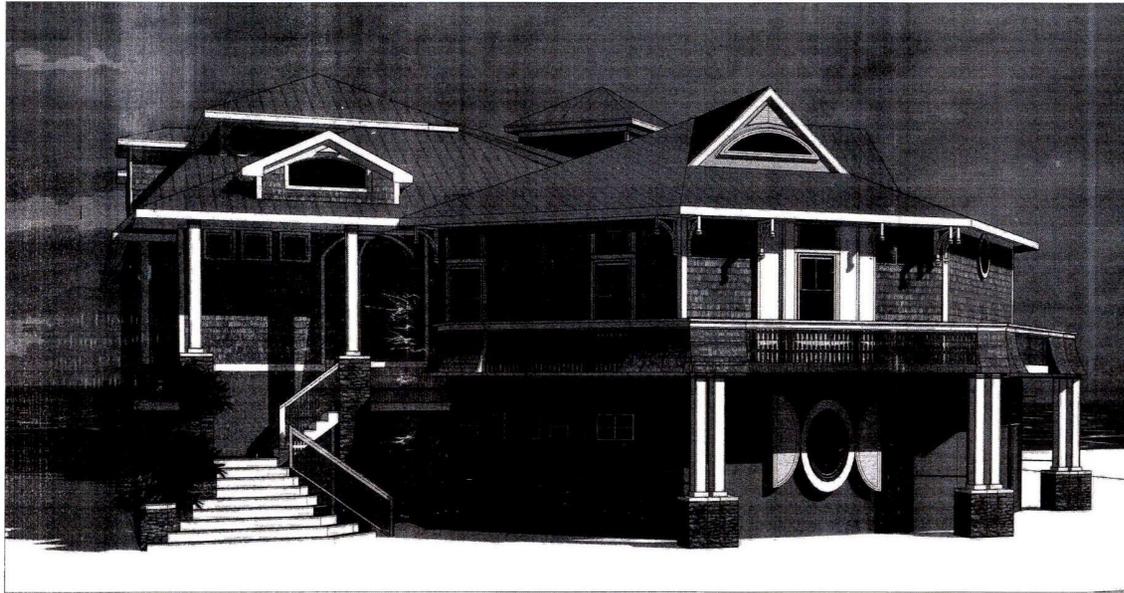


USE GROUP R
 CONSTRUCTION CLASS 5B
 150 M.P.H. WIND ZONE
 DESIGN OPENING PRESSURE
 ENCLOSED BUILDING / EXP. CAT "D"

rev. 08.31.22



SEE SHEET A1 FOR BUILDING COVERAGES, SITE DATA, ETC.

Mechanical, Electrical & Plumbing equipment shall be elevated above DFE.
 In accordance with FBC 2020 - 7th Edition -
 Residential - R322.1.6, ASCE 24-14 ch.7,
 and FEMA/NFIP Technical Bulletin #1. Town Code 154.202.(5)

rev. 08.31.22

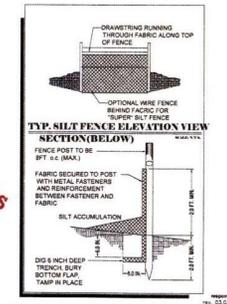
The structure (Seaward of the Coastal Control Construction line)
 is designed to resist the predicted forces of a 100-year storm event in accordance
 with section R3109 of FBC - Building, and the more restrictive shall govern. FBC 2020 - Residential R322.1.11
 rev. 08.31.22

William C.
 Tagland

Digitally signed
 by William C.
 Tagland
 Date: 2022.09.20
 09:17:33 -04'00'

