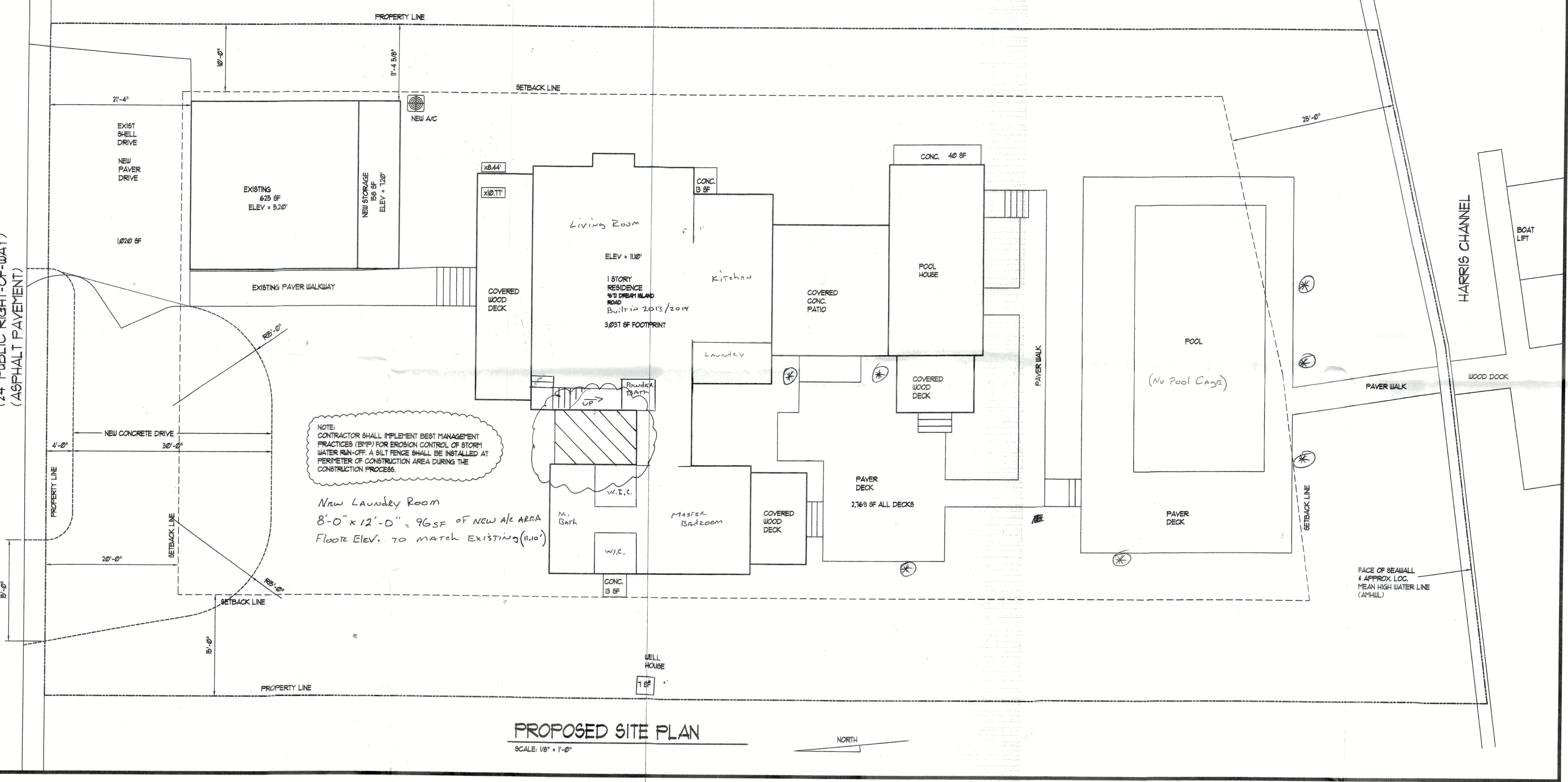


DREAM ISLAND ROAD
(24' PUBLIC RIGHT-OF-WAY)
(ASPHALT PAVEMENT)



MECHANICAL, ELECTRICAL,
AND PLUMBING REVIEWS
WILL BE DEFERRED TO
FIELD INSPECTORS

CODE INFO:

FLORIDA BUILDING CODE: FLORIDA BUILDING CODE: 2010 11TH EDITION	BUILDING COVERAGE = 25% MAX COVERAGE
FL PLUMBING CODE 2020	21,085 SF x 25% = 5,271 SF ALLOWED
NEC, NATIONAL ELECTRIC CODE, 2017 EDITION	3,133 SF BUILDING FOOTPRINT
LEGAL JURISDICTION: LONGBOAT KEY	625 SF CARPORT
TYPE OF CONSTRUCTION: TYPE V6	3,778 SF TOTAL COVERAGE PROVIDED
2 STORY	OPEN SPACE = 50% MIN
OCCUPANCY: R3	21,085 SF x 50% = 10,543 SF ALLOWED
ZONING: R-38F	3,133 SF BUILDING FOOTPRINT
FID: 181800002	625 SF CARPORT
LOT AREA: 48 ACRES = 21,085 SF	1,020 SF DRIVE
FLOOD ZONE: AE10	2,842 SF POOL DECK
BASE FLOOD ELEVATION 10.0'	1,620 SF TOTAL COVERAGE PROVIDED
DESIGN FLOOD ELEVATION 11.0'	DESIGN CRITERIA: 150 MPH EXPOSURE D
SETBACKS: FRONT = 20' MIN	RISK CATEGORY II
REAR = 75'	
SIDE = 10'/25' COMBINED	

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Permit # **PB23-1299**
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
NOV 14 2023
APPROVED
Reviewer: *Jonathan*

