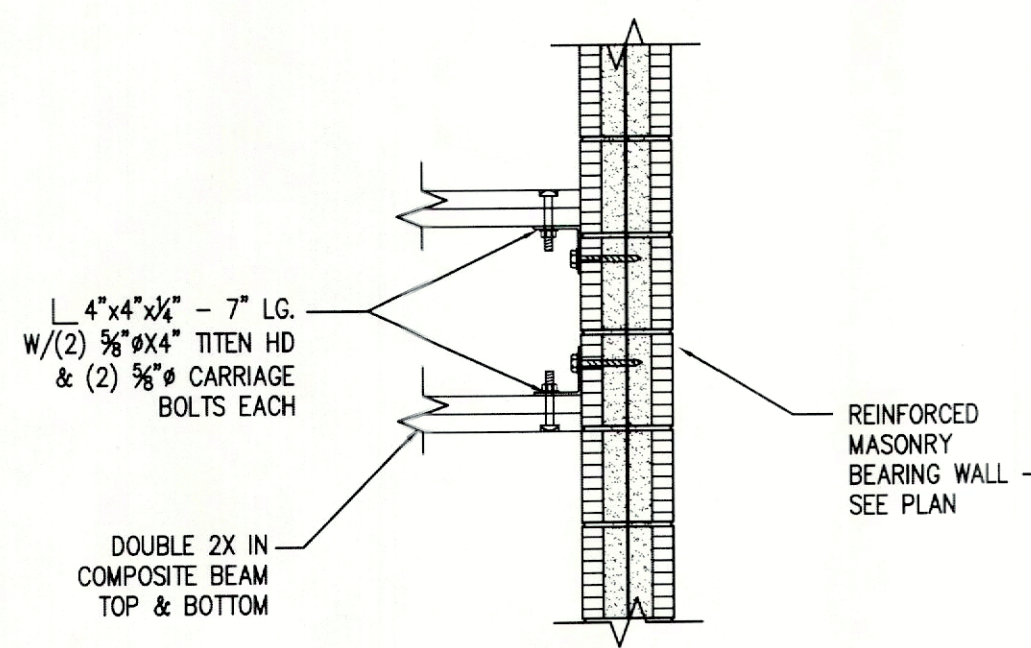
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S-6 SCALE: 3/4"=1'-0"



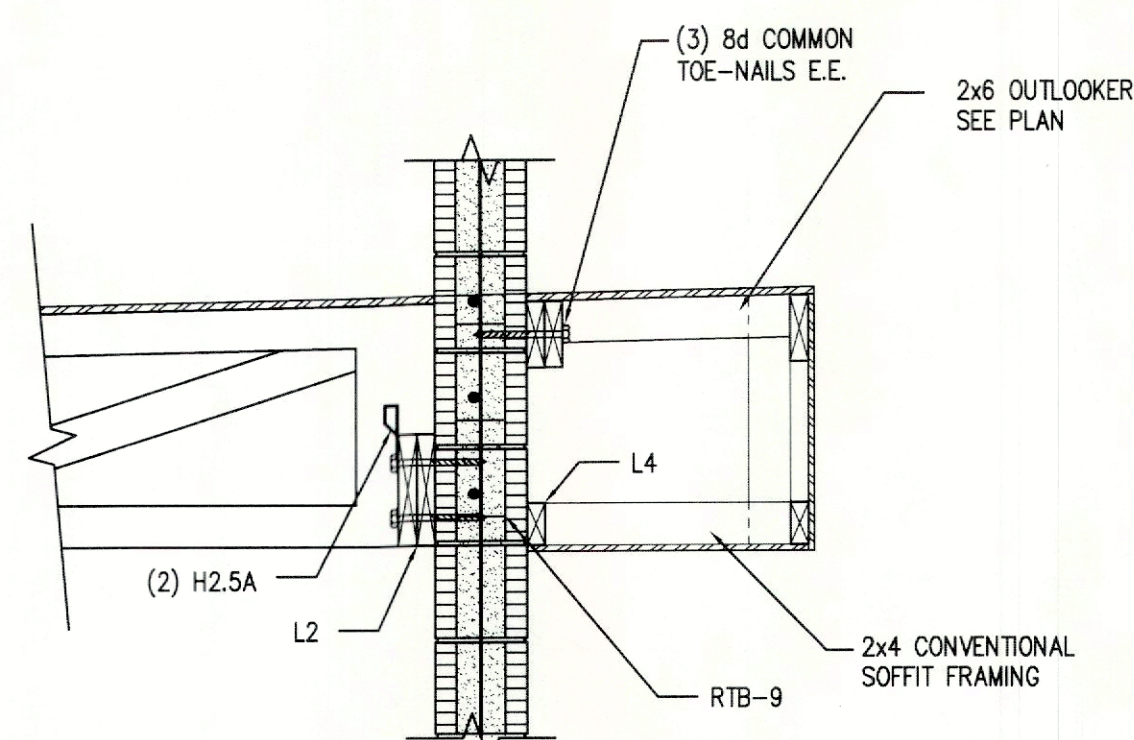
F SECTION
S-6 SCALE: 3/4"=1'-0"



E SECTION
S-6 SCALE: 3/4"=1'-0"



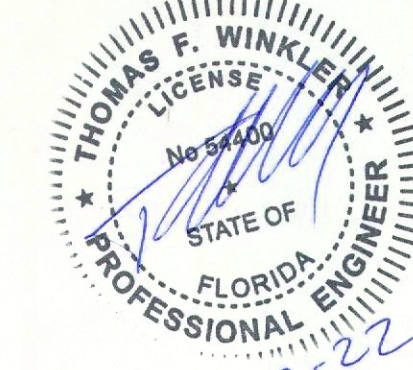
K SECTION
S-6 SCALE: 3/4"=1'-0"



J SECTION
S-6 SCALE: 3/4"=1'-0"

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SHEET No.
S-6

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