

GENERAL REQUIREMENTS

1.

ALL WORK SHALL COMPLY WITH THE 2023 FLORIDA BUILDING CODE, ALONG WITH THE LOCAL CODE AMENDMENTS AND MOST CURRENT EDITIONS OF THE IMC, IPC, AND IEC CODES.
2.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT PROJECT SITE BEFORE EXECUTING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND/OR THE AUTHORIZED AGENT OF THE OWNER OF ANY AND ALL DISCREPANCIES BEFORE PROCEEDING.
3.

EACH CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY THE LEGAL AUTHORITIES BEFORE PROCEEDING WITH THEIR PROSPECTIVE INSTALLATION. HE/SHE SHALL ALSO ARRANGE & PAY FOR ALL INSPECTORS & EXAMINATIONS REQUIRED BY THOSE AUTHORITIES (UNLESS ARRANGEMENT WITH THE OWNER STATES OTHERWISE).
4.

ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY, AND STATE CODES, LOCAL REGULATIONS, AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS, REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.
5.

THE STRUCTURAL PLANS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, GRADING, MECHANICAL, PLUMBING, AND ELECTRICAL PLANS.
6.

THE ARCHITECT SHALL INTERPRET THE INTENT OF THE DOCUMENTS IN ANY CASE OF CONFLICT OR DISCREPANCY BETWEEN STRUCTURAL AND OTHER DISCIPLINES.
7.

DETAILS NOTED AS "TYPICAL" OR "TYP" SHALL APPLY TO ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED IN THE DRAWINGS.
8.

NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.
9.

THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THEREFORE, THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO INSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.
10.

CLADDING PRODUCTS ARE TO BE INSTALLED TO THE MANUFACTURES SPECIFICATIONS, AND TO COMPLY WITH THE BUILDING CODE, AND ASCET THE CONTRACTOR IS TO PROVIDE ANY INSTALLATION GUIDELINES OR PRODUCT TESTING REQUIRED BY THE BUILDING OFFICIAL IF REQUESTED.
11.

ALL CONSTRUCTION WORK AND DESIGN IS SUBJECT TO THE REVIEW AND INTERPRETATION OF THE BUILDING OFFICIALS. CONTRACTOR ACKNOWLEDGES THAT ADDITIONAL ENGINEERING DETAILS, AND/OR REQUIREMENTS MAY BE REQUESTED/REQUIRED BY THE PERMITTING AUTHORITY HAVING JURISDICTION, AND SUCH REQUIREMENTS MAY ALTER THE ORIGINAL PROPOSED DESIGN. THESE ADJUSTMENTS COULD SUBJECT THE CONTRACTOR TO ADDITIONAL EXPENSES AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12.

HOMEOWNER ASSOCIATION, DEED RESTRICTIONS AND ZONING REQUIREMENTS, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NO VERIFICATION OR COMPLIANCE IS EXPRESSED OR IMPLIED BY THE ENGINEER.
13.

THE STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE WHEN CONSTRUCTION IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCE OF SUCH TO PROVIDE SAFETY OF WORKERS, THE BUILDING, AND ALL COMPONENTS OF THE BUILDING. ALL TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.
14.

NO ENVIRONMENTAL STUDIES HAVE BEEN PERFORMED BY THE ENGINEER, AND IF REQUIRED, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

LIVE LOADS

ROOF	0 TO 200 SF:	20 PSF
	200 TO 600 SF:	24 - 0.02AREA, BUT NOT LESS THAN 12 PSF
	OVER 600 SF:	12 PSF
ATTICS WITHOUT STORAGE		10 PSF
TYPICAL FLOOR		40 PSF
PARTITIONS		15 PSF
HABITABLE ATTICS & SLEEPING AREAS		30 PSF
STAIRS AND EXIT WAYS		100 PSF

APPLICABLE CODES

2023 FLORIDA BUILDING CODE - 8th EDITION
2023 FLORIDA BUILDING CODE - 8th EDITION, BUILDING
2023 FLORIDA BUILDING CODE - 8th EDITION, EXISTING BUILDING
2023 FLORIDA BUILDING CODE - 8th EDITION, MECHANICAL
2023 FLORIDA BUILDING CODE - 8th EDITION, PLUMBING
2023 FLORIDA BUILDING CODE - 8th EDITION, FUEL GAS
2023 FLORIDA BUILDING CODE - 8th EDITION, ACCESSIBILITY CODE
2023 FLORIDA BUILDING CODE - 8th EDITION, ENERGY CONSERVATION
2020 NATIONAL ELECTRICAL CODE
2021 FFPC 8th EDITION
2021 NFPA 101-LIFE SAFETY CODE

APPLICABLE STANDARDS

ASCE 7-22: MIN. DESIGN LOADS ON BUILDINGS AND OTHER STRUCTURES
ACI 318-19: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AISC STEEL CONSTRUCTION MANUAL (LATEST EDITION)
TMS 402/602-16: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES
AWC 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD W/ ALL SUPPLEMENTS
AWC 2018 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC W/ COMMENTARY
AWS D1.1 STRUCTURAL WELDING CODE FOR STEEL (2020)
ALUMINUM DESIGN MANUAL 2020

REMODELING AREA

LIVING (A/C) AREA 472 sq. ft.

FRAMING NOTES

1.

ALL FRAMING AND CARPENTRY SHALL BE DONE IN ACCORDANCE WITH THOSE APPLICABLE SECTIONS OF CHAPTER 23 OF THE LATEST ADOPTED EDITION OF THE BUILDING CODE AND DETAILS INDICATED ON THE DRAWINGS.
2.

ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE AND CONFORM TO THE LATEST EDITION OF AMERICAN SOFT LUMBER STANDARD, DOC PS 20-15 WITH THE FOLLOWING MINIMUM GRADES:
A. RAFTERS, JOIST, STUDS, PLATES: No. 2 & BETTER, U.N.O.
B. BEAMS: No. 1 & BETTER, U.N.O.
C. POSTS: No. 1 & BETTER, U.N.O.
D. OTHERS: STUD GRADE, U.N.O.
3.

LUMBER GREATER THAN 6" SHALL HAVE A MOISTURE CONTENT LESS THAN 16%.
4.

ALL FOUNDATION PLATES, SILL, AND SLEEPERS ON CONCRETE OR MASONRY FOUNDATIONS, OR LOCATED NEARER THAN 6 INCHES TO EARTH, SHALL BE PRESSURE-TREATED. SILL PLATES SHALL BE 2x4 MINIMUM OR SAME WIDTH AS THE WALL ABOVE. U.N.O.
6.

ALL FINISHED WOOD SHALL BE MINIMUM NO.1 GRADE AND FREE OF TOOL MARKS AND OTHER OBJECTIONABLE DEFECTS.
7.

JOISTS AND RAFTERS SHALL HAVE A BEARING DISTANCE OF 1½" MINIMUM OR SHALL BE SEATED IN APPROVED HANGERS. INSTALL DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS UNLESS OTHERWISE NOTED.
8.

BLOCKING: MAXIMUM SPACING AS INDICATED ON THE DRAWINGS OR 7'-0" WHICHEVER IS LESS. SOLID BLOCKING USING 2X MEMBERS WITH THE SAME DEPTH AS THE JOIST OR RAFTER, SHALL BE INSTALLED TO PERMIT TOE-NAILING OR END NAILING. SOLID BLK'G SHALL BE TIGHTLY FITTED BETWEEN JOISTS OR RAFTERS. INSTALL 2X SOLID BLK'G UNDER PARTITIONS PERPENDICULAR TO JOISTS.
9.

FRAMING SURROUNDING METAL FIREPLACE VENTS SHALL BE CONTINUOUS 2x4 STUDS @ 12"o.c. SHEATHED WITH 1/2" PLYWOOD SHEATHING WITH 10d NAILS @ 6"o.c. @ EDGES AND 12"o.c. AT FIELD, AND WITH DRAFT STOPS AT 10"o.c. MAX.
10.

FIRE STOPS ARE REQUIRED IN ACCORDANCE WITH CHAPTER 7 OF THE CODE AND PER ARCHITECT.
11.

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. ALL EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF PER CHAPTER 14 OF THE CODE.
12.

BEAMS BUILT UP OF DOUBLE JOISTS SHALL BE SPIKED WITH 2 ROWS 16d NAILS 12"o.c. STAGGERED. BEAMS BUILT UP WITH TRIPLE JOISTS SHALL BE BOLTED TOGETHER WITH 3/4"Ø BOLTS @ 18"o.c. STAGGERED TOP AND BOTTOM, AND 3" FROM TOP AND BOTTOM EDGES. BUILT UP BEAMS SHALL NOT BE SUBSTITUTED FOR SOLID BEAMS. USE THIS INFORMATION UNLESS NOTED OTHERWISE.
13.

PLYWOOD STANDARD: AMERICAN PLYWOOD ASSOCIATION AND U.S. PRODUCT STANDARD PS 1-09 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD. TYPE AND GRADE AS INDICATED ON PLANS.
14.

NAILS, BOLTS, AND SCREWS: NAILING SHALL BE AS INDICATED ON THE PLANS AND COMPLY TO CODES HAVING JURISDICTION. BOLTS SHALL HAVE STANDARD CUT WASHERS UNLESS OTHERWISE NOTED AND UNLESS USED WITH STEEL PLATES OR HOLES FOR BOLTS SHALL NOT BE MORE THAN 1/16" LARGER THAN BOLT DIAMETER. LAG SCREWS SHALL BE TURNED, NOT DRIVEN, INTO PRE-DRILLED HOLES (LEAD HOLES) 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
15.

CUTTING OF JOISTS AND RAFTERS SHALL BE LIMITED TO NOTCHES AND BORED HOLES NOT DEEPER THAN 1/8 THE BEAM DEPTH OF MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
16.

NOTCHES LOCATED AT THE ENDS OF A MEMBER SHALL NOT EXCEED 1/8 THE MEMBER DEPTH.
17.

HOLES MAY BE BORED IN JOISTS BUT SHALL NOT BE WITHIN TWO INCHES OF THE EDGE OF THE JOIST, AND THE DIAMETER OF SUCH HOLES SHALL NOT EXCEED ¼ THE DEPTH OF THE MEMBER UNLESS SPECIFICALLY APPROVED BY THE ENGINEERS.
18.

IN NO CASE SHALL THE EDGE OF A BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF A STUD.
19.

STRUCTURAL MEMBERS SHALL NOT BE CUT OR DRILLED FOR PIPE, CONDUIT, ETC.
20.

ALL FRAMING LUMBER TO BE FREE FROM SPLITS, CHECKS & SHAKES.
21.

FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.

PLYWOOD NOTES

1.

ALL PLYWOOD EXPOSED TO WEATHER SHALL BE EXTERIOR GRADE.
2.

EACH PLYWOOD SHEET SHALL BEAR THE "APA" GRADE TRADEMARK.
3.

ALL END JOINTS SHALL BE STAGGERED AND SHALL BUTT ALONG THE CENTER LINES OF FRAMING MEMBERS WITH 1/8" GAP BETWEEN PLYWOOD SHEETS.
4.

THE FACE GRAIN OF THE PLYWOOD SHALL BE LAID AT RIGHT ANGLES TO THE JOISTS, TRUSSES, OR SUPPORTS.
5.

NAILS SHALL BE PLACED 3/8" MINIMUM FROM THE EDGE OF THE SHEETS. THE MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS SHALL BE 1 1/2" FOR 8d AND 1 5/8" FOR 10d NAILS.
6.

PLYWOOD SHEETS USED AS A HORIZONTAL DIAPHRAGM OR SHEAR WALL PANEL SHALL NOT BE CUT LESS THAN TWO FEET IN LENGTH OR WIDTH.

MATERIAL SPECIFICATIONS

1.

CONCRETE:

BEAMS, COLUMNS, LINTELS
WALLS, SLAB-ON-GRADE
FC = 3000 PSI
FC = 3000 PSI
2.

REINFORCING STEEL:

ASTM A615 - GRADE 60
3.

WELDABLE STEEL:

ASTM 706 - GRADE 60
3.

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM A992 GRADE 50, STRUCTURAL TUBES SHALL COMPLY WITH ASTM A500, GRADE B. STRUCTURAL PIPES SHALL COMPLY WITH ASTM A500, GRADE B, 35KSI YIELD.
4.

MACHINE BOLTS:

ASTM A307
5.

ANCHOR BOLTS:

ASTM A307
6.

TIMBER FASTENERS:

SIMPSON STRONG-TIE (OR APPROVED EQUAL)
7.

SAWN TIMBER:

ALL LUMBER SHALL BE GRADE MARKED, NO.2 SOUTHERN PINE OR BETTER, EXCEPT AS NOTED IN THE FRAMING NOTES OR PLANS.
8.

GLUE-LAMINATED BEAMS:

ALL GLUE-LAMINATED MEMBERS SHALL BE FABRICATED IN ACCORDANCE WITH THE BUILDING DEPARTMENT STANDARDS. A CERTIFICATE OF INSPECTION IS TO BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO ERECTION. ALL GLUE-LAM BEAMS SHALL BE 24F-V8.
9.

ENGINEERED LUMBER:

PARALLAM PSL:
PARALAM BY WEYERHAEUSER
FB = 2900PSI, FV = 290PSI, E = 22000000PSI (ESR# 1387)
10.

MICROLLAM LVL:

MICROLLAM BY WEYERHAEUSER (ESR# 1387)
FB = 2600PSI, FV = 285PSI, E = 2000000PSI
11.

I-JOISTS:

TJI-PRO SERIES BY WEYERHAEUSER (ESR# 1153)
10.

HARDY FRAME:

ICBO# PFC-5342
11.

WEDGE ANCHORS:

HILTI KWIK-BOLT II (ICBO# 4627), ITW RAMSET/ REDHEAD TRUBOLT (ICBO# 1372), SIMPSON WEDGE-ALL (ICBO# ER-5256), OR APPROVED EQUAL.
12.

POWER-ACTUATED FASTENERS:

SIMPSON STRONG-TIE (OR APPROVED EQUAL) (L.A.R.#26469) (ESR# 2138)
13.

EPOXY ANCHORS:

HILTI HY-150 BY HILTI CORP. (ICBO# 5193), CIA-GEL BY COVERT OPERATIONS (ICBO# 4646), ET22 EPOXY BY SIMPSON STRONG-TIE (ICBO# ER-5279), OR APPROVED EQUAL. (SPECIAL INSPECTION REQUIRED)
16.

T&G DECKING

FB = 600 PSI (MIN.)
E = 1150 KSI (MIN.)
17.

