

AREA TABULATION	
First Floor	1850
Second Floor	1830
TOTAL LIVING AREA	3,680
Front Entry	48
Outdoor Living	236
Balcony	171
Garage	583
TOTAL UNDER ROOF	4,718
Front Terrace	28
Rear Terrace	107

LEGEND	
	FILLED CELL W/ (1) #5 VERTICAL
	FILLED CELL W/ (1) #7 OR (2) #5 VERTICAL
	HOSE BIB
	CMU WALL
	CMU WALL WITH FURRING STRIP & GYP. BD.
	FRAMED WALL
	NEW INSULATED FRAMED WALL - STC 50 MIN
	UPPER CABINET. SEE SHOP DRAWINGS FOR ACTUAL LAYOUT AND DETAILS

RECEIVED
 JUN 12 2020
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

Rev	Date	Revision Description
1	11.17.16	PLAN REVIEW COMMENTS
2	05.04.2020	PRIVACY WALL
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ARCONIAL ARCHITECTURE, LLC
 3002 MacArthur Boulevard Suite 208 # 267 Tampa, FL 33629
 Phone: 813-283-0056 Fax: 813-283-0056
 AA2602694
 TO THE BEST OF MY KNOWLEDGE AND BELIEF, I AM A CERTIFIED PROFESSIONAL ARCHITECT AND I AM NOT PROVIDING ANY PROFESSIONAL SERVICES OR OPINIONS IN THIS DRAWING. THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS ARE DETERMINED IN ACCORDANCE WITH THE 2010 EDITION OF THE FLORIDA BUILDING CODE, RESIDENTIAL (FBC-R).
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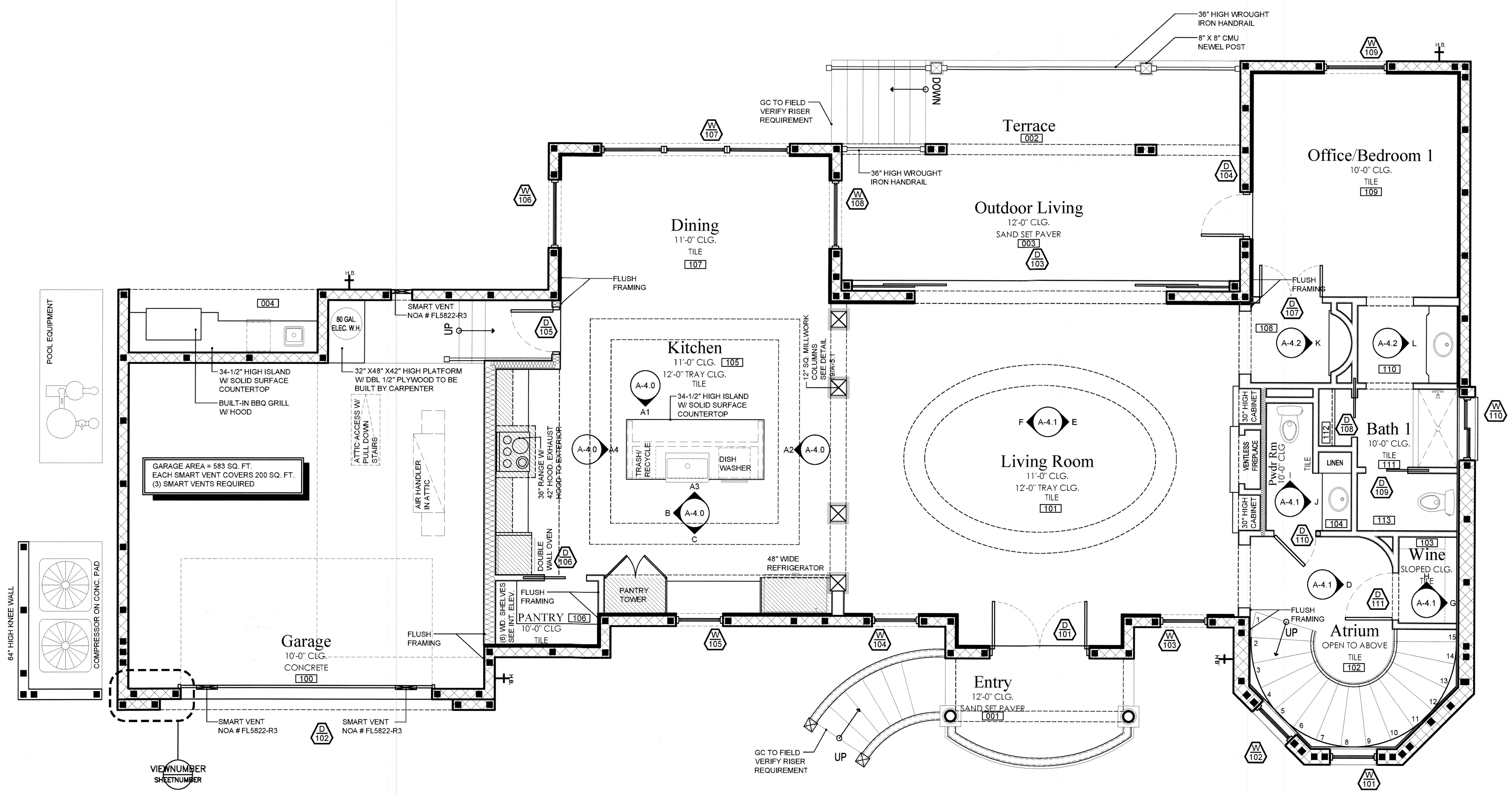
Proposed Residence Exclusively For:
Madej Residence
 669 Jungle Queen Way
 Longboat Key, FL
 Manatee County

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1	11.17.16	PLAN REVIEW COMMENTS
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ARCONIAL ARCHITECTURE, LLC
 3902 Henderson Boulevard - Suite 208 # 267, Tampa, FL 33629
 Phone: 813-280-0920 Fax: 813-280-0920
 AA20002694
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 NOV 17 2016
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BEST MANAGEMENT PRACTICES FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT

ALL BUILDING MATERIAL INSTALLED BELOW THE DFE SHALL BE ABLE TO STAND IN WATER OF 72 HOURS WITHOUT DAMAGE.

DOOR SYMBOL	SIZE			MANUFACTURER	TYPE	MATERIAL	DESIGN PRESSURE		REMARKS
	WIDTH	HEIGHT	THK				ZONE	PRESSURE	
D-101	6'-0"	10'-0"	-	ABBY IRON	SWNG	IRON/GLASS	-	-	WROUGHT IRON DESIGN - T.B.D.
D-102	16'-0"	8'-0"	-	CLOPLAY	SECTIONAL	STEEL	-	-	TRANSLUCENT GLASS INSERT IN TOP PANEL
D-103	16'-0"	8'-0"	-	PGT	SLIDER	VINYL	-	-	
D-104	2'-8"	8'-0"	1-3/4"	PGT	SWNG	VINYL	-	-	TRANSLUCENT GLASS
D-105	2'-8"	8'-0"	1-3/4"		SWNG	S.C. MOLDED PANEL			20-MINUTE FIRE RATED
D-106	2'-8"	8'-0"	1-3/8"		POCKET	H.C. MOLDED PANEL			
D-107	4'-0"	8'-0"	1-3/8"		SWNG	S.C. MOLDED PANEL			
D-108	2'-6"	8'-0"	1-3/8"		POCKET	H.C. MOLDED PANEL			
D-109	2'-8"	8'-0"	1-3/8"		POCKET	H.C. MOLDED PANEL			
D-110	2'-8"	8'-0"	1-3/8"		SWNG	H.C. MOLDED PANEL			
D-111	3'-0"	8'-0"	-		SWNG	WROUGHT IRON			WROUGHT IRON DESIGN - T.B.D.

*ALL EXTERIOR DOORS ARE IMPACT RESISTANT

WINDOW SYMBOL	SIZE		MANUFACTURER	TYPE	MATERIAL	DESIGN PRESSURE		GLAZING	REMARKS
	WIDTH	HEIGHT				ZONE	PRESSURE		
W-101	3'-0"	8'-0"	PGT	PICTURE	VINYL	-	-	LOW-E	HALF ROUND TOP
W-102	3'-0"	8'-0"	PGT	PICTURE	VINYL	-	-	LOW-E	HALF ROUND TOP
W-103	3'-0"	6'-0"	PGT	PICTURE	VINYL	-	-	LOW-E	
W-104	3'-0"	6'-0"	PGT	PICTURE	VINYL	-	-	LOW-E	
W-105	3'-0"	4'-6"	PGT	SINGLE HUNG	VINYL	-	-	LOW-E	
W-106	4'-0"	6'-0"	PGT	PICTURE	VINYL	-	-	LOW-E	
W-107	(3) 4'-0"	6'-0"	PGT	PICTURE	VINYL	-	-	LOW-E	MULLED
W-108	4'-0"	6'-0"	PGT	PICTURE	VINYL	-	-	LOW-E	
W-109	4'-0"	5'-0"	PGT	SINGLE HUNG	VINYL	-	-	LOW-E	
W-110	4'-0"	2'-0"	PGT	GLIDER	VINYL	-	-	LOW-E	

*ALL WINDOWS ARE IMPACT RESISTANT

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	FRAMED WALL
	NEW INSULATED FRAMED WALL - STC 50 MIN
	UPPER CABINET. SEE SHOP DRAWINGS FOR ACTUAL LAYOUT AND DETAILS

STAIR DATA
 RISER HEIGHT = FLOOR TO FLOOR HEIGHT = 7"
 2R + 1T = 24" TO 26"
 2R (7) + 1T (10) = 24" TO 25"
 14" + 10" = 24"

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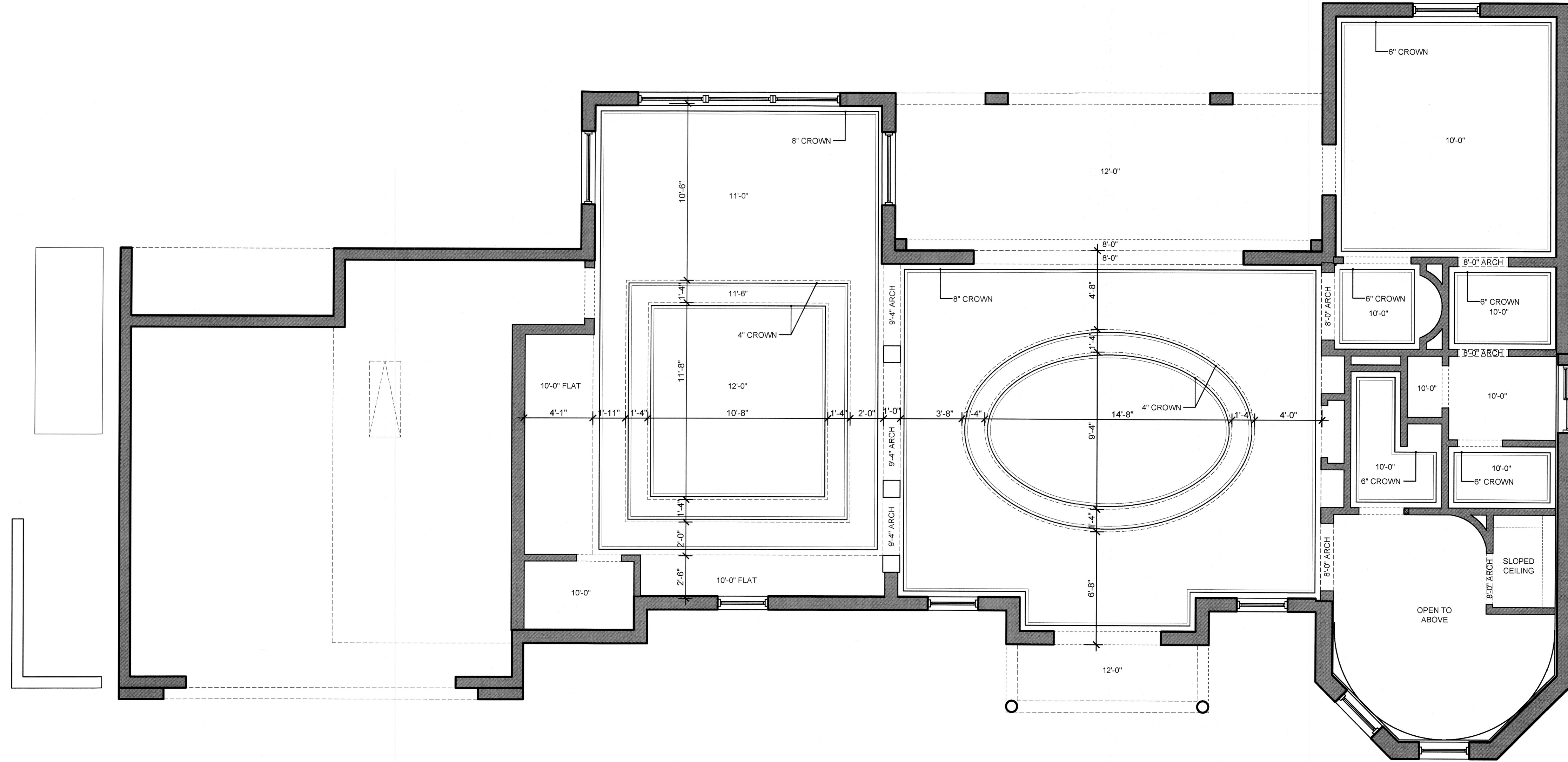
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Proposed Residence Exclusively For:
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 Manatee County

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Wanda M. Madej
 11.17.16

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 Plan Date: 11/17/2016
 Scale: 1/4" = 1'-0"
 Sheet: 3 OF 26
 Page: Notes - 1st Flr
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ARCONIAL ARCHITECTURE, LLC
 3902 Henderson Boulevard, Suite 208 # 267, Tampa, FL 33609
 Phone: 813-285-0854 Fax: 813-285-0854
 A-26002694
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 REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE FLORIDA RESIDENTIAL
 BUILDING CODE, AS AMENDED, AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY
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TOWN OF LONGBOAT KEY
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Nicola M. Johnson
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 to 25.16

AA-2016R-MADEJ

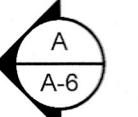
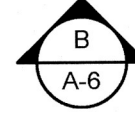
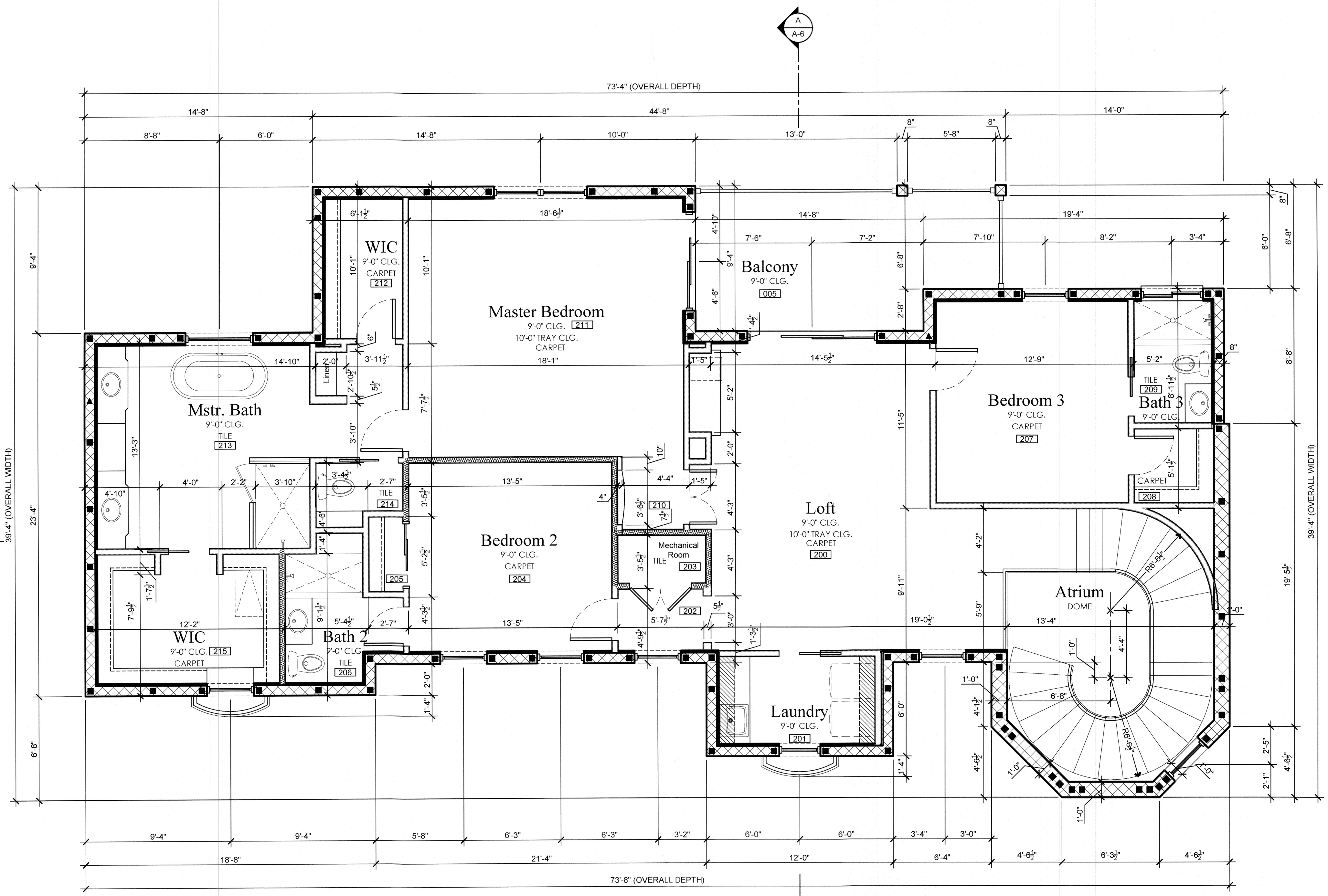
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ARCONIAL ARCHITECTURE, LLC
 3902 Henderson Boulevard - Suite 208 # 267, Tampa, FL 33629
 Phone: 813-285-0920 Fax: 813-285-0056 AZ28002694
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▲	FILLED CELL W/ (1) #7 OR (2) #5 VERTICAL
⊕	HOSE BIB
▨	CMU WALL
▩	CMU WALL WITH FURRING STRIP & GYP. BD.
▭	FRAMED WALL
▨	NEW INSULATED FRAMED WALL - STC 50 MIN
▨	UPPER CABINET. SEE SHOP DRAWINGS FOR ACTUAL LAYOUT AND DETAILS

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Nicole M. Johnson
 AR-16612
 10.25.16

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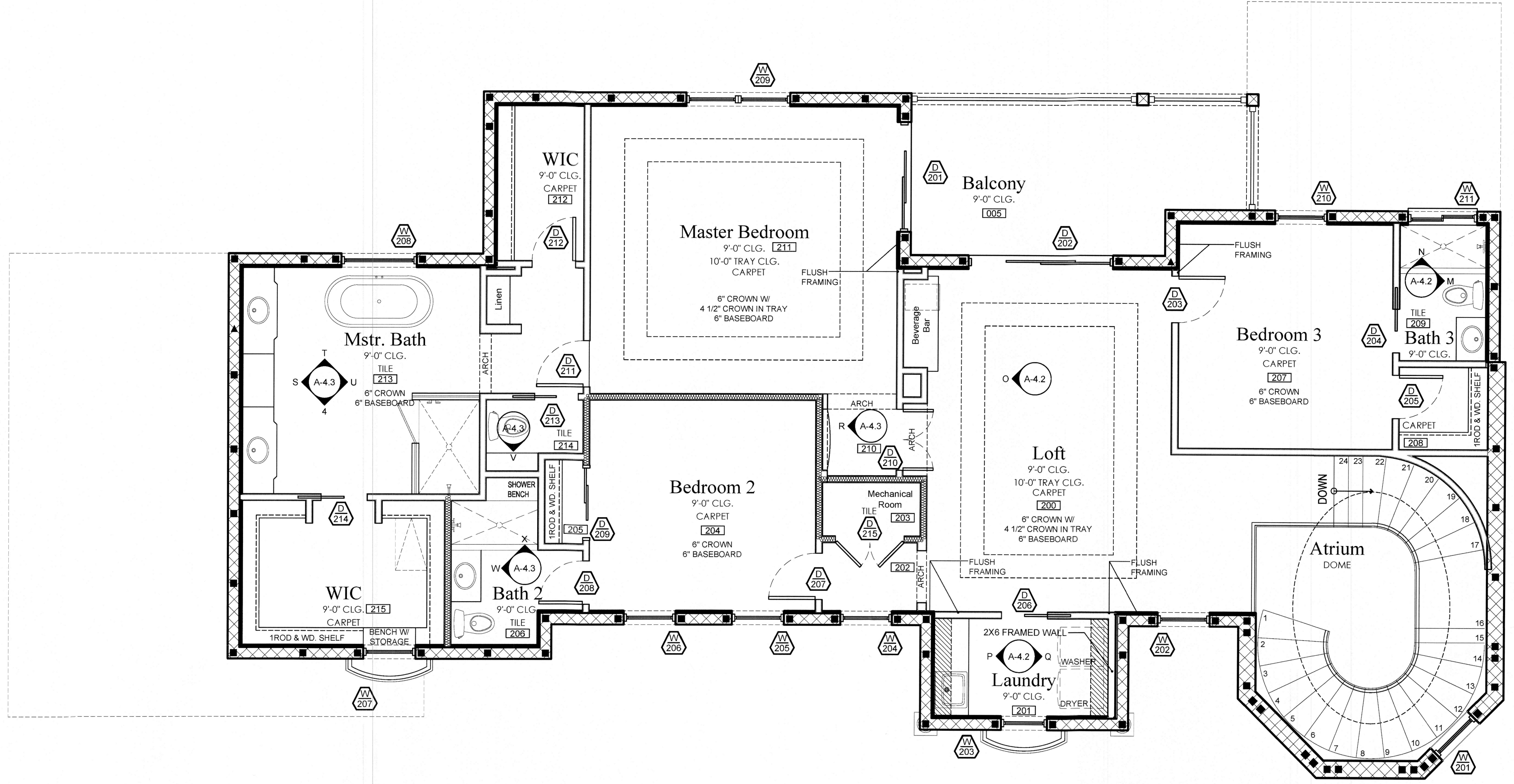
Plan Date: 10/24/2016
 Scale: 1/4" = 1'-0"
 Sheet: 5 of 26
 Page: Dim - 2nd Fl
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OCT 31 2016
 TOWN OF LONGBOAT KEY
 Planning and Building

Rev.	Date	Revision Description
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ARCONIAL ARCHITECTURE, LLC
 3702 Henderson Boulevard - Suite 208 # 267, Tampa, FL 33629
 Phone: 813-283-0056 Fax: 813-280-0970
 TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH THE 2010 EDITION OF THE FLORIDA BUILDING CODE, RESIDENTIAL (FBC-6).
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Proposed Residence Exclusively For:
Madej Residence
 669 Jungle Queen Way
 Longboat Key, FL
 Manatee County



D#	SIZE			MANUFACTURER	TYPE	MATERIAL	DESIGN PRESSURE		REMARKS
	WIDTH	HEIGHT	THK				ZONE	PRESSURE	
D-201	6'-0"	6'-8"	1-3/8"	PGT	SLIDER	VINYL	-	-	
D-202	8'-0"	6'-8"	1-3/8"	PGT	SLIDER	VINYL	-	-	
D-203	2'-8"	6'-8"	1-3/8"		SWING	H.C. MOLDED PANEL			
D-204	2'-6"	6'-8"	1-3/8"		POCKET	H.C. MOLDED PANEL			
D-205	2'-6"	6'-8"	1-3/8"		SWING	H.C. MOLDED PANEL			
D-206	2'-8"	6'-8"	1-3/8"		POCKET	H.C. MOLDED PANEL			
D-207	2'-8"	6'-8"	1-3/8"		SWING	H.C. MOLDED PANEL			
D-208	2'-6"	6'-8"	1-3/8"		SWING	H.C. MOLDED PANEL			
D-209	4'-0"	6'-8"	1-3/8"		BI-PASS	H.C. MOLDED PANEL			
D-210	3'-6"	6'-8"	1-3/8"		SWING	S.C. MOLDED PANEL			
D-211	2'-8"	6'-8"	1-3/8"		SWING	H.C. MOLDED PANEL			
D-212	2'-6"	6'-8"	1-3/8"		SWING	H.C. MOLDED PANEL			
D-213	2'-6"	6'-8"	1-3/8"		POCKET	H.C. MOLDED PANEL			
D-214	2'-8"	6'-8"	1-3/8"		POCKET	H.C. MOLDED PANEL			
D-215	4'-0"	6'-8"	1-3/8"		SWING	S.C. MOLDED PANEL			

*ALL EXTERIOR DOORS ARE IMPACT RESISTANT

W#	SIZE		MANUFACTURER	TYPE	MATERIAL	DESIGN PRESSURE		GLAZING	REMARKS
	WIDTH	HEIGHT				ZONE	PRESSURE		
W-201	3'-0"	8'-0"	PGT	PICTURE	VINYL	-	-	LOW-E	HALF ROUND TOP
W-202	3'-0"	4'-0"	PGT	PICTURE	VINYL	-	-	LOW-E	
W-203	2'-8"	4'-0"	PGT	PICTURE	VINYL	-	-	LOW-E	
W-204	3'-0"	4'-0"	PGT	PICTURE	VINYL	-	-	LOW-E	
W-205	3'-0"	4'-0"	PGT	SINGLE HUNG	VINYL	-	-	LOW-E	EGRESS WINDOW
W-206	3'-0"	4'-0"	PGT	SINGLE HUNG	VINYL	-	-	LOW-E	EGRESS WINDOW
W-207	2'-8"	4'-0"	PGT	PICTURE	VINYL	-	-	LOW-E	
W-208	4'-0"	4'-0"	PGT	PICTURE	VINYL	-	-	LOW-E	MULLED
W-209	(2) 3'-0"	5'-0"	PGT	PICTURE	VINYL	-	-	LOW-E	MULLED
W-210	3'-0"	4'-0"	PGT	SINGLE HUNG	VINYL	-	-	LOW-E	EGRESS WINDOW
W-211	3'-0"	2'-0"	PGT	GLIDER	VINYL	-	-	LOW-E	

**ALL WINDOWS ARE IMPACT RESISTANT

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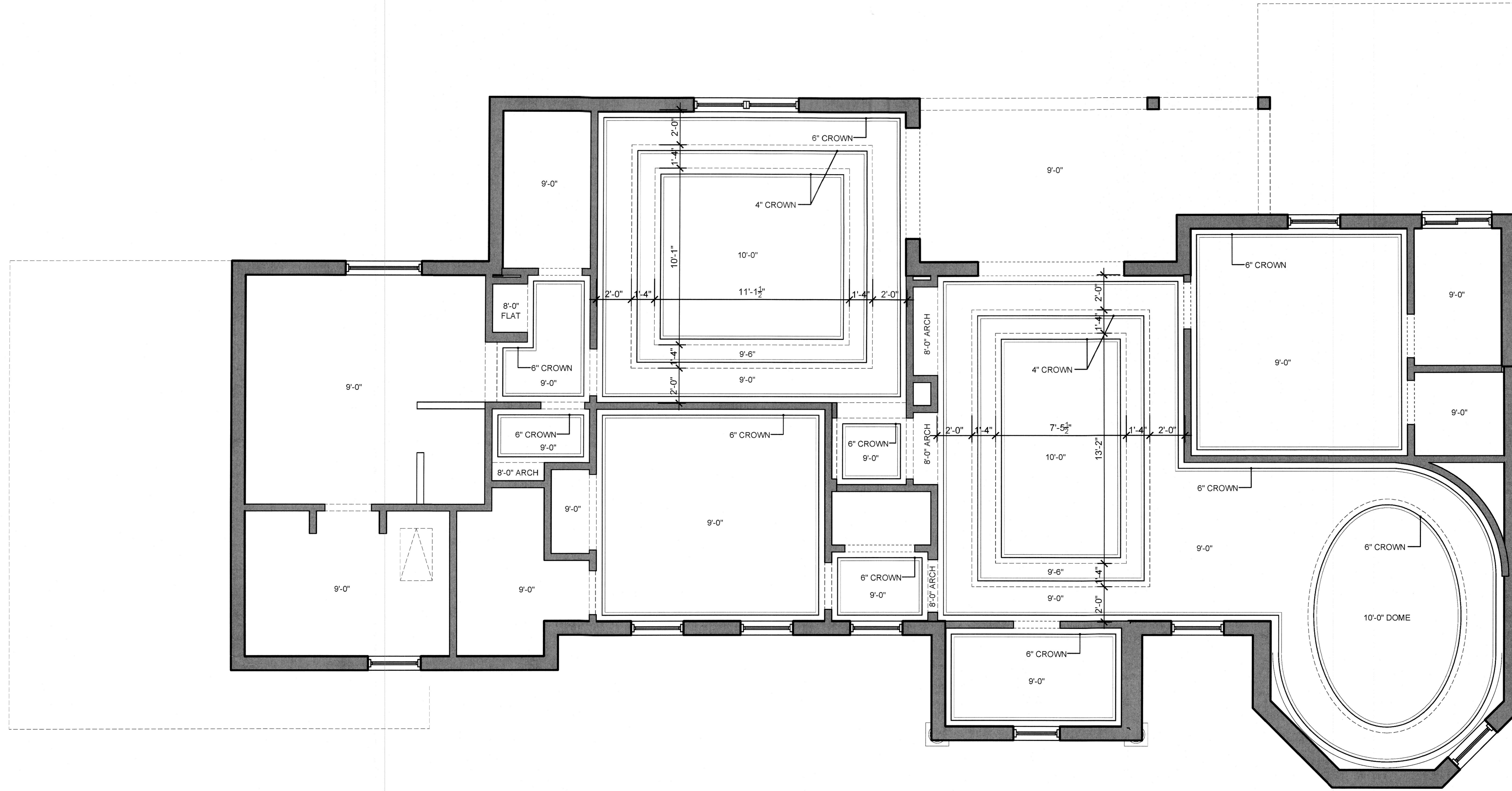
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 TOWN OF LONGBOAT
 Planning, Zoning and I

Signature: *N. Johnson*
 10-25-16

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Plan Date: 10/24/2016
 Scale: 1/4" = 1'-0"
 Sheet: 6 OF 26
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Rev.	Date	Revision Description
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ARCONIAL ARCHITECTURE, LLC
 3902 Henderson Boulevard - Suite 208 # 267, Tampa, FL 33609
 Phone: 813 280-0920 Fax: 813 280-0036
 TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE
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TOWN OF LONGBOAT KEY
 Planning, Zoning and Building

Nicola M. Johnson
 A.S. 96612
 10.25.16

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Plan Date: 10/24/2016
 Scale: 1/4" = 1'-0"
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 Page: RCP - 2nd Flr
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 Phone: 813-283-0556 Fax: 813-283-0556
 AA26002694

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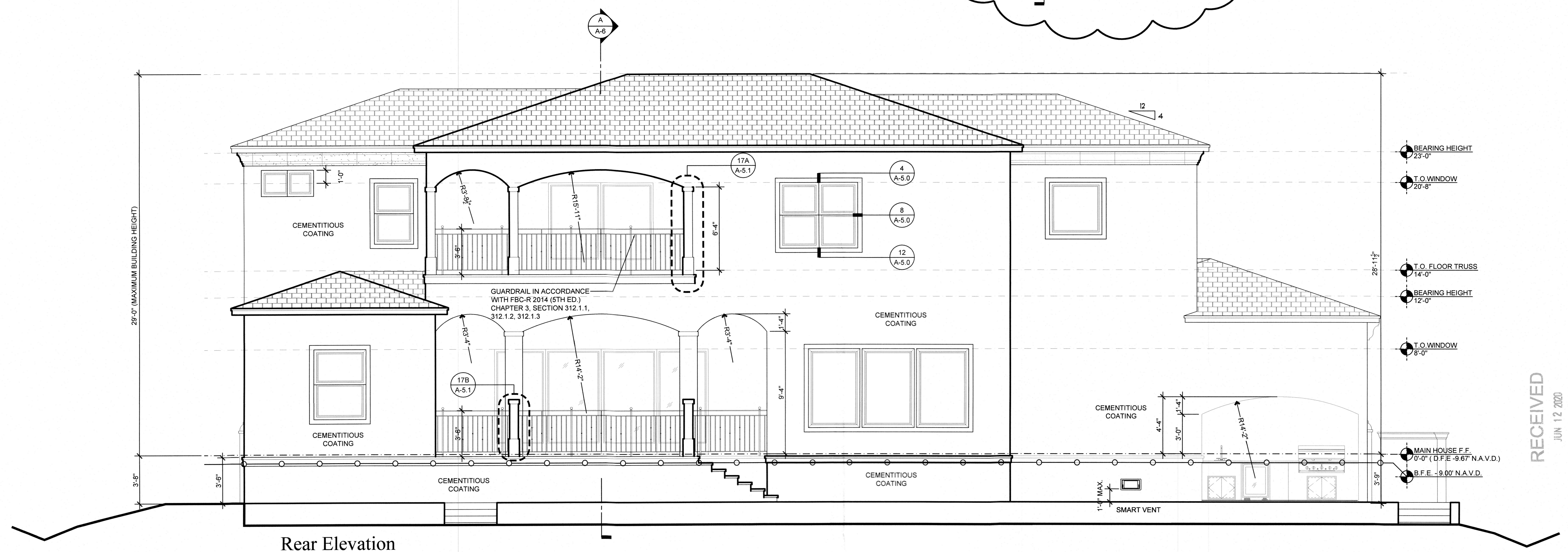
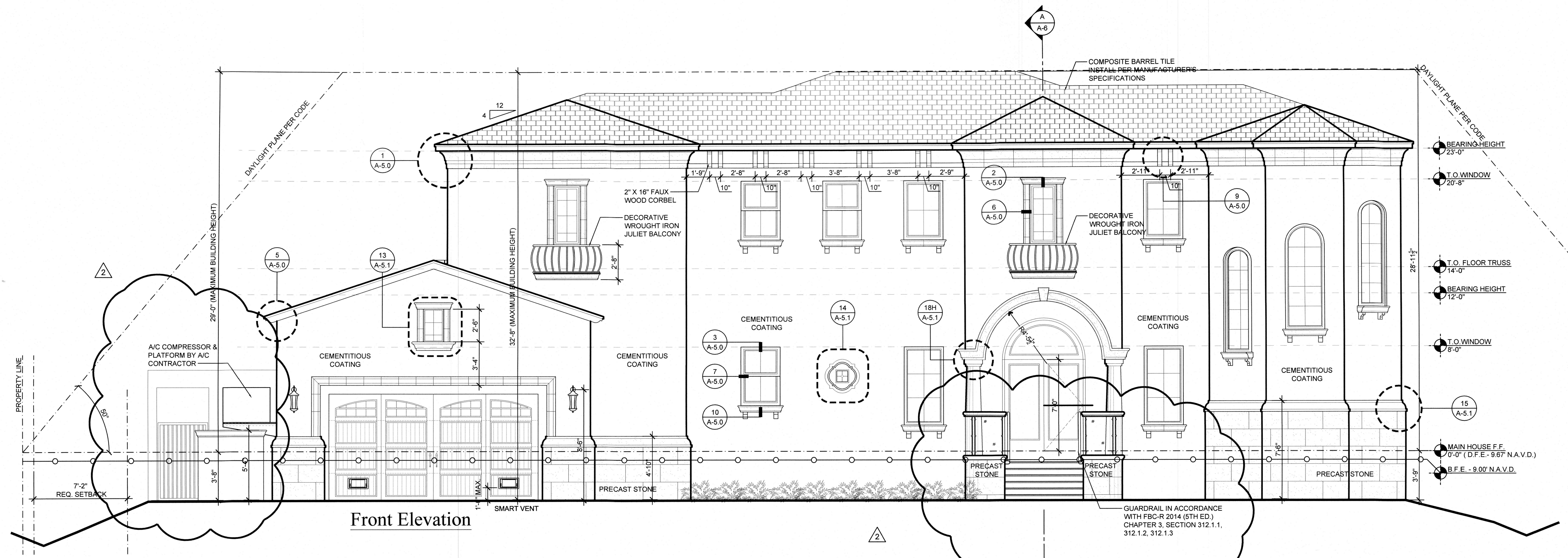
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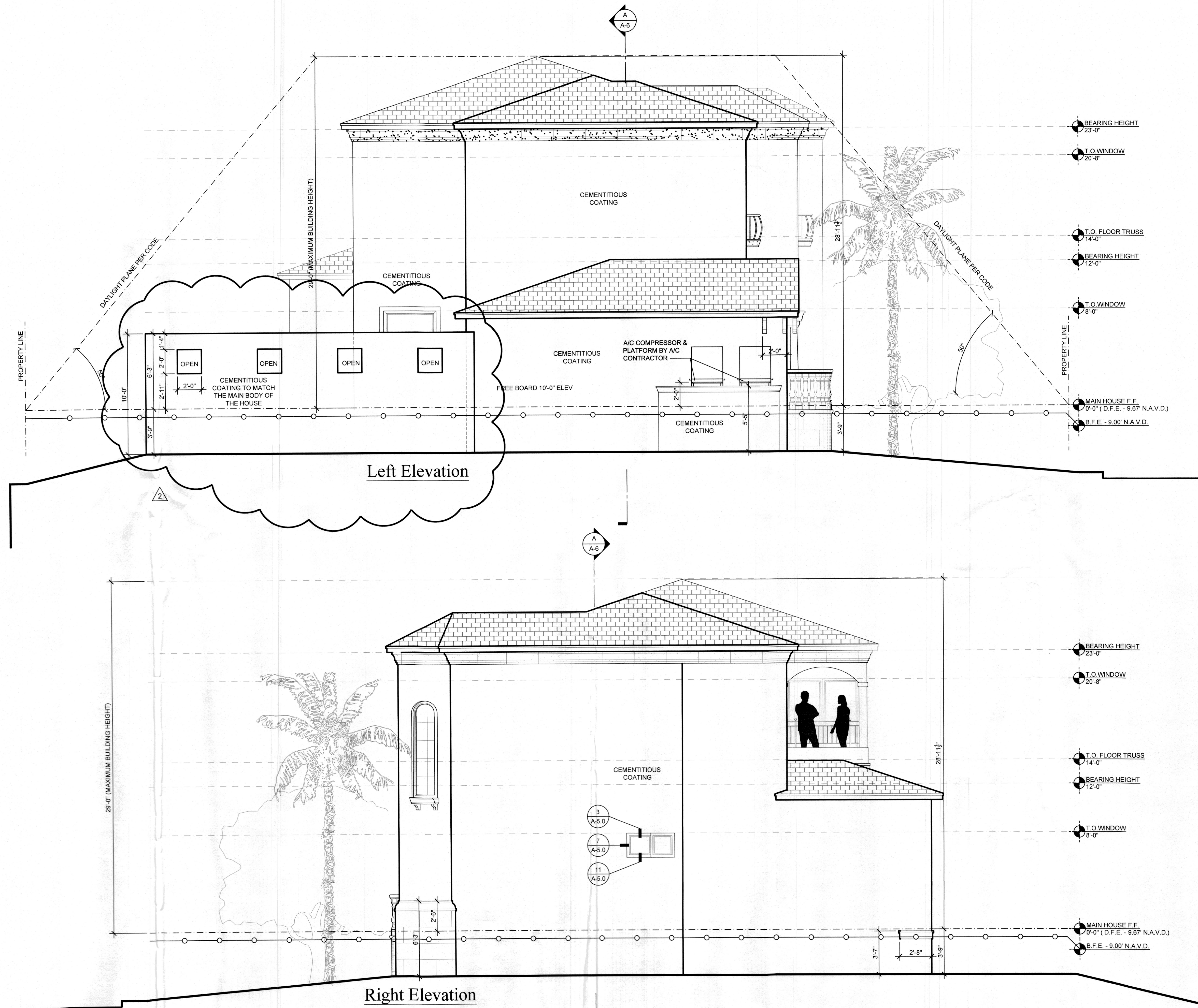
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Exterior Elevations



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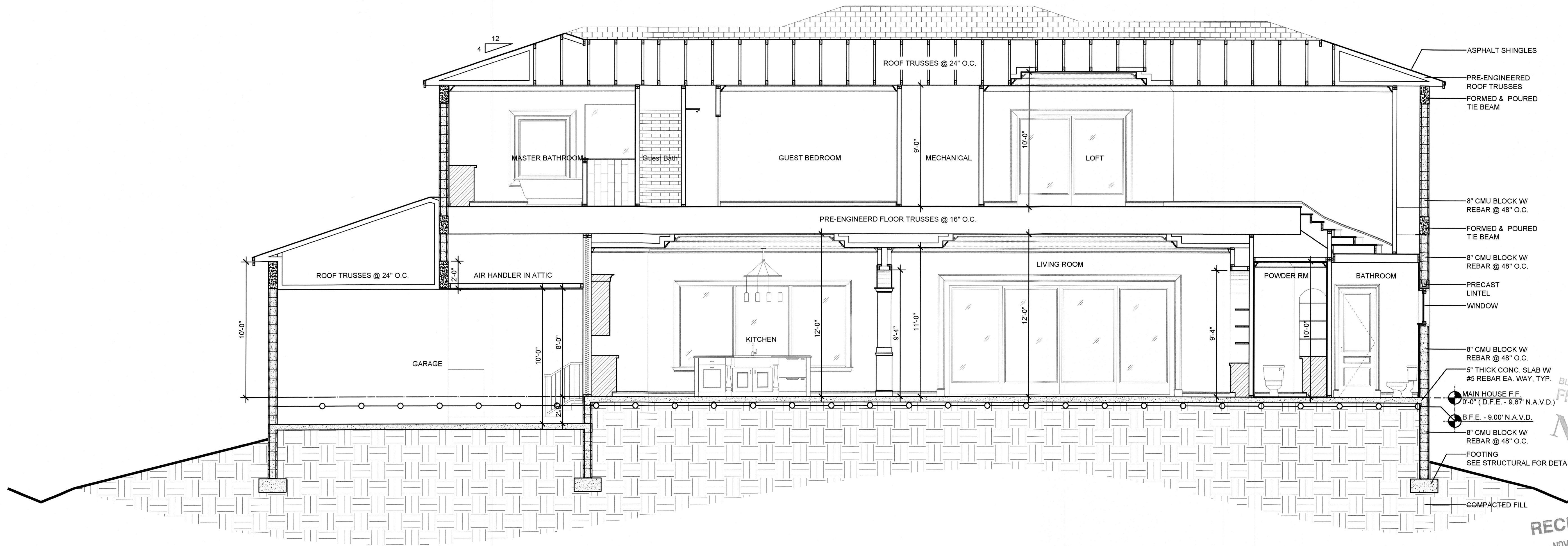
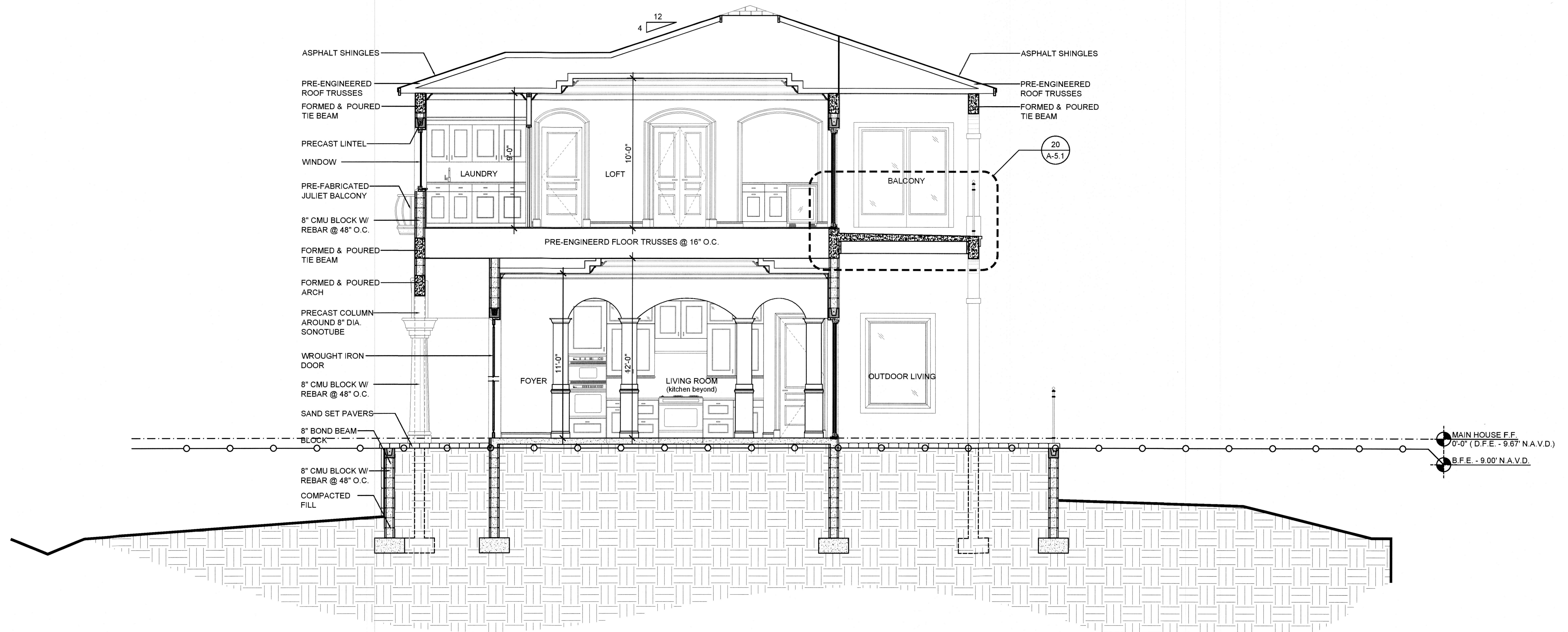
Proposed Residence Exclusively For:
Madej Residence
 669 Jungle Queen Way
 Longboat Key, Fl
 Manatee County

