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NOTE:

THE DESIGN AND DRAWINGS REPRESENT THE CONCEPTS, LAYOUTS AND MATERIALS AS APPROVED BY THE HOMEOWNER. THE DRAWINGS HAVE BEEN DONE TO THE BEST OF JC DRAFTING & DESIGN INC.'S KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM FLORIDA BUILDING CODES AND FIRE SAFETY STANDARDS AND ANY CONDITIONS WHICH APPEAR TO BE INACCURATE SHALL BE BROUGHT TO THE DESIGNER, STRUCTURAL ENGINEER AND THE GENERAL CONTRACTOR'S ATTENTION AND CORRECTED. THE GENERAL CONTRACTOR SHALL EXAMINE THE PLANS COMPLETELY AND VISIT THE JOB SITE BEFORE BEGINNING CONSTRUCTION ON THIS PROJECT. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STRUCTURE CAN BE CONSTRUCTED AS DRAWN OR WITH ADDENDUM DRAWINGS TO BE PROVIDED BY THE DESIGNER ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CRITICAL HEIGHTS. IT WILL ALSO BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND MEET ALL STATE AND LOCAL BUILDING CODES. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IN WRITING. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NEEDED ARE TO BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT. WORK IS NOT TO PROCEED UNTIL ALL DISCREPANCIES ARE CORRECTED. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL CONDITIONS IN THE FIELD. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

1. THESE PLANS AND DESIGN CONCEPTS ARE THE INTELLECTUAL PROPERTY OF JC DRAFTING & DESIGN, INC. NO CHANGE TO THESE DRAWINGS MAY BE MADE WITHOUT A WRITTEN CONSENT FROM JC DRAFTING & DESIGN, INC.. UNAUTHORIZED USE IS PROHIBITED. THE DESIGN(S) DEPICTED AND SPECIFIED ON THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES AND ARE THE PROPERTY OF JC DRAFTING & DESIGN, INC. AND SHALL BE RETURNED IN THE EVENT OF TERMINATION. USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF JC DRAFTING & DESIGN, INC. OR ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF JC DRAFTING & DESIGN, INC. SHALL AUTOMATICALLY RENDER JC DRAFTING & DESIGN, INC. AND ITS EMPLOYEES HARMLESS TO ANY LIABILITY CLAIMS, SUIT OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT.

2. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH GOVERNING CODES.

3. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION RECOMMENDATIONS.

4. DO NOT SCALE DRAWINGS.

5. ALL DIMENSIONS ARE TO ROUGH CONSTRUCTION UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.

PROJECT DATA

PROJECT TITLE

SPANOS RESIDENCE

PROJECT LOCATION

759 MARBURY LANE
LONGBOAT KEY FL. 34228
SURVEYOR:

HYATT SURVEY SERVICES, INC.
2021 LENA ROAD BRADENTON,
FLORIDA 34211
PHONE NO. 941-748-4693

CUSTOM RESIDENCE DESIGNED BY:

JC DRAFTING & DESIGN, INC.
(Residential Drafting and Design)

905 PONDER AVE. SUITE C
Sarasota, FL 34232 PH (941) 925 - 3009

CONTACT : Jon R. Coulthurst, President
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PROJECT STRUCTURAL ENGINEER:

STRUCTURAL ENGINEERING ALLIANCE, INC.
THOMAS WINKLER, P.E.
CONTACT NO: 941-932-7274

FL. REG. NO. 54400
GENERAL CONTRACTOR:

JONAS YODER CUSTOM HOMES
905 PONDER AVE.
SARASOTA, FL 34232 - CBC1258281

SPANOS RESIDENCE



INDEX OF DRAWINGS

BUILDING "A" SHEETS

- SHEET CS1.0 = COVER SHEET
SHEET A1.0 = SITE PLAN, AND LOT COVERAGE CALCULATIONS
SHEET A1.1 = GROUND FLOOR PLAN
SHEET A2.0 = FIRST FLOOR PLAN
SHEET A2.1 = FIRST FLOOR DIMENSIONAL PLAN
SHEET A2.2 = FIRST FLOOR WINDOW AND DOOR SCHEDULE
SHEET A2.3 = FIRST FLOOR ROOF PLAN
SHEET A3.0 = SECOND FLOOR PLAN
SHEET A3.1 = SECOND FLOOR DIMENSIONAL PLAN
SHEET A3.2 = SECOND FLOOR WINDOW AND DOOR SCHEDULE
SHEET A3.3 = UPPER ROOF AND ROOF TOP DECK FRAMING PLAN
SHEET A4.0 = OPEN DECK FLOOR PLAN W/ DIMENSIONS
SHEET A5.0 = ELEVATIONS
SHEET A6.0 = ELEVATIONS
SHEET A7.0 = BUILDING SECTIONS A-A AND B-B
SHEET A8.0 = BUILDING SECTIONS C-C AND D-D
SHEET A9.0 = BUILDING SECTION E-E
SHEET A10.0 = BUILDING SECTION F-F
SHEET A11.0 = BUILDING SECTION G-G AND TYPICAL DETAILS
SHEET A12.0 = BUILDING SECTION H-H
SHEET A13.0 = TYPICAL DETAILS
SHEET A14.0 = TYPICAL DETAILS

ELECTRICAL

- SHEET E1.0 = FIRST FLOOR ELECTRICAL PLAN
SHEET E2.0 = SECOND FLOOR ELECTRICAL PLAN

STRUCTURAL

- SHEET S1.0 = STRUCTURAL NOTES AND TYPICAL DETAILS
SHEET S2.0 = FOUNDATION PLAN
SHEET S3.0 = 1ST FLOOR FRAMING PLAN
SHEET S4.0 = SECOND FLOOR FRAMING PLAN
SHEET S5.0 = HIGH ROOF FRAMING PLAN
SHEET S6.0 = DETAILS
SHEET S7.0 = DETAILS

DRAINAGE

- SHEET D1.0 = DRAINAGE PLAN

Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA
BU1783

DESIGN CRITERIA

BUILDING CODE: FLORIDA BUILDING CODE (FBC 7TH EDITION (2020) RESIDENTIAL),
ACCESSIBILITY CODE, BUILDING, ENERGY CONSERVATION, FUEL GAS, MECHANICAL,
PLUMBING AND N.E.C. 2017 CODE.

NOTE:

THE DESIGN OF THIS STRUCTURE MEETS A.S.C.E. 7

NOTE:

GENERAL CONTRACTOR IS TO
COORDINATE WITH FPL TO HAVE
OVERHEAD POWER LINES BURIED.

PROPOSED FENCE UNDER SEPARATE PERMIT

PROPOSED POOL UNDER SEPARATE PERMIT

THESE PLANS AND SPECIFICATIONS COMPLY, TO THE BEST OF THE
DESIGNERS KNOWLEDGE, WITH THE APPLICABLE MINIMUM BUILDING CODES
AND FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH
CHAPTERS 553 AND 633, LAWS OF FLORIDA, AND APPLICABLE LOCAL CODES
AND ORDINANCES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR
INSURING ALL REQUIRED CODES ARE MET.

SARASOTA COUNTY ZONING INFORMATION

R-4SF
SETBACKS: FRONT- 20' , SIDE- MIN. 8' COMBINED 20' , REAR- 20'
BUILDING COVERAGE: 30% MAX
IMPERVIOUS COVERAGE: 50% (SKOD)
MAX HEIGHT TO MIDPOINT: 30' FROM DFE
FLOOD ZONE: AE8, 8' N.A.V.D. (BFE) - 9' N.A.V.D. (DFE)
DAYLIGHT PLANE: FROM SIDE PROPERTY LINE AT DESIGN
FLOOD 9' NAVD (56 DEGREE ANGLE - 80' WIDE LOT)

RECEIVED
SEP 19 2022
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Plan no.

2021-50 CS1.0

PERKINS POWERS BUILDERS
777 SOUTH PALM AVE. #11
SARASOTA FL. 34236
(941) 376-2557
CGC1514073
www.perkinspowersbuilders.com

CUSTOM RESIDENCE FOR:

BOB & AMY
SPANOS
759 MARBURY LANE
LONGBOAT KEY FL. 34228
PID: 7871700006

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Jon R. Coulthurst, President

REVISIONS:

NO.	DESCRIP:	BY	DATE

DATE: 8-17-2022

SCALE: AS SHOWN

SHEET TITLE:

COVER SHEET

SHEET NO.

CS1.0

"CANAL"
50' WIDE PER DB 302, PG 150

SPANOS RESIDENCE - 7871700006
759 MARBURY LANE
LONGBOAT KEY FL. 34228
158.063 - R-4SF (SINGLE-FAMILY MEDIUM-DENSITY
RESIDENTIAL DISTRICT).

LOT: 9,555 S.F. (UPLAND LAND AREA)
SETBACKS: FRONT- 20', SIDE- MIN. 8' - COMBINATION 20', REAR- 20'
BUILDING COVERAGE: (30% MAX OR 6,050 S.F.) THE ZONING CODE ALLOWS AN ADDITIONAL 5% OF LOT (BUILDING) COVERAGE FOR A POOL, THAT IS CAGED OR RAISED MORE THAN SIX INCHES ABOVE FINISHED GRADE. PLEASE SEE SECTION 158.095(B) FOR POOL SETBACK INFORMATION.
IMPERVIOUS COVERAGE: (50% MAX OR 4,777 S.F.) "IMPERVIOUS SURFACE:" ANY SURFACE WHICH PREVENTS GASES AND LIQUIDS FROM PENETRATING INTO THE GROUND, INCLUDING, BUT NOT LIMITED TO, STRUCTURES, POOLS, DRIVEWAYS, WALKS, AND PARKING AREAS; AND EXCLUDING TRELLISES, PERMEABLE WOOD DECKS, WALLS LESS THAN 12 INCHES IN WIDTH, FENCES, AND HAR-TRU, CLAY AND GRASS TENNIS COURTS.
OVERHANGS UP TO 2' ALLOWED INTO SIDE SETBACK
MAX HEIGHT TO MIDPOINT: 30' FROM DESIGN FLOOD ELEVATION: 9' NAVD
DAYLIGHT PLANE FROM SIDE PROPERTY LINE AT DESIGN FLOOD 9' NAVD (56 DEGREE ANGLE - 80' WIDE LOT)
SEE SECTION 158.102 FOR: WALLS, FENCES, HEDGE, AND BERMS

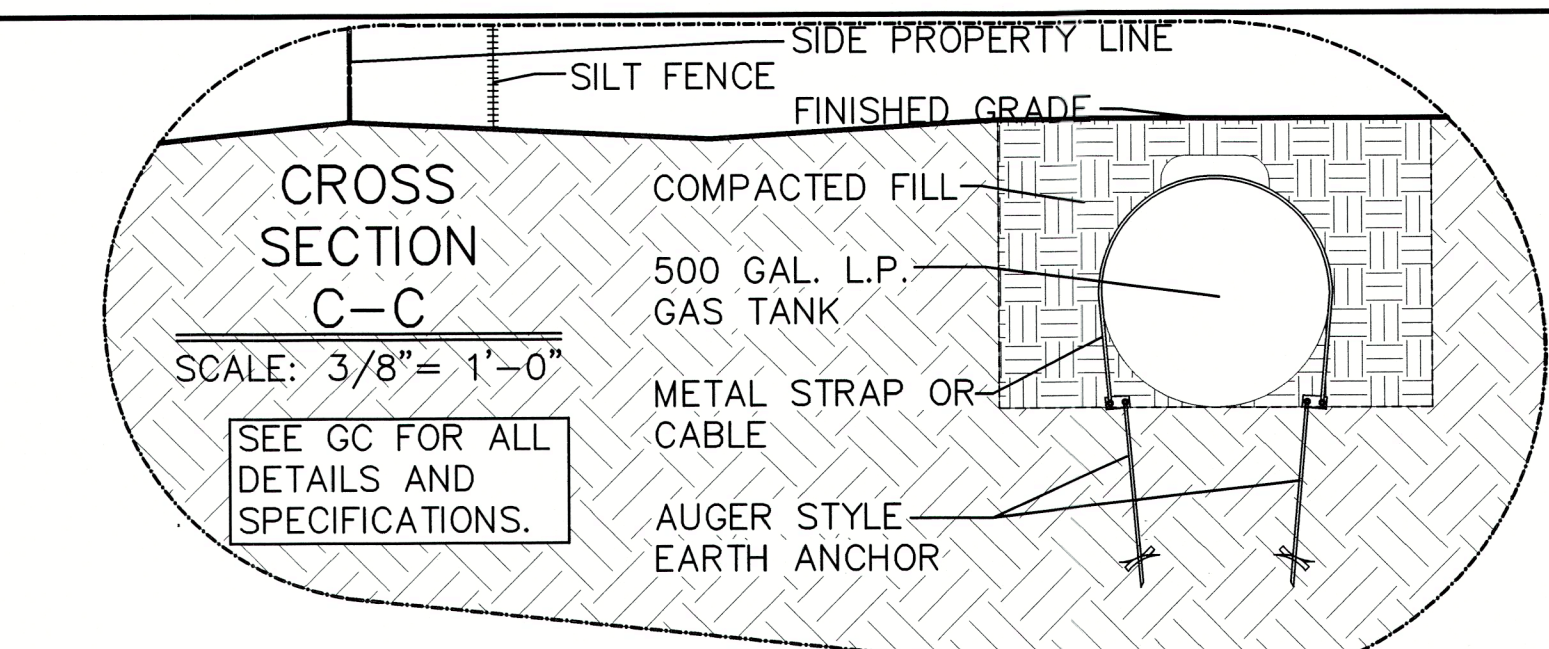
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3. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION RECOMMENDATIONS.
4. DO NOT SCALE ANY DRAWINGS IN THIS SET. APPLIES TO ALL SHEETS.
5. ALL DIMENSIONS ARE TO ROUGH CONSTRUCTION UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.
6. VERIFY ALL FLOOR, WALL, AND DECORATIVE FINISHES IF SHOWN ON THE PLAN.

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3. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION RECOMMENDATIONS.
4. ALL WORK SHOWN IS NEW UNLESS NOTED "EXIST", "EXISTING", OR "RELOCATED".
5. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO ROUGH CONSTRUCTION UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.
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NOTE:
THE DESIGN OF THIS STRUCTURE MEETS A.S.C.E. 7

NOTE:
GENERAL CONTRACTOR IS TO COORDINATE WITH FPL TO HAVE OVERHEAD POWER LINES BURIED.
NOTE:
NEW POOL, SPA, POOL DECKING AND SAFETY BARRIERS.
ALL DETAILS, PLANS, SPECIFICATIONS AND POOL BONDING ARE TO BE PROVIDED BY OTHERS AND ARE NOT PART OF THESE DRAWINGS.

NOTE:
PROPOSED STRUCTURE IS TO BE STAKED OUT BY A LICENSED SURVEY. LOCATION TO BE APPROVED BY DESIGNER, GENERAL CONTRACTOR AND HOMEOWNER.



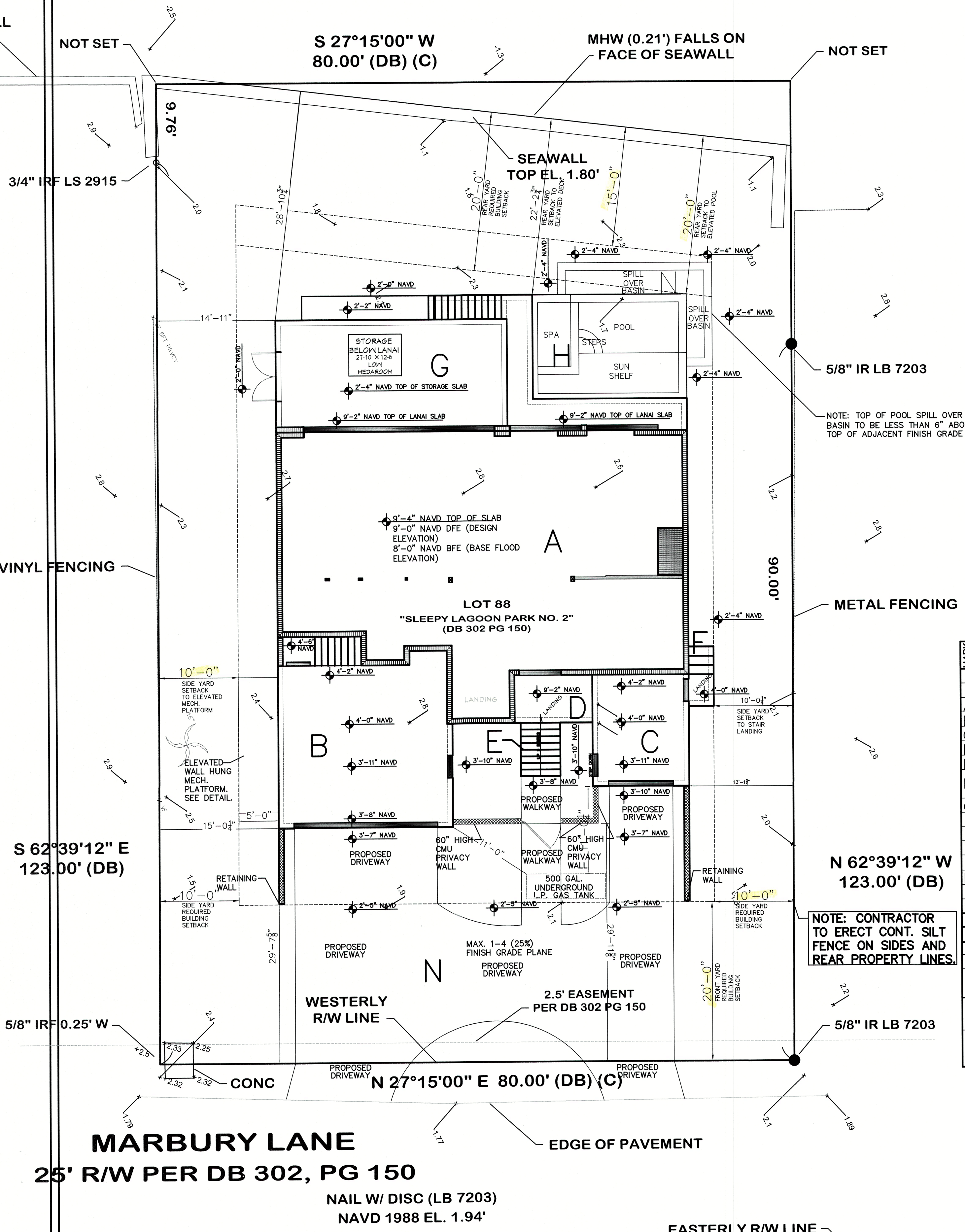
COMPLIANCE WITH BEST MANAGEMENT PRACTICES FOR EROSION CONTROL AND STORM WATER RUN-OFF DURING CONSTRUCTION:
BEFORE ANY CLEARING OR GRADING OCCURS:
CONTRACTOR TO ERECT CONTINUOUS SILT FENCE ON SIDES AND REAR OF PROPERTY.
SILT FENCING TO BE EMBEDDED A MINIMUM OF 6" INTO THE SOIL AND SECURED BY WOOD STAKING AS PROVIDED WITH FENCING MATERIAL.
SILT FENCE TO BE INSPECTED REGULARLY AND ANY DAMAGED MATERIAL TO BE IMMEDIATELY REPAIRED OR REPLACED.
IF THERE ARE ANY STORM SEWERS PRESENT AT THE STREET, PROTECT WITH SAND BAGS OR HAY BALES TO CONTROL SEDIMENT FLOW.
DURING CLEARING/GRADING:
ALL ORGANIC MATERIAL THAT IS STRIPPED FROM THE SITE SHALL BE REMOVED FROM THE SITE IMMEDIATELY, NO STOCK-PILING OF DEBRIS FOR MORE THAN 1 DAY.
TEMPORARY SWALES SHALL BE CUT IN FRONT OF SILT FENCING TO DIRECT STORM WATER PER DRAINAGE PLAN.
DURING CONSTRUCTION:
PROVIDE REGULARLY SCHEDULED DUMPSTER REPLACEMENT TO CONTROL WASTE FROM ACCUMULATING ON SITE.
PROVIDE INTERMITTENT SITE INSPECTIONS BY SITE SUPERVISOR(S) FOR WASTE/TRASH CONTROL.
NO CONCRETE WASHOUT TO BE ALLOWED ON SITE; INFORM SUPPLIERS IN ADVANCE OF THIS RULE.

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LOT 89
(IMPROVED)

LOT COVERAGE CALCULATION			
LOT SIZE, BUILDABLE AREA: 9,555 SQ. FT. --- IN SQUARE FEET ---			
NON-POOL/SPA AREAS			
	EXISTING	THIS PERMIT	
A 1ST FLOOR A/C SPACE	N/A	1,602 SQ. FT.	
B TWO CAR GARAGE BAY	N/A	452 SQ. FT.	
C ONE CAR GARAGE BAY	N/A	170 SQ. FT.	
D COVERED ENTRY	N/A	59 SQ. FT.	
E OPEN FRONT ENTRY STAIRS	N/A	34 SQ. FT.	
F OPEN SIDE STEPS AND LANDING	N/A	24 SQ. FT.	
G COVERED LANAI AREA	N/A	408 SQ. FT.	
J PART OF 2ND FLOOR COVERED DECK AREA AND SPIRAL STAIRS	N/A	41 SQ. FT.	
L SUBTOTAL AREAS +6" ABOVE GRADE (A+B+C+D+E+F+G+J)	N/A	2,790 SQ. FT.	
BUILDING COVERAGE % 2,790 S.F. DIVIDED BY 9,555 S.F.		29.19% (30% MAX)	
H ELEVATED POOL, SPA, POOL DECK AND STEPS	N/A	367 SQ. FT.	
J SUBTOTAL LOT COVERAGE S.F. ALL AREAS +6" ABOVE GRADE		3,157 SQ. FT.	
K BUILDING COVERAGE % 3,157 S.F. DIVIDED BY 9,555 S.F.		34.90% (MAX 35%)	
NON-OPEN SPACE CALCULATION (50% MAXIMUM) --- IN SQUARE FEET ---			
AT-GRADE IMPROVEMENTS			
	EXISTING	THIS PERMIT	
N IMPERVIOUS AREA ARE GRADE, DRIVEWAY, WALKWAY, AND POOL SPILL OVER	N/A	1,526 SQ. FT.	
S TOTAL NON-OPEN SPACE SQUARE FOOTAGE (K + N)		4,683 SQ. FT.	
TOTAL NON-OPEN SPACE % 4,683 DIVIDED BY 9,555 S.F.		49.01%	

NOTE: CONTRACTOR TO ERECT CONT. SILT FENCE ON SIDES AND REAR PROPERTY LINES.



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

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

Plan no.
2021-50 A1.0

PERKINS POWERS BUILDERS
777 SOUTH PALM AVE. #11
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(941) 376-2557
CGC1514073
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CUSTOM RESIDENCE FOR:
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759 MARBURY LANE
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PID: 7871700006

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jc@jcdraftinganddesigninc.com
www.jcdraftinganddesigninc.com
Jon R. Coulthurst, President

REVISIONS:

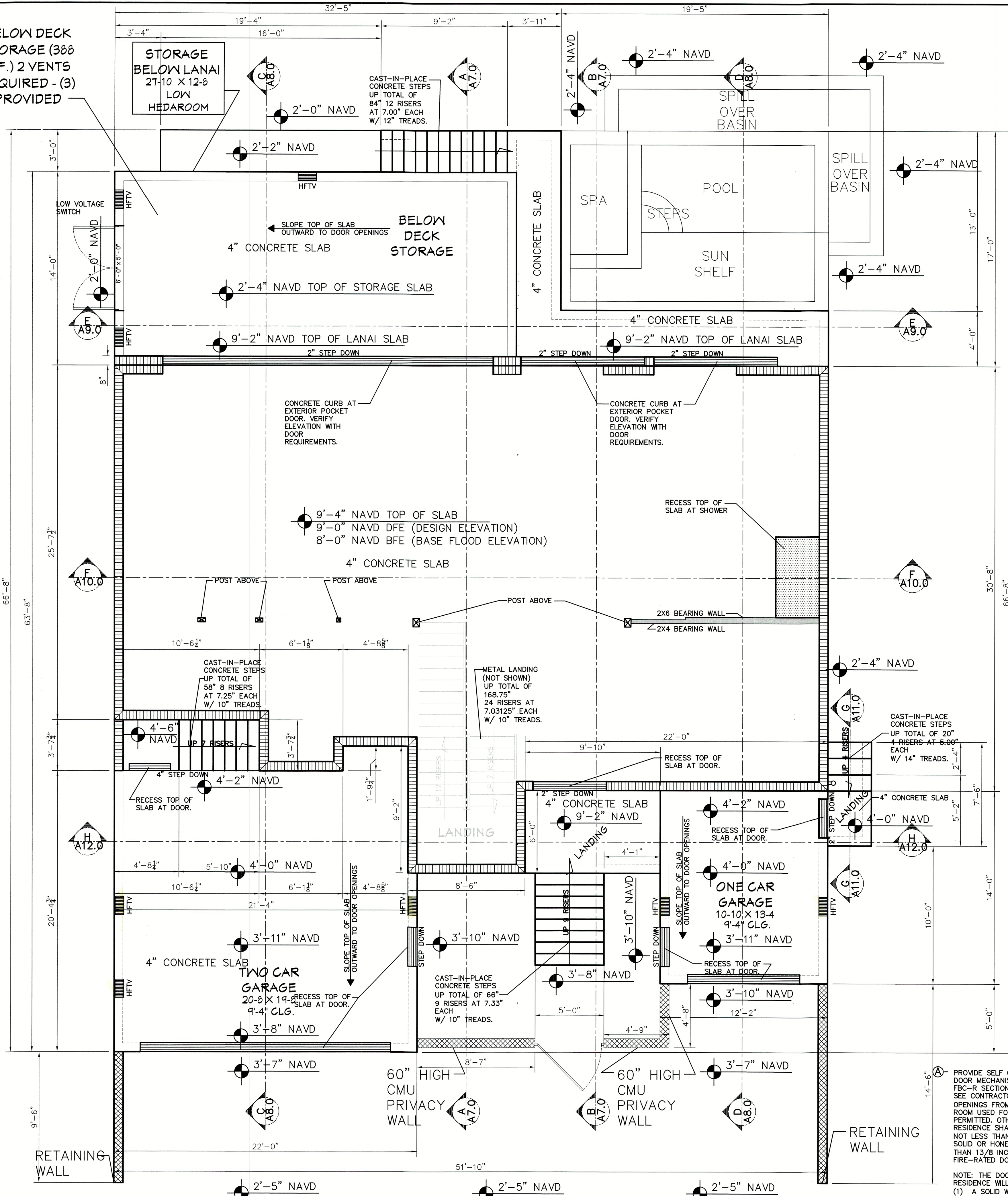
NO.	DESCRIP:	BY	DATE

DATE: 8-15-2022
SCALE: AS SHOWN
SHEET TITLE:
SITE PLAN AND LOT COVERAGE CALCULATIONS
SHEET NO.
A1.0

GENERAL PLAN NOTES:

- OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- PROVIDE A MINIMUM OF 20 FEET OF NO. 4 AWG OR LARGER BARE COPPER ELECTRODE COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING, EXITING THROUGH A NON-METALLIC SLEEVE.
- CLAMP (ONE SUITABLE FOR DIRECT BURIAL) A NO. 4 AWG OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 1/2" X 20 FOOT STEEL REBAR, EXITING THROUGH A NON-METALLIC SLEEVE. (FOR PURPOSE OF GROUNDING).
- DRYER VENTED TO OUTSIDE WITH METAL VENT (NON-SCREENED WITH BACKDRAFT DAMPER).
- ALL WATER CLOSETS TO HAVE 1.6 GAL. CAP. MAX.
- BUILDING INSULATION SHALL BE AS FOLLOWS:
FRAME WALLS R-19 ATTIC ROOF PLANE AND FLOOR TRUSS - R-21 OPEN CELL SPRAY FOAM.
- PROVIDE "CARBON MONOXIDE ALARM" WITHIN 10'-0" OF ALL SLEEPING ROOMS.
- CONDENSATE LINES, IRRIGATION SPRAY HEADS AND ROOF DOWNSPOUTS DISCHARGE TO BE A MINIMUM OF ONE FOOT FROM THE BUILDING AND THAT ALL EAVES LESS THAN 6" HAVE RAIN GUTTERS AND DOWN SPOUTS.
- ALL SHOWER PAN LINERS SHALL HAVE A 1/4" PER FOOT MINIMUM SLOPE TO DRAIN.
- ALL ATTIC ACCESS TO BE SEALED AIR TIGHT TO BE INSTALLED ACCORDING TO 2020 FBC ENERGY CONSERVATION SECTION R402.2.4
- TEMPERED GLASS TO MEET FBC-R R308.4 IN HAZARD LOCATIONS.
- ALL RECEPTACLES NOT REQUIRED TO BE GFCI SHALL BE ARC FAULT PROTECTED PER THE CURRENT NEC. ALL RECEPTACLES TO BE TAMPER PROOF WHERE REQUIRED BY THE CURRENT NEC.
- DOOR AND WINDOW SPECIFICATIONS ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR AND ARE TO BE INSTALLED AS PER THE SUPPLIED MANUFACTURER'S FASTENING DETAILS AND SPECIFICATIONS. ALUMINUM MULLIONS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. SEE ENGINEERED SHOP DRAWINGS BY MANUFACTURER.
- WINDOWS, EXTERIOR DOORS AND OVERHEAD GARAGE DOORS TO HAVE CURRENT FLORIDA PRODUCT APPROVAL OR MIAMI-DADE N.O.A.'S. CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR APPROVED SYSTEMS WITH PERMIT APPLICATION.
- TERMITE PROTECTION TO BE COMPLIANT WITH 2020 FBC-SOIL PROTEC-TO EXTEND 12" BEYOND EXTERIOR WALLS OF STRUCTURE OR USE BORA-CARE TERMITICIDE, INSECTICIDE FUNGICIDE CONCENTRATE.
- PROVIDE TUB ACCESS AT TUB LOCATIONS.
- ALL SHOWER OF BATH TUB DOORS AND FIXED GLASS PANELS ARE TO BE TEMPERED GLASS PER FBC-R SECTION R308.4 ALL BATHROOM GLASS TO BE TEMPERED.
- PROVIDE FRESH AIR MAKEUP AS REQUIRED FOR BLOWER DOOR TEST.
- GENERAL CONTRACTOR AND WINDOW/DOOR MANUFACTURER ARE RESPONSIBLE TO INSTALL WINDOWS AND DOORS AND TO PROVIDE A WATER TIGHT AND WATER PROOF SEAL.
- ALL EXTERIOR WINDOWS AND DOORS WITH GLAZING ARE TO BE IMPACT RATED.
- GENERAL CONTRACTOR IS TO VERIFY ALL WINDOW AND DOOR SIZES.
- GENERAL CONTRACTOR IS TO VERIFY ALL EGRESS LOCATIONS AND SIZES, TO MEET FBC 2020 (7TH EDITION) SECTION R310.
- ALL WINDOW AND DOOR SIZES ARE APPROXIMATE. GENERAL CONTRACTOR TO VERIFY ALL FINAL SIZES AND ADJUST OPENINGS AS NEEDED. GENERAL CONTRACTOR TO VERIFY ALL CENTER LINE LOCATIONS AND HEADER HEIGHTS.
- GENERAL CONTRACTOR IS TO VERIFY ALL HOSE BIB LOCATIONS.
- ALL DIMENSIONS ARE TAKEN FROM THE EDGE OF FRAMING.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE DRAFTSMAN AND OR STRUCTURAL ENGINEER OF RECORD BEFORE PROCEEDING WITH ANY WORK.
- ALL EXTERIOR DOORS TO BE SOLID CORE.
- EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC-R SECTIONS 703.6 AND 703.6.5.
- PER FBC R302.12, G.C. TO INSTALL DRAFTSTOP FIRE SEPARATION SUCH THAT THE AREAS OF THE CONCEALED SPACE DOES NOT EXCEED A MAXIMUM AREA OF 1,000 S.F. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.
- FIXTURE CLEARANCE REQ. W.C. MIN 15 IN FROM C.L. TO SIDE WALL AND FIXTURES. MIN 21 IN. FRONT CLEARANCE FOR W.C. AND LAVS.
- 30 IN X 30 IN MIN SHOWER DIM. 24 IN CLEAR IN FRONT OF OPENING IN ACCORDANCE W/R307.1 AND CH27. (TYP ALL BATHS) FLOORING TO BE NON SLIP SURFACE (TYP) BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE FBC R307.1 AND USE CEMENT BOARD.
- 22"X36" MIN ATTIC ACCESS TO COMPLY W/F.B.C R807. CONTRACTOR TO PROVIDE OPTION FOR PULL DOWN STAIR.
- GENERAL CONTRACTOR IS RESPONSIBLE TO FLASH AND COUNTER FLASH ALL ROOF TO WALL CONNECTIONS.
- GAS STUB-OUT AT OUTDOOR KITCHEN ONLY.
- PROVIDE 5/8" FIRE-CODE DRYWALL AT GARAGE CEILING AND WALLS ADJACENT TO 1/2" CEMENT BOARD LIVING SPACE. BELOW DFE TO BE DEWGLASS.
- ALL WET LOCATION CEILINGS (EX. OVER BATHROOM SHOWERS,) TO BE 1/2" CEMENT BOARD EQUAL TO SHEETROCK MOLD TOUGH BY US GYP. UNLESS NOTED OTHERWISE. ABOVE DFE
- ALL CEMENTITIOUS BD. ● TILE LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTGEN BY US GYP. UNLESS NOTED OTHERWISE. ABOVE DFE
- REFER TO TERMITE PROTECTION PER R318.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE COMMENCEMENT OF WORK. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS.
- THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
- CONTRACTOR TO FURNISH AND INSTALL CONCEALED SUPPORT FRAMING (WITHIN WALLS) AS REQUIRED TO FIRMLY SECURE WALL-MOUNTED EQUIPMENT AND/OR ACCESSORIES. WOOD BLOCKING SHALL COMPLY WITH THE REQUIREMENTS OF FBC BUILDING SECTION 603 FOR COMBUSTIBLE MATERIAL IN TYPE II CONSTRUCTION.
- CONTRACTOR SHALL PROTECT PIPES WITHIN CONCEALED WALL CAVITIES WITH NAIL FASTENER PROTECTION (FROM POTENTIAL PUNCTURE) FROM FINISHED SIDES OF WALL.
- THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER, WATER AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MANUFACTURER. DEVIATION OF THE AFOREMENTIONED REQUIREMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION.
- MINIMUM THICKNESS OF WEATHER COATINGS SHALL BE PROVIDED UNLESS SPECIFIED THICKER PER FBC TABLE 1405.2.
- BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING, INTERIOR AND EXTERIOR WALL, AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.2 SHALL BE FLOOD DAMAGE RESISTANT MATERIALS.

BELOW DECK STORAGE (388 S.F.) 2 VENTS REQUIRED - (3) PROVIDED



NOTE: GENERAL CONTRACTOR IS TO VERIFY ALL STRUCTURAL DETAILS WITH S-SHEETS AND THE STRUCTURAL ENGINEER OF RECORD.

GROUND FLOOR PLAN

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

NOTE:

THE DESIGN AND DRAWINGS REPRESENT THE CONCEPTS, LAYOUTS AND MATERIALS AS APPROVED BY THE HOMEOWNER. THE DRAWINGS HAVE BEEN DONE TO THE BEST OF JC DRAFTING & DESIGN INC.'S KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM FLORIDA BUILDING CODES AND FIRE SAFETY STANDARDS AND ANY CONDITIONS WHICH APPEAR TO BE INACCURATE SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION. THE GENERAL CONTRACTOR SHALL EXAMINE THE PLANS COMPLETELY AND VISIT THE JOB SITE BEFORE BEGINNING CONSTRUCTION. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STRUCTURE CAN BE CONSTRUCTED AS DRAWN OR WITH ADDENDUM DRAWINGS TO BE PROVIDED BY THE DESIGNER ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CRITICAL HEIGHTS. IT WILL ALSO BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND MEET ALL STATE AND LOCAL BUILDING CODES. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IN WRITING. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NEEDED ARE TO BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT. WORK IS NOT TO PROCEED UNTIL ALL DISCREPANCIES ARE CORRECTED. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL CONDITIONS IN THE FIELD. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

1. THESE PLANS AND DESIGN CONCEPTS ARE THE INTELLECTUAL PROPERTY OF JC DRAFTING & DESIGN, INC. NO CHANGE TO THESE DRAWINGS MAY BE MADE WITHOUT A WRITTEN CONSENT FROM JC DRAFTING & DESIGN, INC. UNAUTHORIZED USE IS PROHIBITED. THE DESIGN(S) DEPICTED AND SPECIFIED ON THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES AND ARE THE PROPERTY OF JC DRAFTING & DESIGN, INC. AND SHALL BE RETURNED IN THE EVENT OF TERMINATION, USE OR COPY IS PERMITTED BY JC DRAFTING & DESIGN, INC. AND ITS EMPLOYEES HARMLESS TO ANY LIABILITY CLAIMS, SUIT OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT.

2. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH GOVERNING CODES.

3. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.

4. DO NOT SCALE ANY DRAWINGS IN THIS SET. APPLIES TO ALL SHEETS.

5. ALL DIMENSIONS ARE TO ROUGH CONSTRUCTION UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.

NOTE: 1 & C WOOD SOFFIT AREAS SHOWN TO BE IN COMPLIANCE WITH FBCR 301

NOTE: CONDENSATE TERMINATION DROPPED/1/2" MIN. TO SIDE OF HOUSE MUST NOT CAUSE UNDERMINING OF FOOTERS ETC. FBCR 1411.3/FBCM 307.2.1

NOTE: A/H CLOSETS TO COMPLY WITH FBCR 1305

NOTE: GENERAL CONTRACTOR TO PROVIDE DETAILS FOR PARTIALLY COMBUSTIBLE FRAMING AT ELEVATOR CHASE. FIREBLOCKING/DRAFTSTOPPING, SEPARATED ASTM PRODUCTS USED OR OTHER. FBCR 302.11 & 302.12-

NOTE: EXHAUST VENTING/TERMINATIONS PER FBCR CH. 15

NOTE: ALL BUILDING MATERIALS INSTALLED BELOW THE DFE SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS. AT MINIMUM, CAN WITHSTAND FLOOD WATERS FOR 72 HOURS WITHOUT DAMAGE. FEMA TECHNICAL BULLETIN #2 AND FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.8

* IN 2-CAR GARAGE - REQUIRED D.F.E. IS 9'-0" NAVD

- ALL ELECTRICAL TO BE ABOVE D.F.E.
- ALL MATERIALS USED BELOW D.F.E. SHALL BE FLOOD RESISTANT MATERIALS
- ALL MECHANICAL TO BE ABOVE D.F.E.
- ALL PLUMBING TO BE ABOVE D.F.E.
- ALL WALL MATERIALS BELOW BASE FLOOR ELEVATION SHALL BE APPROVED WATER RESISTANT MATERIALS PER FEMA TECHNICAL BULLETIN #2 AUGUST 2008 AND FBC-R 2020 (7TH EDITION) R322.1.8
- ALL GLASS BELOW D.F.E. SHALL BE TEMPERED.
- ALL DOORS BELOW D.F.E. SHALL BE FLOOD RESISTANT.
- FLOOD RESISTANT MATERIALS ARE TO CONTINUE TO THE CEILING

PROVIDE WATER FLOW-THRU VENTS AS REQ'D PER CODE, AT 1-SQUARE INCH PER 1-SQUARE FOOT OF FLOOR AREA (200 SQ. FT.) USING SMART-VENT ONE FLOW-THRU IS EQUIVALENT TO 200 SQUARE INCHES OF OPENING. (491 S.F. 3 REQUIRED (3 PROVIDED) BOT. OF OPG. MAX. 1'-0" ABOVE GRADE. PER NFIP & FEMA TECHNICAL BULLETIN #1, FBC 2020 - RESIDENTIAL - SECTION - 322.2.2 AND 322.2.2.1

* IN 1-CAR GARAGE - REQUIRED D.F.E. IS 9'-0" NAVD.