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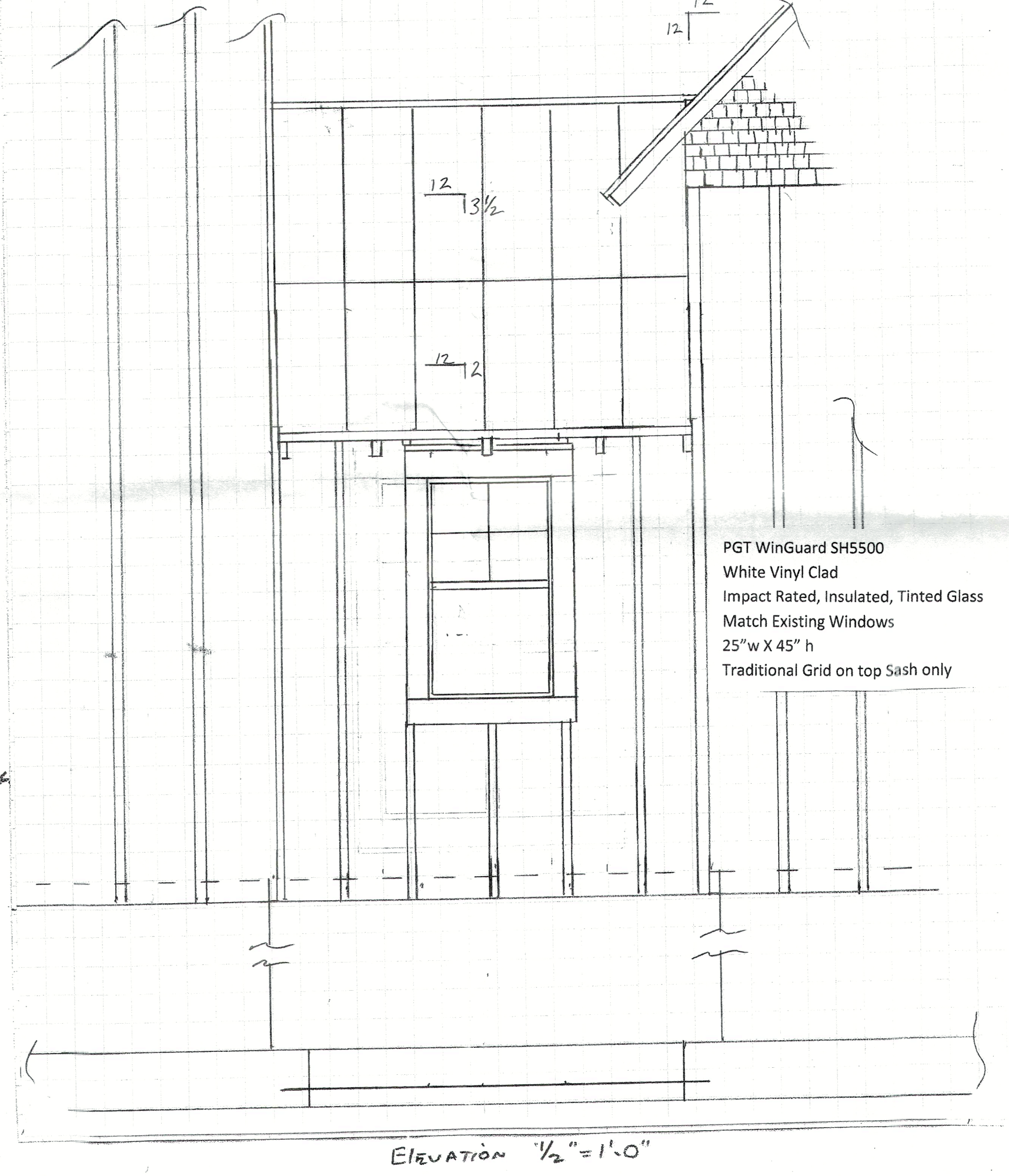
