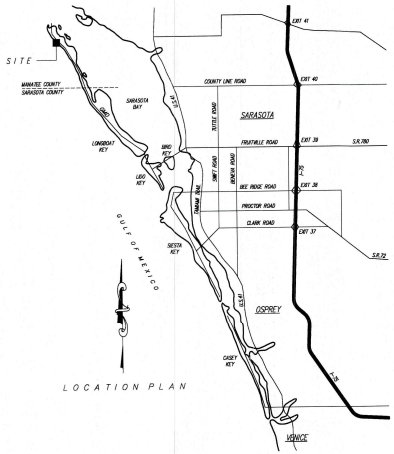
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Digitally signed by ROBERT F ROKOP
Date: 2022.08.01 09:34:57 -04'00'

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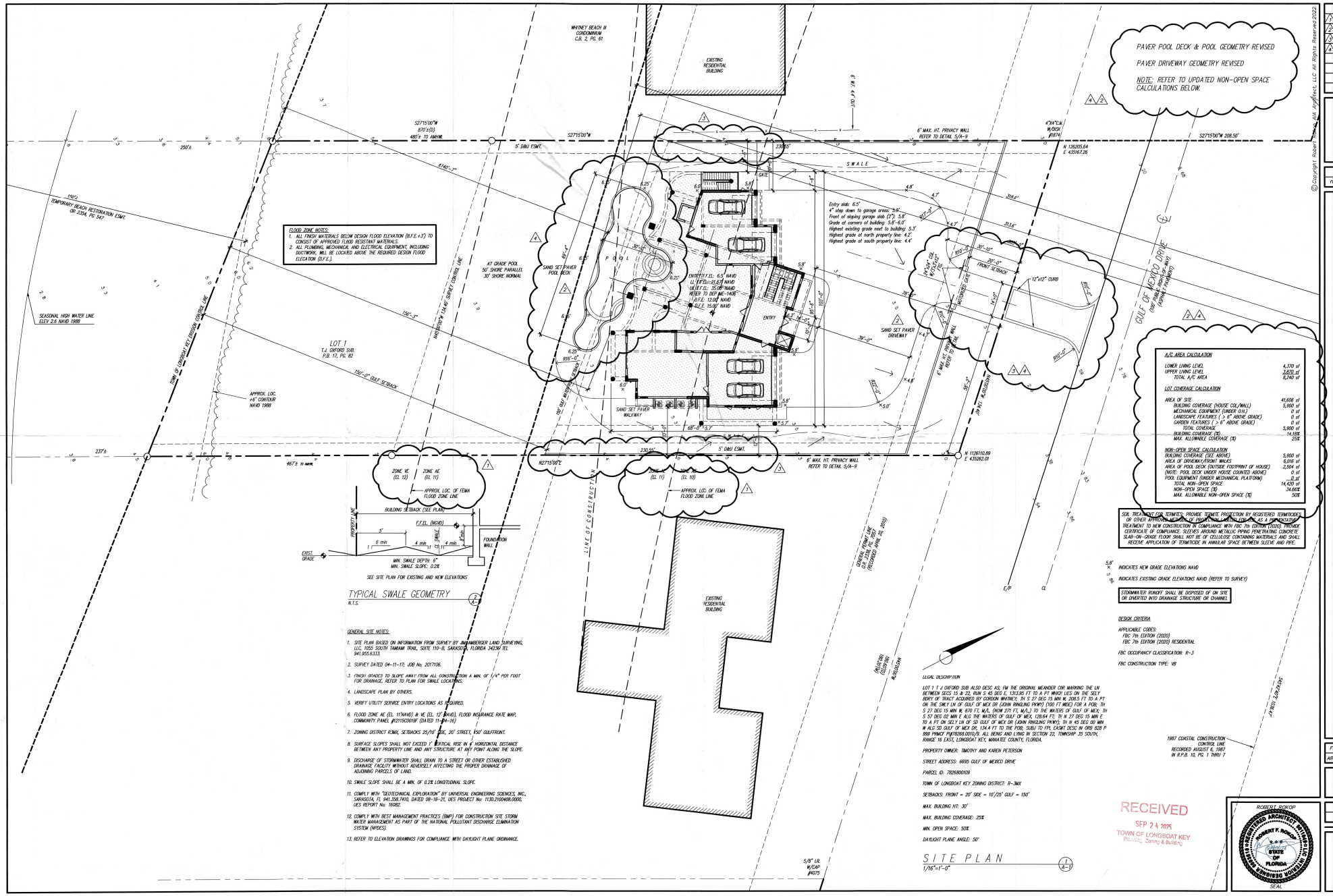
Permit # BB22-0884
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
SEP 15, 2022
APPROVED
Reviewer: Patti F. CBE

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400 MADISON DRIVE, SUITE 200, SARASOTA, FLORIDA 34236 941.961.2043 FL LIC AR:0011049 ID:0003618

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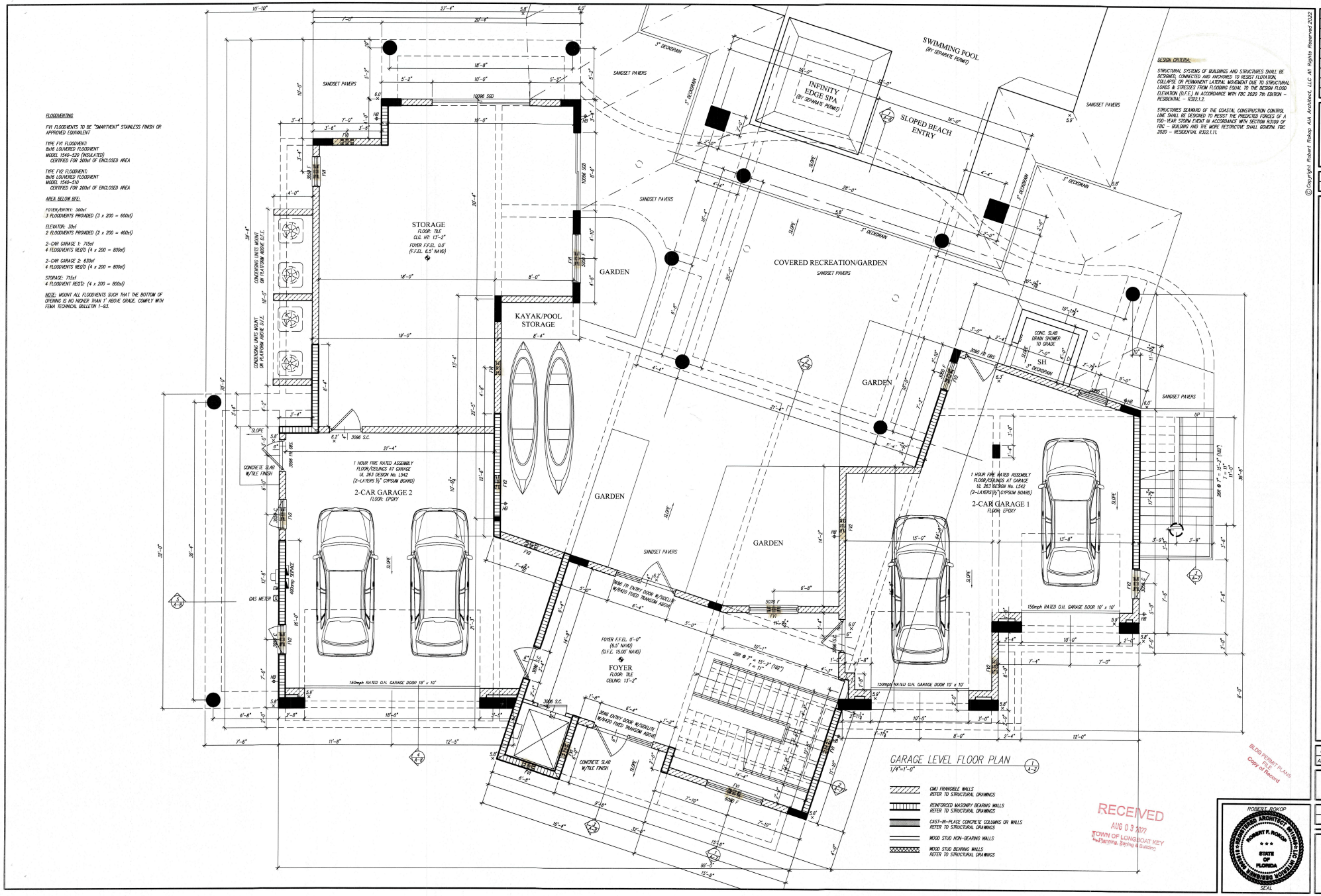
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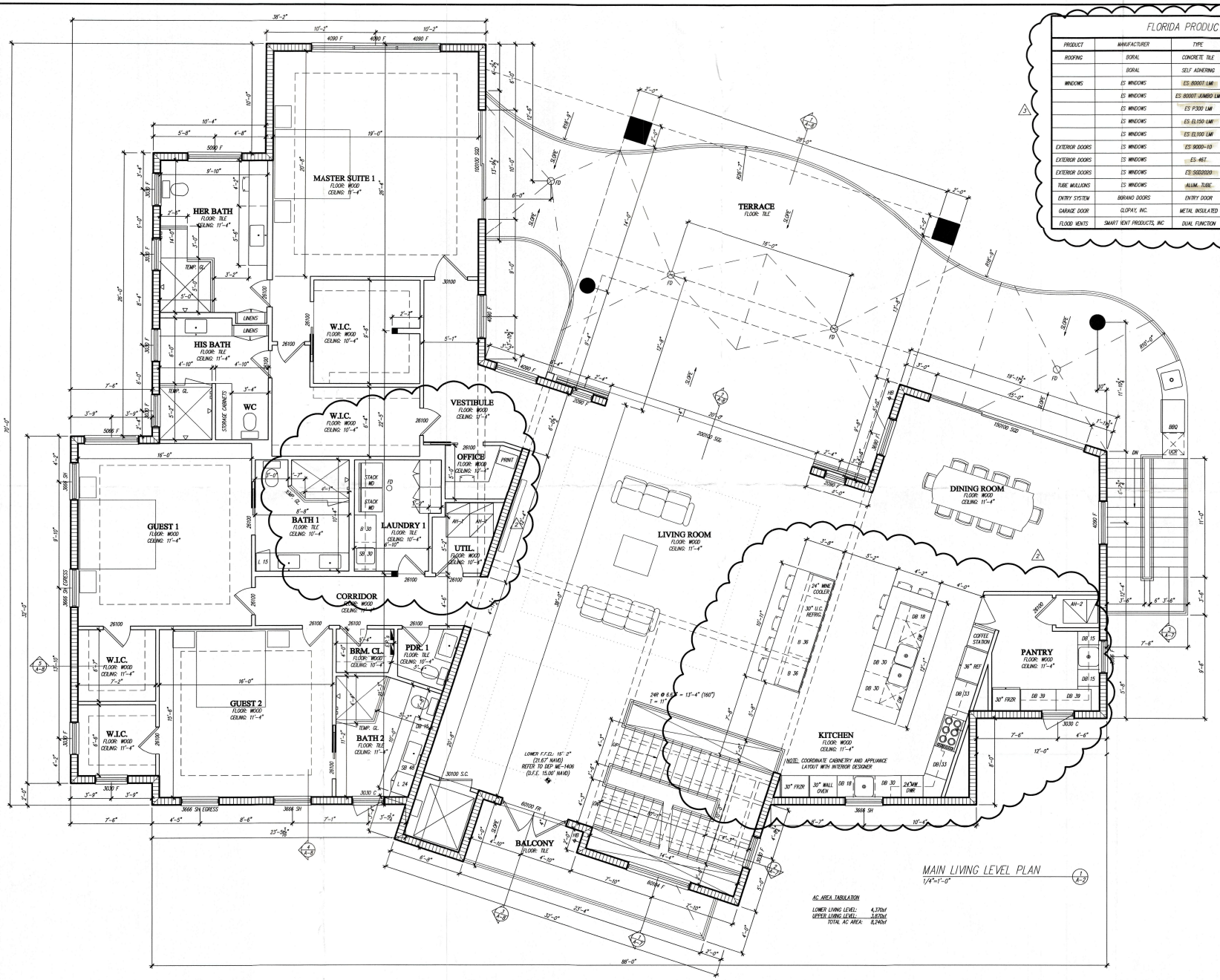
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GARAGE LEVEL FLOOR PLAN

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2 OF 13

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FLORIDA PRODUCT APPROVAL TABLE

PRODUCT	MANUFACTURER	TYPE	STYLE	APPROVAL No. OR NOA	APPROVAL DATE
ROOFING	BORAL	CONCRETE TILE	FLAT TILE	NOA 19-1021.04	11/21/19
	BORAL	SELF ADHERING	TILESEAL	NOA 18-0502.03	08/02/18
WINDOWS	ES WINDOWS	ES 8000T LMI	LR. WINDOW WALL	FL17897-R14	10/17/23
	ES WINDOWS	ES 8000T JUMBO LMI	LR. WINDOW WALL	FL17897-R14	10/17/23
	ES WINDOWS	ES P300 LMI	LR. CASEMENT	FL40521-R2	12/26/23
	ES WINDOWS	ES EL150 LMI	LR. FIXED	FL21461-R6	12/13/23
	ES WINDOWS	ES EL100 LMI	LR. SINGLE HUNG	FL22250-R5	10/17/23
EXTERIOR DOORS	ES WINDOWS	ES 9000-10	LR. OUT SWINGING	FL22527-R12	10/17/23
EXTERIOR DOORS	ES WINDOWS	ES-461	LR. OUT SWINGING	FL21835-R9	10/17/23
EXTERIOR DOORS	ES WINDOWS	ES SGD2020	SLIDING GLASS DOOR	FL22267-R12	02/13/24
TUBE MULLIONS	ES WINDOWS	ALUM. TUBE	MULLIONS	FL39086-R1	10/18/23
ENTRY SYSTEM	BORANO DOORS	ENTRY DOOR	SWINGING	FL16326-R3	12/15/20
GARAGE DOOR	CLOPAY, INC.	METAL INSULATED	OVERHEAD SECTIONAL	FL5678-R5	12/22/20
FLOOD VENTS	SMART VENT PRODUCTS, INC	DUAL FUNCTION	FLOOD-VENTILATION	FL5678-R5	12/22/20

HAZARDOUS GLASS LOCATIONS

GLASS DESIGNATED "TEMP GL" SHALL BE EITHER TEMPERED GLASS OR LAMINATED GLASS IN ACCORDANCE WITH FBC-R R308.4. TEMPERED GLASS TO BE INSTALLED IN HAZARDOUS LOCATIONS AT SHOWERS, NEXT TO TUB AND IN OTHER LOCATIONS IN ACCORDANCE WITH FBC-R R308.4.

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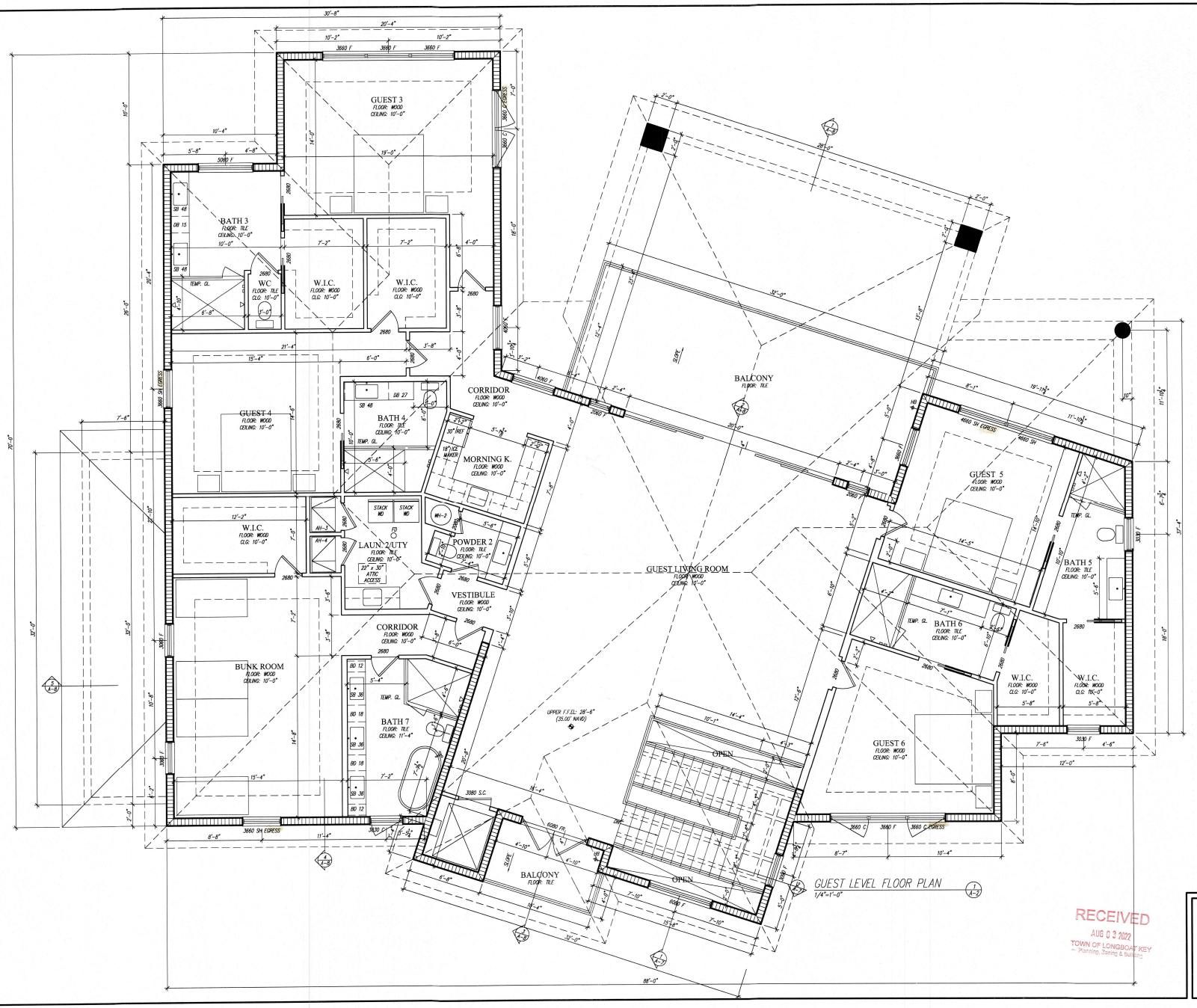
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GUEST LEVEL FLOOR PLAN
1/4"=1'-0"

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BEACH – WEST ELEVATION
3/16"=1'-0"
1 A-5



STREET – EAST ELEVATION
3/16"=1'-0"
2 A-5

NOTES:

1. FOR DESIGN WIND LOADS SEE STRUCTURAL SHEET S-1.
2. ALL WINDOWS VISIBLE FROM THE BEACH TO BE GLAZED WITH APPROVED TURTLE GLASS.
3. ALL MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES TO BE MOUNTED ABOVE D.F.E.
4. ALL INTERIOR FINISH MATERIALS BELOW D.F.E. TO BE APPROVED FLOOD RESISTANT MATERIALS.

STUCCO COMPONENT SCHEDULE
NOTE: ALL PRODUCT NUMBERS ARE FROM "PLASTIC COMPONENTS, INC." SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT.

J-1 TYPICAL CONTROL JOINT ON MASONRY: 2058X "V"-JOINT

J-2 TYPICAL CONTROL JOINT ON FRAMING: 2078X "V"-JOINT

J-3 HORIZONTAL JOINT BETWEEN CMU & FRAMING: 2078-58 FLOOR LINE CONTROL JT. W/DRIP EDGE

J-4 HORIZONTAL TO VERTICAL TRANSITION: 542-78 DRIP SCREED

J-5 CORNER BEAD: 1A

J-6 INSIDE CORNER: 2058IC

J-7 BOTTOM OF WALL: 631-58WP SILL SCREED

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A-5

5 OF 13

EXTERIOR FINISH MATERIALS:

1. ROOF: "BORAL" FLAT CONCRETE TILE OR APPROVED EQUAL. INSTALL ACCORDING TO MFR'S. RECOMMENDATIONS.
2. TAPERED INSULATION: "BORAL" "TILESEAL" SELF-ADHERING UNDERLAYMENT APPROVED EQUAL. INSTALL ACCORDING TO MFR'S. RECOMMENDATIONS.
3. EXTERIOR SOFFIT TO BE STUCCO EXCEPT WHERE NOTED.
4. BALCONY CEILINGS (INSIDE BEAMS) TO BE CYPRESS T & G DECKING AS SHOWN IN SECTIONS AND DETAILS.
5. FASCIA TO BE ALUMINUM WRAP AS SHOWN IN SECTIONS AND DETAILS.
6. CEMENT PLASTER: SAND FINISH, PREPARE SAMPLE FOR APPROVAL OF ARCHITECT AND OWNER.
7. CEMENT PLASTER (STUCCO) NOTES:
   7.1. CEMENT PLASTER APPLICATION TO CONFORM WITH ASTM C926
   7.2. LATHING REQUIREMENTS TO CONFORM WITH ASTM C1063
   7.3. CEMENT PLASTER ON MASONRY TO CONSIST OF 2-COAT APPLICATION ⅝" THICK
   7.4. CEMENT PLASTER ON FRAME TO CONSIST OF 3-COAT APPLICATION ⅞" THICK ON APPROVED LATH AND MOISTURE BARRIER.
   7.5. CONTROL JOINTS TO FORM MAX. 144sf PANELS ON FRAME WALLS AND MAX. 100sf PANELS ON HORIZONTAL SURFACES; REFER TO ELEVATIONS FOR JOINT LOCATIONS.
8. REVIEW ALL CONTROL JOINT LOCATIONS FOR WALLS AND CONCRETE FLOORS WITH ARCHITECT PRIOR TO INSTALLATION.
9. FLASHINGS: FLASH AT ALL ROOF TO WALL LOCATIONS & AT ALL OPENINGS AS RECOMMENDED BY MFR'S. OR REQUIRED BY CODE.
10. STAIR HAND RAILS AND GUARD RAILS: REFER TO HAND RAIL DETAILS ON SHEET A-7.
11. GUTTERS AND RAIN LEADERS: GUTTERING TO BE EVALUATED WITH OWNER AND FINAL GUTTERING AND DOWNSPOUT LOCATIONS TO BE DETERMINED BY ARCHITECT. ALL DOWNSPOUTS TO DISCHARGE TO SPLASHBLOCK.
12. 3" TRENCH DRAIN "WATER HOG" OR APPROVED EQUAL www.quackerplastic.com

PAINT NOTES: (FINAL COLORS TO BE SELECTED BY ARCHITECT)

1. STUCCO TO RECEIVE LUSTERLESS ACRYLIC FINISH: 2 COATS EXTERIOR ACRYLIC EMULSION; THREE (3) COLORS – TWO FIELD, ONE TRIM.
2. GYPSUM DRYWALL TO RECEIVE LUSTERLESS EMULSION FINISH (CEILINGS): 1 COAT LATEX-BASED INTERIOR PRIMER, 1 COAT LATEX-BASED INTERIOR FLAT PAINT.
3. GYPSUM DRYWALL TO RECEIVE SEMI GLOSS ALKYD ENAMEL FINISH (WALLS): 1 COAT INTERIOR LATEX-BASED PRIMER, 2 COATS INTERIOR SEMI GLOSS ODORLESS ALKYD ENAMEL.
4. WOODWORK AND HARDBOARD TO RECEIVE SEMI GLOSS ENAMEL FINISH: 1 COAT INTERIOR ENAMEL UNDERCOAT, 2 COATS INTERIOR SEMI GLOSS ODORLESS ALKYD ENAMEL.
5. STAINED WOODWORK TO RECEIVE STAINED-VARNISH RUBBED FINISH: 1 COAT OIL-TYPE INTERIOR WOOD STAIN, 1 COAT CUT SHELLAC, 1 APPLICATION PASTE WOOD FILLER, 2 COATS OIL RUBBING VARNISH.

