

NEW RESIDENCE FOR
630 Companion Way
Longboat Key, FL
34228



PROFESSIONAL STATEMENT

To the best of the Architect's knowledge, these plans & specifications comply with the applicable minimum Building Codes & Fire Safety Standards as determined in accordance with Chapters 553 and 633, Laws of Florida.

To the best of the Architect's knowledge, the wind load design is in conformance with the Florida Building Code, 2020 Edition, Section 1609 for 160mph wind speed & in conformance with the 2020 FBC Mechanical, Plumbing, & Fire Codes & the 2017 edition of National Electric Codes.

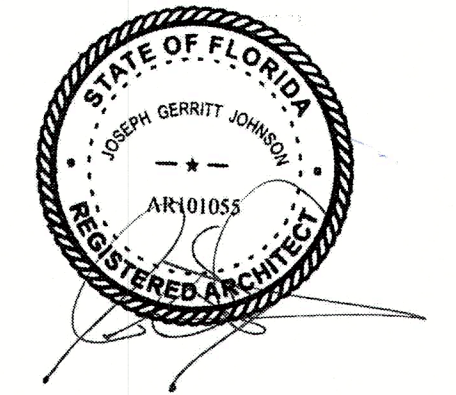
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CONTRACTOR/BUILDER NAME:
WESTINHILLS CORP., JEREMY PETERSON
CONTRACTOR NUMBER:
CGC1508875
CONTACT INFO:
JEREMY@WESTINHILLSCORP.COM

PROJECT NAME:
NEW HOME FOR THOMAS WEINHOLT
PROJECT ADDRESS:
630 COMPANION WAY, LONGBOAT KEY,
FL., 34228



Digitally signed
by Joe Johnson
Date:
2023.01.03
11:16:46 -05'00'

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Permit # DB 22-1116
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.

FEB 2023

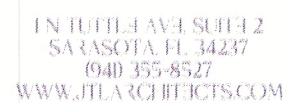
APPROVED
Reviewer: Ned Mazzari

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

New Residence for
630 Companion Way
LBK Florida

ISSUE DATE		No.		Date		By		Description	
1		1		01/11/22		DA		Resubmission (client)	
2		2		01/24/22		DA		Resubmission (structural)	
3		3		04/27/22		JTL		Team Change	
4		4		06/08/22		DA		Resubmission from Builder	
5		5		07/26/22		YO		Revisions	
6		6		09/06/22		DA		Change Order	
7		7		12/05/22		DA		Review Comments 1	

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12/05/22

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New Residence for
630 Companion
Way
Berk Florida

ISSUE DATE	
Date	No.
06/29/92	BA
07/19/92	YQ
09/09/92	BA
12/09/92	BA
04/12/92	BA
06/19/92	BA
07/12/93	BA

D21-174










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AREA TABULATIONS

ABV	ABOVE	GDT	GYP SUM DROP-IN TILE	PVC	POLYVINYL CHLORIDE
AC, A/C	AIR CONDITIONING	GV	GRAVITY VENT	QT	QUARRY TILE
ACT	ACOUSTIC CEILING TILE	GW B	GYP SUM WALL BOARD	R	RISER; RADIUS
AF	ACCESS FLOORING	H	HORIZONTAL; HIGH	RAF	RESILIENT ATHLETIC FLOORING
AFF	ABOVE FINISHED FLOOR	HC	HANDICAPPED; HOLLOW CORE	RB	RUBBER BASE
BCE	BOTTOM CHORD EXTENSION	HOR	HORIZONTAL	RBF	RUBBER FLOORING
BD	BOARD	HM	HOLLOW METAL	RD	ROOF DRAIN
BIT	BITUMINOUS	HR	HOUR	RES	RESILIENT
BLP	BORROWED LIGHT PANEL	HRU	HEAT RECOVERY UNIT	RO	ROUGH OPENING
BOD	BOTTOM OF DECK	H#V	HEATING AND VENTILATING	RTU	ROOF TOP UNIT (HVAC)
BOF	BOTTOM OF FOOTING	HVAC	HEATING, VENTILATING & A/C	SC	SEALED CONCRETE
BOS	BOTTOM OF STEEL	IB	INTEGRAL BASE	SF	SQUARE FOOT; SUPPLY FAN
BS	BOTH SIDES	IF	INSIDE FACE	SK	SHEAR KEY
BSE	BRICK SHELF-ELEVATION	IJ	ISOLATION JOINT	SS	STAINLESS STEEL
C	CHANNEL	IMP	IMPACT RESISTANT	SV	SHEET VINYL
CB	COVE BASE	INV	INVERT	T	TREAD
CEM, BD	CEMENTITIOUS BACKED BOARD	L	LONG	TB	TACKBOARD
CFM	CUBIC FEET PER MINUTE	LAM	LAMINATED	T&B	TOP AND BOTTOM
CJ	CONTROL JOINT; CONSTRUCTION JOINT	LLH	LONG LEG HORIZONTAL	TBM	TEMPORARY BENCHMARK
CMU	CONCRETE MASONRY UNIT	LLV	LONG LEG VERTICAL	TCE	TOP CHORD EXTENSION
COL	COLUMN	LP	LIGHTING PANEL; LIQUIFIED PROPANE	TJ	TIE JOIST
CONC	CONCRETE	MB	MARKER BOARD	TO	TOP OF
CRPT	CARPET	MDO	MEDIUM DENSITY OVERLAY	TOC	TOP OF CONCRETE
CT	CERAMIC TILE	MDF	MEDIUM DENSITY FIBERBOARD	TOF	TOP OF FOOTING
CT-S	CERAMIC SHOWER TILE	MECH	MECHANICAL	TOM	TOP OF MASONRY
CU	AIR CONDITIONING CONDENSER UNIT	MO	MASONRY OPENING	TOP	TOP OF PIER
CUH	CABINET UNIT HEATER	MR	MOISTURE-RESISTANT	TOS	TOP OF STEEL; TOP OF SLAB
D	DRYER; DEEP (DEPTH)	MUA	MAKE-UP AIR	TOW	TOP OF WALL
DF	DRINKING FOUNTAIN	N	NOSING	TP	TOILET PAPER (DISPENSER)
DR	DISPLAY RAIL	NIC	NOT IN CONTRACT	TS	TUBE STEEL
DW	DISHWASHER	NR	NONE REQUIRED	UH	UNIT HEATER
EF	EXHAUST FAN; EACH FACE	NS	NEAR SIDE	ULPP	UNDER LAVATORY PIPE PROTECTION
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	UNO	UNLESS NOTED OTHERWISE
ELEC	ELECTRICAL	OC	ON CENTER	V	VENT PIPE
EP	EPOXY PAINT	OF	OUTSIDE FACE	VB	VAPOR BARRIER
ESS	EXTERIOR SOFFIT SYSTEM	OH	OVERHEAD	VCT	VINYL COMPOSITION TILE
EW	EACH WAY	OPP	OPPOSITE	VERT	VERTICAL
EW C	ELECTRIC WATER COOLER	PA	PUBLIC ADDRESS	VIF	VERIFY IN FIELD
EXIST	EXISTING	PAF	POWER-ACTUATED FASTENER	VP	VISION PANEL
EXP	EXPOSED	PC	PRECAST CONCRETE	VTR	VENT THROUGH THE ROOF
FAAP	FIRE ALARM ANNUNCIATOR PANEL	PCP	PORTLAND CEMENT PLASTER	VWC	VINYL WALL COVERING
FACP	FIRE ALARM CONTROL PANEL	PL	PLATE	W	WIDE; WASHER
FB	FLAT BAR	PLAM	PLASTIC LAMINATE	W/	WITH
FCO	FLOOR CLEAN-OUT	PLF	POUNDER PER LINEAR FOOT	WC	WATER CLOSET
FD	FLOOR DRAIN	PNT	PAINT/PAINTED	WF	WIDE FLANGE
FEC	FIRE EXTINGUISHER CABINET	PP	POWER PANEL	WH	WATER HEATER
FF	FINISHED FLOOR; FAR FACE	PROT	PROTECT	W/O	WITHOUT
FO	FRAMED OPENING	PSF	POUNDS PER SQUARE FOOT	WOM	WALK OFF MAT
FRP	FIBERGLASS REINFORCED PLASTIC	PSI	POUNDS PER SQUARE INCH	WP	WORKING POINT
FS	FAR SIDE	PT	PRESSURE-TREATED; PORCELAIN TILE	WS	WEB STIFFENER
GB	GRAB BAR	PTD	PAPER TOWEL DISPENSER	WWF	WELDED WIRE FABRIC
GC	GENERAL CONTRACTOR				

SYMBOLS

	DOOR TAG
	WINDOW TAG
	ROOM NAME CEILING HEIGHT ROOM NUMBER
	REVISION CLOUD
 TOP OF ROOF 2'-6" 1/2"	LEVEL LINE
	DRAWING NOTE
	DIRECTION OF SLOPED SURFACE
	FOUNDATION TAG
	EXTERIOR FINISH TAG

APPLICATION CODES

FLORIDA BUILDING CODE - 2020 7th EDITION
FLORIDA BUILDING CODE RESIDENTIAL - 2020
FLORIDA BUILDING CODE ENERGY - 2020
FLORIDA BUILDING CODE PLUMBING - 2020
FLORIDA BUILDING CODE MECHANICAL - 2020
NFPA 70 NATIONAL ELECTRICAL CODE - 2017

DESIGN CRITERIA

OCCUPANCY TYPE:	R3
CONSTRUCTION TYPE:	VB
FIRE SPRINKLERED:	NO
BASIC WIND SPEED:	160 MPH
RISK CATEGORY:	II
WIND EXPOSURE:	D
BUILDING:	ENCLOSED
PRESSURE DESIGN FACTOR:	+/- 0.18
ZONING:	R-4SF
FLOOD:	AE
MAX. COVERAGE:	30%
MAX IMPERVIOUS:	50%

SCOPE OF WORK

- NEW THREE STORY SINGLE FAMILY HOME

<u>FIRST FLOOR:</u>		
GARAGE		530 SF
FOYER		250 SF
LANAI		302 SF
ENTRY		106 SF
STORAGE/POOL EQUIP.		261 SF
<u>SECOND FLOOR</u>		
A/C SPACE		1,322 SF
COVERED DECK		175 SF
UNCOVERED DECK		145 SF
<u>THIRD FLOOR</u>		
A/C SPACE		1,297 SF
COVERED DECK		175 SF
<u>ROOF</u>		
ROOF DECK		281 SF
TOTAL A/C SPACE		2,872 SF
TOTAL NON A/C SPACE		1,983 SF
TOTAL BUILDING AREA		4,860 SF

LOT TABULATIONS

LOT SIZE	8,400 SF
HOUSE FOOTPRINT	1,646 SF
DRIVEWAY	595 SF
POOL	450 SF
LOT COVERAGE BY HOUSE FOOTPRINT	19.5 %
LOT COVERAGE BY IMPERVIOUS	24.9 %

5
03/28/24

12/05/22

PERMIT NO.: PB22-1116
APPROVED
REVISED PLAN
BY: Patti Fige DATE: 4-1-24

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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ARCHITECTS

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	01	01/11/22	BA	BA	BA
	02	01/24/22	BA	JTL	BA
	03	02/27/22	BA	JTL	BA
	04	03/29/22	BA	JTL	BA
	05	07/26/22	BA	JTL	BA
	06	09/06/22	BA	JTL	BA
	07	12/05/22	BA	JTL	BA

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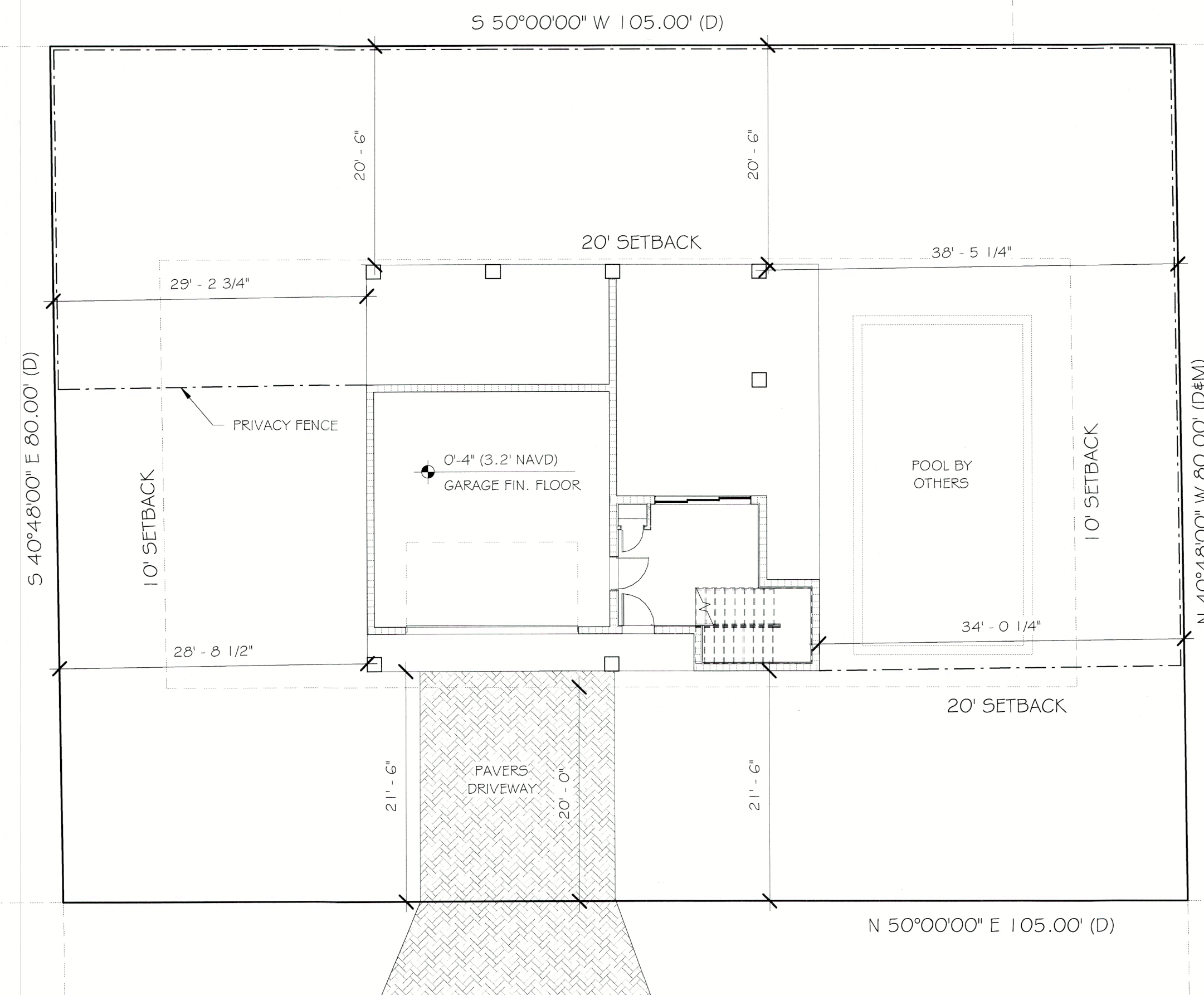
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ARCHITECTURAL SITE PLAN

1" = 10'-0"



CROWN OF ROAD = 2.2'
COMPANION WAY

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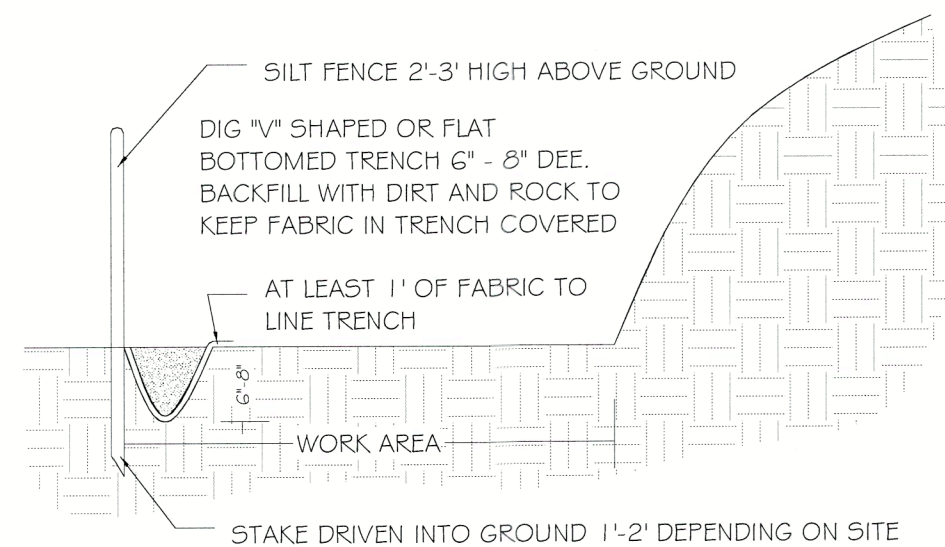
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ISSUE DATE	No.	Date	Revisions (Client)	Revisions (Structural)	Revisions (Mechanical)	Revisions (Electrical)	Revisions (Other)
01/11/2022	01	DA					
01/26/2022	02	DA					
06/27/2022	03	JTL	Revisions from Owner				
06/29/2022	04	DA					
07/26/2022	05	DA					
08/02/2022	06	DA					
12/02/2022	07	DA					

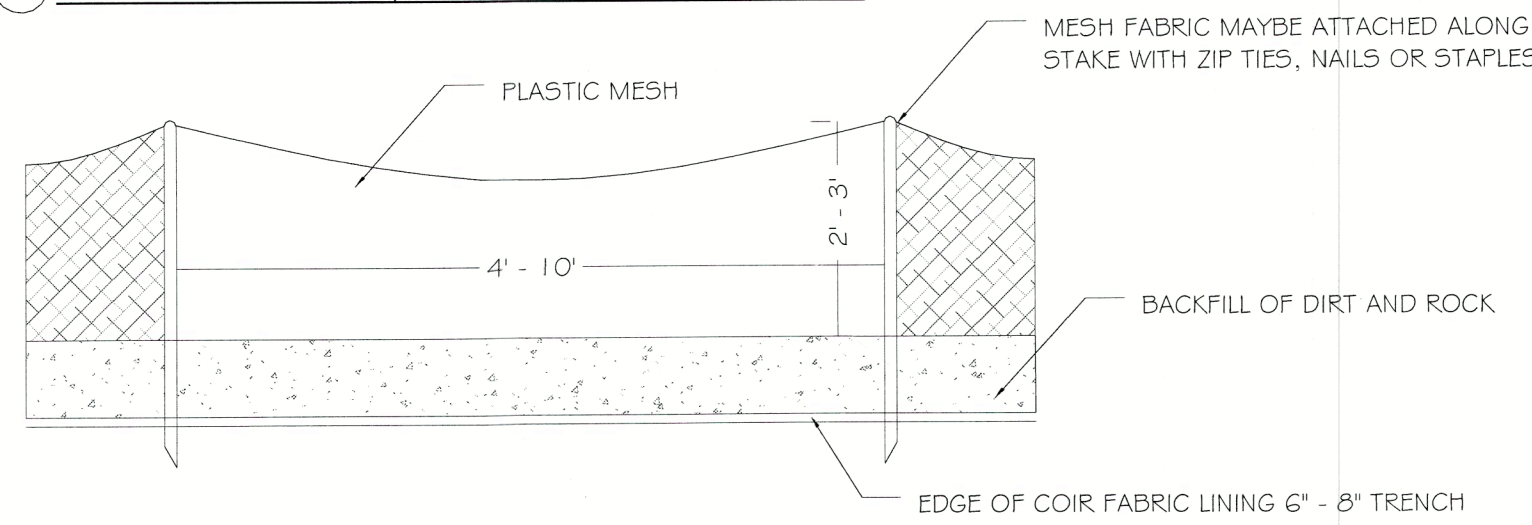
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(A) SIDE VIEW DETAIL



(B) FRONT VIEW DETAIL (ONE SECTION OF SILT FACE)

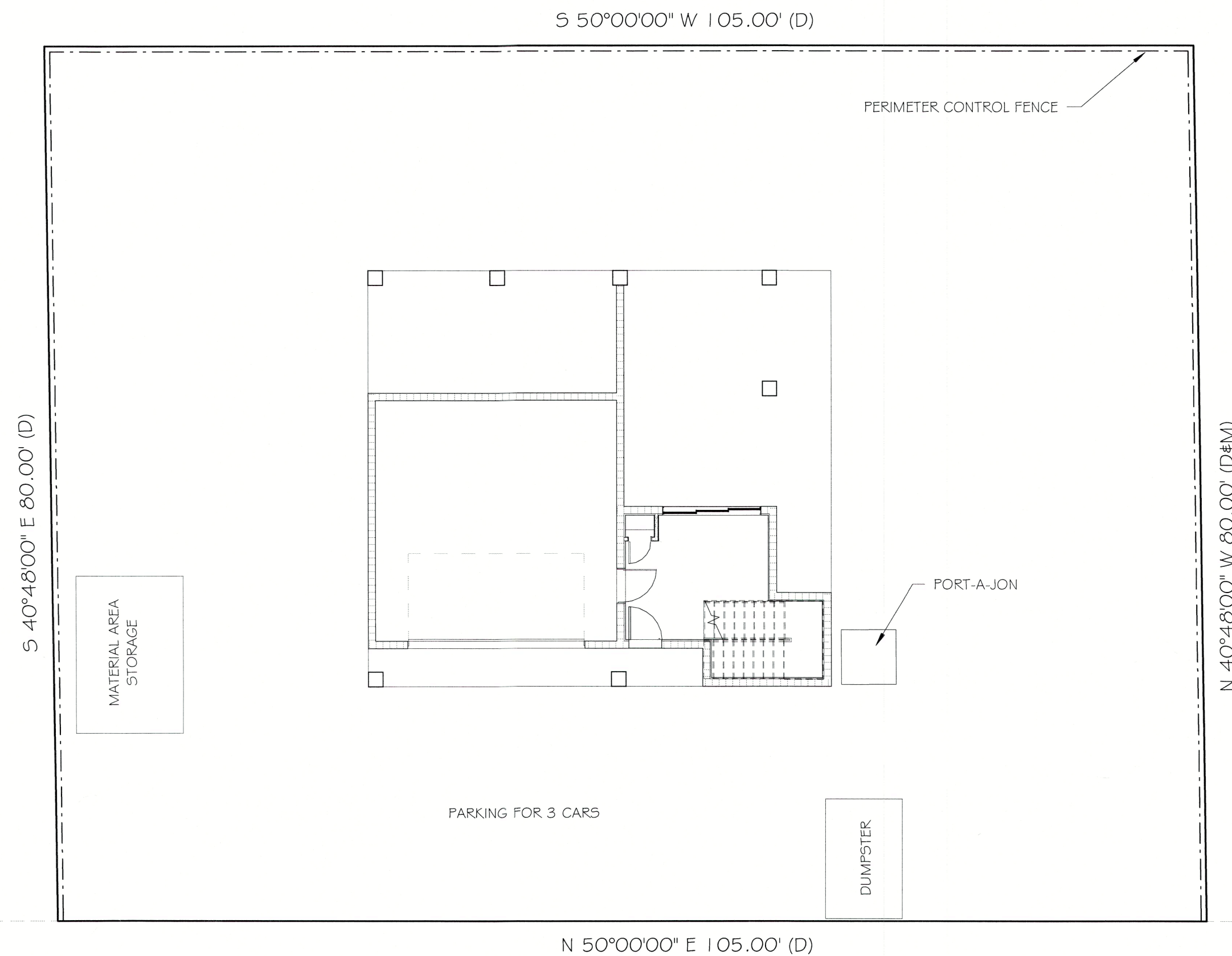


LEAVE SILT FENCE IN PLACE UNTIL VEGETATION IS
ESTABLISHED AND SEDIMENT IS STABILIZED

SILT FENCE DETAIL

NTS

NPDES



CROWN OF ROAD = 2.2'

COMPANION WAY



CONSTRUCTION PLAN

1" = 10'-0"

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Planning, Zoning & Building

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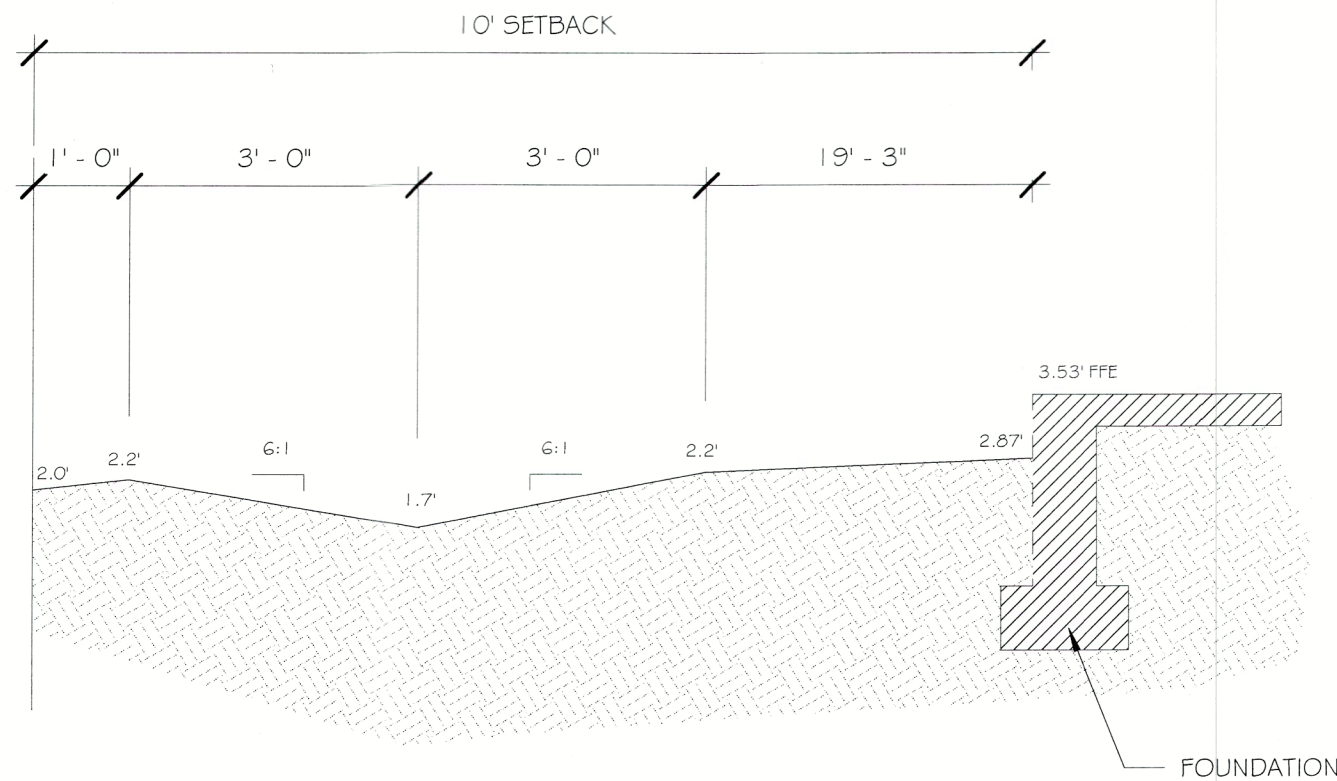
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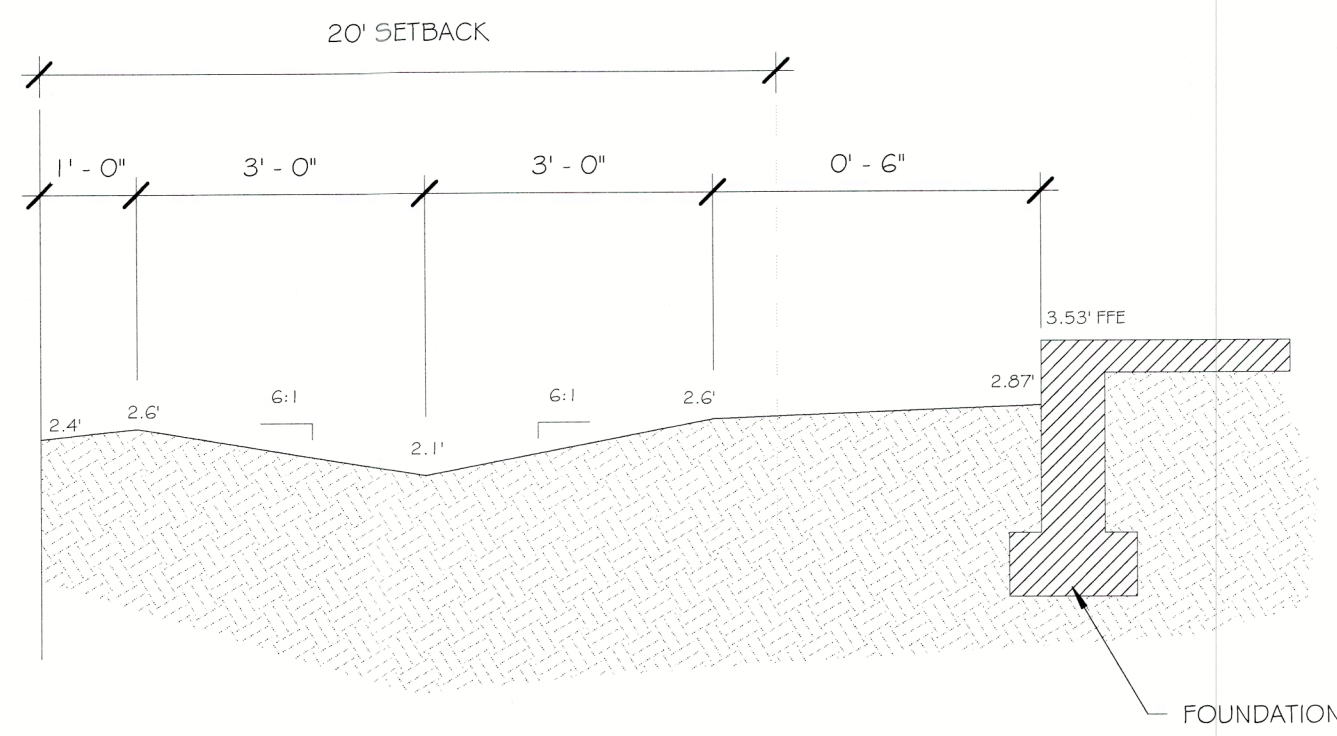
ISSUE DATE		Revisions (date)	
Date	No.	BA	DA
01/11/22	BA	DA	Revisions (structural)
01/24/22	DA	JTL	Revisions (structural)
06/27/22	DA	BA	Revisions (structural)
06/28/22	DA	BA	Revisions (structural)
07/26/22	DA	BA	Revisions (structural)
09/06/22	DA	BA	Revisions (structural)
12/02/22	DA	BA	Revisions (structural)

