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BR-ADD-26-0002
Tate Taylor

NOTE:
DRIVEWAYS AND CURB RAMPS TO
BE MIN. 6" THICK 3000 PSI
CONCRETE WITH NO REINFORCEMENT

BUILDING COVERAGE:	
- EX. STRUCTURE:	3,040 SF.
- EX. POOL	459 SF.
- PROP. GARAGE	161 SF.
TOTAL BUILDING COVERAGE:	
TOTAL LOT AREA:	
% TOTAL COVERAGE:	

- LEGEND
- S.I.R. = SET 1/2" IRON ROD WITH CAP L.B.#7875
 - F.I.R. = FOUND 5/8" IRON ROD WITH NO IDENTIFICATION
 - I.P. = IRON PIPE
 - D.H. = DRILL HOLE
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - C.M. = CONCRETE MONUMENT
 - (M) = MEASURED DATA
 - (P) = RECORD PLAT DATA
 - (C) = CALCULATED DATA
 - Δ = DELTA
 - ARC = ARC LENGTH
 - R = RADIUS
 - CHD = CHORD LENGTH
 - CH.B. = CHORD BEARING
 - B.M. = BENCH MARK
 - P.O.L. = POINT ON LINE
 - R/W = RIGHT-OF-WAY
 - CL = CENTERLINE
 - P.C. = POINT OF CURVATURE
 - F.F.E. = FINISHED FLOOR ELEVATION
 - W.M. = WATER METER
 - FND = FOUND
 - S.N. = SET NAIL
 - F.N. = FOUND NAIL
 - F.N.D. = FOUND NAIL & DISK
 - A.T.O.S. = AT TIME OF SURVEY
 - E.O.W. = EDGE OF WATER
 - T.O.B. = TOP OF BANK
 - O.H.U. = OVERHEAD UTILITY
 - U.P. = UTILITY POLE
 - GUY = GUY WIRE
 - P.S.B. = PHONE SERVICE BOX
 - M.H. = MANHOLE
 - F.H. = FIRE HYDRANT
 - C.B. = CATCH BASIN
 - * = LAST DAY IN FIELD
 - L.P. = LIGHT POLE
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - D.U.E. = DRAINAGE & UTILITY EASEMENT
 - P/L = POWER LINE
 - G/L = GAS LINE
 - W/L = WATER LINE
 - S/L = SEWER LINE
 - DS = DOWNSPOUT

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DRAINAGE FLOW DIRECTION
PROPOSED SPOT ELEVATION
EXISTING SPOT ELEVATION

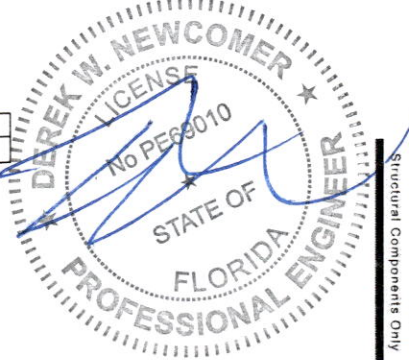
LOT(S): 6 BLOCK: N/A
SUBDIVISION: HIDEAWAY BAY
SEC: 23 TOWNSHIP: 35S RANGE: 16E
FLOOD ZONE: AE FLOOD ELEVATION: 8

SITE PLAN
SCALE: 1:20

The Ayotte Residence
720 Hideaway Bay Dr.
Longboat Key, Florida 34228

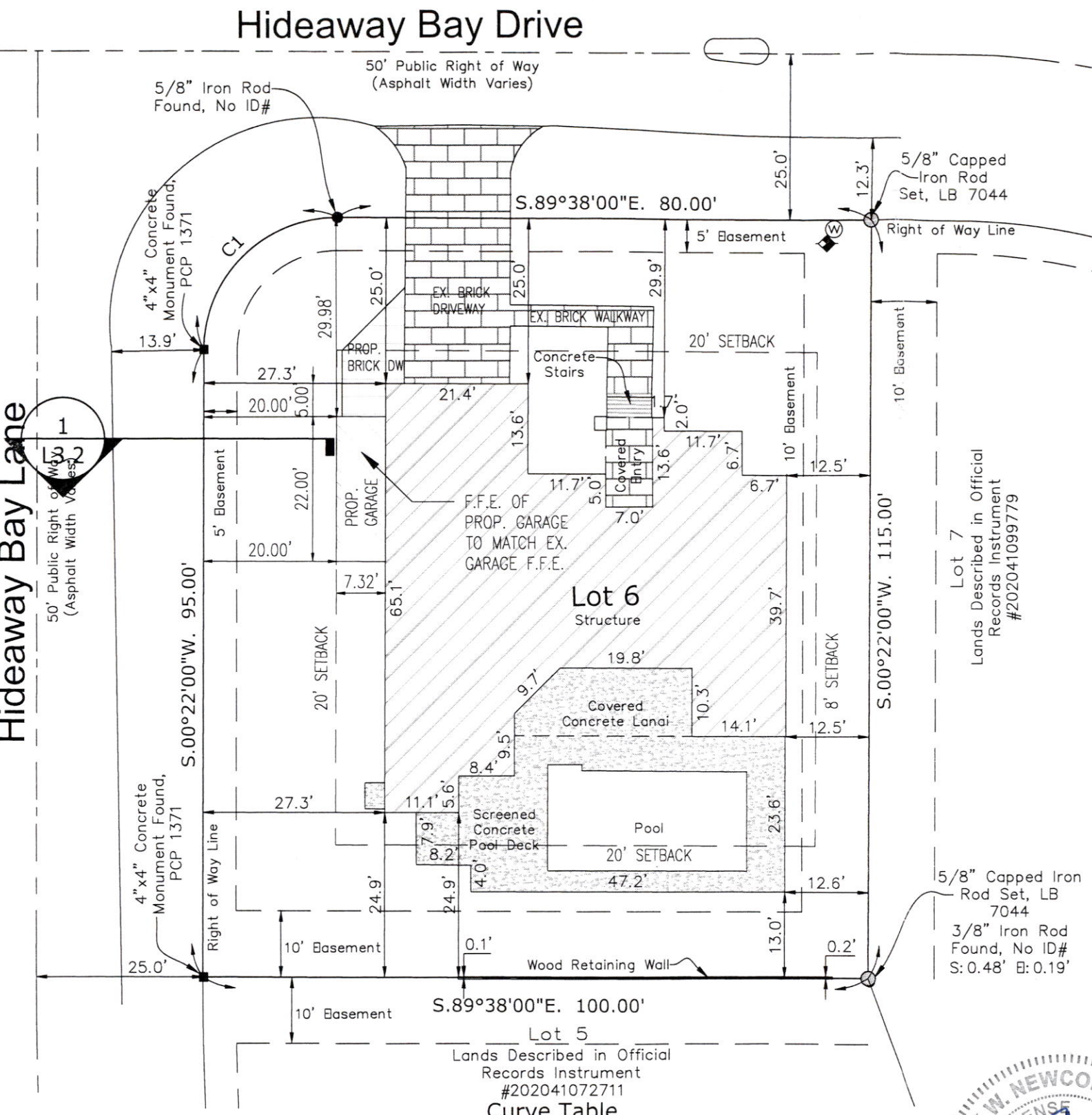
PROJECT NO.: 24-0202
DRAWN BY: BCL
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SHEET NO. L3.1

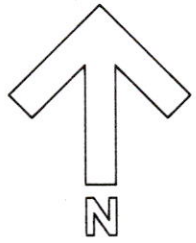


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JAN 15 2026



CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	20.00'	90°00'00"	S.45°22'00"W.	28.28'	31.42'



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.

GENERAL NOTES:

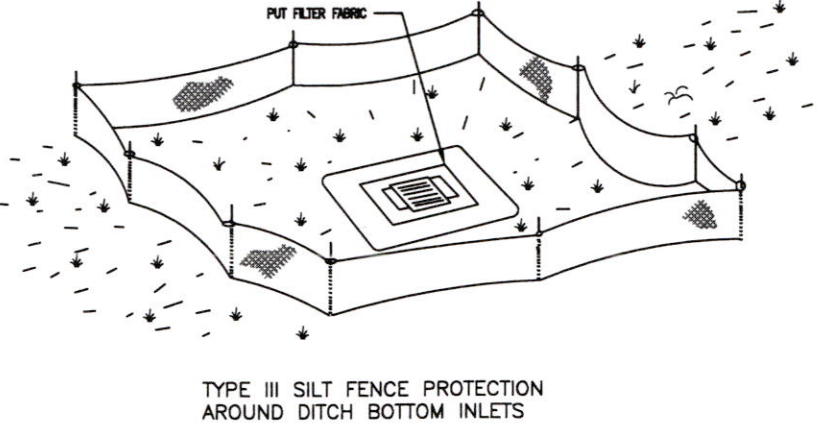
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNTY IN FLORIDA.
2. THERE SHALL BE NO CHANGE ON DEVIATION OF THESE PLANS OR SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ENGINEER IS OBTAINED.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF, DURING STAKING OR GRADING, AN ERROR IS FOUND IN THE PLANS. THE ENGINEER MAY ACCEPT, REVISE TO ACCOMMODATE CONDITIONS, OR REJECT THE FACILITY BEING CONSTRUCTED. IT IS IMPERATIVE THAT THE CONTRACTOR NOTIFY THE ENGINEER OF THESE SITUATIONS AS SOON AS POSSIBLE.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO THE BEGINNING OF ANY ON-SITE OR OFF-SITE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY AND REPORT THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS, REGARDLESS OF WHETHER OR NOT THEY ARE IDENTIFIED ON THE DRAWINGS.
5. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT SHALL BE OBSERVED DURING CONSTRUCTION BY THE CONTRACTOR. THE METHODS WHICH SHOULD BE USED INCLUDE, BUT ARE NO LIMITED TO:
 - 5.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SILTATION ENTERING THE STORM DRAINAGE SYSTEM BOTH ON-SITE AND OFF-SITE. THE CONTRACTOR SHALL UTILIZE SAND BAGS AND HAY BALES OR OTHER EROSION CONTROL METHODS TO CONTROL EROSION.
 - 5.2. CONTRACTOR SHALL PLACE SOD AROUND ALL INLETS A MINIMUM OF 3 FEET TO MINIMIZE ROAD AND STORM DRAINAGE SILTATION.
 - 5.3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AT ALL TIMES DURING CONSTRUCTION BY UTILIZING WATER TRUCKS, ANTI-DRAFT FENCING, AND BY COVERING OPEN BODIED TRUCKS TRANSPORTING DEBRIS.
 - 5.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MONITORING OF TURBIDITY LEVELS OF ANY WATER DISCHARGE OFF-SITE. TURBIDITY SAMPLE LOCATION WILL BE VERIFIED BY THE ENGINEER PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. THE CONTRACTOR SHALL USE EXTREME CARE NOT TO DAMAGE THE ROOT SYSTEMS OF TREES AND OTHER LANDSCAPE FEATURES WHICH ARE TO BE SAVED AND/OR SALVAGED FOR RESTORATION PURPOSES. NO EQUIPMENT, SUPPLIES, OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF TREES TO REMAIN AND BE PRESERVED.
7. SITE IS TO BE GRADED PER PLAN. ALL STORMWATER RUN-OFF SHALL BE DIRECTED TO THE RETENTION AREA OR OFF-SITE DRAINAGE FACILITY.
8. WHERE AN ADJOINING PROPERTY HAS A STRUCTURE AT A LOWER ELEVATION THAN THE PROPOSED STRUCTURE AND THE EXISTING SLOPE ON THE ADJOINING PROPERTY IS SLOPING DOWNWARDS FROM THE PROPOSED STRUCTURE, A SWALE MUST BE PROVIDED ENTIRELY ON THE SUBJECT PROPERTY IN ORDER TO ENSURE THAT DRAINAGE OCCURS ACROSS THE SUBJECT PROPERTY WITHOUT INTERFERENCE TO DRAINAGE OF THE ADJOINING PARCEL.
9. PREVENTION OF WETLAND DEGRADATION, STAKED AND ENTRENCHED HAY BALES, OR OTHER TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED AT THE TOE OF ALL EXPOSED SLOPES WHICH MEET OR EXCEED FOUR HORIZONTAL TO ONE VERTICAL AND ARE WITHIN 25 FEET OF WETLANDS, WATERS OF THE STATE, OR ANY SURFACE WATER FEATURE NOT BOUNDED ENTIRELY BY THE LIMITS OF THE DEVELOPMENT SITE. THESE SHALL BE PLACED AND MAINTAINED SUCH THAT DRAINAGE WILL NOT OVERFLOW OR BYPASS THE BARRIER AND SHALL REMAIN IN PLACE UNTIL THE SLOPE IS LEVELED OR PERMANENTLY STABILIZED.
10. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL COUNTY RIGHT-OF-WAY DEPARTMENT FOR DRIVEWAY CULVERT AS TO SIZE, LINE, AND GRADE.