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 Planning, Zoning & Building

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 Scale: 1/4" = 1'-0"
 Sheet: 9 OF 26
 Page: Ext. Elevation
A-2.1

Exterior Elevations



Rev	Date	Revision Description
1	11/17/16	PLAN REVIEW COMMENTS
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ARCONIAL ARCHITECTURE, LLC
 3902 Henderson Boulevard - Suite 208 # 267, Tampa, FL 33629
 Phone: 813-283-0056 Fax: 813-283-0056
 A226002694
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Nicola M. Galt
 AR 96612
 11/17/16

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Plan Date: 11/17/2016
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 Page: Section

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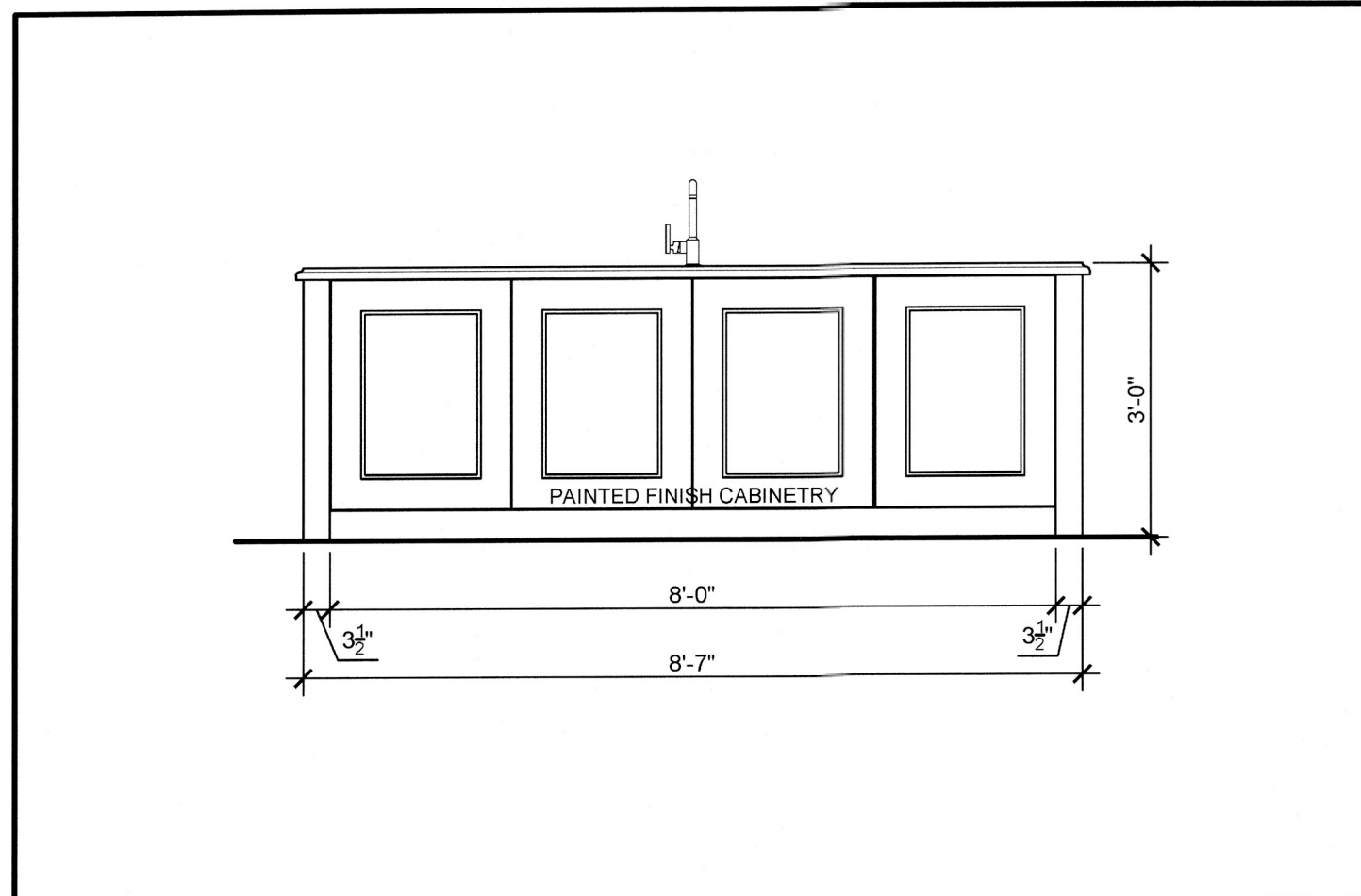
ARCONIAL ARCHITECTURE, LLC
 3932 MacArthur Boulevard, Suite 208 # 267, Tampa, FL 33629
 Phone: 813-285-0920 Fax: 813-285-0856 A-24002694
 TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE
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 Manatee County

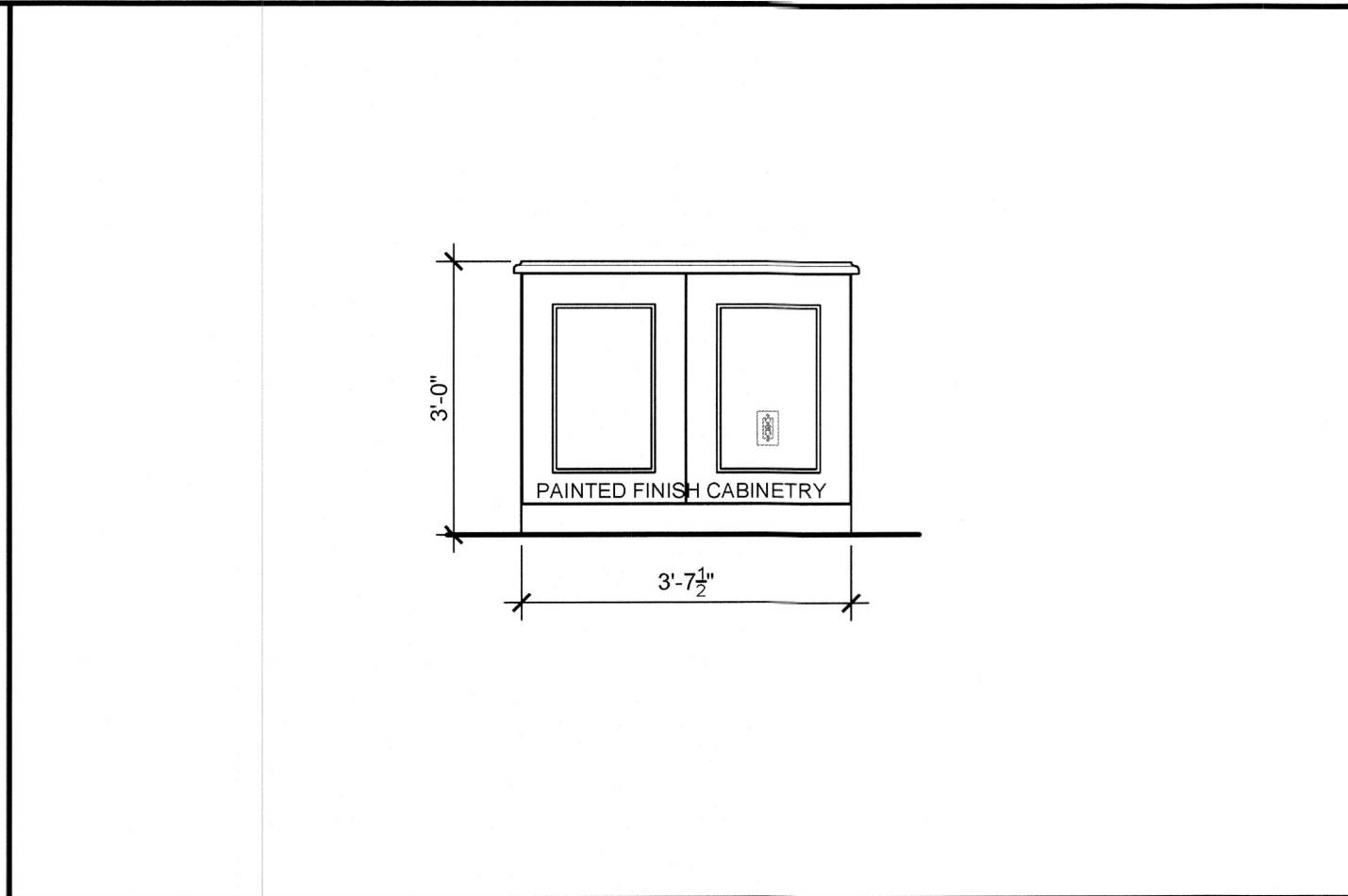
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Nicole M. Johnson
 AR 96612
 10.25.16

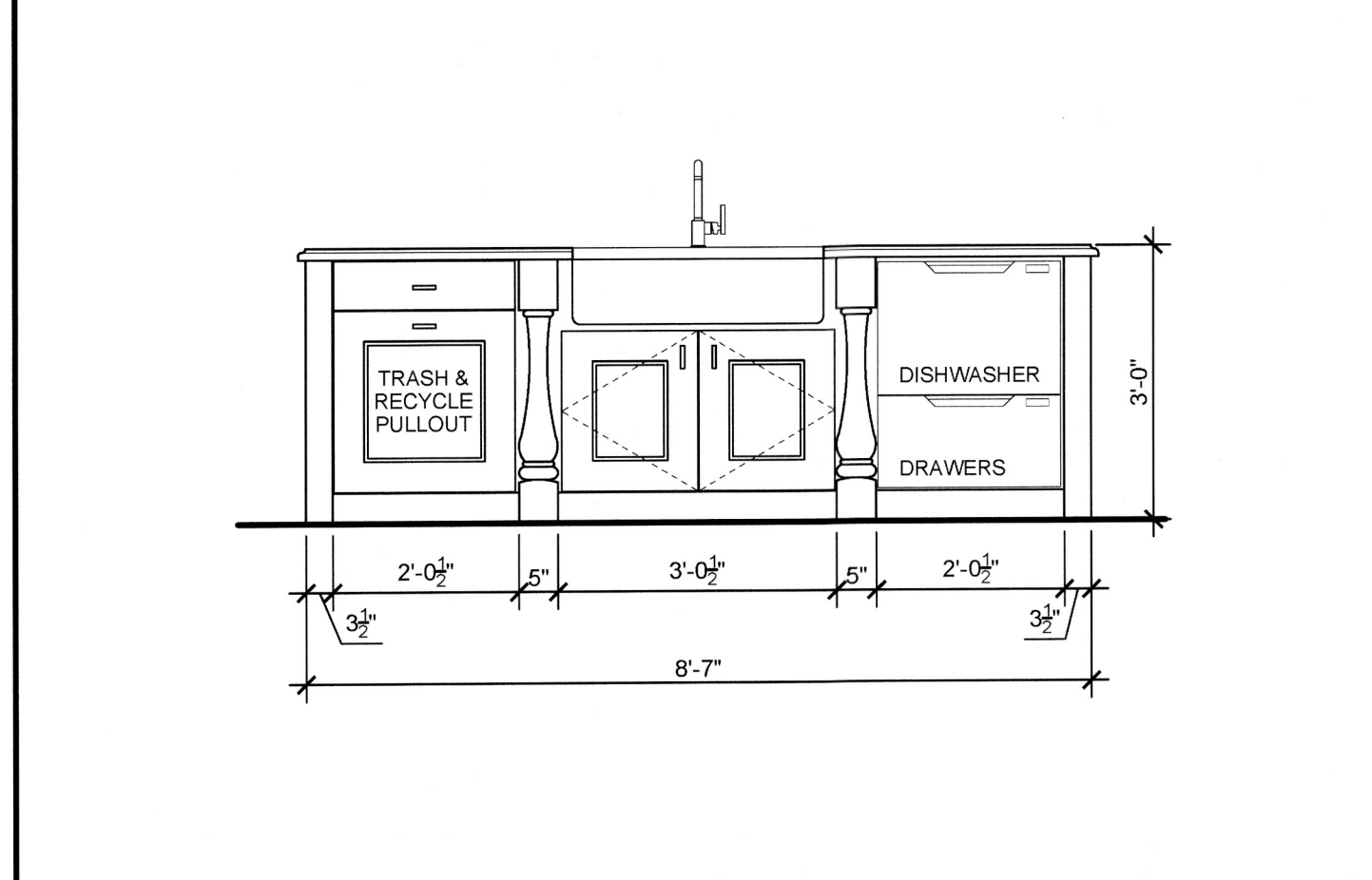
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 Plan Date: 10/24/2016
 Scale: 1/2" = 1'-0"
 Sheet: 11 OF 26
 Page: Interior Elev.
A-4.0



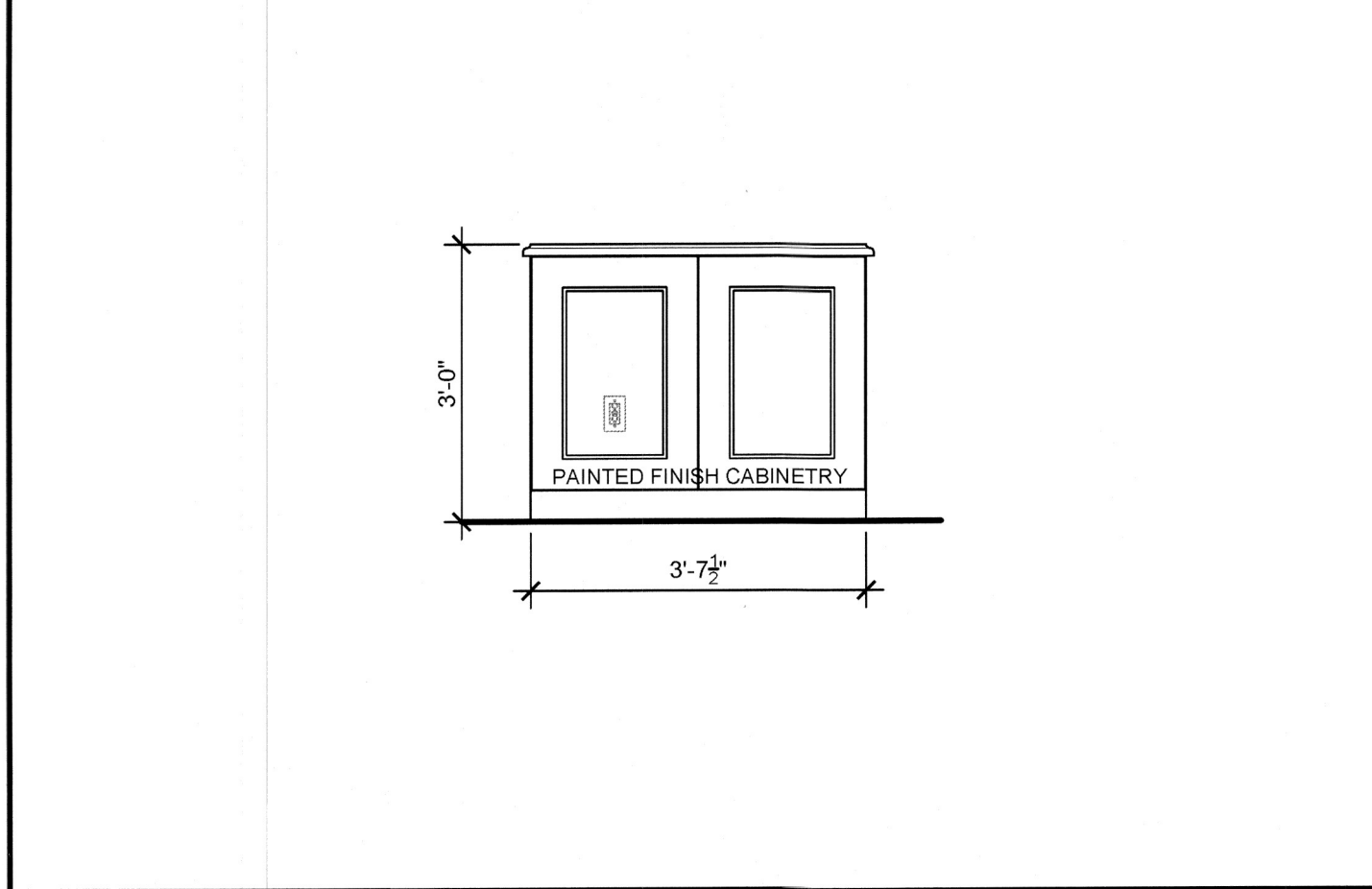
A1 ISLAND FRONT 1/2" = 1'-0"



A2 ISLAND LEFT 1/2" = 1'-0"



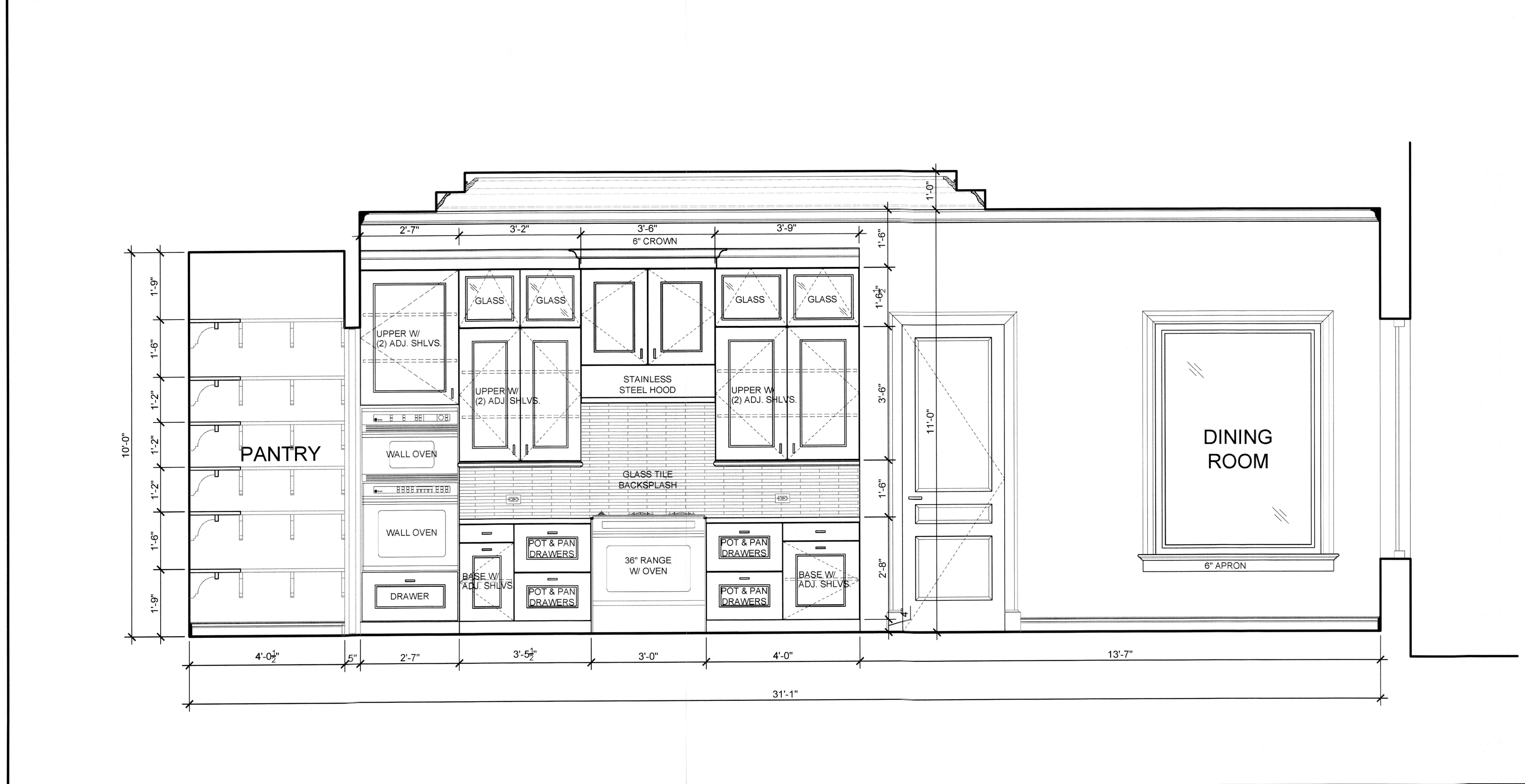
A3 ISLAND REAR 1/2" = 1'-0"



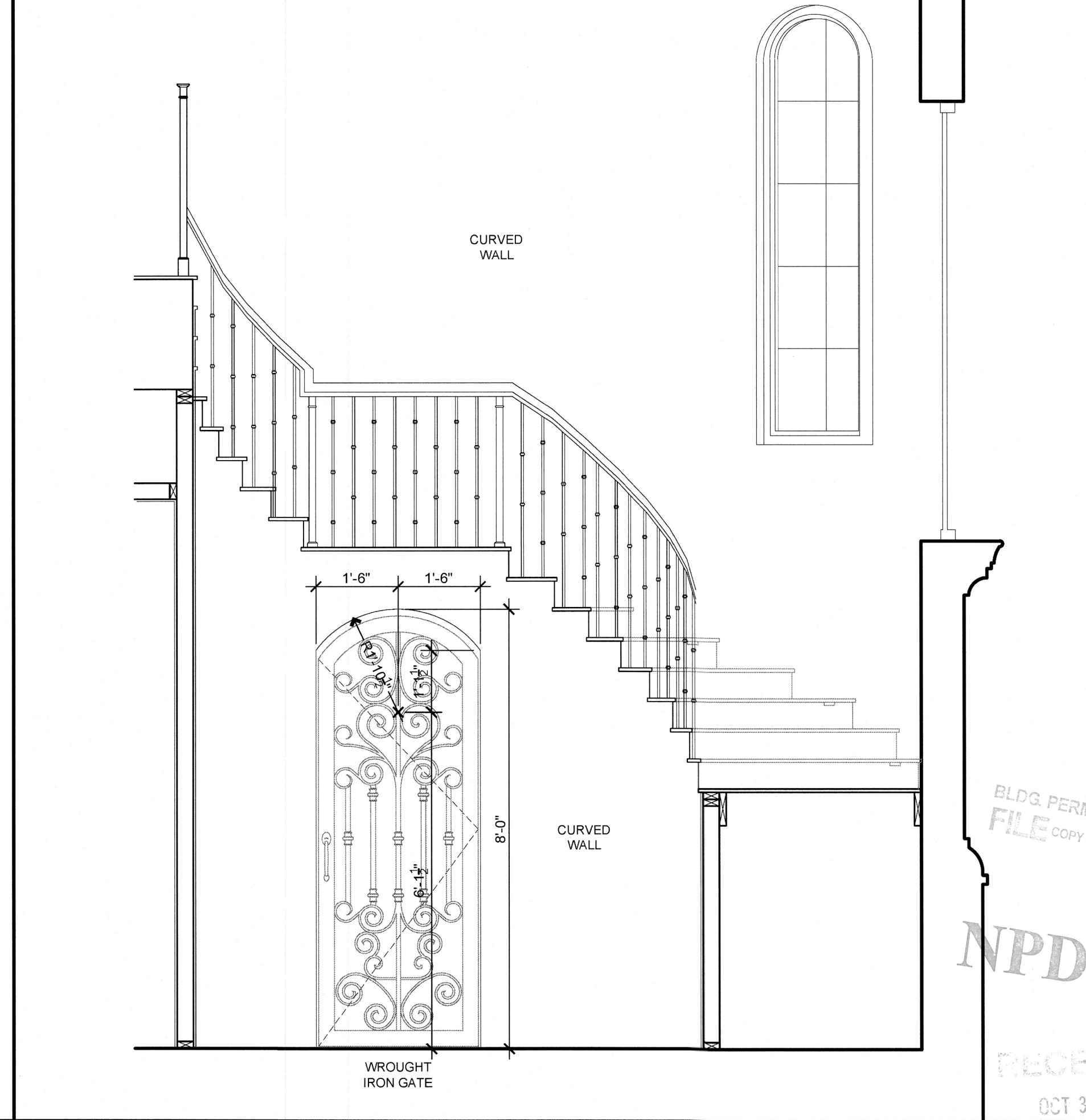
A4 ISLAND RIGHT 1/2" = 1'-0"



B KITCHEN - BACK COUNTER 1/2" = 1'-0"



C KITCHEN - RANGE WALL 1/2" = 1'-0"



D STAIRCASE ATRIUM 1/2" = 1'-0"

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 3902 Henderson Boulevard Suite 208 # 2/7 Tampa, FL 33609
 Phone: 813-283-0066 Fax: 813-283-0066
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 Longboat Key, FL
 Manatee County

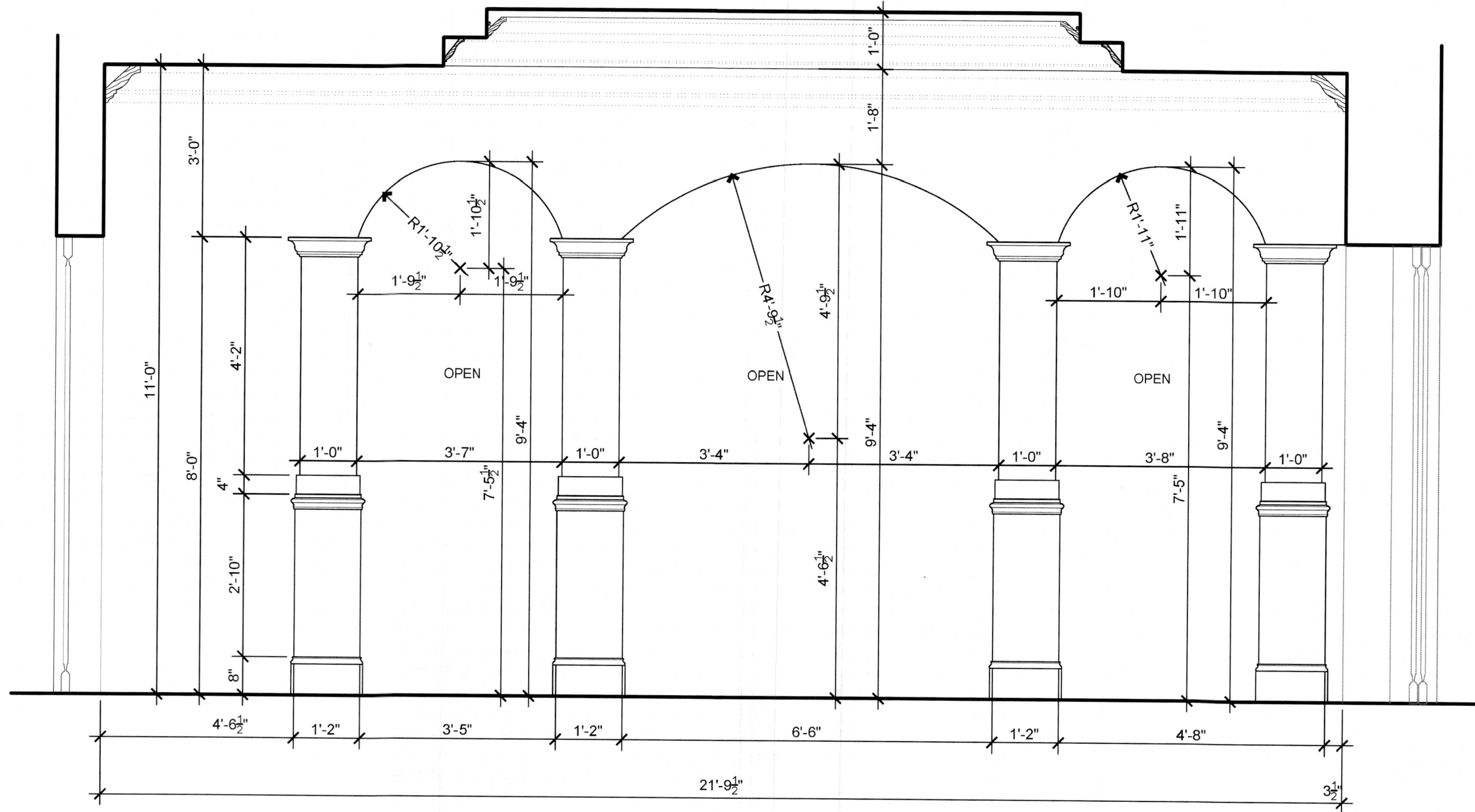
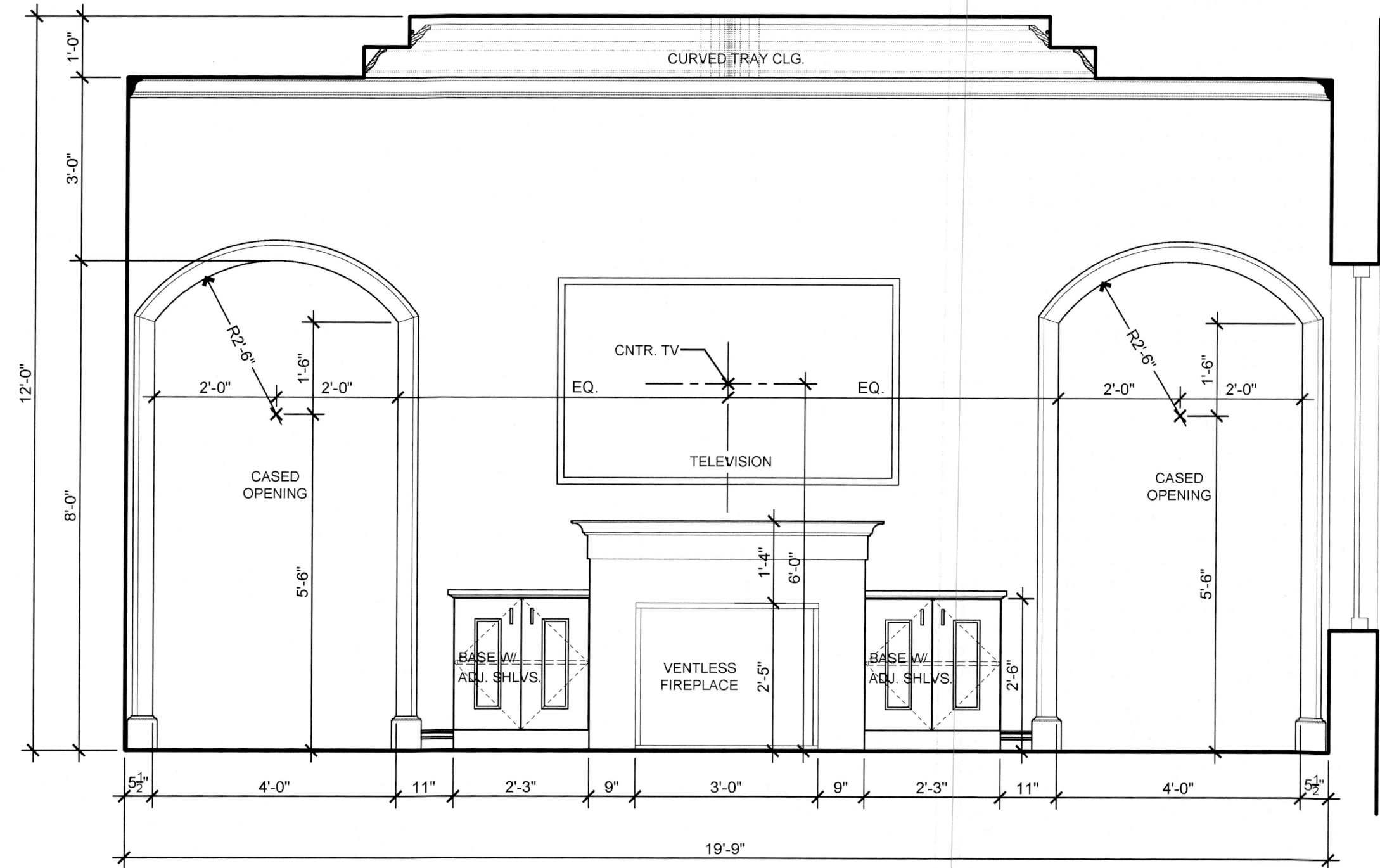
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Nadea M. Gholami
 AR 916612
 10.25.16

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Plan Date: 10/24/2016
 Scale: 1/2" = 1'-0"
 Sheet: 12 OF 26
 Page: Interior Elev.

A-4.1

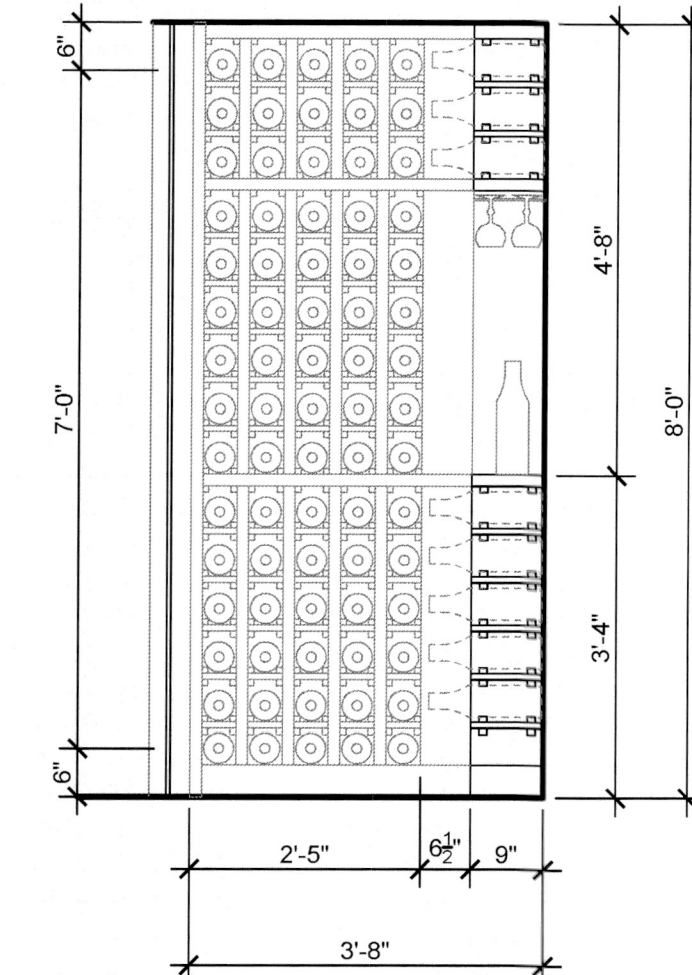
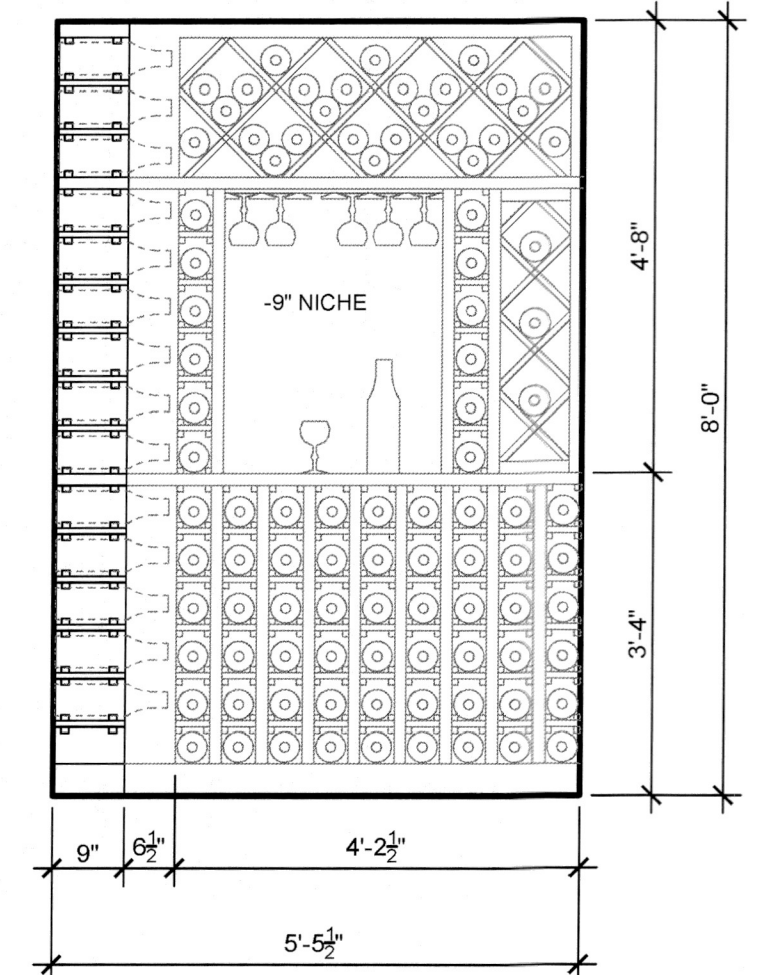


E LIVING ROOM

1/2" = 1'-0"

F LIVING ROOM

1/2" = 1'-0"

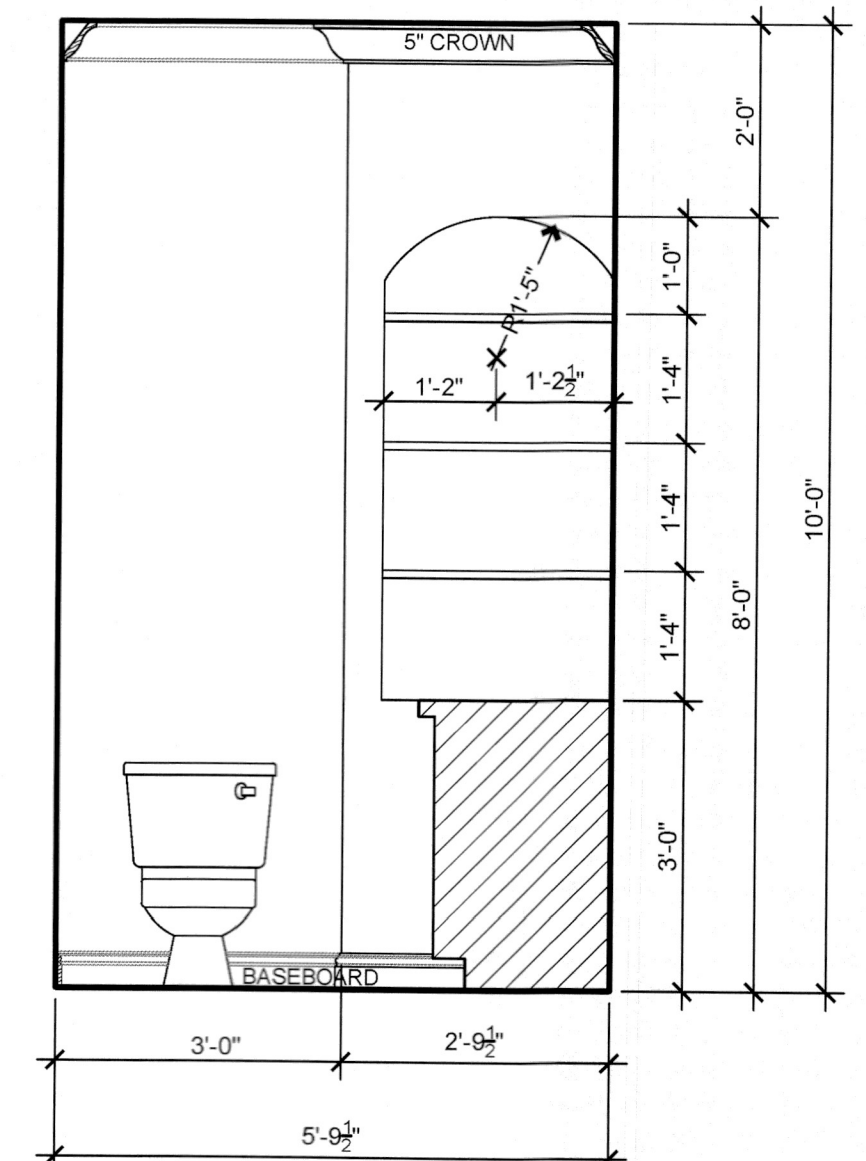


G WINE CELLAR

1/2" = 1'-0"

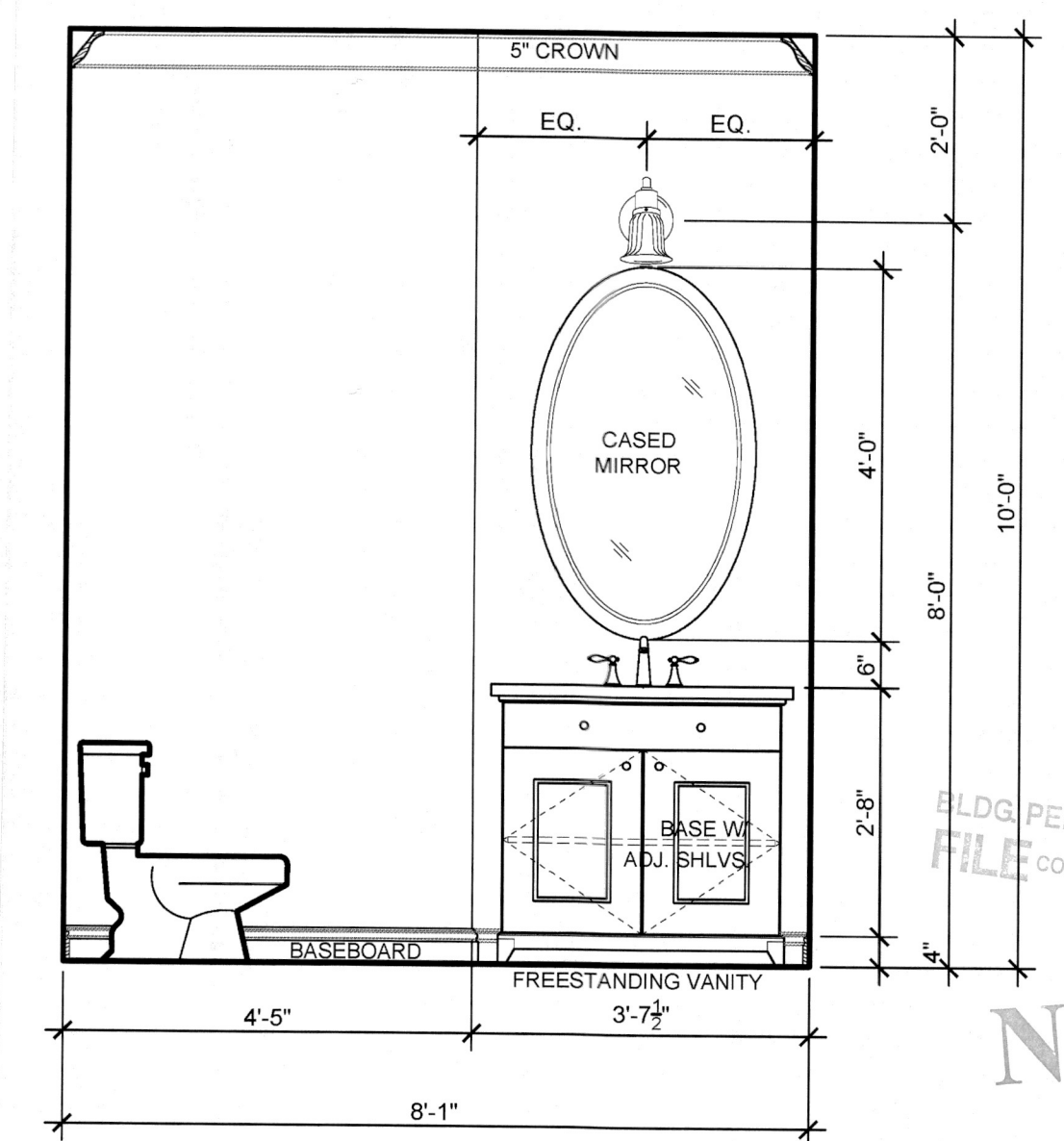
H WINE CELLAR

1/2" = 1'-0"



I POWDER ROOM

1/2" = 1'-0"



J POWDER ROOM

1/2" = 1'-0"

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 TOWN OF LONGBOAT
 2700 Longboat Key Blvd