CONCRETE BLOCK:

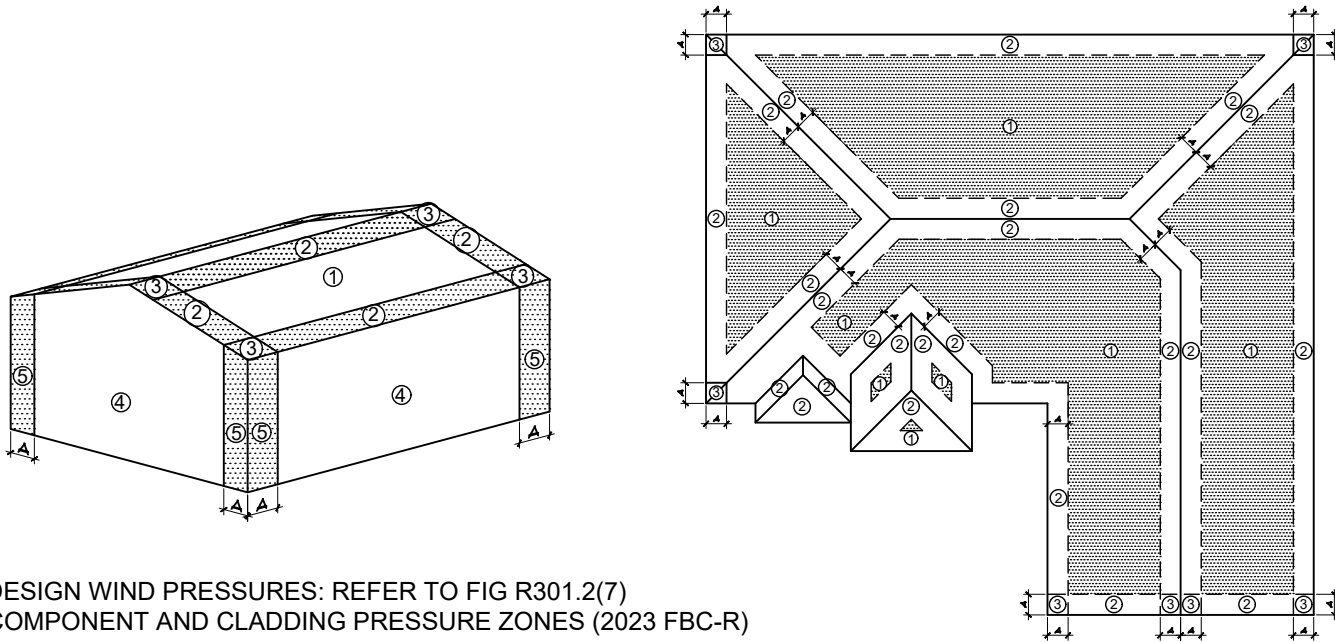
ASTM C90 GRADE N-1 (NORMAL WEIGHT) NO SPECIAL INSPECTION REQUIRED (F'M = 2000PSI)
- GROUT:

FC = 3000PSI
- MORTAR:

FC = 3000PSI

WIND DESIGN DATA

ULTIMATE DESIGN WIND SPEED	149 MPH
NOMINAL DESIGN WIND SPEED	116 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	D
ENCLOSURE CLASSIF.	ENCLOSED BUILDING
INTERNAL PRESSURE COEF.	+/-0.18
DIRECTIONALITY (K _d)	0.85



WALL SURFACE PRESSURES				
Area	10 sf	100 sf	200 sf	500 sf
NEGATIVE ZONE 4	-67.3	-58.0	-55.2	-51.5
NEGATIVE ZONE 5	-83.1	-64.5	-58.9	-51.5
POSITIVE ZONE 4 & 5 at h	62.0	52.7	50.0	46.3

NOTES:

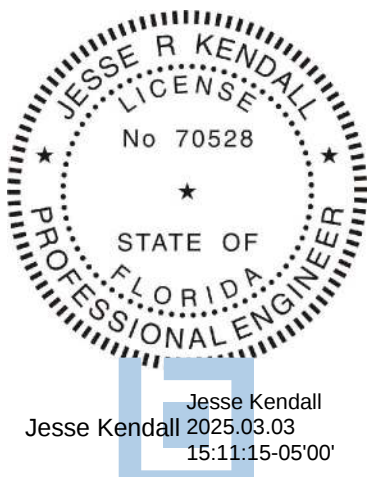
1) TABLE PRESSURES ARE FOR THE SQUARE FOOT (SF) TRIBUTARY AREA SHOWN. FOR OTHER TRIBUTARY AREAS, LINEARLY INTERPOLATE BETWEEN VALUES SHOWN ABOVE.

2) POSITIVE PRESSURES ACT TOWARD THE BUILDING. NEGATIVE PRESSURES ACT AWAY FROM THE BUILDING.

3) SEE DIAGRAMS FOR LOCATION OF ZONES.

4) PRESSURES SHOWN ARE ULTIMATE PRESSURES, MULTIPLY BY 0.6 FOR NOMINAL PRESSURES

a = 4.6 ft



This item has been digitally signed and sealed by Jesse Kendall on the date adjacent to the seal.

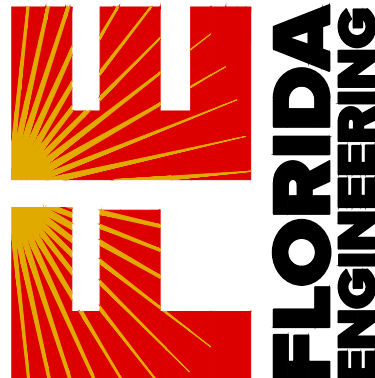
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10/31/2025, 2:10:18 PM
BR-ALT-25-0155
Debra Klahr

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Florida Engineering, LLC
10000 W. BOULEVARD
SUITE 100
PORT CHARLOTTE, FL 33692
PH: 941-391-5880
FAX: 941-391-9405



I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS, AND THE DETAILS THEREON, COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, THE LATEST EDITION OF THE FLORIDA BUILDING CODE, AND THE LATEST EDITION OF THE FLORIDA BUILDING CODE. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION WITH ALL SUPPLEMENTS.

PROJECT NAME & ADDRESS:
DRAGT RESIDENCE
601 NORTON ST
LONGBOAT KEY, FL 34228

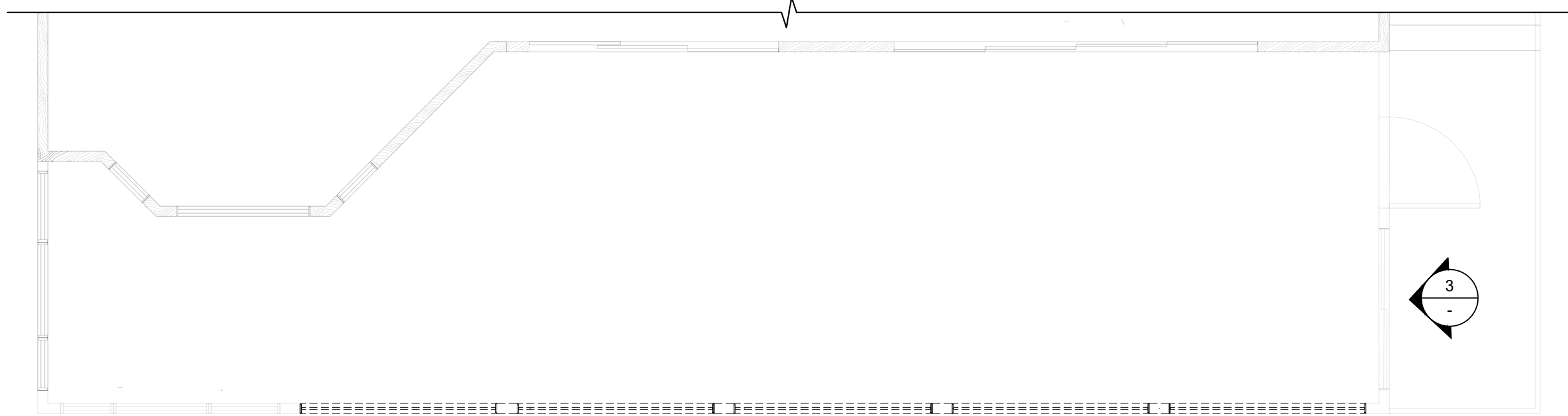
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STRUCTURAL NOTES

SHEET NUMBER:
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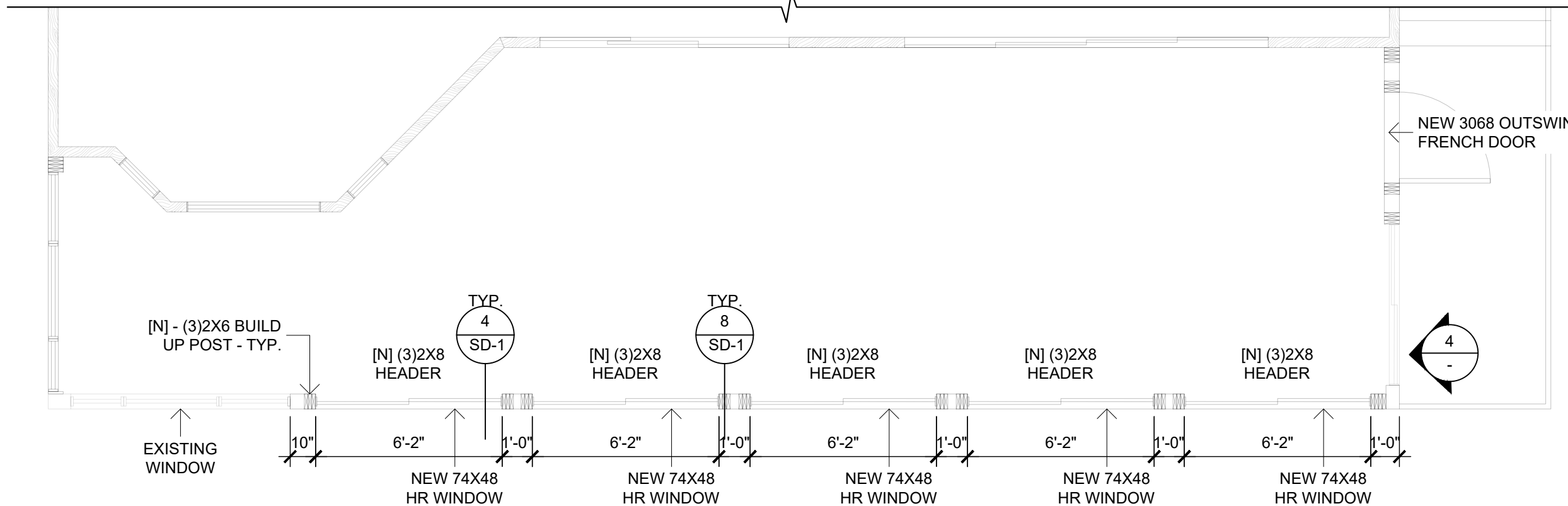
REMODELING AREA

LIVING (A/C) AREA 472 sq. ft.



EXISTING PLAN

1/4" = 1' 0"



PROPOSED PLAN

1/4" = 1' 0"

NOTE:

GC MUST VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK. PLEASE INFORM THE ENGINEER OF RECORD (EOR) OF ANY DISCREPANCIES FOUND IN THE FIELD.

WALL FRAMING NOTES

- WALL SHEATHING SHALL BE 23/32" PLYWOOD, APA RATED 48/24 (EXP. 1), w/ 10d COMMON NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" ON CENTER IN THE PANEL FIELD. BLOCK ALL EDGES w/ FLAT 2x4 AND 10d COMMON NAILS @ 6 O.C.

WALL LEGEND

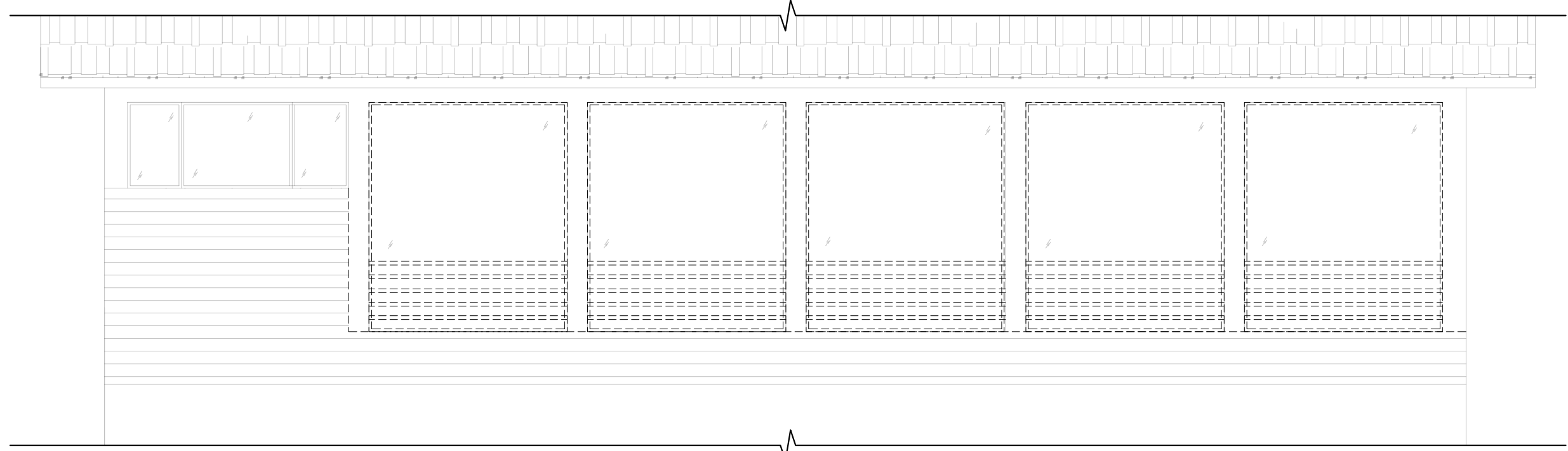


[N] 2X6 WOOD STUD WALL @16" O.C.
W/ 2X6 BLOCKING @48" HEIGHT

[E] WOOD WALL, WINDOW OR DOOR
TO BE DEMOLISHED/ REMOVED

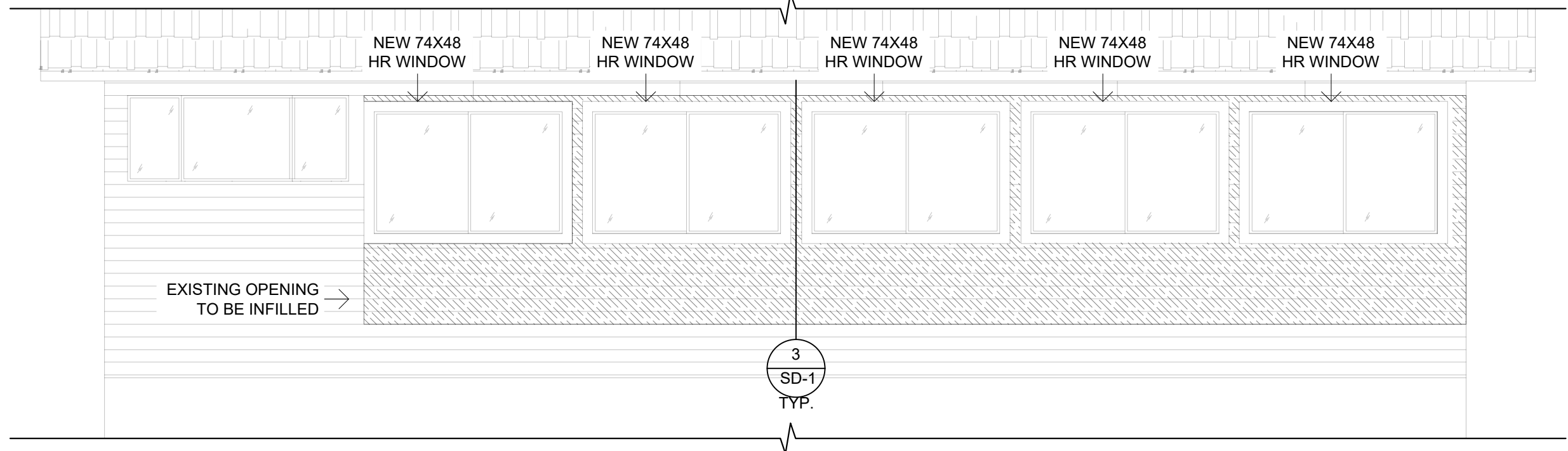
NOTE:

CONTRACTOR TO ADJUST WINDOW PLACEMENT FOR EVEN SPACING ACROSS THE SPAN.