GENERAL NOTES:

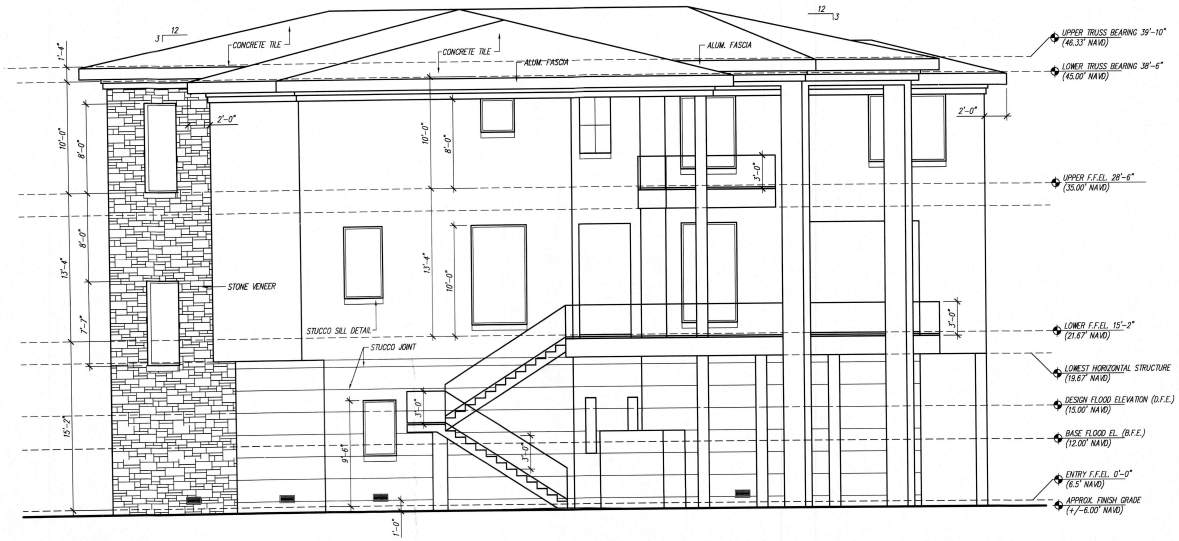
1. DIMENSIONS TO WINDOW AND DOOR OPENINGS ARE NOMINAL. CONTRACTOR TO VERIFY AND COORDINATE DIMENSIONS BASED ON ACTUAL WINDOW UNITS USED. DOOR AND WINDOW DIMENSIONS ARE SHOWN AS WIDTH x HEIGHT (FT.IN. x FT.IN.)(EG. 3650 MEANS 3'-6" WIDE x 5'-0" HIGH). C=CASEMENT; F=FIXED; SH=SINGLE HUNG; DH=DOUBLE HUNG; AWN=AWNING; H.R.=HORIZONTAL ROLLER.
2. WINDOW SIZES ARE BASED ON "ES WINDOWS" INSULATED IMPACT RESISTANT UNITS. COLOR TO BE SELECTED BY ARCHITECT & OWNER. SUBMIT SHOP DRAWINGS FOR WINDOW UNITS FOR REVIEW BY ARCHITECT.
3. ALL EXTERIOR WINDOW SILLS ARE TO BE SLOPED TO DRAIN AND HEADS TO BE REVERSE SLOPED TO DRIP; REFER TO WINDOW DETAILS ON SHEET A-9.
4. HEADS AND SILLS OF WINDOW UNITS TO BE FLASHED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
5. ALL HARDWARE TO BE APPROVED FOR COASTAL APPLICATIONS.
6. INTERIOR DOORS STYLES TO BE SELECTED BY ARCHITECT & OWNER. INTERIOR POCKET DOORS TO BE "CAVITY SLIDERS" OR APPROVED EQUAL.
7. COORDINATE ALL HARDWARE FUNCTIONS AND KEYING WITH OWNER.
8. WINDOW UNITS MARKED "EGRESS" TO MEET 2020 FBC EGRESS REQUIREMENTS.
9. ALL GLAZING TO BE TEMPERED IN SWINGING DOORS, AT TUBS, IN SHOWER DOORS AND OTHER AREAS SPECIFIED BY THE 2020 FBC-R SECTION R308.4 "HAZARDOUS LOCATIONS". NOTE: ALL WINDOWS DESIGNATED WITH "T" SHALL BE LAMINATED OR TEMPERED IN ACCORDANCE WITH FBC-R R308.4.
10. ALL WINDOW INTERIORS TO BE TRIMMED AS SHOWN.
11. ALL GLAZING TO BE INSULATED, ARGON FILLED, LOW-E, APPROVED "TURTLE" GLASS.
12. MAIN ENTRY DOOR SYSTEM TO BE "BORANO" IMPACT RESISTANT OR APPROVED ALTERNATE. COORDINATE ANY DAP-OUT REQUIREMENTS WITH MANUFACTURER'S RECOMMENDATION FOR SPECIFIC UNITS.
13. SECTIONAL OVERHEAD GARAGE DOOR SHALL BE "CLOPAY, INC." STYLES AND COLORS TO BE SELECTED BY OWNER OR APPROVED EQUAL; GARAGE DOORS TO BE 130mph RATED; POWER DOOR OPERATORS: USE CLOPAY OR EQUAL.
14. SLIDING GLASS DOORS TO BE "ES WINDOWS" OR APPROVED EQUAL. COORDINATE DAP-OUTS WITH MANUFACTURER'S RECOMMENDATIONS FOR SPECIFIC UNITS.
15. INSTALL WASHER BOX IN STUD WALL AT WASHING MACHINE; VENT DRYER TO CODE AS SHOWN.

INTERIOR FINISH NOTES:

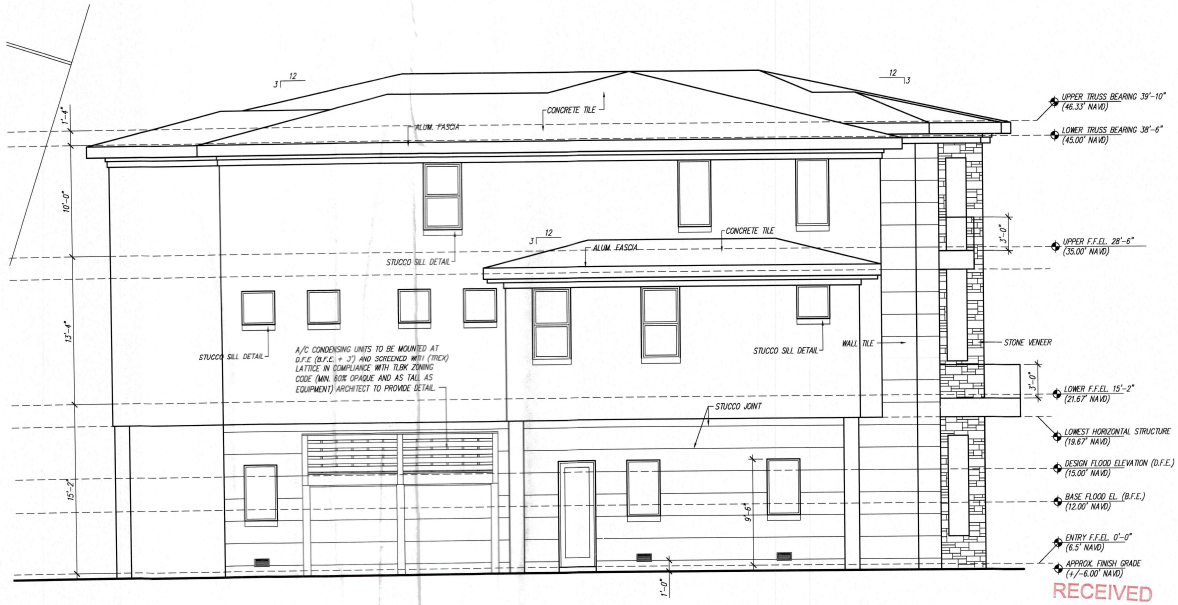
1. ALL INTERIOR WALL FINISHES TO BE 1/2" GYP. BD.; 1/2" M.R. GYP. BD. IN WET LOCATIONS; CEMENTITIOUS TILE BACKER AT LOCATIONS TO BE TILED. COORDINATE FINISHES FOR WALL PAPERED AREAS W/OWNER. ALL CORNERS TO BE BEADED (USE SMALL RADIUS BULLNOSE) U.N.O. WALL FINISH LIGHT ORANGE PEEL, SUBMIT SAMPLES. GYPSUM DRYWALL ACCESSORIES BY "PLASTIC COMPONENTS, INC." OR APPROVED EQUAL.
2. ALL HORIZONTAL GYP. BD. TO BE 5/8"; LIGHT ORANGE PEEL TEXTURE U.N.O., PROVIDE SAMPLES.
3. MOULDING PROFILES SHALL BE SELECTED BY ARCHITECT.
4. ALL EXTERIOR CEILING FINISHES TO BE CEMENT PLASTER OR WOOD DECKING AS SHOWN U.N.O.
5. MIN. BUILDING INSULATION SHALL MEET OR EXCEED ENERGY CALC'S. AS FOLLOWS; FRAME WALLS R-13 F.G.; BLOCK WALLS R-7.0 FOIL FACED RIGID; ROOF R-19 ICYNENE. REFER TO AND COORDINATE WITH ENERGY CALCULATIONS.
6. ALL EXTERIOR COLORS & FINISHES TO BE SELECTED AND APPROVED BY ARCHITECT & OWNER.
7. ALL INTERIOR COLORS & FINISHES TO BE SELECTED AND APPROVED BY ARCHITECT & OWNER.
8. FINISH ALL EXTERIOR EXPOSED CONCRETE (IF APPLICABLE) WITH LIGHT BROOM FINISH U.N.O., PROVIDE SAMPLE.
9. PROVIDE SHOP DRAWINGS FOR ALL CABINETRY AND BUILT-INS FOR APPROVAL BY ARCHITECT AND OWNER.
10. TRAYS & BULKHEADS: ALL TRAYS AND BULKHEADS TO BE DETAILED BY ARCHITECT.
11. MEDICINE CABINETS: COORDINATE MEDICINE CABINET LOCATIONS W/OWNER.
12. COORDINATE BATHROOM ACCESSORIES WITH OWNER.

SPECIAL CONSTRUCTION:

1. SWIMMING POOL AND SPA BY OTHERS UNDER SEPARATE PERMIT.
2. ELEVATOR: 950# RESIDENTIAL TRACTION ELEVATOR AS MANUFACTURED BY RESIDENTIAL ELEVATORS, CRAWFORDVILLE, FL. 800.832.2004 OR APPROVED ALTERNATE. REFER TO SHEET A-9 FOR ADDITIONAL INFORMATION.
3. INTERIOR STAIR AND RAILING SYSTEM: REFER RO DETAILS ON SHEET A-7 FOR ADDITIONAL INFORMATION.
4. EXTERIOR BALCONY GUARD RAILING: 36" METAL RAILING SYSTEM, REFER TO DETAILS ON SHEET A-7 FOR ADDITIONAL INFORMATION.
5. FOAM GARDEN WALL: FLORIDASFOAMWALLS.COM, SEE DETAIL ON SHEET A-9.



NORTH ELEVATION
3/16"=1'-0"



SOUTH ELEVATION
3/16"=1'-0"

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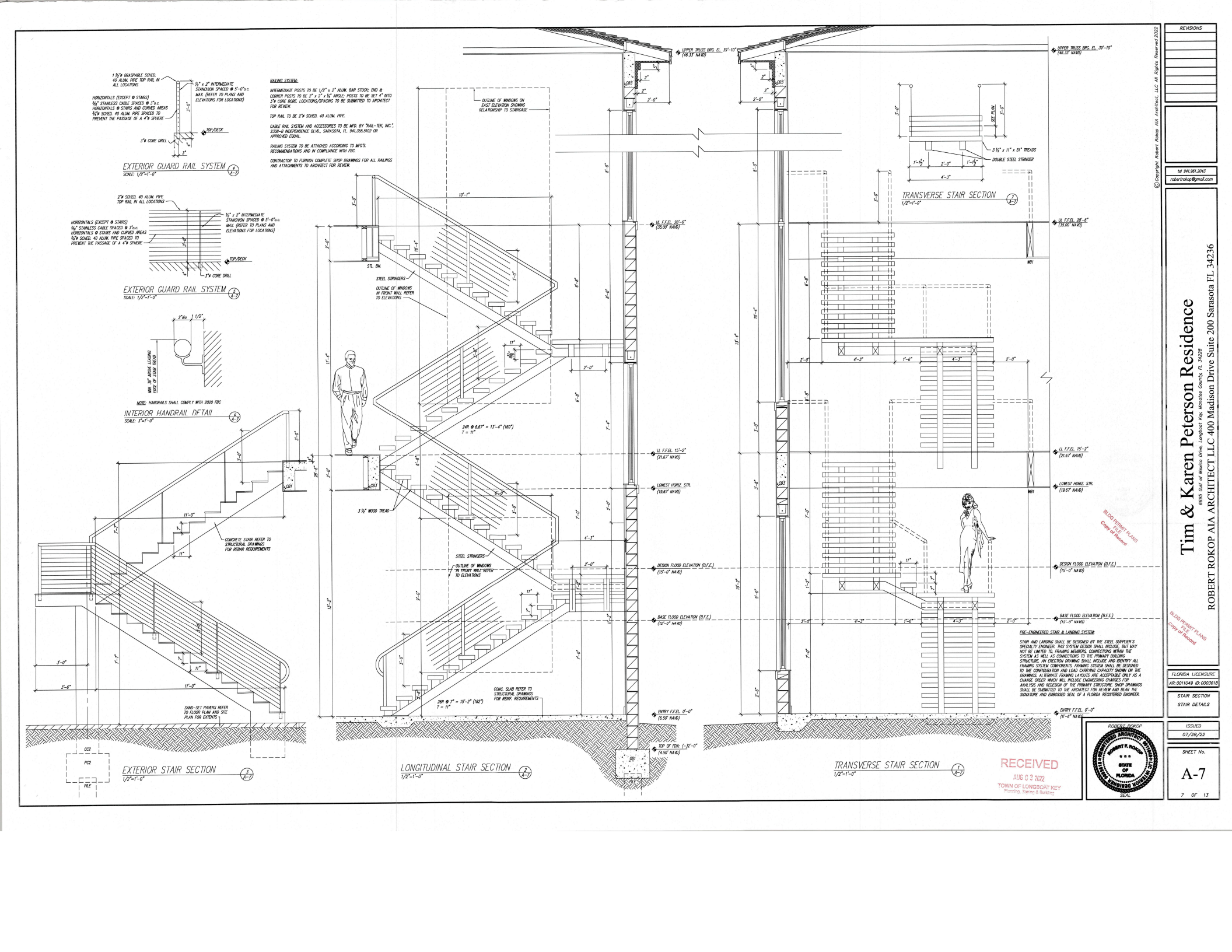
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NORTH ELEVATION
SOUTH ELEVATION

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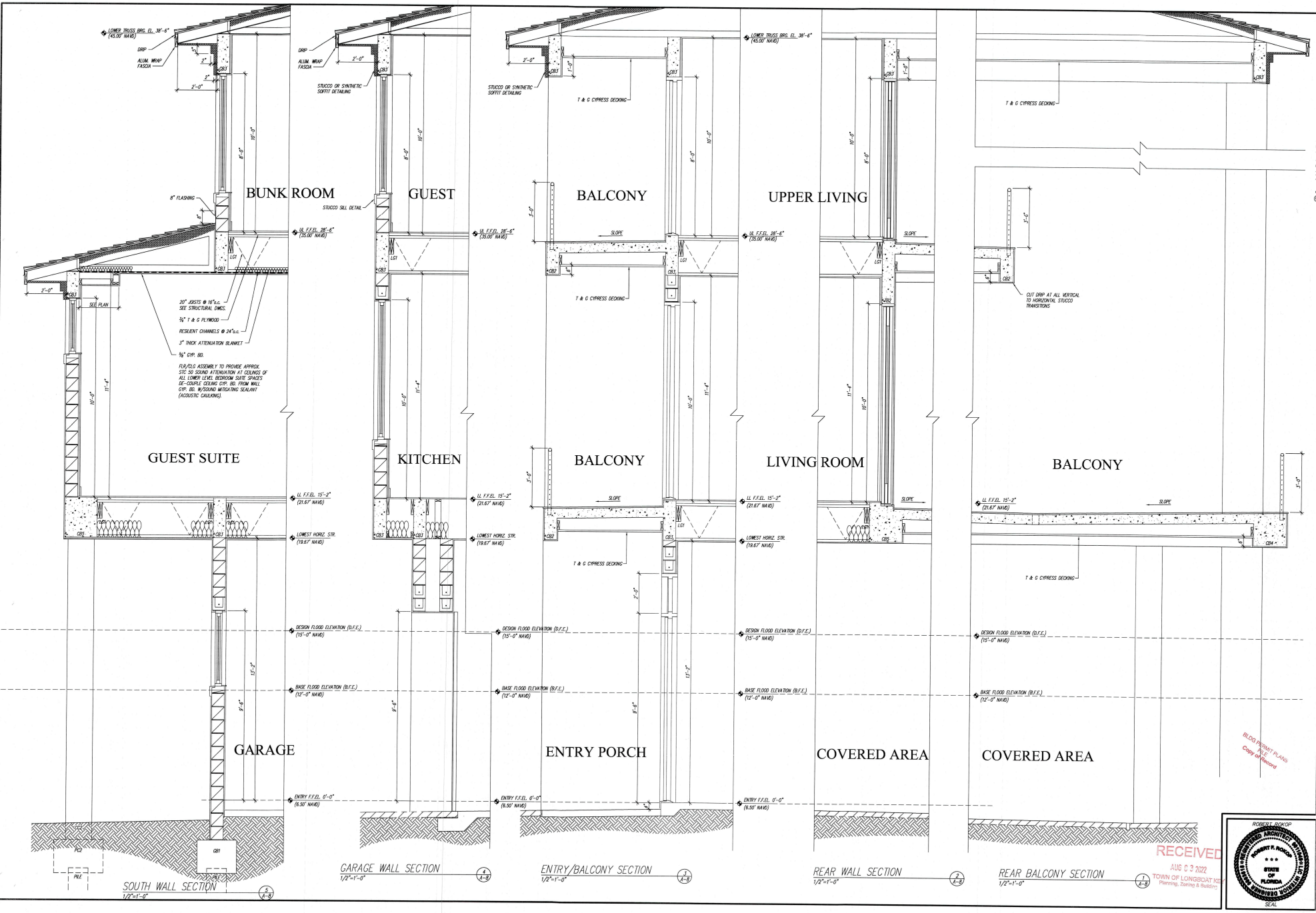
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STAIR SECTION
STAIR DETAILS

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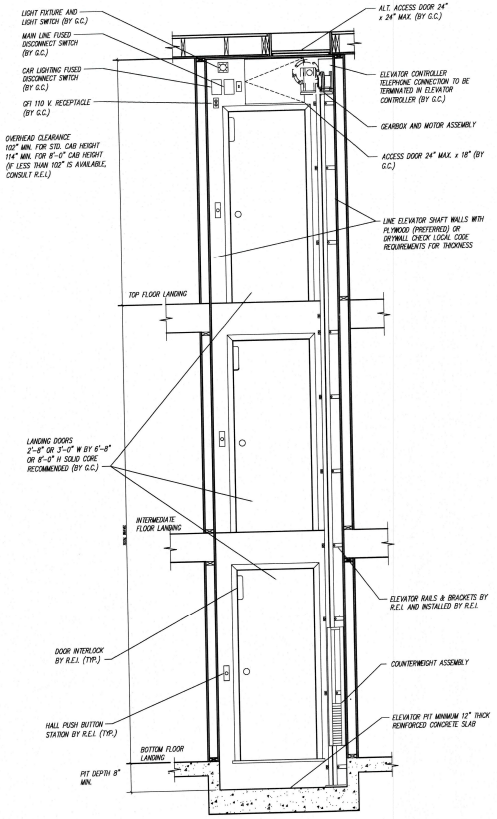
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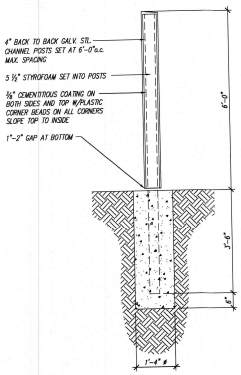


NOTES:

1. RAIL IS CONCRETE ANCHORED WITH 1/2" REDHEAD OR CONCRETE SLEEVE BOLTS OR 5 – 1/2" x 4" ANCHORS
2. RAIL BRACKETS ARE LAGGED WITH 1/2" x 4" HEX HEAD LAG SCREWS
3. 3. FOR EACH 1" HOISTWAY IS REDUCED IN WIDTH OR DEPTH CAR SIZE IS REDUCED BY 1" IN WIDTH OR DEPTH
4. THIS IS A TYPICAL ELEVATOR SECTION; COORDINATE WITH ACTUAL CONDITIONS.

RESIDENTIAL ELEVATORS
Elevating your standard of living

ELEVATOR SHAFT SECTION (4/A-9)
N.T.S.

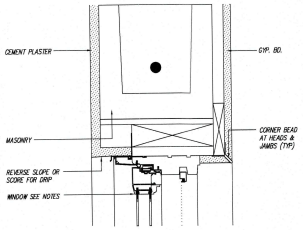


NOTES:

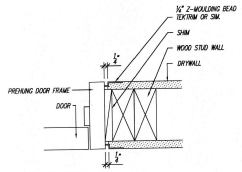
LOCATE FOOTINGS SO THAT THE ENTIRE FOOTING IS ON THIS PROPERTY AND DOES NOT EXTEND BEYOND IT.

FOAM WALL TO BE CONSTRUCTED IN ACCORDANCE WITH SPECS AND DETAILS BY "FLORIDASIPSANDWALLS.COM" 941.650.9000

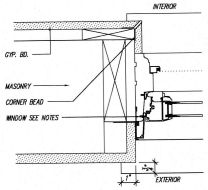
PRIVACY WALL DETAILS (2/A-9)
SCALE: 1/2" = 1'-0"



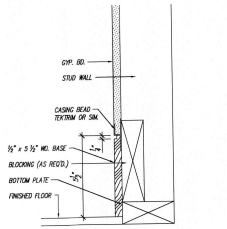
WINDOW HEAD DETAIL (1/A-9)
SCALE: 3"=1'-0"



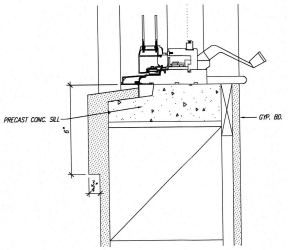
OPTIONAL FLUSH DOOR TRIM DETAIL (6/A-9)
SCALE: 3"=1'-0"



WINDOW JAMB DETAIL (2/A-9)
SCALE: 3"=1'-0"



OPTIONAL FLUSH BASE DETAIL (7/A-9)
SCALE: 3"=1'-0"



WINDOW SILL DETAIL (3/A-9)
SCALE: 3"=1'-0"

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AR:0011049 ID:0003618

SECTIONS & DETAILS

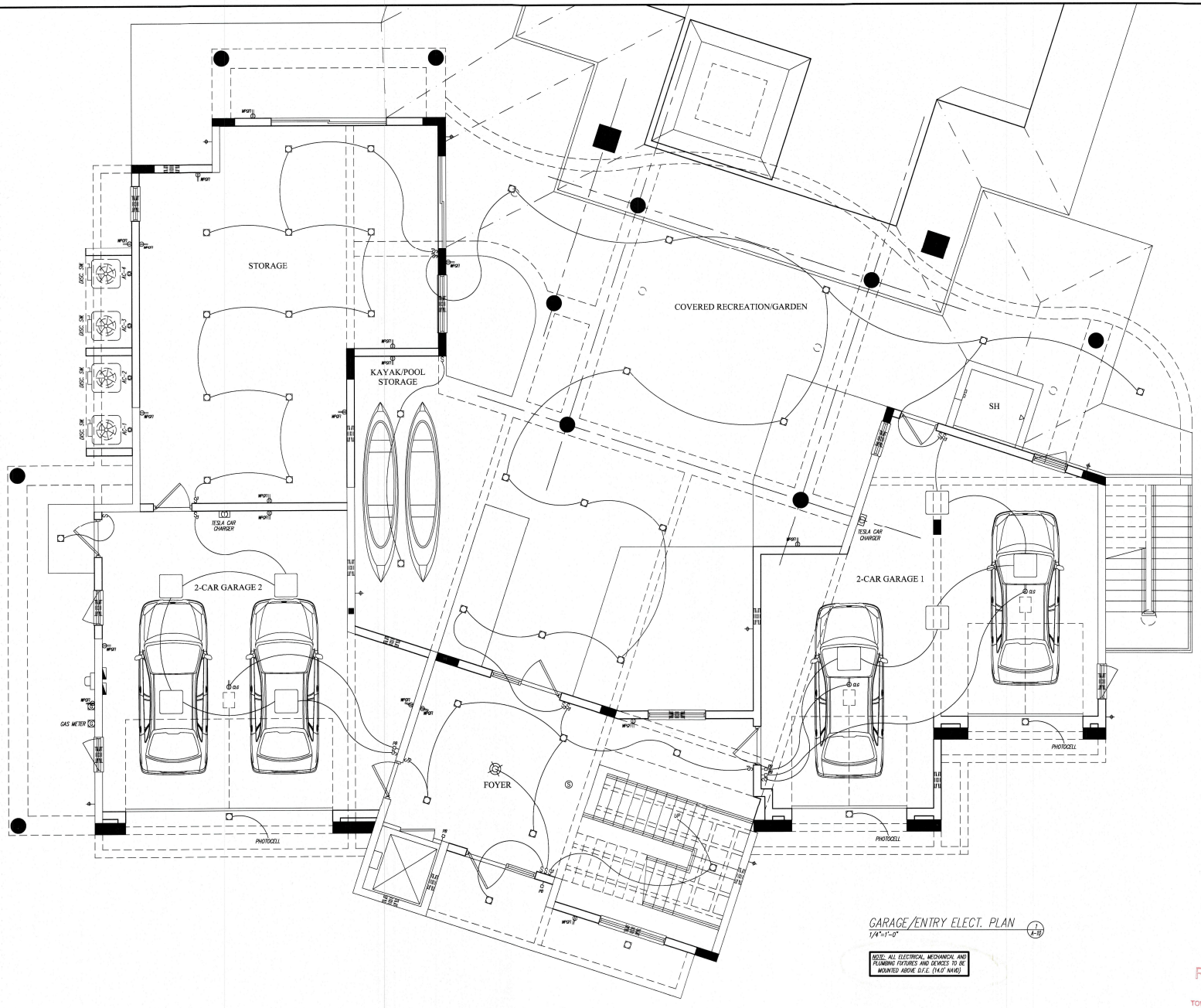
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REGISTERED ARCHITECT
SEAL