EROSION CONTROL MAINTENANCE SCHEDULE:

THE CONTRACTOR SHALL INSTALL SILT FENCE, STAKED HAY BALES, AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE, IN ADDITION, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE. STAKED AND ENTRENCHED HAY BALES OR OTHER TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED AT THE TOE OF ALL EXPOSED SLOPES WHICH MEET OR EXCEED FOUR HORIZONTAL TO ONE VERTICAL, AND ARE WITHIN 25 FEET OF WETLANDS, WATERS OF THE STATE, OR ANY SURFACE WATER FEATURE NOT BOUNDED ENTIRELY BY THE LIMITS OF THE DEVELOPMENT SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

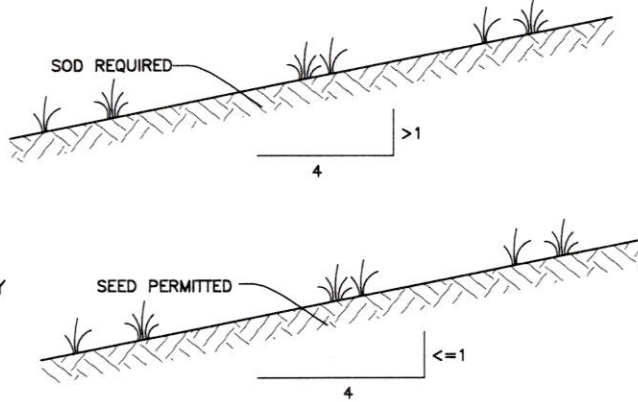
ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS, THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.



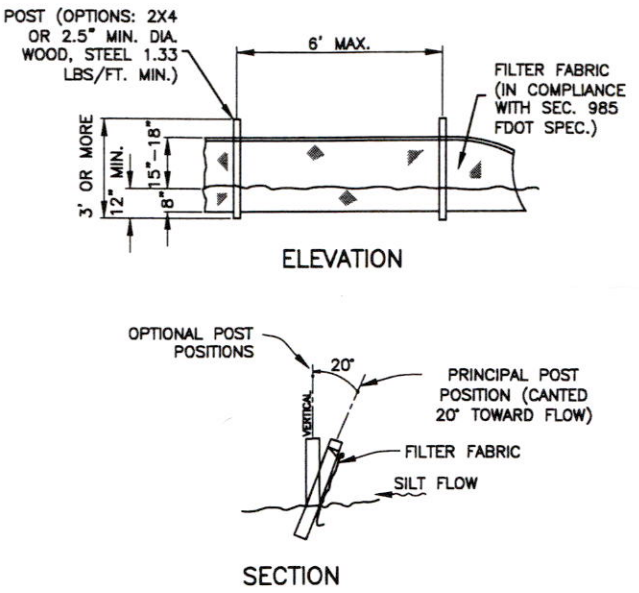
STAKED SILT BARRIER OR SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS SCALE: N.T.S.

NOTES:
CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLOPES UNTIL SOD IS ESTABLISHED.

CONTRACTOR SHALL UTILIZE STAKES OR ANY SOIL STABILIZATION FABRIC FOR SLOPES GREATER THAN 4:1

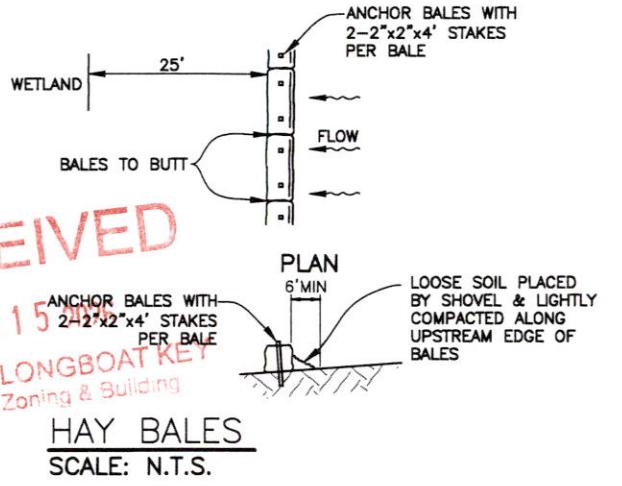


GRASS SLOPES SCALE: N.T.S.



NOTES:
CONTRACTOR TO INSPECT SILT FENCE DAILY AND REPAIR IMMEDIATELY IF DAMAGED

TYPICAL SILT FENCE SCALE: N.T.S.



The Ayotte Residence 720 Hideaway Bay Dr. Longboat Key, Florida 34228

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Cert. of Auth. #20488

An Addition for:

Ayotte Residence

720 Hideaway Bay Dr. ■ Longboat Key, Florida 34228

DESIGN CRITERIA

ALL WORK IS TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023, (8th EDITION).

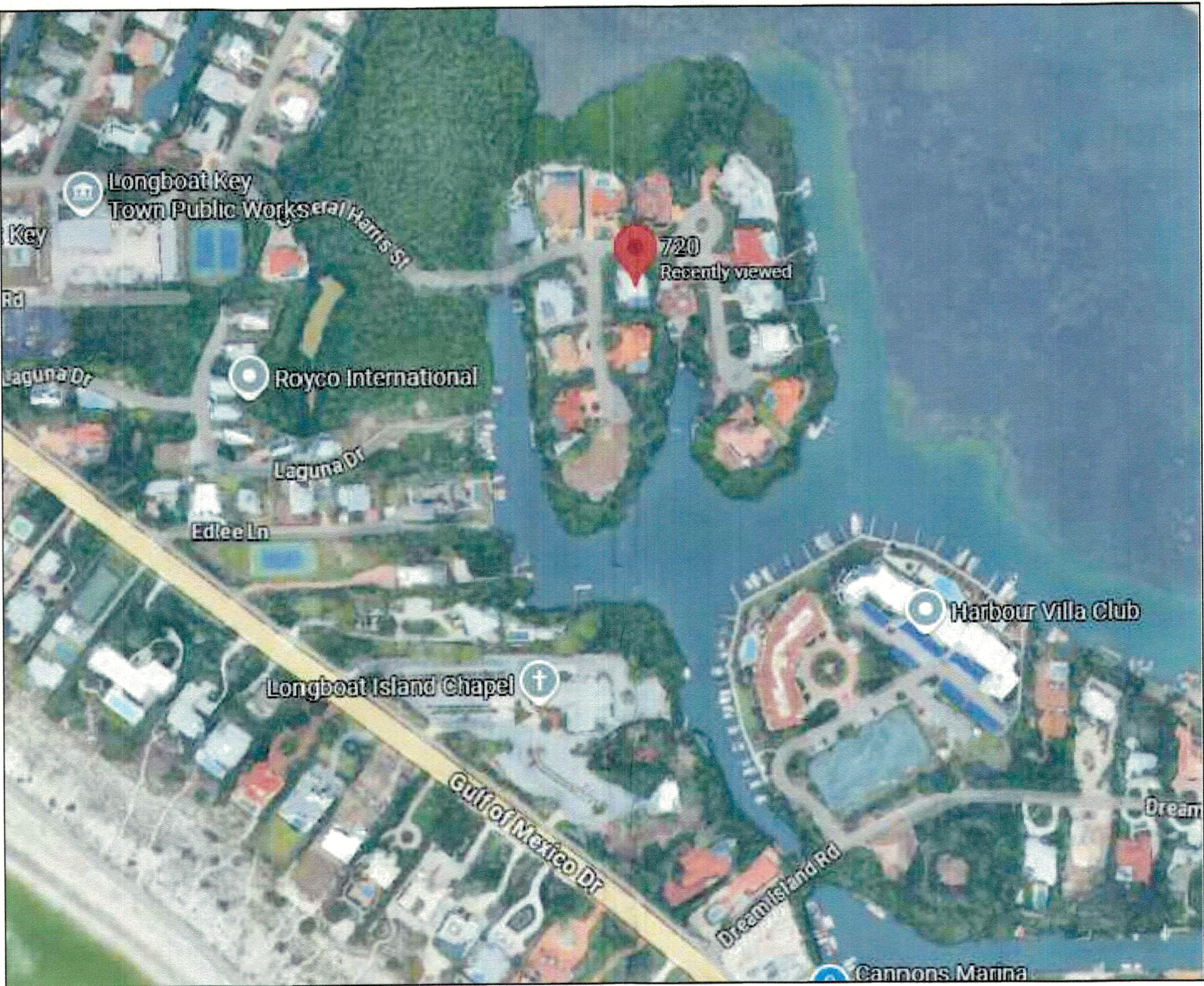
OCCUPANCY TYPE:	R-3
CONSTRUCTION TYPE:	III-B
BASIC WIND SPEED:	150 mph
RISK CATEGORY:	II
EXPOSURE CATEGORY:	D
ENCLOSURE CLASSIFICATION:	ENCLOSED
INTERNAL PRESSURE COEF:	+/- 0.18

AREA CALCULATION:

EX. STRUCTURE (UNDER ROOF)	3,800 SQ. FT.
PROP. GARAGE	160 SQ. FT.

TOTAL (UNDER ROOF)	3,960 SQ. FT.
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VICINITY MAP:



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COMMENTS

The Ayotte Residence
720 Hideaway Bay Dr.
Longboat Key, Florida 34228

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C-1

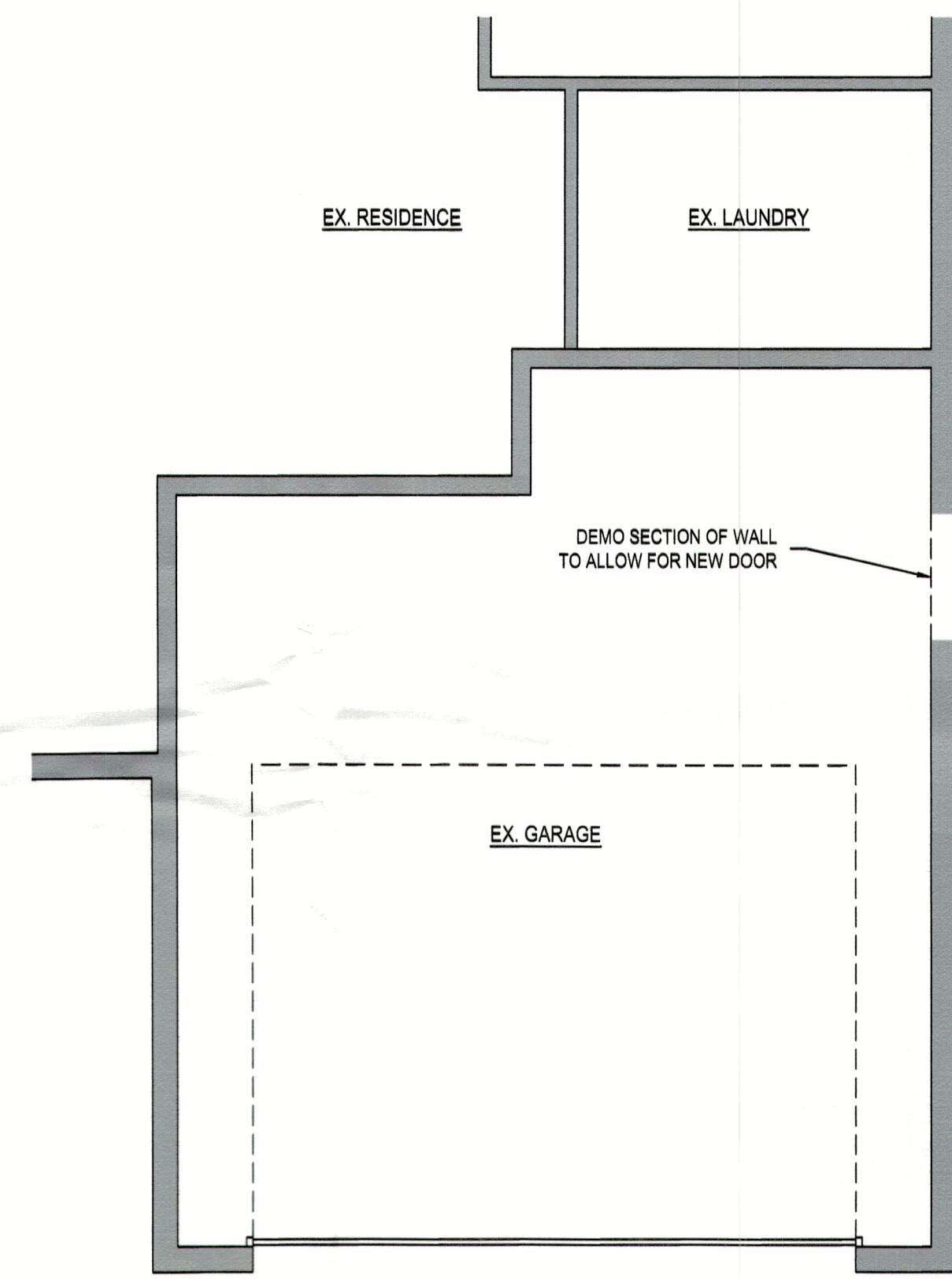
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The Ayotte Residence