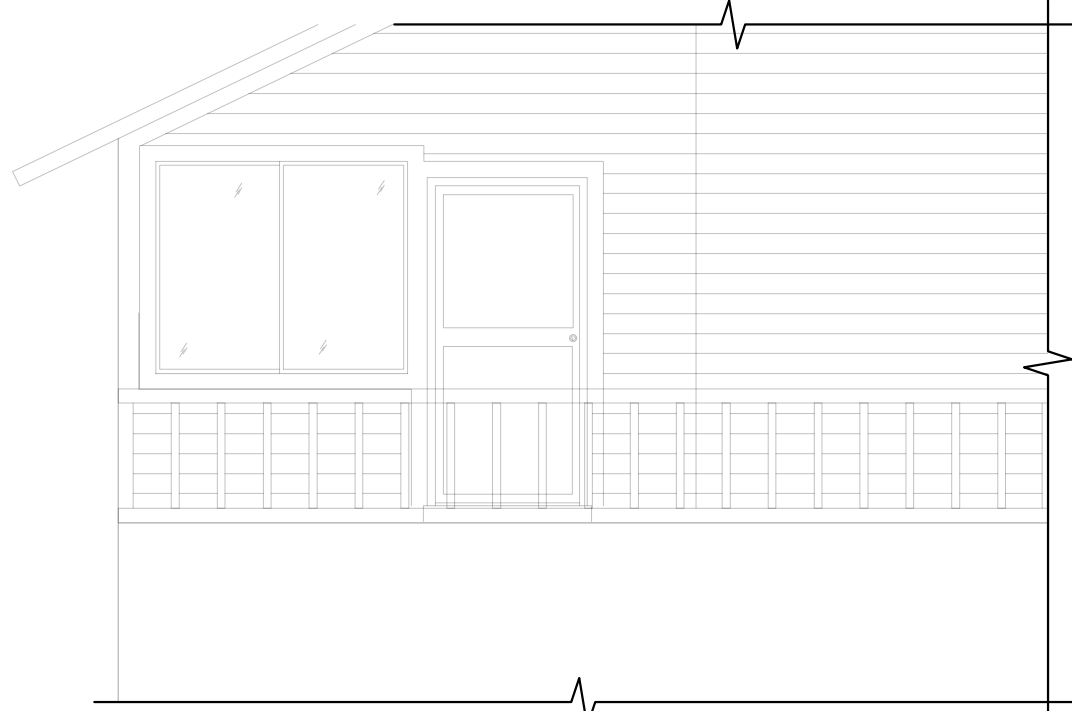
EX. FRONT ELEVATION

1/4" = 1' 0"



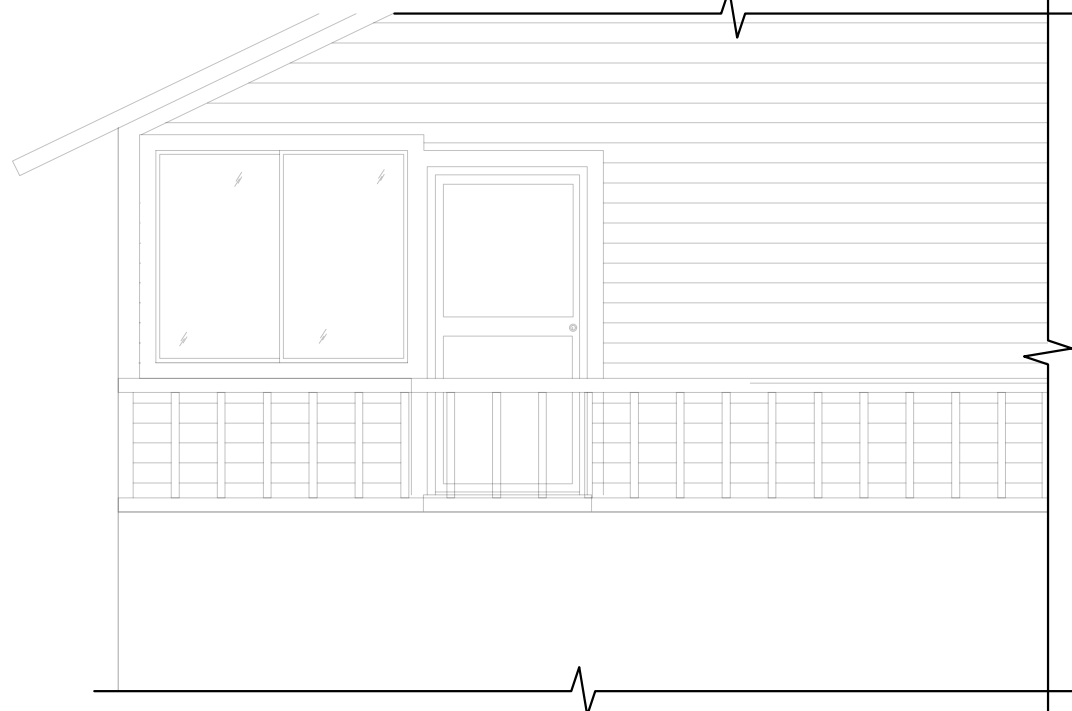
PROPOSED FRONT ELEVATION

1/4" = 1' 0"



EX. RIGHT ELEVATION

1/4" = 1' 0"



PROPOSED RIGHT ELEVATION

1/4" = 1' 0"



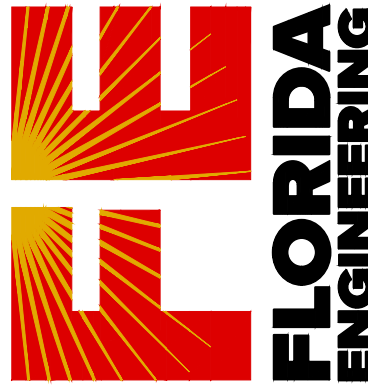
Jesse Kendall
2025.03
15:11:40-0500'

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Florida Engineering, LLC
1000 W. BAYVIEW BLVD., SUITE 100
PORT CHARLOTTE, FL 33902
PH: 941-391-5880
FAX: 941-391-9075



I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS, AND THE DETAILS THEREON, HAVE BEEN PREPARED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS DESIGN. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2025 FLORIDA BUILDING CODE, 6TH EDITION WITH ALL SUPPLEMENTS.

PROJECT NAME & ADDRESS:
DRAGT RESIDENCE
601 NORTON ST
LONGBOAT KEY, FL 34228

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DRAWN BY: RC

REVIEWED BY: ED/JK

PROJECT NO: 25 007 43

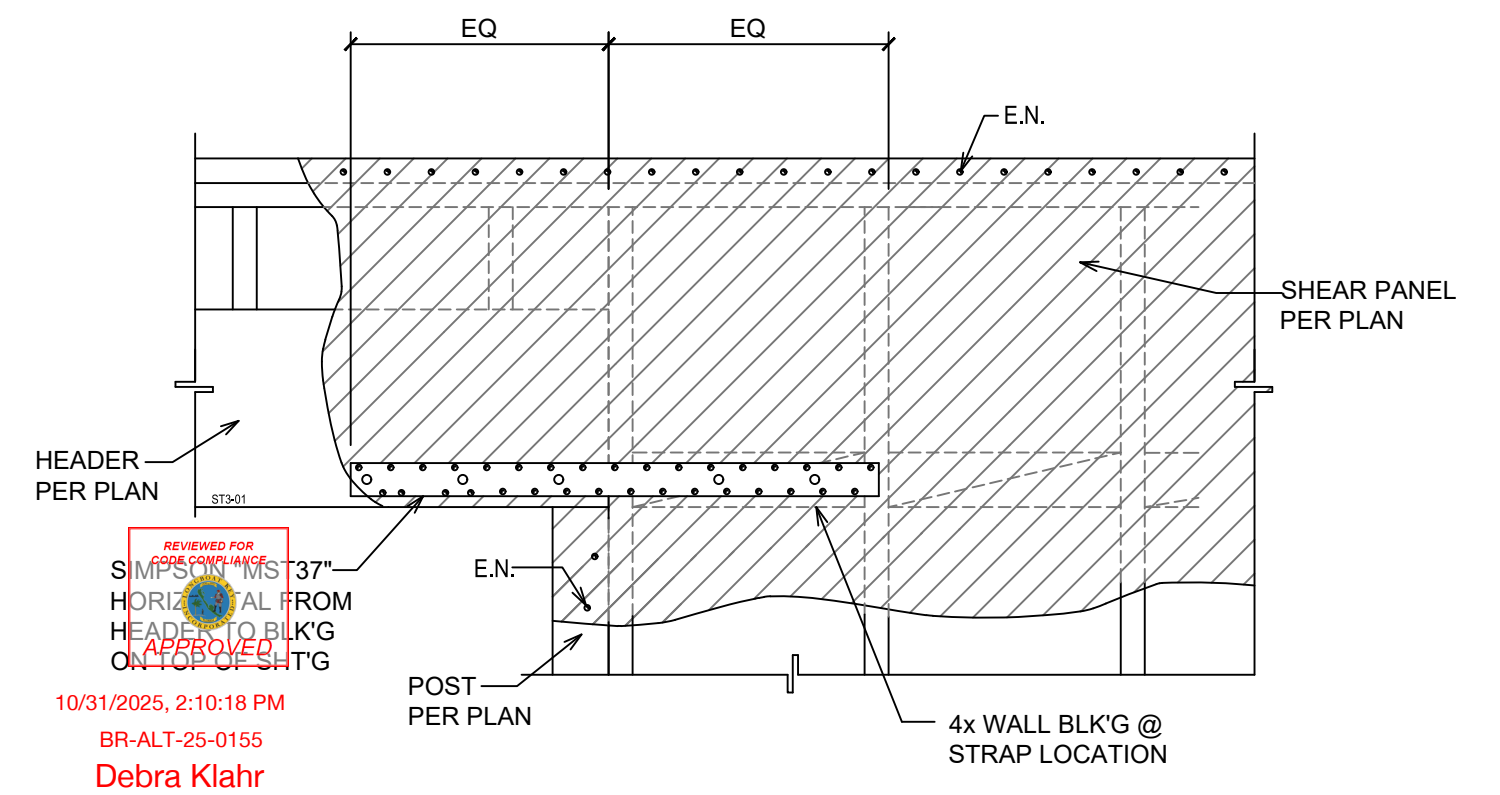
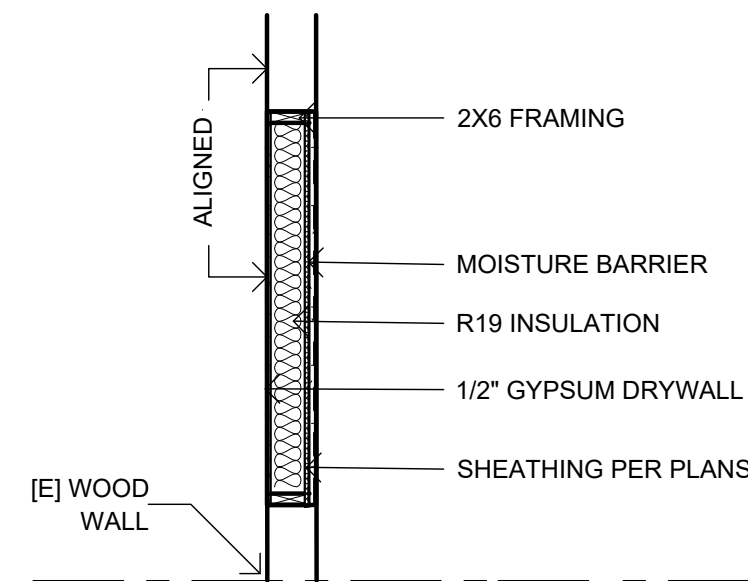
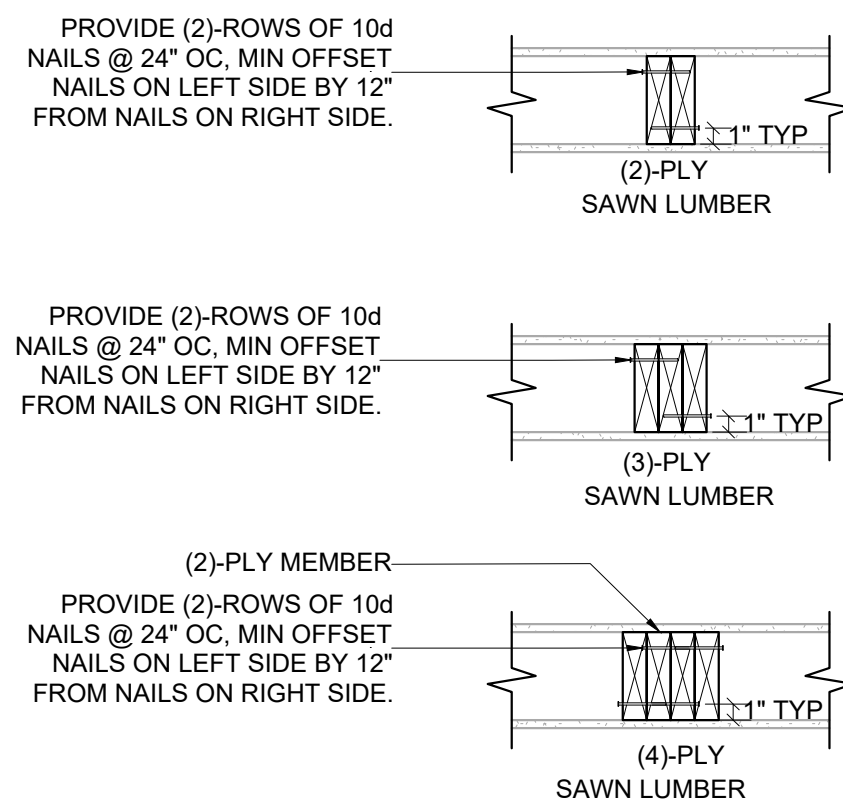
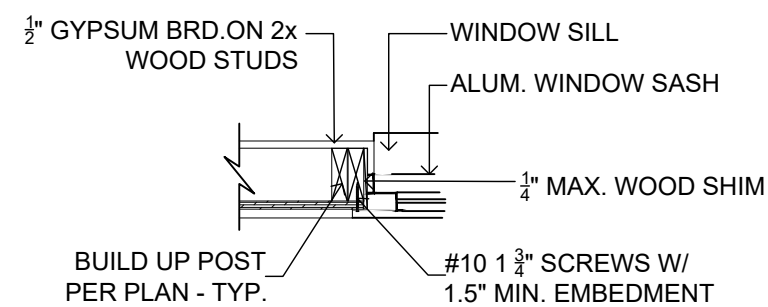
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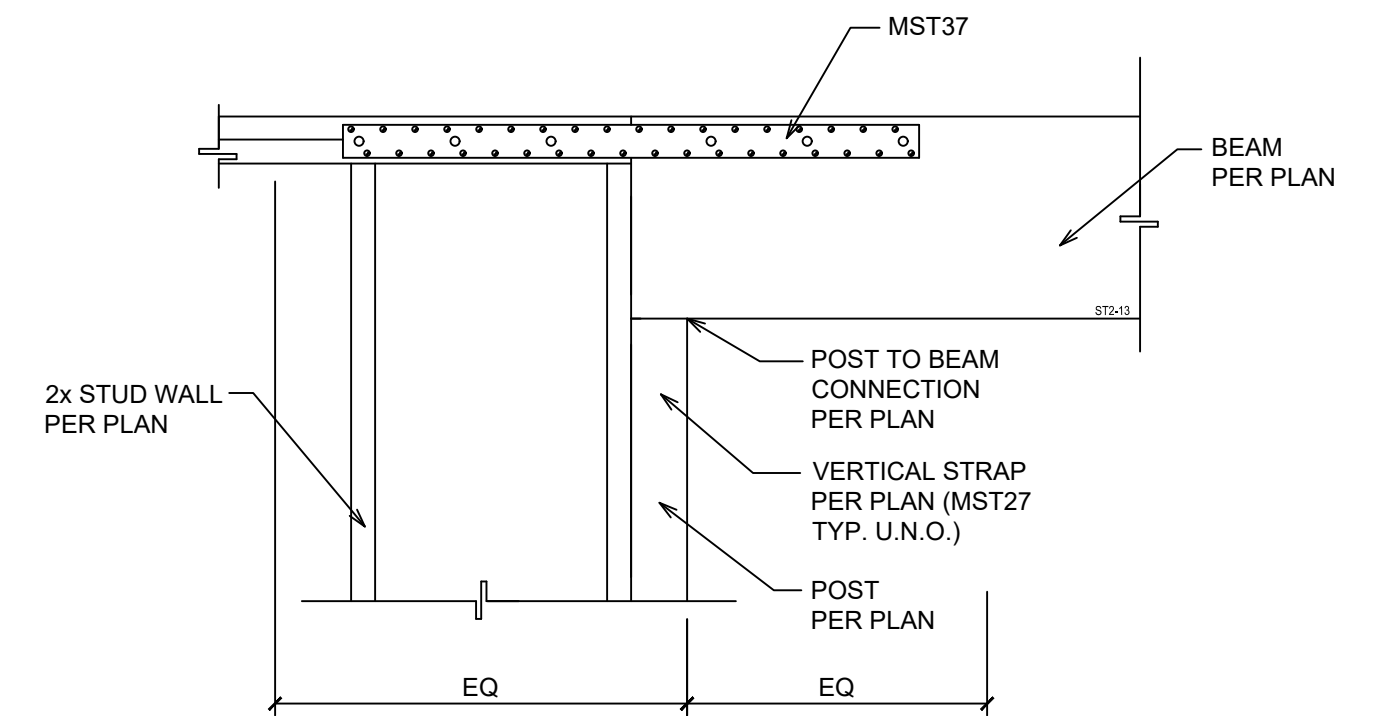
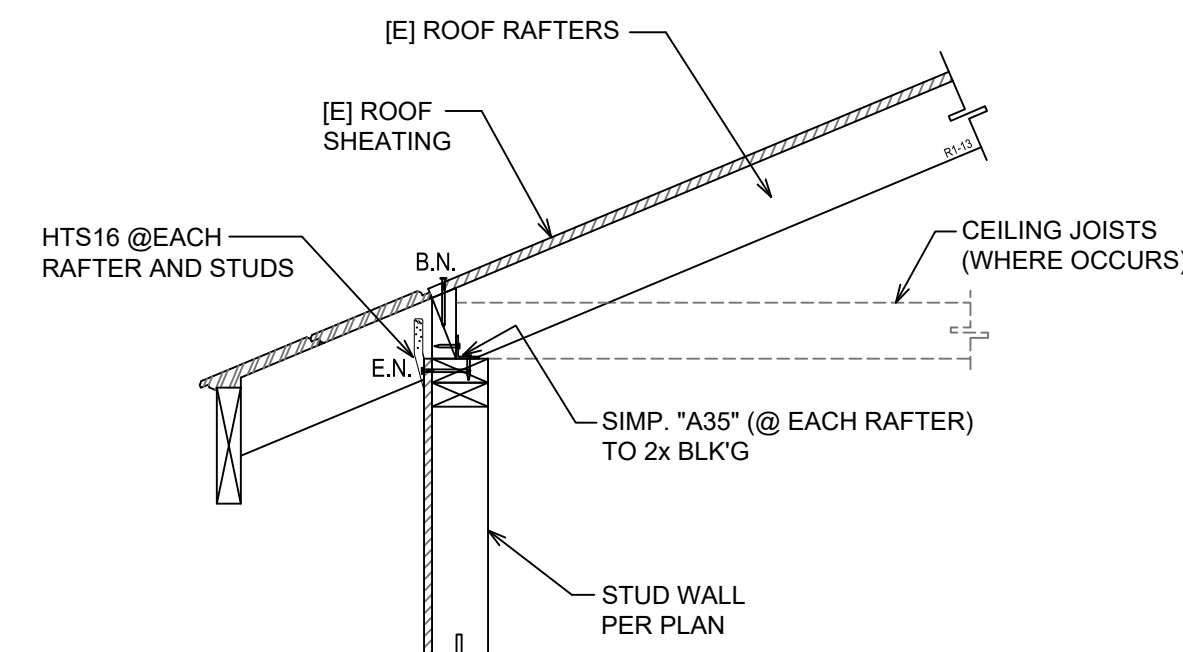
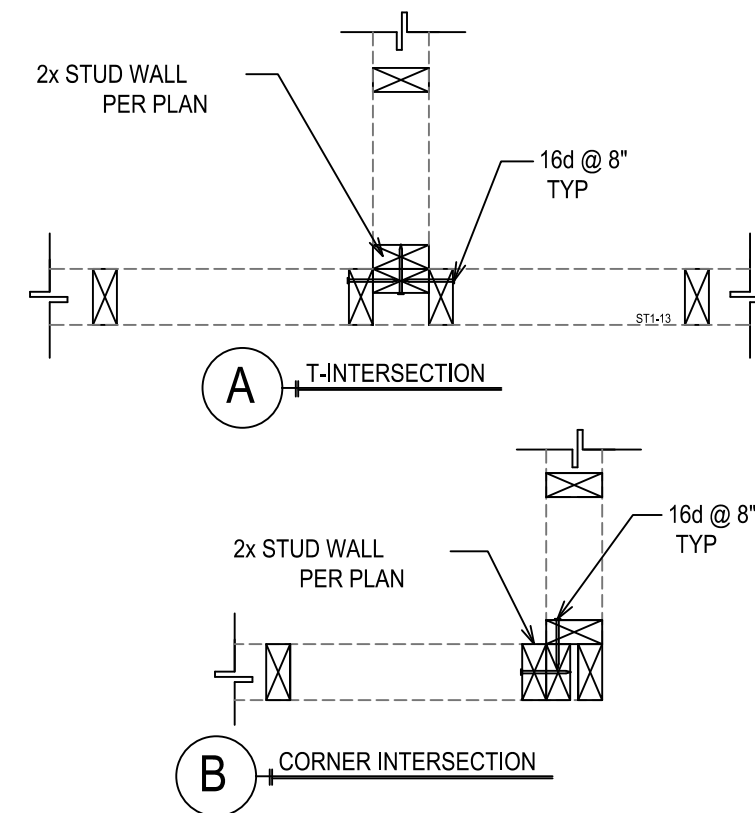
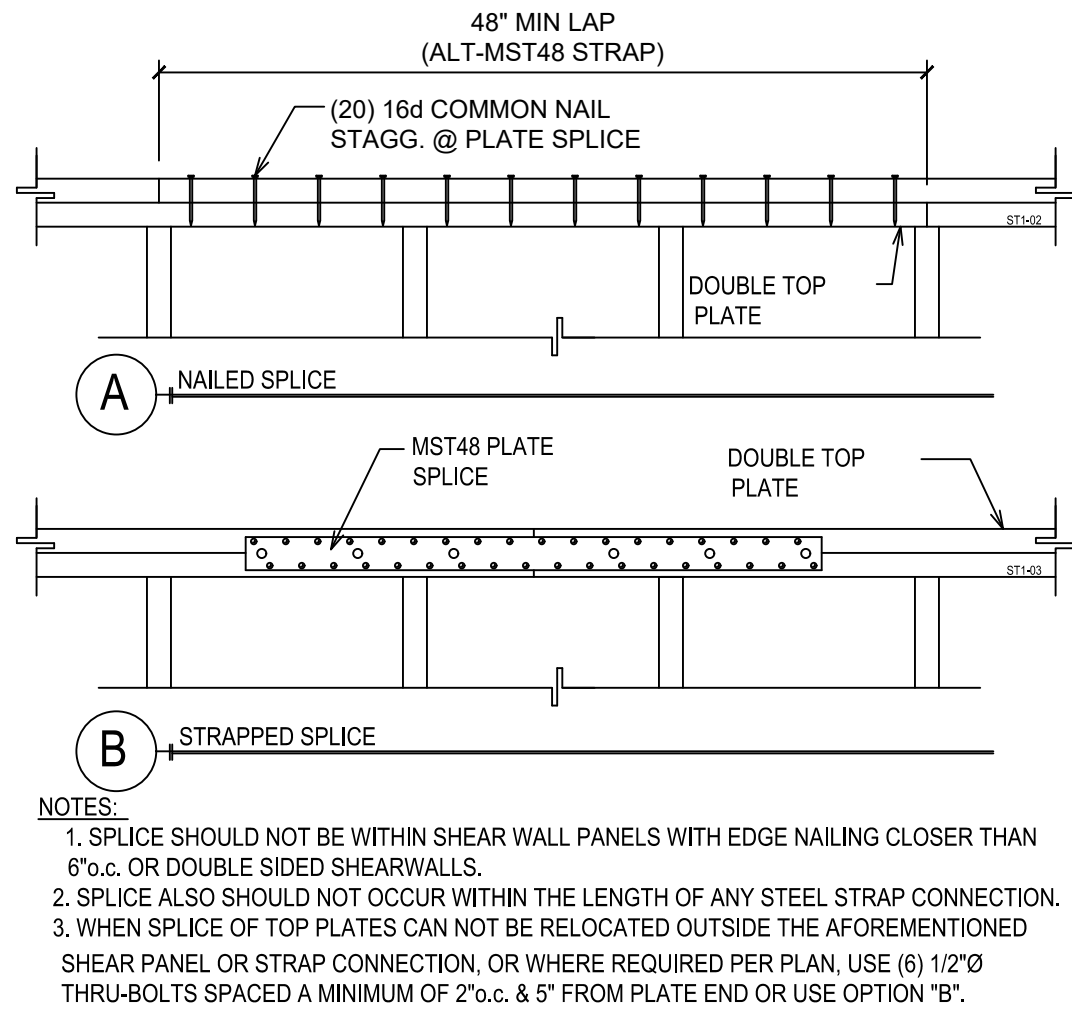
STRUCTURAL
PLANS &
ELEVATION