FLORIDA PRODUCT APPROVAL DATA:

| PRODUCT | CATEGORY | SUB CATEGORY | MANUFPR | FPA |
|---------|------------------|----------------------|--------------|----------------|
| SP2 | STRUCTURAL COMP. | WOOD CONNECTOR | SIMPSON | 10346.42 |
| H2.5 | STRUCTURAL COMP. | WOOD CONNECTOR | SIMPSON | 10456.11 |
| SP1 | STRUCTURAL COMP. | WOOD CONNECTOR | SIMPSON | 10456.41 |
| WINDOW | EXTERIOR WINDOWS | 2 PART S. H. WINDOWS | PGT | 239.1 |
| WINDOW | EXTERIOR WINDOWS | S. H. WINDOWS | PGT | 239.1 |
| DRS | EXTERIOR DOORS | SLIDING GLASS DOORS | PGT | 251.1 |
| DRS | EXTERIOR DOORS | SWINGING ENTRY DR. | THERMA TRU | 20468.11 |
| DRS | EXTERIOR DOORS | SWINGING DOOR | PLASTPRO | 17347.5 |
| | ROOFING | SV CRIMPED | SHT MTL TECH | NOA 17-1221.20 |
| | SOFFIT | ALUMINUM | KAYCAN | NOA 15-1021.01 |



NPDES

NPDES

REQUIRED DOOR BLOWER TEST CERTIFICATE WILL BE
 SUBMITTED PRIOR TO A BUILDING FINAL.
 ALL MECHANICAL EQUIPMENT WILL NOT
 BE IN THE REQUIRE SIDE YARD SETBACKS

FL LICENSE: AR17838
 NJ LICENSE: A-12140
 SARASOTA
 FLORIDA 34239
 888-999-3707
 888-999-3712



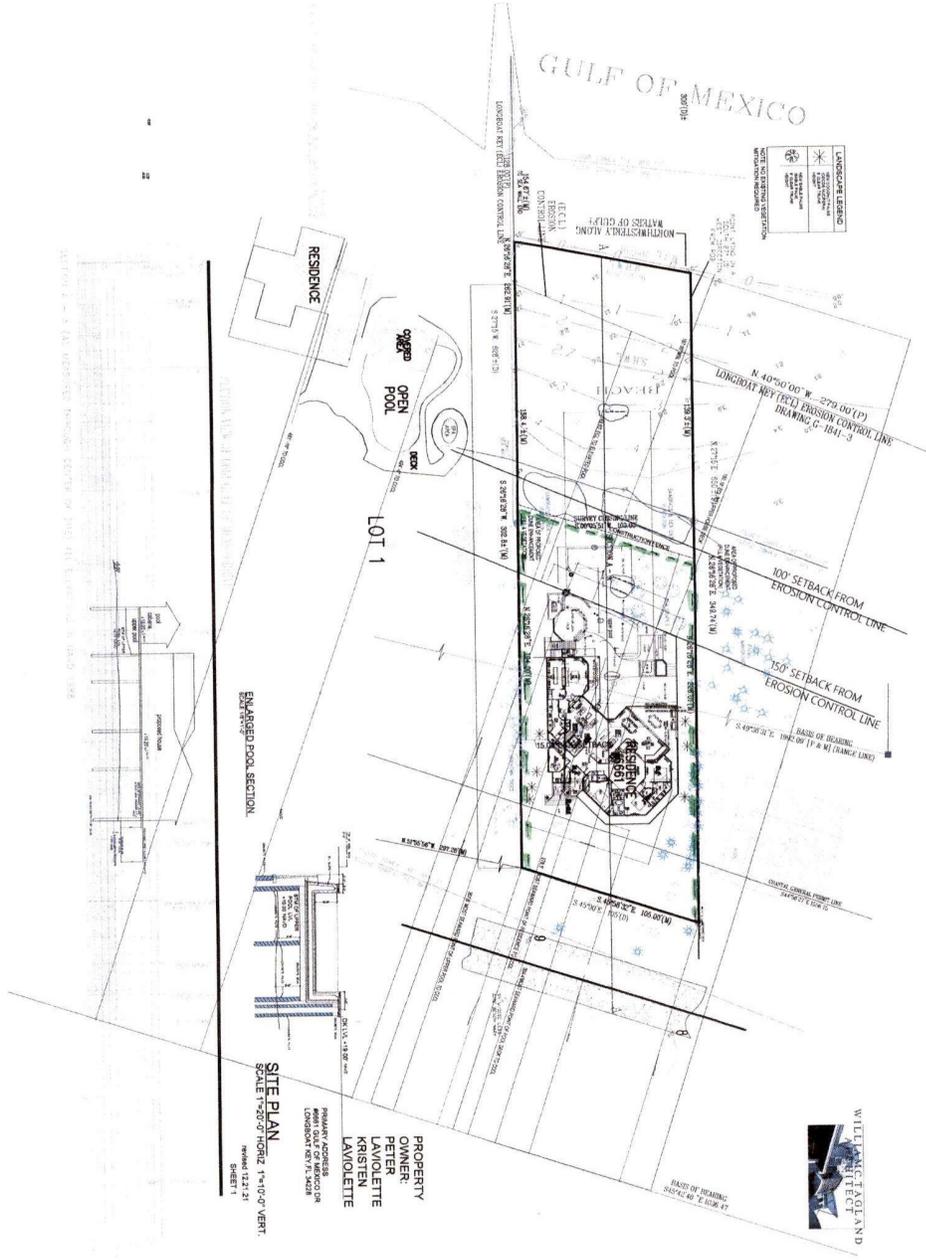
NEW SINGLE FAMILY RESIDENCE
 MR. & MRS. LAVIOLETTE
 6661 GULF OF MEXICO DRIVE
 LONG BOAT KEY
 MANATEE COUNTY, FLORIDA