- ALL ELECTRICAL TO BE ABOVE D.F.E.
- ALL MATERIALS USED BELOW D.F.E. SHALL BE FLOOD RESISTANT MATERIALS
- ALL MECHANICAL TO BE ABOVE D.F.E.
- ALL PLUMBING TO BE ABOVE D.F.E.
- ALL WALL MATERIALS BELOW BASE FLOOR ELEVATION SHALL BE APPROVED WATER RESISTANT MATERIALS PER FEMA TECHNICAL BULLETIN #2 AUGUST 2008 AND FBC-R 2020 (7TH EDITION) R322.1.8
- ALL GLASS BELOW D.F.E. SHALL BE TEMPERED.
- ALL DOORS BELOW D.F.E. SHALL BE FLOOD RESISTANT.
- FLOOD RESISTANT MATERIALS ARE TO CONTINUE TO THE CEILING

PROVIDE WATER FLOW-THRU VENTS AS REQ'D PER CODE, AT 1-SQUARE INCH PER 1-SQUARE FOOT OF FLOOR AREA (200 SQ. FT.) USING SMART-VENT ONE FLOW-THRU IS EQUIVALENT TO 200 SQUARE INCHES OF OPENING. (171 S.F.) 2 REQUIRED (2 PROVIDED) BOT. OF OPG. MAX. 1'-0" ABOVE GRADE. PER NFIP & FEMA TECHNICAL BULLETIN #1, FBC 2020 - RESIDENTIAL - SECTION - 322.2.2 AND 322.2.2.1

WALL LEGEND

INTERIOR 2X4 OR 2X6 PRESSURE TREATED WOOD STUD WALL AT 16" O.C. SEE STRUCTURAL DRAWINGS FOR BEARING WALLS.

C.M.U. MASONRY WALL

12" SQUARE CMU BLOCK OR CONCRETE COLUMN.

PROVIDE FLOW-THRU VENTING IN GROUND LEVEL WALLS. EACH VENT PROVIDES VENTING FOR 200 SQ. FT. USING SMART-VENT (IN CMU WALLS: FL.# FL5822-R1 - MODEL NUMBER 1540-520) (IN WOOD WALLS: FLORIDA PRODUCT APPROVAL: FL5822-R8 - MODEL NUMBER 1540-570) TO MEET FEMA REGULATIONS. VENTS TO BE WITH-IN 12" OF TOP OF SLAB OR GRADE.

PROVIDE FIRE DAMPER KITS AS REQUIRED

PROVIDE SELF CLOSING DOOR MECHANISM PER 2020 FBC-R SECTION 302.5.1- SEE CONTRACTOR.

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. PER 2020 FBC-R SECTION 302.5.1

NOTE: THE DOOR BETWEEN THE GARAGE AND THE RESIDENCE WILL BE ONE OF THE FOLLOWING:
(1) A SOLID WOOD DOOR NOT LESS THAN 1-3/8" THICK,
(2) A SOLID HONEY-COMB CORE STEEL DOOR NOT LESS THAN 1-3/8" THICK,
(3) A TWENTY-MINUTE FIRE RATED DOOR. 2020 FBC-R302.5.1

NOTE: PROVIDE SLUMP PUMP WITH FLOAT SWITCH AT BOTTOM OF ELEVATOR PIT WITH 2" PVC PIPE TO DISCHARGE OUTSIDE OF THE BUILDING AT SWALE. TERMINATE PIPE AT EXTERIOR END WITH DRAINAGE BUBBLE BOX WITH INSECT SCREEN. MUST COMPLY WITH FBC-R, P3007.3.2

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

Plan no.

2021-50 A1.1

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REVISIONS:

NO.	DESCRIP:	BY	DATE

DATE: 8-15-2022

SCALE: AS SHOWN

SHEET TITLE:

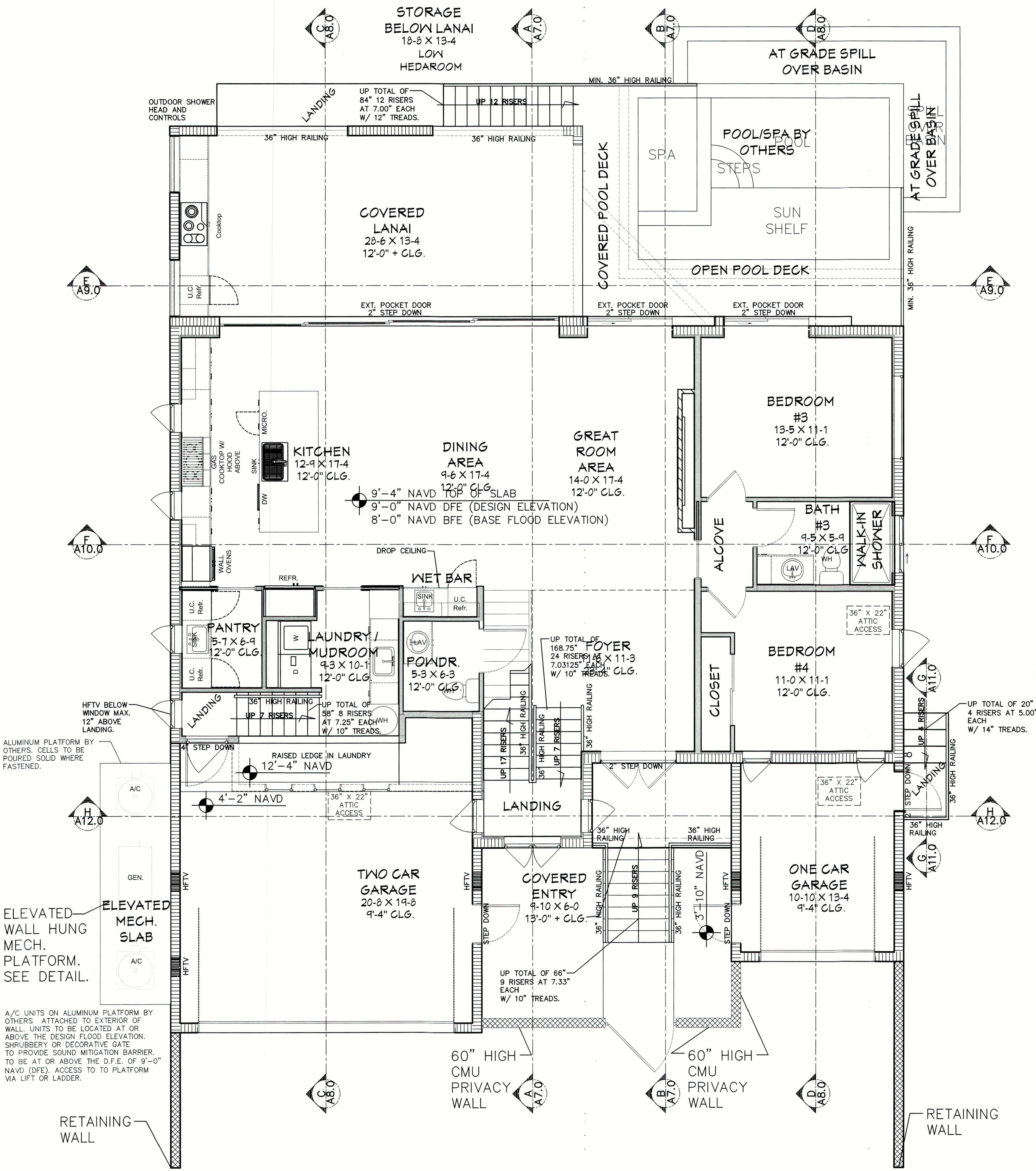
GROUND FLOOR PLAN

SHEET NO.

A1.1

GENERAL PLAN NOTES:

- OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- PROVIDE A MINIMUM OF 20 FEET OF NO. 4 AWG OR LARGER BARE COPPER ELECTRODE, COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING, EXITING THROUGH A NON-METALLIC SLEEVE.
CLAMP (ONE SUITABLE FOR DIRECT BURIAL) A NO. 4 AWG OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 1/2" X 20 FOOT STEEL REBAR, EXITING THROUGH A NON-METALLIC SLEEVE. (FOR PURPOSE OF GROUNDING).
- DRYER VENTED TO OUTSIDE WITH METAL VENT (NON-SCREENED WITH BACKDRAFT DAMPER).
- ALL WATER CLOSETS TO HAVE 1.6 GAL. CAP. MAX.
- BUILDING INSULATION SHALL BE AS FOLLOWS:
FRAME WALLS - R - 19
ATTIC ROOF PLANE AND FLOOR TRUSS - R-21
OPEN CELL SPRAY FOAM.
- PROVIDE "CARBON MONOXIDE ALARM" WITHIN 10'-0" OF ALL SLEEPING ROOMS.
- CONDENSATE LINES, IRRIGATION SPRAY HEADS AND ROOF DOWNSPOUTS DISCHARGE TO BE A MINIMUM OF ONE FOOT FROM THE BUILDING AND THAT ALL EAVES LESS THAN 6" HAVE RAIN GUTTERS AND DOWN SPOUTS.
- ALL SHOWER PAN LINERS SHALL HAVE A 1/4" PER FOOT MINIMUM SLOPE TO DRAIN.
- ALL ATTIC ACCESS TO BE SEALED AIR TIGHT TO BE INSTALLED ACCORDING TO 2020 FBC ENERGY CONSERVATION SECTION R402.2.4
- TEMPERED GLASS TO MEET FBC-R 308.4 IN HAZARD LOCATIONS.
- ALL RECEPTACLES NOT REQUIRED TO BE GFCI SHALL BE ARC FAULT PROTECTED PER THE CURRENT NEC. ALL RECEPTACLES TO BE TAMPER PROOF WHERE REQUIRED BY THE CURRENT NEC.
- DOOR AND WINDOW SPECIFICATIONS ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR AND ARE TO BE INSTALLED AS PER THE SUPPLIED MANUFACTURER'S FASTENING DETAILS AND SPECIFICATIONS.
ALUMINUM MULLIONS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. SEE ENGINEERED SHOP DRAWINGS BY MANUFACTURER.
- WINDOWS, EXTERIOR DOORS AND OVERHEAD GARAGE DOORS TO HAVE CURRENT FLORIDA PRODUCT APPROVAL OR MIAMI-DADE N.O.A.'S
CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR APPROVED SYSTEMS WITH PERMIT APPLICATION.
- TERMITE PROTECTION TO BE COMPLIANT WITH 2020 FBC-SOIL PROTECT-TO EXTEND 12" BEYOND EXTERIOR WALLS OF STRUCTURE OR USE BORA-CARE TERMITICIDE, INSECTICIDE FUNGICIDE CONCENTRATE.
- PROVIDE TUB ACCESS AT TUB LOCATIONS.
- ALL SHOWER OF BATH TUB DOORS AND FIXED GLASS PANELS ARE TO BE TEMPERED GLASS PER FBC-R SECTION R308.4
ALL BATHROOM GLASS TO BE TEMPERED.
- PROVIDE FRESH AIR MAKEUPAS REQUIRED FOR BLOWER DOOR TEST.
- GENERAL CONTRACTOR AND WINDOW/DOOR MANUFACTURER ARE RESPONSIBLE TO INSTALL WINDOWS AND DOORS AND TO PROVIDE A WATER TIGHT AND WATER PROOF SEAL.
- ALL EXTERIOR WINDOWS AND DOORS WITH GLAZING ARE TO BE IMPACT RATED.
- GENERAL CONTRACTOR IS TO VERIFY ALL WINDOW AND DOOR SIZES.
- GENERAL CONTRACTOR IS TO VERIFY ALL EGRESS LOCATIONS AND SIZES, TO MEET FBC 2020 (7TH EDITION) SECTION R310.
- ALL WINDOW AND DOOR SIZES ARE APPROXIMATE.
GENERAL CONTRACTOR TO VERIFY ALL FINAL SIZES AND ADJUST OPENINGS AS NEEDED, GENERAL CONTRACTOR TO VERIFY ALL CENTER LINE LOCATIONS AND HEADER HEIGHTS.
- GENERAL CONTRACTOR IS TO VERIFY ALL HOSE BIB LOCATIONS.
- ALL DIMENSIONS ARE TAKEN FROM THE EDGE OF FRAMING.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK; REPORT ANY DISCREPANCIES TO THE DRAFTSMAN AND OR STRUCTURAL ENGINEER OF RECORD BEFORE PROCEEDING WITH ANY WORK.
- ALL EXTERIOR DOORS TO BE SOLID CORE.
- EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC-R SECTIONS 703.6 AND 703.6.5.
- PER FBC R302.12, G.C. TO INSTALL DRAFTSTOP FIRE SEPARATION SUCH THAT THE AREAS OF THE CONCRETE SPACINGS NOT EXCEED A MAXIMUM AREA OF 1,000 S.F. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.
- FIXTURE CLEARANCE REQ. W.C. MIN 15 IN FROM C.L. TO SIDE WALL AND FIXTURES. MIN 21 IN. FRONT CLEARANCE FOR W.C. AND LAVS.
- 30 IN X 30 IN MIN SHOWER DIM. 24 IN CLEAR IN FRONT OF OPENING IN ACCORDANCE W/R307.1 AND CH27 (TYP) ALL BATHS FLOORING TO BE NON SLIP SURFACE (TYP) BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE FBC R307.1 AND USE CEMENT BOARD.
- 22"x36" MIN ATTIC ACCESS TO COMPLY W/F.B.C R807. CONTRACTOR TO PROVIDE OPTION FOR PULL DOWN STAIR.
- GENERAL CONTRACTOR IS RESPONSIBLE TO FLASH AND COUNTER FLASH ALL ROOF TO WALL CONNECTIONS.
- GAS STUB-OUT AT OUTDOOR KITCHEN ONLY.
- PROVIDE 5/8" FIRE-CODE DRYWALL AT GARAGE CEILING AND WALLS ADJACENT TO A/C LIVING SPACE. BELOW DFE TO BE DENSGLASS
- ALL WET LOCATION CEILINGS (EX. OVER BATHROOM SHOWERS.) TO BE 1/2" CEMENT BOARD EQUAL TO SHEETROCK MOLD TOUGH BY US GYP. UNLESS NOTED OTHERWISE, ABOVE DFE
- ALL CEMENTIOUS BD. @ TILE LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXGEN BY US GYP. UNLESS NOTED OTHERWISE, ABOVE DFE
- REFER TO TERMITE PROTECTION PER R316.



NOTE: GENERAL CONTRACTOR IS TO VERIFY ALL STRUCTURAL DETAILS WITH S-SHEETS AND THE STRUCTURAL ENGINEER OF RECORD.

NOTE:

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- ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH GOVERNING CODES.
- ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.
- DO NOT SCALE ANY DRAWINGS IN THIS SET. APPLIES TO ALL SHEETS.
- ALL DIMENSIONS ARE TO ROUGH CONSTRUCTION UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.

NOTE: IN ACCORDANCE WITH FBC R703.8 FLASHING: EXTERIOR WINDOWS AND DOORS SHALL BE FLASHED IN ACCORDANCE WITH MANUFACTURER'S NOA OR PRODUCT APPROVAL AND/OR INSTALLATION INSTRUCTIONS. IF FLASHING IS NOT ADDRESSED IN EITHER OF THE PREVIOUS NOTED THEN PAN FLASHING SHALL BE PROVIDED. PAN FLASHING SHALL BE SEALED AND SLOPED AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.

NOTE: ALL FINAL CABINET AND SHELVING LAYOUTS, DESIGN, DRAWINGS, SPECIFICATIONS & ENGINEERING ARE TO BE PROVIDED BY THE CABINET MAKER AND ARE NOT PART OF THESE DRAWINGS. CONTRACTOR TO COORDINATE WITH CABINET MAKER WITH THE OWNER'S FINAL SELECTION OF ALL APPLIANCES, FIXTURES AND CABINETRY. CABINET MAKER IS RESPONSIBLE FOR ALL REQUIRED FIELD MEASUREMENTS BEFORE, DURING AND AFTER DEMOLITION AND RENOVATION WITH REGARD TO ALL

NOTE: BRAND, STYLE, KIND, COLOR, ETC. OF ALL FINISHES AND MATERIALS, ELECTRICAL FIXTURES, APPLIANCES, EQUIPMENT AS AGREED AND NEGOTIATED BETWEEN OWNER

NOTE: ALL OTHER JOB SPECIFICATION AND FINISH SPECIFICATIONS TO BE FURNISHED TO GENERAL CONTRACTOR BY THE HOME OWNER AND ARE NOT PART OF THESE DRAWINGS.

NOTE: ALL OTHER DETAILS, LAYOUTS, SPECIFICATIONS, PLUMBING, HEATING, VENTILATION, AIR CONDITIONING, ELECTRICAL TO BE SUPPLIED BY SUBCONTRACTORS TO THE GENERAL CONTRACTOR.

NOTICE: ALL INFORMATION PROVIDED MUST BE VERIFIED IN FIELD AND ANY MINOR ADJUSTMENTS ARE TO BE MADE BY CONTRACTOR IN FIELD. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NEEDED MUST BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND

NOTE: ALL NEW CONSTRUCTION SHALL BE REQUIRED TO PASS THE BLOWER DOOR TEST PER 2020 ENERGY CONSERVATION CODE R402.4 BE AWARE FLOW THRU OPENINGS MAY CREATE SOME ISSUES WHILE PERFORMING THIS TEST.

NOTE: SEE STRUCTURAL SHEETS FOR FINAL BEARING POST LOCATIONS NOTE: ALL CONDENSATE LINES AND ROOF DOWNSPOUTS SHALL DISCHARGE MIN. 12" AWAY FROM STRUCTURE SIDEWALL USING UNDERGROUND PIPING, TAIL EXTENSIONS OR FLASHING. BLOCKING NOTE: PLANS ARE TO MEET THE 2020 FBC-R (7TH EDITION) AND 2020 FBC ENERGY CONSERVATION

NOTE: PROVIDE 1" DAPOUT AT ALL EXTERIOR DOOR LOCATIONS

NOTE: EXTERIOR WINDOW AND DOOR HEADERS TO BE 8'-0" UNLESS NOTED OTHERWISE. NOTE: FINAL LOCATION OF HOSE BIBS, BY GC.

NOTE: CEILINGS EXPOSED TO WIND: CEILINGS EXPOSED TO WIND TO BE HARDIE BOARD AS SLOTD ON 1/2" CDX ATTACHED TO BOTTOM CHORD W/ 1-1/2" DRYWALL SCREWS @ 6" O.C. EDGES & FIELD

NOTE: ALL TRUSS LAYOUTS, SCHEMATIC AND PROFILES MUST BE PROVIDED TO JC DRAFTING & DESIGN, INC. AND THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL.

- WALL LEGEND**
- INTERIOR 2X4 OR 2X6 PRESSURE TREATED WOOD STUD WALL AT 16" O.C. SEE STRUCTURAL DRAWINGS FOR BEARING WALLS.
 - CMU MASONRY WALL
 - INTERIOR WOOD SUPPORT POST SEE S-SHEETS
 - 12" SQUARE CMU BLOCK OR CONCRETE COLUMN.
 - PROVIDE FLOW-THRU VENTING IN GROUND LEVEL WALLS, EACH VENT PROVIDES VENTING FOR 200 SQ. FT. USING SMART-VENT (IN CMU WALLS: FL5822-R1 - MODEL NUMBER 1540-520) (IN WOOD WALLS: FLORIDA PRODUCT APPROVAL: FL5822-R8 - MODEL NUMBER 1540-570) TO MEET FEMA REGULATIONS. VENTS TO BE WITH-IN 12" OF TOP OF SLAB OR GRADE.
 - PROVIDE FIRE DAMPER KITS AS REQUIRED

FIRST FLOOR PLAN

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

Plan no.

2021-50 A2.0

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Jon R. Coulthurst, President

REVISIONS:		
NO.	DESCRIP:	BY DATE

DATE: 8-15-2022

SCALE: AS SHOWN

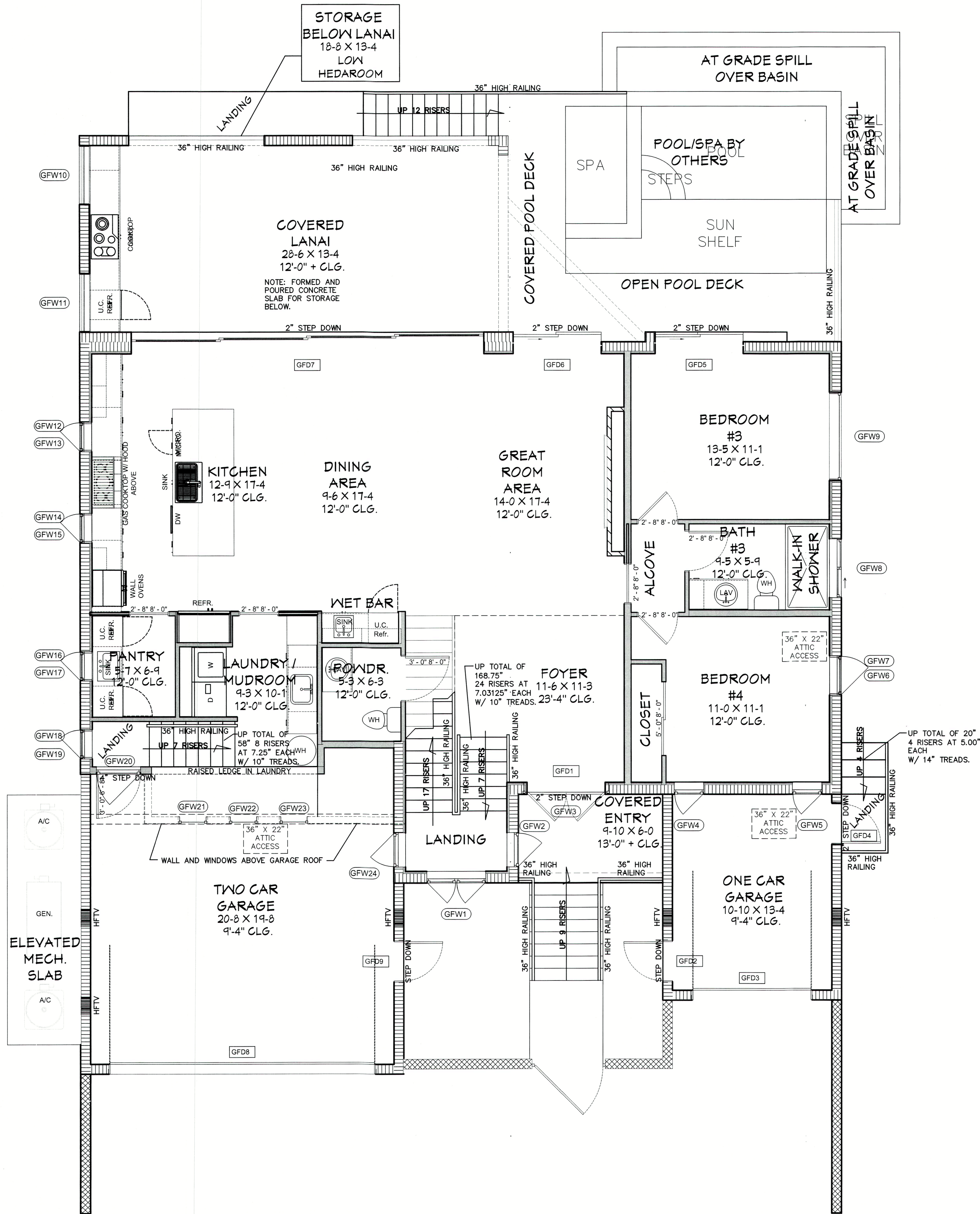
SHEET TITLE:

FIRST FLOOR PLAN
SHEET NO.

A2.0

Window Schedule								
Mark	Rough Opening		Description	Comments	Wall Type	Thickness	Head Height	
	Width	Height						
GFW1	4'-0"	4'-7"	DOUBLE CASEMENT		CONC.	8" CMU	11'-0"	
GFW2	2'-4"	4'-7"	SINGLE CASEMENT		CONC.	8" CMU	11'-0"	
GFW3	6'-0"	1'-8"	FIXED	TRANSOM	CONC.	8" CMU	11'-0"	
GFW4	2'-0"	5'-0"	SINGLE CASEMENT	"EGRESS"	CONC.	8" CMU	11'-0"	
GFW5	2'-0"	5'-0"	SINGLE CASEMENT		CONC.	8" CMU	11'-0"	
GFW6	2'-8"	4'-6"	SINGLE CASEMENT		CONC.	8" CMU	8'-0"	
GFW7	2'-8"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	10'-8"	
GFW8	4'-0"	2'-0"	HORIZONTAL SLIDER		CONC.	8" CMU	8'-0"	
GFW9	6'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	8'-0"	
GFW10	4'-0"	6'-8"	LOUVER		CONC.	8" CMU	10'-0"	
GFW11	4'-0"	6'-8"	LOUVER		CONC.	8" CMU	10'-0"	
GFW12	2'-0"	4'-6"	SINGLE CASEMENT		CONC.	8" CMU	8'-0"	
GFW13	2'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	10'-8"	
GFW14	2'-0"	4'-6"	SINGLE CASEMENT		CONC.	8" CMU	8'-0"	
GFW15	2'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	10'-8"	
GFW16	2'-0"	4'-6"	SINGLE CASEMENT		CONC.	8" CMU	8'-0"	
GFW17	2'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	10'-8"	
GFW18	2'-0"	2'-0"	SINGLE CASEMENT		CONC.	8" CMU	8'-0"	
GFW19	2'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	10'-8"	
GFW20	3'-0"	4'-4"	SINGLE CASEMENT		CONC.	8" CMU	10'-8"	
GFW21	2'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	11'-0"	
GFW22	2'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	11'-0"	
GFW23	2'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	11'-0"	
GFW24	2'-4"	4'-7"	SINGLE CASEMENT		CONC.	8" CMU	11'-0"	
SFW1	4'-0"	6'-0"	DOUBLE CASEMENT		WOOD	2X6	9'-0"	
SFW2	6'-0"	5'-4"	FIXED		CONC.	8" CMU	8'-0"	
SFW3	2'-8"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"	
SFW4	2'-8"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"	
SFW5	2'-8"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"	
SFW6	2'-1"	6'-0"	SINGLE CASEMENT	"EGRESS"	WOOD	2X6	8'-0"	
SFW7	2'-1"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"	
SFW8	5'-4"	6'-0"	HORIZONTAL SLIDER		WOOD	2X6	8'-0"	
SFW9	6'-6"	6'-0"	HORIZONTAL SLIDER		WOOD	2X6	8'-0"	
SFW10	6'-6"	6'-0"	HORIZONTAL SLIDER		WOOD	2X6	8'-0"	
SFW11	6'-0"	6'-0"	HORIZONTAL SLIDER		WOOD	2X6	8'-0"	
SFW12	2'-8"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"	
SFW13	2'-8"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"	
SFW15	4'-0"	6'-0"	DOUBLE CASEMENT		WOOD	2X6	8'-0"	
SFW16	2'-0"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"	
SFW17	2'-0"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"	
SFW18	2'-0"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"	

Door Schedule						
Mark	Door Size	Description	Remarks	Type Header	Wall Thickness	Head Height
GFD1	64" X 108"	EXTERIOR DOOR	OUT-SWING	CONC.	8" CMU	9'-0"
GFD2	32" X 96"	FULL LIGHT DOOR	OUT-SWING	CONC.	8" CMU	8'-0"
GFD3	8' X 8'	OVERHEAD GARAGE DOOR	IMPACT/ INSULATED	CONC.	8" CMU	8'-0"
GFD4	32" X 96"	FULL LIGHT DOOR	OUT-SWING	CONC.	8" CMU	8'-0"
GFD5	72" X 120"	S.G.D.	2 PANEL "EGRESS"	CONC.	8" CMU	10'-0"
GFD6	72" X 120"	S.G.D.	2 PANEL	CONC.	8" CMU	10'-0"
GFD7	120" X 288"	S.G.D.	4 PANEL	CONC.	8" CMU	10'-0"
GFD8	18' X 8'	OVERHEAD GARAGE DOOR	IMPACT/ INSULATED	CONC.	8" CMU	3'-0"
GFD9	32" X 96"	FULL LIGHT DOOR	OUT-SWING	CONC.	8" CMU	3'-0"
SFD1	72" X 96"	S.G.D.	2 PANEL "EGRESS"	WOOD	2X6	8'-0"



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Plan no.
2021-50 A2.2

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jon@jcdraftinganddesigninc.com
Jon R. Coulthurst, President

REVISIONS:			
NO.	DESCRIP:	BY	DATE

DATE: 8-15-2022

SCALE: AS SHOWN

SHEET TITLE:

FIRST FLOOR W/D
SCHEDULE

SHEET NO.

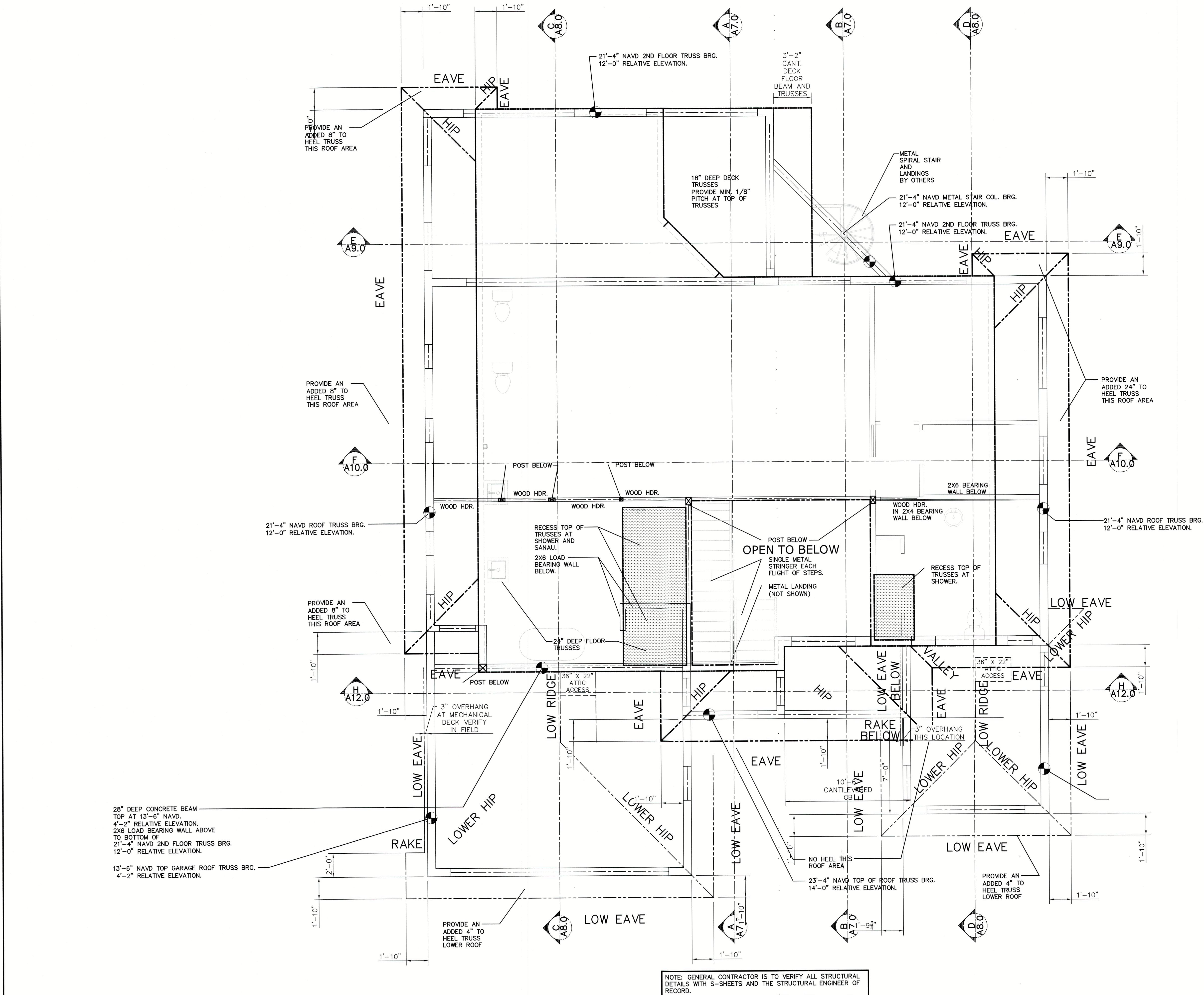
A2.2

FIRST FLOOR W/D
SCHEDULE

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

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

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FIRST FLOOR ROOF PLAN

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

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

Plan no.

2021-50 A2.3

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Jon R. Couthurst, President

REVISIONS:			
NO.	DESCRIP:	BY	DATE

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SCALE: AS SHOWN

SHEET TITLE:

FIRST FLOOR ROOF PLAN
SHEET NO.