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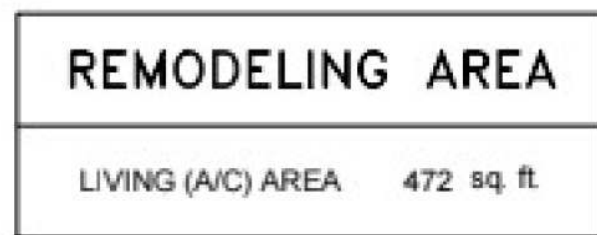
S-1



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HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF THESE RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS AND AS ACCOMPANIED BY DESIGN & SUPPORT DOCUMENTS, HAS BEEN PREPARED IN ACCORDANCE WITH THE BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2018 F.L. BUILDING CODE, 6TH EDITION WITH SUPPLEMENTS.



ST NAME
ESS: **DRAGT RESIDENCE**
601 NORTON ST
LONGBOAT KEY, FL 34228

No.	DESCRIPTION	DATE
①		
②		

DRAWN BY: RO

REVIEWED BY: ED/JK

PROJECT NO: 25 007 43

SCALE: AS INDICATED

SHEET TITLE:

STRUCTURAL PLAN

SHEET NUMBER:

SD-1

REVIEWED FOR
CODE COMPLIANCE



APPROVED

601 Norton St, Longboat Key, FL 34228

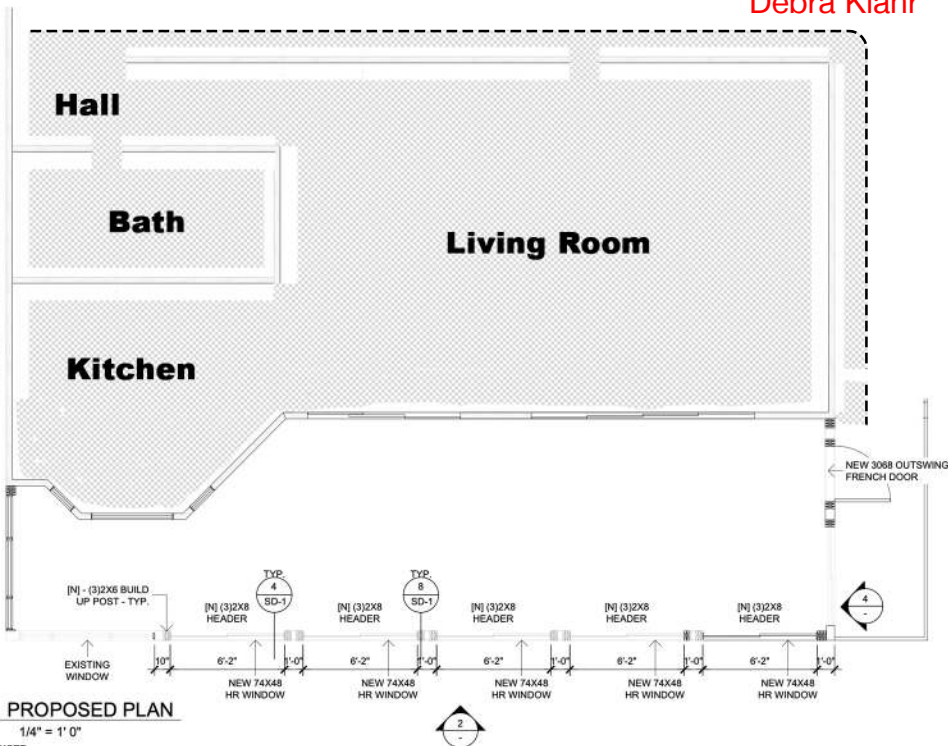
Adjacent Rooms to Alteration area

10/31/2025, 2:11:37 PM

BR-ALT-25-0155

Debra Klahr

10/13/2025



NIKOLAY'S DESIGN & DRAFTING SERVICES, LLC
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN 'ARCHITECTURAL WORK' UNDER SEC.
102 OF THE COPYRIGHT ACT OF 17 1790, AS AMENDED, DECEMBER
1990 AND KNOWN AS 'ARCHITECTURAL WORKS' COPYRIGHTED
PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS
NOT LIMITED TO OVERALL FORM AS WELL AS ARRANGEMENT AND
COMPOSITION OF SPACES AND ELEMENTS OF DESIGN. UNDER SUCH
PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR
ANY PART THEREOF, FOR ANY PURPOSE, INCLUDING REPRODUCTION,
CONSTRUCTION OR BUILDING BEING SEIZED AND / OR MONETARY
COMPENSATION TO NIKOLAY'S DESIGN & DRAFTING SERVICES, LLC.
THE CONCEPTUAL DESIGN AND LAYOUT FOR THIS STRUCTURE HAS
BEEN PROVIDED TO NIKOLAY'S DESIGN & DRAFTING SERVICES, LLC
BY THE OWNER OR CONTRACTOR AND ANY CLAIMS OR SUITS FOR
ANY OTHER INTELLECTUAL PROPERTY RIGHTS OR INFRINGEMENT OF
ANY OTHER LAW, SHALL BE THE TOTAL RESPONSIBILITY OF OWNER OR
CONTRACTOR.

NOTE:

CONTRACTORS AND/OR
OWNER TO FIELD VERIFY
ALL DIMENSIONS AND DETAILS
PRIOR TO CONSTRUCTION

REV	REV. DATE
-----	-----------

OWNER/CONTRACTOR/ BUILDER:
VERIFY WOOD FRAMING OPENING DIMENSIONS FOR WINDOWS AND DOOR
ACCORDING TO THEIR SPECIFICATIONS PRIOR TO CONSTRUCTION.

ELECTRICAL PLAN LEGEND

-  **110 VOLT OUTLET**
-  **WATERPROOF OUTLET**
-  **GROUND FAULT
INTERRUPTER OUTLET**
-  **SWITCH**
-  **INCAND. WALL FIX.**
-  **RECESSED LIGHT**
-  **CEILING FAN PREWIRE**
-  **INCAND. CEILING FIX.**
-  **T.V.**
-  **WIRE/CONDUIT**

Scope of work:

- CONVERT EXISTING LANAI TO LIVING ROOM
- REPLACE OUTSIDE WALLS WITH NEW 2x6 WALLS ACCORDING PROPOSED PLAN
 - VERIFY R32 CEILING INSULATION
 - ADD ADDITION ELECTRICAL APPLIANCES ACCORDING PROPOSED ELECTRICAL PLAN
 - INSTALL NEW WINDOWS AND DOOR ACCORDING PROPOSED FLOOR PLAN
 - FINISH: SIDING FINISH

PROPOSED ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

WINDOW & DOOR SCHEDULE

TYPE	DESCRIPTION	QTY.	APPLIED PRESSURE, P
A	74x48 HR WINDOW	5	
B	3068 OUTSWING FRENCH DOOR	1	

PGT WINDOWS OR EQUAL

X SEE "WINDOW & DOOR SCHEDULE" FOR TYPE, DESCRIPTION AND APPLIED PRESURES

REMODELING AREA

LIVING (A/C) AREA 472 sq. ft.