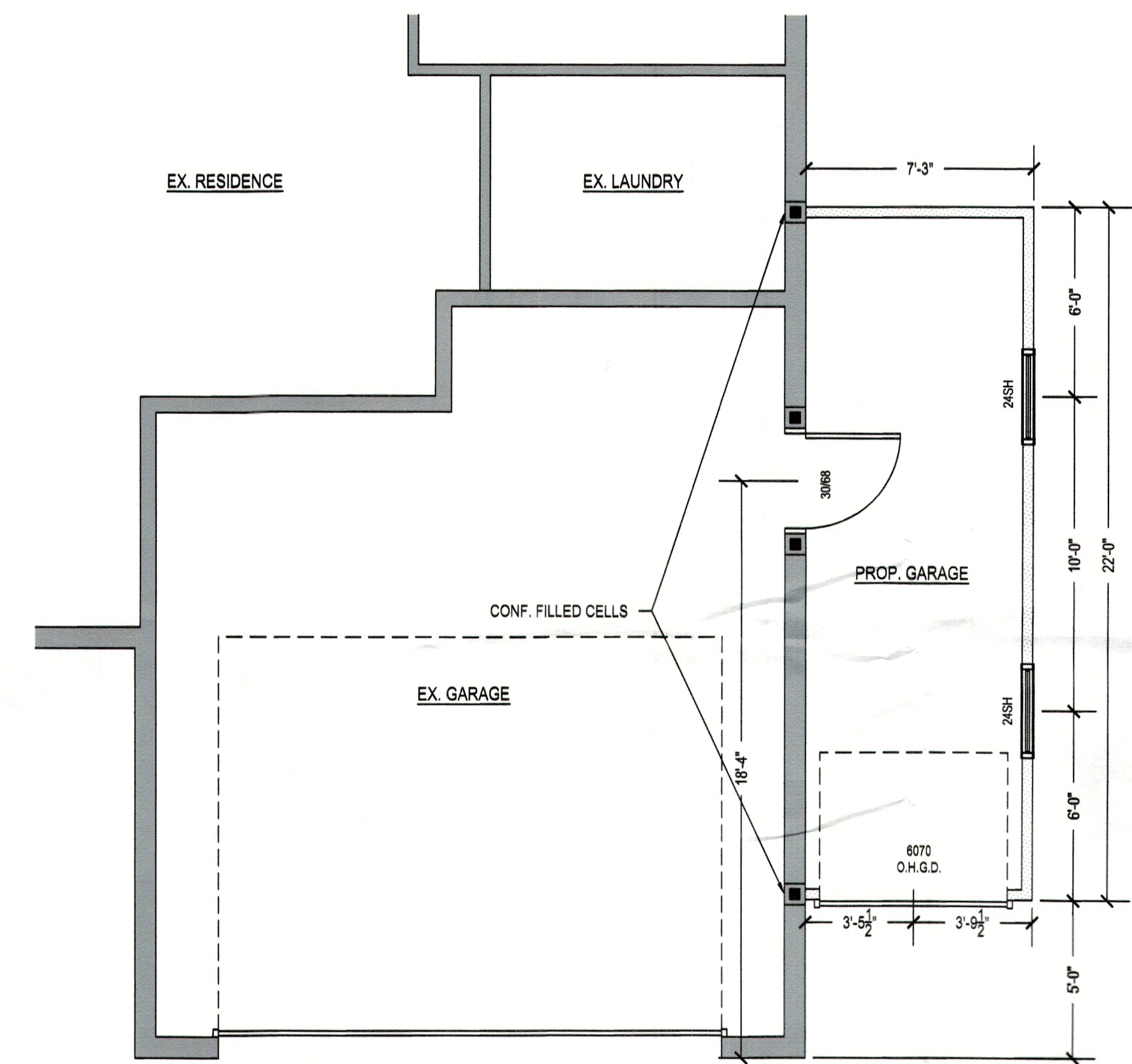
720 Hideaway Bay Dr.

Longboat Key, Florida 34228

WALL LEGEND:	
	NEW 4" WOOD WALL 2x4 WOOD STUDS @ 16" O.C.
	NEW 6" WOOD WALL 2x6 WOOD STUDS @ 16" O.C.
	CMU WALL 8" CMU WALL



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

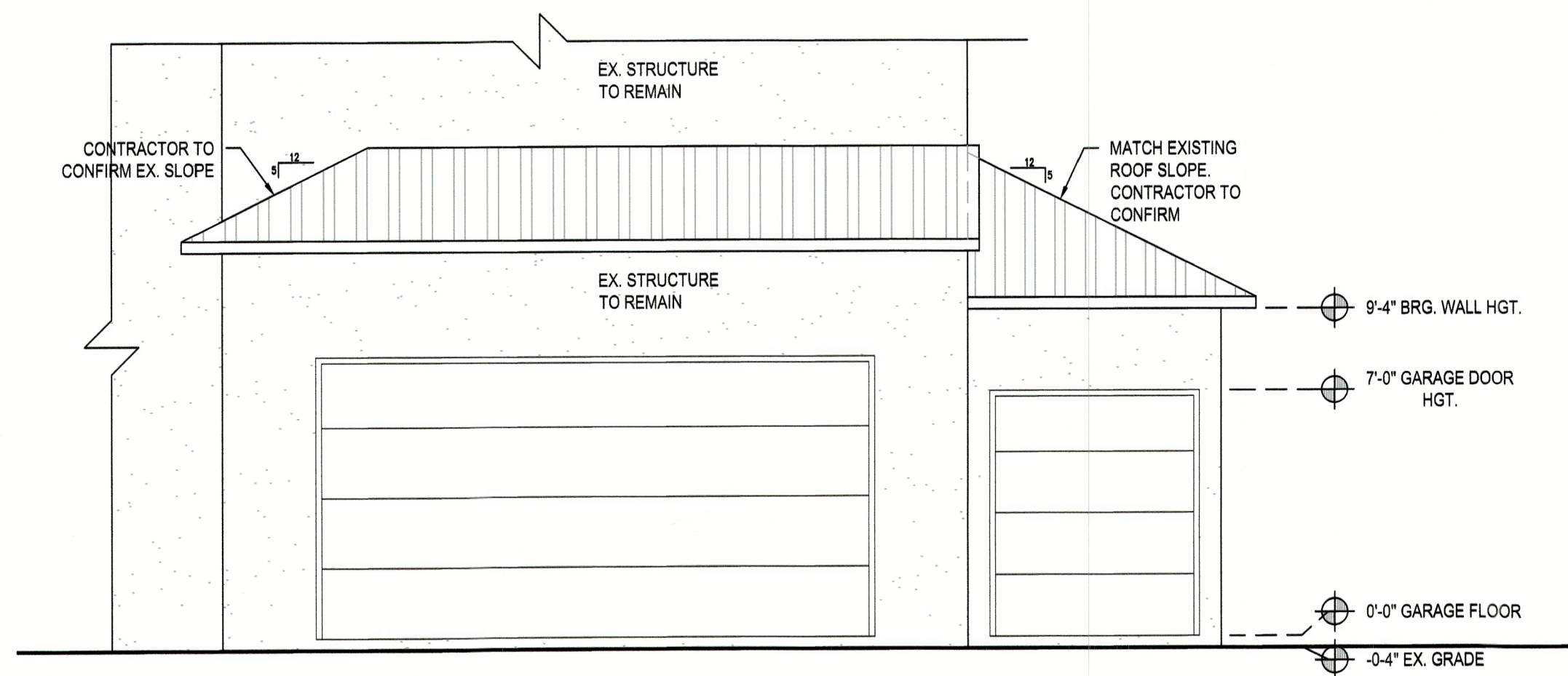


PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

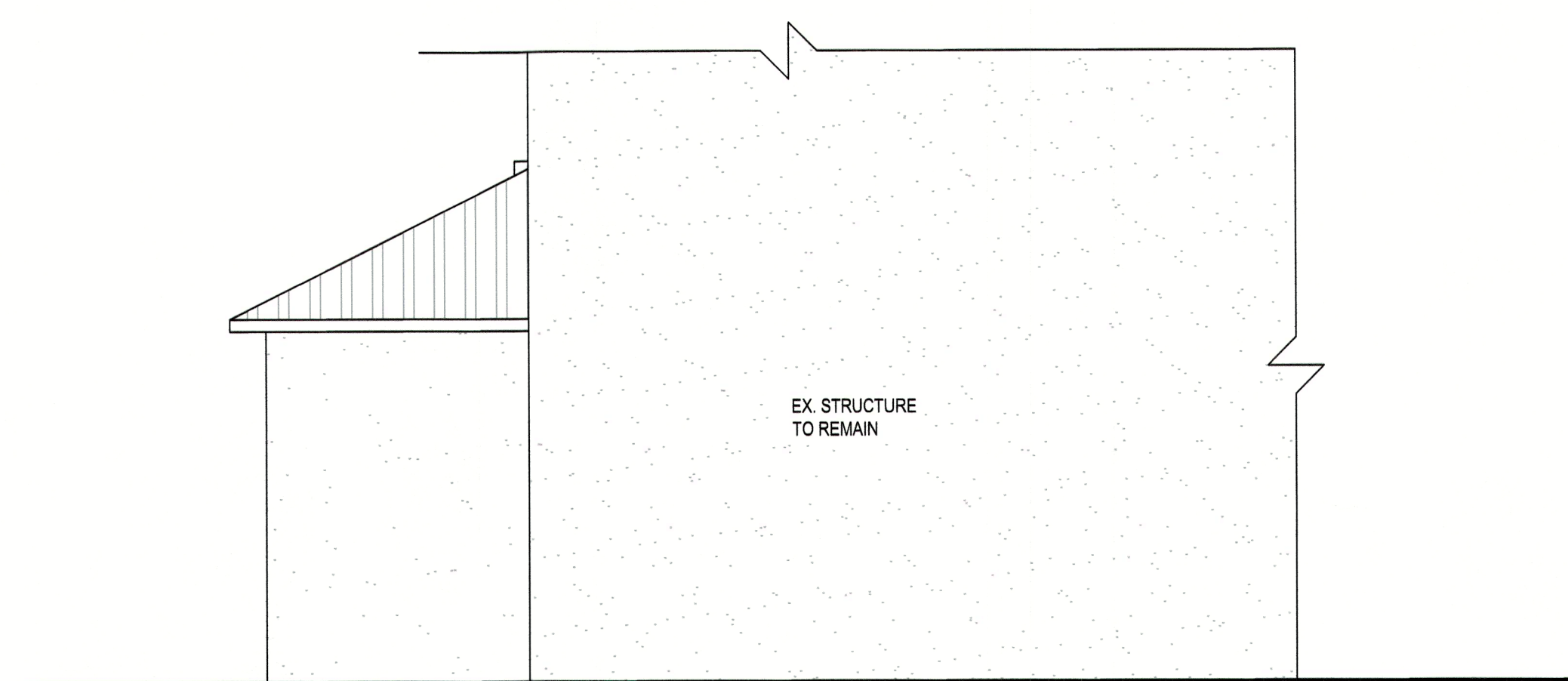
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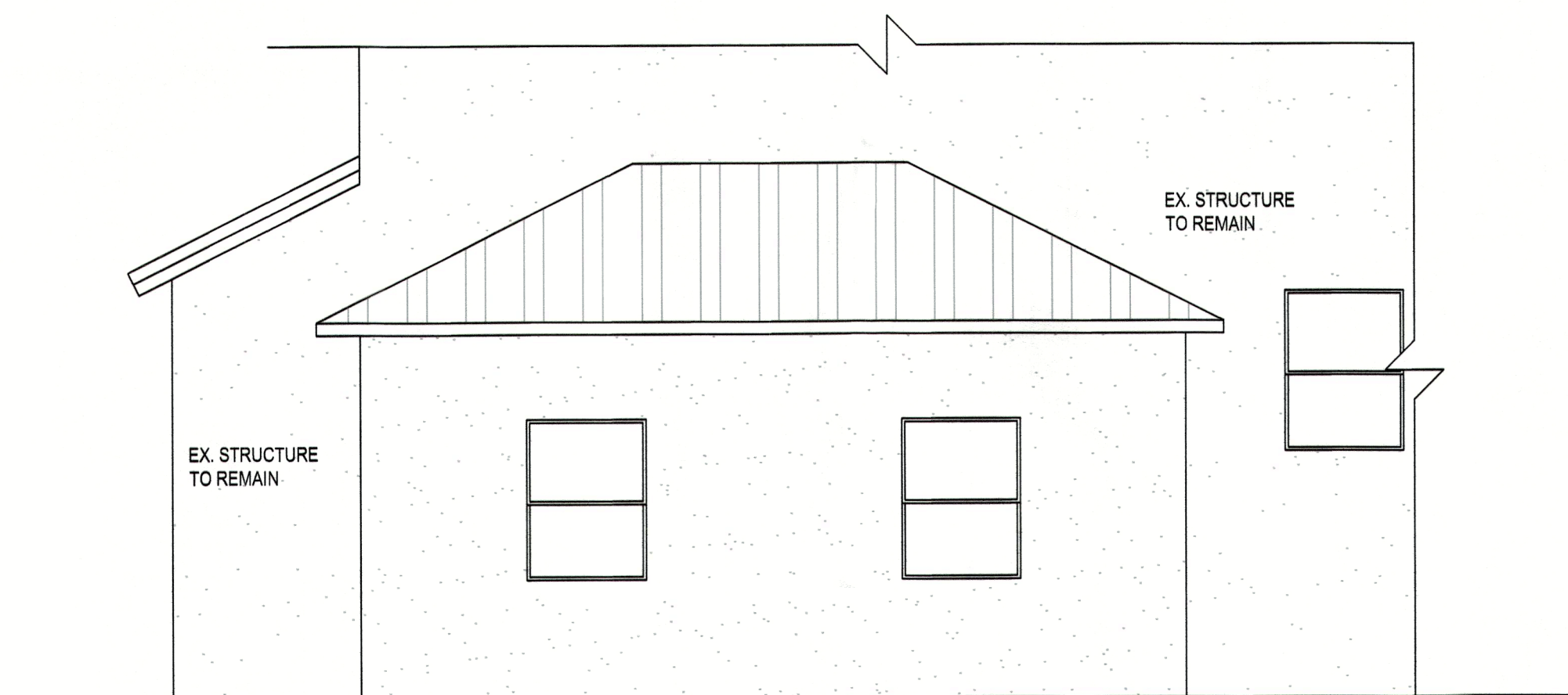
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