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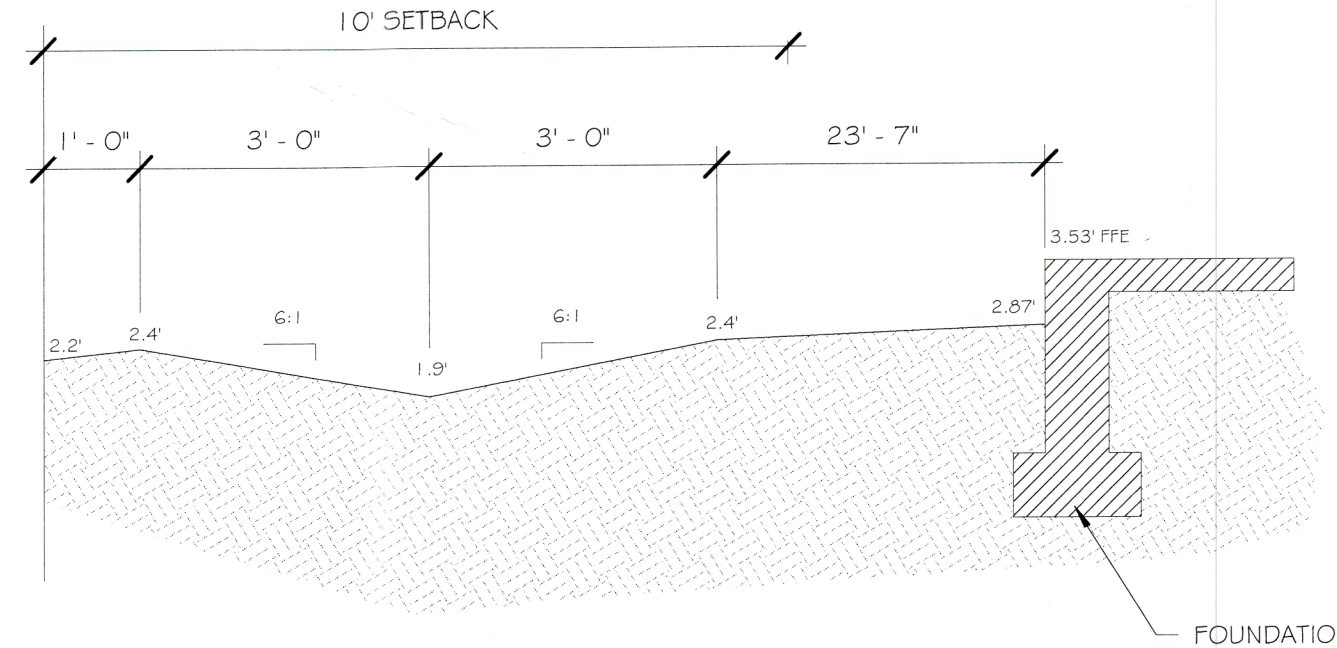
SWALE SECTION "A"

SCALE: NTS



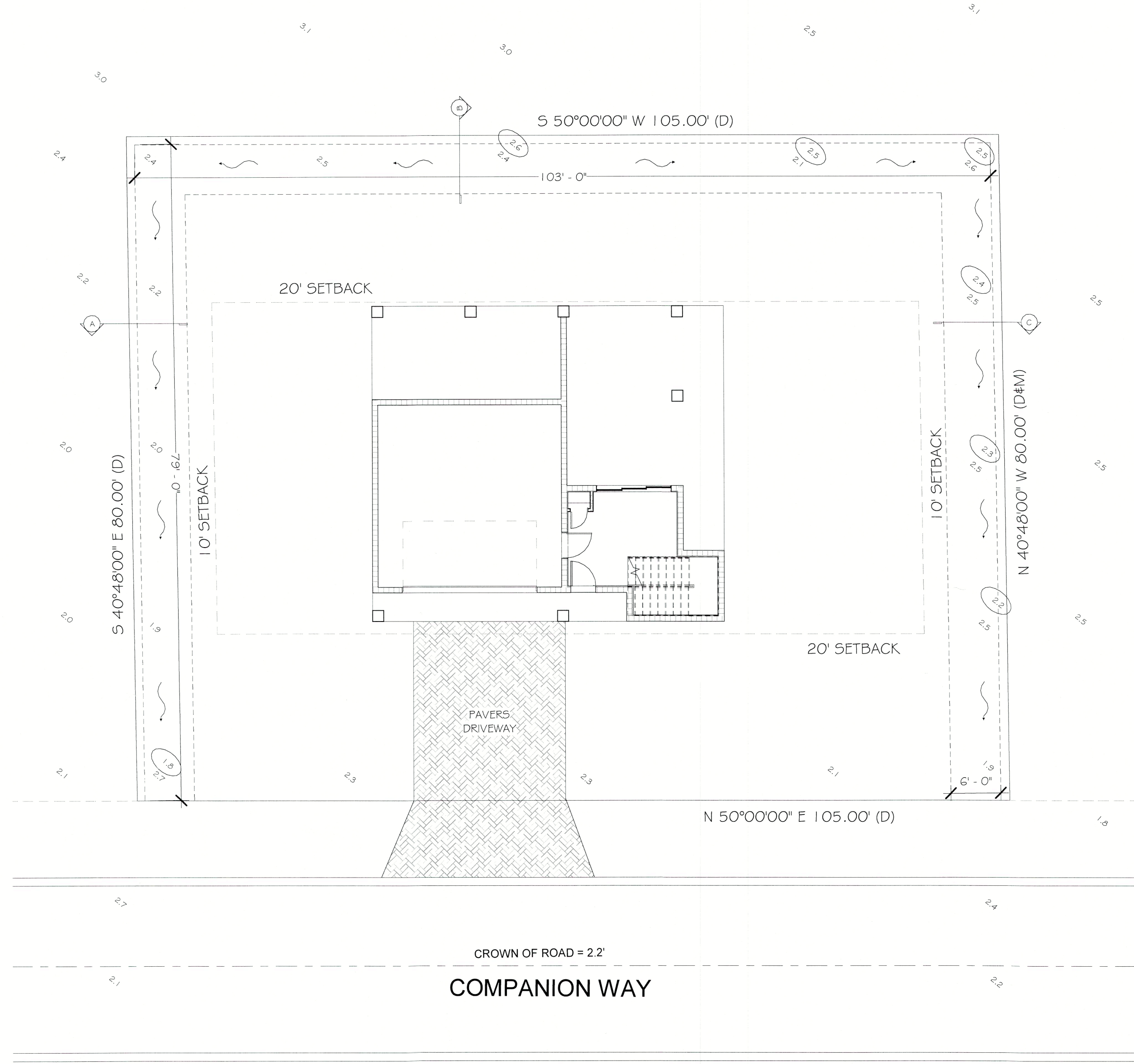
SWALE SECTION "B"

SCALE: NTS



SWALE SECTION "C"

SCALE: NTS



DRAINAGE PLAN
1" = 10'-0"

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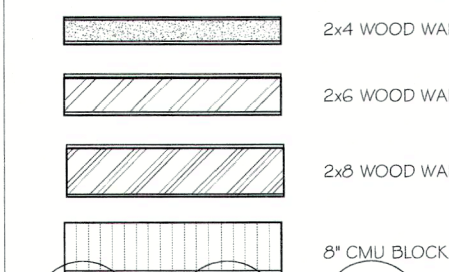
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ISSUE DATE		Revisions from Builder		Revisions from Designer	
Date	No.	DA	VO	DA	VO
06/20/22	01	DA	VO	DA	VO
08/09/22	02	DA	VO	DA	VO
12/05/22	03	DA	VO	DA	VO
06/19/23	04	DA	VO	DA	VO
07/12/23	05	DA	VO	DA	VO
03/09/24	06	DA	VO	DA	VO

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WALL LEGEND



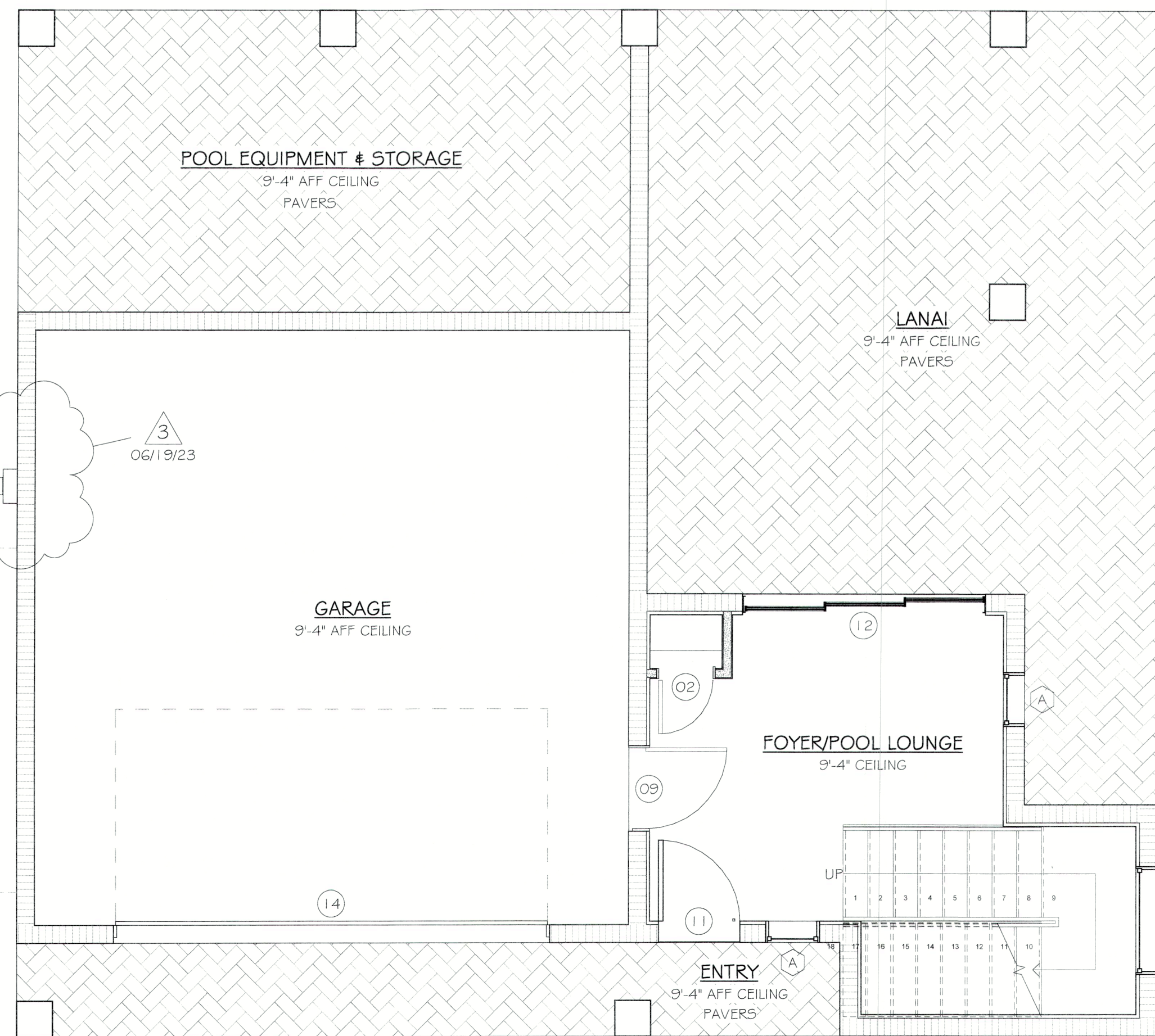
NOTE 1: MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE BFE, IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.6, ASCE 24-14 CH.7, AND FEMANFIP TECHNICAL BULLETIN #1.

NOTE 2: 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 - R322.1.2.

NOTE 3: STRUCTURAL SYSTEMS OF BUILDINGS AND STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION. FBC 2020 - 7TH EDITION - RESIDENTIAL - SECTION R322.1.2, FEMA TB #8, NFIP CFR 44 SEC 60.3(a)(3) AND ASCE 24.

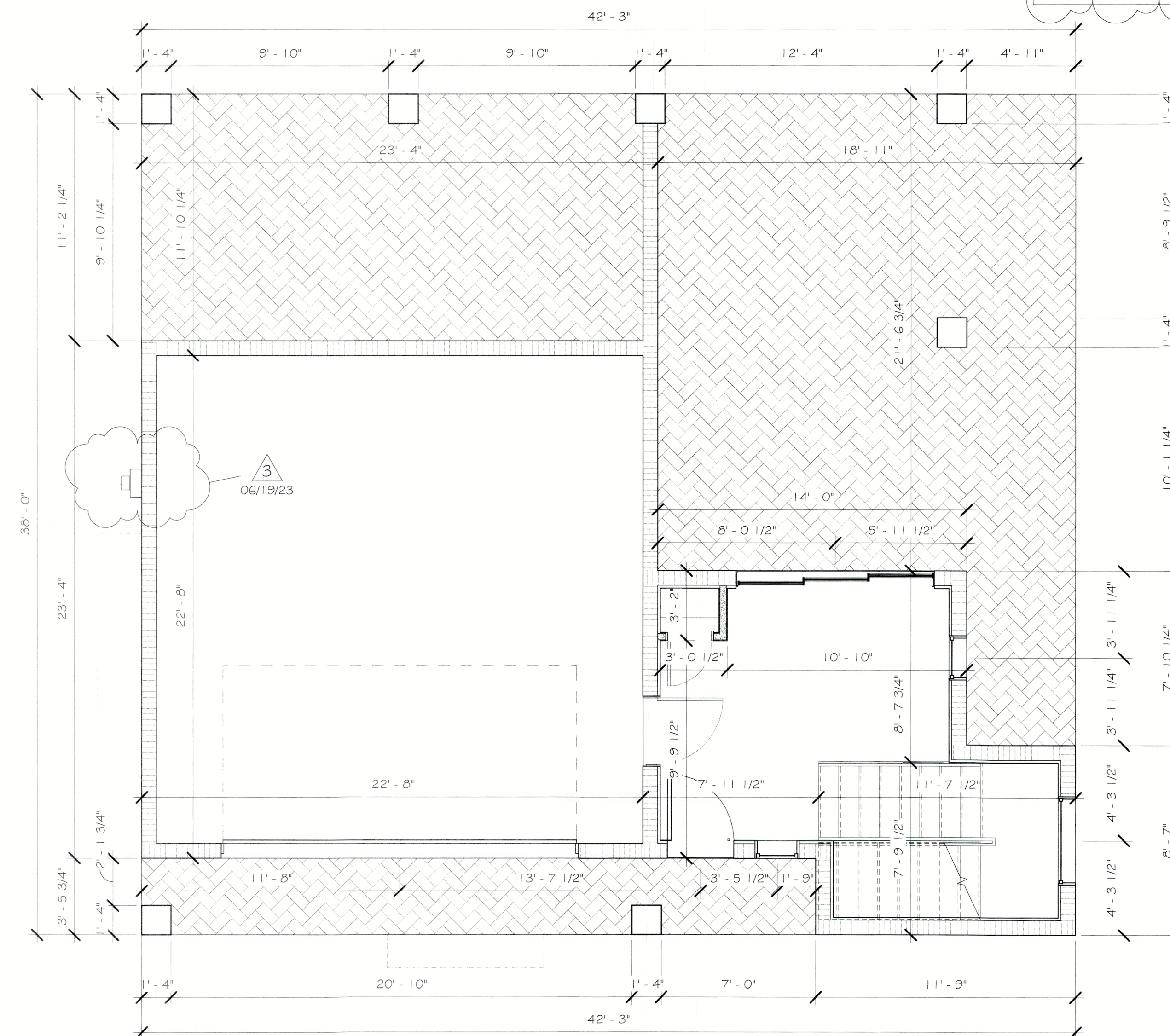
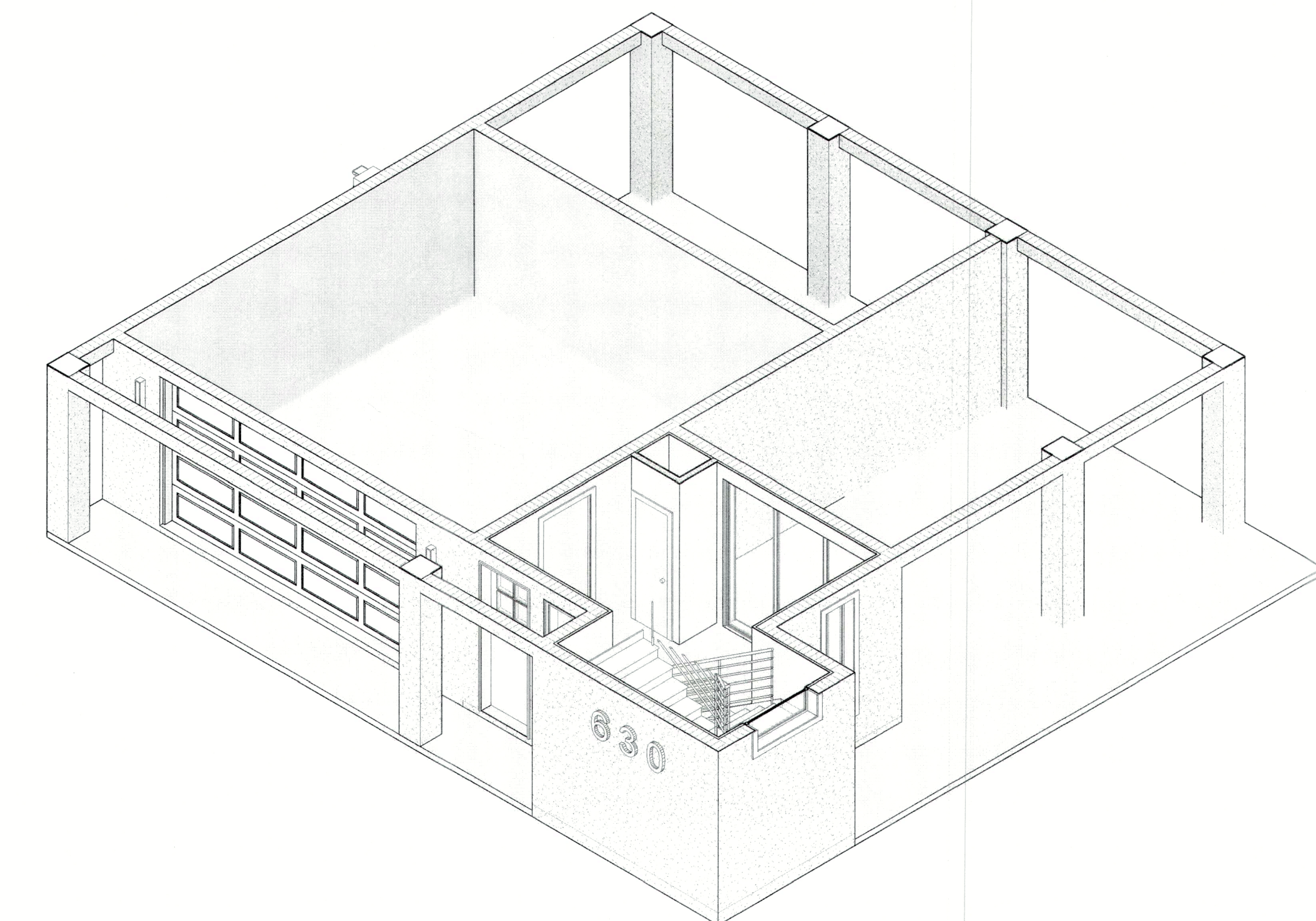
WINDOW SCHEDULE					
MARK	COUNT	WIDTH x HEIGHT	SIZE	TYPE	NOTE
A	3	2' - 0" x 6' - 4"	24x76	FIXED GLASS	
B	3	2' - 0" x 4' - 2"	24x50	FIXED GLASS	
C	2	4' - 0" x 6' - 4"	48x76	FIXED GLASS	
D	1	5' - 0" x 2' - 0"	60x24	FIXED GLASS	TEMPERED
E	1	3' - 0" x 4' - 2"	36x50	SINGLE HUNG	
F	6	3' - 0" x 5' - 0"	36x60	SINGLE HUNG	
G	11	3' - 0" x 6' - 4"	36x76	SINGLE HUNG	
H	6	3' - 0" x 6' - 4"	36x76	SINGLE HUNG	EGRESS
I	1	4' - 0" x 3' - 2"	48x38	FIXED GLASS	

DOOR SCHEDULE					
MARK	COUNT	WIDTH x HEIGHT	SIZE	TYPE	FUNCTION
01	2	1' - 8" x 6' - 8"	18/68	SINGLE	INTERIOR
02	1	2' - 0" x 6' - 8"	20/68	SINGLE	INTERIOR
03	1	2' - 0" x 6' - 8"	20/68	POCKET	INTERIOR
04	1	2' - 4" x 6' - 8"	24/68	SINGLE	INTERIOR
05	5	2' - 6" x 6' - 8"	26/68	SINGLE	INTERIOR
06	1	2' - 6" x 6' - 8"	26/68	POCKET	INTERIOR
07	4	2' - 8" x 6' - 8"	28/68	SINGLE	INTERIOR
08	3	3' - 11" x 6' - 8"	40/68	SLIDER	INTERIOR
09	1	3' - 0" x 8' - 0"	30/80	SINGLE	INTERIOR
10	1	2' - 6" x 8' - 0"	28/80	SINGLE	EXTERIOR
11	1	3' - 0" x 8' - 0"	30/80	SINGLE	EXTERIOR
12	1	9' - 0" x 8' - 0"	90/80	SLIDER	EXTERIOR
13	2	10' - 0" x 8' - 0"	100/80	SLIDER	EXTERIOR
14	1	16' - 0" x 8' - 0"	160/80	GARAGE	EXTERIOR



FIRST FLOOR PLAN (NOTES)

1/4" = 1'-0"



FIRST FLOOR PLAN (DIM.)

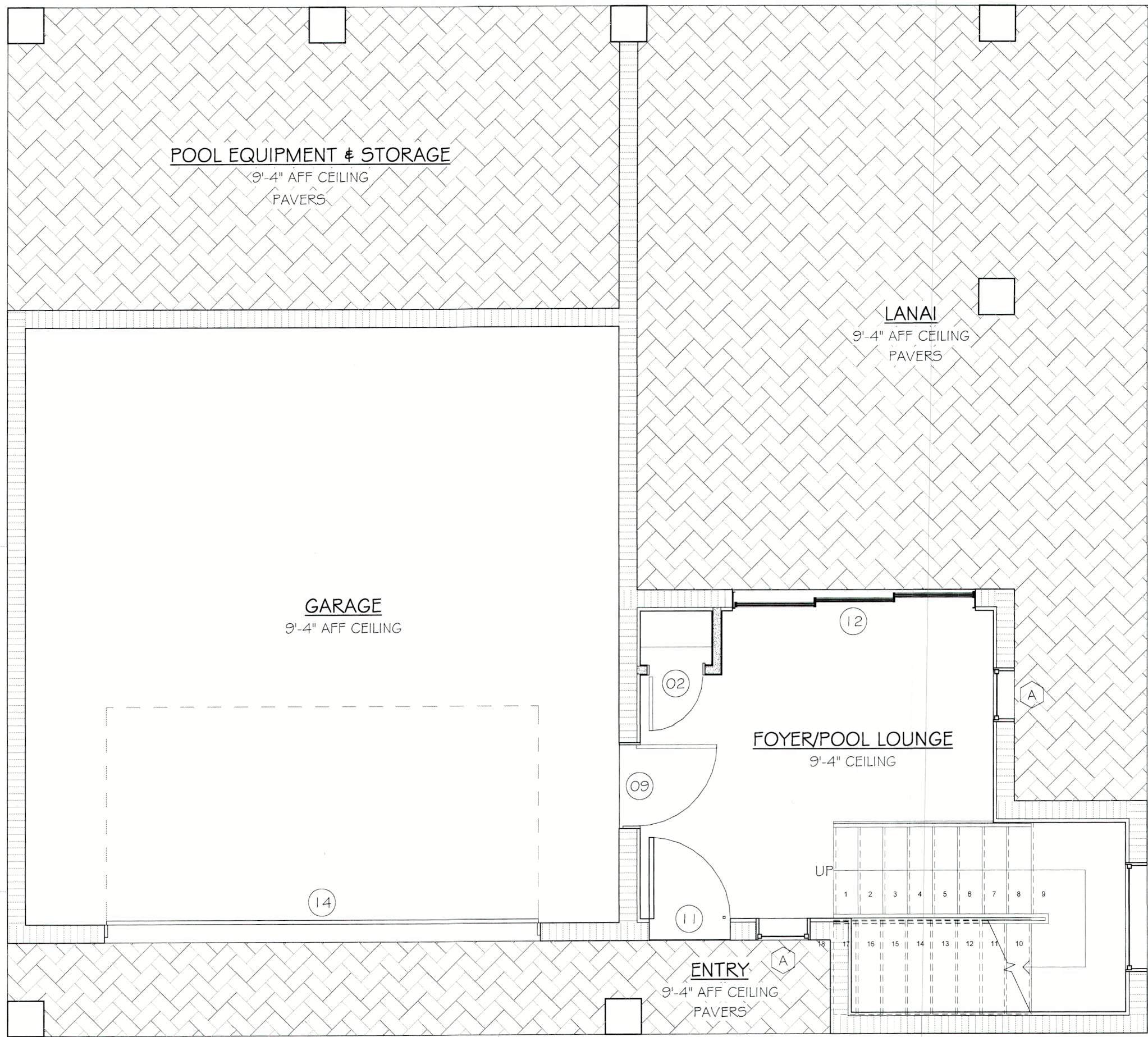
1/4" = 1'-0"

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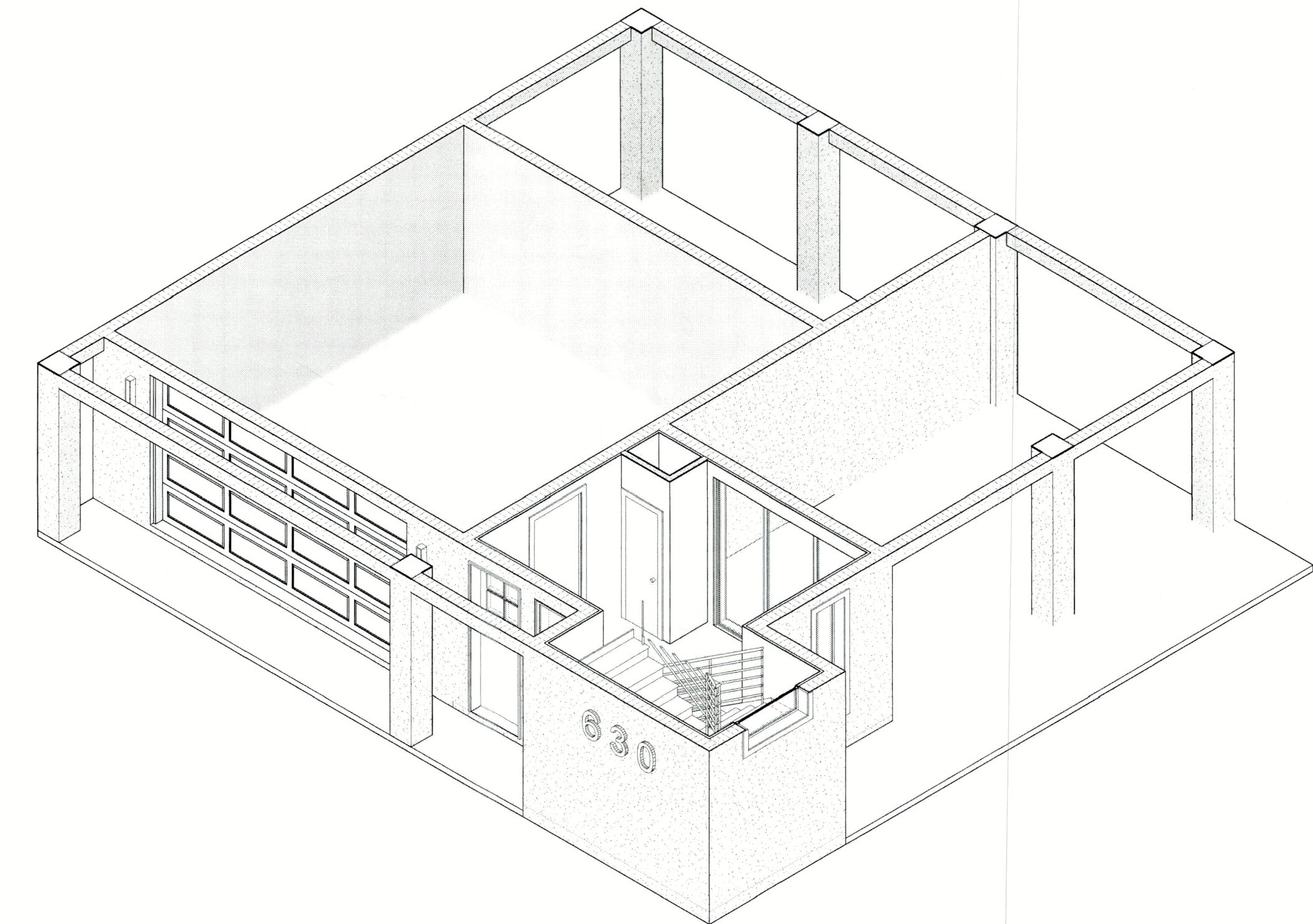
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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FIRST FLOOR PLAN (NOTES)

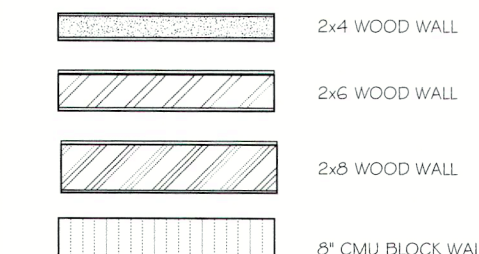
1/4" = 1'-0"



WINDOW SCHEDULE					
MARK	COUNT	WIDTH x HEIGHT	SIZE	TYPE	NOTE
A	3	2' - 0" x 6' - 4"	24x76	FIXED GLASS	
B	3	2' - 0" x 4' - 2"	24x50	FIXED GLASS	
C	2	4' - 0" x 6' - 4"	48x76	FIXED GLASS	
D	1	5' - 0" x 2' - 0"	60x24	FIXED GLASS	TEMPERED
E	1	3' - 0" x 4' - 2"	36x50	SINGLE HUNG	
F	6	3' - 0" x 5' - 0"	36x60	SINGLE HUNG	
G	11	3' - 0" x 6' - 4"	36x76	SINGLE HUNG	
H	6	3' - 0" x 6' - 4"	36x76	SINGLE HUNG	EGRESS
I	1	4' - 0" x 3' - 2"	48x38	FIXED GLASS	

DOOR SCHEDULE						
MARK	COUNT	WIDTH x HEIGHT	SIZE	TYPE	FUNCTION	
01	2	1' - 8" x 6' - 8"	18/68	SINGLE	INTERIOR	
02	1	2' - 0" x 6' - 8"	20/68	SINGLE	INTERIOR	
03	1	2' - 0" x 6' - 8"	20/68	POCKET	INTERIOR	
04	1	2' - 4" x 6' - 8"	24/68	SINGLE	INTERIOR	
05	5	2' - 6" x 6' - 8"	26/68	SINGLE	INTERIOR	
06	1	2' - 6" x 6' - 8"	26/68	POCKET	INTERIOR	
07	4	2' - 8" x 6' - 8"	28/68	SINGLE	INTERIOR	
08	3	3' - 11" x 6' - 8"	40/68	SLIDER	INTERIOR	
09	1	3' - 0" x 8' - 0"	30/80	SINGLE	INTERIOR	
10	1	2' - 6" x 8' - 0"	28/80	SINGLE	EXTERIOR	
11	1	3' - 0" x 8' - 0"	30/80	SINGLE	EXTERIOR	
12	1	9' - 0" x 8' - 0"	90/80	SLIDER	EXTERIOR	
13	2	10' - 0" x 8' - 0"	100/80	SLIDER	EXTERIOR	
14	1	16' - 0" x 8' - 0"	160/80	GARAGE	EXTERIOR	

WALL LEGEND

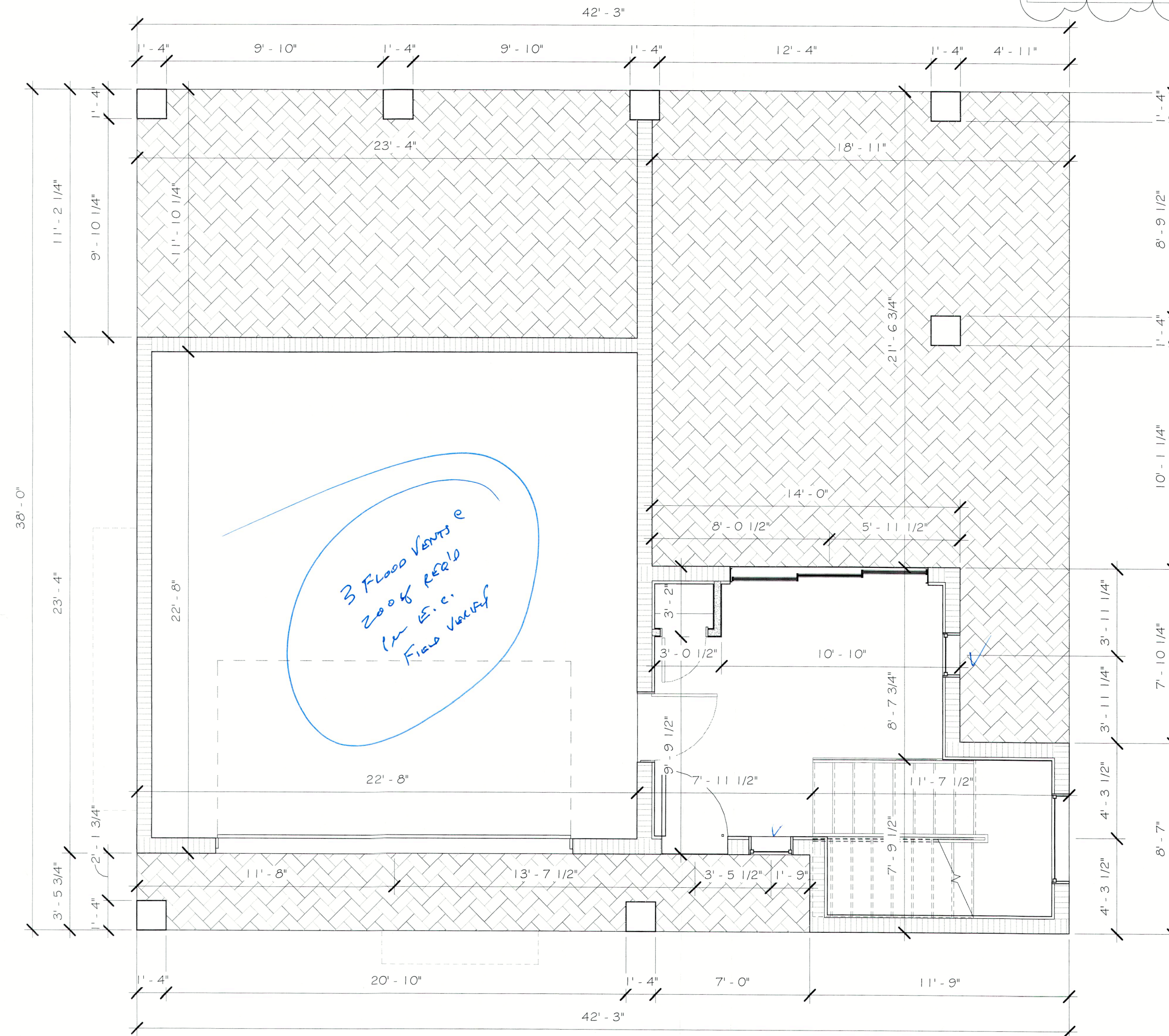


NOTE 1: MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE BFE, IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.6, ASCE 24-14 CH.7, AND FEMANFIP TECHNICAL BULLETIN #1.