Rev.	Date	Revision Description
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 3902 Henderson Boulevard - Suite 208 # 247, Tampa, FL 33629
 Phone: 813-280-0920 Fax: 813-283-0056 AA#0002694
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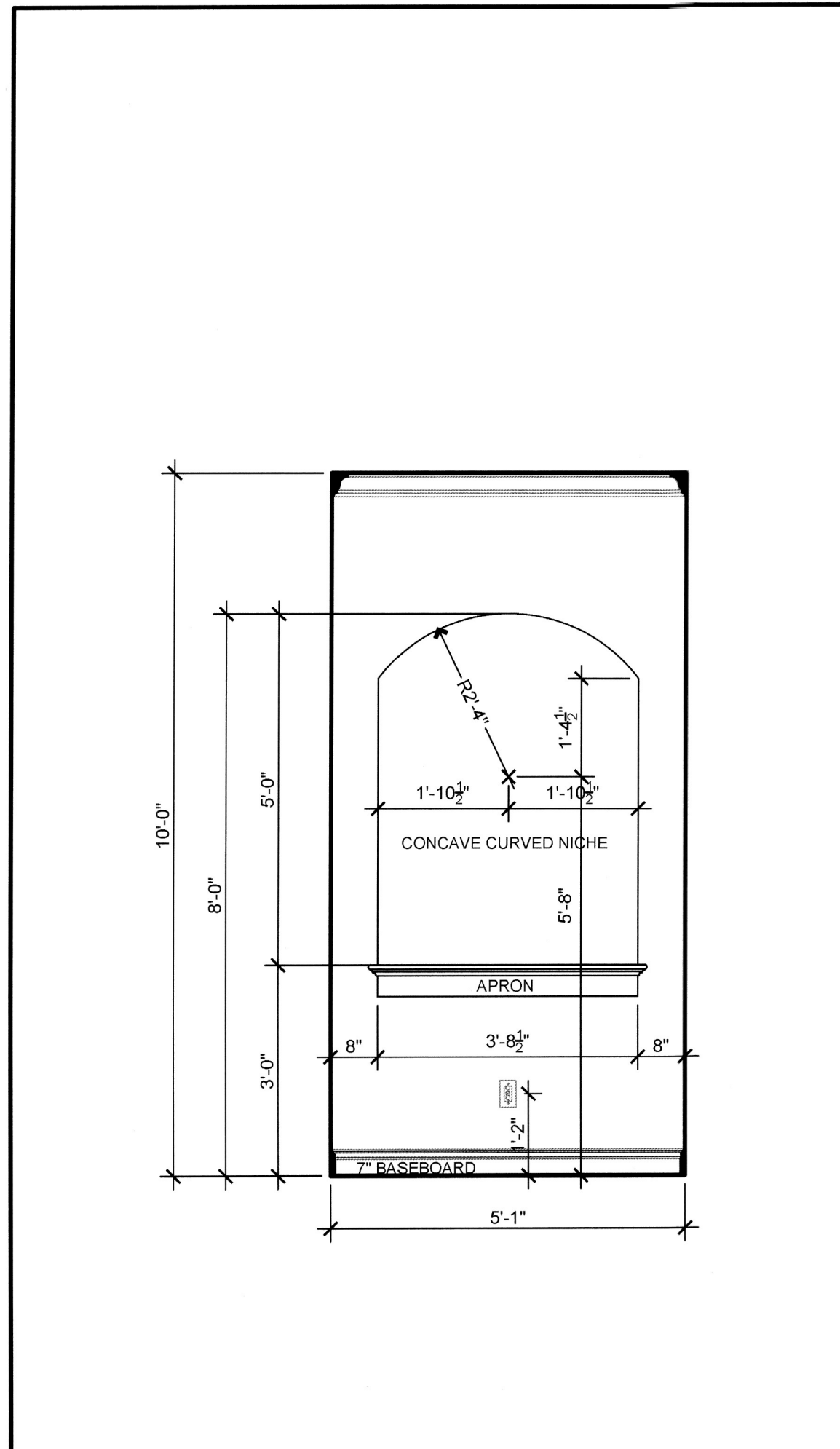
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 Manatee County

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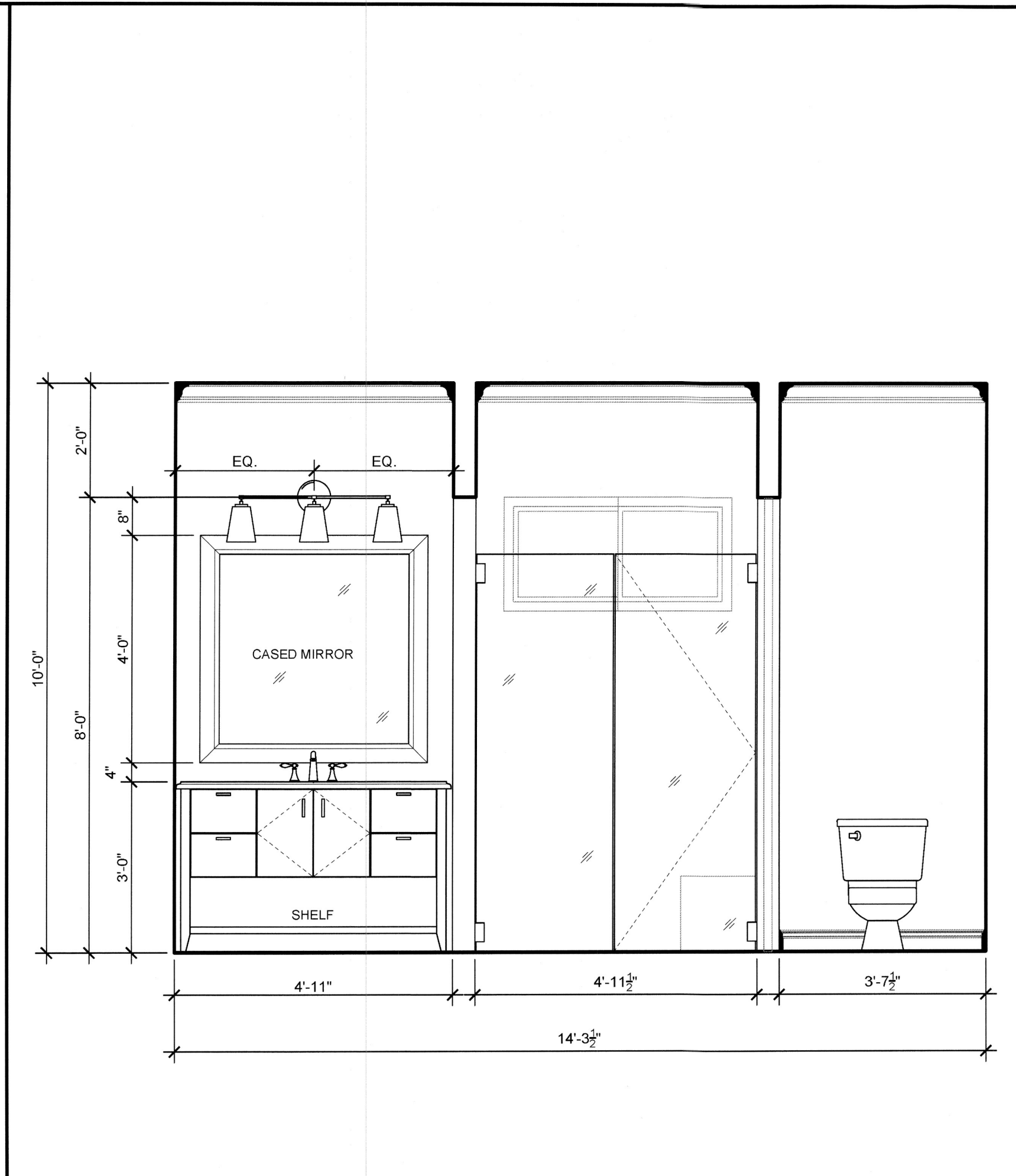
Wanda M. Johnson
 A-426612
 10.25.16

AA-2016R-MADEJ

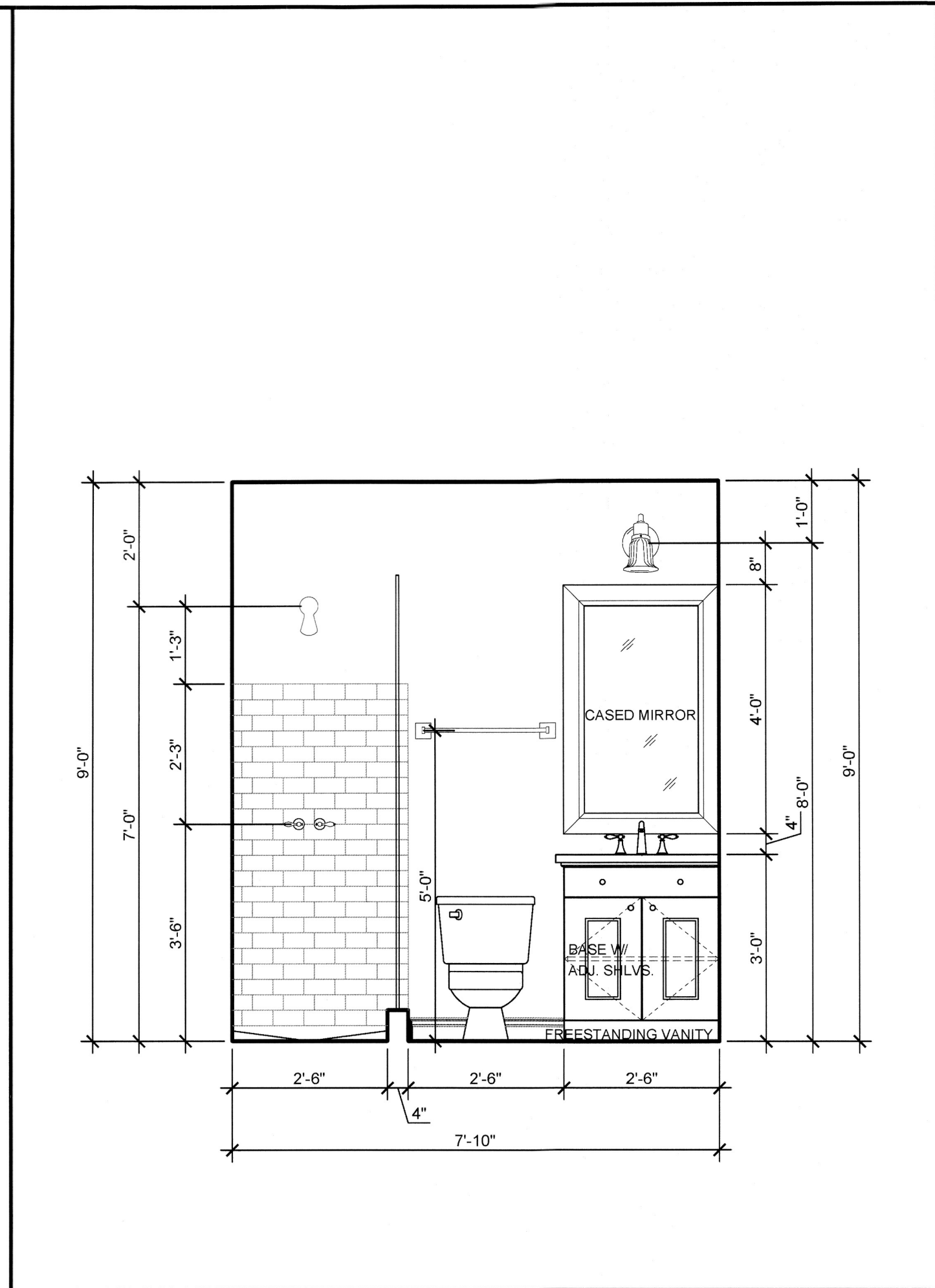
Plan Date: 10/24/2016
 Scale: 1/2" = 1'-0"
 Sheet: 13 of 26
 Page: Interior Elev.
A-4.2



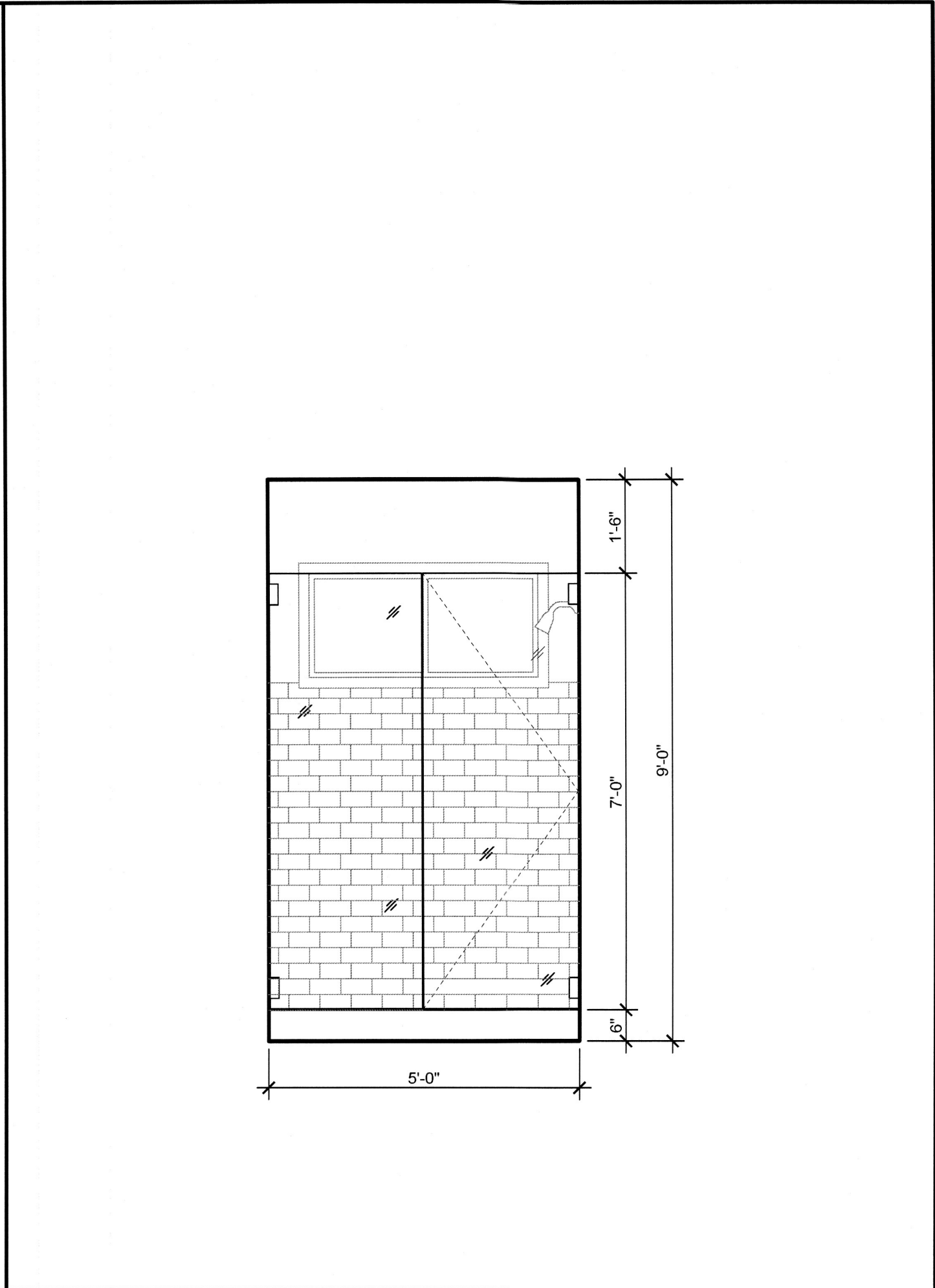
K OFFICE - VESTIBULE 1/2" = 1'-0"



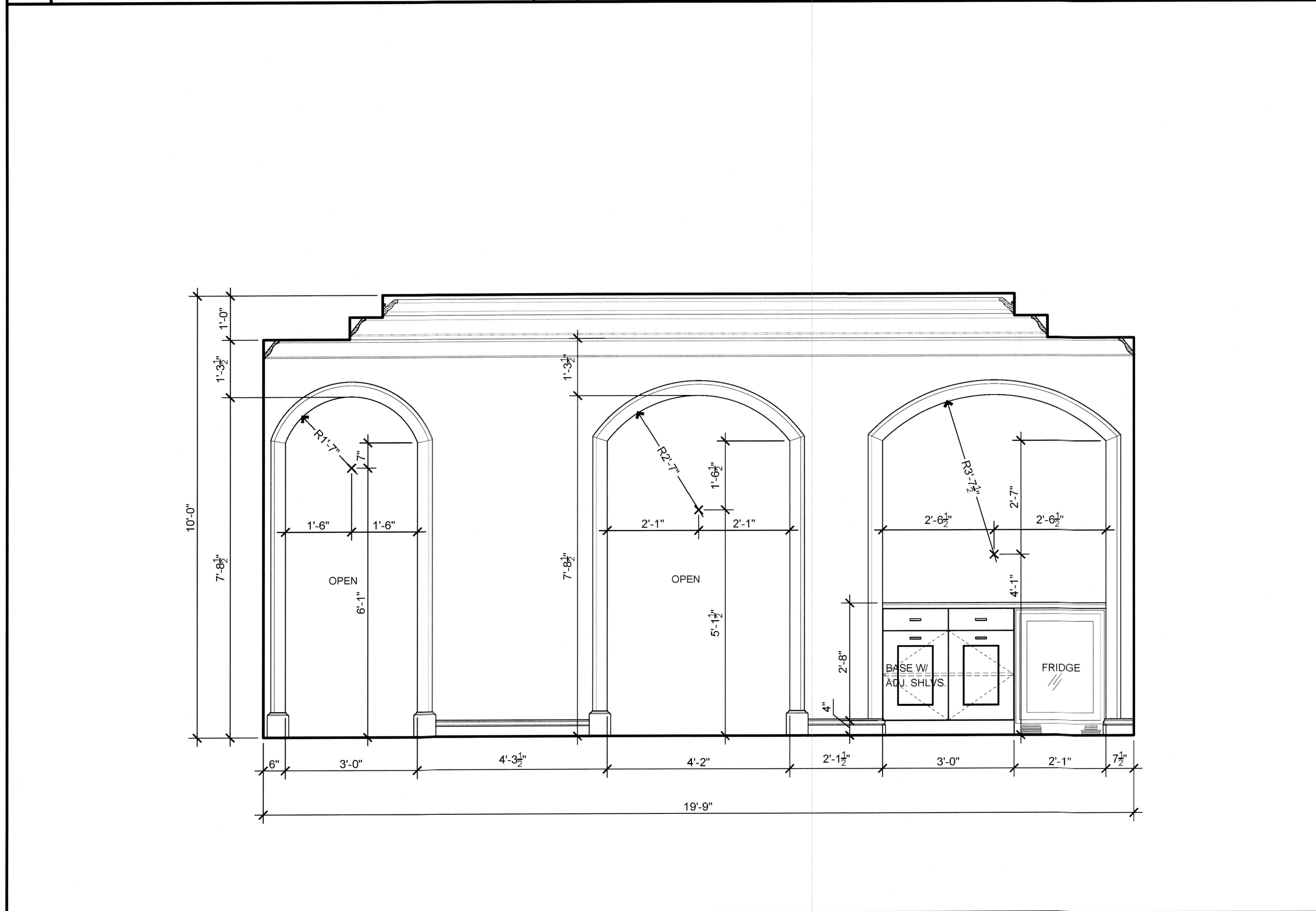
L BATHROOM 1 1/2" = 1'-0"



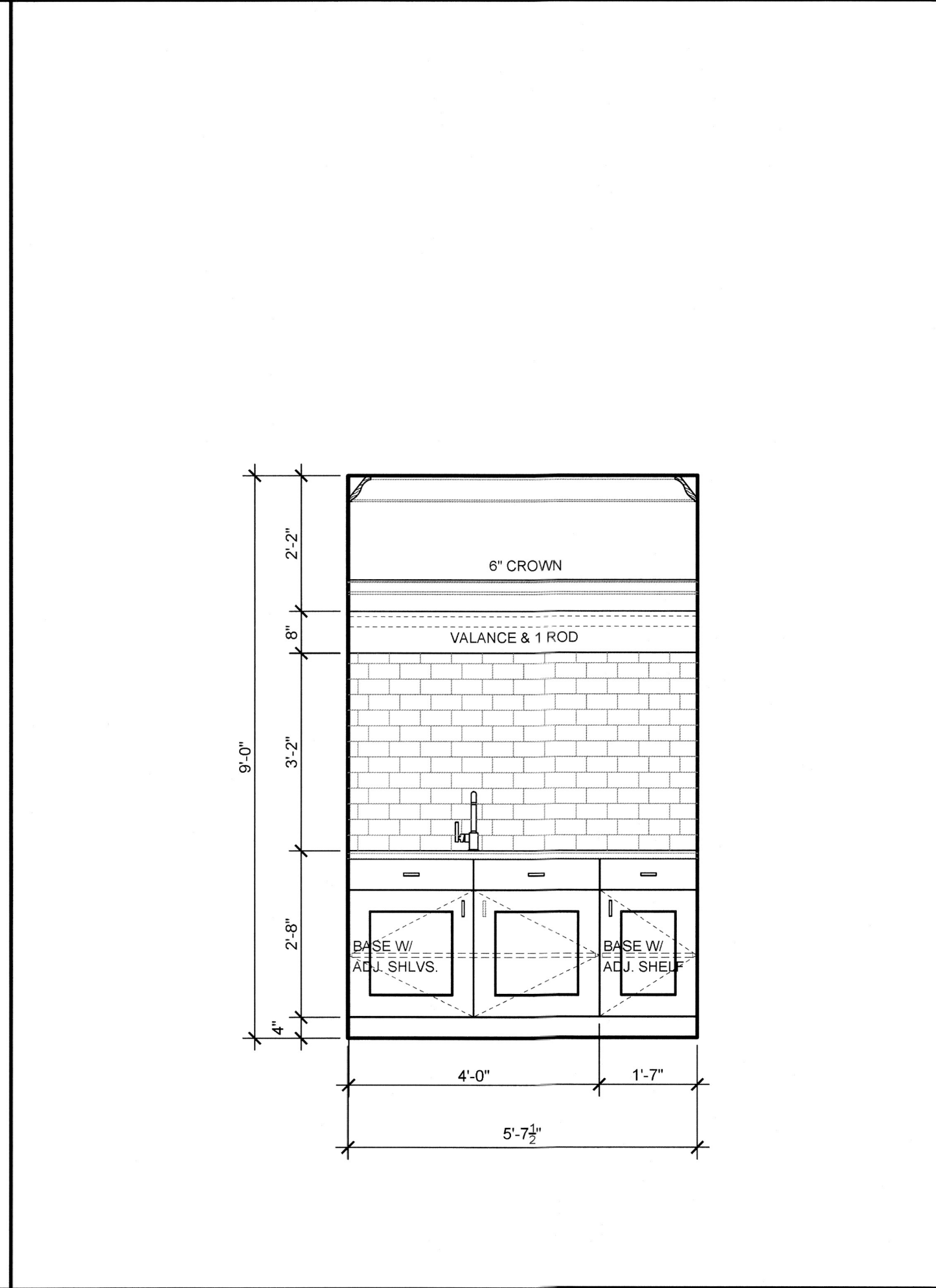
M BATHROOM 3 1/2" = 1'-0"



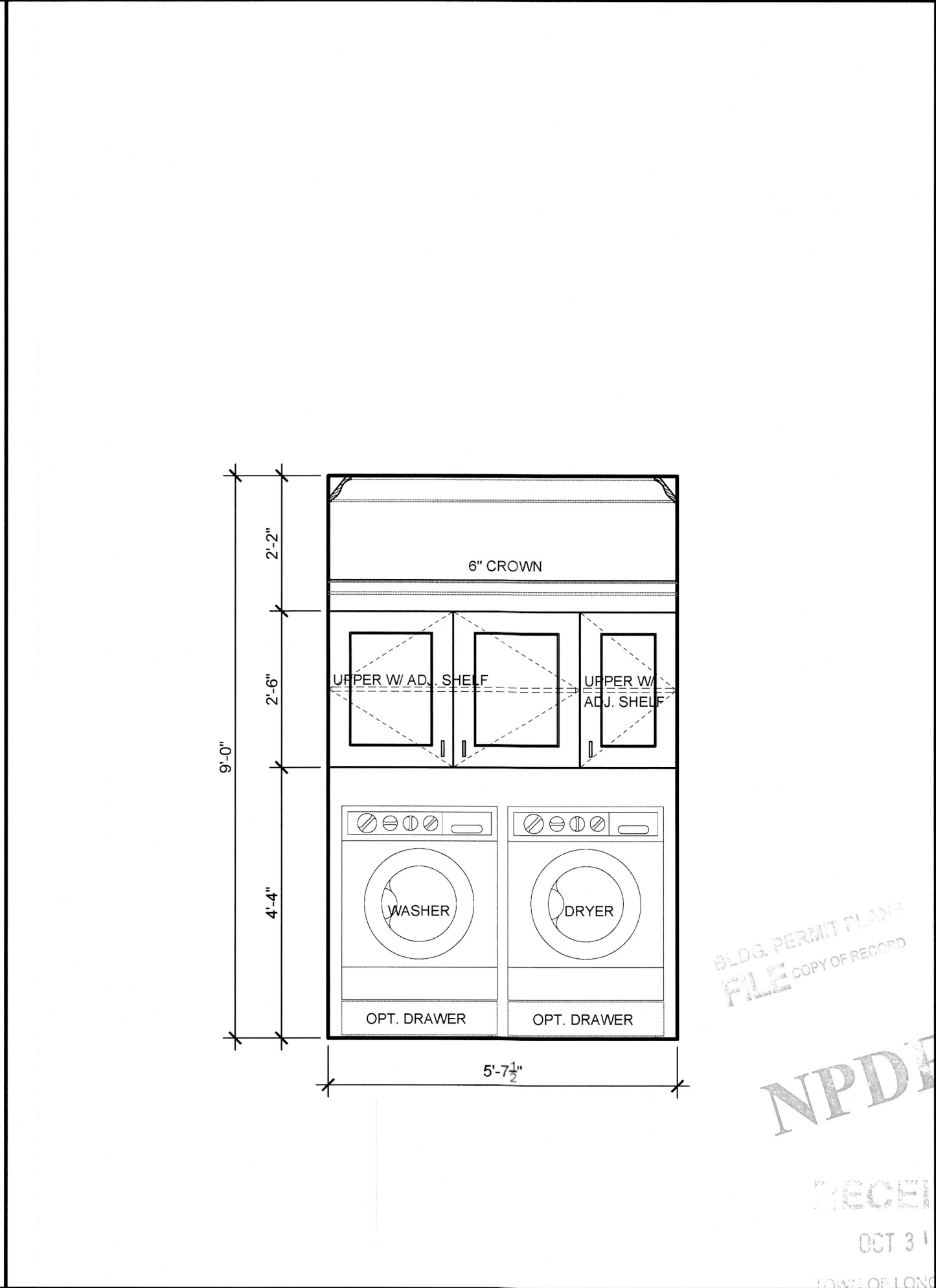
N BATHROOM 3 1/2" = 1'-0"



O LOFT 1/2" = 1'-0"



P LAUNDRY ROOM 1/2" = 1'-0"



Q LAUNDRY ROOM 1/2" = 1'-0"

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 LONGBOAT KEY
 Manatee County Building Department

Rev.	Date	Revision Description
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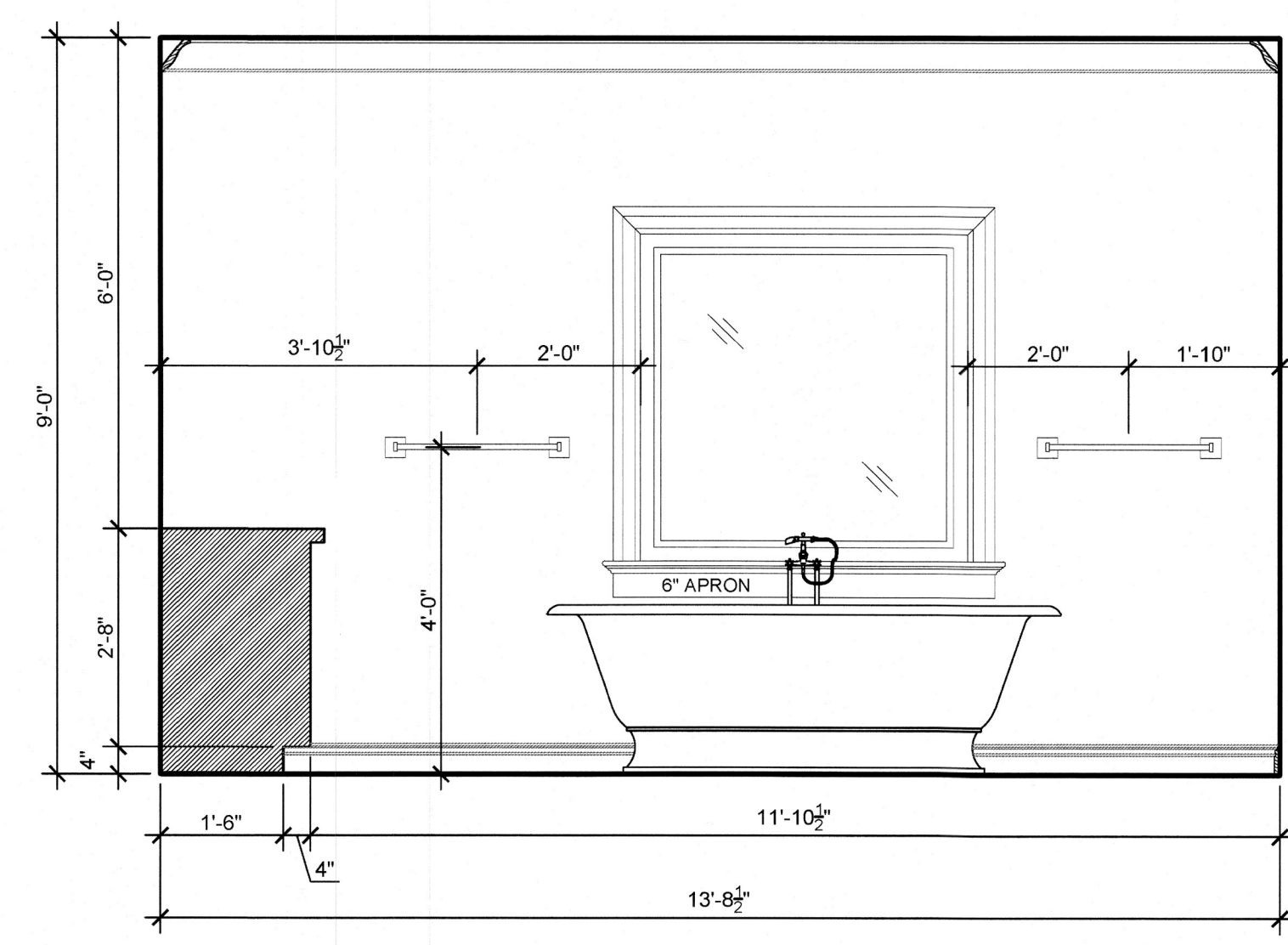
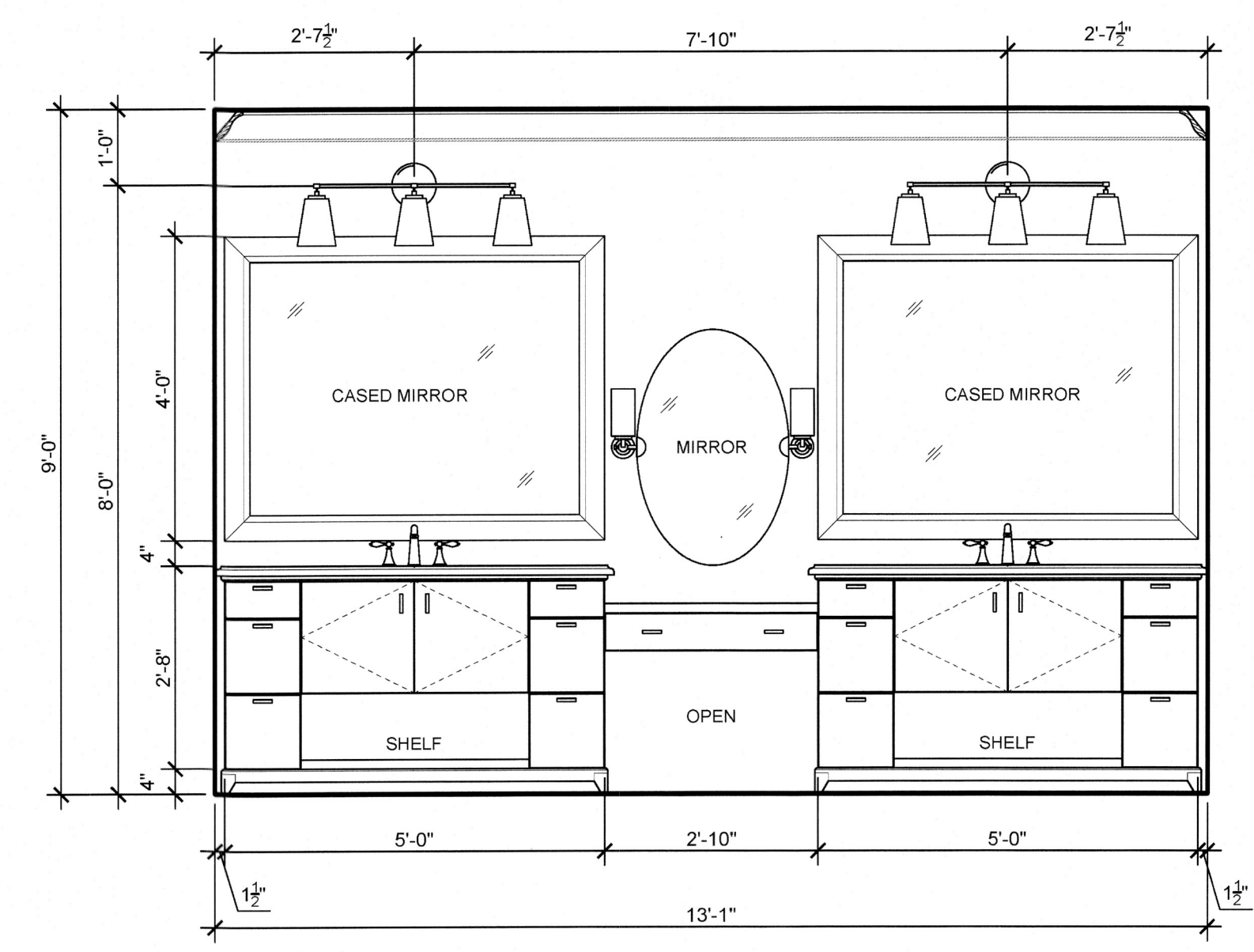
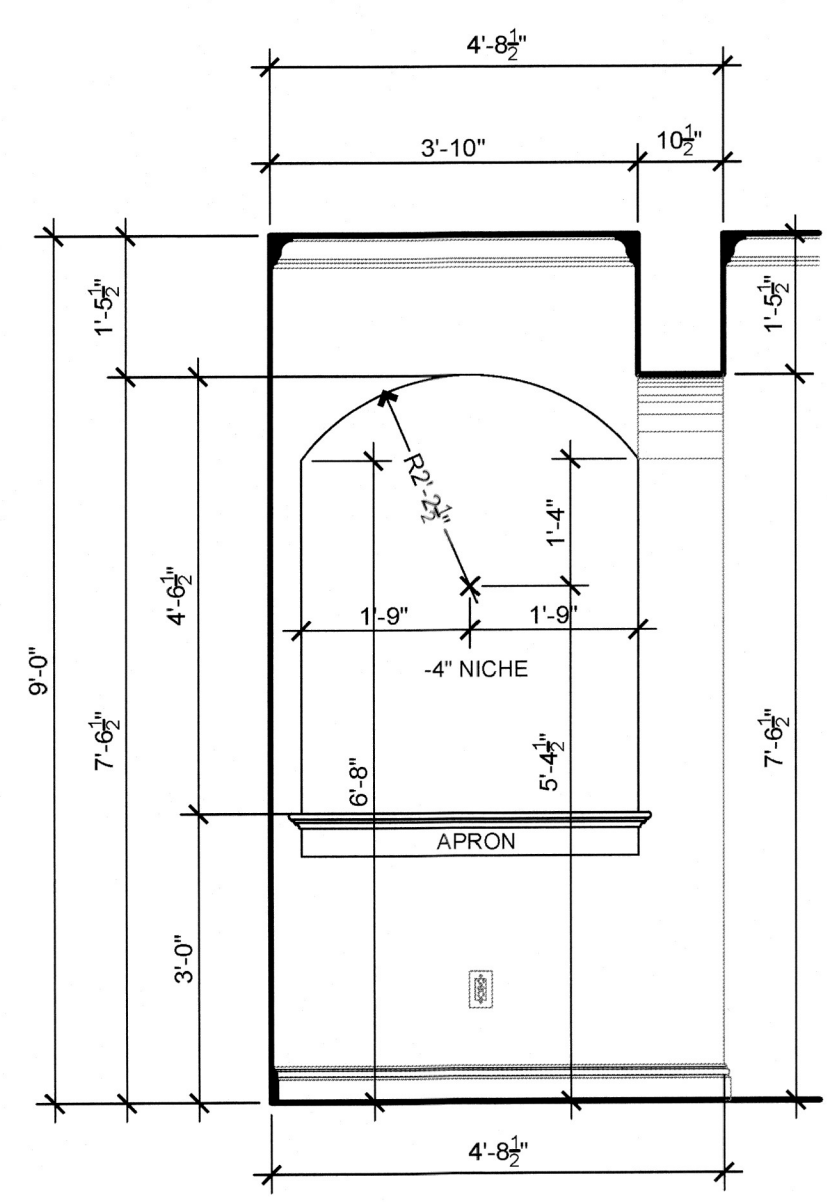
ARCONIAL ARCHITECTURE, LLC
 3702 Henderson Boulevard - Suite 208 # 267, Tampa, FL 33629
 Phone: 813-280-0920 Fax: 813-280-0056 AA2602694
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Nicole Johnson
 AA-2016R-MADEJ
 10.25.16

AA-2016R-MADEJ
 Plan Date: 10/24/2016
 Scale: 1/2" = 1'-0"
 Sheet: 14 OF 26
 Page: Interior Elev.
A-4.3



R MASTER VESTIBULE

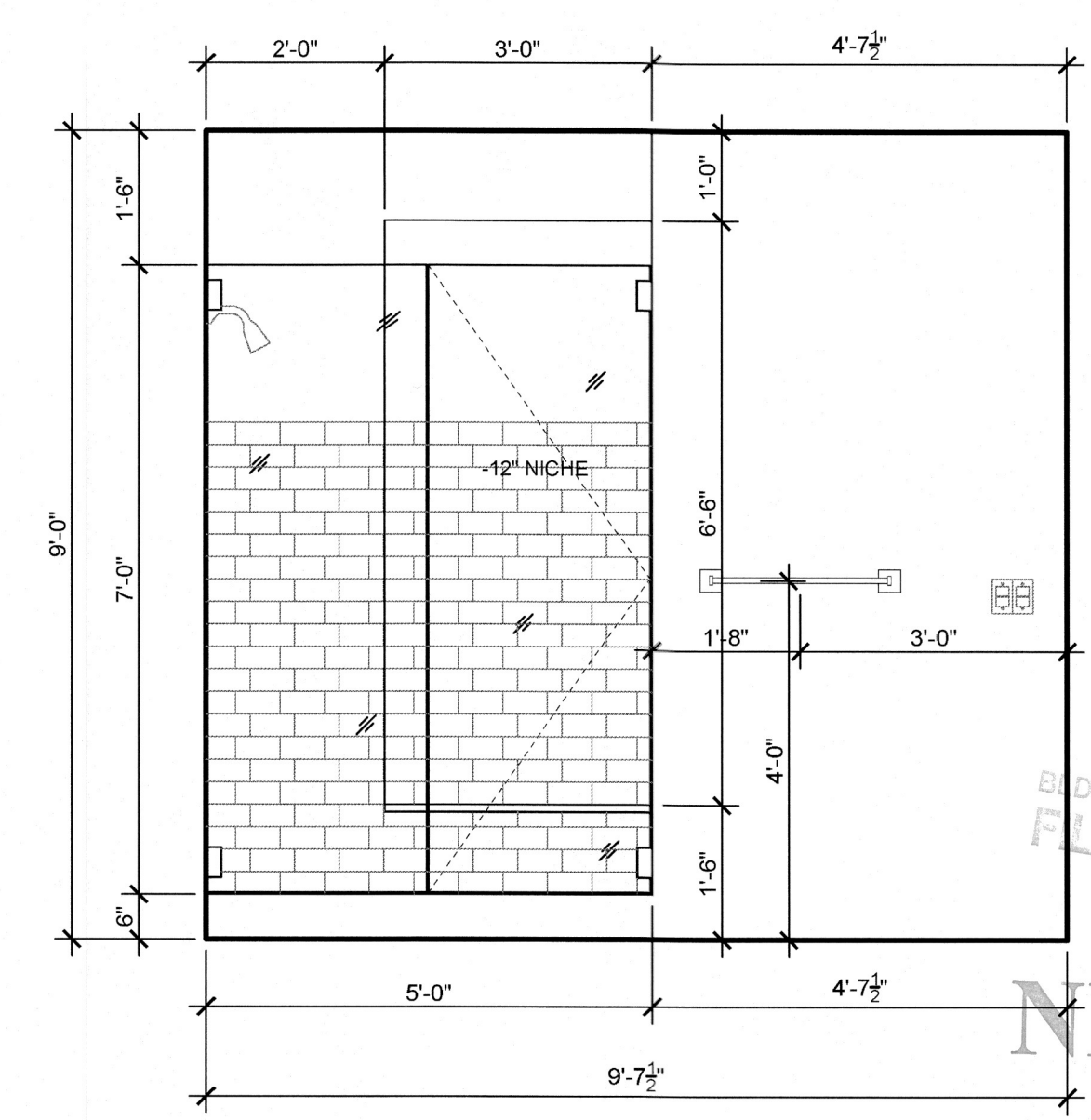
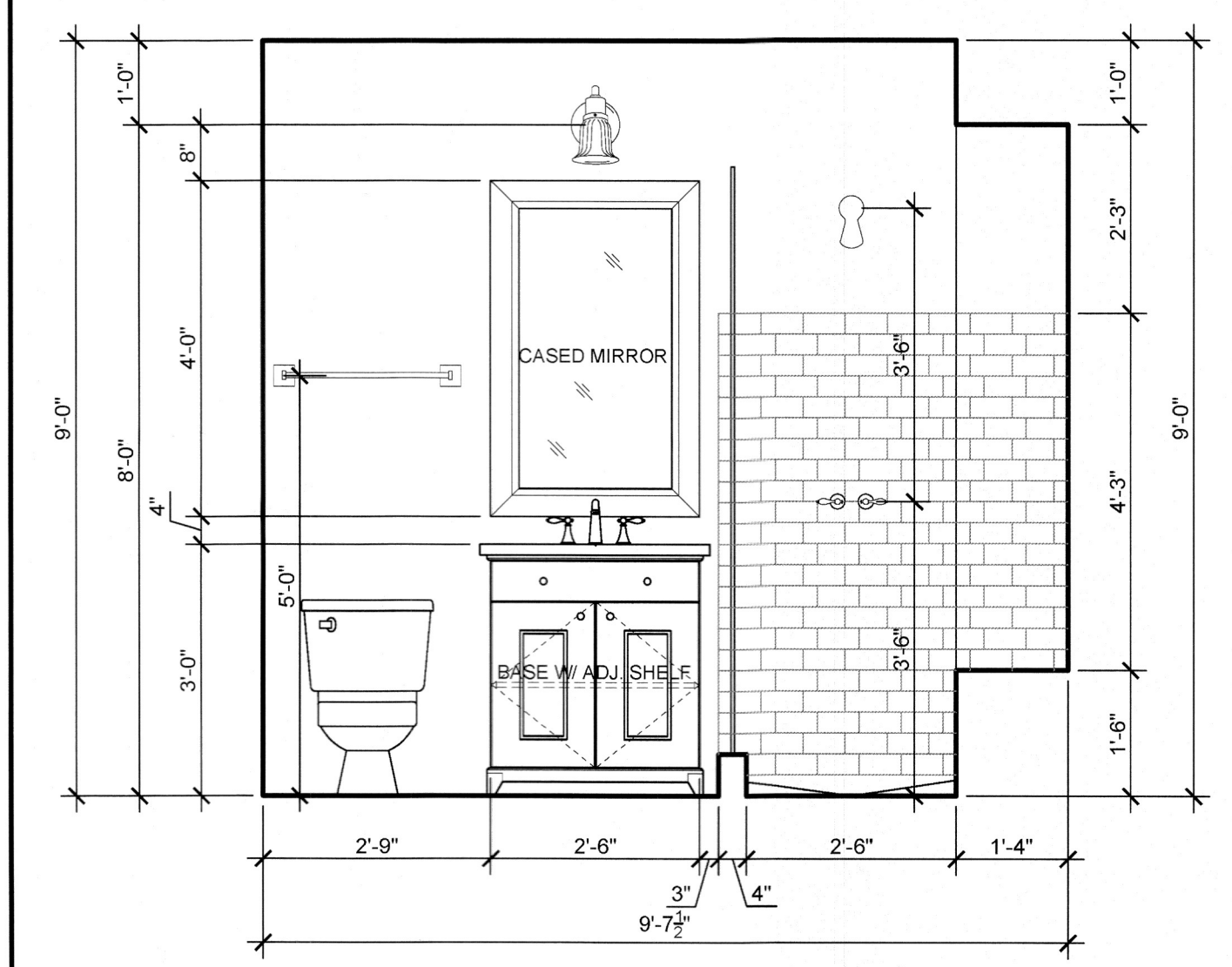
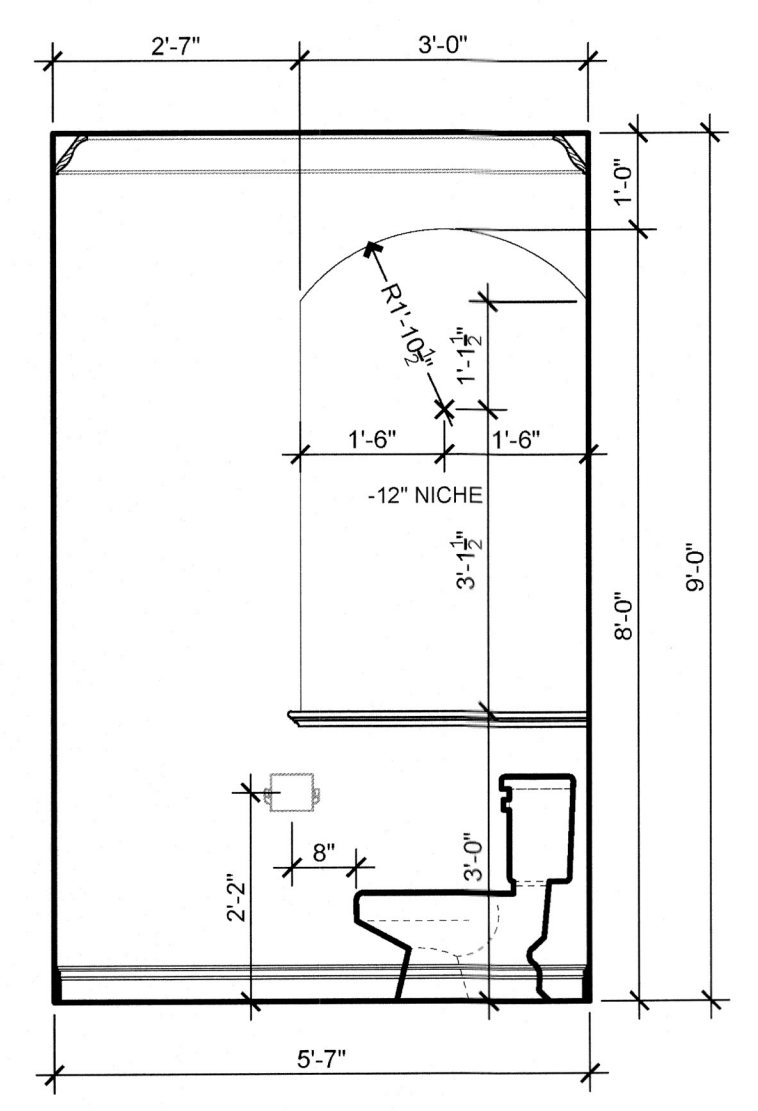
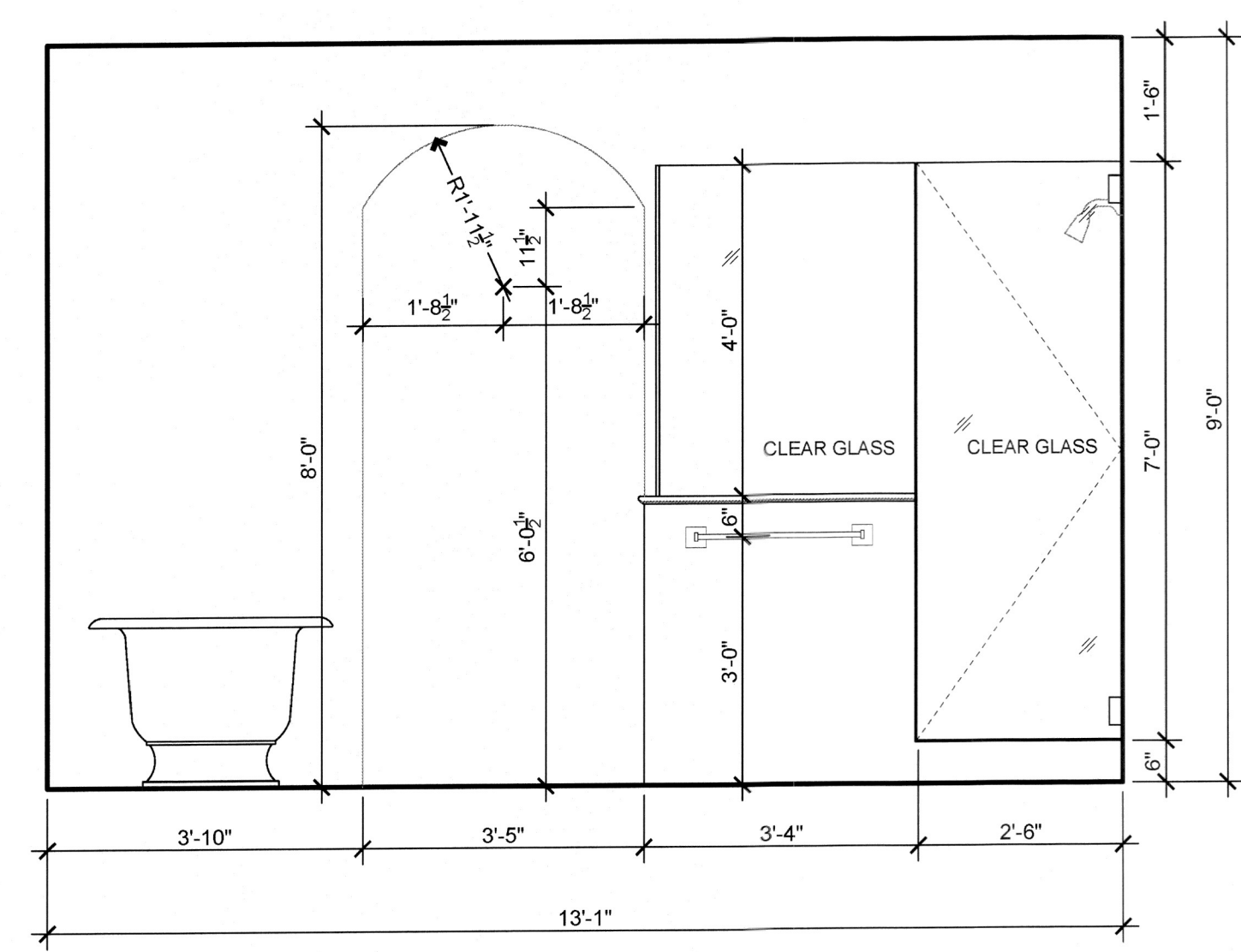
1/2" = 1'-0"