JAN 15 2026

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TOWN OF LONG BEACH
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720 Hideaway Bay Dr.
Longboat Key, Florida 34228

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SHEET NO.

A-2

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. © 2025 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 1/2" SHALL BE USED AND SPACING OF 6" O.C. IN FIELD AND ON EDGES.

IF NOT NOTED IN PLANS WOOD CONNECTIONS SHALL FOLLOW FBC 2023 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.

TRUSS FRAMING NOTES:

CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.

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 & GRAVITY LOADS.

MEAN ROOF HEIGHT SHALL BE DETERMINED BY TRUSS DESIGNER FROM PLANS.

CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

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.

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 2023 FBC R318 METHOD.

PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH 2023 FBC R317, R318.

ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF 2023 FBC R703.7.5, R703.8, R903.2 AND R9

MASONRY NOTES:

PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE ACI 530.1-13, JOINTLY PUBLISHED BY THE ACI, TMS AND ASCE.

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 TO PROVIDE COMPRESSIVE STRENGTH OF MASONRY (f_m) OF 1,500 PSI, AS DETERMINED BY THE UNIT STRENGTH METHOD OF ACI 530.1.

FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY WITH GROUT. GROUT STOPS ARE TO BE MESHED OR SCREEN TYPE, FELT PAPER IS NOT ALLOWED. MORTAR SHALL CONFORM TO ASTM C-270, TYPE "M" OR "S". ALL MORTAR SHALL MEET ASTM C-270 AND EVALUATED IN ACCORDANCE WITH ASTM C-780.

GROUT MUST MEET WITHER THE PROPORTION OR THE PROPERTY SPECIFICATION OF ASTM C476, STANDARD SPECIFICATION FOR GROUT FOR MASONRY, AND THE 28 DAY COMPRESSIVE STRENGTH OF THE GROUT MUST EQUAL OR EXCEED f_m BUT NOT BE LESS THAN 2,000 PSI.WHEN PROPERTY SPECIFICATIONS ARE USED, THE COMPRESSIVE STRENGTH OF THE GROUT IS DETERMINED IN ACCORDANCE WITH ASTM C1019, STANDARD TEST METHOD FOR SAMPLING AND TESTING GROUT.

REINFORCED STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BENT. PROVIDE HOOKED DOWELS INTO FOOTINGS WHERE VERTICAL REINFORCEMENT IS LOCATED. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAPPED WITH FIRST LIFT OF REINFORCING. PROVIDE A MINIMUM LAP OF 48xBAR DIAMETER, UNLESS NOTED OTHERWISE.

REINFORCED VERTICAL CELLS SHOWN ON PLAN SHALL BE GROUTED w/ (1) #5 REINFORCING BAR UNLESS NOTED OTHERWISE. PROVIDE BARS AT WALL CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS. EA. SIDE OF A MOVEMENT JOINT, AND AT WALL ENDS. PROVIDE CLEAN OUTS FOR EACH GROUT POUR EXCEEDING 5FT.

UNLESS OTHERWISE INDICATED, ALL WALLS SHALL BE LAID IN RUNNING BOND. INTERSECTING NON-LOAD BEARING WALLS SHALL BE CONNECTED BY PREFABRICATED TEE AND CORNER HORIZONTAL JOINT REINFORCEMENT @ 16"O.C.

PROVIDE PRECAST LINTELS ABOVE ALL WALL OPENINGS INCLUDING HVAC DUCTS. SEE DRAWINGS FOR LOCATIONS OF ALL OPENINGS. PROVIDE ONE REINFORCED CELL EACH SIDE OF OPENING W/ 8" LINTEL BEARING. 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 THAT 6FT = SEE DRAWINGS.

ALL WALLS OVER 8' HIGH MUST BE BRACED PRIOR TO POURING TIE BEAMS.

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-989 AND C-260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.

CAST IN PLACE CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENT:

- ASTM C143 - STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE
- ASTM C39 - STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS. A TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS, PLACED EACH DAY. EACH TEST SHALL BE BASED OFF OF THE 28 DAY TEST RESULTS.

IN SALT WATER ENVIRONMENTS A MIN. OF 5000PSI SHALL BE USED. A SALT WATER ENVIRONMENT IS ANY LOCATION THAT IS CONSIDERED TO BE IN A VELOCITY ZONE OR COASTAL A ZONE OR IF THE PROJECT IS LOCATED 1200 FEET FROM THE SHORELINE. OTHERWISE, THE CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000PSI. THIS IS NOTED ONLY FOR CORROSION RESISTANCE AND PLANS MAY SPECIFY A HIGHER COMPRESSIVE STRENGTH. THE HIGHEST VALUE SHALL BE USED.

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 40xBAR 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 318-19:

SECTION 20.5.1.3.1

CONCRETE EXPOSED TO WEATHER:	
#8 THROUGH #18 BARS	2"
#5 BAR, W31 OF D31 WIRE & SMALLER	1.5"
CONCRETE NOT EXPOSED TO WEATHER:	
BEAMS AND COLUMNS	1.5"
SLABS w/ < No. 12 BAR	.75"
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.

EXTERIOR OPENINGS

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/AAMA/NWWDA.

WINDOW AND 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 AND SHALL INCLUDE THE SPECIFICATION OF BUCK STRIP MATERIALS AND ANCHORING.

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.

IF APPLICABLE, GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC 2023 FOR WIND LOADS AS DEFINED IN ASCE 7-22

IMPACT GLASS OR SHUTTERS SHALL BE USED

DIAPHRAGM/SHEARWALL:

PLYWOOD ROOFS AND FLOORS ARE DESIGNED AS DIAPHRAGMS AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE AND AWC SDPWS.

ADDITIONAL WOOD SHEAR WALLS THAT REQUIRE MORE STRENGTH ARE NOTED ON PLANS. ALL WOOD SHEAR WALLS SHALL COMPLY WITH THE FLORIDA BUILDING CODE AND AWC SDPWS.

SOIL NOTES:

COMPACT BACK FILL 5'-0" FROM STRUCTURE. MINIMUM ALLOWABLE BEARING CAPACITY SHALL BE 2000 PSF UNLESS SPECIFIED FROM GEOTECH ENGINEER. ANY QUESTIONABLE SOIL SHALL BE REMOVED OR BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR EVALUATION.

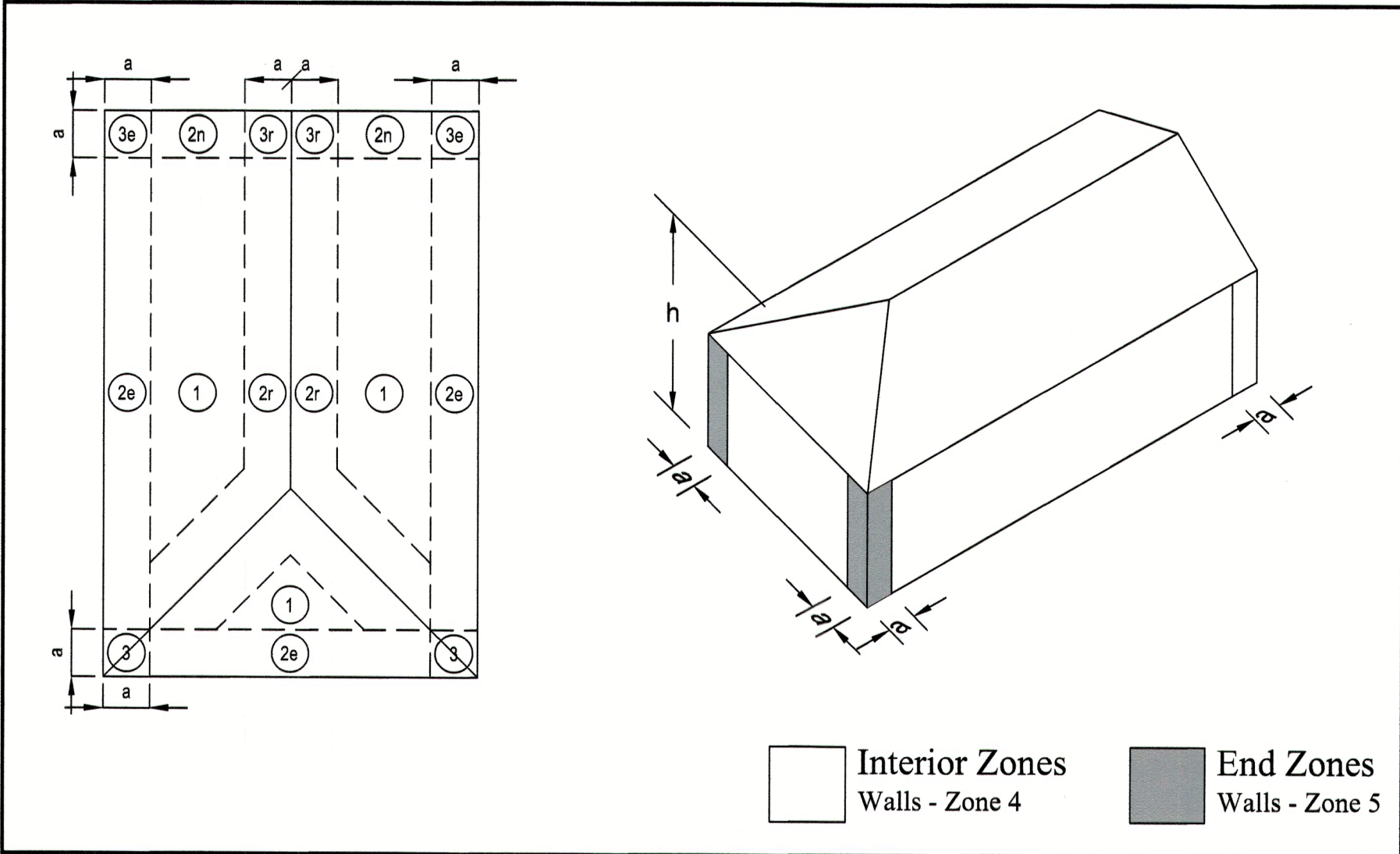
ALL SOILS SHALL BE FREE OF DEBRIS AND ORGANIC MATERIALS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM D1557).

FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL COMPLYING WITH THE FBC-R 2023.

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.

WOOD GRADE STAKES ARE PROHIBITED.



Garage Door Pressure		
Size	Positive	Negative
9' x 7'	19.9	-22.6
16' x 7'	19.1	-21.3
12' x 12'	18.6	-20.5

Effective Wind Area		Fully Enclosed						
		Walls			Roof			
		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	27.35	-37.91	-56.56	-56.56	-----
20	35.02	-38.12	-45.79	23.60	-32.30	-47.20	-47.20	-----
30	34.05	-37.16	-43.86	21.42	-29.02	-41.73	-41.73	-----
40	33.36	-36.47	-42.49	19.86	-26.69	-37.85	-37.85	-----
50	32.83	-35.94	-41.43	18.66	-24.88	-34.84	-34.84	-----
60	32.40	-35.51	-40.56	17.67	-23.40	-32.37	-32.37	-----
70	32.03	-35.14	-39.82	16.84	-22.15	-30.29	-30.29	-----
80	31.71	-34.82	-39.19	16.12	-21.07	-28.49	-28.49	-----
90	31.43	-34.54	-38.62	15.48	-20.12	-26.90	-26.90	-----
100	31.18	-34.29	-38.12	14.92	-19.27	-25.48	-25.48	-----
500	27.34	-30.45	-30.45	14.92	-19.27	-25.48	-25.48	-----

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JAN 15 2026

REVISIONS:

NO.	DATE	COMMENTS

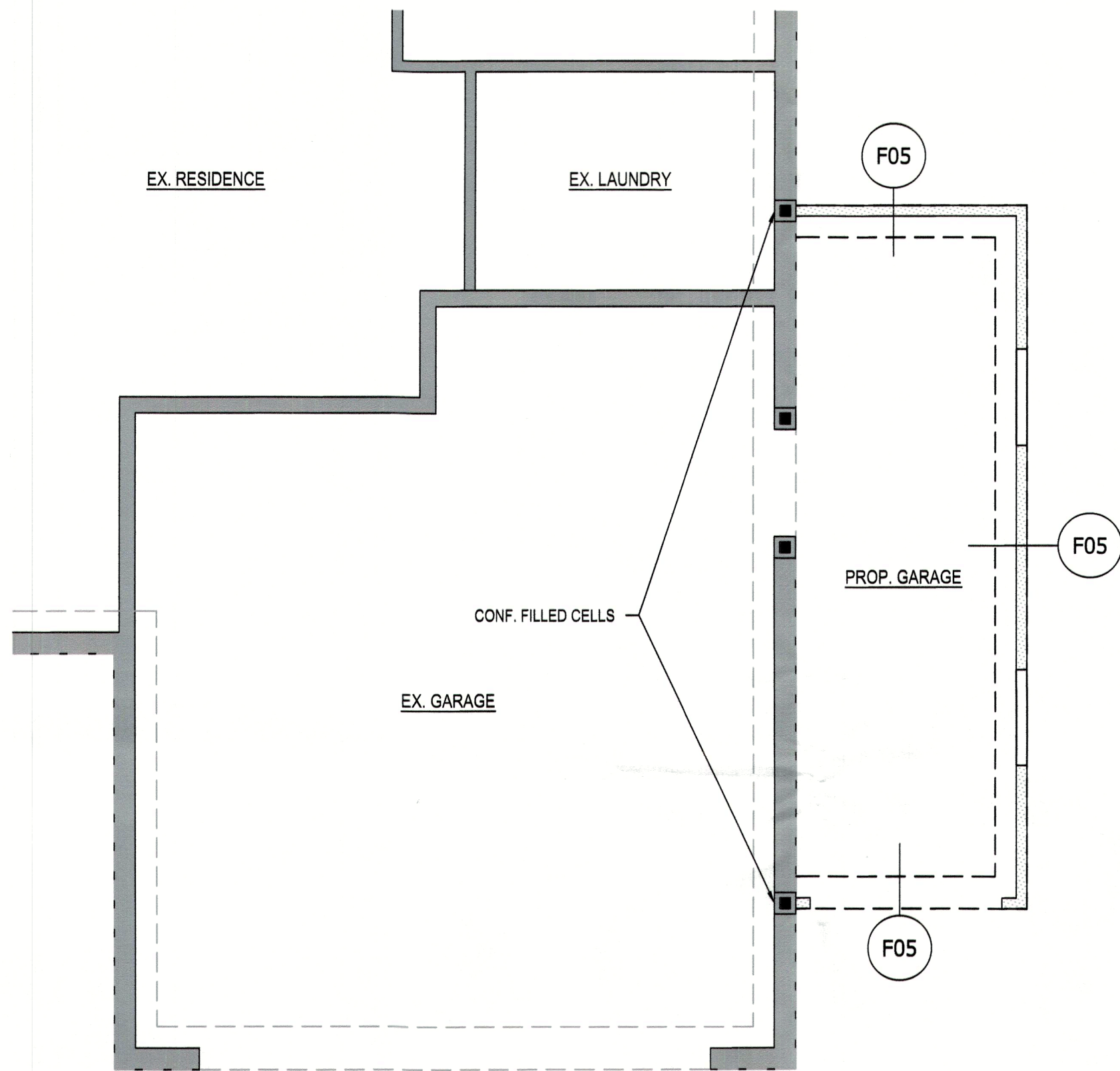
The Ayotte Residence

720 Hideaway Bay Dr.
Longboat Key, Florida 34228

PROJECT NO.: 24-0202
DRAWN BY: BCL
DATE: 11/18/2025

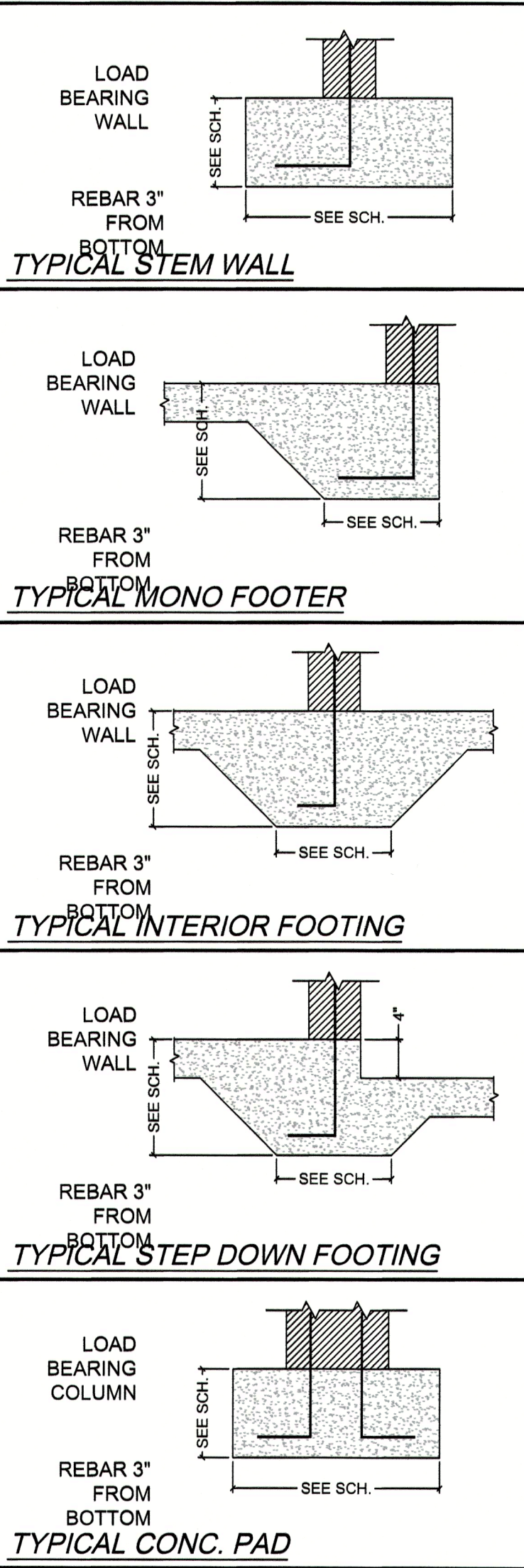
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building



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

WALL LEGEND:	
	NEW 4" WOOD WALL 2x4 WOOD STUDS @ 16" O.C.
	NEW 6" WOOD WALL 2x6 WOOD STUDS @ 16" O.C.
	CMU WALL 8" CMU WALL



FOOTING SCHEDULE			
MARK	TYPE	SIZE (W x D)	REBAR
F01	STEM WALL	18" x 10"	(2) #5
F02	STEM WALL	20" x 10"	(3) #5
F03	STEM WALL	24" x 12"	(3) #5
F04	STEM WALL	30" x 12"	(4) #5
F05	MONO FOOTER	12" x 16"	(2) #5
F06	MONO FOOTER	12" x 20"	(2) #5
F07	MONO FOOTER	18" x 20"	(3) #5
F08	INTERIOR FOOTING	12" x 12"	(2) #5
F09	INTERIOR FOOTING	18" x 16"	(2) #5
F10	STEP DOWN FOOTING	12" x 12"	(2) #5

PAD SCHEDULE			
MARK	TYPE	SIZE (W x L x D)	REBAR
P01	CONC. PAD	1'-0" x 1'-0" x 1'-0"	(2) #5 EA. WAY
P1.5	CONC. PAD	1'-6" x 1'-6" x 1'-0"	(2) #5 EA. WAY
P02	CONC. PAD	2'-0" x 2'-0" x 1'-0"	(3) #5 EA. WAY
P2.5	CONC. PAD	2'-6" x 2'-6" x 1'-0"	(3) #5 EA. WAY
P03	CONC. PAD	3'-0" x 3'-0" x 1'-4"	(4) #5 EA. WAY
P3.5	CONC. PAD	3'-6" x 3'-6" x 1'-4"	(5) #5 EA. WAY
P04	CONC. PAD	4'-0" x 4'-0" x 1'-4"	(5) #5 EA. WAY

- NOTES A 8" MASONRY W/ REINFORCING IN GROUT FILLED CELLS @ 72" O.C. MAX, AND AT CORNERS, EACH SIDE OF OPENINGS, INTERSECTION AND POINT LOAD LOCATIONS.

FOUNDATION NOTES

SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.

SEE ARCHITECTURAL PLANS FOR PLUMBING LOCATIONS

SLAB ON GRADE SHALL BE 4", 3000psi MINIMUM CONCRETE WITH W1.4xW1.4 6x6 WELDED WIRE MESH

SLAB SHALL BE OVER A VAPOR BARRIER OVER COMPACTED TREATED FILL.

PROVIDE 1/2" CONTROL JOINTS IN EXTERIOR SLAB. JOINT PATTERN SHALL BE CLOSE TO SQUARE AND HAVE AN AREA OF 144 S.F.

SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND DIMENSION OF WINDOW AND DOOR OPENINGS.