NOTE 2: 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

NOTE 3: STRUCTURAL SYSTEMS OF BUILDINGS AND STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION. FBC 2020 - 7TH EDITION - RESIDENTIAL - SECTION R322.1.2, FEMA TB #9, NFIP CFR 44 SEC 60.3(a)(3) AND ASCE 24.

12/05/22



FIRST FLOOR PLAN (DIM.)

1/4" = 1'-0"

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JAN 04 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building



CONTRACTOR/BUILDER NAME:
WESTINHILLS CORP., JEREMY PETERSON
CONTRACTOR NUMBER:
CGC 1508875
CONTACT INFO:
JEREMY@WESTINHILLSCORP.COM

PROJECT NAME:
NEW HOME FOR THOMAS WEINHOLT
PROJECT ADDRESS:
630 COMPANION WAY, LONGBOAT KEY,
FL, 34228

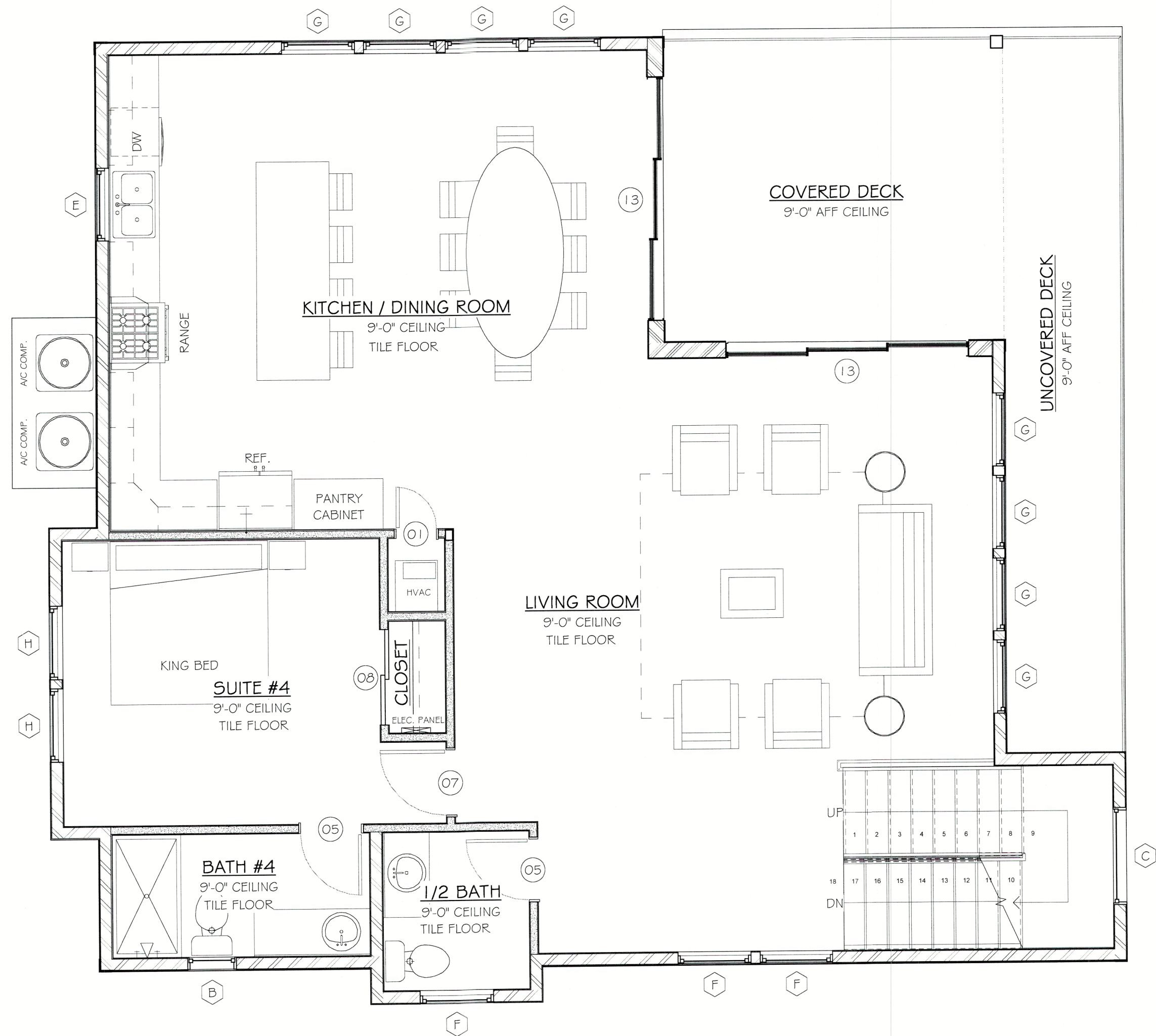
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JOE@JTLARCHITECTS.COM

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630 Companion Way
LBK Florida

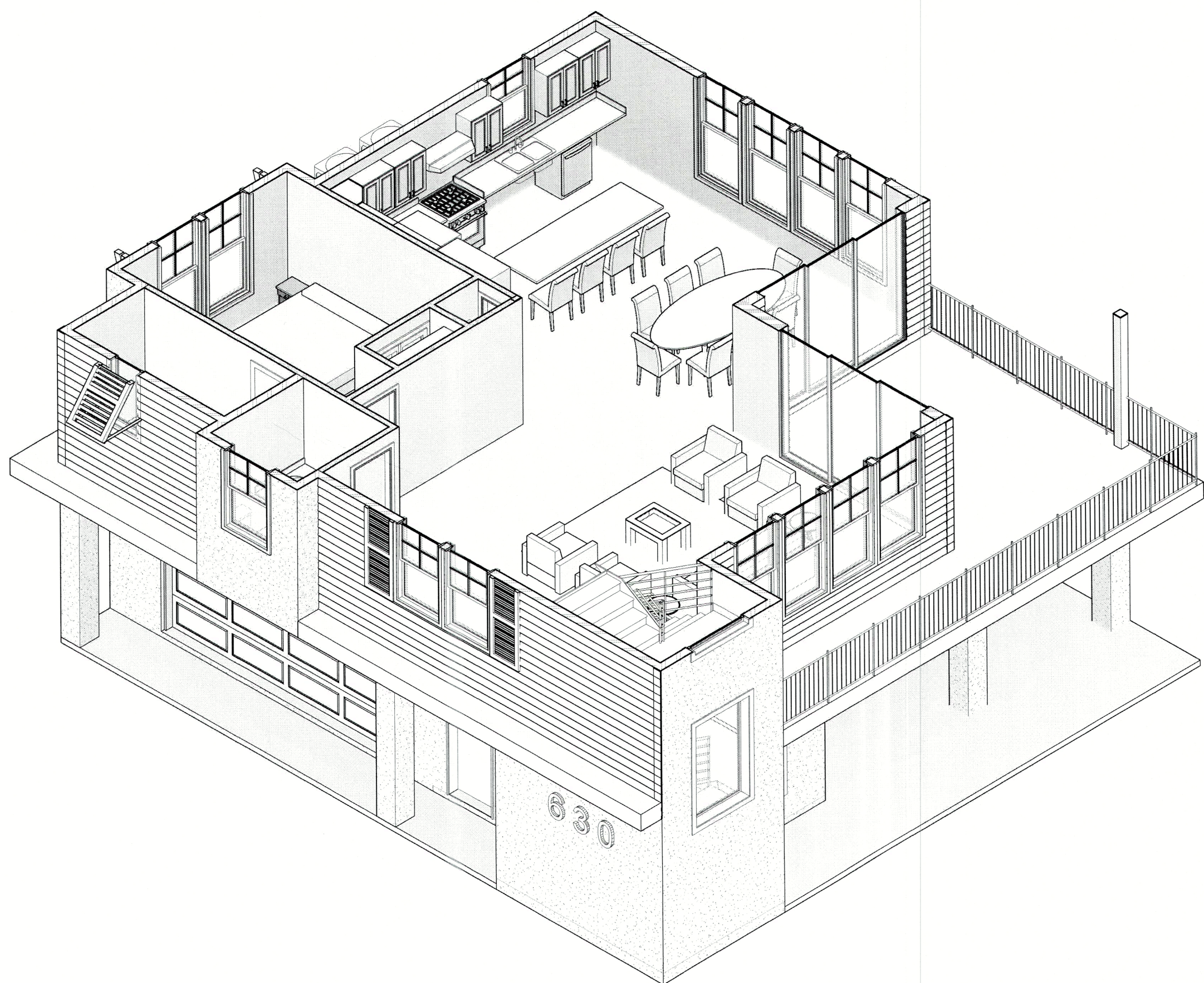
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No.	Date	BA	DA
1	01/11/22	BA	DA
2	01/26/22	JTL	DA
3	06/27/22	DA	DA
4	06/29/22	DA	DA
5	07/28/22	DA	DA
6	08/08/22	DA	DA
7	12/05/22	DA	DA

D21-174
SHEET #
A5



SECOND FLOOR PLAN (NOTES)

1/4" = 1'-0"



WINDOW SCHEDULE					
MARK	COUNT	WIDTH x HEIGHT	SIZE	TYPE	NOTE
A	3	2' - 0" x 6' - 4"	24x76	FIXED GLASS	
B	3	2' - 0" x 4' - 2"	24x50	FIXED GLASS	
C	2	4' - 0" x 6' - 4"	48x76	FIXED GLASS	
D	1	5' - 0" x 2' - 0"	60x24	FIXED GLASS	TEMPERED
E	1	3' - 0" x 4' - 2"	36x50	SINGLE HUNG	
F	6	3' - 0" x 5' - 0"	36x60	SINGLE HUNG	
G	11	3' - 0" x 6' - 4"	36x76	SINGLE HUNG	
H	6	3' - 0" x 6' - 4"	36x76	SINGLE HUNG	EGRESS
I	1	4' - 0" x 3' - 2"	48x38	FIXED GLASS	

DOOR SCHEDULE						
MARK	COUNT	WIDTH x HEIGHT	SIZE	TYPE	FUNCTION	
01	2	1' - 8" x 6' - 8"	18/68	SINGLE	INTERIOR	
02	1	2' - 0" x 6' - 8"	20/68	SINGLE	INTERIOR	
03	1	2' - 0" x 6' - 8"	20/68	POCKET	INTERIOR	
04	1	2' - 4" x 6' - 8"	24/68	SINGLE	INTERIOR	
05	5	2' - 6" x 6' - 8"	26/68	SINGLE	INTERIOR	
06	1	2' - 6" x 6' - 8"	26/68	POCKET	INTERIOR	
07	4	2' - 8" x 6' - 8"	28/68	SINGLE	INTERIOR	
08	3	3' - 11" x 6' - 8"	40/68	SLIDER	INTERIOR	
09	1	3' - 0" x 8' - 0"	30/80	SINGLE	INTERIOR	
10	1	2' - 6" x 8' - 0"	28/80	SINGLE	EXTERIOR	
11	1	3' - 0" x 8' - 0"	30/80	SINGLE	EXTERIOR	
12	1	9' - 0" x 8' - 0"	90/80	SLIDER	EXTERIOR	
13	2	10' - 0" x 8' - 0"	100/80	SLIDER	EXTERIOR	
14	1	16' - 0" x 8' - 0"	160/80	GARAGE	EXTERIOR	

WALL LEGEND

2x4 WOOD WALL

2x6 WOOD WALL

2x8 WOOD WALL

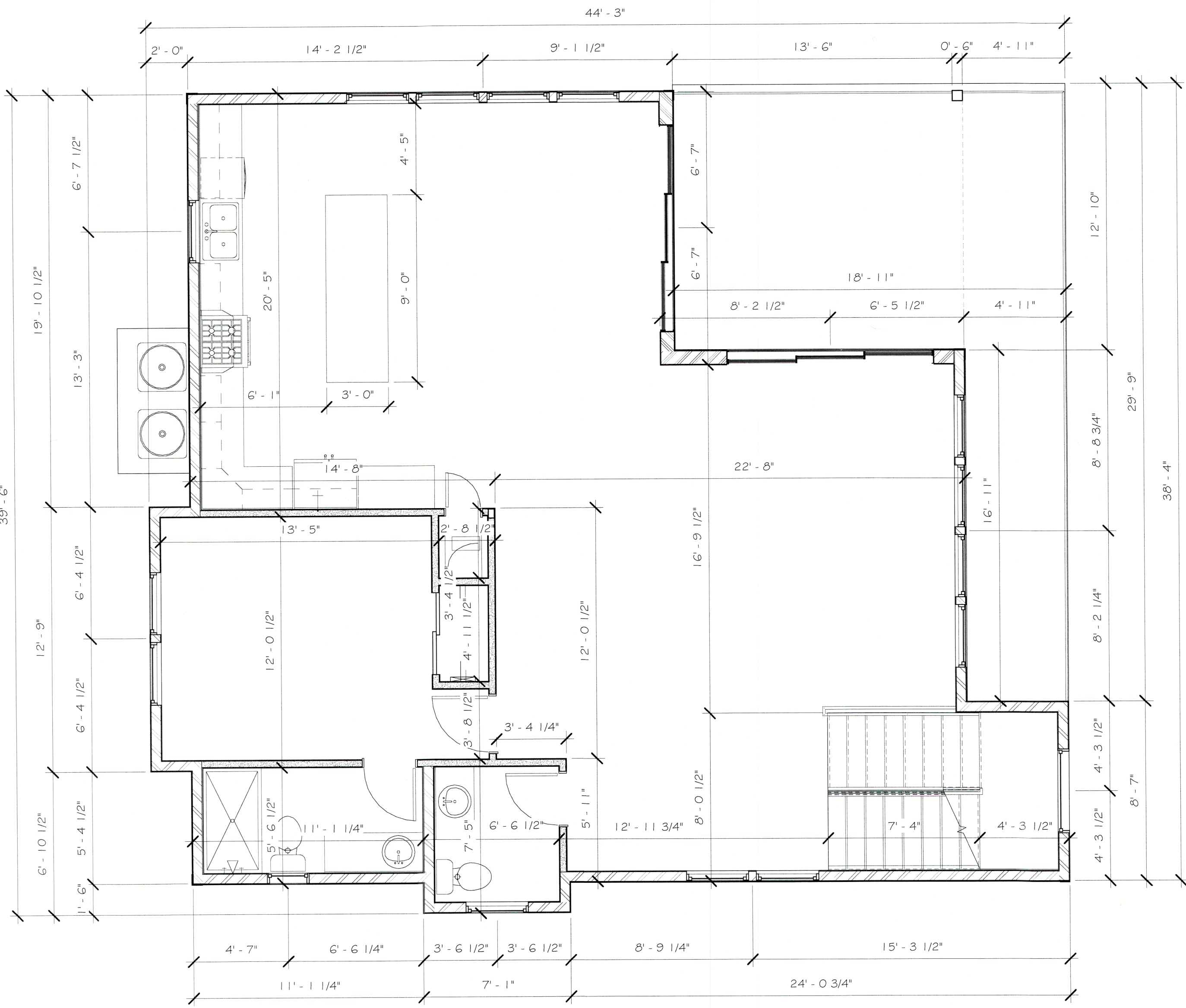
8" CMU BLOCK WALL

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12/05/22



SECOND FLOOR PLAN (DIM.)

1/4" = 1'-0"

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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(941) 555-8537
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CONTRACTOR NUMBER:
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CONTACT INFO:
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PROJECT NAME:
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PROJECT ADDRESS:
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New Residence for

630 Companion Way

LBK Florida

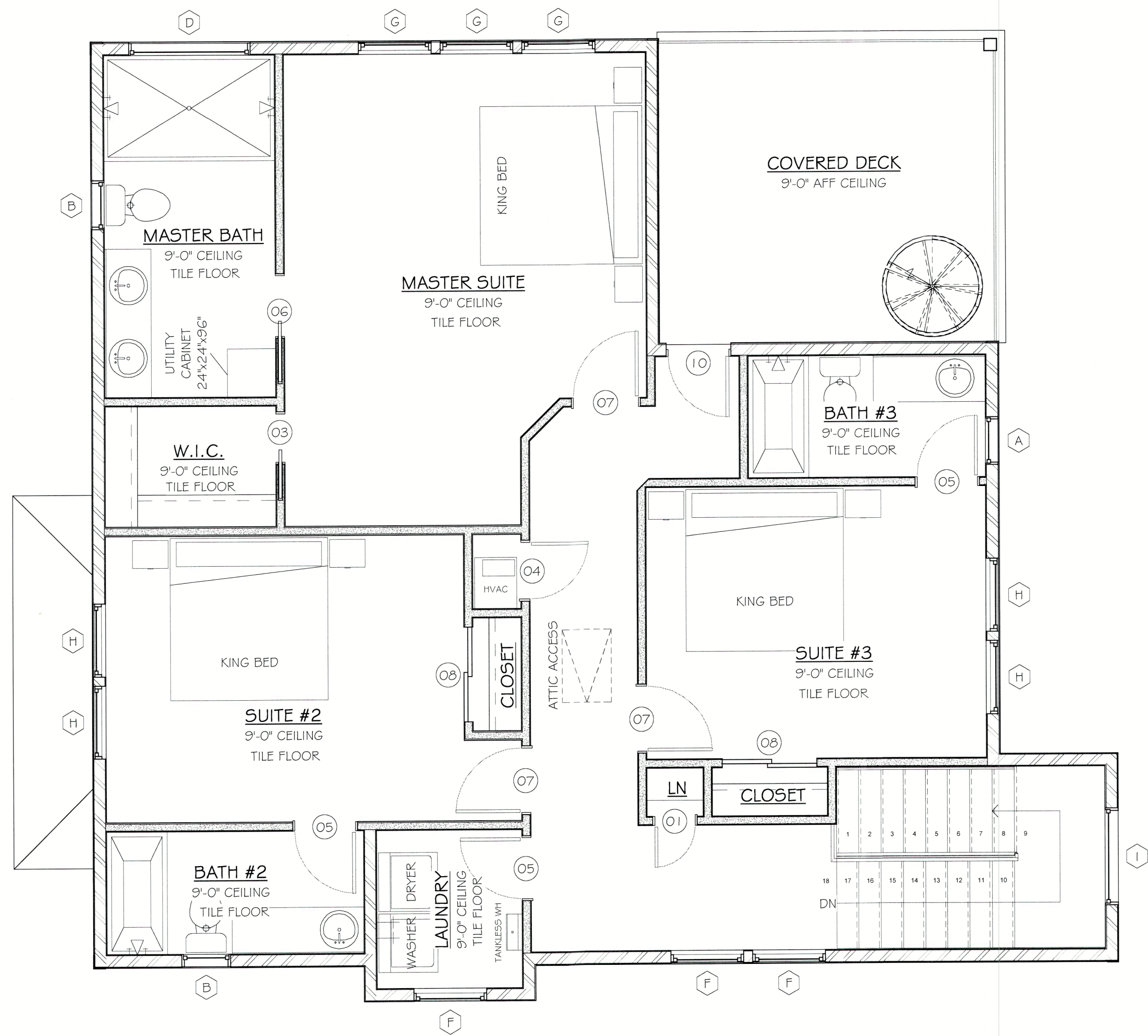
ISSUE DATE					
No.	Date	Revisions (Client)	Revisions (Structural)	Revisions (Builder)	Revisions (Other)
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02	01/11/22	BA	JTL	BA	YD
03	01/11/22	BA	JTL	BA	YD
04	01/11/22	BA	JTL	BA	YD
05	01/11/22	BA	JTL	BA	YD

D21-174

SHEET #

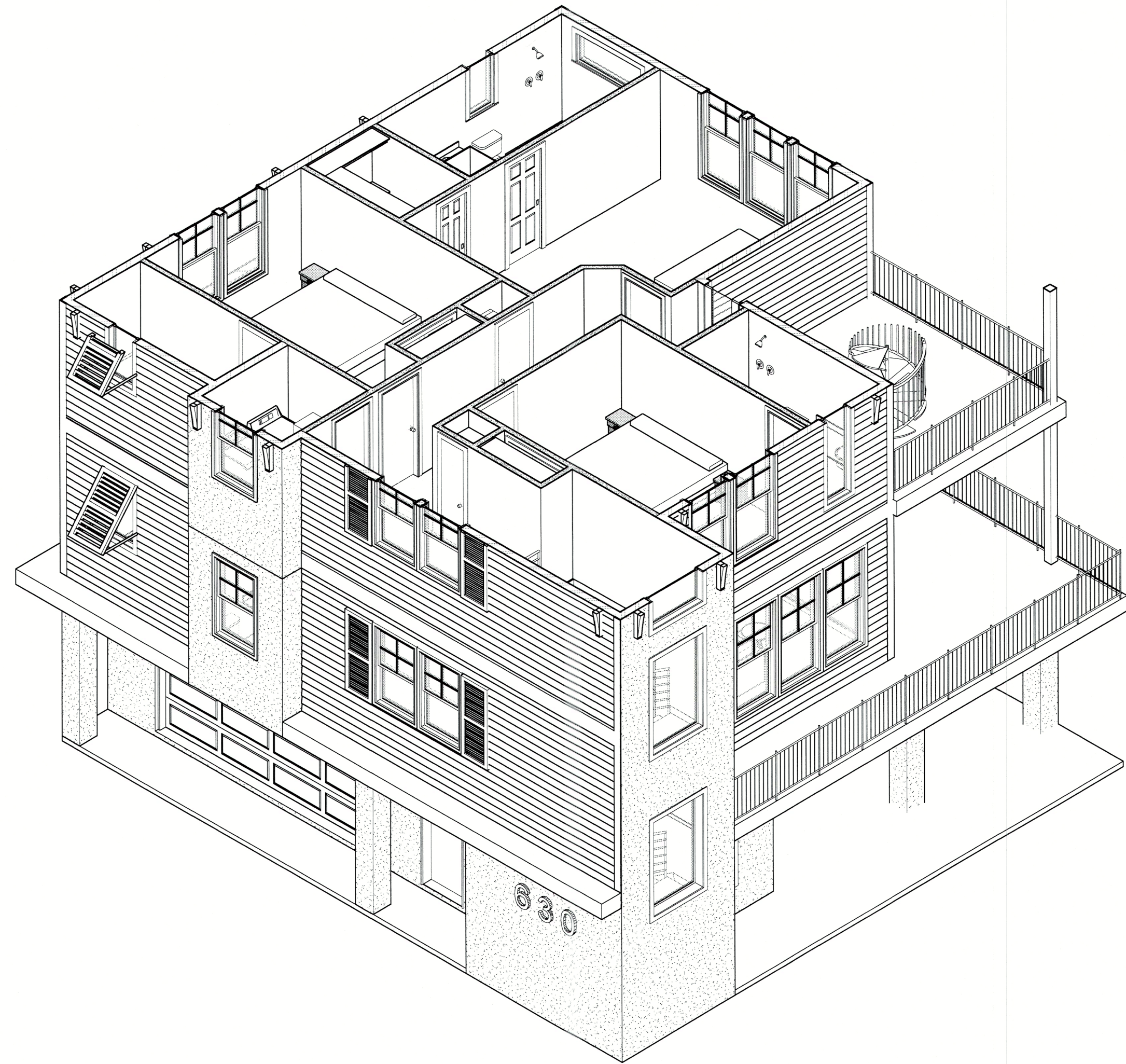
A6

BLDG. PERMIT PLANS
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THIRD FLOOR PLAN (NOTES)

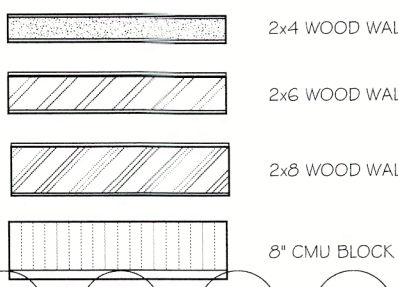
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05	5	2' - 6" x 6' - 8"	26/68	SINGLE	INTERIOR	
06	1	2' - 6" x 6' - 8"	26/68	POCKET	INTERIOR	
07	4	2' - 8" x 6' - 8"	28/68	SINGLE	INTERIOR	
08	3	3' - 1" x 6' - 8"	40/68	SLIDER	INTERIOR	
09	1	3' - 0" x 8' - 0"	30/80	SINGLE	INTERIOR	
10	1	2' - 6" x 8' - 0"	28/80	SINGLE	EXTERIOR	
11	1	3' - 0" x 8' - 0"	30/80	SINGLE	EXTERIOR	
12	1	9' - 0" x 8' - 0"	90/80	SLIDER	EXTERIOR	
13	2	10' - 0" x 8' - 0"	100/80	SLIDER	EXTERIOR	
14	1	16' - 0" x 8' - 0"	160/80	GARAGE	EXTERIOR	

WALL LEGEND

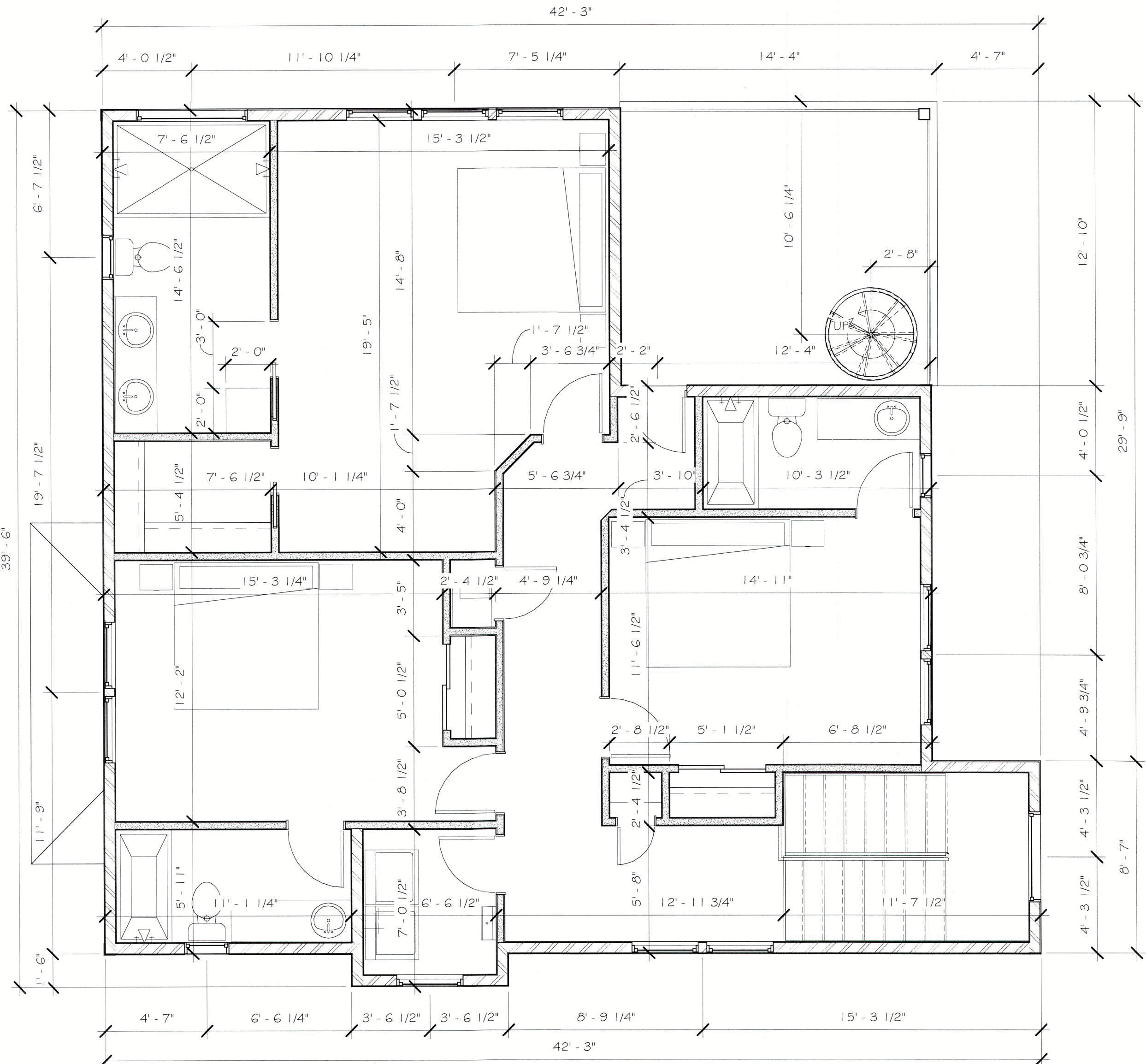


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1/20/22



THIRD FLOOR PLAN (DIM.)