ELECTRICAL SYMBOL LEGEND

- SINGLE RECEPTACLE 120V
- DUPLEX RECEPTACLE 120V
- DUPLEX RECEPTACLE 120V (PARTIALLY SWITCHED)
- GFI GROUND FAULT INT. DUPLEX RECEPTACLE 120V
- 240V RECEPTACLE
- WP WATERPROOF DUPLEX RECEPTACLE
- CLG CEILING RECEPTACLE
- PREWIRE FOR APPLIANCE "HARDWIRING"
- FLR RECESSED FLOOR RECEPTACLE/ LIGHT AS NOTED
- S SINGLE POLE SWITCH
- S_3 THREE WAY SWITCH
- S_4 FOUR WAY SWITCH
- S_D DIMMER SWITCH
- PB PUSH BUTTON
- J JUNCTION BOX
- S SMOKE DETECTOR
- S COMBINATION SMOKE/CO DETECTOR (SEE NOTES)
- T THERMOSTAT
- T.V. ANTENNA OUTLET
- PHONE OUTLET
- GD GARBAGE DISPOSAL
- APPROVED DISCONNECT SWITCH
- CH CHIMES
- H HEAT LAMP
- FLUORESCENT FIXTURE SIZED AS PER PLAN
- CHANDELIER
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED PENDANT TYPE FIXTURE
- RECESS MOUNTED LIGHT FIXTURE
- LOW VOLTAGE RECESSED SPOT LIGHT
- LOW VOLTAGE RECESSED DIRECTIONAL LIGHT
- WALL MOUNTED FIXTURE
- VAPOR PROOF LIGHT FIXTURE
- UNDERCABINET LIGHT
- EXHAUST FAN
- EXHAUST FAN W/ LIGHT
- FA ALARM SYSTEM
- EXHAUST FAN AT RANGE HOOD
- GAS CONNECTION
- PRE-WIRE AND BLOCK FOR CEILING FAN
- CIRCUIT

GARAGE/ENTRY ELECT. PLAN

1/4"=1'-0" (1/A-10)

NOTE: ALL ELECTRICAL, MECHANICAL AND PLUMBING FIXTURES AND DEVICES TO BE MOUNTED ABOVE B.F.E. (14.0' NAVD)

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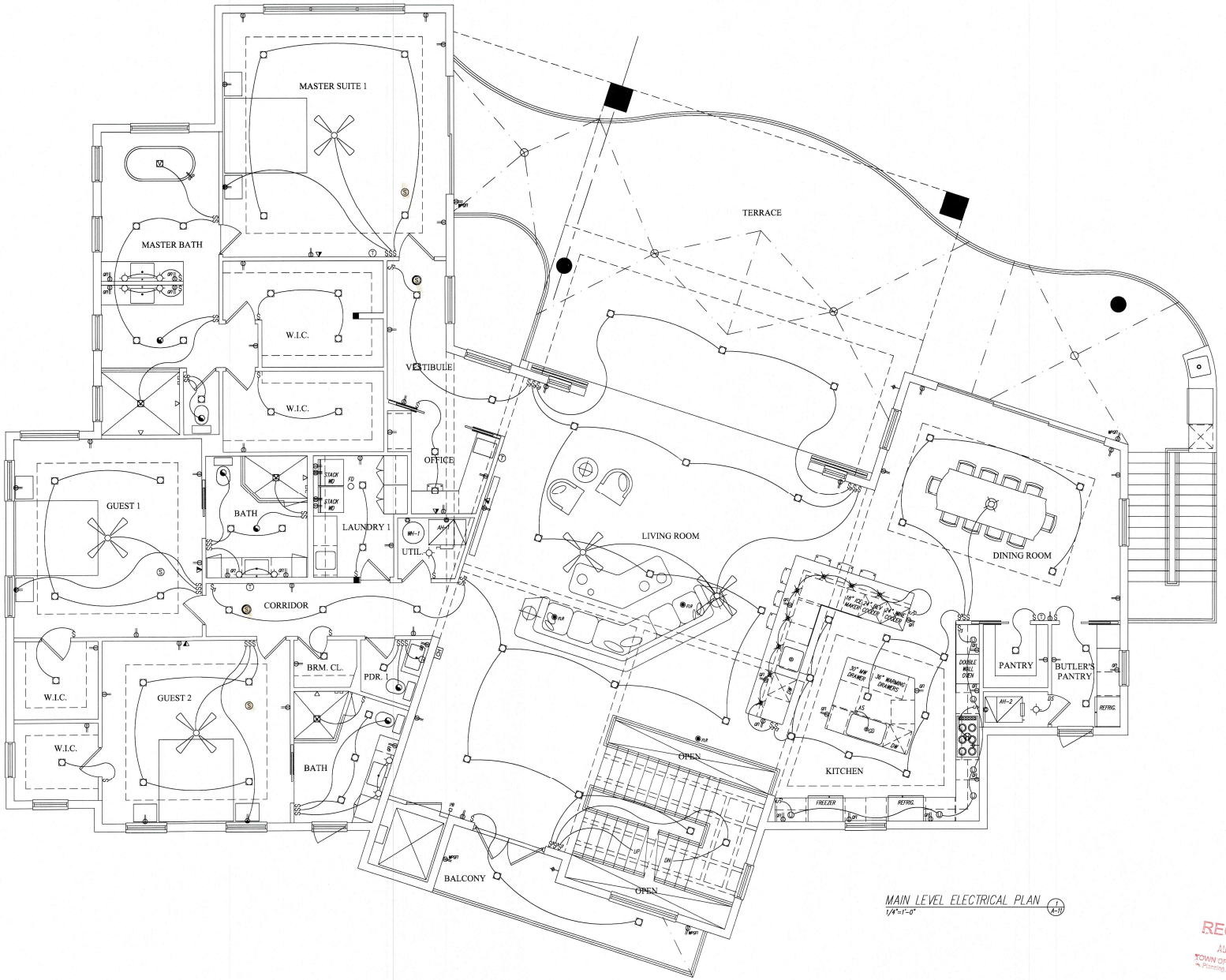
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GARAGE LEVEL ELECTRICAL PLAN

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A-10
10 OF 13



MAIN LEVEL ELECTRICAL PLAN (A-11)
1/4"=1'-0"

ELECTRICAL SYMBOL LEGEND

- SINGLE RECEPTACLE 120V
- DUPLEX RECEPTACLE 120V
- DUPLEX RECEPTACLE 120V (PARTIALLY SWITCHED)
- GFI GROUND FAULT INT. DUPLEX RECEPTACLE 120V
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- WP WATERPROOF DUPLEX RECEPTACLE
- CLG CEILING RECEPTACLE
- PREWIRE FOR APPLIANCE "HARDWIRING"
- FLR RECESSED FLOOR RECEPTACLE
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- PB PUSH BUTTON
- JUNCTION BOX
- SMOKE DETECTOR
- COMBINATION SMOKE/CO DETECTOR (SEE NOTES)
- THERMOSTAT
- COAX CABLE OUTLET
- PHONE OUTLET
- GARBAGE DISPOSAL
- APPROVED DISCONNECT SWITCH
- CHIMES
- HEAT LAMP
- FLUORESCENT FIXTURE SIZED AS PER PLAN
- CHANDELIER
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED PENDANT TYPE FIXTURE
- RECESS MOUNTED LIGHT FIXTURE
- LOW VOLTAGE RECESSED SPOT LIGHT
- LOW VOLTAGE RECESSED DIRECTIONAL LIGHT
- WALL MOUNTED FIXTURE
- VAPOR PROOF LIGHT FIXTURE
- UNDERCABINET LIGHT
- EXHAUST FAN
- EXHAUST FAN W/ LIGHT
- ALARM SYSTEM
- EXHAUST FAN AT RANGE HOOD
- GAS CONNECTION
- PRE-WIRE AND BLOCK FOR CEILING FAN
- CIRCUIT

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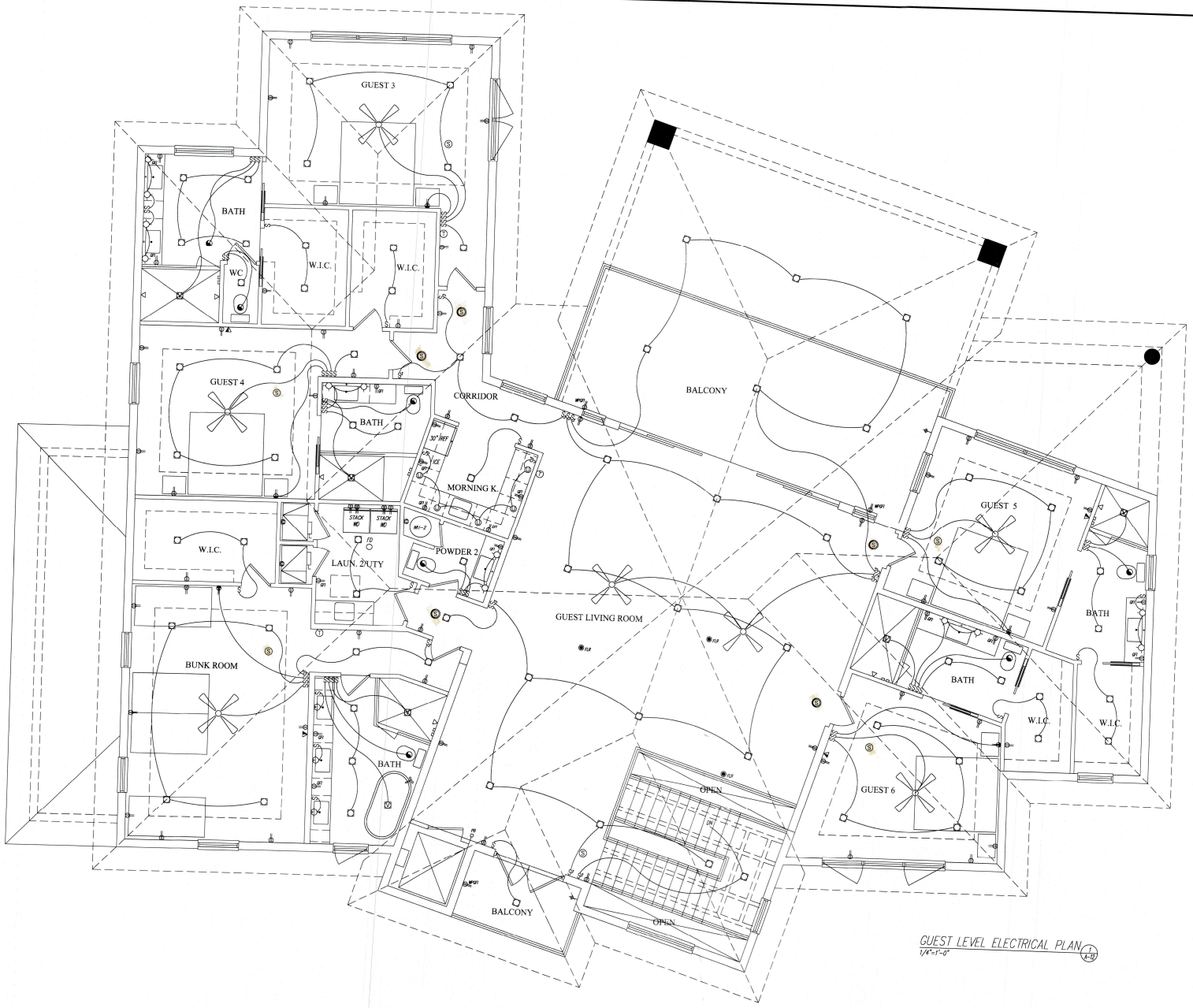
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MAIN LIVING LEVEL ELECTRICAL PLAN

ISSUED 07/28/22

SHEET No. A-11

11 OF 13



GUEST LEVEL ELECTRICAL PLAN
1/4"=1'-0"

ELECTRICAL SYMBOL LEGEND

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- DUPLEX RECEPTACLE 120V
- DUPLEX RECEPTACLE 120V (PARTIALLY SWITCHED)
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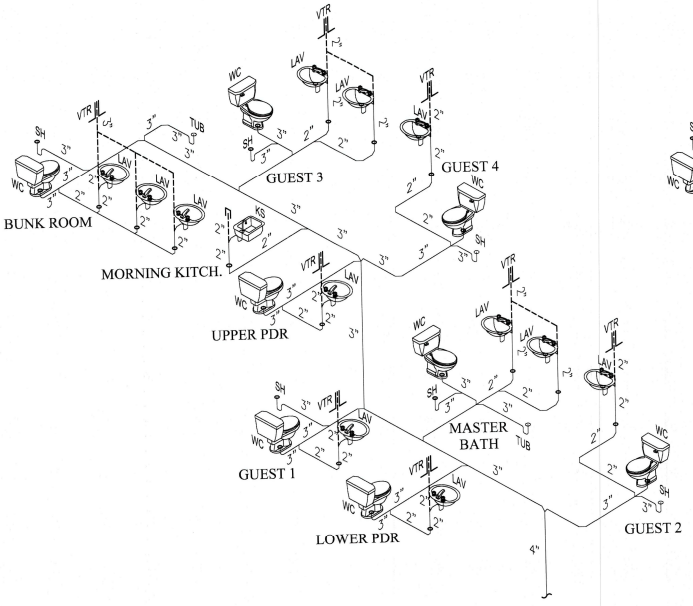
FLORIDA LICENSURE
AR: 0011049 ID: 0003618

UPPER LIVING LEVEL ELECTRICAL PLAN

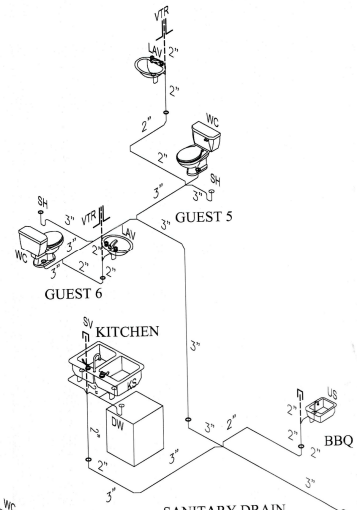
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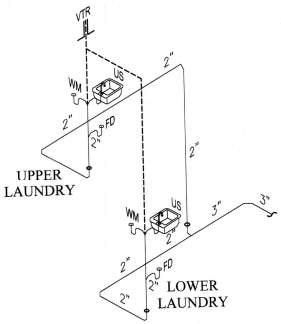
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A-12

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SANITARY DRAIN RISER #1





SANITARY DRAIN RISER #3

SANITARY DRAIN RISER (3/A-13) N.T.S.

PLUMBING NOTES:

1. ALL SHOWER PAN LINERS SHALL HAVE A MIN. 1/4" PER FOOT PITCH IN ACCORDANCE WITH FBC-P CHAPTER 27.
2. INSULATE ALL BATHROOM WALLS AND DRAIN LINES IN WALLS & FLOORS WITH SOUND BATTS TO MINIMIZE NOISE TRANSMISSION.
3. OWNER TO SELECT ALL PLUMBING FIXTURES, HARDWARE, ETC.
4. HOT WATER HEATERS TO BE LOCATED IN CLOSETS WHERE SHOWN. INSTALL 100gal RHEEM HYBRID HEAT PUMP HOT WATER HEATER UNLESS NOTED OTHERWISE.

LEGEND

LAV. = LAVATORY
WC = WATER CLOSET
SH = SHOWER
FD = FLOOR DRAIN
BT. = BATH TUB
KS = KITCHEN SINK
BS = BAR SINK
US = UTILITY SINK
DW = DISH WASHER
WM = WASH MACHINE
WH = WATER HEATER
VTR =VENT TO ROOF
SV = STUDOR VENT

MECHANICAL GENERAL NOTES:

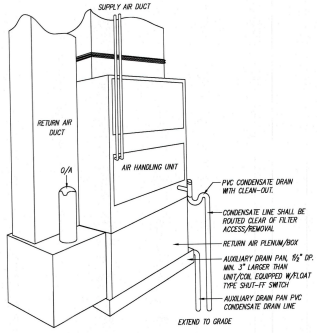
1. IN GENERAL, PLANS AND DIAGRAMS ARE SCHEMATIC ONLY AND SHOULD NOT BE SCALED.
2. AIR DISTRIBUTION SYSTEMS LAYOUT AND SIZES SHALL BE AS SHOWN ON THE PLANS AND INSTALLED BY LICENSED AIR CONDITIONING CONTRACTOR PER ASHRAE AND AIR STANDARDS. SUBMIT SHOP DRAWINGS FOR PIPING, CONTROLS, FAN DUCTWORK, AC EQUIPMENT, AND AIR DEVICES USING MANUFACTURER'S SUBMITTAL LITERATURE.
3. INTENT OF THESE NOTES AND MECHANICAL NOTES ON DRAWINGS IS TO CLARIFY THE SCOPE OF WORK AND ALERT CONTRACTOR OF ANY EXISTING CONDITIONS. CONTRACTOR TO VISIT SITE AND VERIFY ALL CLEARANCES BEFORE FABRICATION OF DUCTWORK AND PROVIDE ADDITIONAL OFFSET AND/OR CHANGES IN DUCT SIZES TO MEET FIELD CONDITIONS AND COORDINATE WITH ELECTRICAL, PLUMBING AND FIRE PROTECTION SUBCONTRACTOR BEFORE ANY CONSTRUCTION WORK.
4. CONTRACTOR SHALL NOTIFY THE OWNER, ARCHITECT OR HIS AUTHORIZED REPRESENTATIVE OF ANY DAMAGE TO THE EXISTING INSTALLATION BEFORE PROCEEDING WITH THE WORK.
5. COORDINATE AIR DEVICE LOCATIONS WITH LIGHTING FIXTURES.
6. TURNING VANES SHALL BE PROVIDED IN ALL SUPPLY DUCT RECTANGULAR ELBOWS WITH ANGLES BETWEEN 15 DEGREES AND 90 DEGREES PER FIG. 2-5 OF THE SMACNA MANUAL.
7. DUCT DIMENSIONS SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS.
8. DUCTWORK, DIFFUSERS, REGISTERS, GRILLES, AND OTHER ITEMS OF THE AIR HANDLING SYSTEMS SHALL NOT BE SUPPORTED BY THE CEILING OR CEILING SUSPENSION SYSTEM.
9. ALL WALL MOUNTED THERMOSTATS AND HUMIDISTATS SHALL BE INSTALLED AT AN ELEVATION OF 54" ABOVE FINISHED FLOOR TO THE TOP UNLESS OTHERWISE NOTED ON DRAWINGS. LOCATION OF THE WALL MOUNTED DEVICES SHALL BE COORDINATED WITH OTHER TRADES FOR A NEAT APPEARANCE. ALL THERMOSTATS SHALL BE DIGITAL TYPE, PROGRAMMABLE WITH LOCKING PLASTIC COVER.
10. ALL SUPPLY AIR DIFFUSERS SHALL HAVE THROW AS INDICATED IN AIR DEVICE SCHEDULE.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TRADES INSTALLATION SCHEDULES. FIXED WORK SUCH AS DUCTWORK AND PLUMBING SHALL BE INSTALLED PRIOR TO ANY TRADE WORK THAT CAN BE EASILY RELOCATED OR OFFSET SUCH AS ELECTRICAL CONDUITS, SMALL WATER LINES ETC.
12. UNLESS OTHERWISE NOTED, INSTALL DUCTWORK AS HIGH AS POSSIBLE, TIGHT TO BOTTOM OF STRUCTURE AND/OR THRU OR BETWEEN TRUSSES. COORDINATE DUCT ELEVATION WITH RAIN LEADERS, WATER PIPING, SANITARY DRAINS AND MAJOR ELECTRICAL CONDUITS.
13. FLEXIBLE AND RIGID ROUND DUCT TAKE-OFFS FOR DIFFUSERS SHALL BE THE SAME SIZE AS DIFFUSER NECK.
14. PROVIDE A TRAP IN ALL CONDENSATE PIPING LOCATED AT EACH AIR HANDLING UNIT. INSULATE ALL CONDENSATE LINES WITH 3/8" THICK CLOSED CELL INSULATION.
15. ALL MECHANICAL WORK SHALL MEET ALL THE REQUIREMENTS OF THE "2020 FLORIDA MECHANICAL CODE".
16. ALL DUCTWORK SHALL BE COORDINATED WITH OTHER TRADES. ALL SUPPLY AND RETURN DUCTWORK SHALL BE 1-1/2" FIBERGLASS DUCTBOARD (R=6) WITH A CLEANABLE AIR SIDE SURFACE. ALL FRESH AIR AND EXHAUST DUCTWORK SHALL BE GALVANIZED METAL. INSULATE FRESH AIR DUCT WITH R=4 FOIL INSULATED WRAP. FABRICATED AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS. INSULATED "FLEX DUCT", MIN. R=6 WITH METALLIC JACKET AND VINYL HEUK INNER CORE, SHALL BE PERMITTED ONLY IN MAXIMUM EIGHT FOOT LENGTHS. SEAL ALL DUCTWORK PER IYR (BUILT SMART) AND EPA (ENERGY STAR) REQUIREMENTS. PROVIDE BUTTERFLY TYPE VOLUME BALANCING DAMPERS AT BRANCH DUCT RUNS. PROVIDE FLEXIBLE CONNECTION BETWEEN SUPPLY AND RETURN TRUNK CONNECTIONS TO AIR HANDLING UNITS AND AT EACH CEILING EXHAUST FAN DISCHARGE.
17. REFRIGERANT PIPING SHALL BE TYPE "L" COPPER WITH SOLDERED JOINTS. IDS PIPING TO BE INSULATED WITH 1/2" ARMAFLEX, APPLIED AS RECOMMENDED BY MANUFACTURER. CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PVC. PROVIDE RUNNING TRAP AT EACH DRAIN CONNECTION. TERMINATE DRAIN LINES ABOVE GRADE OR AS NOTED.
18. REFRIGERATION LINES, UNLESS OTHERWISE NOTED, SHALL BE CONCEALED WITHIN WALLS AND PARTITIONS. ROUGH-IN TO COMPRESSORS SHALL BE AS CLOSE AS PRACTICAL TO THE FLOOR SLAB. THERMOSTAT WIRING AND CONDENSATE DRAINAGE SHALL BE CONCURRENT WITH LIQUID AND SUCTION LINES. PENETRATION OF EXTERIOR WALL SHALL BE THROUGH A PVC CONDUIT OR SLEEVE OF SUITABLE SIZE TO PROVIDE A MINIMUM OF CLEARANCE. SPACE BETWEEN PIPING, CONDUIT, WIRE, AND WALL SLEEVE SHALL BE FILLED WITH AN EXPANSIVE INERT FOAMING SEALANT.
19. DESIGN CRITERIA : OUTSIDE TEMPERATURE 93F DRY BULB 79° F WET BULB FOR SUMMER AND 36° F FOR WINTER, INSIDE TEMPERATURE : 75°F AT 50 % RH.
20. HEAT PUMP UNITS SHALL BE HIGH EFFICIENCY BY REEHM, CARRIER, TRANE OR APPROVED EQUAL. UNITS SHALL HAVE PRIMARY AND SECONDARY 1" COPPER OR PVC CONDENSATE DRAIN LINE TO EXTERIOR FROM AIR HANDLER (INSULATED WITH 3/8" WALL "ARMAFLEX"). WITH SECONDARY GALVANIZED DRAIN PAN UNDERNEATH UNIT, SAFETY FLOAT SWITCH TO BE INSTALLED IN SECONDARY PAN . PRIMARY CONDENSATE SHUT DOWN CONTROL TO BE PROVIDED IN AHU UNITS. ALL UNITS TO HAVE OF 5 QR 10-YEAR LIMITED PARTS WARRANTIES. INSTALL DRIP PANS PROPERLY, NO WATER SHALL REMAIN STANDING IN DRIP PAN.
21. HVAC ZONING SHALL BE AS FOLLOWS:

AH-1: LOCATION: UTILITY CLOSET
SERVICE: LOWER LIVING LEVEL (SOUTH)
(NOTE: INSTALLED VERTICALLY)

AH-2: LOCATION: UTILITY CLOSET @ KITCHEN
SERVICE: LOWER LIVING LEVEL (NORTH)
(NOTE: INSTALLED VERTICALLY)

AH-3: LOCATION: UTILITY CLOSET
SERVICE: UPPER LIVING LEVEL (SOUTH)
(NOTE: INSTALLED VERTICALLY)

AH-4: LOCATION: UTILITY CLOSET
SERVICE: UPPER LIVING LEVEL (NORTH)
(NOTE: INSTALLED VERTICALLY)



CONDENSATE DRAIN DETAIL (7/A-13) N.T.S.

GENERAL ELECTRICAL NOTES:

1. SERVICE REQUIREMENTS:

ELECTRICAL CONTRACTOR TO CONFORM SERVICE SIZE AND REQUIREMENTS FOR ALTERATIONS.