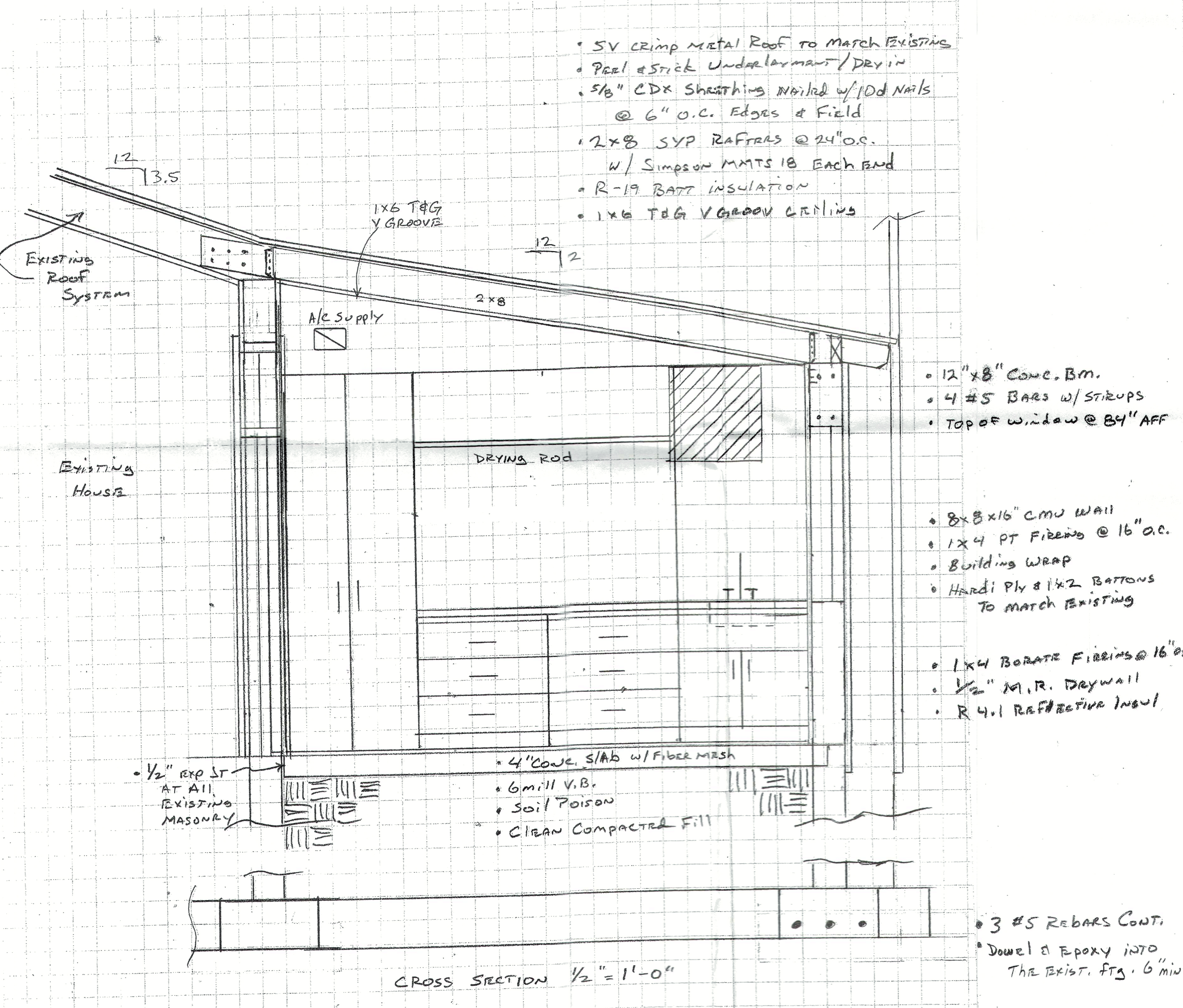
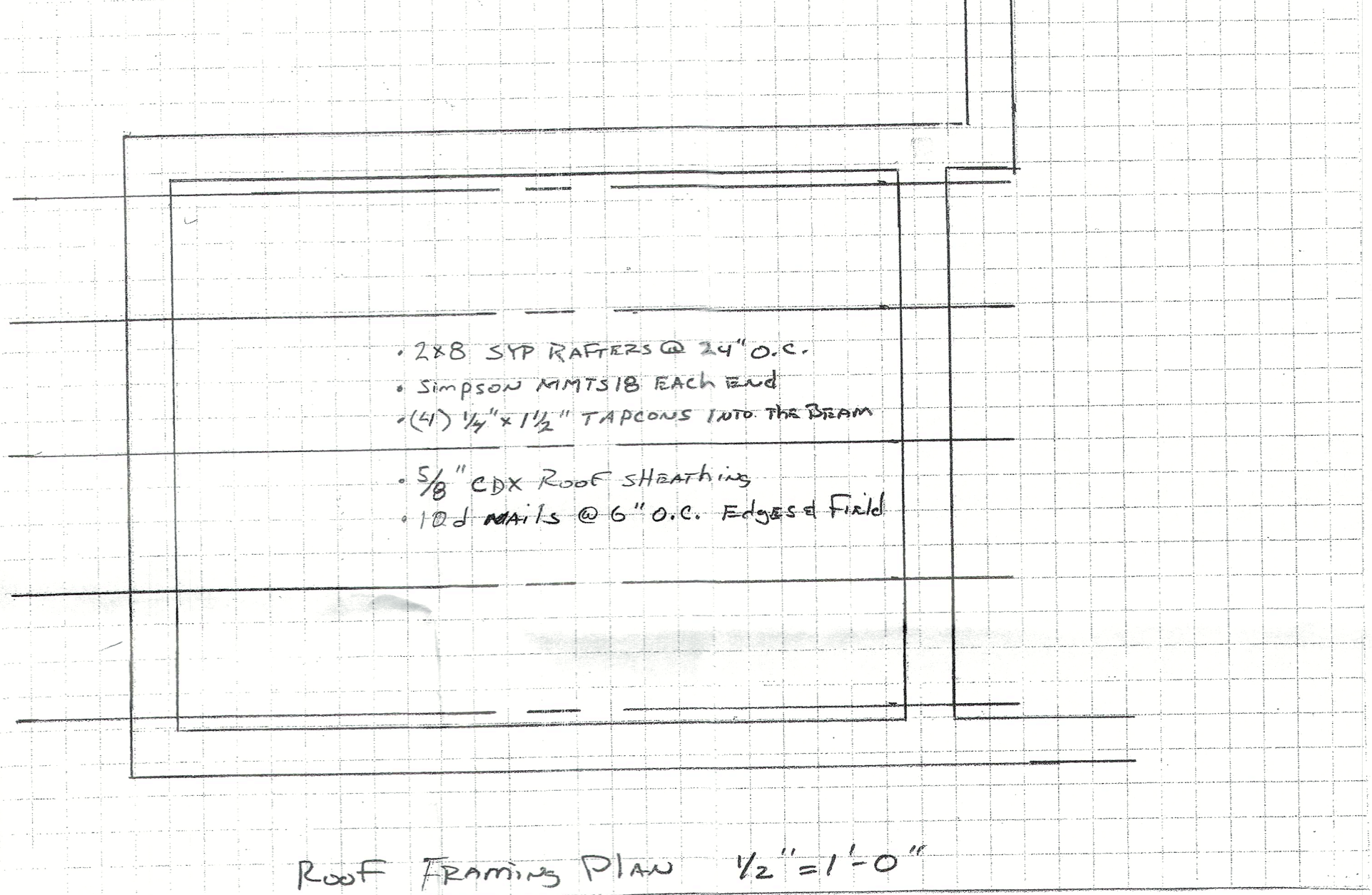