1/4" = 1'-0"

RECEIVED
JAN 10 2023
TOWN OF LONGBOAT KEY
PLANNING DEPARTMENT



CONTRACTOR/BUILDER NAME:
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CONTRACTOR NUMBER:
CGC1508875
CONTACT INFO:
JEREMY@WESTINHILLSCORP.COM

PROJECT NAME:
NEW HOME FOR THOMAS WEINHOLT
PROJECT ADDRESS:
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JOE@JTLARCHITECTS.COM

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LBK
Florida

ISSUE DATE		No.	BA	BA	BA	BA	BA	BA
Date	No.	BA	BA	BA	BA	BA	BA	BA
01/11/22	01/24/22	01/24/22	02/07/22	02/07/22	02/07/22	02/07/22	02/07/22	02/07/22

D21-174

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A7

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0401 335-8327
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CONTRACTOR/BUILDER NAME:
WESTINHILLS CORP., JEREMY PETERSON
CONTRACTOR NUMBER:
CGC1508875
CONTACT INFO:
JEP@JTLARCHITECTS.COM

PROJECT NAME:
NEW HOME FOR THOMAS WEINHOLT
PROJECT ADDRESS:
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New Residence for
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Way
LBK Florida

ISSUE DATE		Revisions (date)	
Date	No.	Revisions (date)	Revisions (date)
01/11/22	BA	01/18/22	BA
02/27/22	JTL	02/27/22	BA
06/28/22	BA	06/28/22	BA
07/26/22	YG	07/26/22	YG
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D21-174

SHEET #

A8

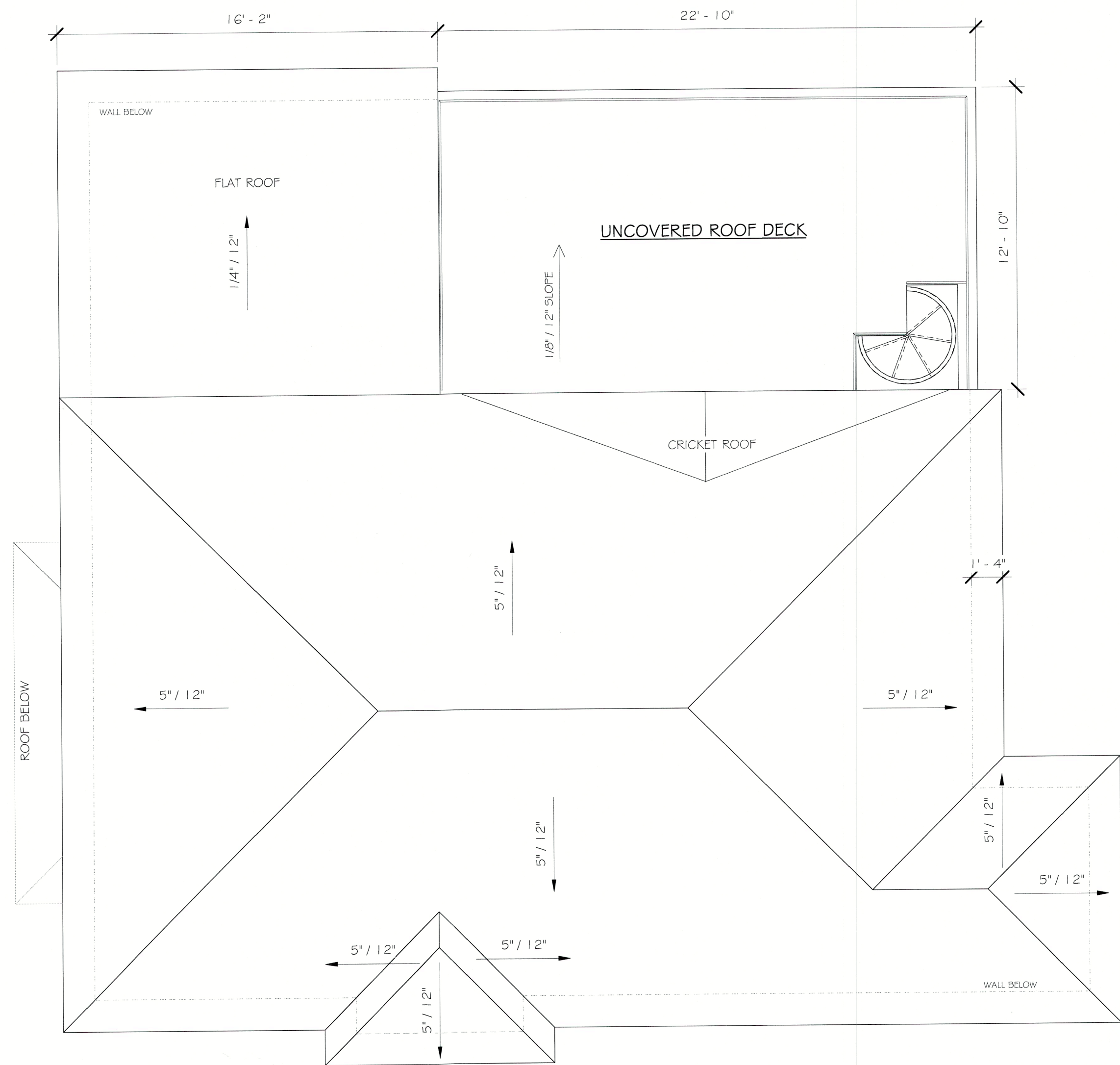
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FILE COPY OF RECORD

NOTE 1: MECHANICAL, ELECTRICAL AND
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R322.1.6, ASCE 24-14 CH.7, AND
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WITHOUT DAMAGE. FEMA TECHNICAL
BULLETIN #2 AND FBC 2020 - 7TH EDITION -
RESIDENTIAL - R322.1.6

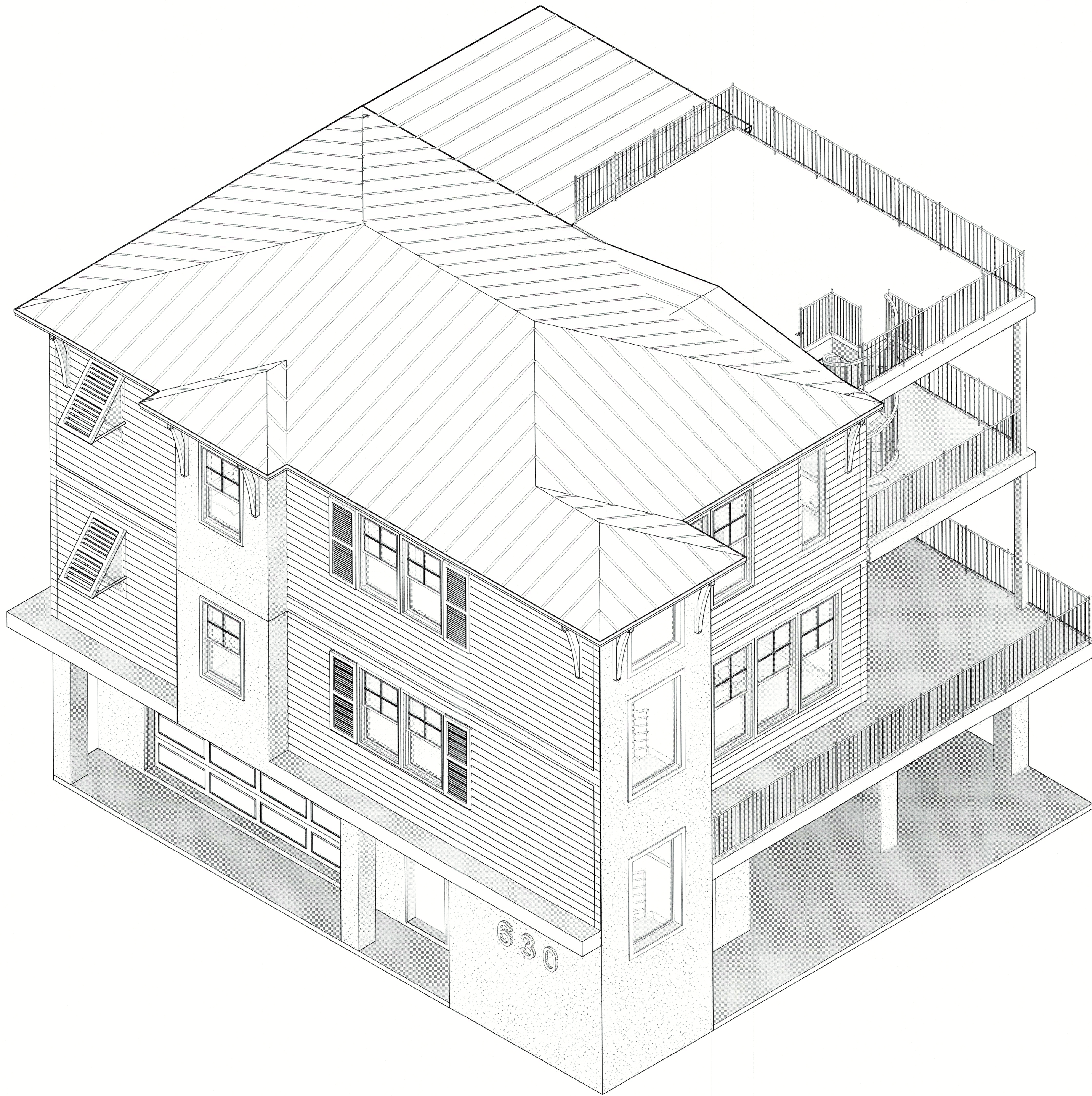
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PERMANENT LATERAL MOVEMENT DUE
STRUCTURAL LOADS AND STRESSES FROM
FLOODING EQUAL TO THE DESIGN FLOOD
ELEVATION. FBC 2020 - 7TH EDITION -
RESIDENTIAL - SECTION R322.1.2, FEMA TB
#9, NFIP CFR 44 SEC 60.3(a)(3) AND ASCE
24.

1
12/05/22



ROOF DECK FLOOR PLAN

1/4" = 1'-0"



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TOWN OF LONGBOAT KEY
Planning, Zoning, Building



CONTRACTOR/BUILDER NAME:
WESTINHILLS CORP., JEREMY PETERSON
CONTRACTOR NUMBER:
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New Residence for
630 Companion
Way
LBK Florida

ISSUE DATE		Residence (client)		Residence (structural)		Residence (interior)		Residence (exterior)		Residence (other)	
Date	No.	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
01/11/22											
01/24/22											
06/27/22											
06/28/22											
07/26/22											
08/04/22											
10/26/22											

D21-174

SHEET #

A9

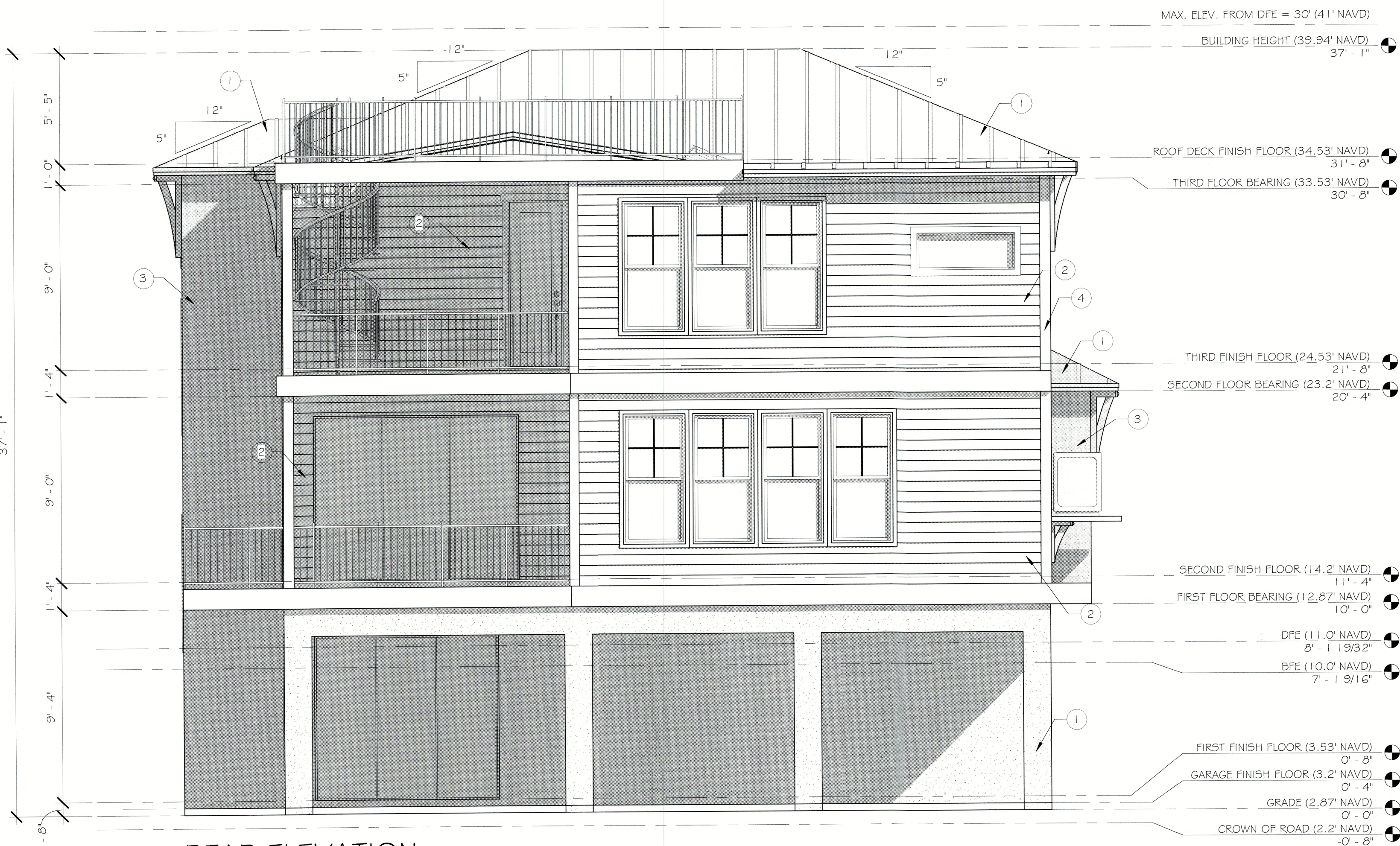
BLDG. PERMIT PLANS
FILE

EXTERIOR FINISHES

- 1 - METAL ROOF SYSTEM
- 2 - JAMES HARDIE FIBER CEMENT SIDING
- 3 - STUCCO
- 4 - 6" TRIM BOARD

REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

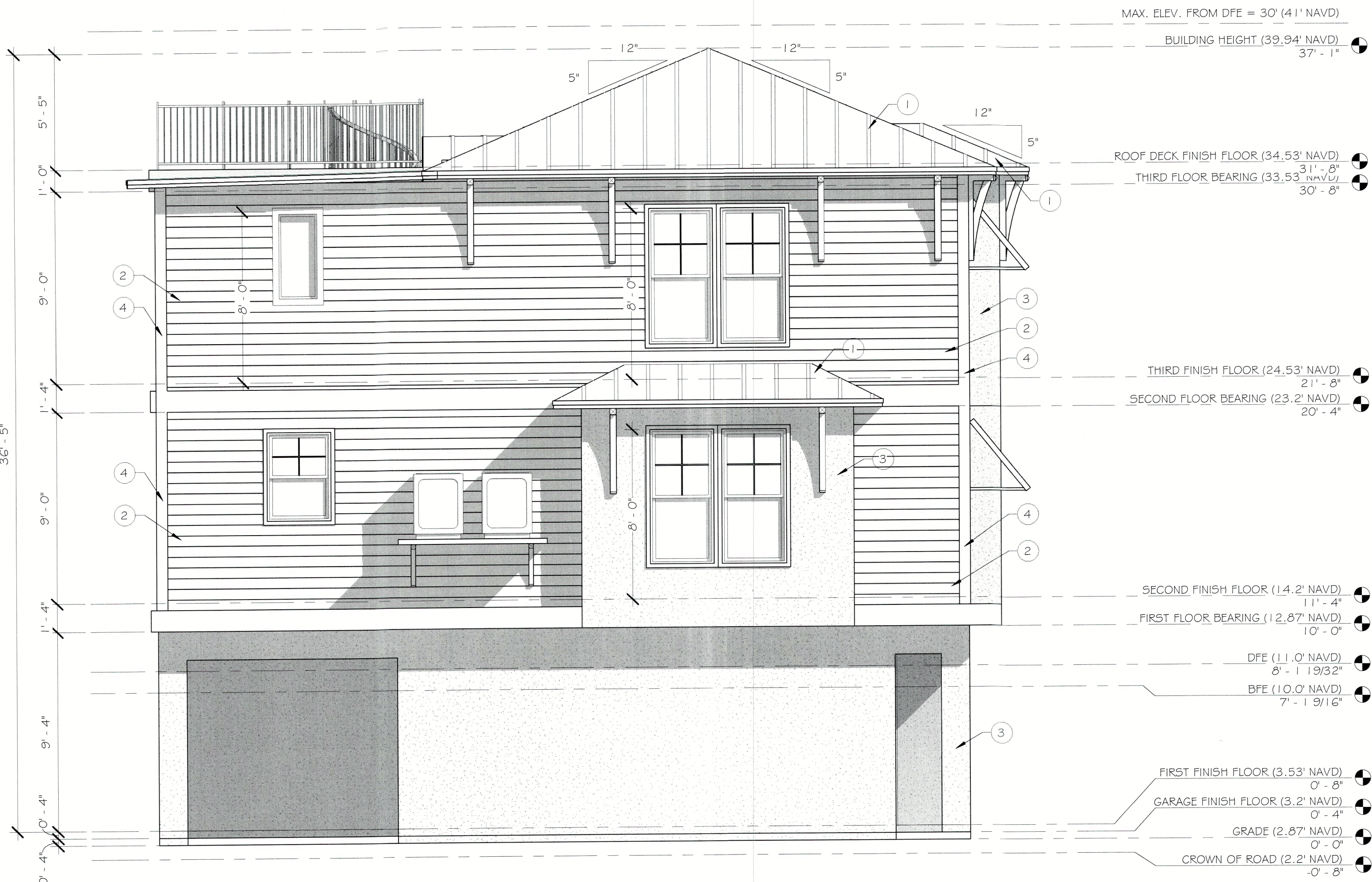


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JAN 04 2023

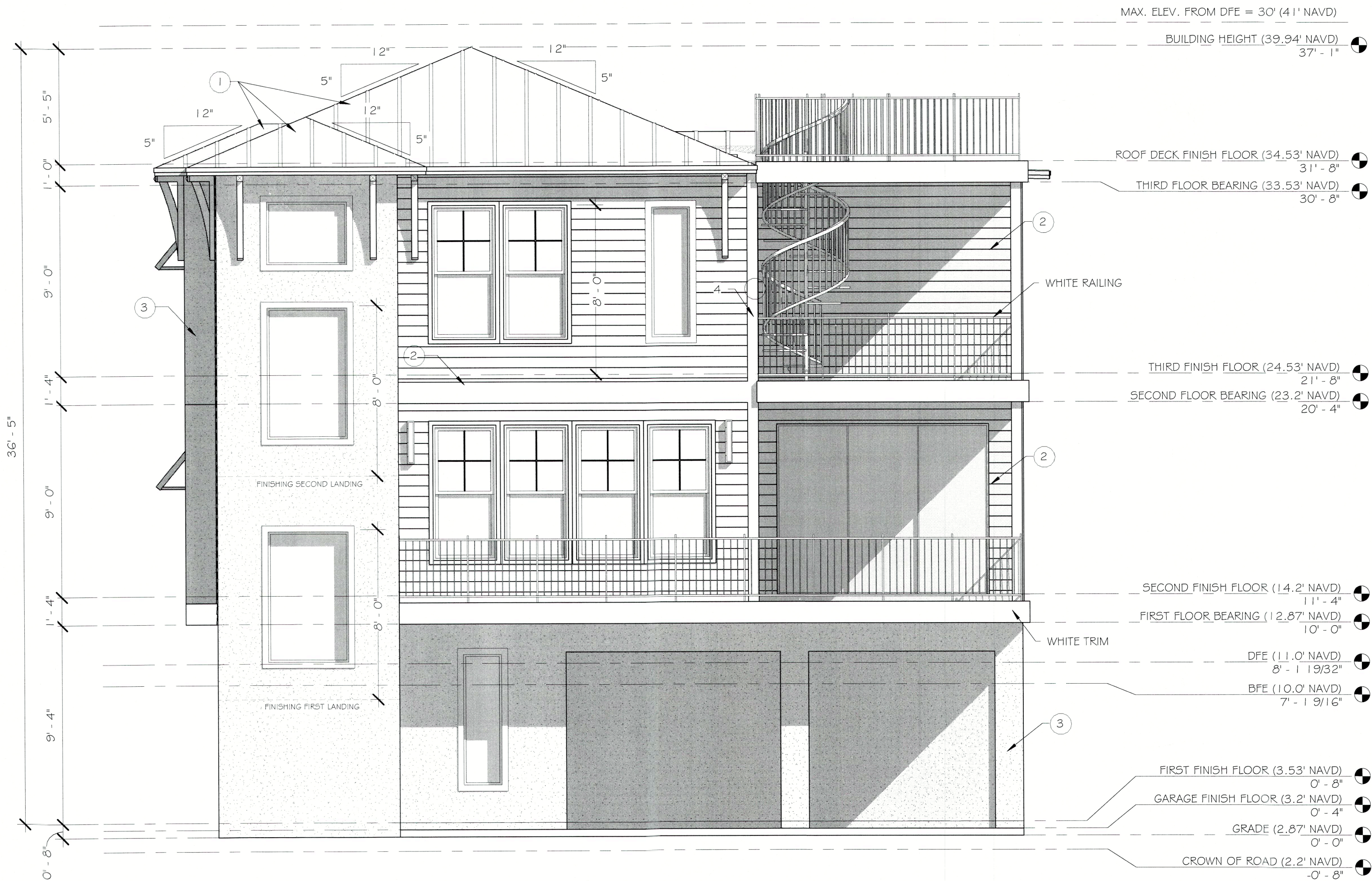
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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LEFT SIDE ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"

EXTERIOR FINISHES

- ① - METAL ROOF SYSTEM
- ② - JAMES HARDIE FIBER CEMENT SIDING
- ③ - STUCCO
- ④ - 6" TRIM BOARD



CONTRACTOR/BUILDER NAME:
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CONTRACTOR NUMBER:
CGC1508675
CONTACT INFO:
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

ISSUE DATE	No.	Revisions (detail)	Revisions (structural)	Revisions (other)	Revisions (from builder)	Revisions (from owner)	Revisions (from other)
01/11/22	01	BA	BA	FL	BA	BA	BA
06/27/22	02	FL	FL	FL	BA	BA	BA
06/28/22	03	BA	BA	BA	BA	BA	BA
07/26/22	04	BA	BA	BA	BA	BA	BA
08/04/22	05	BA	BA	BA	BA	BA	BA
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D21-174

SHEET #
A10

FLOOD VENT CALCULATIONS

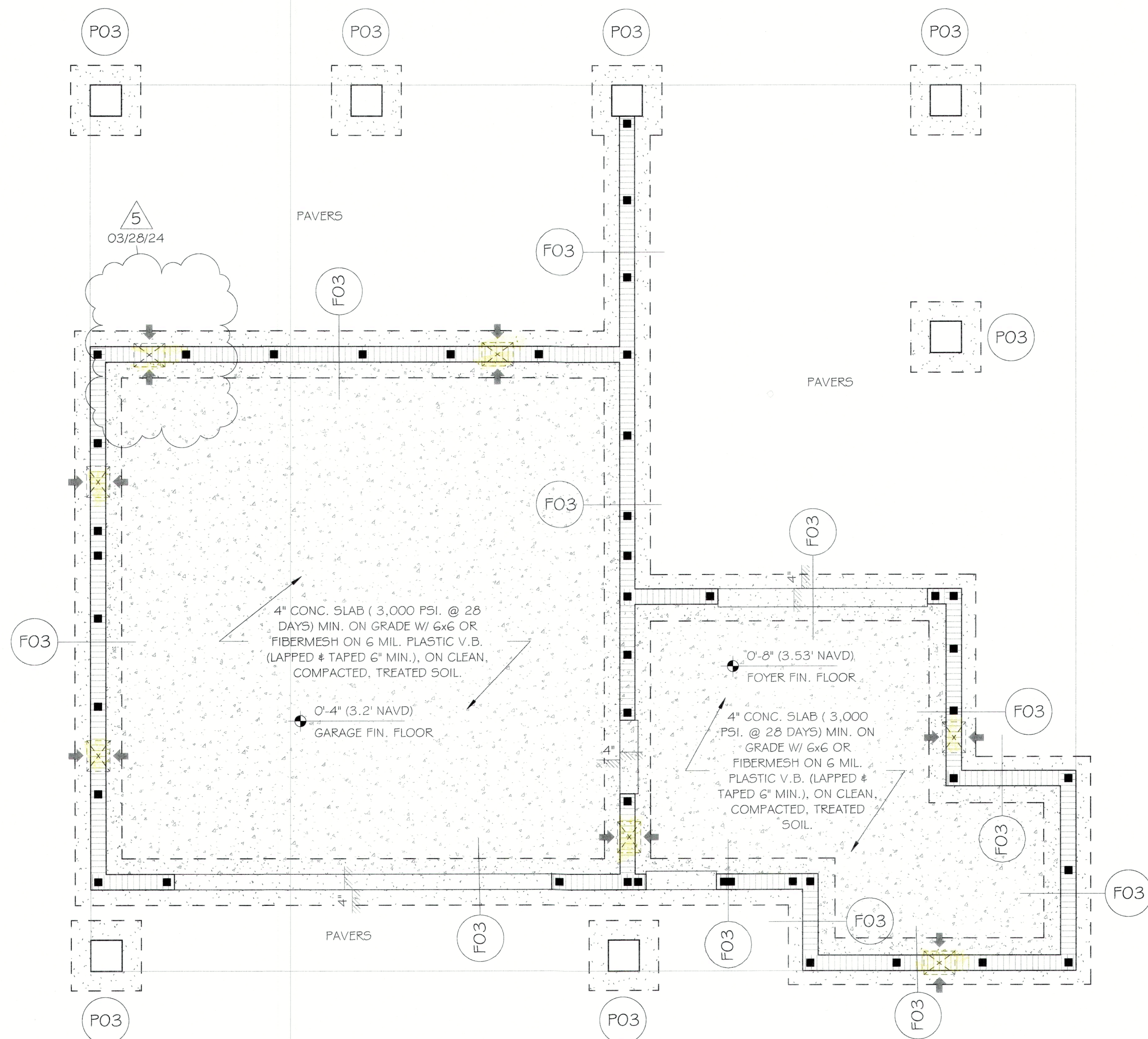
HYDROSTATIC RELIEF: 200 SF PER VENT

GARAGE 538 SF / 200 SF = 2.68

FOYER 258 SF / 200 SF = 1.28

TOTAL NUMBER OF VENTS PROVIDED: 7
TOTAL NUMBER OF VENTS REQUIRED: 5

5
03/28/24



FOUNDATION PLAN

1/4" = 1'-0"

2 A10

PERMIT NO. 18-22-1116
APPROVED
REVISED PLAN
BY: [Signature] DATE: 4-1-24

BLDG PERMIT PLANS
FILE
Copy of Record

FOOTING SCHEDULE

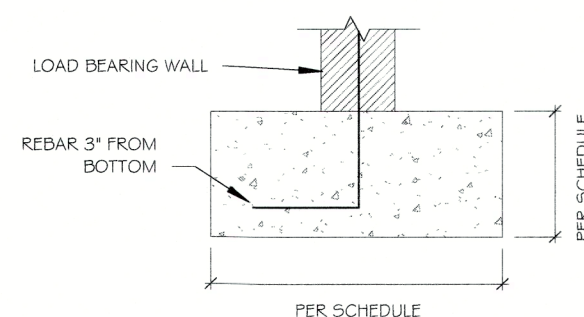
MARK	TYPE	SIZE (WxD)	REBAR
F01	STEM WALL	16"x10"	(2) #5
F02	STEM WALL	20"x10"	(3) #5
F03	STEM WALL	24"x12"	(3) #5
F04	MONO FOOTER	12"x8"	(2) #5
F05	MONO FOOTER	12"x20"	(2) #5
F06	MONO FOOTER	16"x20"	(3) #5
F07	INT. FOOTING	12"x12"	(2) #5
F08	STEM WALL	20"x16"	(2) #5
F09	STEP DOWN	12"x12"	(2) #5
F10	STEP DOWN	16"x16"	(2) #5

PAD SCHEDULE

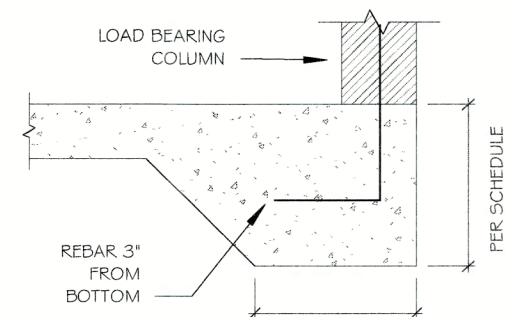
NOTE: AT EXT. LOC. DROP PAD FTGS AS REQ'D TO MAINTAIN 4" OF SOIL COVERAGE OVER TOP OF FTG. AT INT. LOC. TOP OF FTGS IS @ BOTT. OF CONC. SLAB.