S MASTER BATHROOM

1/2" = 1'-0"

T MASTER BATHROOM

1/2" = 1'-0"



U MST. BATHROOM

1/2" = 1'-0"

V MST. WATER CLOSET

1/2" = 1'-0"

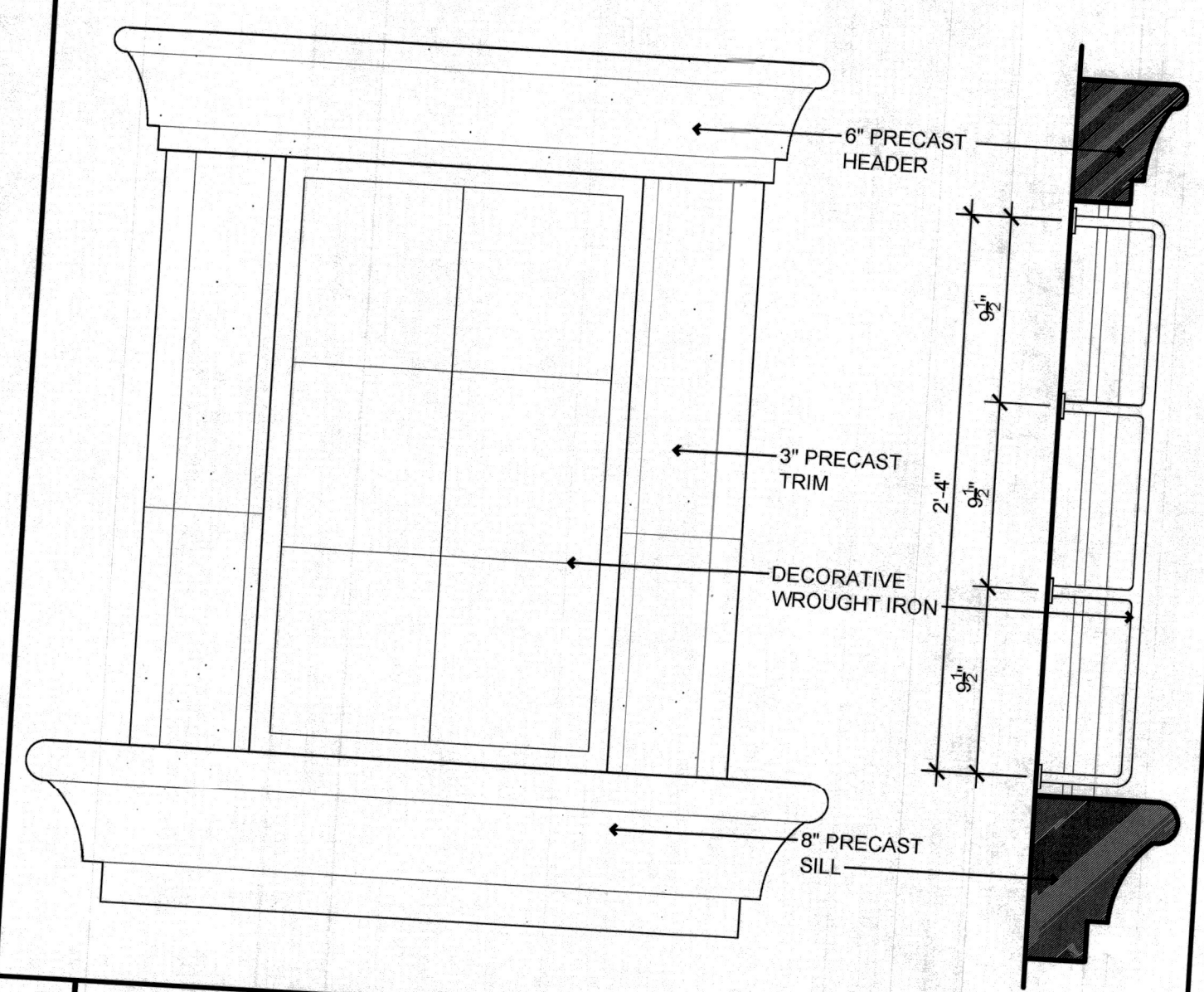
W BATHROOM 2

1/2" = 1'-0"

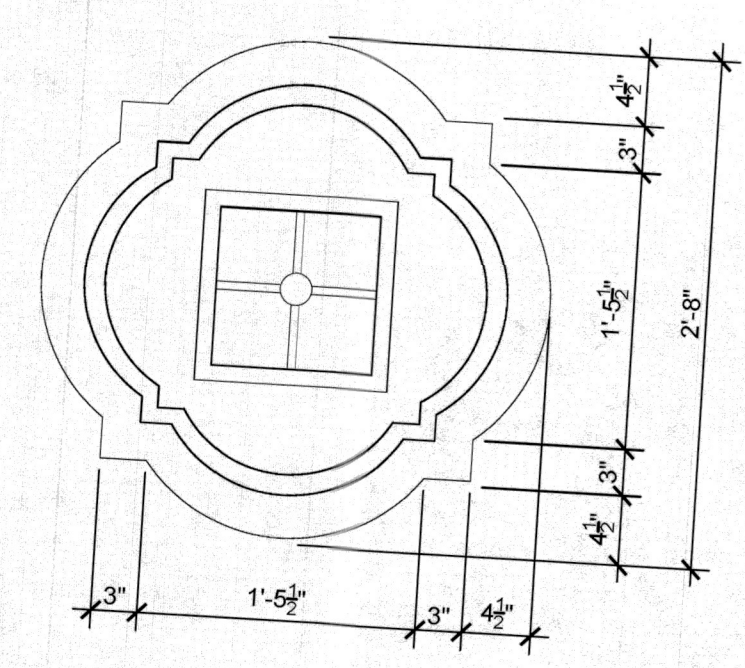
X BATHROOM 2

1/2" = 1'-0"

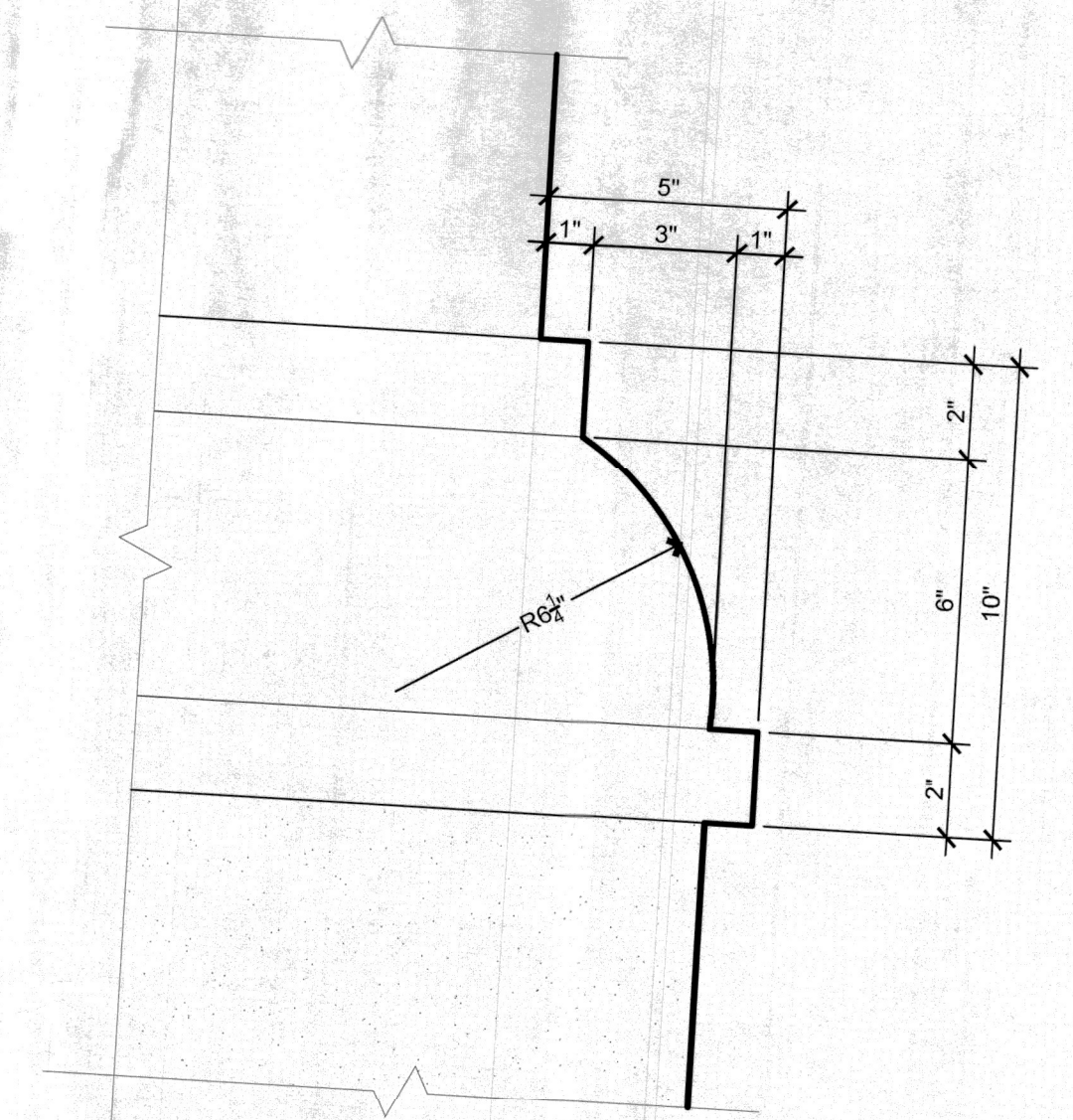
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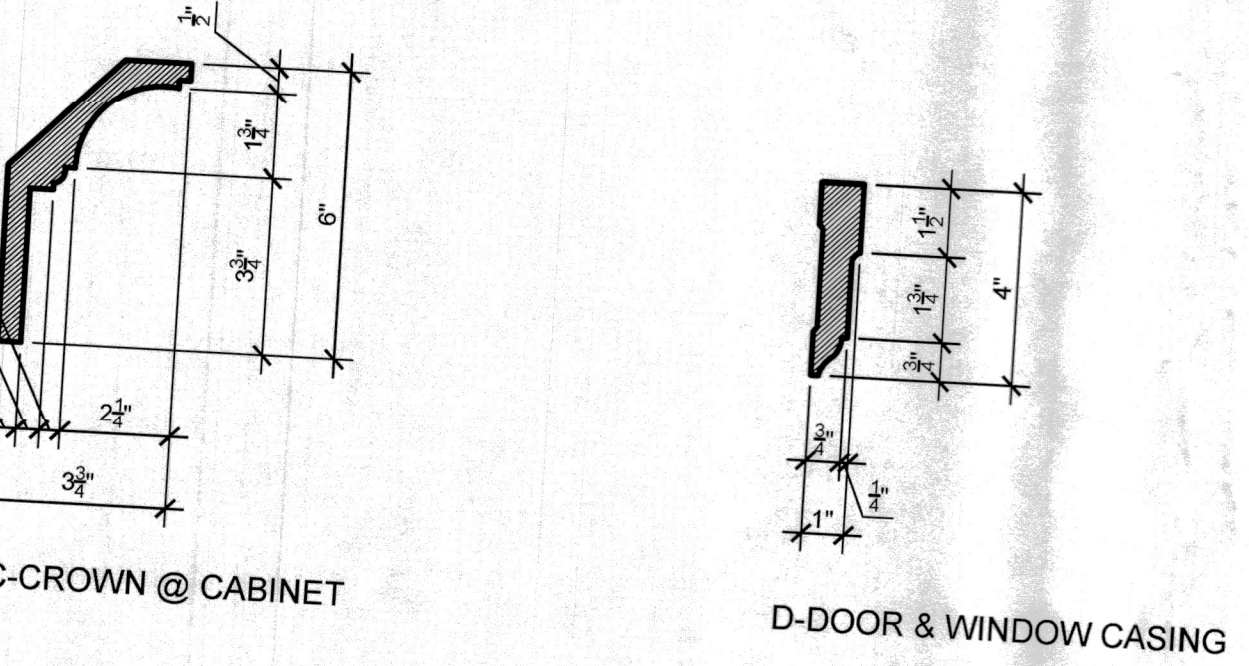
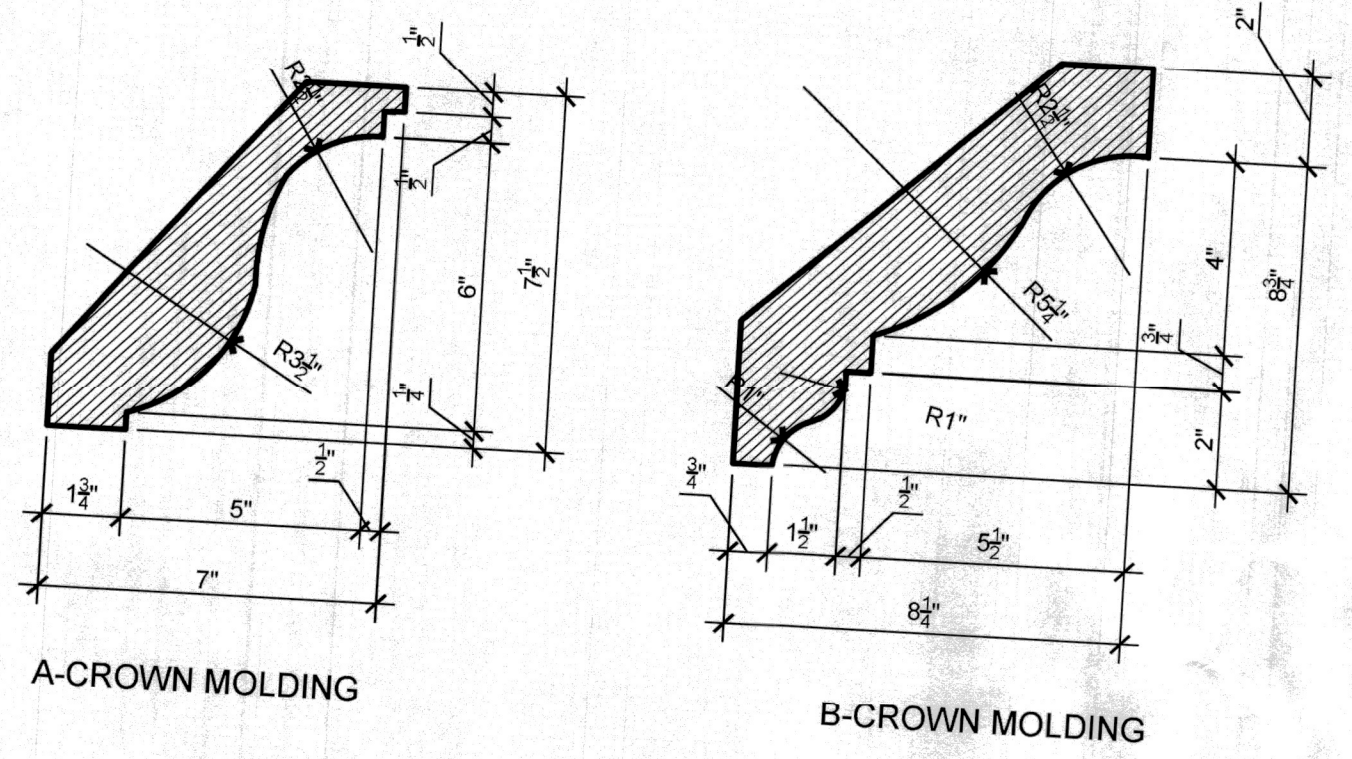
13 DECORATIVE IRON DETAIL 1 1/2" = 1'-0"



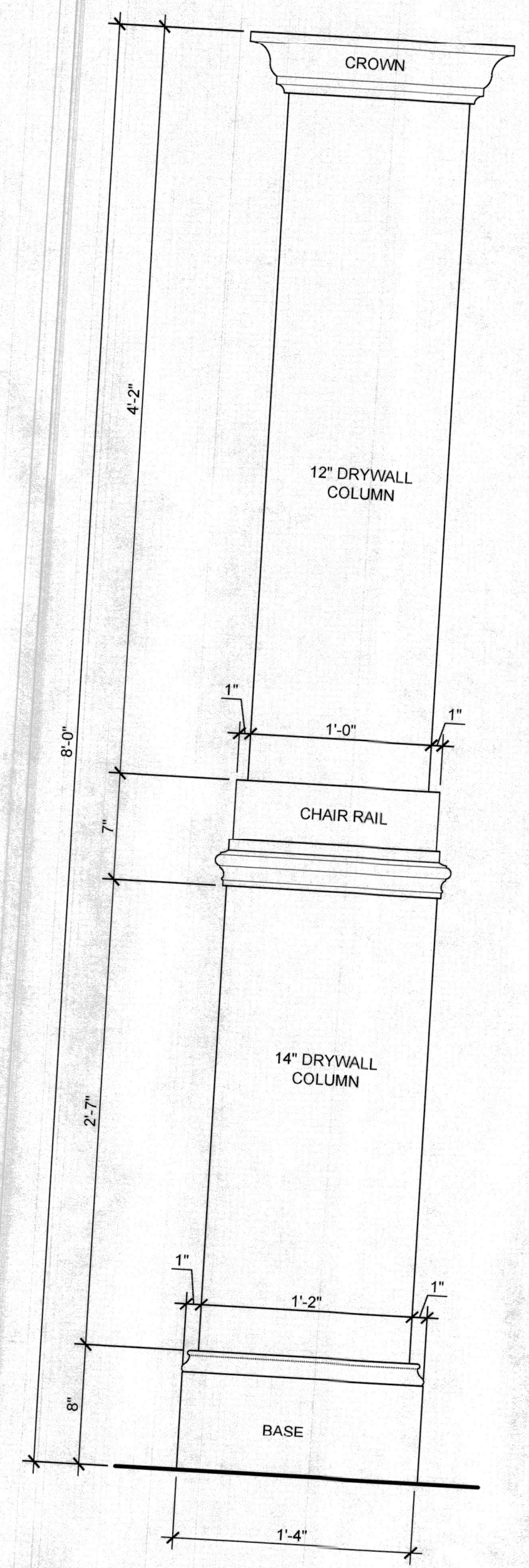
14 PRECAST MEDALLION 1" = 1'-0"



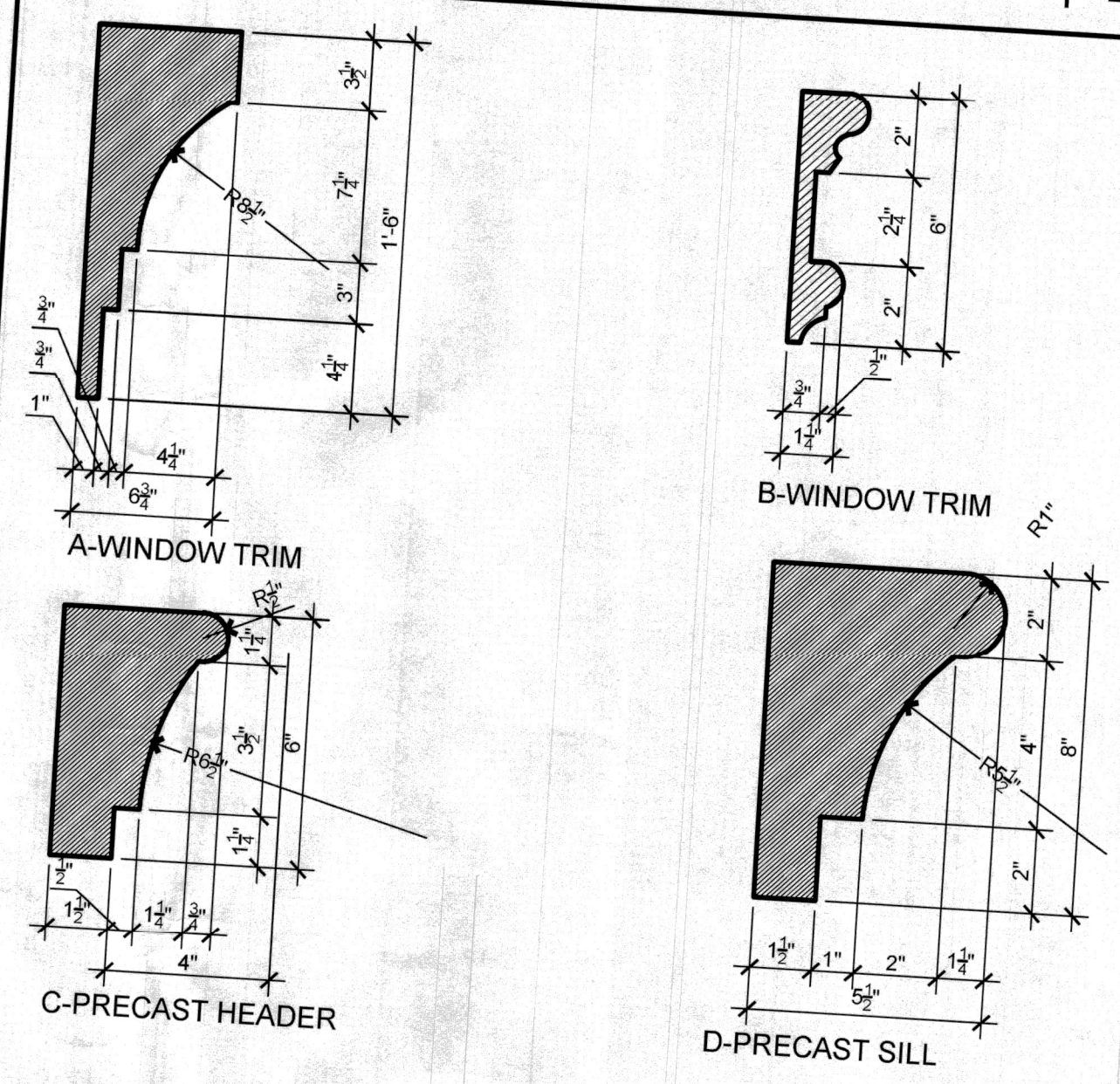
15 PRECAST @ TOWER 1" = 1'-0"



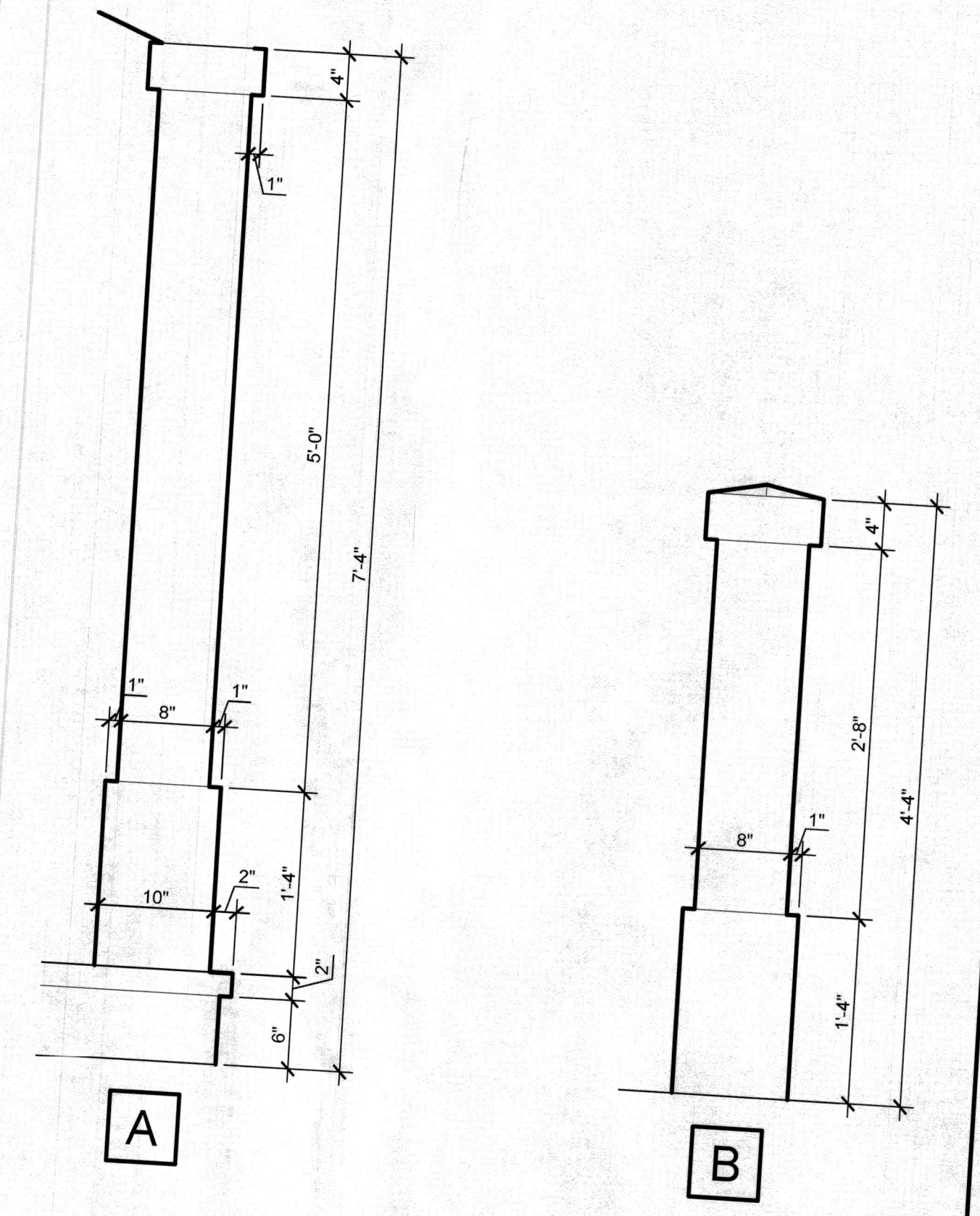
18 MOLDING & TRIM 3" = 1'-0"



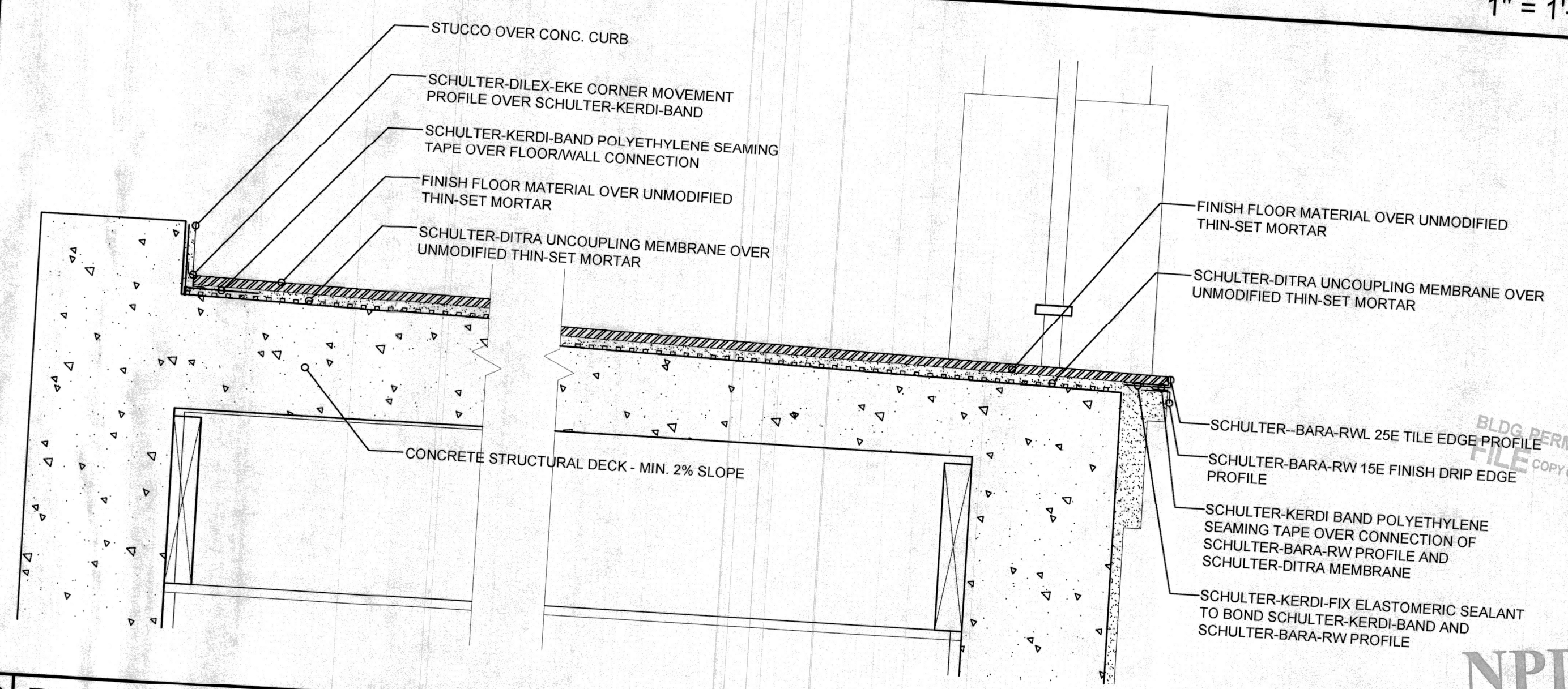
19 INT. SQUARE COLUMN 1 1/2" = 1'-0"



16 PRECAST PROFILES 3" = 1'-0"



17 EXT. COLUMN 1" = 1'-0"



20 BALCONY WATERPROOFING DETAIL 2" = 1'-0"

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ARCONIAL ARCHITECTURE, LLC
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 Phone: 813-280-0920 Fax: 813-283-0666 A-20002894
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 Manatee County

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Nicola M. Johnson
 AR 96612
 10/25/16

AA-2016R-MADEJ

Plan Date: 10/24/2016
 Scale: As Noted
 Sheet: 16 of 26
 Page: Details

NPDES

2" = 1'-0"

1. GENERAL NOTES

- FBC REFERS TO 2014 FLORIDA BUILDING CODE.
- FBC-R REFERS TO 2014 FLORIDA BUILDING CODE.
- 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.

2. CONCRETE/MASONRY NOTES

- ALL CONCRETE SHALL BE F_c=3000PSI.
- MASONRY SHALL USE TYPE S MORTAR. F_m=1900PSI.
- REINFORCING STEEL SHALL SATISFY ASTM A615, GD 60. FOOTING MAY USE GD 40 STEEL.
- WHERE INDICATED ON FLOOR PLANS, PROVIDE CONCRETE FILLED CELL WITH REINFORCING STEEL FROM FOOTING TO THE BEAM HOOKED & TIED BEFORE INSPECTION. IF GROUT LIFT EXCEEDS 4'-0", AN INSPECTION HOLE TO VERIFY GROUTING SHALL BE PROVIDED AT THE BOTTOM CELL.
- PROVIDE (1) #5 VERTICAL REINFORCING STEEL ELECTRICAL GROUND TO FOUNDATION STEEL.
- FOUNDATION DOWELS AND VERTICAL REINFORCING SPACES AS SHOWN ON FLOOR PLANS. IN THE EVENT OF CONFLICTS, THE FLOOR PLANS SHALL TAKE PRECEDENCE OVER THE FOUNDATION PLAN.
- ALL FOOTINGS TO BE SMOOTH AND LEVEL.
- REINFORCING STEEL LAP LENGTH IN CONCRETE AND/OR MASONRY SHALL BE:
#5 REBAR -30"
#6 REBAR -36"
#7 REBAR -45"
- LAP LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE THAT FOR THE INDIVIDUAL BAR, INCREASED 20% FOR THREE-BAR BUNDLE, AND 33% FOR FOUR-BAR BUNDLE.
- INDIVIDUAL BARS WITHIN A BUNDLE TERMINATED WITHIN THE SPAN OF THE BEAM SHALL TERMINATE AT DIFFERENT POINTS WITH AT LEAST 40D STAGGER.
- A FILLED CELL WITH (1) #5 VERTICAL SHALL BE LOCATED AT GIRDER TRUSSES WITH UPLIFT EXCEEDING 2000LBS U.N.O.
- MINIMUM CONCRETE COVER 3" CAST AGAINST SOIL AND 1" ELSE U.N.O. MAXIMUM CONCRETE COVER 6" U.N.O.
- EMBEDDED TRUSS ANCHORS SHALL BE IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS.
- EMBEDDED ANCHORS/TIEDOWNS SHALL HAVE MIN 2" COVER.
- MASONRY WALLS SHALL BE BRACED IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" MASON CONTRACTORS ASSOCIATION OF AMERICA, JULY 2001.
- THE MASONRY BOND-BEAM AT THE TOP OF ALL WALLS SHALL BE A FILLED 8" KNOCKOUT BLOCK COURSE WITH (1) NO. 5 CONTINUOUS.
- BEAM SIZES SHOWN ON DRAWINGS ARE MINIMUM NOMINAL DIMENSIONS. BEAM SIZES MAY BE INCREASED BY UP TO 12" TO ACCOMMODATE ON-SITE BEAM REQUIREMENTS PROVIDED THAT THE DISTANCE BETWEEN TOP AND BOTTOM REINFORCING STEEL REMAINS THE SAME OR IS INCREASED.

3. FRAMING NOTES

- ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, U.N.O.
- EXTERIOR FRAME WALLS, BEARING OR NON BEARING, SHALL BE SHEATHED WITH 1/2" PLYWOOD OR EQUAL, BLOCKED AND NAILED WITH 8d AT 4" O.C. EDGES, 8" O.C. FIELD.
- SHEAR WALLS AND EXTERIOR WALL PLYWOOD SHEATHING SHALL BE BLOCKED.
- TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON PSL OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.
- PSL OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE U.N.O.
- UPLIFTS AND REACTIONS SHOWN ON MANUFACTURED TRUSS PLANS SHALL BE USED U.N.O. ON ENGINEER'S SEALED ROOF/FLOOR LAYOUT PLAN.
- BUILD-OUTS SHALL BE ATTACHED TO THE MASONRY/CONCRETE WITH 1/2" TAPCONS AT 16" O.C. WITH MINIMUM EMBEDMENT OF 1 1/2"
- FLOOR SHEATHING SHALL BE 1/2" T&G PLYWOOD OR EQUAL, FASTENED WITH 10d NAILS AT 4" O.C. EDGES AND 8" O.C. FIELD U.N.O.

4. WOOD NOTES

- PSL: 1.9E PARALLEL VENEER LUMBER, F_b=2400psi
- LVL: 1.9E LAMINATED VENEER LUMBER, F_b=2600psi
- PT: PRESSURE TREATED SOUTHERN PINE #2 GRADE OR BETTER
- SPF: SPRUCE PINE FIR #2 GRADE OR BETTER

5. ROOF FRAMING NOTES

- THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FBC-R.
- DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH FBC SECTION 1609. 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 1/2" CD PLYWOOD OR EQUAL, FASTENED WITH 8d RING-SHANK NAILS AT 4" O.C. EDGES AND 6" O.C. FIELD U.N.O. NAILING SHALL BE AT 4" O.C. EDGES AND FIELD WITHIN 4'-0" OF RIDGES AND EDGES OF ROOF AND 3" O.C. WITHIN 4'-0" OF EXTERIOR ROOF CORNERS.
- CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

6. DESIGN LOADS AND NOTES

- ROOF TRUSSES - D+L
59PSF W/ 1.33 STRESS INCREASE FACTOR, OR 45PSF W/ 1.25 STRESS INCREASE FACTOR, OR 41PSF W/ 1.00 STRESS INCREASE FACTOR.
- FLOOR - D+L
65PSF W/ 1.00 STRESS INCREASE FACTOR.
- DL = 10PSF IN COMBINATION WITH WIND LOADS.
- MEAN ROOF HEIGHT SHALL BE DETERMINED BY CONTRACTOR.
- LATERAL LOADS AT TOP OF EXTERIOR WALLS SHALL BE BASED ON 36.4 PSF ON WALL.
- LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT U.N.O.
- TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSES AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS.
- TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS IN ACCORDANCE WITH ITEM 6.5. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON AN EXTERIOR WALLS.
- NO PROVISION HAS BEEN MADE IN THE STRUCTURAL DESIGN FOR TEMPORARY CONDITIONS OCCURRING DURING CONSTRUCTION, UNLESS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING REQUIRED TO RESIST STRESSES OR INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR SUCH MEASURES.

7. WIND NOTES

- WIND LOADS ARE BASED ON A WIND VELOCITY OF 150 MPH APPLIED FOR A FULLY ENCLOSED STRUCTURE.
- THIS BUILDING IS DESIGNED AS A FULLY ENCLOSED BUILDING BASED ON ALL OPENINGS BEING PROTECTED OR HAVING MISSILE IMPACT GLASS.
- WIND DESIGN LOADS WERE DETERMINED BASED ON THE FOLLOWING:
BASIC WIND SPEED = 150 MPH,
BUILDING CATEGORY II, IMPORTANCE FACTOR = 1.0
WIND EXPOSURE = D,
INTERNAL PRESSURE COEFFICIENT = 0.18,
FULLY ENCLOSED BUILDING

DESIGN WIND PRESSURES FOR COMPONENTS AND CLADDING		
POSITIVE PRESSURES = INWARD NEGATIVE PRESSURES = OUTWARD (SUCTION) ALL PRESSURE VALUES ARE IN PSF.		
COMPONENT AREA (SQ. FT.)	ZONE 4	ZONE 5
10	+42.2/-45.9	+42.2/-56.6
20	+39.8/-44.0	+39.8/-52.7
30	+39.5/-43.0	+39.5/-50.6
40	+38.3/-41.9	+38.3/-49.0
50	+38.0/-41.6	+38.0/-47.7
75	+36.9/-40.5	+36.9/-45.5
100	+35.9/-39.5	+35.9/-44.1
150	+34.8/-38.4	+34.8/-41.6

8. PEST/DECAY PROTECTION NOTES

- ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1'-0" FROM BUILDING SIDEWALLS.
- IN WALL PEST TUBING AND BORA CARE TREATMENT ON ALL INTERIOR WOOD PROVIDES SUBTERRANEAN TERMITE ABATEMENT AS WELL AS PROTECTION AGAINST WOOD DESTROYING ORGANISMS.
- WOOD GRADE STAKES SHALL NOT BE USED.
- PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH FBC SECTIONS R317 AND R318.
- ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF FBC SECTIONS R703.7.5, R703.8, R903.2 AND R905.

9. GARAGE NOTES

- OPENINGS FROM GARAGE INTO LIVING SPACE OF RESIDENCE SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.1.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.2.
- GARAGE AND LIVING SPACE SEPARATION SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.6.
- GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC FOR WIND LOADS AS DEFINED IN ROOF FRAMING AND WIND NOTES.

10. GENERAL CONNECTIONS NOTES

- CONNECTIONS SHOWN ARE RECOMMENDED, BUT OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH USP, SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.
- FOR ADDITIONAL TIE DOWN INFORMATION, SEE SIMPSON OR USP CATALOGS.
- FOR POST-INSTALLED ANCHORS: HOLE PREPARATION, CARTRIDGE PREPARATION, AND EPOXY FILLING SHALL BE PERFORMED PER MANUFACTURER'S ADHESIVE ANCHOR INSTALLATION INSTRUCTIONS.
- AN EPOXY INSPECTION MAY BE REQUIRED DEPENDING ON JURISDICTION. CONTRACTOR MUST VERIFY.