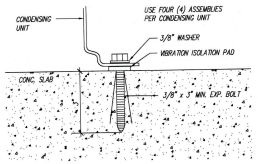
2. ELECTRICAL INSTALLATION TO COMPLY W/NEC.
3. ALL MATERIALS AND EQUIPMENT TO BE NEW, FREE OF DEFECTS AND BEAR THE MFR.'S NAME, TRADE NAME AND TESTING LAB LABEL, LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS IN THE LISTING OR LABELING.
4. AT LEAST TWO (2) BRANCH CIRCUITS TO BE PROVIDED IN KITCHEN.
5. EACH BATHROOM'S GFI CIRCUIT OUTLET TO BE ON SEPARATE 20 amp CIRCUIT.
6. COORDINATE CEILING FAN CONTROLS WITH OWNER.
7. COORDINATE LIGHT FIXTURE DIMMER LOCATIONS WITH OWNER.
8. OUTLET SPACING TO CONFORM TO THE NATIONAL ELECTRIC CODE.
9. PROVIDE SWITCH & SURFACE MOUNTED LIGHT FIXTURE IN ALL ATTIC ACCESS.
10. ALL FIXTURES, DEVICES AND ELECTRICAL FINISHES NOT SPECIFIED TO BE SELECTED BY OWNER.
11. COORDINATE TELEPHONE SYSTEM INSTALLATION WITH OWNER'S REQUIREMENTS.
12. COORDINATE SOUND SYSTEM WIRING AND OUTLET LOCATIONS (KITCHEN, DINING, STUDY, LIVING MASTER AND COURTYARD) WITH OWNER. SOUND SYSTEM TO BE PROVIDED BY OTHERS. CONTRACTOR TO FURNISH AND INSTALL SPEAKERS AND WIRING.
13. COORDINATE COMPUTER WIRING, ROUTER PLACEMENT, AND OUTLET LOCATIONS WITH OWNER.
14. COORDINATE COAX CABLE OUTLET LOCATIONS WITH OWNER.
15. COORDINATE ANNUNCIATOR SYSTEM (DOORBELL) W/OWNER'S REQUIREMENTS.
16. COORDINATE SECURITY SYSTEM AND CAMERA LOCATIONS (IF INSTALLED) W/OWNER'S REQUIREMENTS.
17. COORDINATE LOCATION OF LANDSCAPE LIGHTING FIXTURES AND CONTROLS WITH OWNER.
18. UNLESS NOTED OTHERWISE, INSTALL ELECTRICAL DEVICE RECEPTACLES AT THE FOLLOWING HEIGHTS A.F.F.:

SWITCHES 42"
OUTLETS 14" (EXCEPT OUTLETS AT COUNTERS TO BE 12" ABOVE COUNTER
TELEPHONE 14" (EXCEPT JACKS AT COUNTERS TO BE 12" ABOVE COUNTER
TELEVISION 14" (EXCEPT JACKS AT COUNTERS TO BE 12" ABOVE COUNTER

19. ALL OUTDOOR ELECTRICAL RECEPTACLES SHALL BE WEATHER RESISTANT GFI OUTLETS.
20. SUBMIT CUT SHEETS FOR ALL ELECTRICAL FIXTURES AND DEVICES FOR REVIEW BY ARCHITECT AND OWNER.
21. CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT & APPLIANCES.
22. ALL BRANCH CIRCUITS THAT SUPPLY 125v, 1Φ, 15A AND 20A RECEPTACLE OUTLETS IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(s).
23. CONTRACTOR TO COORDINATE WALK-THRU WITH OWNER, ARCHITECT AND ELECTRICIAN PRIOR TO ROUGH-IN OF ELECTRICAL AND PRIOR TO INSTALLING FINISHES.

SMOKE DETECTORS/FIRE PROTECTION NOTES:

1. SMOKE DETECTORS SHALL BE INSTALLED ACCORDING TO THE LOCAL JURISDICTION FIRE CODE AND APPLICABLE BUILDING CODES. SMOKE DETECTORS TO BE HARD WIRED AND INSTALLED SUCH THAT ALL DETECTORS SOUND WHEN ANY ONE OF THEM DOES.
2. A SMOKE DETECTOR SHALL BE MOUNTED ON THE CEILING AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH GROUP OF ROOMS USED FOR SLEEP PURPOSES.
3. IN ALL SLEEPING ROOMS THERE SHALL BE AN APPROVED SMOKE DETECTOR ON THE CEILING AS CLOSE TO THE CENTER OF THE ROOM AS POSSIBLE, NO CLOSER THAN 36" TO AN OVERHEAD FAN AND 12" IN FRONT OR SIDE OF AN HVAC VENT.
4. OPERATIONAL CARBON MONOXIDE DETECTOR SHALL BE PLACED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS, IF USED, SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



CONDENSER TIE-DOWN DETAIL (7/A-13) N.T.S.

BLDG PERMIT PLANS FILE Copy of Record

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TOWN OF LONGBOAT KEY Planning, Zoning & Building

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REVISIONS

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Tim & Karen Peterson Residence
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ROBERT ROKOP AIA ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

FLORIDA LICENSURE
AR:0011049 ID:0003

NOTES AND DETAILS

ISSUED
07/28/22

SHEET No.
A-13

13 OF 13

ROBERT ROKOP
REGISTERED ARCHITECT
ROBERT F. ROKOP
STATE OF FLORIDA
SEAL



General Notes

WHC Peterson
6695 Gulf Of Mexico Drive
LBK

No.	Revision/Issue	Date

Firm Name and Address

MULLETT BROTHERS
LANDSCAPE AND PAVERS
1177 Cattleman Road
Sarasota, FL. 34232
941-342-9907

Project Name and Address

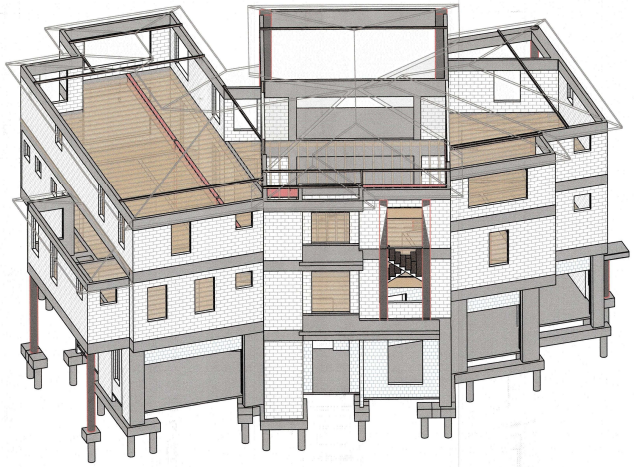
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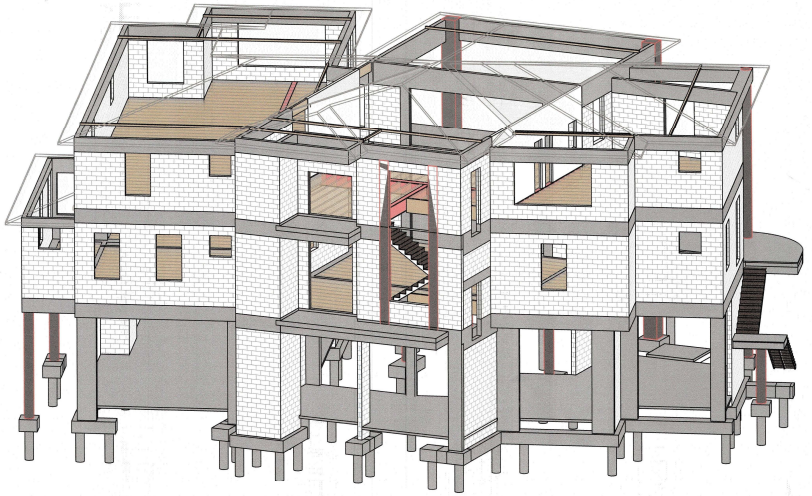
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Planning, Zoning & Building

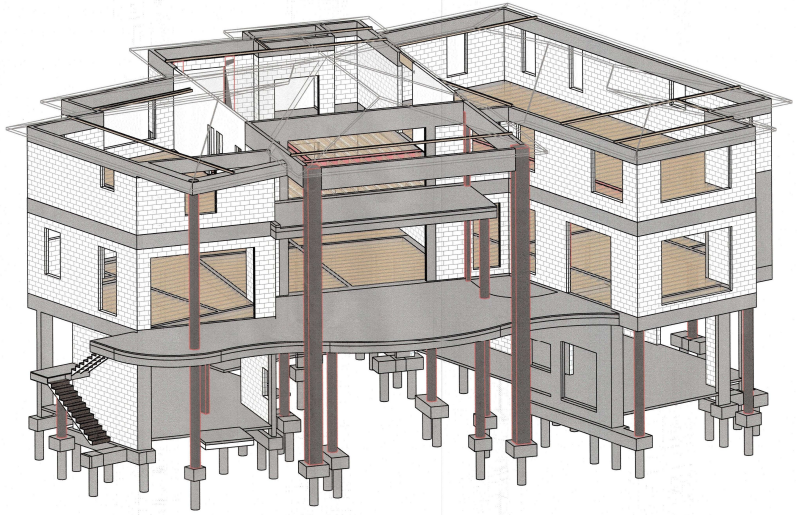
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Date	L1
Scale 1"=10'	

PETERSON RESIDENCE

6695 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228







DESIGN NOTE:

GROUP CLASSIFICATION: R-3 (SEE CHAPTER 3)
CONSTRUCTION TYPE: V-B (SEE CHAPTER 6)
ZONING: R-1
OCCUPANCY TYPE: R3
FLOOD ZONE: VE
STRUCTURE IS NON SPRINKLED

RISK CATEGORY: II
WIND SPEED: Vult= 150 MPH/ Vasd = 116 MPH
CODE: FL RESIDENTIAL CODE 2020 (7TH EDITION)
WIND EXPOSURE: D
ENCLOSED STRUCTURE (NEW) (GCpi = +/-0.18)

DESIGN LOADS (PSF)

AREA	LIVE	DEAD
ROOF (TRUSS)	20	10 TC (TILE ROOF ADD 10 PSF DEAD) 10 BC
ROOF (CONV.)	20	15
FLOOR (TRUSS)	40	20 TC 5 BC
FLOOR (CONV.)	40	15
FLOOR CORE SLAB OR CIP	40	135
BALCONY & DECK WOOD FRAMED	40	15
STAIRS	40 PSF	(OR 300# CONCENTRATED LOAD ON A 4SQ. IN. AREA)

3D PERSPECTIVE SKETCHES ON THIS SHEET AND THROUGHOUT THE PLANS ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO FRAMING PLANS FOR CONSTRUCTION DETAILS.

SHEET LIST ALL

S-0.0	COVER SHEET
S-0.1	STRUCTURAL NOTES
S-0.2	STRUCTURAL DETAILS
S-0.3	SUMMARY OF STRUCTURAL MEMBERS
S-1.0	PILING PLAN
S-1.1	PILING DETAILS
S-1.2	GROUND LVL STRUCT WALL AND COLUMN PLAN
S-1.3	SLAB PLAN
S-1.4	BREAKAWAY WALL PLAN
S-2.0	1ST LL STRUCT. FLOOR FRAMING PLAN
S-2.1	1ST LL STRUCT WALL PLAN
S-3.0	2ND LL STRUCT. FLOOR AND MID ROOF FRAMING PLAN
S-3.1	2ND LL STRUCT. WALL PLAN
S-4.0	STRUCTURAL ROOF FRAMING PLAN AND PRELIMINARY TRUSS LAYOUT
S-5.0	BUILDING SECTIONS
S-5.1	BUILDING SECTIONS
S-6.0	TYPICAL CONCRETE DETAILS
S-6.1	TYPICAL STEEL DETAILS
S-6.2	WINDOW BUCK TYPICAL DETAILS
S-6.3	REPLACEMENT

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

RECEIVED
MAR 26 2024
TOWN OF LONGBOAT KEY
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STRUCTURAL DESIGN BY KELLER CDD LLC
DAVID KELLER PE
QUESTIONS? RFI FOR FASTEST REPLY VIA EMAIL
INFO@KELLERCDD.COM

THIS DOCUMENT AND ALL INFORMATION HEREIN IS CONFIDENTIAL AND THE INTELLECTUAL PROPERTY OF KELLER CDD LLC AND SHALL BE RETURNED IN THE EVENT OF TERMINATION. ANY CHANGES TO THESE PLANS OR ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF KELLER CDD LLC SHALL AUTOMATICALLY RENDER KELLER CDD LLC HARMLESS TO ANY LIABILITY CLAIMS, SUIT OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT. COPYRIGHT 2025

PROJECT TITLE: - PETERSON RESIDENCE
6695 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: 07-26-2022 PERMIT SET

REV	DESCRIPTION	DATE
1	REV 1	03/14/24

GRAPHIC SCALE: 0" 1"

SCALE AS NOTED

PROJECT NO: Project Number

SHEET TITLE: COVER SHEET

BLDG PERMIT PLANS
FILE
Copy of Record

S-0.0

GENERAL NOTES:

1. THE STRUCTURE DESCRIBED ON THESE DRAWINGS HAS BEEN DESIGNED TO COMPLY WITH THE 2020 FLORIDA RESIDENTIAL CODE.
2. DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED AT EACH LOCATION.
3. OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE APPROXIMATE ROUGH OPENINGS CONTINGENT UPON FINAL DOOR AND WINDOW SELECTIONS. COORDINATE ACTUAL OPENINGS WITH ARCHITECTURAL PLANS AND FINAL COMPONENT SELECTIONS.
4. THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED.
5. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING.

FOUNDATIONS

1. REFER TO GEOTECHNICAL REPORT #220336 BY UNIVERSAL ENGINEERING SERVICES DATED 07/18/2022.
2. STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH THE RECOMMENDED SOIL AND FOUNDATION CAPACITIES FOUND IN THE ABOVE LISTED SOILS REPORT.
3. BUILDER SHALL COMPLY WITH SOIL AND SITE PREPARATION RECOMMENDATIONS IN THE ABOVE LISTED SOILS REPORT.
4. GEOTECHNICAL REPORTS SHALL COMPLY WITH 2020 FLORIDA BUILDING CODE, SECTION 1803.

BACKFILLING AND COMPACTION:

1. UNDER SLABS ON GRADE REMOVE SOFT SPOTS AND FOREIGN MATTER IN THE SUB-GRADE.
2. FILL MATERIAL FOR SUB-BASE OF SLABS ON GRADE SHALL BE CLEAN TO SLIGHTLY SILTY FINE SAND, FREE OF ORGANIC MATTER, CLAY, COBBLES, TRASH, DEBRIS OR OTHER UNSUITABLE MATERIALS.
3. UNLESS SPECIFICALLY NOTED OTHERWISE, FILL MATERIAL SHALL BE PLACED IN MAXIMUM 8" HIGH LIFTS OF LOOSE FILL AND COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DRY DENSITY.

CONCRETE: CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, HAVE A SLUMP OF 4" (+/- 1"), 3% (+/- 1.5%) AIR ENTRAPMENT, AND W/C + P RATIO OF 0.60 (+/- 0.05).

DEEP PILE FOUNDATIONS (IF APPLICABLE):

REFER TO PILE PLAN AND PILE DETAIL SHEET FOR PILE SPECIFICATIONS, PILE LAYOUT, PILE CAP AND GRADE BEAM DETAILS.

SLABS ON GRADE:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS, HAVE A SLUMP OF 7.5" (+/- 1.5"), 3% (+/- 1.5%) AIR ENTRAPMENT, AND W/C + P RATIO OF 0.60 (+/- 0.05).
2. USE 4" THICK SLABS ON GRADE. REINFORCE AS PER FLOOR TYPE
3. FOR INTERIOR SLABS PLACE 6 MIL POLY SHEETING W/ JOINTS LAPPED MIN. 6" ON POISONED COMPACTED SOIL.
4. ALL SLABS SHALL BE POURED MONOLITHICALLY.
5. PROVIDE 1/2" EXPANSION MATERIAL BETWEEN FLOATING SLABS AND ADJOINING MASONRY SHEAR WALLS AND COLUMNS.
6. SLAB FINISHES (INTERIOR AND EXTERIOR) TO BE SPECIFIED BY BUILDING CONTRACTOR. SLABS ARE NOT INTENDED TO BE FINISHED SURFACES. USE EXPANSION MATERIAL AND APPROPRIATE FINISHES TO AVOID OR COVER TYPICAL CONCRETE CRACKING.

CAST-IN-PLACE CONCRETE -- CIP COLUMNS, CIP BEAMS, STRUCTURAL SLABS

1. CONCRETE: CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS, HAVE A SLUMP OF 7.5" (+/- 1.5"), 3% (+/- 1.5%) AIR ENTRAPMENT, AND A MAX W/C + P RATIO OF 0.42
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
3. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318-11. SLABS ARE NOT INTENDED TO BE FINISHED SURFACES. USE EXPANSION MATERIAL AND APPROPRIATE FINISHES TO AVOID OR COVER TYPICAL CONCRETE CRACKING.
4. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI 315-99.
5. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC. AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED.
6. CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. NECESSARY TO SUPPORT REINFORCING STEEL.
7. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
   - -CAST AGAINST & PERMANENTLY EXPOSED TO EARTH - 3"
   - -EXPOSED TO EARTH & WEATHER
     - # 5 BAR OR SMALLER - 1 1/2"
     - # 6 BAR OR GREATER - 2"
   - -NOT EXPOSED TO WEATHER OR IN CONTACT W/ GROUND
     - SLABS & WALLS - 3/4"
     - BEAMS & COLUMNS - 1 1/2"
8. HORIZONTAL SLAB BARS SHALL BE BENT 1'-6" AROUND CORNERS, OR PROVIDE CORNER BARS WITH A 2'-0" LAP ON EACH LEG.
9. MINIMUM LAP SPLICE ON ALL REINFORCING SHALL BE 25" U.N.O.

MASONRY

GENERAL

1. MASONRY CONSTRUCTION SHALL COMPLY WITH FBC 2020 U.N.O.
2. PROVIDE LINTELS OR HEADERS AS SPECIFIED ON DRAWINGS WITH MIN. 8" BEARING OVER ALL MASONRY OPENINGS.

CONCRETE MASONRY UNITS

1. MASONRY UNITS SHALL BE 7 5/8" X 15 5/8" SIZE MODULAR UNITS U.N.O
2. LAP UNITS IN RUNNING BOND. SAWCUT UNITS WHICH ARE NOT IN MULTIPLES OF 8". UNITS SHALL BE AT LEAST 8" LONG. BOND CORNERS BY LAPPING ENDS 8" IN SUCCESSIVE VERTICAL COURSES.

MORTAR

1. USE TYPE S MORTAR EXCEPT USE TYPE M MORTAR BELOW GRADE. HEAD AND BED JOINTS SHALL BE 3/8" FOR THE THICKNESS OF THE FACE SHALL. WEBS ARE TO BE FULLY MORTARED IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS; IN THE STARTING COURSE, AND WHERE AN ADJACENT CELL IS TO BE GROUTED. REMOVE MORTAR PROTRUSIONS EXTENDING1/2" OR MORE INTO CELLS TO BE GROUTED.

JOINT REINFORCEMENT

1. USE STANDARD (9 GAUGE) HORIZONTAL JOINT REINFORCING IN EVERY OTHER COURSE U.N.O. OVERLAP DISCONTINUOUS ENDS 6".
2. PROVIDE ADDITIONAL JOINT REINFORCEMENT ABOVE AND BELOW ALL OPENINGS, EXTENDED 24" BEYOND OPENING ON EACH SIDE.

CELL REINFORCEMENT

1. MASONRY GROUT SHALL BE 3500 PSI AT 28 DAYS. THE SLUMP SHALL BE 6" +/- 1"
2. GROUTED CELLS SHOULD BE SUFFICIENTLY VERTICALLY ALIGNED TO MAINTAIN FREE FLOW OF MASONRY GROUT UNOBSTRUCTED BY PROTRUDINGCMU WALLS OR MORTAR.
3. PROVIDE CLEANOUT INSPECTION OPENINGS AT THE BOTTOM OF EACH GROUT LIFT.
4. USE REINFORCING STEEL IN EACH GROUTED CELL AT ALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND AT THE ENDS OF WALLS AND MAX. 4'-0" O.C. IN ADDITION TO THE LOCATIONS SPECIFIED IN THE DRAWINGS. USE #5 REBAR U.N.O. VERTICAL WALL REINFORCEMENT SHALL BE LAPPED AND TIED 25" MIN. AT EACH SPLICE LOCATION.

   (DOES NOT APPLY TO BREAKAWAY WALLS SEE "BREAKAWAY WALL DETAIL")

PREFABRICATED WOOD TRUSSES (FLOOR AND ROOF)

1. TRUSSES, BRACING, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER TO SAFELY CARRY THE DESIGN LOADS AS INDICATED ON THE STRUCTURAL PLANS.
2. FLOOR SYSTEM DEFLECTION UNDER LIVE LOAD ONLY SHALL NOT EXCEED L/600 AND TOTAL DEFLECTION SHALL NOT EXCEED L/480 (OR MAX. 3/8" WHICHEVER IS LESS) FOR FLOOR SYSTEMS
3. ROOF TRUSS TOTAL DEFLECTION SHALL NOT EXCEED L/480 OR 3/8" WHICHEVER IS LESS.
4. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND DESIGN NOTES WITH A FLORIDA P.E. SEAL FOR APPROVAL BY THE E.O.R. AND THE BUILDING CONTRACTOR. DESIGN NOTES TO INCLUDE THE RATED LOAD CAPACITY OF THE CONNECTORS USED TO SECURE THE MEMBERS, CERTIFICATION OF THE CONNECTOR CAPACITIES AND MANUFACTURER'S LICENSE TO FABRICATE TRUSSES UTILIZING THE CONNECTOR SYSTEM PROPOSED.
5. TRUSS MANUFACTURER SHALL PROVIDE ENGINEERING FOR ALL BRIDGING, BRACING,AND CONNECTORS REQUIRED BY THE TRUSS SYSTEM.
6. SEE "DESIGN NOTE" FOR FLOOR AND ROOF TRUSS REQUIRED LOAD CAPACITY.
7. DO NOT CUT OR REMOVE CHORDS OR WEBS OF TRUSSES. DO NOT NOTCH OR DRILL TRUSS MEMBERS WITHOUT WRITTEN APPROVAL OF SPECIALTY ENGINEER RESPONSIBLE FOR TRUSS DESIGN.
8. PER F.A.C. 61G15-31.003 THE ENGINEER OF RECORD DELEGATES THE DESIGN OF THE PRE-ENGINEERED TRUSSES TO A TRUSS DESIGN ENGINEER AND A TRUSS SYSTEM DESIGN ENGINEER. BOTH ENGINEERS MUST HAVE CURRENT FLORIDA PROFESSIONAL ENGINEERING LICENSES AND BE QUALIFIED TO PERFORM THE DELEGATED DESIGN WORK.

SEE ROOF TRUSS CONNECTOR UPLIFT SCHEDULE ON FRAMING SHEETS WHEN SHOWN

TRUSS CONNECTOR NOTES:

1. ALL SIMPSON TRUSS ANCHORS SHOWN ON DRAWINGS SHALL BE VERIFIED FOR LOADS SHOWN ON WOOD TRUSS DESIGN CALCULATIONS, THEREFORE ANCHOR SIZES AND TYPES ARE SUBJECT TO CHANGE.
2. TIE GIRDER TRUSS FOR UPLIFT LOAD WITH (2)SIMP. HTS20 TO TOP PLATE AND TO PROVIDED DOUBLE STUD BELOW U.N.O. - VERIFY UPLIFT CAPACITY WITH TRUSS ENGINEERED DRAWINGS.
3. TRUSS MANUFACTURER SHALL PROVIDE SPECIFICATIONS FOR REQUIRED PERMANENT BRACING.

GENERAL WOOD SPECS

1. WOOD CONSTRUCTION SHALL CONFORM TO FBC 2020 AND NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) OR SOUTHERN PINE INSPECTION BUREAU (SPIB). MOISTURE CONTENT SHALL NOT BE MORE THAN 19% AT THE TIME OF INCORPORATION INTO THE BUILDING.
2. ALL BEARING WOOD FRAMING SHALL BE #2 SYP UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN. FRAMED WALLS SHALL BE #2 SYP OR SPF AT BUILDERS DISCRETION. ALL WOOD FRAMING IN CONTACT WITH MASONRY AND CONCRETE CONSTRUCTION SHALL BE PRESSURE TREATED (PT).
3. ALL STUD WALLS SHALL BE 2X4 OR 2X6 (AS NOTED ON DRAWINGS) 16" O.C. MAX.
4. ALL EXPOSED EXTERIOR WOOD SHALL BE PRESSURE TREATED (PT) WITH CHROMATED COPPER ARSENATE (CCA) IN ACCORDANCE WITH AWPC C2 TO PROVIDE 0.60 POUNDS/CUBIC FOOT RETENTION BY ASSAY OF TREATED WOOD. WOOD SHALL BEAR THE AWPB QUALITY MARK DESIGNATION.
5. PROVIDE GALVANIZED CONNECTORS FOR ALL EXPOSED EXTERIOR WOOD CONNECTIONS.
6. PROVIDE MICRO-LAMS (WHERE INDICATED ON PLAN) AS MANUFACTURED BY "TRUSS-JOIST, INC" OR AN APPROVED EQUIVALENT.
7. EXTERIOR WALL SHEATHING SHALL BE 1/2" CDX NAILED W/ 10d RINGSHANK AT 6" O.C. IN THE FIELD AND 4" O.C. ON EDGES U.N.O.
8. FLOOR SHEATHING SHALL BE 3/4" CDX T&G PLYWOOD GLUED AND NAILED W/ 10d COMMON 8" O.C. IN THE FIELD AND 6" O.C. AT EDGES.
9. MINIMUM FRAMED WALL HEADER (JACK) STUD REQUIREMENTS UNLESS NOTED OTHERWISE ON PLANS:

HEADER SPAN MAX.	HEADER (JACK) STUDS @ EACH END	FULL LENGTH STUDS @ EACH END
3'	1	1
6'	1	2
9'	2	2
12'	2	3
15'	2	3
18'	3	3

10. ALL ROOF SHEATHING SHALL BE FASTENED W/ 10d RINGSHANK @ 4" O.C. IN FIELD AND ON EDGES.

CONNECTOR NOTE:

SIMPSON CONNECTORS ARE REFERENCED ON THESE PLANS. SUBSTITUTIONS ARE ALLOWED, U.N.O. BUT BUILDER IS RESPONSIBLE FOR CROSS REFERENCING ALLOWED CONNECTOR CAPACITY.

COORDINATE WOOD BEAM AND POSTS CONNECTIONS WITH E.O.R.

STEEL FRAMING NOTE:

STRUCTURAL STEEL FABRICATOR SHALL PROVIDE SHOP DRAWINGS FOR W-BEAM STIFFENERS AND ALL CONNECTIONS FOR APPROVAL BY E.O.R. BEFORE CONSTRUCTION

ALL CONNECTIONS, BOLTED, EMBEDED, WELDED, AND OTHERWISE SHALL BE INSPECTED BY E.O.R. BEFORE FINAL FRAMING INSPECTION.

TRUSS ENGINEERING APPROVAL NOTE:

PER FLORIDA ADMINISTRATIVE CODE, ENGINEER OF RECORD HAS DELEGATED PRE-ENGINEERED TRUSS SYSTEMS TO SPECIALTY ENGINEER FOR TRUSS DESIGN.