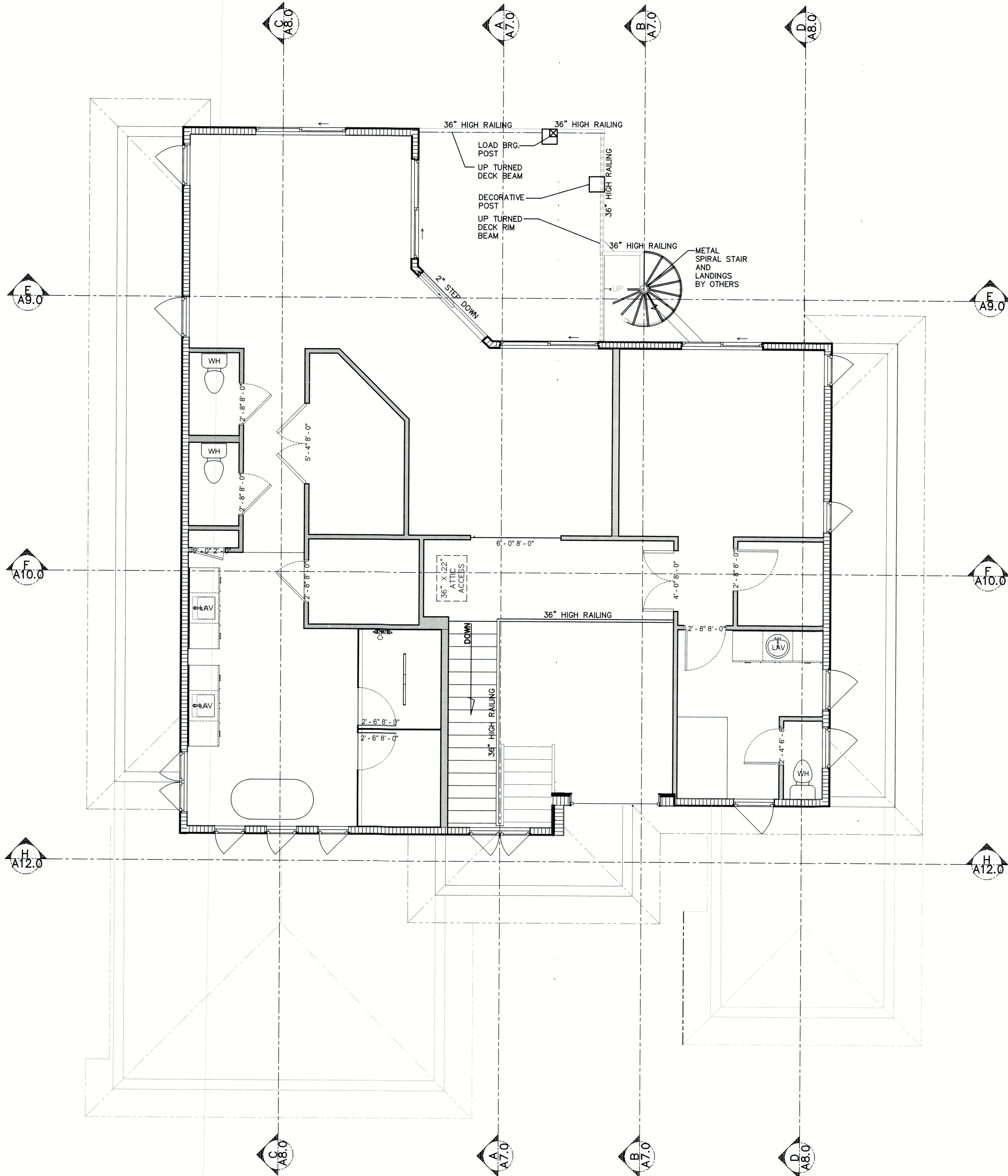
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TOWN OF LONGBOAT KEY
Planning Zoning & Building

GENERAL PLAN NOTES:

- OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- PROVIDE A MINIMUM OF 20 FEET OF NO. 4 AWG OR LARGER BARE COPPER ELECTRODE COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING, EXITING THROUGH A NON-METALLIC SLEEVE.
CLAMP (ONE SUITABLE FOR DIRECT BURIAL) A NO. 4 AWG OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 1/2" X 20 FOOT STEEL REBAR, EXITING THROUGH A NON-METALLIC SLEEVE. (FOR PURPOSE OF GROUNDING).
- DRYER VENTED TO OUTSIDE WITH METAL VENT (NON-SCREENED WITH BACKDRAFT DAMPER).
- ALL WATER CLOSETS TO HAVE 1.6 GAL. CAP. MAX.
- BUILDING INSULATION SHALL BE AS FOLLOWS:
FRAME WALLS R - 19 ATTIC ROOF PLANE AND FLOOR TRUSS - R-21 OPEN CELL SPRAY FOAM.
- PROVIDE "CARBON MONOXIDE ALARM" WITHIN 10'-0" OF ALL SLEEPING ROOMS.
- CONDENSATE LINES, IRRIGATION SPRAY HEADS AND ROOF DOWNSPOUTS DISCHARGE TO BE A MINIMUM OF ONE FOOT FROM THE BUILDING AND THAT ALL EAVES LESS THAN 6" HAVE RAIN GUTTERS AND DOWN SPOUTS.
- ALL SHOWER PAN LINERS SHALL HAVE A 1/4" PER FOOT MINIMUM SLOPE TO DRAIN.
- ALL ATTIC ACCESS TO BE SEALED AIR TIGHT TO BE INSTALLED ACCORDING TO 2020 FBC ENERGY CONSERVATION SECTION R402.2.4
- TEMPERED GLASS TO MEET FBC-R R308.4 IN HAZARD LOCATIONS.
- ALL RECEPTACLES NOT REQUIRED TO BE GFCI SHALL BE ARC FAULT PROTECTED PER THE CURRENT NEC. ALL RECEPTACLES TO BE TAMPER PROOF WHERE REQUIRED BY THE CURRENT NEC.
- DOOR AND WINDOW SPECIFICATIONS ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR AND ARE TO BE INSTALL AS PER THE SUPPLIED MANUFACTURER'S FASTENING DETAILS AND SPECIFICATIONS.
ALUMINUM MULLIONS TO BE INSTALL PER THE MANUFACTURER'S SPECIFICATIONS. SEE ENGINEERED SHOP DRAWINGS BY MANUFACTURER.
- WINDOWS, EXTERIOR DOORS AND OVERHEAD GARAGE DOORS TO HAVE CURRENT FLORIDA PRODUCT APPROVAL OR MIAMI-DADE N.O.A.'S
CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR APPROVED SYSTEMS WITH PERMIT APPLICATION.
- TERMITE PROTECTION TO BE COMPLIANT WITH 2020 FBC-SOIL PROTEC-TO EXTEND 12" BEYOND EXTERIOR WALLS OF STRUCTURE OR USE BORA-CARE TERMITICIDE, INSECTICIDE FUNGICIDE CONCENTRATE.
- PROVIDE TUB ACCESS AT TUB LOCATIONS.
- ALL SHOWER OF BATH TUB DOORS AND FIXED GLASS PANELS ARE TO BE TEMPERED GLASS PER FBC-R SECTION R308.4
ALL BATHROOM GLASS TO BE TEMPERED.
- PROVIDE FRESH AIR MAKEUPAS REQUIRED FOR BLOWER DOOR TEST.
- GENERAL CONTRACTOR AND WINDOW/DOOR MANUFACTURER ARE RESPONSIBLE TO INSTALL WINDOWS AND DOORS AND TO PROVIDE A WATER TIGHT AND WATER PROOF SEAL.
- ALL EXTERIOR WINDOWS AND DOORS WITH GLAZING ARE TO BE IMPACT RATED.
- GENERAL CONTRACTOR IS TO VERIFY ALL WINDOW AND DOOR SIZES.
- GENERAL CONTRACTOR IS TO VERIFY ALL EGRESS LOCATIONS AND SIZES, TO MEET FBC 2020 (7TH EDITION) SECTION R310.
- ALL WINDOW AND DOOR SIZES ARE APPROXIMATE.
GENERAL CONTRACTOR TO VERIFY ALL FINAL SIZES AND ADJUST OPENINGS AS NEEDED, GENERAL CONTRACTOR TO VERIFY ALL CENTER LINE LOCATIONS AND HEADER HEIGHTS.
- GENERAL CONTRACTOR IS TO VERIFY ALL HOSE BIB LOCATIONS.
- ALL DIMENSIONS ARE TAKEN FROM THE EDGE OF FRAMING.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE DRAFTSMAN AND OR STRUCTURAL ENGINEER OF RECORD BEFORE PROCEEDING WITH ANY WORK.
- ALL EXTERIOR DOORS TO BE SOLID CORE.
- EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC-R SECTIONS 703.6 AND 703.6.5.
- PER FBC R302.12, G.C. TO INSTALL DRAFTSTOP FIRE SEPARATION SUCH THAT THE AREAS OF THE CONCEALED SPACE DOES NOT EXCEED A MAXIMUM AREA OF 1,000 S.F. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.
- FIXTURE CLEARANCE REQ. W.C. MIN 15 IN FROM C.L. TO SIDE WALL AND FIXTURES. MIN 21 IN. FRONT CLEARANCE FOR W.C. AND LAVS.
- 30 IN X 30 IN MIN SHOWER DIM. 24 IN CLEAR IN FRONT OF OPENING IN ACCORDANCE W/R307.1 AND CH27. (TYP ALL BATHS) FLOORING TO BE NON SLIP SURFACE (TYP) BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE FBC R307.1 AND USE CEMENT BOARD.
- 22"x36" MIN ATTIC ACCESS TO COMPLY W/F.B.C R807. CONTRACTOR TO PROVIDE OPTION FOR PULL DOWN STAIR.
- GENERAL CONTRACTOR IS RESPONSIBLE TO FLASH AND COUNTER FLASH ALL ROOF TO WALL CONNECTIONS.
- GAS STUB-OUT AT OUTDOOR KITCHEN ONLY.
- PROVIDE 5/8" FIRE-CODE DRYWALL AT GARAGE CEILING AND WALLS ADJACENT A/G LIVING SPACE. BELOW DFE TO BE DENSGLASS.
- ALL WET LOCATION CEILINGS (EX. OVER BATHROOM SHOWERS.) TO BE 1/2" CEMENT BOARD EQUAL TO SHEETROCK MOLD TOUGH BY US GYP. UNLESS NOTED OTHERWISE. ABOVE DFE
- ALL CEMENTUOUS BD. ● TILE LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTEGN BY US GYP. UNLESS NOTED OTHERWISE. ABOVE DFE
REFER TO TERMITE PROTECTION PER R318.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE COMMENCEMENT OF WORK. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS.
- THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
- CONTRACTOR TO FURNISH AND INSTALL CONCEALED SUPPORT FRAMING (WITHIN WALLS) AS REQUIRED TO FIRMLY SECURE WALL-MOUNTED EQUIPMENT AND/OR ACCESSORIES. WOOD BLOCKING SHALL COMPLY WITH THE REQUIREMENTS OF FBC BUILDING SECTION 603 FOR COMBUSTIBLE MATERIAL IN TYPE II CONSTRUCTION.
- CONTRACTOR SHALL PROTECT PIPES WITHIN CONCEALED WALL CAVITIES WITH NAIL FASTENER PROTECTION (FROM POTENTIAL PUNCTURE) FROM FINISHED SIDES OF WALL.
- THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER, WATER AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MANUFACTURER. DEVIATION OF THE AFOREMENTIONED REQUIREMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION.
- MINIMUM THICKNESS OF WEATHER COATINGS SHALL BE PROVIDED UNLESS SPECIFIED THICKER PER FBC TABLE 1405.2.
- BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING, INTERIOR AND EXTERIOR WALL, AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.2 SHALL BE FLOOD DAMAGE RESISTANT MATERIALS.



NOTE: GENERAL CONTRACTOR IS TO VERIFY ALL STRUCTURAL DETAILS WITH S-SHEETS AND THE STRUCTURAL ENGINEER OF RECORD.

SECOND FLOOR PLAN

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

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NOTE: IN ACCORDANCE WITH FBC R703.8

FLASHING: EXTERIOR WINDOWS AND DOORS SHALL BE FLASHED IN ACCORDANCE WITH MANUFACTURER'S NOA OR PRODUCT APPROVAL AND/ OR INSTALLATION INSTRUCTIONS. IF FLASHING IS NOT ADDRESSED IN EITHER OF THE PREVIOUS NOTED THEN PAN FLASHING SHALL BE PROVIDED. PAN FLASHING SHALL BE SEALED AND SLOPED AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.

NOTE: ALL FINAL CABINET AND SHELVING LAYOUTS, DESIGN, DRAWINGS, SPECIFICATIONS & ENGINEERING ARE TO BE PROVIDED BY THE CABINET MAKER AND ARE NOT PART OF THESE DRAWINGS. CONTRACTOR TO COORDINATE WITH CABINET MAKER WITH THE OWNER'S FINAL SELECTION OF ALL APPLIANCES, FIXTURES AND CABINERY. CABINET MAKER IS RESPONSIBLE FOR ALL REQUIRED FIELD MEASUREMENTS BEFORE, DURING AND AFTER DEMOLITION AND RENOVATION WITH REGARD TO ALL

NOTE: BRAND, STYLE, KIND, COLOR, ETC. OF ALL FINISHES AND MATERIALS, ELECTRICAL FIXTURES, APPLIANCES, EQUIPMENT AS AGREED AND NEGOTIATED BETWEEN OWNER

NOTE: ALL OTHER JOB SPECIFICATION AND FINISH SPECIFICATIONS TO BE FURNISHED TO GENERAL CONTRACTOR BY THE HOME OWNER AND ARE NOT PART OF THESE DRAWINGS.

NOTE: ALL OTHER DETAILS, LAYOUTS, SPECIFICATIONS, PLUMBING, HEATING, VENTILATION, AIR CONDITIONING, ELECTRICAL TO BE SUPPLIED BY SUBCONTRACTORS TO THE GENERAL CONTRACTOR.

NOTICE: ALL INFORMATION PROVIDED MUST BE VERIFIED IN FIELD AND ANY MINOR ADJUSTMENTS ARE TO BE MADE BY CONTRACTOR IN FIELD. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NEEDED MUST BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND

NOTE: ALL NEW CONSTRUCTION SHALL BE REQUIRED TO PASS THE BLOWER DOOR TEST PER 2020 ENERGY CONSERVATION CODE R402.4 BE AWARE FLOW THRU OPENINGS MAY CREATE SOME ISSUES WHILE PERFORMING THIS TEST.

NOTE: SEE STRUCTURAL SHEETS FOR FINAL BEARING POST LOCATIONS NOTE: ALL CONDENSATE LINES AND ROOF DOWNSPOUTS SHALL DISCHARGE MIN. 12" AWAY FROM STRUCTURE SIDEWALL USING UNDERGROUND PIPING, TAIL EXTENSIONS OR SPLASH BLOCKS NOTE: ALL PLANS ARE TO MEET THE 2020 FBC-R (7TH EDITION AND 2020 FBC ENERGY CONSERVATION

NOTE: PROVIDE 1" DAPOUT AT ALL EXTERIOR DOOR LOCATIONS

NOTE: EXTERIOR WINDOW AND DOOR HEADERS TO BE 8'-0" UNLESS NOTED OTHERWISE. NOTE: FINAL LOCATION OF HOSE BIBS, BY GC.

NOTE: CEILINGS EXPOSED TO WIND: CEILINGS EXPOSED TO WIND TO BE HARDIE BOARD AS SLCTD ON 1/2" CDX ATTACHED TO BOTTOM CHORD W/ 1-1/2" DRYWALL SCREWS @ 6" O.C. EDGES

NOTE: ALL TRUSS LAYOUTS, SCHEMATIC AND PROFILES MUST BE PROVIDED TO JC DRAFTING & DESIGN, INC. AND THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL.

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Plan no.

2021-50 A3.0

PERKINS POWERS BUILDERS
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PID: 7871700006

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jon@jcdraftinganddesigninc.com
www.jcdraftinganddesigninc.com
Jon R. Coulthurst, President

REVISIONS:

NO.	DESCRIP:	BY	DATE

DATE: 8-15-2022

SCALE: AS SHOWN

SHEET TITLE:

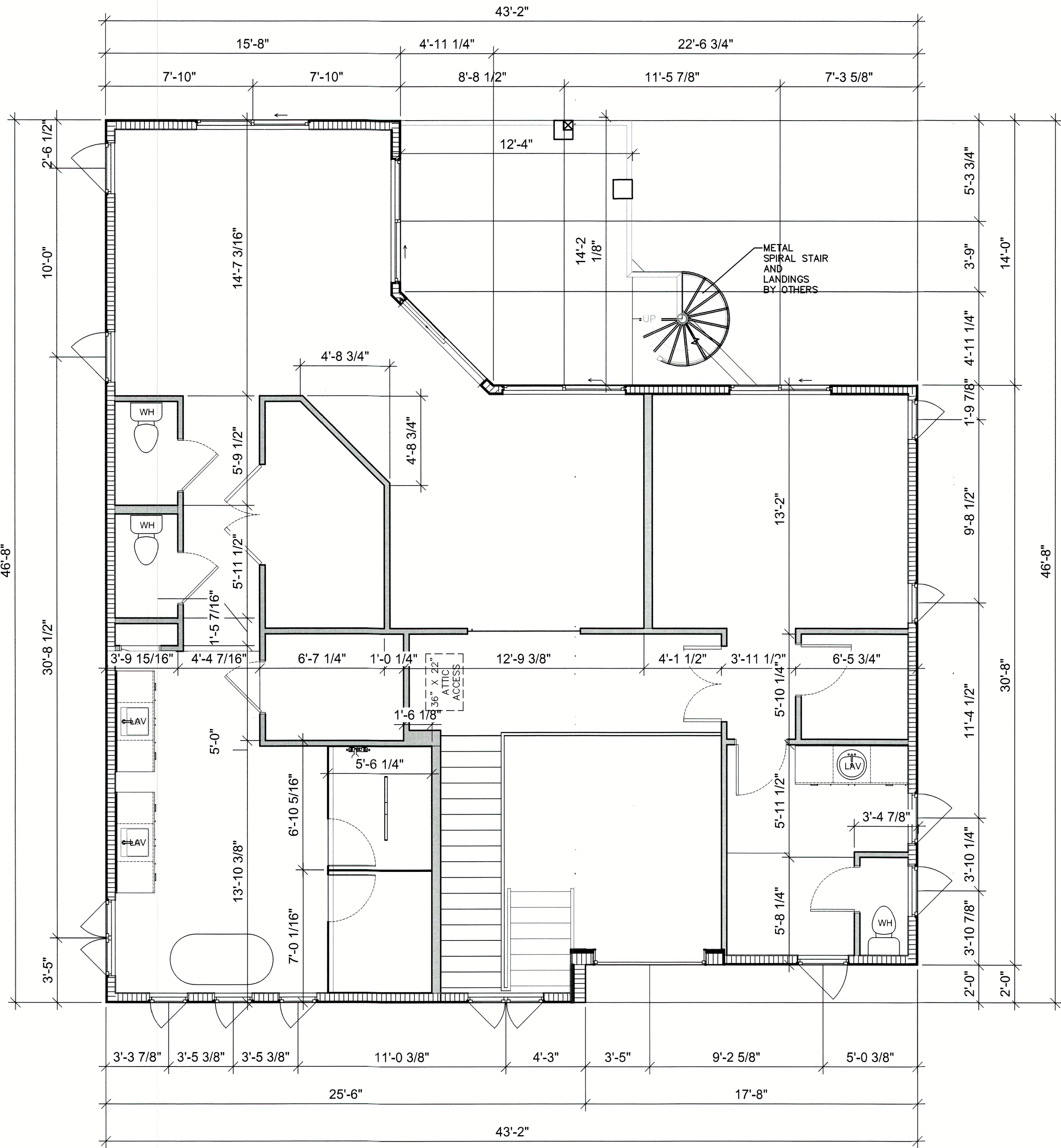
SECOND FLOOR PLAN

SHEET NO.

A3.0

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NOTE:

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Planning, Zoning & Building

SECOND FLOOR
DIMENSIONAL PLAN

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

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

Plan no.

2021-50 A3.1

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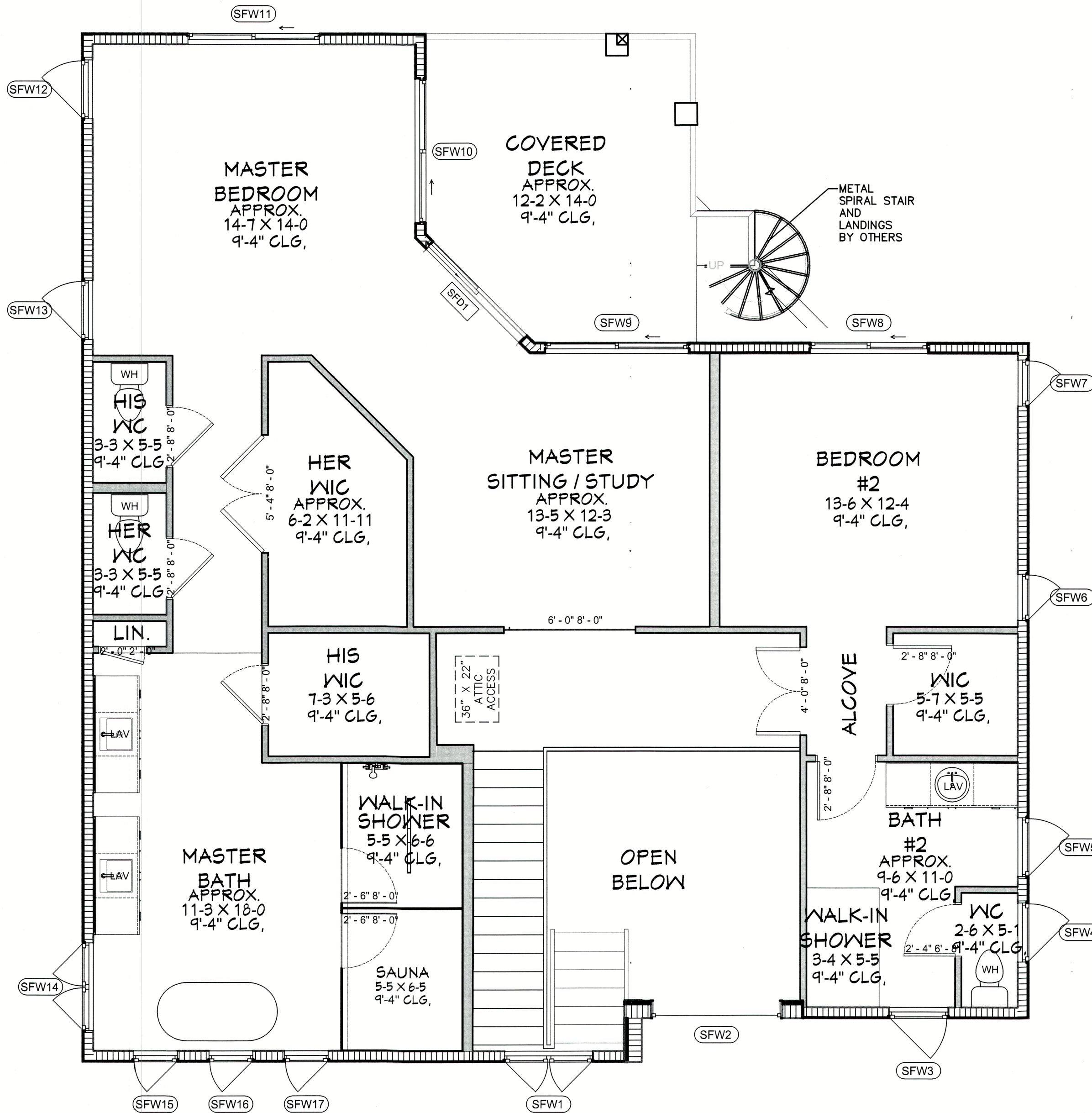
SHEET TITLE:

SECOND FLOOR
DIMENSIONAL PLAN
SHEET NO.

A3.1

Window Schedule							
Mark	Rough Opening		Description	Comments	Wall Type	Thickness	Head Height
	Width	Height					
GFW1	4'-0"	4'-7"	DOUBLE CASEMENT		CONC.	8" CMU	11'-0"
GFW2	2'-4"	4'-7"	SINGLE CASEMENT		CONC.	8" CMU	11'-0"
GFW3	6'-0"	1'-8"	FIXED		CONC.	8" CMU	11'-0"
GFW4	2'-0"	5'-0"	SINGLE CASEMENT	"EGRESS"	CONC.	8" CMU	11'-0"
GFW5	2'-0"	5'-0"	SINGLE CASEMENT		CONC.	8" CMU	11'-0"
GFW6	2'-8"	4'-6"	SINGLE CASEMENT		CONC.	8" CMU	8'-0"
GFW7	2'-8"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	10'-8"
GFW8	4'-0"	2'-0"	HORIZONTAL SLIDER		CONC.	8" CMU	8'-0"
GFW9	6'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	8'-0"
GFW10	4'-0"	6'-8"	LOUVER		CONC.	8" CMU	10'-0"
GFW11	4'-0"	6'-8"	LOUVER		CONC.	8" CMU	10'-0"
GFW12	2'-0"	4'-6"	SINGLE CASEMENT		CONC.	8" CMU	8'-0"
GFW13	2'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	10'-8"
GFW14	2'-0"	4'-6"	SINGLE CASEMENT		CONC.	8" CMU	8'-0"
GFW15	2'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	10'-8"
GFW16	2'-0"	4'-6"	SINGLE CASEMENT		CONC.	8" CMU	8'-0"
GFW17	2'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	10'-8"
GFW18	2'-0"	6'-0"	SINGLE CASEMENT		CONC.	8" CMU	8'-0"
GFW19	2'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	10'-8"
GFW20	3'-0"	4'-4"	SINGLE CASEMENT		CONC.	8" CMU	10'-8"
GFW21	2'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	11'-0"
GFW22	2'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	11'-0"
GFW23	2'-0"	2'-0"	FIXED	TRANSOM	CONC.	8" CMU	11'-0"
GFW24	2'-4"	4'-7"	SINGLE CASEMENT		CONC.	8" CMU	11'-0"
SFW1	4'-0"	6'-0"	DOUBLE CASEMENT		WOOD	2X8	9'-0"
SFW2	6'-0"	5'-4"	FIXED		CONC.	8" CMU	8'-0"
SFW3	2'-8"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"
SFW4	2'-8"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"
SFW5	2'-8"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"
SFW6	2'-1"	6'-0"	SINGLE CASEMENT	"EGRESS"	WOOD	2X6	8'-0"
SFW7	2'-1"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"
SFW8	5'-4"	6'-0"	HORIZONTAL SLIDER		WOOD	2X6	8'-0"
SFW9	6'-6"	6'-0"	HORIZONTAL SLIDER		WOOD	2X6	8'-0"
SFW10	6'-6"	6'-0"	HORIZONTAL SLIDER		WOOD	2X6	8'-0"
SFW11	6'-0"	6'-0"	HORIZONTAL SLIDER		WOOD	2X6	8'-0"
SFW12	2'-8"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"
SFW13	2'-8"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"
SFW15	4'-0"	6'-0"	DOUBLE CASEMENT		WOOD	2X6	8'-0"
SFW16	2'-0"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"
SFW17	2'-0"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"
SFW18	2'-0"	6'-0"	SINGLE CASEMENT		WOOD	2X6	8'-0"

Door Schedule						
Mark	Door Size	Description	Remarks	Type Header	Wall Thickness	Head Height
GFD1	64" X 108"	EXTERIOR DOOR	OUT-SWING	CONC.	8" CMU	9'-0"
GFD2	32" X 96"	FULL LIGHT DOOR	OUT-SWING	CONC.	8" CMU	8'-0"
GFD3	8' X 8'	OVERHEAD GARAGE DOOR	IMPACT/ INSULATED	CONC.	8" CMU	8'-0"
GFD4	32" X 96"	FULL LIGHT DOOR	OUT-SWING	CONC.	8" CMU	8'-0"
GFD5	72" X 120"	S.G.D.	2 PANEL "EGRESS"	CONC.	8" CMU	10'-0"
GFD6	72" X 120"	S.G.D.	2 PANEL	CONC.	8" CMU	10'-0"
GFD7	120" X 288"	S.G.D.	4 PANEL	CONC.	8" CMU	10'-0"
GFD8	18' X 8'	OVERHEAD GARAGE DOOR	IMPACT/ INSULATED	CONC.	8" CMU	3'-0"
GFD9	32" X 96"	FULL LIGHT DOOR	OUT-SWING	CONC.	8" CMU	3'-0"
SFD1	72" X 96"	S.G.D.	2 PANEL "EGRESS"	WOOD	2X6	8'-0"



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WALL LEGEND:
— 2X4 INTERIOR WOOD NON-BEARING WALL, U.N.O.
— 2X6 INTERIOR WOOD BEARING WALL, U.N.O.
— 2X6 EXTERIOR WOOD BEARING WALL, U.N.O.
— INTERIOR WOOD SUPPORT POST SEE S-SHEETS

SECOND FLOOR W/D SCHEDULE

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

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Plan no.

2021-50 A3.2

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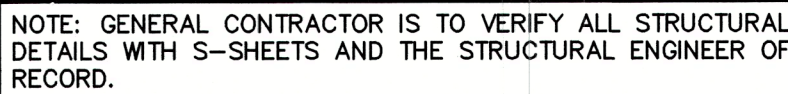
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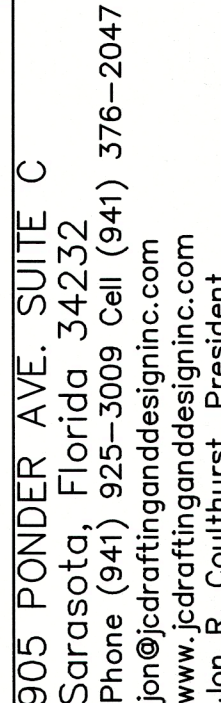
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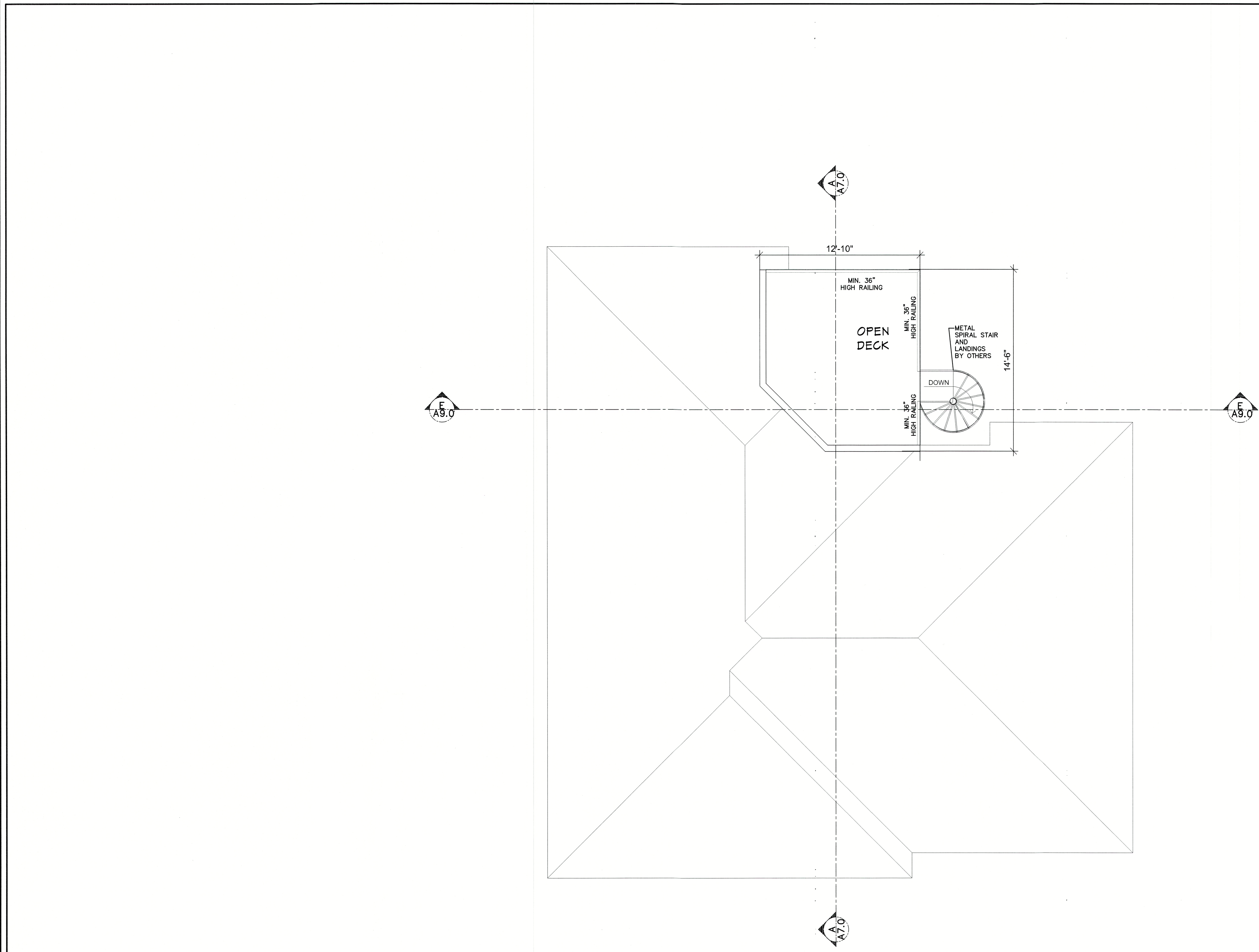
LONGBOARD KEY FINDINGS



A3.3

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OPEN DECK FLOOR
PLAN W/ DIMENSIONS

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

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PLAN W/ DIMENSIONS
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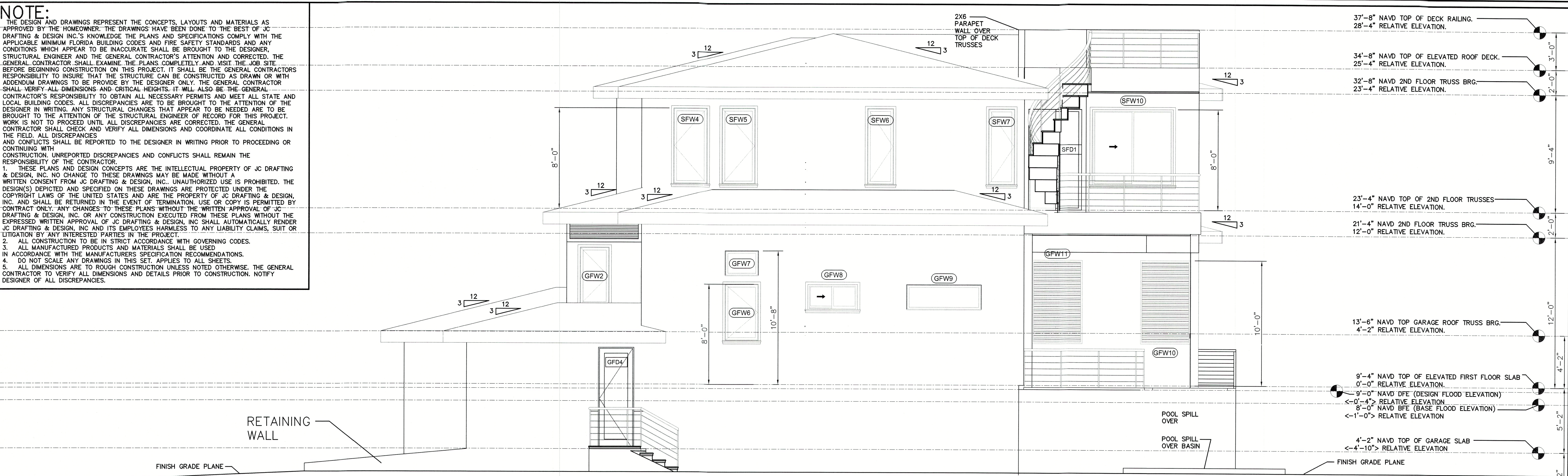
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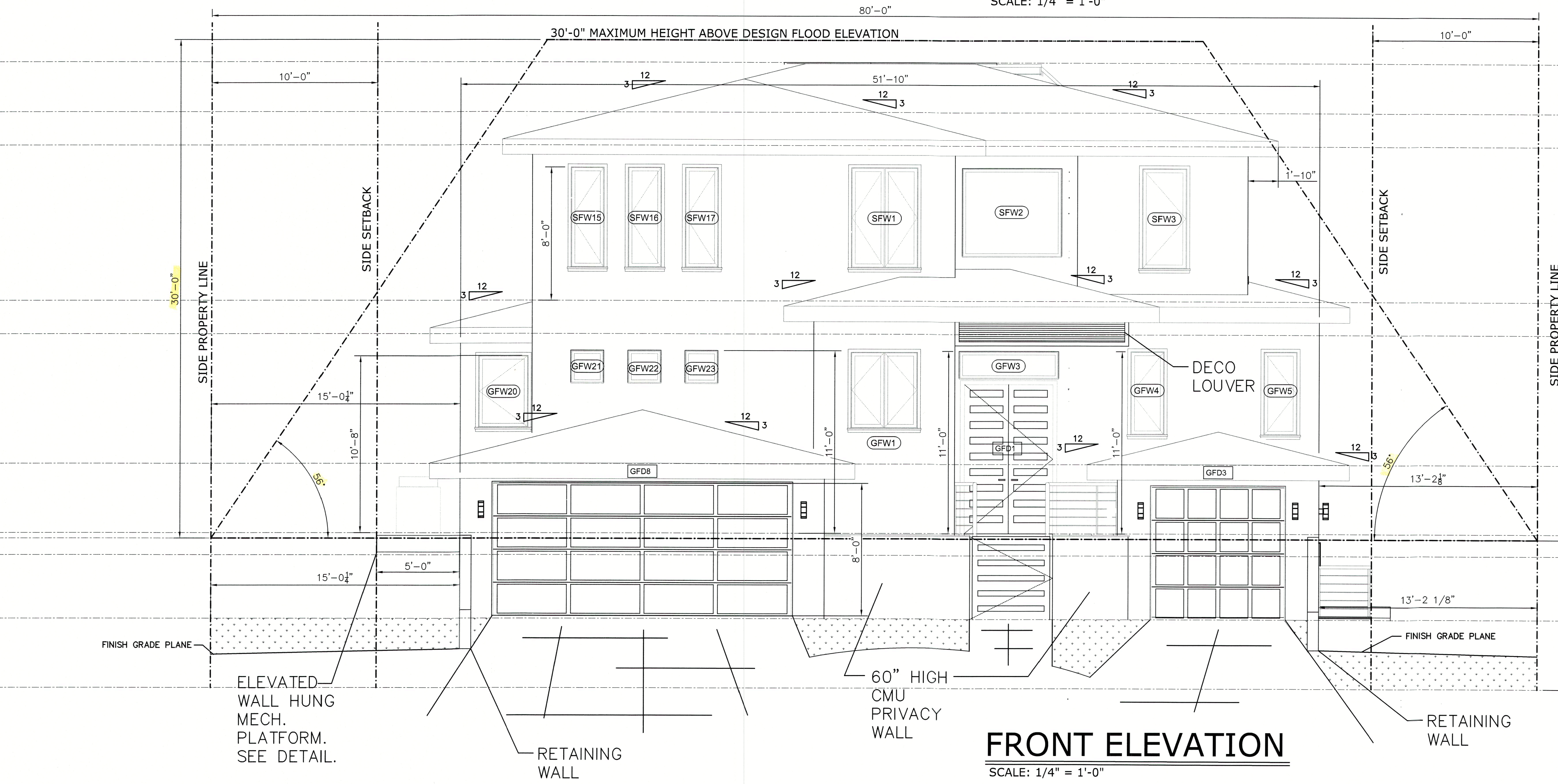
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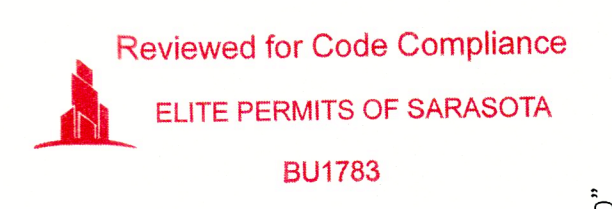
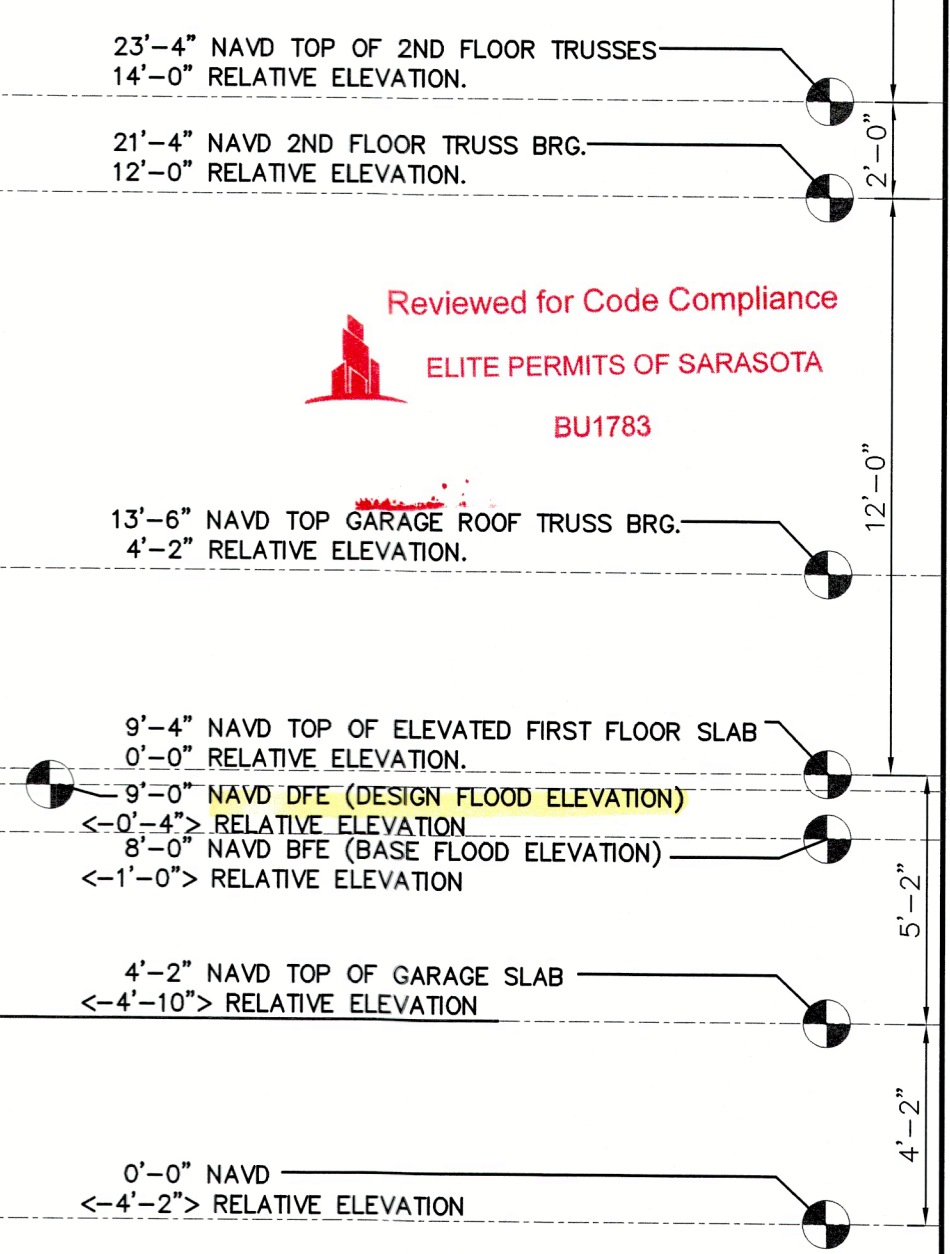


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

NOTE:
-ROOF OVERHANGS- 22"(MAX)
-ROOF TO BE STANDING SEAM METAL U.N.O.
-SOFFIT TO BE HARDI (NON-VENTED)
-ROOF PITCH- 3/12



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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Plan no.