TRUSS UPLIFT ANCHORS - MASONRY/CONCRETE

TRUSS ANCHORS TO MASONRY OR CONCRETE SHALL BE AS FOLLOWS (REFER TO SIMPSON 2009-2010 CATALOG #C-2009)
OTHER BRANDS OF CONNECTORS MAY BE SUBSTITUTED IF BOTH UPLIFT AND LATERAL LOAD CAPACITIES ARE EQUAL OR GREATER THAN CONNECTORS SPECIFIED

TYPE MEMBER	NOMINAL UPLIFT CAPACITY	CONNECTOR TYPE	NAILS TO TRUSS FOR NOMINAL UPLIFT	NOTES AND COMMENTS
SINGLE PLY, CMU	595#	SIMPSON HM9KT	(4) SDS 1/2"x1 1/2" LONG TO TRUSS AND (5) 1/2"x2 1/2" SIMPSON TITEN SCREW TO CMU	POST-INSTALLED
SINGLE PLY, CONCRETE	595#	SIMPSON HM9KT	(4) SDS 1/2"x1 1/2" LONG TO TRUSS AND (5) 1/2"x1 1/2" SIMPSON TITEN SCREW TO CMU	POST-INSTALLED
SINGLE PLY	1065#	SIMPSON H10S	(8) 8dx1 1/2" LONG TO TRUSS AND (2) 3/4"x4" SIMPSON TITEN SCREW TO CMU	POST-INSTALLED
	1450#	SIMPSON META12	(7) 10dx1 1/2" LONG	-
	1520#	SIMPSON HETA12	(7) 10dx1 1/2" LONG	-
	1810#	SIMPSON HETA16	(9) 10dx1 1/2" LONG	-
	1985#	(2) SIMPSON META12	(10) 10dx1 1/2" LONG	NOTE 1
SINGLE OR MULTI PLY, CMU	2035#	(2) SIMPSON HETA12	(10) 10dx1 1/2" LONG	NOTE 1
	860#	SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	(7) 10d TO TRUSS AND (4) 1/2"x2 1/2" SIMPSON TITEN SCREW TO CMU	POST-INSTALLED, MISSING EMBEDS.
	1175#	SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	(8) 10d TO TRUSS AND (4) 1/2"x2 1/2" SIMPSON TITEN SCREW TO CMU	POST-INSTALLED, MISSING EMBEDS.
SINGLE OR MULTI PLY, CONCRETE	860#	SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	(7) 10d TO TRUSS AND (4) 1/2"x1 1/2" SIMPSON TITEN SCREW TO CONCRETE	POST-INSTALLED, MISSING EMBEDS.
	1175#	SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	(8) 10d TO TRUSS AND (4) 1/2"x1 1/2" SIMPSON TITEN SCREW TO CONCRETE	POST-INSTALLED, MISSING EMBEDS.
SINGLE OR MULTI PLY	3330#	SIMPSON MGT	(22) 10dx1 1/2" LONG	NOTE 2
DBL PLY	2150#	SIMPSON LGT2	(16) 10d SINKERS	POST-INSTALLED, NOTE 4
DBL OR TPL PLY, CMU	10980#	SIMPSON HGT-2	(16) 10d	NOTE 3
	1900#	(2) SIMPSON META12	(14) 16d	NOTE 1
DBL OR TPL PLY, CONCRETE	2500#	(2) SIMPSON HETA12	(12) 16d	NOTE 1
	2565#	(2) SIMPSON META12	(14) 16d	NOTE 1
TPL PLY	2700#	(2) SIMPSON HETA12	(12) 16d	NOTE 1
	3350#	(2) SIMPSON HHETA12	(14) 16d	NOTE 1
QUAD PLY	3285#	SIMPSON LGT3-SDS2.5	(12) SDS 1/2"x2 1/2" LONG	POST-INSTALLED, NOTE 5
	10530#	SIMPSON HGT-3	(16) 10d	NOTE 3
MULTI PLY	9250#	SIMPSON HGT-4	(16) 10d	NOTE 3
	1450#	SIMPSON META12	(6) 16d	-
	1520#	SIMPSON HETA12	(7) 16d	-
	1810#	SIMPSON HETA16	(8) 16d	-

NOTES:

- FOR (2) CONNECTORS: (A) THE NAILS SHALL NOT BE DRIVEN IN CONFLICT WITH EACH OTHER OR THE SECOND CONNECTOR, AND (B) STRAPS SHALL NOT OVERLAP THE 2ND CONNECTOR.
- FASTENER TO CMU/CONCRETE: (1) 3/8" ALL-THREAD BOLT W/ SIMPSON SET EPOXY-TIE ADHESIVE W/ 12" MIN. EMBED DEPTH
- FASTENER TO CMU/CONCRETE: (2) 1/2" ALL-THREAD BOLT W/ SIMPSON SET EPOXY-TIE ADHESIVE W/ 12" MIN. EMBED DEPTH
- FASTENER TO CMU WALL: (7) 1/2"x2 1/2" LONG SIMPSON TITEN SCREW
FASTENER TO CONCRETE WALL: (7) 1/2"x1 1/2" SIMPSON TITEN SCREW
- FASTENER TO WALL: (4) 3/8"x5" LONG SIMPSON TITEN HD

11. TRUSS TO FRAME CONNECTION NOTES

- ROOF TRUSSES: USE SIMPSON H10 OR H10-2 AT EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIE-DOWNS FOR UPLIFTS IN EXCESS OF GIVEN ALLOWABLE VALUES. WHERE H10 OR H10-2 CANNOT BE USED (E.G. 3-PLY GIRDERS, CORNERS, ETC.) USE SIMPSON H2.5 PLUS ADDITIONAL TIE-DOWNS AS REQUIRED TO MEET UPLIFT LOADS.
- FLOOR TRUSSES: USE SIMPSON H2.5 AT EACH TRUSS (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIE-DOWNS AS REQUIRED TO MEET UPLIFT LOADS.

12. EXTERIOR CEILINGS NOTES

- ENTRY/LANAI/CABANA CEILINGS (AREAS EXPOSED TO WIND): PROVIDE 2X4 BLOCKING AT 48" O.C. AT THE BOTTOM CHORD OF ALL TRUSSES. PROVIDE 3/4" EXTERIOR GRADE DRYWALL OR 1/2" EXTERIOR GRADE PLYWOOD WITH 8d NAILS AT 8" O.C. FIELD/4" O.C. EDGES.

POST UPLIFT ANCHORS - MASONRY/CONCRETE

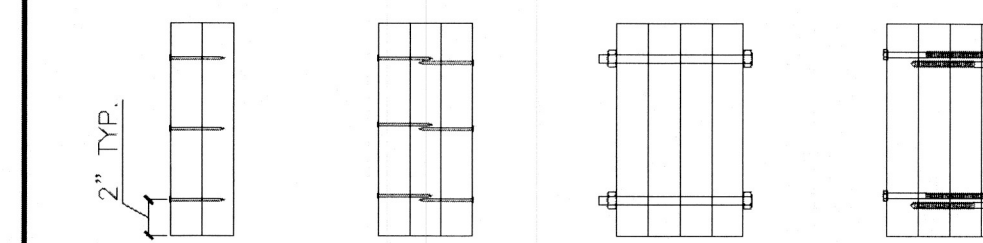
POST ANCHORS TO MASONRY OR CONCRETE SHALL BE AS FOLLOWS (REFER TO SIMPSON 2009-2010 CATALOG #C-2009)
OTHER BRANDS OF CONNECTORS MAY BE SUBSTITUTED IF BOTH UPLIFT AND LATERAL LOAD CAPACITIES ARE EQUAL OR GREATER THAN CONNECTORS SPECIFIED

MINIMUM POST THICKNESS	NOMINAL UPLIFT CAPACITY FOR SYP OR BTR	CONNECTOR TYPE	FASTENER TO POST FOR NOMINAL UPLIFT	ANCHOR BOLT DIAMETER
1 1/2"	1310#	SIMPSON LTT19	(8) 10dx1 1/2" LONG NAILS	1/2", 5/8" OR 3/4"
	1350#	SIMPSON LTT31	(18) 10dx1 1/2" LONG NAILS	5/8"
	3610#	SIMPSON HTT4	(18) 10dx1 1/2" LONG NAILS	5/8"
	4350#	SIMPSON HTT5	(26) 10dx1 1/2" LONG NAILS	5/8"
2 1/2"	2405#	SIMPSON HD5	(2) 3/4" DIAM STUD BOLTS	5/8" OR 3/4"
	3955#	SIMPSON HTT16	(18) 16dx2 1/2" LONG NAILS	5/8"
	4235#	SIMPSON HTT4	(18) 16dx2 1/2" LONG NAILS	5/8"
	5090#	SIMPSON HTT5	(26) 16dx2 1/2" LONG NAILS	5/8"
3"	3835#	SIMPSON HD5	(2) 3/4" DIAM STUD BOLTS	5/8" OR 3/4"
	4165#	SIMPSON HTT22	(32) 10d NAILS	5/8"
	4670#	SIMPSON HTT5	(26) 10d NAILS	5/8"
	6480#	SIMPSON HD5	(3) 7/8" DIAM STUD BOLTS	7/8" OR 1"
3 1/2"	5010#	SIMPSON HD5	(2) 3/4" DIAM STUD BOLTS	3/4"
	6480#	SIMPSON HD7	(3) 7/8" DIAM STUD BOLTS	7/8" OR 1"
	10330#	SIMPSON HD9	(3) 1" DIAM STUD BOLTS	7/8" OR 1"
	11350#	SIMPSON HD12	(4) 1" DIAM STUD BOLTS	1"

NOTES

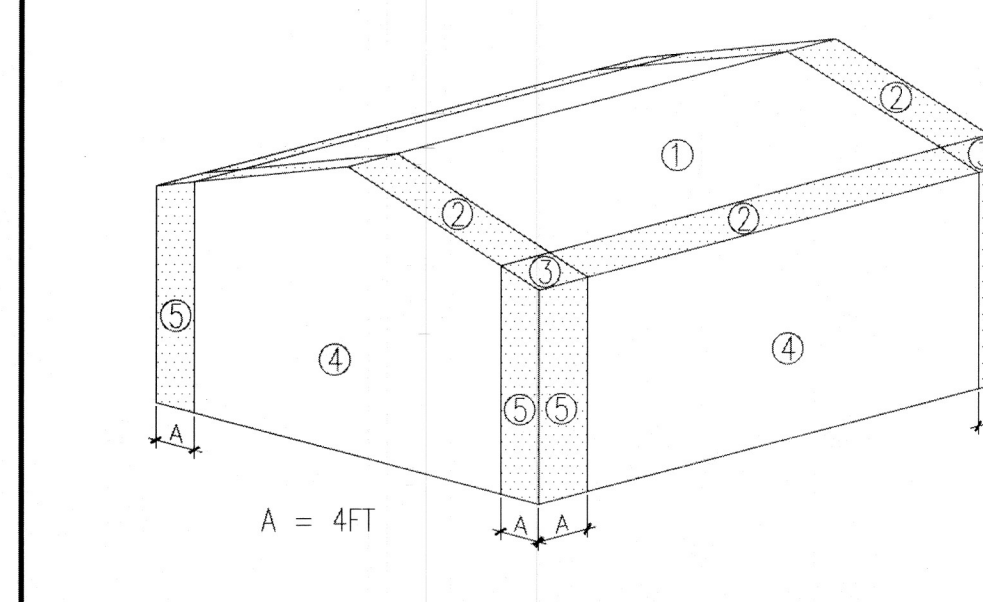
- 1/2" DIAMETER A307 ALL THREAD SET IN 5/8" DIAMETER HOLE W/ SIMPSON SET EPOXY, MIN EMBED 5"
- 5/8" DIAMETER A307 ALL THREAD SET IN 3/4" DIAMETER HOLE W/ SIMPSON SET EPOXY, MIN EMBED 8"
- 3/4" DIAMETER A307 ALL THREAD SET IN 7/8" DIAMETER HOLE W/ SIMPSON SET OR EQUAL, MIN EMBED 6".
- 1" DIAMETER A307 ALL THREAD SET IN 1 1/4" DIAMETER HOLE W/ SIMPSON SET OR EQUAL, MIN EMBED 9".

MULTIPLE MEMBER CONNECTIONS FOR 1.9E MICROLLAM LVL BEAMS



- PIECES - 1 1/2" WIDE:
 - MINIMUM (2) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS LESS THAN 14" DEEP
 - MINIMUM (3) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 14" DEEP
 - PIECES - 1 1/2" WIDE:
 - (3) ROWS OF 12d NAILS AT 12" O.C.; OR
 - (2) ROWS OF 1/2" BOLTS AT 12" O.C.; OR
 - (2) ROWS OF 1/2" X 3 1/2" LAG SCREWS AT 12" O.C.
 - PIECES - 1 1/2" WIDE:
 - (2) ROWS OF 1/2" BOLTS AT 12" O.C.; OR
 - (2) ROWS OF 1/2" X 3 1/2" LAG SCREWS AT 12" O.C.
- GENERAL NOTES:
- A307 BOLTS WITH WASHERS REQUIRED. BOLT HOLES TO BE 5/16" MAXIMUM.
 - SCREWS MUST HAVE SELF-DRILLING TIP AND MINIMUM BENDING YIELD STRENGTH OF 217,000PSI.
 - 6" LONG SCREWS REQUIRED.
 - CONNECTION INSTRUCTIONS ON PLAN SUPERSEDE PRECEDING.

ROOF AND WALL ZONES FOR COMPONENTS AND CLADDING WIND PRESSURES



TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS FOR THIS RESIDENCE COMPLY WITH THE APPLICABLE STRUCTURAL PROVISIONS OF THE 2014 EDITION OF THE FLORIDA BUILDING CODE, RESIDENTIAL (FBC-R).

DESIGN WIND PRESSURES FOR COMPONENTS AND CLADDING

POSITIVE PRESSURES = INWARD NEGATIVE PRESSURES = OUTWARD (SUCTION) ALL PRESSURE VALUES ARE IN PSF.		
COMPONENT AREA (SQ. FT.)	ZONE 1	ZONE 2
10	+16.4/-26.0	+16.4/-45.2
		+16.4/-66.8
SOFFIT PRESSURE	ZONE 4	ZONE 5
	+28.4/-30.8	+28.4/-38.0

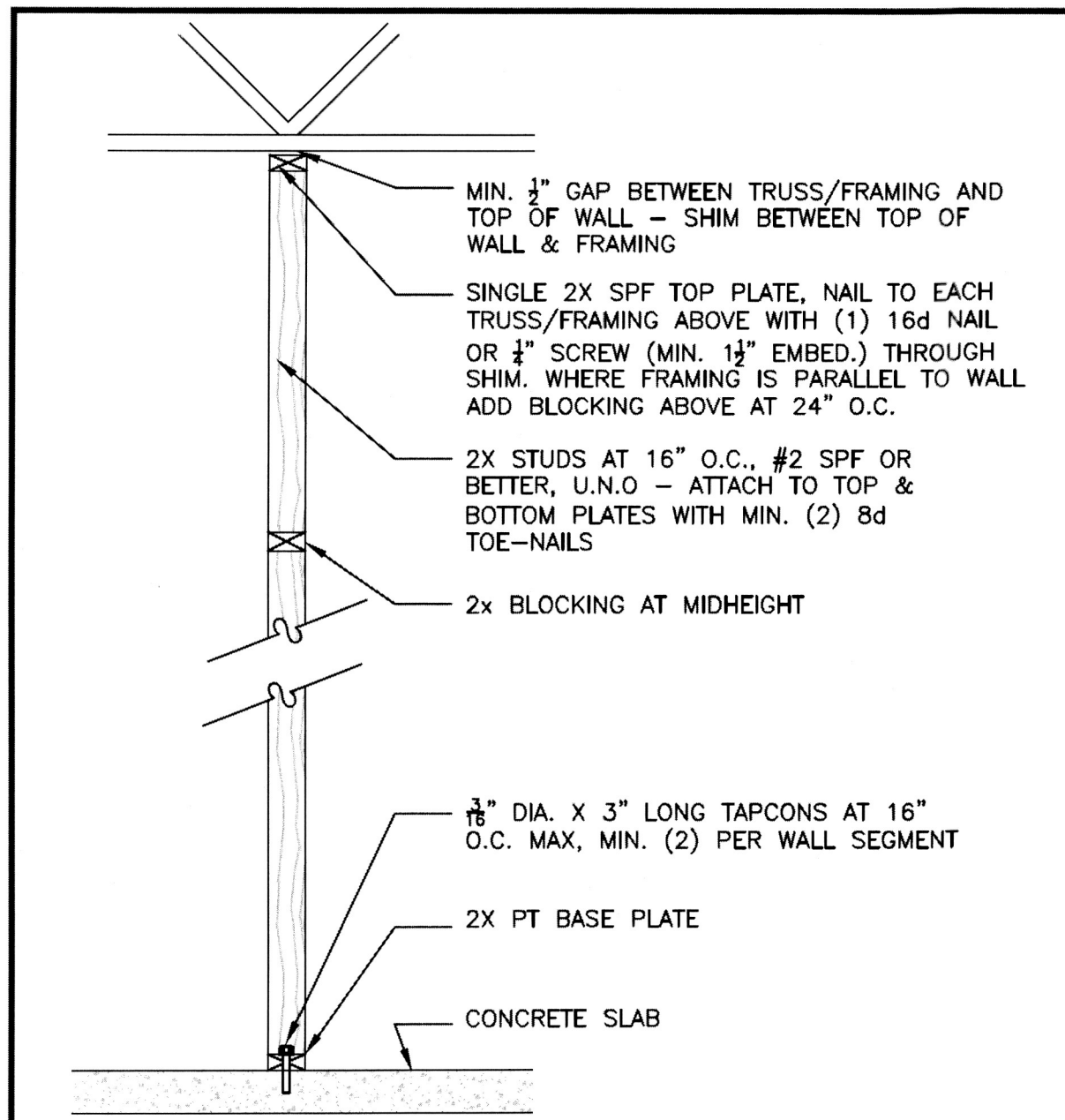
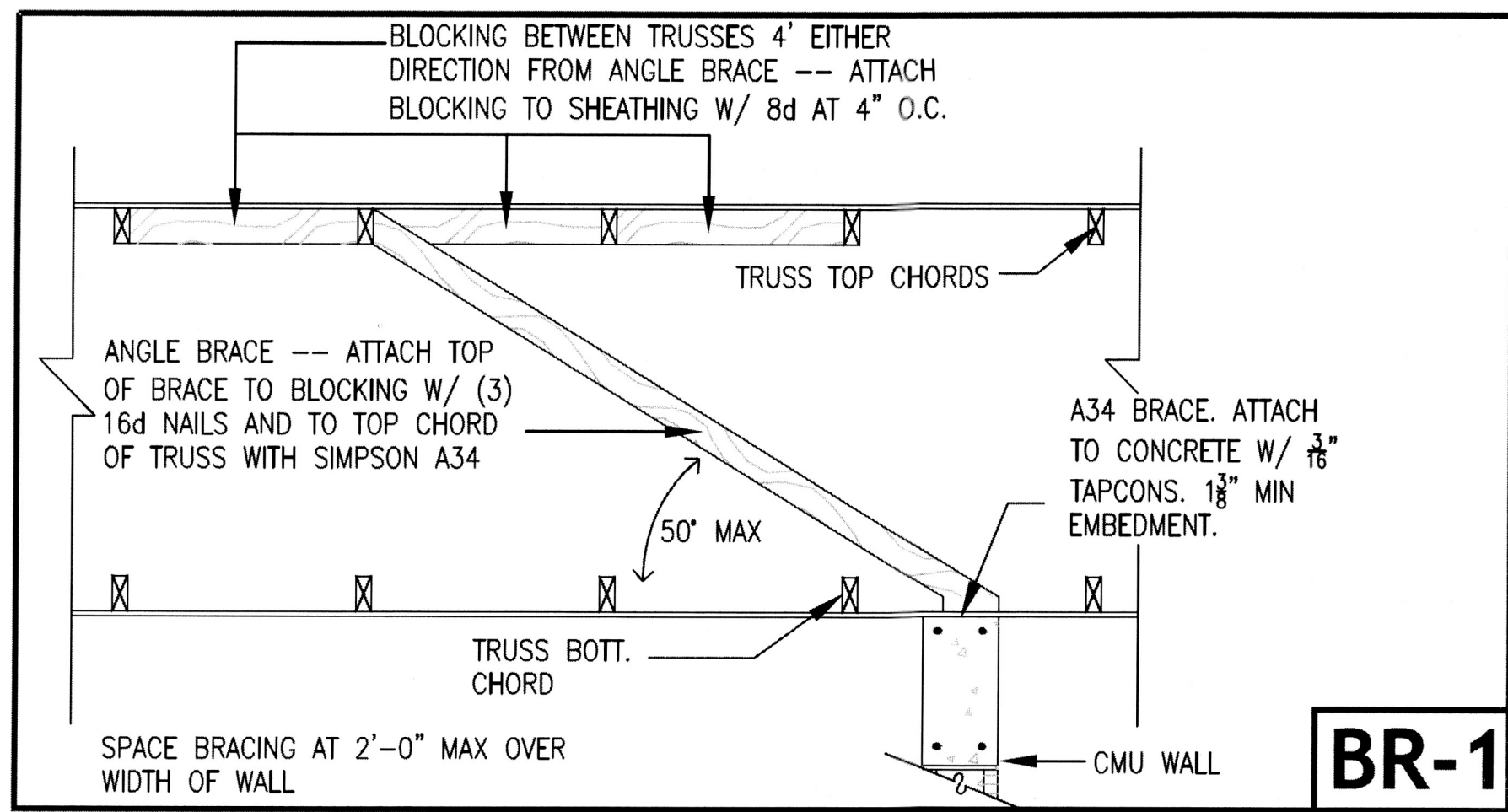
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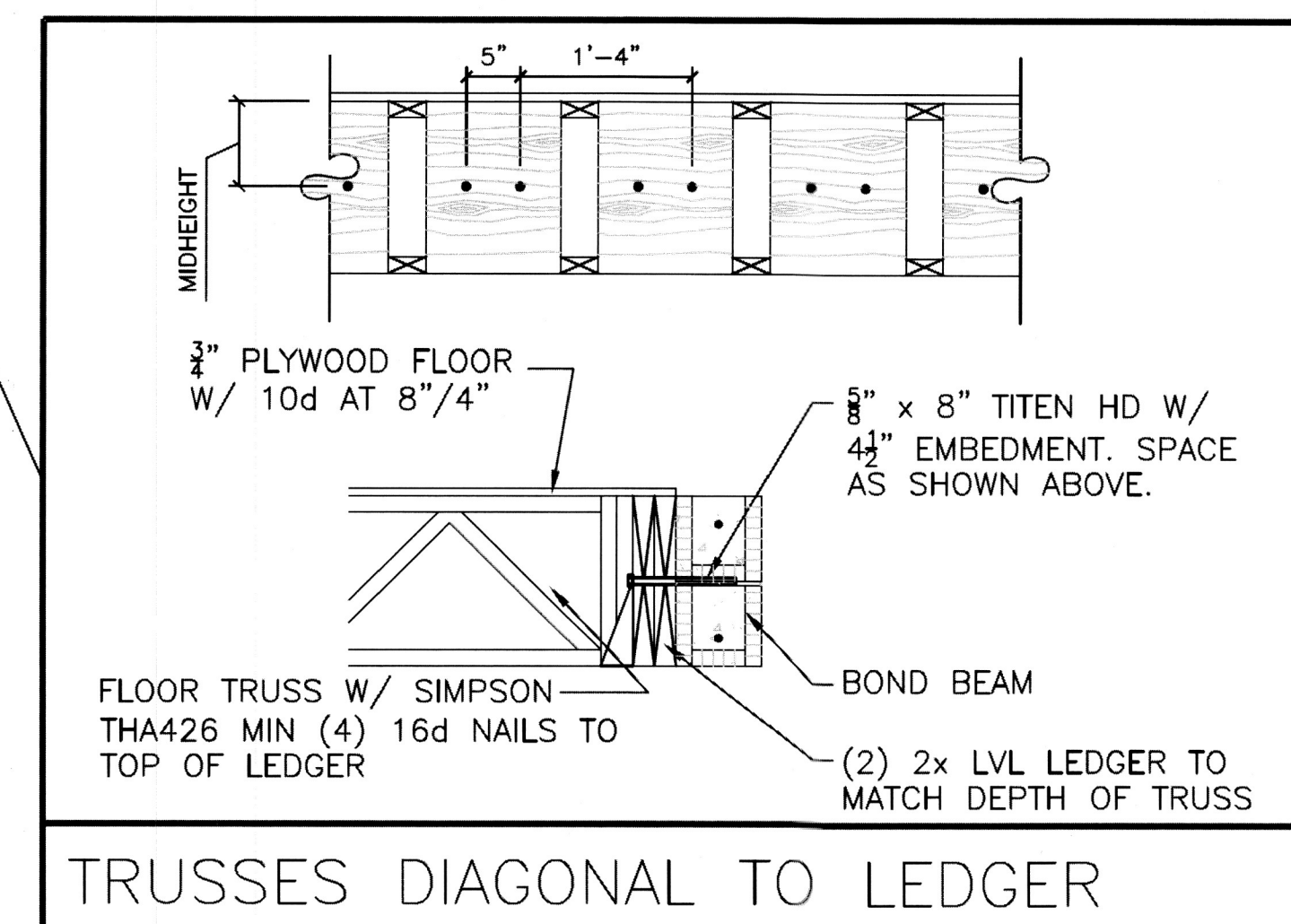
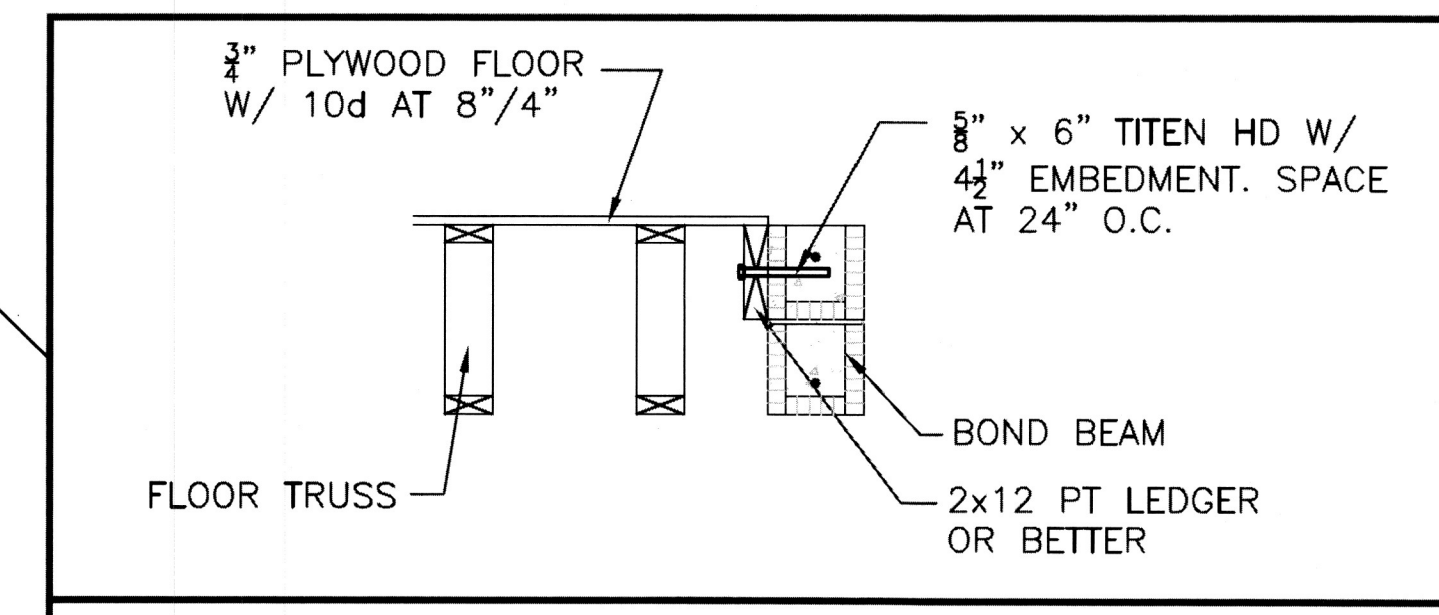
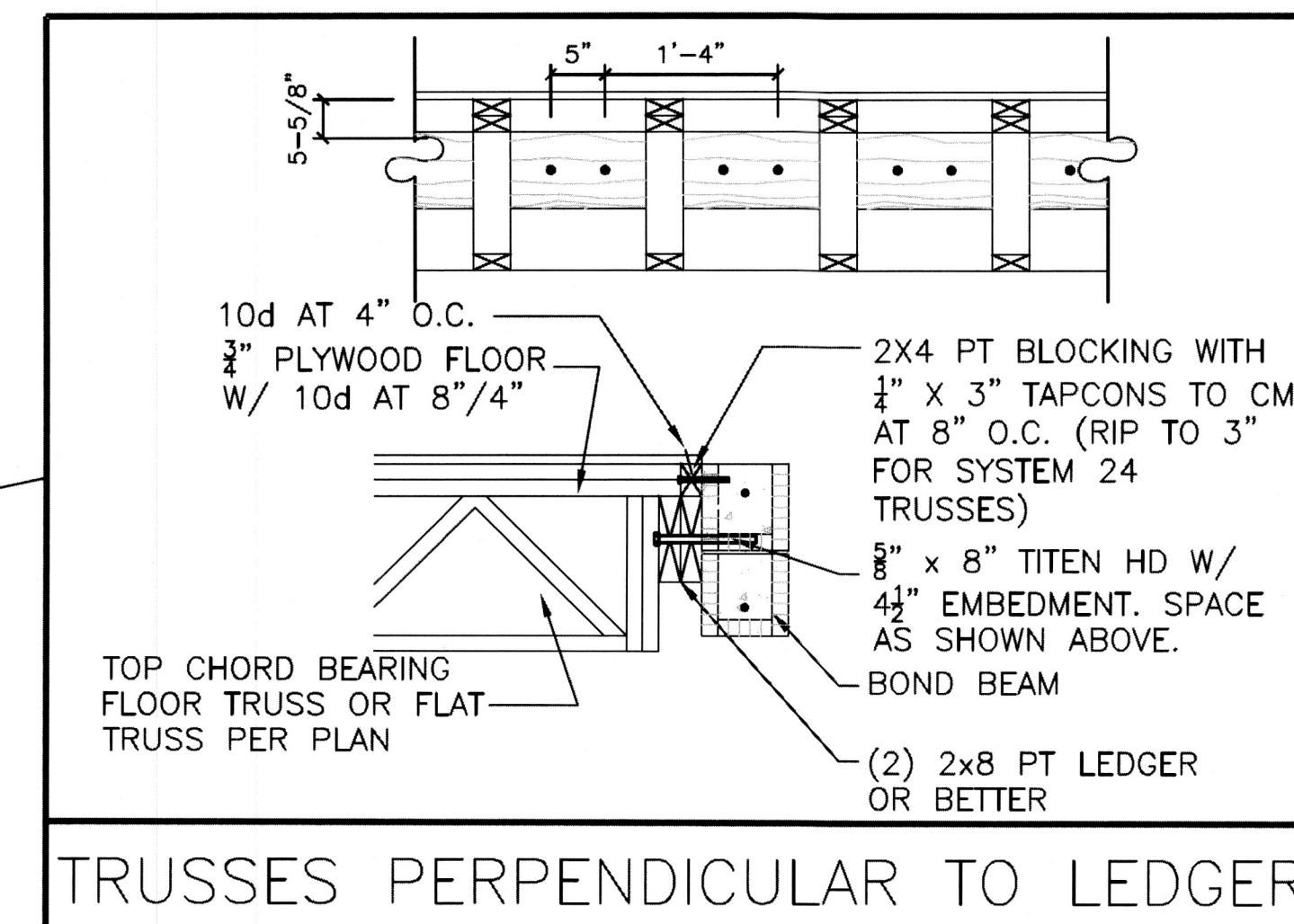
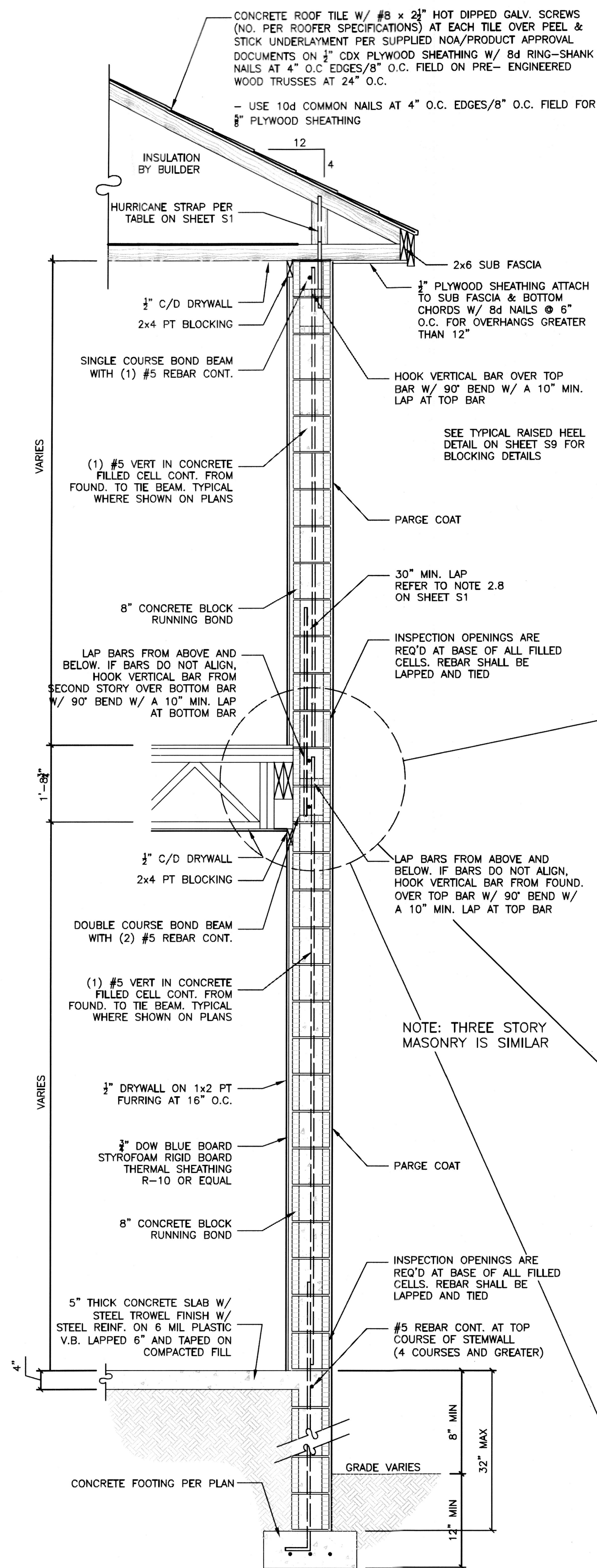
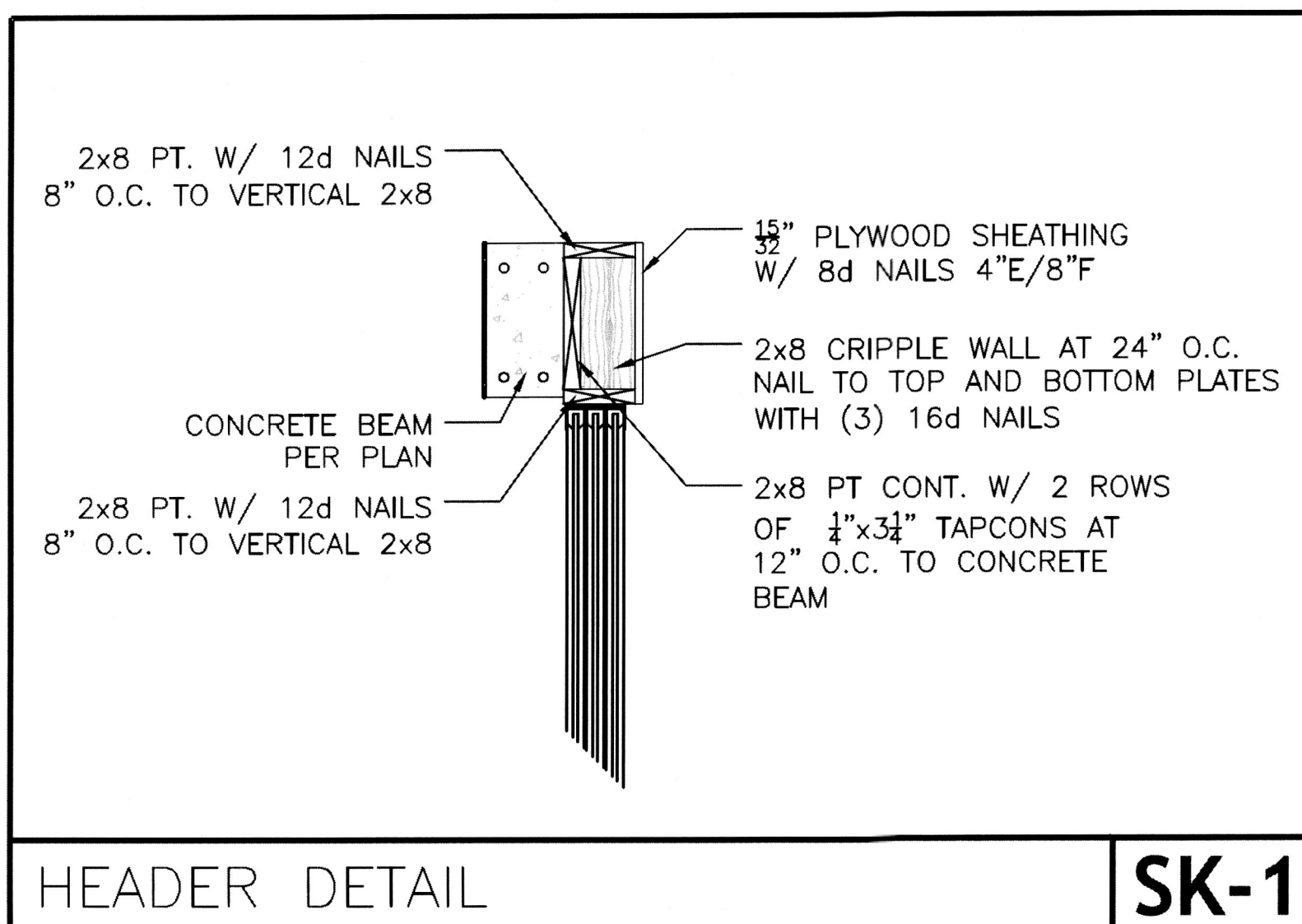
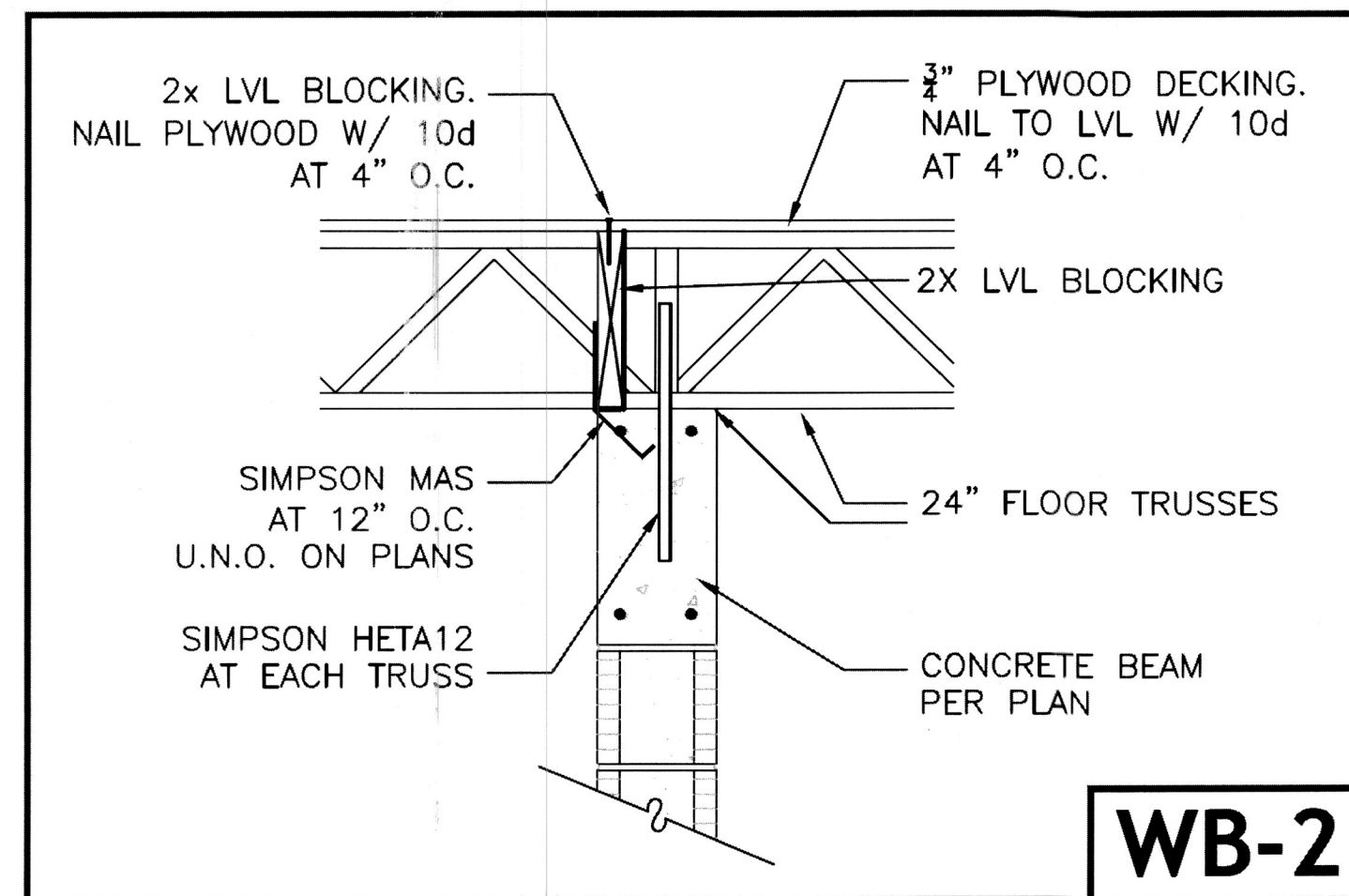
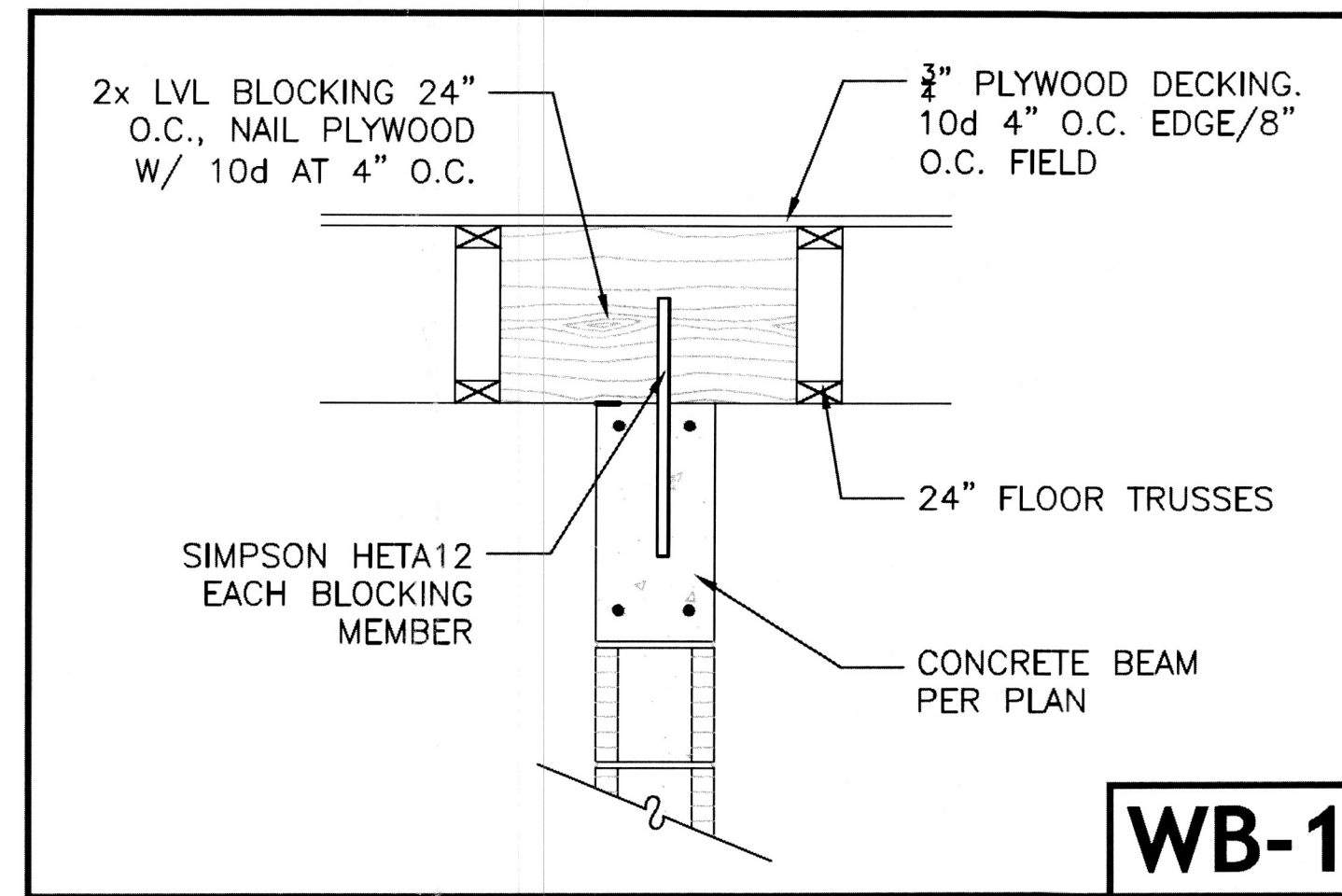
OCT 31 2016

DEPT. OF LONGBOAT KEY Planning, Zoning and Building



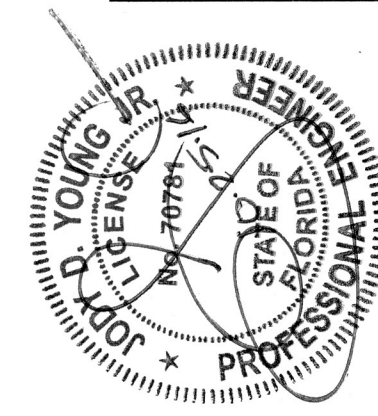
NOTE:
ALTERNATE METHODS AND MATERIALS FOR ANCHORING INTERIOR NON-BEARING WALLS TO CONCRETE FLOOR:
1. 0.177" DIA. (X-ALH) HILTI POWER DRIVEN FASTENERS WITH 1/2" MIN. EMBEDMENT AT 16" O.C.