EOR WILL REVIEW TRUSS DESIGN DOCUMENTS SUBMITTED BY SPECIALTY ENGINEER TO CONFIRM ADHERENCE TO STRUCTURAL DESIGN SPECIFICATIONS AND THAT TRUSS REACTION LOADS CAN BE SUPPORTED BY THE RESIDENTIAL STRUCTURE.

EOR WILL ISSUE TRUSS DOCUMENT REVIEW LETTER TO BUILDING DEPARTMENT PRIOR TO FRAMING INSPECTION.

TRUSS ENGINEERING CONNECTOR NOTE:

EOR HAS ANALYZED AND DESIGNED THIS STRUCTURE TO ACCOUNT FOR ALL TRUSS LOADING INCLUDING GRAVITY, UPLIFT, AND LATERAL LOADS, INCLUDING LOADS LESS THAN 5,000 LBS AND GREATER THAN 5,000 LBS AS REQUIRED BY THE CODE LISTED IN THIS DOCUMENT.

THE ROOF FRAMING LAYOUTS ON THESE PLANS SHOW THE EOR'S MINIMUM SUGGESTED UPLIFT CONNECTORS. THESE CONNECTORS MUST BE CHECKED AGAINST FINAL TRUSS ENGINEERING UPLIFT VALUES.

THE TRUSS ENGINEER SHALL PROVIDE CONNECTOR SELECTIONS FOR TRUSSES TO TRUSS GIRDERS. TRUSS CONNECTORS WILL BE REVIEWED BY THE EOR.

SPECIAL FLOOD HAZARD NOTE:

ALL AREAS BELOW THE DESIGN FLOOD ELEVATION (DFE) MUST BE CONSTRUCTED WITH CLASS 4 OR 5 MATERIALS RESISTANT TO FLOOD DAMAGE AS PER FEMA TECHNICAL BULLETIN 2, ENTITLED "FLOOD-RESISTANT MATERIALS REQUIREMENT FOR BUILDINGS LOCATED IN SPECIAL FLOOD HAZARD AREAS."

DESIGN NOTE:

GROUP CLASSIFICATION: R-3 (SEE CHAPTER 3)
CONSTRUCTION TYPE: V-B (SEE CHAPTER 6)
ZONING: R-1
OCCUPANCY TYPE: R3
FLOOD ZONE: VE
STRUCTURE IS NON SPRINKLED

RISK CATEGORY:II
WIND SPEED: Vult= 150 MPH/ Vasd = 116 MPH
CODE: FL RESIDENTIAL CODE 2020 (7TH EDITION)
WIND EXPOSURE: D
ENCLOSED STRUCTURE (NEW) (GCpi = +/-0.18)

DESIGN LOADS (PSF)

AREA	LIVE	DEAD
ROOF (TRUSS)	20	10 TC (TILE ROOF ADD 10 PSF DEAD) 10 BC
ROOF (CONV.)	20	15
FLOOR (TRUSS)	40	20 TC 5 BC
FLOOR (CONV.)	40	15
FLOOR CORE SLAB OR CIP	40	135
BALCONY & DECK WOOD FRAMED	40	15
STAIRS	40 PSF	(OR 300# CONCENTRATED LOAD ON A 4SQ. IN. AREA)

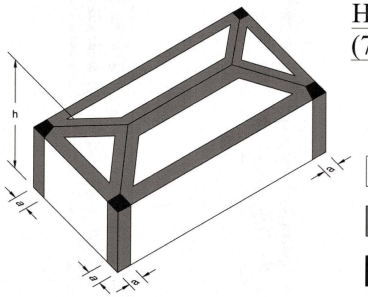
GENERAL DESIGN NOTES

1. DETAILS LABELED "TYP." OR "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED AT EACH LOCATION.
2. OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE APPROXIMATE ROUGH OPENINGS CONTINGENT UPON FINAL DOOR AND WINDOW SELECTIONS. COORDINATE ACTUAL OPENINGS WITH ARCHITECTURAL PLANS AND FINAL COMPONENT SELECTIONS.
3. THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED.
4. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING.

PLANS AND SPECIFICATION CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH THE WIND-BORNE DEBRIS REGION AS DEFINED AND SET FORTH BY THE FLORIDA RESIDENTIAL CODE, RESIDENTIAL 2020.

SOIL POISON NOTE:
SOIL TO BE TREATED PRIOR TO VAPOR BARRIER AND CONCRETE INSTALLATION. PREMISE 75 WSP OR COMPARABLE CHEMICAL TO BE USED.

TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.



Hip Roof
$(7° < \theta \leq 27°)$

- Interior Zones — Roof Zone 1 / Walls - Zone 4
- End Zones — Roof Zone 2 / Walls - Zone 5
- Corner Zones — Roof Zone 3

DESIGN WIND PRESSURES (ASD) FOR COMPONENTS & CLADDING [PSF]

TRIBUTARY AREA [SF]	WIND SPEED: 150 MPH		EXPOSURE CATEGORY: D		BUILDING HEIGHT: 40 FT				HIP ROOF	
	ROOF				WALLS, WINDOWS, DOORS				OVERHANGS	
	ZONES 1, 2, 3	ZONE 1	ZONE 2E	ZONE 2R	ZONE 3	ZONE 4		ZONE 5		ZONE 2E	ZONE 3
	POS	NEG	NEG	NEG	NEG	POS	NEG	POS	NEG	NEG	NEG
10	25.7	-60.4	-60.4	-96.4	-124.3	42.5	-46.0	42.5	-56.9	-72.0	-129.5
20	23.2	-60.4	-60.4	-84.4	-101.4	40.6	-44.2	40.6	-53.0	-72.0	-109.0
50	19.8	-51.3	-51.3	-68.6	-71.2	38.0	-41.6	38.0	-48.0	-69.2	-81.7
100	19.8	-51.3	-51.3	-68.6	-71.2	38.0	-41.6	38.0	-48.0	-69.2	-81.7

ABBREVIATIONS

B.O.	BOTTOM OF (BEAM, WALL, ETC)
B/A	BREAKAWAY
CIP	CAST-IN-PLACE
LF	LINEAL FEET
SF	SQUARE FEET
NGVD	National Geodetic Vertical Datum
NAVD	North American Vertical Datum
PT	PRESSURE TREATED
R.O.	ROUGH OPENING
SIMP.	SIMP. BRAND CONNECTOR OR APPROVED EQUIVALENT
SIM.	SIMILAR TO
T.O.	TOP OF (BEAM, WALL, ETC)
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
WWM	WELDED WIRE MESH

STRUCTURAL MEMBER DESIGNATIONS

F_	FOOTING
P_	PILE
PC_	PILE CAP/ TRANSITION COLLAR
CB_	CIP BEAM
WB_	WOOD BEAM
ML_	MASONRY LINTEL
CC_	CIP COLUMN
MC_	MASONRY COLUMN
WP_	WOOD POST
SP_	STEEL POST
FL_	FLOOR TYPE
W_	WALL TYPE
R_	ROOF TYPE

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

STRUCTURAL DESIGN BY KELLER CDD LLC
DAVID KELLER PE
QUESTIONS? RFI FOR FASTEST REPLY VIA EMAIL
INFO@KELLERCDD.COM

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PROJECT TITLE: - PETERSON RESIDENCE
6986 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: PERMIT SET — 07-28-2022

REV	DESCRIPTION	DATE

GRAPHIC SCALE: 0" 1"

SCALE AS NOTED

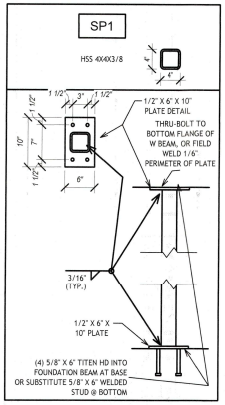
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SHEET TITLE: STRUCTURAL NOTES

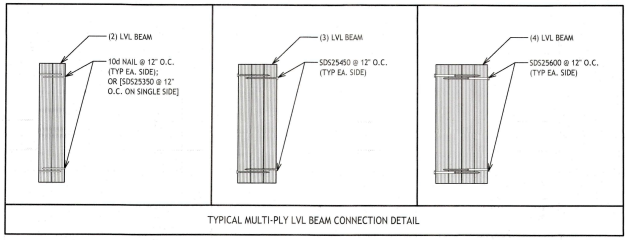
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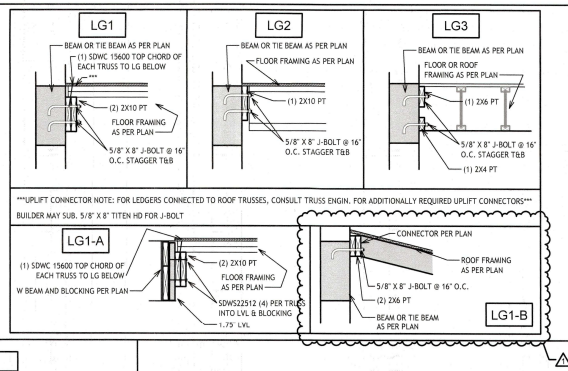
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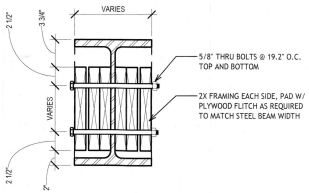


SP1 DETAIL
1" = 1'-0"

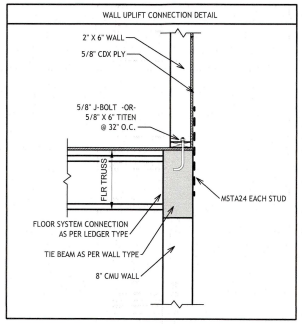


TYPICAL MULTI-PLY LVL BEAM CONNECTION DETAIL

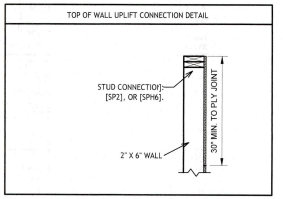




TYPICAL W BEAM CONNECTION
1 1/2" = 1'-0"

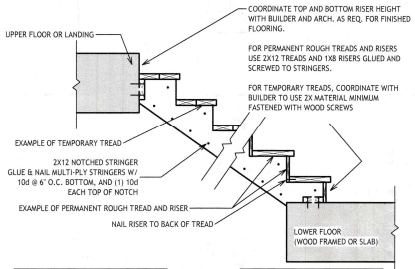


WOOD FRAMED WALL OVER CIP BEAM
3/4" = 1'-0"



WALL SECTION TOP OF WALL UPLIFT CONNECTION ROOF
3/4" = 1'-0"

STAIR FRAMING SIDE VIEW



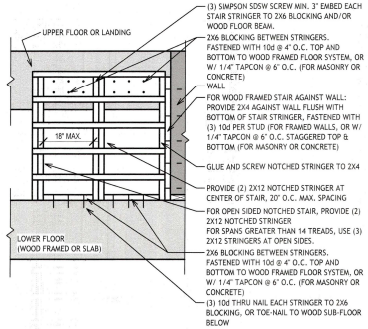
RISE AND RUN NOTE: COORDINATE TREAD AND RISER HEIGHT WITH ARCH. AND BUILDER AS PER ARCH. PLANS AND APPLICABLE CODE.

GLUE NOTE: USE OF SUB-FLOOR ADHESIVE IS RECOMMENDED FOR ALL STRINGER AND PERMANENT RISERS AND TREAD SURFACE CONNECTIONS TO THE STRUCTURE.

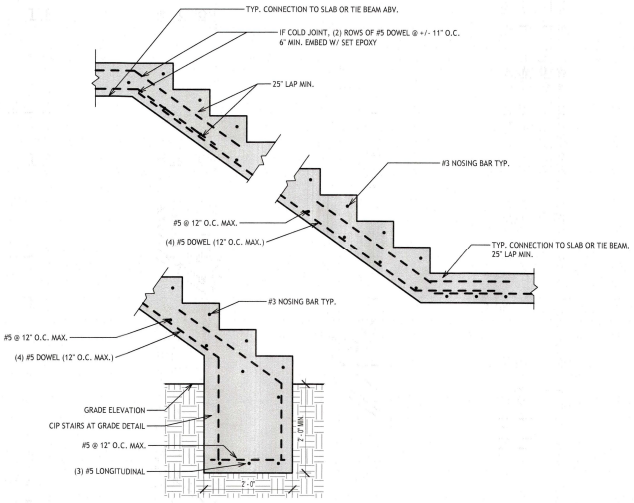
BREAKAWAY WALL NOTE: SIDES OF STAIRS MAY BE FASTENED TO BREAKAWAY WALLS WITH THE CONNECTIONS SHOWN ABOVE.

EXTERIOR USE NOTE: FOR EXTERIOR STAIRS OR STAIRS EXPOSED TO WEATHER, PROVIDE PT FRAMING AND GALVANIZED CONNECTORS.

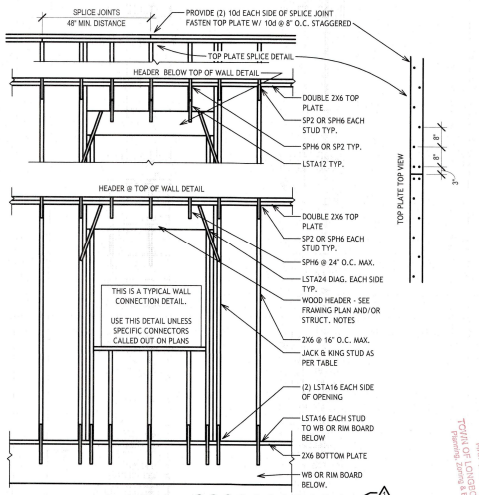
STAIR FRAMING FRONT VIEW



TEMPORARY WOOD FRAMED STAIR TYPICAL FRAMING DETAIL
3/4" = 1'-0"



CIP STAIR TYP. DETAIL
3/4" = 1'-0"



WOOD FRAMED WALL OVER WOOD OR STEEL BEAM DETAIL
1/2" = 1'-0"

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

STRUCTURAL DESIGN BY KELLER CDD LLC
DAVID KELLER PE
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PROJECT TITLE: PETERSON RESIDENCE
6665 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: PERMIT SET
07-28-2022

REV	DESCRIPTION	DATE
1	REV 1	03/14/24

GRAPHIC SCALE: 0" 1"
SCALE AS NOTED
PROJECT NO: Project Number
SHEET TITLE: STRUCTURAL DETAILS

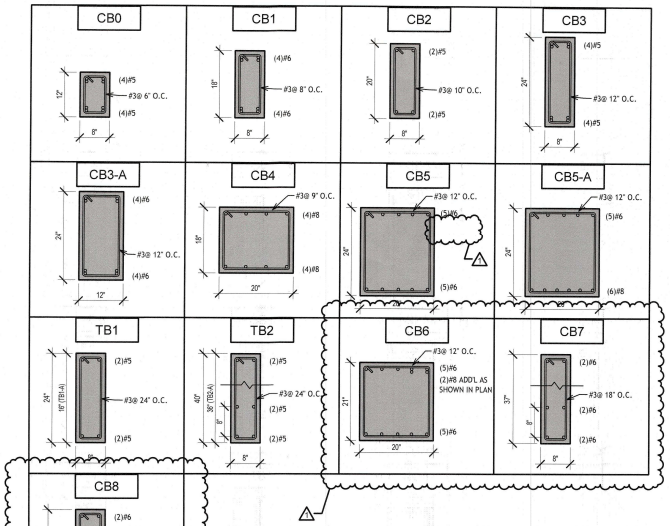
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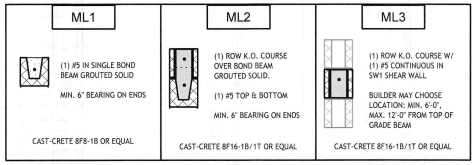
S-0.2

BEAMS

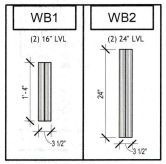
CONCRETE



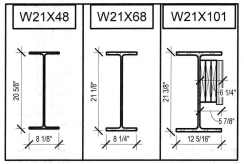
MASONRY



WOOD

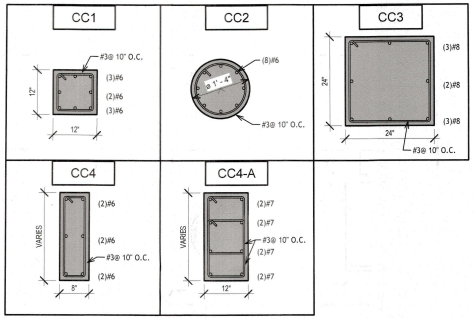


STEEL

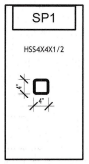


COLUMNS

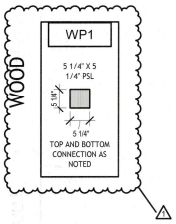
CONCRETE



STEEL



WOOD



WALLS, FLOORS, AND ROOFS

W1 PROVIDE TB1 @ TOP OF WALL U.N.O.	8" MASONRY WALL VERTICAL REINFORCEMENT: (1) #5 GROUTED SOLID AT OPENING, CORNERS, AND 48" O.C. MAX. HORIZONTAL REINFORCEMENT: DUROWALL @ 24" O.C. MAX.
SW1 PROVIDE ML3 AS REQUIRED	8" MASONRY SHEARWALL VERTICAL REINFORCEMENT: (1) #5 AT EACH CELL AS SHOWN (8" OR 16" OC.), GROUT SOLID HORIZONTAL REINFORCEMENT: DUROWALL @ 16" O.C. MAX.
W-B1	MASONRY FRANGIBLE WALL (SEE DETAIL) COORDINATE B.O. WALL ELEVATION WITH BUILDER
W2	2X6 @ 16" O.C. FRAMED WALL SINGLE BOTTOM PLATE, AND DOUBLE TOP PLATE. SP1 AT BOTTOM PLATE AND SP2 AT TOP PLATE UNLESS NOTED OTHERWISE 1/2" CDX PLY W/ 10d RINGSHANK @ 4" O.C. AT EXTERIOR WALL LOCATIONS
W3	8" CIP CONCRETE WALL VERTICAL REINFORCEMENT: #5 @ 16" O.C. MAX. HORIZONTAL REINFORCEMENT: #4 @ 16" O.C. MAX.

FL1	22" FLOOR TRUSS @ 19.2" O.C. 3/4" CDX T&G W/ 10d @ 6" FIELD AND EDGES MAX. LL DEFLECTION = L/600 MAX. TOTAL DEFLECTION = L/480 OR 3/8" (WHICHEVER IS LESS)
FL2	20" FLOOR TRUSS @ 16" O.C. 3/4" CDX T&G W/ 10d @ 6" FIELD AND EDGES MAX. LL DEFLECTION = L/600 MAX. TOTAL DEFLECTION = L/480 OR 3/8" (WHICHEVER IS LESS)
FL3	8" (MIN.) CIP CONCRETE SLAB W/ #5@6" O.C. T&B E.W. CIP SLAB THICKNESS INDICATES MINIMUM THICKNESS, ADDITIONAL TOPPING CONCRETE MAY BE ADDED FOR SLOPING PER ARCH
FL4	4" CIP FRANGIBLE SLAB OVER SOIL POISON AND VISQUEEN LAPPED AND TAPED. SAW CUT 25 SF SECTIONS MAX. NO REINFORCEMENT & NO FIBERMESH
FL5	12" (MIN.) CIP CONCRETE SLAB W/ #5@9" O.C. T&B E.W. CIP SLAB THICKNESS INDICATES MINIMUM THICKNESS, ADDITIONAL TOPPING CONCRETE MAY BE ADDED FOR SLOPING PER ARCH

R1	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. 5/8" CDX PLYWOOD W/ 10d RINGSHANK @ 4" O.C. IN FIELD AND EDGES. SEE TRUSS NOTES FOR DEFLECTION CRITERIA
R2	2x6 RAFTER @ 16" O.C. 5/8" CDX PLYWOOD W/ 10d RINGSHANK @ 4" O.C. IN FIELD AND EDGES. PROVIDE LRU26 AT EA. RAFTER TO LEDGER CONN.

CONNECTOR SCHEDULE

IT	INDICATES (TYPICAL)	
X	REFER TO TRUSS ENGINEERING FOR TRUSS CONNECTION REQUIRED UPLIFT CAPACITY. SEE TRUSS UPLIFT CONNECTOR SCHEDULE FOR SELECTION	
1	ABU66 W/ RFB #5X8, EMBED 6" MIN. W/ SET EPOXY	
1A	ABU44 W/ RFB #5X8, EMBED 6" MIN. W/ SET EPOXY	
2	HTT5 W/ RFB#5X8, EMBED 6" MIN. W/ SET EPOXY (OR 5/8" THRU BOLT)	
3	(1) HETA16 (OR HETA20)	
4	(2) HETA 16 (OR HETA20)	
5	HU26	
5-A	HUS210-2	
6	MGU5.50-SDS	
7	HU410 (USE CONCEALED FLANGE WHERE REQ.)	2.6
7-A	HHUS410 (USE CONCEALED FLANGE WHERE REQ.)	5.6
7-B	HGUS410 (USE CONCEALED FLANGE WHERE REQ.)	9.1
8	H10-A	
9	MSTC28	3.0
10	HTS20	
11	HHUS410	
12	MSTA18	11.3
12A	NOT USED	
13	LGU5.25-SDS	6.7
14	HGU5.5/14	14.1
15	MGT WITH HDU4	
16	HD12 W/ RFB #5X8, EMBED 9" MIN. W/ SET EPOXY	
17	ABW7-7Z AND MSTC28	
18	H16	

TRUSS UPLIFT CONNECTOR SCHEDULE
REFER TO TRUSS ENGINEERING FOR REQUIRED UPLIFT UNLESS NOTED OTHERWISE ON FRAMING PLANS.

USE SIMPSON CONNECTORS OR EQUAL AND VALUES MUST BE CHECKED W/ CONNECTOR MANUFACTURERS CURRENT SPECIFICATIONS:

(CONNECTOR) = (#UPLIFT)

(1) HETA20 = #1,810
(2) HETA20 = #2,035 FOR (1) PLY MEMBERS
(2) HETA20 = #2,500 FOR (2) PLY MEMBERS

(1) H2.5A = #600
(1) H10A = #1,140
(1) H10A-2 = #1,245 FOR (2) PLY MEMBERS
(1) MTS16 = #1,000
(1) HTS20 = #1,450
H14 = #1,350
LGT2 = #2,050
LGT3 = #3,685
LGT4 = #4,060
MGT = #3,965
(1) VGT = #4,940 FOR (2) PLY MEMBER
(2) VGT = #7,185 FOR (2) PLY MEMBER
(2) VGT = #8,890 FOR (3) PLY MEMBER

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

STRUCTURAL DESIGN BY KELLER CDD LLC
DAVID KELLER PE
QUESTIONS? RFI FOR FASTEST REPLY VIA EMAIL
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6666 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: PERMIT SET
07-28-2022

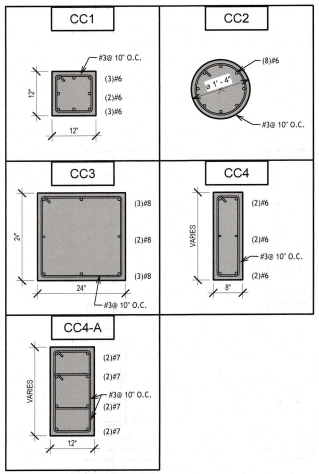
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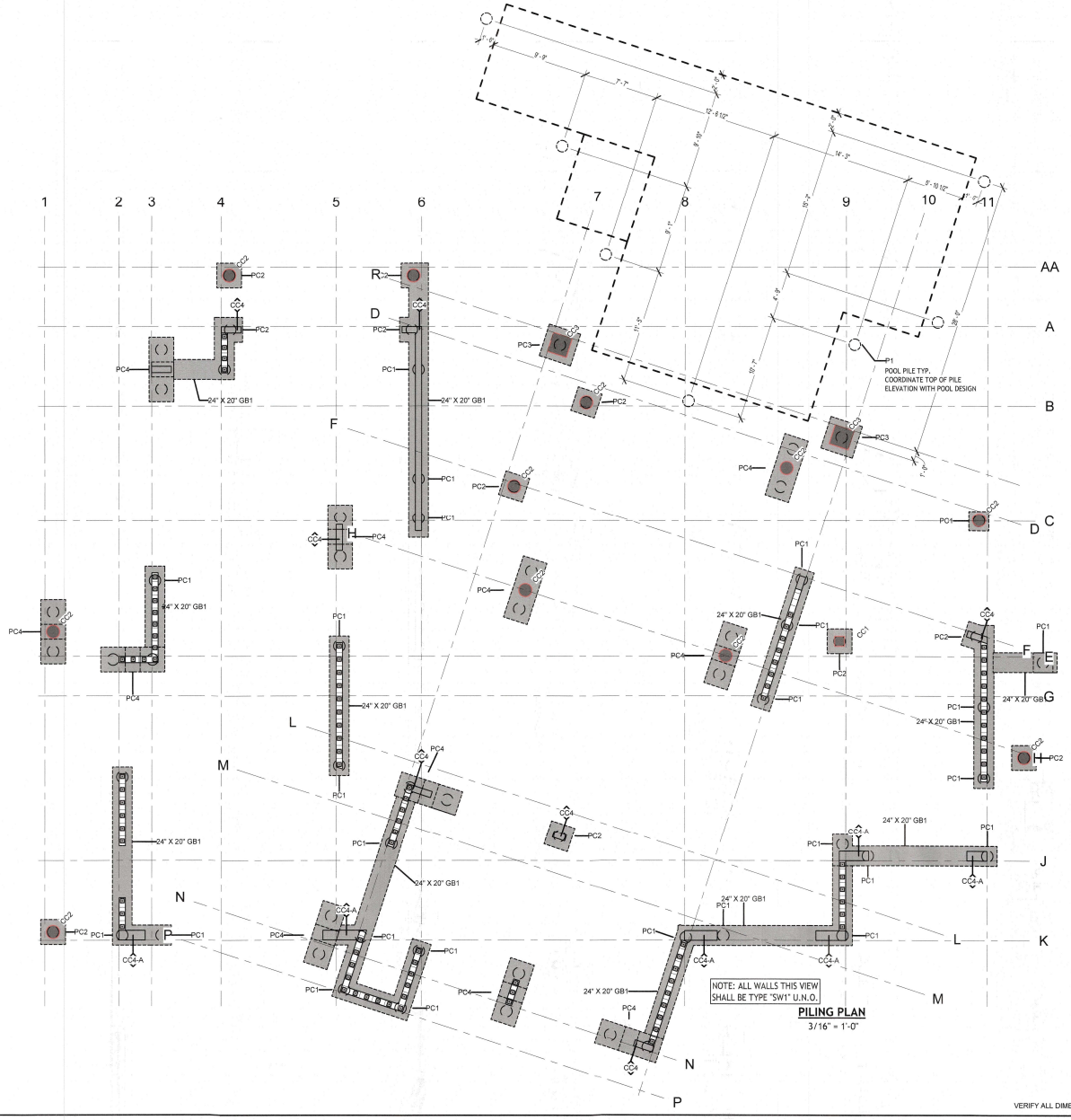
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PROJECT NO: Project Number

