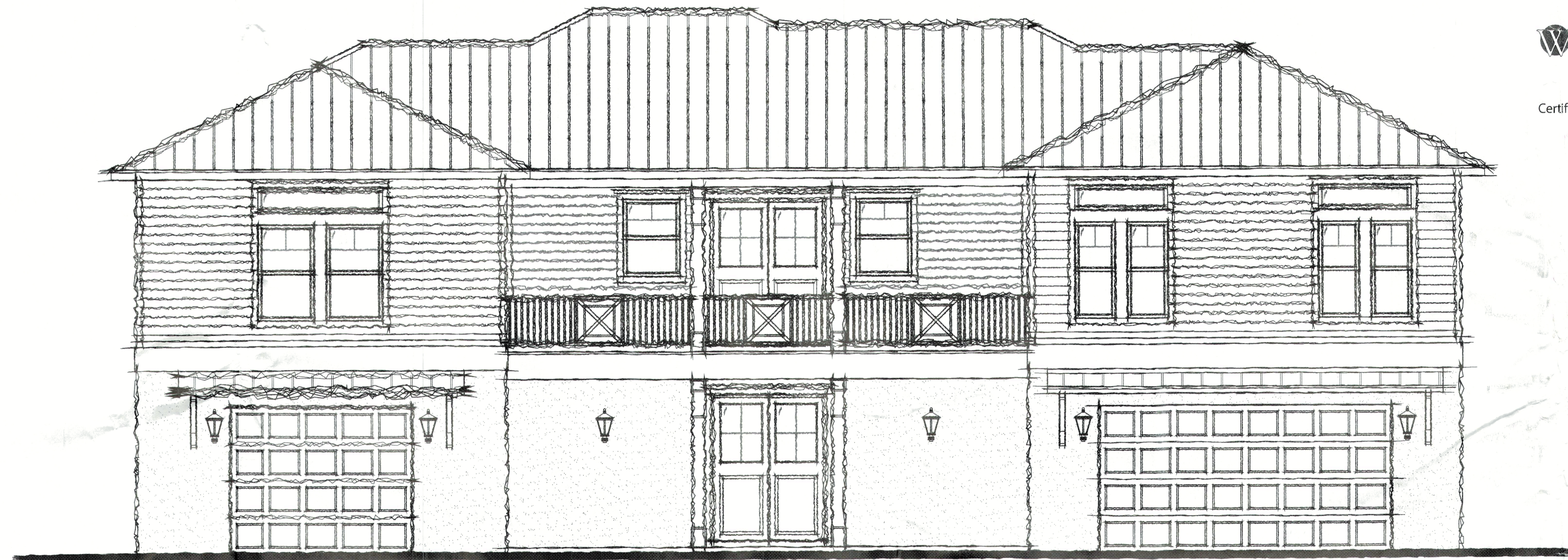


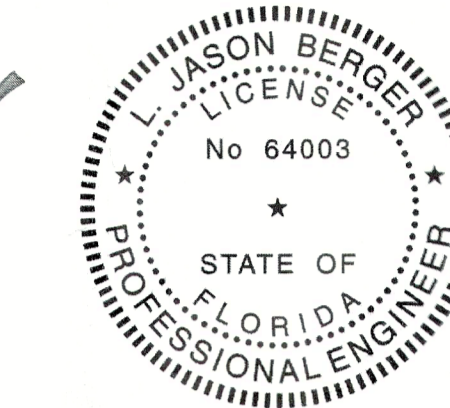
# A CUSTOM HOME: THE WILSON-BRINGLE RESIDENCE

590 Companion Way  
Longboat Key, FL



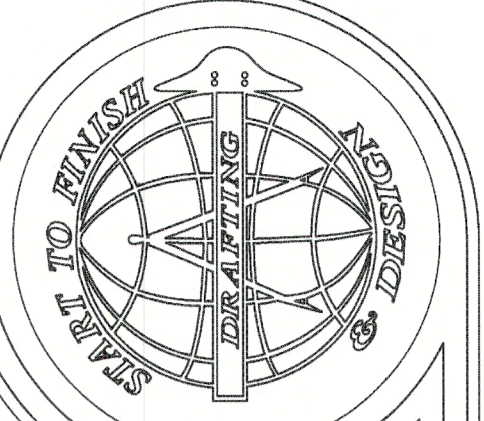
These drawings, when signed and sealed, are an indication that Whetstone Engineering & Testing, Inc. has reviewed the structural components only of the structure for conformance with the Florida Residential Code 7th Edition (2020). No other certification, inclusive of architectural elements and dimensional accuracy, etc. is expressed or implied.

This item has been electronically signed and sealed 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.

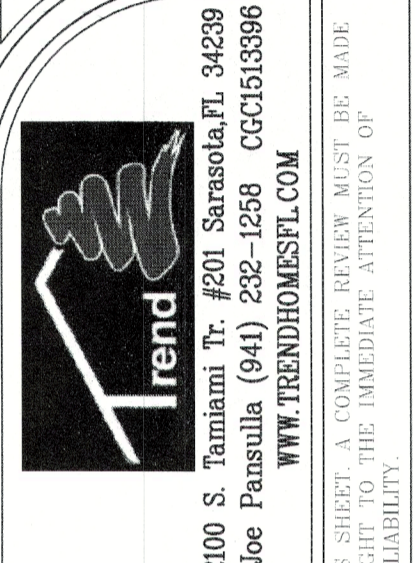


WHETSTONE ENGINEERING & TESTING, INC.  
PO Box 110327  
Bradenton, FL 34211  
Certificate of Authorization #9298

Digitally signed by L. Jason Berger  
DN: c=US, st=Florida, l=Bradenton, o=Whetstone Engineering & Testing, Inc., cn=L. Jason Berger, email=Jason@WhetstoneEng.com  
Reason: I am approving this document  
Date: 2022.11.28  
15:04:48 -05'00'



Start To Finish Drafting  
COPYRIGHT (C)2020 START TO FINISH DRAFTING, LLC  
2427 PORTER LAKE DR. STE. #102  
SARASOTA, FL 34240  
(941)342-9401  
STARTTOFINISHDRAFTING.COM



*Flood Plan Review only*

Permit # PB22-0883  
REVIEWED FOR CODE COMPLIANCE  
LONGBOAT KEY BUILDING DEPT.

DEC 06 2022

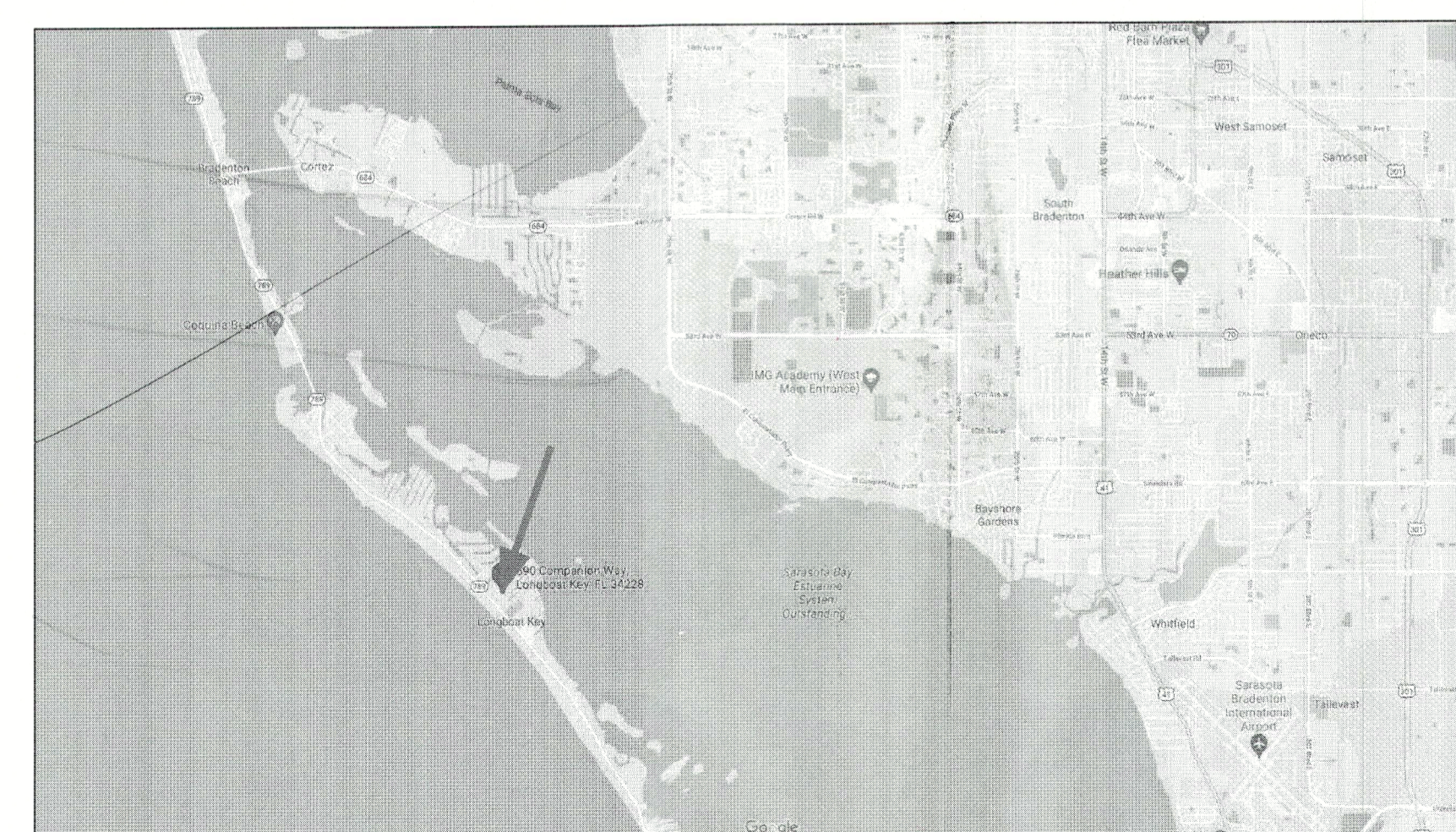
APPROVED  
Review: *Patti Fige*

RECEIVED

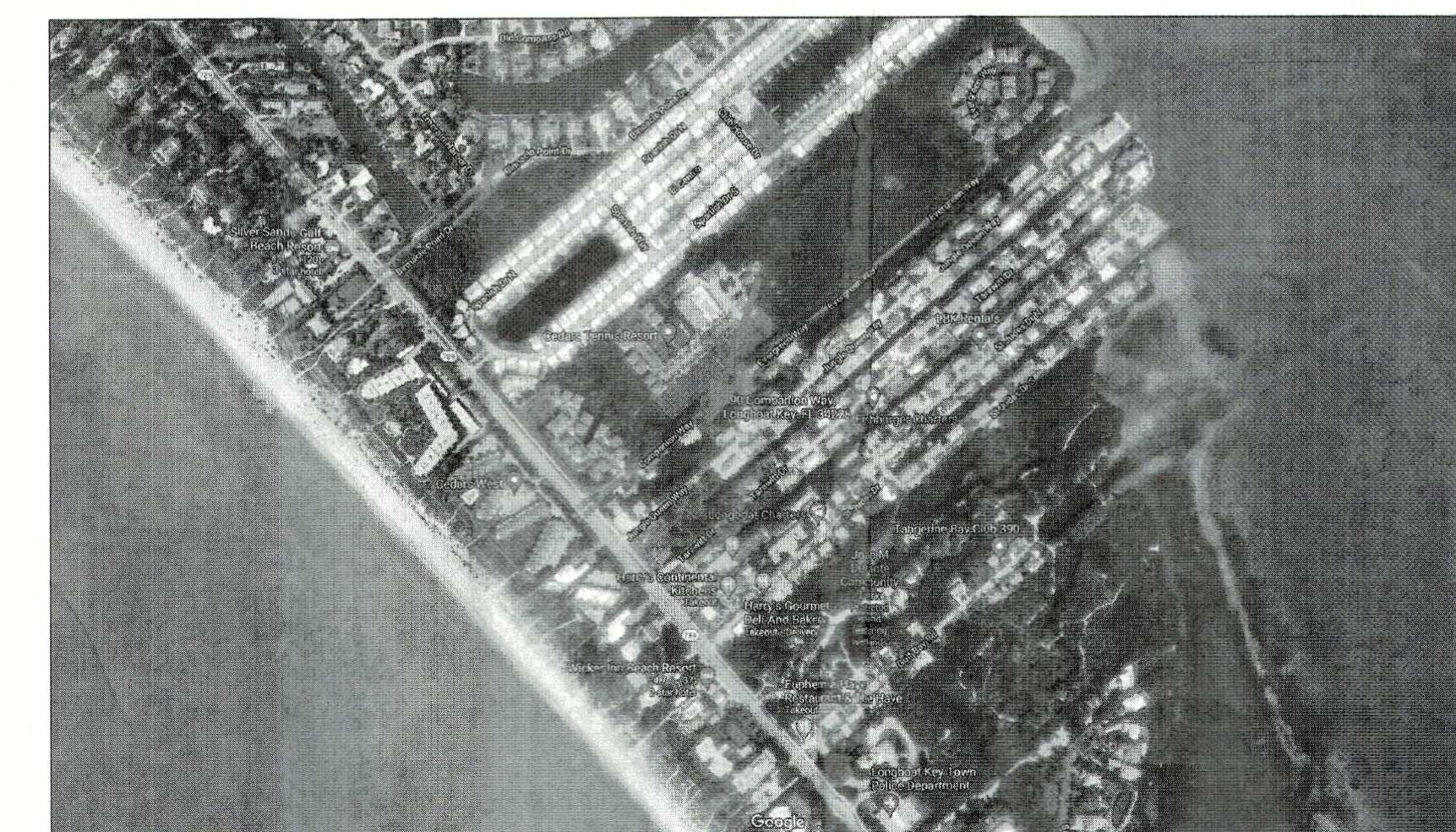
DEC 01 2022  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

PRIVATE PLAN REVIEW  
MENTHAUR INSPECTIONS & FORENSIC, INC.  
REVIEWED FOR CODE COMPLIANCE  
*R. White*  
3777 11/29/2022  
PR NUMBER DATE

BLDG PERMIT PLANS  
FILE  
Copy of Record



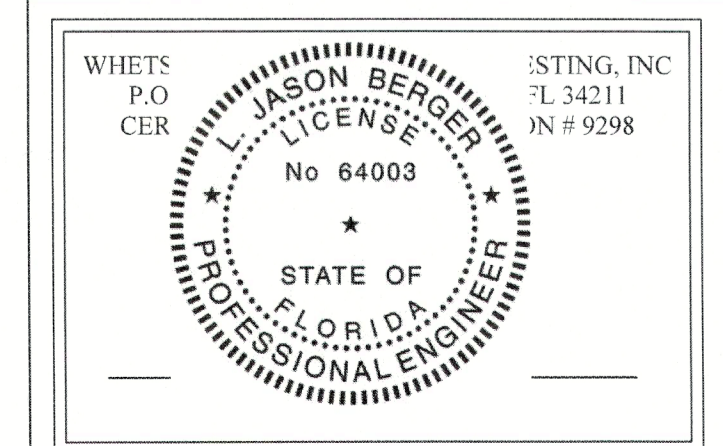
LOCATION MAP



AERIAL MAP

DATA SUMMARY			
1. APPLICABLE CODES: 2020 FLORIDA RESIDENTIAL CODE 2020 FLORIDA MECHANICAL CODE 2020 FLORIDA PLUMBING CODE 2020 FLORIDA ACCESSIBILITY CODE 2020 FLORIDA ENERGY CODE NFPA70 - 2017 NEC			
2. DESIGN FACTORS AND LOADS:			
RISK CATEGORY	1.00	TABLE 1604.5 (CAT. II)	ASCE 7-16
EXPOSURE CATEGORY	D	TABLE 1609.4.3	
V <sub>WIND</sub> - ULTIMATE DESIGN WIND SPEED	150	FIG. 1609.3(1)	
V <sub>WIND</sub> - NOMINAL DESIGN WIND SPEED	124	PER 1609.3 CONVERSION	
K <sub>z</sub> - WIND DIRECTIONAL FACTOR	0.85		TABLE 26.6-1
K <sub>z</sub> - V. PRESS. EXP. COEFF.	1.12	(H=25 FEET)	TABLE 27.3-1
K <sub>zt</sub> - TOPOGRAPHIC FACTOR	1.00		SECTION 26.8.2
G <sub>CFI</sub> - INTERNAL PRESS. COEFF.	0.18	(ENC. BUILD)	TABLE 26.11-1
Q <sub>s</sub> - WIND STAGNATION PRESSURE	38.32	TABLE 1609.6.2 (+/-0.0256V <sup>2</sup> )	
RAISED FLOOR LOADS	50 S.F.	40 L.L.	
ROOF LOADS	10 D.L. FOR UPLIFT	35 D.L. 20 L.L.	
EDGE STRIP = 4'-0" FROM OUTSIDE CORNERS			
3. BUILDING USE, SINGLE FAMILY RESIDENCE.			
4. CONSTRUCTION TYPE V, UNPROTECTED, UNSPRINKLED			
5. WINDBORNE DEBRIS REGION ----- YES			

DRAWING INDEX	
C-1.....	COVER SHEET
C-2.....	PLOT PLAN
A-1.....	FOUNDATION PLAN
A-2.1.....	FLOOR PLAN - GROUND FLOOR
A-2.2.....	FLOOR PLAN - SECOND FLOOR
A-3.....	SECOND FLOOR LAYOUT PLAN
A-4.....	ROOF PLAN
A-5.1.....	EXTERIOR ELEVATIONS
A-5.2.....	EXTERIOR ELEVATIONS
A-6.....	BUILDING SECTIONS
A-7.1.....	ELECTRICAL PLAN - GROUND FLOOR
A-7.2.....	ELECTRICAL PLAN - SECOND FLOOR
S-1.....	ENGINEER'S DETAIL SHEET
S-2.....	ENGINEER'S DETAIL SHEET
S-3.....	ENGINEER'S DETAIL SHEET

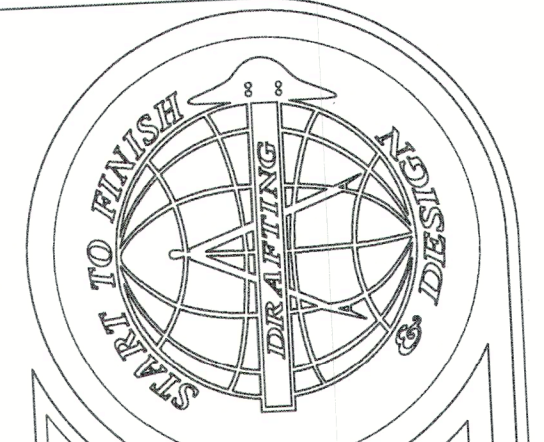


A CUSTOM HOME:  
The Wilson-Bringle Residence  
590 Companion Way  
Longboat Key, FL

Date:	Drawn By:	Checked By:	Revisions
06-20-22	SLLVN	JMK	
8-21-22			BUILDING DEPT. REVISIONS
11-21-22			EXISTING GRADE REVISIONS

SHEET  
C-1  
COVER

These drawings, when signed and sealed, are an indication that Whetstone Engineering & Testing, Inc. has reviewed the structural components only of the structure for conformance with the Florida Residential Code 7th Edition (2020). No other certification, inclusive of architectural elements and dimensional accuracy, etc. is expressed or implied.



**Start To Finish Drafting**  
 COPYRIGHT (2020) - START TO FINISH DRAFTING, L.L.C.  
 2427 PORTER LAKE DR. STE. #102  
 SARASOTA, FL 34240  
 (941) 342-5401  
 STARTTOFINISHDRAFTING.COM

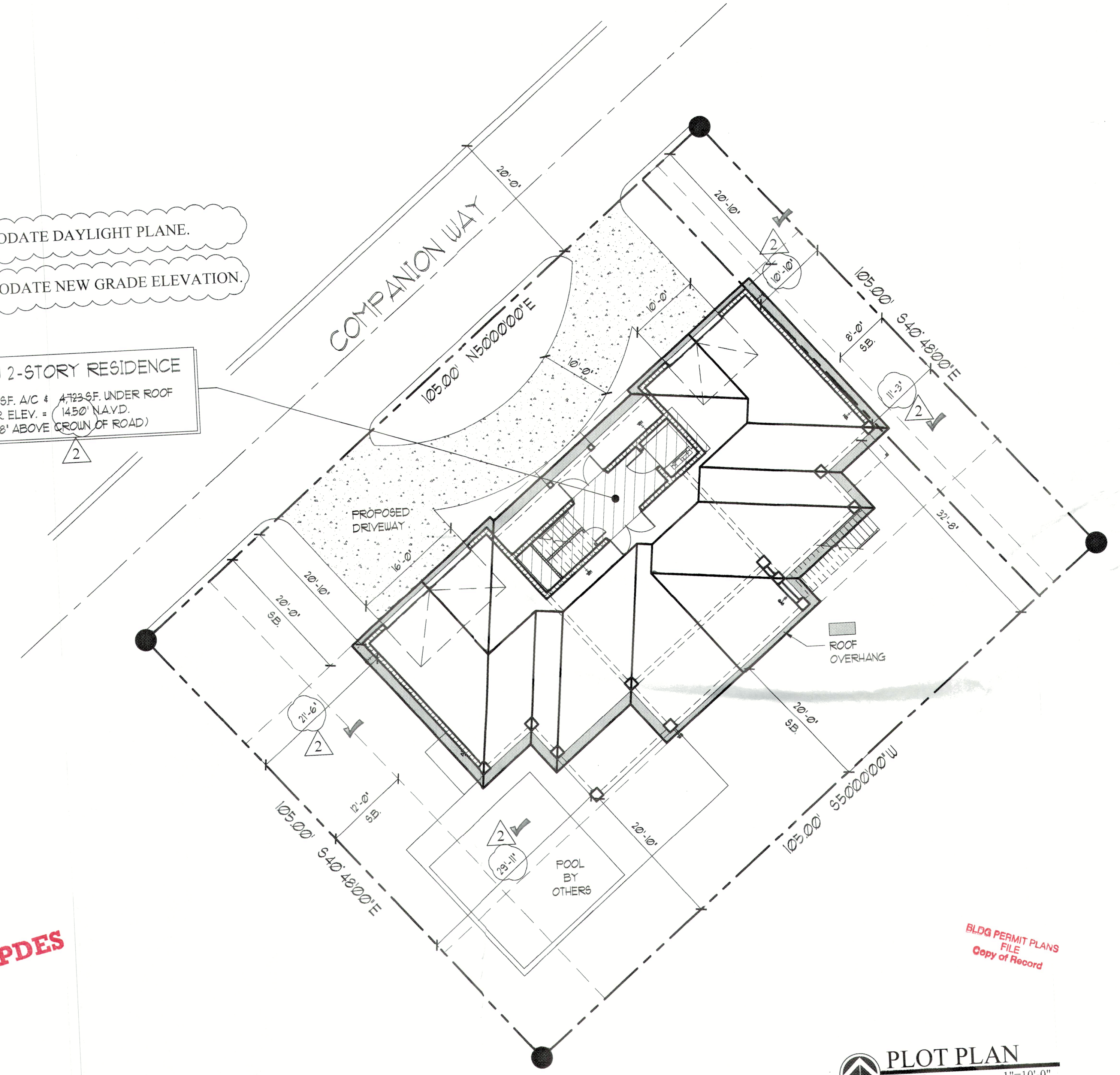
**Trend**  
 2100 S. Tamiami Tr. #201, Sarasota, FL 34239  
 Joe Farnsworth (941) 232-1258 CCG1513386  
 WWW.TRENDDRAFTING.COM

A CUSTOM HOME:  
**The Wilson - Bringle Residence**  
 590 Companion Way  
 Longboat Key, FL

THE BUILDING CONTRACTOR IS RESPONSIBLE FOR ALL INFORMATION IN THIS SHEET. A COMPLETE REVIEW MUST BE MADE BY THE CONTRACTOR PRIOR TO CONSTRUCTION OR BEFORE IS TO BE BROUGHT TO THE ATTENTION OF THE BUILDING DEPARTMENT. START TO FINISH DRAFTING WILL ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

- 1 MOVED HOUSE ON SITE TO ACCOMODATE DAYLIGHT PLANE.
- 2 MOVED HOUSE ON SITE TO ACCOMODATE NEW GRADE ELEVATION.

**NEW 2-STORY RESIDENCE**  
 2,189 G.F. A/C & 4,723 S.F. UNDER ROOF  
 FIN. FLR. ELEV. = 145.0' NAVD.  
 (MIN. 18' ABOVE GROUND OF ROAD)



**NPDES**

**BLDG PERMIT PLANS FILE Copy of Record**

**NPDES**

**NPDES**

**BLDG PERMIT PLANS FILE Copy of Record**

**RECEIVED**  
 DEC 01 2022  
 TOWN OF LONGBOAT KEY  
 Planning, Zoning & Building

PRIVATE PLAN REVIEW  
 WENTRUB INSPECTIONS & FORMING, INC.  
 REVIEWED FOR CODE COMPLIANCE  
 Signature: *DeLute*  
 3777 11/29/2022  
 REVIEWER DATE

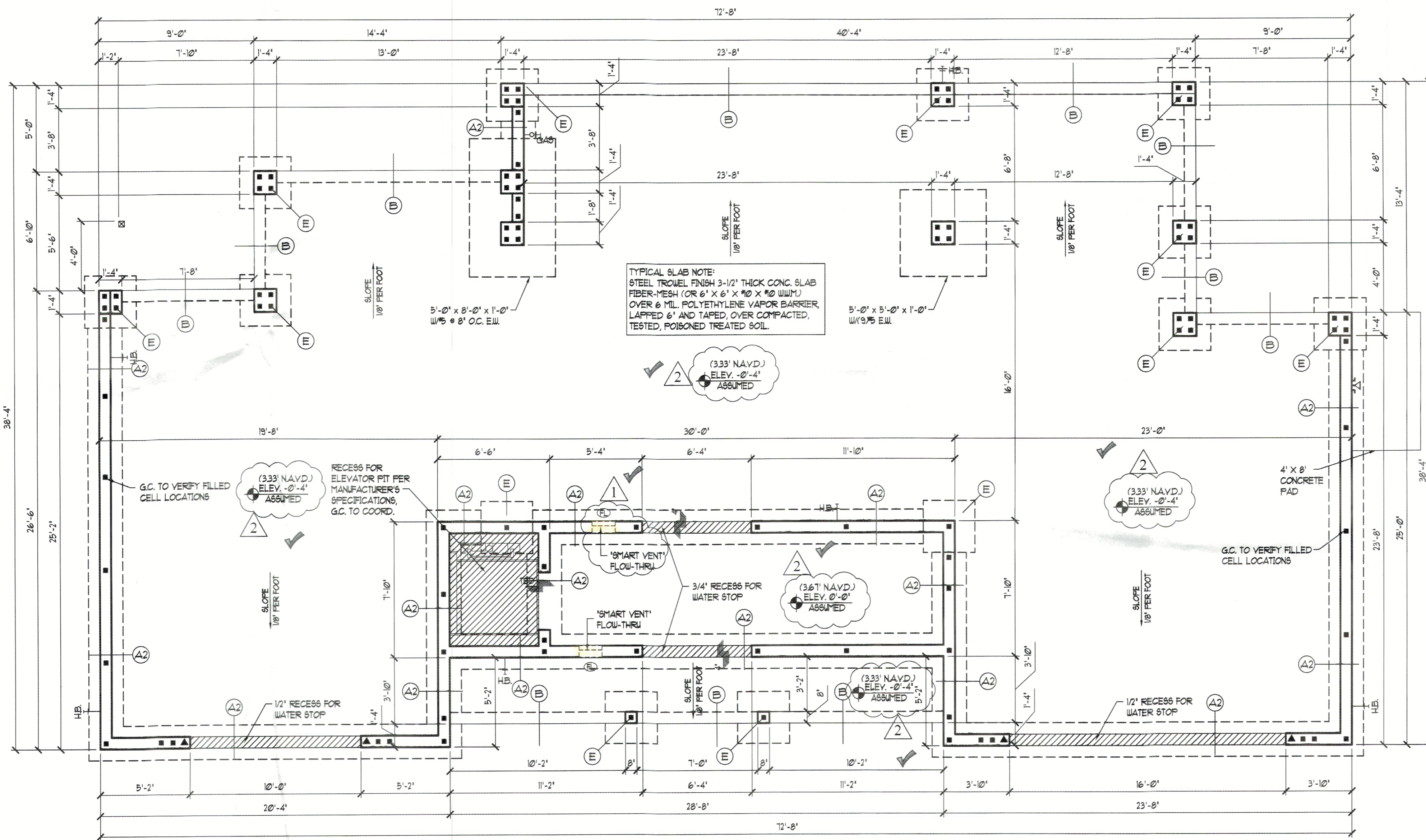
LOT COVERAGE	
LOT AREA:	8,400 S.F.
BUILDING FOOTPRINT	2,448 S.F.
OTHER BLDG STRUCTURES	000
IMPERVIOUS MATERIALS:	
DRIVEWAYS	948 S.F.
POOL & DECK	768 S.F.
SIDEWALKS & MISC.	19 S.F.
TOTAL BUILDING AREA (MAX. 30%)	2,448 S.F.
TOTAL IMPERVIOUS AREA (MAX. 50%)	4,183 S.F.