INTERIOR NON-BRG. WALL DET.



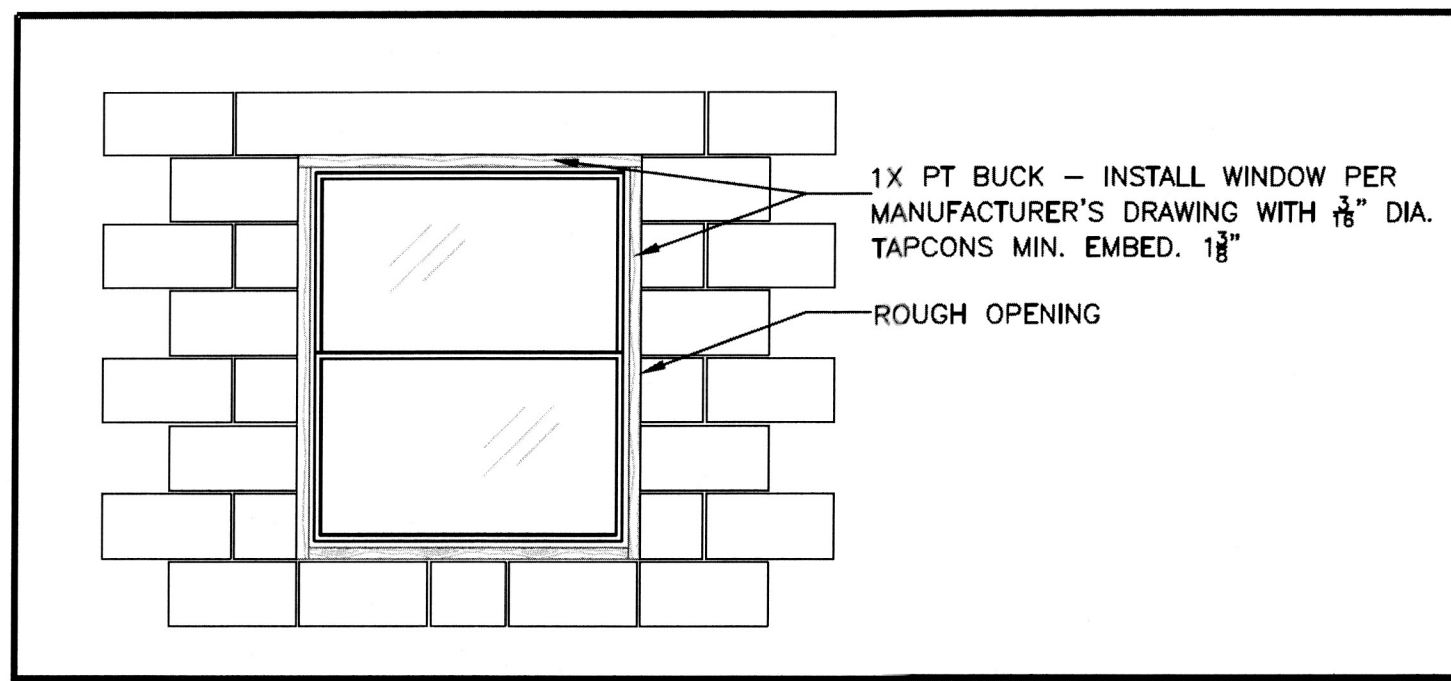
TYPICAL MULTI STORY MASONRY WALL SECTION

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

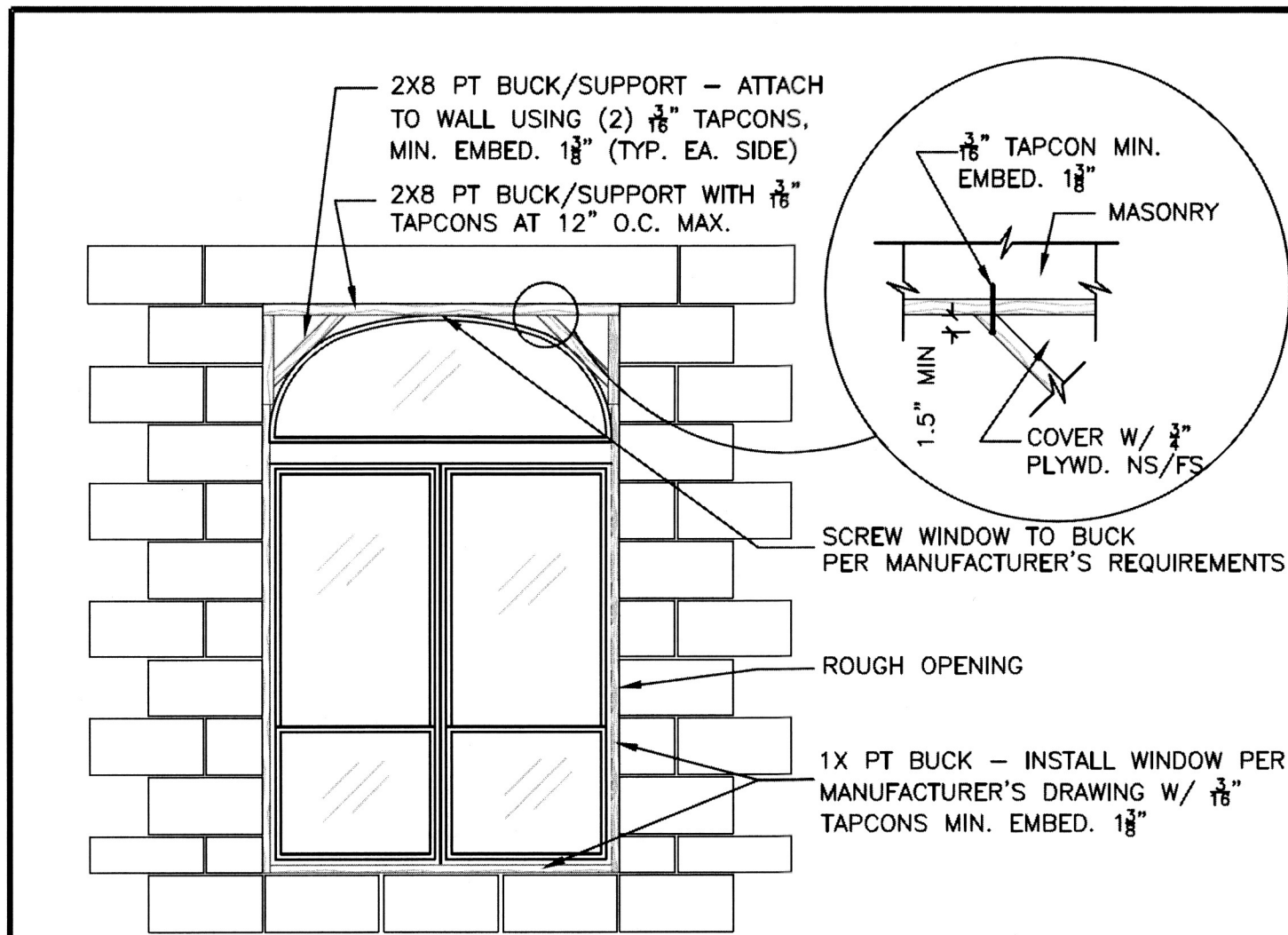


A CUSTOM HOME FOR:
MADEJ RESIDENCE
669 JUNGLE QUEEN WAY
LONGBOAT KEY, FL

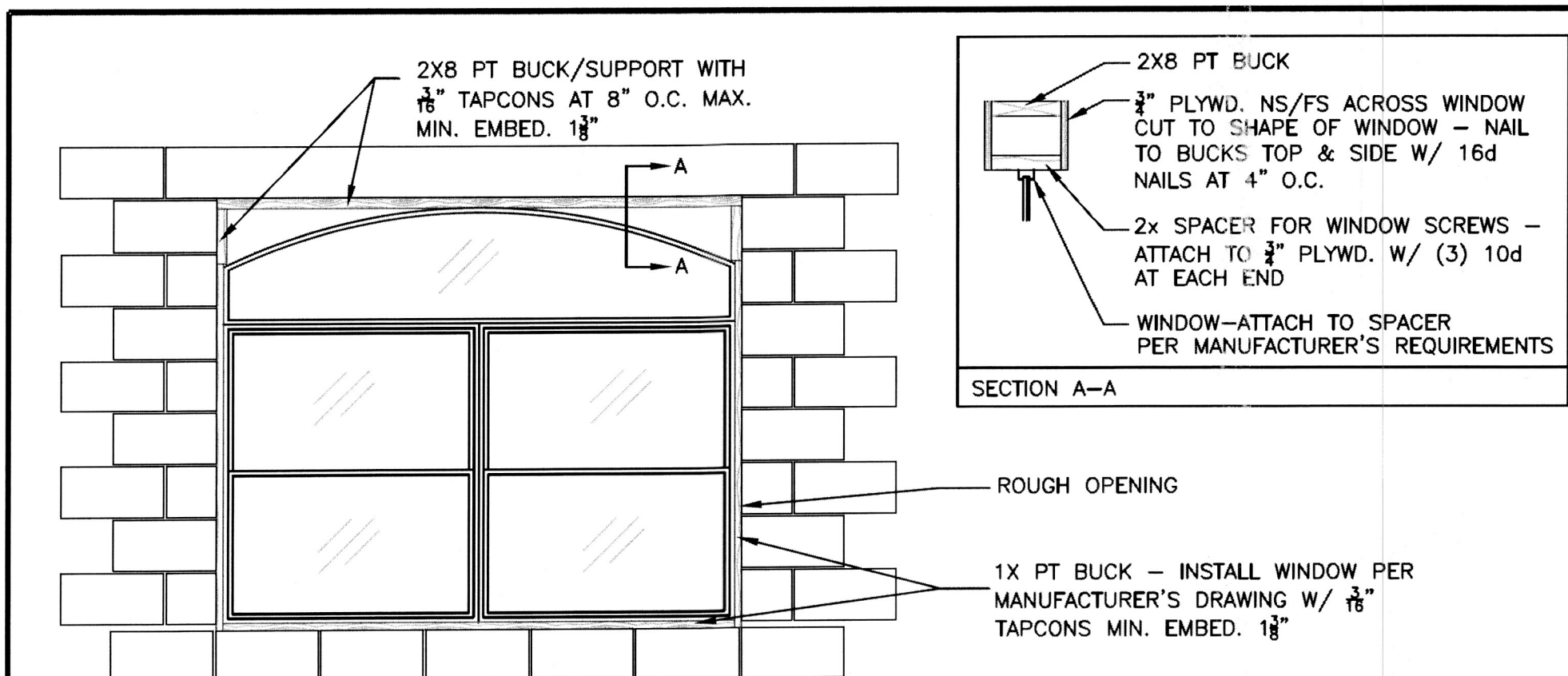
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OCT 31 2016
10/31/16 LONGBOAT KEY
Masonry, Zoning and Building



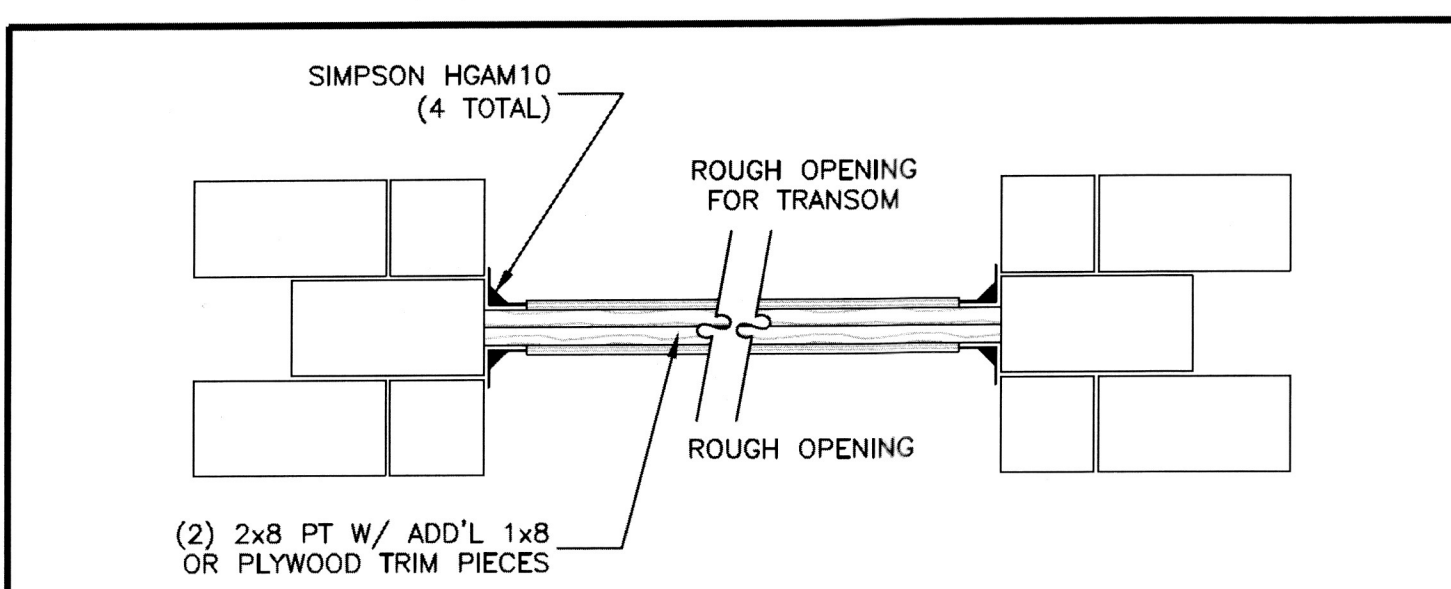
TYPICAL WINDOW DETAIL **A**



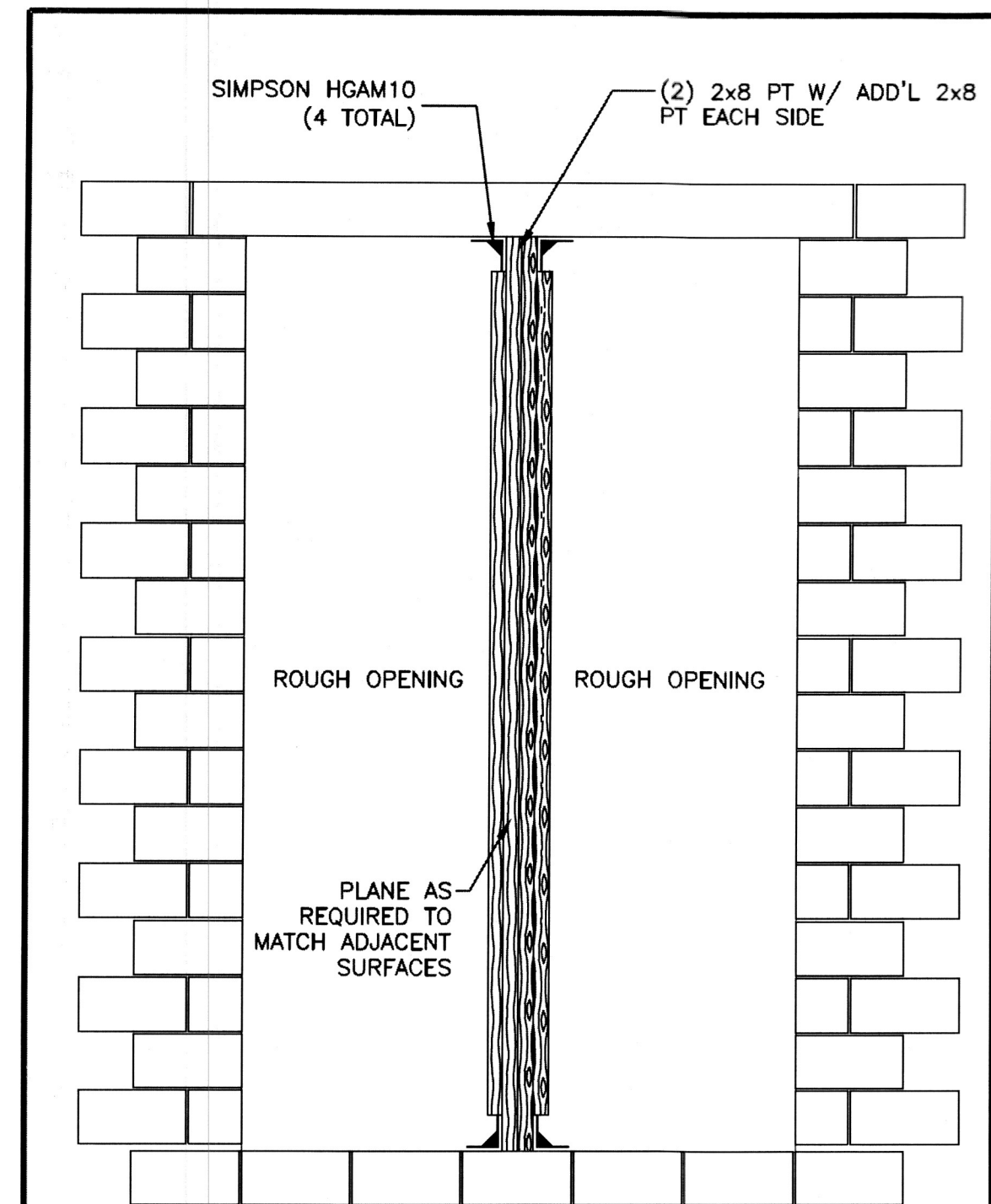
ELLIPTICAL WINDOW DETAIL **B**



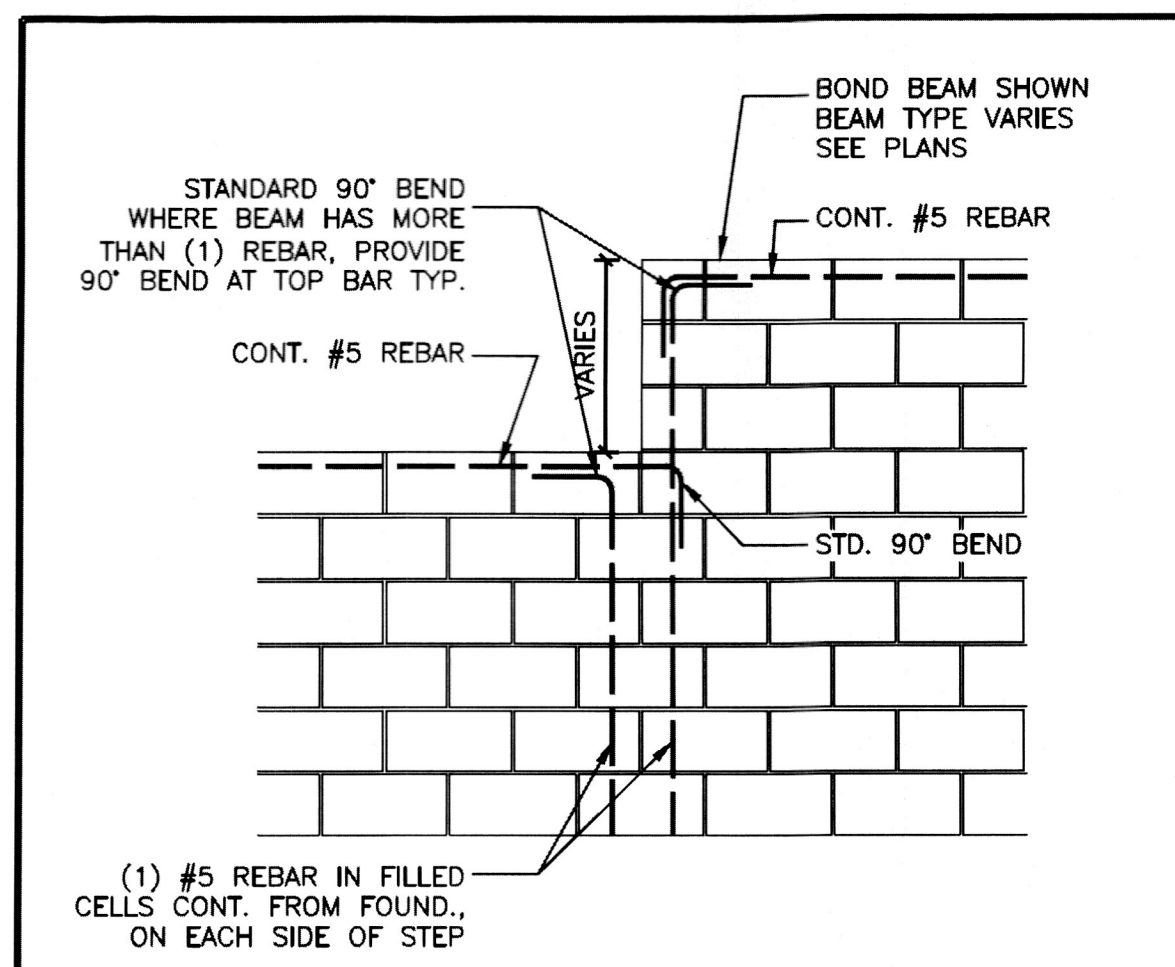
EYEBROW WINDOW DETAIL **C**



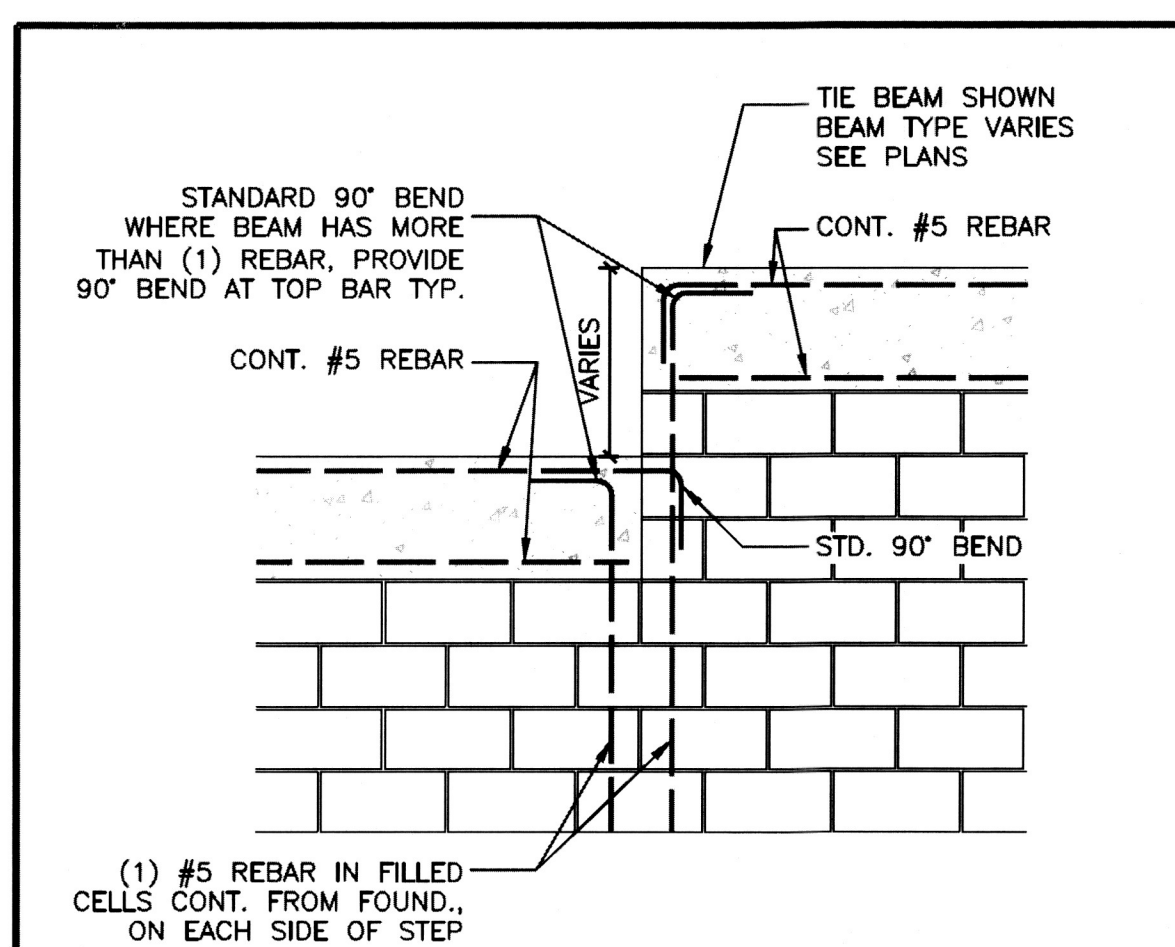
WOOD HEADER BEAM DETAIL **D**



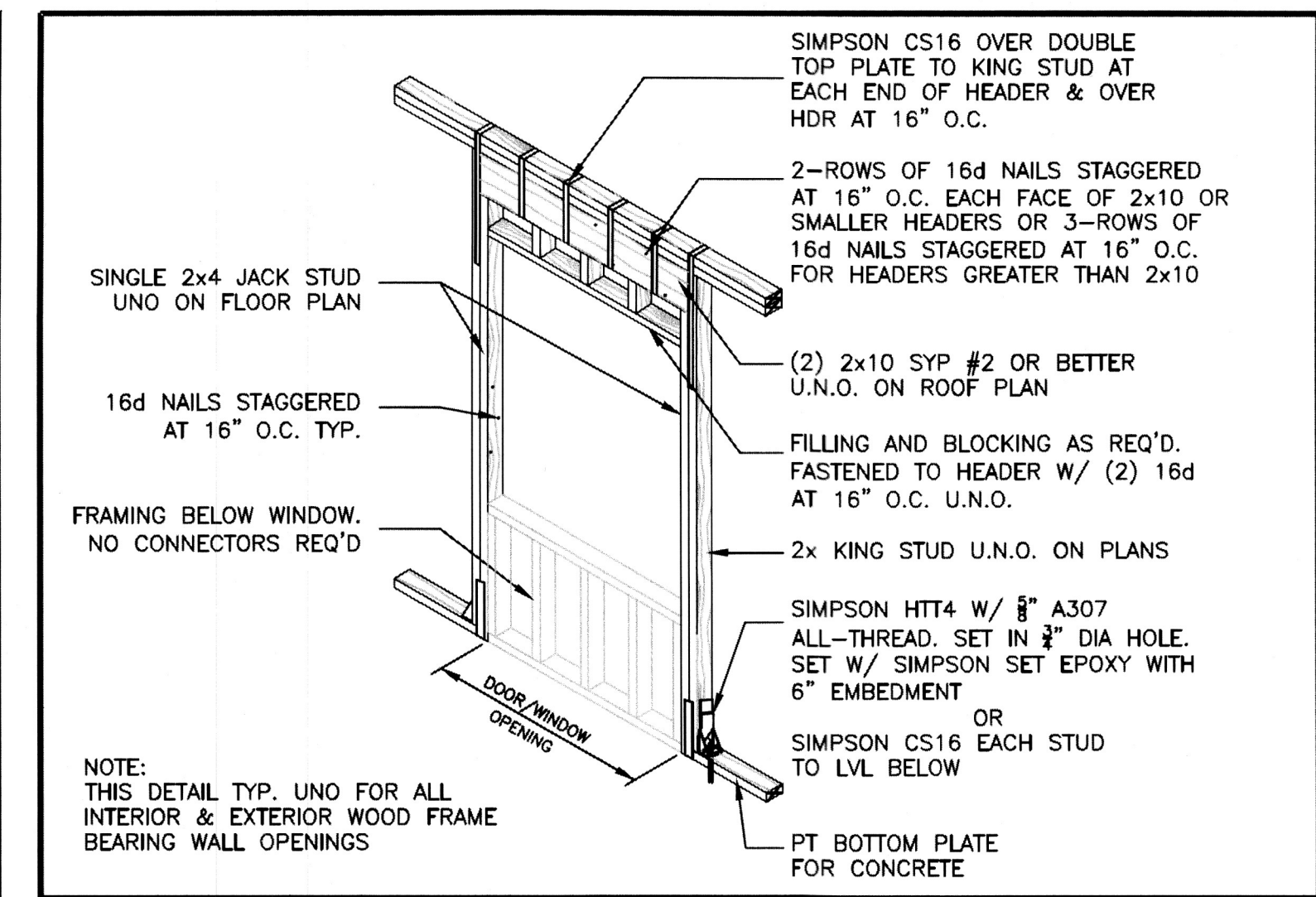
VERT. WINDOW MULLION **F**



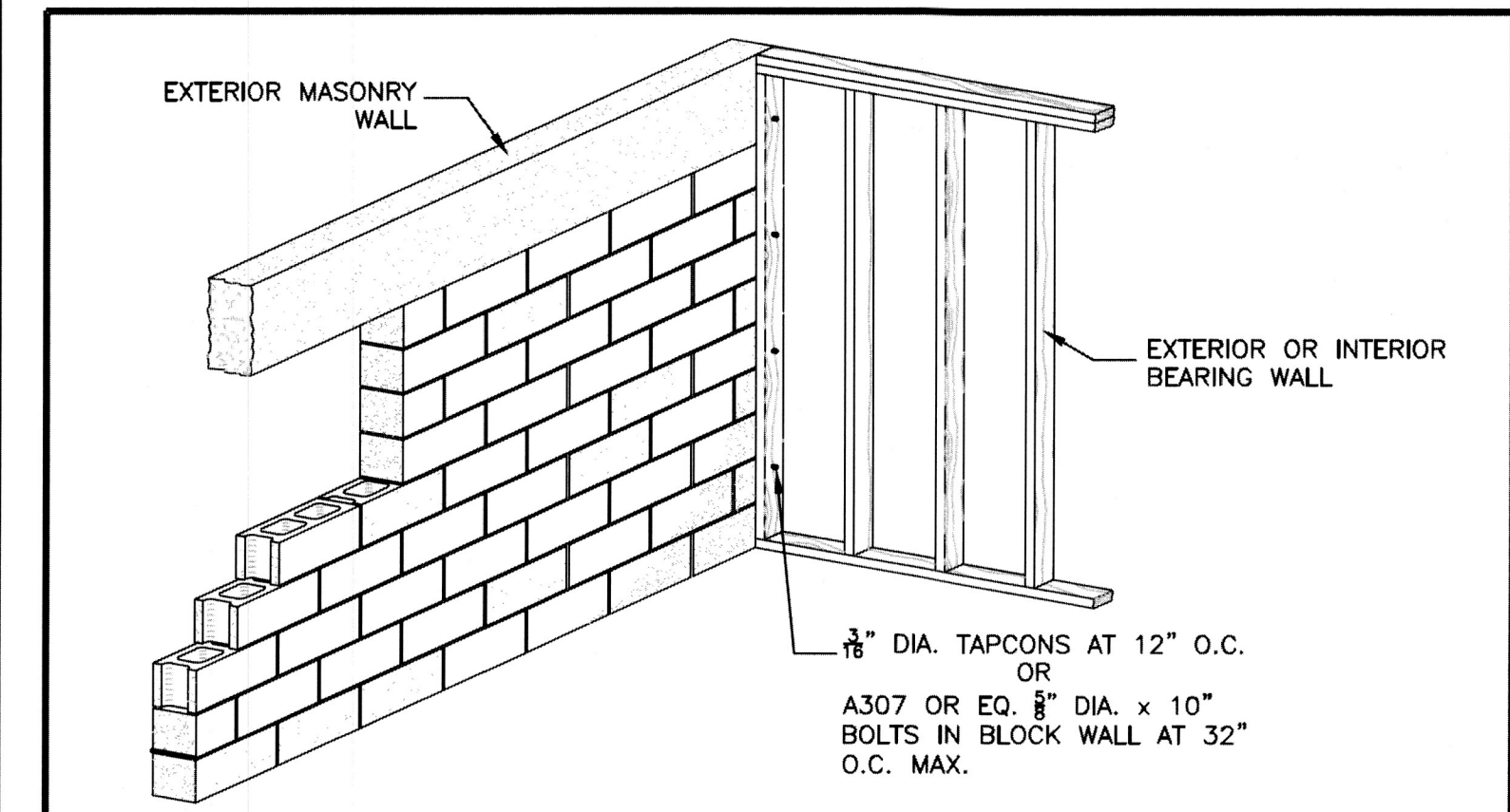
BOND BEAM STEP



TIE BEAM STEP

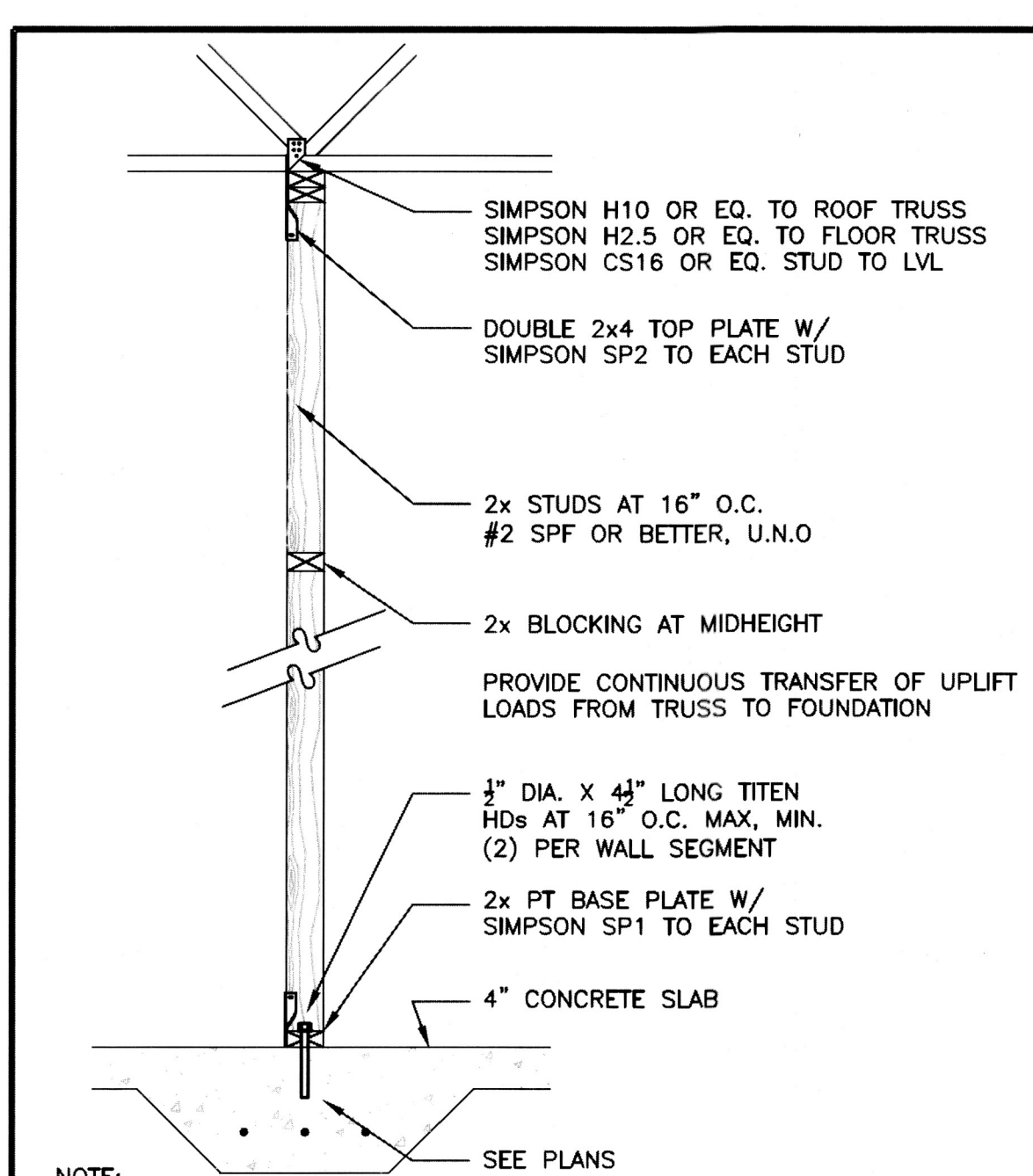


BEARING WALL HEADER DETAIL



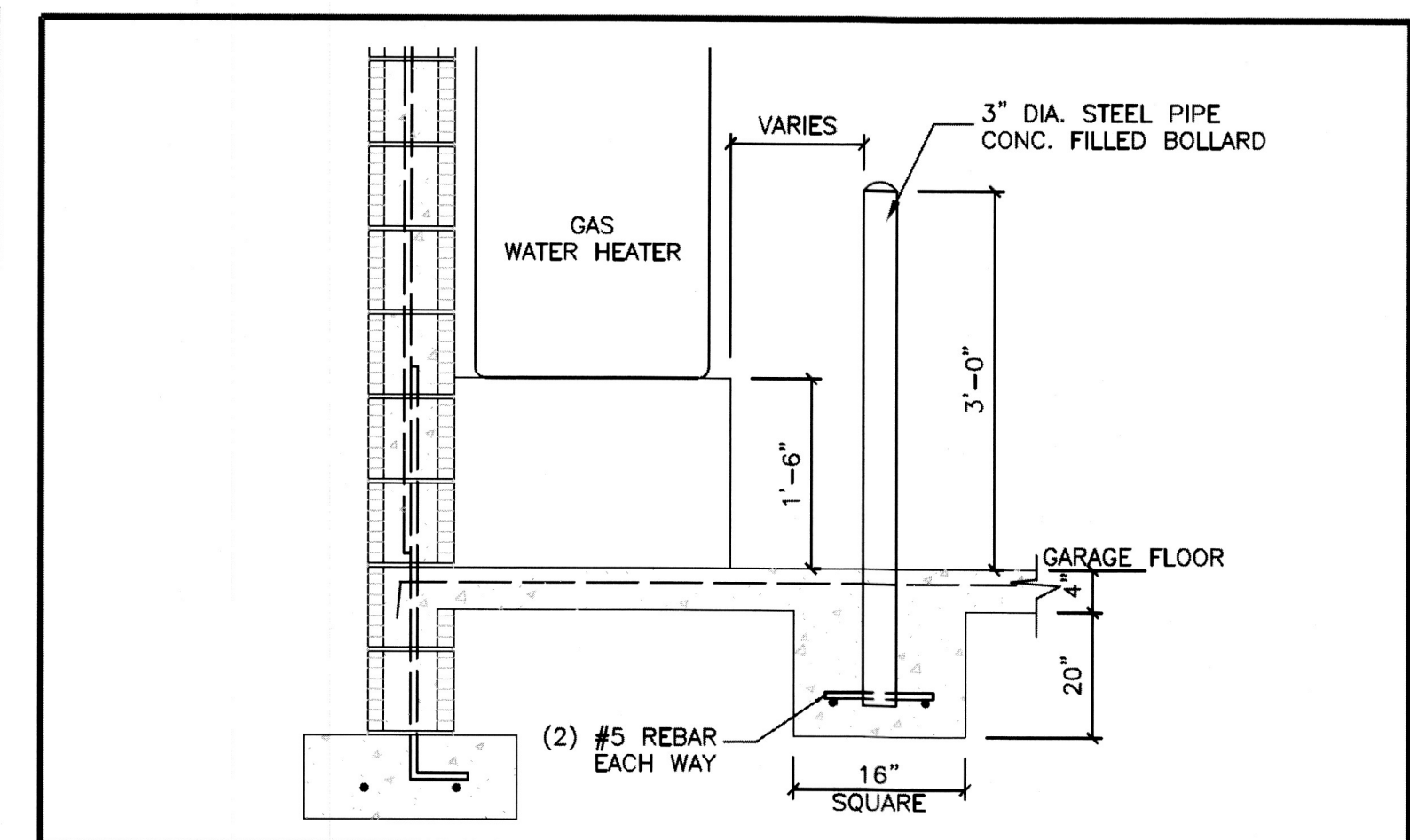
MIXED CONSTRUCTION DETAIL

- 1. WINDOW/DOOR INSTALLATION**
- SEE MANUFACTURER'S DRAWINGS FOR DETAILS AND SPACING OF TAPCONS/BOLTS.
 - DETAILS B OR C MAY BE USED FOR FAN/HALF CIRCLE WINDOWS U.N.O.
 - PRECAST WINDOW SILLS SHALL BE WIND RESISTANT PRECAST WINDOW SILLS AS MANUFACTURED BY CASTORETE OR EQ.
 - WINDOW DETAILS B AND C MAY BE USED INTERCHANGEABLY AND AT SILL FOR ROUND OR OVAL WINDOWS.
 - WOOD FILLER MAY BE USED AS REQUIRED TO MAINTAIN 1/8" GAP OR LESS AT CORNER OF ROUND AND SQUARE WINDOWS.
- 2. GENERAL CONNECTIONS NOTES**
- CONNECTIONS SHOWN ON SHEET S2 ARE RECOMMENDED.
 - OTHER CONNECTIONS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH USP, SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.

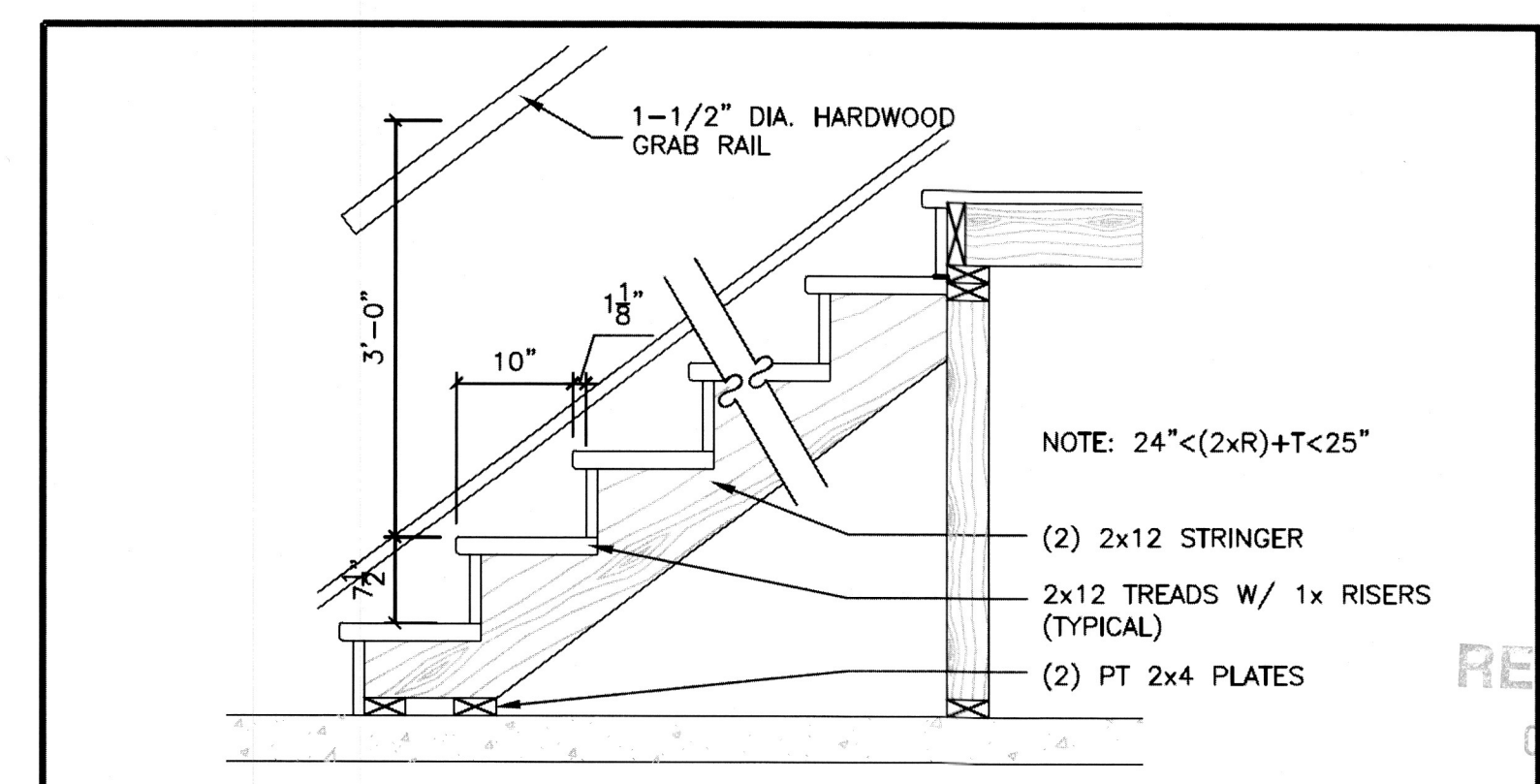


NOTE: ALTERNATE METHODS AND MATERIALS FOR ANCHORING INTERIOR LOAD BEARING WALLS:
 1. 1/2" DIA. x 10" LONG THREADED ROD DRILLED AND EPOXIED INTO SLAB 7" (SAME SPACING AS TITENS) USING SIMPSON "SET" EPOXY.
 2. 1/2" DIA. x 8" LONG "POWER-STUD" BY RAWL OR EQUAL AT 12" O.C.
 3. 1/2" DIA. x 8" LONG RED HEAD WEDGE ANCHOR.