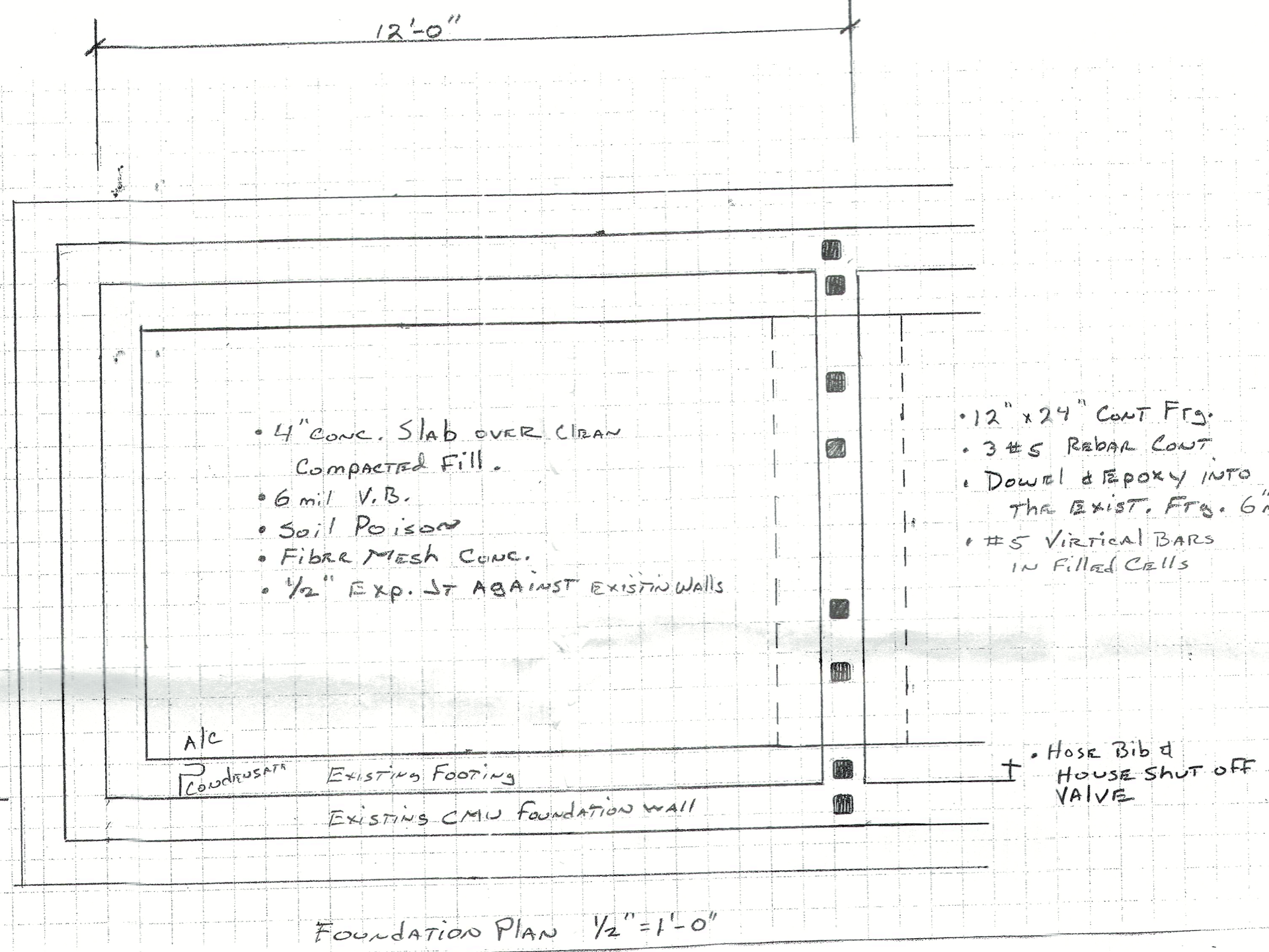
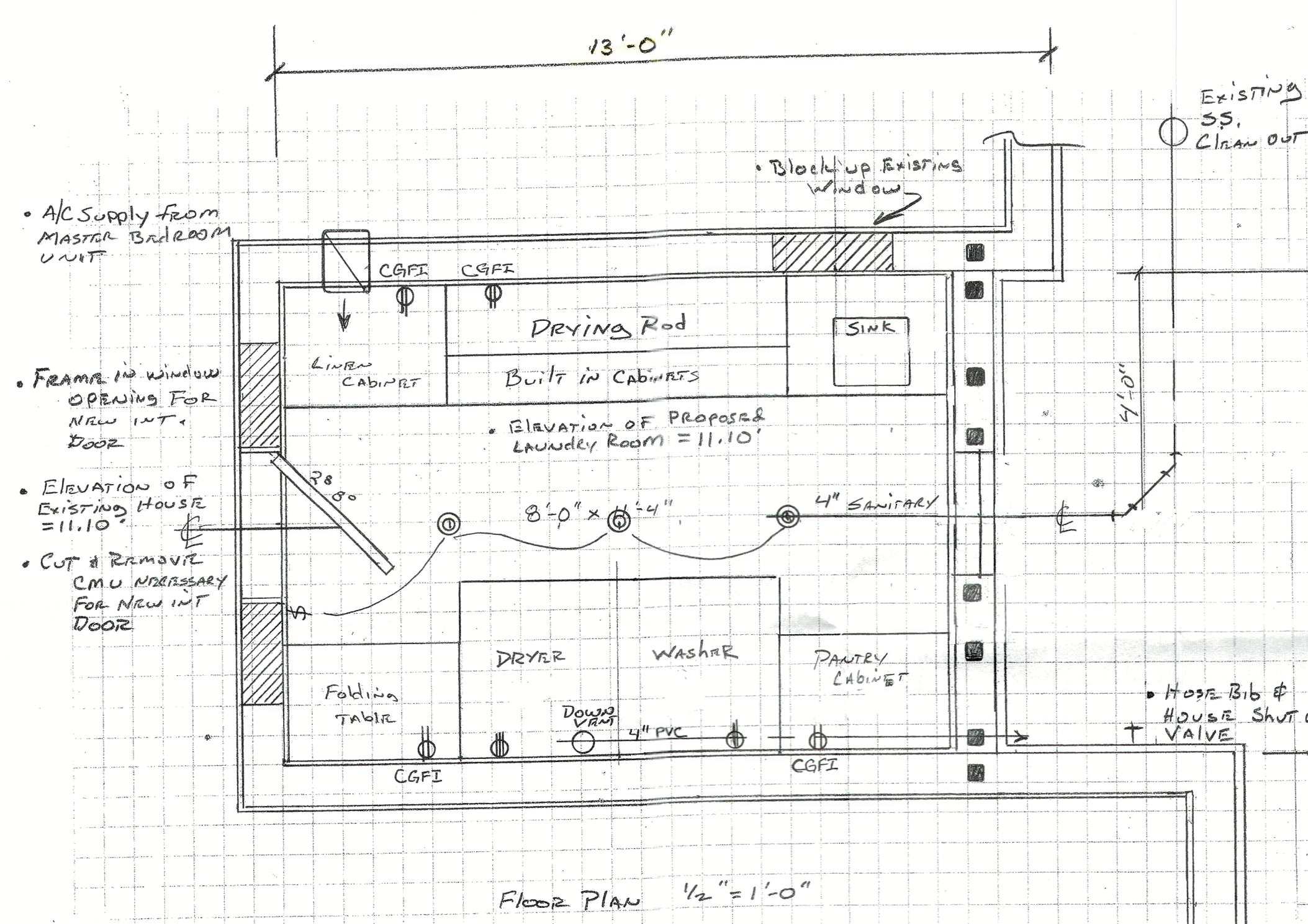
Laundry Room Addition