ISSUE DATE: 01/27/2026
 REVISIONS:

RECEIVED
 SEP 22 2022
 PROJECT CONTROL CENTER

rev. 07.26.22
 A0

SIT Fence Plan



SITE PLAN
SCALE: 1"=30'-0"

PROPERTY OWNER
PETER LAVIOLETTE
KRISTEN LAVIOLETTE

PROPERTY ADDRESS
6661 GULF OF MEXICO DR
MANATEE COUNTY, FL 34628

DATE: 12/21/21

SITE PLAN
SCALE: 1"=30'-0" VERT.
SHEET 1

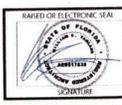


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JAN 14 2022
MANATEE COUNTY ENGINEERING DEPARTMENT

A0.1
REV. 07.26.22

| | |
|----------|--|
| DATE | |
| REVISION | |

NEW SINGLE FAMILY RESIDENCE
MR. & MRS. LAVIOLETTE
6661 GULF OF MEXICO DRIVE
MANATEE COUNTY, FLORIDA



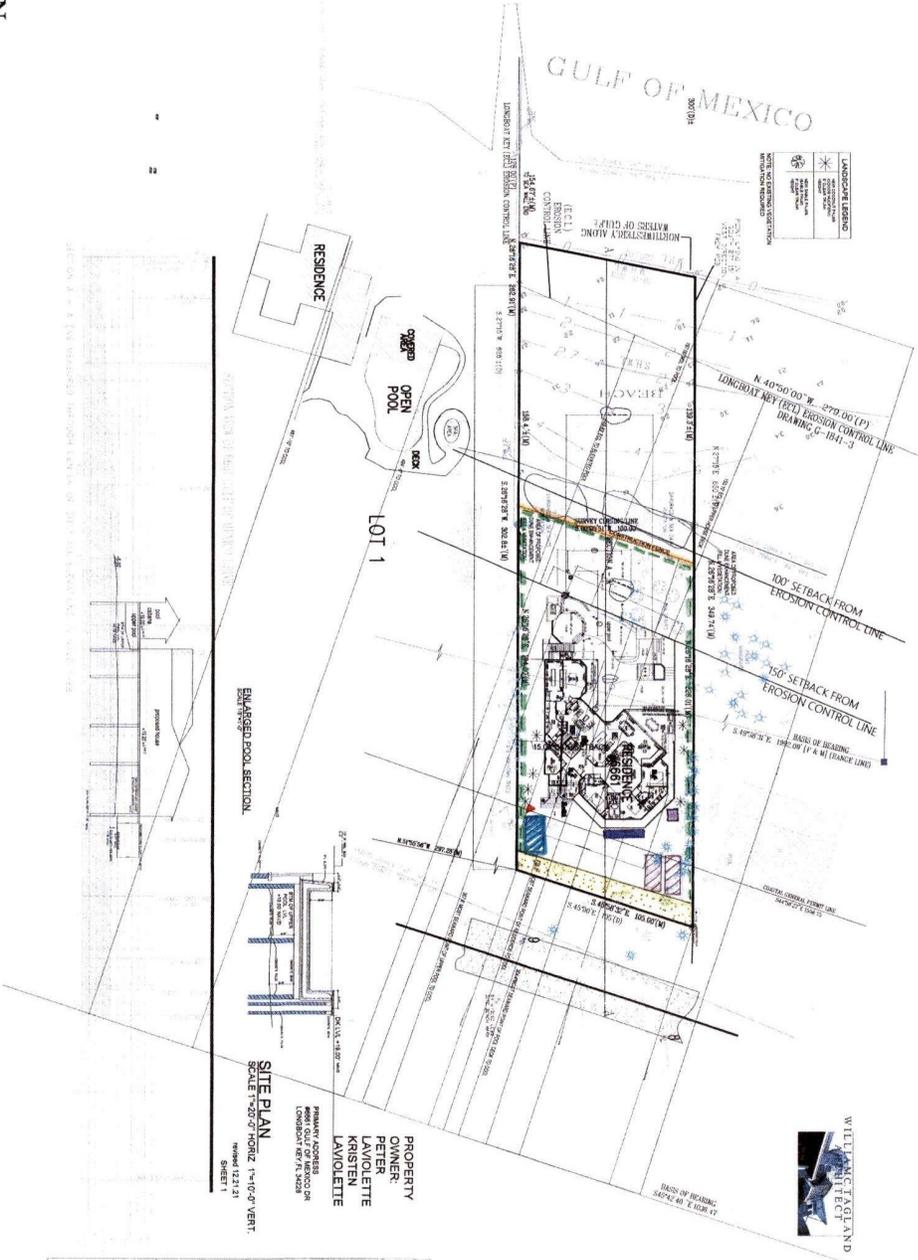
WILLIAM C. TAGLAND
P.E.