DRAWING INDEX

- 1 CONSTRUCTION PLANS:**
- EXISTING FLOOR PLAN
- PROPOSED FLOOR PLAN
- PROPOSED ELECTRICAL PLAN
- 2 ELEVATIONS:**
- EXISTING FRONT ELEVATION
- EXISTING LEFT ELEVATION
- EXISTING RIGHT ELEVATION
- PROPOSED FRONT ELEVATION
- PROPOSED LEFT ELEVATION
- PROPOSED RIGHT ELEVATION

WIND LOAD DESIGN DATA

BASIC WIND SPEED	160 MPH
WIND EXPOSURE FACTOR	D
TYPE OF BUILDING	ENCLOSED
RISK CATEGORY	II
INT. PRES. COEF.	0.18
BUILDING MEAN ROOF HEIGHT	N/A
ROOF PITCH	N/A

EXISTING STRUCTURE

PROPOSED LIVING AREA

PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

EXISTING STRUCTURE

EXISTING LANAI

EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"



NIKOLAY'S DESIGN &
DRAFTING SERVICES, LLC

Certificate of Authorization #L04000034970

164 Coral Rd.
Venice, FL 34293
(941) 539-2463
nd.ds68@gmail.com

BUILDER:

West Palm Builders, LLC

(503) 544-9811

Lanai Converting to Living Area

Bruce & Angle Dragt

601 Norton St
Longboat Key FL, 34228

DATE: 12-30-2024

JOB NAME:
B&A Dragt

DRAWN BY: NBP

SCALE: 3/16" = 1'

Page: 1 of 2
Construction Plans



**Town of Longboat Key
Planning, Zoning and Building Department**

501 Bay Isles Road
Longboat Key, Florida 34228
941-316-1966
941-316-1970 FAX

TRANSMITTAL FORM

DATE: 12/11/2025 PERMIT NUMBER: BR-ALT-25-0155

SITE ADDRESS: 601 NORTON St Longboat Key FL 34228

Please provide the following information:

CONTACT NAME: Vadim Latyshevich

COMPANY NAME: WEST PALM BUILDERS

PHONE #: 941-730-7410 CELL #: 941-730-7410

EMAIL ADDRESS: builders@westpalmbuilders.com



12/20/2025, 9:44:06 PM

B-CNG-25-0137

Debra Klahr

Select One:

RESPONSE TO COMMENTS _____

REVISIONS / RE-SUBMITTAL X

CORRECTION _____

OTHER _____

Check all that apply to your submission:

Submittal to be reviewed by:

Building/FEMA ☐ Electrical ☐ HVAC ☐ Plumbing ☐ Planning/Zoning ☒

Gas Venting ☐ Gas Piping ☐ Fire Marshal ☐ Landscape ☐

Utilities: (Drainage/Water/Sewer) ☐

Items included in this transmittal: _____

approval letter from engineers to use 1/2 inch sheathing, making this change has no
structural impact along with previously city approved plan

Additional comments: _____



Florida Engineering LLC
4161 Tamiami Trail, Suite 101, Port Charlotte, FL 33952
www.FLEng.com | Phone: (941) 391-5980

December 10, 2025

Permit # **BR-ALT-25-0155**
Job # 2500743 L

Re: Dragt Residence
601 Norton St
Longboat Key, FL 34228

To Whom It May Concern:

This letter is to confirm that **1/2-inch plywood** is acceptable in lieu of the **23/32-inch plywood** originally specified in the project plans. This substitution maintains the structural intent of the project, remains consistent with the approved plans and applicable codes, and is suitable for the intended use.

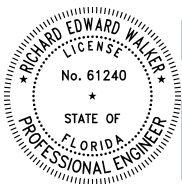


Debra Klahr

Should you have any questions or require further clarification, please do not hesitate to contact us.

Sincerely,

Richard E. Walker, PE
FL PE # 61240



Digitally signed
by Richard E
Walker
Date:
2025.12.11
10:14:52-05'00'

GENERAL REQUIREMENTS

1. ALL WORK SHALL COMPLY WITH THE 2023 FLORIDA BUILDING CODE, ALONG WITH THE LOCAL CODE AMENDMENTS AND MOST CURRENT EDITIONS OF THE IMC, IPC, AND IEC CODES.
2. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT PROJECT SITE BEFORE EXECUTING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND/OR THE AUTHORIZED AGENT OF THE OWNER OF ANY AND ALL DISCREPANCIES BEFORE PROCEEDING.
3. EACH CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY THE LEGAL AUTHORITIES BEFORE PROCEEDING WITH THEIR PROSPECTIVE INSTALLATION. HE/SHE SHALL ALSO ARRANGE & PAY FOR ALL INSPECTORS & EXAMINATIONS REQUIRED BY THOSE AUTHORITIES (UNLESS ARRANGEMENT WITH THE OWNER STATES OTHERWISE).
4. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY, AND STATE CODES, LOCAL REGULATIONS, AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS, REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.
5. THE STRUCTURAL PLANS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, GRADING, MECHANICAL, PLUMBING, AND ELECTRICAL PLANS.
6. THE ARCHITECT SHALL INTERPRET THE INTENT OF THE DOCUMENTS IN ANY CASE OF CONFLICT OR DISCREPANCY BETWEEN STRUCTURAL AND OTHER DISCIPLINES.
7. DETAILS NOTED AS "TYPICAL" OR "TYP" SHALL APPLY TO ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED IN THE DRAWINGS.
8. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.
9. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THEREFORE, THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO INSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.
10. CLADDING PRODUCTS ARE TO BE INSTALLED TO THE MANUFACTURES SPECIFICATIONS, AND TO COMPLY WITH THE BUILDING CODE, AND ASCET THE CONTRACTOR IS TO PROVIDE ANY INSTALLATION GUIDELINES OR PRODUCT TESTING REQUIRED BY THE BUILDING OFFICIAL IF REQUESTED.
11. ALL CONSTRUCTION WORK AND DESIGN IS SUBJECT TO THE REVIEW AND INTERPRETATION OF THE BUILDING OFFICIALS. CONTRACTOR ACKNOWLEDGES THAT ADDITIONAL ENGINEERING DETAILS, AND/OR REQUIREMENTS MAY BE REQUESTED/REQUIRED BY THE PERMITTING AUTHORITY HAVING JURISDICTION, AND SUCH REQUIREMENTS MAY ALTER THE ORIGINAL PROPOSED DESIGN. THESE ADJUSTMENTS COULD SUBJECT THE CONTRACTOR TO ADDITIONAL EXPENSES AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. HOMEOWNER ASSOCIATION, DEED RESTRICTIONS AND ZONING REQUIREMENTS, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NO VERIFICATION OR COMPLIANCE IS EXPRESSED OR IMPLIED BY THE ENGINEER.
13. THE STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE WHEN CONSTRUCTION IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCE OF SUCH TO PROVIDE SAFETY OF WORKERS, THE BUILDING, AND ALL COMPONENTS OF THE BUILDING. ALL TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.
14. NO ENVIRONMENTAL STUDIES HAVE BEEN PERFORMED BY THE ENGINEER, AND IF REQUIRED, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

LIVE LOADS

ROOF	0 TO 200 SF:	20 PSF
	200 TO 600 SF:	24 - 0.02AREA, BUT NOT LESS THAN 12 PSF
	OVER 600 SF:	12 PSF
ATTICS WITHOUT STORAGE		10 PSF
TYPICAL FLOOR		40 PSF
PARTITIONS		15 PSF
HABITABLE ATTICS & SLEEPING AREAS		30 PSF
STAIRS AND EXIT WAYS		100 PSF

APPLICABLE CODES

2023 FLORIDA BUILDING CODE - 8th EDITION
2023 FLORIDA BUILDING CODE - 8th EDITION, BUILDING
2023 FLORIDA BUILDING CODE - 8th EDITION, EXISTING BUILDING
2023 FLORIDA BUILDING CODE - 8th EDITION, MECHANICAL
2023 FLORIDA BUILDING CODE - 8th EDITION, PLUMBING
2023 FLORIDA BUILDING CODE - 8th EDITION, FUEL GAS
2023 FLORIDA BUILDING CODE - 8th EDITION, ACCESSIBILITY CODE
2023 FLORIDA BUILDING CODE - 8th EDITION, ENERGY CONSERVATION
2020 NATIONAL ELECTRICAL CODE
2021 FFPC 8th EDITION
2021 NFPA 101-LIFE SAFETY CODE

APPLICABLE STANDARDS

ASCE 7-22: MIN. DESIGN LOADS ON BUILDINGS AND OTHER STRUCTURES
ACI 318-19: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AISC STEEL CONSTRUCTION MANUAL (LATEST EDITION)
TMS 402/602-16: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES
AWC 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD W/ ALL SUPPLEMENTS
AWC 2018 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC W/ COMMENTARY
AWS D1.1 STRUCTURAL WELDING CODE FOR STEEL (2020)
ALUMINUM DESIGN MANUAL 2020

REMODELING AREA

LIVING (A/C) AREA472 sq. ft.

FRAMING NOTES

1. ALL FRAMING AND CARPENTRY SHALL BE DONE IN ACCORDANCE WITH THOSE APPLICABLE SECTIONS OF CHAPTER 23 OF THE LATEST ADOPTED EDITION OF THE BUILDING CODE AND DETAILS INDICATED ON THE DRAWINGS.
2. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE AND CONFORM TO THE LATEST EDITION OF AMERICAN SOFT LUMBER STANDARD, DOC PS 20-15 WITH THE FOLLOWING MINIMUM GRADES:
A. RAFTERS, JOIST, STUDS, PLATES: No. 2 & BETTER, U.N.O.
B. BEAMS: No. 1 & BETTER, U.N.O.
C. POSTS: No. 1 & BETTER, U.N.O.
D. OTHERS: STUD GRADE, U.N.O.
3. LUMBER GREATER THAN 6" SHALL HAVE A MOISTURE CONTENT LESS THAN 16%.
4. ALL FOUNDATION PLATES, SILLS, AND SLEEPERS ON CONCRETE OR MASONRY FOUNDATIONS, OR LOCATED NEARER THAN 6 INCHES TO EARTH, SHALL BE PRESSURE-TREATED. SILL PLATES SHALL BE 2x4 MINIMUM OR SAME WIDTH AS THE WALL ABOVE. U.N.O.
6. ALL FINISHED WOOD SHALL BE MINIMUM NO.1 GRADE AND FREE OF TOOL MARKS AND OTHER OBJECTIONABLE DEFECTS.
7. JOISTS AND RAFTERS SHALL HAVE A BEARING DISTANCE OF 1¹/₂" MINIMUM OR SHALL BE SEATED IN APPROVED HANGERS. INSTALL DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS UNLESS OTHERWISE NOTED.
8. BLOCKING: MAXIMUM SPACING AS INDICATED ON THE DRAWINGS OR 7'-0" WHICHEVER IS LESS. SOLID BLOCKING USING 2X MEMBERS WITH THE SAME DEPTH AS THE JOIST OR RAFTER, SHALL BE INSTALLED TO PERMIT TOE-NAILING OR END NAILING. SOLID BLKG SHALL BE TIGHTLY FITTED BETWEEN JOISTS OR RAFTERS. INSTALL 2X SOLID BLKG UNDER PARTITIONS PERPENDICULAR TO JOISTS.
9. FRAMING SURROUNDING METAL FIREPLACE VENTS SHALL BE CONTINUOUS 2x4 STUDS @ 12"o.c. SHEATHED WITH 1/2" PLYWOOD SHEATHING WITH 10d NAILS @ 6"o.c. @ EDGES AND 12"o.c. AT FIELD, AND WITH DRAFT STOPS AT 10"o.c. MAX.
10. FIRE STOPS ARE REQUIRED IN ACCORDANCE WITH CHAPTER 7 OF THE CODE AND PER ARCHITECT.
11. ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. ALL EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF PER CHAPTER 14 OF THE CODE.
12. BEAMS BUILT UP OF DOUBLE JOISTS SHALL BE SPIKED WITH 2 ROWS 16d NAILS12"o.c. STAGGERED. BEAMS BUILT UP WITH TRIPLE JOISTS SHALL BE BOLTED TOGETHER WITH 3/4"Ø BOLTS @ 18"o.c. STAGGERED TOP AND BOTTOM, AND 3" FROM TOP AND BOTTOM EDGES. BUILT UP BEAMS SHALL NOT BE SUBSTITUTED FOR SOLID BEAMS. USE THIS INFORMATION UNLESS NOTED OTHERWISE.
13. PLYWOOD STANDARD: AMERICAN PLYWOOD ASSOCIATION AND U.S. PRODUCT STANDARD PS 1-09 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD. TYPE AND GRADE AS INDICATED ON PLANS.
14. NAILS, BOLTS, AND SCREWS: NAILING SHALL BE AS INDICATED ON THE PLANS AND COMPLY TO CODES HAVING JURISDICTION. BOLTS SHALL HAVE STANDARD CUT WASHERS UNLESS OTHERWISE NOTED AND UNLESS USED WITH STEEL PLATES OR HOLES FOR BOLTS SHALL NOT BE MORE THAN 1/16" LARGER THAN BOLT DIAMETER. LAG SCREWS SHALL BE TURNED, NOT DRIVEN, INTO PRE-DRILLED HOLES (LEAD HOLES) 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
15. CUTTING OF JOISTS AND RAFTERS SHALL BE LIMITED TO NOTCHES AND BORED HOLES NOT DEEPER THAN 1/8 THE BEAM DEPTH OF MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
16. NOTCHES LOCATED AT THE ENDS OF A MEMBER SHALL NOT EXCEED 1/8 THE MEMBER DEPTH.
17. HOLES MAY BE BORED IN JOISTS BUT SHALL NOT BE WITHIN TWO INCHES OF THE EDGE OF THE JOIST, AND THE DIAMETER OF SUCH HOLES SHALL NOT EXCEED ¼ THE DEPTH OF THE MEMBER UNLESS SPECIFICALLY APPROVED BY THE ENGINEERS.
18. IN NO CASE SHALL THE EDGE OF A BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF A STUD.
19. STRUCTURAL MEMBERS SHALL NOT BE CUT OR DRILLED FOR PIPE, CONDUIT, ETC.
20. ALL FRAMING LUMBER TO BE FREE FROM SPLITS, CHECKS & SHAKES.
21. FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.