SHEET TITLE:
SUMMARY OF STRUCTURAL MEMBERS

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PILING PLAN
3/16" = 1'-0"

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

STRUCTURAL DESIGN
BY KELLER CDD LLC

DAVID KELLER PE

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PROJECT TITLE: - PETERSON RESIDENCE
6806 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: PERMIT SET
07-28-2022

REV.	DESCRIPTION	DATE

GRAPHIC SCALE: 0" 1"

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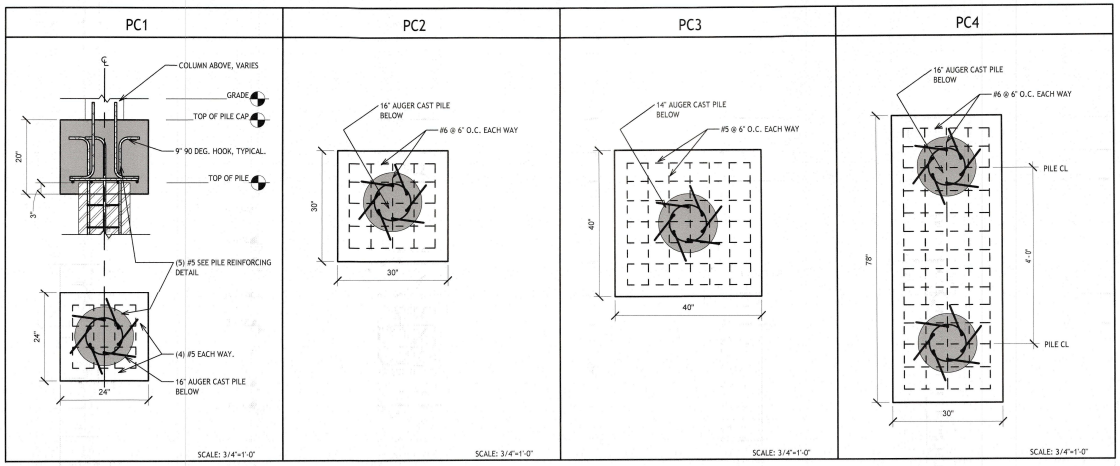
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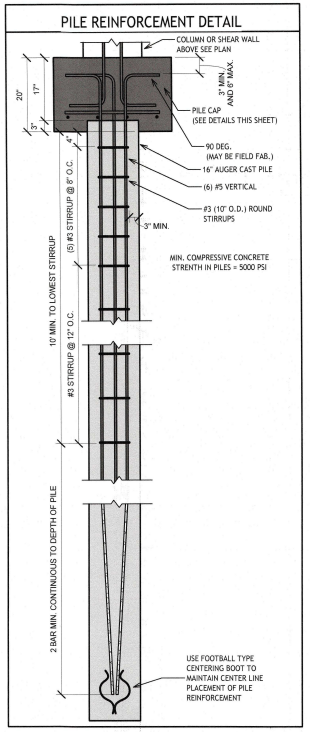
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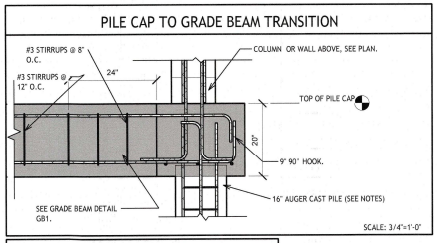
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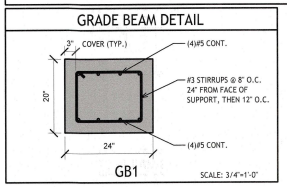
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NOTE: REFER TO BUILDING SECTIONS FOR TOP OF PILE CAP ELEVATIONS

LEGEND:	AUGER CAST PILE NOTES:
DENOTES ø16" AUGER CAST PILE SEE PILING PLAN FOR TOP OF PILE ELEVATION	1. ALL PILES SHALL BE 16" DIAMETER AUGER CAST CONCRETE INSTALLED TO A DEPTH AS NOTED IN GEOTECHNICAL REPORT. 2. PILE SHALL DEVELOP MINIMUM COMPRESSIVE CAPACITY OF 27 TONS, TENSILE CAPACITY OF 6 TONS AND LATERAL CAPACITY AT GRADE OF 3 TONS. 3. UNIVERSAL ENGINEERING SCIENCES WILL BE MONITORING PILE INSTALLATION AND SITE PREP WORK AND PROVIDING A SIGNED AND SEALED INSTALLATION REPORT FOR THE AUGER CAST PILE FOUNDATION SYSTEM

1. REFER TO GEOTECHNICAL REPORT #220336 BY UNIVERSAL ENGINEERING SERVICES DATED 07/18/2022.
2. STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH THE RECOMMENDED SOIL AND FOUNDATION CAPACITIES FOUND IN THE ABOVE LISTED SOILS REPORT.
3. BUILDER SHALL COMPLY WITH SOIL AND SITE PREPARATION RECOMMENDATIONS IN THE ABOVE LISTED SOILS REPORT.
4. GEOTECHNICAL REPORTS SHALL COMPLY WITH 2020 FLORIDA BUILDING CODE, SECTION 1803.

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

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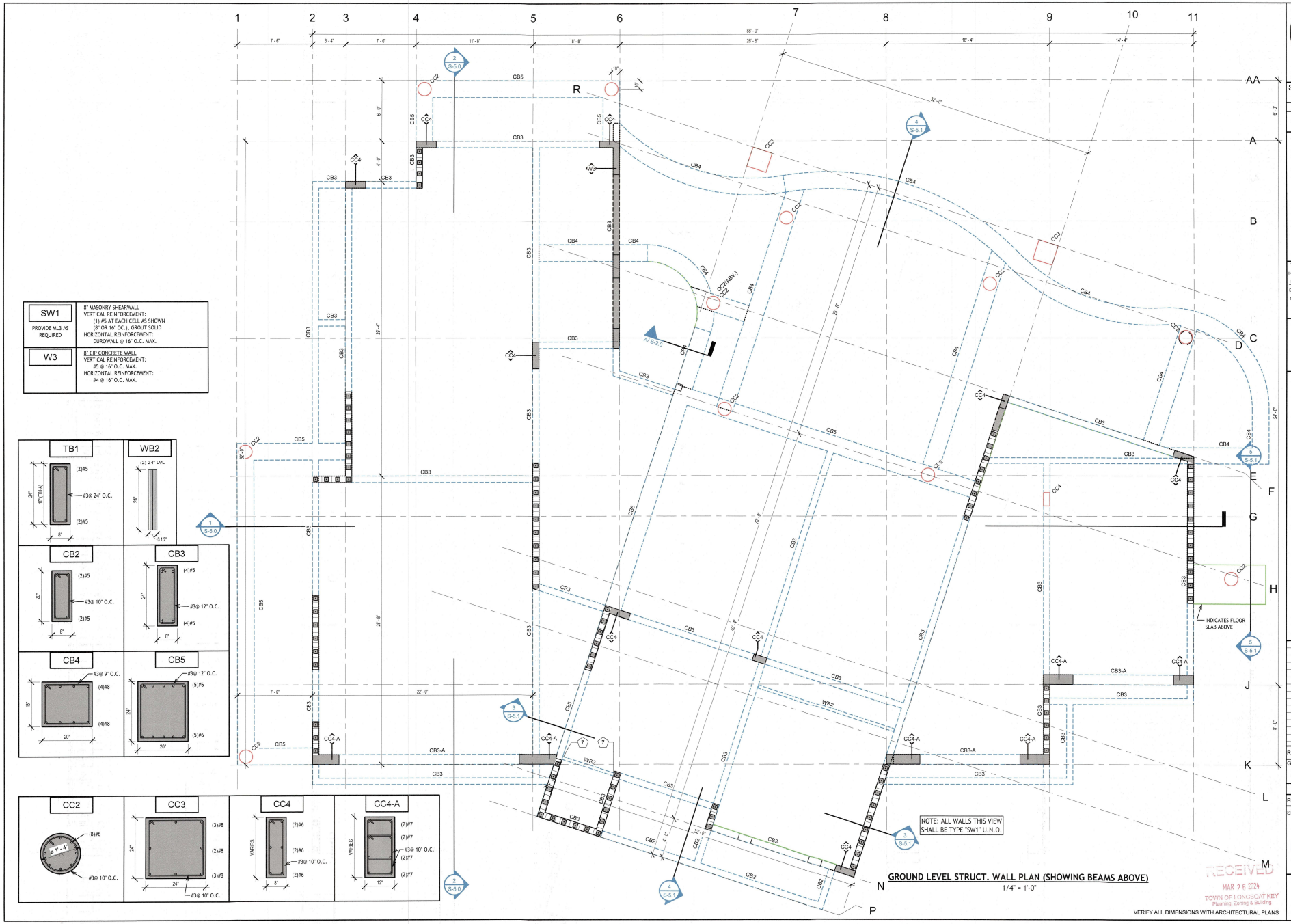
PROJECT TITLE: PETERSON RESIDENCE
6856 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228
ISSUED FOR: 07-28-2022 PERMIT SET

REV	DESCRIPTION	DATE

GRAPHIC SCALE: 0" 1"
SCALE AS NOTED
PROJECT NO: Project Number
SHEET TITLE: PILING DETAILS

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6665 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: PERMIT SET 07-28-2022

REV	DESCRIPTION	DATE

GRAPHIC SCALE: 0" 1"

SCALE AS NOTED

PROJECT NO: Project Number

SHEET TITLE:
GROUND LVL STRUCT WALL AND COLUMN PLAN

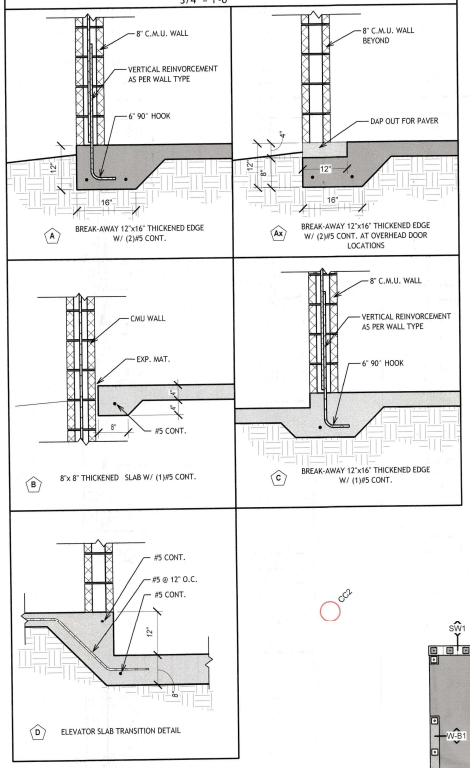
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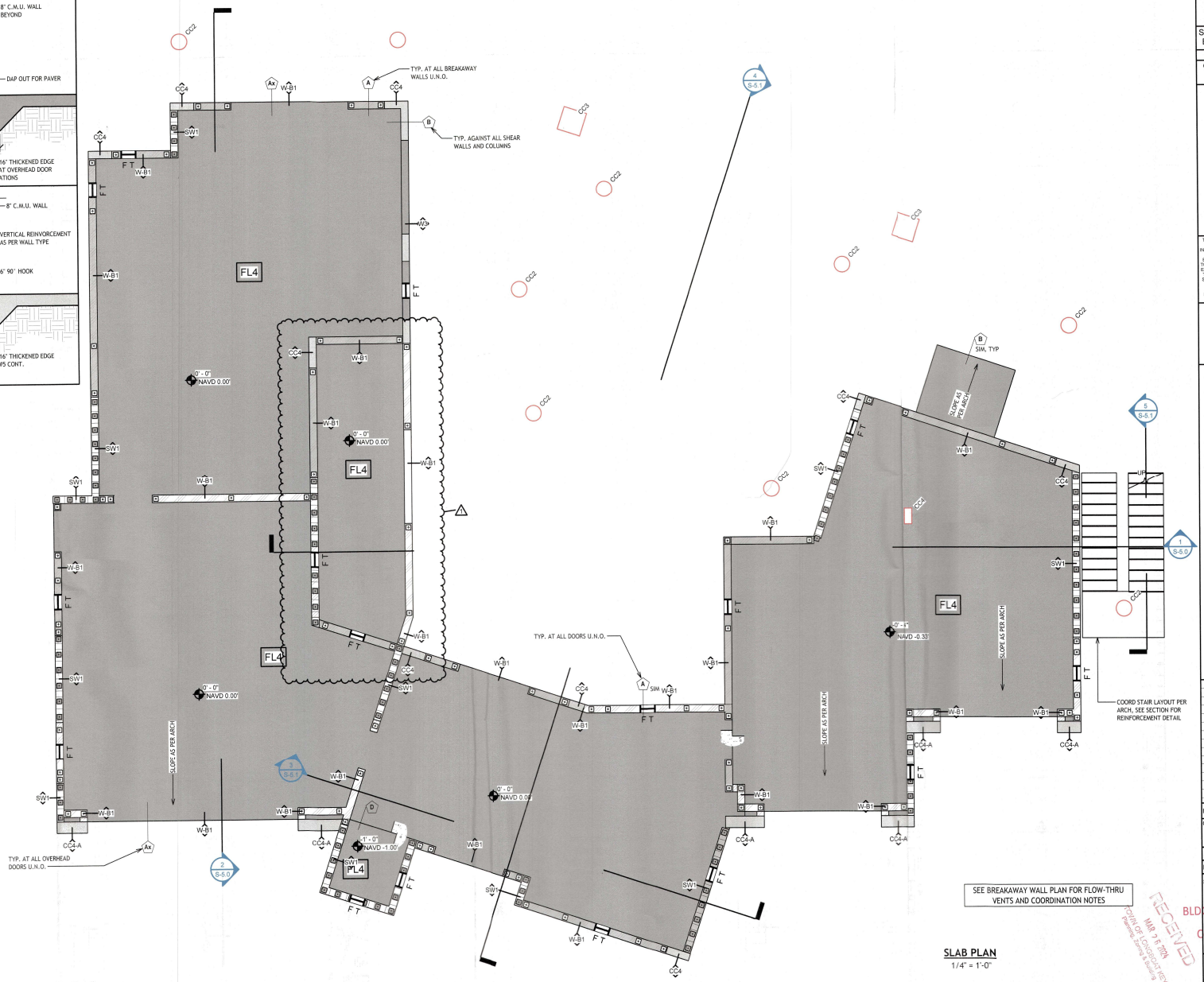
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FRANGIBLE SLAB DETAILS

3/4" = 1'-0"



FL4	4" CIP FRANGIBLE SLAB OVER SOIL POISON AND VISQUEEN LAPPED AND TAPED. SAW CUT 25 SF SECTIONS MAX. NO REINFORCEMENT & NO FIBERMESH



SLAB PLAN

1/4" = 1'-0"

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

STRUCTURAL DESIGN BY KELLER CDD LLC

DAVID KELLER PE

QUESTIONS? RFI FOR FASTEST REPLY VIA EMAIL INFO@KELLERCDD.COM

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PROJECT TITLE: - PETERSON RESIDENCE
6699 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: 07.28.2022 PERMIT SET

REV	DESCRIPTION	DATE
1	REV 1	03/14/24

GRAPHIC SCALE: 0" 1"

SCALE AS NOTED

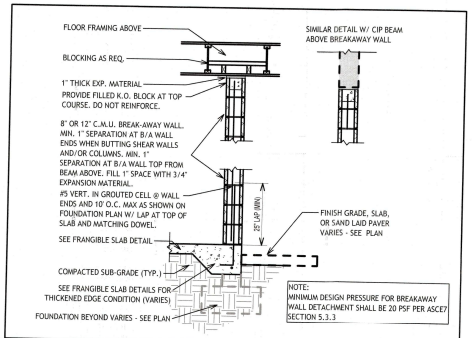
PROJECT NO: Project Number

SHEET TITLE: SLAB PLAN

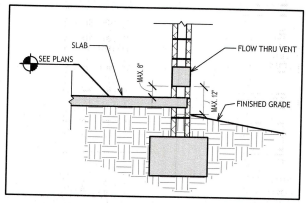
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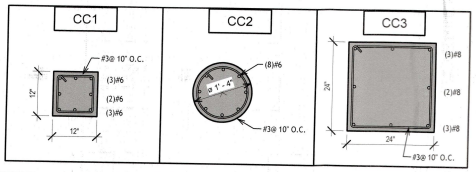
TYPICAL BREAKAWAY WALL DETAIL
1/2" = 1'-0"

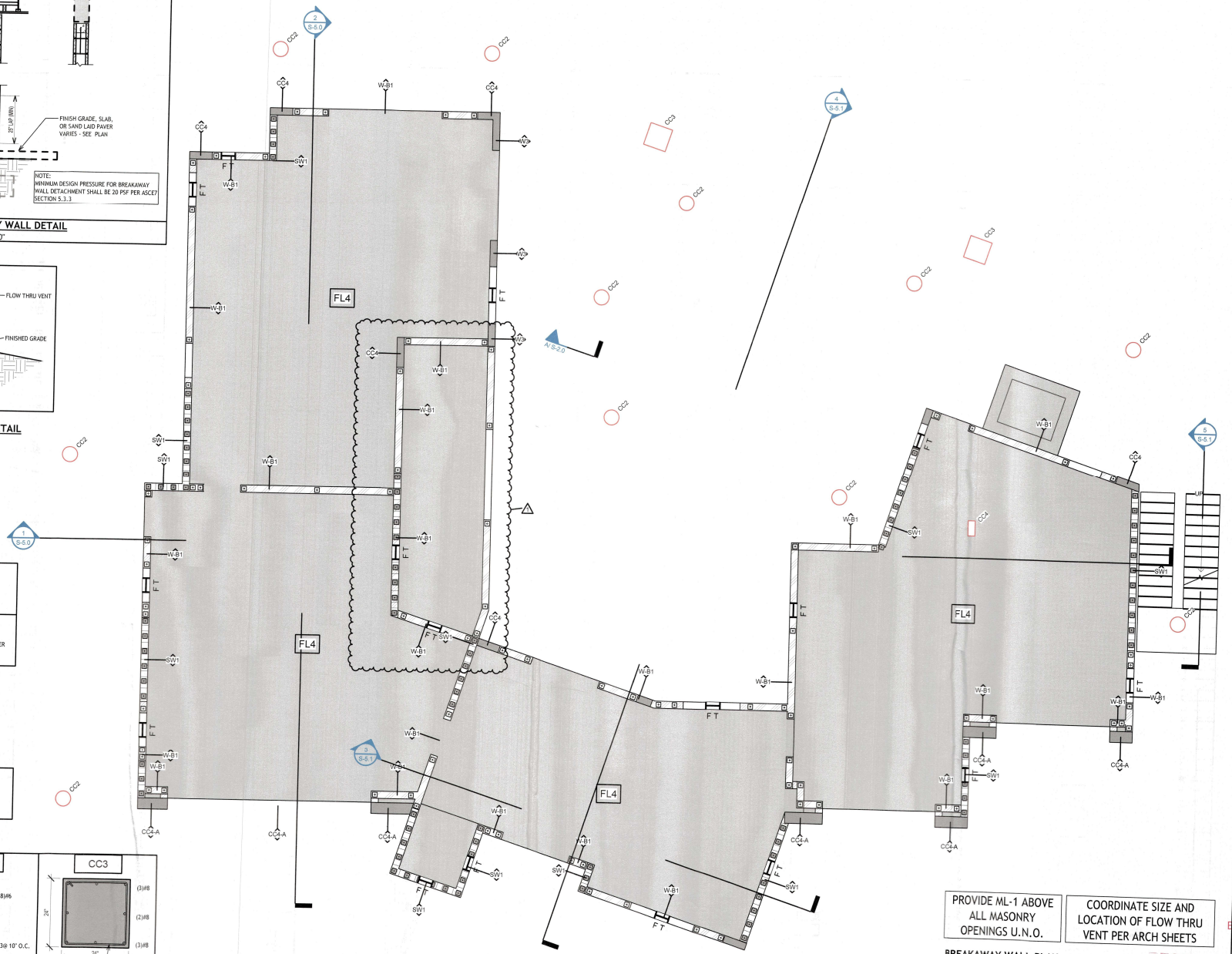


FLOW THRU VENT SECTION DETAIL
1/2" = 1'-0"

SW1 PROVIDE ML3 AS REQUIRED	8" MASONRY SHEARWALL VERTICAL REINFORCEMENT: (1) #5 AT EACH CELL AS SHOWN (8" OR 16" OC.), GROUT SOLID HORIZONTAL REINFORCEMENT: DUROWALL @ 16" O.C. MAX.
W-B1	MASONRY FRANGIBLE WALL (SEE DETAIL) COORDINATE B.O. WALL ELEVATION WITH BUILDER

FL4	4" CIP FRANGIBLE SLAB OVER SOIL POISON AND VISQUEEN LAPPED AND TAPED. SAW-CUT 25 SF SECTIONS MAX. NO REINFORCEMENT & NO FIBERMESH





PROVIDE ML-1 ABOVE ALL MASONRY OPENINGS U.N.O.