2021-50 A5.0

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PERKINS POWERS BUILDERS
777 SOUTH PALM AVE. #11
SARASOTA FL. 34236
(941) 376-2557
CGC1514073
www.perkinspowersbuilders.com

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PID: 7871700006

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jcdraftinganddesigninc.com
www.jcdraftinganddesigninc.com
Jon R. Coulthurst, President

REVISIONS:			
NO.	DESCRIP:	BY	DATE

DATE: 8-15-2022

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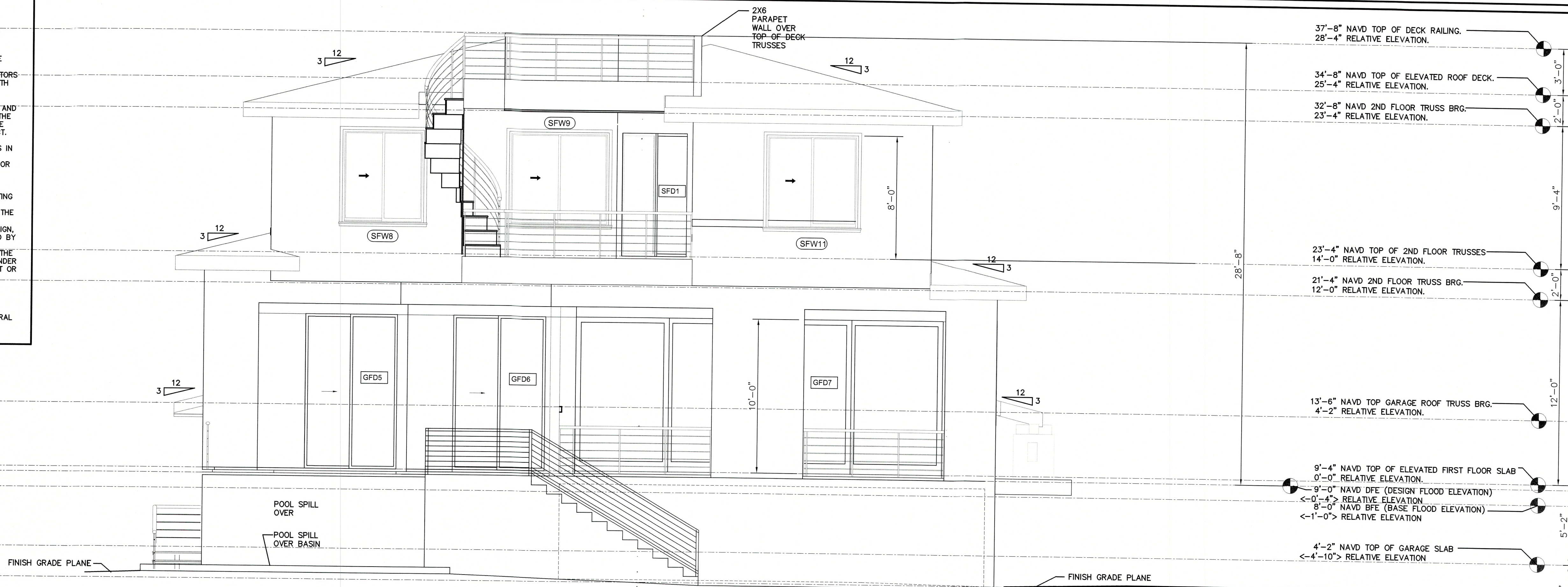
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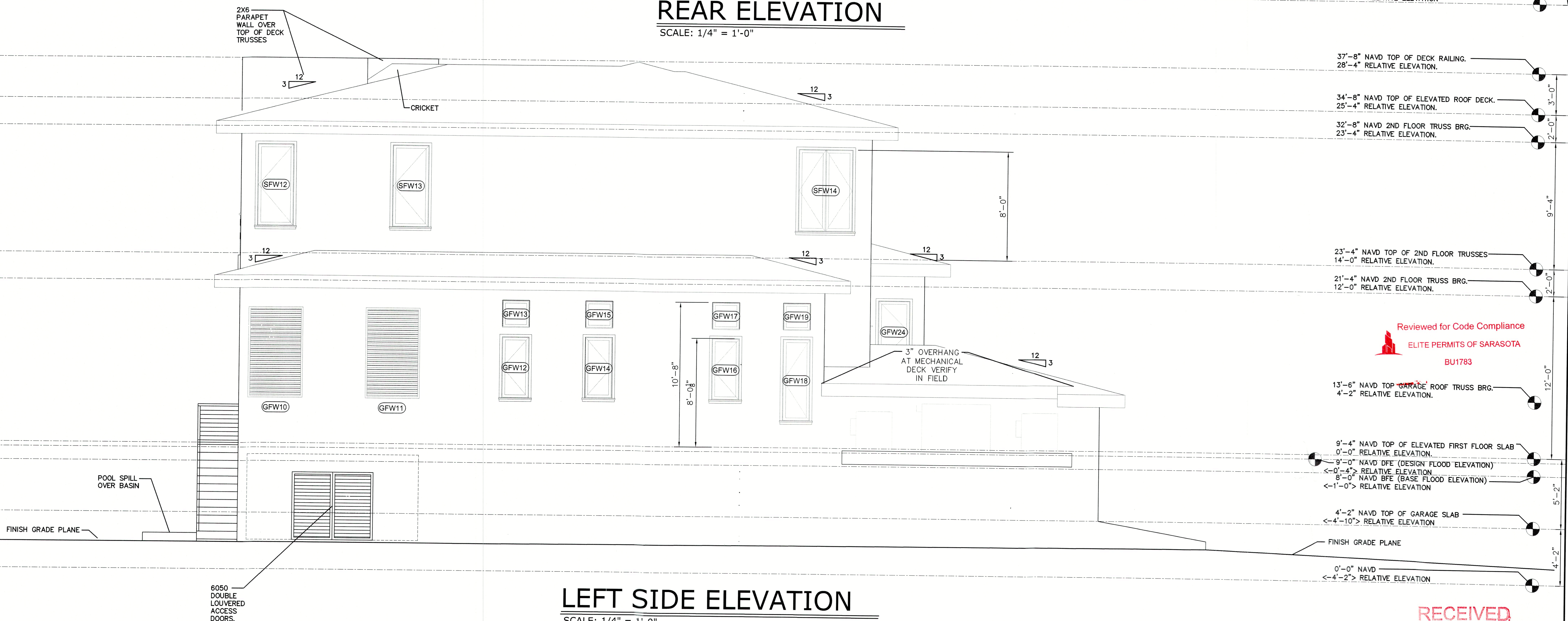
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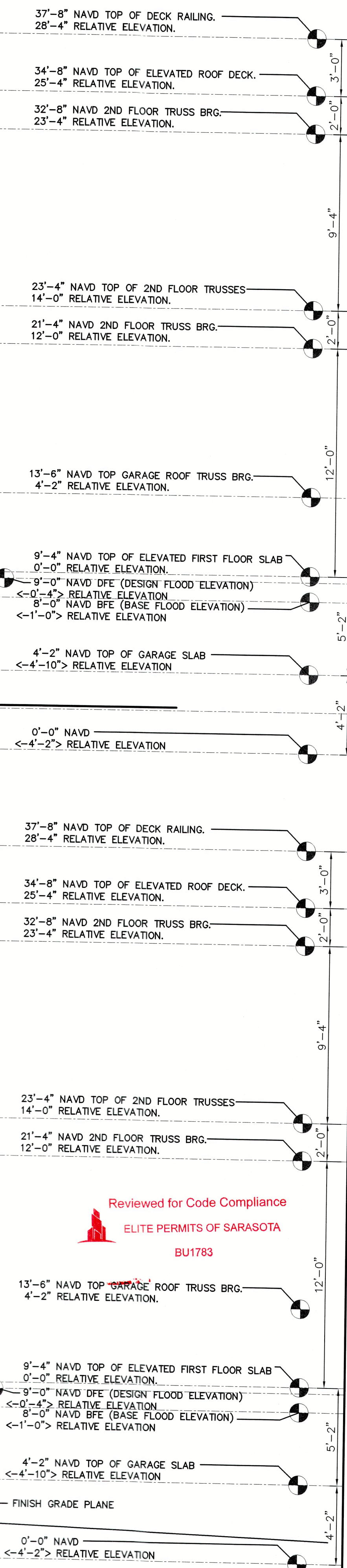
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REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA
BU1783

Plan no.
2021-50 A6.0

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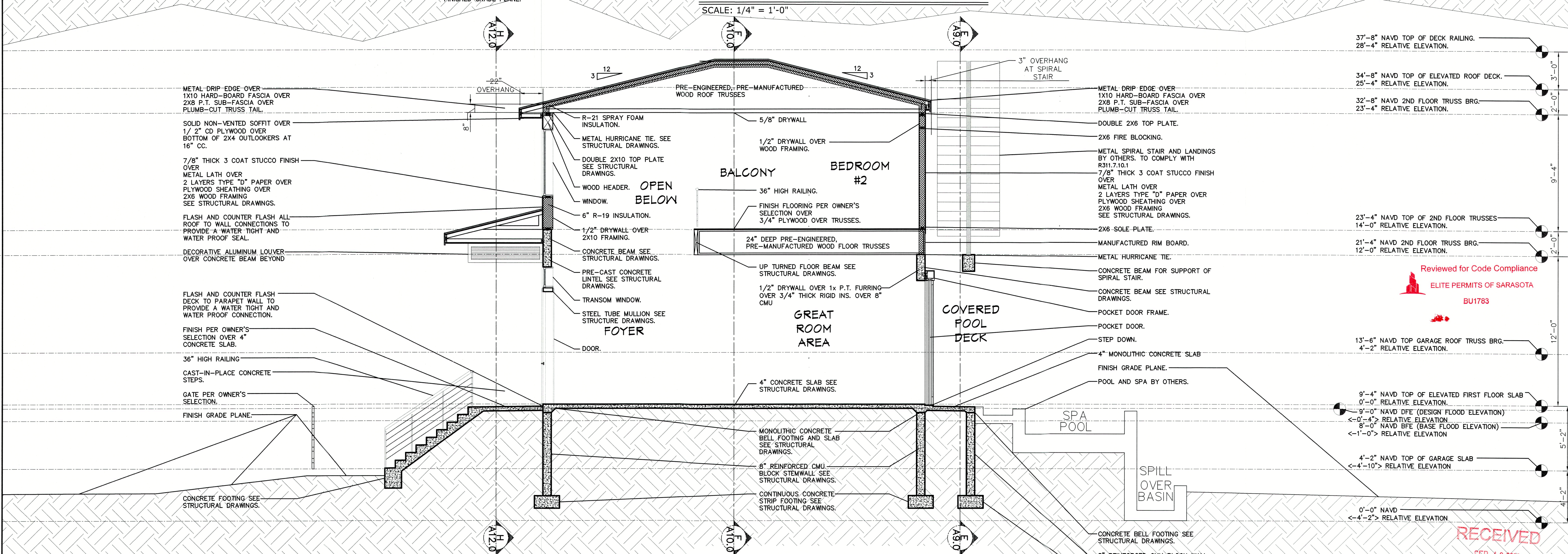
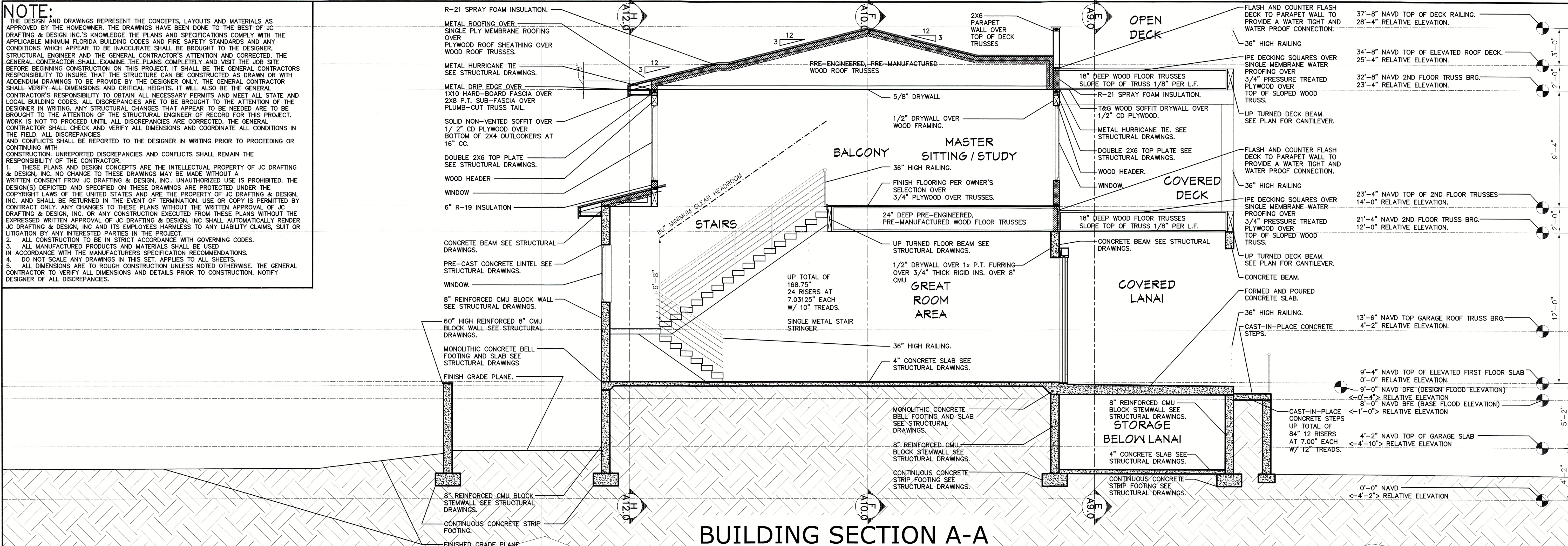
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BUILDING SECTION B-B
SCALE: 1/4" = 1'-0"

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2021-50 A7.0

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Jon R. Coulthurst, President

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A-A AND B-B
SHEET NO.
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R-21 SPRAY FOAM INSULATION.
METAL ROOFING OVER SINGLE PLY MEMBRANE ROOFING OVER PLYWOOD ROOF SHEATHING OVER WOOD ROOF TRUSSES.
METAL HURRICANE TIE SEE STRUCTURAL DRAWINGS.
METAL DRIP EDGE OVER 1X10 HARD-BOARD FASCIA OVER 2X8 P.T. SUB-FASCIA OVER PLUMB-CUT TRUSS TAIL.
SOLID NON-VENTED SOFFIT OVER 1/2" CD PLYWOOD OVER BOTTOM OF 2X4 OUTLOOKERS AT 16" CC.
DOUBLE 2X6 TOP PLATE SEE STRUCTURAL DRAWINGS.
WOOD HEADER
WINDOW

6" R-19 INSULATION
7/8" THICK 3 COAT STUCCO FINISH OVER
METAL LATH OVER 2 LAYERS TYPE "D" PAPER OVER PLYWOOD SHEATHING OVER 2X6 WOOD FRAMING SEE STRUCTURAL DRAWINGS.
FLASH AND COUNTER FLASH ALL ROOF TO WALL CONNECTIONS TO PROVIDE A WATER TIGHT AND WATER PROOF SEAL.
METAL HURRICANE TIE SEE STRUCTURAL DRAWINGS.

CONCRETE BEAM SEE STRUCTURAL DRAWINGS. OVERHEAD GARAGE DOOR.
5/8" FIRE-CODE DRYWALL.
CONCRETE BEAM SEE STRUCTURAL DRAWINGS. OVERHEAD GARAGE DOOR.
MONOLITHIC BELL FOOTING AND SLAB SEE STRUCTURAL DRAWINGS.
8" REINFORCED CMU BLOCK WALL SEE STRUCTURAL DRAWINGS.

DRIVEWAY PER OWNER'S SELECTION.
MONOLITHIC BELL FOOTING AND SLAB SEE STRUCTURAL DRAWINGS.
CONTINUOUS CONCRETE STRIP FOOTING SEE STRUCTURAL DRAWINGS.

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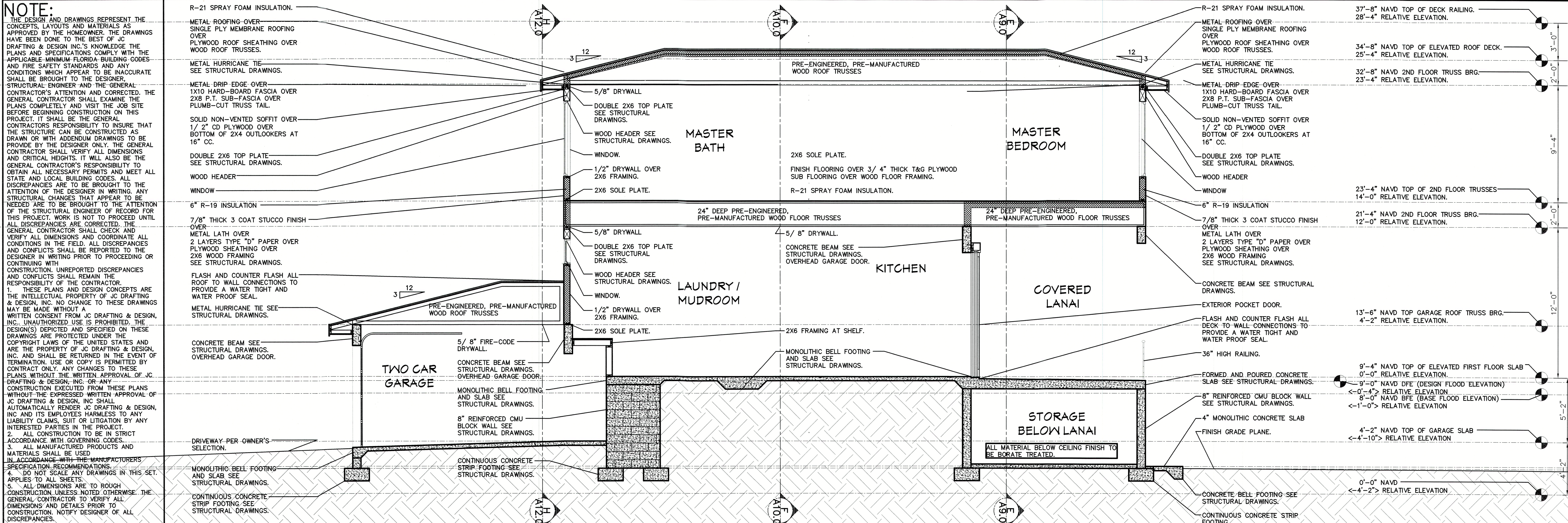
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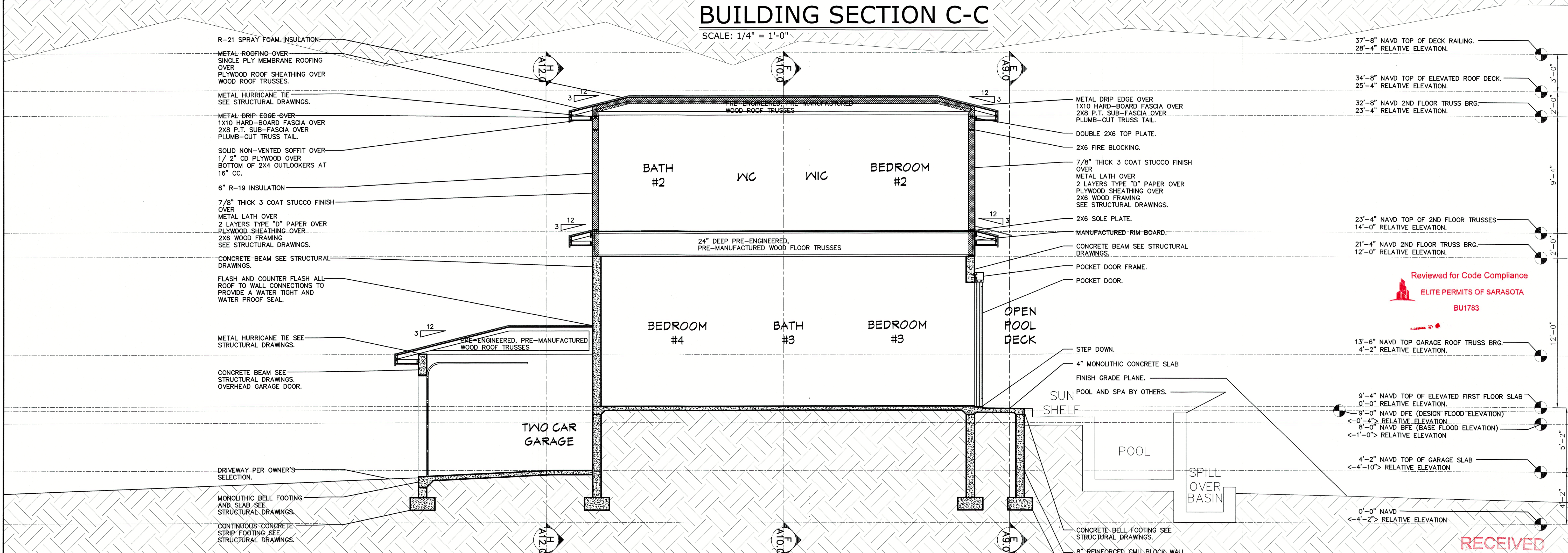
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BUILDING SECTION C-C

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



BUILDING SECTION D-D

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

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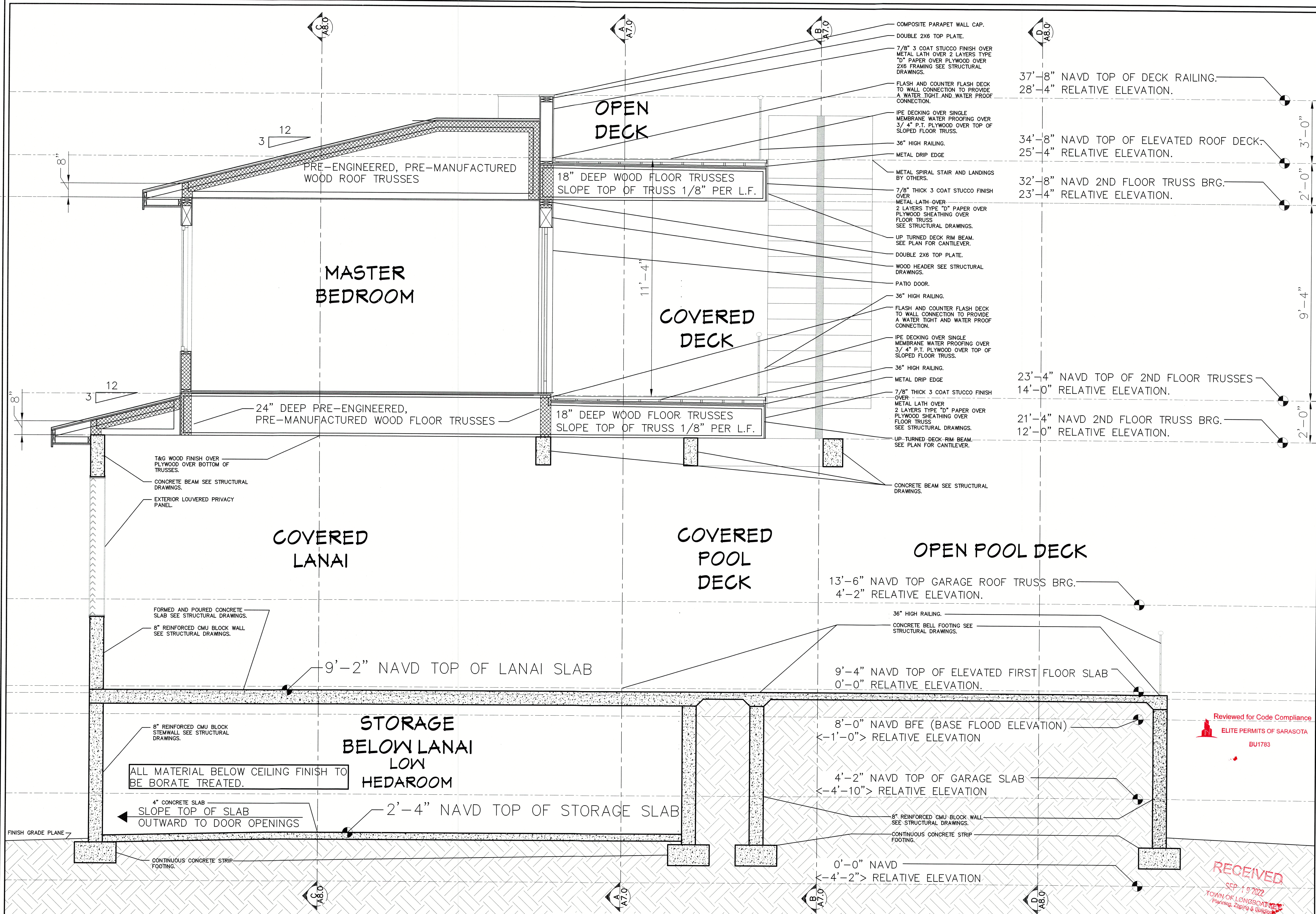
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A8.0



Plan no.

2021-50 A9.0

PERKINS POWERS BUILDERS
777 SOUTH PALM AVE. #11
SARASOTA FL. 34236
(941) 376-2557
CGC1514073
www.perkinspowersbuilders.com

CUSTOM RESIDENCE FOR:

BOB & AMY SPANOS
759 MARBURY LANE
LONGBOAT KEY FL. 34228
PID: 7871700006

JC DRAFTING & DESIGN INC.
905 POND AVE. SUITE C
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Phone (941) 925-3009 Cell (941) 376-2047
jc@jcdraftinganddesigninc.com
www.jcdraftinganddesigninc.com
Jon R. Coulthurst, President

REVISIONS:			
NO.	DESCRIP:	BY	DATE

DATE: 8-15-2022

SCALE: AS SHOWN

SHEET TITLE:

BUILDING SECTION
E-E
SHEET NO.
A9.0

Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA
BU1783

RECEIVED
SEP 19 2022
TOWN OF LONGBOAT
Planning, Zoning & Building

NOTE:

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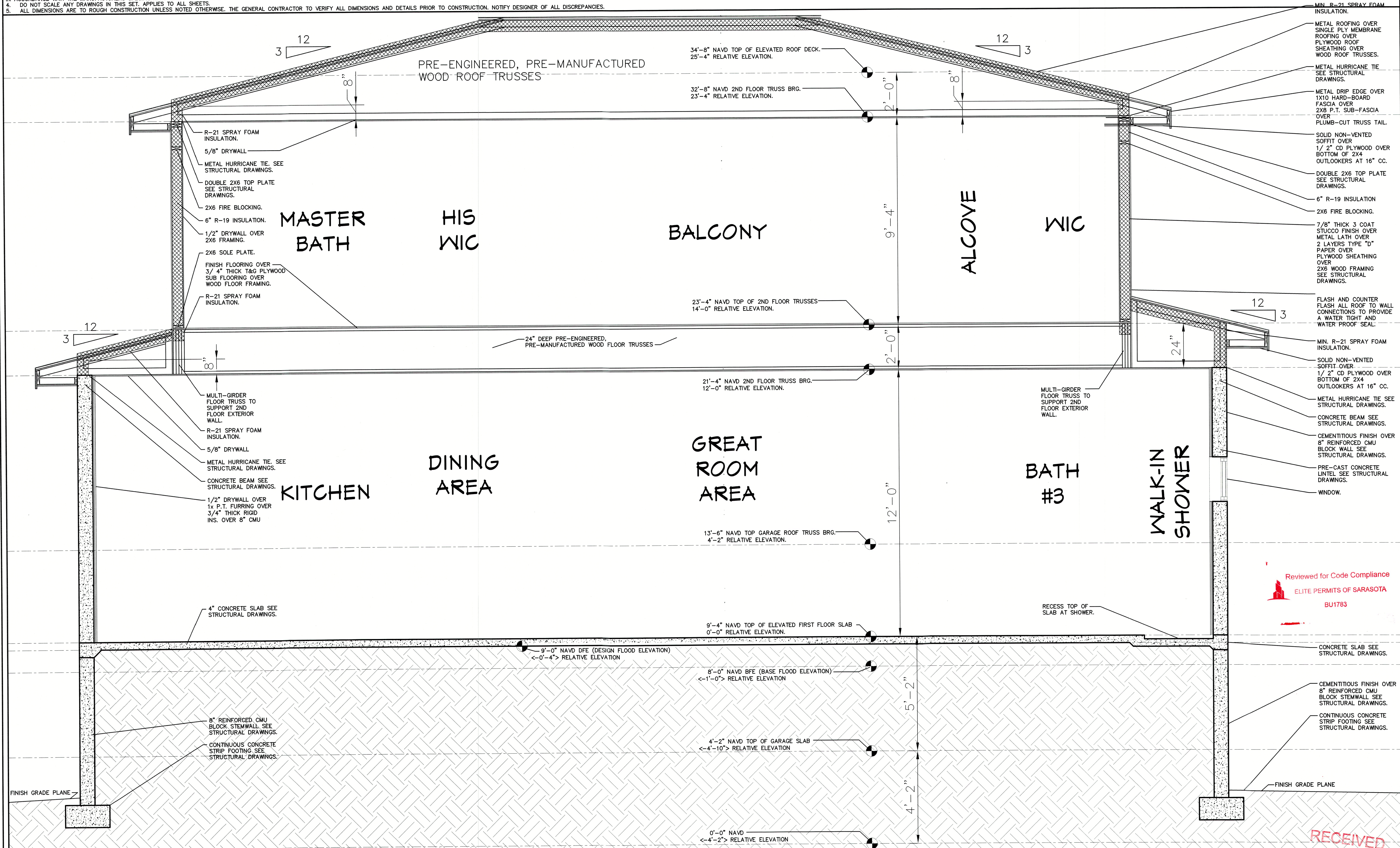
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3. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.

4. DO NOT SCALE ANY DRAWINGS IN THIS SET. APPLIES TO ALL SHEETS.

5. ALL DIMENSIONS ARE TO ROUGH CONSTRUCTION UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.



BUILDING SECTION F-F

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

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

Plan no.

2021-50 A10

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REVISIONS:

NO.	DESCRIP:	BY	DATE

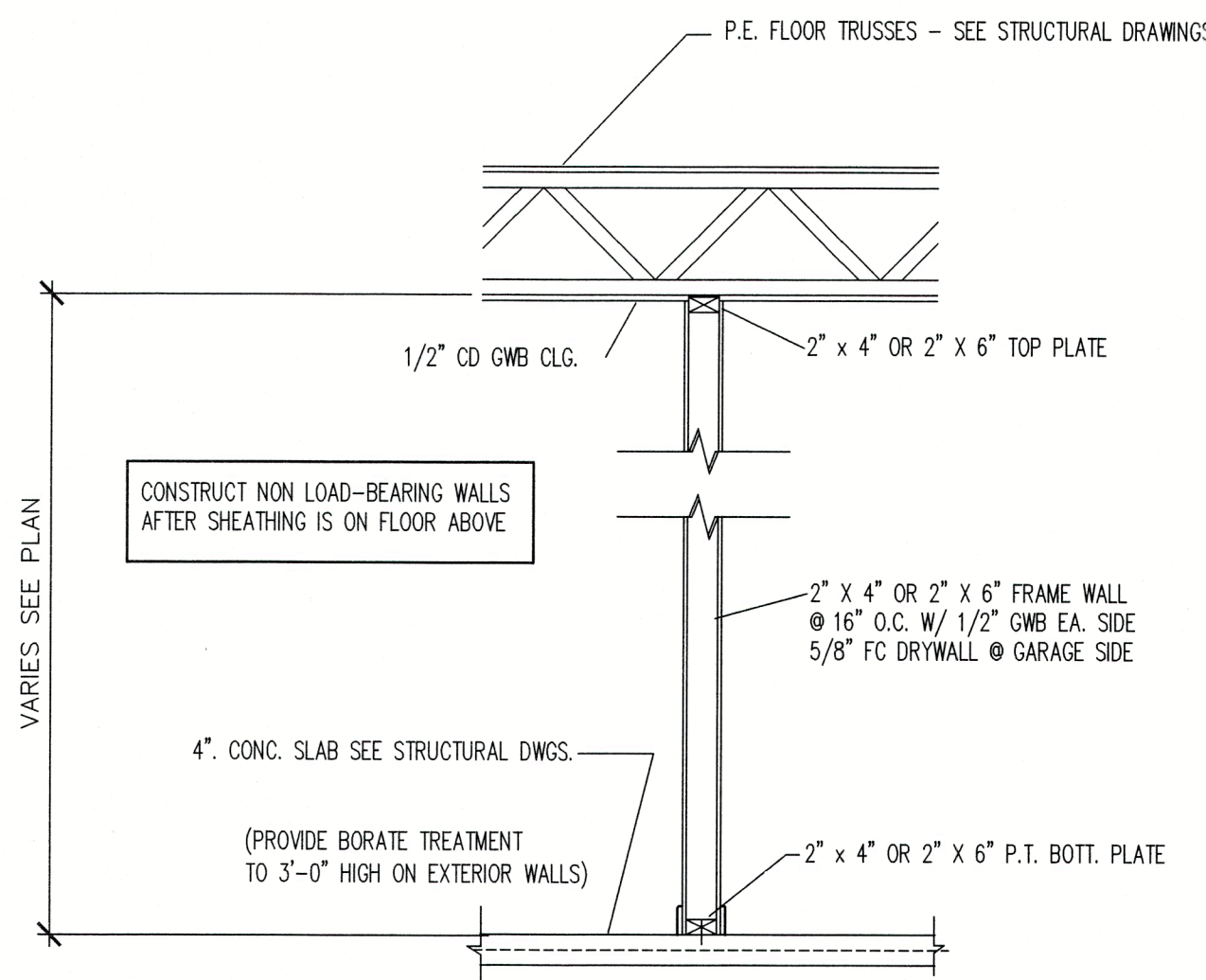
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SCALE: AS SHOWN

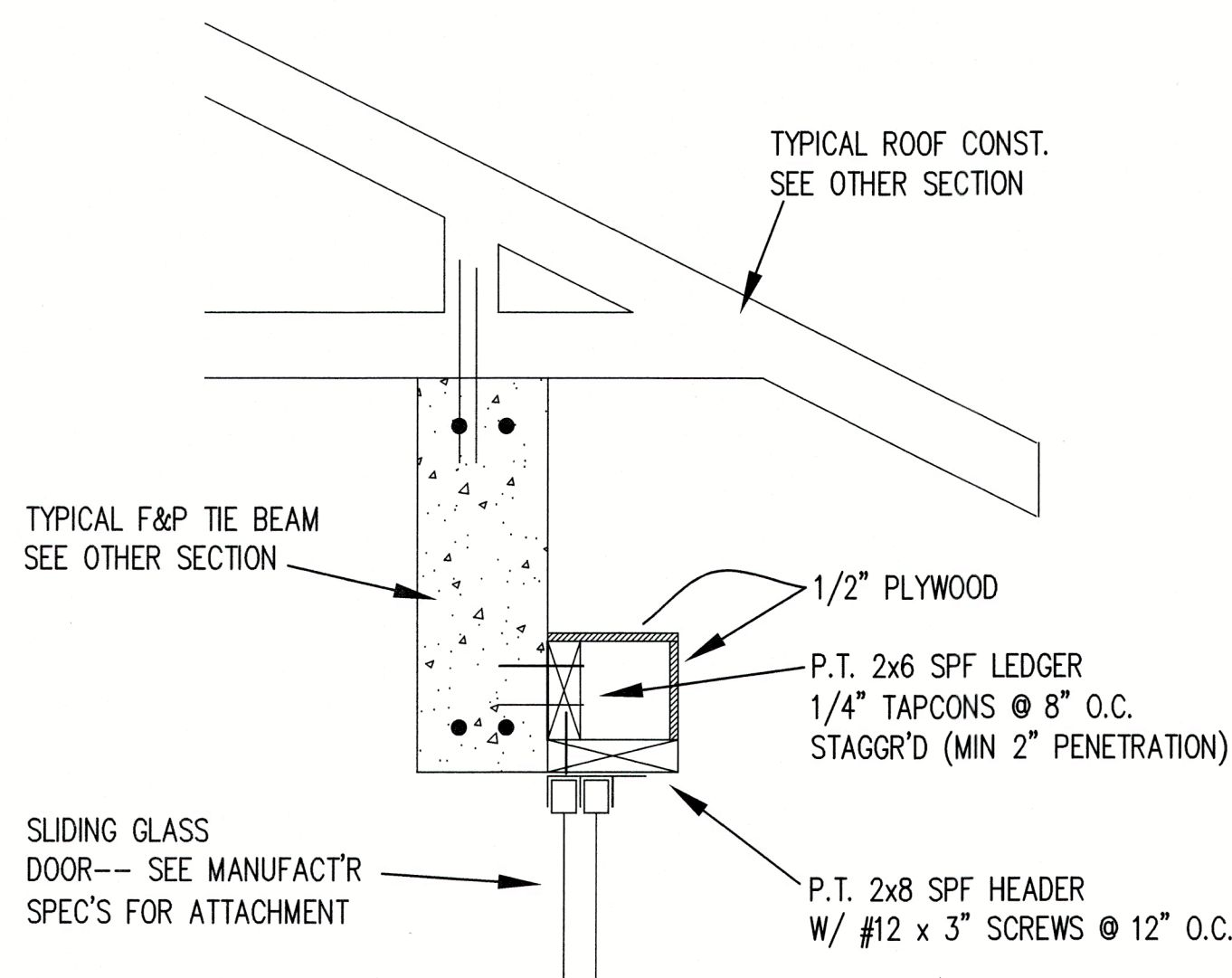
SHEET TITLE:

BUILDING SECTION F-F

SHEET NO. A10.0



TYPICAL INTERIOR
NON-BEARING WALL SECTION
SCALE: 1/2" = 1'-0"

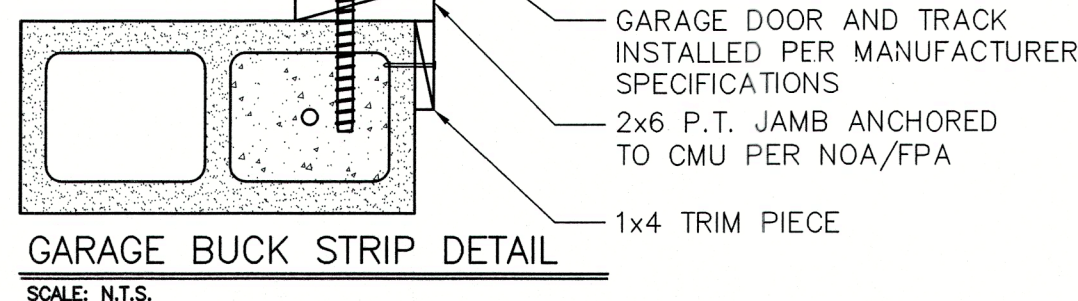


GC TO VERIFY POCKETING DOOR DETAILS

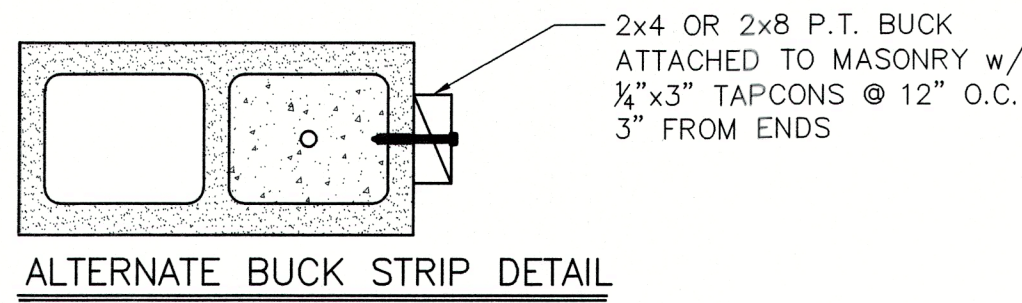
"POCKET" SLIDING DOOR HEADER DETAIL
NO SCALE

ALTERNATE BUCK STRIP ATTACHMENTS:

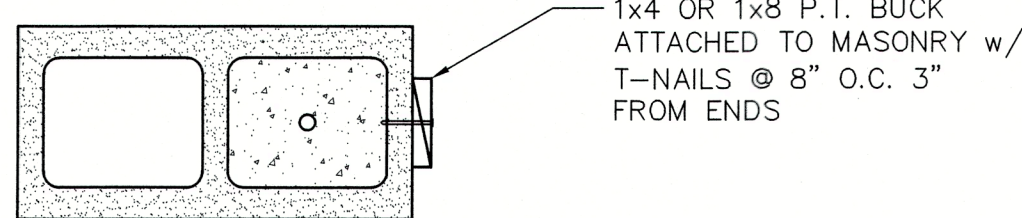
IF A MULTIPLE BUCK IS REQUIRED THE ADDITIONAL LUMBER, UP TO AND INCLUDING 1-1/2" IN THICKNESS, SHALL BE NAILED AT 12" O.C. WITH 10d NAILS, (8d ACCEPTABLE FOR 1x's)



WHEN ADDITIONAL LAYERS ARE NEEDED, IT IS ADVISED THAT A BUCK INSPECTION SHALL BE PASSED PRIOR TO ADDING ADDITIONAL LAYERS WITHOUT MASONRY SCREWS.