FL LICENSE AB7838
NJ LICENSE A6-12140
RABBIT LORRIMO TERRACE
SARASOTA
FLORIDA 34228
841-993-5300 C
888-308-9122 F

BMP / Staging Plan

SITE PLAN

SCALE: 1" = 30'-0"



PROPERTY OWNER: PETER LAVIOLETTE
 PROPERTY OWNER: KRISTEN LAVIOLETTE
 PRIMARY ADDRESS: 6666 GULF OF MEXICO DRIVE, MANATEE FL 34229
 SECONDARY ADDRESS: 6666 GULF OF MEXICO DRIVE, MANATEE FL 34229
 SHEET 1

| | |
|--|-------------------------------------|
| | T-Pole |
| | 89 Red or 57 Stone for road control |
| | sab parking |
| | Porta Potty |
| | Dumpster |
| | Material Storage |
| | Construction Fence |
| | Silt Fence |

key

NEW SINGLE FAMILY RESIDENCE
 MR. & MRS. LAVIOLETTE
 6666 GULF OF MEXICO DRIVE
 MANATEE COUNTY, FLORIDA



WILLIAM C. TAGLAND
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12121

FL LICENSE AR7838
 NJ LICENSE AH-12140
 1425 HERBIMMO TERRACE
 SARASOTA
 FLORIDA 34278
 941-933-5300 C
 888-268-9172 F

RECEIVED
 11/06 11:22Z
 Tropic
 6666 GULF OF MEXICO DRIVE
 MANATEE FLORIDA 34229

A0.1
 rev. 07.26.23

N.26°16'28" E. 349.74'(M)

EROSION CONTROL LINE NTS FOR DRAWING CLARITY

S.26°16'28" W. 302.8±'(M)

150' SETBACK FROM
EROSION CONTROL LINE

SITE PLAN
SCALE: 1"=10'-0"



LOT AREA: 32392 SQ. FT.
BUILDING COVERAGE: 8,290 SQ. FT. OR 25.59%
WHICH IS LESS THAN 30%(25% BLDG. + 5% OPEN AIR DECK AND POOL)
BUILDING COVERAGE 8098 OR 25%
BALANCE OF COVERAGE IS OPEN AIR DECK OF 192 SQ. FT. OR 1.59%

GROUND LEVEL AREA UNDER AIR : 298 SQ. FT.
COVERED PORCH AREA 805: SQ. FT.
TIKI BAR AREA: 266 SQ. FT.
OPEN POOL & DECK AREA: 3072 SQ. FT.
FIRST FLOOR AREA UNDER AIR: 3920 SQ. FT.
LOFT AREA UNDER AIR: 917 SQ. FT.