No.	Date	Change
1	8-31-22	BUILDING DEPT. REVISIONS
2	11-21-22	EXISTING GRADE REVISIONS
3		
4		

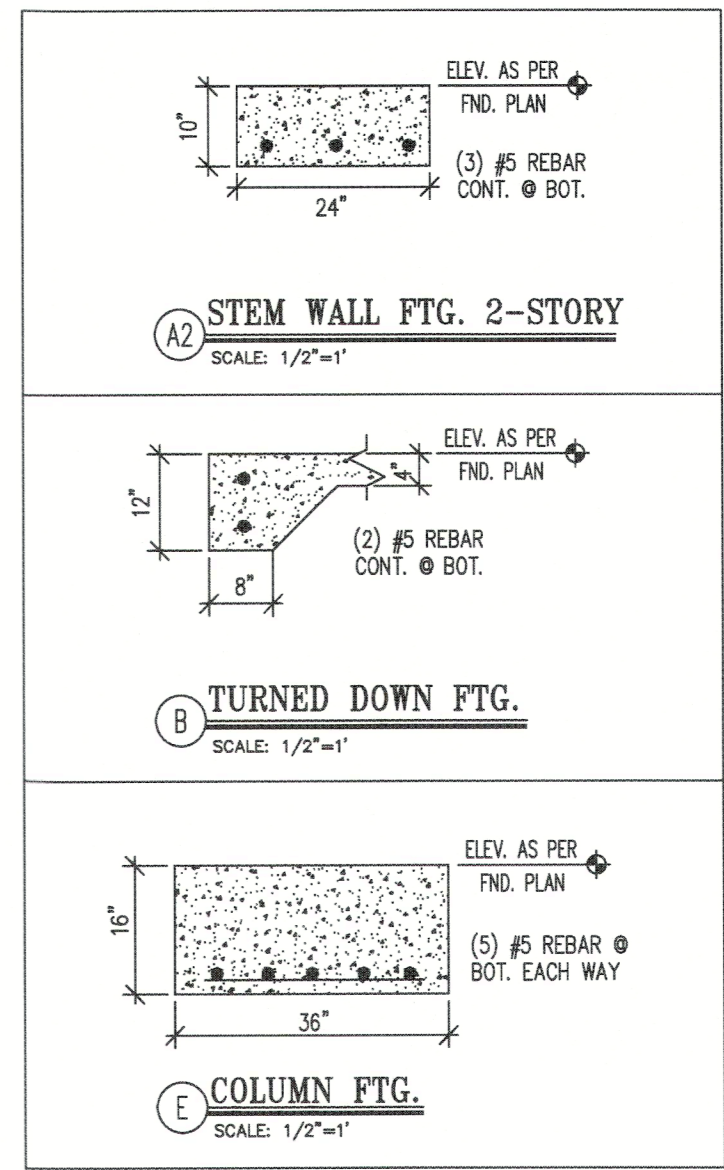
Date: 06-20-22 Drawn By: SLLAVN  
 Job #: 21-012 Checked By: JMK

**PLOT PLAN**  
 SCALE: 1"=10'-0"

SHEET  
**C-2**  
 PLOT



**FOUNDATION PLAN**  
 SCALE: 1/4"=1'-0"



**RECEIVED**  
 DEC 01 2022  
 TOWN OF LONGBOAT KEY  
 Planning, Zoning & Building  
 PRIVATE PLAN REVIEW  
 HENNINGTOWN INSPECTIONS & FORENSIC, INC.  
 REVIEWED FOR CODE COMPLIANCE  
 A. Sculte  
 3777  
 11/29/2022

**FLOW THROUGH CALCULATIONS @ 1" PER 1 SQ. FT.**

FOYER	235 SF
TOTAL SQ. IN. FLOW REQUIRED	235 SQ. IN. = 1.63 SF
PROVIDED FLOW THROUGHS	(2) 8" x 16" SMART VENTS (200 SF. EA.)
	2 x 200 S.F. = 400 SQ. IN. = 2.78 SF
	(FL) = 16"W x 8"H FLOW-THRU VENT
NOTE: FLOW THROUGH TO BE "SMART VENT"	

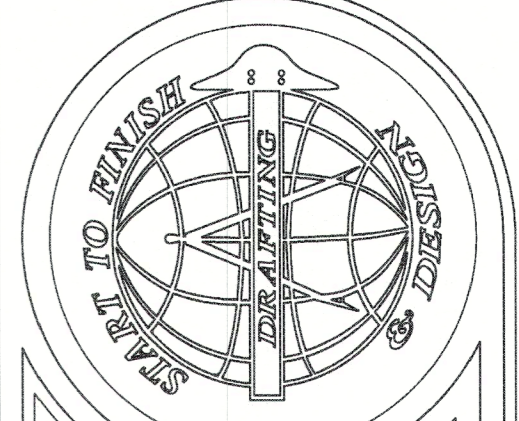
- STRUCTURAL NOTES:**
- ALL FOUNDATION AND SLAB CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS.
  - ALL CONTROL JOINTS SHALL BE SAWN WITHIN 12 HOURS OF CONC. POUR.
  - SLAB ON GRADE SHALL BE STEEL TROWEL FINISHED 3-1/2" THICK REINFORCED WITH FIBER MESH OVER 6 MIL. POLYETHYLENE VAPOR BARRIER LAP 6" MIN TAPE JOINT.
  - INSPECTION OPENING SHALL BE PROVIDED AT THE BOTTOM OF ALL GROUDED CELLS AT EACH ROD FOR FIELD INSPECTION. OPENINGS SHALL BE COVERED AFTER INSPECTION AND BEFORE GROUING. WALLS SHALL CURE A MIN. OF 24 HOURS PRIOR TO FILLING GROUDED CELLS.
  - STEEL REINFORCING SHALL BE GRADE 60.
  - ANY ONE #5 DOWEL MAY BE REPLACED BY DRILLING A 3/4" X 8" DEEP HOLE, PROPERLY CLEAN SAME, AND INSTALLING A REPLACEMENT DOWEL W/ SIMPSON SET-XP EPOXY, WHEN INSPECTED BY AUTHORIZED COUNTY PERSONAL. THIS PRE-APPROVED REPAIR IS LIMITED TO A MAXIMUM OF (3) THREE DOWELS ON ANY ONE HOUSE AND NO (2) SIDE BY SIDE. THESE TWO CONDITIONS WOULD REQUIRE A SITE VISIT BY THE ENGINEER OF RECORD.

**FOUNDATION PLAN LEGEND**

- FRAME BEARING/PLUMBING WALL ABOVE
- [Hatched Box] NEW CMU WALL
- [Dashed Box] 'SMART VENT' FLOW THRU

NOTE: ALL CMU WALLS ARE DESIGNED AS SHEARWALLS

- (1) #5 REBAR AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS 4 AT 6'-0" O.C. MAX. TYP.
- (2) #5 REBAR OR (1) #1 FOR OPENINGS 16'-0" OR LARGER, TYP.
- (1) #5 REBAR BELOW SLAB (IN STEMWALL) OR (1) #5 REBAR RETROFIT (FOR RENOVATION)
- 5/8"x6" LONG TITEN HD W/ 3/8"x3/8" WASHER @ 8" O.C. ON BOTTOM FLATE, 6-12" FROM ENDS OF WALLS



**Start To Finish Drafting**  
 COPYRIGHT (2020), START TO FINISH DRAFTING, L.L.C.  
 2427 PORTER LAKE DR. STE. #102  
 SARASOTA, FL 34240  
 (941) 542-9401  
 STARTTOFINISHDRAFTING.COM

**Trend**  
 2100 S. Tamiami Tr. #201 Sarasota, FL 34239  
 Joe Passalunghi (941) 552-0558 CCCEB33886  
 WWW.TRENDDRAFTING.COM

**A CUSTOM HOME:**  
**The Wilson-Bringle Residence**  
 590 Companion Way  
 Longboat Key, FL

Date: 06-20-22 Drawn By: SLL/VN  
 Job #: 21-012 Checked By: JMK

No.	Date	Change
1	8-31-22	BUILDING DEPT. REVISIONS
2	11-21-22	EXISTING GRADE REVISIONS
4		

PERMIT PLANS FILE Copy of Record

PERMIT PLANS FILE Copy of Record

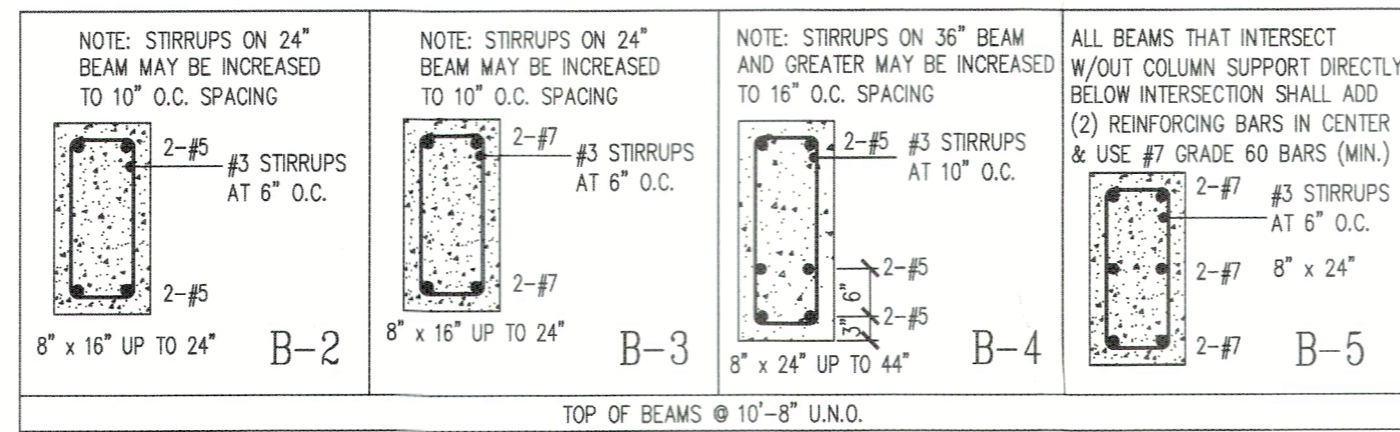
WHEAT L. BERENSON LICENSE No 64003 STATE OF FLORIDA PROFESSIONAL ENGINEER

ESTING, INC FL 34211 ON # 9298

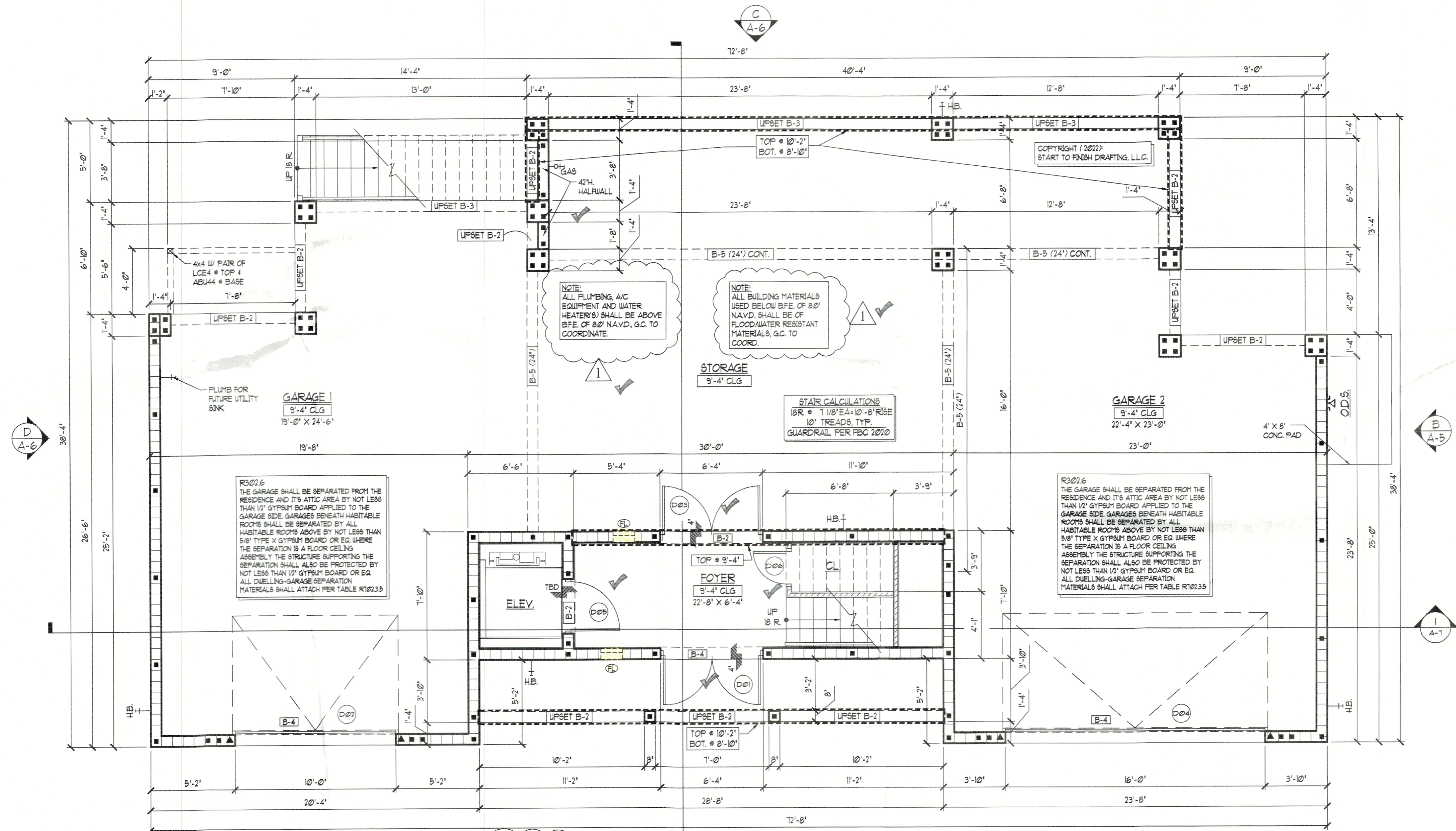
**SHEET**  
**A-1**

PRIVATE PLAN REVIEW/  
VENTILATION INSPECTORS & FORENSIC, INC.  
REVIEWED FOR CODE COMPLIANCE

*DeLute*  
3777 11/29/2022  
DATE



DOOR SCHEDULE						
MARK	STYLE	OPENING WIDTH	OPENING HEIGHT	PRESSURES +	PRESSURES -	REMARKS
D01	(2) 3080 HINGED	6'-0"	8'-0"	38.0	40.0	
D02	10080 O.H.D. - SECT.	10'-0"	8'-0"	36.0	39.0	1
D03	(2) 3080 HINGED	6'-0"	8'-0"	38.0	40.0	
D04	16080 O.H.D. - SECT.	16'-0"	8'-0"	35.0	38.0	
D05	3080 HINGED	3'-0"	8'-0"	--	--	
D06	2080 HINGED	2'-0"	8'-0"	--	--	



AREA CALCULATIONS	
FLOOR AREAS - GROUND FLOOR	
A/C SPACE	235 S.F.
FRONT ENTRY	110
GARAGE 1	524
GARAGE 2	578
STORAGE	1,001
FLOOR AREAS - 1ST FLOOR	
A/C SPACE	1,954 S.F.
COVERED PORCH	110
COVERED LANAI	211
UNCOVERED DECK	112
TOTAL AREAS	
A/C SPACE	2,189 S.F.
NON-A/C SPACE	2,534 S.F.
TOTAL UNDER ROOF	4,723 S.F.

- GENERAL NOTES:**
- GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VISIT THE BUILDING SITE & VERIFY ALL PERTINENT CONDITIONS PRIOR TO SUBMISSION OF BID. ANY ERRORS OR OMISSIONS IN THE DRAWINGS AND/OR SPECIFICATIONS ARE TO BE REPORTED TO "START TO FINISH DRAFTING" FOR CORRECTION.
  - DRAWINGS ARE NOT TO BE SCALED FOR EXACT MEASUREMENTS. WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE EVENT OF CONFLICT. THE DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH ANY WORK. VERIFY ALL DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS, COMPONENTS, FIXTURES AND FITTINGS.
  - CONTRACTOR IS RESPONSIBLE FOR THE PROPER EXECUTION OF ALL WORK, INCLUDING THE APPROVAL OF ALL SHOP DRAWINGS.
  - ALL EXTERIOR WINDOWS & SLIDING DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AAMA/WDMA/CSA1011/S.2/4440 OR TAS202. EXTERIOR SIDE-HINGED DOORS SHALL BE TESTED & LABELED AS CONFORMING TO AAMA/WDMA/CSA1011/S.2/4440 OR COMPLY WITH FBC SECTION 1709.5.2 EXTERIOR WINDOWS & DOORS SHALL BE LABELED IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY. SEE FBC 1709.5.1 FOR SPECIFIC LABELING REQUIREMENTS. EACH DOOR & WINDOW SHALL BE WIND LOAD RESISTANT TO MEET THE LIMITS OF THE DESIGN LOADS SPECIFIED.
  - NO SHRUBS OR SPRINKLER HEADS SHALL BE PLACED, NOR SHALL CONDENSATE LINES NOR DOWNSPOUTS DISCHARGE WITHIN ONE FOOT OF THE STRUCTURE.
  - PROVIDE TENERED GLASS AS REQUIRED IN THESE LOCATIONS.
    - ALL SLIDING GLASS DOORS
    - ALL GLASS WITHIN 24" OF A DOOR OPENING
    - ALL GLASS LESS THAN 18" FROM FINISHED FLOOR
    - ALL GLASS WITHIN 60" VERT. OF TUB/SHOWER FLOOR AND 36" HOR. FROM EXIT
  - GARAGE DOOR TO RESIDENCE SHALL MEET FBC-R SECTION R302.5.1 & BE 20 MIN. FIRE-RATED
  - ANY DRYWALL BELOW B.F.E. MUST BE TYPE 'X' OR GEMENTITIOUS BOARD (I.E. DUROCK)
  - ALL CEILING HEIGHTS NOTED ARE A.F.F. ABOVE FINISHED FLOOR.
  - TYPICAL "ALIGN" NOTE WHERE STUD FRAME WALLS MEET CMU WALLS: ALIGN EDGE OF STUD W/ EDGE OF FURRING STRIP SO FINISHED DRYWALL SURFACE IS CO-PLANAR.
  - ALL PLUMBING, ELECTRICAL & MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED & APPROVED BEFORE REQUESTING THE FRAMING INSPECTION.
  - MANDATORY AIR LEAKAGE TEST SHALL BE DONE PRIOR TO FINAL BUILDING INSPECTION PER FBC SECTION R402.4.

- LEGEND**
- ⊕ DENOTES DOOR THAT MEETS 32" CLEAR OPENING ADA REGT
  - ⊙ DRYER EXHAUST FAN
  - ⊕ WATER SUPPLY HOOKUPS FOR WASHER
  - ⊕ HOSE BIBB
  - ⊕ GAS BIBB
  - TOP OF WALL (TYP.) - CAN ALSO MEAN TOP OF WINDOW FOR ELEVATIONS
  - M.C. = MIXED CONSTRUCTION
  - T.A.N. = TYPICAL ALIGN NOTE: ALIGN EDGE OF STUD W/ EDGE OF FURRING STRIP SO FINISHED SURFACE IS CO-PLANAR
  - W.O. TRANSOM ABOVE MAIN WINDOW
  - EXISTING WALL TO REMAIN
  - NEW 4" STUD WALL
  - NEW 6" STUD WALL
  - NEW 8" STUD WALL
  - NEW CMU WALL

**FLOOR PLAN - GROUND FLOOR**  
SCALE: 1/4"=1'-0"

**Start To Finish Drafting**  
COPYRIGHT (2020) START TO FINISH DRAFTING LLC  
2427 PORTER LAKE DR. STE. #102  
SARASOTA, FL 34240  
(941) 342-9401  
STARTTOFINISHDRAFTING.COM

**The Wilson - Bringle Residence**  
590 Companion Way  
Longboat Key, FL

A CUSTOM HOME.

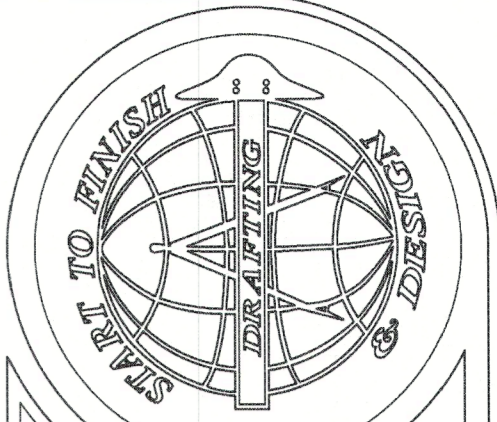
Date: 06-20-22  
Job #: 21-012  
Drawn By: SLL/VN  
Checked By: JMK

Revisions  
Change  
BUILDING DEPT. REVISIONS  
EXISTING GRADE REVISIONS

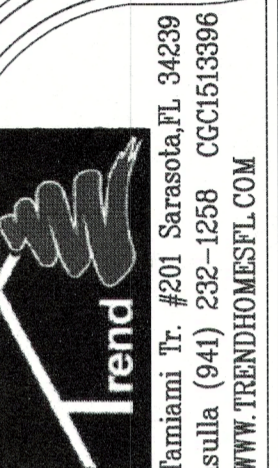
No. 1  
Date 8-31-22  
2  
Date 11-21-22  
3  
4

ND TESTING, INC  
TON, FL 34211  
ZATION # 9298

**SHEET**  
A-2.1



Start To Finish Drafting  
2427 FORKTER LAKE DR. STE. #102  
SARASOTA, FL 34240  
(941) 342-9401  
STARTTOFINISHDRAFTING.COM



A CUSTOM HOME:  
The Wilson - Bringle Residence  
590 Companion Way  
Longboat Key, FL

Date: 06-20-22 Drawn By: SLL/VN  
Job #: 21-012 Checked By: JMK  
Revisions  
No. Date Building Dept. Revisions  
1 8-31-22 BUILDING DEPT. REVISIONS  
2 11-21-22 EXISTING GRADE REVISIONS  
3  
4

SHEET  
A-2.2

AREA CALCULATIONS

FLOOR AREAS - GROUND FLOOR		235 S.F.
A/C SPACE		110
FRONT ENTRY		524
GARAGE 1		578
GARAGE 2		1,001
STORAGE		
FLOOR AREAS - 1ST FLOOR		1,954 S.F.
A/C SPACE		110
COVERED PORCH		211
COVERED LANAI		112
UNCOVERED DECK		
TOTAL AREAS		2,189 S.F.
A/C SPACE		2,189 S.F.
NON-A/C SPACE		2,534 S.F.
TOTAL UNDER ROOF		4,723 S.F.

GENERAL NOTES:

- GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VISIT THE BUILDING SITE & VERIFY ALL PERTINENT CONDITIONS PRIOR TO SUBMISSION OF BID. ANY ERRORS OR OMISSIONS IN THE DRAWINGS AND/OR SPECIFICATIONS ARE TO BE REPORTED TO "START TO FINISH DRAFTING" FOR CORRECTION.
- DRAWINGS ARE NOT TO BE SCALED FOR EXACT MEASUREMENTS. WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IN THE EVENT OF CONFLICT, THE DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH ANY WORK. VERIFY ALL DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS, COMPONENTS, FIXTURES AND FITTINGS.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER EXECUTION OF ALL WORK, INCLUDING THE APPROVAL OF ALL SHOP DRAWINGS.
- ALL EXTERIOR WINDOWS & SLIDING DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AAMA WDM/CSA 1011.5.2/A440 OR TAS202. EXTERIOR SIDE-HINGED DOORS SHALL BE TESTED & LABELED AS CONFORMING TO AAMA WDM/CSA 1011.5.2/A440 OR COMPLY WITH FBC SECTION 1709.5.2. EXTERIOR WINDOWS & DOORS SHALL BE LABELED IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY. SEE FBC 1709.5.1 FOR SPECIFIC LABELING REQUIREMENTS. EACH DOOR & WINDOW SHALL BE WIND LOAD RESISTANT TO MEET THE LIMITS OF THE DESIGN LOADS SPECIFIED.
- NO SHRUBS OR SPRINKLER HEADS SHALL BE PLACED NOR SHALL CONDENSATE LINES NOR DOWNSPOUTS DISCHARGE WITHIN ONE FOOT OF THE STRUCTURE.
- PROVIDE TEMPERED GLASS AS REQUIRED IN THESE LOCATIONS:
  - ALL SLIDING GLASS DOORS
  - ALL GLASS WITHIN 24" OF A DOOR OPENING
  - ALL GLASS LESS THAN 18" FROM FINISHED FLOOR
  - ALL GLASS WITHIN 60" VERT. OF TUB/SHOWER FLOOR AND 36" HOR. FROM EXIT
  - GARAGE DOOR TO RESIDENCE SHALL MEET FBC-R SECTION R302.5.1 & BE 20 MIN. FIRE-RATED
  - ANY DRYWALL BELOW B.F.E. MUST BE TYPE "X" OR CEMENTITIOUS BOARD (I.E. DUROROCK)
  - ALL CEILING HEIGHTS NOTED ARE A.F.F. (ABOVE FINISHED FLOOR)
  - TYPICAL "ALIGN" NOTE WHERE STUD FRAME WALLS MEET CMU WALLS: ALIGN EDGE OF STUD W/ EDGE OF FURRING STRIP SO FINISHED DRYWALL SURFACE IS CO-PLANAR.
  - ALL PLUMBING, ELECTRICAL & MECHANICAL ROUGHINS MUST BE COMPLETE, INSPECTED & APPROVED BEFORE REQUESTING THE FRAMING INSPECTION.
  - MANDATORY AIR LEAKAGE TEST SHALL BE DONE PRIOR TO FINAL BUILDING INSPECTION PER FBC SECTION R402.4.

LEGEND

- ⊕ DENOTES DOOR THAT MEETS 32" CLEAR OPENING ADA REGT
- ☼ DRYER EXHAUST FAN
- ⊕ WATER SUPPLY HOOKUPS FOR WASHER
- ⊕ HOSE BIBBS ⊕ GAS GAS BIBBS
- TOP OF WALL (TYP) - CAN ALSO MEAN TOP OF WINDOW FOR ELEVATIONS
- M.C. = MIXED CONSTRUCTION
- TAN = TYPICAL ALIGN NOTE: ALIGN EDGE OF STUD W/ EDGE OF FURRING STRIP SO FINISHED SURFACE IS CO-PLANAR
- W02 TRANSOM ABOVE
- W01 MAIN WINDOW
- = EXISTING WALL TO REMAIN
- = NEW 4" STUD WALL
- = NEW 6" STUD WALL
- = NEW 8" STUD WALL
- = NEW CMU WALL

NOTE: ALL WALLS ARE DESIGNED AS SHEARWALLS.

- (1) #5 REBAR AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS & AT 6'-0" O.C. MAX. TYP. PROVIDE #5 BELOW SILL FOR OPENINGS GREATER THAN 6'-0" W.
- (2) #5 REBAR OR (1) #1 FOR OPENINGS 16'-0" OR LARGER TYP.
- (1) #5 REBAR BELOW SLAB (IN STEM WALL) OR (1) #5 REBAR RETROFIT FOR RENOVATION
- 5/8"x6" LONG TITEN HD W/ 3/8"x10" WASHER @ 18" O.C. ON BOTTOM PLATE, 6'-2" FROM ENDS OF WALLS

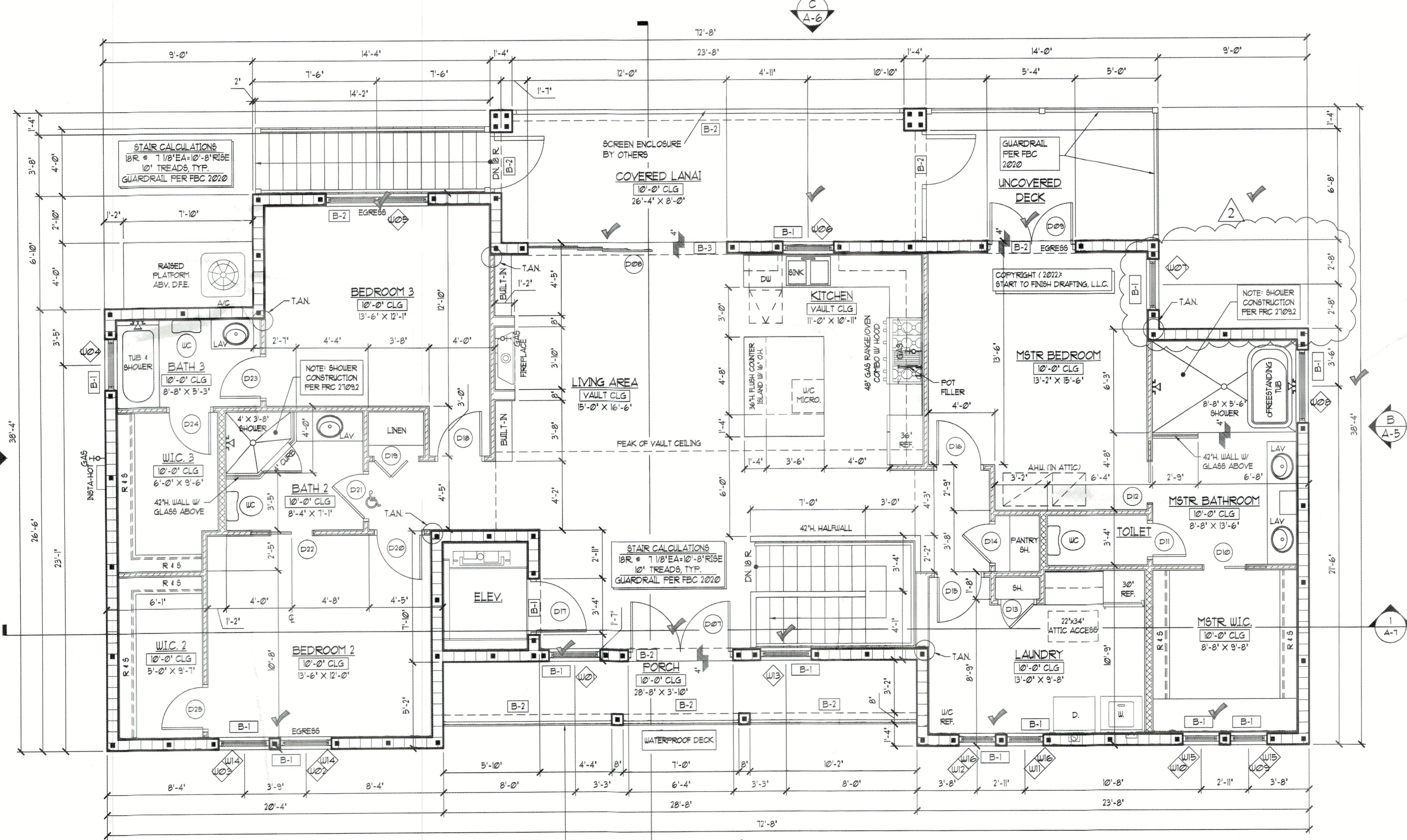
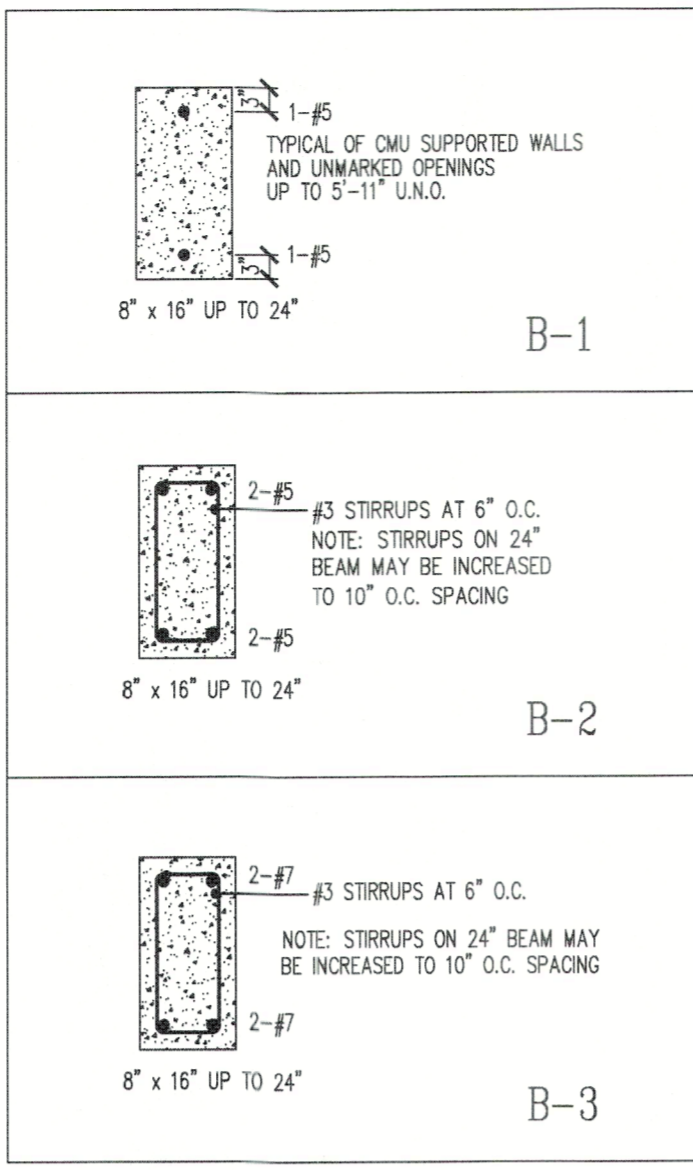
WINDOW SCHEDULE

MARK	STYLE	OPENING		PRESSURES		REMARKS
		WIDTH	HEIGHT	+	-	
W01	SH 24	3'-1"	4'-2 3/4"	44.0	48.0	---
W02	SH 25	3'-1"	5'-3"	44.0	48.0	---
W03	SH 25	3'-1"	5'-3"	44.0	48.0	---
W04	SH 23	3'-1"	3'-2 1/2"	44.0	48.0	---
W05 (2)	SH 25	6'-2"	5'-3"	44.0	48.0	---
W06	SH 24	3'-1"	4'-2 3/4"	44.0	48.0	---
W07	SH 25	3'-1"	5'-3"	44.0	48.0	---
W08	SH 33	4'-5 1/4"	3'-2 1/2"	43.0	57.0	---
W09	SH H35	2'-2 1/2"	5'-3"	44.0	60.0	---
W10	SH H35	2'-2 1/2"	5'-3"	44.0	48.0	---
W11	SH H35	2'-2 1/2"	5'-3"	44.0	48.0	---
W12	SH H35	2'-2 1/2"	5'-3"	44.0	48.0	---
W13	SH 24	3'-1"	4'-2 3/4"	44.0	48.0	---
W14	FG 6614	6'-6"	1'-4"	44.0	48.0	TRANSOM
W15	FG 5114	5'-1"	1'-4"	44.0	60.0	TRANSOM