ANY BUCK STRIP GREATER THAN OR EQUAL TO 6" WILL NOT BE ALLOWED. ANY SPACE BETWEEN WINDOW/DOOR AND MASONRY SHALL BE FILLED AND CONSTRUCTED PER MIXED CONSTRUCTION DETAIL WITH A MIN OF (1) 5/8" x 6" ANCHOR BOLTS INTO SLAB AND CONCRETE ABOVE.

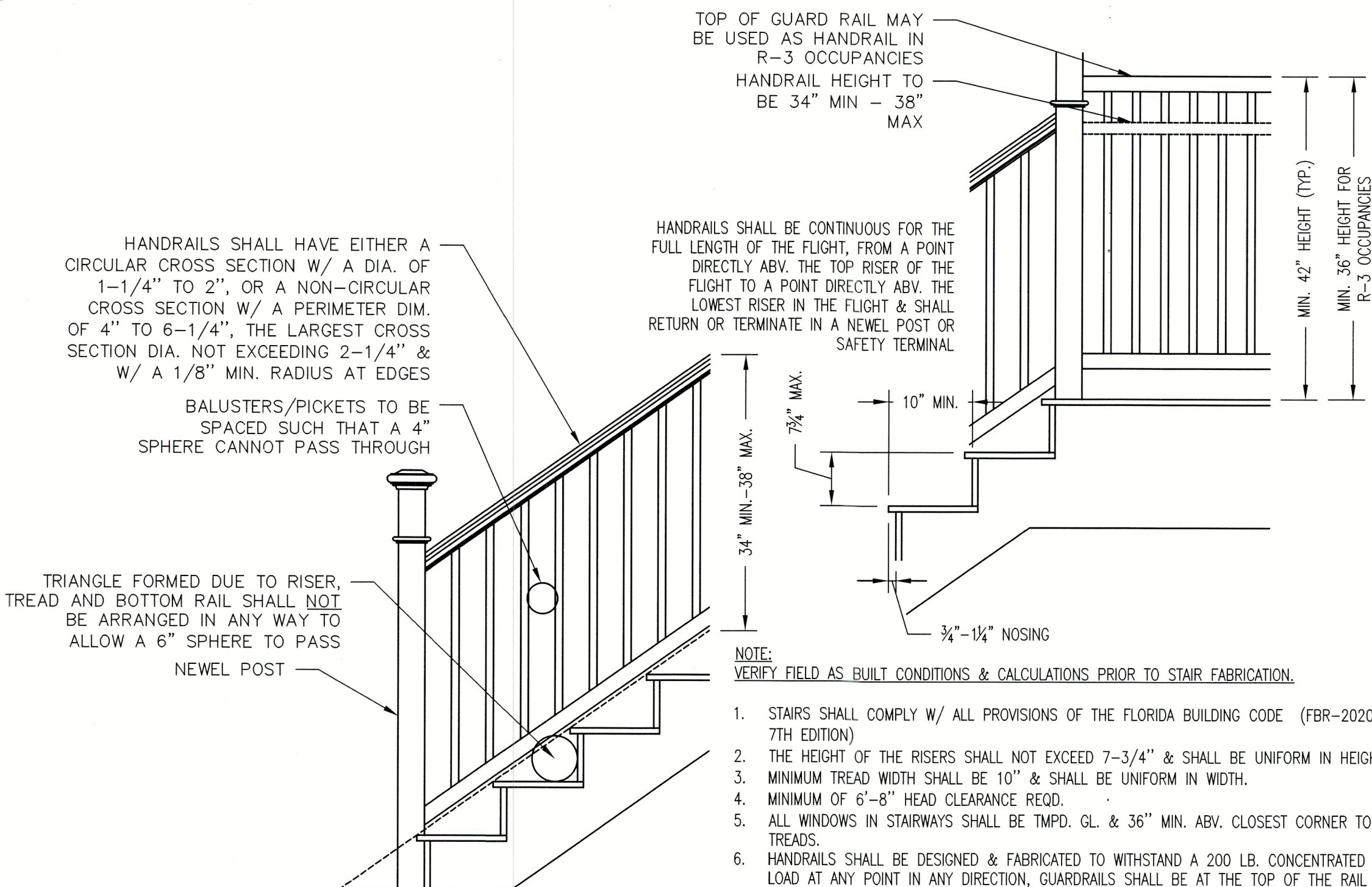


5/8" x 6" TITEN HD'S, ARE ACCEPTABLE SUBSTITUTIONS FOR ANCHOR BOLTS IN THIS SPECIFIC SITUATION.

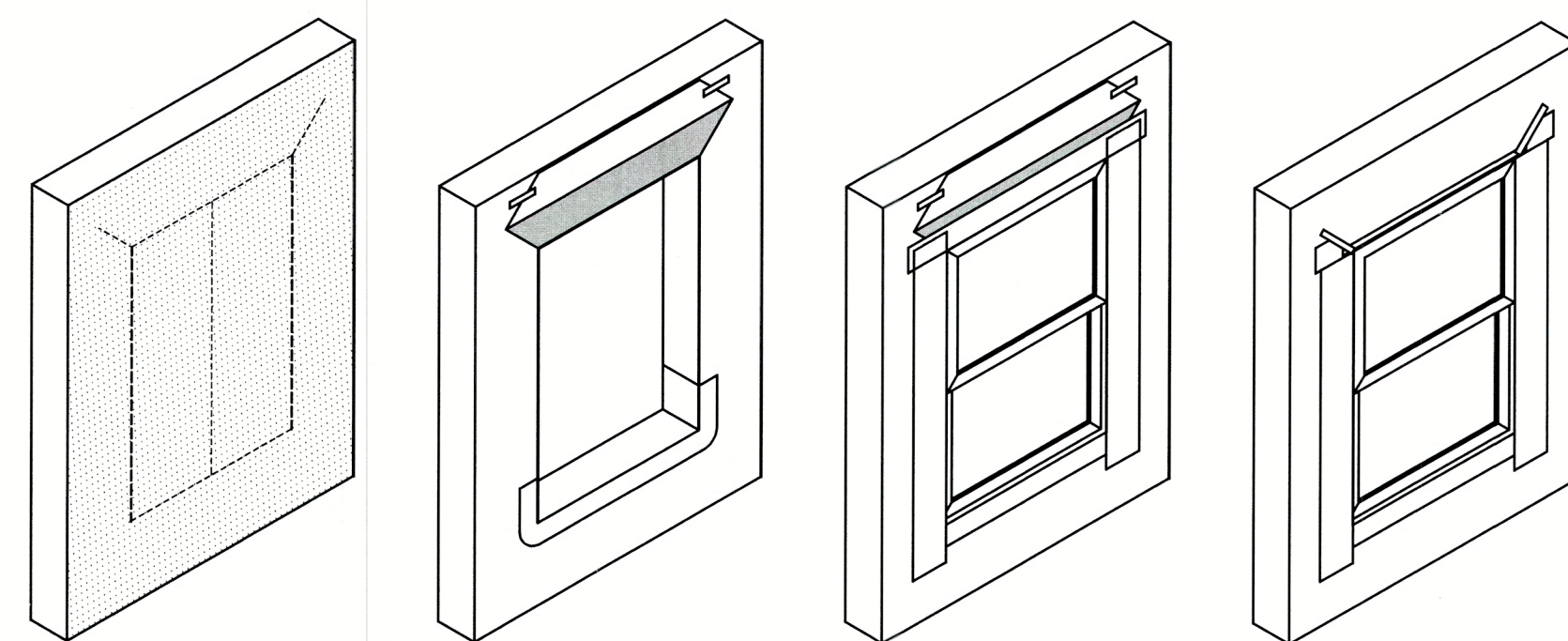
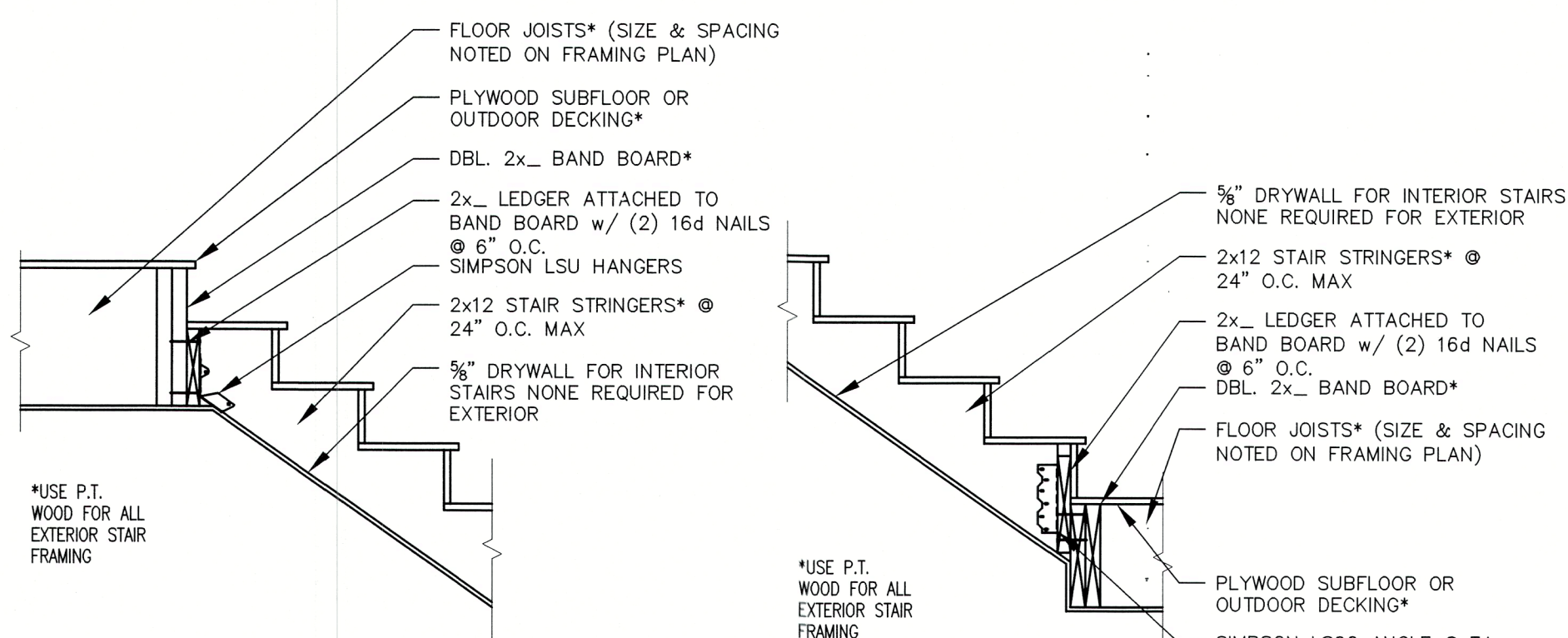
BUCK STRIP DETAIL

SCALE: N.T.S.

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- NOTE: VERIFY FIELD AS BUILT CONDITIONS & CALCULATIONS PRIOR TO STAIR FABRICATION.
1. STAIRS SHALL COMPLY W/ ALL PROVISIONS OF THE FLORIDA BUILDING CODE (FBR-2020 7TH EDITION)
 2. THE HEIGHT OF THE RISERS SHALL NOT EXCEED 7-3/4" & SHALL BE UNIFORM IN HEIGHT.
 3. MINIMUM TREAD WIDTH SHALL BE 10" & SHALL BE UNIFORM IN WIDTH.
 4. MINIMUM OF 6'-8" HEAD CLEARANCE REQD.
 5. ALL WINDOWS IN STAIRWAYS SHALL BE TMPD. GL. & 36" MIN. ABV. CLOSEST CORNER TO TREADS.
 6. HANDRAILS SHALL BE DESIGNED & FABRICATED TO WITHSTAND A 200 LB. CONCENTRATED LOAD AT ANY POINT IN ANY DIRECTION. GUARDRAILS SHALL BE AT THE TOP OF THE RAIL & RESIST A 200 LB. CONCENTRATED LOAD APPLIED ON A (1) SQ. FT AREA AT ANY POINT INCLUDING INTERMEDIATE RAILS.
 7. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE PERMITTED HANDRAIL & BELOW THE REQD. HEADROOM HGT.



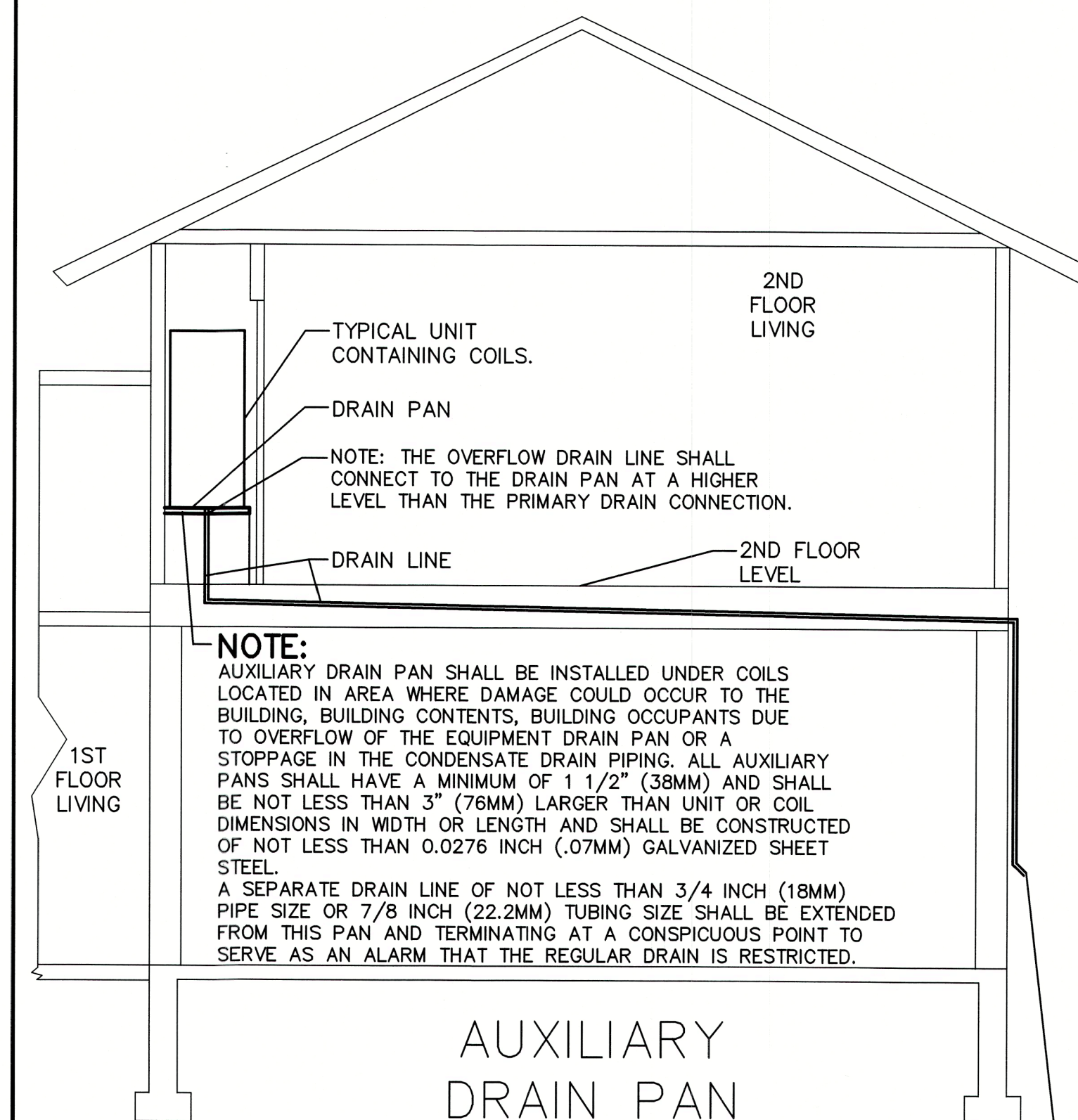
- STEP 1
CUT MOISTURE BARRIER ALONG DASHED LINES AND FOLD SIDES INSIDE OF OPENING. CUT TWO 45° SLITS 11.5" LONG
- STEP 2
TAPE UPPER FLAP BACK. TEMPORARILY, INSTALL BARRIER MEMBRANE ALONG SILL OF ROUGH OPENING AND LAP UP THE JAMBS TO BE MINIMUM 6". APPLY SEALANT TO EDGE OF JAMBS AND HEAD OF OPENING FOR WINDOW TO SIT IN.
- STEP 3
INSTALL WINDOW PER MANUFACTURER. ADD MOISTURE BARRIER TO EA. SIDE OF WINDOW 1" ABOVE WINDOW HEAD FLANGE AND BELOW BOTTOM EDGE OF SILL FLASHING. ADD MOISTURE BARRIER ABOVE WINDOW TO EXTEND BEYOND JAMB FLASHING.
- STEP 4
FLIP DOWN UPPER FLAP. TAPE SEAMS AS SHOWN AT HEAD OF WINDOW. ADD SEALANT ON INSIDE OF OPENING.

- GENERAL NOTES:
- FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS OR FLASHING MANUFACTURER'S INSTRUCTIONS TO BE USED IF AVAILABLE. IF NONE ARE AVAILABLE THEN FLASHING MUST COMPLY WITH FMA/AMA 100, 200, 250, 300 OR AS NOTED ABOVE.
 - PREPARE OPENINGS PRIOR TO INSTALLATION OF WINDOW OR MECHANICAL EQUIPMENT. COORDINATE INSTALLATION WITH ASSOCIATED SUBTRADES.
 - PROVIDE MOISTURE BARRIER AND OTHER ASSOCIATED TRIM & ACCESSORIES.
 - PROVIDE FLASHING AT SILL TO DRAIN WATER TO THE EXTERIOR.

ROUGH OPENING PREP.

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NOTE:
AUXILIARY DRAIN PAN SHALL BE INSTALLED UNDER COILS LOCATED IN AREA WHERE DAMAGE COULD OCCUR TO THE BUILDING, BUILDING CONTENTS, BUILDING OCCUPANTS DUE TO OVERFLOW OF THE EQUIPMENT DRAIN PAN OR A STOPPAGE IN THE CONDENSATE DRAIN PIPING. ALL AUXILIARY PANS SHALL HAVE A MINIMUM OF 1 1/2" (38MM) AND SHALL BE NOT LESS THAN 3" (76MM) LARGER THAN UNIT OR COIL DIMENSIONS IN WIDTH OR LENGTH AND SHALL BE CONSTRUCTED OF NOT LESS THAN 0.0276 INCH (.07MM) GALVANIZED SHEET STEEL. A SEPARATE DRAIN LINE OF NOT LESS THAN 3/4 INCH (18MM) PIPE SIZE OR 7/8 INCH (22.2MM) TUBING SIZE SHALL BE EXTENDED FROM THIS PAN AND TERMINATING AT A CONSPICUOUS POINT TO SERVE AS AN ALARM THAT THE REGULAR DRAIN IS RESTRICTED.

GUARD RAIL & STAIR HAND-RAIL SYSTEM NOTES:

HANDRAILS:
HEIGHT MEASURED VERTICALLY FROM THE TOP OF ALL FINISH SURFACES INCLUDING THE OUT-SIDE EDGE OF ALL STAIR TREAD NOSINGS AND SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" INCHES. RAILINGS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

EXCEPTIONS:
RAILINGS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL HEIGHT OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.

HANDRAIL GRIP SIZE:
RAILINGS TO BE CIRCULAR SHALL HAVE A MIN. OUTSIDE DIAMETER OF 1 1/4 INCHES AND NOT GREATER THAN 2". RAILINGS TO NOT BE CIRCULAR SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES.

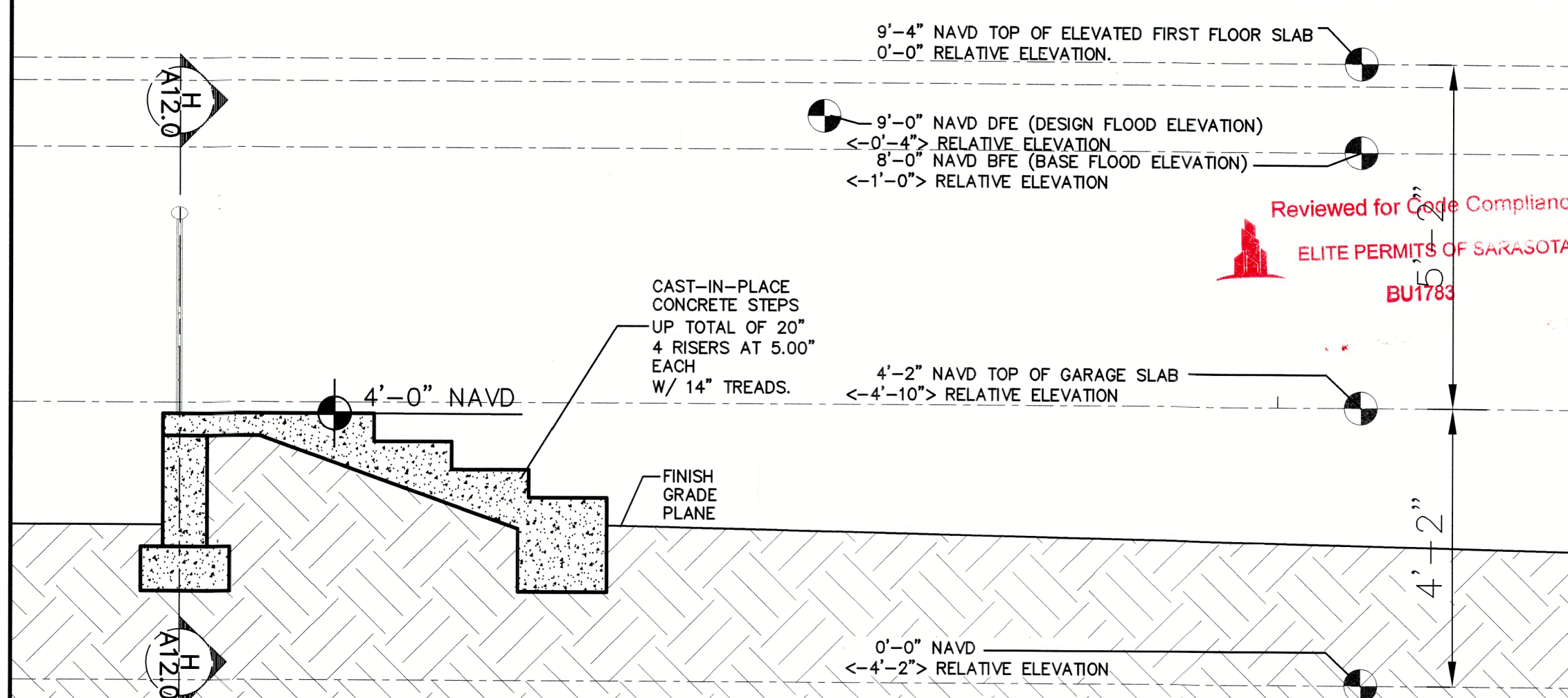
BALUSTERS:
SPACES BETWEEN ANY BALUSTER TO BE SO THAT A 4" OR GREATER SPHERE CAN NOT PASS THROUGH OPENING.

BOTTOM RAILINGS:
SPACES BETWEEN ANY BOTTOM RAILING AND TOP OF FINISH SURFACE TO BE SO THAT A 2" OR GREATER SPHERE CAN NOT PASS THROUGH OPENING.

BOTTOM RAILINGS @ STAIRS:
TRIANGULAR SPACES FORMED BY THE BOTTOM OF THE BOTTOM RAILING, TOP OF THE STAIR TREAD AND SIDE OF THE STAIR RISER TO BE SO THAT A 6" OR GREATER SPHERE CAN NOT PASS THROUGH OPENING.

MANUFACTURER & SUPPLIER:
ALL RAILINGS, BALUSTERS AND CONNECTORS ARE TO BE DESIGNED & SUPPLIED BY THE MANUFACTURER AND ARE NOT PART OF THESE DRAWINGS.

RAILING SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LB. APPLIED AT ANY POINT AND IN ANY DIRECTION AT THE TOP OF THE RAIL, AND 200 LB. CONCENTRATED HORIZONTAL LOAD APPLIED ON A 1 SQ. FT. AREA AT ANY POINT IN THE SYSTEM, (LOADS NOT APPLIED SIMULTANEOUSLY).



BUILDING SECTION G-G

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

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2021-50 A11.0

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SHEET TITLE:

BUILDING SECTION
G-G AND TYPICAL
DETAILS

SHEET NO.

A11.0

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O.	DESCRIP:	BY	DATE

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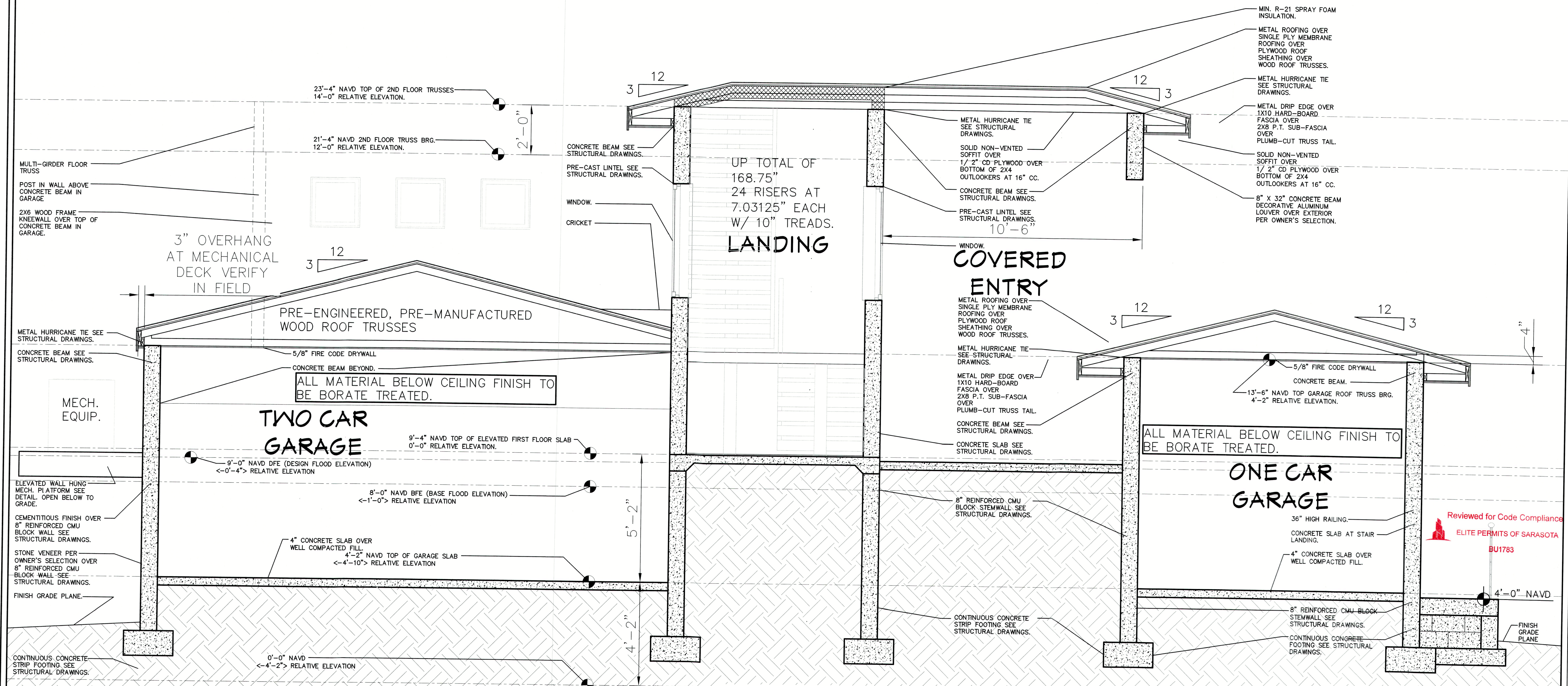
BU1783

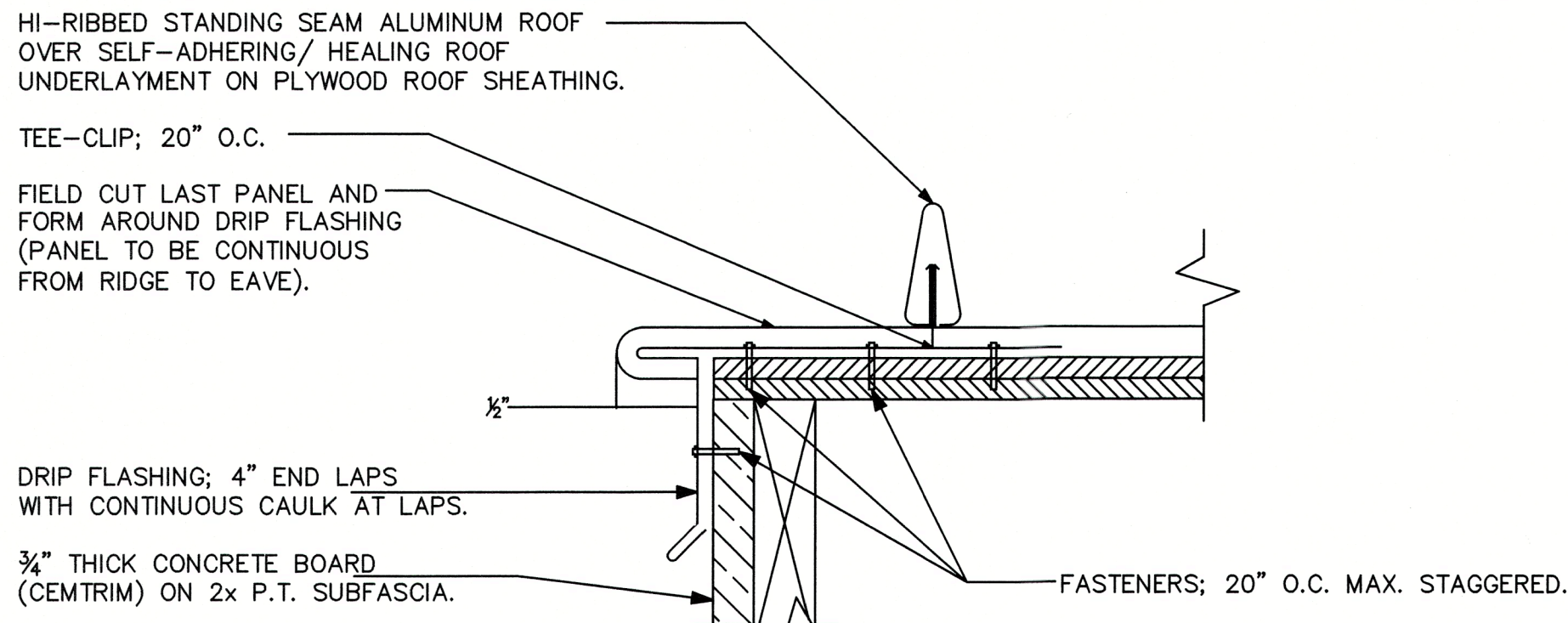
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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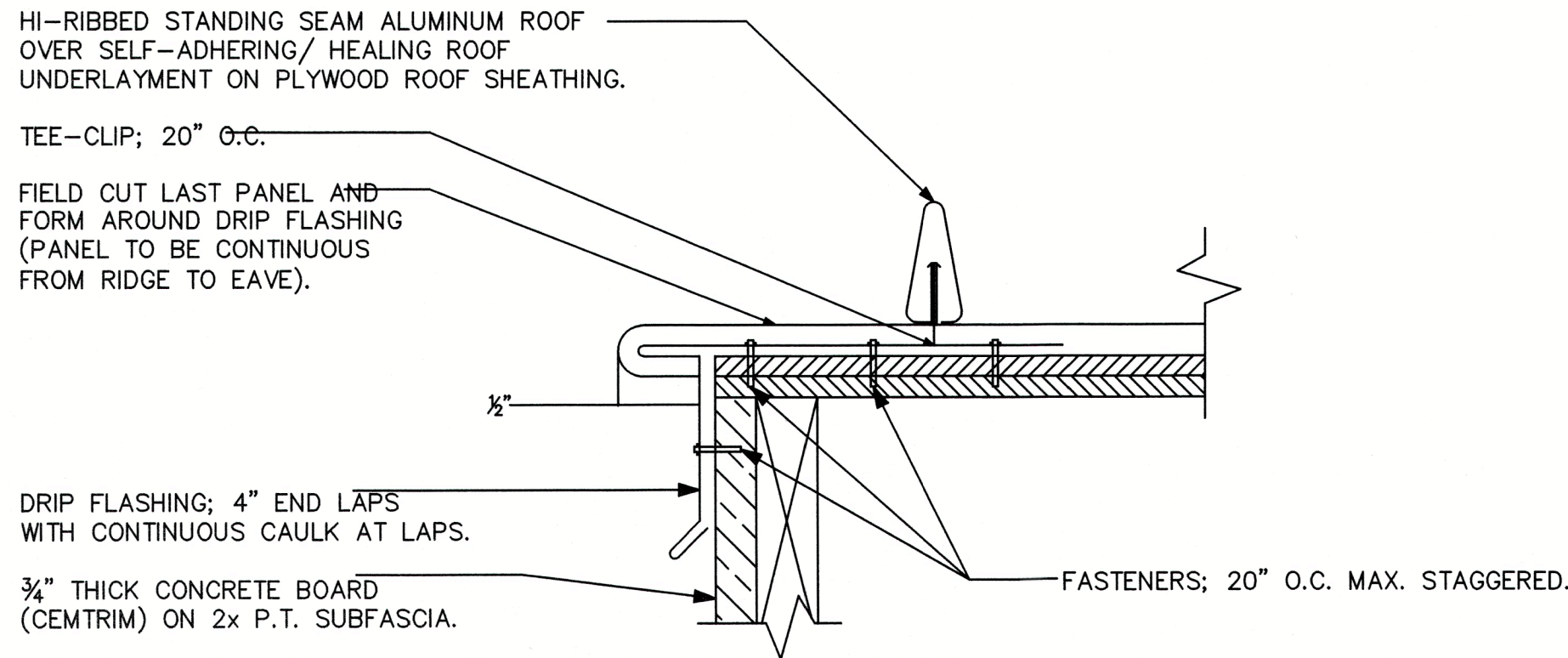
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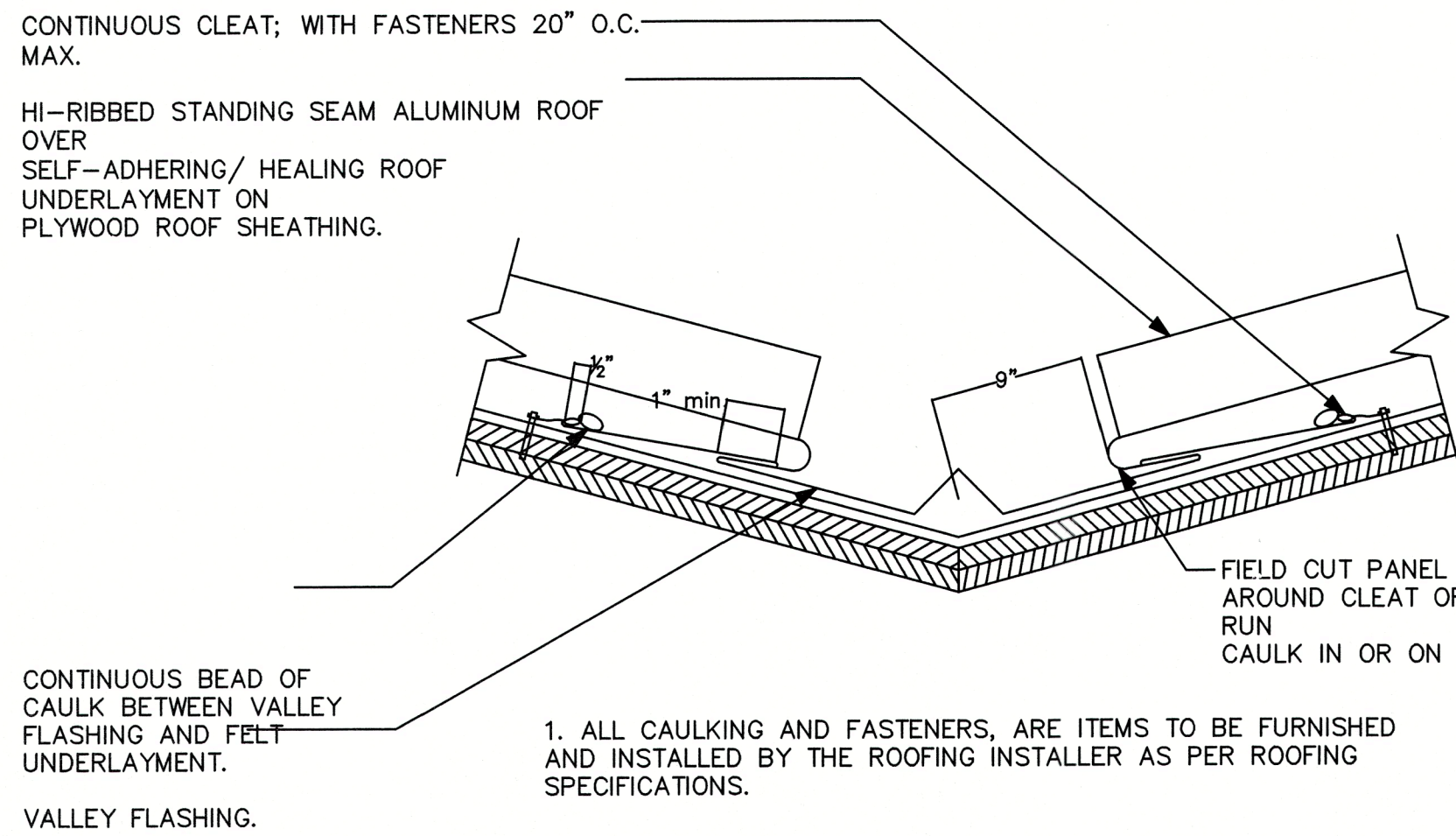