RECEIVED
SEP 11 2011
PLANNING DEPARTMENT
CITY OF TAMPA

S.45°58'32" E. 105.00'(M)
S.45°00' E. 105'(D)

FL LICENSE ART/308
WILLIAM C. TAGLAND
BARABASOTA
941-903-5300 C
888-288-9172 F



MANATEE COUNTY ENGINEERING BOARD
WILLIAM C. TAGLAND
PROFESSIONAL ENGINEER
NO. 12477

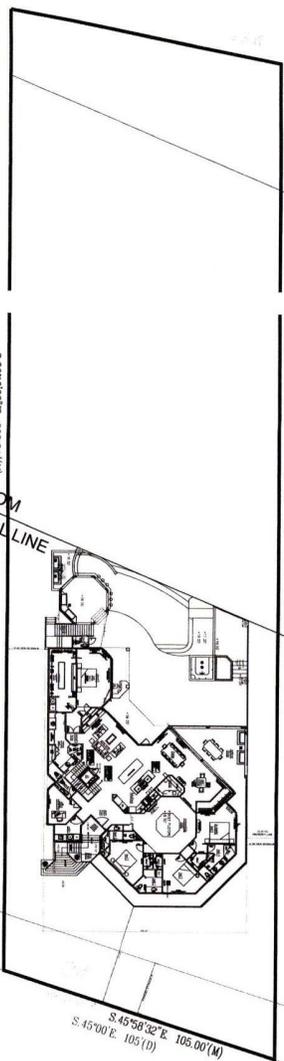
NEW SINGLE FAMILY RESIDENCE
MR. & MRS. LAVIOLETTE
6681 GULF OF MEXICO DRIVE
MANATEE COUNTY, FLORIDA

ISSUE DATE
REVISIONS

A1.2
rev. 08.31.12

N. 40°50'00" W. 279.00' (P)
 LONGBOAT KEY (ECL) EROSION CONTROL LINE
 DRAWING G-1841-3

150' SETBACK FROM
 EROSION CONTROL LINE



LET AREA 13,228 SQ. FT.
 BUILDING FOOTPRINT 2,000 SQ. FT. ON 1.5% SLOPE
 WHICH IS LESS THAN SPECIFIED BLOCK 1% OPEN AIR DECK AND POOL
 BUILDING COVERED DECK ON 2% SLOPE
 GROUND LEVEL ASHLAR WALKS ARE 294 SQ. FT.
 COVERED PORCH AREA ARE 820 SQ. FT.
 GREEN POOL & SPA AREA ARE 1,072 SQ. FT.
 FIRST FLOOR AREA ARE 2,000 SQ. FT.
 LET AREA 13,228 SQ. FT.

SITE PLAN
 NORTH

(M) 105.00' (D) 2.00' S. 45°58'32" E. 105.00'

N. 26°15'28" E. 349.74' (M)

S. 28°15'28" W. 302.24' (M)

RECEIVED
 SEP 19 2009
 TOWN OF LONGBOAT KEY
 10000 LONGBOAT KEY DRIVE

DATE OF REVIEW
 DATE OF ISSUE

| | |
|------------|--|
| ISSUE DATE | |
| PERSONS | |

NEW SINGLE FAMILY RESIDENCE
 MR. & MRS. LAVIOLETTE
 6661 GULF OF MEXICO DRIVE
 MANATEE COUNTY, FLORIDA

RAISED OR ELECTRONIC SEAL
 WILLIAM C. TAGLAND
 SIGNATURE

FL LICENSE AR17838
 N.J. LICENSE AJ-12140
 1800 BAYVIEW TERRACE
 SARASOTA
 FLORIDA 34229
 941-993-5300 C
 888-268-9172 F

A1.3
 rev. 08.31.20

GENERAL NOTES:

COMPACT BACK FILL 1/4" FROM STRUCTURE. MINIMUM ALLOWABLE BEARING CAPACITY SHALL BE 2000 PSF.
CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.
PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.
GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC 2020 FOR WIND LOADS AS DEFINED IN ASCE 7-10.
NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THESE DRAWINGS WITHOUT PREVIOUS APPROVAL FROM THE ENGINEER OF RECORD.
ALL OTHER JOB SPECIFICATION AND FINISH SPECIFICATIONS TO BE FURNISHED TO GENERAL CONTRACTOR BY THE HOME OWNER AND ARE NOT PART OF THESE DRAWINGS.
BRAND, STYLE, KIND, COLOR, ETC. OF ALL FINISHES & MATERIALS, ELECTRICAL FIXTURES, APPLIANCES, EQUIPMENT AS AGREED & NEGOTIATED BETWEEN OWNER & CONTRACTOR.
DESIGN LOADS AND NOTES:

ROOF:
LIVE LOADS
TOP CHORD (FLAT, PITCHED OR CURVED) - 20PSF
BOTTOM CHORD - 10PSF
DEAD LOADS
TOP CHORD (SINGLE) - 10PSF
(TILE) - 20PSF
BOTTOM CHORD - 10PSF
FLOOR:
LIVE LOADS
ASSEMBLY AREA - 100PSF
DINING ROOM AND RESTAURANTS - 100PSF
OFFICE (CORRIDORS & 1ST FLOOR CORRIDORS) - 80PSF
OFFICES (CORRIDORS ABOVE 1ST FLOOR) - 100PSF
RESIDENTIAL (UNINHABITABLE ATTICS WITHOUT STORAGE) - 10PSF
(UNINHABITABLE ATTICS WITH STORAGE) - 20PSF
(HABITABLE ATTICS & SLEEPING AREAS) - 30PSF
(ALL OTHER AREAS EXCEPT BALCONIES) - 40PSF
STAIRS (1 & 2 FAMILY DWELLING) - 40PSF
(ALL OTHER) - 100PSF
RETAIL STORES (FIRST FLOOR) - 100PSF
(UPPER FLOORS) - 75PSF
WHOLESALE STORES - 125PSF
DL = 10PSF IN COMBINATION WITH WIND LOADS.
MEAN ROOF HEIGHT SHALL BE DETERMINED BY TRUSS DESIGNER FROM PLANS.
LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT UNLESS NOTED OTHERWISE.
TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS. THIS APPLIES TO ALL TRUSSES WITH A RAISED DEEL CONDITION THAT BEAR ON AN EXTERIOR WALL.
TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSES AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS.
FRAMING NOTES:
WOOD CONSTRUCTION, CONNECTIONS, AND NAILING SHALL CONFORM TO THE FBC 2020 EDITION.
ALL WOOD FRAMING MATERIALS SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT.
ALL LOAD BEARING WALL FRAMING SHALL BE #2 SOUTHERN PINE.
ALL JOIST AND RAFTER FRAMING SHALL BE #2 SOUTHERN PINE OR HEM-FIR.
ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE TREATED.
ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, UNLESS NOTED OTHERWISE.
PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG THE COMPANY OR EQUIVALENT. INSTALL ALL ACCESSORIES AS PER MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (ASTM A446 GRADE A) AND BE GALVANIZED/COATING G60.
TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON GLB OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.
GLB OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE UNLESS NOTED OTHERWISE.
MEMBERS DESIGNATED LVL (E.G., 1/2" x 14" LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY BOISE (VERSA-LAM) OR ENGINEER APPROVED SUBSTITUTION.
BOLT HEADS SHALL BE CENTERED & DRILLED NO MORE THAN 1/4" LARGER THAN BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.
ALL NAIL SHANK SIZES TO BE MINIMUM OF 0.131 INCHES.