COORDINATE SIZE AND LOCATION OF FLOW THRU VENT PER ARCH SHEETS

BREAKAWAY WALL PLAN
1/4" = 1'-0"

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

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PROJECT TITLE: PETERSON RESIDENCE
6666 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

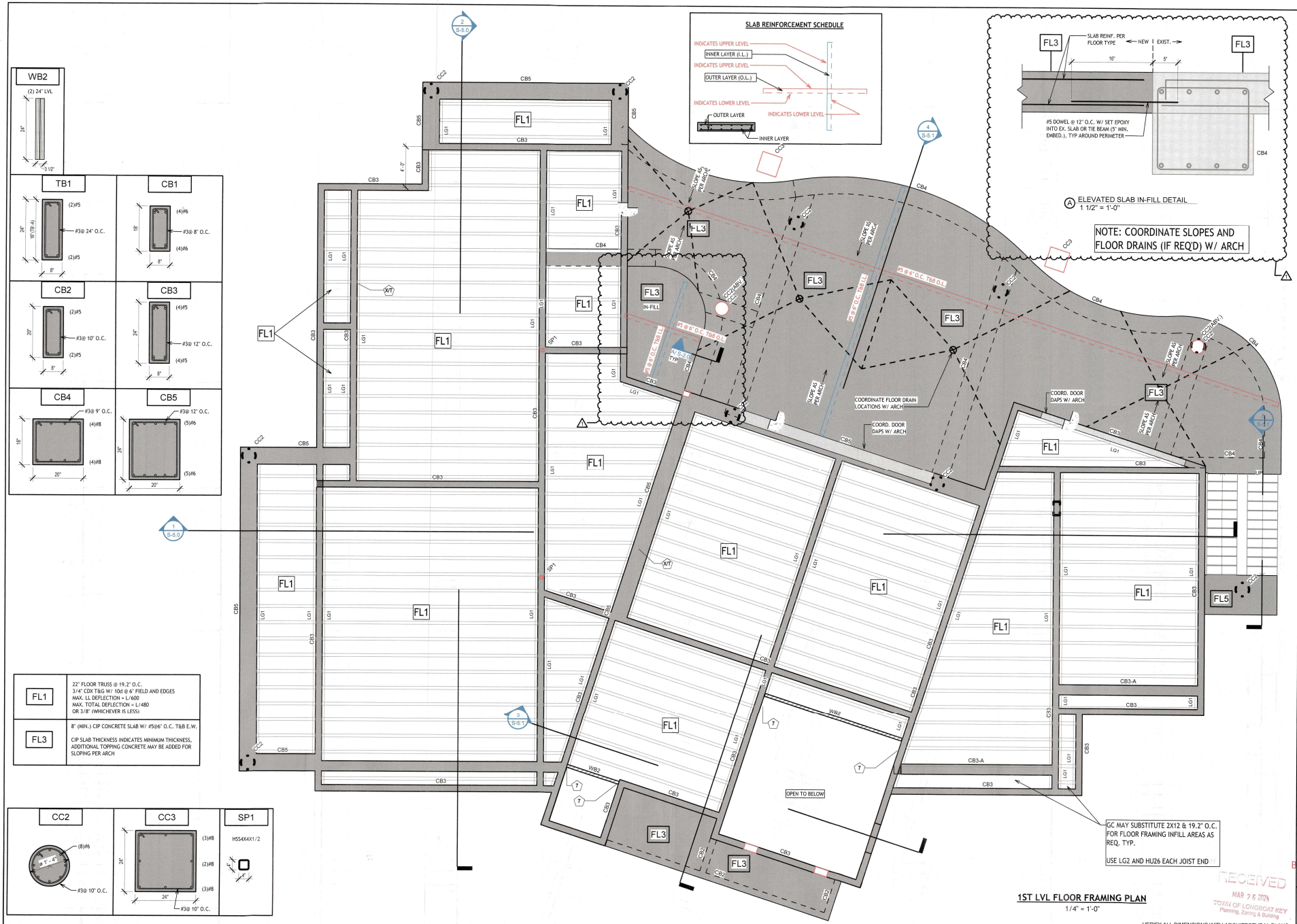
ISSUED FOR: PERMIT SET
07-28-2022

REV.	DESCRIPTION	DATE
1	REV 1	03/14/24

GRAPHIC SCALE: 0" 1"
SCALE AS NOTED
PROJECT NO: Project Number
SHEET TITLE: BREAKAWAY WALL PLAN

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FL1	22" FLOOR TRUSS @ 19.2" O.C. 3/4" CDX T&G W/ 10d @ 6" FIELD AND EDGES MAX. LL DEFLECTION = L/600 MAX. TOTAL DEFLECTION = L/480 OR 3/8" (WHICHEVER IS LESS)
FL3	8" (MIN.) CIP CONCRETE SLAB W/ #5@6" O.C. T&B E.W. CIP SLAB THICKNESS INDICATES MINIMUM THICKNESS, ADDITIONAL TOPPING CONCRETE MAY BE ADDED FOR SLOPING PER ARCH

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PROJECT TITLE: - PETERSON RESIDENCE
6665 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: 07-28-2022 PERMIT SET

REV	DESCRIPTION	DATE
1	REV 1	03/14/24

GRAPHIC SCALE: 0" 1"

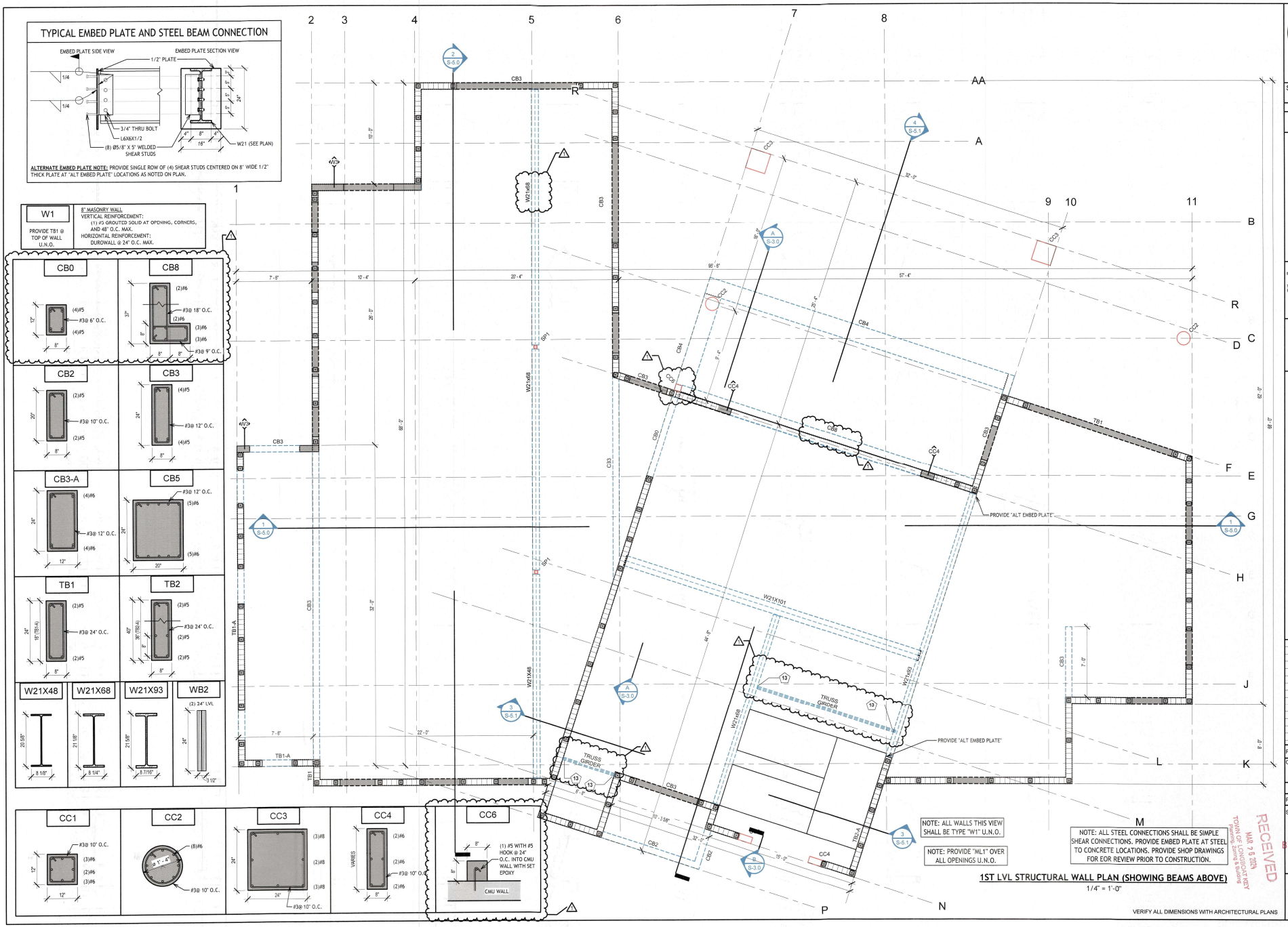
SCALE AS NOTED

PROJECT NO: Project Number

SHEET TITLE: 1ST LL STRUCT. FLOOR FRAMING PLAN

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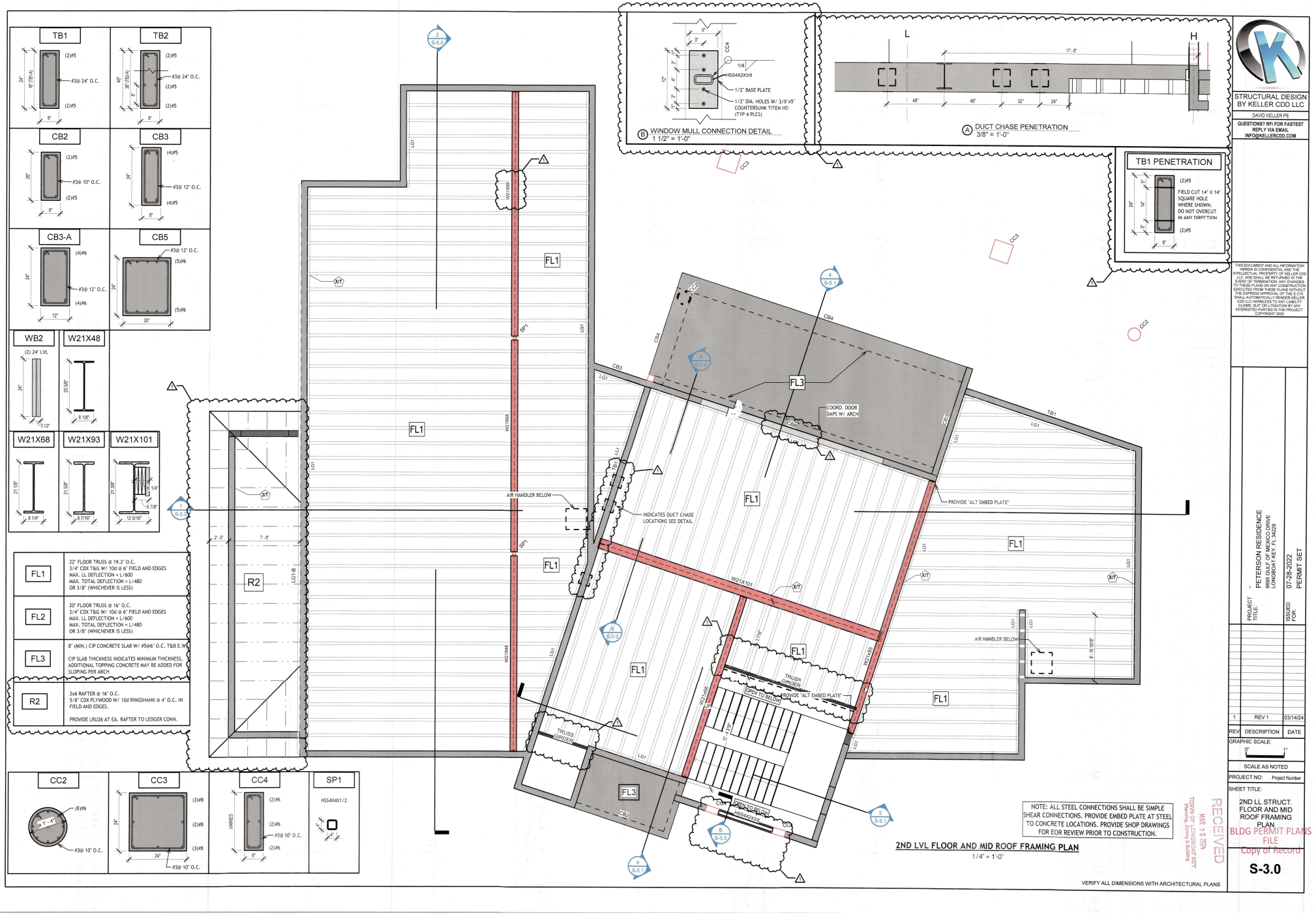
PROJECT TITLE: - PETERSON RESIDENCE
6986 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: PERMIT SET
07-28-2022

REV	DESCRIPTION	DATE
1	REV 1	03/14/24

GRAPHIC SCALE: 0" 1"
SCALE AS NOTED
PROJECT NO: Project Number
SHEET TITLE: 1ST LL STRUCT WALL PLAN
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PROJECT TITLE: - PETERSON RESIDENCE
6606 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: 07-28-2022 PERMIT SET

REV	DESCRIPTION	DATE
1	REV 1	03/14/24

GRAPHIC SCALE: 0" 1"

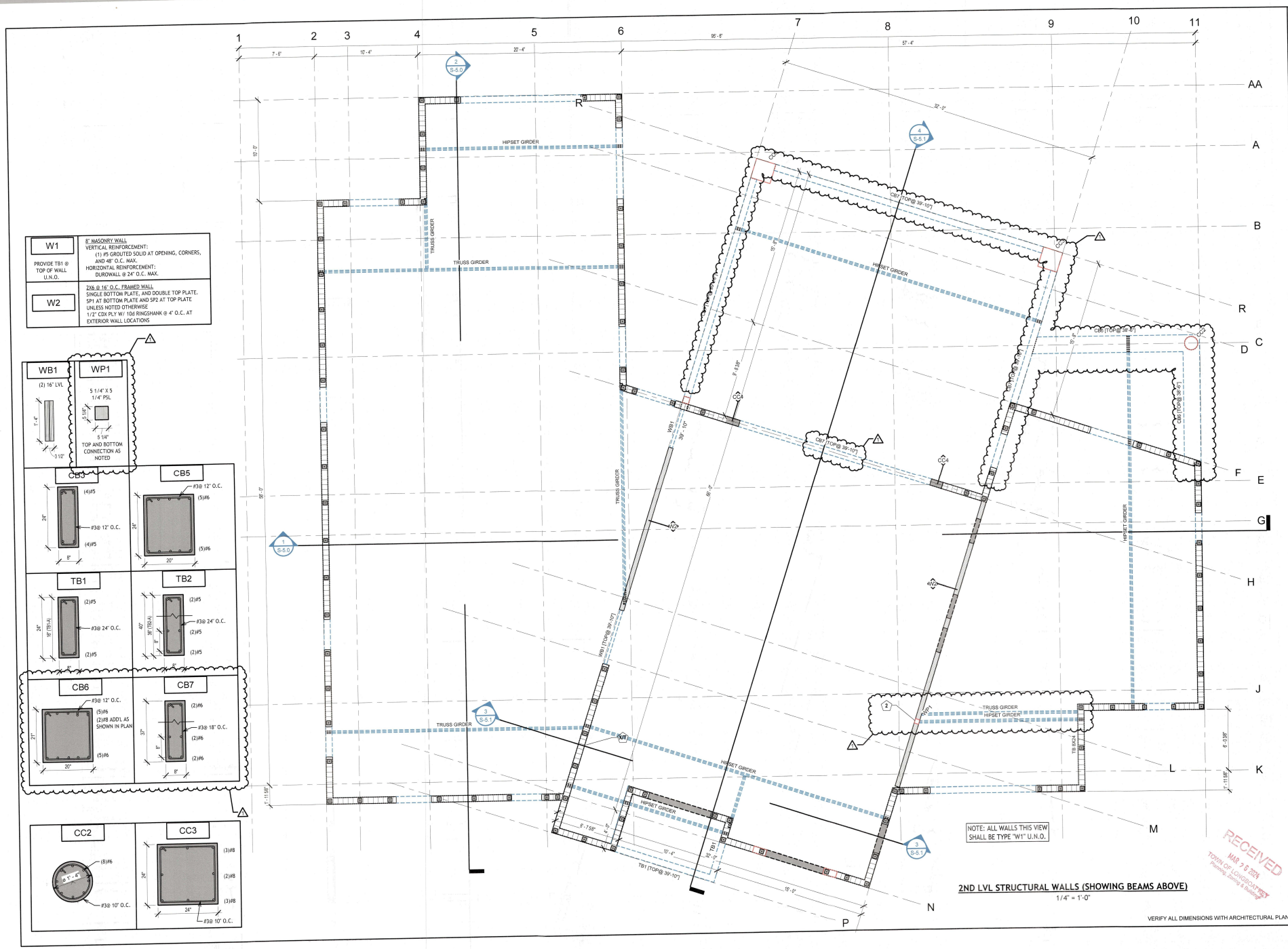
SCALE AS NOTED

PROJECT NO: Project Number

SHEET TITLE: 2ND LL STRUCT. FLOOR AND MID ROOF FRAMING PLAN

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PROJECT TITLE:
PETERSON RESIDENCE
#966 CUT OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR:
07-28-2022
PERMIT SET

REV	DESCRIPTION	DATE
1	REV 1	03/14/24

GRAPHIC SCALE:
0" 1"

SCALE AS NOTED

PROJECT NO: Project Number

SHEET TITLE:
2ND LL STRUCT. WALL PLAN

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S-3.1

TRUSS ENGINEERING CONNECTOR NOTE:

EOR HAS ANALYZED AND DESIGNED THIS STRUCTURE TO ACCOUNT FOR ALL TRUSS LOADING INCLUDING GRAVITY, UPLIFT, AND LATERAL LOADS, INCLUDING LOADS LESS THAN 5,000 LBS AND GREATER THAN 5,000 LBS AS REQUIRED BY THE CODE LISTED IN THIS DOCUMENT.

THE ROOF FRAMING LAYOUTS ON THESE PLANS SHOW THE EOR'S MINIMUM SUGGESTED UPLIFT CONNECTORS. THESE CONNECTORS MUST BE CHECKED AGAINST FINAL TRUSS ENGINEERING UPLIFT VALUES.

THE TRUSS ENGINEER SHALL PROVIDE CONNECTOR SELECTIONS FOR TRUSSES TO TRUSS GIRDERS. TRUSS CONNECTORS WILL BE REVIEWED BY THE EOR.

CONNECTOR SCHEDULE		
(1')	INDICATES (TYPICAL)	
(X)	REFER TO TRUSS ENGINEERING FOR TRUSS CONNECTION REQUIRED UPLIFT CAPACITY. SEE TRUSS UPLIFT CONNECTOR SCHEDULE FOR SELECTION	
(1)	ABU66 W/ RFB #5X8, EMBED 6" MIN. W/ SET EPOXY	
(1A)	ABU44 W/ RFB #5X8, EMBED 6" MIN. W/ SET EPOXY	
(2)	HTT5 W/ RFB#5X8, EMBED 6" MIN. W/ SET EPOXY (OR 5/8" THRU BOLT)	
(3)	(1) HETA16 (OR HETA20)	
(4)	(2) HETA 16 (OR HETA20)	
(5)	HU26	
(5-A)	HUS210-2	
(6)	MGU5.50-SDS	
(7)	HU410 (USE CONCELED FLANGE WHERE REQ.)	2.6
(7-A)	HHUS410 (USE CONCELED FLANGE WHERE REQ.)	5.6
(7-B)	HGUS410 (USE CONCELED FLANGE WHERE REQ.)	9.1
(8)	H10-A	
(9)	MSTC28	3.0
(10)	HTS20	
(11)	HHUS410	
(12)	MSTA18	11.3
(12A)	NOT USED	
(13)	LGU5.25-SDS	6.7
(14)	HGUS5.5/14	14.1
(15)	MGT WITH HDU4	
(16)	HD12 W/ RFB #5X8, EMBED 9" MIN. W/ SET EPOXY	
(17)	ABW7-7Z AND MSTC28	
(18)	H16	

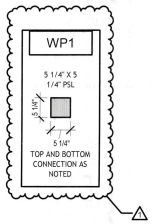
TRUSS UPLIFT CONNECTOR SCHEDULE
REFER TO TRUSS ENGINEERING FOR REQUIRED UPLIFT UNLESS NOTED OTHERWISE ON FRAMING PLANS.

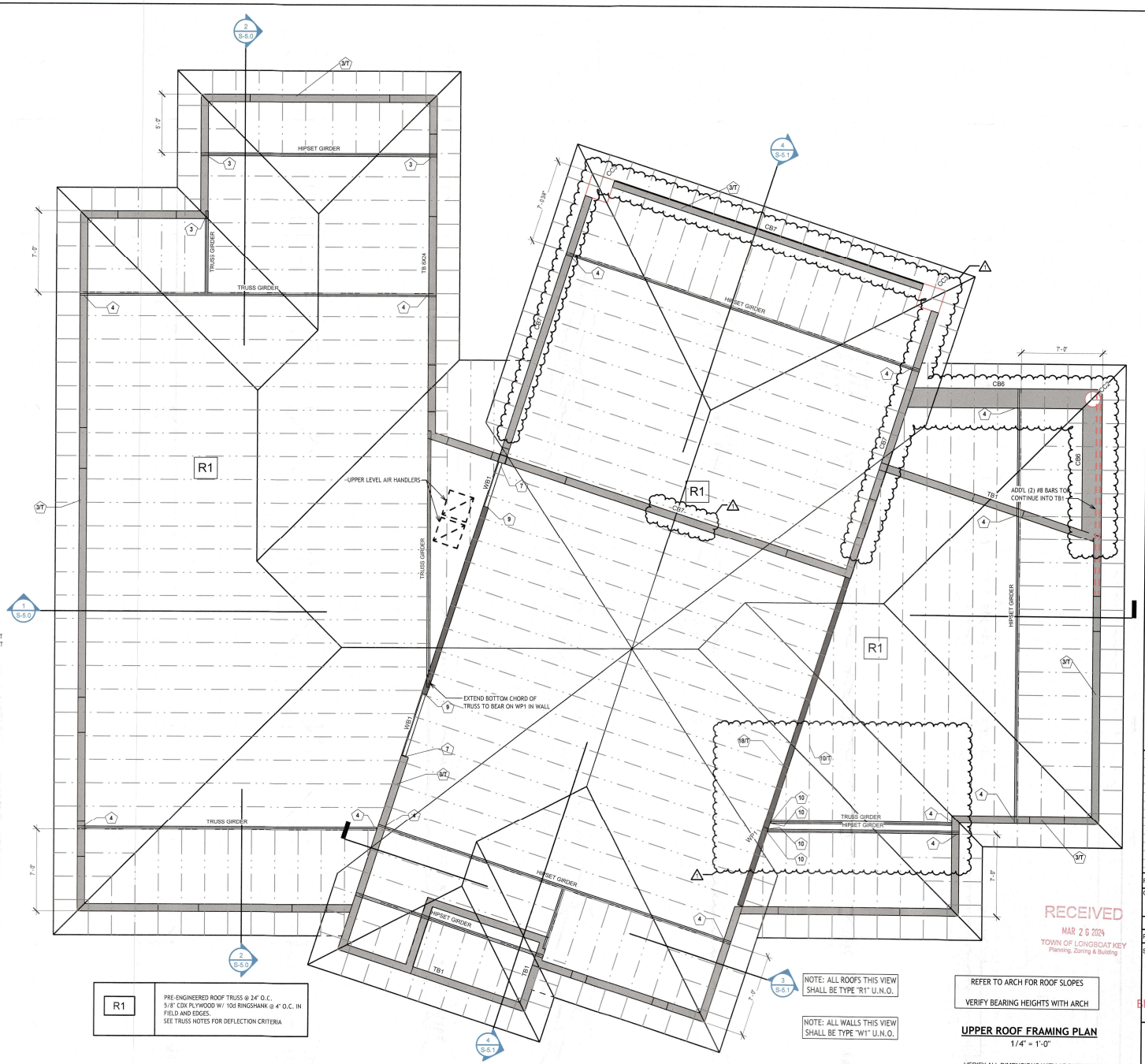
USE SIMPSON CONNECTORS OR EQUAL AND VALUES MUST BE CHECKED W/ CONNECTOR MANUFACTURERS CURRENT SPECIFICATIONS:

(CONNECTOR) = (#UPLIFT)

(1) HETA20 = #1,810
(2) HETA20 = #2,035 FOR (1) PLY MEMBERS
(2) HETA20 = #2,500 FOR (2) PLY MEMBERS

(1) HZ.5A = #600
(1) H10A = #1,140
(1) H10A-2 = #1,245 FOR (2) PLY MEMBERS
(1) MTS16 = #1,000
(1) HTS20 = #1,450
H14 = #1,350
LGT2 = #2,050
LGT3 = #3,685
LGT4 = #4,060
MGT = #3,965
(1) VGT = #4,940 FOR (2) PLY MEMBER
(2) VGT = #7,185 FOR (2) PLY MEMBER
(2) VGT = #8,890 FOR (3) PLY MEMBER





R1	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. 5/8" CDX PLYWOOD W/ 10d RINGSHANK @ 4" O.C. IN FIELD AND EDGES. SEE TRUSS NOTES FOR DEFLECTION CRITERIA

NOTE: ALL ROOFS THIS VIEW SHALL BE TYPE "R1" U.N.O.

NOTE: ALL WALLS THIS VIEW SHALL BE TYPE "W1" U.N.O.