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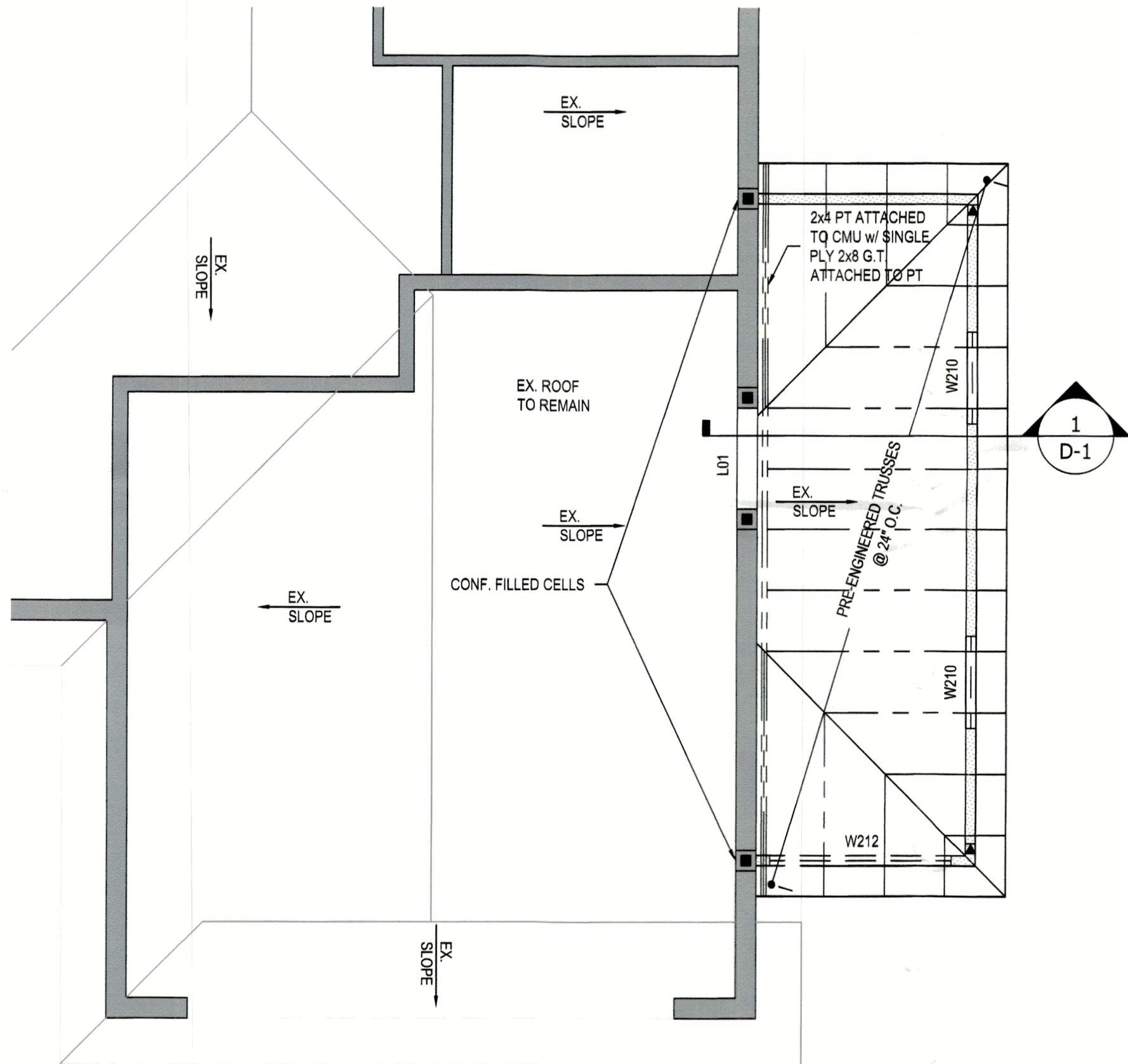
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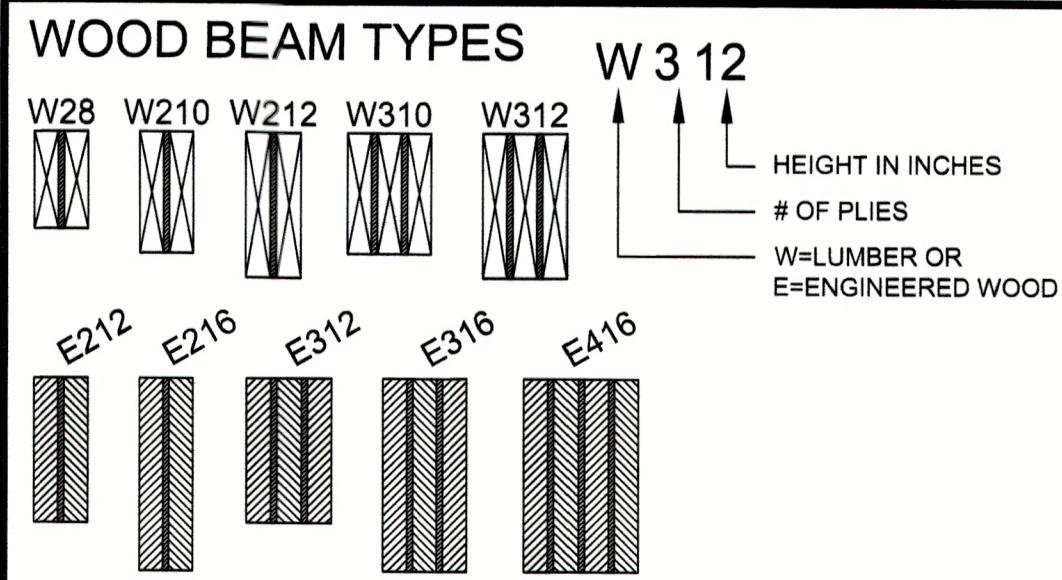
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S-2



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



WOOD BEAM SCHEDULE					
MARK	TYPE	SIZE (W x D)	PLY	GRADE	NOTES
W28	SOLID SAWN	2x8"	2	No. 2	
W210	SOLID SAWN	2x10"	2	No. 2	
W212	SOLID SAWN	2x12"	2	No. 2	
W310	SOLID SAWN	2x10"	3	No. 2	
W312	SOLID SAWN	2x12"	3	No. 2	
E212	ENGINEERED WOOD	3.5"x11.25"		MIN. 1.9 E	
E216	ENGINEERED WOOD	3.5"x18"		MIN. 1.9 E	
E312	ENGINEERED WOOD	5.25"x11.25"		MIN. 1.9 E	
E316	ENGINEERED WOOD	5.25"x18"		MIN. 1.9 E	
E416	ENGINEERED WOOD	7.0"x18"		MIN. 1.9 E	

COLUMN SCHEDULE					
MARK	TYPE	SIZE (W x D)	MARK	TYPE	SIZE (W x D)
C01	SOLID SAWN	4"x4"	C07	CMU COLUMN w/ (1) #5	8"x8"
C02	SOLID SAWN	6"x8"	C08	CMU COLUMN w/ (2) #5	8"x16"
C03	SOLID SAWN	8"x8"	C09	CMU COLUMN w/ (3) #5	12"x12"
C04	ENGINEERED WOOD	3.5"x3.5"	C10	CMU COLUMN w/ (4) #5	16"x16"
C05	ENGINEERED WOOD	3.5"x5.25"	C11	STEEL TUBE	3.5"x3.5"x10.25"
C06	ENGINEERED WOOD	5.5"x5.25"	C12	STEEL TUBE	4"x4"x10.25"

REBAR LOCATION:

- ONE STORY BLOCK WALLS TO HAVE #5 REBAR @ 8' O.C.
- TWO STORY BLOCK WALLS TO HAVE #5 REBAR @ 4' O.C.
- #5 EA. SIDE OF OPENING U.N.O.
- #5 AT CORNERS AND "T" LOCATIONS

SHEAR WALL :

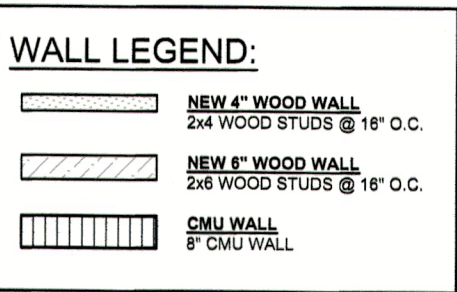
USE SIMPSON HTT5 OR (2) ST6224 TO MAKE SHEAR WALL (SEE FRAMING PLAN FOR LOCATIONS)

GENERAL NOTES:

SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.