MASONRY NOTES:

MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1-02)", PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE. SEE "TESTING AND INSPECTION NOTES" FOR ADDITIONAL INFORMATION.
HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO THE ASTM C-90 AND BE MADE WITH NORMAL WEIGHT AGGREGATE. UNIT COMPRESSIVE STRENGTH OF 1,900 PSI ON NET SECTION TO PROVIDE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY (mu) OF 2,500 PSI, AS DETERMINED BY THE STRENGTH METHOD OF ACI 530.1.
FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY WITH GROUT. GROUT SHALL CONFORM TO ASTM C-474 AND SHALL OBTAIN A MIN. 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI, TESTED PER ASTM C-1019 EACH 5,000 SF. GROUT STOPS ARE TO BE MESHED OR SCREEN TYPED. FELT PAPER IS NOT ALLOWED.
REINFORCED STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BENT. DOVELLS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAPPED WITH FIRST LIFT OF REINFORCING. PROVIDE A MINIMUM LAP OF 40 X BAR DIAMETER.
MORTAR SHALL CONFORM TO ASTM C-270, TYPE M, S, OR N. ALL MORTAR SHALL MEET THE "PROPORTION SPECIFICATION" OF ASTM C-270 AND EVALUATED IN ACCORDANCE WITH ASTM C-780.
UNLESS OTHERWISE INDICATED, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND OTHER INTERSECTIONS OF ALL LOAD BEARING WALLS, INTERSECTING NON-LOADBEARING WALLS SHALL BE CONNECTED BY PREFABRICATED TEE AND CORNER HORIZONTAL JOINT REINFORCEMENT @ 16" O.C.
PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING AS INDICATED. PROVIDE BARS AT WALL CORNERS, INTERSECTION AND PEN EDGES. PROVIDE CLEAN OUTS FOR EACH GROUT POUR EXCEEDING 5 FT.
PROVIDE PRECAST LINTELS ABOVE ALL WALL OPENINGS INCLUDING HVAC DUCTS. SEE DRAWINGS FOR LOCATIONS OF ALL OPENINGS. UNLESS OTHERWISE ON PLAN PROVIDE PRECAST LINTELS BELOW AS A MINIMUM.
OPENINGS LESS THAN 6 FT. x 8" PRECAST U-LINTEL W/ 1/4" x 8" KNOCK-OUT COURSE W/ 1-4S. (TYPICAL PERIMETER BOND BEAM 16" TOTAL DEPTH).
OPENINGS GREATER THAN 6 FT. x 8" - SEE DRAWINGS. PROVIDE ONE REINFORCED CELL EACH SIDE OF OPENING BY 1" LINTEL BEARING.
ALL WALLS OVER 8' HIGH MUST BE BRACED PRIOR TO POURING THE BEAMS.
CAST-IN-PLACE CONCRETE NOTES:
CONCRETE MIXES SHALL BE DESIGNED PER ACT 30, USING PORTLAND CEMENT CONFORMING TO ASTM 1519, AGGREGATE CONFORMING TO ASTM C-55, AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C-618, C-989 AND C-260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.
CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENT:
IN ALL SALT ENVIRONMENTS A MIN. OF 5000PSI CONCRETE SHALL BE USED. (SLAB SHALL BE EXEMPT) FOR OTHER ENVIRONMENTS USE 2000 PSI CONCRETE.
ALL CONCRETE WORK SHALL CONFORM TO ASTM ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS". HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305.
ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.
ALL WELDED WIRE FABRIC (WFF) SHALL CONFORM TO ASTM A-185 (PLAT SHEETS ONLY).
ALL REINFORCED STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE. EXCEPT THAT VERTICAL RODS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE.
REINFORCING STEEL INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED 40 X BAR DIAMETER. LAP CONTINUOUS BOTTOM BARS OVER SUPPORTS. LAP CONTINUOUS TOP BARS AT MID-SPAN UNLESS OTHERWISE NOTED.
UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN ACCORDANCE W/ ACI 318-09: SECTION 7.7.1
A. CONCRETE EXPOSED TO WEATHER: #5 BAR THROUGH FIB BARS-2" #5 BAR W/ OF D31 WIRE & SMALLER - 1.5"
B. CONCRETE NOT EXPOSED TO WEATHER OR WEATHER: BEAMS AND COLUMNS-1.5"
C. FOUNDATIONS EXPOSED TO EARTH-3"
BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.
ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 1/4" UNLESS OTHERWISE NOTED.
FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.
ROOF FRAMING NOTES:
THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION.
DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH ASCE 7-10. SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.
ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT LOADS.
PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.
ROOF SHEATHING SHALL BE 15/32" CD PLWOOD OR EQ.
CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