MARK	TYPE	SIZE (WxDxL)	REBAR
P01	CONC. PAD	1'-0"x1'-0"x1'-0"	(2) #5 EA. WAY
P1.5	CONC. PAD	1'-6"x1'-6"x1'-0"	(3) #5 EA. WAY
P02	CONC. PAD	2'-0"x2'-0"x1'-0"	(3) #5 EA. WAY
P2.5	CONC. PAD	2'-6"x2'-6"x1'-0"	(3) #5 EA. WAY
P03	CONC. PAD	3'-0"x3'-0"x1'-4"	(4) #5 EA. WAY
P04	CONC. PAD	4'-0"x4'-0"x1'-4"	(5) #5 EA. WAY

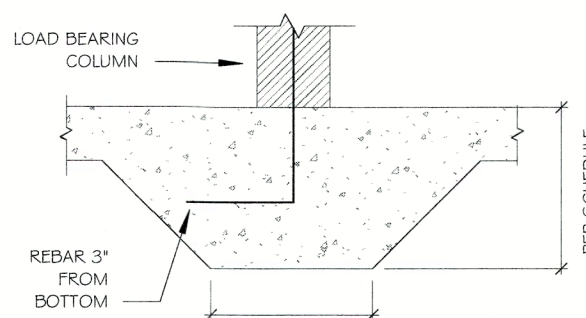
TYP. FOOTER DETAILS



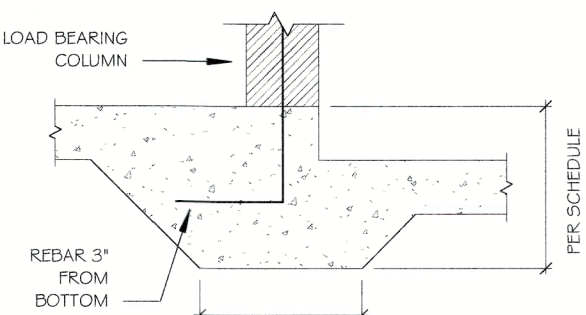
TYP. STEM WALL



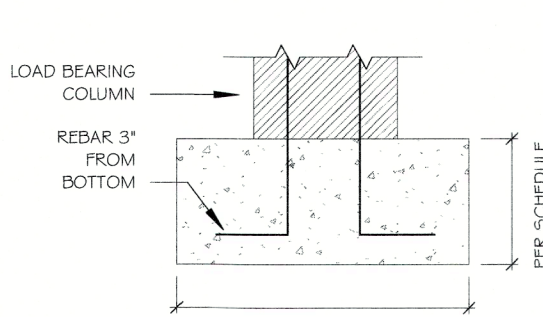
TYP. MONO FOOTER



TYP. INTERIOR FOOTER



TYP. STEP DOWN FOOTER



TYP. CONCRETE PAD

REBAR LOCATION

#5 REBAR @ 4' O.C.

RECEIVED

MAR 29 2024

TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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CONTRACTOR/BUILDER NAME:
WESTHILLS CORP., JEREMY PETERSON
CONTRACTOR NUMBER:
CGC1508875
CONTACT INFO:
JEREMY@WESTHILLSCORP.COM

PROJECT NAME:
NEW HOME FOR THOMAS WEINHOLT
PROJECT ADDRESS:
630 COMPANION WAY, LONGBOAT KEY,
FL., 34228

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New Residence for
630 Companion
Way
LBK Florida

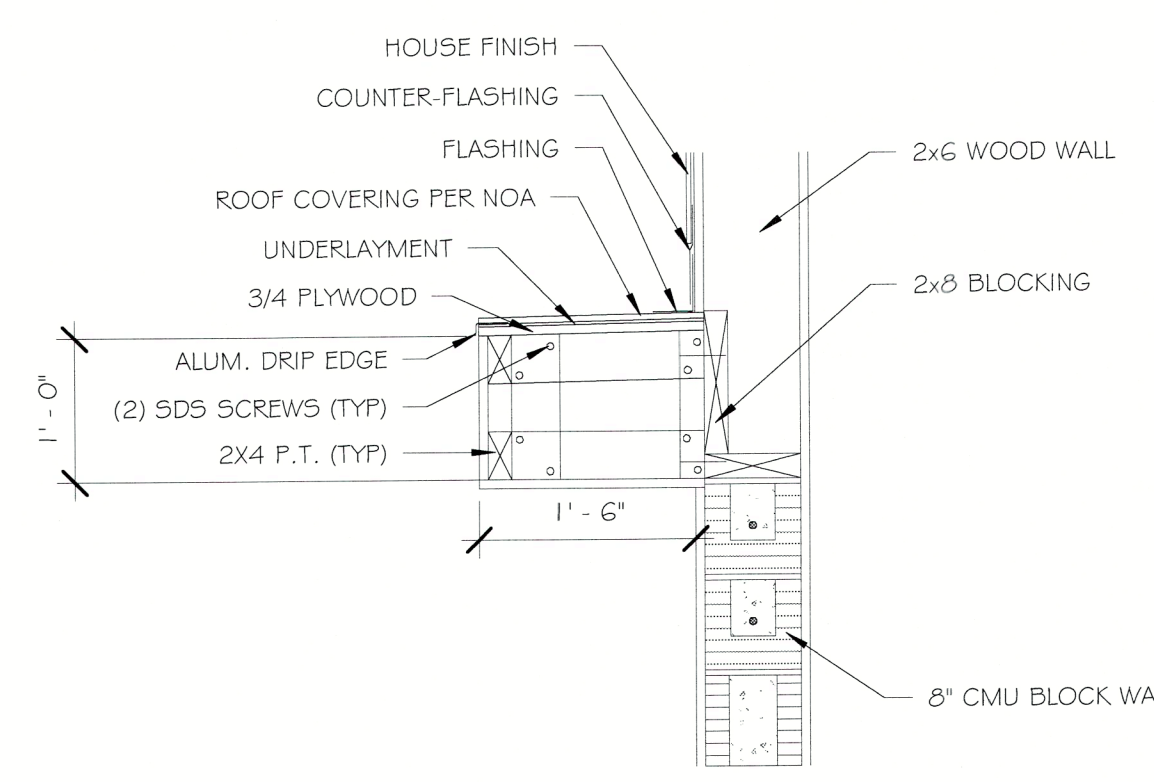
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09/28/22	BA	10/09/22								
06/12/22	BA									
06/19/22	BA									
07/18/23	BA									
03/28/24	YES									

D21-174

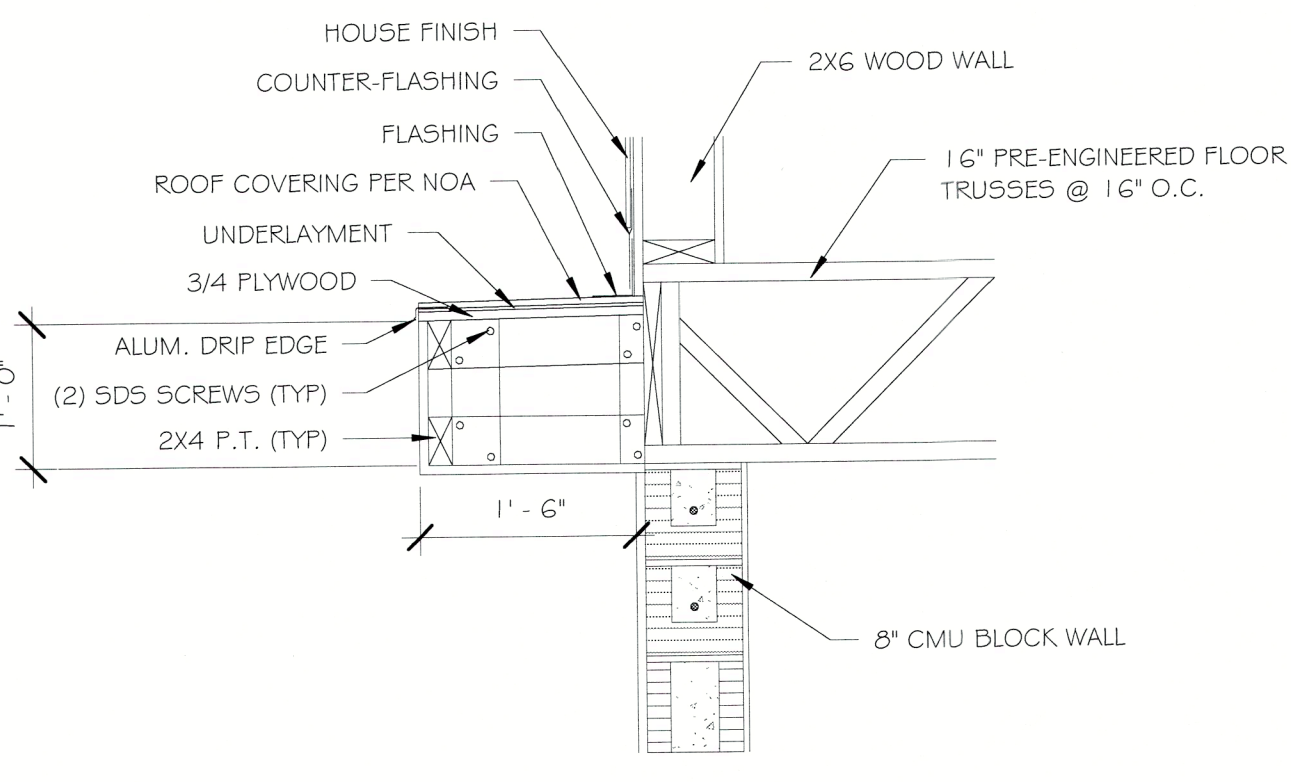
SHEET #

A11

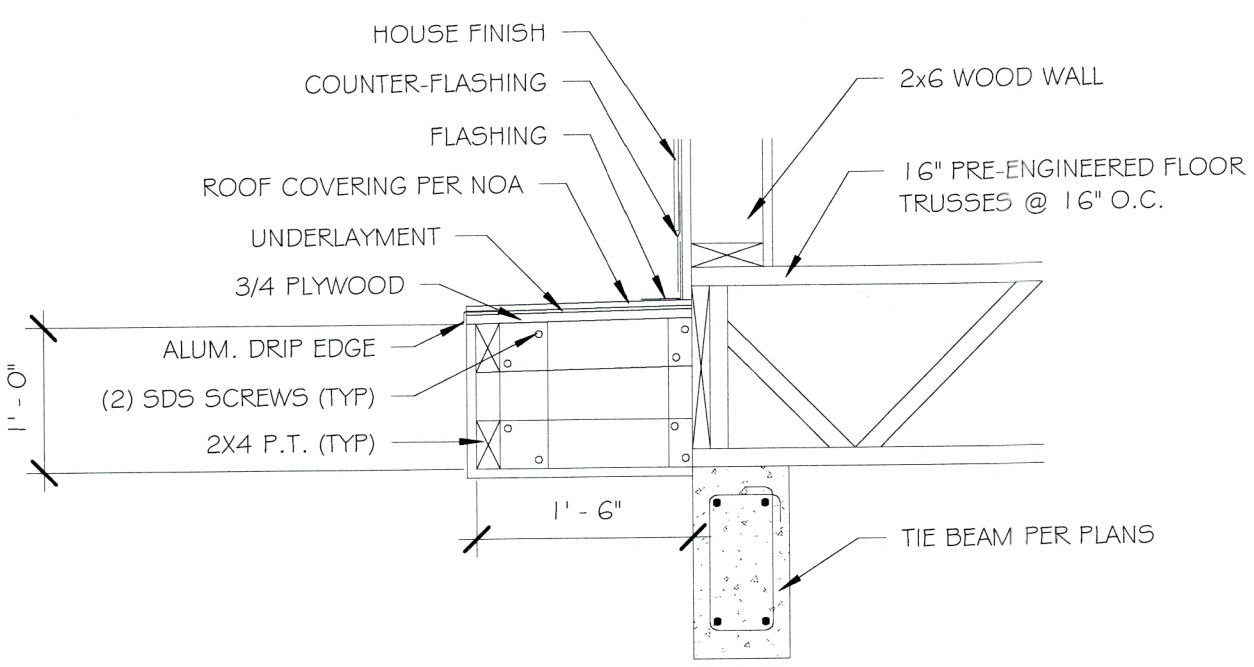
PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ARCHITECT OF RECORD BEFORE PERMIT ISSUANCE.



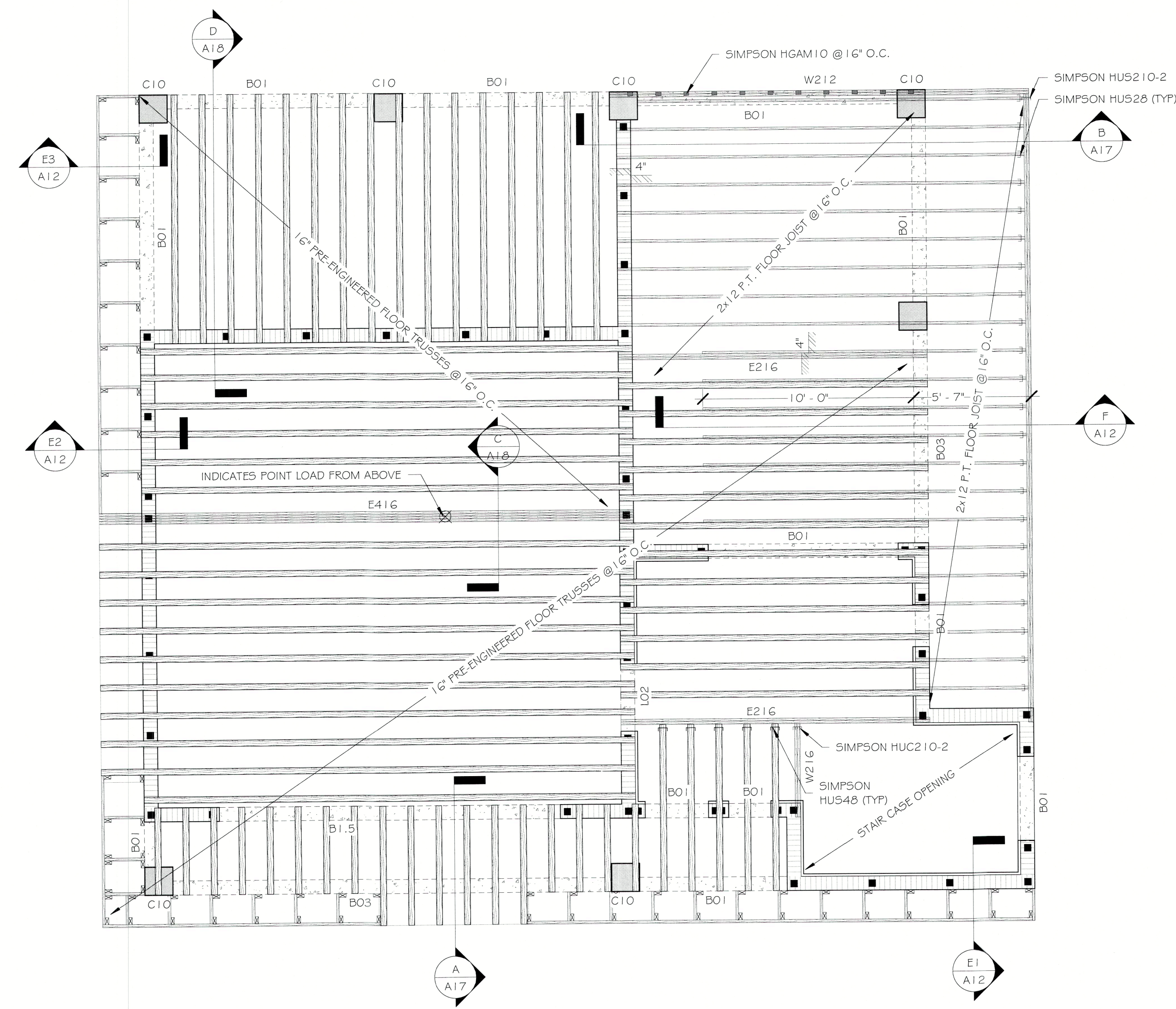
DETAIL "E1"
SCALE: NTS



DETAIL "E2"
SCALE: NTS

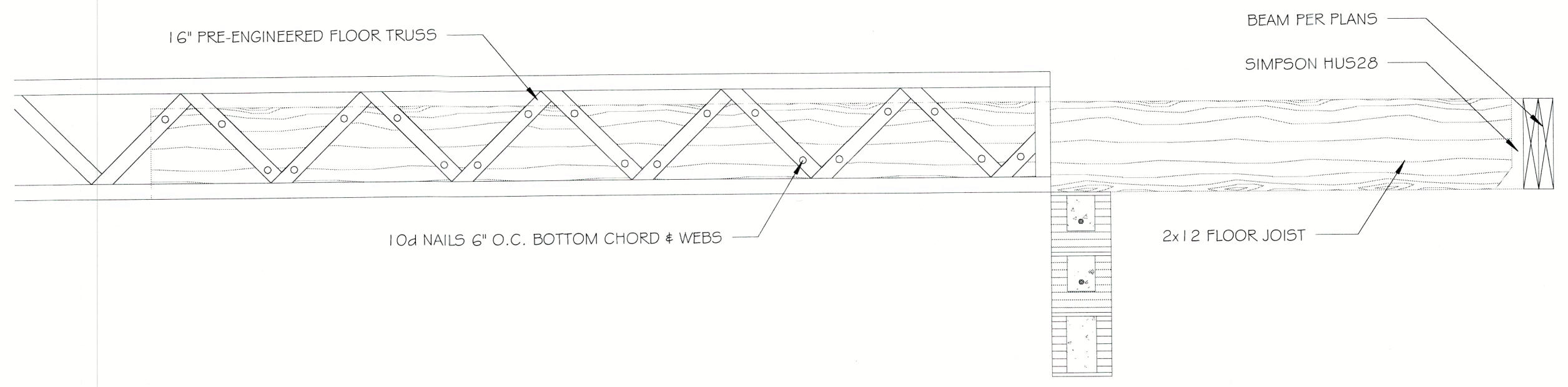


DETAIL "E3"
SCALE: NTS



SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

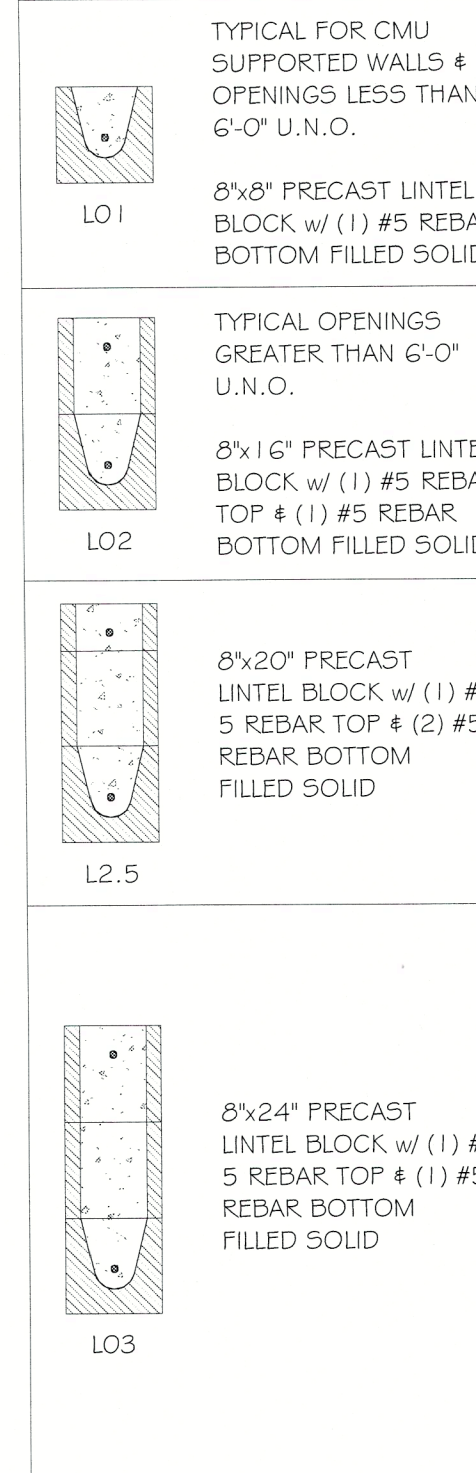


CUT SECTION "F"
SCALE: NTS

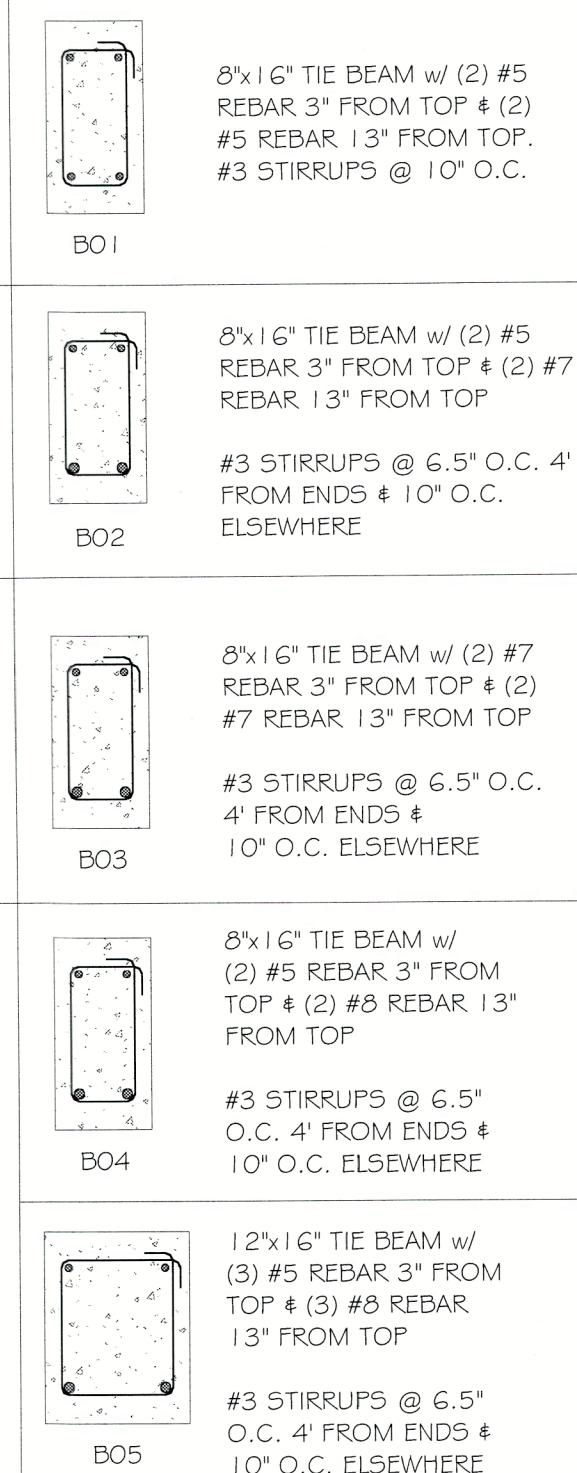
GENERAL NOTES

- SEE GENERAL NOTES SHEET FOR BUILDING SPECS, CONSTRUCTION NOTES, SCOPE OF WORK & DESIGN CRITERIA.
- PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ARCHITECT OF RECORD BEFORE PERMIT ISSUANCE.
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- BLOCKING REQUIRED AT ALL CANTILEVERS.
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- IF BUILDER DECIDES TO MAKE BEAM LARGER THAN WHAT IS CALLED OUT, ARCHITECT IS OKAY w/ LARGER BEAM.

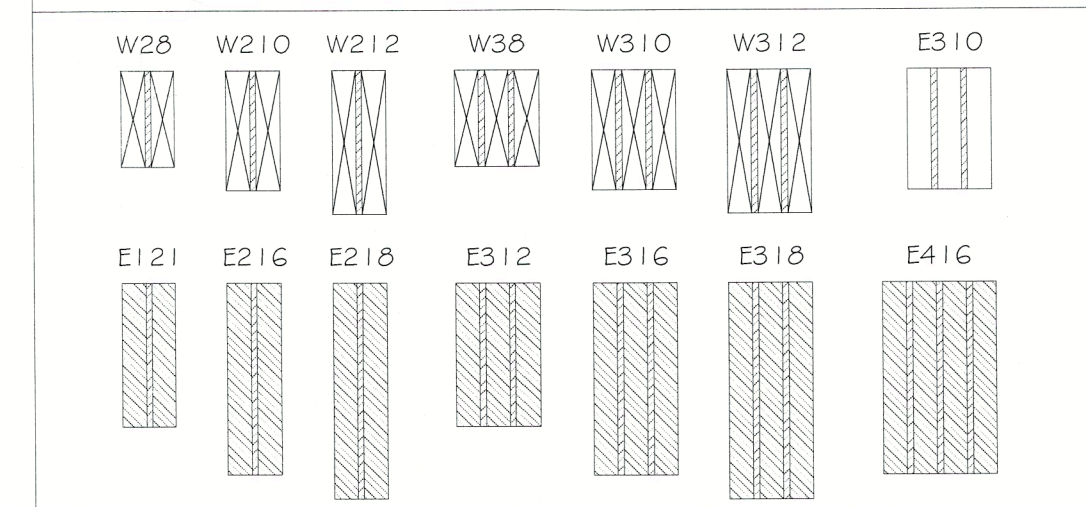
LINTEL TYPES



TIE BEAM TYPES



WOOD BEAM TYPES



WOOD BEAM SCHEDULE

MARK	TYPE	SIZE (WxD)	PLY	GRADE
W28	SOLID SAWN	2" x 8"	2	No. 2
W210	SOLID SAWN	2" x 10"	2	No. 2
W212	SOLID SAWN	2" x 12"	2	No. 2
W38	SOLID SAWN	2" x 8"	3	No. 2
W310	SOLID SAWN	2" x 10"	3	No. 2
W312	SOLID SAWN	2" x 12"	3	No. 2
E310	ENGINEERED WOOD	5.25" x 9.5"		MIN. 1.9 E
E212	ENGINEERED WOOD	3.5" x 11.25"		MIN. 1.9 E
E216	ENGINEERED WOOD	3.5" x 16"		MIN. 1.9 E
E218	ENGINEERED WOOD	3.5" x 18"		MIN. 1.9 E
E312	ENGINEERED WOOD	5.25" x 11.25"		MIN. 1.9 E
E316	ENGINEERED WOOD	5.25" x 16"		MIN. 1.9 E
E318	ENGINEERED WOOD	5.25" x 18"		MIN. 1.9 E
E416	ENGINEERED WOOD	7" x 18"		MIN. 1.9 E

COLUMN SCHEDULE

* ALL EXPOSED WOOD TO BE PRESSURE TREATED*

MARK	TYPE	SIZE	MARK	TYPE	SIZE
C01	SOLID SAWN	4" x 4"	C07	CMU COL. w/ (1) #5	8" x 8"
C02	SOLID SAWN	6" x 6"	C08	CMU COL. w/ (2) #5	8" x 16"
C03	SOLID SAWN	8" x 8"	C09	CMU COL. w/ (2) #5	12" x 12"
C04	ENGINEERED WOOD	3.5" x 3.5"	C10	CMU COL. w/ (2) #5	16" x 16"
C05	ENGINEERED WOOD	3.5" x 5.25"	C11	STEEL TUBE	3.5" x 5.25" x 0.25"
C06	ENGINEERED WOOD	5.5" x 5.25"	C12	STEEL TUBE	4" x 4" x 0.25"

REBAR LOCATION



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CONTRACTOR/BUILDER NAME: WESTNILLUS CORP., JEREMY PETERSON
CONTRACTOR NUMBER: CGC 1508875
CONTACT INFO: JPE@JTLARCHITECTS.COM
PROJECT NAME: NEW HOME FOR THOMAS WEINHOLT
PROJECT ADDRESS: 630 COMPANION WAY, LONGBOAT KEY, FL, 34228

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JOE@JTLARCHITECTS.COM
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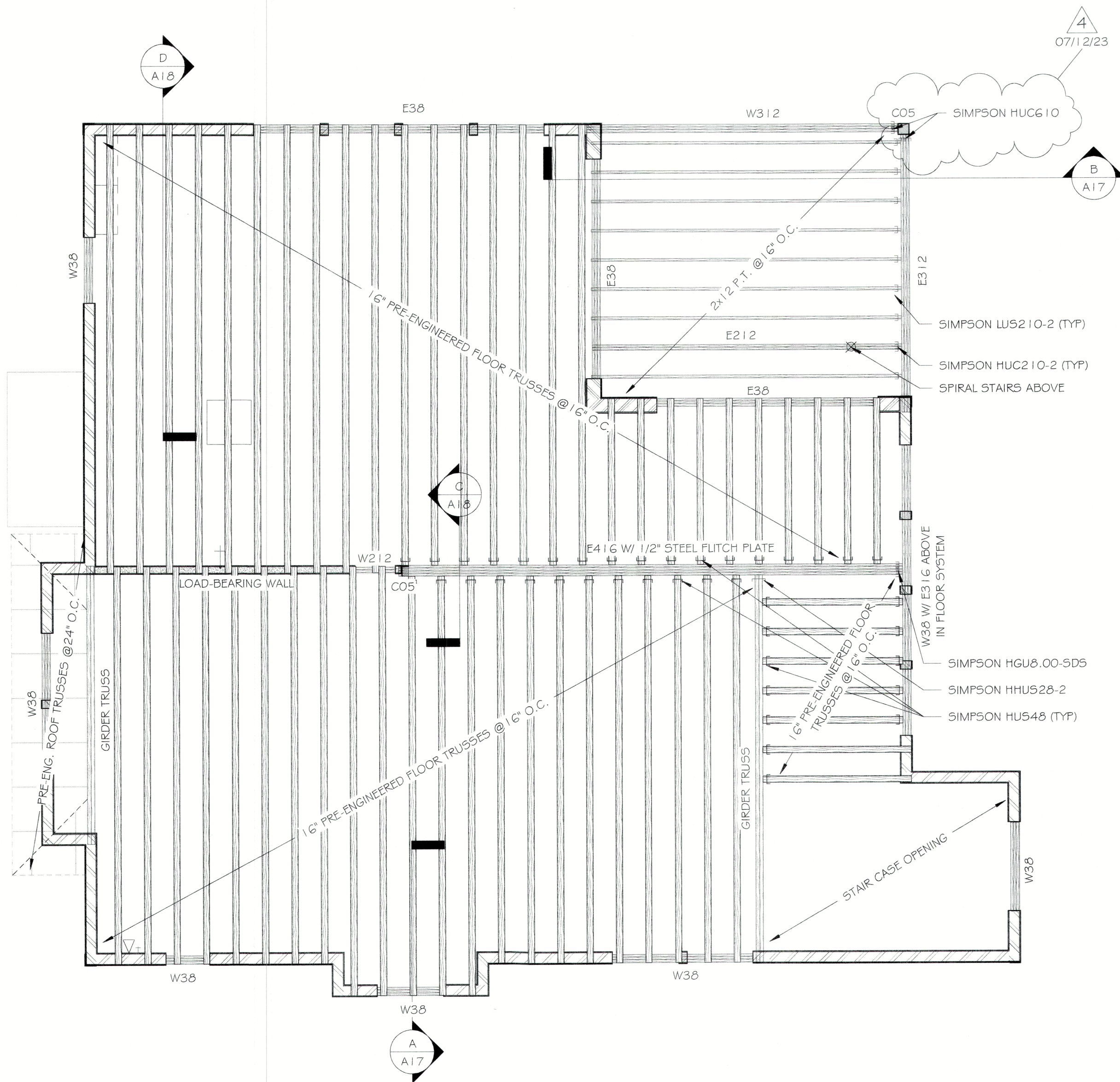
New Residence for
630 Companion Way
LBK
Florida

ISSUE DATE	No.	Date	Revisions (client)	Revisions (contractor)	Beam Change	Revisions from Builder	Revisions from	Change Order	Revisions Comments
01/11/22	BA	01/11/22							
01/24/22	BA	01/24/22							
02/27/22	JTL	02/27/22							
04/29/22	JTL	04/29/22							
07/26/22	YO	07/26/22							
09/05/22	BA	09/05/22							
12/02/22	BA	12/02/22							

D21-174
SHEET #
A12

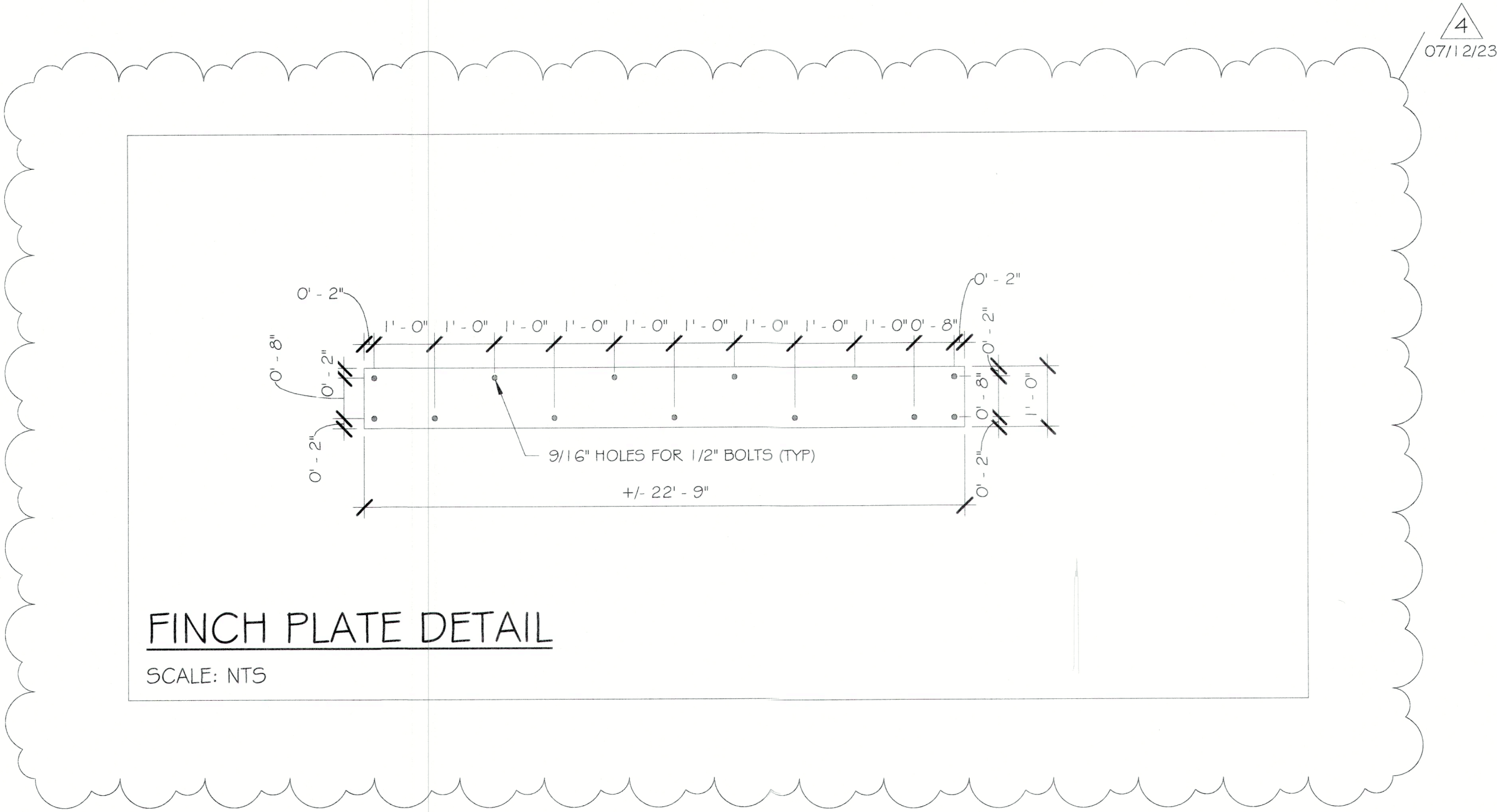
BLDG PERMIT PLANS
FILE COPY OF RECORD

PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ARCHITECT OF RECORD BEFORE PERMIT ISSUANCE.