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

ALL GIRDER TRUSSES SET ON CMU WALLS TO HAVE FILLED CELLS DIRECTLY BELOW



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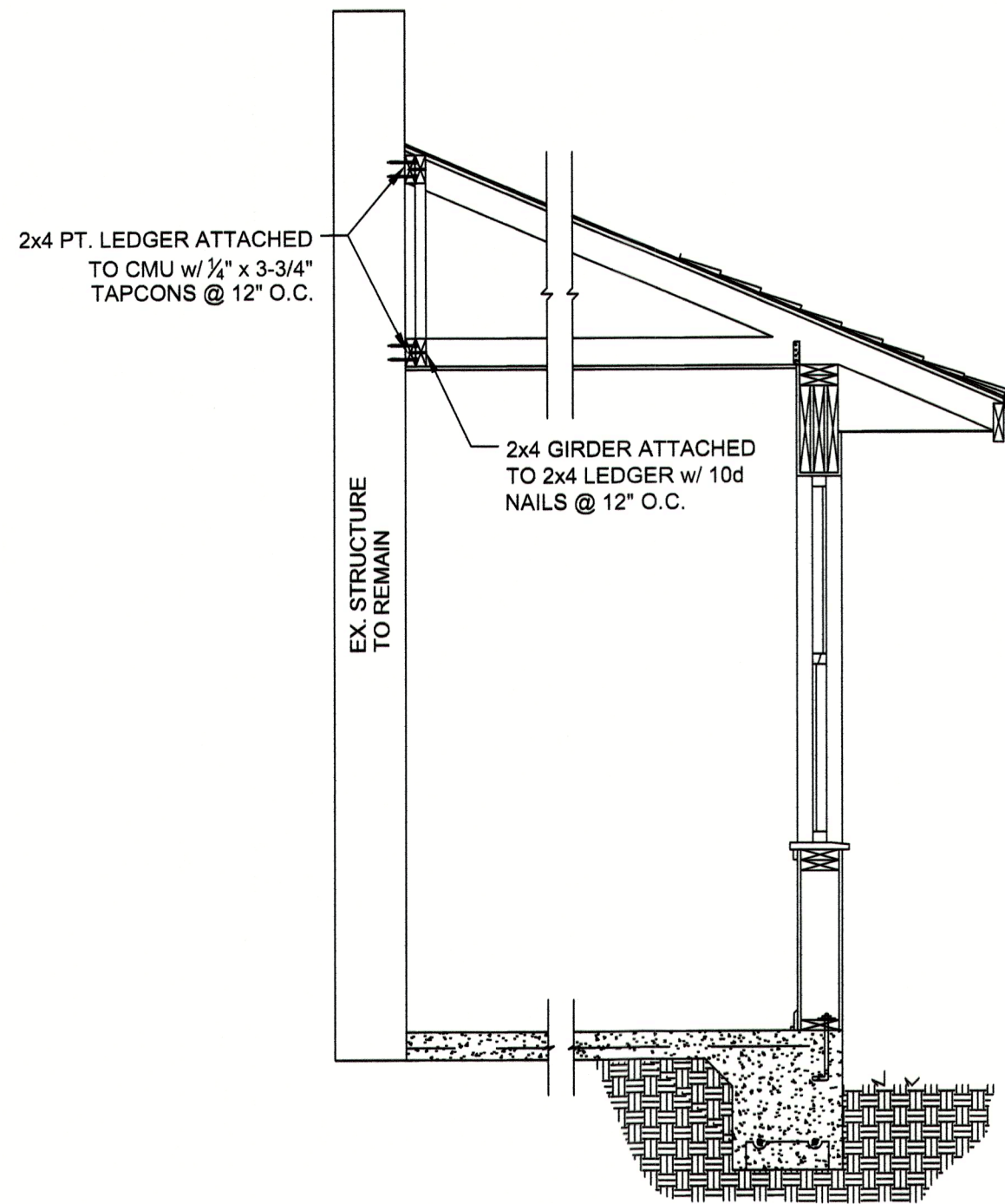
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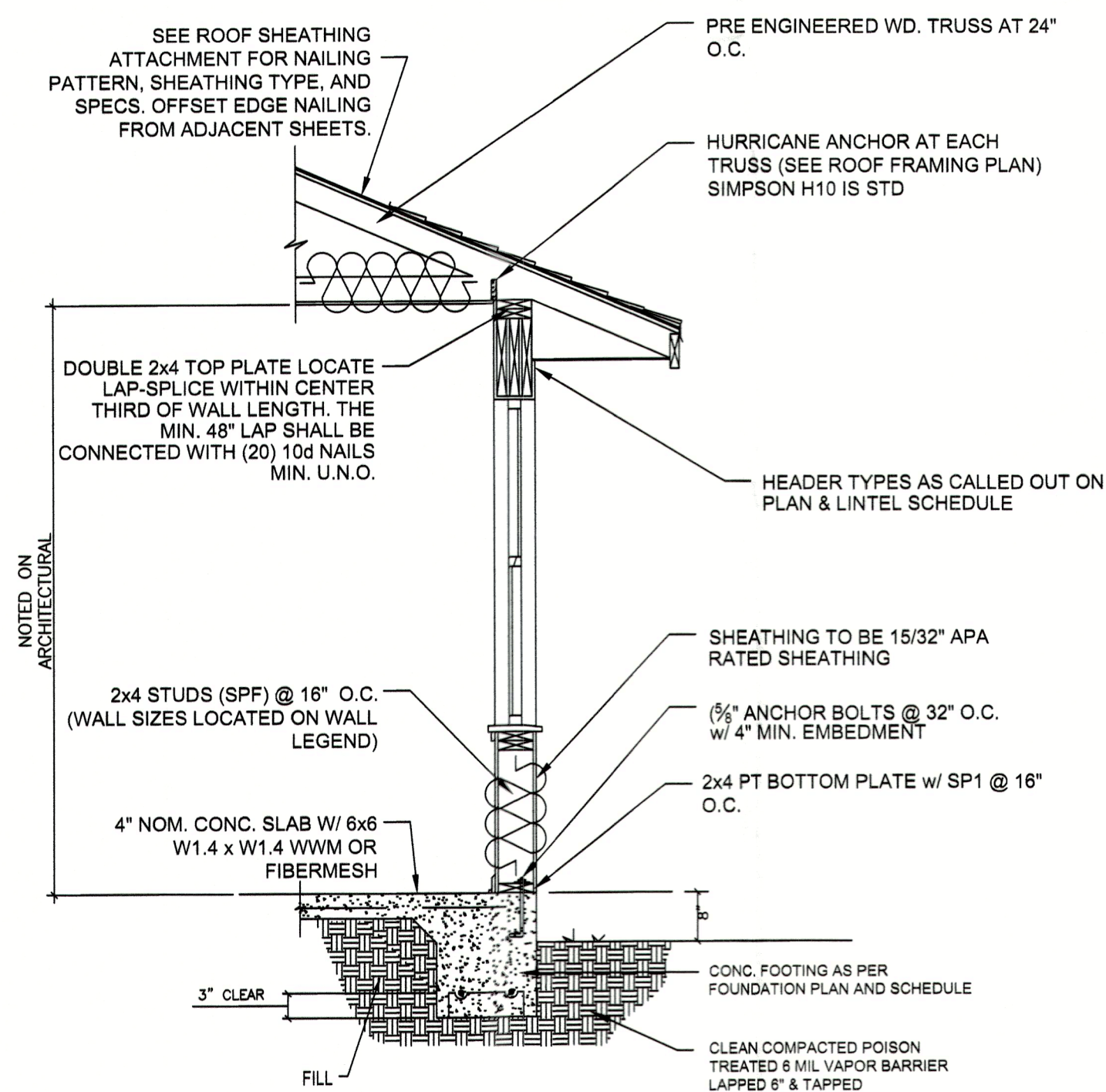
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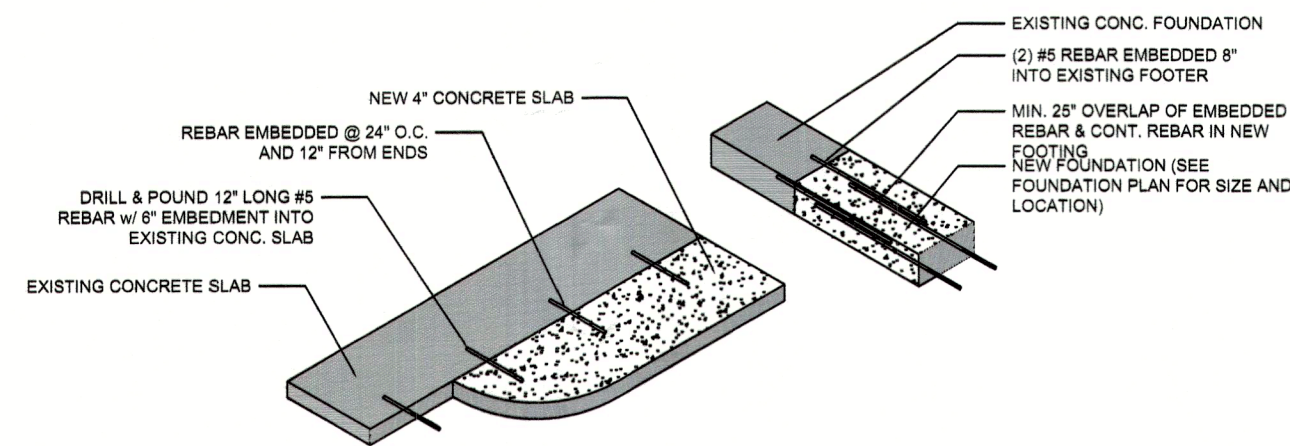
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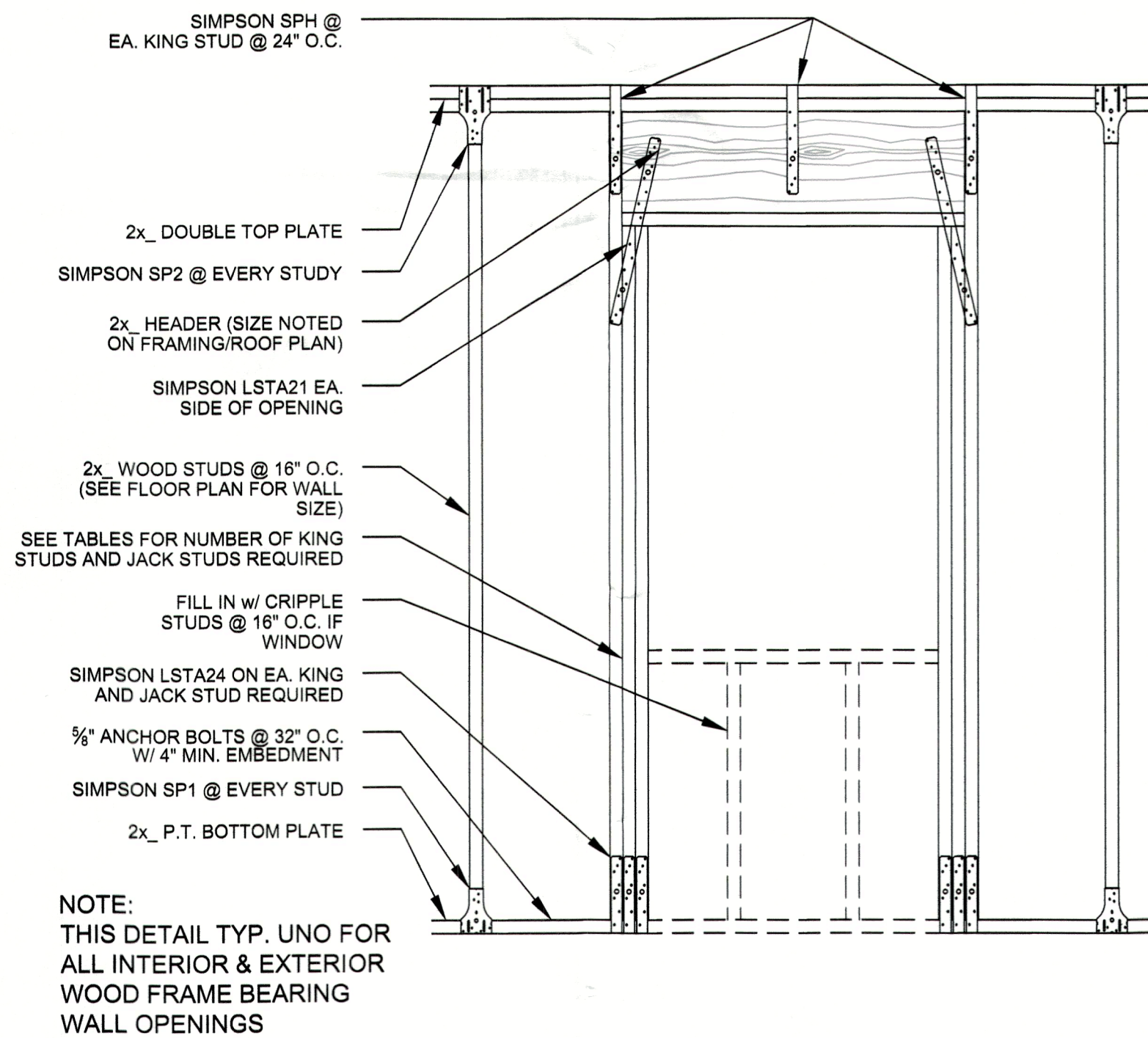
1 CUT SECTION DETAIL
SCALE: N.T.S.



WALL SECTION DETAIL (TYP.)
SCALE: N.T.S.

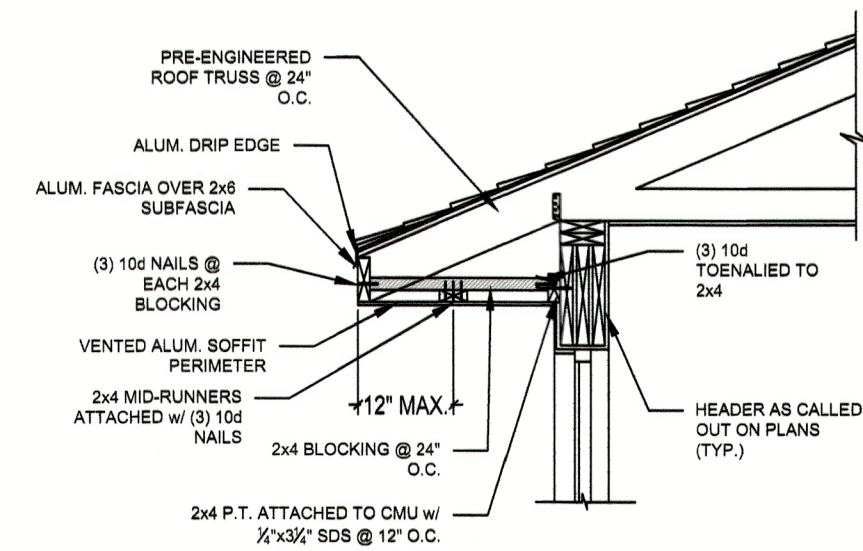


NEW TO EXISTING CONC. DETAIL
SCALE: N.T.S.

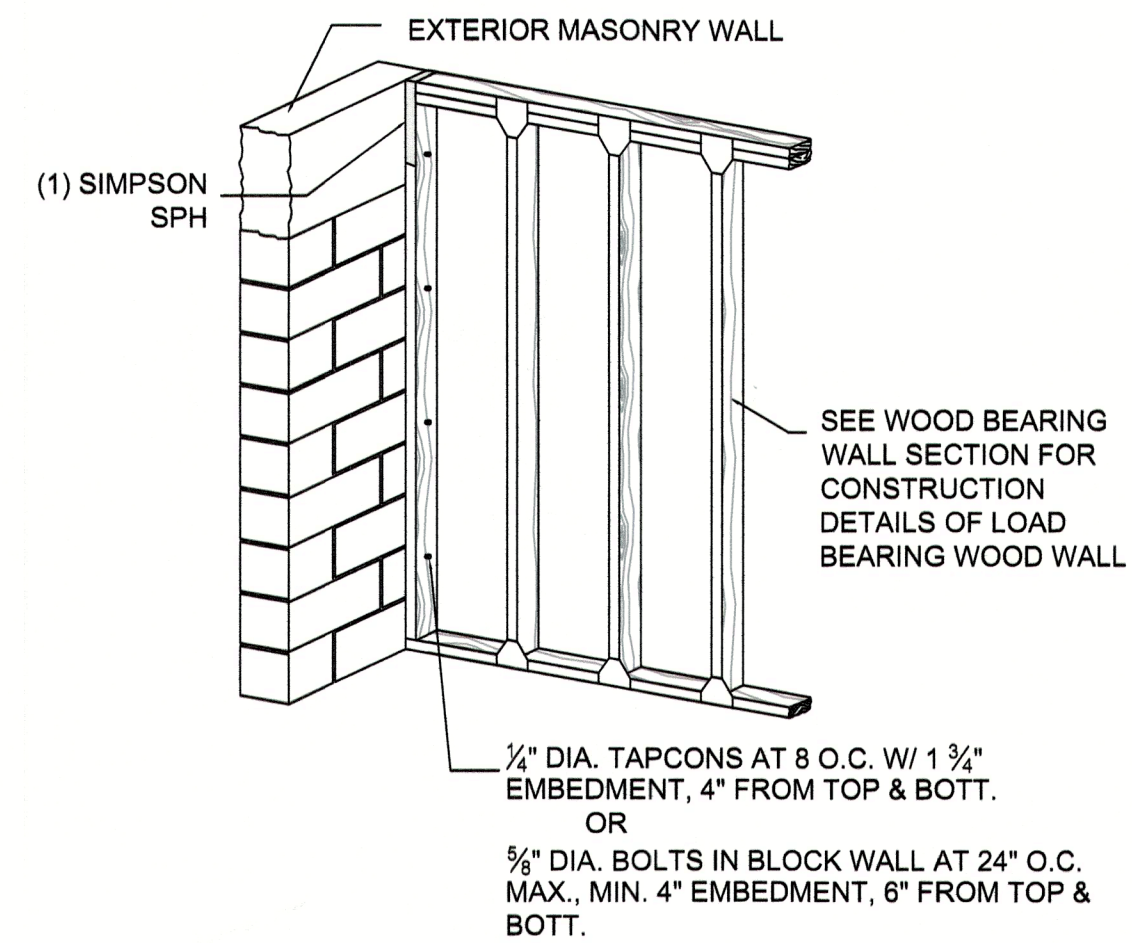


NO. OF REQ'D KING STUDS		NO. OF REQ'D JACK STUDS			
		(SUPPORTING ROOF & CEILING)	(SUPPORTING ROOF, CEILING & ONE CENTER BEARING FLOOR)	(SUPPORTING ROOF, CEILING & ONE CLEAR SPAN FLOOR)	(SUPPORTING ROOF, CEILING & ONE CLEAR SPAN FLOOR)
HEADER SPAN	NO. OF STUDS	NO. OF STUDS	NO. OF STUDS	NO. OF STUDS	NO. OF STUDS
0 to 2'	1	1	1	1	1
> 2' to 4'	1	1	1	1	2
> 4' to 6'	2	1	1	2	2
> 6' to 8'	2	2	2	2	3
> 8' to 10'	3	2	2	3	3
> 10' to 12'	3	2	2	3	4
> 12' to 14'	4	2	3	4	4
> 14' to 16'	4	3	3	4	5
> 16' to 18'	5	3	3	4	6
> 18' to 20'	5	3	3	5	6