PLYWOOD NOTES

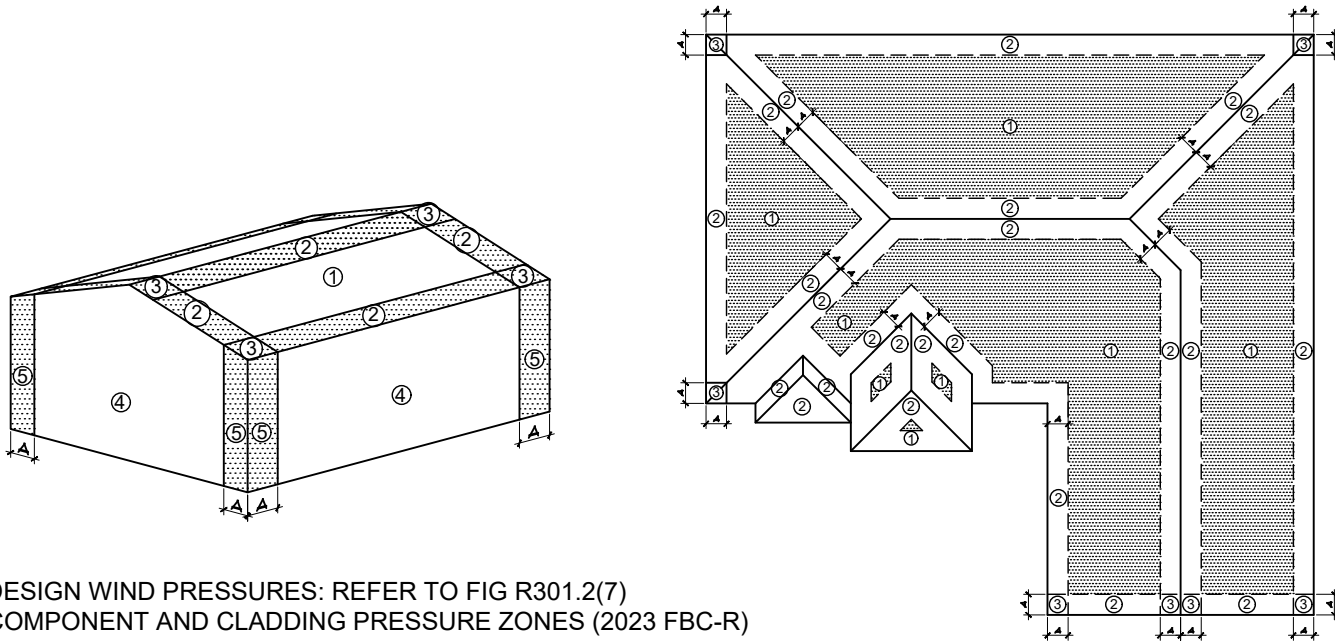
1. ALL PLYWOOD EXPOSED TO WEATHER SHALL BE EXTERIOR GRADE.
2. EACH PLYWOOD SHEET SHALL BEAR THE "APA" GRADE TRADEMARK.
3. ALL END JOINTS SHALL BE STAGGERED AND SHALL BUTT ALONG THE CENTER LINES OF FRAMING MEMBERS WITH 1/8" GAP BETWEEN PLYWOOD SHEETS.
4. THE FACE GRAIN OF THE PLYWOOD SHALL BE LAID AT RIGHT ANGLES TO THE JOISTS, TRUSSES, OR SUPPORTS.
5. NAILS SHALL BE PLACED 3/8" MINIMUM FROM THE EDGE OF THE SHEETS. THE MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS SHALL BE 1 1/2" FOR 8d AND 1 5/8" FOR 10d NAILS.
6. PLYWOOD SHEETS USED AS A HORIZONTAL DIAPHRAGM OR SHEAR WALL PANEL SHALL NOT BE CUT LESS THAN TWO FEET IN LENGTH OR WIDTH.

MATERIAL SPECIFICATIONS

1. CONCRETE: BEAMS, COLUMNS, LINTELS F'C = 3000 PSI
WALLS, SLAB-ON-GRADE F'C = 3000 PSI
2. REINFORCING STEEL: ASTM A615 - GRADE 60
3. WELDABLE STEEL: ASTM 706 - GRADE 60
STRUCTURAL STEEL: ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM A992 GRADE 50. STRUCTURAL TUBES SHALL COMPLY WITH ASTM A500, GRADE B. STRUCTURAL PIPES SHALL COMPLY WITH ASTM A500, GRADE B, 35KSI YIELD.
4. MACHINE BOLTS: ASTM A307
5. ANCHOR BOLTS: ASTM A307
6. TIMBER FASTENERS: SIMPSON STRONG-TIE (OR APPROVED EQUAL)
7. SAWN TIMBER: ALL LUMBER SHALL BE GRADE MARKED, NO.2 SOUTHERN PINE OR BETTER, EXCEPT AS NOTED IN THE FRAMING NOTES OR PLANS. ALL GLUE-LAMINATED MEMBERS SHALL BE FABRICATED IN ACCORDANCE WITH THE BUILDING DEPARTMENT STANDARDS. A CERTIFICATE OF INSPECTION IS TO BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO ERECTION. ALL GLUE-LAM BEAMS SHALL BE 24F-V8.
8. GLUE-LAMINATED BEAMS:
9. ENGINEERED LUMBER: PARALLAM PSL: PARALAM BY WEYERHAEUSER
FB = 2900PSI, FV = 290PSI, E = 22000000PSI (ESR# 1387)
10. MICROROLLAM LVL: MICROLAM BY WEYERHAEUSER (ESR# 1387)
FB = 2600PSI, FV = 285PSI, E = 2000000PSI
11. I-JOISTS: TJI-PRO SERIES BY WEYERHAEUSER (ESR# 1153)
ICBO# PFC-5342
12. HARDY FRAME: HILTI KWIK-BOLT II (ICBO# 4627), ITW RAMSET/ REDHEAD TRUBOLT (ICBO# 1372), SIMPSON WEDGE-ALL (ICBO# ER-5256), OR APPROVED EQUAL.
13. WEDGE ANCHORS: SIMPSON STRONG-TIE (OR APPROVED EQUAL) (L.A.R.#26469) (ESR# 2138)
HILTI HY-150 BY HILTI CORP. (ICBO# 5193), CIA-GEL BY COVERT OPERATIONS (ICBO# 4646), ET22 EPOXY BY SIMPSON STRONG-TIE (ICBO# ER-5279), OR APPROVED EQUAL. (SPECIAL INSPECTION REQUIRED).
16. T&G DECKING: FB = 600 PSI (MIN.)
E = 1150 KSI (MIN.)
17. CONCRETE BLOCK: ASTM C90 GRADE N-1 (NORMAL WEIGHT) NO SPECIAL INSPECTION REQUIRED (F'M = 2000PSI)
GROUT: F'C = 3000PSI
MORTAR: F'C = 3000PSI

WIND DESIGN DATA

ULTIMATE DESIGN WIND SPEED	149 MPH
NOMINAL DESIGN WIND SPEED	116 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	D
ENCLOSURE CLASSIF.	ENCLOSED BUILDING
INTERNAL PRESSURE COEF.	+/-0.18
DIRECTIONALITY (K _d)	0.85



WALL SURFACE PRESSURES				
Area	10 sf	100 sf	200 sf	500 sf
NEGATIVE ZONE 4	-67.3	-58.0	-55.2	-51.5
NEGATIVE ZONE 5	-83.1	-64.5	-58.9	-51.5
POSITIVE ZONE 4 & 5 at h	62.0	52.7	50.0	46.3

NOTES:
1) TABLE PRESSURES ARE FOR THE SQUARE FOOT (SF) TRIBUTARY AREA SHOWN. FOR OTHER TRIBUTARY AREAS, LINEARLY INTERPOLATE BETWEEN VALUES SHOWN ABOVE.
2) POSITIVE PRESSURES ACT TOWARD THE BUILDING. NEGATIVE PRESSURES ACT AWAY FROM THE BUILDING.
3) SEE DIAGRAMS FOR LOCATION OF ZONES.
4) PRESSURES SHOWN ARE ULTIMATE PRESSURES, MULTIPLY BY 0.6 FOR NOMINAL PRESSURES

a = 4.6 ft



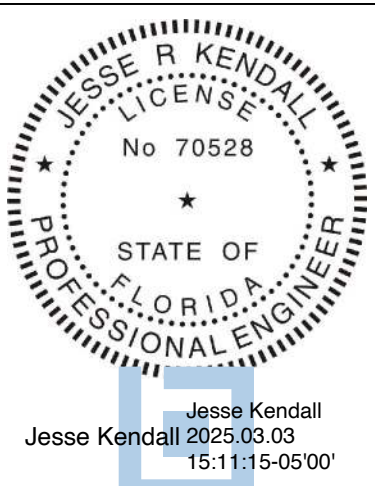
10/31/2025, 2:10:18 PM
BR-ALT-25-0155
Debra Klahr

REVIEWED FOR
CODE COMPLIANCE



PLAN
CHANGE
APPROVED

12/20/2025, 9:44:06 PM
B-CNG-25-0137
Debra Klahr



This item has been digitally signed and sealed by Jesse Kendall on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THE DESIGN AND DETAILS ON THIS PLAN ARE THE PROPERTY OF FLORIDA ENGINEERING, LLC. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FLORIDA ENGINEERING, LLC.

Florida Engineering, LLC
10000 W. BOULEVARD
SUITE 100
PORT CHARLOTTE, FL 33692
PH: 941-391-5880
FAX: 941-391-9405



I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS, INCLUDING ALL NOTES AND DETAILS, IS IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS DESIGN. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, 6TH EDITION WITH ALL SUPPLEMENTS.

PROJECT NAME & ADDRESS:
DRAFT RESIDENCE
601 NORTON ST
LONGBOAT KEY, FL 34228

No.	DESCRIPTION	DATE
1		
2		

DRAWN BY: RC

REVIEWED BY: ED/JK

PROJECT NO: 25 007 43

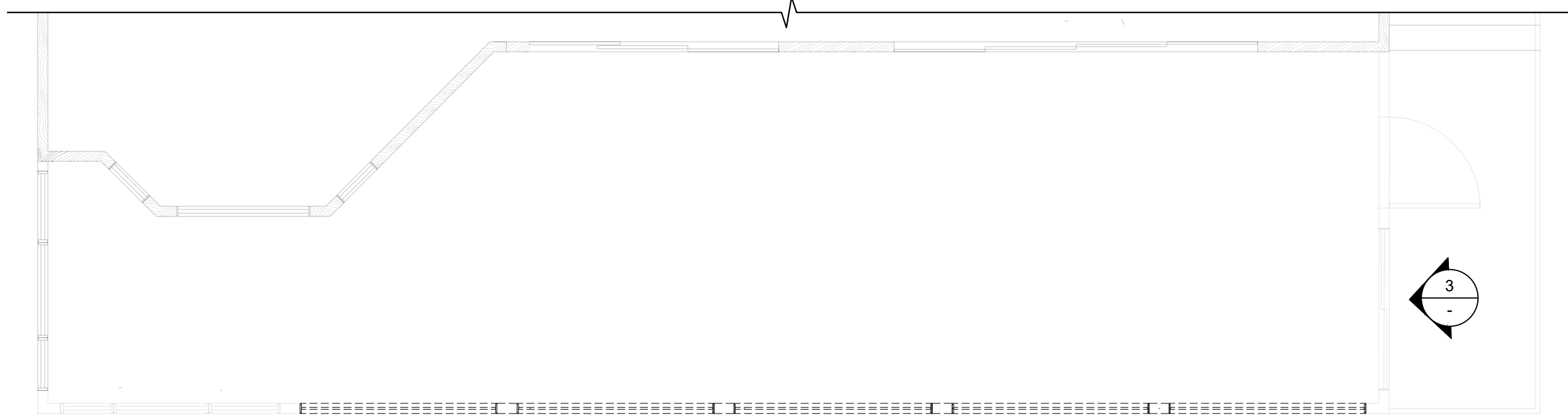
SCALE: AS INDICATED

SHEET TITLE:
**STRUCTURAL
NOTES**

SHEET NUMBER:
SN

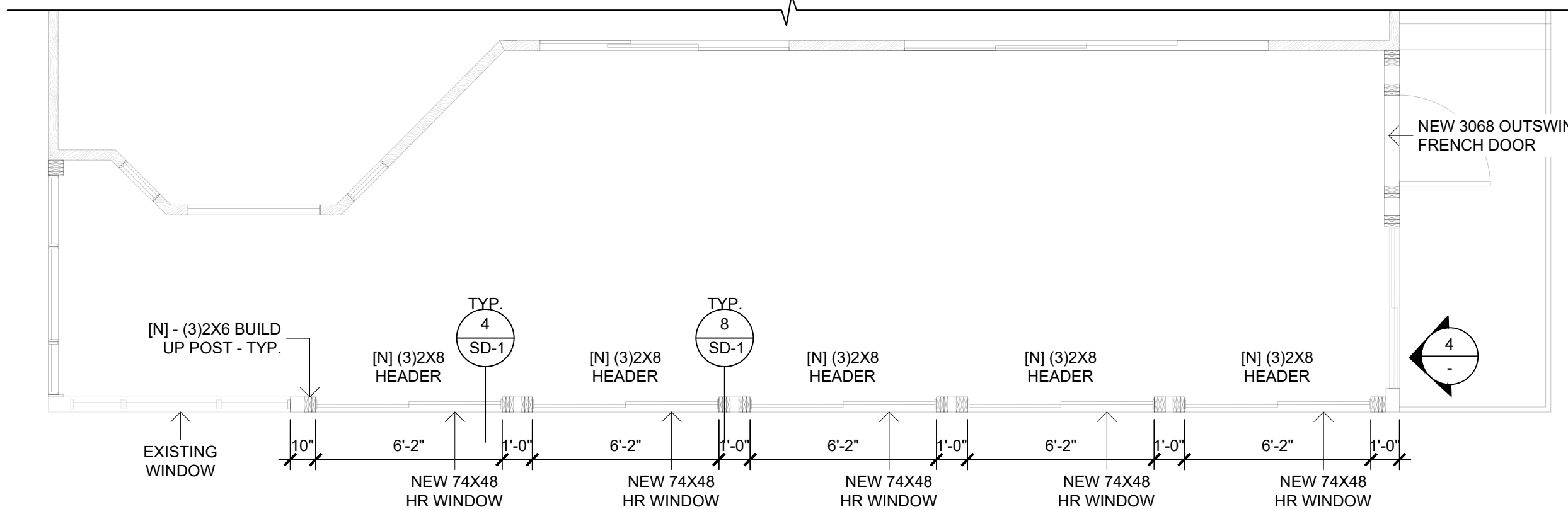
REMODELING AREA

LIVING (A/C) AREA 472 sq. ft.



EXISTING PLAN

1/4" = 1' 0"

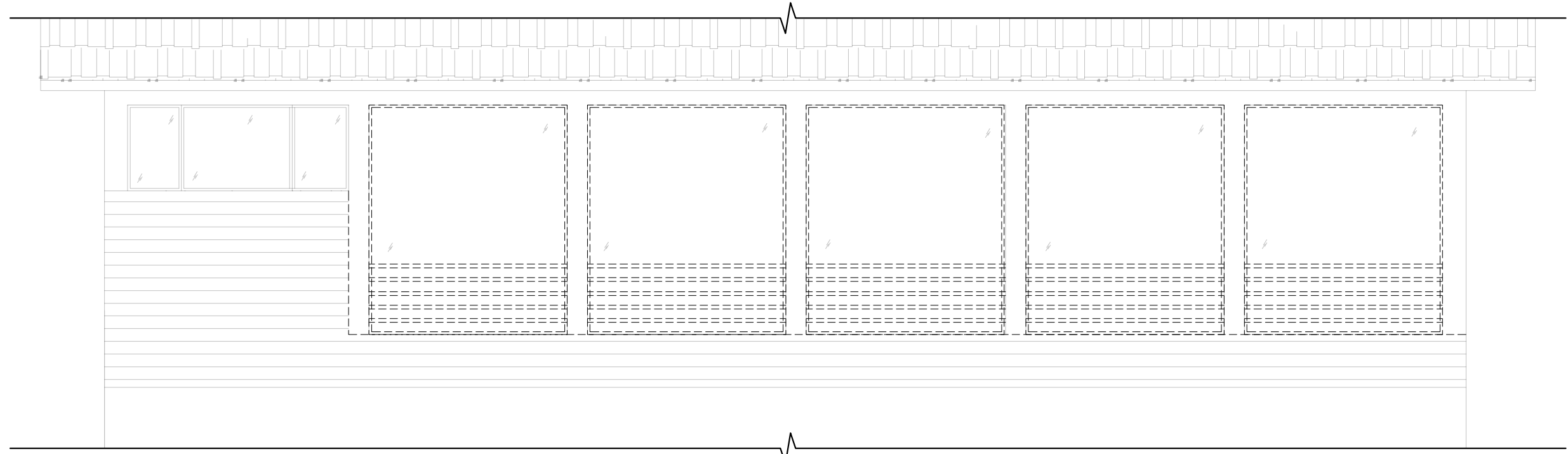


PROPOSED PLAN

1/4" = 1' 0"

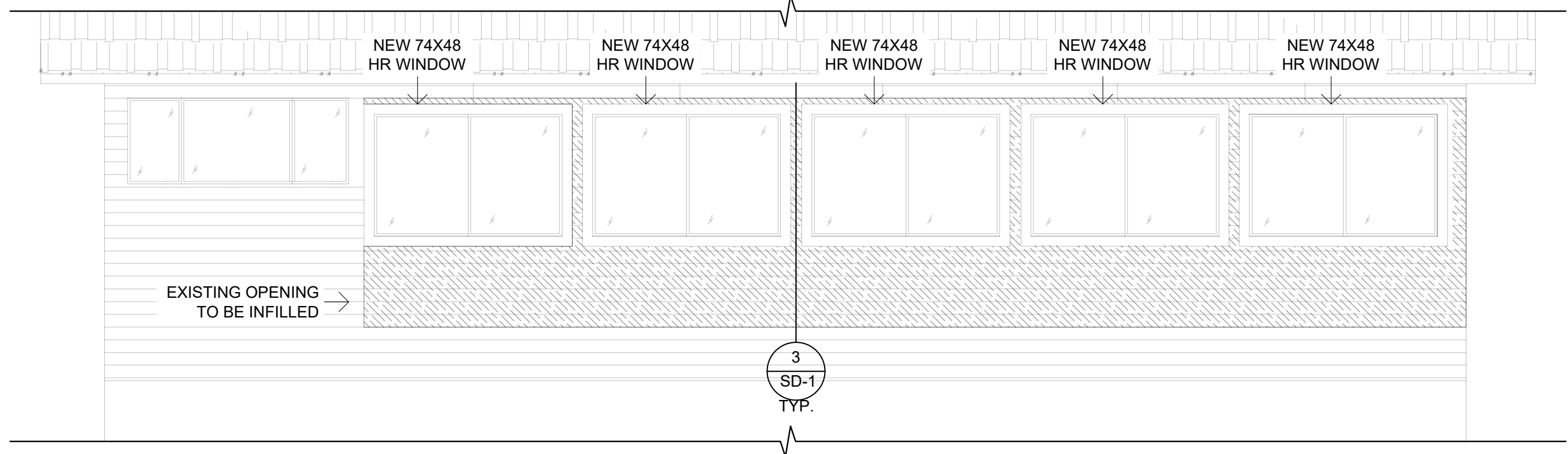
NOTE:

GC MUST VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK. PLEASE INFORM THE ENGINEER OF RECORD (EOR) OF ANY DISCREPANCIES FOUND IN THE FIELD.