PRIVATE PLAN REVIEW  
WHETSTONE ENGINEERING AND TESTING, INC.  
REVIEWED FOR CODE COMPLIANCE  
*Sclette*  
3777  
11/29/2022

DOOR SCHEDULE

MARK	STYLE	OPENING		PRESSURES		REMARKS
		WIDTH	HEIGHT	+	-	
D07 (2)	3080 HINGED	6'-0"	8'-0"	41.0	44.0	EGRESS
D08 (4)	3080 S.G.D.	12'-0"	8'-0"	38.0	42.0	---
D09 (2)	2680 HINGED	5'-0"	8'-0"	41.0	44.0	---
D10	2680 POCKET	2'-6"	8'-0"	---	---	---
D11	2080 HINGED	2'-0"	8'-0"	---	---	---
D12	2680 POCKET	2'-6"	8'-0"	---	---	---
D13	2080 HINGED	2'-0"	8'-0"	---	---	---
D14	2480 HINGED	2'-4"	8'-0"	---	---	---
D16	2880 HINGED	2'-8"	8'-0"	---	---	---
D17	3080 HINGED	3'-0"	8'-0"	---	---	---
D18	2880 HINGED	2'-8"	8'-0"	---	---	---
D19	2880 BI-FOLD	2'-8"	8'-0"	---	---	---
D20	2880 HINGED	2'-8"	8'-0"	---	---	---
D21	2880 HINGED	2'-8"	8'-0"	---	---	---
D22	2680 POCKET	2'-6"	8'-0"	---	---	---
D23	2680 HINGED	2'-6"	8'-0"	---	---	---
D24	2680 HINGED	2'-6"	8'-0"	---	---	---
D25	2680 HINGED	2'-6"	8'-0"	---	---	---



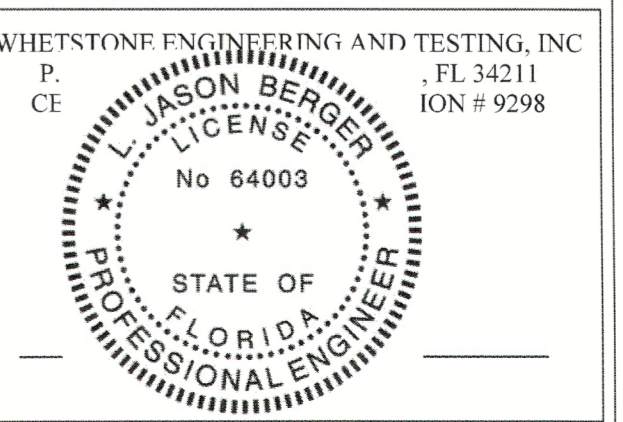
TAN = TYPICAL ALIGN NOTE: ALIGN EDGE OF STUD WITH EDGE OF FURRING STRIP SO FINISHED DRYWALL SURFACE IS CO-PLANAR  
M.C. = MIXED CONSTRUCTION

GUARDRAIL PER FBC 2020

FLOOR PLAN - SECOND FLOOR

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

BLDG PERMIT FILED  
Copy of Record



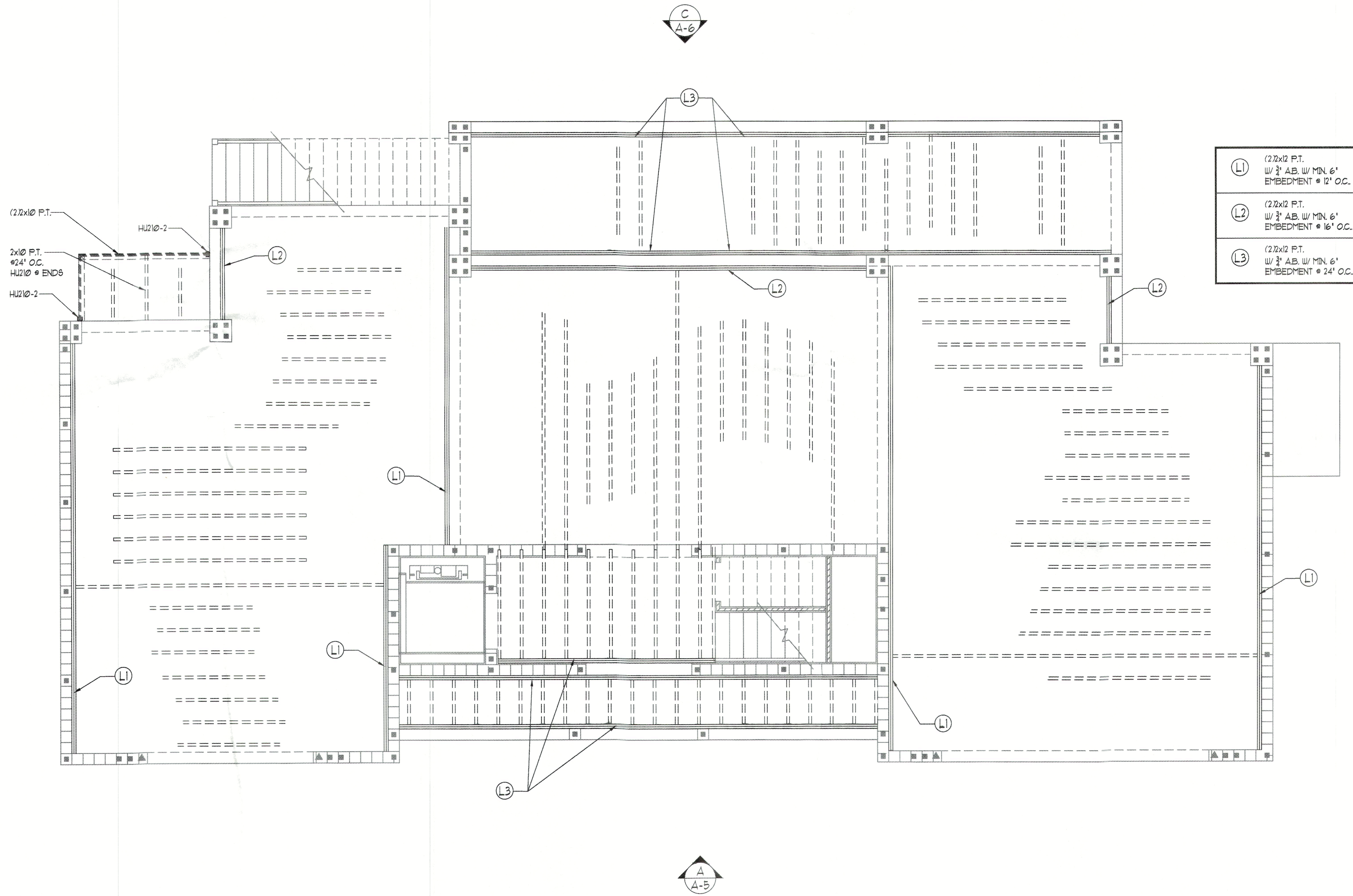
PRIVATE PLAN REVIEW  
 WEINTRAUB INSPECTIONS & FORENSIC, INC.  
 REVIEWED FOR CODE COMPLIANCE  
 3777  
 11/29/2022

**AREA CALCULATIONS**

<b>FLOOR AREAS - GROUND FLOOR</b>	
A/C SPACE	235 S.F.
FRONT ENTRY	110
GARAGE 1	524
GARAGE 2	578
STORAGE	1,001
<b>FLOOR AREAS - 1ST FLOOR</b>	
A/C SPACE	1,954 S.F.
COVERED PORCH	110
COVERED LANAI	211
UNCOVERED DECK	112
<b>TOTAL AREAS</b>	
A/C SPACE	2,189 S.F.
NON-A/C SPACE	2,534 S.F.
<b>TOTAL UNDER ROOF</b>	<b>4,723 S.F.</b>

**GENERAL NOTES:**

- GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VISIT THE BUILDING SITE & VERIFY ALL PERTINENT CONDITIONS PRIOR TO SUBMISSION OF BID. ANY ERRORS OR OMISSIONS IN THE DRAWINGS AND/OR SPECIFICATIONS ARE TO BE REPORTED TO "START TO FINISH DRAFTING" FOR CORRECTION.
- DRAWINGS ARE NOT TO BE SCALED FOR EXACT MEASUREMENTS. WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IN THE EVENT OF CONFLICT, THE DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH ANY WORK. VERIFY ALL DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS, COMPONENTS, FIXTURES AND FITTINGS.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER EXECUTION OF ALL WORK, INCLUDING THE APPROVAL OF ALL SHOP DRAWINGS.
- ALL EXTERIOR WINDOWS & SLIDING DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AIAA/WDMA/CSA101/1.2/A440 OR TAS202. EXTERIOR SIDE-HINGED DOORS SHALL BE TESTED & LABELED AS CONFORMING TO AIAA/WDMA/CSA101/1.2/A440 OR COMPLY WITH FBC SECTION 1709.5.2. EXTERIOR WINDOWS & DOORS SHALL BE LABELED IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY. SEE FBC 1709.5.1 FOR SPECIFIC LABELING REQUIREMENTS. EACH DOOR & WINDOW SHALL BE WIND LOAD RESISTANT TO MEET THE LIMITS OF THE DESIGN LOADS SPECIFIED.
- NO SHRUBS OR SPRINKLER HEADS SHALL BE PLACED, NOR SHALL CONDENSATE LINES NOR DOWNSPOUTS DISCHARGE WITHIN ONE FOOT OF THE STRUCTURE.
- PROVIDE TEMPERED GLASS AS REQUIRED IN THESE LOCATIONS:
  - ALL SLIDING GLASS DOORS
  - ALL GLASS WITHIN 24" OF A DOOR OPENING
  - ALL GLASS LESS THAN 18" FROM FINISHED FLOOR
  - ALL GLASS WITHIN 60" VERT. OF TUB/SHOWER FLOOR AND 36" HOR. FROM EXIT
  - GARAGE DOOR TO RESIDENCE SHALL MEET FBC-R SECTION R302.5.1 & BE 20 MIN. FIRE-RATED
  - ANY DRYWALL BELOW S.F.E. MUST BE TYPE "X" OR CEMENTITIOUS BOARD (I.E. DUROCK)
  - ALL CEILING HEIGHTS NOTED ARE A.F.F. (ABOVE FINISHED FLOOR)
  - TYPICAL "ALIGN" NOTE WHERE STUD FRAME WALLS MEET CMU WALLS: ALIGN EDGE OF STUD W/ EDGE OF FURRING STRIP SO FINISHED DRYWALL SURFACE IS CO-PLANAR.
  - ALL PLUMBING, ELECTRICAL & MECHANICAL ROUGHINS MUST BE COMPLETE, INSPECTED & APPROVED BEFORE REQUESTING THE FRAMING INSPECTION.
  - MANDATORY AIR LEAKAGE TEST SHALL BE DONE PRIOR TO FINAL BUILDING INSPECTION PER FBC SECTION R402.4.



- (L1) (2'x12 P.T. W/ 3" AB, W/ MIN. 6" EMBEDMENT @ 12" O.C.
- (L2) (2'x12 P.T. W/ 3" AB, W/ MIN. 6" EMBEDMENT @ 16" O.C.
- (L3) (2'x12 P.T. W/ 3" AB, W/ MIN. 6" EMBEDMENT @ 24" O.C.

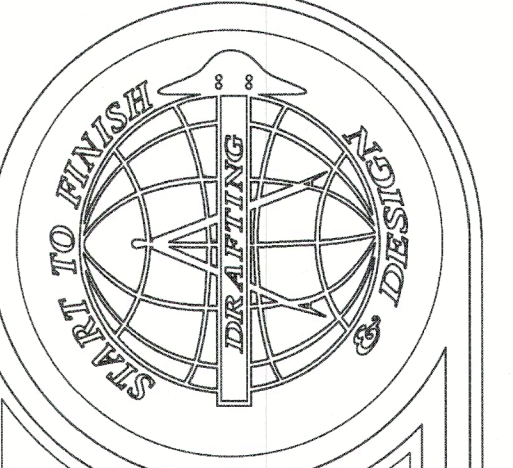
**LEGEND**

- DENOTES DOOR THAT MEETS 32" CLEAR OPENING ADA REGT
  - DRYER EXHAUST FAN
  - WATER SUPPLY HOOKUPS FOR WASHER
  - HOSE BIBB - GAS BIBB
  - TOP OF WALL (TYP.) - CAN ALSO MEAN TOP OF WINDOW FOR ELEVATIONS
  - M.C. = MIXED CONSTRUCTION
  - TAN = TYPICAL ALIGN NOTE: ALIGN EDGE OF STUD W/ EDGE OF FURRING STRIP SO FINISHED SURFACE IS CO-PLANAR
  - TRANSOM ABOVE MAIN WINDOW
  - EXISTING WALL TO REMAIN
  - NEW 4" STUD WALL
  - NEW 6" STUD WALL
  - NEW 8" STUD WALL
  - NEW CMU WALL
- NOTE: ALL WALLS ARE DESIGNED AS SHEARWALLS
- (1) #5 REBAR AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS & AT 6'-0" O.C. MAX. TYP. PROVIDE #5 BELOW SILL FOR OPENINGS GREATER THAN 6'-0" W.
  - (2) #5 REBAR OR (1) #1 FOR OPENINGS 16'-0" OR LARGER TYP.
  - (3) #5 REBAR BELOW SLAB (IN STEM WALL) OR #5 REBAR RETROFIT (FOR RENOVATION)
  - (4) 5/8"x6" LONG TITEN HD W/ 3"x3"x10" WASHER @ 18" O.C. ON BOTTOM PLATE, 6'-12" FROM ENDS OF WALLS

**SECOND FLOOR LAYOUT PLAN**  
 SCALE: 1/4"=1'-0"  
 (ALSO SEE TRUSS LAYOUT DRAWINGS FOR DETAILS & SPECIFICATIONS)

WHETSTONE ENGINEERING AND TESTING, INC.  
 P.O. BOX 110227 DENTON, FL 34211  
 CERT. No. 9298

**JASON BERGER**  
 LICENSE No. 64003  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER



**Start To Finish Drafting**  
 (CORPORATE) START TO FINISH DRAFTING LLC  
 2427 PORTER LAKE DR. STE. #102  
 SARASOTA, FL 34240  
 (941) 342-9401  
 STARTTOFINISHDRAFTING.COM

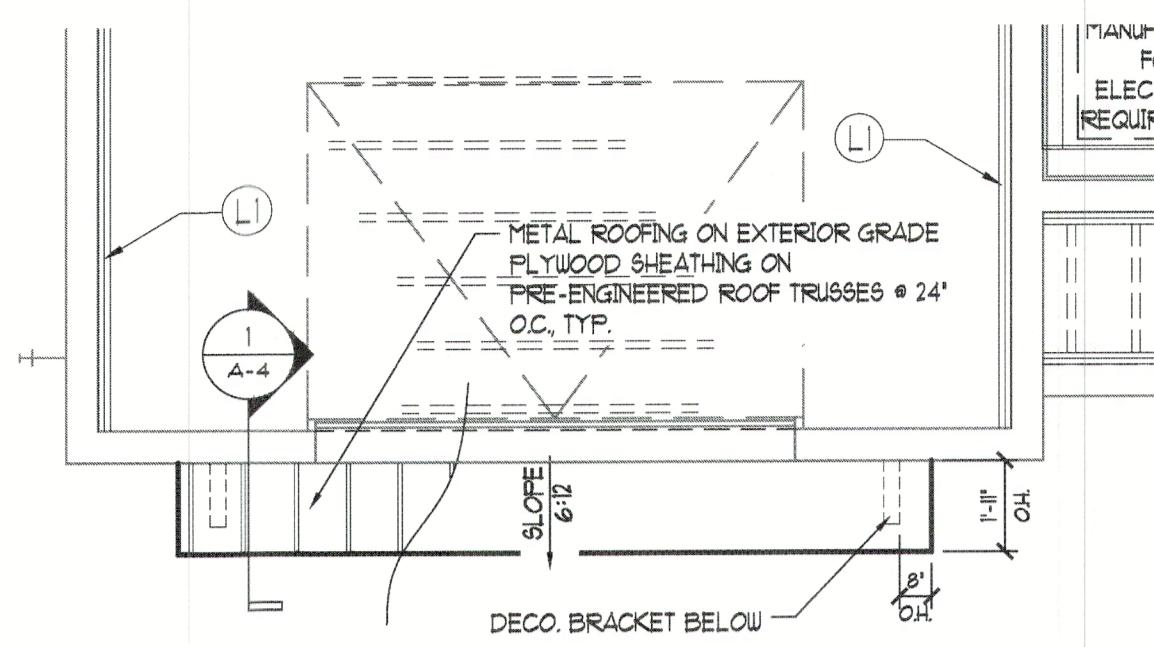
**Trend**  
 2100 S. Tamiami Tr. #201 Sarasota, FL 34238  
 Joe Pausuda (941) 232-1250 CC6153586  
 WWW.TRENDDRAFTING.COM

A CUSTOM HOME  
**The Wilson-Bringle Residence**  
 590 Companion Way  
 Longboat Key, FL

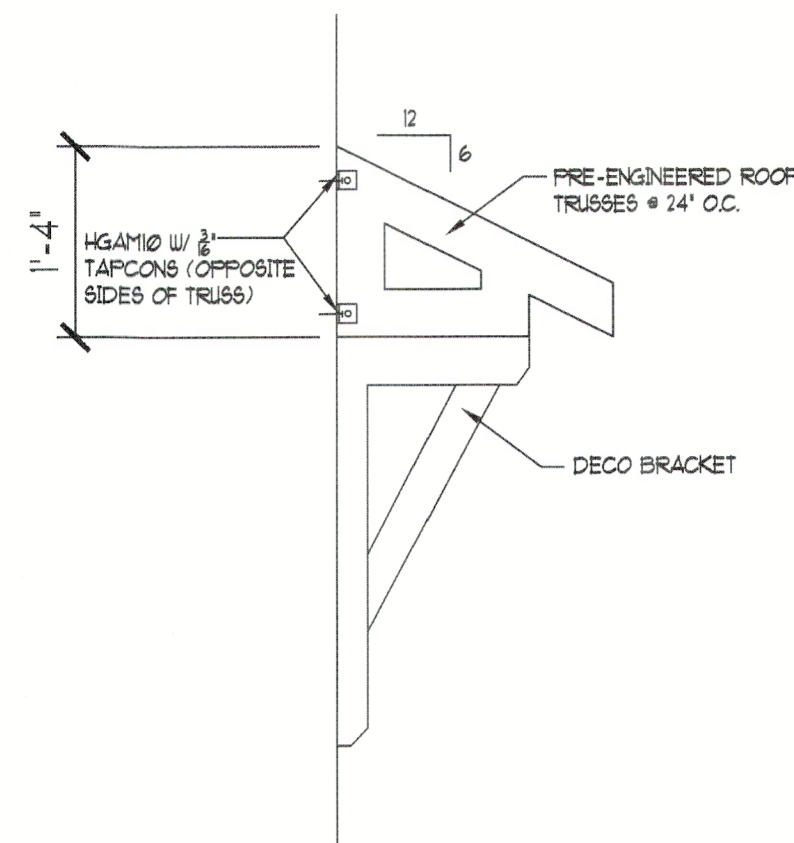
DATE: 06-20-22 Drawn By: SLL/VN  
 Job #: 21-012 Checked By: JMK

No.	Date	Change
1	8-31-22	BUILDING DEPT. REVISIONS
2	11-21-22	EXISTING GRADE REVISIONS
3		
4		

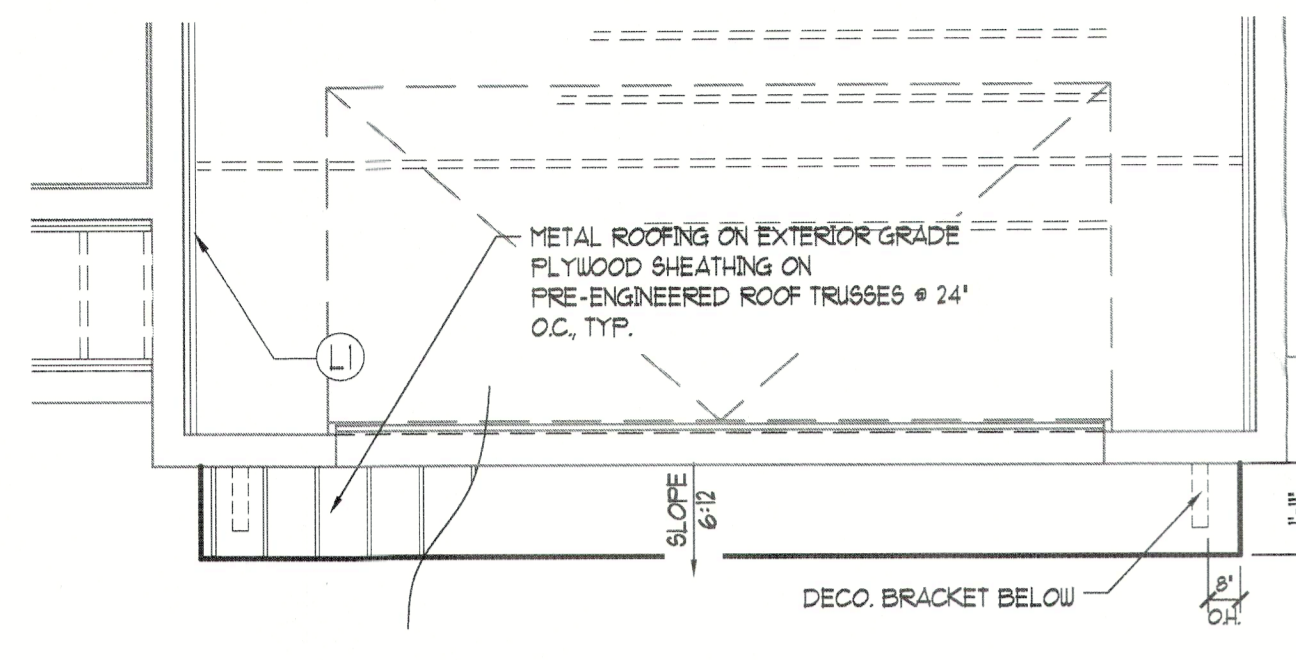
SHEET  
**A-3**



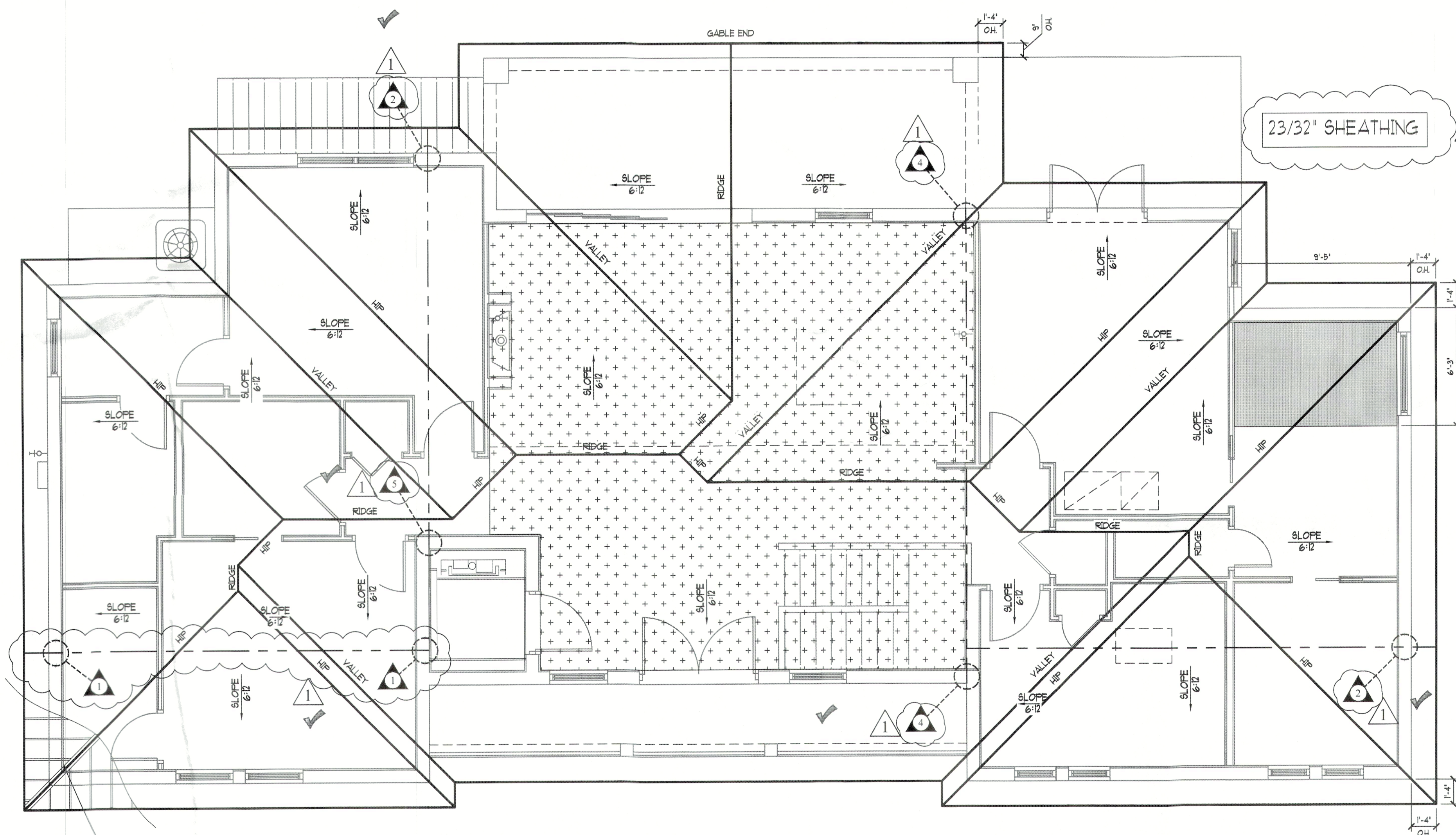
**SHED ROOF PLAN**  
SCALE: 1/4"=1'-0"



**ROOF DETAIL**  
SCALE: 3/4"=1'-0"



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



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

**TYPICAL ROOFING NOTE:**  
METAL ROOF INSTALLED PER MANUFACTURER'S SPECIFICATIONS (SEE ATTACHED NOA) ON EXTERIOR-GRADE FLYWOOD ROOF SHEATHING (SEE S-2 ROOF SHEATHING ATTACHMENT)

SPRAY FOAM INSULATION SHALL BE APPLIED AT UNDERSIDE OF ROOF DECK & AT INTERIOR FACE OF SHEATHING FOR OVERHANGS AND FASCIA (TYP.) SEE SECTIONS FOR EXAMPLES. ATTIC ACCESS HATCHES DO NOT PENETRATE THE BUILDING INSULATED ENVELOPE AND ARE NOT WEATHERSTRIPPED OR INSULATED.

OVERHANGS: 1'-4" O.H. (TYP.) / 9" GABLE O.H. (TYP.)  
PLUMB CUT FASCIA / 6:12 PITCH  
SEALED ATTIC - NO ROOF VENTILATION @ CONDITIONED SPACE  
G.C. TO COORD. SOFFIT VENTILATION @ UNCONDITIONED SPACE

**CONNECTOR SCHEDULE**

THE FOLLOWING CONNECTORS ARE PRESCRIPTIVE AND SHALL NOT BE DEVIATED FROM UNLESS SPECIFICALLY SHOWN AND NOTED OTHERWISE ON PERMITTED PLANS. ALL STRAPS SHALL BE INSTALLED PER THEIR RESPECTIVE CURRENT PRODUCT SPECIFICATIONS WITHOUT EXCEPTION.

(1) HETA 20 (TYP.) U.N.O.

- 1 (2) HETA 20
- 2 (2) HETA 20 & (1) HTSM16
- 3 (2) HETA 20 & (1) LGT2/3\*
- 4 (2) HETA 20 & (1) MGT\* (12" EMBED)
- 5 (2) HETA 20 & (1) HTT5\*\* / (1) FGTR
- 6 (2) HETA 20 & (2) FGTR
- 7 H10A + (3) 10d TOE NAILS (TYPICAL @ FRAME U.N.O.)
- 8 H10A (TYP. @ JACK TRUSS)
- 9 H14 + (3) 10d TOE NAILS
- 10 LGT2 / LGT3 (DEPENDING ON TRUSS PLY) (FRAME) \*
- 11 MGT TO INVERTED MGT

\* = ADD 2x6 SYP. SCAB 24" LONG AS NEEDED. ATTACH W/ 10d NAILS @ 3" O.C. STAGGERED.  
\*\* = HTT5 OPTION IS ONLY APPLICABLE TO FORM & POUR BEAMS.

**BLOCKING NOTE #1:**  
2x4 BLOCKING @ 24" O.C. W/ (3) 10d END NAILS. ATTACH BLOCKING TO UNSUPPORTED CMU WALLS W/ SIMPSON HETA20.

**BLOCKING NOTE #2:**  
2x4 BLOCKING @ 24" O.C. W/ (3) 10d END NAILS. ATTACH BLOCKING TO TOP PLATE W/ DTC CLIPS @ 24" O.C.

- TRUSS MANUFACTURER'S LAYOUT / LOAD SHEETS SHALL DETERMINE THE UPLIFT LOADS.
- ALL EPOXY SHALL BE SIMPSON SET-XP. MIN. 12" EMBEDMENT @ FOOTING U.N.O. & MIN. 12" EMBEDMENT @ TIE BEAM U.N.O. 3" EDGE, 4" END DISTANCE U.N.O.
- ALL OTHER CONNECTIONS WILL BE SPECIFICALLY CALLED OUT ON PLANS.
- NO STRAP MAY CONTAIN LESS THAN FIVE NAILS.
- ONLY GALVANIZED OR STAINLESS STEEL CONNECTORS & FASTENERS ON TREATED LUMBER, PER MFG. SPECS.
- NO NAILED FASTENERS INTO NARROW FACE (PARALLEL TO GLUE LINE) OF WOOD STRUCTURAL COLUMNS.
- NO MECHANICAL ANCHORS (I.E. REDHEADS, WEDGE-ALLS, TITEN HD'S) INTO PREFABRICATED METAL HOLD-DOWNS.
- ONLY USE "WET-SET" HOOKED ANCHOR BOLTS OR DRILL & EPOXY.