SCALE:	APPROVED BY:	DRAWN BY: JRF
DATE: 11-1-23		REVISED:
672 Dream Island Rd. Longboat Key		
DRAWING NUMBER		

Jim Feid 522 Golden Gate Pt. #2 Sarasota, Fla. 34236
(941)-302-1792 jrfcontractor@comcast.net

CBC044681

JRF
JAMES R. FEID
Custom Building & Remodeling PLLC



- Building Notes:**
- 1) Building code references & town of Longboat Key codes & ordinances:
 - FBC 2020 7th Edition
 - National Electrical Code 2017
 - Florida Plumbing Code 2020
 - Florida Mechanical Code 2020
 - 2) Alteration Classification level per section 503 is level 2.
 - 3) Construction Type is V-B
 - 4) Square footage of the work area:
 - Laundry = 8'x12' = 96sf
 - 5) If Necessary, provide new smoke detectors per N.E.C. 10 year battery life & interconnected.
 - 6) We are reusing the existing windows in this renovation to ensure that the front elevation remains consistent.

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Laundry Room Addition

SCALE: 1/2" = 1'-0"	APPROVED BY:	DRAWN BY: JRF
DATE: 11-1-23		REVISED:
672 DREAM ISLAND RD. LONGBOAT KEY		
DRAWING NUMBER:		

An Addition for:
672 Dream Island Rd. ■ Longboat Key, Florida 34228

DESIGN CRITERIA

ALL WORK IS TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020, (7th EDITION).

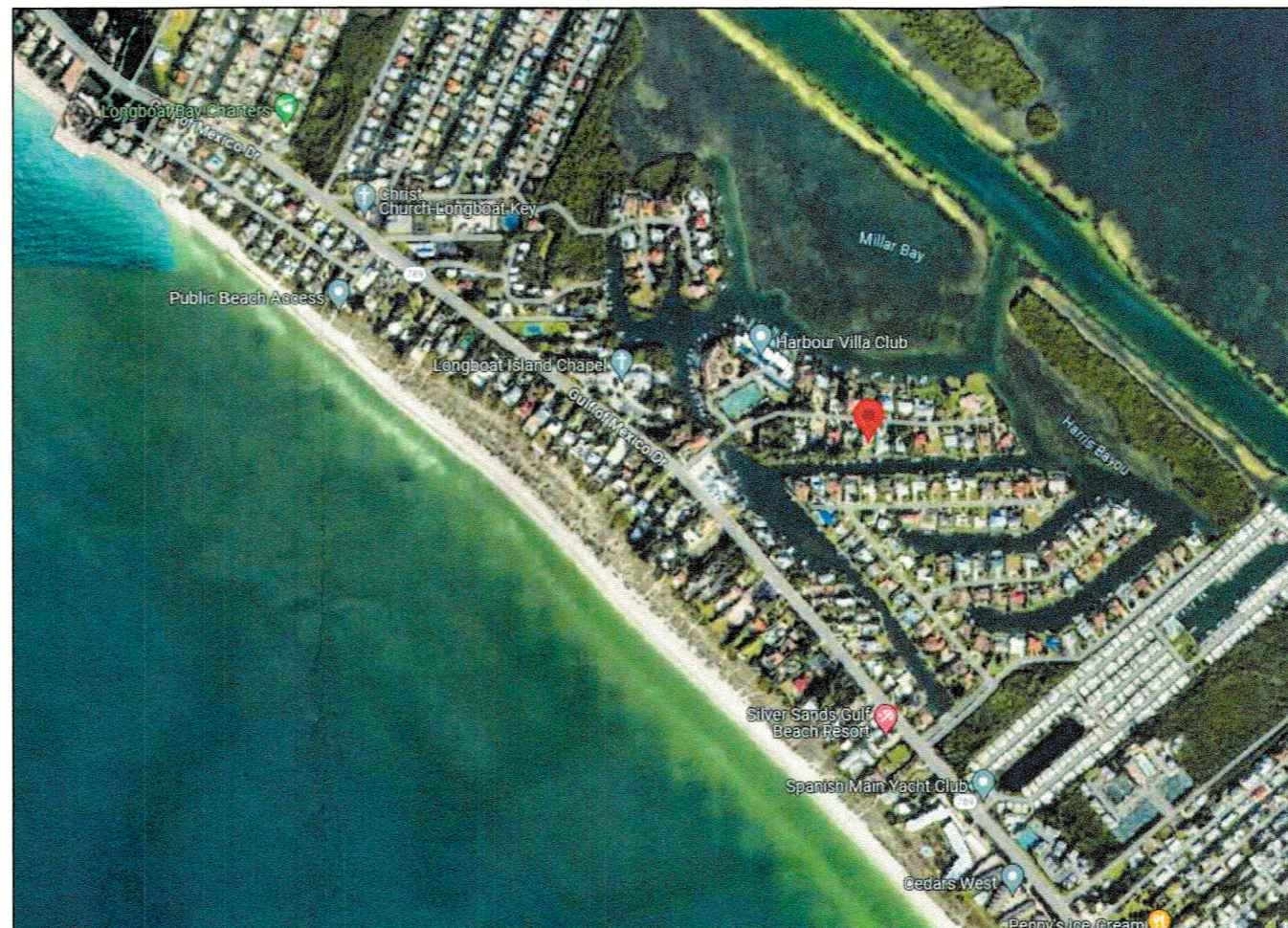
OCCUPANCY TYPE:	R-3
ALTERATION CLASSIFICATION:	2
CONSTRUCTION TYPE:	V-B
BASIC WIND SPEED:	150 mph
RISK CATEGORY:	II
EXPOSURE CATEGORY:	D
ENCLOSURE CLASSIFICATION:	ENCLOSED
INTERNAL PRESSURE COEF:	+/- 0.18