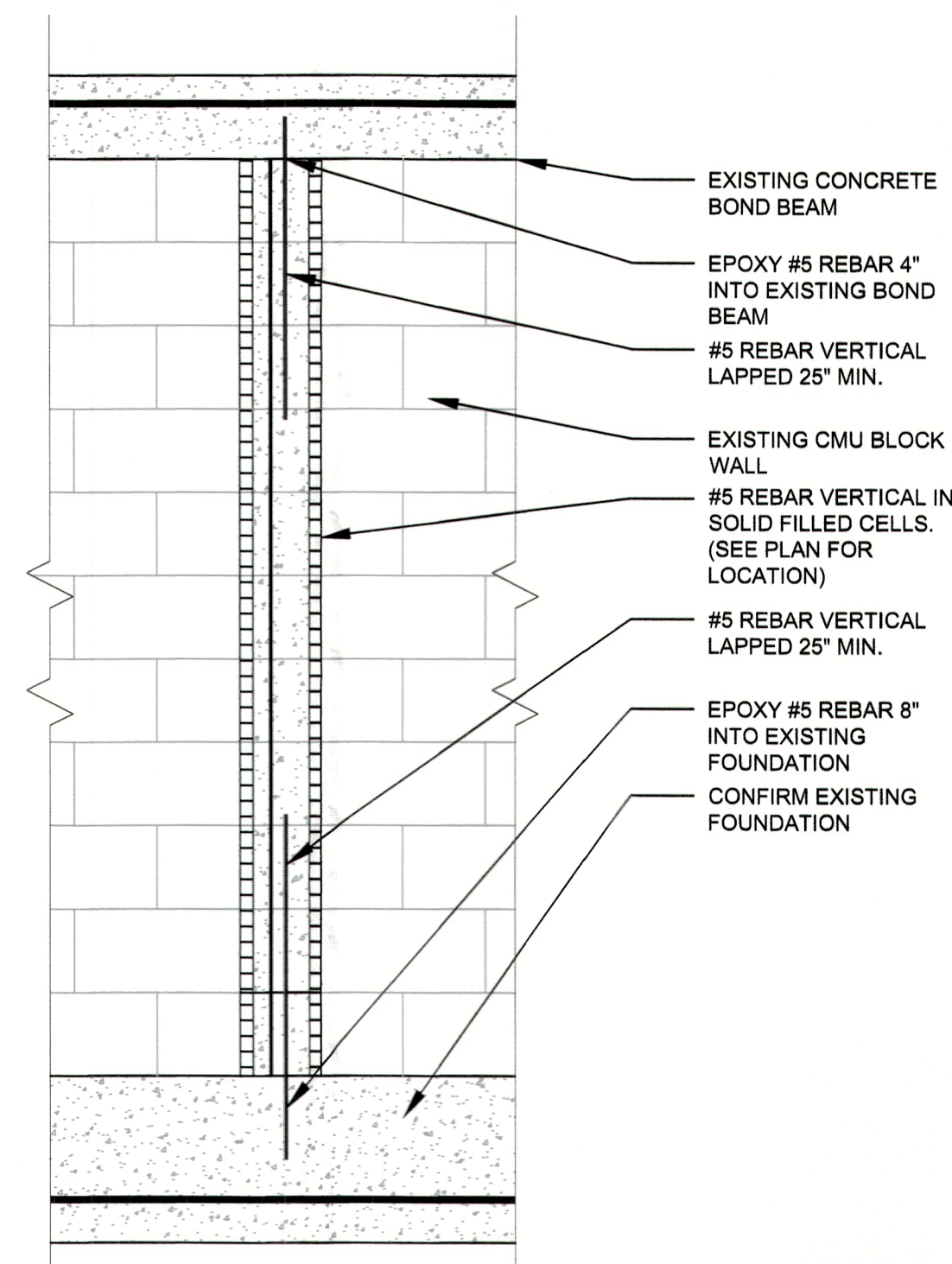
BEARING WALL HEADER DETAIL
SCALE: N.T.S.



SOFFIT DETAIL (TYP.)
SCALE: N.T.S.



MIXED CONSTRUCTION DETAIL
SCALE: N.T.S.



IN-FILL CELL DETAIL
SCALE: N.T.S.

REVISIONS:		NO.	DATE	COMMENTS

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NO.	DATE

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SHEET NO.

E-1

ELECTRICAL LEGEND

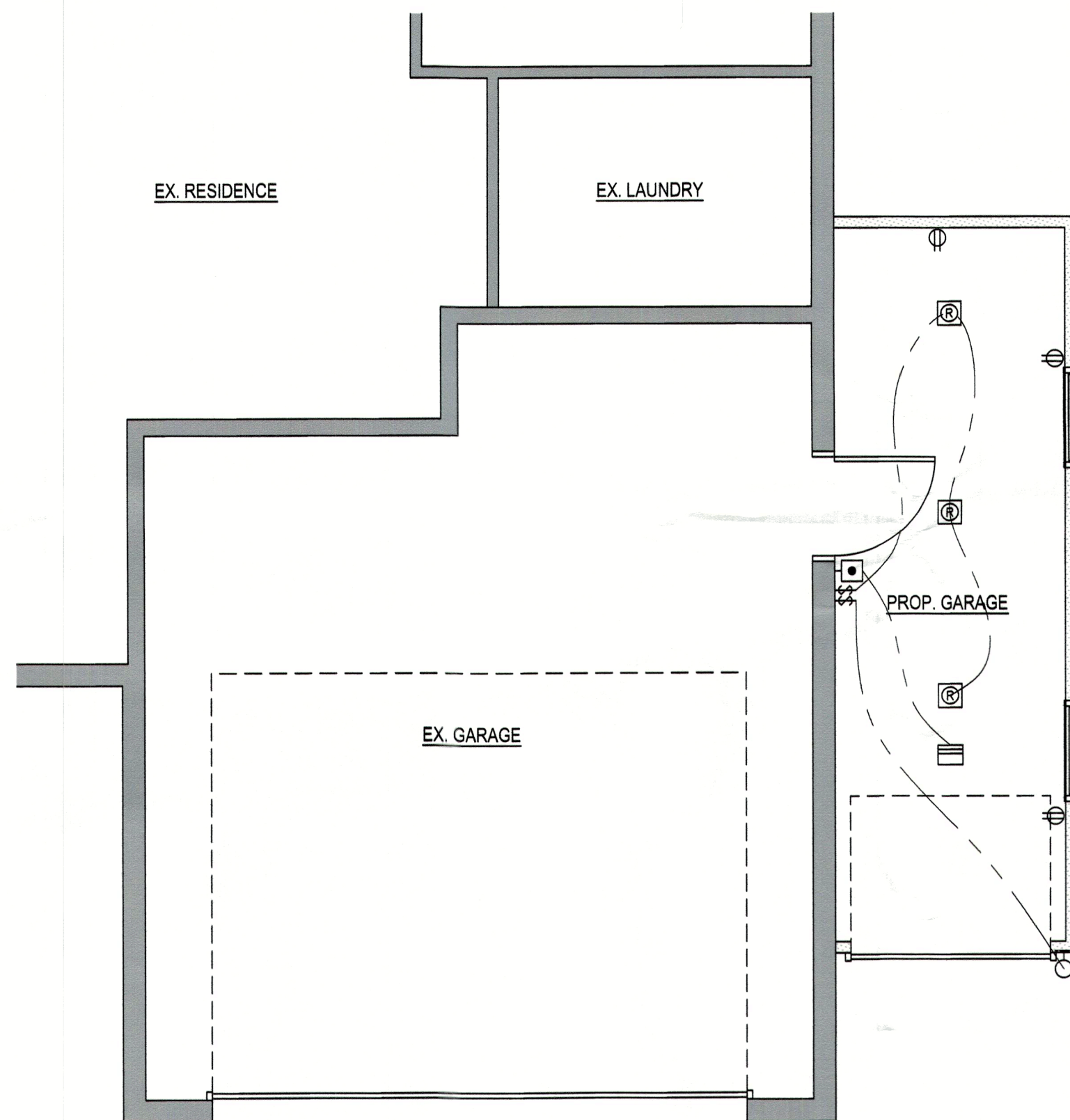
MS	MOTION SENSOR
D	DIMMER
VOP	VERIFY OR PROVIDE
G	GROUND FAULT INTERRUPTER
	DUPLEX OUTLET
	OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
	WEATHER PROOF GFI OUTLET
	SPLIT SWITCHED OUTLET
	QUAD OUTLET
	220V OUTLET
	CEILING OUTLET
	FLOOR OUTLET
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	CEILING LIGHT
	RECESSED CAN LIGHT
	VAPOR PROTECTED LIGHT
	EYEBALL LIGHT
	PENDANT LIGHT
	WALL MOUNTED LIGHT
	VANITY LIGHT
	FLOOD LIGHT
	UNDER CABINET LIGHTING
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	TELEPHONE
	TV JACK
	GARAGE DOOR BUTTON
	USB OUTLET
	DOOR CHIME
	DOORBELL BUTTON
	JUNCTION BOX
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	DIRECT WIRE
	DISCONNECT SWITCH
	ELECTRIC PANEL
	ELECTRIC METER
	CEILING FAN
	CEILING FAN W/ LIGHT

ELECTRICAL NOTES

- ELECTRICAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- POWER FOR CONNECTIONS TO EQUIPMENT PROVIDED AND INSTALLED BY OTHER TRADES, I.E., HVAC EQUIP.
 - REFER TO SITE PLAN SHEET FOR LOCATIONS OF ADDITIONAL LIGHTING COMPONENTS.
 - DRAWINGS ARE SCHEMATIC ONLY, AND ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL REQ'D FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
 - NOTIFY BUILDER FOR FIELD VERIFICATIONS AND APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, AND ELECTRICAL OUTLETS PRIOR TO WIRING. BUILDER RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS.
 - ALL ELECTRICAL SWITCHES, OUTLETS, ETC. TO BE INSTALLED ABOVE FLOOD ELEVATION.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
 - 42" SWITCHES
 - 14" OUTLETS
 - 14" TELEPHONE
 - EXACT FIXTURE LOCATIONS TO BE CHOSEN & VERIFIED BY OWNER(S).
 - ELECTRICAL PANEL TO BE GROUNDED TO FOOTING STEEL.
 - OWNER AND/ OR CONTRACTOR TO VERIFY EXISTENCE AND LOCATION OF SECURITY, INTERCOM, OR CENTRAL VACUUM SYSTEMS- REFER TO SHOP DRAWINGS FOR SPECIFICATIONS.
 - OWNER TO LOCATE ELECTRIC, CATV, AND SPEAKER WIRE LOCATIONS IN ACTIVITY ROOM FEATURE WALL.
 - ELECTRIC WALK-THRU. DRAWINGS FOR SPECIFICATIONS.
 - ALL BEDROOMS TO BE SUPPLIED WITH ARC FAULT CIRCUITS.

WALL LEGEND:

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ELECTRICAL PLAN

SCALE: #####