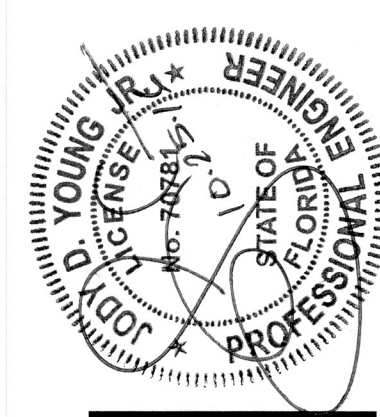
INTERIOR BEARING WALL DETAIL



BOLLARD DETAIL



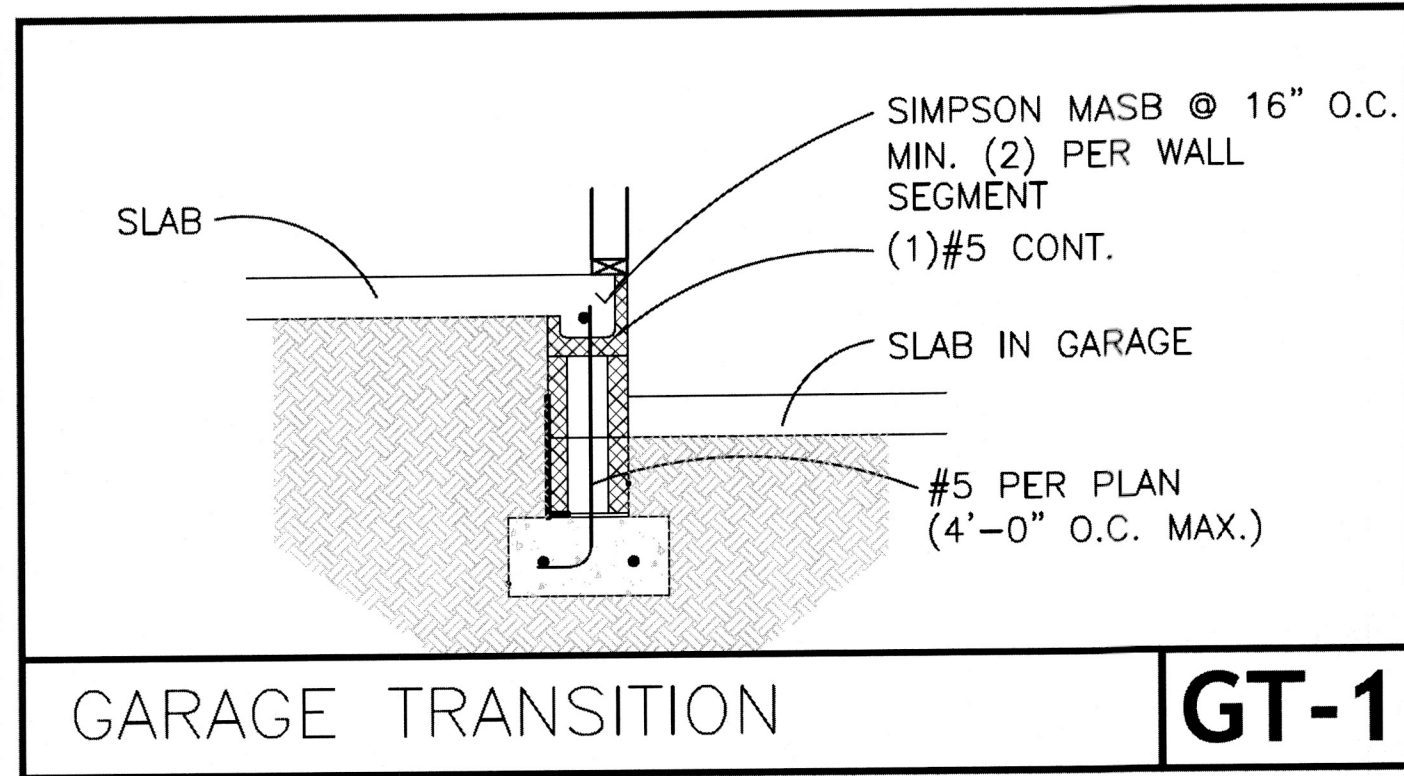
STAIR DETAIL



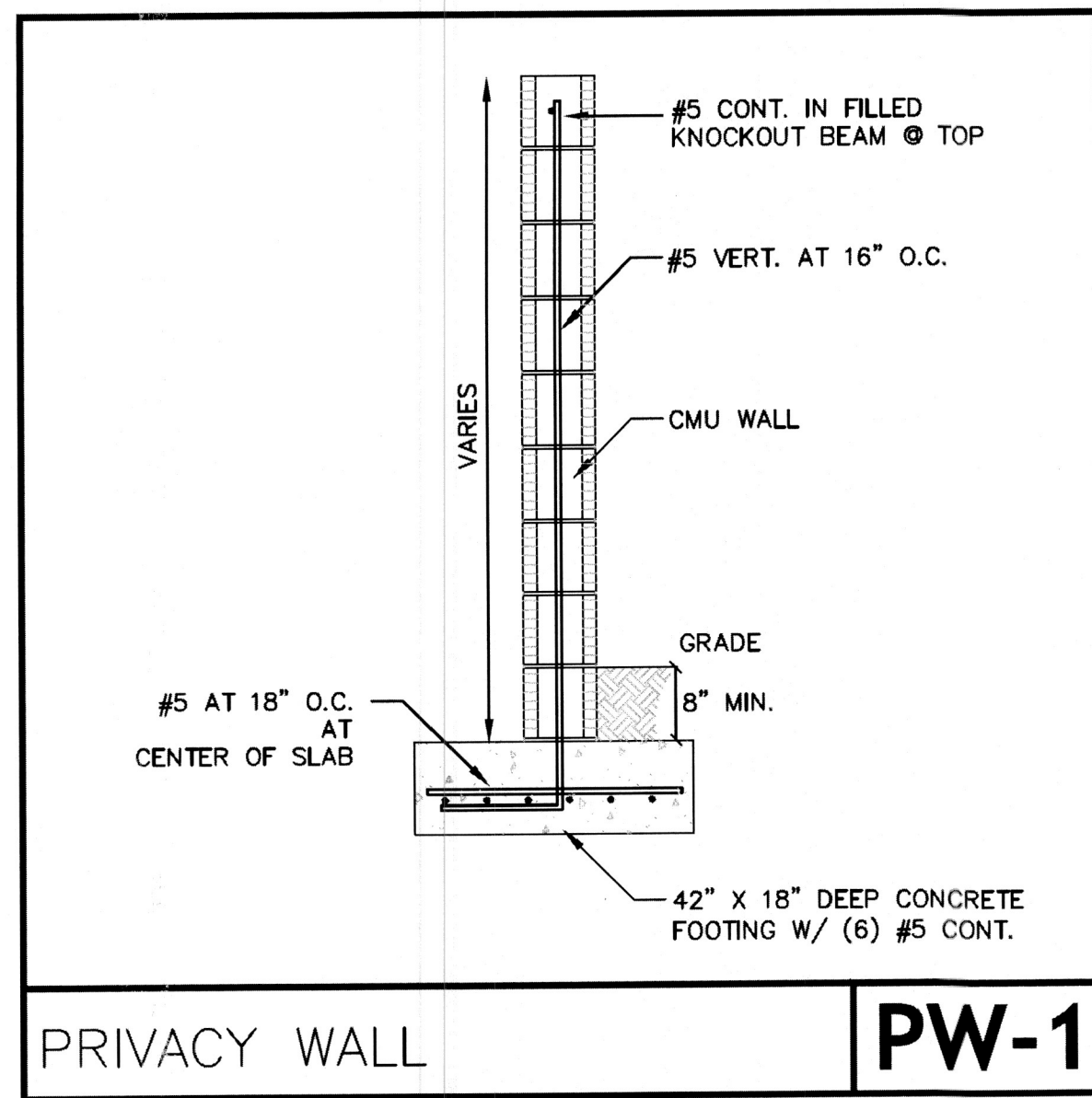
A CUSTOM HOME FOR:
MADEJ RESIDENCE
 669 JUNGLE QUEEN WAY
 LONGBOAT KEY, FL

NPDES
 BLDG. PERMIT PLANS
 FILE COPY OF RECORD

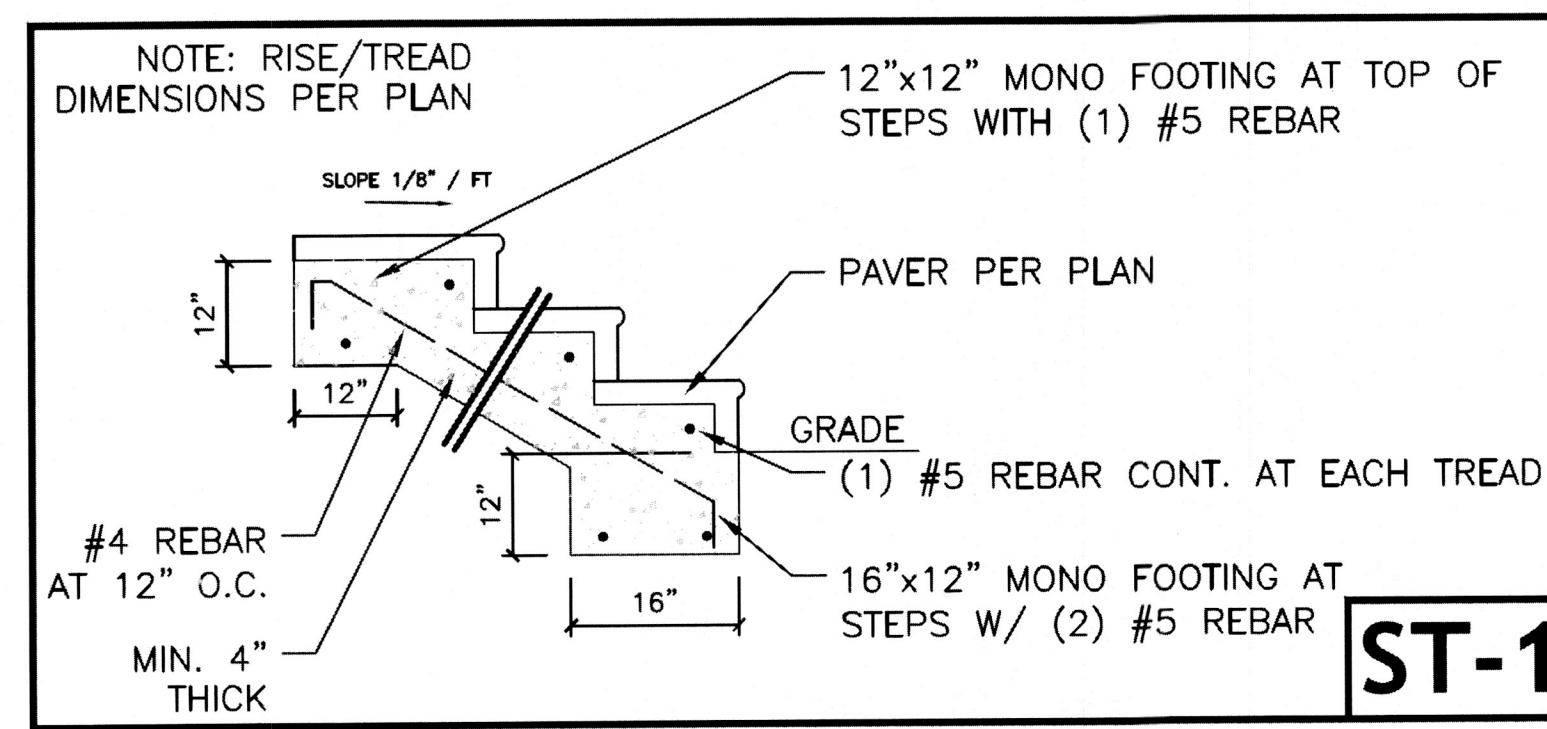
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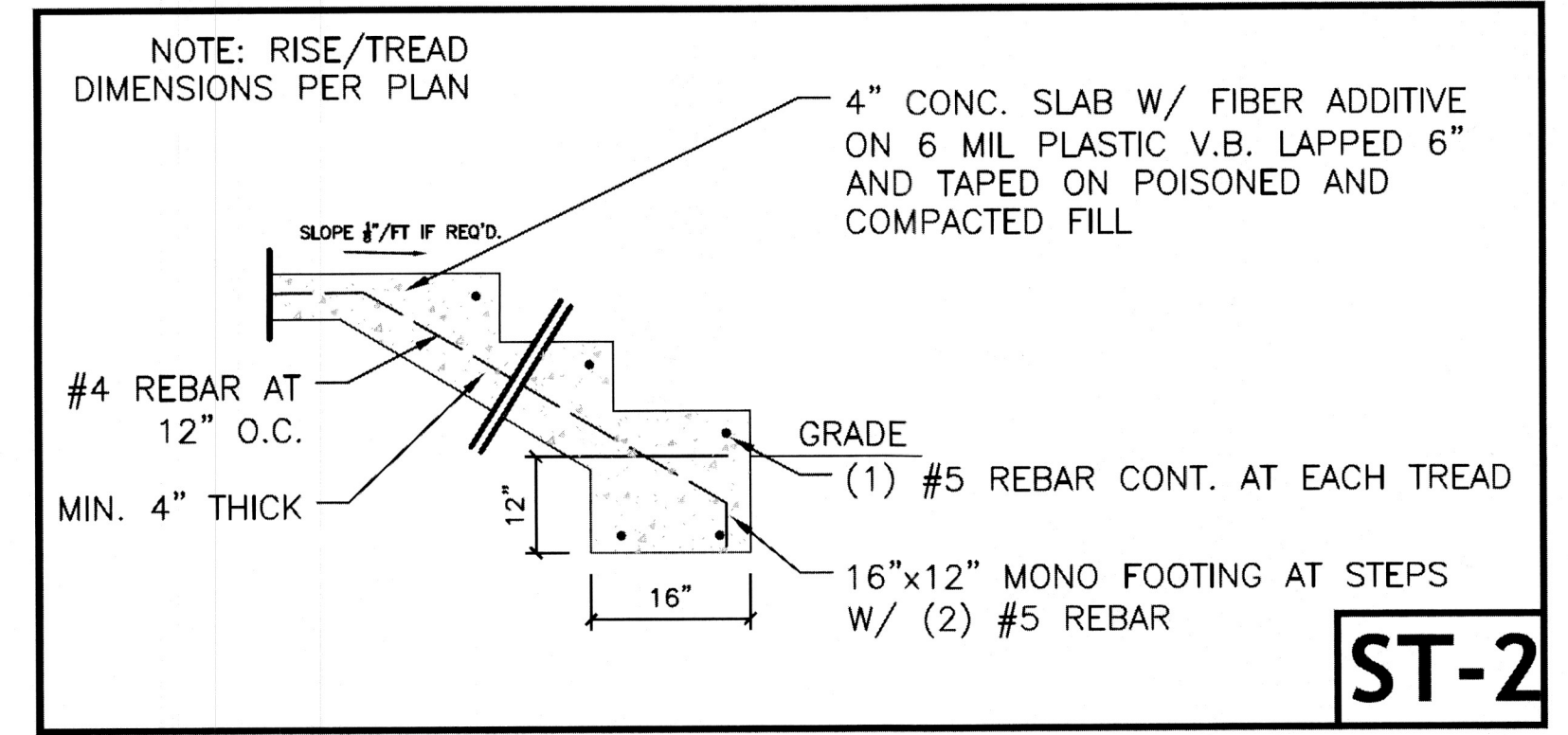
GARAGE TRANSITION **GT-1**



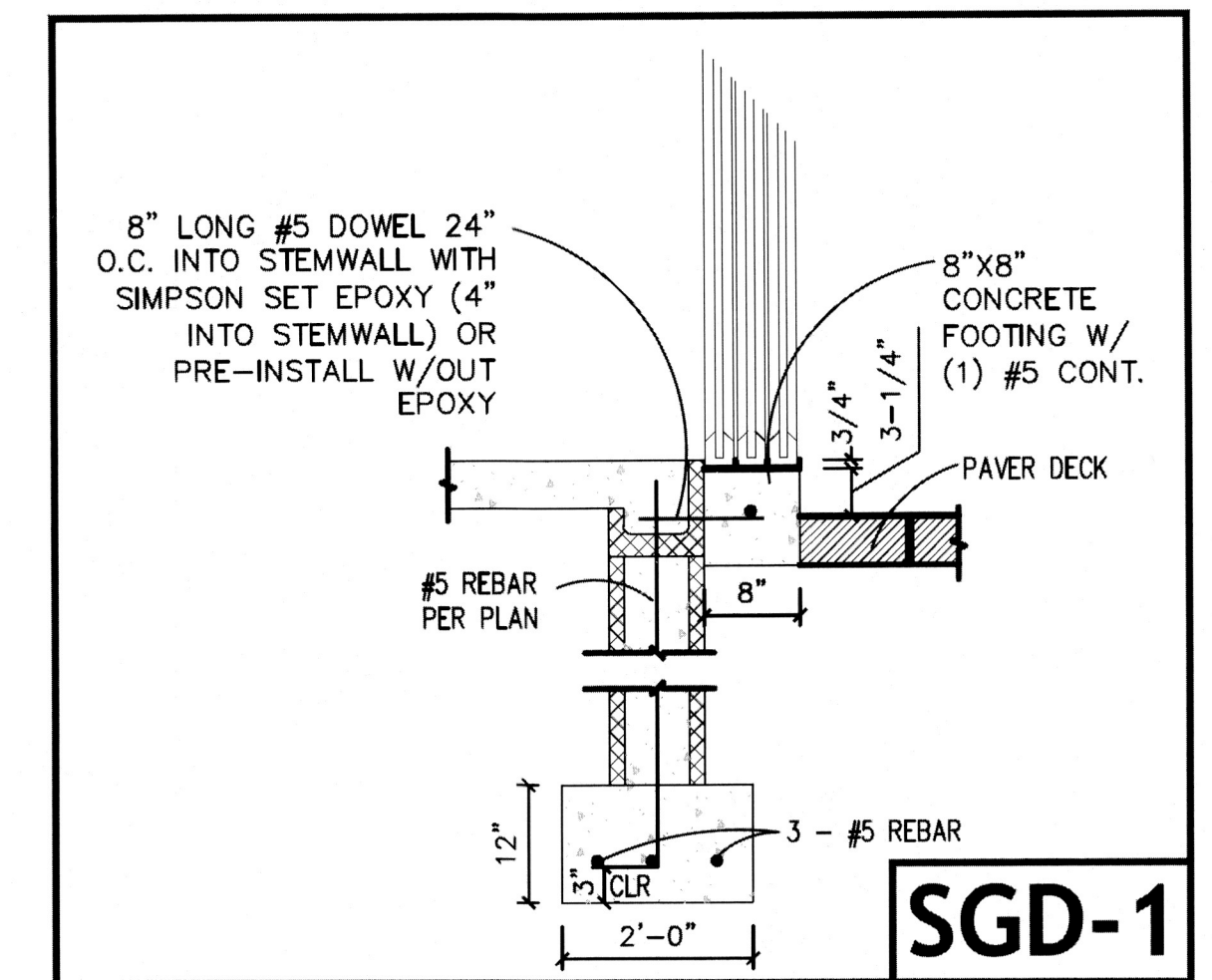
PRIVACY WALL **PW-1**



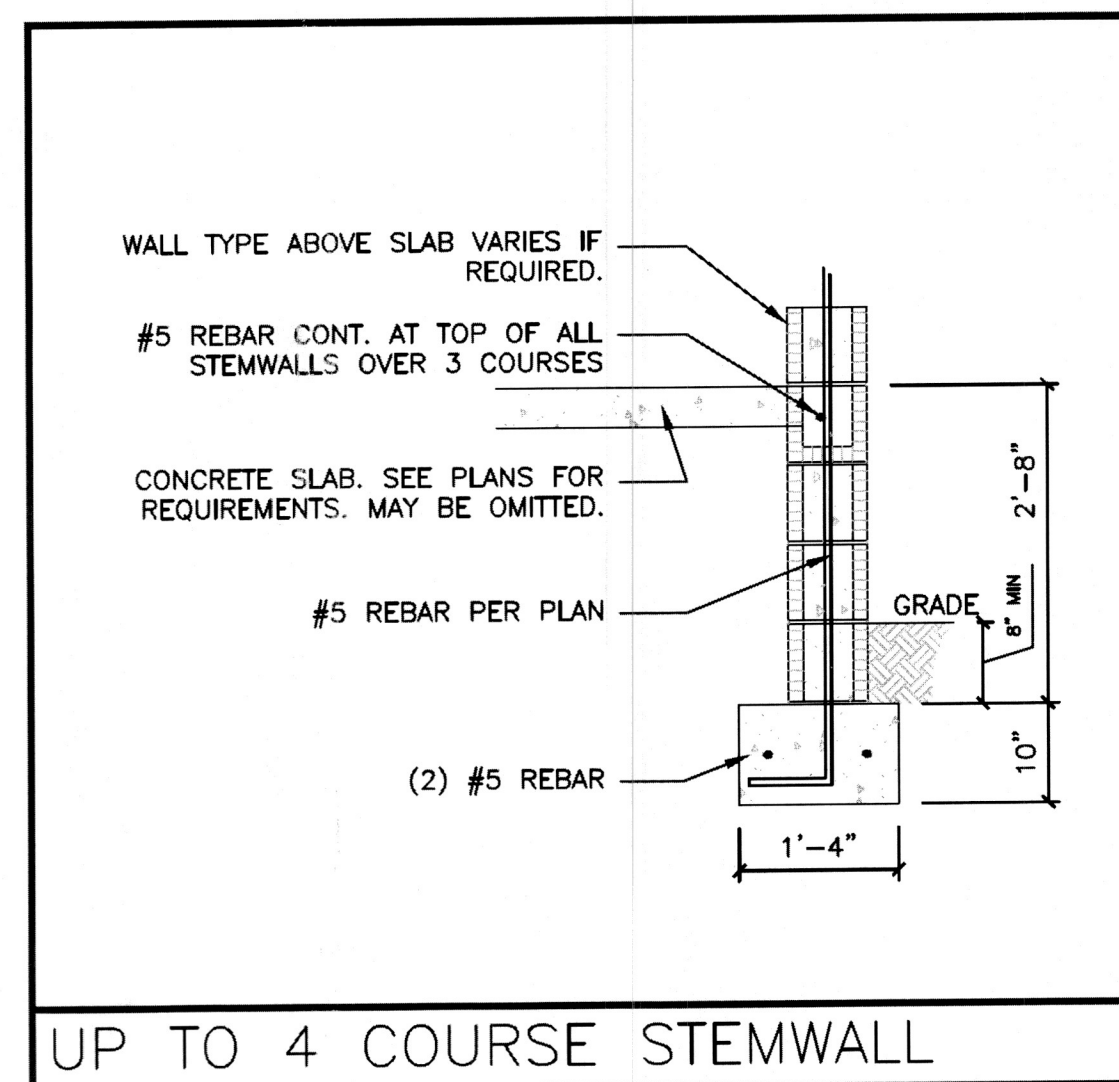
ST-1



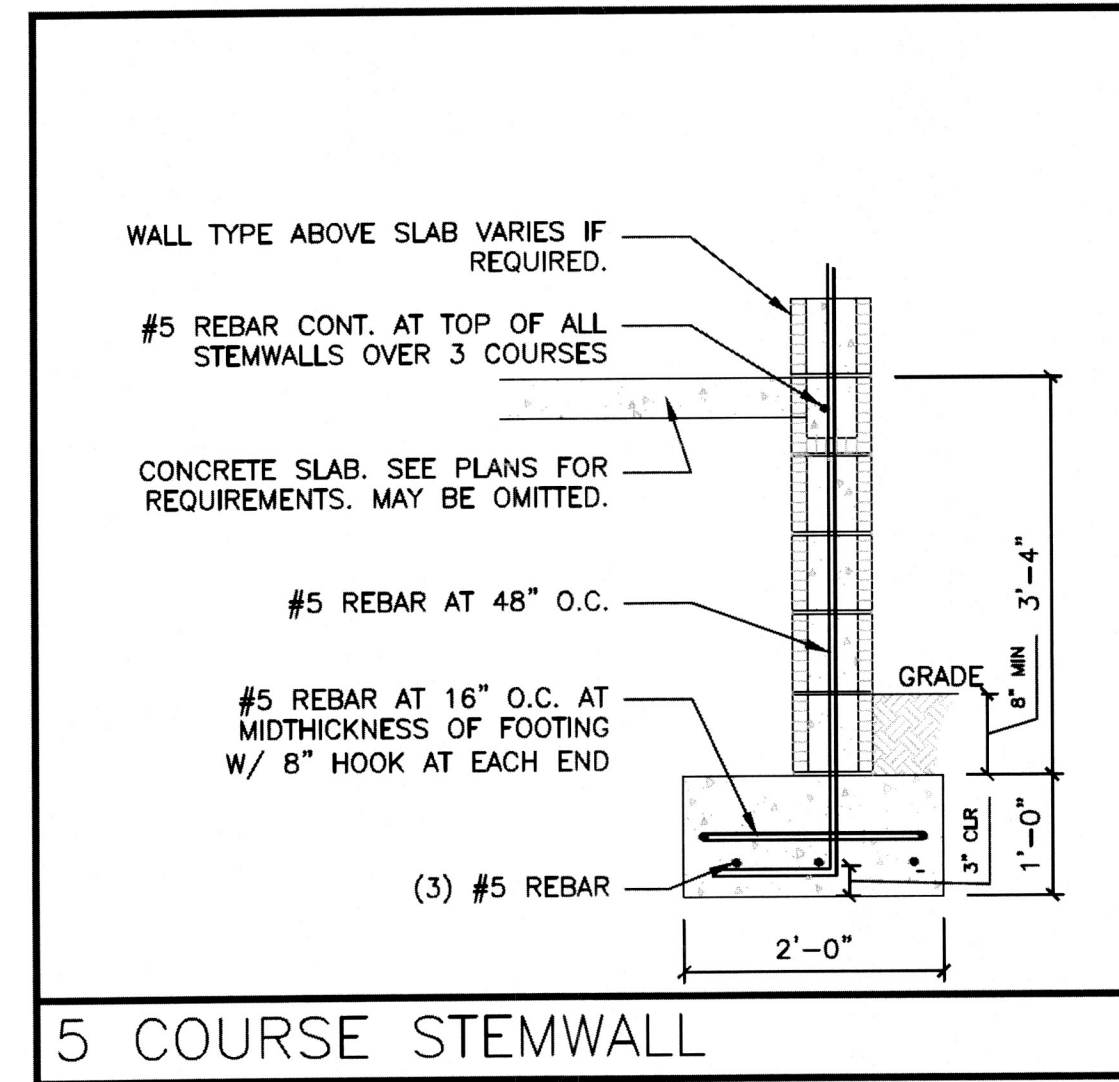
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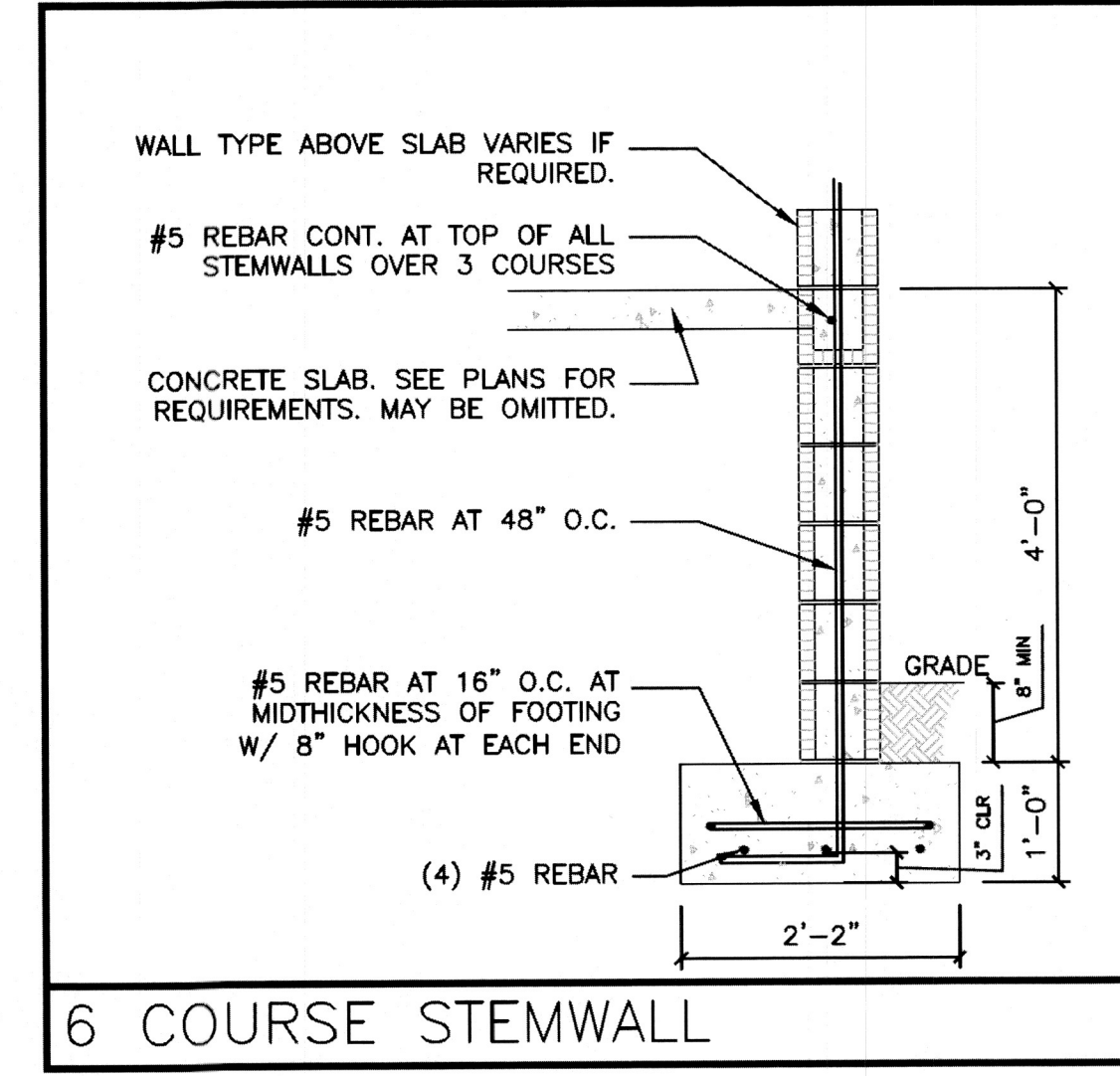
SGD-1



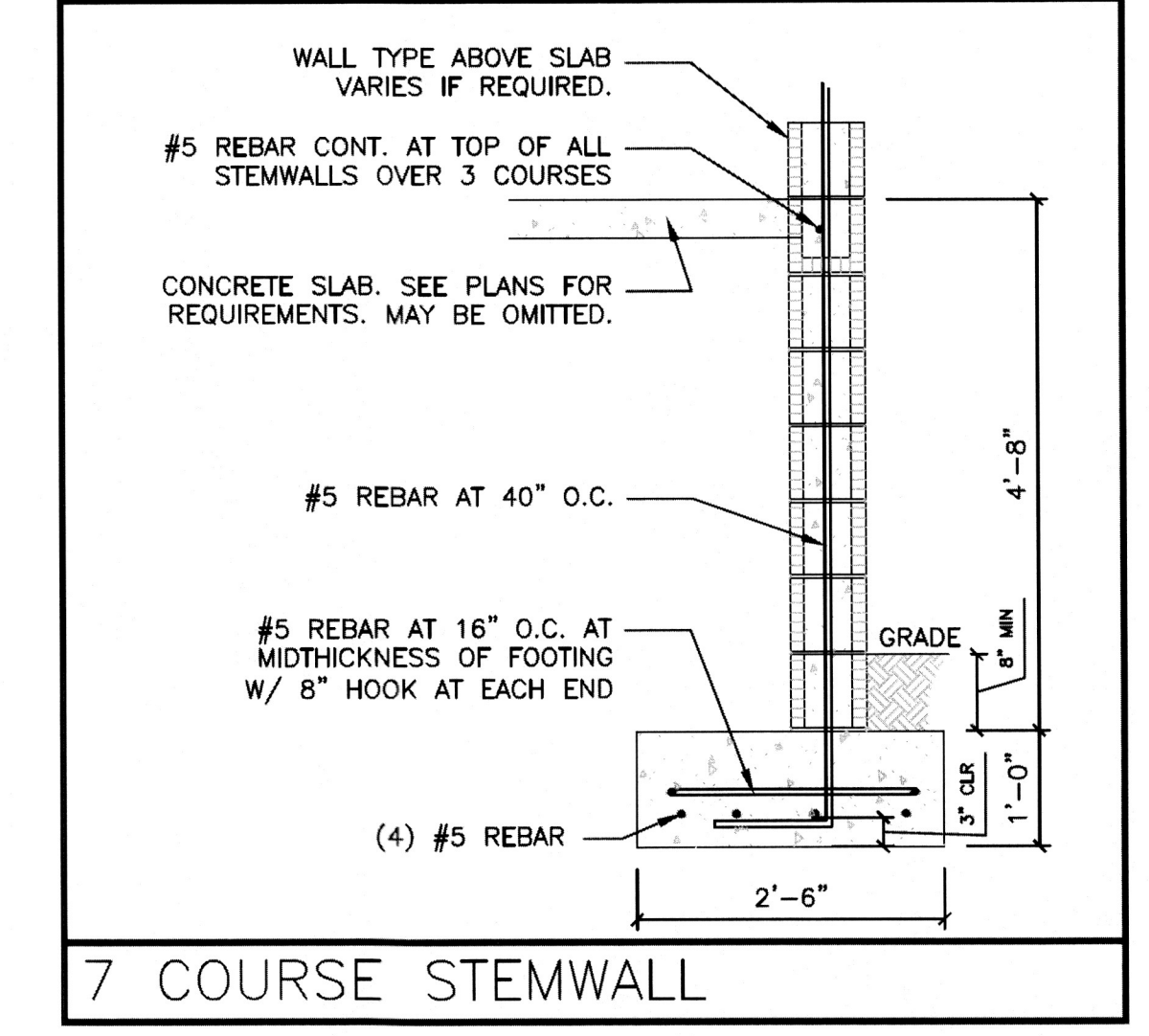
UP TO 4 COURSE STEMWALL



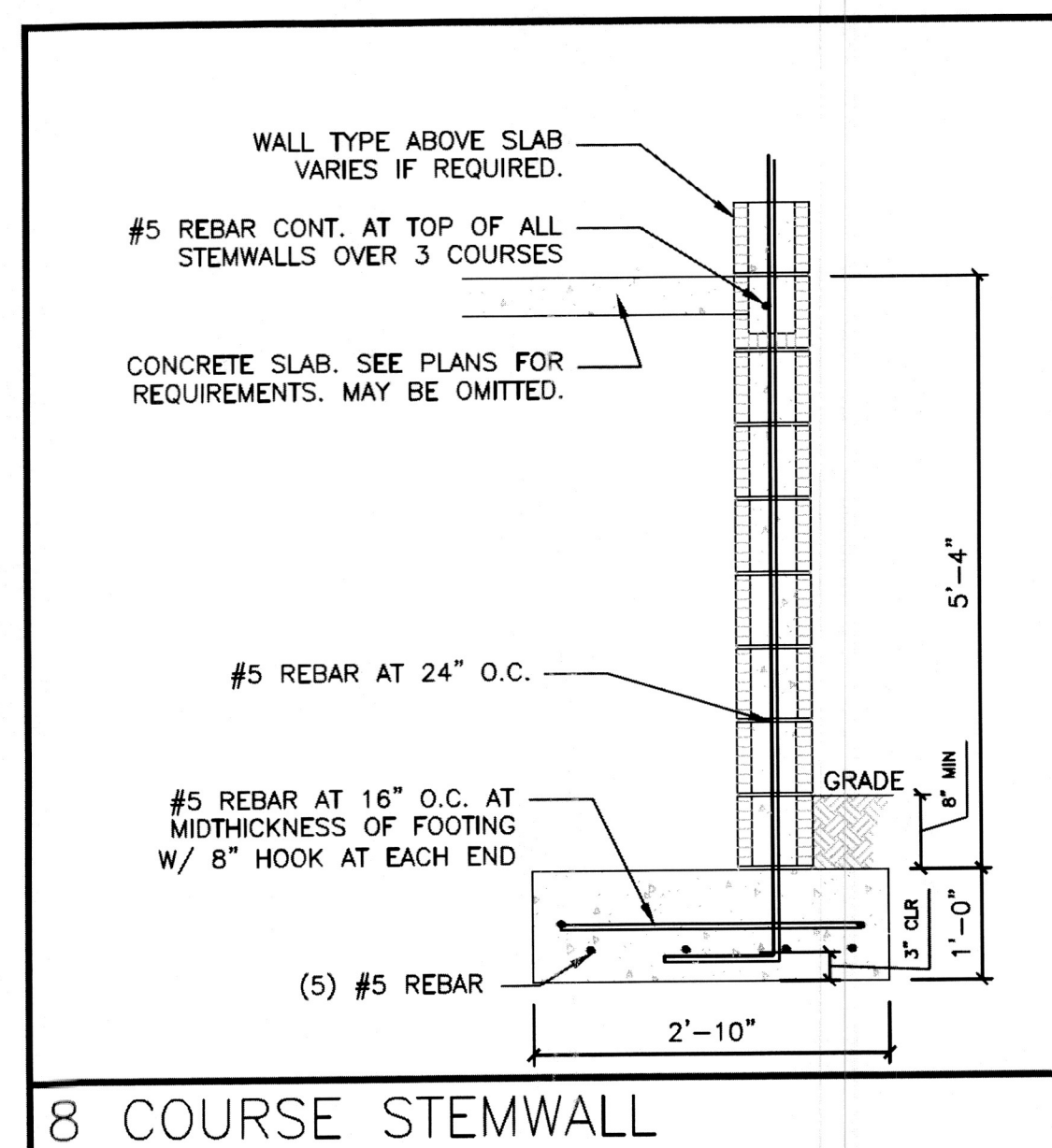
5 COURSE STEMWALL



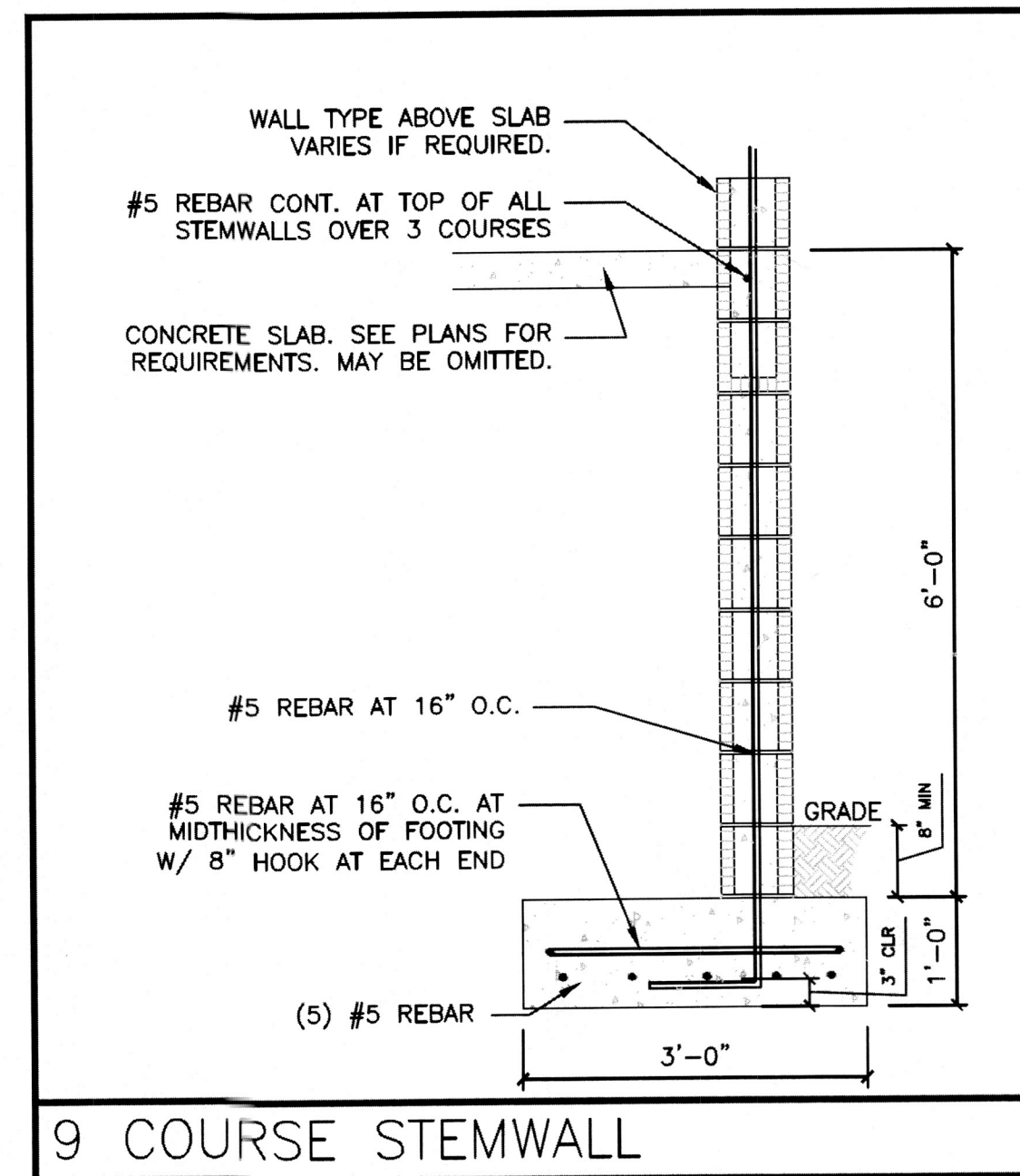
6 COURSE STEMWALL



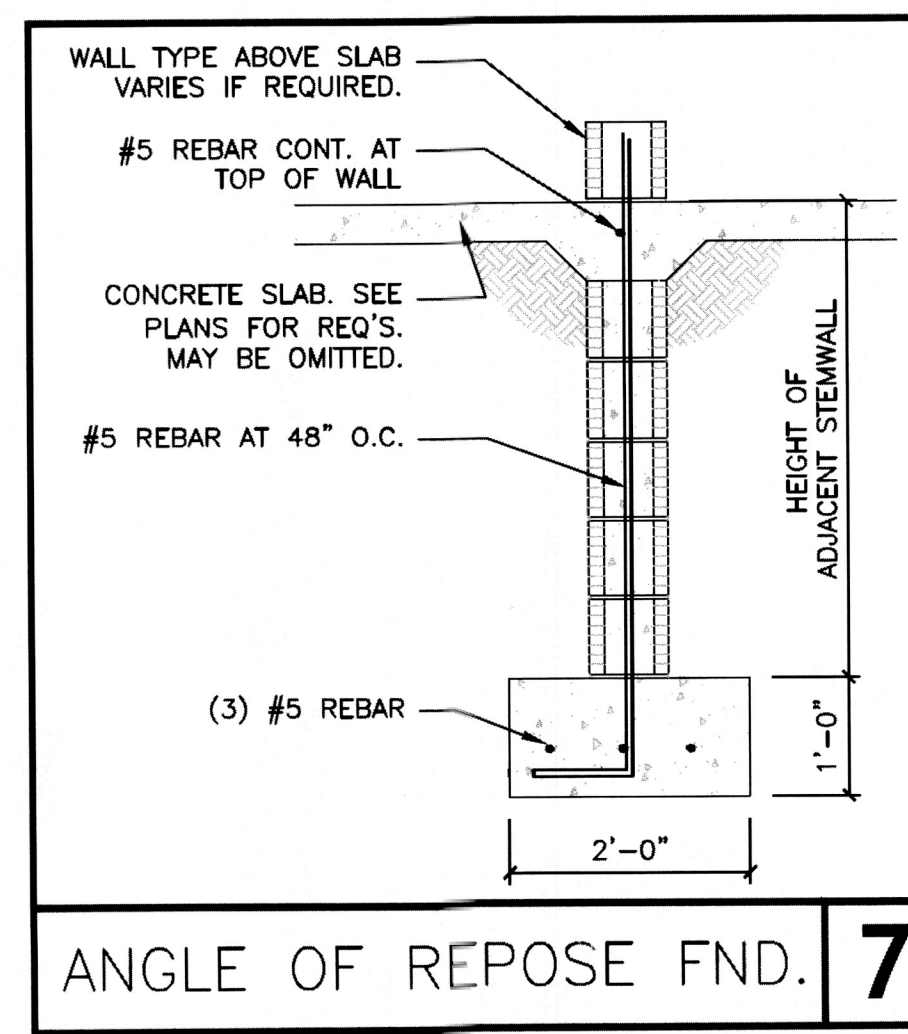
7 COURSE STEMWALL



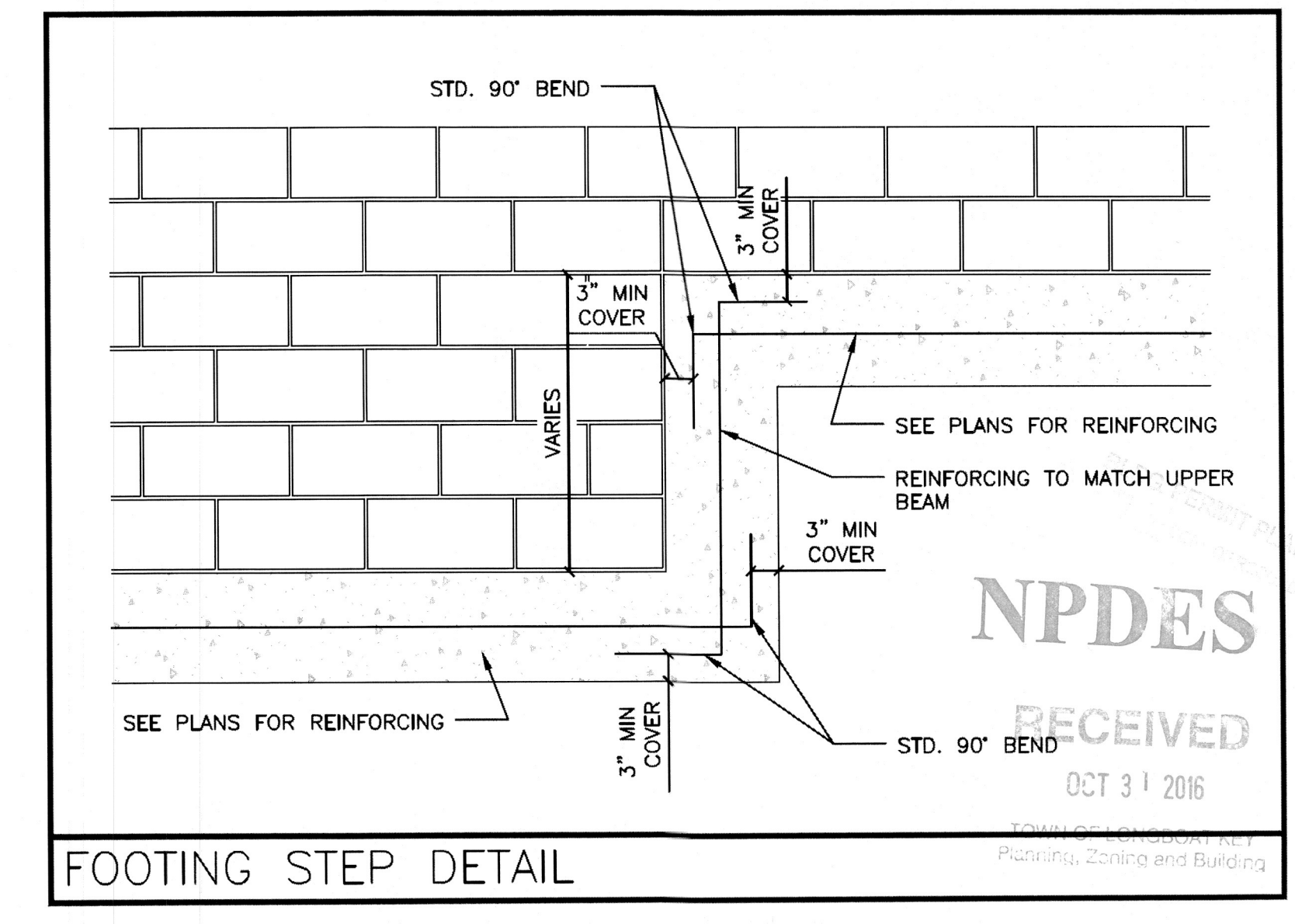
8 COURSE STEMWALL



9 COURSE STEMWALL



ANGLE OF REPOSE FND. **7**



FOOTING STEP DETAIL

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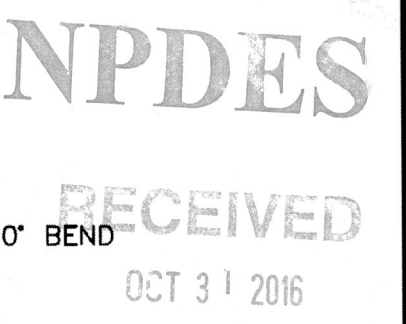
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Structural Engineering