ROOF SHEATHING REQUIREMENTS LOCATED ON SHEET S-2

G.C. SHALL COORDINATE WITH TRUSS MANUF. TO ENSURE A/C CHANGES ARE CONTINUOUS THROUGH TRUSSES (INCLUDING GIRDERS) & MEET MINIMUM SIZES SO A/C DISTURBANCE CAN GET TO ALL AREAS OF THE RESIDENCE AS REQUIRED

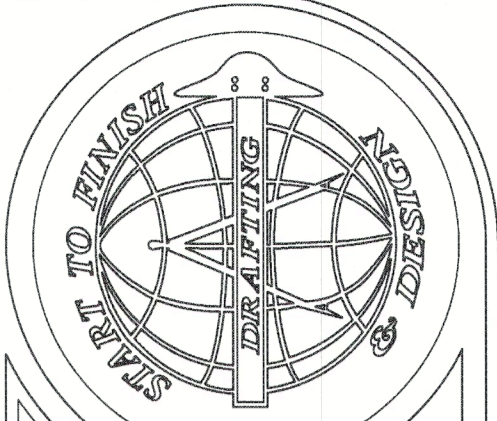
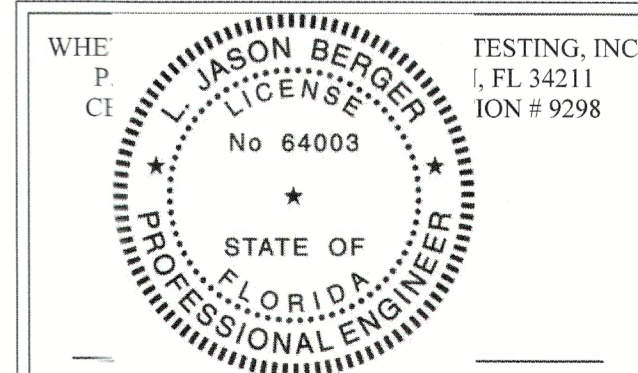
PRIVATE PLAN REVIEW  
WENTRUBS INSPECTIONS & FORENSIC, INC.  
REVIEWED FOR CODE COMPLIANCE  
*DeLette*  
3777  
11/29/2022

BLDG PERMIT PLANS  
FILE  
Copy of Record

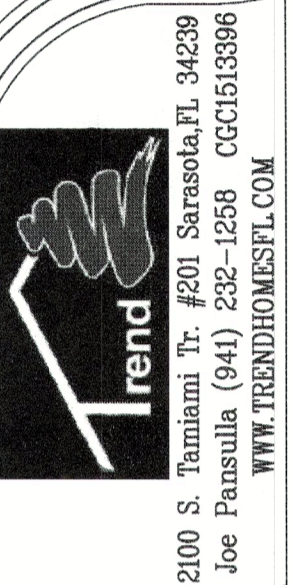
RECEIVED  
DEC 01 2022  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

**CEILING LEGEND**

(NO HATCH)	10'-0" AFF. CLG. HT.
++++	VAULTED CLG.
■	4" RECESS IN FLOOR TRUSSES



Start To Finish Drafting  
COPYRIGHT (2020), START TO FINISH DRAFTING, L.L.C.  
2427 PORTER LAKE DR. STE. #102  
SARASOTA, FL 34240  
(941) 342-9401  
STARTTOFINISHDRAFTING.COM

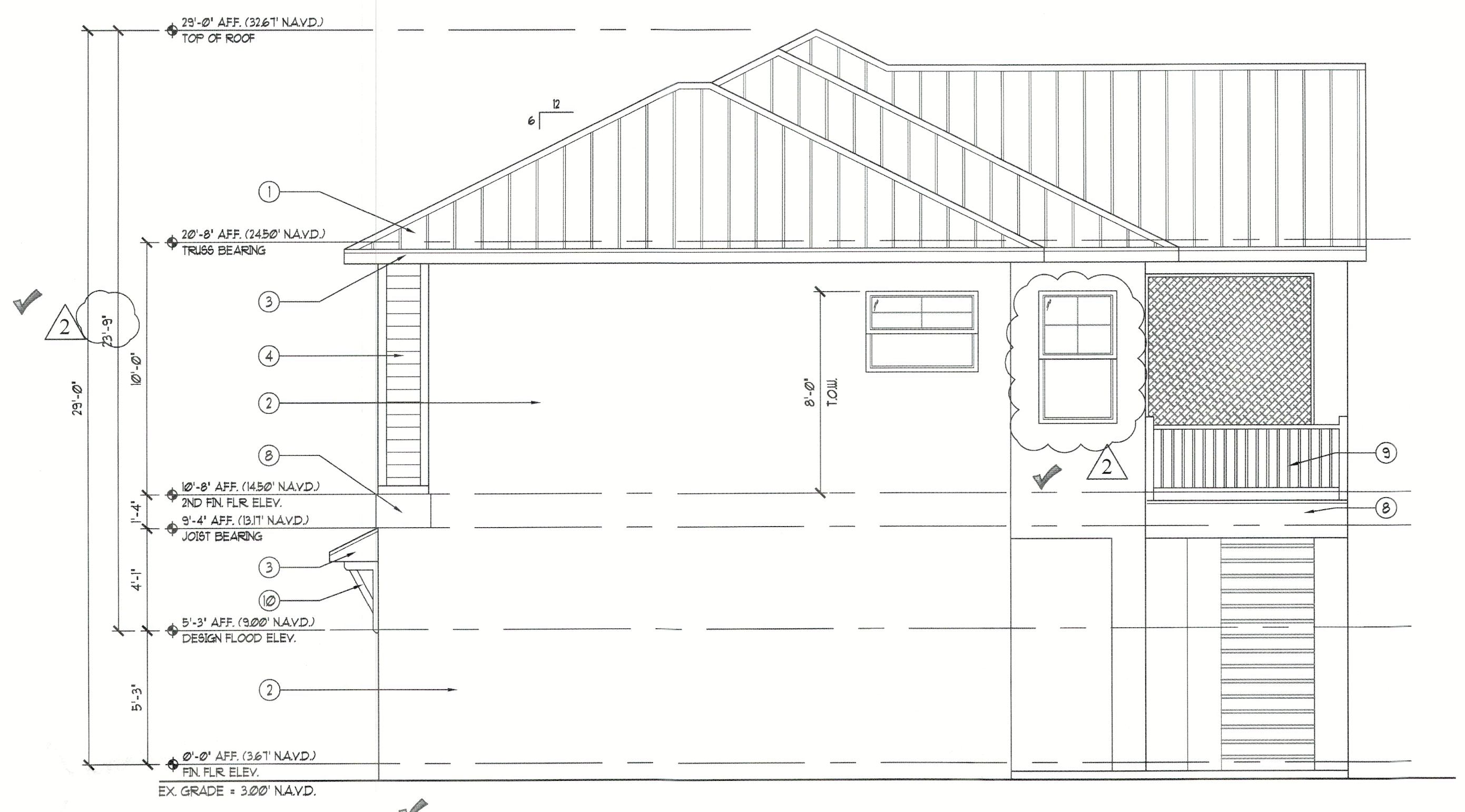


A CUSTOM HOME.  
The Wilson-Bringle Residence  
590 Companion Way  
Longboat Key, FL

Date:	06-20-22	Drawn By:	SLL/VN
Job #:	21-012	Checked By:	JMK
No.	Date	Revisions	
1	8-31-22	BUILDING DEPT. REVISIONS	
2	11-21-22	EXISTING GRADE REVISIONS	
3			
4			

SHEET

A-4



**B RIGHT ELEVATION**  
SCALE: 1/4"=1'-0"

- 1 ADDED DESIGN FLOOD ELEV. TAG TO ALL ELEVATIONS & SECTIONS.
- 1 ADDED DAYLIGHT PLANE TO FRONT ELEVATION. (8.0' BFE / 9.0' DFE)
- 2 ADJUSTED ELEVATION TAGS TO REFLECT NEW GRADE ELEVATION OF 3.0' N.A.V.D.
- 1 ADDED N.A.V.D REFERENCES TO ELEVATION TAGS.



**A FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

ELEVATION KEY NOTES	
1	METAL ROOF
2	DECO CEMENT PLASTER (MIN. 1/2")
3	ALUMINUM FASCIA + DRIP EDGE
4	HORIZONTAL LAP SIDING W/ EDGE TRIM
5	N/A
6	DOOR + WINDOW SURROUND TRIM
7	EXTERIOR COLUMN W/ HARDIE TRIM WRAP
8	DECORATIVE RIM BOARD
9	ALUMINUM GUARDRAIL TO MEET FBC 2020
10	DECORATIVE BRACKET
11	COACH LIGHT
12	FLOW-THRU VENT

ND TESTING, INC  
TON, FL 34211  
ZATION # 9298

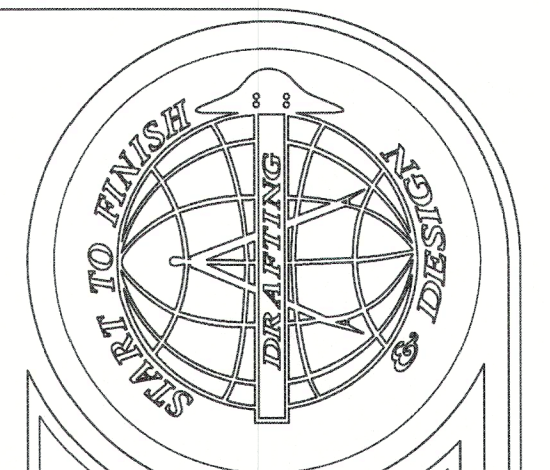
Date: 06-20-22	Drawn By: SLL/VN	
Job #: 21-012	Checked By: JMK	
No.	Date	Change
1	8-31-22	BUILDING DEPT. REVISIONS
2	11-21-22	EXISTING GRADE REVISIONS
3		
4		

SHEET  
**A-5.1**

BLDG PERMIT PLANS  
FILE  
Copy of Record

RECEIVED  
DEC 01 2022  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

PRIVATE PLAN REVIEW  
WEINTRAUB INSPECTIONS & FORENSIC, INC  
REVIEWED FOR CODE COMPLIANCE  
*Signature*  
3777 11/29/2022  
PRIME NUMBER DATE



**Start To Finish Drafting**  
COPYRIGHT (2020), START TO FINISH DRAFTING LLC  
2407 PORTER LAKE DR. STE. #102  
SARASOTA, FL 34240  
(941) 552-9401  
STARTTOFINISHDRAFTING.COM

**Trend**  
2100 S. Tamiami Tr. #201 Sarasota, FL 34239  
Joe Passalunghi (941) 232-1296 CC01513996  
WWW.TRENDDOMESTFL.COM

A CUSTOM HOME:  
**The Wilson - Bringle Residence**  
590 Companion Way  
Longboat Key, FL

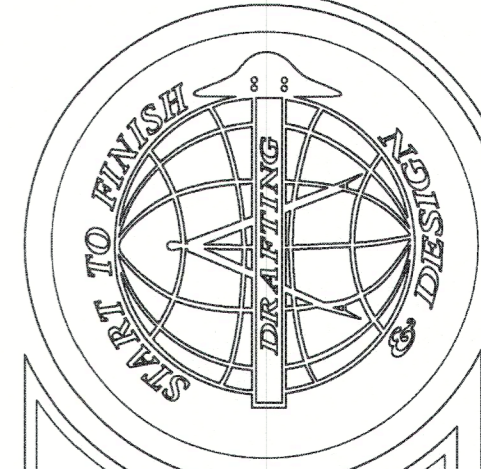
DATE: 06-20-22  
DRAWN BY: SLL/VN  
JOB #: 21-012  
CHECKED BY: JMK  
REVISIONS

DATE: 06-20-22  
DRAWN BY: SLL/VN  
JOB #: 21-012  
CHECKED BY: JMK  
REVISIONS

THE BUILDING CONTRACTOR IS RESPONSIBLE FOR ALL INFORMATION IN THIS SHEET. A COMPLETE REVIEW MUST BE MADE PRIOR TO CONSTRUCTION START. ANY OMISSION OR ERROR IS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF START TO FINISH DRAFTING. START TO FINISH DRAFTING WILL ASSUME NO LIABILITY.



PRIVATE PLAN REVIEW  
 WEINTRAUB INSPECTIONS & FORENSIC, INC.  
 REVIEWED FOR CODE COMPLIANCE  
 DeLette  
 3777 11/29/2022  
 DATE



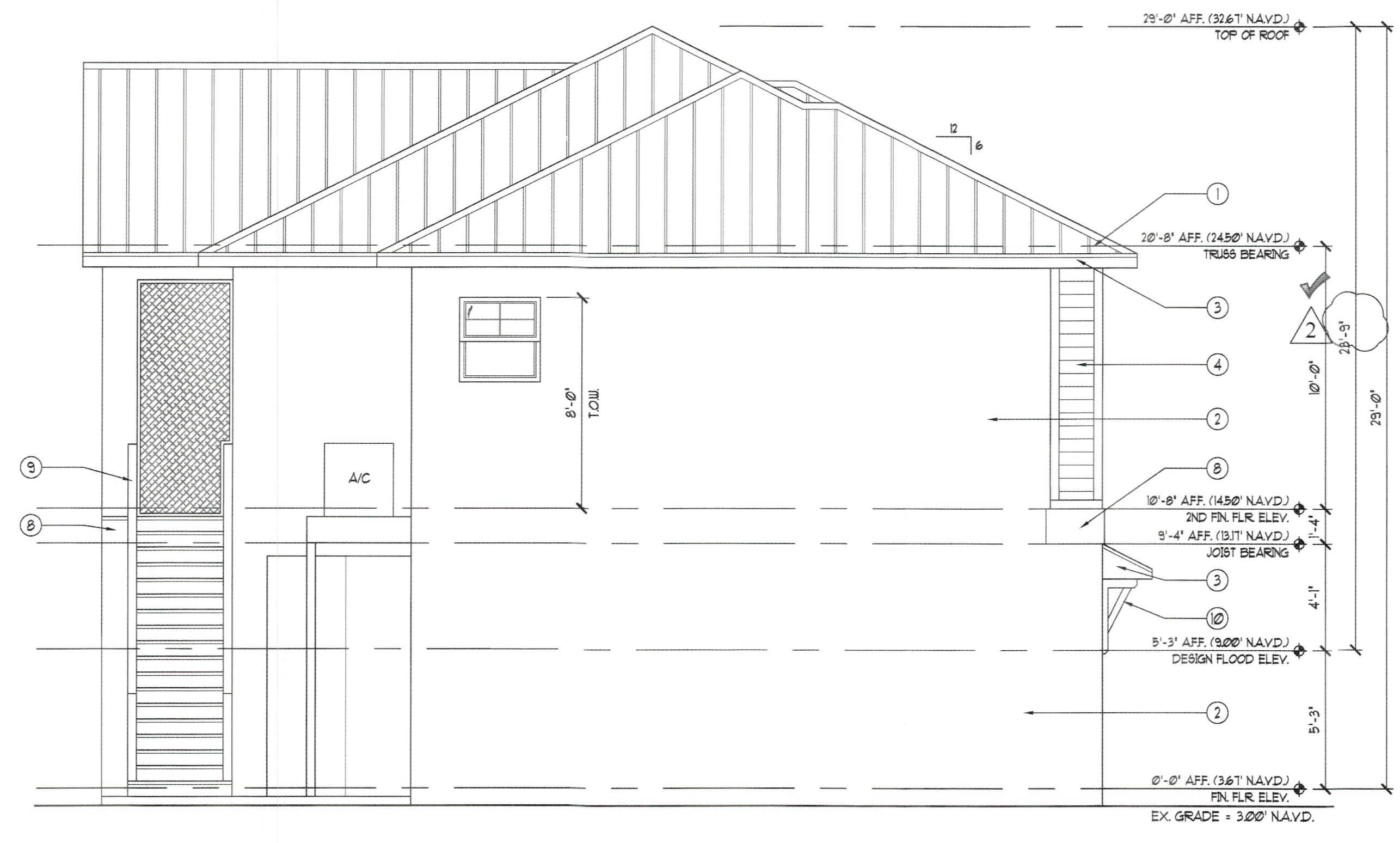
**Start To Finish Drafting**  
 COPYRIGHT (2020) START TO FINISH DRAFTING LLC.  
 2427 PORTER LAKE DR. STE. #102  
 SARASOTA, FL 34240  
 (941) 342-9401  
 STARTTOFINISHDRAFTING.COM

**Trend**  
 2100 S. Tamiami Tr. #201 Sarasota, FL 34239  
 Joe Pausulis (941) 292-1259 CCG1513968  
 WWW.TRENDDRAFTING.COM

A CUSTOM HOME:  
**The Wilson-Bringle Residence**  
 590 Companion Way  
 Longboat Key, FL

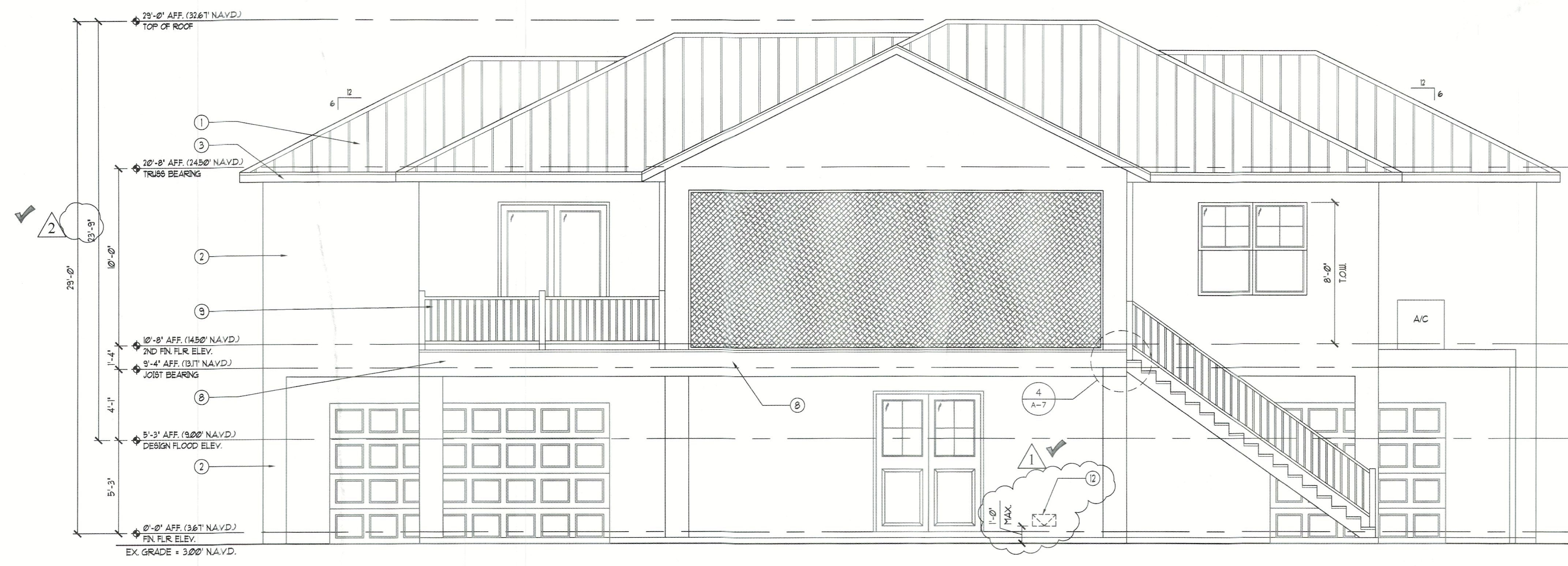
Date: 06-20-22 Drawn By: SLL/VN  
 Job #: 21-012 Checked By: JMK  
 Revisions  
 Change  
 BUILDING DEPT. REVISIONS  
 EXISTING GRADE REVISIONS

**SHEET**  
 A-5.2



**D LEFT ELEVATION**  
 SCALE: 1/4"=1'-0"

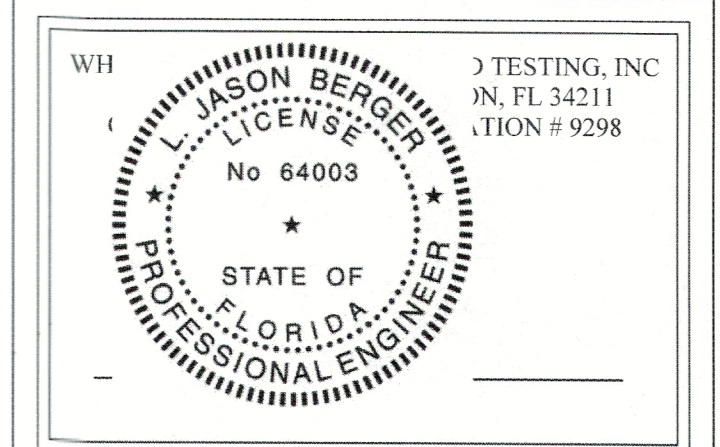
- 2 ADJUSTED ELEVATION TAGS TO REFLECT NEW GRADE ELEVATION OF 3.0' N.A.V.D.
- 1 ADDED N.A.V.D REFERENCES TO ELEVATION TAGS.
- 1 ADDED DESIGN FLOOD ELEV. TAG TO ALL ELEVATIONS & SECTIONS.



**C REAR ELEVATION**  
 SCALE: 1/4"=1'-0"

**ELEVATION KEY NOTES**

1	METAL ROOF
2	DECO CEMENT PLASTER (MIN. 1/2")
3	ALUMINUM FASCIA & DRIP EDGE
4	HORIZONTAL LAP SIDING W/ EDGE TRIM
5	N/A
6	DOOR & WINDOW SURROUND TRIM
7	EXTERIOR COLUMN W/ HARDIETROM WRAP
8	DECORATIVE RM BOARD
9	ALUMINUM GUARDRAIL TO MEET FBC 2020
10	DECORATIVE BRACKET
11	COACH LIGHT
12	FLOU-THRU VENT

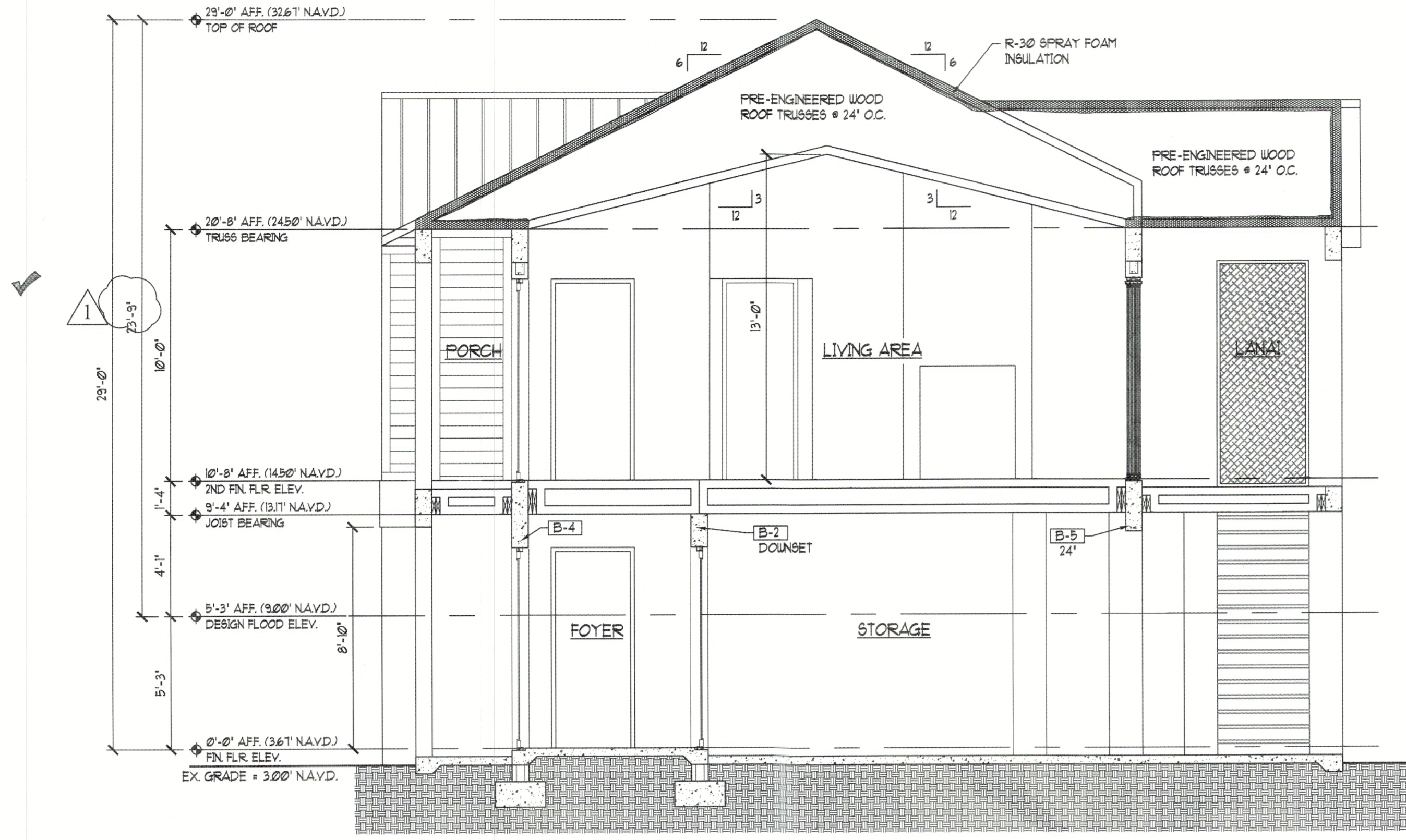


BLDG PERMIT PLANS  
 FILE  
 copy of Record

RECEIVED  
 DEC 01 2022  
 TOWN OF LONGBOAT KEY  
 Planning, Zoning & Building

THE BUILDING CONTRACTOR IS RESPONSIBLE FOR ALL INFORMATION IN THIS SHEET. A COMPLETE REVIEW MUST BE MADE TO VERIFY THE ACCURACY OF ALL INFORMATION. THE IMMEDIATE ATTENTION OF THE ARCHITECT SHOULD BE GIVEN TO ANY DISCREPANCIES. START TO FINISH DRAFTING WILL ASSUME NO LIABILITY.

PRIVATE PLAN REVIEW  
 WENTWORTH INSPECTIONS & FORENSIC, INC.  
 REVIEWED FOR CODE COMPLIANCE  
*DeLette*  
 3777 11/29/2022  
 PERMITS DATE

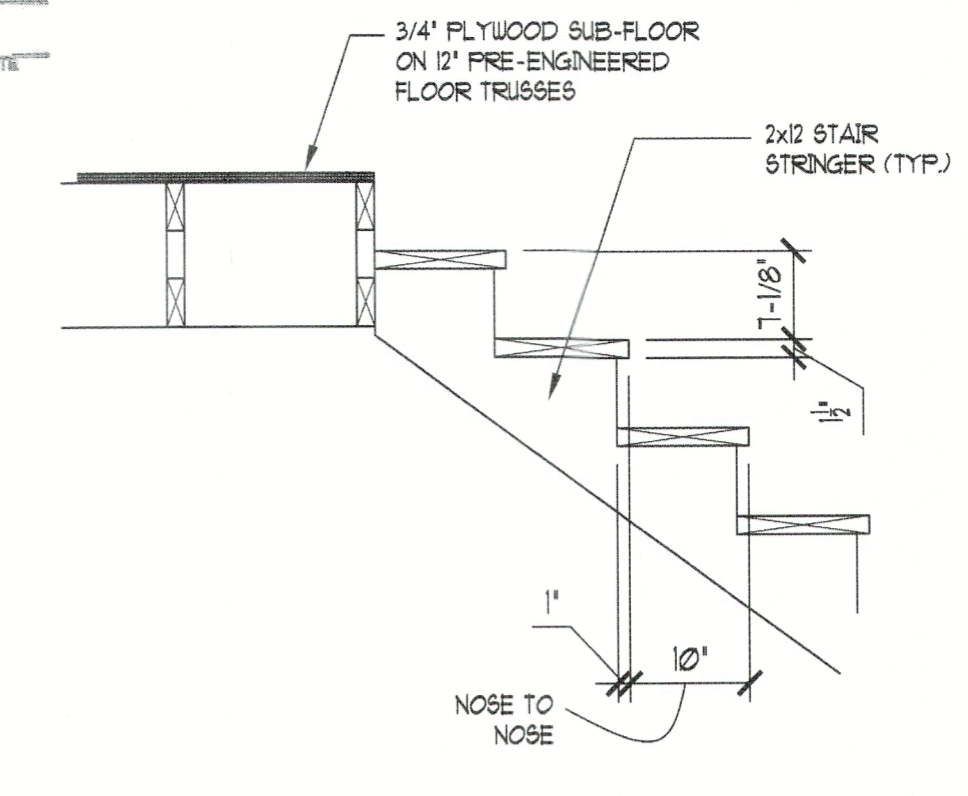


**2 BUILDING SECTION**  
 SCALE: 1/4"=1'-0"

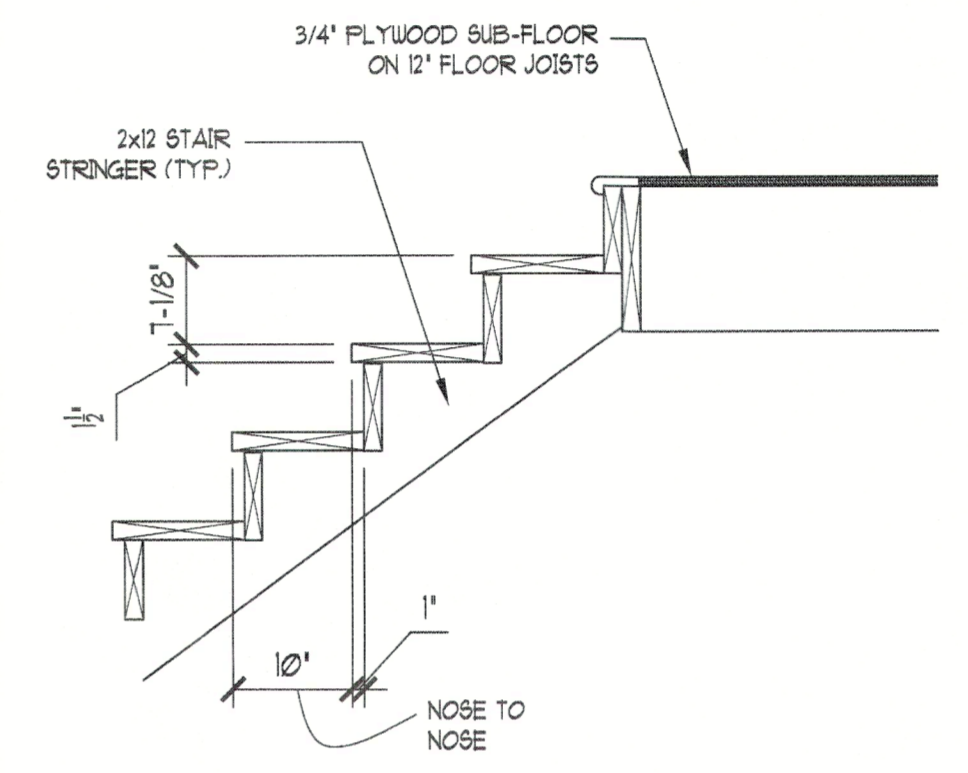
2 ADJUSTED ELEVATION TAGS TO REFLECT NEW GRADE ELEVATION OF 3.0' N.A.V.D.

1 ADDED N.A.V.D REFERENCES TO ELEVATION TAGS.

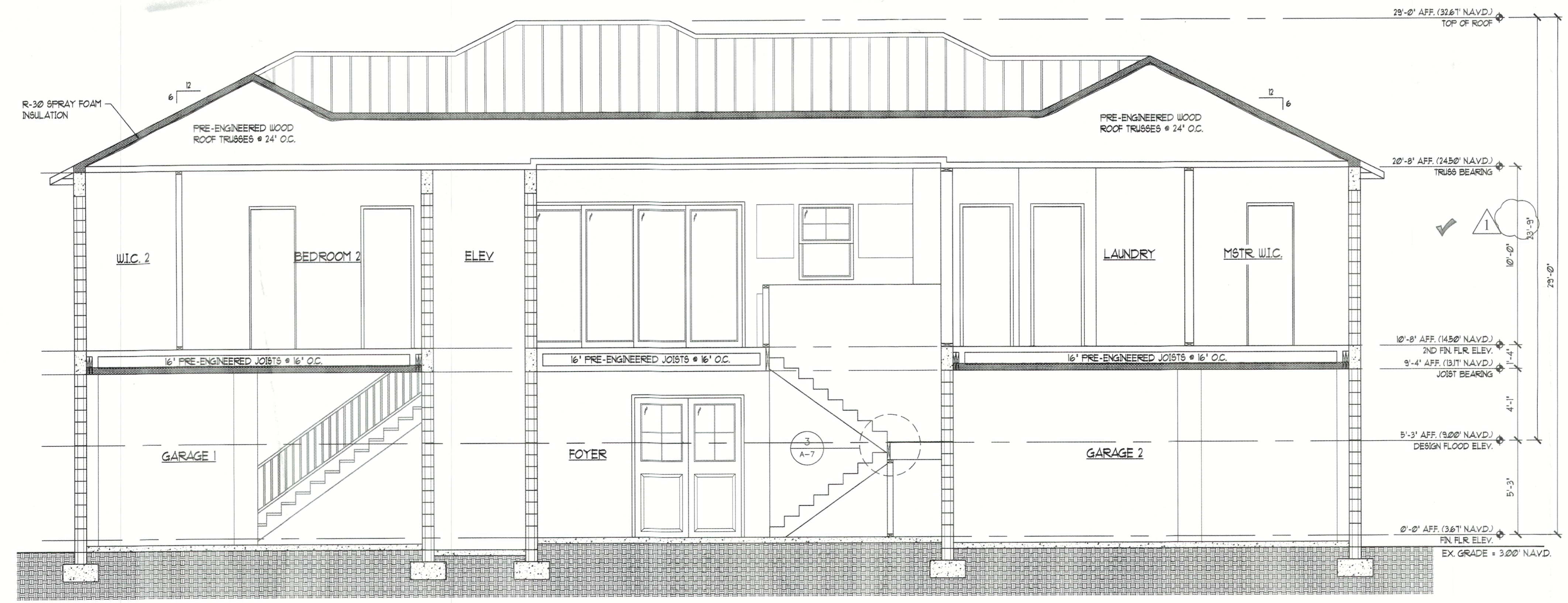
1 ADDED DESIGN FLOOD ELEV. TAG TO ALL ELEVATIONS & SECTIONS.