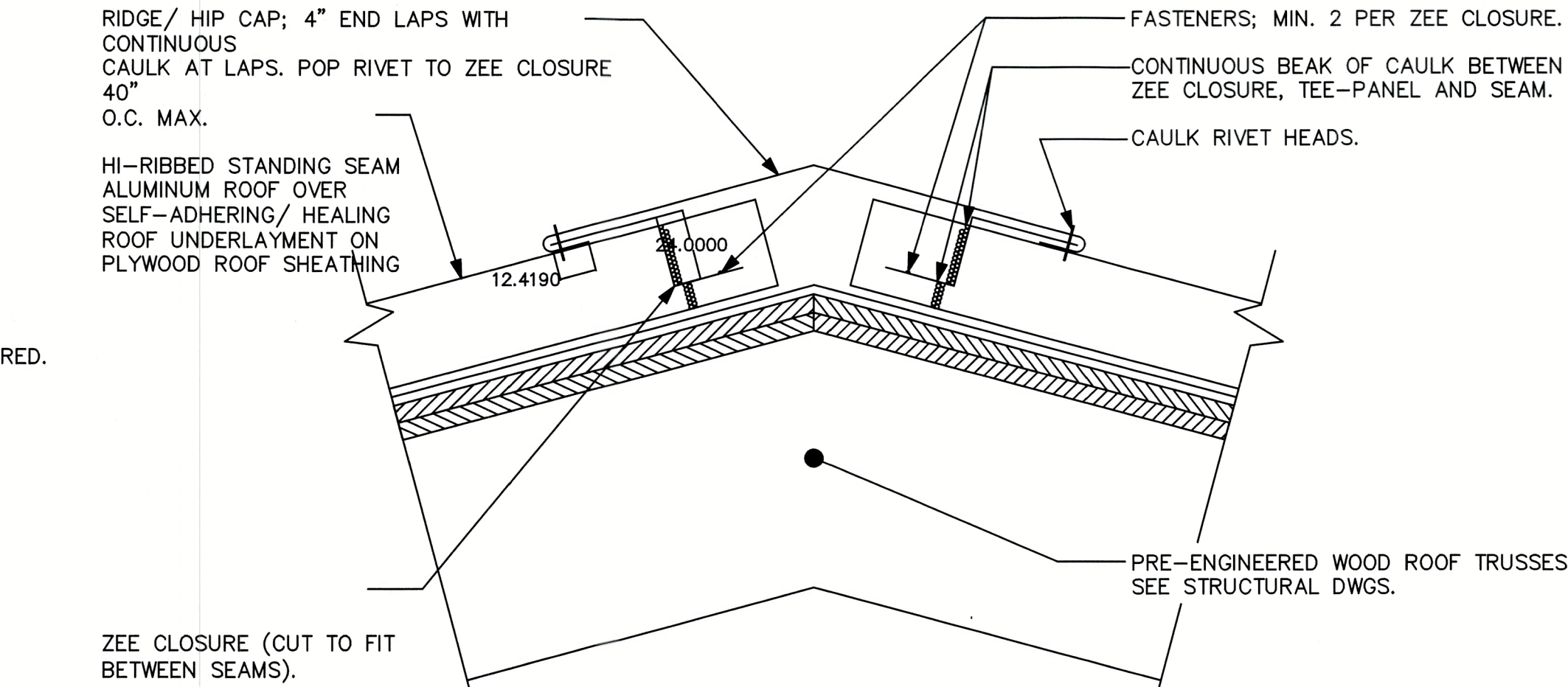
STANDING SEAM
EDGE FLASHING DETAIL



STANDING SEAM
EDGE FLASHING DETAIL
NOT TO SCALE



STANDING SEAM
VALLEY FLASHING
DETAIL
NOT TO SCALE

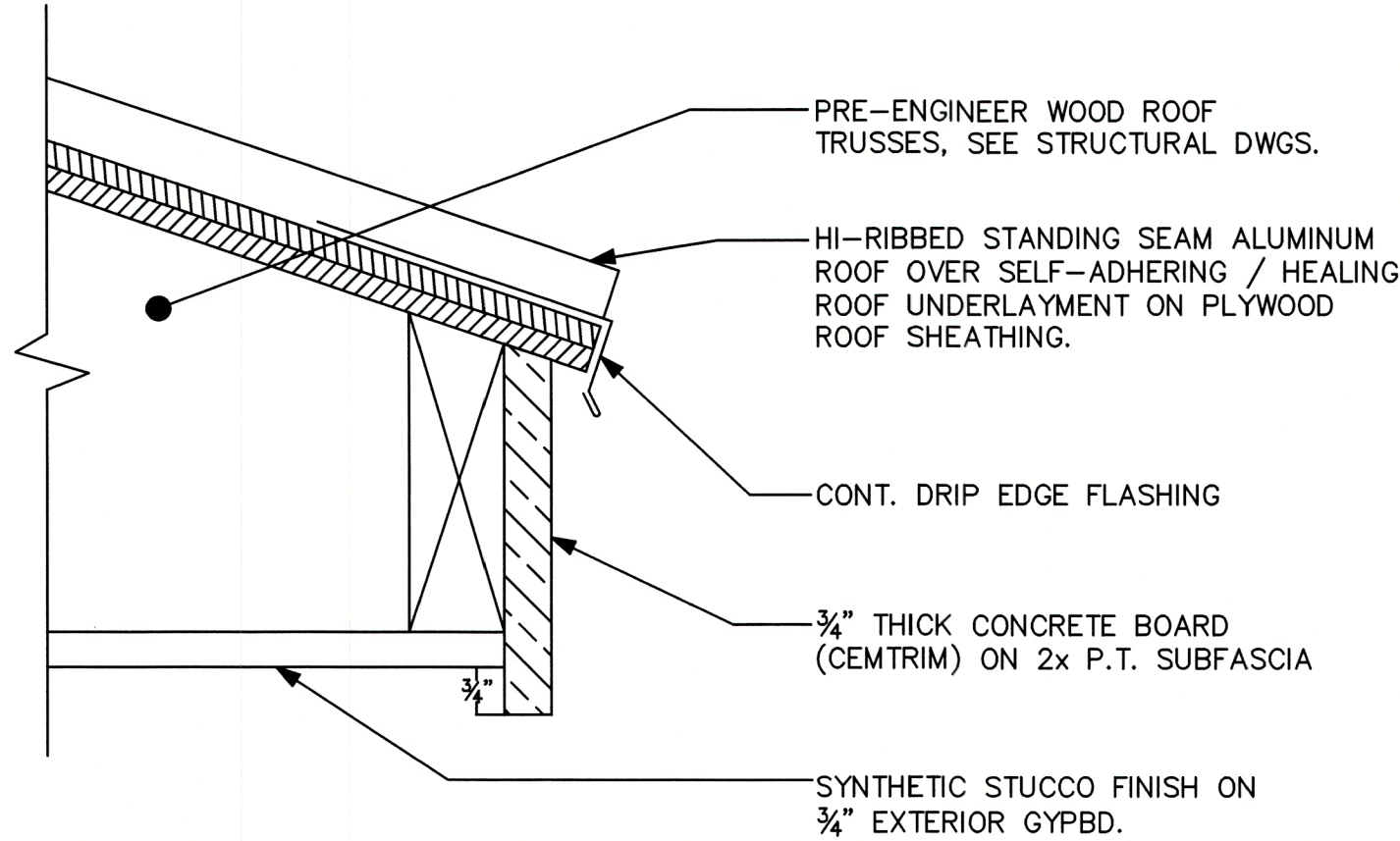


1. FIELD CUT ZEE CLOSURES TO FIT BETWEEN SEAMS.
2. ALL CAULKING AND FASTENERS, ARE ITEMS TO BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER AS PER ROOFING SPECIFICATIONS.

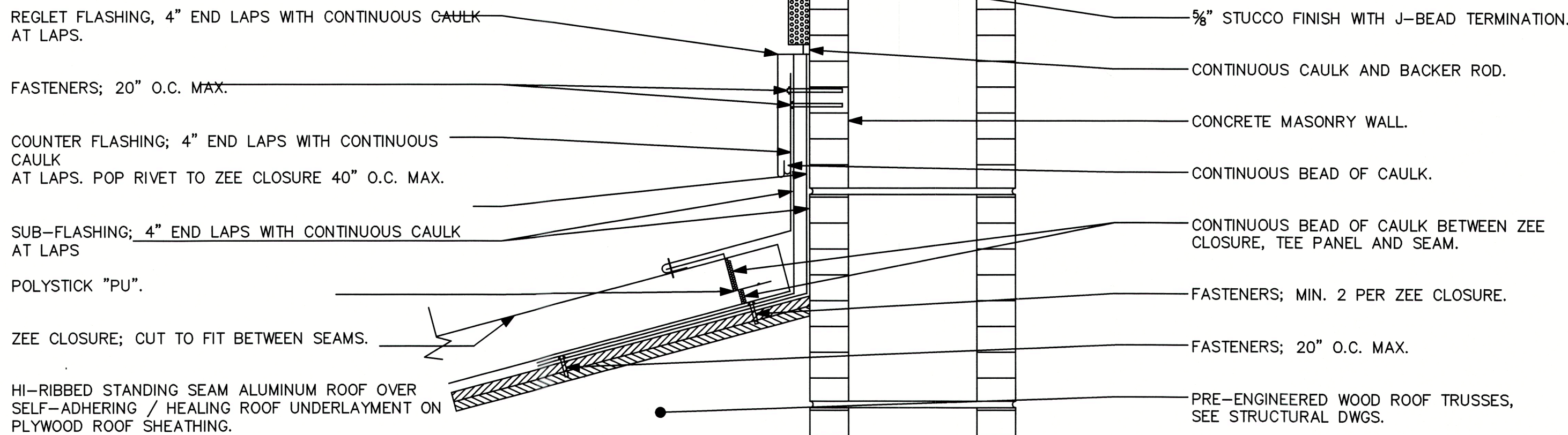
STANDING SEAM
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2. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH GOVERNING CODES.
3. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.
4. DO NOT SCALE ANY DRAWINGS IN THIS SET. APPLIES TO ALL SHEETS.
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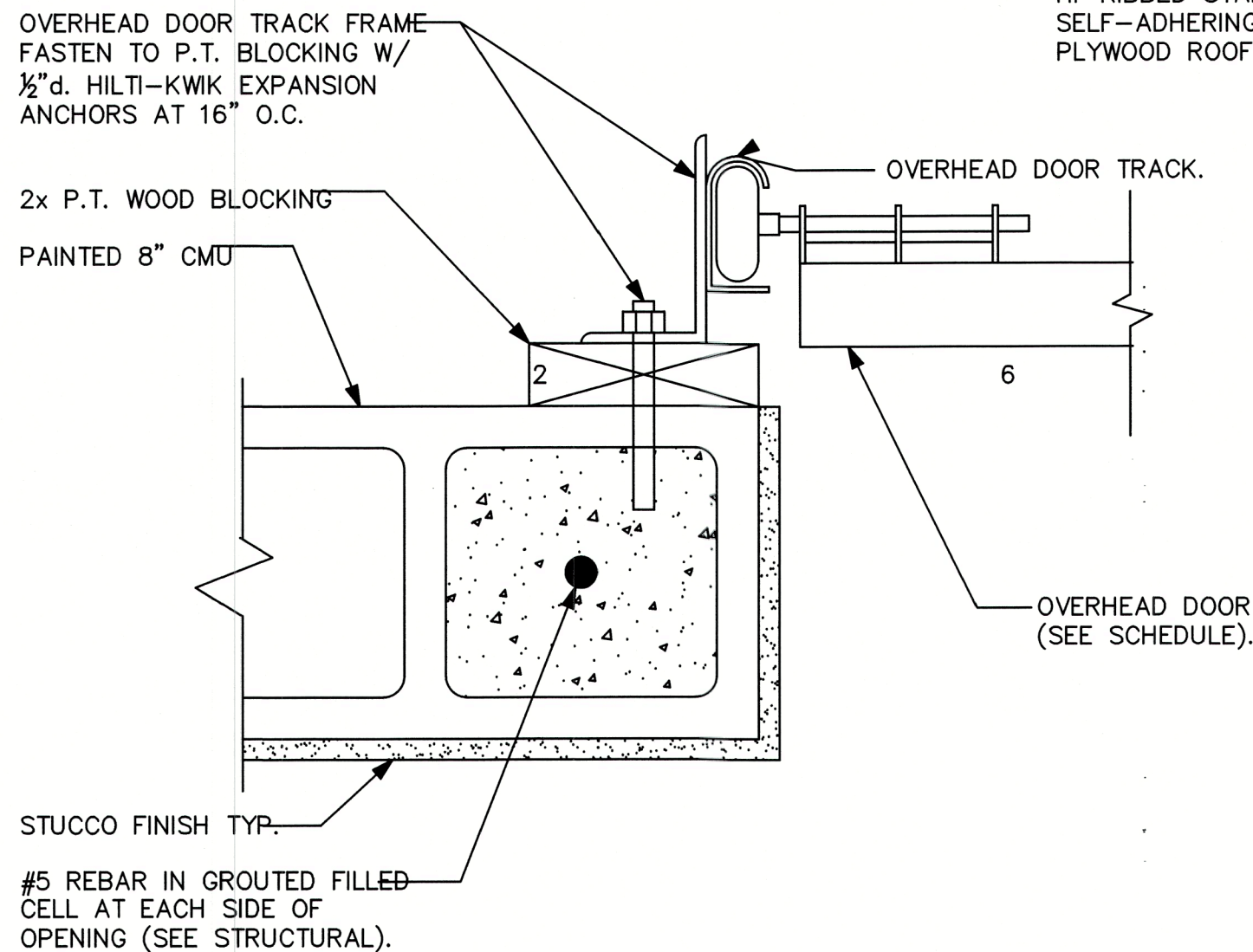


STANDING SEAM
EAVE / SOFFIT DETAIL
NOT TO SCALE



1. FIELD CUT ZEE CLOSURES TO FIT BETWEEN SEAMS.
2. ALL CAULKING AND FASTENERS, ARE ITEMS TO BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER AS PER ROOFING SPECIFICATIONS.

STANDING SEAM
FLASHING @ EXTERIOR CMU
NOT TO SCALE



OVERHEAD GARAGE DOOR
JAMB DETAIL
NOT TO SCALE

Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA
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TOWN OF LONGBOAT
Planning, Zoning & Public Works

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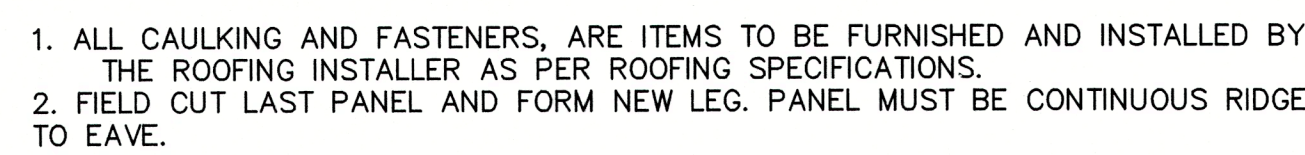
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Jon R. Coulthurst, President

REVISIONS:			
NO.	DESCRIP:	BY	DATE

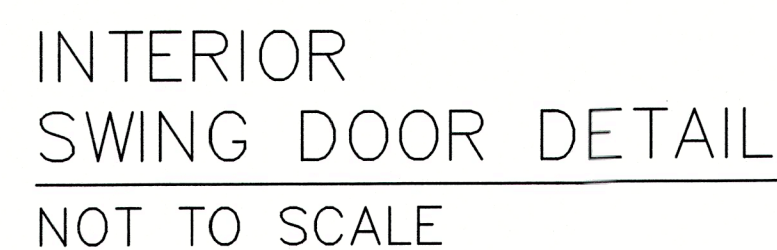
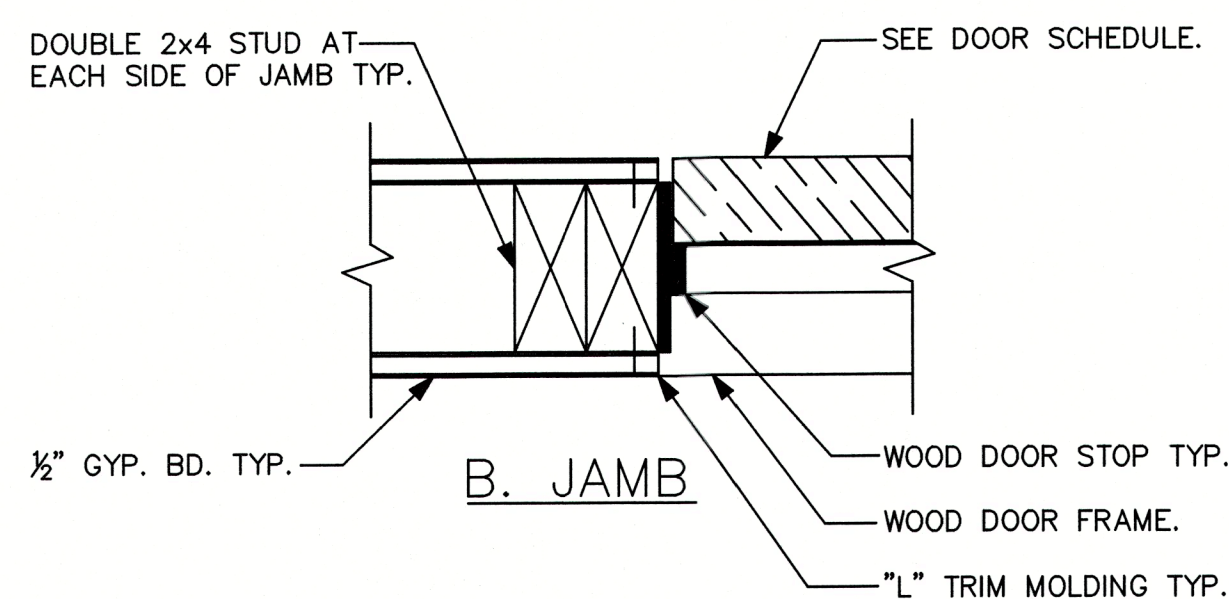
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SCALE: AS SHOWN

SHEET TITLE:



NOT TO SCALE



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3. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH GOVERNING CODES.

4. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION RECOMMENDATIONS.

5. DO NOT SCALE ANY DRAWINGS IN THIS SET. APPLIES TO ALL SHEETS.

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Plan no.

2021-50 A14.0

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Jon R. Coulthurst, President

REVISIONS:

NO.	DESCRIP:	BY	DATE

DATE: 8-15-2022

SCALE: AS SHOWN

SHEET TITLE:

TYPICAL DETAILS
SHEET NO.

A14.0

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

ELECTRICAL NOTES

1. ALL ELECTRICAL TO MEET 2017 N.E.C.
2. PROVIDE SINGLE PHASE SERVICE (UNDERGROUND)
3. PROVIDE ALL COPPER WIRING.
4. CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES.
5. CONTRACTOR TO HAVE VALID & CURRENT LICENSE TO DO ELECTRICAL WORK.
6. PROVIDE A MINIMUM OF 20 FEET OF NO. 4 AWG OR LARGER BARE COPPER ELECTRODE COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING, EXITING THROUGH A NONMETALLIC SLEEVE. SLEEVE OR CLAMP (ONE SUITABLE FOR DIRECT BURIAL) A NO. 4 AWG OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 1/2" X 20 FOOT STEEL REBAR, EXITING THROUGH A NONMETALLIC SLEEVE. (FOR THE PURPOSE OF GROUNDING)
7. NEW LIGHTS TO BE ON DIMMERS
8. ALL SMOKE DETECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION 72, CHAPTER 2 AND ARE TO BE MOUNTED ON THE CEILING OR WALL @ A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH GROUP OF ROOMS USED FOR SLEEPING PURPOSES.
9. OUTLETS IN KITCHEN, BATHS, GARAGE AND EXTERIOR WITHIN 6'-0" OF A WATER SOURCE SHALL BE G.F.C.I. GROUND FAULT CIRCUIT INTERRUPT.
10. ALL OTHER OUTLETS TO BE A.F.C.I. ARC FAULT CIRCUIT INTERRUPT. EXCEPT WHERE REQUIRED G.F.C.I.
11. AT LEAST 75% OF ALL NEW LIGHTING WILL BE HIGH EFFICIENCY LIGHTING. SEE FB-ENERGY CONSERVATION (R-404.1)
12. PROVIDE IC RATED LIGHTING AT GROUND LEVEL.

ELECTRICAL KEY

	Single Pole Switch		Garbage Disposal
	3 Way Switch		Junction Box
	4 Way Switch		220v Disconnect
	Dimmer Switch		Recess Mounted Can
	Duplex Receptacle 110v		Water/ Vaporproof r.m.c.
	Ground Fault Circuit Interrupter		Ceiling Mounted Light Fixture
	Waterproof Duplex Receptacle		Thermostat
	220v Receptacle		Exhaust Fan
	Recessed Floor Receptacle		Exhaust Fan w/ Light
	Ceiling Receptacle		Smoke Detector w/ Carbon Monoxide Detector
	Wall Mounted Vanity Fixture		Ceiling Fan
	Wall Mounted Fixture		Ceiling Fan w/ Light
	T.V. Antenna Outlet		
	Phone Outlet		
	Push Button		

NOTE:
PROVIDE POWER FOR ROLL DOWN SCREENS

NOTE:
PROVIDE LIGHT AT SWITCH AT ALL ATTIC ACCESS LOCATIONS

NOTE:
SEE FLOOR PLAN FOR ADDITIONAL IN-WALL ATTIC ACCESS LOCATIONS

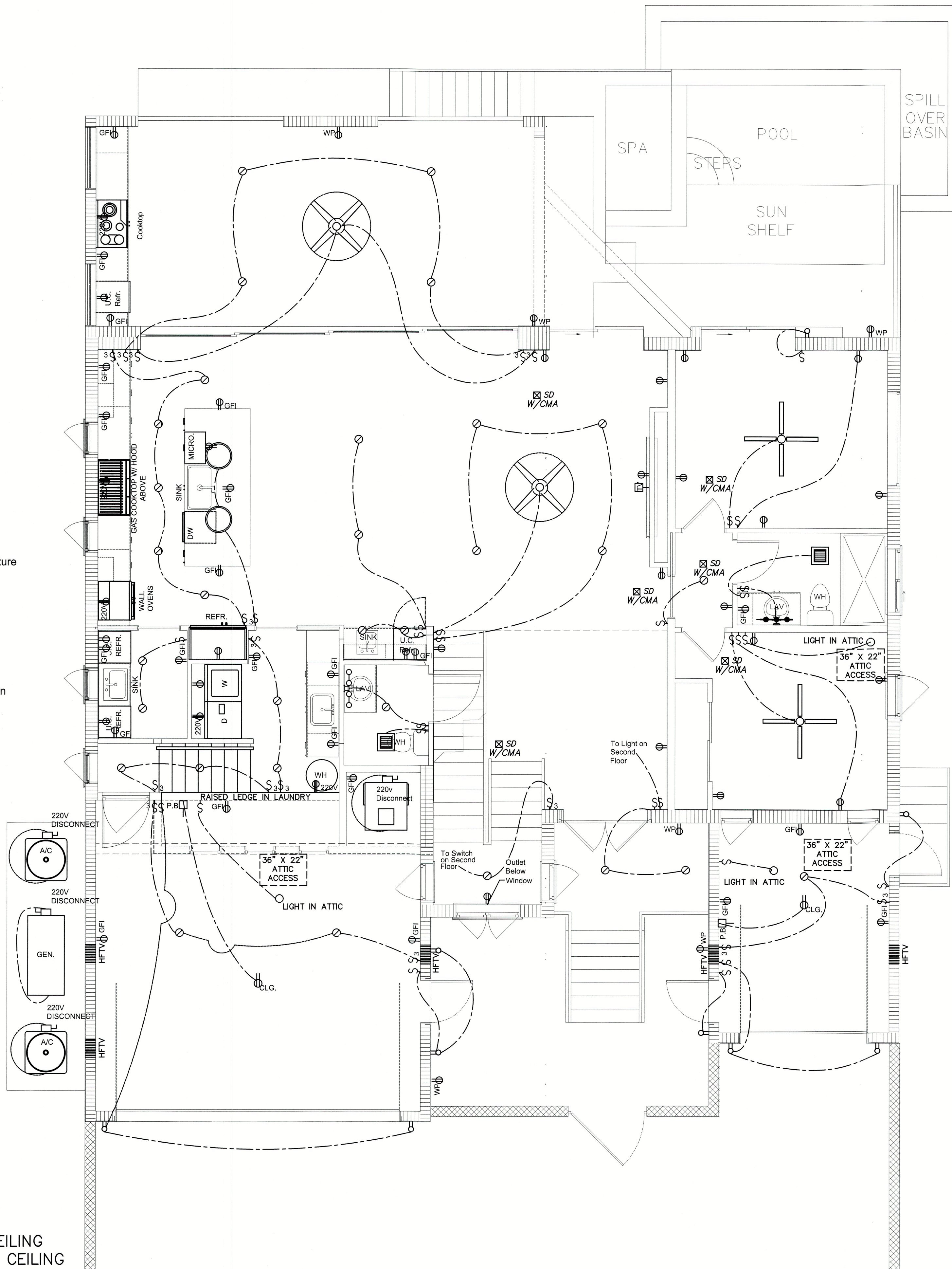
NOTE:
PROVIDE ELECTRICAL FOR TREAD LIGHTING ON ALL STAIRS

NOTE:
PLACEMENT OF ELECTRICAL PANEL AND ELECTRICAL METER UNDECIDED

ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS SHALL BE LOCATED ABOVE DFE. 2020 FBC-R322.1.6

NOTE: FINAL LOCATIONS OF ALL NEW OR RELOCATED CEILING RECESSED LIGHT FIXTURES, FANS, FAN/LIGHT FIXTURES, CEILING MOUNTED LIGHT FIXTURES, SMOKE DETECTORS, EXHAUST FANS AND HVAC SUPPLY AND RETURN AIR GRILLS TO BE DETERMINED IN THE FIELD, BY GENERAL CONTRACTOR AND SUB CONTRACTOR.

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Plan no.

2021-50 E1.0

ER

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CGC15174073
www.perkinspowersbuilders.com

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SPANOS

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jon@jcdraftinganddesigninc.com
www.jcdraftinganddesigninc.com
Jon R. Coulthurst, President

REVISIONS:

NO.	DESCRIP:	BY	DATE

DATE: 8-15-2022

SCALE: AS SHOWN

SHEET TITLE:

FIRST FLOOR
ELECTRICAL PLAN

SHEET NO.

E1.0

FIRST FLOOR
ELECTRICAL PLAN

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

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

ELECTRICAL KEY

Single Pole Switch

3 Way Switch

4 Way Switch

Dimmer Switch

Duplex Receptacle 110v

Ground Fault Circuit Interrupter

Waterproof Duplex Receptacle

220v Receptacle

Recessed Floor Receptacle

Ceiling Receptacle

Wall Mounted Vanity Fixture

Wall Mounted Fixture

T.V. Antenna Outlet

Phone Outlet

Push Button

Garbage Disposal

Junction Box

220v Disconnect

Recess Mounted Can

Water/ Vaporproof r.m.c.

Ceiling Mounted Light Fixture

Thermostat

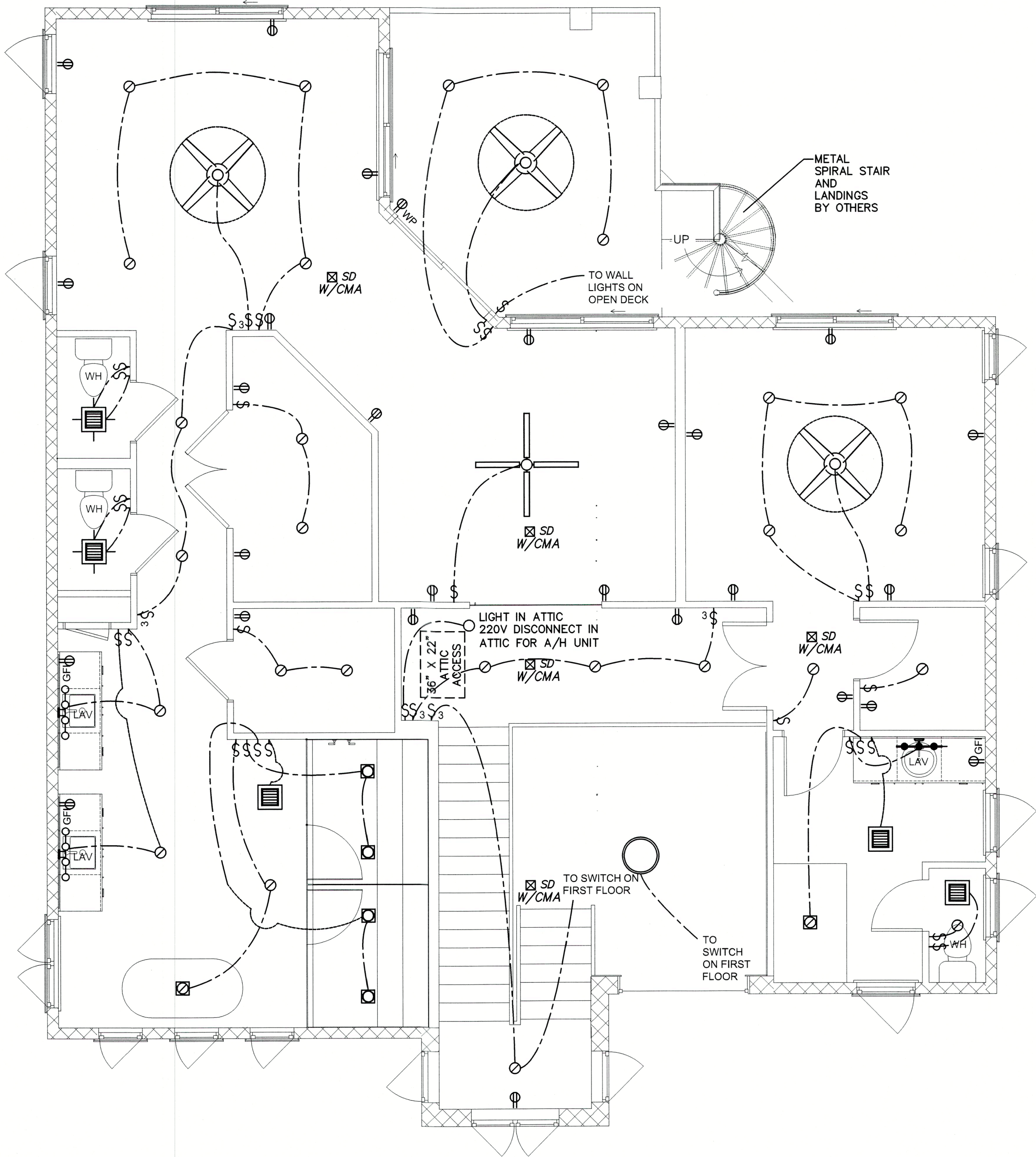
Exhaust Fan

Exhaust Fan w/ Light

Smoke Detector w/ Carbon Monoxide Detector

Ceiling Fan

Ceiling Fan w/ Light



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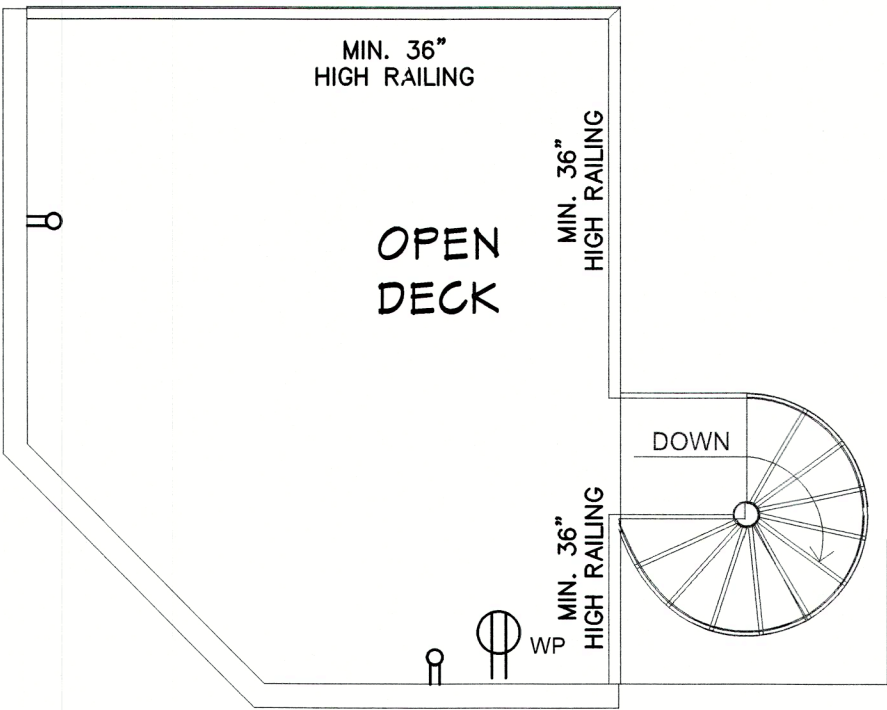
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OPEN DECK ELECTRICAL PLAN

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

NOTE:
PROVIDE POWER FOR ROLL DOWN SCREENS

NOTE:
PROVIDE LIGHT AT SWITCH AT ALL ATTIC ACCESS LOCATIONS

NOTE:
SEE FLOOR PLAN FOR ADDITIONAL IN-WALL ATTIC ACCESS LOCATIONS

NOTE:
PROVIDE ELECTRICAL FOR TREAD LIGHTING ON ALL STAIRS

NOTE:
PLACEMENT OF ELECTRICAL PANEL AND ELECTRICAL METER UNDECIDED

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TOWN OF LONGBOAT
Planning & Zoning Building

SECOND FLOOR ELECTRICAL PLAN

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

NOTE: THESE DRAWINGS ARE NOT TO BE SCALED

Plan no.

2021-50 E2.0

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Jon R. Coulthurst, President

REVISIONS:			
NO.	DESCRIP:	BY	DATE

DATE: 8-15-2022

SCALE: AS SHOWN

SHEET TITLE:
SECOND FLOOR ELECTRICAL PLAN
SHEET NO.
E2.0

STRUCTURAL NOTES

GENERAL NOTES: THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER CONSTRUCTIONS DOCUMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, SPECIFICATIONS, ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS.

ALL CONDITIONS, ELEVATIONS, AND DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND WITH THE OTHER CONSTRUCTION DOCUMENTS BY THE CONTRACTOR. ANY DISCREPANCIES RELATED TO THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF **STRUCTURAL ENGINEERING ALLIANCE, INC. (SEA)** BEFORE PROCEEDING WITH THE AFFECTED PORTION OF WORK.

THE STRUCTURE IS TO BE SELF SUPPORTING AND STABLE AFTER CONSTRUCTION IS COMPLETED. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE PROPER PROCEDURE AND SEQUENCE OF CONSTRUCTION TO ENSURE THE SAFETY OF THE BUILDING, ITS COMPONENTS AND PERSONNEL ON SITE. THIS INCLUDES TEMPORARY SUPPORT OF STRUCTURE DURING CONSTRUCTION WHICH MAY INCLUDE, BUT IS NOT LIMITED TO, TEMPORARY SHORING, BRACING AND TIE-DOWNS.

DESIGN LOADS: THE STRUCTURAL SYSTEMS FOR THIS BUILDING HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 2020 SEVENTH EDITION. THE FOLLOWING SUPERIMPOSED LOADS WERE UTILIZED IN THE DESIGN:

ROOF: LIVE LOAD 30 PSF
DEAD LOAD 25 PSF

SECOND FLOOR:
LIVE LOAD 40 PSF
DEAD LOAD 25 PSF

WIND:
ULTIMATE WIND SPEED: 150 MPH
RISK CATEGORY: II
EXPOSURE: D
ENCLOSED BUILDING
INTERNAL PRESSURE COEFFICIENTS: +/- 0.18
Kz WIND DIRECTIONAL FACTOR: 0.85

FOUNDATION DESIGN: FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF ON WELL COMPACTED FILL. BEFORE CONSTRUCTION COMMENCES, THE SOIL BEARING PRESSURE, SOIL CONDITIONS, AND SOIL COMPACTION REQUIREMENTS SHALL BE VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER.

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

3000 PSI FOR FOUNDATIONS AND SLABS ON GRADE
4000 PSI FOR ALL OTHER STRUCTURAL CONCRETE

CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS.

REINFORCING STEEL: REINFORCING STEEL SHALL BE ASTM A 615, GRADE 60 DEFORMED BARS, FREE OF RUST SCALE, DIRT AND OIL AND PLACED IN ACCORDANCE WITH ACI STANDARDS. SUBMIT REINFORCING SHOP DRAWINGS FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION. MECHANICAL COUPLERS SHALL MEET ACI 318 FOR TENSION SPLICE REQUIREMENTS.

PENETRATIONS: NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OR SLABS OTHER THAN THOSE LOCATED ON THESE DRAWINGS. IF ADDITIONAL PENETRATIONS ARE NECESSARY CONTACT SEA FOR RECOMMENDATIONS.

MASONRY WALLS: MASONRY UNITS SHALL MEET ASTM C 90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 1900 PSI ON THE NET AREA (fm = 1500 psi). MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C 270.