SCOPE OF WORK:

1. SUPPLEMENTAL STRUCTURAL PLANS FOR EXISTING ARCHITECTURAL PLANS.
2. LAUNDRY ROOM ADDITION.
3. STRUCTURAL ENGINEERING FOR ROOF RAFTERS.

INDEX SHEET

- | | |
|-----|---------------------------|
| G-1 | COVER PAGE |
| S-1 | NOTES & SPECIFICATIONS |
| S-2 | ROOF FRAMING PLAN |
| S-3 | STRUCTURAL DETAIL SECTION |



VICINITY MAP:

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Digitally signed by Jeffrey L Vogel
 DN: CN=Jeffrey L Vogel,
 dnQualifier=A01410D0000018
 443171CE8000428DC,
 O=Apex Consulting
 Engineers, C=US
 Reason: I am approving this
 document
 Date: 2024.04.08
 15:10:45-04'00'

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 JEFF@APEXENGINEER.COM
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An Addition for
 672 Dream Island Rd.
 Longboat Key, Florida 34228

PROJECT NO.:	24-0062
DRAWN BY:	CS
DATE:	4/8/2024

SHEET NO. **G-1**

GENERAL NOTES:

DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED, TYPICALLY. IN THE CASE OF DIMENSIONAL CONFLICT ARCHITECTURAL DIMENSIONS GOVERN OVER STRUCTURAL DIMENSIONS, TYPICALLY.

STRUCTURAL DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT OF APEX CONSULTING ENGINEERS.

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 & 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. © 2024 APEX C.E.

DESIGN LOADS AND NOTES:

DEAD LOADS

- TYPICAL FLOOR LOADING - 20PSF
- TYPICAL ROOF LOADING
 - METAL OR SHINGLE ROOFING - 15 PSF
 - TILE ROOFING - 25 PSF
 - BOTTOM CHORD - 10 PSF

LOADING DOES NOT COUNT FOR ANY CONCRETE FLOATING OVER FLOORING/ROOFING.

ANY CHANGES MADE TO THE MATERIALS OF THE STRUCTURE FROM THOSE OF THE ARCHITECTURAL AND STRUCTURAL PLANS SHALL BE NOTIFIED TO THE ENGINEER OF RECORD FROM THE CONTRACTOR TO VERIFY THAT THE NEW LOADS CONFORM TO THE STRUCTURE AND ITS LOAD CARRYING CAPACITY.

LIVE LOADS

- FLOOR:
- HABITABLE ATTICS & SLEEPING AREAS - 30PSF
 - ALL OTHER AREAS EXCEPT BALCONIES - 40PSF
 - BALCONIES & DECKS - 60PSF
 - STAIRS - 40PSF
- ROOF:
- TOP CHORD (FLAT, PITCHED OR CURVED) - 20PSF
 - BOTTOM CHORD
 - UNINHABITABLE ATTICS w/o STORAGE - 10PSF
 - UNINHABITABLE ATTICS w/ STORAGE - 20PSF

WIND LOADS

SEE COMPONENT & CLADDING CHART FOR PRESSURES

LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT UNLESS NOTED OTHERWISE.

FRAMING NOTES:

STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTERS, BEARING WALLS/COLUMNS, SHEAR WALLS, ETC.) SHALL BE MINIMUM #2 SOUTHERN YELLOW PINE. ALL WOOD FRAMING MATERIALS SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.

GLB OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE UNLESS NOTED OTHERWISE.

TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON GLB OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.

MEMBERS DESIGNATED 'LVL' (E.G., 1 3/4" x 14" LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY BOISE (VERSA-LAM) OR ENGINEER APPROVED SUBSTITUTION.

TYPICAL WALL EXTERIOR WALL SHEATHING SHALL BE 15/32" w/ RING OR SMOOTH SHANK NAILS OF A DIAMETER NO LESS THEN 0.113" AND LENGTH NO LESS THAN 2 3/4" SHALL BE USED AND SPACING OF 6" O.C. IN FIELD AND ON EDGES.

IF NOT NOTED IN PLANS WOOD CONNECTIONS SHALL FOLLOW FBC 2020 TABLE 2304.10.1 FASTENING SCHEDULE.

CONNECTORS:

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).

USE TRUSS HANGERS TO ATTACH FLOOR TRUSSES TO LVL BEAMS IF LESS THAN 3-1/2" SQUARE BEARING AREA IS PROVIDED.

FOR FLOOR FRAMING; USE SIMPSON H2.5A AT EACH INTERIOR MEMBER (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.

BOLT HEADS 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.