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



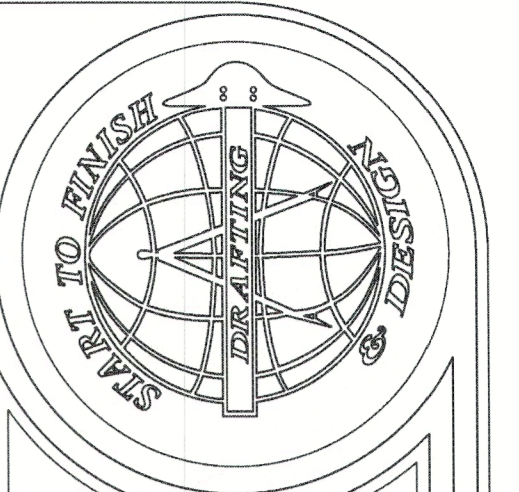
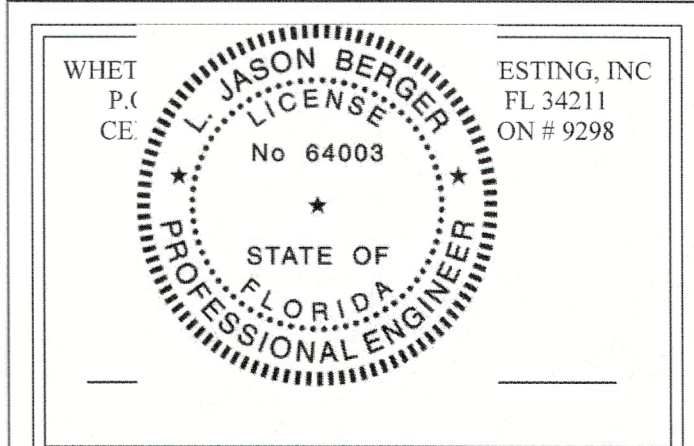
**3 STAIR DETAIL**  
 SCALE: 3/4"=1'-0"



**1 BUILDING SECTION**  
 SCALE: 1/4"=1'-0"

BLDG PERMIT PLANS  
 FILE  
 Copy of Record

RECEIVED  
 DEC 01 2022  
 TOWN OF LONGBOAT KEY  
 Planning, Zoning & Building



**Start To Finish Drafting**  
 COPYRIGHT (2020) - START TO FINISH DRAFTING LLC  
 2427 PORTER LAKE DR. STE. #102  
 SARASOTA, FL 34240  
 (941) 342-5401  
 STARTTOFINISHDRAFTING.COM

**rend**  
 2100 S. Tamiami Tr. #201 Sarasota, FL 34239  
 Joe Pausula (941) 522-1250 CC61615896  
 WWW.RENDHOMEDESIGN.COM

A CUSTOM HOME:  
**The Wilson-Bringle Residence**  
 590 Companion Way  
 Longboat Key, FL

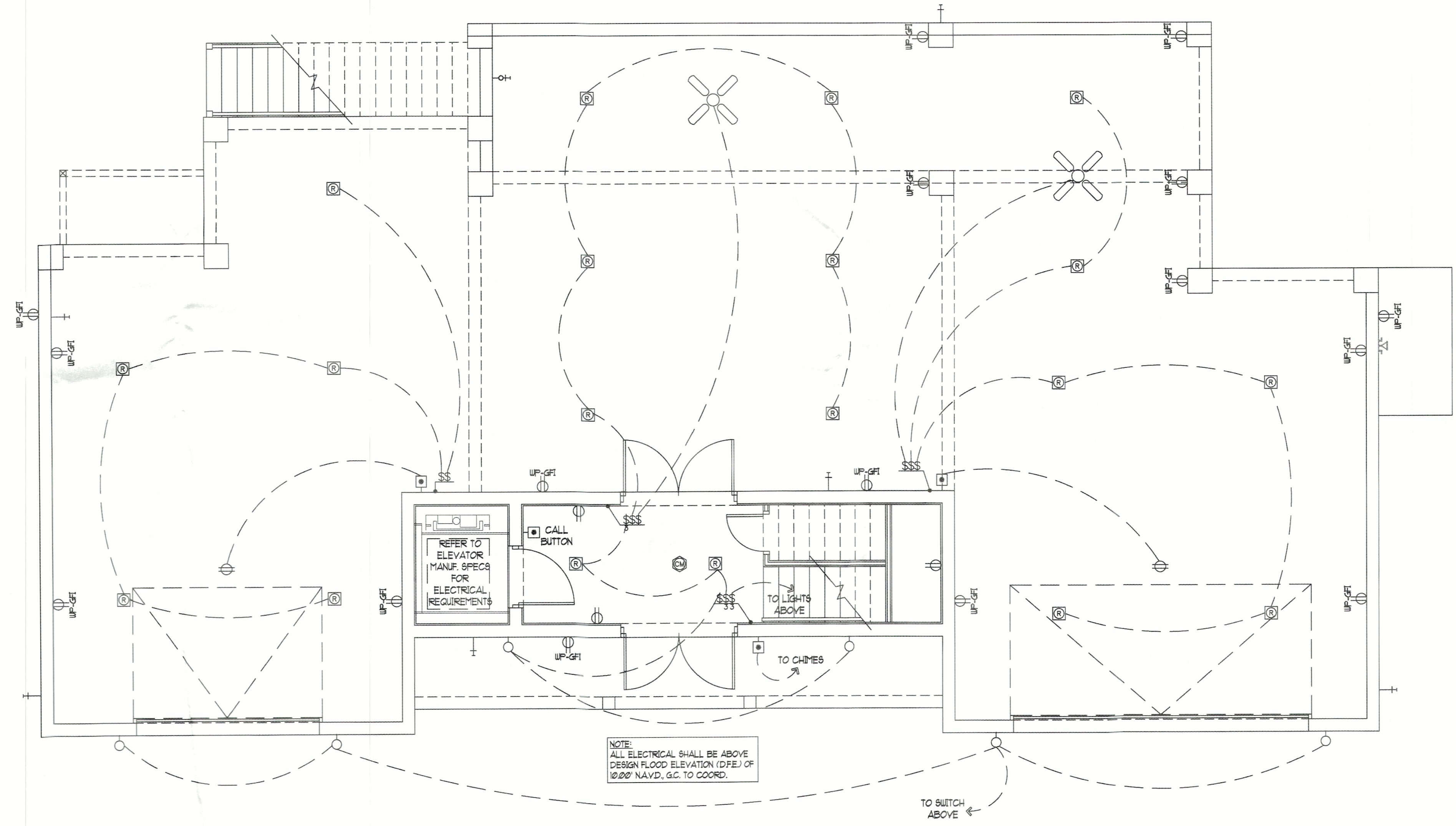
Date: 06-20-22 Drawn By: SLL/VN  
 Job #: 21-012 Checked By: JMK

No.	Date	Change
1	8-31-22	BUILDING DEPT. REVISIONS
2	11-21-22	EXISTING GRADE REVISIONS
3		
4		

SHEET  
**A-6**

These drawings, when signed and sealed, are an indication that Whelstone Engineering & Testing, Inc. has reviewed the structural components only of the structure for conformance with the Florida Residential Code 7th Edition (2020). No other certification, inclusive of architectural elements and dimensional accuracy, etc. is expressed or implied.

PRIVATE PLAN REVIEW  
 WEINTRAUB INSPECTIONS & FORENSIC, INC.  
 REVIEWED FOR CODE COMPLIANCE  
 Signature: *A. Sallate*  
 3777  
 11/29/2022  
 PERMITS NUMBER DATE



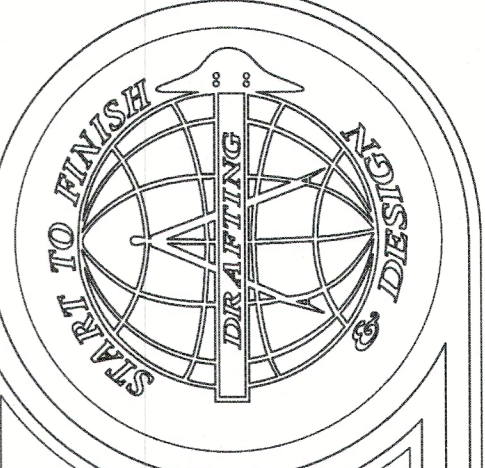
**ELECTRICAL PLAN - GROUND FLOOR**  
 SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND	
	DUPLEX OUTLET • 18" AFF (AF1 UNO)
	RECEPTACLE AF1 DUPLEX 42" AFF.
	SPLIT SWITCHED OUTLET
	QUAD OUTLET • 18" AFF (AF1 UNO)
	SPECIALTY OUTLET
	CEILING OUTLET
	FLOOR OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF GFI OUTLET
	220V OUTLET
	DUPLEX RECEPTACLE FOR TV, HT. TBD, G.C. TO COORD.
	240V DIRECT WIRE
	240V DISCONNECT SWITCH
	ELECTRICAL PANEL
	ELECTRIC METER
	JUNCTION BOX
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	MOTION SWITCH
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	EXHAUST FAN / LIGHT & HEAT
	RECESSED CAN LIGHT
	"HOCKEYSTICK" LIGHTING
	VAPOR PROTECTED LIGHT
	CEILING LIGHT
	WALL LIGHT
	FLUORESCENT FIXTURE
	VANITY LIGHTS
	FLOOD LIGHT
	TRACK LIGHTING
	CEILING FAN PREWIRE
	CEILING FAN W/ LIGHT PREWIRE
	CABLE TV JACK
	NETWORK CABLE (TYPE TBD)
	PHONE JACK • 18" AFF (UNO)
	THERMOSTAT • 60" AFF
	SPEAKER PREWIRE
	BUTTON
	CHIMES
	SMOKE DETECTOR
	CARBON MON. & SMOKE DETECTOR

BLDG PERMIT PLANS  
 FILE  
 Copy of Record

**ELECTRICAL / MECH NOTES**

- ALL WIRING AND GROUND SHALL BE COPPER.
- ALL ELECTRICAL, MECHANICAL AND H.V.A.C. SYSTEMS SHALL BE INSTALLED COMPLETE WITH ALL COMPONENTS.
- ALL SERVICE EQUIPMENT SHALL BE APPROVED BY THE POWER COMPANY.
- CONTRACTOR SHALL OBTAIN ALL INSPECTIONS REQUIRED.
- PROVIDE APPROVED BOXES, PLATES, PULL WIRE AND ESCUTCHEONS FOR TELEPHONE OUTLETS. FIELD VERIFY LOCATIONS WITH OWNER.
- ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH LATEST EDITION OF NATIONAL ELECTRICAL CODE AS AMENDED & LOCAL ORDINANCES AND AUTHORITIES HAVING JURISDICTION.
- SMOKE AND MONOXIDE DETECTORS SHALL BE PHOTOELECTRIC TYPE, 120 VOLT HARD-WIRED W/ BATTERY BACKUP - SUPPLIED AND INSTALLED BY CONTRACTOR.
- ELECTRICAL, PLUMBING AND H.V.A.C. CONTRACTORS SHALL PROVIDE CATALOG, CUT SHEETS, ETC. FOR APPROVAL.
- ALL ELECTRICAL OUTLETS TO BE A.F.I. PROTECTED.
- AT LEAST 75% OF ALL LIGHTING WILL BE HIGH-EFFICACY LAMPS PER 2017 FBC-EC CODE SECTION R404.1
- ALL EXTERIOR LIGHT FIXTURES SHALL BE RATED FOR EXTERIOR USE.
- G.C. SHALL VERIFY SMOKE DETECTOR IN EACH HABITABLE ROOM & CARBON MONOXIDE DETECTOR WITHIN (10) TEN FEET. CM ALARMS PER FBC R315.
- ALL OUTLETS TO BE TAMPER PROOF PER NEC 2014.



**Start To Finish Drafting**  
 COPYRIGHT (2020) START TO FINISH DRAFTING LLC.  
 2427 PORTER LAKE DR. STE. #102  
 SARASOTA, FL 34240  
 (941) 342-9401  
 STARTTOFINISHDRAFTING.COM

**Trend**  
 2100 S. Tamiami Tr. #201 Sarasota, FL 34239  
 Joe Passalunghi (941) 232-1258 CC01513386  
 WWW.TRENDDRAFTING.COM

A CUSTOM HOME:  
**The Wilson-Bringle Residence**  
 590 Companion Way  
 Longboat Key, FL

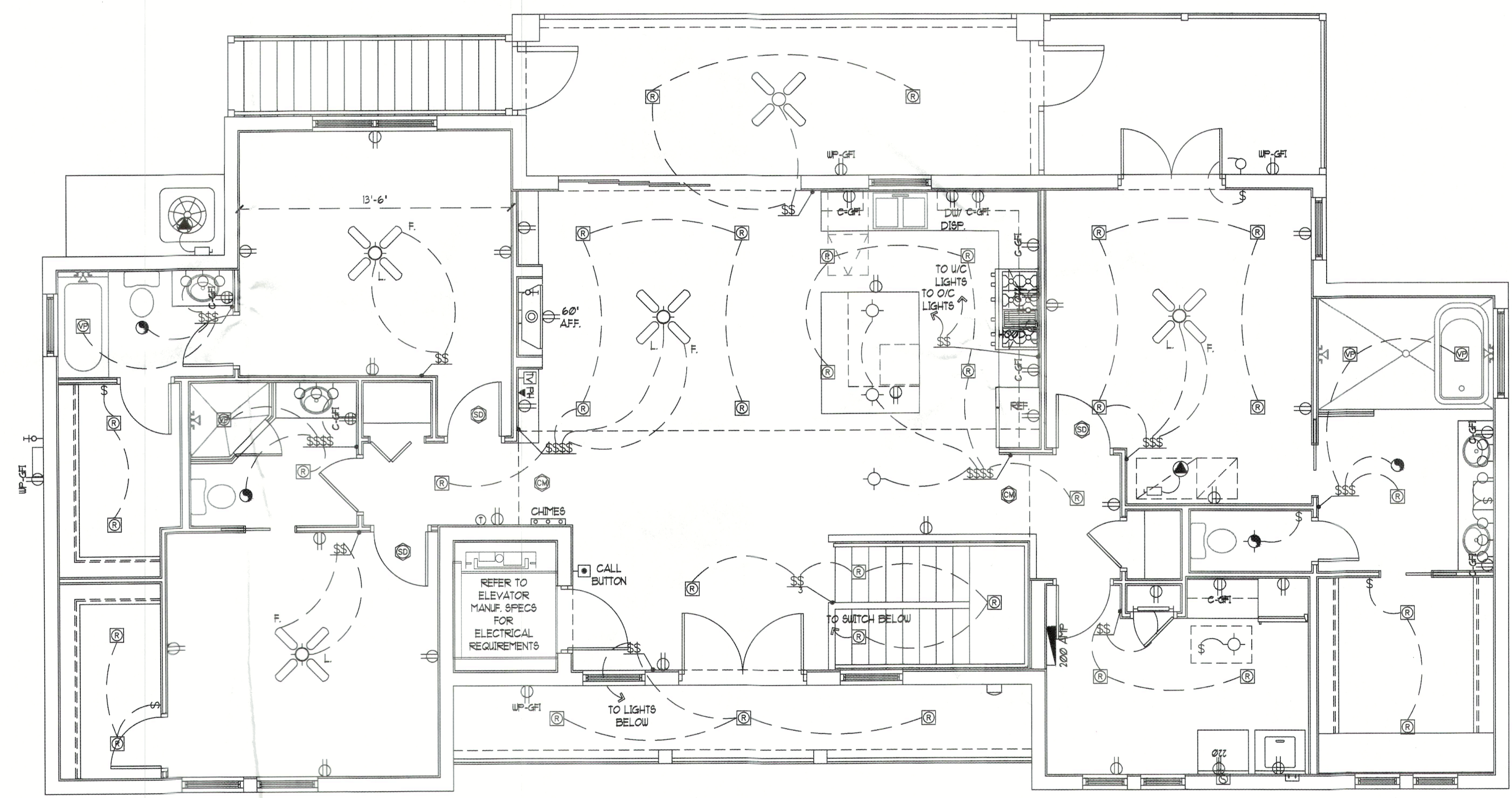
Date:	06-20-22	Drawn By:	SLL/VN
Job #:	21-012	Checked By:	JMK
		Revisions	
No.	Date	Change	
1	8-31-22	BUILDING DEPT. REVISIONS	
2	11-21-22	EXISTING GRADE REVISIONS	
3			
4			

RECEIVED  
 DEC 01 2022  
 TOWN OF LONGBOAT KEY  
 Planning, Zoning & Building

SHEET  
**A-7.1**

These drawings, when signed and sealed, are an indication that Whelstone Engineering & Testing, Inc. has reviewed the structural components only of the structure for conformance with the Florida Residential Code 7th Edition (2020). No other certification, inclusive of architectural elements and dimensional accuracy, etc. is expressed or implied.

PRIVATE PLAN REVIEW  
 WEINTRAUB INSPECTIONS & FORENSIC, INC.  
 REVIEWED FOR CODE COMPLIANCE  
 A. Collette  
 3777  
 11/29/2022

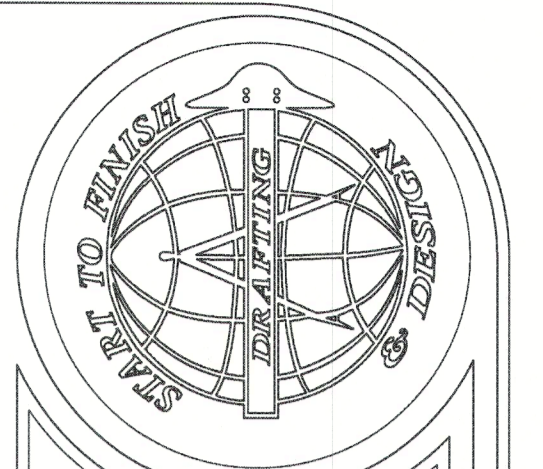


ELECTRICAL LEGEND	
	DUPLEX OUTLET • 18" AFF (AFI UNO.)
	RECEPTACLE AFI DUPLEX 42" AFF.
	SPLIT SWITCHED OUTLET
	QUAD OUTLET • 18" AFF (AFI UNO.)
	SPECIALTY OUTLET
	CEILING OUTLET
	FLOOR OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF GFI OUTLET
	220v OUTLET
	DUPLEX RECEPTACLE FOR TV, HT. T.B.D., G.C. TO COORD.
	240v DIRECT WIRE
	240 DISCONNECT SWITCH
	ELECTRICAL PANEL
	ELECTRIC METER
	JUNCTION BOX
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	MOTION SWITCH
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	EXHAUST FAN / LIGHT & HEAT
	RECESSED CAN LIGHT
	'HOCKEYPUCK' LIGHTING
	VAPOR PROTECTED LIGHT
	CEILING LIGHT
	WALL LIGHT
	FLUORESCENT FIXTURE
	VANITY LIGHTS
	FLOOD LIGHT
	TRACK LIGHTING
	CEILING FAN PREWIRE
	CEILING FAN W/ LIGHT PREWIRE
	CABLE TV JACK
	NETWORK CABLE (TYPE TBD)
	PHONE JACK • 18" AFF (UNO.)
	THERMOSTAT • 60" AFF
	SPEAKER PREWIRE
	BUTTON
	CHIMES
	SMOKE DETECTOR
	CARBON MON. & SMOKE DETECTOR

NOTE: PHONE AND TV OUTLET LOCATIONS TO BE VERIFIED AND COORDINATED BY G.C.

ELECTRICAL / MECH NOTES	
1.	ALL WIRING AND GROUND SHALL BE COPPER.
2.	ALL ELECTRICAL, MECHANICAL AND H.V.A.C. SYSTEMS SHALL BE INSTALLED COMPLETE WITH ALL COMPONENTS.
3.	ALL SERVICE EQUIPMENT SHALL BE APPROVED BY THE POWER COMPANY.
4.	CONTRACTOR SHALL OBTAIN ALL INSPECTIONS REQUIRED.
5.	PROVIDE APPROVED BOXES, PLATES, PULL WIRE AND ESCUTCHEONS FOR TELEPHONE OUTLETS. FIELD VERIFY LOCATIONS WITH OWNER.
6.	ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH LATEST EDITION OF NATIONAL ELECTRICAL CODE AS AMENDED & LOCAL ORDINANCES AND AUTHORITIES HAVING JURISDICTION.
7.	SMOKE AND MONOXIDE DETECTORS SHALL BE PHOTOELECTRIC TYPE, 120 VOLT HARD-WIRED W/ BATTERY BACKUP - SUPPLIED AND INSTALLED BY CONTRACTOR.
8.	ELECTRICAL, PLUMBING AND H.V.A.C. CONTRACTORS SHALL PROVIDE CATALOG, CUT SHEETS, ETC. FOR APPROVAL.
9.	ALL ELECTRICAL OUTLETS TO BE A.F.I. PROTECTED.
10.	AT LEAST 75% OF ALL LIGHTING WILL BE HIGH-EFFICACY LAMPS PER 2017 FBC-EC CODE SECTION R404.
11.	ALL EXTERIOR LIGHT FIXTURES SHALL BE RATED FOR EXTERIOR USE.
12.	G.C. SHALL VERIFY SMOKE DETECTOR IN EACH HABITABLE ROOM & CARBON MONOXIDE DETECTOR WITHIN (10) TEN FEET. CM ALARMS PER FBC R315.
13.	ALL OUTLETS TO BE TAMPER PROOF PER NEC 2014.

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



**Start To Finish Drafting**  
 COPYRIGHT ©2022, START TO FINISH DRAFTING LLC  
 2427 PORTER LAKE DR. STE. #102  
 SARASOTA, FL 34240  
 (941) 342-9401  
 STARTTOFINISHDRAFTING.COM

**Trend**  
 2100 S. Tamiami Tr. #201 Sarasota, FL 34239  
 Joe Passanella (941) 232-1259 CC05153396  
 WWW.TRENDDRAFTING.COM

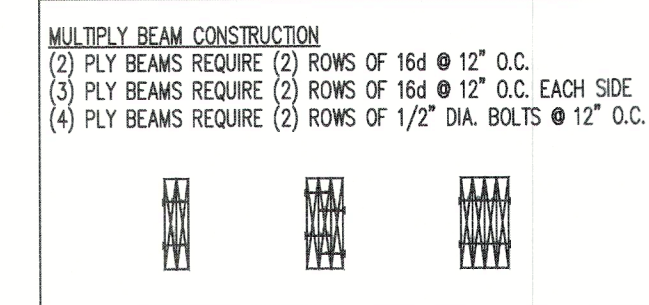
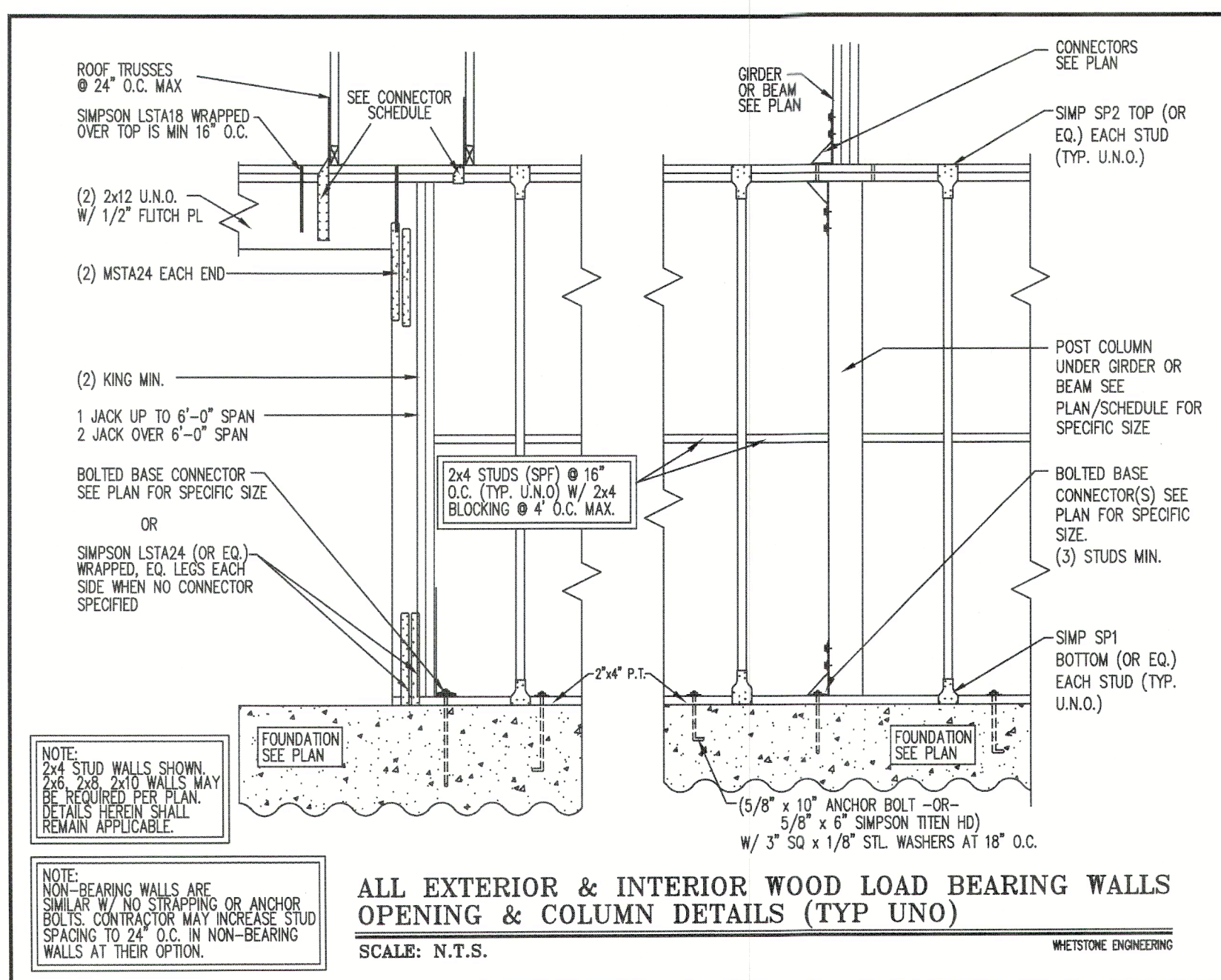
A CUSTOM HOME  
**The Wilson - Bringle Residence**  
 590 Companion Way  
 Longboat Key, FL

Date:	06-20-22	Drawn By:	SLL/VN
Job #:	21-012	Checked By:	JMK
No.	Date	Revisions	Change
1	8-31-22	BUILDING DEPT. REVISIONS	
2	11-21-22	EXISTING GRADE REVISIONS	
3			
4			