THIRD FLOOR FRAMING PLAN

1/4" = 1'-0"



FINCH PLATE DETAIL

SCALE: NTS

GENERAL NOTES

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- IF BUILDER DECIDES TO MAKE BEAM LARGER THAN WHAT IS CALLED OUT, ARCHITECT IS OKAY w/ LARGER BEAM.

LINTEL TYPES

LO1 8"x8" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID

LO2 8"x16" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID

L2.5 8"x20" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (2) #5 REBAR BOTTOM FILLED SOLID

LO3 8"x24" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID

TIE BEAM TYPES

BO1 8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 13" FROM TOP. #3 STIRRUPS @ 10" O.C.

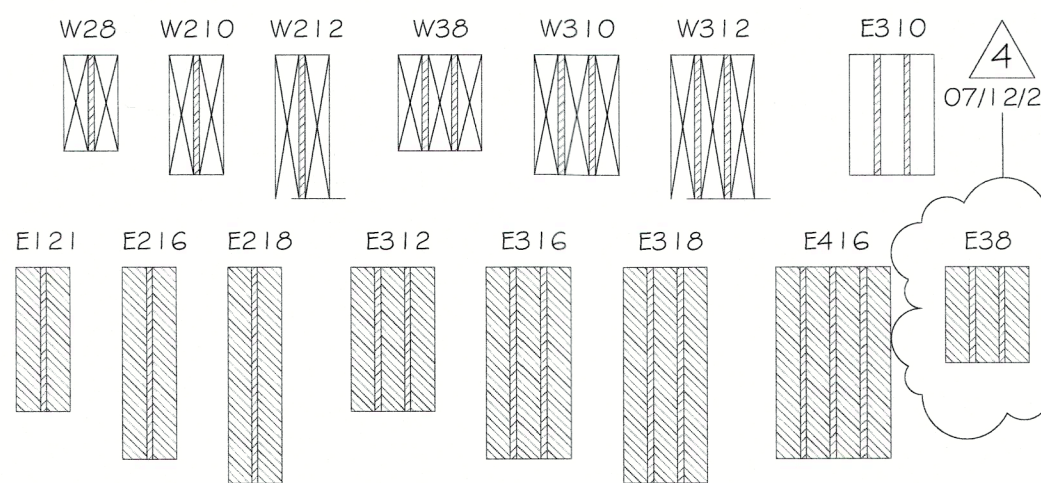
BO2 8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #7 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE

BO3 8"x16" TIE BEAM w/ (2) #7 REBAR 3" FROM TOP & (2) #7 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE

BO4 8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #8 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE

BO5 12"x16" TIE BEAM w/ (3) #5 REBAR 3" FROM TOP & (3) #8 REBAR 13" FROM TOP. #3 STIRRUPS @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE

WOOD BEAM TYPES



WOOD BEAM SCHEDULE

MARK	TYPE	SIZE (WxD)	PLY	GRADE
W28	SOLID SAWN	2" x 8"	2	No. 2
W210	SOLID SAWN	2" x 10"	2	No. 2
W212	SOLID SAWN	2" x 12"	2	No. 2
W38	SOLID SAWN	2" x 8"	3	No. 2
W310	SOLID SAWN	2" x 10"	3	No. 2
W312	SOLID SAWN	2" x 12"	3	No. 2
E38	ENGINEERED WOOD	5.25" x 8"		MIN. 1.9 E
E310	ENGINEERED WOOD	5.25" x 9.5"		MIN. 1.9 E
E212	ENGINEERED WOOD	3.5" x 11.25"		MIN. 1.9 E
E216	ENGINEERED WOOD	3.5" x 16"		MIN. 1.9 E
E218	ENGINEERED WOOD	3.5" x 18"		MIN. 1.9 E
E312	ENGINEERED WOOD	5.25" x 11.25"		MIN. 1.9 E
E316	ENGINEERED WOOD	5.25" x 16"		MIN. 1.9 E
E318	ENGINEERED WOOD	5.25" x 18"		MIN. 1.9 E
E416	ENGINEERED WOOD	7" x 16"		MIN. 1.9 E

COLUMN SCHEDULE

* ALL EXPOSED WOOD TO BE PRESSURE TREATED*

MARK	TYPE	SIZE	MARK	TYPE	SIZE
CO1	SOLID SAWN	4" x 4"	CO7	CMU COL. w/ (1) #5	8" x 8"
CO2	SOLID SAWN	6" x 6"	CO8	CMU COL. w/ (2) #5	8" x 16"
CO3	SOLID SAWN	8" x 8"	CO9	#3 STIRRUPS @ 12" O.C.	12" x 12"
CO4	ENGINEERED WOOD	3.5" x 3.5"	C10	CMU COL. w/ (2) #5	16" x 16"
CO5	ENGINEERED WOOD	3.5" x 5.25"	C11	#3 STIRRUPS @ 12" O.C.	3.5" x 5.25" x 0.25"
CO6	ENGINEERED WOOD	5.5" x 5.25"	C12	STEEL TUBE	4" x 4" x 0.25"

REBAR LOCATION



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CONTRACTOR/BUILDER NAME:
WESTINHILLS CORP., JEREMY PETERSON
CONTRACTOR NUMBER:
COC1508875
CONTACT INFO:
JEREMY@WESTINHILLSCORP.COM

PROJECT NAME:
NEW HOME FOR THOMAS WEINHOLT
PROJECT ADDRESS:
630 COMPANION WAY, LONGBOAT KEY,
FL. 34228

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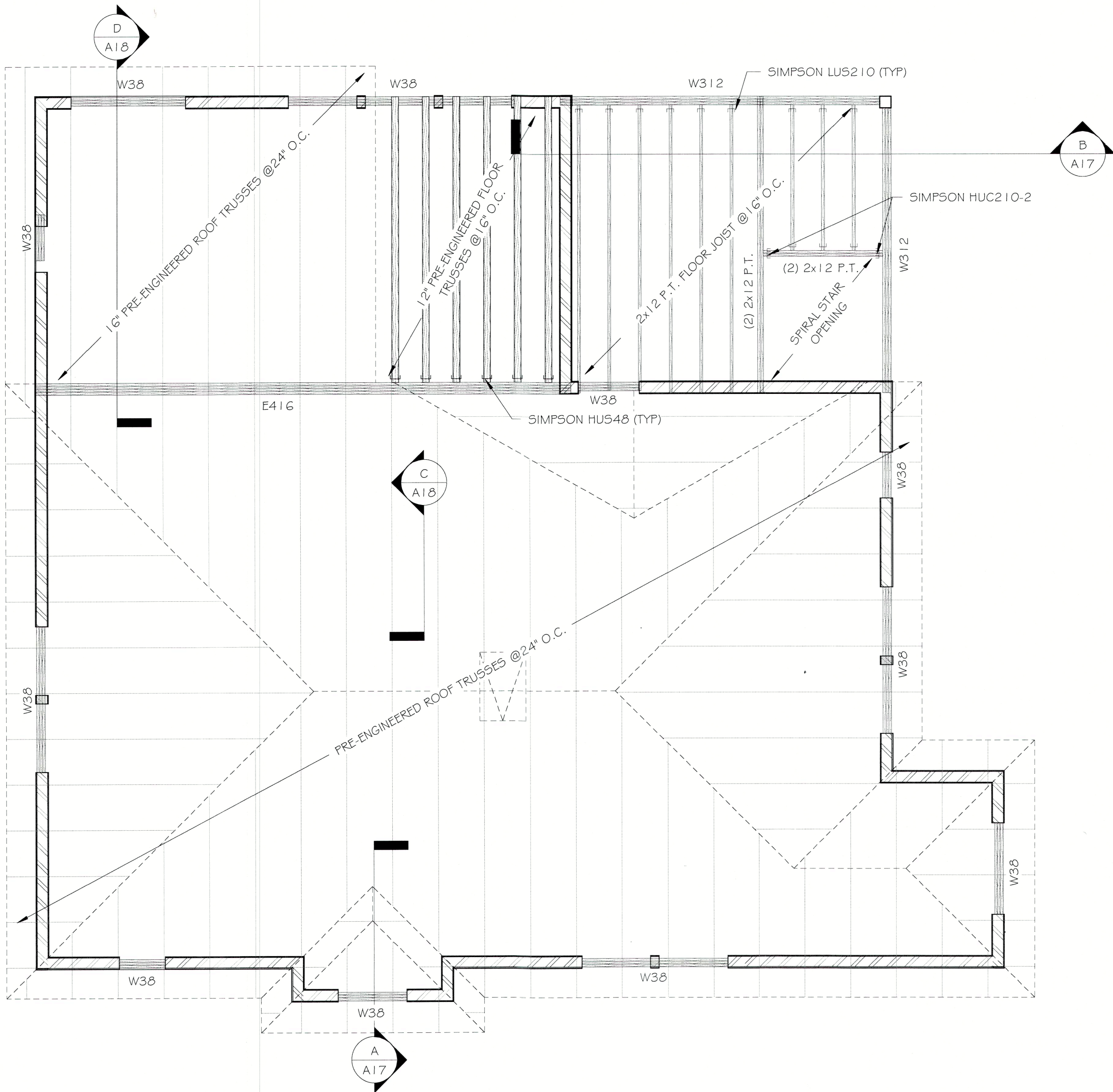
New Residence for
630 Companion Way
LBK Florida

ISSUE DATE	No.	BA	YD	BA	YD	BA	YD	BA	YD
Date	06/28/22	07/28/22	09/08/22	12/08/22	06/12/23	07/12/23	09/28/24		
Revisions from Builder									
Revisions									
Change Order									
Revisions Comments 1									
Revisions Comments 2									
Revisions Comments 3									
Revisions Comments 4									
Revisions Comments 5									

D21-174

SHEET #

A13



HEADER / ROOF PLAN

1/4" = 1'-0"

RECEIVED
JAN 04 2023
TOWN OF LONGBOAT KEY
PLANNING & ZONING DEPT.

GENERAL NOTES

- SEE GENERAL NOTES SHEET FOR BUILDING SPECS, CONSTRUCTION NOTES, SCOPE OF WORK & DESIGN CRITERIA.
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- IF BUILDER DECIDES TO MAKE BEAM LARGER THAN WHAT IS CALLED OUT, ARCHITECT IS OKAY w/LARGER BEAM.

LINTEL TYPES

L01

8"x8" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID

L02

TYPICAL OPENINGS GREATER THAN 6'-0" U.N.O.

8"x16" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID

L2.5

8"x20" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (2) #5 REBAR BOTTOM FILLED SOLID

L03

8"x24" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID

TIE BEAM TYPES

B01

8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 13" FROM TOP. #3 STIRRUPS @ 10" O.C.

B02

8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #7 REBAR 13" FROM TOP

#3 STIRRUPS @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE

B03

8"x16" TIE BEAM w/ (2) #7 REBAR 3" FROM TOP & (2) #7 REBAR 13" FROM TOP

#3 STIRRUPS @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE

B04

8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #8 REBAR 13" FROM TOP

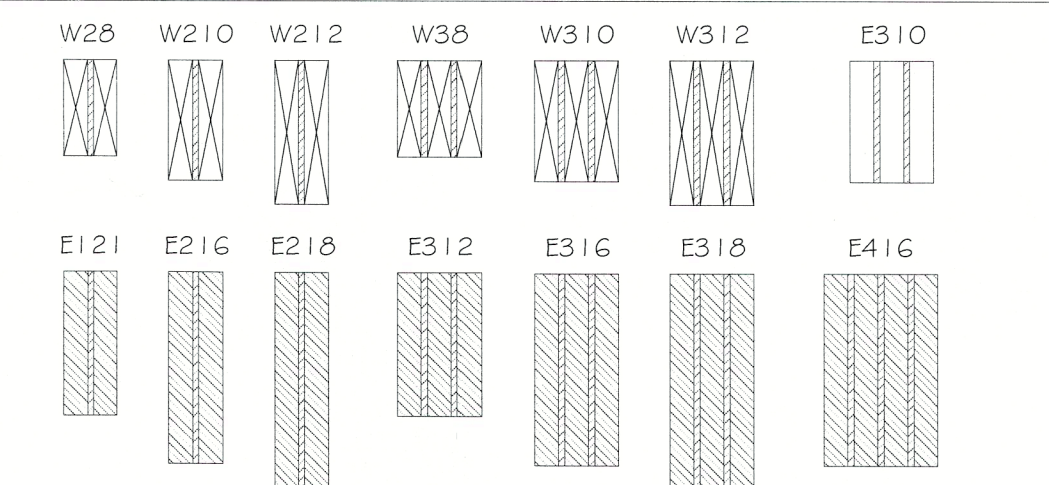
#3 STIRRUPS @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE

B05

12"x16" TIE BEAM w/ (3) #5 REBAR 3" FROM TOP & (3) #8 REBAR 13" FROM TOP

#3 STIRRUPS @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE

WOOD BEAM TYPES



WOOD BEAM SCHEDULE

MARK	TYPE	SIZE (WxD)	PLY	GRADE
W28	SOLID SAWN	2" x 8"	2	No. 2
W210	SOLID SAWN	2" x 10"	2	No. 2
W212	SOLID SAWN	2" x 12"	2	No. 2
W38	SOLID SAWN	2" x 8"	3	No. 2
W310	SOLID SAWN	2" x 10"	3	No. 2
W312	SOLID SAWN	2" x 12"	3	No. 2
E310	ENGINEERED WOOD	5.25" x 9.5"		MIN. 1.9 E
E212	ENGINEERED WOOD	3.5" x 11.25"		MIN. 1.9 E
E216	ENGINEERED WOOD	3.5" x 16"		MIN. 1.9 E
E218	ENGINEERED WOOD	3.5" x 18"		MIN. 1.9 E
E312	ENGINEERED WOOD	5.25" x 11.25"		MIN. 1.9 E
E316	ENGINEERED WOOD	5.25" x 16"		MIN. 1.9 E
E318	ENGINEERED WOOD	5.25" x 18"		MIN. 1.9 E
E416	ENGINEERED WOOD	7" x 18"		MIN. 1.9 E

COLUMN SCHEDULE

* ALL EXPOSED WOOD TO BE PRESSURE TREATED*

MARK	TYPE	SIZE	MARK	TYPE	SIZE
C01	SOLID SAWN	4" x 4"	C07	CMU COL. w/ (1) #5	8" x 8"
C02	SOLID SAWN	6" x 6"	C08	CMU COL. w/ (2) #5 #3 STIRRUPS @ 12" O.C.	8" x 16"
C03	SOLID SAWN	8" x 8"	C09	CMU COL. w/ (2) #5 #3 STIRRUPS @ 12" O.C.	12" x 12"
C04	ENGINEERED WOOD	3.5" x 3.5"	C10	CMU COL. w/ (2) #5 #3 STIRRUPS @ 12" O.C.	16" x 16"
C05	ENGINEERED WOOD	3.5" x 5.25"	C11	STEEL TUBE	3.5" x 5.25" x 0.25"
C06	ENGINEERED WOOD	5.5" x 5.25"	C12	STEEL TUBE	4" x 4" x 0.25"

REBAR LOCATION

FOR ONE STORY BLOCK WALLS: #5 REBAR @ 6' O.C.

FOR TWO STORY BLOCK WALLS: #5 REBAR @ 4' O.C.



CONTRACTOR/BUILDER NAME:
WESTINHILLS CORP., JEREMY PETERSON
CONTRACTOR NUMBER:
CGC 1508875
CONTACT INFO:
JEREMY@WESTINHILLSCORP.COM

PROJECT NAME:
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New Residence for
630 Companion Way
LBK Florida

ISSUE DATE	No.	Revisions (Client)	Revisions (Structural)	Revisions (Mechanical)	Revisions (Electrical)	Revisions (Plumbing)	Revisions (HVAC)	Revisions (Other)
01/11/22	01							
01/26/22	02							
06/27/22	03							
06/28/22	04							
07/26/22	05							
09/06/22	06							
12/05/22	07							

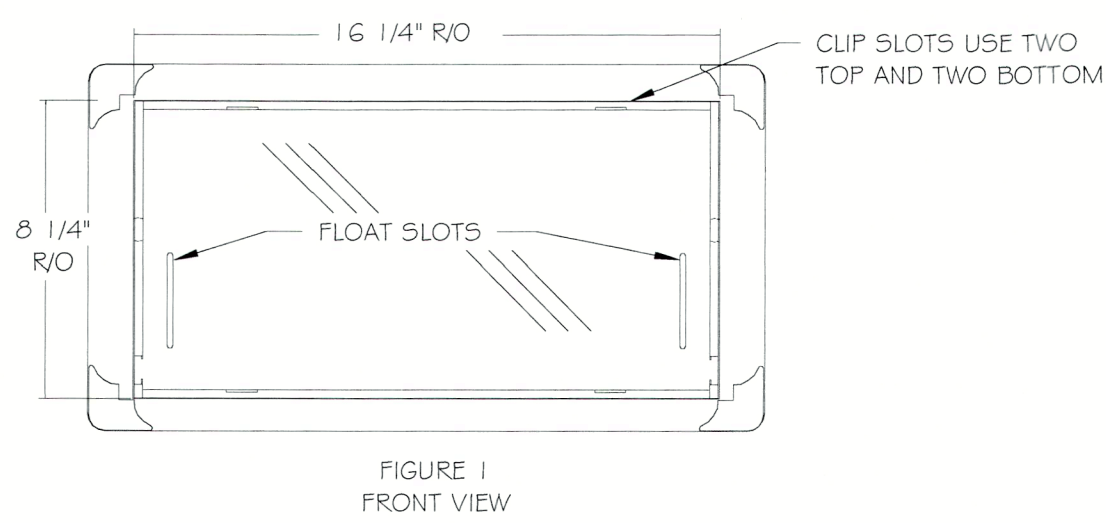
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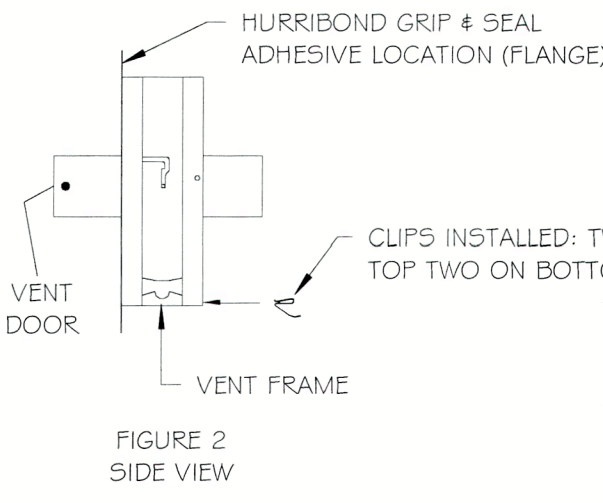
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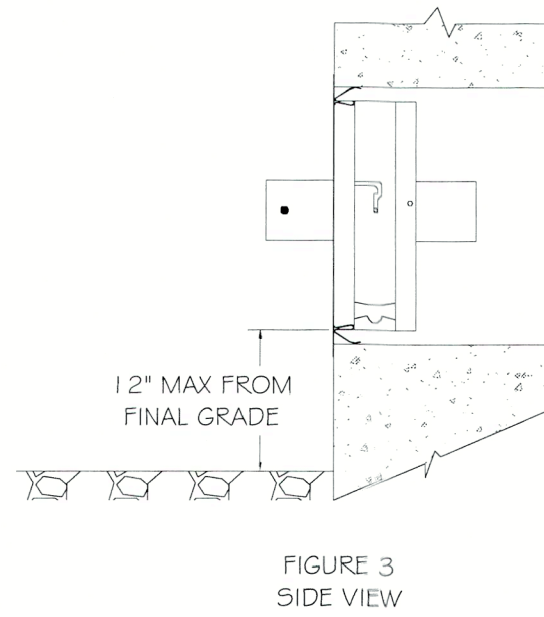
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DETAIL DIAGRAM
MODEL 1540-520
FLOOD VENT INSULATED



SMART VENT FOUNDATION FLOOD VENTS 430 AND BRO DR., UNIT 1 PITMAN NJ 08071			
FLOOD VENT INSULATED MODEL 1540-520			
SIZE A	DWG NO. 1540-520	REV B	DATE 6-21-16



INSTALLATION INSTRUCTIONS & DETAILS
MODEL 1540-520
FLOODVENT INSULATED
REV. 6-21-16

INSTALLATION INSTRUCTIONS

1. REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
2. PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 12" ABOVE THE FINISHED GRADE.
3. APPLY A BEAD OF HURRIBOND GRIP & SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FLANGE ON THE VENT FRAME. (FIG. 2)
4. INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
5. THE SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME. COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIPPING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
6. WITH THE FRAME NOW IN THE OPENING, AND THE BOTTOM SPRINGS IN PLACE, COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL.
7. RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CAULK.
8. INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR (WITH FLOAT PINS DOWN) AND FRONT (SMALL SCREEN IN FRONT). SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
9. INSERT THE TOP STRAPS INTO THE TOP TWO STRAP SLOTS ABOUT TWO CLICKS.
10. TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

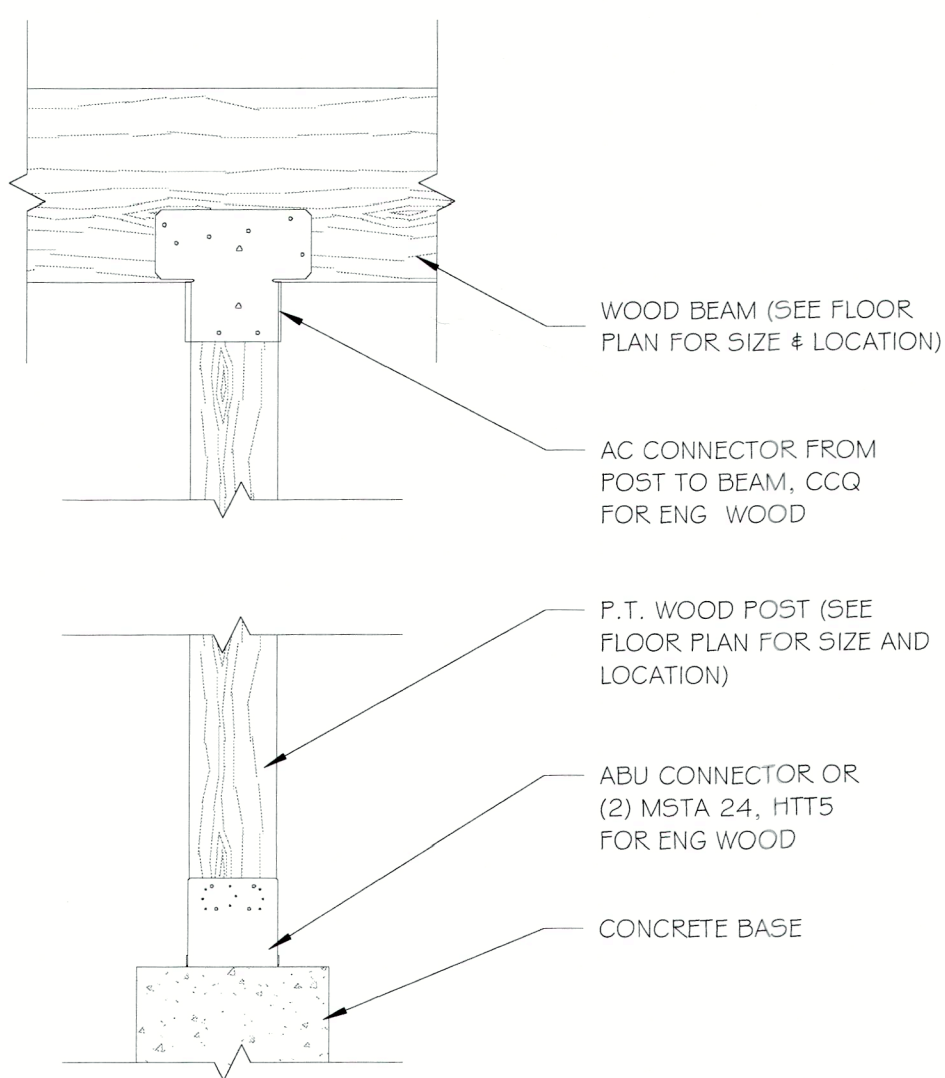
DETAIL SPECIFICATIONS:

MATERIAL: STAINLESS STEEL
OPERATION: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
INSTALLATION: SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE
HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-14
ICC EVALUATION # ESR-2074