REFER TO ARCH FOR ROOF SLOPES

VERIFY BEARING HEIGHTS WITH ARCH

UPPER ROOF FRAMING PLAN
1/4" = 1'-0"

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

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DAVID KELLER PE
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6656 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

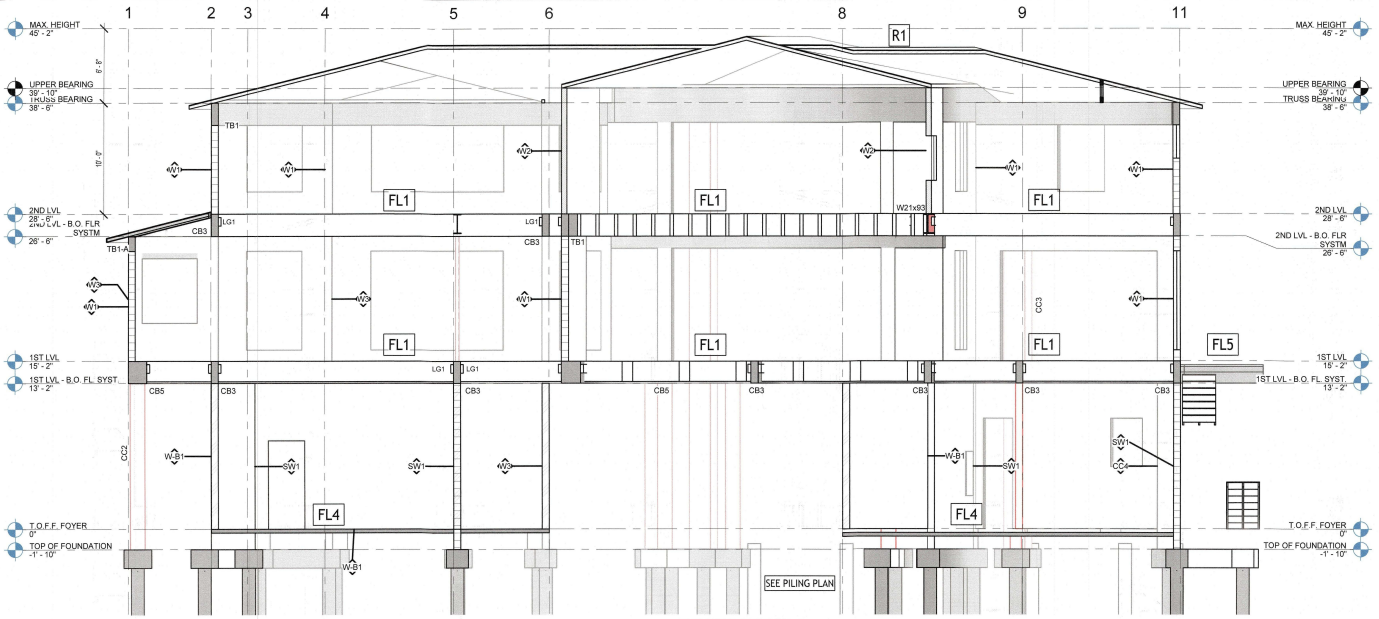
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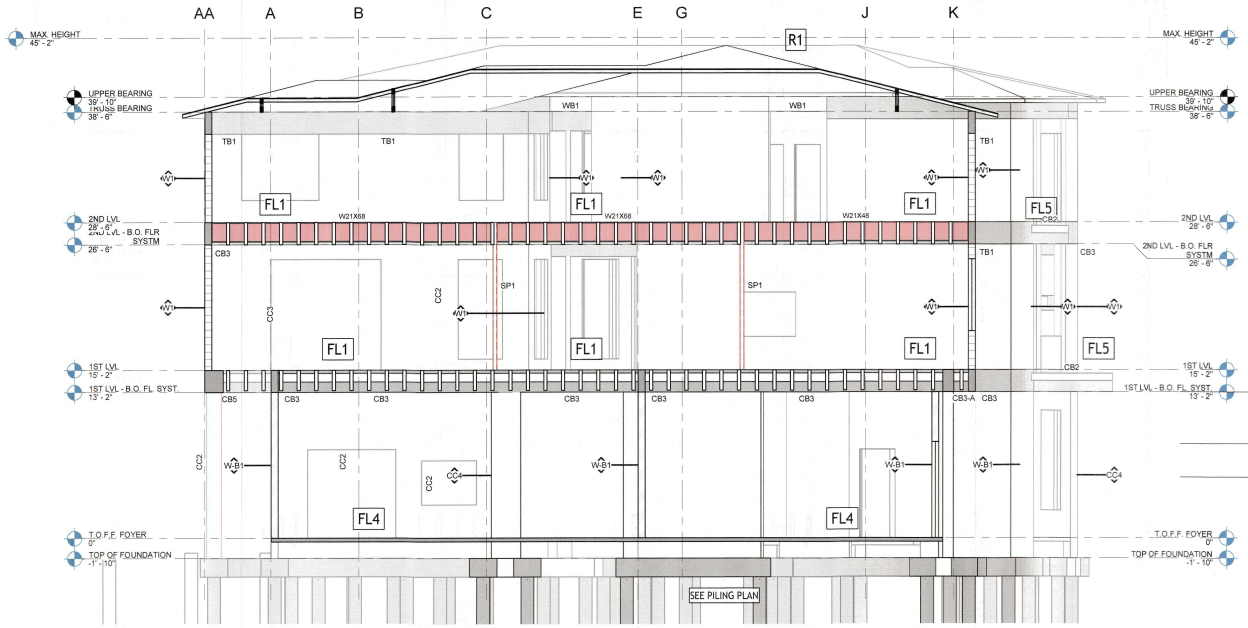
GRAPHIC SCALE: 0" 1"
SCALE AS NOTED
PROJECT NO: Project Number
SHEET TITLE: STRUCTURAL ROOF FRAMING PLAN AND PRELIMINARY TRUSS LAYOUT

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BUILDING SECTION 1
3/16" = 1'-0"



BUILDING SECTION 2
3/16" = 1'-0"

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PROJECT TITLE: - PETERSON RESIDENCE
6906 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: PERMIT SET 07-28-2022

REV	DESCRIPTION	DATE

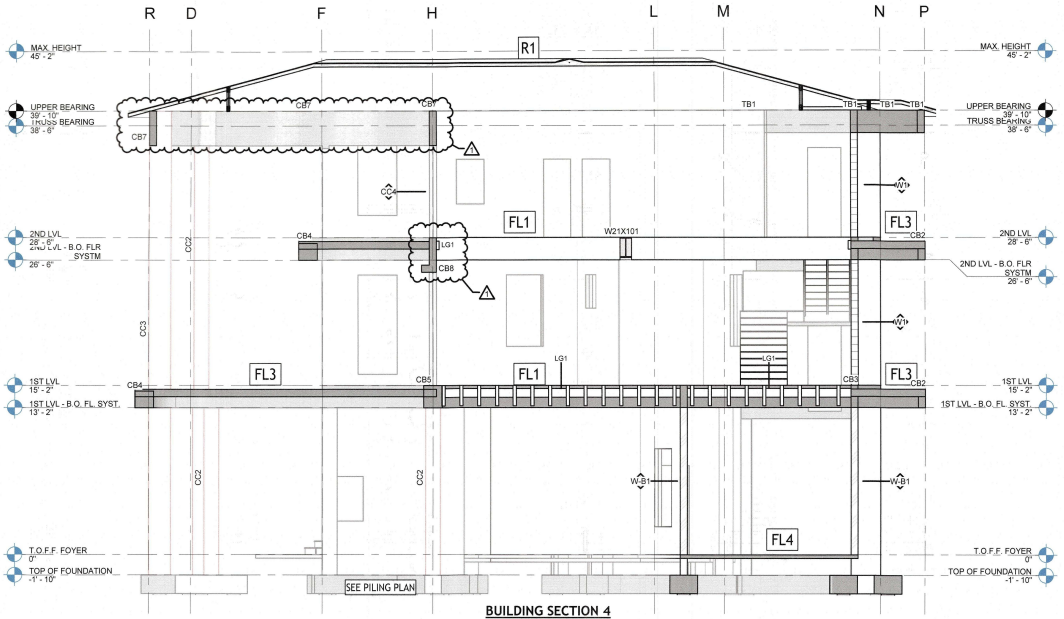
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SCALE AS NOTED

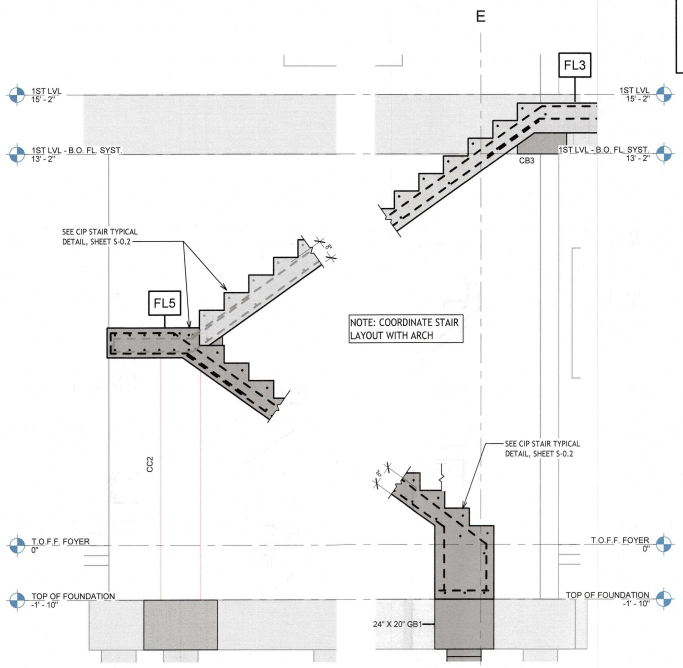
PROJECT NO: Project Number

SHEET TITLE: BUILDING SECTIONS

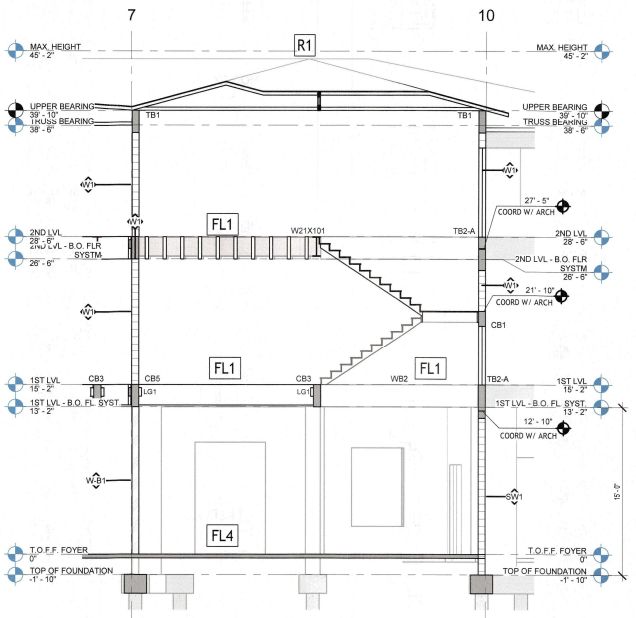
S-5.0



BUILDING SECTION 4
3/16" = 1'-0"



EXTERIOR STAIRS SECTION
1/2" = 1'-0"



BUILDING SECTION 3
3/16" = 1'-0"

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

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6565 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: PERMIT SET
07-28-2022

REV	DESCRIPTION	DATE
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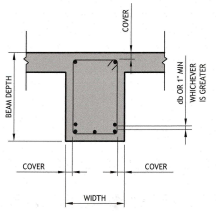
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SCALE AS NOTED

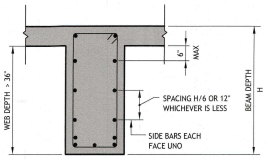
PROJECT NO: Project Number

SHEET TITLE: BUILDING SECTIONS

S-5.1



TYPE 1
TYPICAL BEAM SECTION

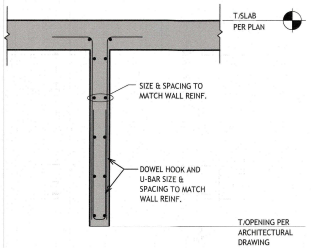


TYPE 2
SKIN REINFORCEMENT FOR BEAM WITH WEB > 36"

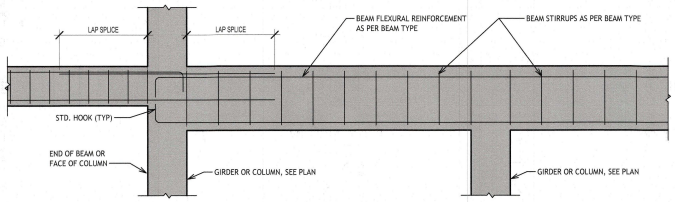
NOTE:
SEE BEAM SCHEDULES FOR ACTUAL BEAM REINFORCEMENT

SLAB REINFORCEMENT NOT SHOWN FOR CLARITY

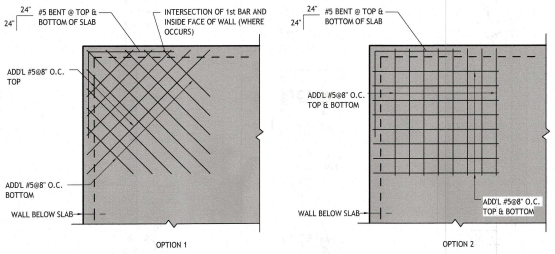
TYPICAL CONCRETE BEAM REINFORCEMENT DETAILS
1/2" = 1'-0"



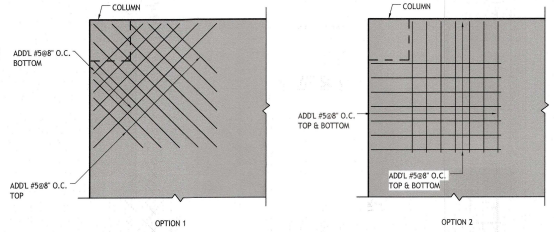
TYPICAL CONCRETE WALL - HEADER DETAIL
1/2" = 1'-0"



TYPICAL CONCRETE BEAM BAR PLACING DIAGRAM
1/2" = 1'-0"

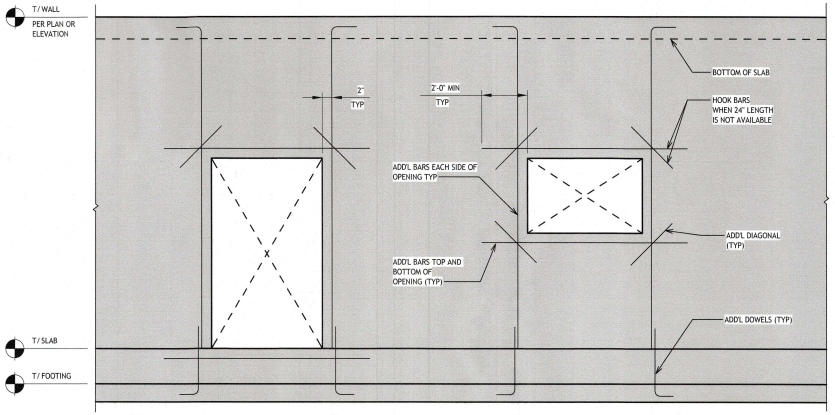


REINFORCEMENT AT SLAB CORNER / WALL



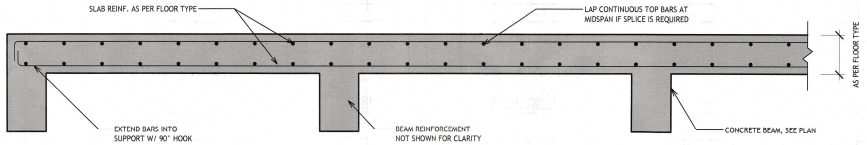
REINFORCEMENT AT SLAB CORNER / COLUMN

TYPICAL CONCRETE SLAB REINFORCEMENT AT CORNERS
3/4" = 1'-0"

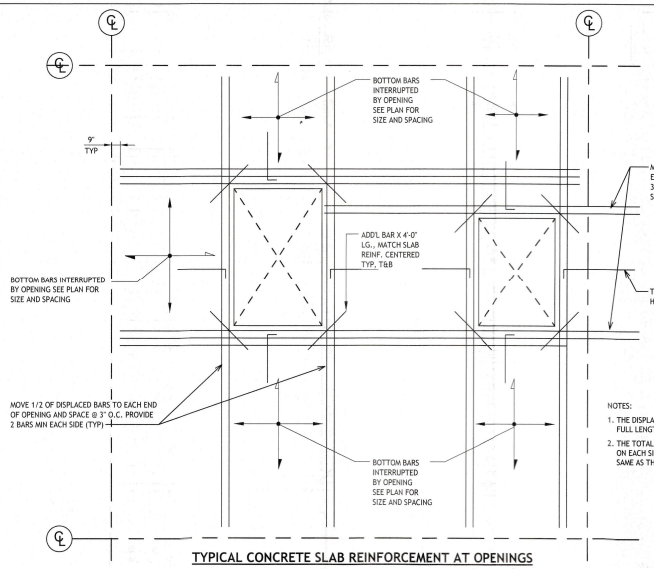


NOTES:
1. ALL ADD'L BARS TO MATCH SIZE OF WALL REINFORCEMENT, EACH FACE
2. WALL REINFORCEMENT NOT SHOWN FOR CLARITY

TYPICAL CONCRETE WALL OPENING REINFORCEMENT DETAIL
1/2" = 1'-0"



TYPICAL CONCRETE SLAB REINFORCEMENT DETAIL
1" = 1'-0"



NOTES:
1. THE DISPLACED BOTTOM BARS SHALL EXTEND THE FULL LENGTH OF THE BAY IN WHICH THEY OCCUR
2. THE TOTAL LENGTH OF THE ADDITIONAL TOP BARS ON EACH SIDE OF THE OPENING SHALL BE THE SAME AS THE DISPLACED BARS ON EACH END

TYPICAL CONCRETE SLAB REINFORCEMENT AT OPENINGS
1/2" = 1'-0"

ALL DETAILS SHOWN THIS SHEET ARE TYPICAL DETAILS INTENDED TO SHOW CONCEPTUAL DETAILING AND MAY NOT APPLY TO EVERY PROJECT

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

STRUCTURAL DESIGN BY KELLER CDD LLC
DAVID KELLER PE
QUESTIONS? RFI FOR FASTEST REPLY VIA EMAIL
INFO@KELLERCDD.COM

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PROJECT TITLE: - PETERSON RESIDENCE
@ LOT 13 OF BAY POINTE DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: PERMIT SET
07-28-2022

REV	DESCRIPTION	DATE

GRAPHIC SCALE: 0" 1"

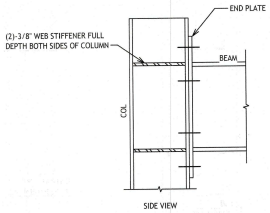
SCALE AS NOTED

PROJECT NO: Project Number

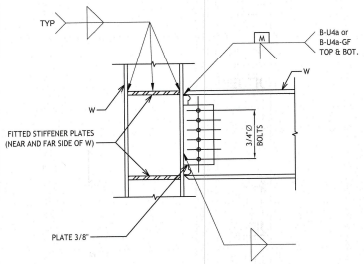
SHEET TITLE: TYPICAL CONCRETE DETAILS

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MAR 26 2024
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Planning, Zoning & Building
BLDG PERMIT PLANS
FILE
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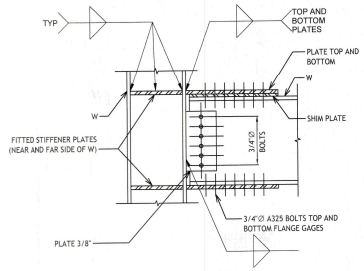
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END PLATE CONNECTION



WELDED FLANGE PLATE CONNECTION



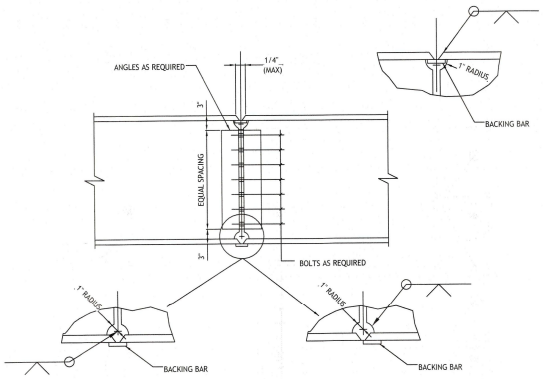
BOLTED FLANGE PLATE CONNECTION

S3 TYPICAL MOMENT CONNECTIONS
1" = 1'-0"

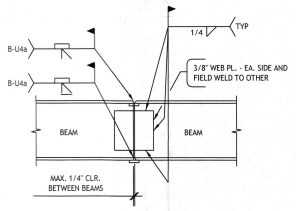
STEEL FRAMING NOTE:

STRUCTURAL STEEL FABRICATOR SHALL PROVIDE SHOP DRAWINGS FOR W-BEAM STIFFENERS AND ALL CONNECTIONS FOR APPROVAL BY E.O.R. BEFORE CONSTRUCTION

ALL CONNECTIONS, BOLTED, EMBEDED, WELDED, AND OTHERWISE SHALL BE INSPECTED BY E.O.R. BEFORE FINAL FRAMING INSPECTION.

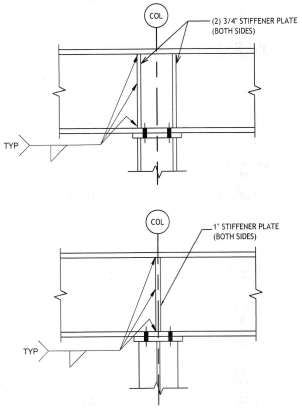


WELDED GIRDER SPLICE DETAIL

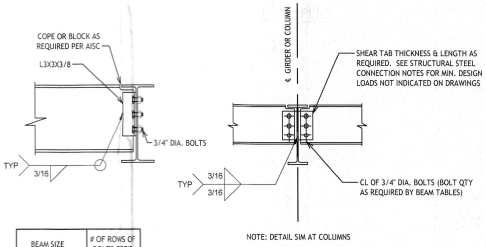


WELDED BEAM SPLICE DETAIL

S3 STEEL - BEAM AND GIRDER SPLICE DETAILS
1" = 1'-0"



S4 TYPICAL BEAM STIFFENERS AT COLUMNS
1" = 1'-0"



BEAM SIZE	# OF ROWS OF BOLTS REQ'D
W8, W10, W12	2
W14, W16, W18	3
W21	4
W24	5
W27	6

S1 TYPICAL BEAM CONNECTION DETAIL
1" = 1'-0"

ALL DETAILS SHOWN THIS SHEET ARE TYPICAL DETAILS INTENDED TO SHOW CONCEPTUAL DETAILING AND MAY NOT APPLY TO EVERY PROJECT

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS

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Planning, Zoning & Building

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STRUCTURAL DESIGN BY KELLER CDD LLC
DAVID KELLER PE
QUESTIONS? RFI FOR FASTEST REPLY VIA EMAIL
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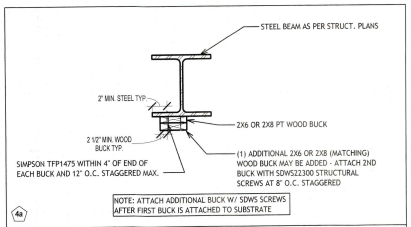
PROJECT TITLE:
PETERSON RESIDENCE
6666 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: PERMIT SET
07-28-2022

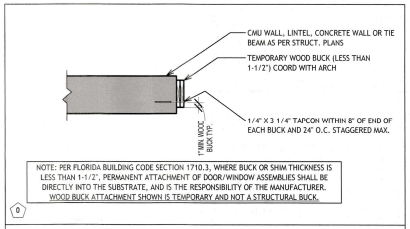
REV	DESCRIPTION	DATE

GRAPHIC SCALE: 0" 1"
SCALE AS NOTED
PROJECT NO: Project Number
SHEET TITLE: TYPICAL STEEL DETAILS

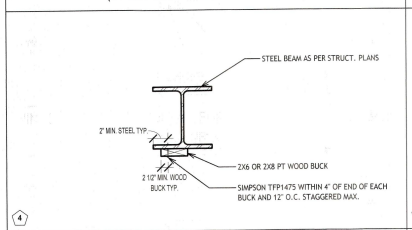
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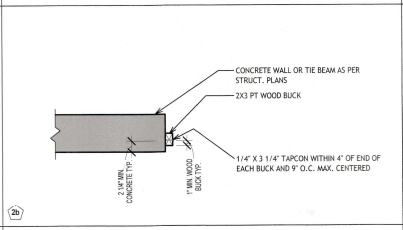
WINDOW/DOOR BUCK DETAIL FOR ATTACHING TO STEEL BEAM (STEEL THICKNESS 1/2" OR LESS)



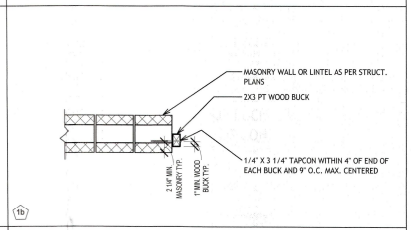
TEMPORARY WINDOW/DOOR BUCK DETAIL FOR ATTACHING TO CMU OR CONCRETE



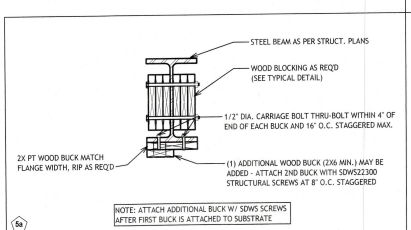
WINDOW/DOOR BUCK DETAIL FOR ATTACHING TO STEEL BEAM (STEEL THICKNESS 1/2" OR LESS)



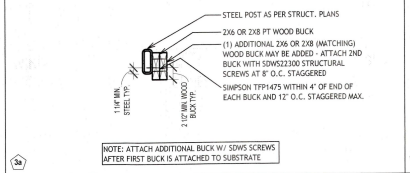
WINDOW/DOOR BUCK DETAIL FOR ATTACHING TO CONCRETE



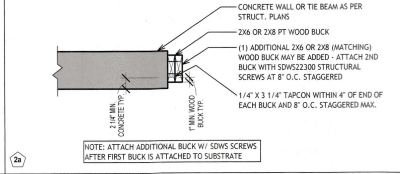
WINDOW/DOOR BUCK DETAIL FOR ATTACHING TO CMU



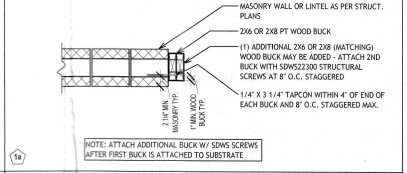
WINDOW/DOOR BUCK DETAIL FOR ATTACHING TO STEEL BEAM (STEEL THICKNESS GREATER THAN 1/2")



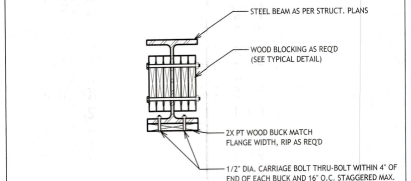
WINDOW/DOOR BUCK DETAIL FOR ATTACHING TO STEEL POST



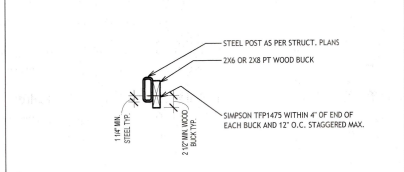
WINDOW/DOOR BUCK DETAIL FOR ATTACHING TO CONCRETE



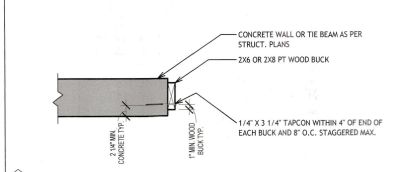
WINDOW/DOOR BUCK DETAIL FOR ATTACHING TO CMU



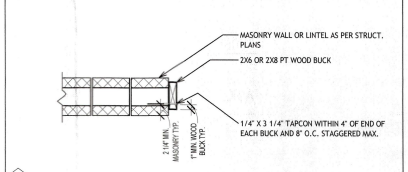
WINDOW/DOOR BUCK DETAIL FOR ATTACHING TO STEEL BEAM (STEEL THICKNESS GREATER THAN 1/2")



WINDOW/DOOR BUCK DETAIL FOR ATTACHING TO STEEL POST



WINDOW/DOOR BUCK DETAIL FOR ATTACHING TO CONCRETE



WINDOW/DOOR BUCK DETAIL FOR ATTACHING TO CMU

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DAVID KELLER PE
QUESTIONS? RFI FOR FASTEST REPLY VIA EMAIL
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PROJECT TITLE: - PETERSON RESIDENCE
6666 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

ISSUED FOR: PERMIT SET
03/14/24

REV	DESCRIPTION	DATE

GRAPHIC SCALE: 0" 4"
SCALE AS NOTED
PROJECT NO: Project Number
SHEET TITLE: WINDOW BUCK TYPICAL DETAILS

BLDG PERMIT PLANS FILE
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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