GROUT FOR FILL CELLS SHALL MEET ASTM C 476 AND ACHIEVE A 3000 PSI MINIMUM COMPRESSIVE STRENGTH. GROUT DESIGN MIX SHALL BE SUBMITTED FOR REVIEW. USE MORTAR AND SPECIAL MASONRY UNITS AS NECESSARY TO CONFINING GROUT TO REQUIRED FILL CELLS WITHIN WALL. CELLS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS OVER 2 FEET WIDE, AND AS INDICATED ON THE PLANS. LAP ALL VERTICAL REINFORCING ABOVE WITH EITHER VERTICAL REINFORCING FROM BELOW OR HOOKED DOWELS IN FOOTINGS AND OTHER CONCRETE ELEMENTS. PROVIDE 48 BAR DIAMETER LAP SPLICES.

MASONRY SHALL BE PLACED IN RUNNING BOND PATTERN INCLUDING AT CORNERS AND INTERSECTIONS. PROVIDE 9 GAUGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL LADDER TYPE OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES.

EPOXY ANCHORING: EPOXY ANCHOR MATERIAL SHALL BE TWO PART EPOXY POLYMER INJECTION SYSTEM. ACCEPTABLE PRODUCTS ARE POWERS FASTENERS PE1000+, SIMPSON Strong-Tie SET, OR HILTI HIT RE 500 EPOXY DOVELING SYSTEM INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

WEDGE ANCHORS: WEDGE ANCHORS SHALL BE MANUFACTURED BY HILTI OR POWERS FASTENERS. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

CONCRETE SCREWS: CONCRETE SCREWS SHALL BE MANUFACTURED BY SIMPSON, HILTI OR POWERS FASTENERS. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

WOOD: STRUCTURAL WOOD COMPONENTS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES FOR NO. 2 SOUTHERN PINE CONFORMING TO NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION:

SHEAR Fv = 90 PSI
BENDING 2X4 Fb = 1500 PSI
BENDING 2X6 Fb = 1250 PSI
BENDING 2X8 Fb = 1200 PSI
BENDING 2X10 Fb = 1050 PSI

WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE ISOLATED FROM SAME OR PRESSURE TREATED.

PRE-ENGINEERED WOOD TRUSS SYSTEM SHALL BE DESIGNED BY TRUSS MANUFACTURER'S SPECIALTY ENGINEER. THIS SYSTEM INCLUDES, BUT MAY NOT BE LIMITED TO, TRUSSES, TRUSS-TO-TRUSS CONNECTIONS AND PERMANENT TRUSS BRACING. AN ERECTION DRAWING SHALL INCLUDE AND IDENTIFY ALL TRUSS SYSTEM COMPONENTS. TRUSS SYSTEM SHALL BE DESIGNED TO CONFIGURATION AND LOAD CARRYING CAPACITY SHOWN ON THE DRAWINGS. ALTERNATE TRUSS LAYOUTS ARE ACCEPTABLE ONLY AS A CHANGE ORDER WHICH WILL INCLUDE ENGINEERING CHARGES FOR REDESIGN OF THE STRUCTURE BY SEA.

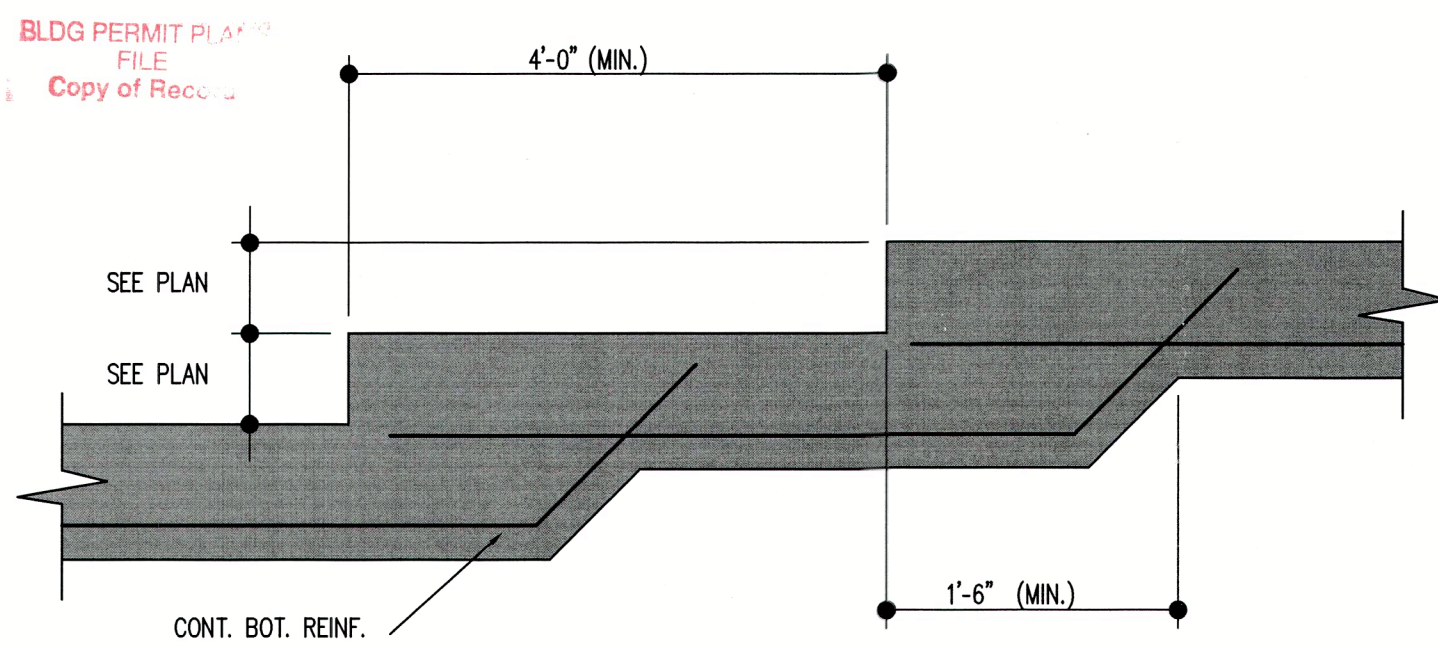
ROOF AND WALL SHEATHING SHALL BE APA SPAN RATED SHEATHING, ARE DESIGNED AS DIAPHRAGMS AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 23 OF THE FLORIDA BUILDING CODE AND SHALL BE FASTENED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF TABLES 2306.3.1 AND 2306.3.2 AND AS SHOWN ON THESE DRAWINGS.

MANUFACTURED STRUCTURAL WOOD COMPONENTS: LAMINATED VENEER LUMBER (LVL) SHALL BE 1.5E MICROLAM LVL MANUFACTURED BY TRUSJOIST MACMILLAN AND HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES:

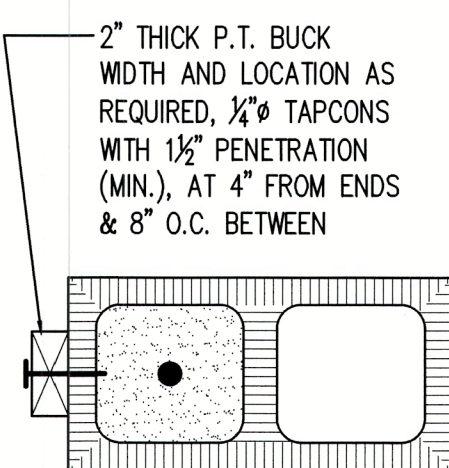
BENDING Fb = 2800 psi
BEARING Fc = 750 psi
MODULUS OF ELASTICITY E = 1,900,000 psi

WOOD FRAMING CONNECTORS: MODEL NUMBERS FOR WOOD FRAMING CONNECTORS ARE INDICATED ON THE STRUCTURAL DRAWINGS AND SHALL BE MANUFACTURED BY SIMPSON Strong-Tie Co. UNLESS SHOWN OTHERWISE, INSTALL CONNECTOR INDICATED IN ACCORDANCE WITH AND WITH NUMBER OF FASTENERS RECOMMENDED BY THE MANUFACTURER U.N.O. ON THESE DRAWINGS. EXPOSED FASTENERS AND CONNECTORS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

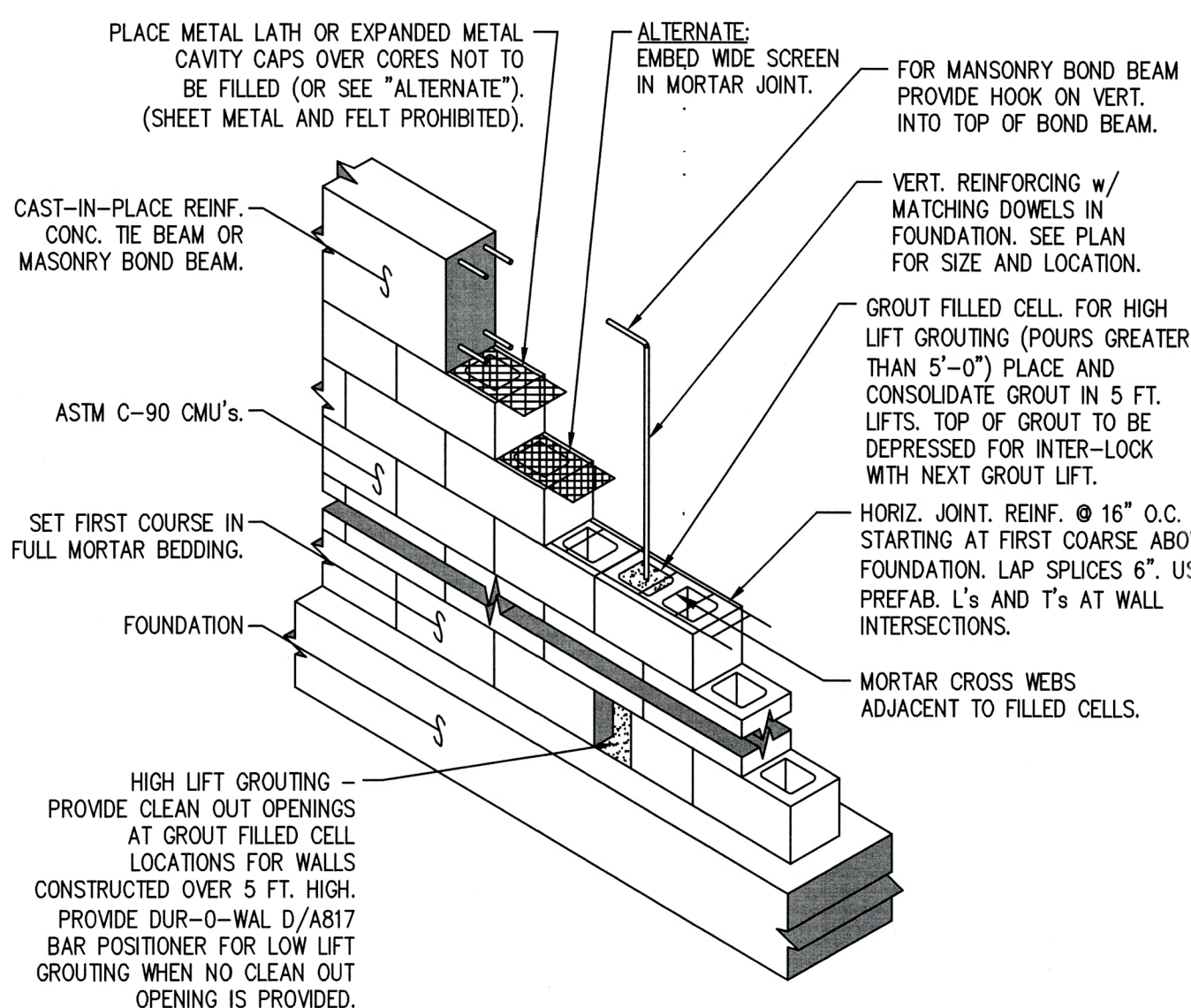
"Project has been designed to meet FBC 2020 - Residential Code R322 for Zone A "Flood Resistant Construction"



STEP FOOTING DETAIL
NOT TO SCALE

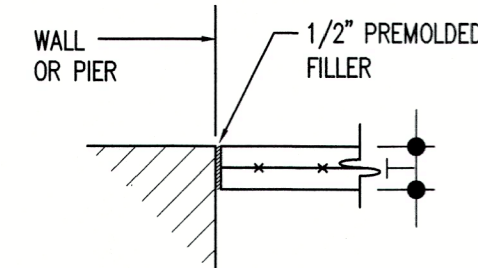


TYPICAL WINDOW BUCK
NOT TO SCALE

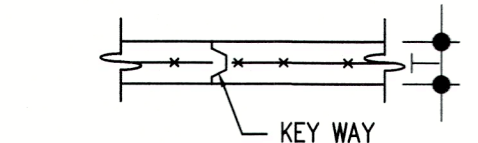


NOTES:
1). PROVIDE CLEAN OUTS IN LOW LIFT GROUTING IF MORTAR FINS AND DEBRIS IS EXCESSIVE.
2). FOR HIGH LIFT GROUTING, GROUT LIFT HEIGHT MAY BE INCREASED TO 12'-6\"/>

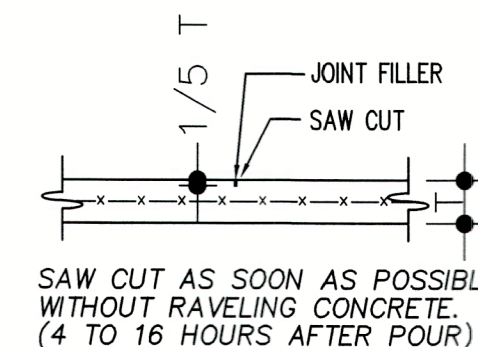
TYP. MASONRY WALL CONSTRUCTION
SCALE: N.T.S.



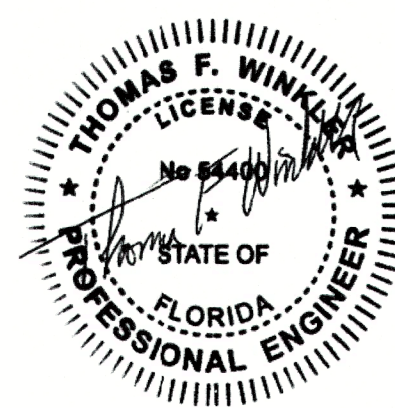
ISOLATION JOINT (IJ)
NOT TO SCALE



CONSTRUCTION JOINT (KJ)
NOT TO SCALE



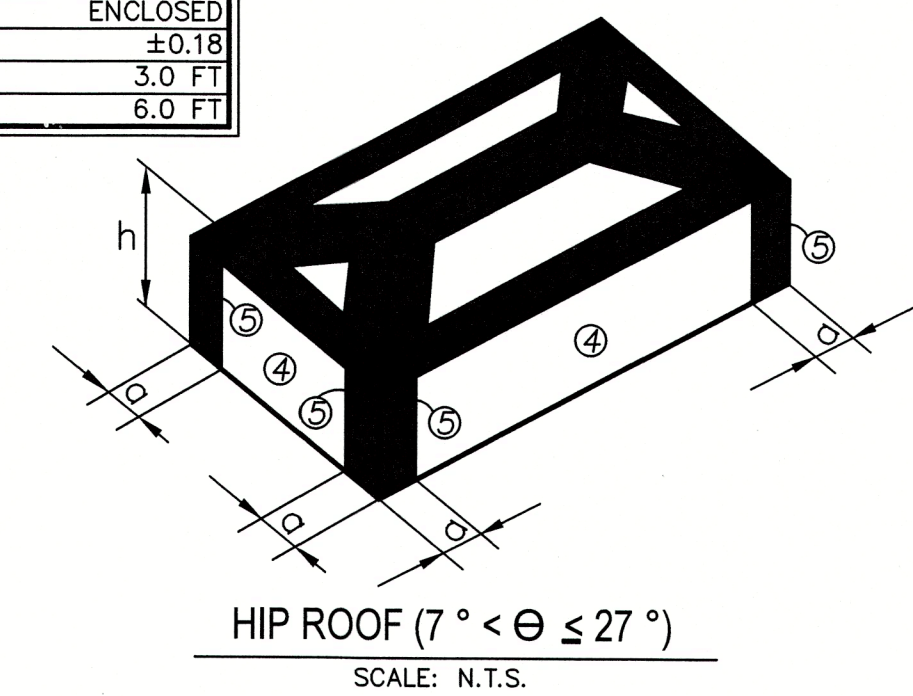
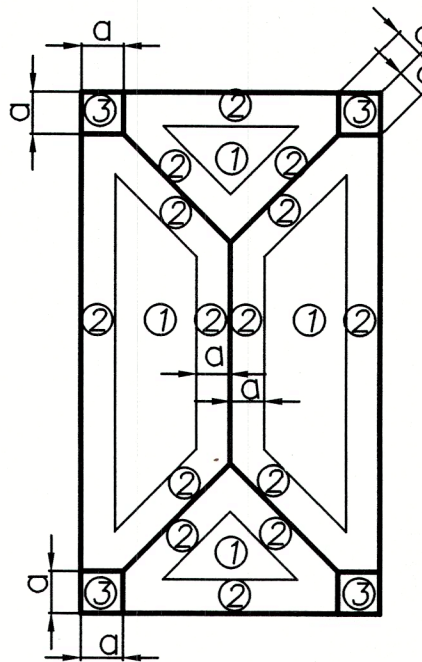
CONTROL JOINT (CJ)
NOT TO SCALE



WIND LOAD SCHEDULE SPANOS RES				
SCHEDULE OF COMPONENTS AND CLADDING LOADS				
ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN (PRESSURE) (+ PSF)	OUT (PRESSURE) (- PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	22.37	35.53
		20 - 100	20.73	33.90
		MORE THAN 100	15.79	32.25
2	ROOF, EDGE ZONE	LESS THAN 20	22.37	61.86
		20 - 100	20.73	56.92
		MORE THAN 100	15.79	45.40
3	ROOF, OVERHANG, EDGE ZONE	LESS THAN 20		78.31
		20 - 100		78.31
		MORE THAN 100		78.31
4	ROOF, CORNER ZONE	LESS THAN 20	22.37	91.49
		20 - 100	20.73	85.87
		MORE THAN 100	15.79	71.72
5	WALL, INTERIOR ZONE	LESS THAN 20	38.82	42.11
		20 - 100	37.18	40.47
		MORE THAN 100	32.90	36.85
6	WALL, EDGE ZONE	LESS THAN 20	38.82	51.99
		20 - 100	37.18	48.69
		MORE THAN 100	32.90	40.47

NOTE: WIND PRESSURES SHOWN ARE BASED ON V_{asd}

CODE =	ASCE 7-16
ULTIMATE WIND SPEED V _{ult} =	150 MPH
ALLOWABLE WIND SPEED V _{asd} =	116 MPH
RISK CATEGORY =	I
WIND SPEED MAP =	1609A
EXPOSURE =	D
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (C _{pi}) =	±0.18
a =	3.0 FT
2a =	6.0 FT



Interior Zones
ZONE 1 - ROOF
ZONE 4 - WALL

End Zones
ZONE 2 - ROOF
ZONE 5 - WALL

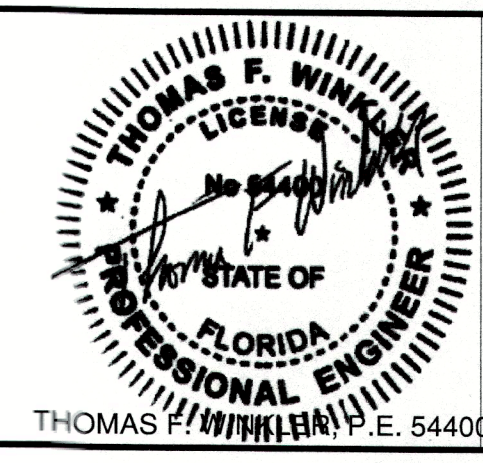
Corner Zones
ZONE 3 - ROOF

ABBREVIATIONS

Θ = ANGLE
A.B. = ANCHOR BOLT
ALT. = ALTERNATE
APPROX. = APPROXIMATELY
ARCH. = ARCHITECT
ARCHTL. = ARCHITECTURAL
BAL. = BALANCE
B.C. = BOTTOM CHORD
BLDG. = BUILDING
BM. = BEAM
BOTT. = BOTTOM
BRG. = BEARING
CH. = CHANNEL
C.I.P. = CAST IN PLACE
C.J. = CONSTRUCTION JOINT
CL. = CENTERLINE
CLR. = CLEAR
CMU = CONCRETE MASONRY UNIT
COL. = COLUMN
CONC. = CONCRETE
CONF. = CONFIGURATION
CONT. = CONTINUOUS
CONTR. = CONTRACTOR
CONSTR. = CONSTRUCTION
CTR. = CENTER
DBL. = DOUBLE
DTL. = DETAIL
DIA. = DIAMETER
DIM. = DIMENSION
DN. = DOWN
DWG. = DRAWING
EA. = EACH
E.E. = EACH END
E.F. = EACH FACE
E.J. = EXPANSION JOINT
EL./ELEV. = ELEVATION
EQ. = EQUAL
E.S. = EACH SIDE
E.W. = EACH WAY
EXIST. = EXISTING
EXP. = EXPANSION
EXT. = EXTERIOR
FIN. = FINISH
FLR. = FLOOR
FDN. = FOUNDATION
F.S. = FAR SIDE
FT. = FOOT
FTG. = FOOTING
GA. = GAGE
GALV. = GALVANIZED
G.C. = GENERAL CONTRACTOR
HC. = HOLLOW CORE
H.D.G. = HOT DIPPED GALVANIZED
HG. = HIP GIRDER
HORIZ. = HORIZONTAL
H.P. = HIGH POINT
HSS = HOLLOW STRUCTURAL SECTION
I.J. = ISOLATION JOINT
INFO. = INFORMATION
INT. = INTERIOR
JT. = JOINT
L. = ANGLE
LG. = LONG
L.W. = LONG WAY
MFR. = MANUFACTURER
MAT'L. = MATERIAL
MAX. = MAXIMUM
M.D. = MID-DEPTH

MIN. = MINIMUM
MISC. = MISCELLANEOUS
M.O. = MASONRY OPENING
N.S. = NEAR SIDE
N.I.C. = NOT IN CONTRACT
N.T.S. = NOT TO SCALE
O.C. = ON CENTER
O.H. = OPPOSITE HAND
OPNG. = OPENING
P.A.F. = POWDER ACTUATED FASTENER
PART. = PARTITION
PARTL. = PARTIAL
PL. = PLATE
plf = POUNDS PER LINEAR FOOT
psf = POUNDS PER SQUARE FOOT
psi = POUNDS PER SQUARE INCH
P.T. = POST TENSION OR PRESSURE TREATED
REINF. = REINFORCING
REQ'D. = REQUIRED
REV. = REVISED / REVISION
R.O. = ROUGH OPENING
SCHED. = SCHEDULE
SECT. = SECTION
SIM. = SIMILAR
S.J. = CONTRACTION JOINT
SQ. = SQUARE
S.M.S. = SHEET METAL SCREW
STD. = STANDARD
SW. = SHEARWALL
S.W. = SHORT WAY
STL. = STEEL
STRUCT. = STRUCTURAL
T.C. = TOP CHORD
T/O = THRU OUT
T.O. = TOP OF ...
T. = TOP
TEMP. = TEMPERATURE
TYP. = TYPICAL
U.N.O. = UNLESS NOTED OTHERWISE
VERT. = VERTICAL
V.S. = VALLEY SET
W. = WIDE FLANGE
w/ = WITH
WD. = WOOD
WP. = WORK POINT
W.W.F. = WELDED WIRE FABRIC

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Plan no.

2021-50 S1.0

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Jon R. Couthurst, President

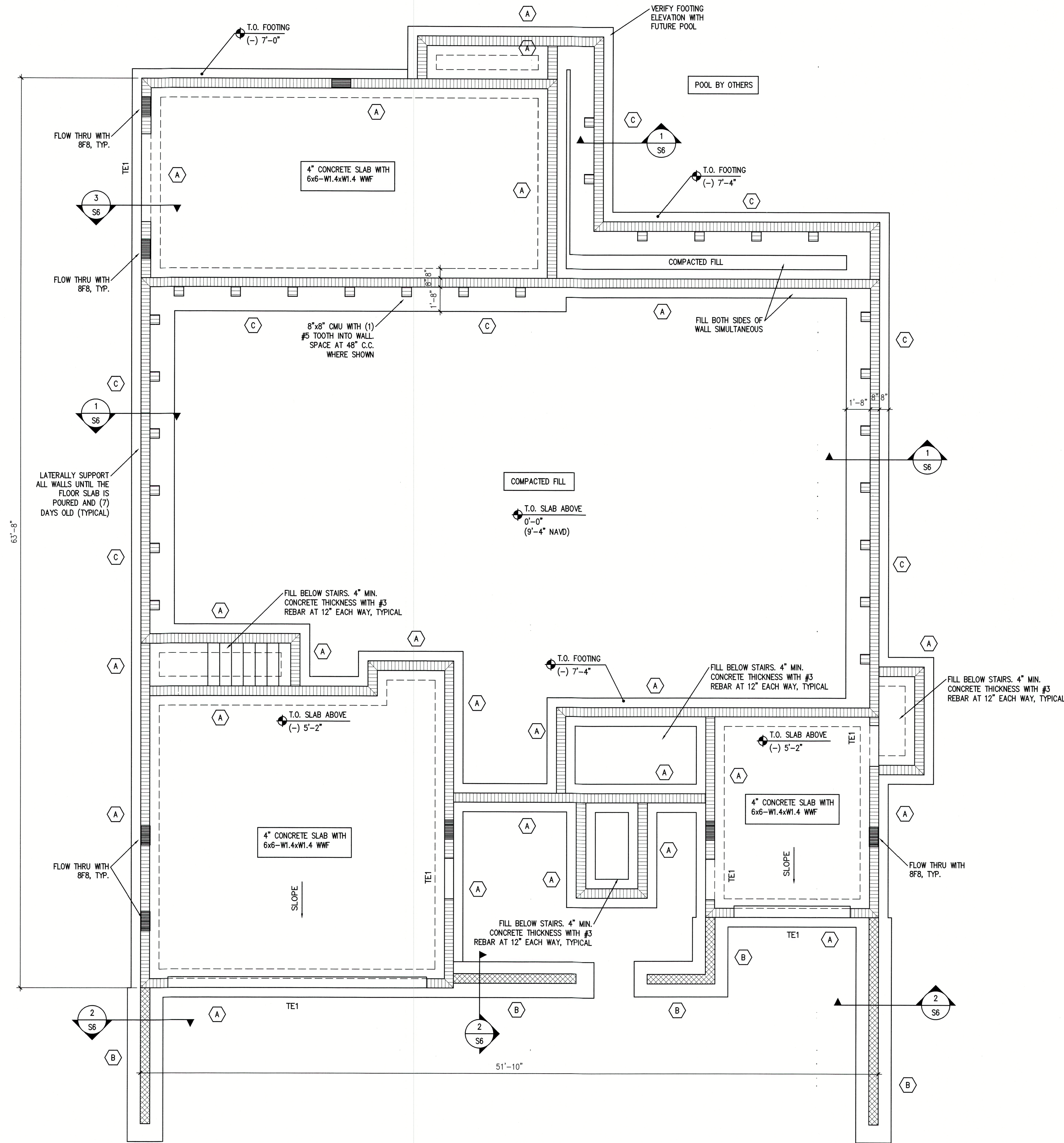
NO.	DESCRIP.	BY	DATE
1	REVISIONS		10/04/22

DATE: 08-15-2022

SCALE: AS SHOWN

SHEET TITLE:
STRUCTURAL
NOTES AND
TYPICAL DETAILS

SHEET NO.
S1.0



FOOTING SCHEDULE			
MARK	SIZE (W x L x D)	REINFORCEMENT	REMARKS
A	2'-0" x CONT x 12"	(3) #5's, CONT.	
B	2'-6" x CONT x 12"	(4) #5 CONT, #5 @ 24" SW	
C	3'-0" x CONT x 12"	(5) #5 CONT, #5 @ 16" SW	
TE1	8" x CONT x 8"	(1) #5's, CONT.	THICKENED EDGE

- FOUNDATION PLAN NOTES:
1. VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS WITH 'A' SHEETS. FOR ADDITIONAL DIMENSIONS, SEE 'A' SHEETS
 2. DENOTES 8" CMU WALL WITH #5 REBAR IN GROUT FILLED WALL AT CORNERS, EDGES OF DOORS & WINDOWS, INTERSECTIONS AND AT 16" C.C. (BELOW 0'-0") AT 0'-0" ELEVATION WALL CHANGES TO 32" C.C.
 3. SLAB SHALL BE A 4" CONCRETE SLAB ON GRADE WITH 6"x6" W1.4xW1.4 WWF ON VAPOR BARRIER ON COMPACTED MATERIAL. PROVIDE SAWN CONTROL JOINTS WITHIN 12 HOURS OF POURING. JOINT PATTERN SHALL BE APPROX SQUARE AND NOT TO EXCEED 10' SPACING
 4. DENOTES 8" RETAINING WALL OR PRIVACY WALL. RETAINING WALL TO HAVE 3'-0" MAXIMUM SOIL DIFFERENCE ACROSS WALL. PRIVACY WALL TO B 60" MAXIMUM HEIGHT ABOVE GRADE. PROVIDE #5 REBAR AT 16" C.C. WITH A KNOCK OUT BLOCK WITH (1) #5 AT TOP OF WALL

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

* THESE DRAWINGS ARE NOT TO BE SCALED. *

Plan no.
2021-50 S2.0

ER
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Jon R. Coulthurst, President

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SHEET TITLE:
FOUNDATION PLAN

SHEET NO.
S2.0

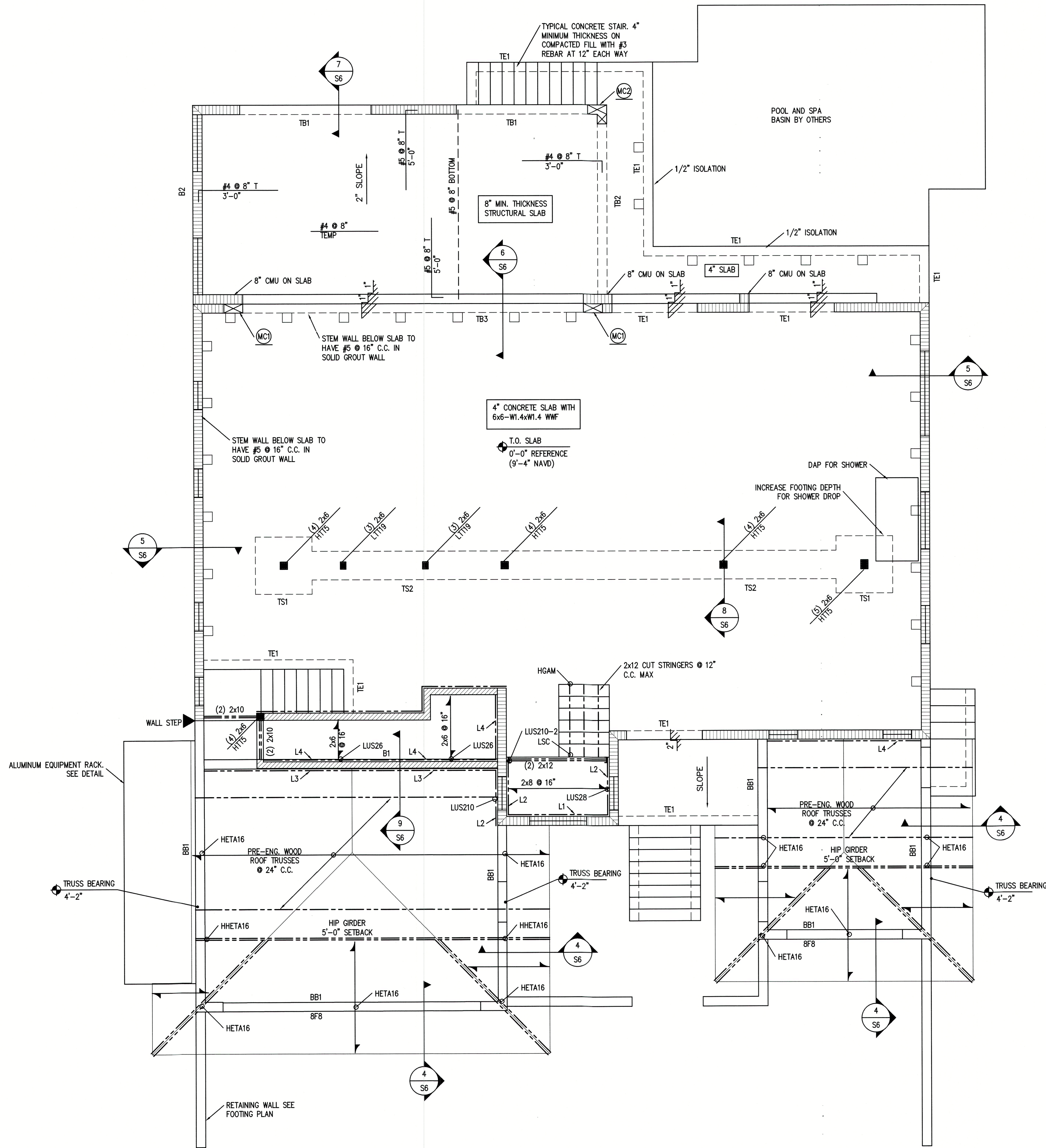
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Thomas F Winkler
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STRUCTURAL ENGINEERING ALLIANCE, INC.
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TEL: 941-932-7274
thomaswinklerpe@gmail.com
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.
JWF

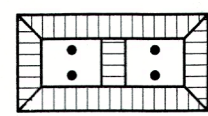


BEAM SCHEDULE						
BEAM NUMBER	ELEVATION (TOP OF BEAM)	SIZE W x H (INCH)	REINFORCEMENT		CLOSED HOOP SIZE AND SPACING	REMARKS
			TOP	BOTTOM		
B1	4'-2"	8" x 28"	(2) #6	(2) #8	#3 @ 10"	-
B2	SLOPED	8"x16" MIN	(2) #6	(2) #6	#3 @ 7"	-
TB1	(-) 0'-4"	8" x 16"	(2) #5	(2) #5	#3 @ 16"	-
TB2	VARIES	8" x 16" MIN	(2) #5	(2) #5	#3 @ 16"	-
TB3	0'-0"	8" x 16"	(2) #5	(2) #5	#3 @ 16"	-

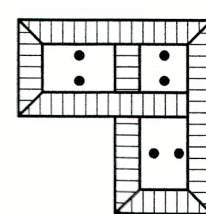
FOOTING SCHEDULE			
MARK	SIZE (W x L x D)	REINFORCEMENT	REMARKS
TS1	4'-0" x 4'-0" x 12"	(5) #5 EACH WAY	THICKENED SLAB
TS2	2'-0" x CONT x 12"	(3) #5 CONT.	THICKENED SLAB
TE1	8" x CONT x 8"	(1) #5 CONT.	THICKENED SLAB

PLAN NOTES:

- VERIFY ALL DIMENSIONS, ELEVATIONS, CONDITIONS, DROPS & SLOPES WITH 'A' SHEETS
- 8" CMU WALL WITH #5 REBAR IN GROUT FILLED CELLS AT EDGES, DOOR & WINDOW JAMBS, CORNERS, INTERSECTIONS AND AT 32" C.C. MAX SPACING
- 2x6 @ 16" C.C. WOOD FRAME BEARING WALL WITH SOLID BLOCKING AT 48" C.C. ATTACH TO CONCRETE BELOW WITH LTT19 AT EVERY OTHER STUD (32" C.C.) PROVIDE 1/2" x 5" TITEN HD
- SLAB SHALL BE A 4" CONCRETE SLAB WITH 6"x6" W1.4xW1.4 WWF PLACED ON VAPOR BARRIER ON COMPACTED FILL. LATERALLY SUPPORT MASONRY STEM WALLS BELOW UNTIL SLAB IS POURED AND 7 DAYS OLD. PROVIDE SAWN CONTROL JOINTS WITHIN 12 HOURS OF POURING CONCRETE. JOINT PATTERN SHALL BE APPROX SQUARE AND 10' SPACING.
- L1 DENOTES 2x6 PT LEDGER WITH 1/2" x 5" TITENS @ 16"
- L2 DENOTES (2) 2x10 PT LEDGER WITH 1/2" x 8" TITENS @ 12" STAGGERED
- L3 DENOTES 2x6 PT LEDGER WITH (3) 16d NAILS AT 16" C.C.
- L4 DENOTES 2x6 PT LEDGER WITH 1/4"x3-1/2" TAPCONS @ 8"
- 8F8 DENOTES 8" PRECAST LINTEL WITH (1) #5 GROUTED SOLID UP TO BEAM ABOVE
- BUILT UP COLUMNS SUCH AS (4) 2x6 SHALL BE ATTACHED TOGETHER WITH 12d NAILS @ 3" C.C. STAGGERED



8"x16"
(4) #5 VERT

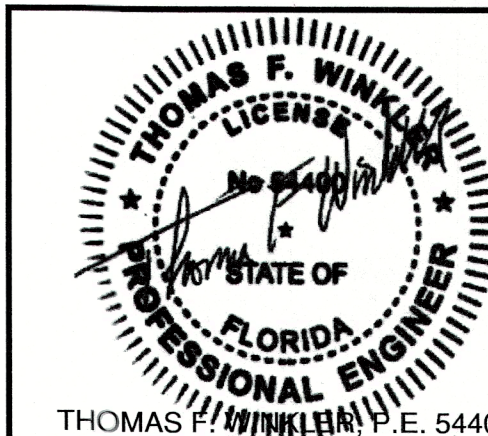


16"x16"x8"
(6) #5 VERT

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TO THE BEST OF MY
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THE COMPLETED
STRUCTURE DEPICTED ON
THIS PLAN COMPLIES
WITH THE APPLICABLE
MINIMUM BUILDING CODES.
JFW

Plan no.