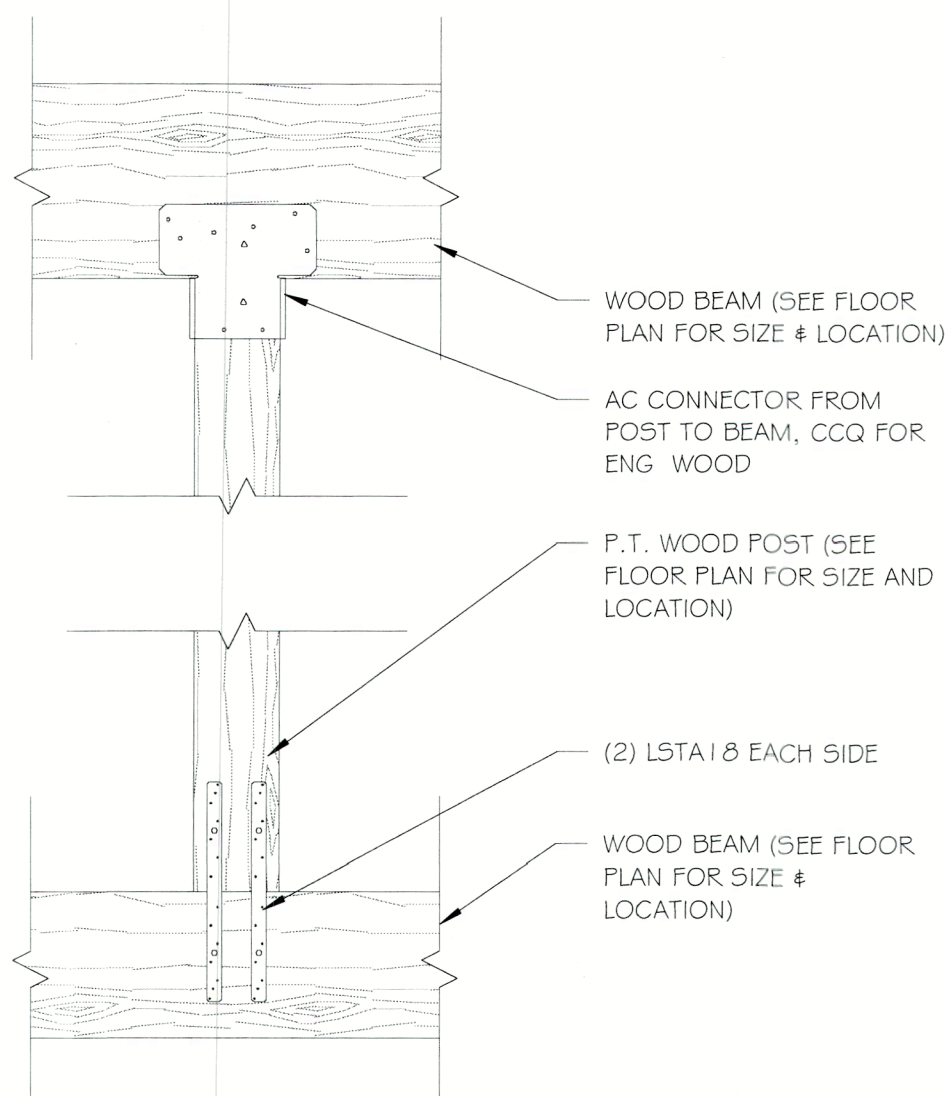
SMART VENT - CMU WALL

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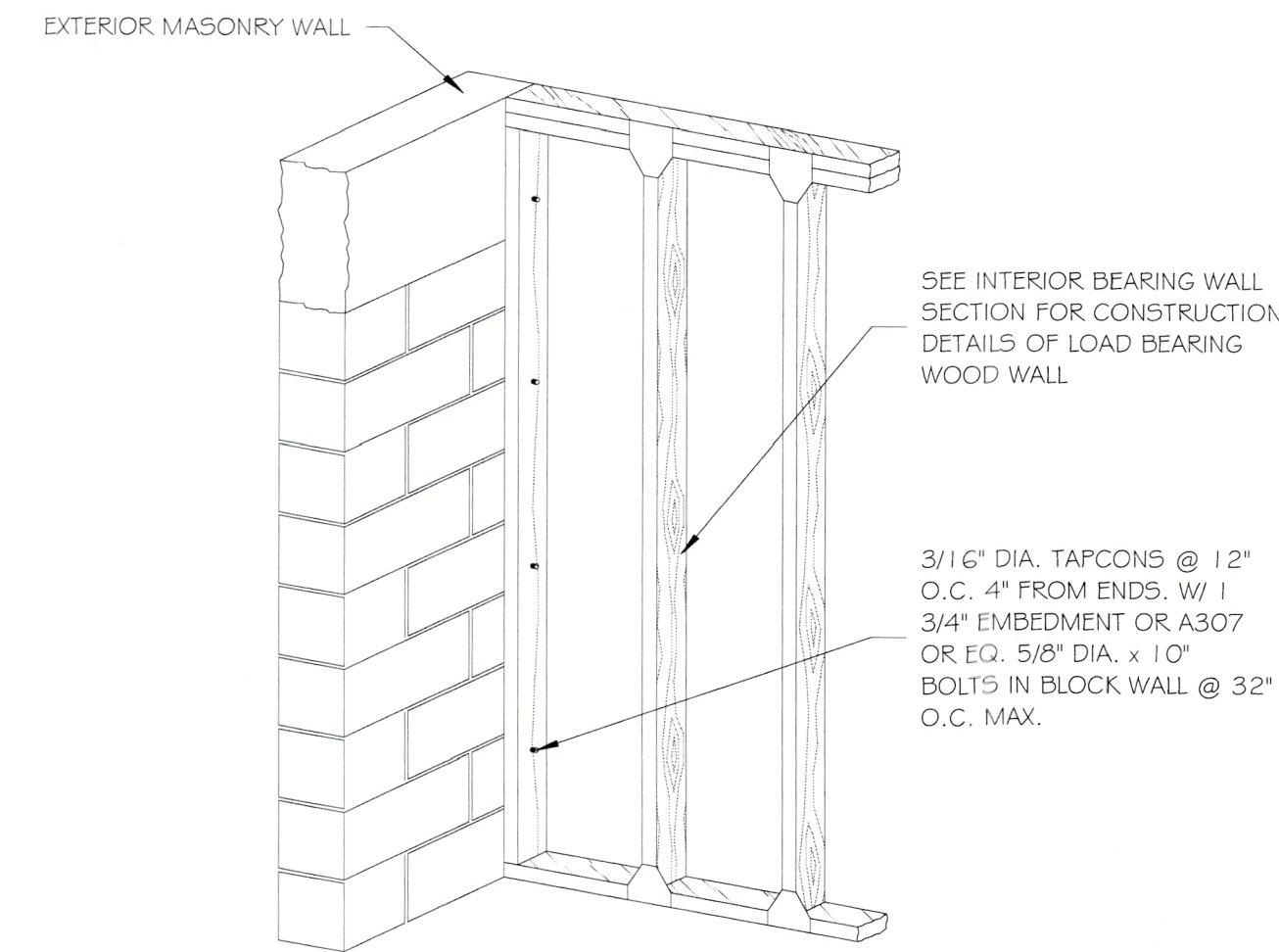
POST DETAIL

SCALE: NTS



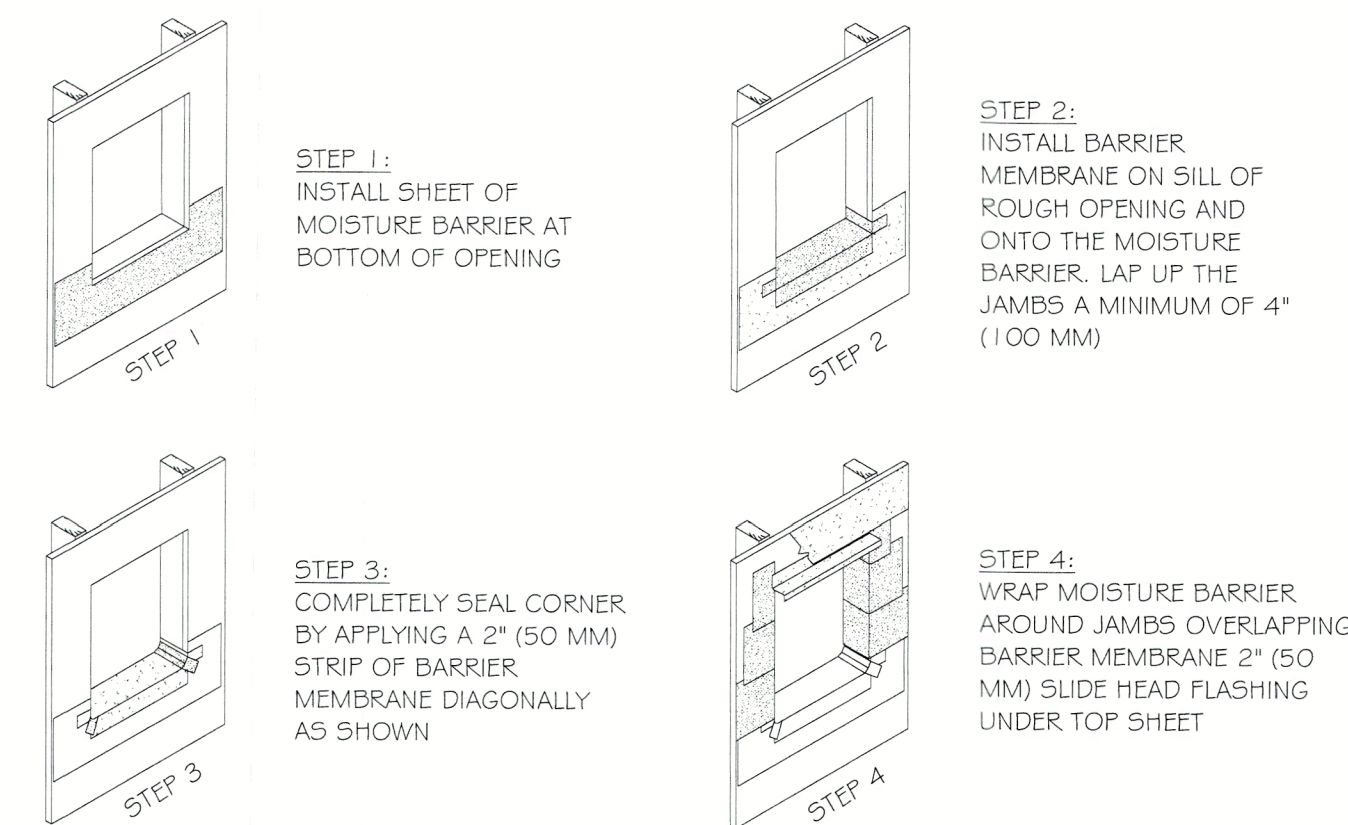
POST DETAIL

SCALE: NTS



MIXED CONSTRUCTION DETAIL

SCALE: NTS

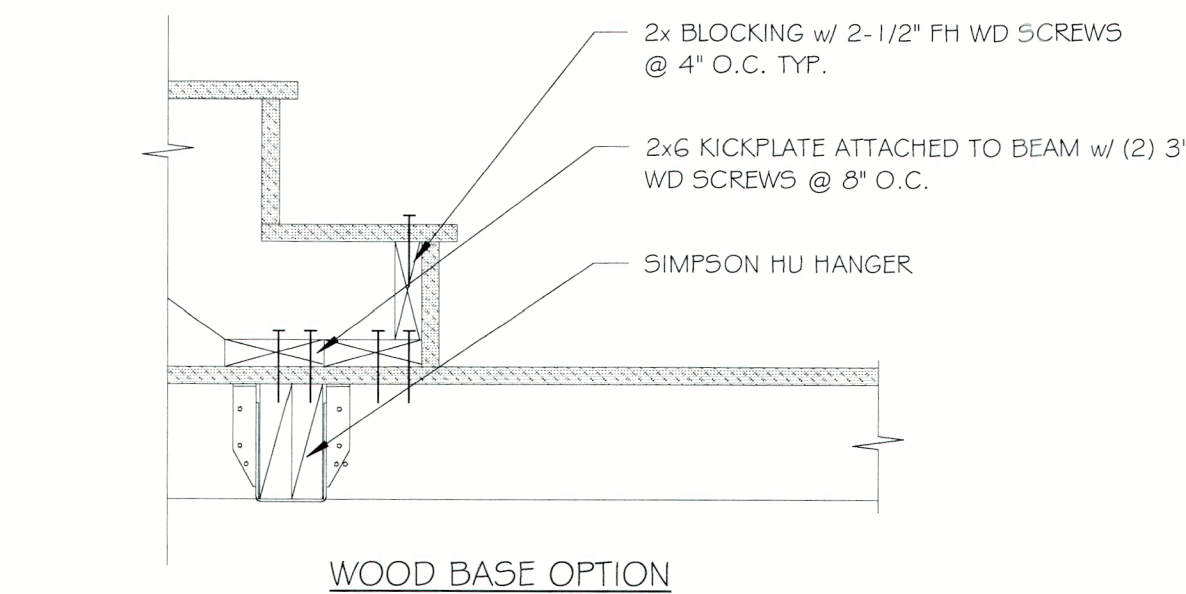
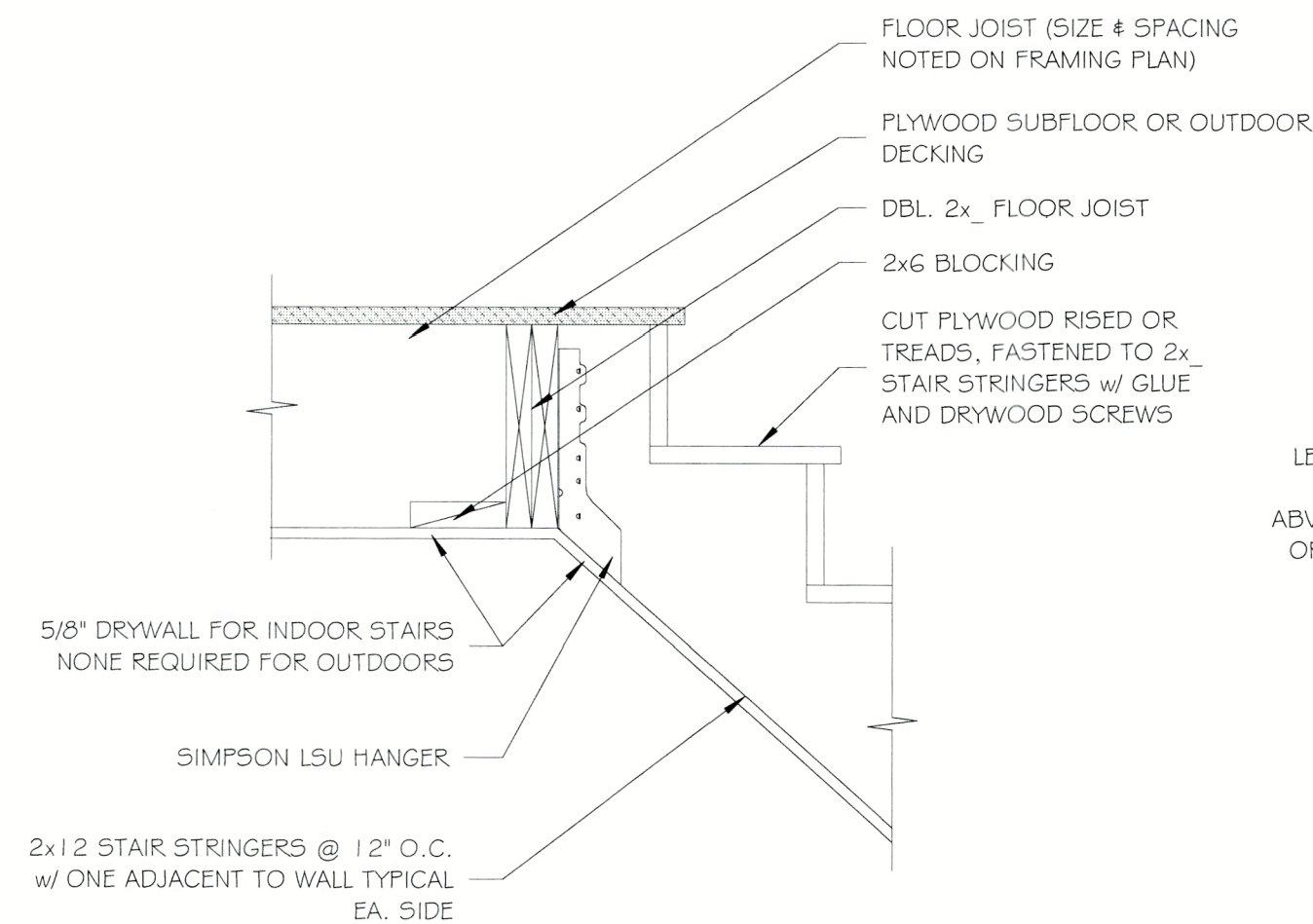


NOTES:

1. Prepare opening prior to the installation of the window or mechanical equipment. Coordinate installation with other associated substrates.
2. Provide moisture barrier and other associated trim and accessories.
3. Provide flashing at sill to drain water to the exterior.

WATER PROOFING DETAIL

SCALE: NTS



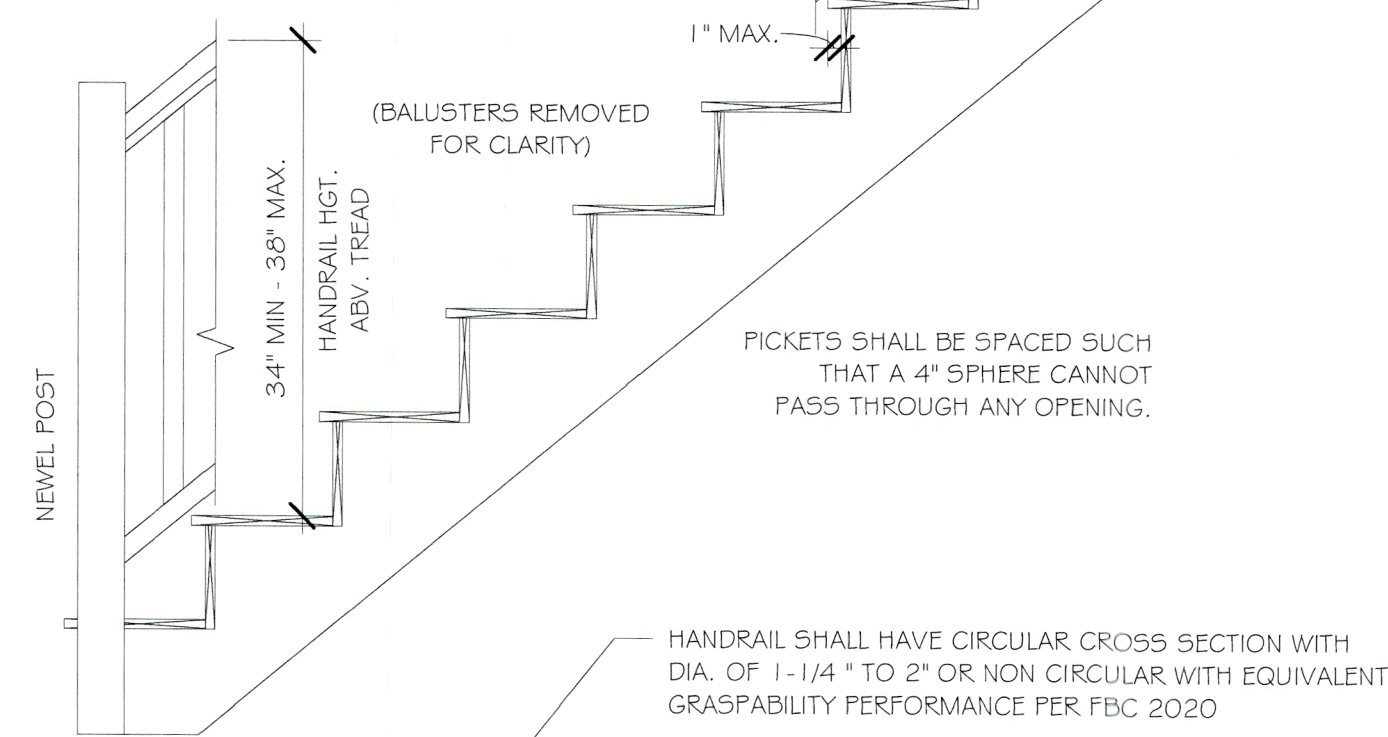
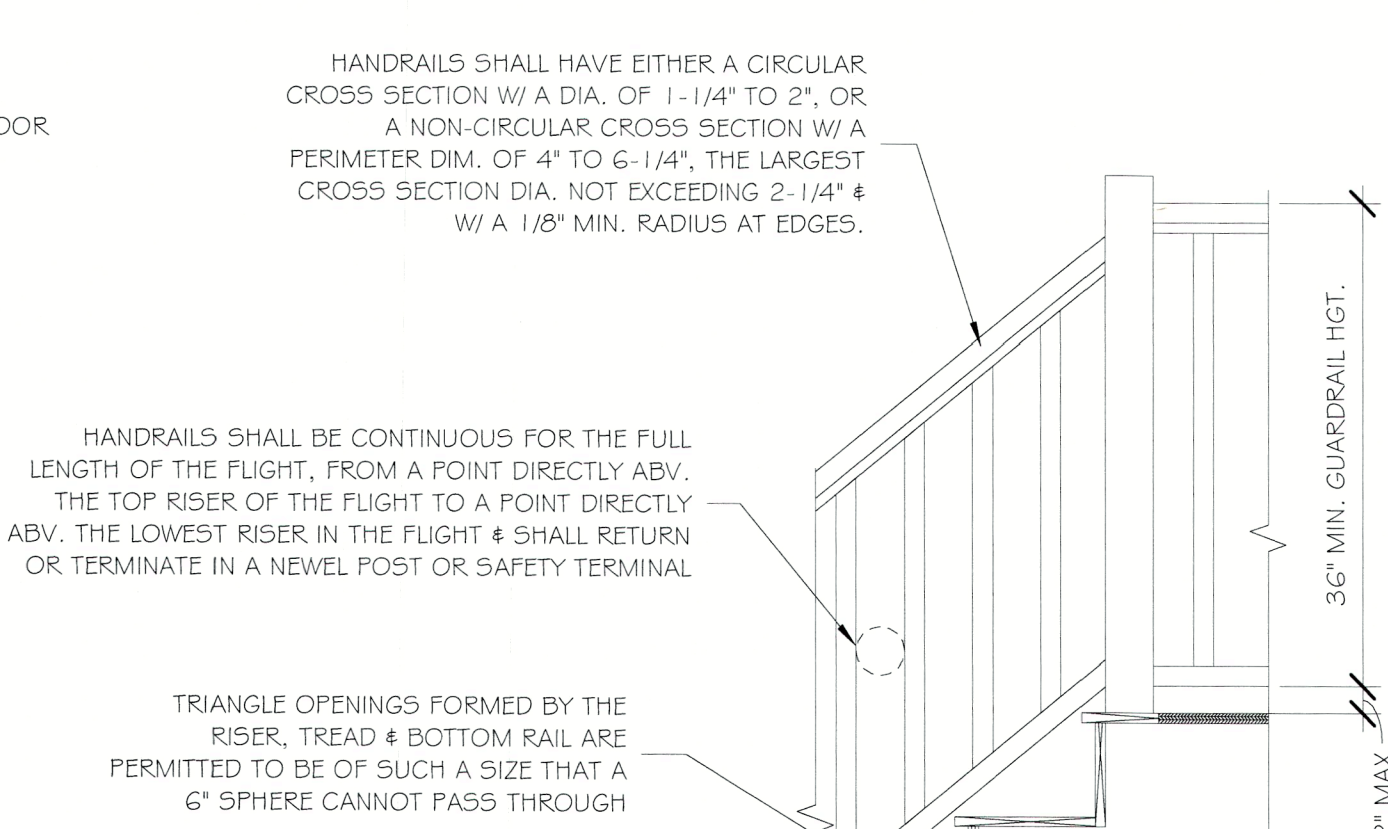
NOTE:

STAIRS SHALL COMPLY WITH ALL PROVISIONS OF THE FBC 2020.

THE HEIGHT OF RISERS SHALL NOT EXCEED 7-3/4" & UNIFORM. THE TREAD WIDTHS, EXCLUSIVE OF NOSING, SHALL NOT BE LESS THAN 10" & UNIFORM.

TYPICAL STAIR DETAILS

SCALE: NTS



* STAIRS SHALL HAVE A MINIMUM HEAD CLEARANCE OF 6'-8"



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ISSUE DATE		Revision (client)		Revision (structural)		Revision (mechanical)		Revision (other)	
Date	No.	Date	No.	Date	No.	Date	No.	Date	No.
01/11/22	DA	01/24/22	DA	02/27/22	JTL	02/28/22	DA	07/06/22	YG

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ISSUE DATE	
Date	No.
01/11/82	BA
	Readings (client)
01/24/82	BA
	Readings (structural)
06/27/82	JTL
	Beam Change
06/28/82	BA
	Readings from Builder
07/26/82	YO
	Readings
09/08/82	BA
	Change Order
12/06/82	BA
	Review Comments 1

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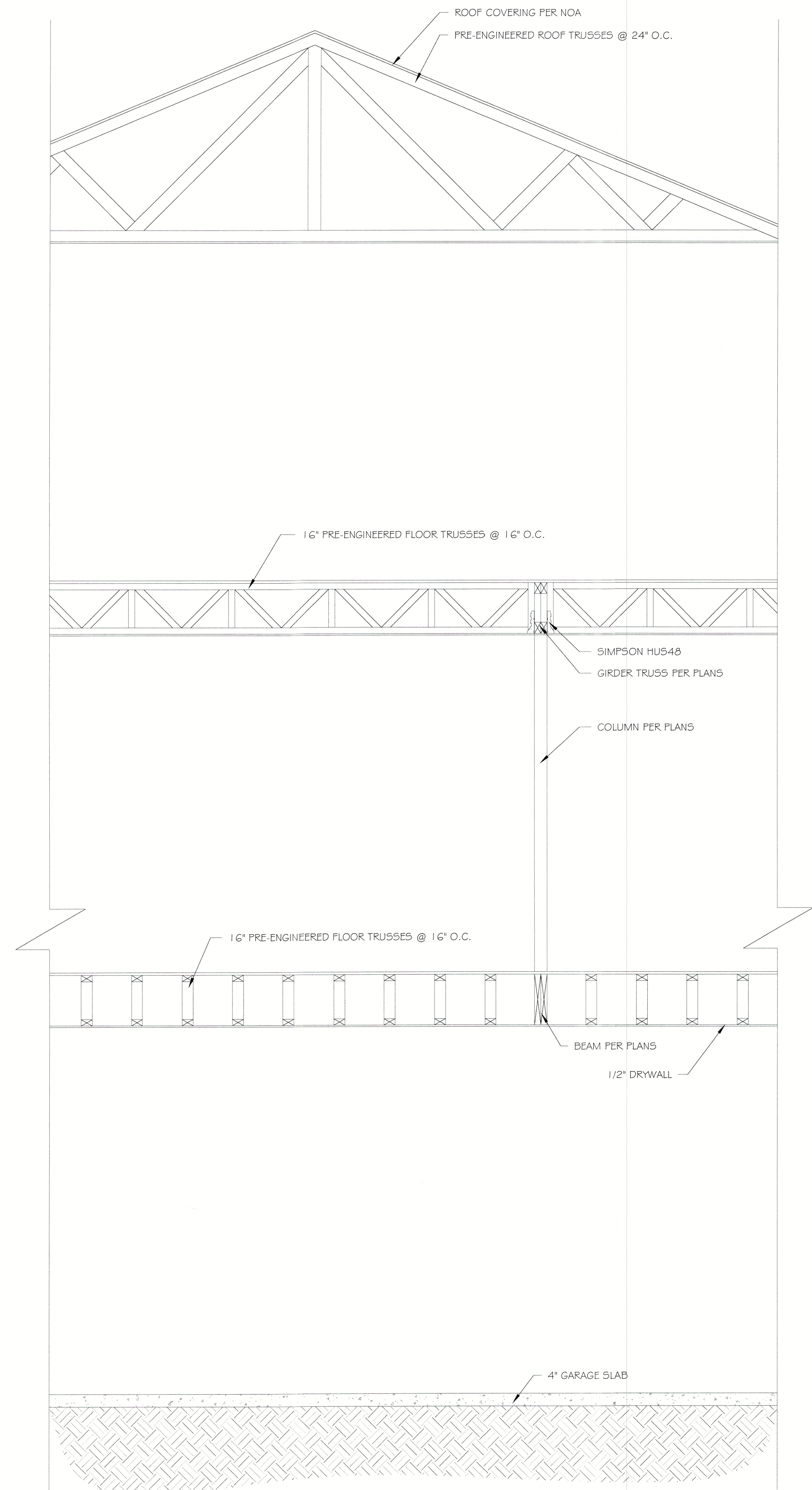
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ISSUE DATE		No.		Date	
Revisions (client)	BA	01/11/22	01/24/22	01/24/22	01/24/22
Revisions (structural)	BA	02/27/22	02/27/22	02/27/22	02/27/22
Revisions (building)	BA	02/27/22	02/27/22	02/27/22	02/27/22
Revisions (other)	BA	02/27/22	02/27/22	02/27/22	02/27/22
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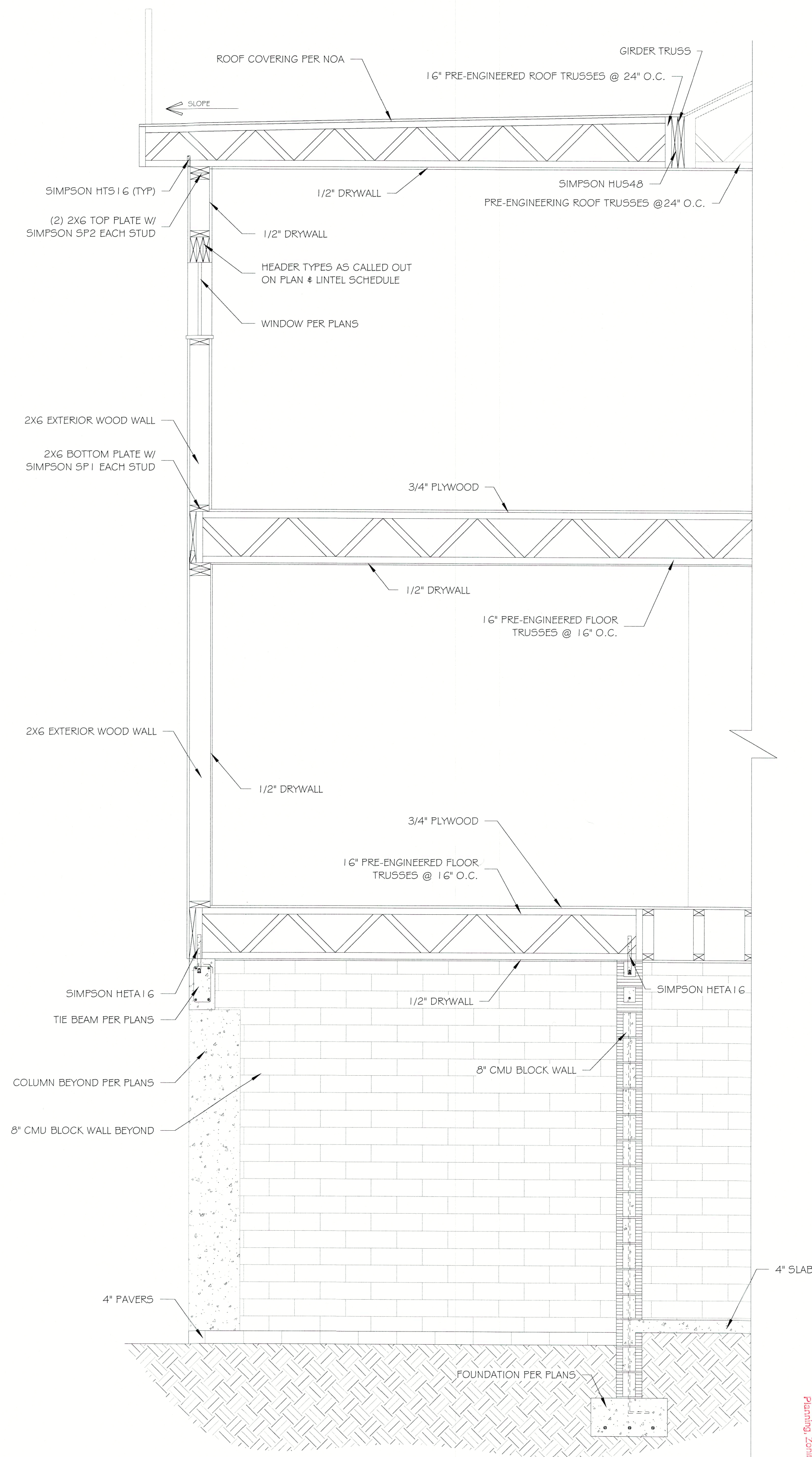
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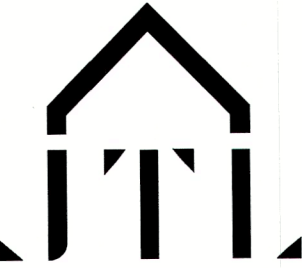
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ISSUE DATE		Revisions (client)	
Date	No.	By	Reason
01/11/22	01	DA	Revisions (Structural)
01/24/22	02	DA	Revisions (Structural)
02/27/22	03	JL	Revisions (Structural)
03/29/22	04	DA	Revisions (Structural)
07/06/22	05	DA	Revisions (Structural)
09/08/22	06	DA	Revisions (Structural)
12/09/22	07	DA	Revisions (Structural)

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A19

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GENERAL NOTES:

- COMPACT BACK FILL 5'-0" FROM STRUCTURE. MINIMUM ALLOWABLE BEARING CAPACITY SHALL BE 2000 PSF.
- CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.
- PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.
- GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC 2020 FOR WIND LOADS AS DEFINED IN ASCE7-16.
- NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THESE DRAWINGS WITHOUT PREVIOUS APPROVAL FROM THE ENGINEER OF RECORD.
- ALL OTHER JOB SPECIFICATION AND FINISH SPECIFICATIONS TO BE FURNISHED TO GENERAL CONTRACTOR BY THE HOME OWNER AND ARE NOT PART OF THESE DRAWINGS.
- BRAND, STYLE, KIND, COLOR, ETC. OF ALL FINISHES & MATERIALS, ELECTRICAL FIXTURES, APPLIANCES, EQUIPMENT AS AGREED AND NEGOTIATED BETWEEN OWNER & CONTRACTOR.
- WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.