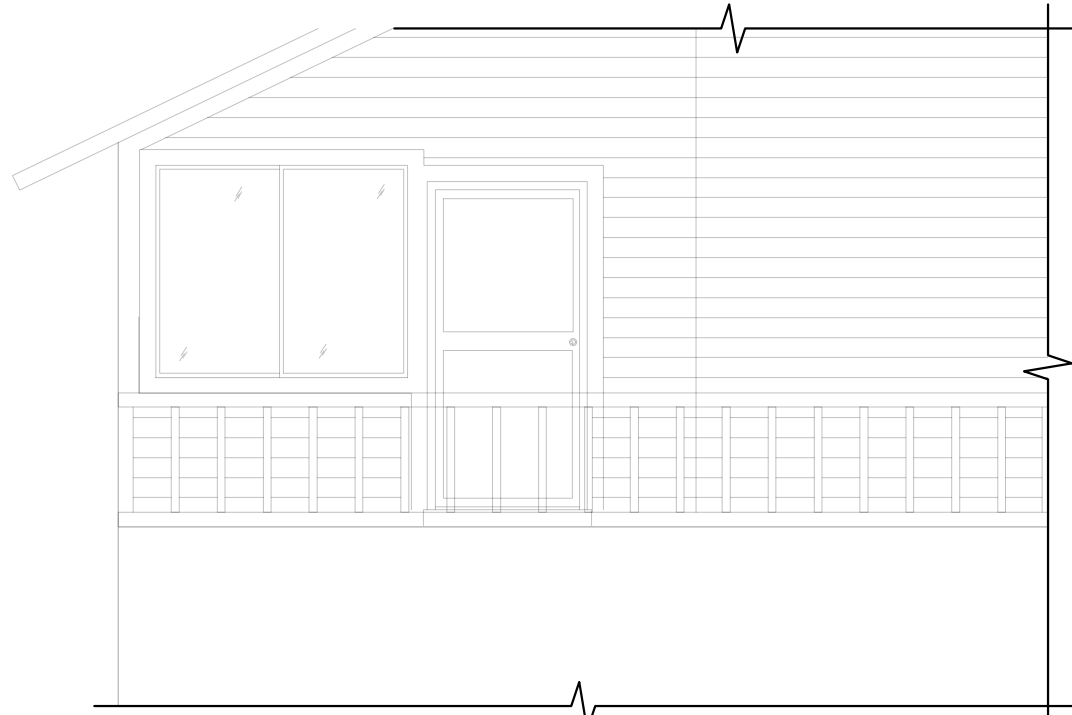
EX. FRONT ELEVATION

1/4" = 1' 0"



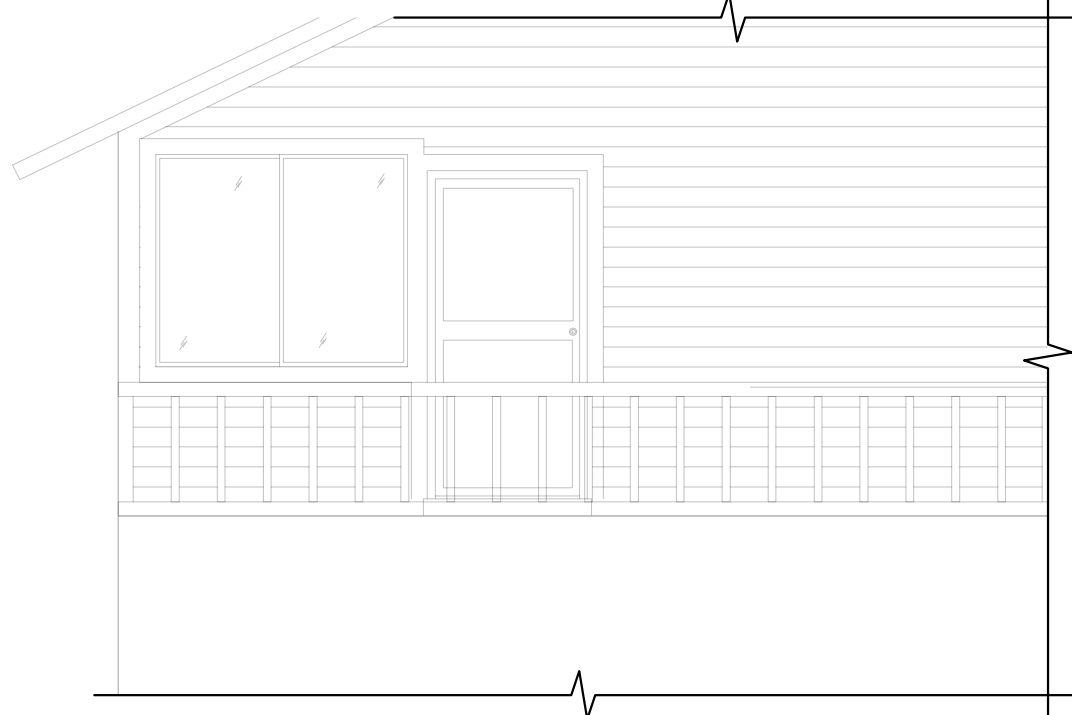
PROPOSED FRONT ELEVATION

1/4" = 1' 0"



EX. RIGHT ELEVATION

1/4" = 1' 0"



PROPOSED RIGHT ELEVATION

1/4" = 1' 0"

WALL FRAMING NOTES

- WALL SHEATHING SHALL BE 23/32" PLYWOOD, APA RATED 48/24 (EXP. 1), w/ 10d COMMON NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" ON CENTER IN THE PANEL FIELD. BLOCK ALL EDGES w/ FLAT 2x4 AND 10d COMMON NAILS @ 6 O.C.

WALL LEGEND



[N] 2X6 WOOD STUD WALL @16" O.C.
W/ 2X6 BLOCKING @48" HEIGHT



[E] WOOD WALL, WINDOW OR DOOR
TO BE DEMOLISHED/ REMOVED

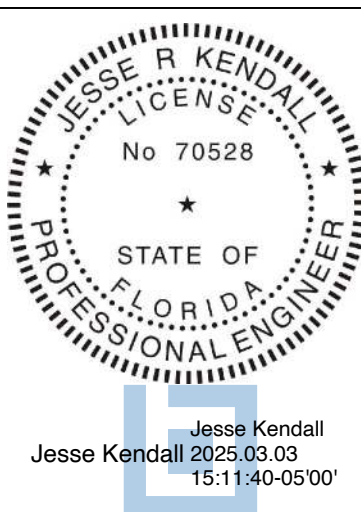
NOTE:
CONTRACTOR TO ADJUST WINDOW PLACEMENT FOR EVEN SPACING

REVIEWED FOR
CODE COMPLIANCE



PLAN
CHANGE
APPROVED

12/20/2025, 9:44:06 PM
B-CNG-25-0137
Debra Klahr



Jesse Kendall
2025/12/20 15:11:40-05'00'

This item has been digitally signed and sealed by Jesse Kendall on the date adjacent to the seal.

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THE DESIGN AND DETAILS ON THIS PLAN ARE THE PROPERTY OF FLORIDA ENGINEERING, LLC AND SHALL NOT BE USED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF FLORIDA ENGINEERING, LLC.

Florida Engineering, LLC
1000 W. US HIGHWAY 1
PORT CHARLOTTE, FL 33902
PH: 941-391-5880
FAX: 941-391-9075



I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS AND DETAILS CONFORMS TO THE LATEST EDITION OF THE FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS DESIGN. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2025 FLORIDA BUILDING CODE, 6TH EDITION WITH ALL SUPPLEMENTS.