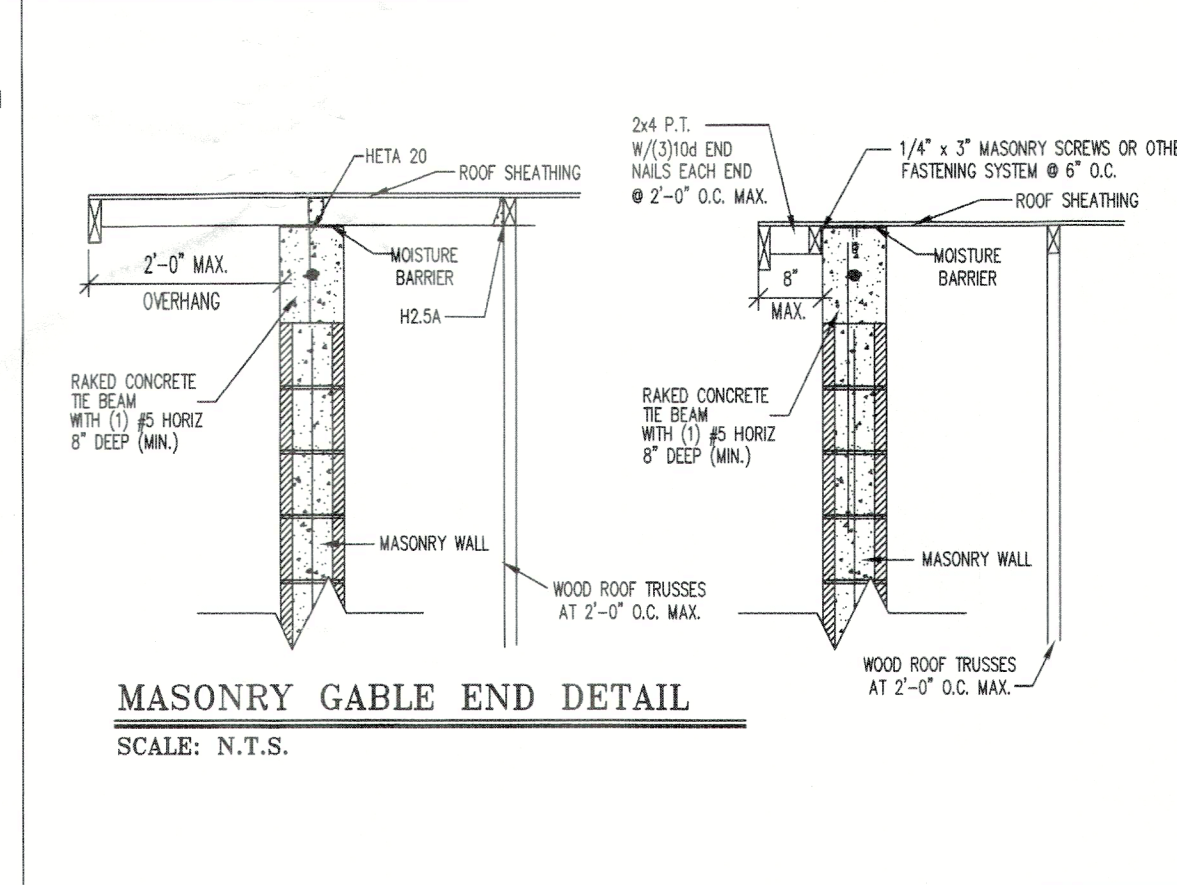
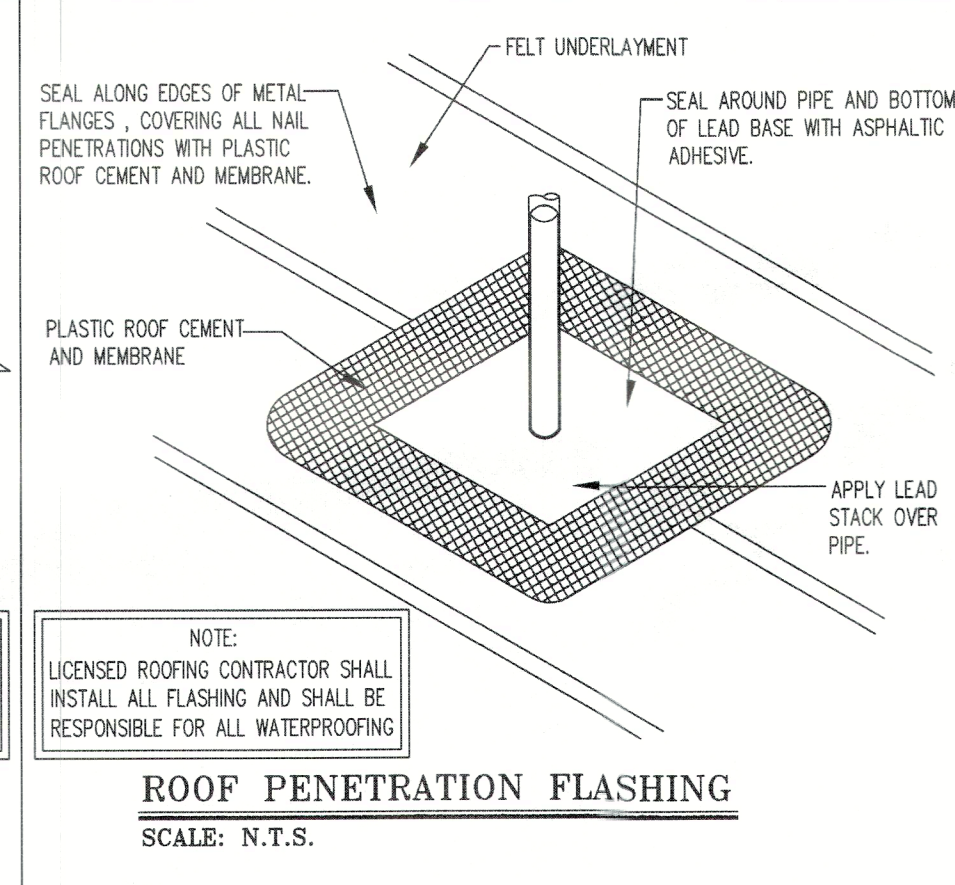
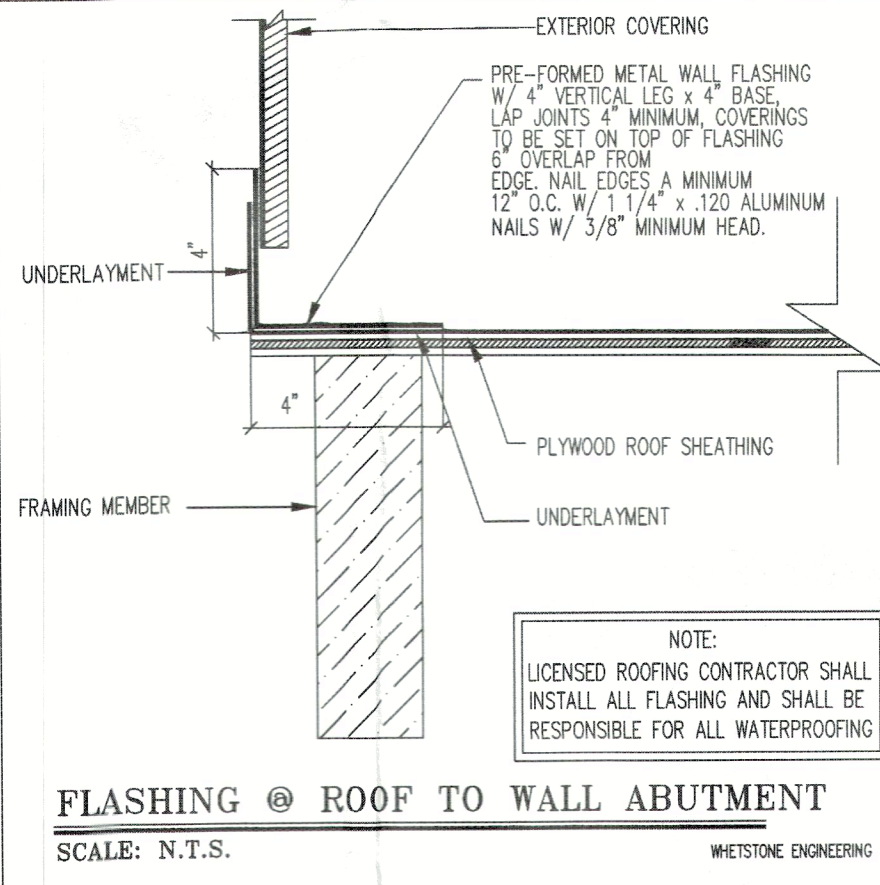
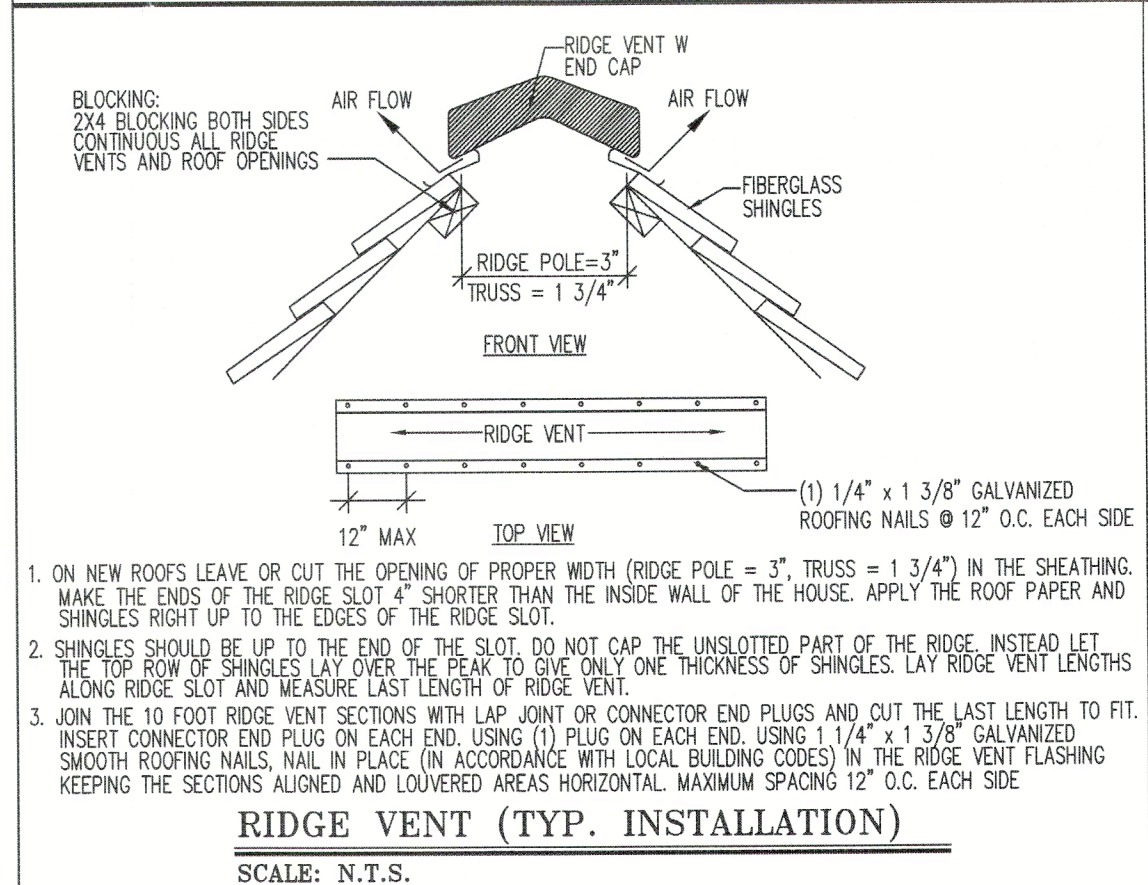
**RECEIVED**  
 DEC 01 2022  
 TOWN OF LONGBOAT KEY  
 Planning, Zoning & Building

SHEET  
**A-7.2**



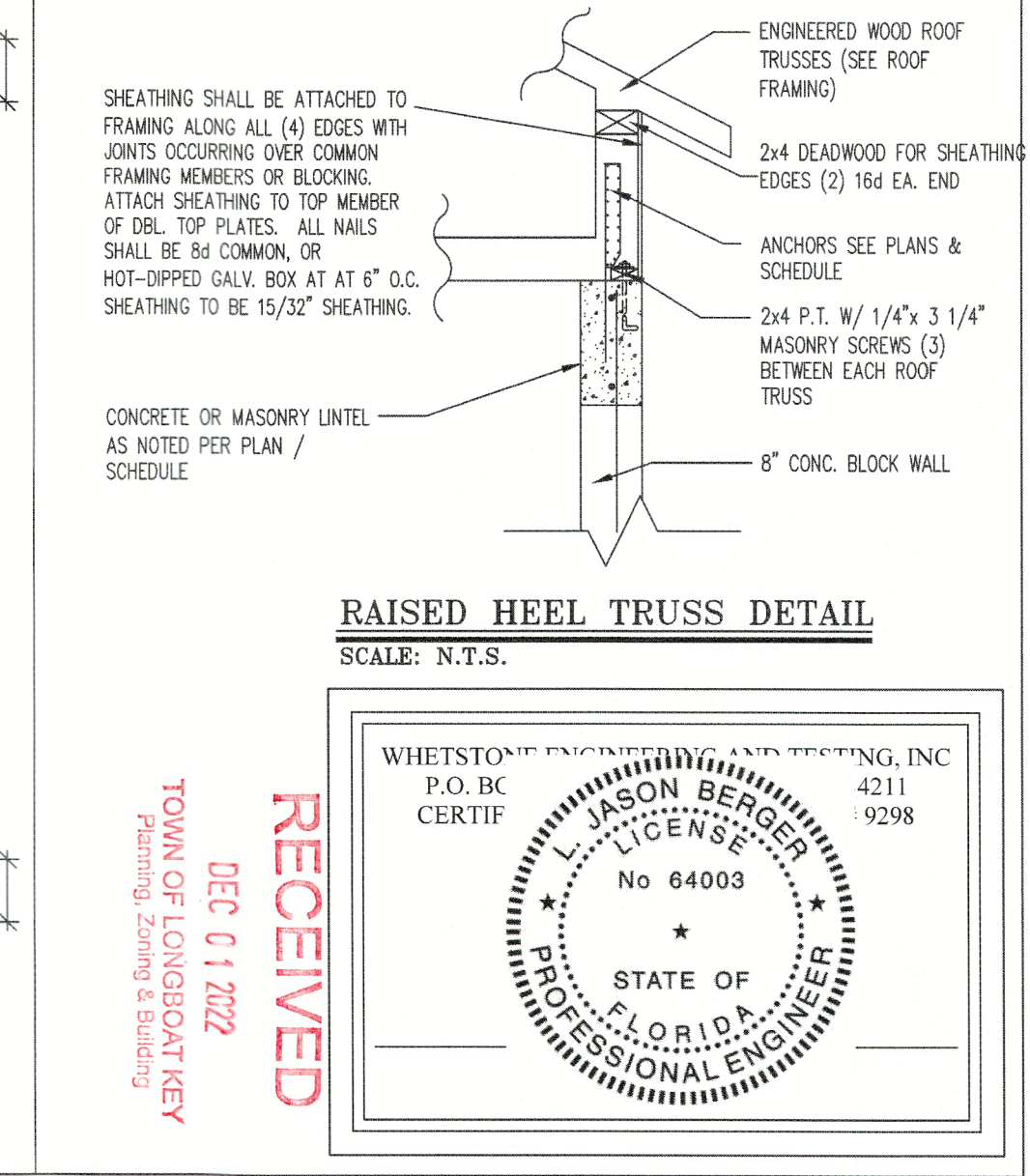
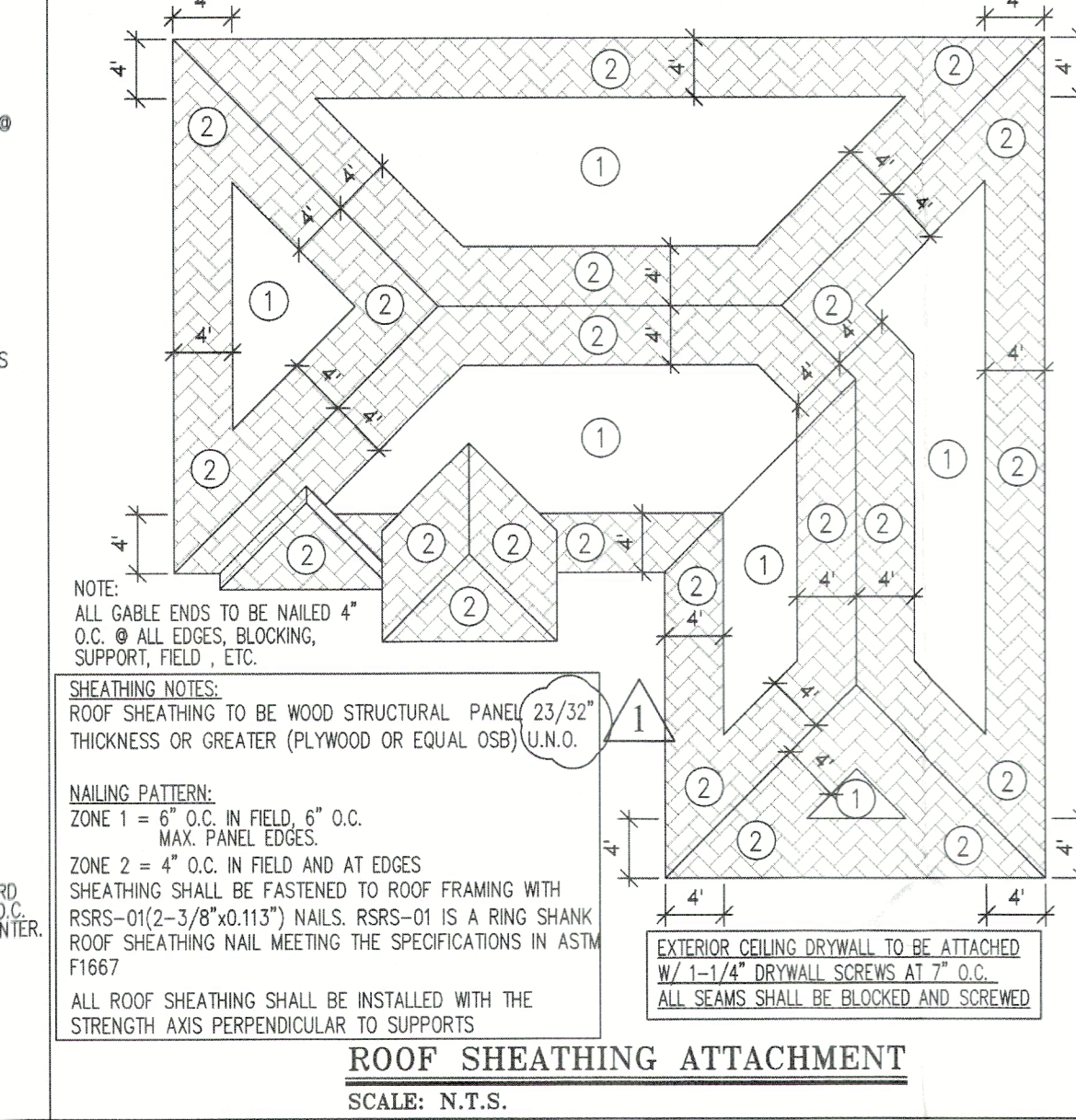
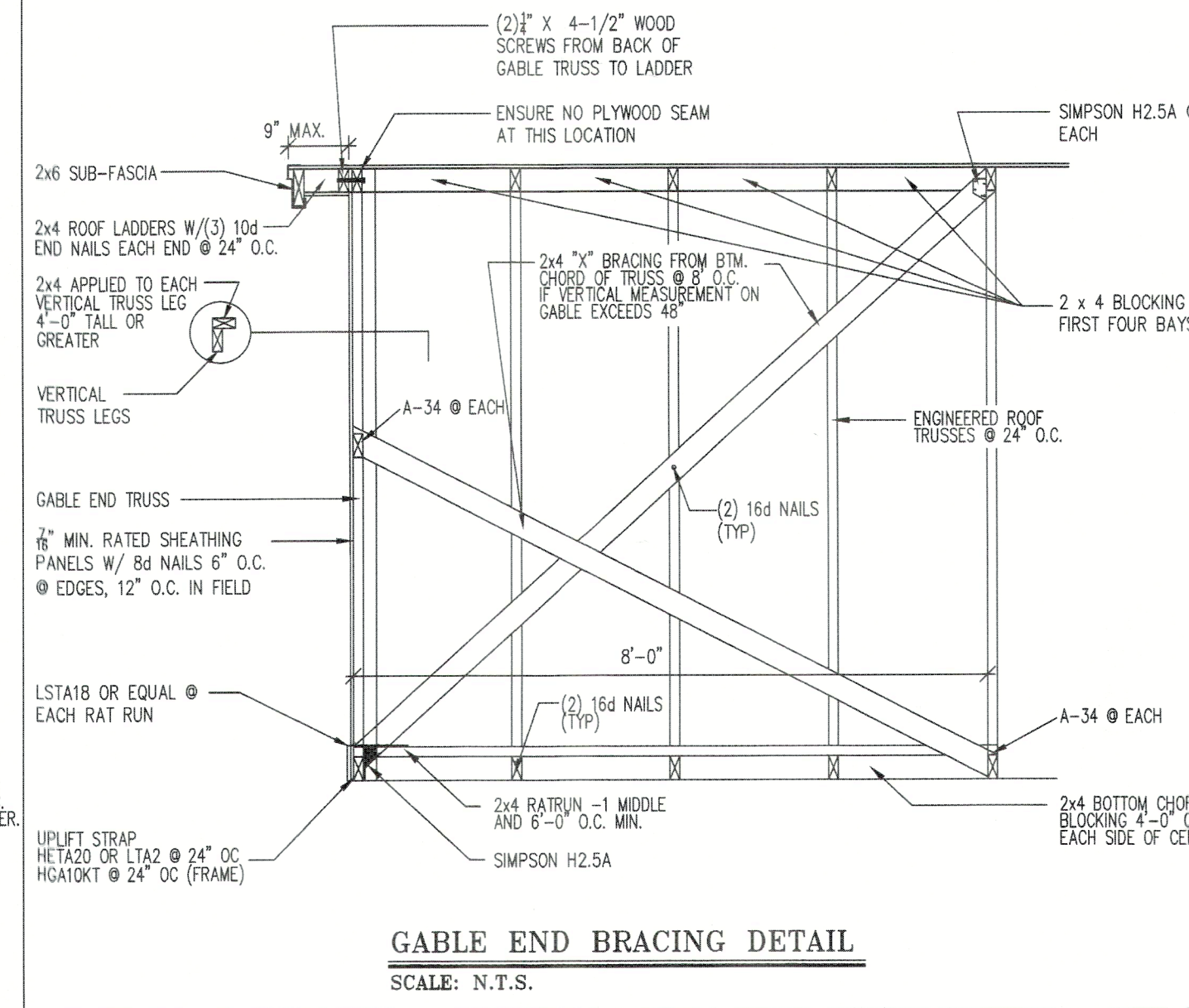
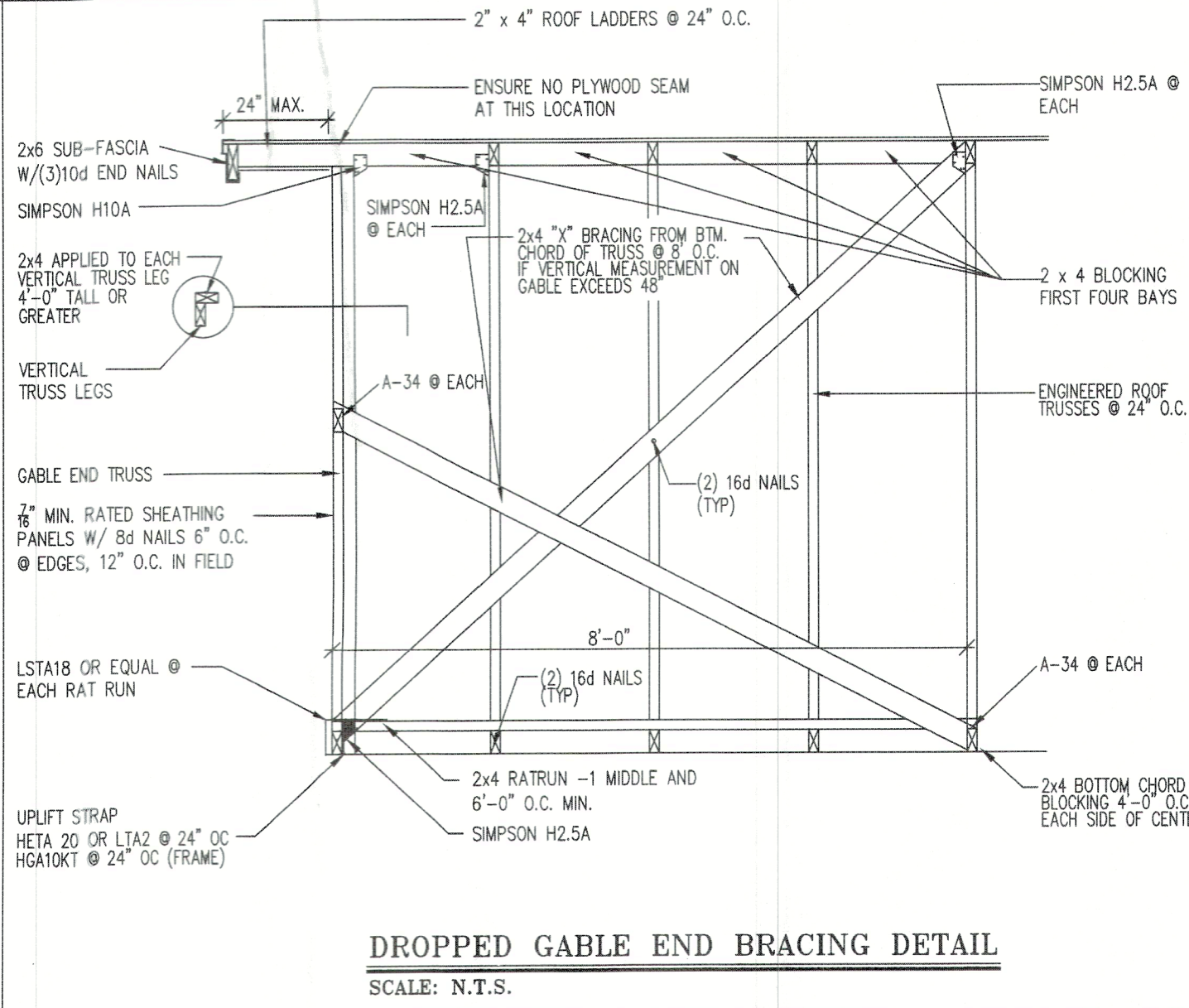
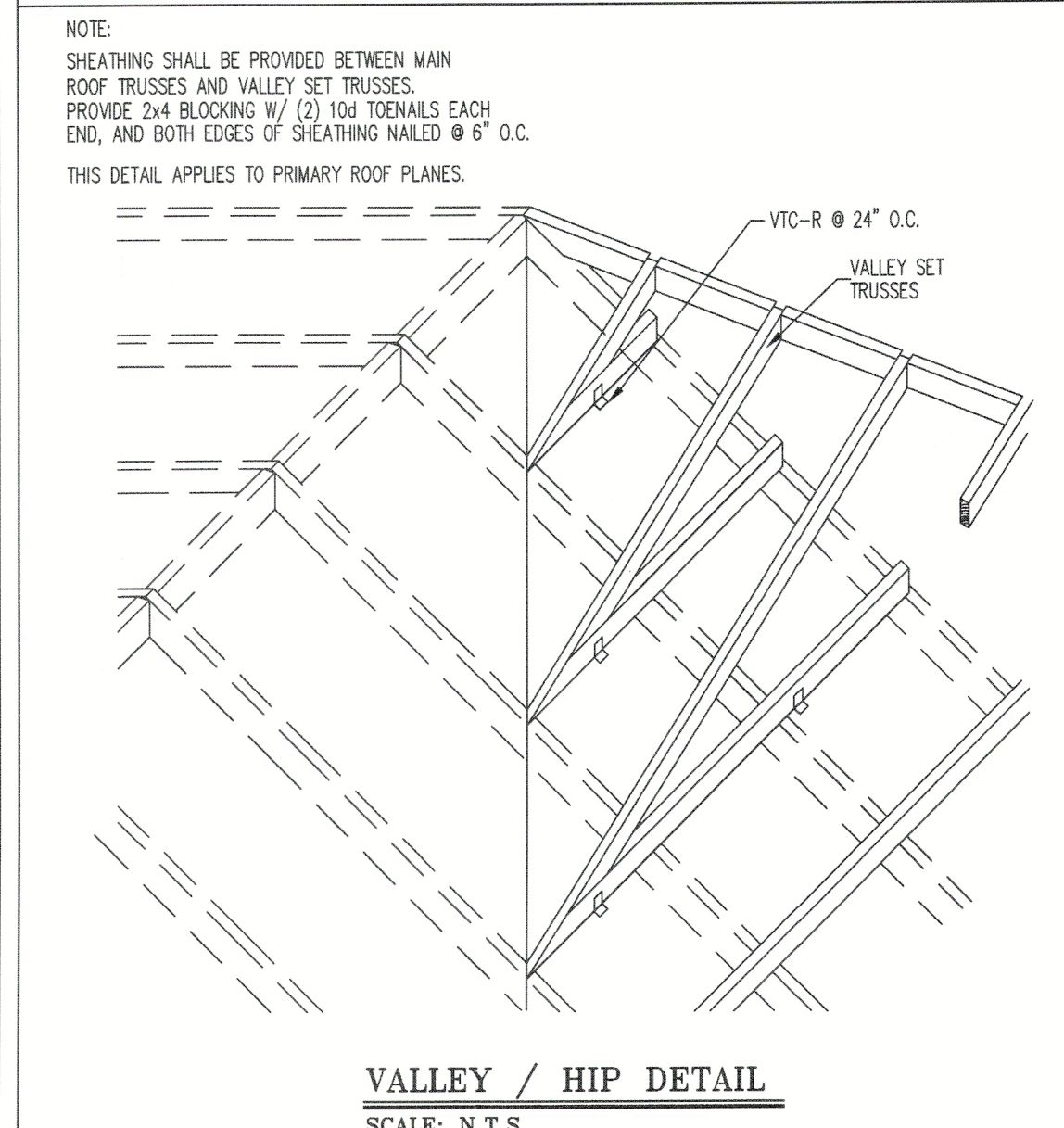
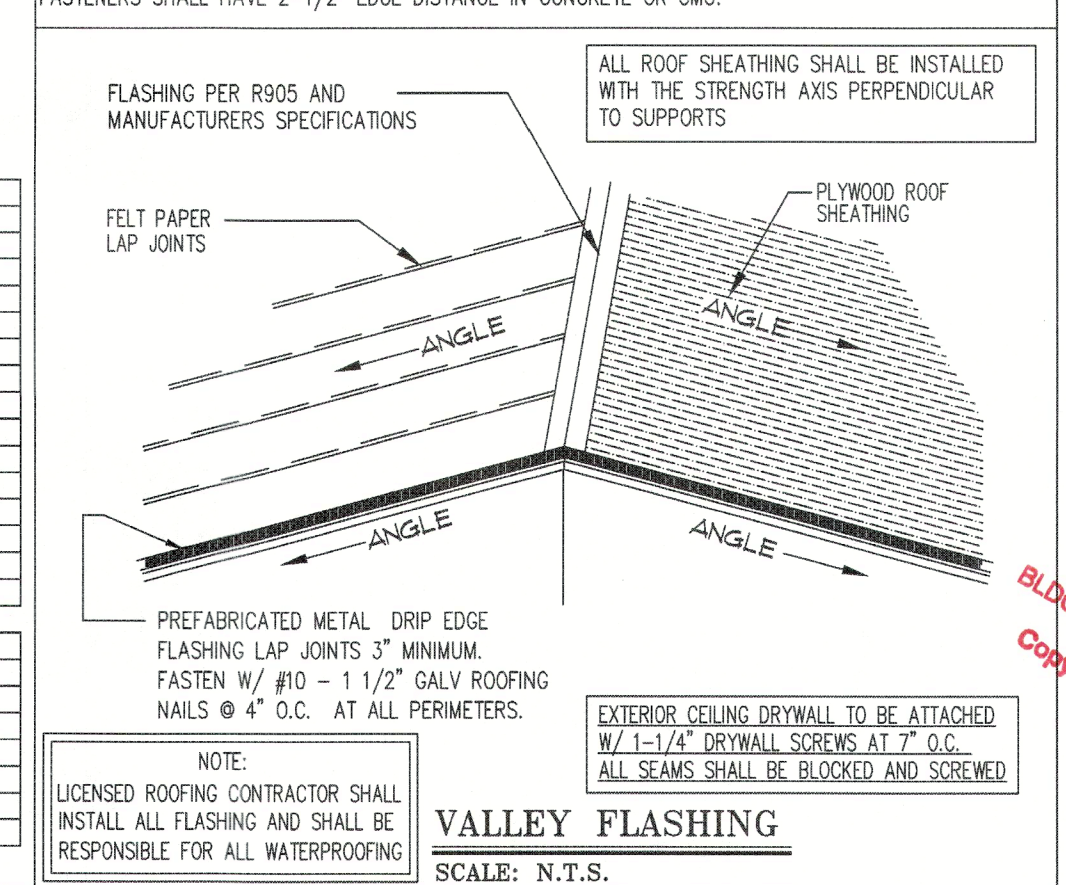