2021-50 S3.0

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Jon R. Coudintrust, President

REVISIONS:

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DATE: 08-15-2022

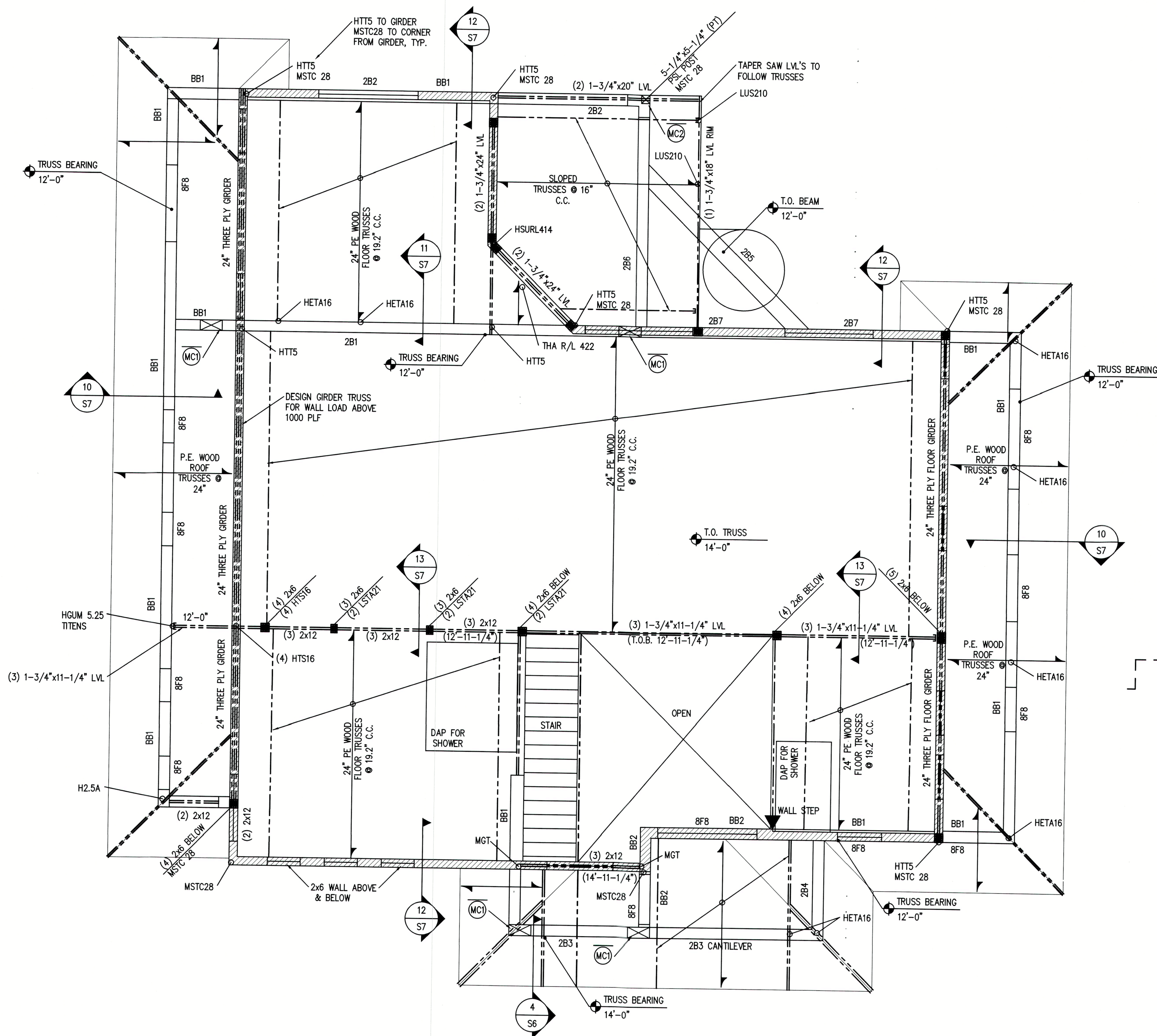
SCALE: AS SHOWN

SHEET TITLE:
2ND FLOOR
FRAMING

SHEET NO.
S3.0

* THESE DRAWINGS ARE NOT TO BE SCALED. *

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



2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

BEAM SCHEDULE						
BEAM NUMBER	ELEVATION (TOP OF BEAM)	SIZE W x H (INCH)	REINFORCEMENT		CLOSED HOOP SIZE AND SPACING	REMARKS
			TOP	BOTTOM		
2B1	12'-0"	8" x 25"	(2) #7	(2) #8		-
2B2	12'-0"	8" x 16"	(2) #5	(2) #5	#3 @ 7"	-
2B3	14'-0"	8" x 32"	(2) #7	(2) #6	#3 @ 12"	CONTINUOUS CANTILEVER
2B4	14'-0"	8" x 32"	(2) #6	(2) #6	#3 @ 12"	-
2B5	12'-0"	12" x 16"	(2) #6	(2) #6	#3 @ 7"	-
2B6	12'-0"	8" x 16"	(2) #6	(2) #6	#3 @ 7"	-
2B7	12'-0"	8" x 25"	(2) #6	(2) #6	#3 @ 10"	-
BB1	12'-0"	8" x 16"	(5) #5	(1) #5		BOND BEAM - 2 COURSE
BB2	14'-0"	8" x 16"	(5) #5	(1) #5		BOND BEAM - 2 COURSE

FOR BEAMS DEEPER THAN 24", ADD (1) #5 EACH FACE AT 12" C.C.

2ND FLOOR FRAMING PLAN NOTES:

- VERIFY ALL DIMENSIONS, ELEVATIONS, CONDITIONS, DROPS & SLOPES WITH 'A' SHEETS
- FLOOR SHEATHING SHALL BE APA 24 OC RATED 3/4" T&G. GLUE AND NAIL WITH 10d NAILS AT 6" C.C.
-
- TYPICAL TRUSS CONNECTION TO CONCRETE SHALL BE HETA 16 (BOTH FLOOR AND ROOF) TYPICAL TRUSS CONNECTION TO WOOD SHALL BE H10A U.N.O.
- 8F8 DENOTES 8" PRECAST LINTEL WITH (1) #5 GROUTED SOLID
- WALL SHEATHING SHALL BE APA 32/16 SPAN RATED 1/2" NOMINAL BLOCK ALL EDGES & NAIL EDGES AT 3" C.C., FIELD AT 6" C.C. WITH 8d NAILS
- ROOF SHEATHING SHALL BE APA 32/16 SPAN RATED 5/8" NOMINAL NAIL EDGES WITH 10d NAILS AT 3" C.C., FIELD AT 6" C.C. BLOCK ALL RIDGES, HIPS & VALLEYS
- ATTACH HTTS & MGT CONNECTORS WITH 5/8" x 6" TITEN HD

Plan no.

2021-50 S4.0

PERKINS POWERS BUILDERS
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Jon R. Coulthurst, President

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Planning Zoning & Building

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THOMAS F. Winkler
P.E. 54400

STRUCTURAL ENGINEERING ALLIANCE INC.
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PMB 1472
SARASOTA, FL 34240
TEL: 941-832-7274
thomaswinkler@gmail.com

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

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Winkler
Date: 2022.08.14 20:26:26 -0400

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NO.	DESCRIP:	BY	DATE

DATE: 08-15-2022

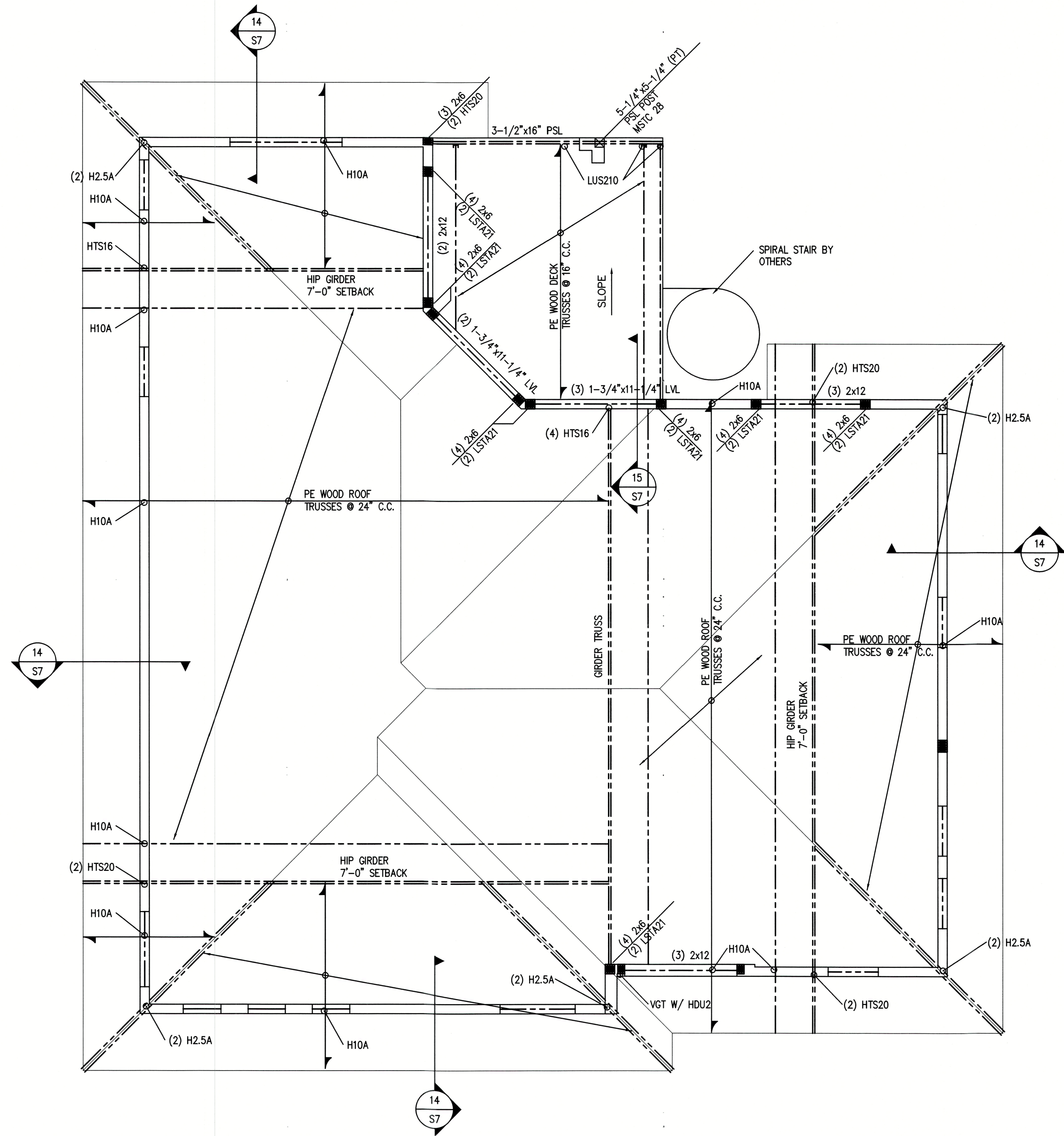
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SHEET TITLE:

SECOND FLOOR
FRAMING PLAN

SHEET NO.

S4.0



ROOF FRAMING PLAN

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

ROOF FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS, ELEVATIONS, CONDITIONS, DROPS & SLOPES WITH 'A' SHEETS
2. TYPICAL WINDOW OR DOOR HEADER SHALL BE (2) 2x10'S WITH LSTA21 EACH END WITH (3) 2x6 JAMBS (U.N.O.)
3. ROOF SHEATHING SHALL BE APA 32/16 SPAN RATED 5/8" NOMINAL ATTACH WITH 10d NAILS AT 3" C.C. ON EDGES, 6" C.C. IN FIELD
4. WALL SHEATHING SHALL BE APA 32/16 SPAN RATED 1/2" NOMINAL BLOCK ALL EDGES & NAIL ALL EDGES WITH 8d @3", FIELD @ 6" C.C.
5. FLOOR SHEATHING ON DECK SHALL BE APA 24 OC RATED 3/4" NOMINAL T&G. ATTACH WITH GLUE & 10d NAILS AT 6" C.C.

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Plan no.

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Jon R. Coulthurst, President

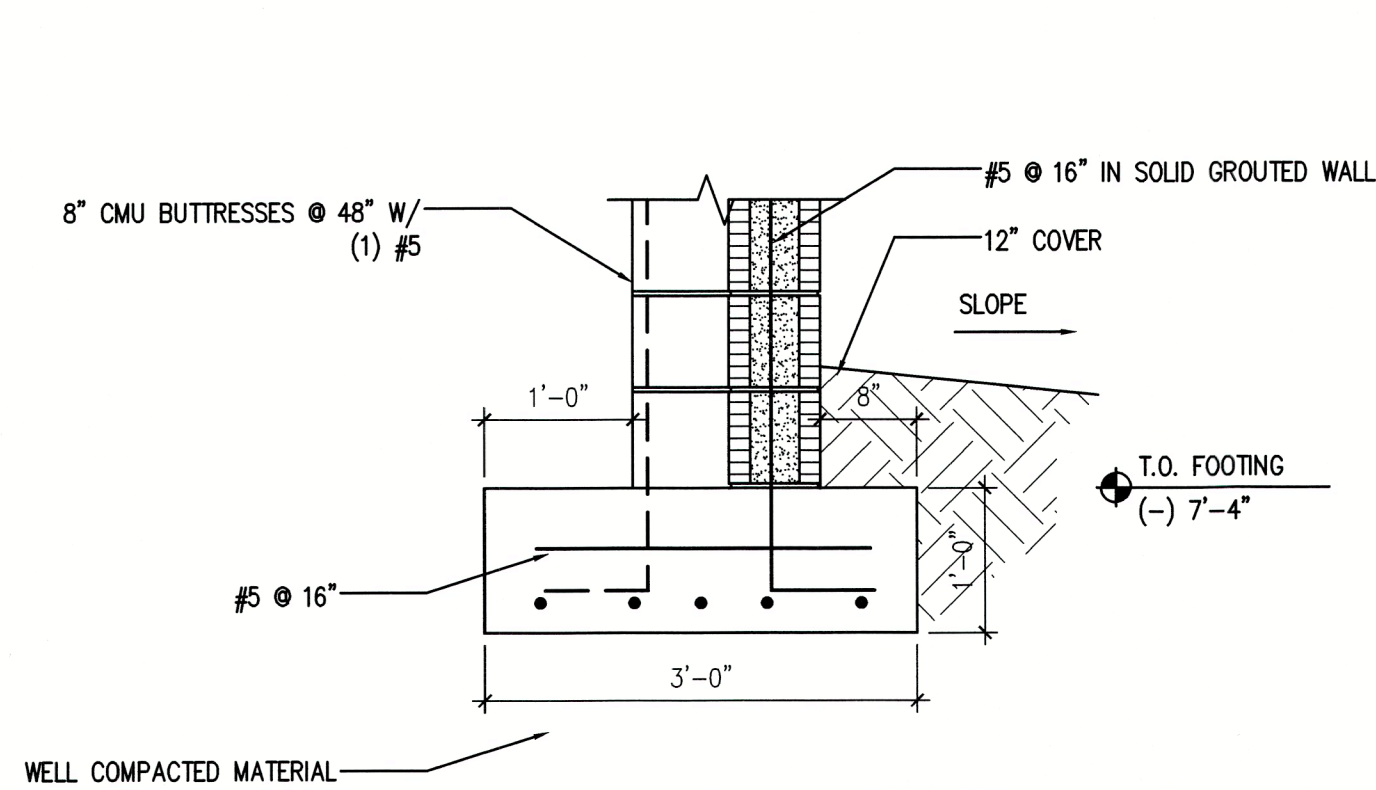
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NO.	DESCRIP:	BY	DATE

DATE: 08-15-2022

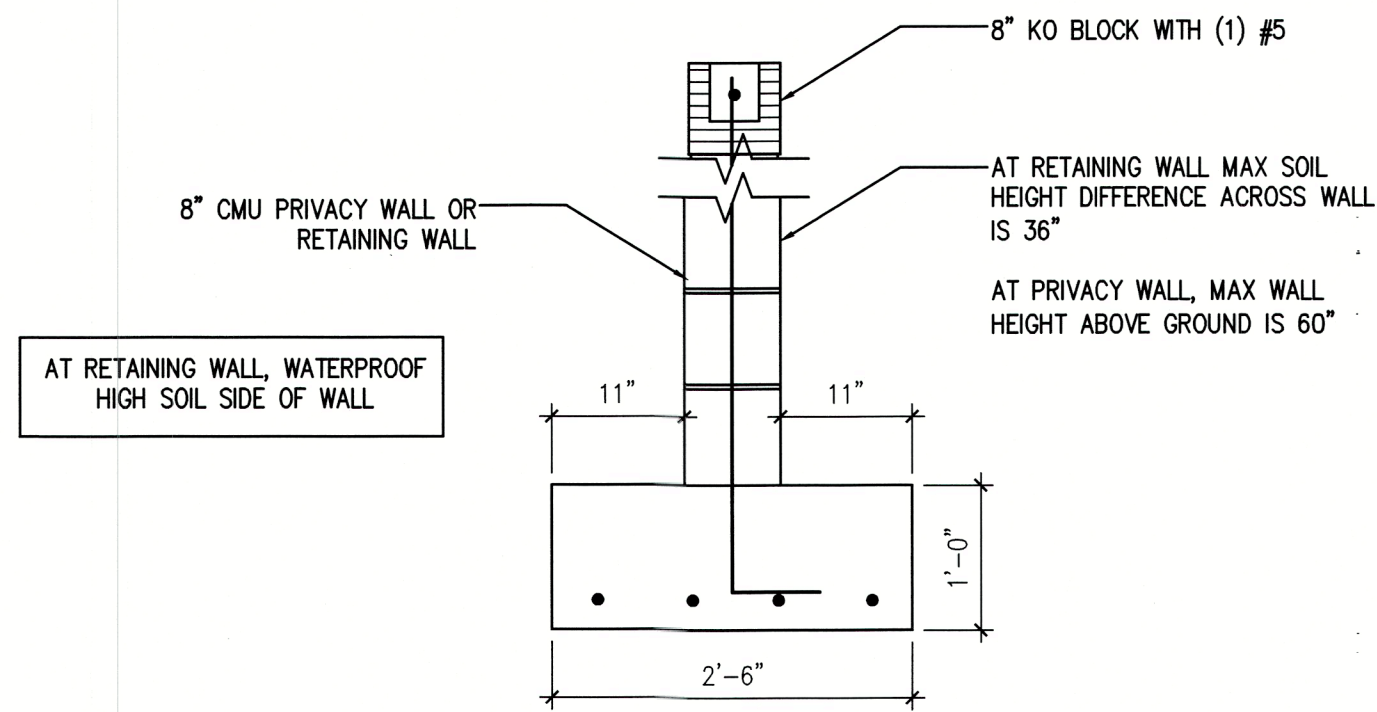
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SHEET TITLE:
HIGH ROOF FRAMING PLAN

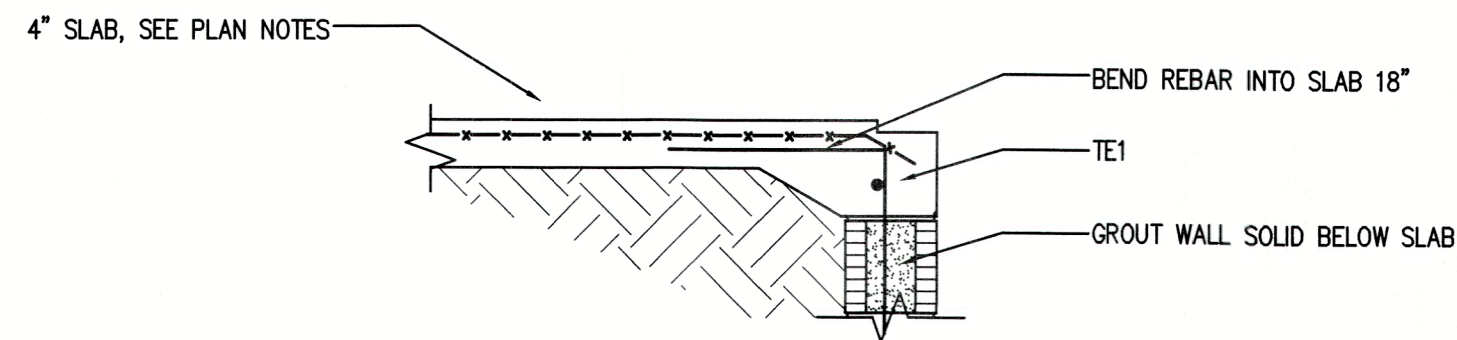
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S5.0



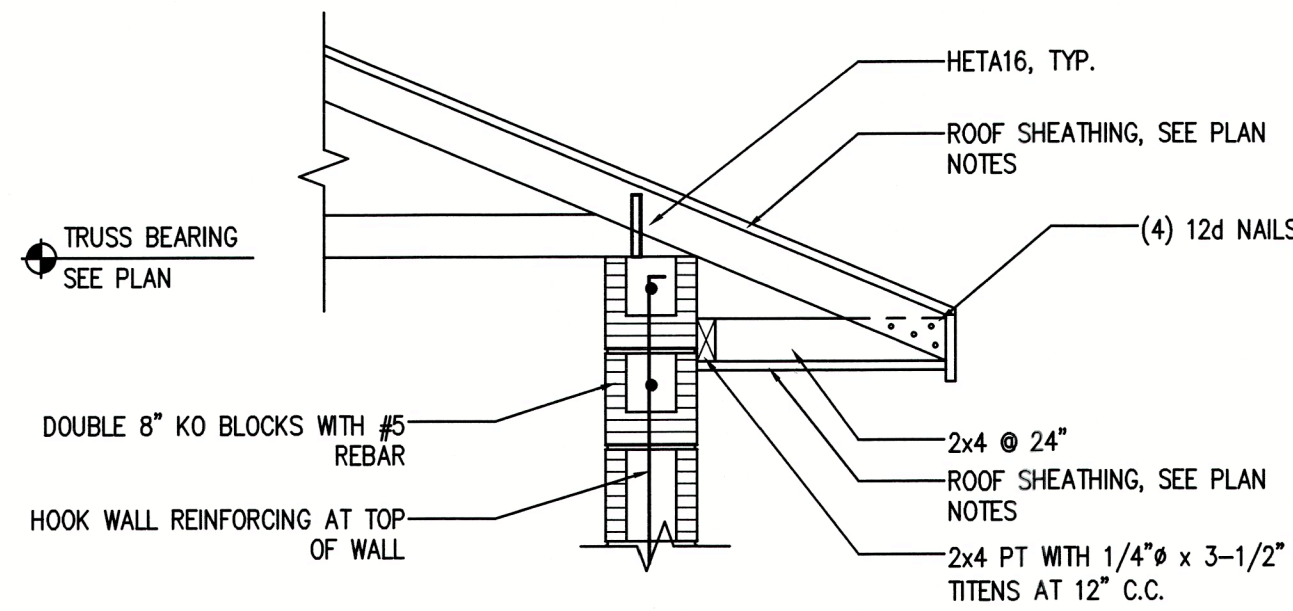
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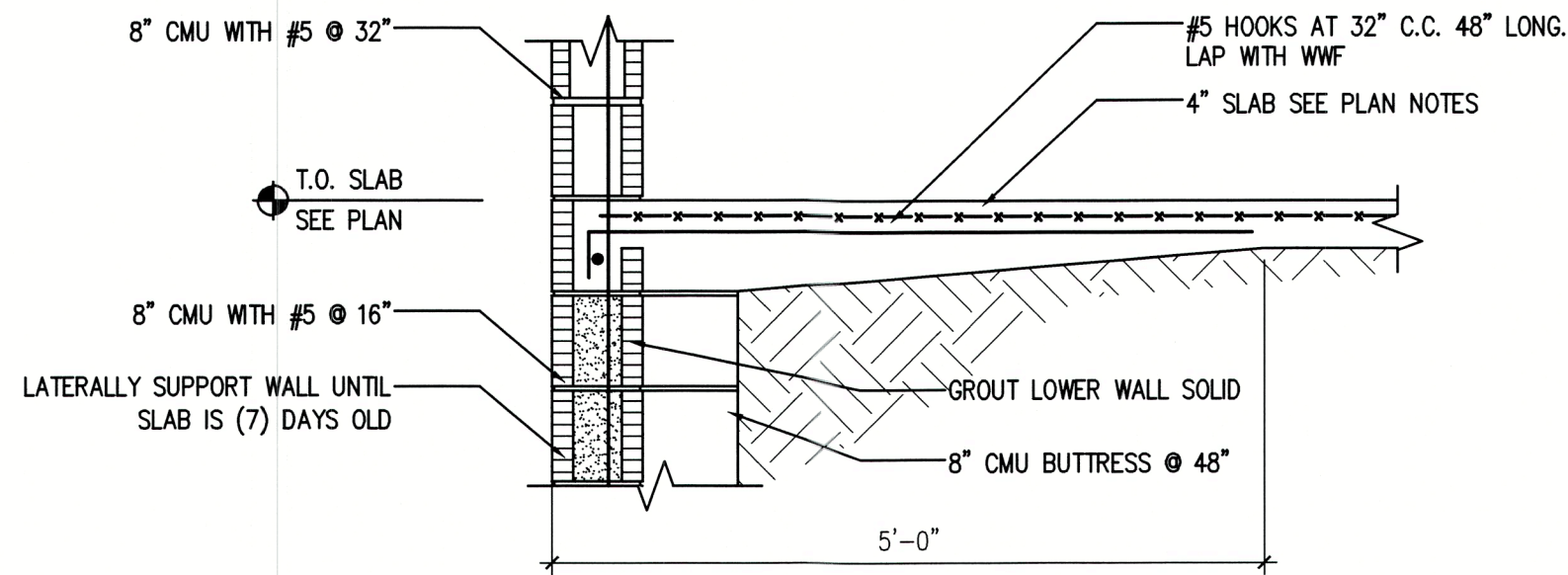
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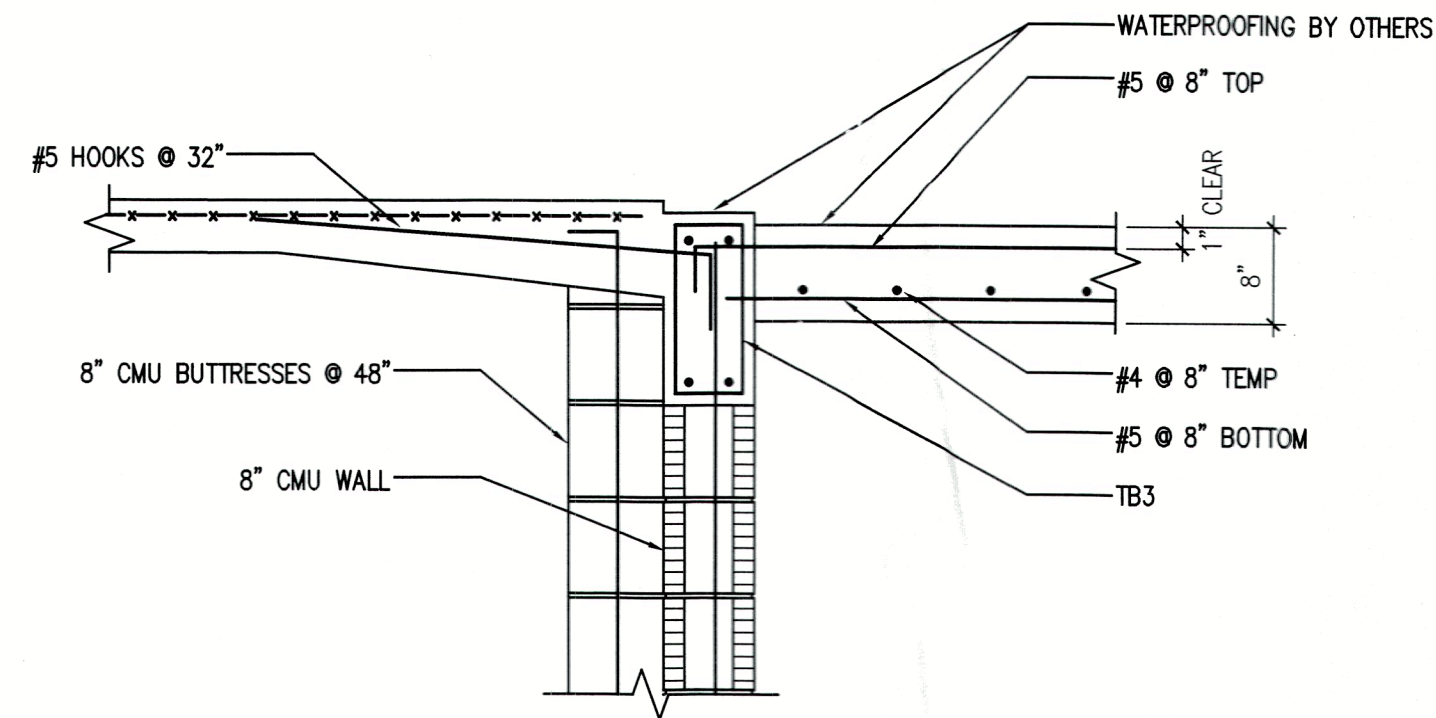
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S6 SCALE: 3/4"=1'-0"



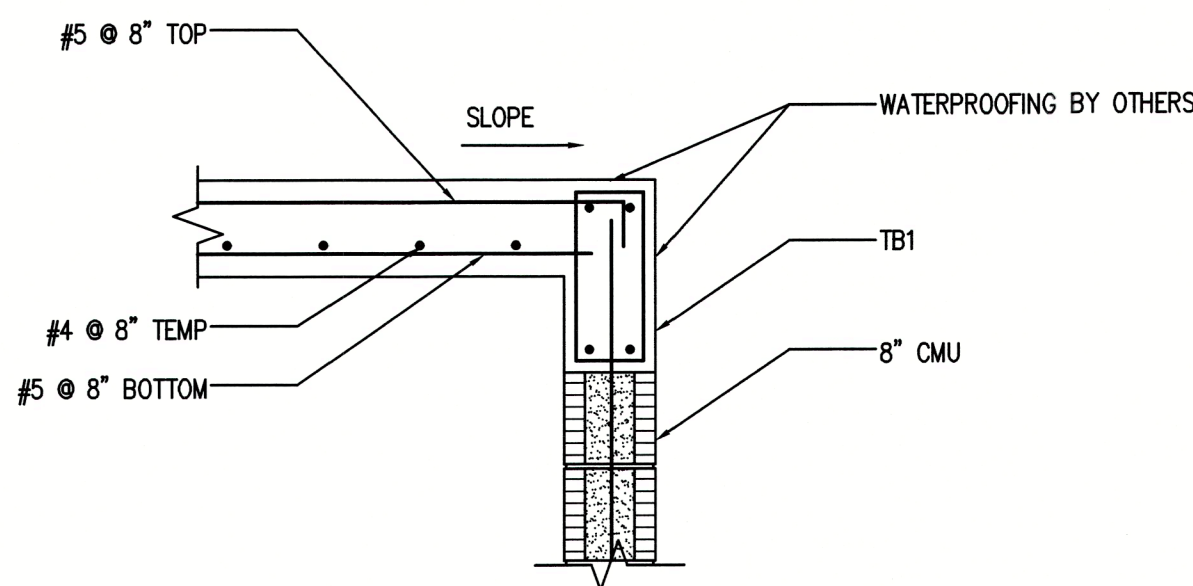
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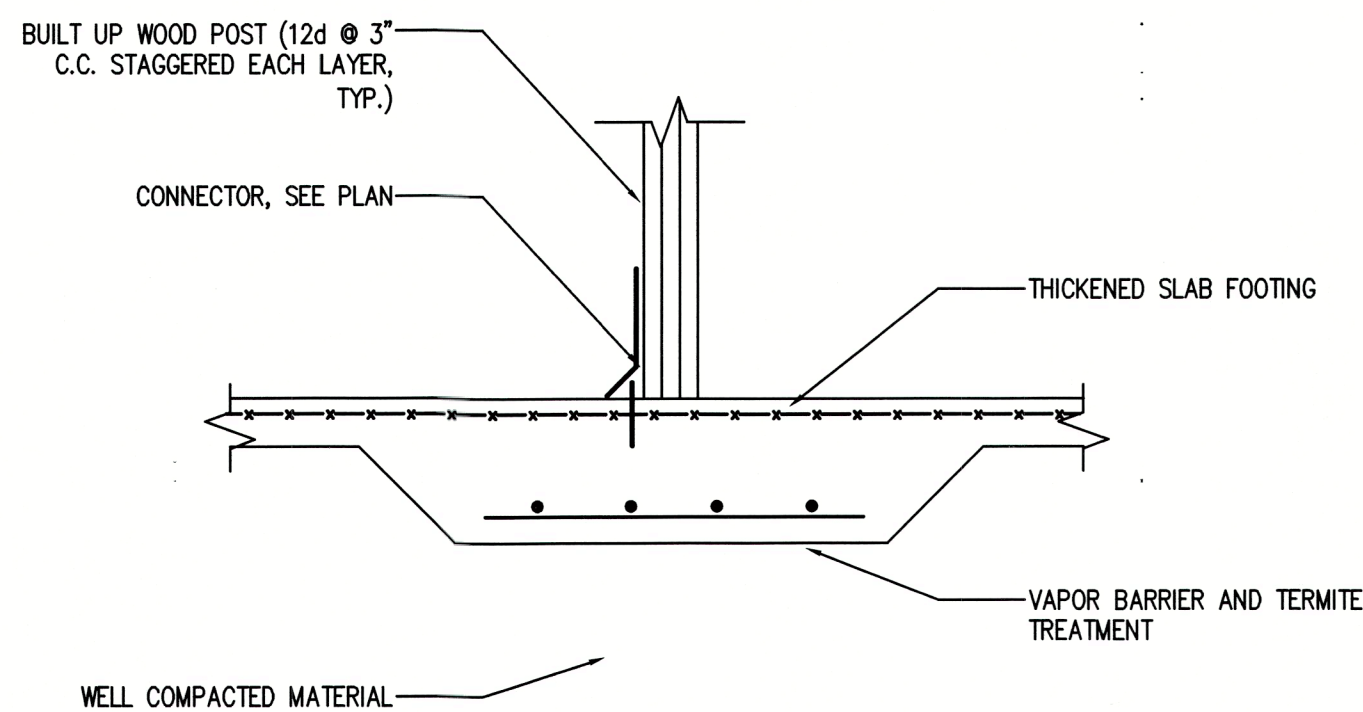
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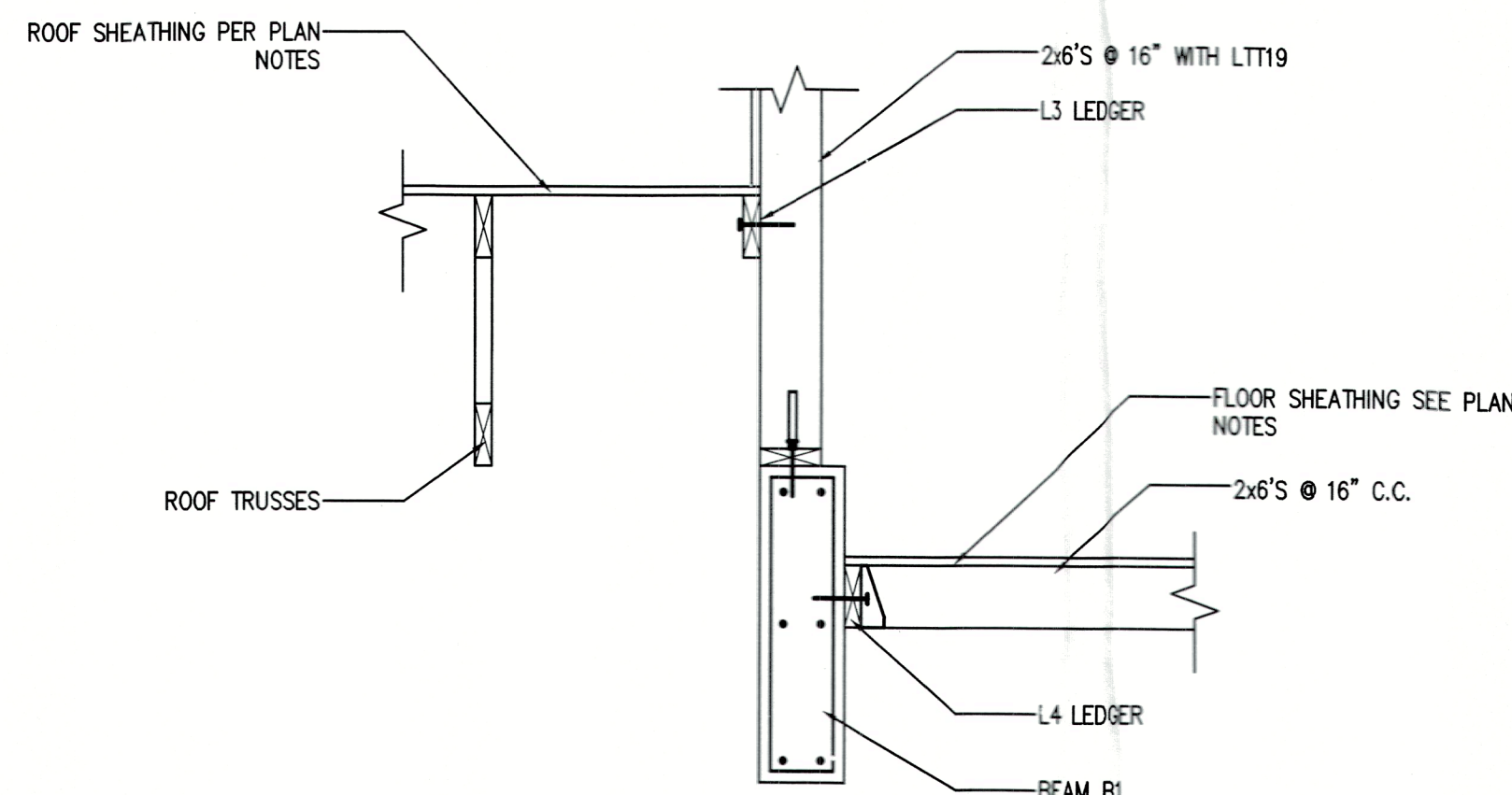
6 SECTION
S6 SCALE: 3/4"=1'-0"



7 SECTION
S6 SCALE: 3/4"=1'-0"

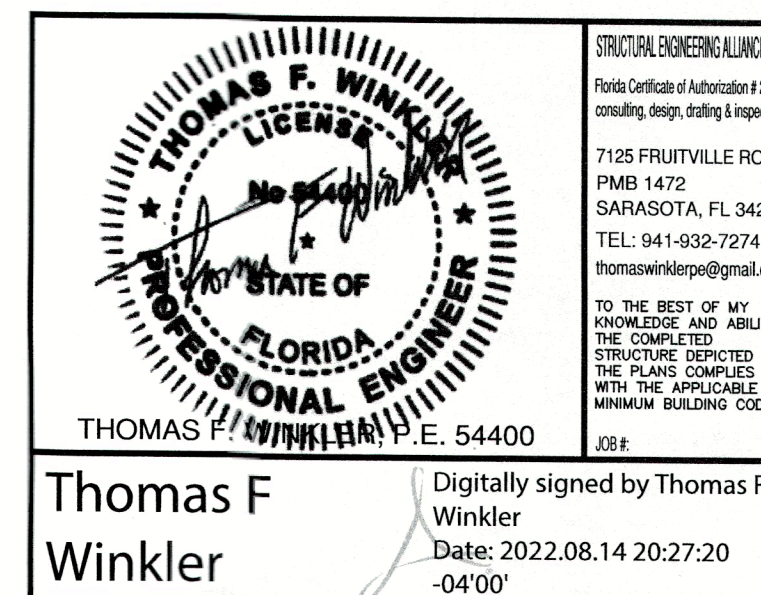


8 SECTION
S6 SCALE: 3/4"=1'-0"



9 SECTION
S6 SCALE: 3/4"=1'-0"

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DETAILS

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S6.0