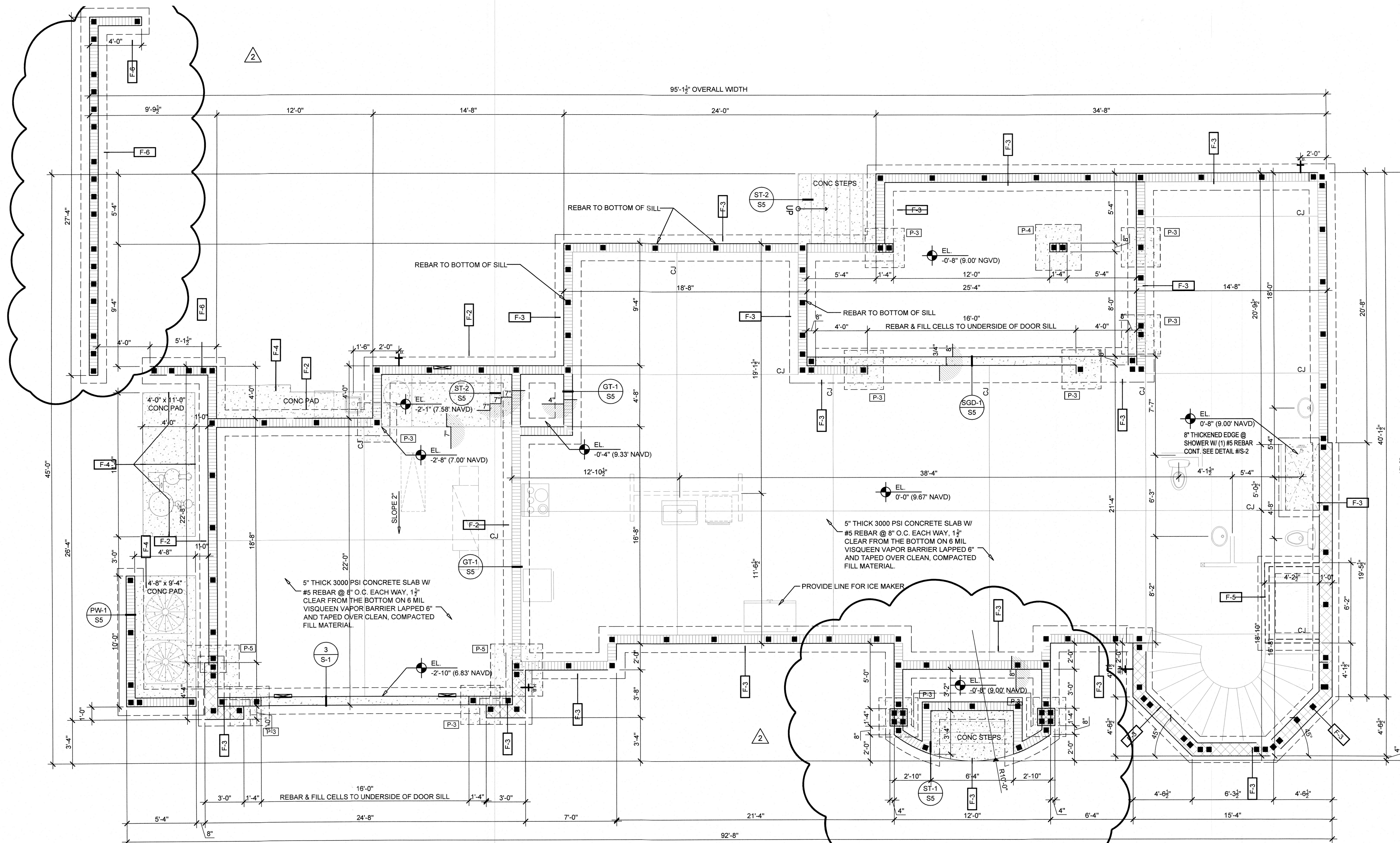


A CUSTOM HOME FOR:
MADEJ RESIDENCE
669 JUNGLE QUEEN WAY
LONGBOAT KEY, FL

STRUCTURAL DETAILS

REVISIONS
SHEET 10-24-2016
SHEET
S5





FILLED CELLS	
▲	FILLED CELL WITH (1) #7 OR (2) #5 VERTICAL
■	FILLED CELL WITH (1) #5 VERTICAL

FOUNDATION NOTE (Termite Protection)

BORA-CARE TERMICIDE, SUBTERRANEAN TERMITE PRE-TREATMENT ONLY APPLIED TO GROUND FLOOR WOOD SURFACES. THIS TREATMENT SERVES AS A PRIMARY TREATMENT TO PREVENT SUBTERRANEAN TERMITES. PRE-TREATMENT TO BE PERFORMED AT A POINT DURING THE CONSTRUCTION PROCESS AFTER THE "DRIED-IN" STAGE WHEN ALL STRUCTURAL WOOD AND SHEATHING IS IN PLACE, YET PRIOR TO INSTALLATION OF INSULATION AND WALL COVERINGS. TREATMENT IS PURSUANT TO CHAPTER 482, FLORIDA STATUTES AND FLORIDA BUILDING CODE (FBC) 1816.

- 1. TERMITE/PEST/DECAY PROTECTION**
- 1.1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED, THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL
 - 1.2. PLANTINGS, PLANT BEDS, IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEAD SHALL NOT BE INSTALLED WITHIN 1'-0" OF BUILDING SIDEWALLS CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDEWALLS
 - 1.3. BORA-CARE TERMICIDE, SUBTERRANEAN TERMITE PRE-TREATMENT ONLY APPLIED TO GROUND FLOOR WOOD SURFACES. THIS TREATMENT SHALL SERVE AS PRIMARY TREATMENT TO PREVENT SUBTERRANEAN TERMITES. PRE-TREATMENT TO BE PERFORMED AT A POINT DURING THE CONSTRUCTION PROCESS AFTER THE "DRIED-IN" STAGE WHEN ALL STRUCTURAL WOOD AND SHEATHING IS IN PLACE, YET PRIOR TO INSTALLATION OF INSULATION AND WALL COVERINGS. TREATMENT IS PURSUANT TO CHAPTER 482, FLORIDA STATUTES AND FBC 1816
 - 1.4. WOOD GRADE STAKES SHALL NOT BE USED
 - 1.5. PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH FBC SECTION R317 AND R318
 - 1.6. ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF FBC SECTIONS R703.7.5, R703.8, R902.2 AND R905
 - 1.7. DRAINAGE - ALL DOWNSPOUTS, HVAC DRAINS, HOT WATER DRAINS TO EXTEND A MINIMUM OF 12" OUTWARD AWAY FROM BUILDING FOOTER AND WALL SECTION

(4) COURSE STEMWALL MAX. NOTIFY E.O.R IF MORE THAN (4) COURSES OF STEMWALL ARE REQUIRED PRIOR TO POURING FOOTING

FOOTING SCHEDULE			
MARK	SIZE	STEEL REINF.	REM.
F-1	10" X 16" W STRIP FTG	2-#5S CONT.	-
F-2	12" X 24" W STRIP FTG	3-#5S CONT.	SHT S5
F-3	12" X 36" W STRIP FTG	5-#5S CONT.	SHT S5
F-4	8" H X 12" W THICK EDGE	1-#5 CONT.	-
F-5	12" H X 18" W MONOLITHIC SLAB	2-#5S CONT.	-
F-6	18" H X 42" W STRIP FOOTING	6-#5S CONT.	PW-1 ON SHT S-5
P-1	24" X 24" X 12" FTG	3-#5S E.W.	-
P-2	30" X 30" X 12" FTG	4-#5S E.W.	-
P-3	36" X 36" X 12" FTG	5-#5S E.W.	-
P-4	42" X 42" X 18" FTG	6-#5S E.W.	-
P-5	48" X 48" X 24" FTG	8-#5S E.W.	-
P-6	12" DEEP CONC. PAD EXTEND 4" PAST MASONRY	#5@ 8" O.C. E.W.	-
P-7	36" X 36" X 18" FTG	5-#5S E.W.	-
P-8	54" X 54" X 18" FTG	7-#5S E.W.	-

- GENERAL NOTES**
1. FOOTING DEPTH IS IN ADDITION TO 4" CONCRETE SLAB.
 2. DO NOT SCALE FOOTING SIZE FROM PLAN - SEE FOUNDATION/STEMWALL SECTION ON S1.1 FOR FOOTING SIZE.
 3. ISOLATED PAD FOOTINGS AND MONOLITHIC FOOTINGS CAN BE POURED INTEGRALLY. BOTTOMS AT SAME ELEVATION.
 4. NOMINAL 5" THICK CONCRETE SLAB (3000PSI) WITH #5 REBAR, EACH WAY AT MIDHEIGHT OVER 6 ML VAPOR BARRIER TO BE TAPED AND LAPPED MIN. 6" OVER CLEAN, COMPACTED, POISONED SOIL.
 5. SLOPE ALL EXTERIOR AND GARAGE SLABS 1/4" FT TO DRAIN. CONTRACTOR TO VERIFY STEMWALL HEIGHTS WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION.
 6. SEE STEMWALL SECTIONS ON SHEET S5 FOR VERTICAL REINF. REQ'S - REINF. SHOWN ON PLAN IS ABOVE SLAB IN MOST CASES.

Rev.	Date	Revision Description
1	11.17.16	PLAN REVIEW COMMENTS
2	06.04.2020	PRIVACY WALL
3		
4		
5		
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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS FOR THIS RESIDENCE COMPLY WITH THE APPLICABLE STRUCTURAL PROVISIONS OF THE FLORIDA BUILDING CODE 6th EDITION (2014), RESIDENTIAL (FBC-R).

MCCALL & YOUNG ENGINEERING, LLC
Structural Engineering
11814 JACOBS

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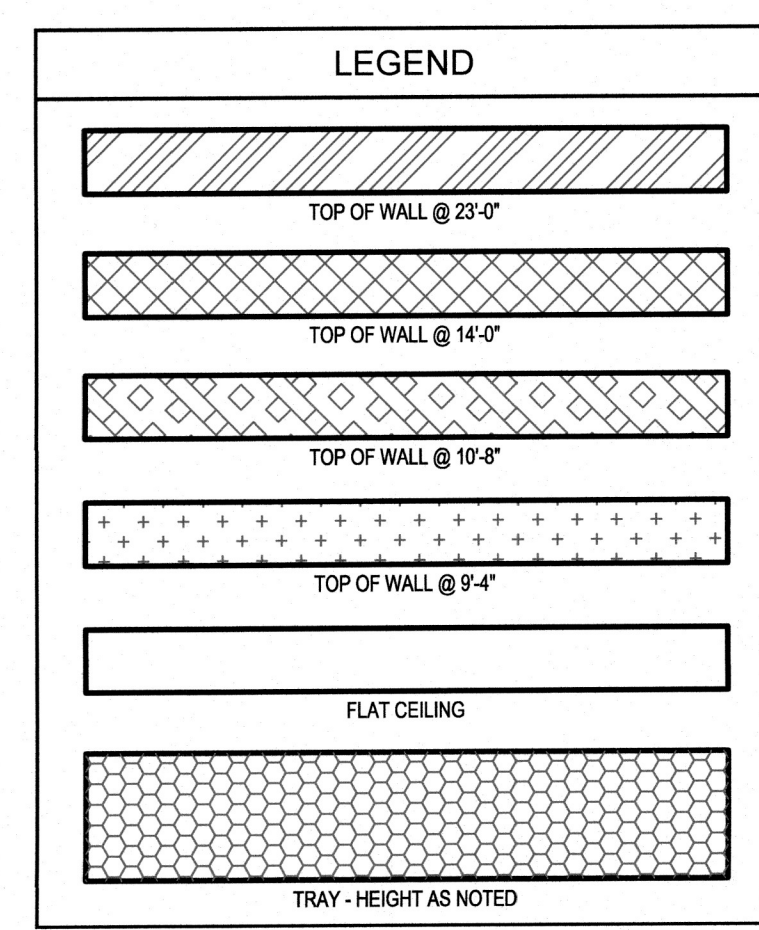
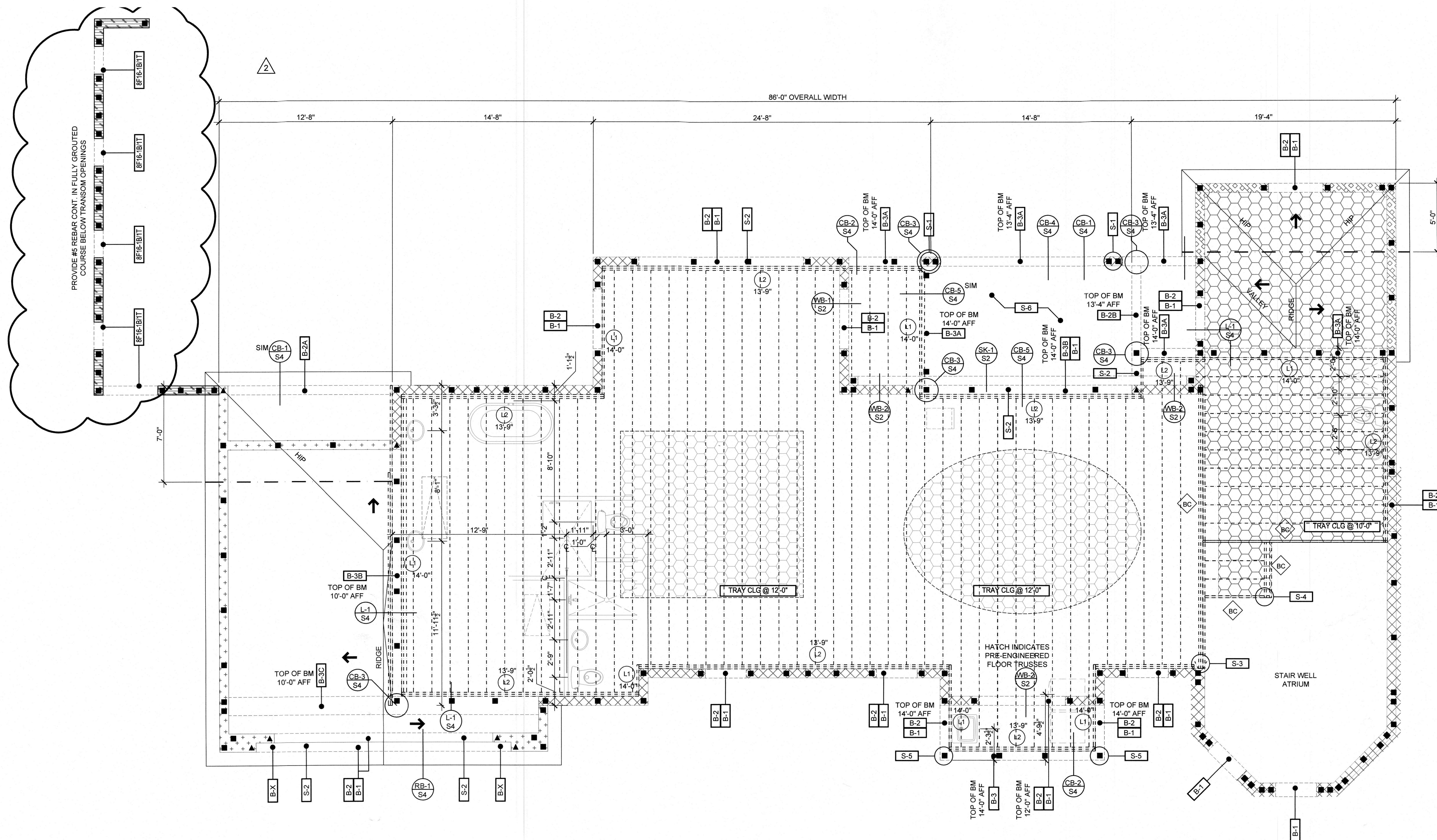
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Manatee County

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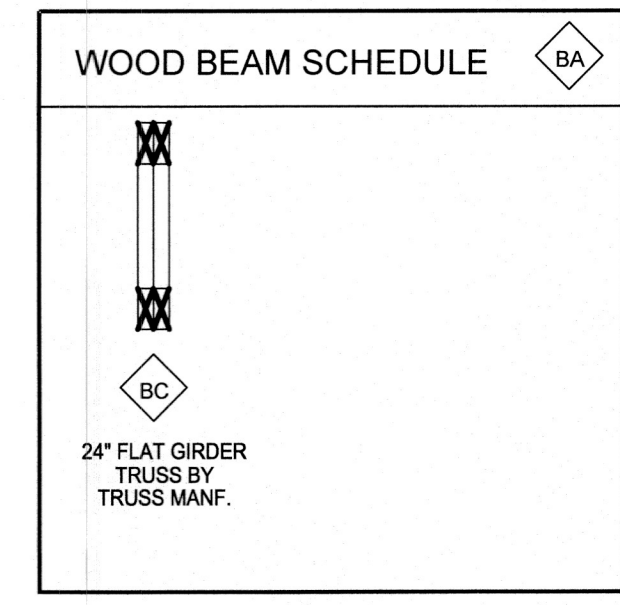
AA-2016R-MADEJ

Plan Date: 05/04/2020
Scale: 1/4" = 1'-0"
Sheet: 22 OF 26
Page: Foundation
S-6.0



MARK	DESCRIPTION	REMARKS
L1	(1) 2X8 PT LEDGER OR BETTER	SEE TRUSS PARALLEL TO LEDGER DETAIL
L2	(2) 2X12 PT LEDGER OR BETTER	SEE TRUSS PERPENDICULAR TO LEDGER DETAIL FOR SPACING

- ROOF/ ELEVATION NOTES**
- REFER TO "REFERENCE GUIDE" ON SHEET C-2 FOR ADDITIONAL NOTES
 - ROOF SUBCONTRACTOR TO VERIFY ROOF PENETRATION LOCATIONS WITH MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS PRIOR TO INSTALLATION OF ROOF SHEATHING
 - ALL OVERHANGS ARE TO BE 12" U.N.O.
 - ROOF PITCH IS 4:12 U.N.O.
 - WRAP ALL BANDING ON FRONT OF HOUSE AROUND SIDES 2'-0" UNLESS NOTED OR SHOWN OTHERWISE
 - STUCCO CORNER BEAD ON ALL CORNERS AND WOOD FRAME ANGLES @ SUIT GLASS
 - WOOD FRAME WALLS TO HAVE 1/2" TEXTURED FINISH (MASONRY COATING) ON GALV. WIRE LATH OVER 1/2" (MIN.) CDX EXTERIOR SHEATHING



MARK	DESCRIPTION
S-1	REINFORCEMENT IN TIE-BEAM/INTEL SHALL BE CONTINUOUS FOR ENTIRE LENGTH OF BEAM
S-2	SHORE PRECAST BEAM FOR MIN. OF 28 DAYS AFTER TIE-BEAM HAS BEEN POURED
S-3	INCREASE BEAM HEIGHT TO 24". PROVIDE ADDITIONAL REINFORCEMENT PER DETAIL CB-5/S4. TOP OF CONCRETE = 14'-0"
S-4	3 1/2" X 3 1/2" VERSALAM 1.8 2750 COLUMN BELOW. ATTACH W/ SIMPSON HTS16
S-5	8" CONCRETE COLUMN W/ 4#5 VERTICAL, #3 TIES AT 8" O.C.
S-6	6" MIN. CONCRETE SLAB W/ #5 REBAR AT 12" O.C. EACH WAY. SLOPE TOP 1/4" PER FOOT.

MARK	DESCRIPTION
B-1	8"x8" PRECAST W/ #5 REBAR CONT. FILLED SOLID (SIZED FOR OPENING)
B-X	8"x8" FORMED & POURED RAKE BM. AT TOP W/ 2#5 AT MID-HEIGHT
B-2	8"x16" FORMED & POURED BEAM 1#5 TOP 1#5 BOTTOM
B-2A	8"x16" FORMED & POURED BEAM 2#5 TOP 2#5 BOTTOM #3 TIES @ 6" O.C.
B-2B	8"x16" FORMED & POURED BEAM 2#5 TOP 2#5 BOTTOM #3 TIES @ 6" O.C.
B-3	8"x24" FORMED & POURED BEAM 2#5 TOP 2#5 BOTTOM #3 TIES @ 10" O.C.
B-3A	8"x24" FORMED & POURED BEAM 2#5 TOP 2#7 BOTTOM #3 TIES @ 10" O.C.
B-3B	8"x24" FORMED & POURED BEAM 2#5 TOP 4#7 BOTTOM #3 TIES @ 7" O.C.
B-3C	16"x24" FORMED & POURED BEAM 2#5 TOP 8#6 BOTTOM #3 TIES @ 8" O.C.

Rev.	Date	Revision Description
1	11.17.16	PLAN REVIEW COMMENTS
2	05.04.2020	PRIVACY WALL
3		
4		
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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS FOR THIS RESIDENCE COMPLY WITH THE APPLICABLE STRUCTURAL PROVISIONS OF THE FLORIDA BUILDING CODE 5th EDITION (2014), RESIDENTIAL (FBC-R).

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Structural Engineering
19914 26th Ave. SW, #911
Sarasota, FL 34237
(941) 557-7777

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 Longboat Key, Fl
 Manatee County

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 Sheet: 23 OF 26
 Page: Framing Plan
S-7.0

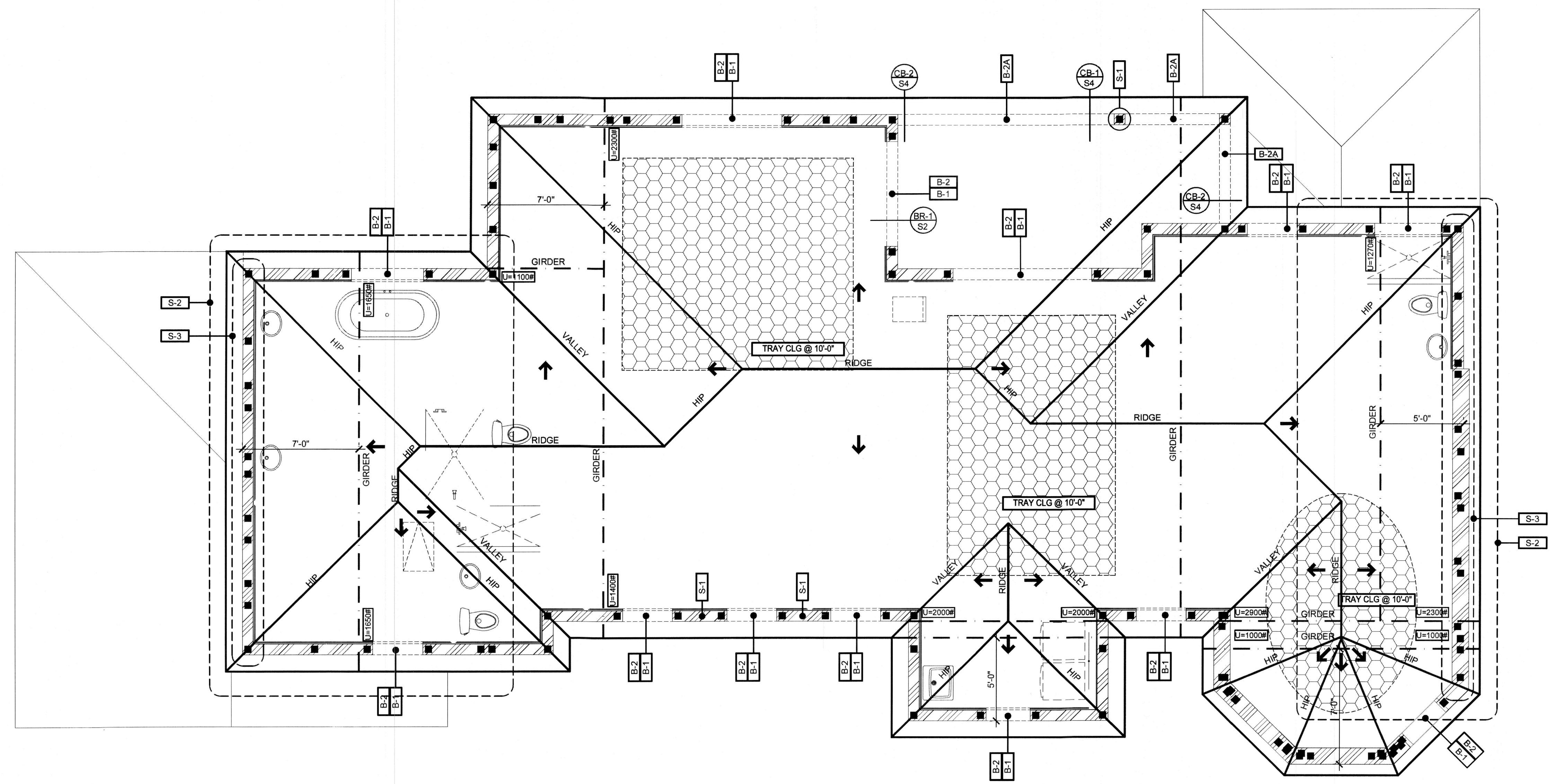
Tie Beam/ Lower Roof Framing Plan

Rev.	Date	Revision Description
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LEGEND

	TOP OF WALL @ 23'-0"
	TOP OF WALL @ 14'-0"
	TOP OF WALL @ 10'-8"
	TOP OF WALL @ 9'-4"
	FLAT CEILING
	TRAY - HEIGHT AS NOTED

- ROOF/ ELEVATION NOTES**
- REFER TO "REFERENCE GUIDE" ON SHEET C-2 FOR ADDITIONAL NOTES
 - ROOF SUBCONTRACTOR TO VERIFY ROOF PENETRATION LOCATIONS WITH MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS PRIOR TO INSTALLATION OF ROOF SHEATHING
 - ALL OVERHANGS ARE TO BE 12" U.N.O.
 - ROOF PITCH IS 4:12, U.N.O.
 - WRAP ALL BANDING ON FRONT OF HOUSE AROUND SIDES 2'-0" UNLESS NOTED OR SHOWN OTHERWISE
 - STUCCO CORNER BEAD ON ALL CORNERS AND WOOD FRAME ANGLES @ BUTT GLASS
 - WOOD FRAME WALLS TO HAVE 2" TEXTURED FINISH (MASONRY COATING) ON GALLY, WIRE LATH OVER 1/2" (MIN.) CDX EXTERIOR SHEATHING

- STRUCTURAL NOTES**
- FILL ALL CELLS ABOVE PRECAST LINTELS
 - STUB RAISED HEEL ROOF TRUSSES BACK 3/4" FROM FACE OF MASONRY FOR PLYWOOD AND STUCCO
 - ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESURE TREATED.

STRUCTURAL SCHEDULE

MARK	DESCRIPTION
S-1	REINFORCEMENT IN TIE-BEAM/LINTEL SHALL BE CONTINUOUS FOR ENTIRE LENGTH OF BEAM
S-2	BLOCK ROOF DIAPHRAGM SEAMS WITH 2X4 SYP WITH 8d RING-SHANK NAILS 4" O.C.
S-3	ATTACH EACH TRUSS TO TOP OF WALL WITH (2) USP HTA12

CONCRETE BEAM SCHEDULE:

MARK	DESCRIPTION
B-1	8"x8" PRECAST W/ #6 REBAR CONT. FILLED SOLID (SIZED FOR OPENING)
B-X	8"x8" FORMED & POURED RAKE BM. AT TOP W/ 2-#5 AT MID-HEIGHT
B-2	8"x16" FORMED & POURED BEAM 1-#5 TOP 1-#5 BOTTOM
B-2A	8"x16" FORMED & POURED BEAM 2-#6 TOP 2-#6 BOTTOM #3 TIES @ 6" O.C.
B-2B	8"x16" FORMED & POURED BEAM 2-#6 TOP 2-#6 BOTTOM #3 TIES @ 6" O.C.
B-3	8"x24" FORMED & POURED BEAM 2-#6 TOP 2-#6 BOTTOM #3 TIES @ 10" O.C.
B-3A	8"x24" FORMED & POURED BEAM 2-#6 TOP 2-#6 BOTTOM #3 TIES @ 10" O.C.
B-3B	8"x24" FORMED & POURED BEAM 2-#6 TOP 4-#7 BOTTOM #3 TIES @ 7" O.C.
B-3C	16"x24" FORMED & POURED BEAM 2-#6 TOP 8-#6 BOTTOM #3 TIES @ 8" O.C.

Tie Beam/ Upper Roof Framing Plan

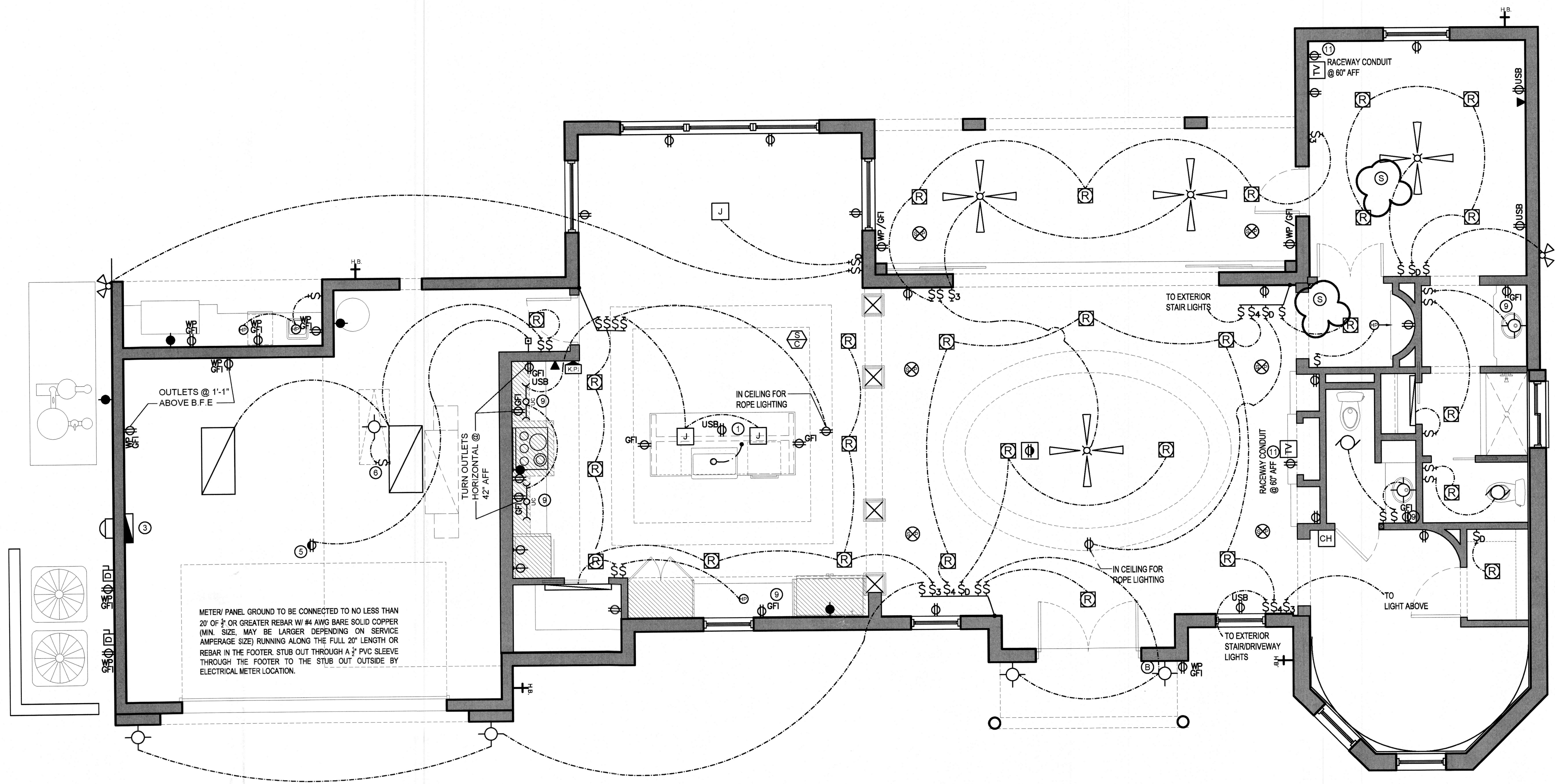
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Plan Date: 10/26/2016
Scale: 1/4" = 1'-0"
Sheet: 24 of 26
Page: Roof Plan
S-8.0



LIGHTING FIXTURES	
SYMBOL	DESCRIPTION
	EXTERIOR BARN LIGHT
	LED POST LIGHT
	(MIN) LED HOCKEY PUCK
	FULL PLASTIC COVER LED LIGHT FIXTURE - CEILING MOUNTED
	FULL PLASTIC COVER LED LIGHT FIXTURE - VAPOR PROOF CEILING MOUNTED
	LED LIGHT FIXTURE WALL MOUNTED
	LED LIGHT FIXTURE CEILING MOUNTED
	DIRECTIONAL (MIN) HOCKEY PUCK
	UNDER COUNTER LED LIGHT FIXTURE
	STRUCTURED WIRING CAN
	KEYPAD
	LED TUBE LIGHT FIXTURE MOUNTED OVER DOOR
	LED TUBE LIGHT FIXTURE

ELECTRICAL/MECHANICAL LEGEND			
	BREAKER PANEL		THREE POLE SWITCH
	F.P.&L. METER AND DISCONNECT		DIMMER SWITCH
	AIR CONDITIONING DISCONNECT		DOOR BELL
	DUPLEX RECESSED FLOOR OUTLET FLUSH MOUNT		BELL CHIME
	DUPLEX/USB PORT RECEPTACLE		JUNCTION BOX
	DUPLEX RECEPTACLE		SMOKE/CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE - TOP RECEPTACLE SWITCHED		SMOKE DETECTOR
	210V, 220V OR 240V. SEE PLAN FOR APPLICATION (ELECTRICIAN TO DETERMINE)		EXHAUST FAN
	DESIGNATED APPLIANCE RECEPTACLE. SEE PLAN FOR APPLICATION		SPEAKER
	GAS OUTLET		GARAGE DOOR OPENER
	TELEPHONE JACK		RECESSED LIGHT IN SOFFIT ON PHOTO SWITCH
	SINGLE POLE SWITCH		PADDLE FAN WITH LIGHT KIT
	TWO POLE SWITCH		

- KEY NOTES - ELEC/MECH
- AIR SWITCH FOR GARAGE DISPOSAL
 - ELECTRICAL SERVICE METER GROUNDED TO FOOTING STEEL
 - ELECTRICAL PANEL - ELECTRICIAN TO SIZE, BUT IN NO CASE SHALL THE PANEL BE LESS THAN 200 AMPS
 - POST LIGHT, ON PHOTO CELLSWITCH - LOCATION BY BUILDER
 - INSTALL CLEAR OF DOOR IN OPEN POSITION. PRE-WIRE FOR GARAGE DOOR OPENER
 - INSTALL KEYLESS LIGHT FIXTURE IN ATTIC ACCESS
 - GFI UNDER COUNTER
 - PROVIDE OUTLET FOR SECURITY BOX @ 96" A.F.F. PUT ON DEDICATED CIRCUIT
 - GFI IN BACKSPLASH
 - RECESSED ADDRESS LIGHT IN SOFFIT, ON PHOTO SWITCH
 - WALL BRACING WITH RACEWAY CONDUIT THIS LOCATION
 - OUTLET WITH USB PORT

Rev	Date	Revision Description
1	11/17/16	PLAN REVIEW COMMENTS
2		
3		
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ARCONIAL ARCHITECTURE, LLC
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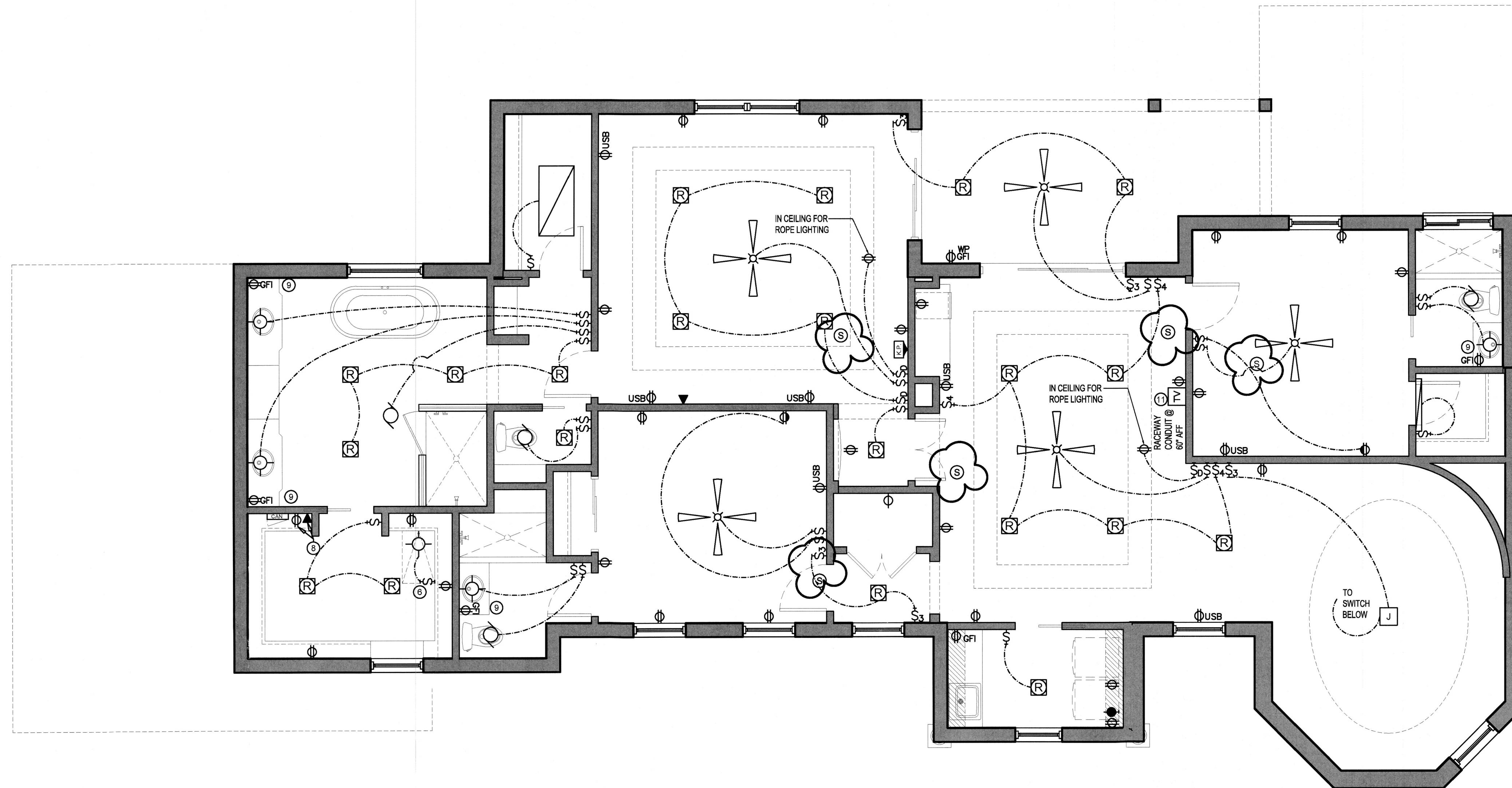
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 669 Jungle Queen Way
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 Manatee County

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Nick M. John
 AA2602694
 11/17/16

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 Plan Date: 11/17/2016
 Scale: 1/4" = 1'-0"
 Sheet: 25 of 26
 Page: Elec - 1st Flr
E-1.0

NPDES
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 TOWN OF LONGBOAT KEY
 Planning, Zoning and Building



LIGHTING FIXTURES	
SYMBOL	DESCRIPTION
	EXTERIOR BARN LIGHT
	LED POST LIGHT
	(MIN) LED HOCKEY PUCK
	FULL PLASTIC COVER LED LIGHT FIXTURE - CEILING MOUNTED
	FULL PLASTIC COVER LED LIGHT FIXTURE - VAPOR PROOF CEILING MOUNTED
	LED LIGHT FIXTURE WALL MOUNTED
	LED LIGHT FIXTURE CEILING MOUNTED
	DIRECTIONAL (MIN) HOCKEY PUCK
	UNDER COUNTER LED LIGHT FIXTURE
	STRUCTURED WIRING CAN
	KEYPAD
	LED TUBE LIGHT FIXTURE MOUNTED OVER DOOR
	LED TUBE LIGHT FIXTURE

ELECTRICAL/MECHANICAL LEGEND			
	BREAKER PANEL		THREE POLE SWITCH
	F.P.&L. METER AND DISCONNECT		DIMMER SWITCH
	AIR CONDITIONING DISCONNECT		DOOR BELL
	DUPLEX RECESSED FLOOR OUTLET FLUSH MOUNT		BELL CHIME
	DUPLEX/USB PORT RECEPTACLE		JUNCTION BOX
	DUPLEX RECEPTACLE		SMOKE/CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE - TOP RECEPTACLE SWITCHED		SMOKE DETECTOR
	210V, 220V OR 240V. SEE PLAN FOR APPLICATION (ELECTRICIAN TO DETERMINE)		EXHAUST FAN
	DESIGNATED APPLIANCE RECEPTACLE. SEE PLAN FOR APPLICATION		SPEAKER
	GAS OUTLET		GARAGE DOOR OPENER
	CABLE TV OUTLET		RECESSED LIGHT IN SOFFIT ON PHOTO SWITCH
	TELEPHONE JACK		PADDLE FAN WITH LIGHT KIT
	SINGLE POLE SWITCH		
	TWO POLE SWITCH		

- KEY NOTES - ELEC/MECH**
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BLDG. PERMIT PLANS
FILE COPY OF RECORD

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Nicole Magallon
AF-96612
11.17.16

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