## ROOF DETAILS



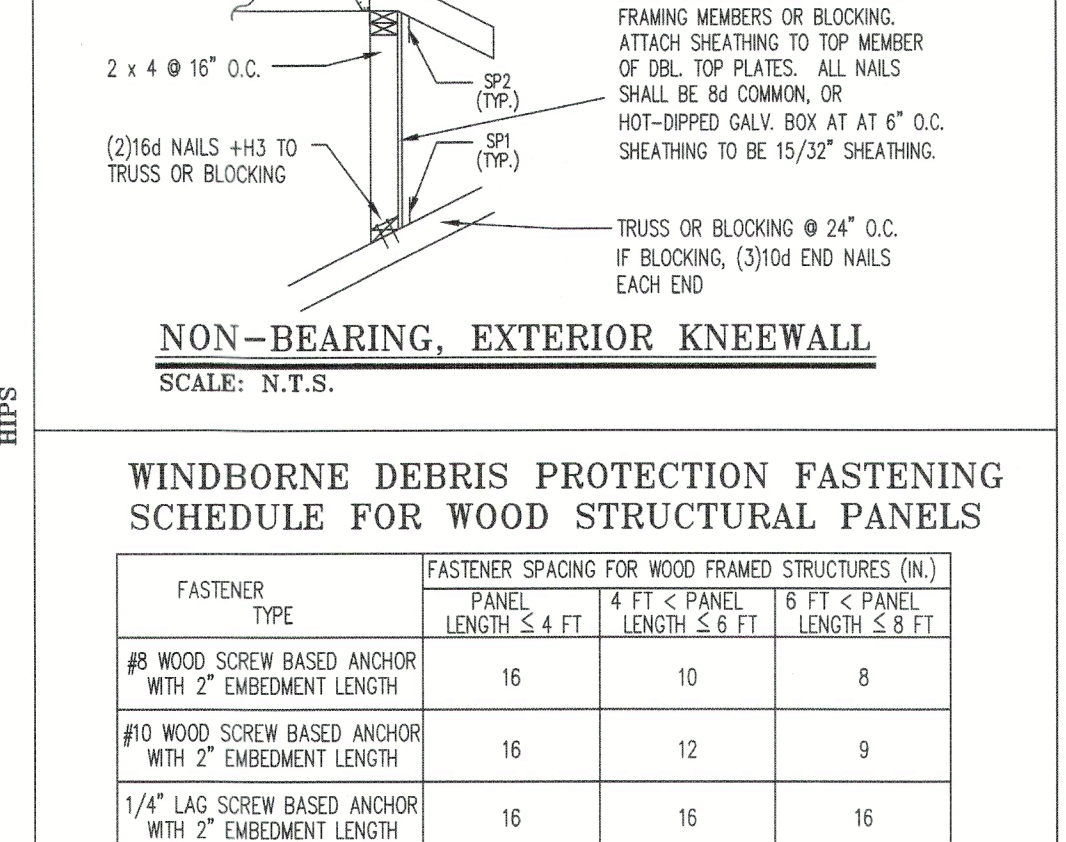
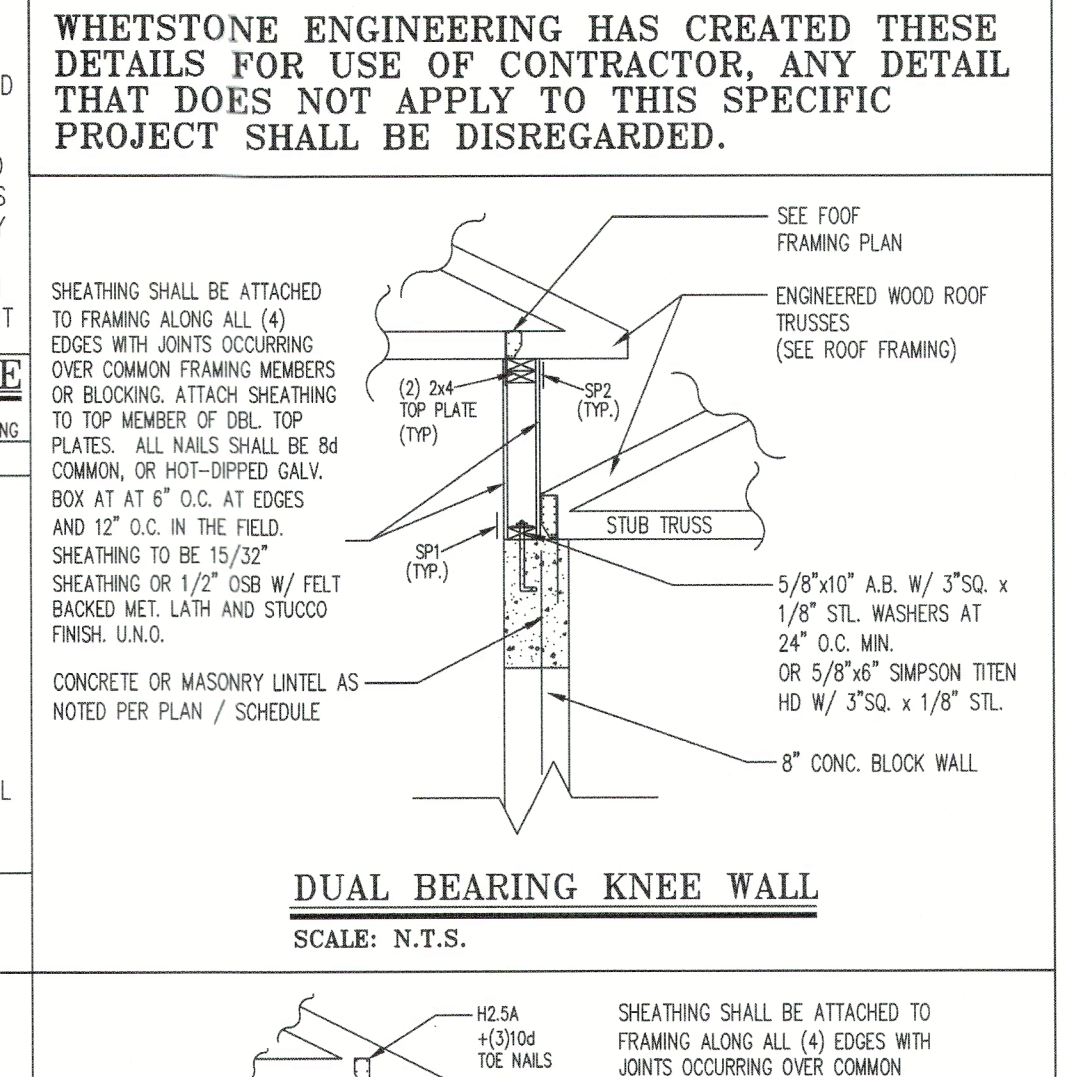
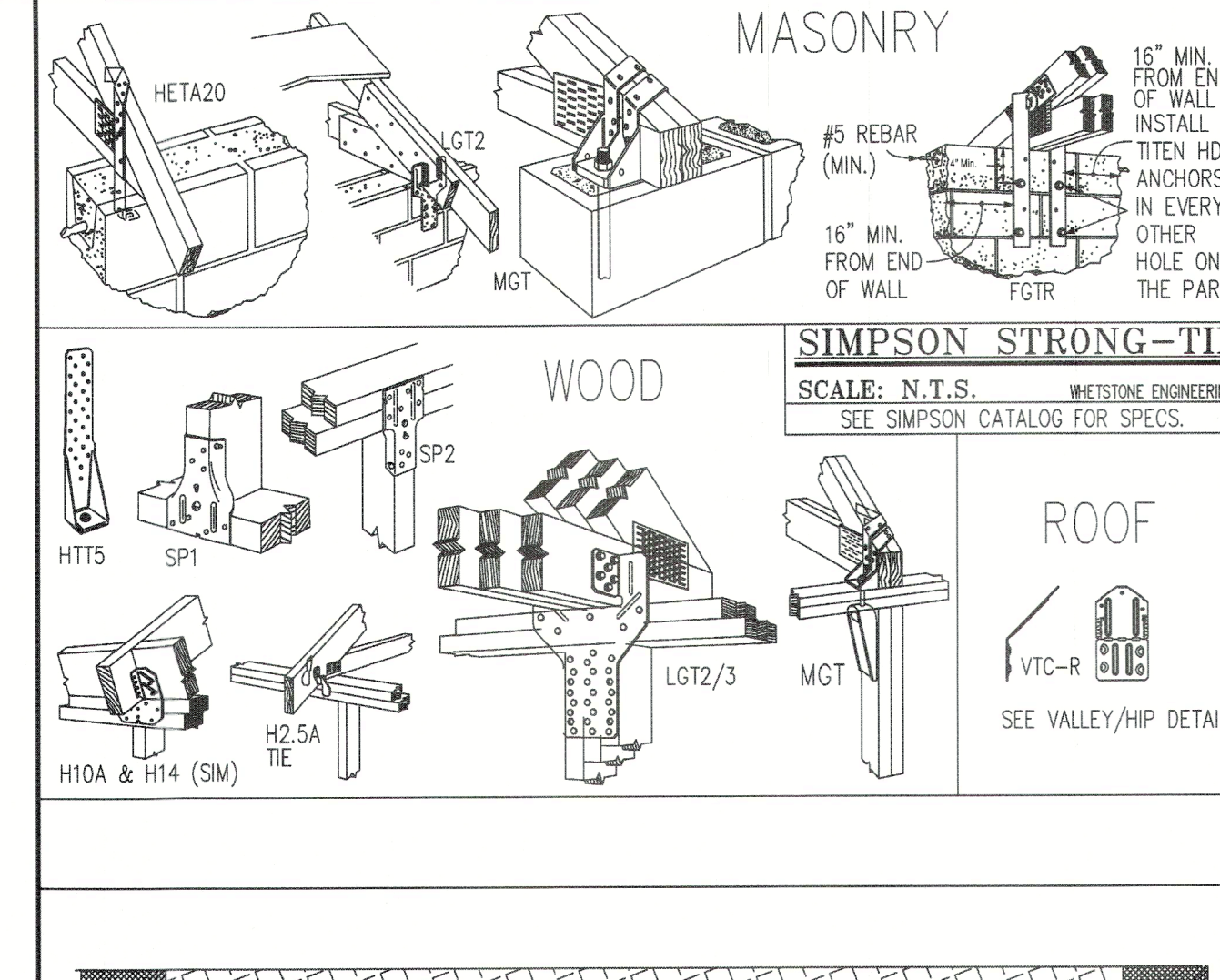
### COMPONENT AND CLADDING LOADS

	150		160		160	
	B	C	B	C	B	C
<b>1ST STORY</b>						
+ ALL	18	22	27	21	25	30
- 1	45	54	66	51	62	75
- 2	65	79	96	74	90	110
- 3	78	94	114	88	107	130
- 20H	72	87	106	82	98	118
- 30H	97	117	142	110	134	162
<b>2ND STORY</b>						
+ ALL	18	24	29	21	28	33
- 1	45	60	72	51	69	82
- 2	65	88	106	74	100	119
- 3	78	104	124	88	119	142
- 20H	72	97	115	82	110	131
- 30H	97	130	155	110	148	176



PRIVATE PLAN REVIEW  
MINOR REVISIONS & CORRECTIONS, INC.  
REVIEWED FOR CODE COMPLIANCE

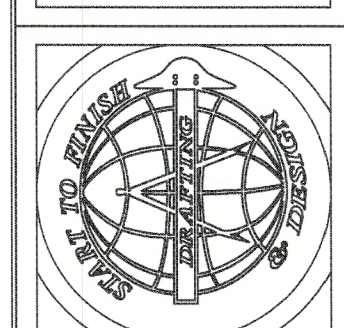
*R. Calotte*  
3777  
11/29/2022  
DATE



### WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING FOR WOOD FRAMED STRUCTURES (IN)		
	4 FT x 8 FT PANEL LENGTH ≤ 4 FT	4 FT x 8 FT PANEL LENGTH 5-8 FT	8 FT x 8 FT PANEL LENGTH ≤ 8 FT
#8 WOOD SCREW BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	10	8
#10 WOOD SCREW BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	12	9
1/4" LAG SCREW BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16

ENGINEER'S STATEMENT: THIS STRUCTURE HAS BEEN DESIGNED IN GENERAL ACCORDANCE WITH THE 2020 IBC (INCLUDING OF 2018 IBC) FOR APPLICABLE LOADS, INCLUDING BUT NOT LIMITED TO DEAD, LIVE AND WIND LOADS. CONTRACTOR SHALL CONSULT THESE DRAWINGS FOR ADDITIONAL STRUCTURAL NOTES AND SPECIFICATIONS, AND SHALL OBTAIN ALL NECESSARY PERMITS AND SITE CONDITIONS. ANY DISCREPANCIES OF DIMENSIONS, PRODUCT AVAILABILITY, MODIFICATIONS OR GENERAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF WHEATSTONE ENGINEERING AND TESTING IMMEDIATELY, AND PRIOR TO PROCEEDING WITH AFFECTED WORK. CONTRACTOR SHALL PROVIDE ENGINEER WITH TRUSS MANUFACTURER'S DRAWINGS AND LAYOUT FOR REVIEW AND STRUCTURAL INTERFERE ASSASSMENT PRIOR TO START OF CONSTRUCTION. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND OTHER PROJECT DETAILS PRIOR TO CONSTRUCTION.



Wheatstone Engineering & Testing  
Certificate of Authorization 9298  
P.O. BOX 110027 - Bradenton, FL 34211  
Phone: 941.727.1138

WHEATSTONE ENGINEERING & TESTING, INC.

GENERAL NOTES & DETAILS

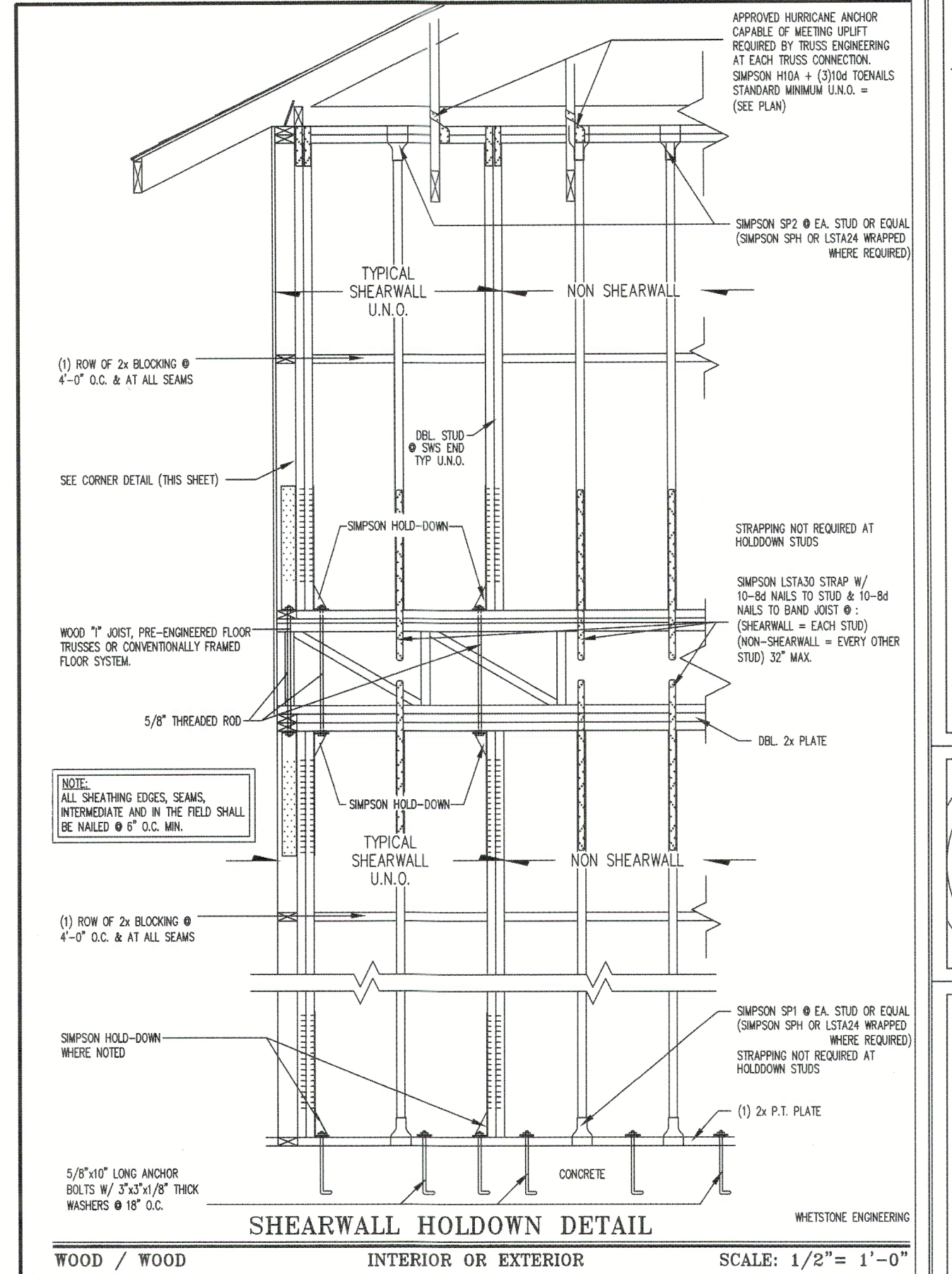
RECEIVED  
DEC 01 2022  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
No. 64003  
JASON BERGER  
P.E. BC CERTIF  
4211 19298

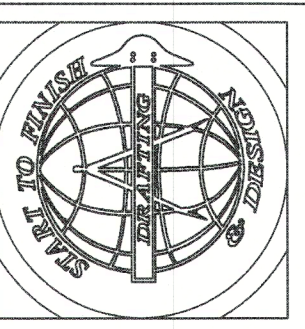
GENERAL NOTES & DETAILS

PRIVATE PLAN REVIEW  
WEINTRAUB INSPECTIONS & FORENSIC, INC.  
REVIEWED FOR CODE COMPLIANCE  
*B. Collette*  
3777  
11/29/2022  
DATE

WHETSTONE ENGINEERING HAS CREATED THESE DETAILS FOR USE OF CONTRACTOR. ANY DETAIL THAT DOES NOT APPLY TO THIS SPECIFIC PROJECT SHALL BE DISREGARDED.



ENGINEER'S STATEMENT: THIS STRUCTURE HAS BEEN DESIGNED IN GENERAL ACCORDANCE WITH THE 2020 IRC (INCLUDE OF ASCE 7), FOR APPLICABLE LOADS, INCLUDING BUT NOT LIMITED TO DEAD, LIVE AND WIND LOADS. CONTRACTOR SHALL CONSULT THESE DRAWINGS FOR ADDITIONAL STRUCTURAL NOTES AND SPECIFICATIONS, AND SHALL VERIFY ALL FIELD MATERIALS COMPLIANCE AND SITE CONDITIONS. ANY DISCREPANCIES OF DIMENSIONS, PRODUCT AVAILABILITY, MODIFICATIONS, OR GENERAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO PROCEEDING WITH AFFECTED WORK. CONTRACTOR SHALL PROVIDE PROTECTION OF THE STRUCTURE AGAINST DAMAGE FROM VEHICLES AND OTHER UNAUTHORIZED VEHICLES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

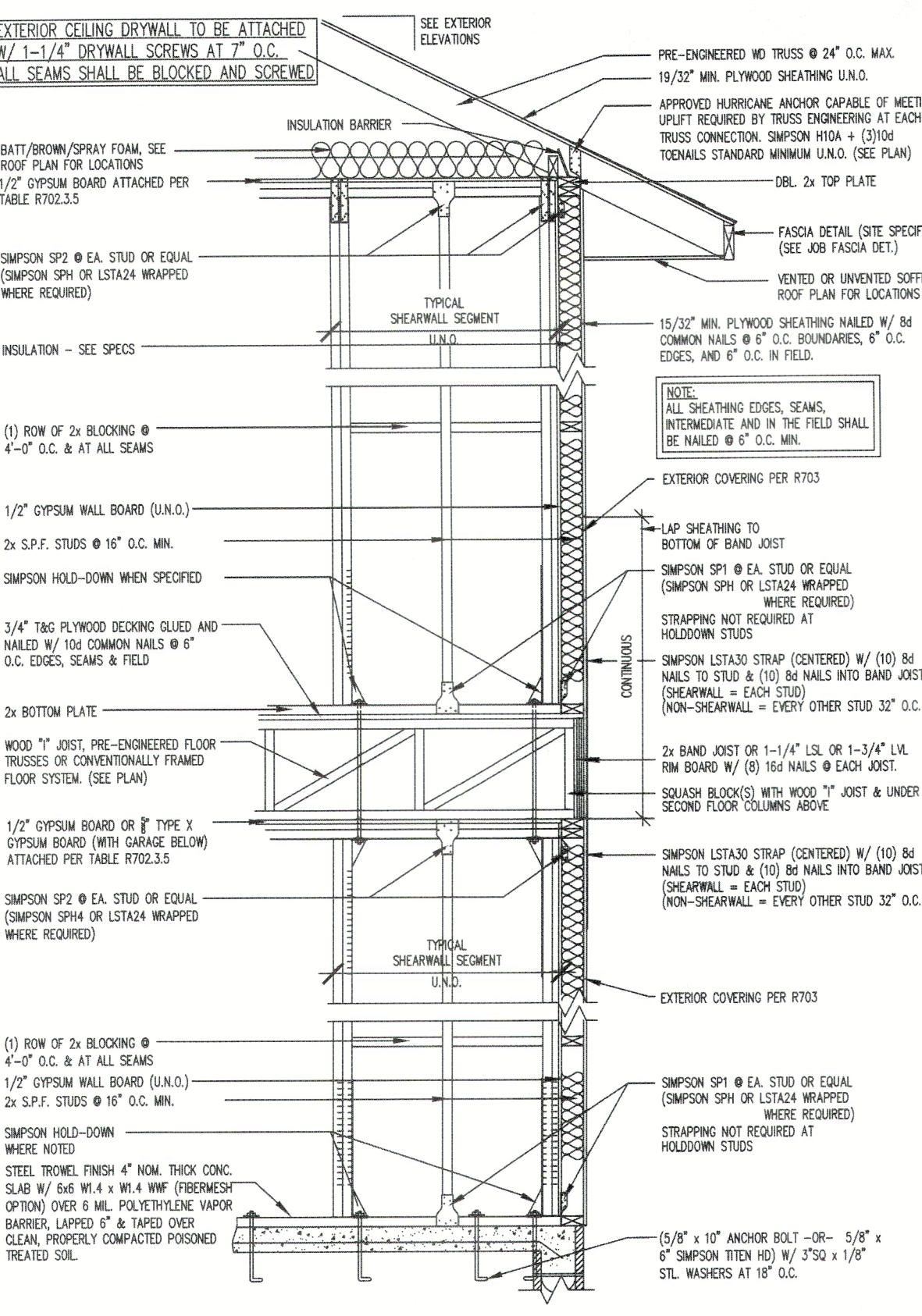


Whetstone Engineering & Testing  
Certificate of Authorization 9288  
P.O. BOX 110327 - Bradenton, FL 34211  
Phone: 941.727.1138

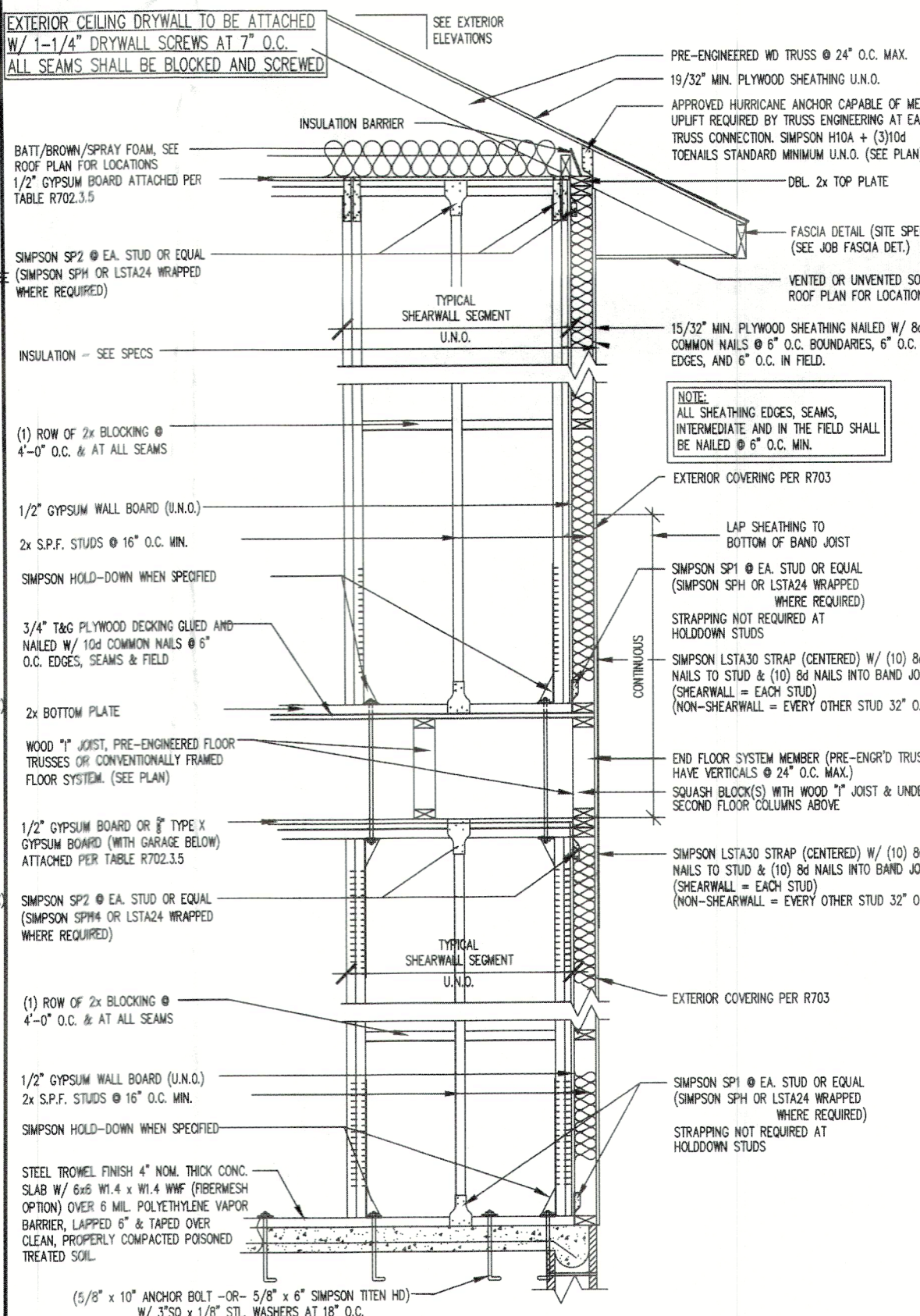
HETSTONE ENGINEERING & TESTING, INC.  
RECEIVED  
DEC 01 2022  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

GENERAL NOTES & DETAILS  
GENERAL

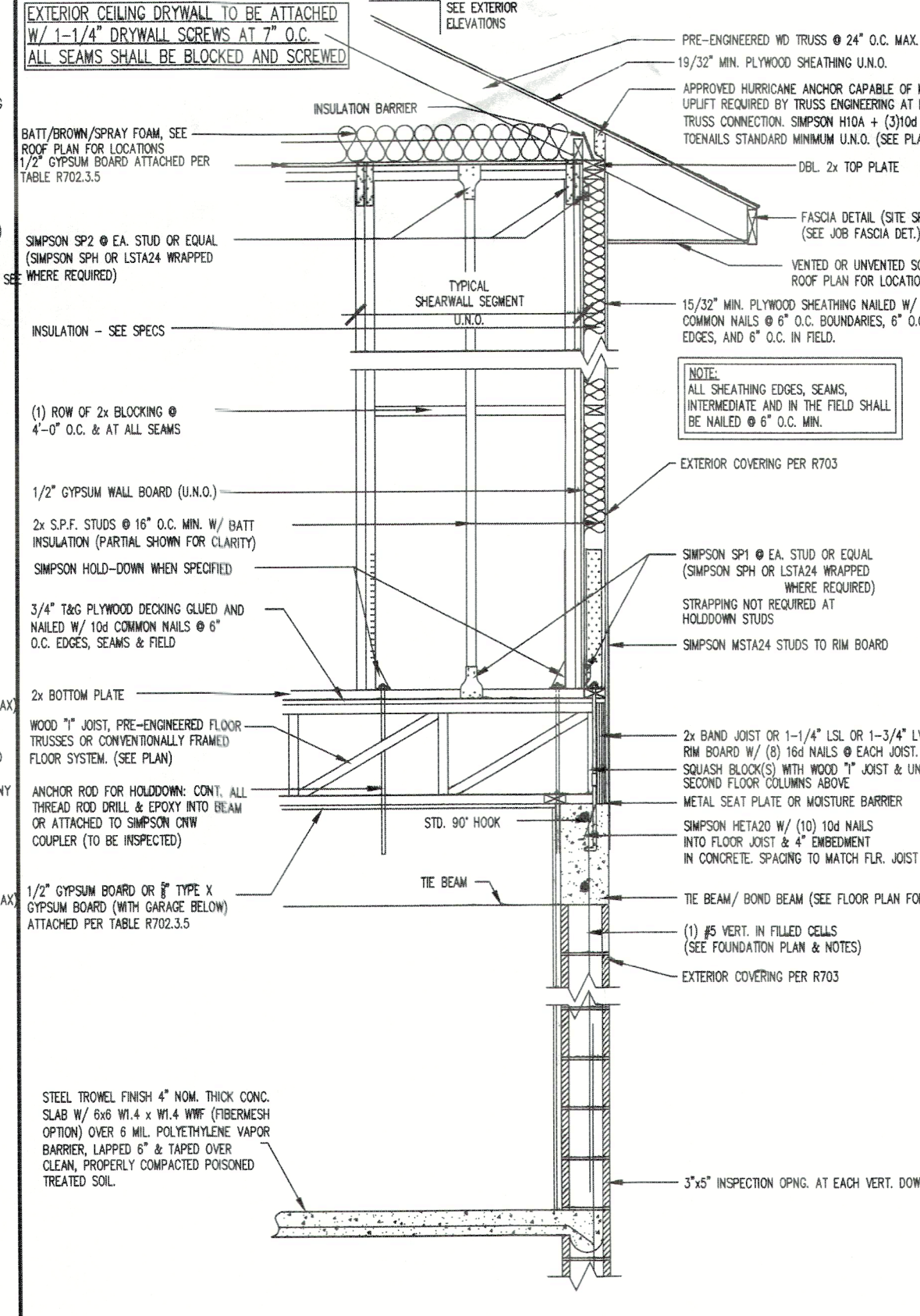
2 OR MORE STORY WALL SECTIONS/DETAILS



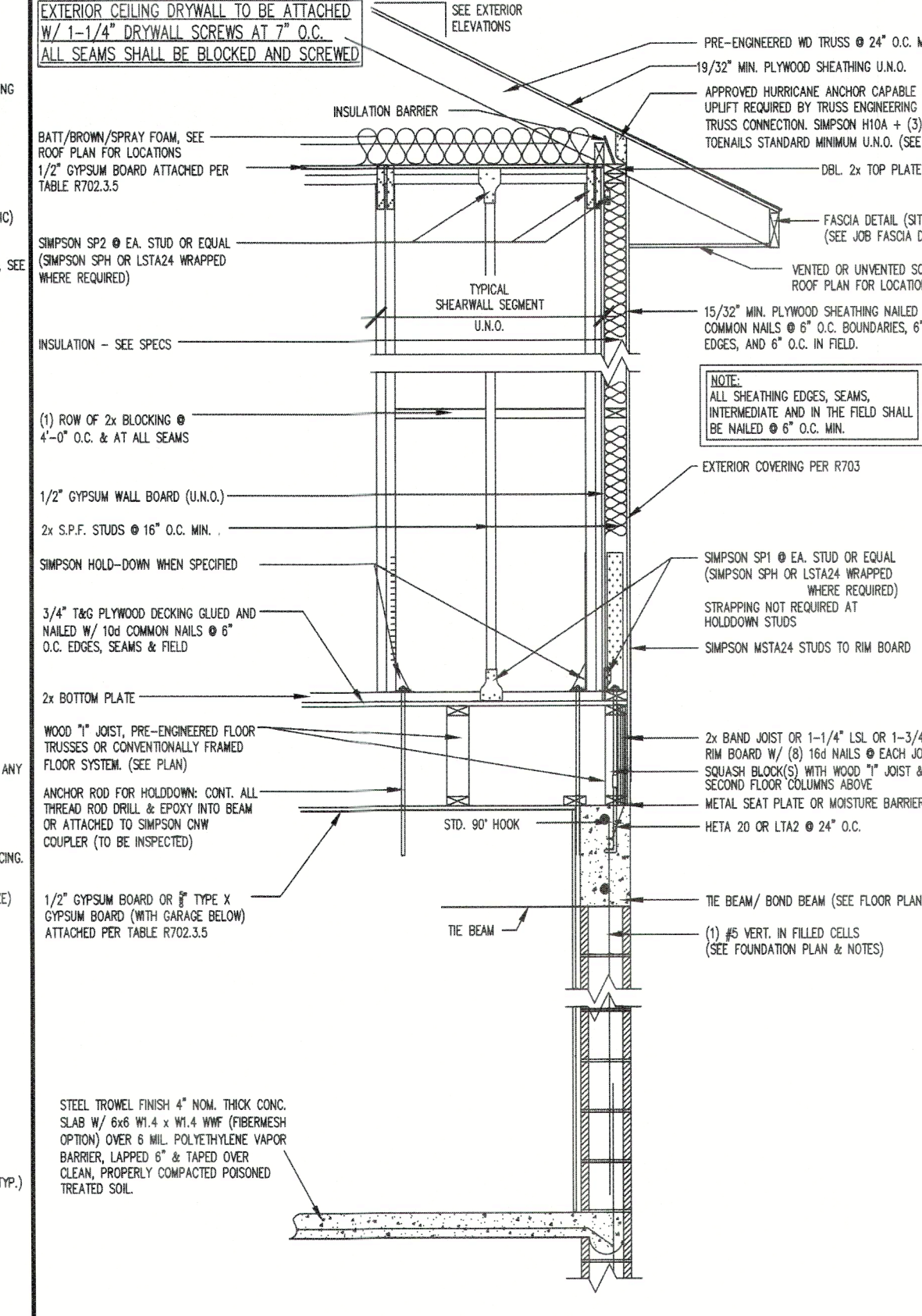
TYPICAL 2-STORY WALL SECTION  
WOOD / WOOD FLOOR TRUSSES PERPENDICULAR TO WALL SCALE: 1/2" = 1'-0"