DESIGN LOADS AND NOTES:

ROOF -	
LIVE LOADS	
TOP CHORD (FLAT, PITCHED OR CURVED)	- 20PSF
BOTTOM CHORD	- 0PSF
DEAD LOADS	
TOP CHORD (SHINGLE) (TILE)	- 10PSF
BOTTOM CHORD	- 28PSF
	- 10PSF
FLOOR -	
LIVE LOADS	
ASSEMBLY AREA	- 100PSF
DINING ROOM AND RESTAURANTS OFFICE	- 100PSF
(CORRIDORS ABOVE 1ST FLOOR) (LOBBIES & 1ST FLOOR CORRIDORS)	- 80PSF
OFFICES	- 100PSF
RESIDENTIAL	- 50PSF
(UNINHABITABLE ATTICS WITHOUT STORAGE)	- 10PSF
(UNINHABITABLE ATTICS WITH STORAGE)	- 20PSF
(HABITABLE ATTICS & SLEEPING AREAS)	- 30PSF
(ALL OTHER AREAS EXCEPT BALCONIES)	- 40PSF
STAIRS (1 & 2 FAMILY DWELLING) (ALL OTHER)	- 40PSF
RETAIL STORES (FIRST FLOOR) (UPPER FLOORS)	- 100PSF
WHOLESALE STORES	- 75PSF
	- 125PSF

- DL = 10PSF IN COMBINATION WITH WIND LOADS.
- MEAN ROOF HEIGHT SHALL BE DETERMINED BY TRUSS DESIGNER FROM PLANS.
- LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT UNLESS NOTED OTHERWISE.
- TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON AN EXTERIOR WALL.
- TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSES AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS.

CEILING NOTES:

- R302.5.2 DUCT PENETRATION: DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE OPENINGS INTO GARAGE.
- R302.6 SEPARATION REQUIRED: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
- R703.1.2 SOFFIT COMPLIANCE: ALL SOFFIT SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURE OF +33.5/-42.2 PSF FOR SINGLE STORY & +38.0/-49.7 PSF FOR TWO STORIES.
- DRYWALL AT INTERIOR CEILINGS: TYP @ ALL INTERIOR CEILINGS: 5/8" G.W.B. OR 1/2" SAG-RESISTANT CONTROL DENSITY BOARD.
- CEILING EXPOSED TO WIND: ALL CEILINGS EXPOSED TO WIND TO HAVE 3.4 #50 YARD. 3 COAT STUCCO FINISH (7/8" MIN. THICKNESS) OVER 3/8" MIN. HIGH RIB LATH ATTACHED WITH RIBS PERPENDICULAR TO TRUSS BOTTOM CORD PER MANUFACTURER'S SPECIFICATIONS. NAIL WITH 11 GAUGE X 1 1/2" LONG NAILS WITH 7/16" MIN. HEAD 4" O.C. OR 5/8" ANTI-SAG EXTERIOR GRADE DRYWALL INSTALLED TO MANUFACTURER SPECS.

FRAMING NOTES:

- WOOD CONSTRUCTION, CONNECTIONS, AND NAILING SHALL CONFORM TO THE FBC 2020 EDITION.
- ALL WOOD FRAMING MATERIALS SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT
- ALL LOAD BEARING WALL FRAMING SHALL BE #2 SOUTHERN PINE.
- ALL JOIST AND RAFTER FRAMING SHALL BE #2 SOUTHERN PINE OR HEM-FIR.
- ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED
- ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, UNLESS NOTED OTHERWISE.
- PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY OR EQUIVALENT. INSTALL ALL ACCESSORIES AS PER MANUFACTURERS REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (ASTM A446 GRADE A) AND BE GALVANIZED(COATING G60).
- TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON GLB OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.
- GLB OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE UNLESS NOTED OTHERWISE.
- MEMBERS DESIGNATED 'LVL' (E.G., 13/4" x 14" LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY BOISE (VERSA-LAM) OR ENGINEER APPROVED SUBSTITUTION.
- BOLTHEADS SHALL BE CENTERED & DRILLED NO MORE THAN 1/16" LARGER THAN BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.
- ALL NAIL SHANK SIZES TO BE MINIMUM OF 0.131 INCHES.
- UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE. GALV. MTL. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.

MASONRY NOTES:

- MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1-02)", PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE. SEE "TESTING AND INSPECTION NOTES" FOR ADDITIONAL INFORMATION.
- HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO THE ASTM C-90, AND BE MADE WITH NORMAL WEIGHT AGGREGATE. UNIT COMPRESSIVE STRENGTH OF 1,900 PSI ON NET SECTION TO PROVIDE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY (pm) OF 2,500 PSI, AS DETERMINED BY THE STRENGTH METHOD OF ACI 530.1.
- FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY WITH GROUT. GROUT SHALL CONFORM TO ASTM C-476 AND SHALL OBTAIN A MIN. 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI, TESTED PER ASTM C-1019 EACH 5,000 S.F. GROUT STOPS ARE TO BE MESHED OR SCREEN TYPE, FELT PAPER IS NOT ALLOWED.
- REINFORCED STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BENT. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAPPED WITH FIRST LIFT OF REINFORCING. PROVIDE A MINIMUM LAP OF 40 X BAR DIAMETER.
- MORTAR SHALL CONFORM TO ASTM C-270, TYPE M, S, OR N. ALL MORTAR SHALL MEET THE "PROPORTION SPECIFICATION" OF ASTM C-270 AND EVALUATED IN ACCORDANCE WITH ASTM C-780.
- UNLESS OTHERWISE INDICATED, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND OTHER INTERSECTIONS OF ALL LOAD BEARING WALLS. INTERSECTING NON-LOADBEARING WALLS SHALL BE CONNECTED BY PREFABRICATED TEE AND CORNER HORIZONTAL JOINT REINFORCEMENT @ 16" O.C.
- PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING AS INDICATED. PROVIDE BARS AT WALL CORNERS, INTERSECTION AND PEN EDGES. PROVIDE CLEAN CUTS FOR EACH GROUT POUR EXCEEDING 5FT.
- PROVIDE PRECAST LINTELS ABOVE ALL WALL OPENINGS INCLUDING HVAC DUCTS. SEE DRAWINGS FOR LOCATIONS OF ALL OPENINGS. UNLESS OTHERWISE ON PLAN PROVIDE PRECAST LINTELS BELOW AS A MINIMUM.
- OPENINGS LESS THAN 6FT = 8" PRECAST U-LINTEL W/ 1-#5 & 8" KNOCK-OUT COURSE W/ 1-#5. (TYPICAL PERIMETER BOND BEAM 16" TOTAL DEPTH)
- OPENINGS GREATER THAN 6FT = SEE DRAWINGS. PROVIDE ONE REINFORCED CELL EACH SIDE OF OPENING W/ 8" LINTEL BEARING.
- ALL WALLS OVER 8' HIGH MUST BE BRACED PRIOR TO POURING TIE BEAMS.
- MISSED FILL CELLS MAY BE REPAIRED WITH 6" EPOXY (HILTI SET-8XP) EMBED #5 REBAR INTO SLAB AND TIEBEAM. LAP STEEL PER 318 AND FILL CELL WITH 3000 PSI GROUT.

CAST-IN-PLACE CONCRETE NOTES:

- CONCRETE MIXES SHALL BE DESIGNED PER ACI 30, USING PORTLAND CEMENT CONFORMING TO ASTM C-150, AGGREGATE CONFORMING TO ASTM C-33, AND ADMIXTURES CONFORMING TO ASTM C-494. C-1017, C-618, C-909 AND C-260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.
- CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENT:
- IN ALL SALT ENVIRONMENTS A MIN. OF 5000PSI CONCRETE SHALL BE USED. (SLAB SHALL BE EXEMPT.) FOR OTHER ENVIRONMENTS USE 3000 PSI CONCRETE.
- ALL CONCRETE WORK SHALL CONFORM TO ASTM ACI 301.
- "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS". HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.
- ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A-185 (FLAT SHEETS ONLY).
- ALL REINFORCED STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE.

- REINFORCING STEEL INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED 40 X BAR DIAMETER. LAP CONTINUOUS BOTTOM BARS OVER SUPPORTS, LAP CONTINUOUS TOP BARS AT MID-SPAN UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN ACCORDANCE W/ ACI 318-08:
 - SECTION 7.7.1
 - CONCRETE EXPOSED TO WEATHER:
 - #6 THROUGH #18 BARS - 2"
 - #5 BAR, W31 OF D31 WIRE & SMALLER - 1 1/2"
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - BEAMS AND COLUMNS - 1 1/2"
 - FOUNDATIONS EXPOSED TO EARTH - 3"
- BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.
- ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE NOTED.
- FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.
- EARTH SUPPORTED SLABS: 4" THICK (MIN.)
- THE FOLLOWING SLABS SHALL BE REINFORCED WITH FIBERMESH-LIVING, GARAGE, DRIVEWAYS, ENTRY, LANAI, POOL DECKS FIBERMESH TO BE ADDED TO CONCRETE PER MANUFACTURER'S SPECIFICATIONS.
- THE FOLLOWING SLABS MAY HAVE BUT DO NOT REQUIRE FIBERMESH: WALKWAYS, POOL EQUIP. PADS, SERVICE DOOR PADS, A/C PADS.

ROOF FRAMING NOTES:

- THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION.
- DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH ASCE 7-16.
- SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.
- ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER, SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT LOADS.
- PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.
- ROOF SHEATHING SHALL BE 5/8" CD PLYWOOD OR EQ.
- CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

ROOF TRUSS/ ROOF RAFTER CONNECTION TO DOUBLE TOP PLATE OR WOOD BEAM

- UNLESS OTHERWISE NOTED, USE SIMPSON HTS20 AT EACH TRUSS TO WOOD, (2) HTS20 AT EACH GIRDERS TO WOOD, (2) HETA20 AT EACH GIRDERS TO CMU AND HETA20 AT EACH TRUSS TO CMU. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS
- IF HETA20 IS MISSED, (2) HTSM20 MAY BE USED INSTEAD AND ADDITIONAL TIEDOWNS TO MEET UPLIFT REQUIREMENTS.
- PRE-ENGINEERED ROOF TRUSSES TO BE APPROVED BY ENGINEER OF RECORD.

FLOOR RAFTER/1-JOIST/ CONVENTIONAL FRAMING CONNECTION TO DOUBLE TOP PLATE OR DIRECT BEARING ON WOOD BEAM

- UNLESS OTHERWISE NOTED, USE SIMPSON HTS20 AT EACH TRUSS TO WOOD, (2) HTS20 AT EACH GIRDERS TO WOOD, (2) HETA20 AT EACH GIRDERS TO CMU AND HETA20 AT EACH TRUSS TO CMU. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS
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- PRE-ENGINEERED ROOF TRUSSES TO BE APPROVED BY ENGINEER OF RECORD.

WINDOWS / DOORS

- EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND BEAR AN AAMA, WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY INDICATING COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION: ANSI/AAMANNWDA.
- WINDOW & DOOR ASSEMBLIES SHALL BE ATTACHED IN STRICT ACCORDANCE WITH THE PUBLISHED MANUFACTURER RECOMMENDATIONS TO ACHIEVE RESISTANCE TO APPROPRIATE WIND SPEEDS WITH 3 SECOND WIND GUSTS & SHALL INCLUDE THE SPECIFICATION OF BUCK STRIP MATERIALS & ANCHORING.
- WOOD CRIBS ABOVE ARCHED WINDOWS SHALL COMPLY WITH DRAWING DETAIL CONTAINED HEREIN.
- ALL SHIM MATERIALS SHALL BE MADE FROM MATERIALS CAPABLE OF SUSTAINING APPLICABLE LOADS, AND LOCATED AND APPLIED IN A THICKNESS CAPABLE OF WITHSTANDING THOSE LOADS.
- THE DESIGN RESPONSIBILITY FOR THE INSTALLATION OF DOORS AND WINDOWS IS DELEGATED TO THE SPECIALTY ENGINEER OF THE MANUFACTURER AS REINFORCED WITH IN ALL TESTING DATA REQUIRED SUBMITTED IN CONJUNCTION WITH THIS PLAN.
- OPENING PERIMETERS HAVE BEEN DESIGNED TO TRANSMIT THE IMPOSED LOADS TO THE MAIN WIND FORCE RESISTING SYSTEM.
- IMPACT GLASS OR SHUTTERS SHALL BE USED

SOIL NOTES:

- ALL SOILS SHALL BE FREE OF DEBRIS AND ORGANIC MATERIALS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM D1557).
- FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL COMPLYING WITH THE FBC-R 2020.
- STEM WALL FILL SHALL NOT EXCEED 12" LIFTS. SOIL BELOW FOOTINGS SHALL BE TESTED AND ALL SUBSEQUENT FILL SOILS IN LIFT NOT TO EXCEED 12" INTERVALS.
- ALL FILL MATERIAL SHALL BE SP OR SM MATERIAL AS DEFINED BY THE UNIFORM SOIL CLASSIFICATION SYSTEM.

- ANY QUESTIONABLE SOIL SHALL BE REMOVED OR BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR EVALUATION.
- SOIL BEARING CAPACITY IS BASED UPON 2,000 PSF.
- WOOD GRADE STAKES ARE PROHIBITED.

PEST/DECAY PROTECTION NOTES:

- ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1 FOOT FROM BUILDING SIDEWALLS.
- SOIL TREATMENT SHALL MEET THE REQUIREMENTS OF 2020 FBC R318 METHOD.
- WOOD GRADE STAKES SHALL NOT BE USED.
- PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH 2020 FBC R317, R318.
- ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF 2020 FBC R703.7.5, R703.8, R903.2 AND R905.

CONNECTOR SCHEDULE	
SIMPSON STRONG TIE & USP BOTH HAVE VERY SIMILAR PRODUCTS WITH SIMILAR LOAD RESISTANCE CAPACITIES. THE CONTRACTOR MAY USE EITHER SIMPSON STRONG - TIE OR USP PRODUCTS TO RESIST STRUCTURAL LOADS INCLUDING WIND UPLIFT. THE CONTRACTOR SHALL VERIFY THAT THE SIMPSON STRONG-TIE OR USP PRODUCT IS RATED TO MEET OR EXCEED THE UPLIFT REQUIREMENTS & GRAVITY REQUIREMENTS (WHERE APPLICABLE) AS SHOWN ON THE SPECIALTY ENGINEER ROOF TRUSS SHOP DRAWINGS, HURRICANE STRAPS & STRUCTURAL CONNECTORS PER MANUFACTURER'S INSTRUCTION.	
CONNECTOR REQUIRED AT EA. TRUSS BEARING POINT. MANUFACTURE: SIMPSON STRONG-TIE LUMBER CONNECTORS OR EQUIVALENT.	
2430# MAX. UPLIFT	GIRDER OR HIP JACK TRUSS TO MASONRY - (2) HETA16 w/ (10) 10d NAILS EA. & 4" EMBEDMENT
3060# MAX UPLIFT	GIRDER OR HIP TRUSS TO WOOD - (2) HTS20 w/ (20) 10d NAILS EA.
1870# MAX UPLIFT	STANDARD OR JIP JACK TRUSS TO MASONRY - HETA16 w/ (10) 10d NAILS & 4" EMBEDMENT
1530# MAX UPLIFT	STANDARD OR HIP JACK TRUSS TO WOOD - HTS20 w/ (20) 10d NAILS
1730# UPLIFT MAX UNO	SPH4/G/8 - w/ (12) 10d NAILS TO STUD, TYP TOP & BOTT. OF ALL BRG WALL STUDS
NOTE: MISSED HETA16 STRAPS CAN BE REPLACED w/ SIMPSON MTSM16 w/ (7) 10d NAILS TO TRUSS & (4) 1/4" X 2-1/4" TAPCONS, 1-1/2" MIN EDGE DISTANCE ON TAPCONS = 860# MAX. UPLIFT	
OTHER CONNECTORS SPECIFIED ON PLAN	
9210# UPLIFT	HGT w/ (2) 3/4" ALL THRD 9" EMBED w/ SIMPSON ET EPOXY & (8) 10d NAILS TO TRUSS
NOTE: ALTERNATE TO HGT CONNECTOR IS UCS w/ (4) 3/4" X 6" REDHEADS TO TB & (8) 10d NAILS TO TRUSS MGT w/ 5/8" ALL THRD 9" EMBED w/ SIMPSON ET EPOXY, (22) 10d NAILS TO WOOD - 4165# UPLIFT	
4165# UPLIFT	MGT w/ 5/8" ALL THRED 9" EMBED w/ SIMPSON ET EPOXY, (22) 10d NAILS TO WOOD
5320# UPLIFT	HD5B w/ 7/8" ALL THRED 9" EMBED w/ SIMPSON ET EPOXY, (2) 7/8" THRU BOLTS INTO WOOD
7120# UPLIFT	HD5B w/ 7/8" ALL THRED 12" EMBED w/ SIMPSON ET EPOXY, (3) 7/8" THRU BOLTS INTO WOOD
3250# UPLIFT	HTT4 w/ 5/8" ALL THRED 9" EMBED w/ SIMPSON ET EPOXY, TO TB, (18) 10d NAILS TO WOOD
5370# UPLIFT	HTT5 w/ 5/8" ALL THRED 9" EMBED w/ SIMPSON ET EPOXY, TO TB, (32) 10d NAILS TO WOOD
5955 MAX REACTION, 3070 MAX UPLIFT	MBHA w/ 1/2" ALL THRED 5" EMB w/ SIMPSON ET EPOXY TO TB TO 4 3/4" RAMSEIREDHEAD TO FACE w/ 5" EMBEDMENT, (5) 1/2" BOLTS THRU WOOD BEAM
5835# MAX REACTION, 1325# MAX UPLIFT	NFMxx w/ 1/2" ALL THRED 5" EMB w/ SIMPSON ET EPOXY TO TB TO TOP & (10) 10d NAILS TO WOOD BEAM
NOTE: PROVIDE TRUSS CONNECTOR AT EA TRUSS CROSSING EXTERIOR WALL. TRUSSES ORIENTED PARALLEL TO EXTERIOR WALLS TO HAVE CONNECTION @ 24" O.C. SEE CONNECTORS SCHEDULE FOR TYPICAL CONNECTION.	
NOTE: WHEN USING FGTR CONNECTOR INSTALL w/ (2) 1/2" X 5" TITENS TO MASONRY AND (18) SDS 1/4" X 3" TO TRUSS - 5000# UPLIFT AND 9400# UPLIFT IF FGTRS ARE INSTALLED IN PAIRS	

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ELECTRICAL LEGEND

SWITCH 3-WAY	DATA	BATH FAN W/ LIGHT
SWITCH 4-WAY	DUPLEX OUTLET	BATH FAN
SWITCH DIMMER	GFI OUTLET	VANITY STRIP LIGHT (BULB)
SWITCH	WEATHER PROOF OUTLET	FLOOR OUTLET
220 OUTLET	TELEPHONE	WALL DOUBLE SCONCE LIGHT
CEILING OUTLET	TV	WALL SINGLE SCONCE LIGHT
GARAGE DOOR BUTTON	CLOSET CASTER LIGHT	RECESSED CEILING LIGHT

SMOKE DETECTOR	EXTERIOR FLOOD LIGHT
CARBON DETECTOR	EXTERIOR WALL ACCENT LIGHT
DOOR BELL CHIME	EXTERIOR WALL LIGHT
GARAGE DOOR OPENER	EYEBALL LIGHT
ELECTRICAL PANEL	FLUORESCENT CEILING LIGHT ROUND
DOOR BELL BUTTON	UNDER CABINET LIGHT
	PENDANT LIGHT

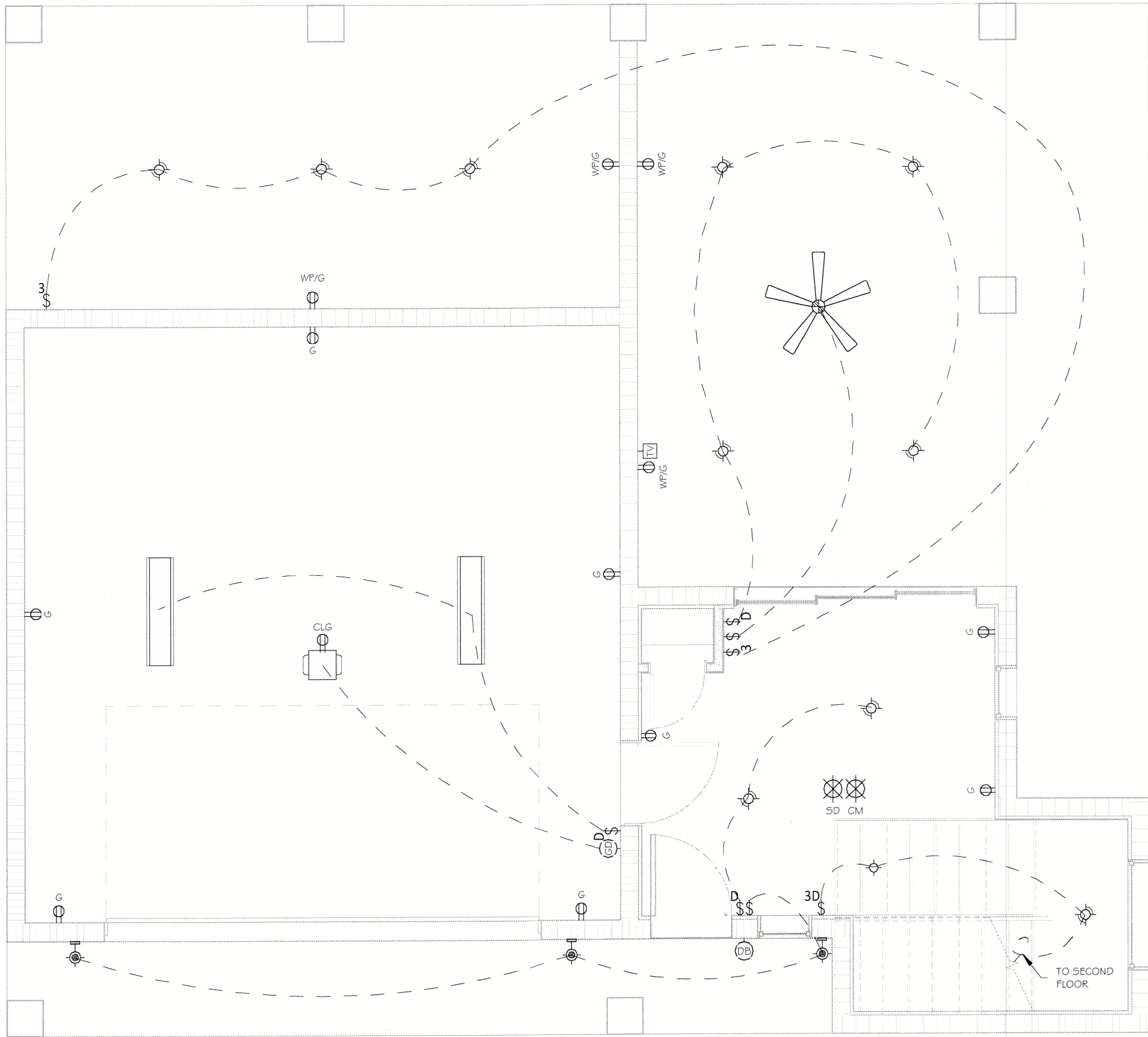
FLUSH MOUNT / HANGING / KEYLESS CEILING LIGHT	CEILING FAN W/ LIGHT
FLUORESCENT CEILING LIGHT BARE BULB	
FLUORESCENT CEILING LIGHT RECTANGULAR	CEILING FAN

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 - GFI RECEPTACLES WILL NOT BE CONCEALED WITHIN CABINETS. RECEPTACLES REQUIRING GFI PROTECTION THAT ARE CONCEALED WITHIN CABINETS WILL HAVE A GFI BREAKER PER NEC 210.8.
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 - SWITCHES/OUTLETS @ VANITY/KITCHEN ACKSPASH.....42"
 - OUTLETS, TELEPHONE, T.V.14"
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 - OUTLET SPACING WILL COMPLY W/ NEC 210.52
 - BATHROOM FANS VENT TO OUTSIDE.
 - ALL RECESSED LIGHTING TO BE LED.
 - RECEPTACLES IN WET LOCATIONS MUST HAVE BUBBLE TYPE COVERS NEC 680-22 (a)(4).
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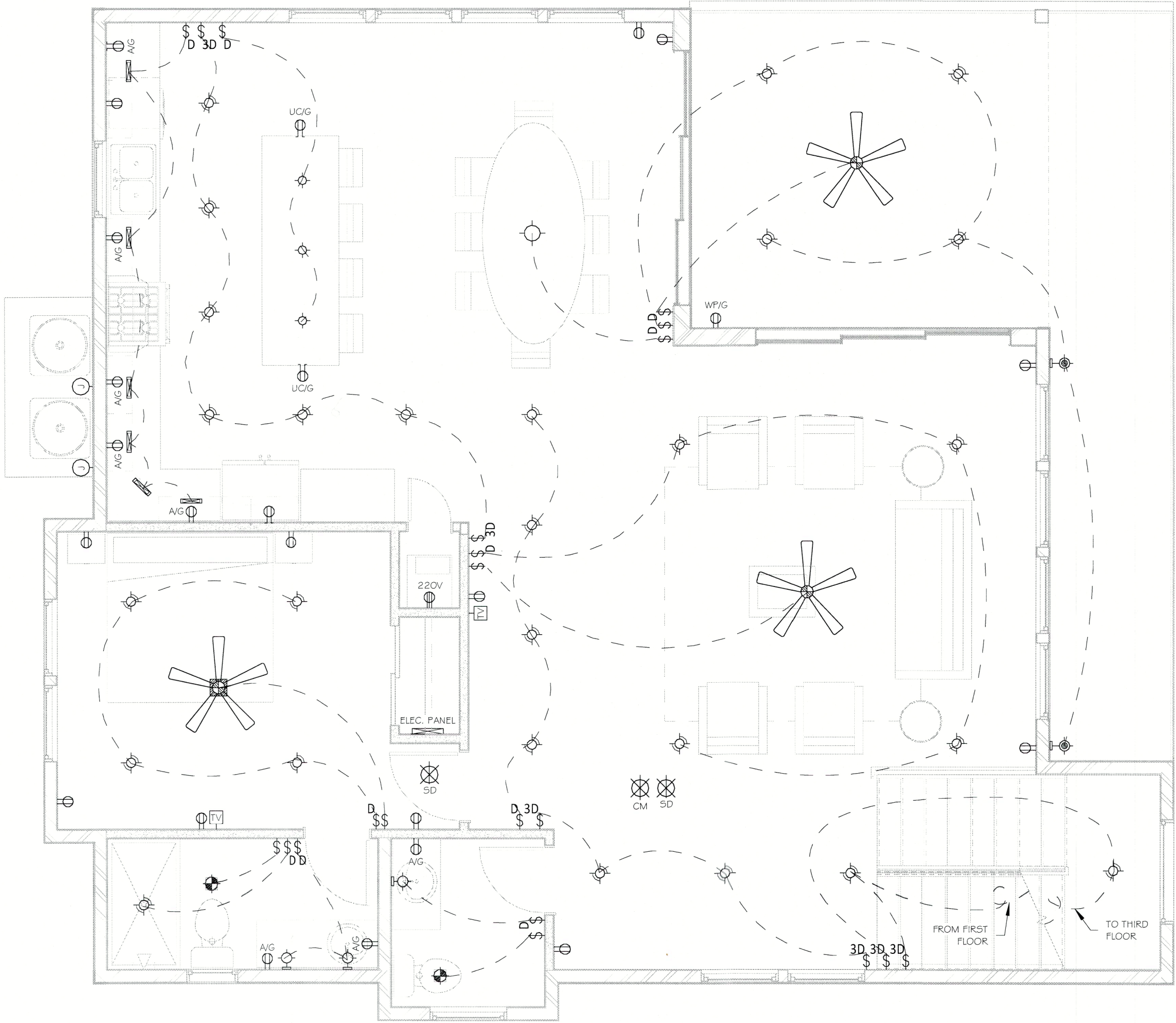
ELECTRICAL LEGEND

- A - ABOVE COUNTER
AB - ABOVE UPPER CABINET
G - GFI PROTECTION
UC - UNDER COUNTER
WP - WEATHER PROTECTED



FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

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CONTRACTOR NUMBER:
CGC1500875
CONTACT INFO:
JEREMY@WESTINHILLSCORP.COM

PROJECT NAME:
NEW HOME FOR THOMAS WEINHOLT
PROJECT ADDRESS:
630 COMPANION WAY, LONGBOAT KEY,
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New Residence for
630 Companion
Way
LBK Florida

ISSUE DATE		Revisions (Client)		Revisions (Architect)		Revisions (Builder)		Revisions (Permit)	
Date	No.	BA	BA	BA	BA	BA	BA	BA	BA
01/11/22	01								
01/24/22	02								
02/27/22	03								
03/29/22	04								
07/26/22	05								
03/08/22	06								
12/05/22	07								

D21-174

SHEET #

E1

ELECTRICAL LEGEND

SWITCH 3-WAY

SWITCH 4-WAY

SWITCH DIMMER

SWITCH

220 OUTLET

CEILING OUTLET

GARAGE DOOR BUTTON

DATA

DUPLEX OUTLET

GFI OUTLET

WEATHER PROOF OUTLET

TELEPHONE

TV

CLOSET CASTER LIGHT

BATH FAN W/ LIGHT

BATH FAN

VANITY STRIP LIGHT (BULB)

FLOOR OUTLET

WALL DOUBLE SCONCE LIGHT

WALL SINGLE SCONCE LIGHT

RECESSED CEILING LIGHT

SMOKE DETECTOR

CARBON DETECTOR

DOOR BELL CHIME

GARAGE DOOR OPENER

ELECTRICAL PANEL

DOOR BELL BUTTON

EXTERIOR FLOOD LIGHT

EXTERIOR WALL ACCENT LIGHT

EXTERIOR WALL LIGHT

EYEBALL LIGHT

FLUORESCENT CEILING LIGHT ROUND

UNDER CABINET LIGHT

PENDANT LIGHT

FLUSH MOUNT / HANGING / KEYLESS CEILING LIGHT

FLUORESCENT CEILING LIGHT BARE BULB

FLUORESCENT CEILING LIGHT RECTANGULAR

CEILING FAN W/ LIGHT

CEILING FAN

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JTL

ARCHITECTS

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New Residence for
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LBK Florida

ISSUE DATE		Revisions (User)	
Date	No.	Revisions (Structural)	Revisions (Mechanical)
01/11/2021	01	BA	DA
01/12/2021	02	DA	JTL
02/02/2021	03	DA	DA
02/02/2021	04	DA	DA
07/06/2021	05	DA	DA
09/06/2021	06	DA	DA
12/02/2021	07	DA	DA

D21-174














SHEET #
E2

BLDG. PERMIT PLAN
FILED

Irrigation Layout
for U30 companion
way, U3K

Westin Hills



Plants	
Cabbage Palm	
Pitch Apple	
Orange Bird of Paradise	
Variegated Copperleaf	
Orangeade Bromeliad	
Ti Plant	
Foxtail fern	
Existing Sabal Palm	
Boulder	
89 Stone	
St Augustine	
Fence	
Edging	

RECEIVED
MAR 28 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Landscape layout
for 630 companion
way, LBK

Westin Hills



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Planning, Zoning & Building