PROJECT NAME & ADDRESS:
DRAGT RESIDENCE
601 NORTON ST
LONGBOAT KEY, FL 34228

No.	DESCRIPTION	DATE
1		
2		
3		

DRAWN BY: RC

REVIEWED BY: ED/JK

PROJECT NO: 25 007 43

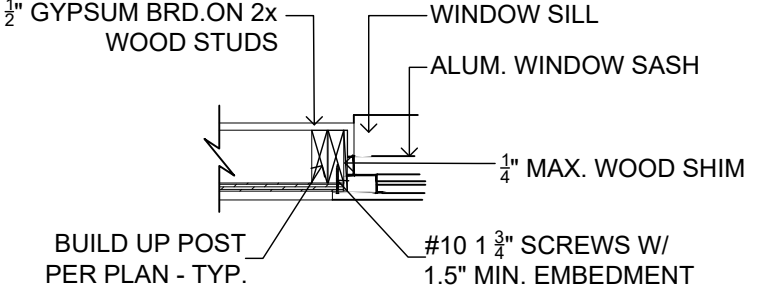
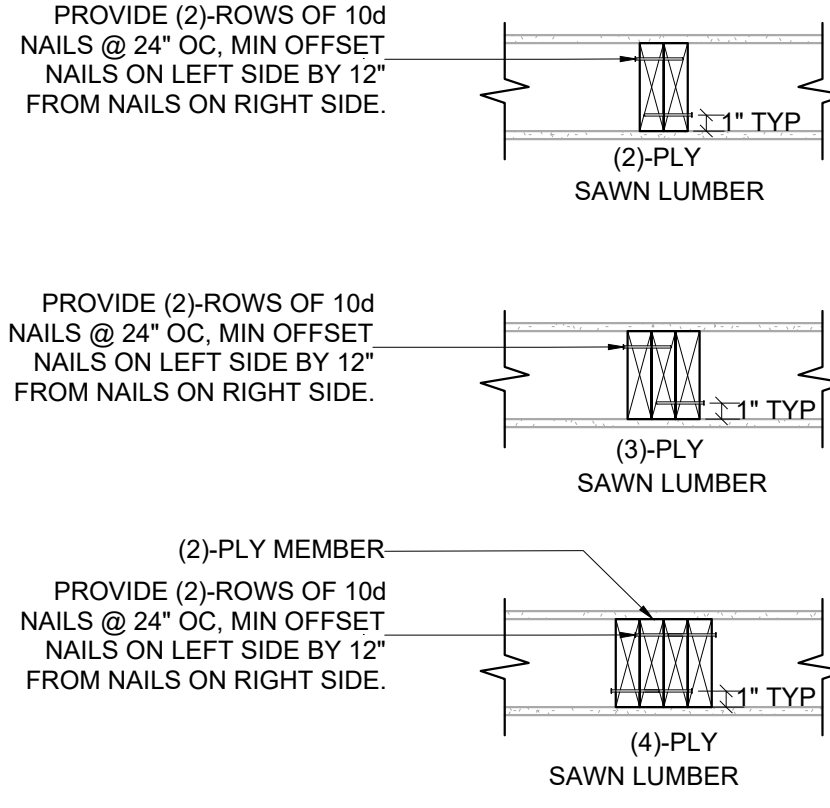
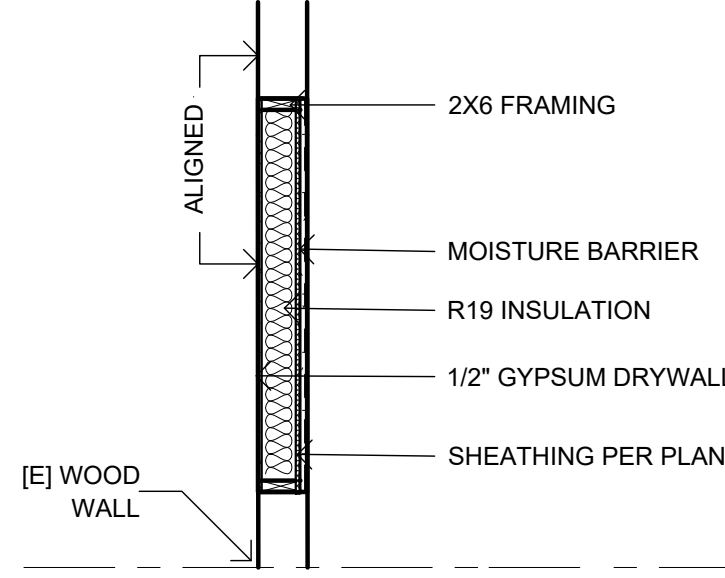
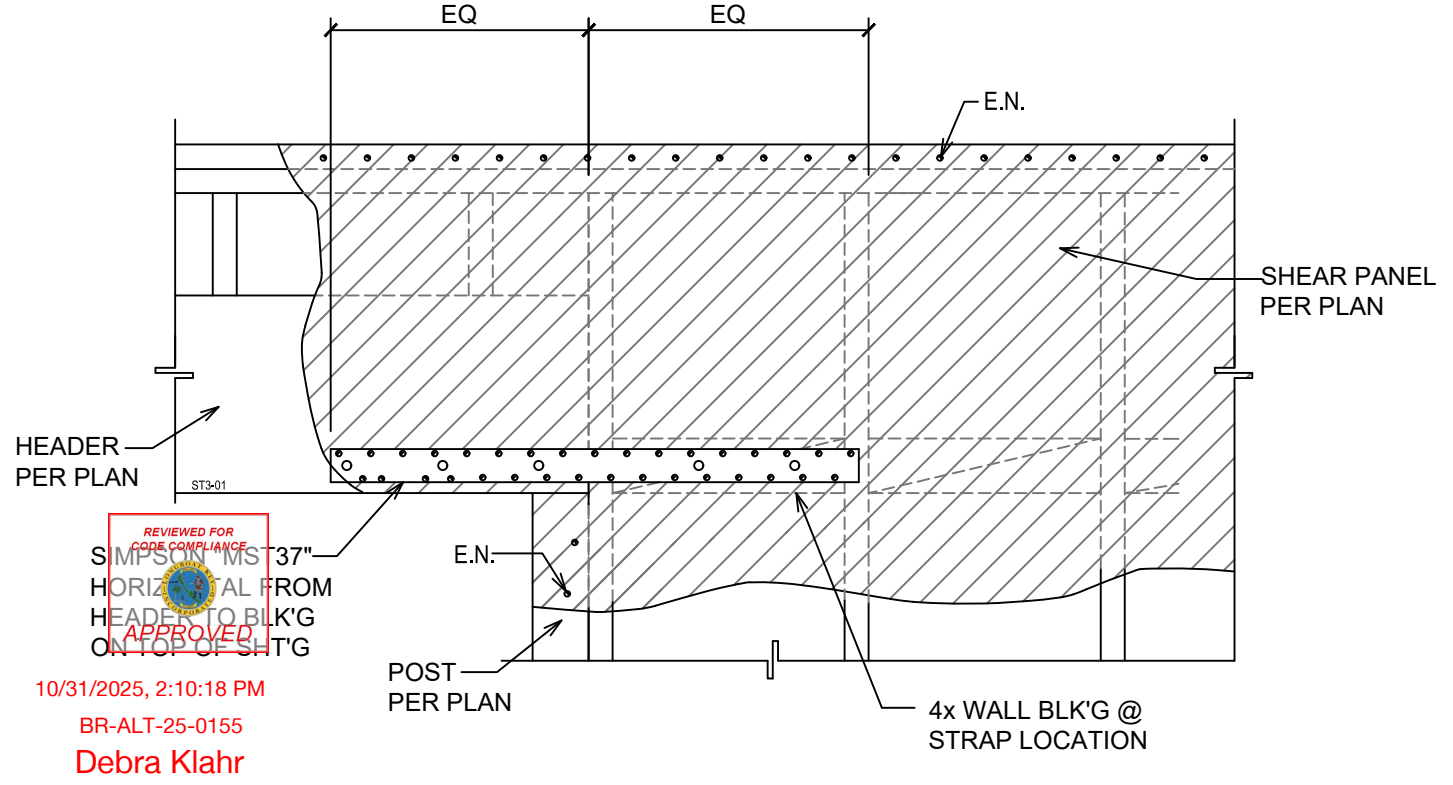
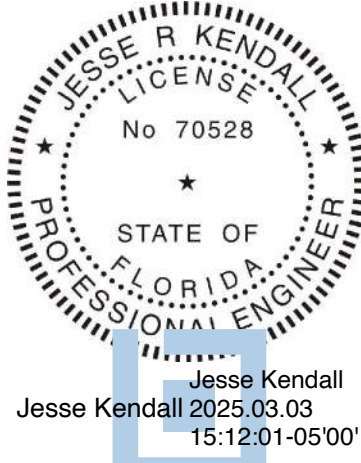
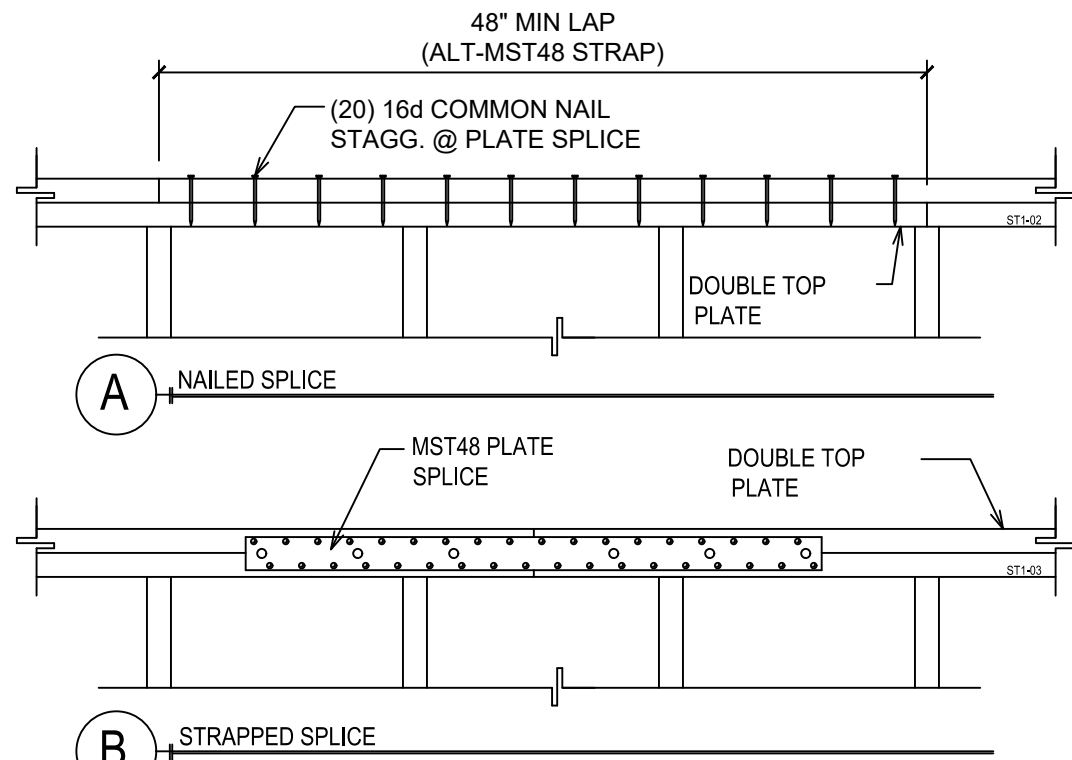
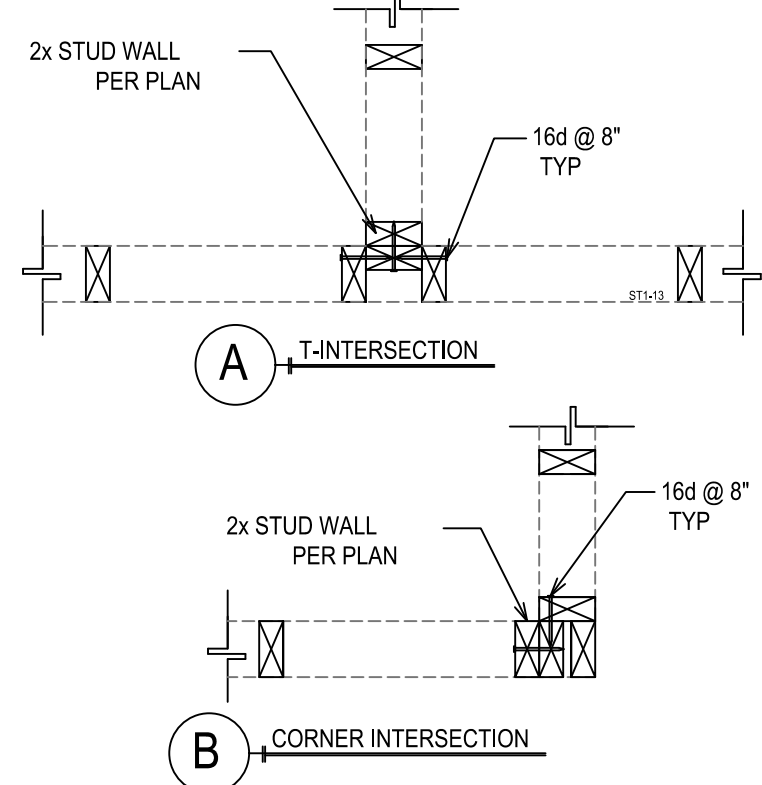
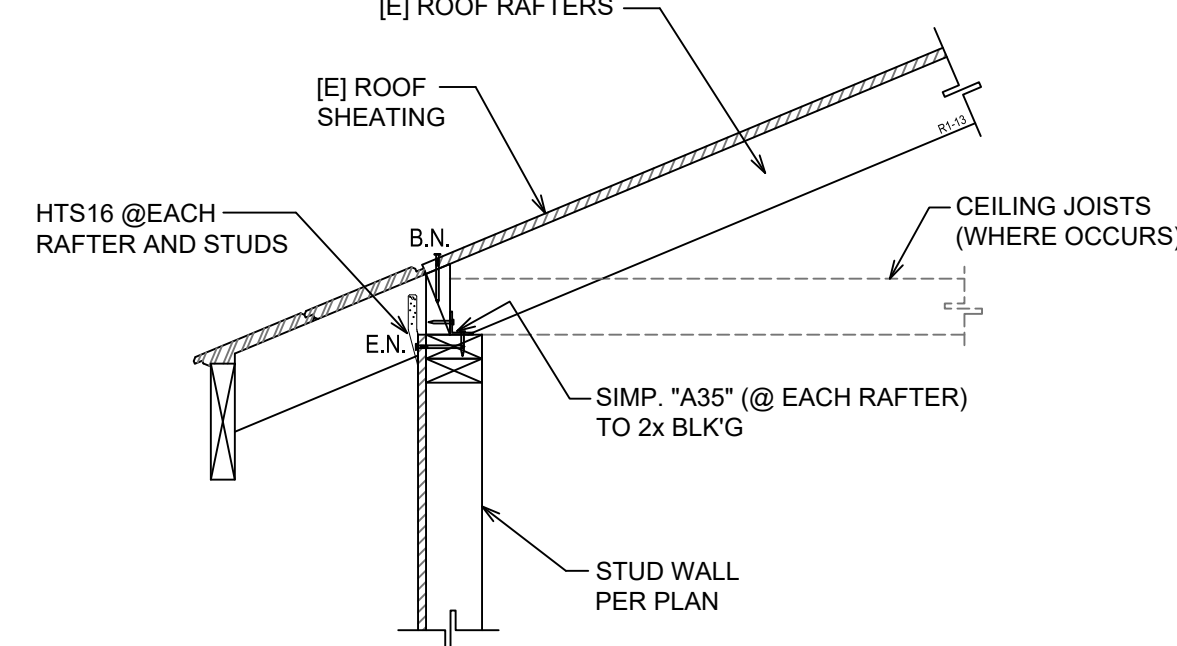
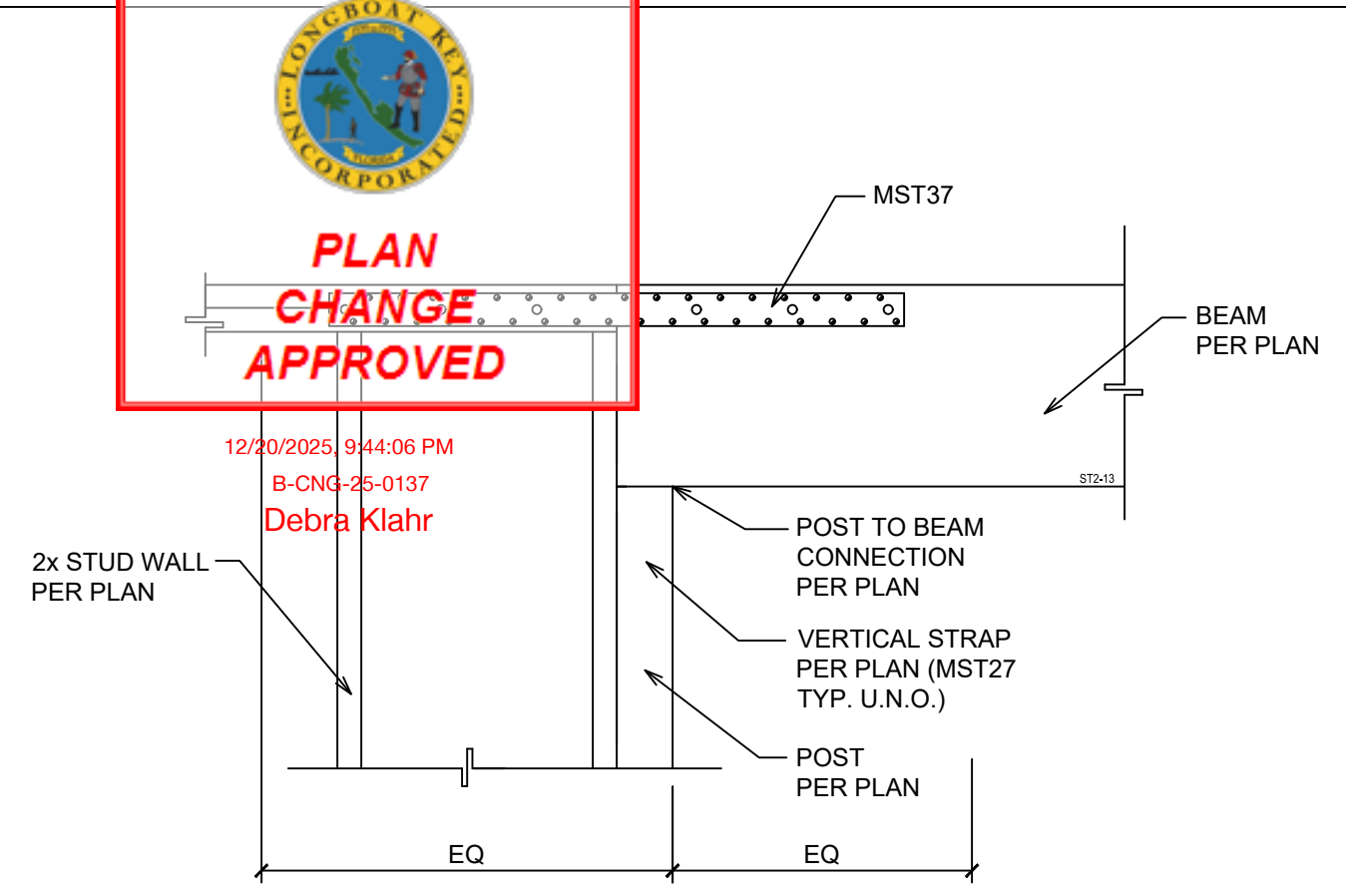
SCALE: AS INDICATED

SHEET TITLE:

STRUCTURAL
PLANS &
ELEVATION

SHEET NUMBER:

S-1

				 Jesse Kendall 2025.03.03 15:12:01-05'00' This item has been digitally signed and sealed by Jesse Kendall on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
WINDOW JAMB TO WOOD FRAME, HEAD SIMILAR 01  NOTES: 1. SPLICE SHOULD NOT BE WITHIN SHEAR WALL PANELS WITH EDGE NAILING CLOSER THAN 6" O.C. OR DOUBLE SIDED SHEARWALLS. 2. SPLICE ALSO SHOULD NOT OCCUR WITHIN THE LENGTH OF ANY STEEL STRAP CONNECTION. 3. WHEN SPLICE OF TOP PLATES CAN NOT BE RELOCATED OUTSIDE THE AFOREMENTIONED SHEAR PANEL OR STRAP CONNECTION, OR WHERE REQUIRED PER PLAN, USE (6) 1/2" Ø THRU-BOLTS SPACED A MINIMUM OF 2' O.C. & 5" FROM PLATE END OR USE OPTION "B".	TYP. BUILT-UP WOOD STUD DET. 02 	FRAMED INFILL DETAIL 03 	HORIZONTAL HEADER STRAP 04 	THE DESIGN AND DETAILS ON THIS PLAN ARE THE PROPERTY OF FLORIDA ENGINEERING, LLC. THEY SHALL NOT BE USED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF FLORIDA ENGINEERING, LLC. Florida Engineering, LLC 10000 W. BOULEVARD PORT CHARLOTTE, FL 33682 PH: 941-391-5880 FAX: 941-391-9475 FLORIDA ENGINEERING
TYPICAL TOP PLATE SPLICE 05 REMODELING AREA LIVING (A/C) AREA 472 sq. ft.	STUDS AT CORNERS AND INTERSECTIONS 06	TYP. EAVE CONNECTION 07	DRAG STRAP CONNECTION 08	HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS, MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, THE LATEST EDITION OF THE FLORIDA BUILDING CODE, AND THE LATEST EDITION OF THE FLORIDA BUILDING CODE, AND THE LATEST EDITION OF THE FLORIDA BUILDING CODE, AND THE LATEST EDITION OF THE FLORIDA BUILDING CODE. DRAGT RESIDENCE 601 NORTON ST LONGBOAT KEY, FL 34228
				PROJECT NAME & ADDRESS: No. DESCRIPTION DATE DRAWN BY: RC REVIEWED BY: ED/JK PROJECT NO: 25 007 43 SCALE: AS INDICATED SHEET TITLE: STRUCTURAL PLAN SHEET NUMBER: SD-1