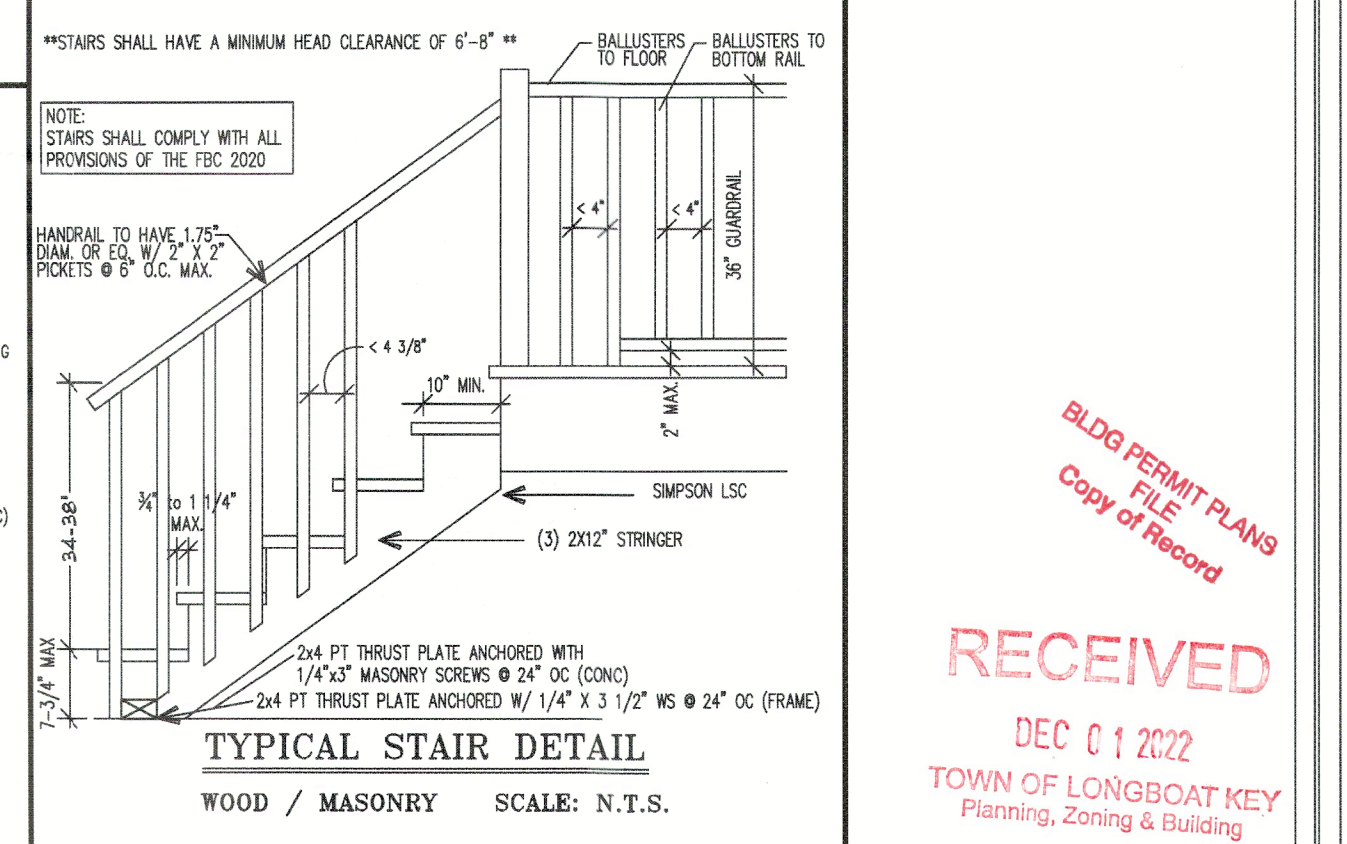
TYPICAL 2-STORY WALL SECTION  
WOOD / WOOD FLOOR TRUSSES PARALLEL TO WALL SCALE: 1/2" = 1'-0"



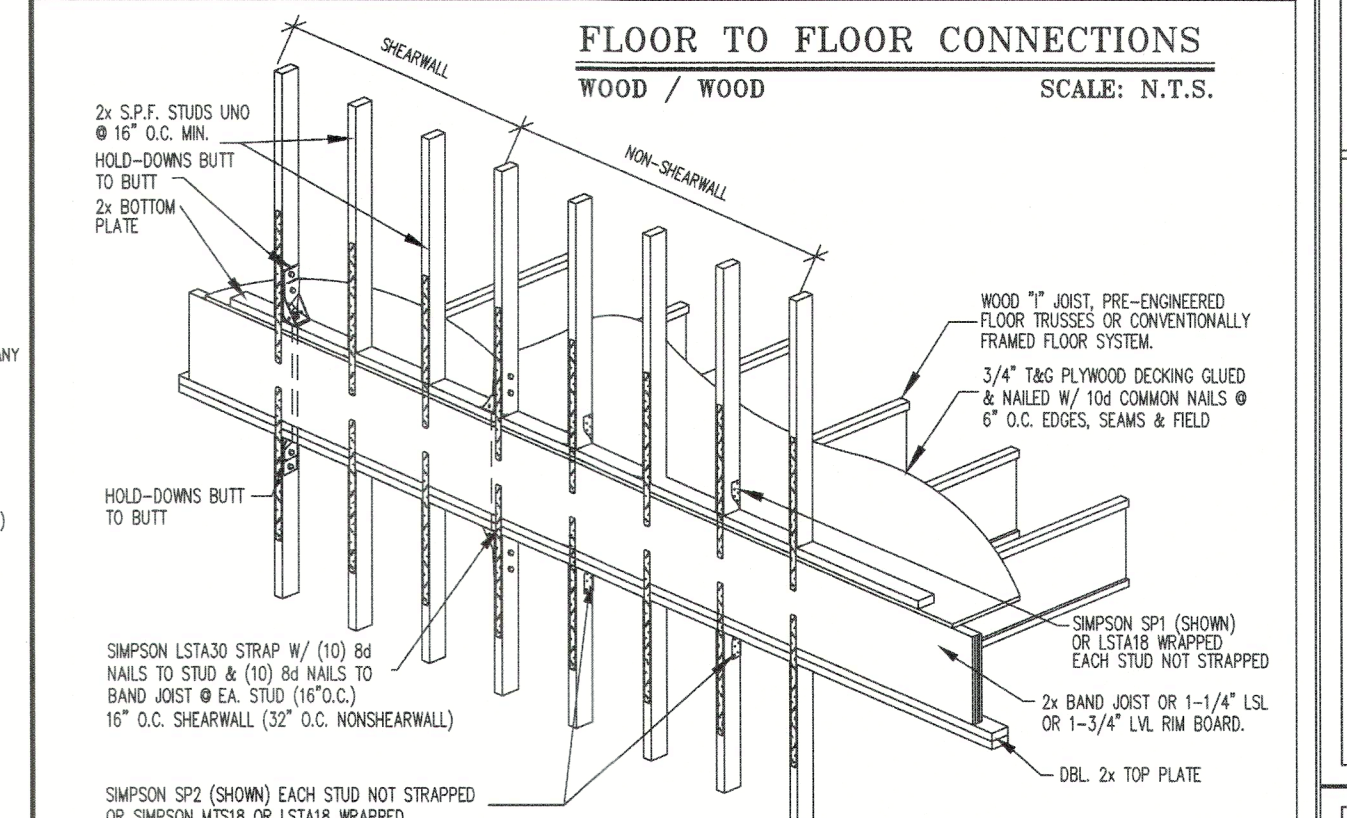
TYPICAL 2-STORY WALL SECTION  
WOOD / MASONRY FLOOR TRUSSES PERPENDICULAR TO WALL SCALE: 1/2" = 1'-0"



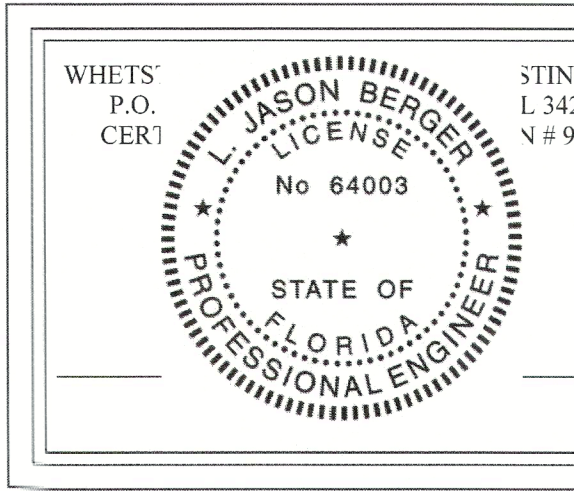
TYPICAL 2-STORY WALL SECTION  
WOOD / MASONRY FLOOR TRUSSES PARALLEL TO WALL SCALE: 1/2" = 1'-0"



TYPICAL STAIR DETAIL  
WOOD / MASONRY SCALE: N.T.S.

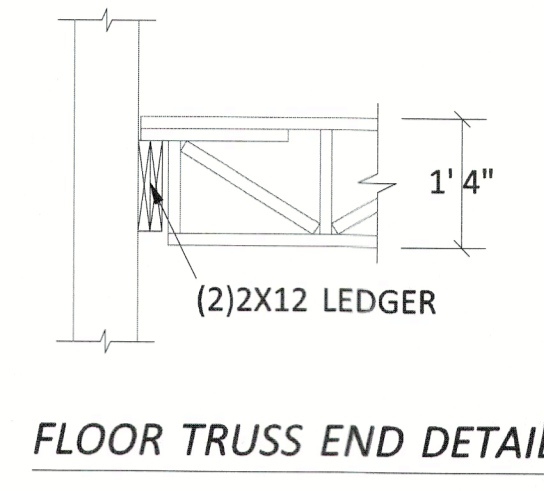


FLOOR TO FLOOR CONNECTIONS  
WOOD / WOOD SCALE: N.T.S.



WHETS  
P.O.  
CER1  
STING, INC  
L 34211  
V # 9298  
L. JASON BERNIERI  
LICENSE  
No 64003  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

PRIVATE PLAN REVIEW  
WEINTRAUB INSPECTIONS & FORENSIC, INC.  
REVIEWED FOR CODE COMPLIANCE  
*A. Collette*  
3777  
06/30/2022  
DATE



SHOP DRAWING  
This truss layout (shop Drawing) has been reviewed by Whetstone Engineering and Testing, Inc. and found to be consistent with our design, and as such is accepted for use on this structure.

**REVISIONS**

FOR APPROVAL:	05/24/2022
REV #1:	06/24/2022
FOR CONSTRUCTION	

<b>ROOF LOADING</b>	<b>FLOOR LOADING</b>
TCLL = 20 PSF	TCLL = 40 PSF
TCDL = 25 PSF	TCDL = 15 PSF
BCLL = 0 PSF	BCDL = 0 PSF
BCDL = 10 PSF	BCDL = 5 PSF
TOTAL = 55 PSF	TOTAL = 60 PSF
DUR. = 1.25	DUR. = 1.00

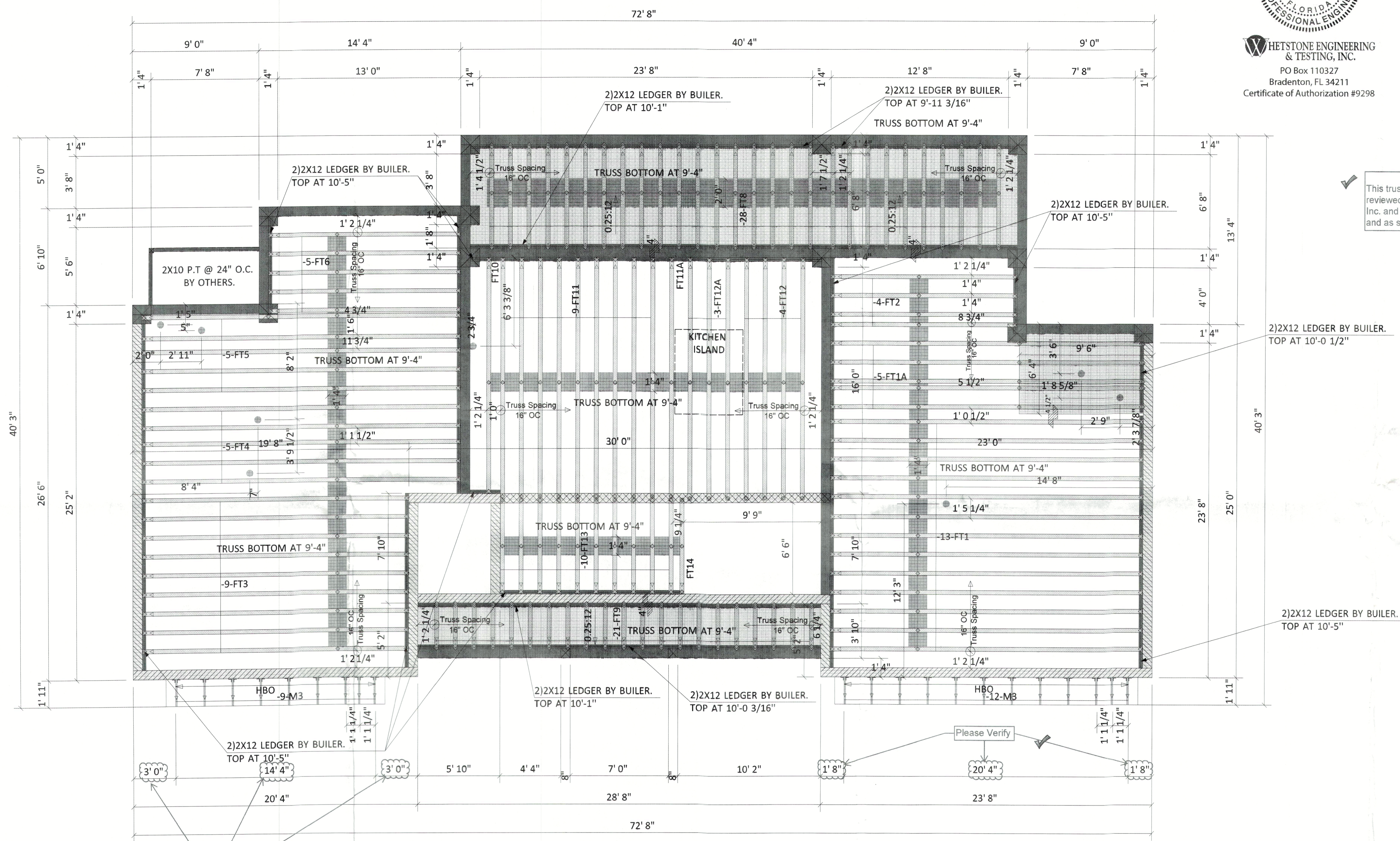
WIND SPD, Vult = 160 MPH  
RISK CATEGORY = II  
EXPOSURE CATEGORY = C  
OCCUPANCY CATEGORY = RESIDENTIAL  
NET UPLIFTS DEAD LOADS = 9.2 PSF  
**DESIGN CRITERIA**  
FBC 2020  
TPI 2014

Truss member design & connector plates are designed for ASCE 7-16 and maximum forces from both components and claddings and main wind force resisting systems. These trusses have been reviewed to carry an additional 10 psf. non-concurrent bottom chord live load.

All wood beams are assumed to be drop or headers U.N.O..  
Steel beams supplied by others.  
FBBO = Flush Beam By Others  
DBBO = Drop Beam By Others  
SBBO = Steel Beam By Others  
HBO = Hanger By Others  
N1 : 2x top chord side scab by others, see truss design drawings for details.  
N2 : Conv. frame overhang by others.

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. The individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult "Bracing of Wood Trusses" available from the Truss Plate Institute, 548 O'Neale Drive, Madison, WI 53719.

623 West Bridgers Ave,  
Auburndale, Florida 33823  
(863) 965-0213 Telephone  
(866) 688-7526 Toll Free  
(863) 967-1082 Fax



**Hatch Legend**

	9'-4" BEARING
	10'-8" BEARING
	20'-8" BEARING

● Denotes approximate location of 2nd floor tub/shower or toilet. Builder to verify locations for truss placement. Dimensions shown for floor truss placement are approximate.

**FLOOR & SHED ROOF TRUSS LAYOUT**  
Scale: 1/4"=1'-0"

- NOTE:
1. All walls shown are load bearing unless otherwise noted. Load bearing wall designed by others.
  2. This drawing is for truss placement only. Its sole purpose is for field installation only.
  3. Refer to individual truss design drawings for truss calculations and special loading conditions.
  4. Truss designed in this layout for vertical load only. Lateral load designed by Project Engineer.
  5. Structural sheathing designed by others.
  6. Simpson installation shall be per connector manufacturer's guidelines. All connectors and tie downs, other than truss to girder truss connectors, are to be specified and supplied by others.
  7. All truss spacing is 24" O.C.; otherwise special noted.
  8. All truss bottom need rigid ceiling directly applied or add 2x4 bracing spaced 6'-0" O.C..
  9. Only Truss Reaction >5000# or Uplift >1000# Values Shown On the sealed truss design drawings.

RECEIVED  
AUG 6 3 2022  
TOWN OF LONGBOAT KEY  
Planning, Building & Services

**SHOP DRAWING APPROVAL**

THIS LAYOUT IS THE SOLE SOURCE FOR FABRICATION OF TRUSSES AND VOIDS ALL PREVIOUS ARCHITECTURAL OR OTHER TRUSS LAYOUTS. REVIEW AND APPROVAL OF THIS LAYOUT MUST BE RECEIVED BEFORE ANY TRUSSES WILL BE BUILT. VERIFY ALL CONDITIONS TO INSURE AGAINST CHANGES THAT WILL RESULT IN EXTRA CHARGES TO YOU.

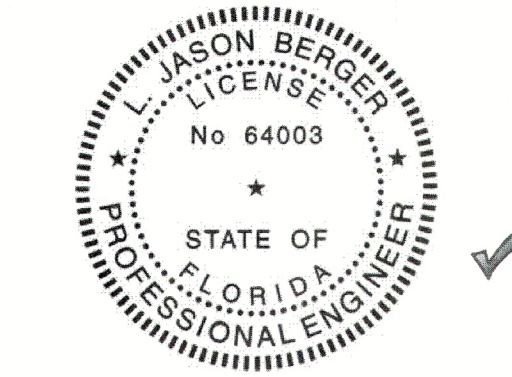
REVIEWED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Customer: Trend Building and Development  
Project: Companion Way TBAD  
Location: 590 Companion Way  
City: Longboat Key, FL

DESIGNER	MATTHEW
SCALE	1/4"=1'-0"
JOB #	J22-0249
MBA #	P22-0597
SHEET	1 of 2

Truss placement plan and truss designs are based on architectural plans & structural plans issued 07/21/21.





**HETSTONE ENGINEERING & TESTING, INC.**  
 PO Box 110327  
 Bradenton, FL 34211  
 Certificate of Authorization #9298

PRIVATE PLAN REVIEW  
 WEINTRAUB INSPECTIONS & FORENSIC, INC.  
 REVIEWED FOR CODE COMPLIANCE  
 8777 06/30/2022  
 PR. NUMBER DATE

**REVISIONS**

FOR APPROVAL:	05/24/2022
REV #1:	06/24/2022
FOR CONSTRUCTION	

ROOF LOADING	FLOOR LOADING
TCLL = 20 PSF	TCLL = 40 PSF
TCDL = 25 PSF	TCDL = 15 PSF
BCLL = 0 PSF	BCLL = 0 PSF
BCDL = 10 PSF	BCDL = 5 PSF
TOTAL = 55 PSF	TOTAL = 60 PSF
DUR. = 1.25	DUR. = 1.00

WIND SPD, Vult = 160 MPH  
 RISK CATEGORY = II  
 EXPOSURE CATEGORY = C  
 OCCUPANCY CATEGORY = RESIDENTIAL  
 NET UPLIFTS DEAD LOADS = 9.2 PSF  
**DESIGN CRITERIA**  
 FBC 2020  
 TPI 2014

Truss member design & connector plates are designed for ASCE 7-16 and maximum forces from both components and claddings and main wind force resisting systems. These trusses have been reviewed to carry an additional 10 psf. non-concurrent bottom chord live load.

All wood beams are assumed to be drop or headers U.N.O.  
 Steel beams supplied by others.  
**FBBO** = Flush Beam By Others  
**DBBO** = Drop Beam By Others  
**SBBO** = Steel Beam By Others

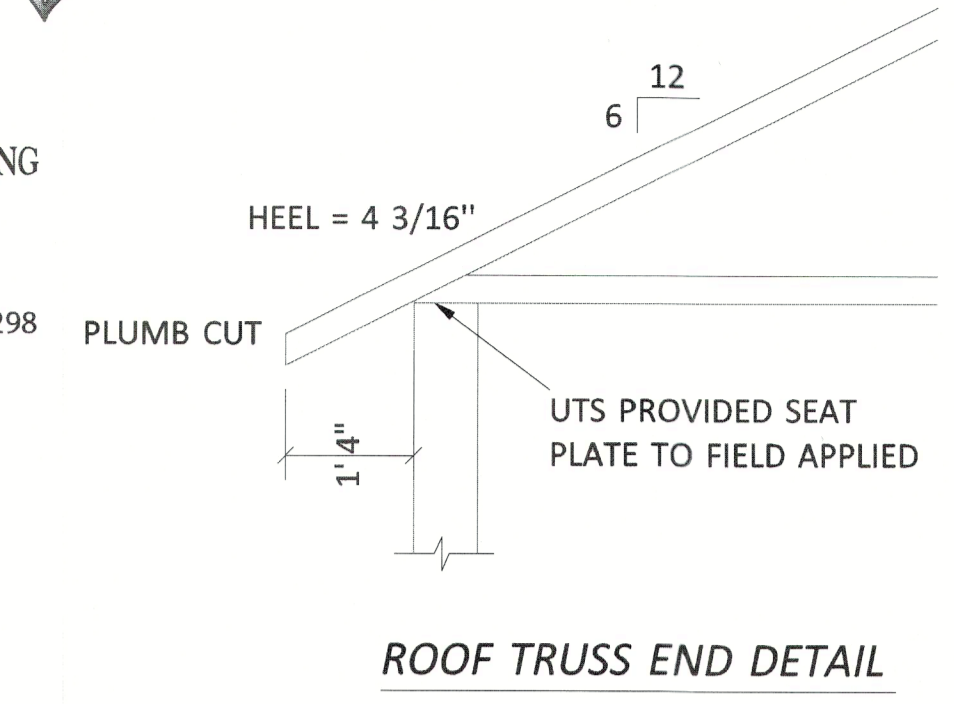
**N1** : 2x top chord side scab by others, see truss design drawings for details.  
**N2** : Conv. frame overhang by others.

**THIS IS A TRUSS PLACEMENT DIAGRAM ONLY.** These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure, including headers, beams, walls, and columns is the responsibility of the building designer. For general guidelines regarding framing, consult "Framing of Wood Trusses" available from the Truss Plate Institute, 583 O'Connell Drive, Madison, WI 53719.

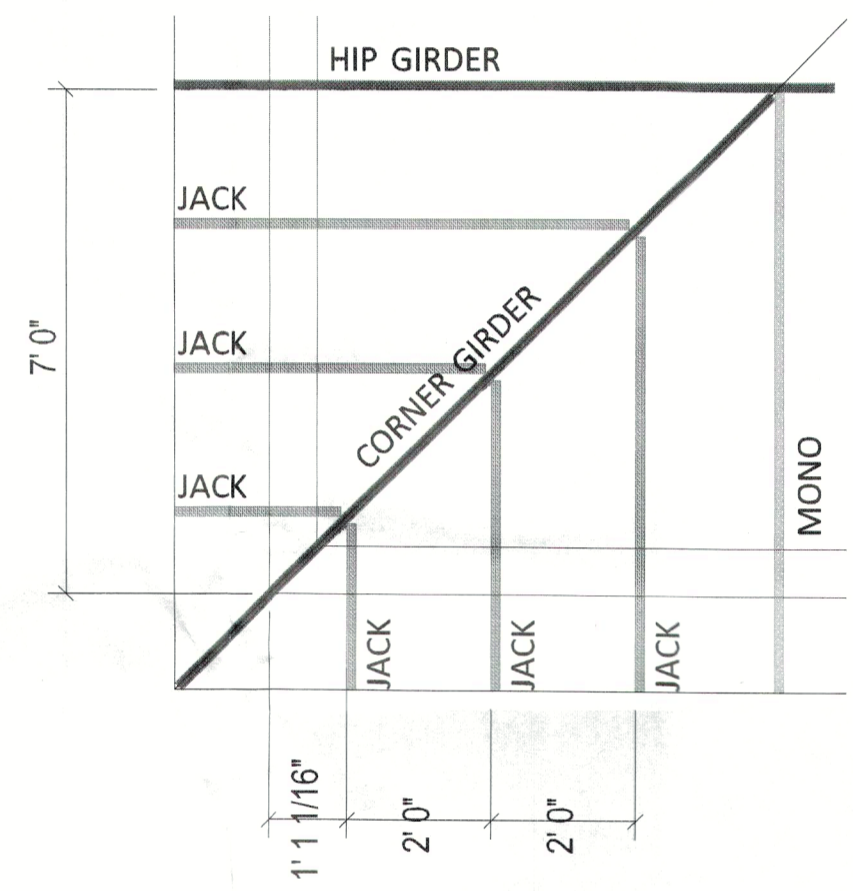


623 West Bridgers Ave,  
 Auburndale, Florida 33823  
 (863) 965-0213 Telephone  
 (866) 688-7526 Toll Free  
 (863) 967-1082 Fax

Customer: Trend Building and Development	DESIGNER	MATTHEW
Project: Companion Way TBAD	SCALE	1/4"=1'-0"
Location: 590 Companion Way	JOB #	J22-0249
City: Longboat Key, FL	MBA #	P22-0597
	SHEET	2 of 2



**SHOP DRAWING**  
 This truss layout (shop Drawing) has been reviewed by Whetstone Engineering and Testing, Inc. and found to be consistent with our design, and as such is accepted for use on this structure.



**TYPICAL 7' SETBACK AND SPACING**

**TYPICAL JACK TRUSS NAILING:**  
 (2)-0.131"x3.25" NAILS TOE-NAIL @TOP & BOTTOM CONNECTIONS  
**TYPICAL MONO TRUSS NAILING:**  
 (3)-0.131"x3.25" NAILS TOE-NAIL @TOP & BOTTOM CONNECTIONS  
**TYPICAL CORNER GIRDER NAILING:**  
 AT OPEN CORNER GIRDER ADD (3)-0.131"x3.25" NAILS TOE-NAIL @TOP & BOTTOM CONNECTIONS;  
 AT CLOSED CORNER GIRDER ADD (10)-0.131"x 3.25" NAILS TOE-NAIL ALONG END VERTICAL OF CORNER GIRDER INTO HIP GIRDER;

**UPPER ROOF TRUSS LAYOUT**

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

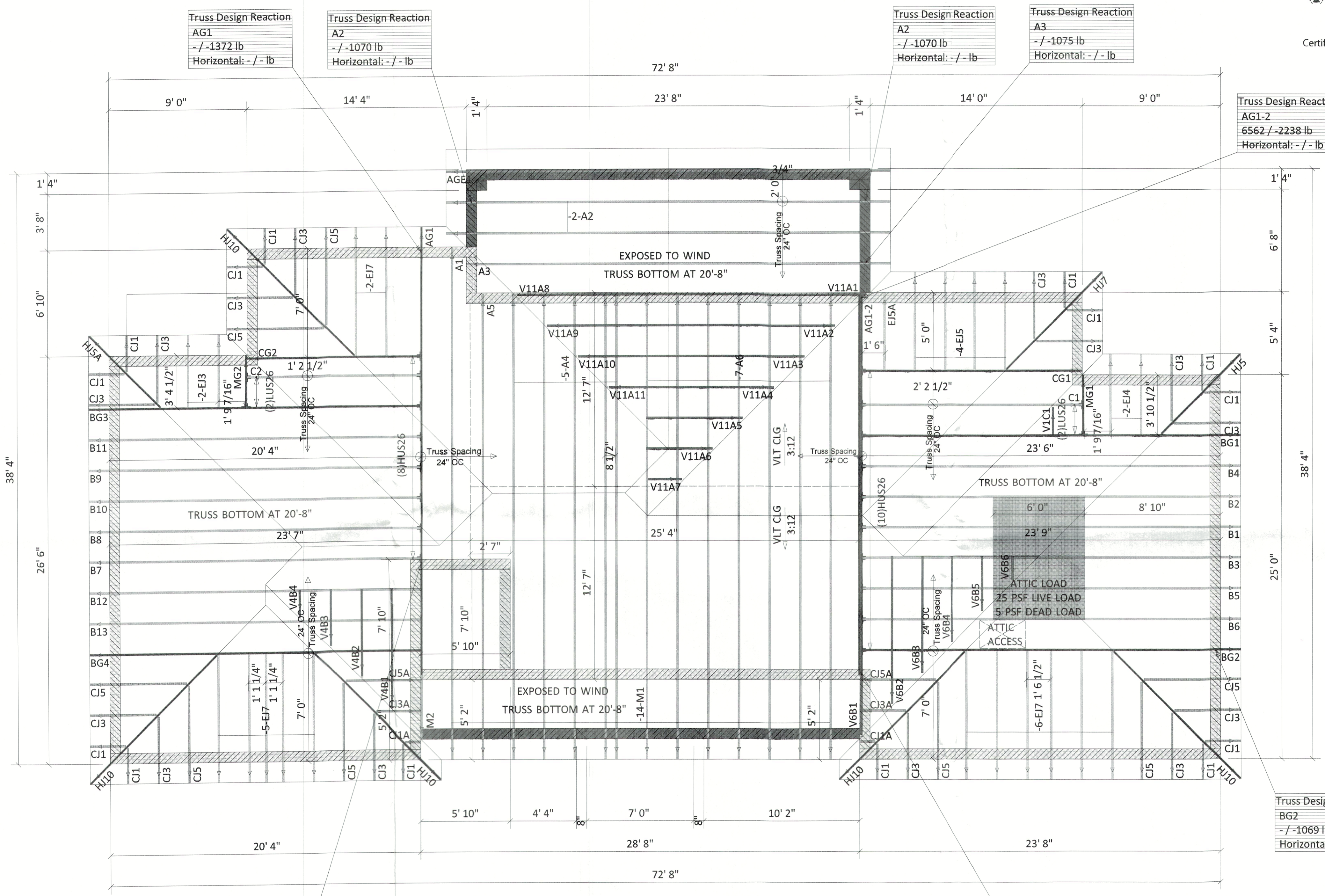
- NOTE:**
- All walls shown are load bearing unless otherwise noted. Load bearing wall designed by others.
  - This drawing is for truss placement only. It's sole purpose is for field installation only.
  - Refer to individual truss design drawings for truss calculations and special loading conditions.
  - Truss designed in this layout for vertical load only. Lateral load designed by Project Engineer.
  - Structural sheathing designed by others.
  - Simpson installation shall be per connector manufacturer's guidelines. All connectors and tie downs other than truss to girder truss connectors, are to be specified and supplied by others.
  - All truss spacing is 24" O.C.; Otherwise especial noted.
  - All truss bottom need rigid ceiling directly applied or add 2x4 bracing spaced 6'-0" O.C..
  - Only Truss Reaction >5000# or Uplift >1000# Values Shown On the sealed truss design drawings.

**RECEIVED**  
 JUN 1 3 2022  
 TOWN OF LONGBOAT KEY  
 Planning, Zoning & Building  
 Department

**SHOP DRAWING APPROVAL**

THIS LAYOUT IS THE SOLE SOURCE FOR FABRICATION OF TRUSSES AND VOIDS ALL PREVIOUS ARCHITECTURAL OR OTHER TRUSS LAYOUTS. REVIEW AND APPROVAL OF THIS LAYOUT MUST BE RECEIVED BEFORE ANY TRUSSES WILL BE BUILT. VERIFY ALL CONDITIONS TO INSURE AGAINST CHANGES THAT WILL RESULT IN EXTRA CHARGES TO YOU.

REVIEWED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**Truss Design Reaction**  
 AG1  
 -/-1372 lb  
 Horizontal: -/- lb

**Truss Design Reaction**  
 A2  
 -/-1070 lb  
 Horizontal: -/- lb

**Truss Design Reaction**  
 A2  
 -/-1070 lb  
 Horizontal: -/- lb

**Truss Design Reaction**  
 A3  
 -/-1075 lb  
 Horizontal: -/- lb

**Truss Design Reaction**  
 AG1-2  
 6562 / -2238 lb  
 Horizontal: -/- lb

**Truss Design Reaction**  
 BG2  
 -/-1069 lb  
 Horizontal: -/- lb

**Truss Design Reaction**  
 AG1  
 7491 / -3470 lb  
 Horizontal: -/- lb

**Hatch Legend**

	9'-4" BEARING
	10'-8" BEARING
	20'-8" BEARING

**Simpson Summary**

Typ	Qty
LUS26	4
HUS26	18

Truss placement plan and truss designs are based on architectural plans & structural plans issued 07/21/21.