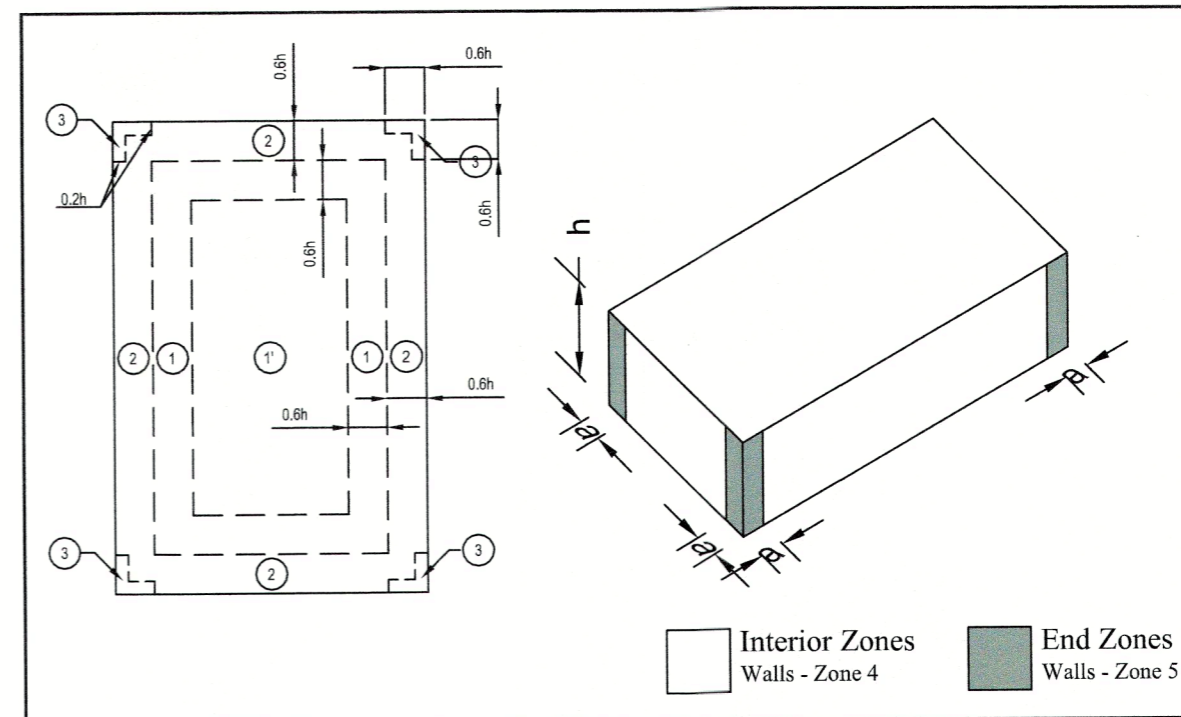
PEST/DECAY PROTECTION NOTES:

ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1 FOOT FROM BUILDING SIDEWALLS.

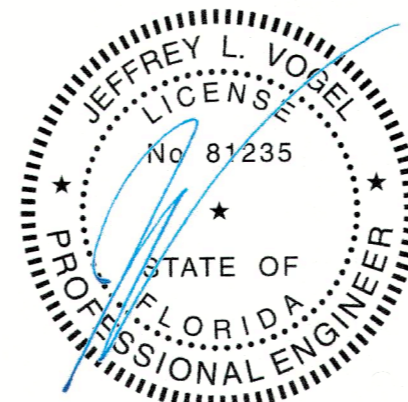
SOIL TREATMENT SHALL MEET THE REQUIREMENTS OF 2020 FBC R318 METHOD.

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 R903.



		Walls			Roof				
Effective Wind Area	Positive		Negative		Positive		Negative		
	All Zones	Zone 4	Zone 5	All Zones	Zone 1	Zone 2	Zone 3	Not Used	
10	36.67	-39.78	-49.10	24.24	-56.56	-78.31	-106.27	-----	
20	35.02	-38.12	-45.79	22.08	-47.06	-66.09	-89.44	-----	
30	34.05	-37.16	-43.86	20.82	-41.50	-58.94	-79.59	-----	
40	33.36	-36.47	-42.49	19.92	-37.56	-53.87	-72.60	-----	
50	32.83	-35.94	-41.43	19.23	-34.50	-49.93	-67.18	-----	
60	32.40	-35.51	-40.56	18.66	-32.00	-46.72	-62.75	-----	
70	32.03	-35.14	-39.82	18.18	-29.89	-44.00	-59.00	-----	
80	31.71	-34.82	-39.19	17.77	-28.06	-41.64	-55.76	-----	
90	31.43	-34.54	-38.62	17.40	-26.44	-39.57	-52.90	-----	
100	31.18	-34.29	-38.12	17.07	-25.00	-37.71	-50.34	-----	
500	27.34	-30.45	-30.45	14.92	-10.00	-25.48	-50.34	-----	



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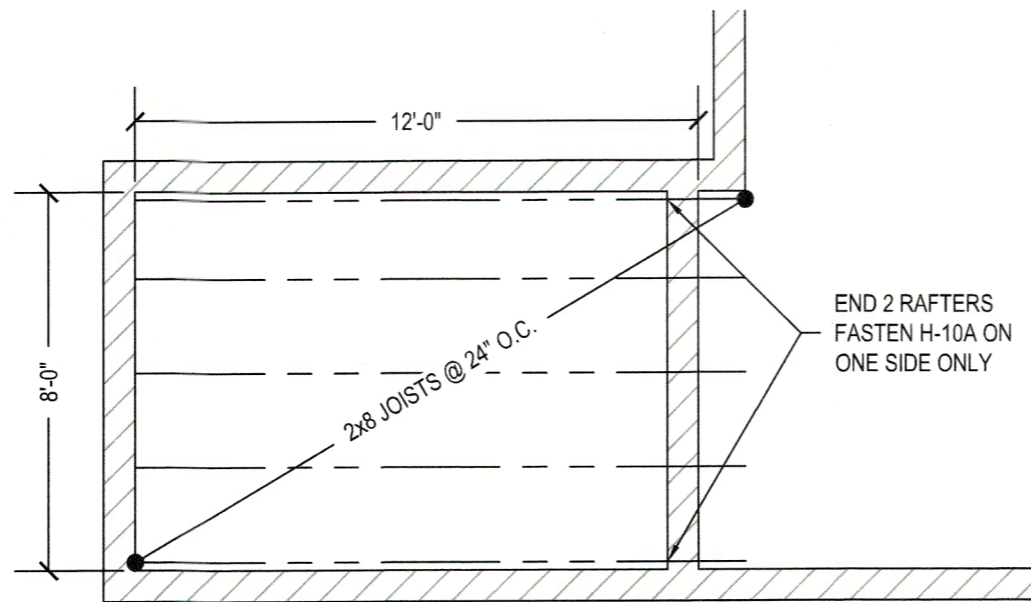
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ROOF FRAMING PLAN

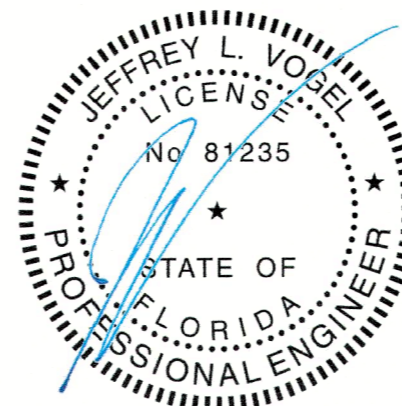
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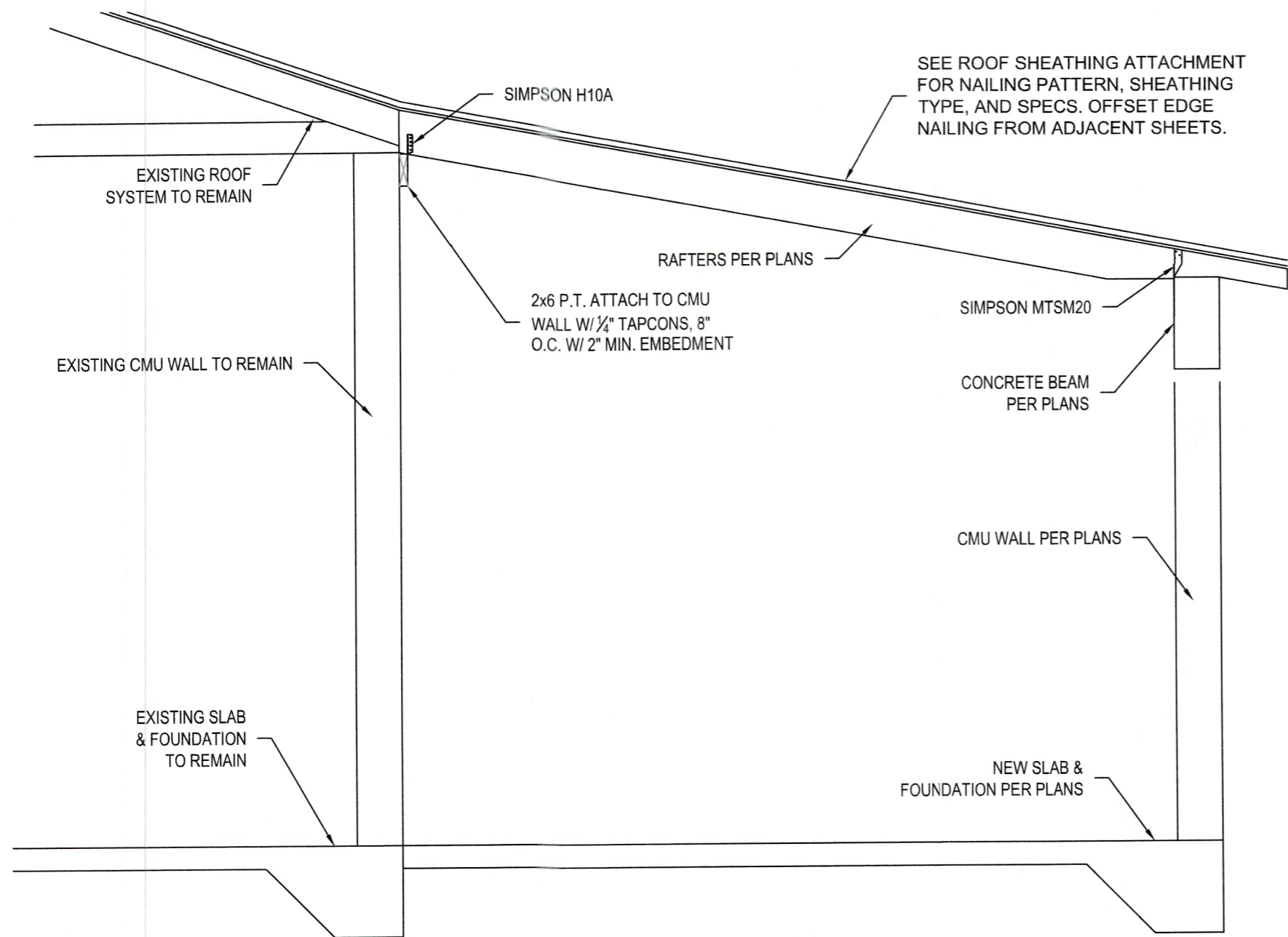
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SHEET NO.

S-2



SEE ROOF SHEATHING ATTACHMENT FOR NAILING PATTERN, SHEATHING TYPE, AND SPECS. OFFSET EDGE NAILING FROM ADJACENT SHEETS.

SECTION DETAIL

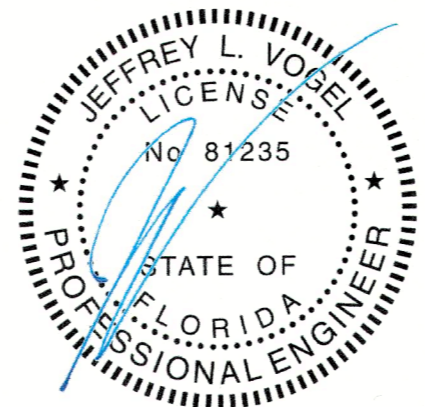
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S-3