ROOF TRUSS: ROOF RAFTER CONNECTION TO DOUBLE TOP PLATE OR WOOD BEAM

USE SIMPSON H10 OR H10-2 AT EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.
WHERE THE H-10 CANNOT BE USED (EG. ON 3-PLY GIRDERS, AT CORNERS, ETC.) USE SIMPSON HES AND ADDITIONAL TIEDOWNS TO MEET UPLIFT REQUIREMENTS.
PRE-ENGINEERED ROOF TRUSSES TO BE APPROVED BY ENGINEER OF RECORD.

FLOOR RAFTER / JOIST: CONVENTIONAL FRAMING CONNECTION TO DOUBLE TOP PLATE OR DIRECT BEARING ON WOOD BEAM

USE SIMPSON I25A AT EACH MEMBER (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.
USE TRUSS HANGERS TO ATTACH JOIST TRUSSES TO LVL BEAMS IF LESS THAN 3'-0" SQUARE BEARING AREA IS PROVIDED.
PRE-ENGINEERED FLOOR TRUSSES/JOIST TO BE APPROVED BY ENGINEER OF RECORD.
FOR ADDITIONAL TIEDOWNS AS REQUIRED.

WINDOWS / DOORS

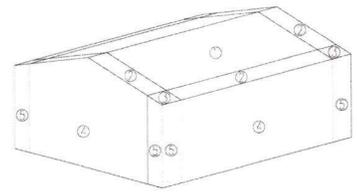
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND BEAR AN AAMA, WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY INDICATING COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION: ANSI AAMA 500.7-10.
WINDOW AND DOOR ASSEMBLIES SHALL BE ATTACHED IN STRICT ACCORDANCE WITH THE PUBLISHED MANUFACTURER RECOMMENDATIONS TO ACHIEVE RESISTANCE TO APPROPRIATE WIND SPEEDS WITH 3 SECOND WIND GUSTS AND SHALL INCLUDE THE SPECIFICATION OF BUCK STRIP MATERIALS AND ANCHORING.
WOOD CRIBS ABOVE ARCHED WINDOWS SHALL COMPLY WITH DRAWING DETAIL CONTAINED HEREIN.
ALL SHIM MATERIALS SHALL BE MADE FROM MATERIALS CAPABLE OF SUSTAINING APPLICABLE LOADS, AND LOCATED AND APPLIED IN A THICKNESS CAPABLE OF WITHSTANDING THOSE LOADS.
THE DESIGN RESPONSIBILITY FOR THE INSTALLATION OF DOORS AND WINDOWS IS DELEGATED TO THE SPECIALTY ENGINEER OF THE MANUFACTURER AS ENFORCED WITH IN ALL TESTING DATA REQUIRED SUBMITTED IN CONJUNCTION WITH THIS PLAN.
OPENING PERIMETERS HAVE BEEN DESIGNED TO TRANSMIT THE IMPOSED LOADS TO THE MAIN WIND FORCE RESISTING SYSTEM.
IMPACT GLASS OR SHUTTERS SHALL BE USED.
SOIL NOTES:
ALL SOILS SHALL BE FREE OF DEBRIS AND ORGANIC MATERIALS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM D1557).
FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL COMPLYING WITH THE FBC-R 2020.
STEM WALL FILL SHALL NOT EXCEED 12" LIFTS. SOIL BELOW FOOTINGS SHALL BE TESTED AND ALL SUBSEQUENT FILL SOILS IN LIFT NOT TO EXCEED 12" INTERVALS.
ALL FILL MATERIAL SHALL BE SP OR SM MATERIAL AS DEFINED BY THE UNIFORM SOIL CLASSIFICATION SYSTEM.
ANY QUESTIONABLE SOIL SHALL BE REMOVED OR BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR EVALUATION.
SOIL BEARING CAPACITY IS BASED UPON 2,000 PSF.
WOOD GRADE STACKS ARE PROHIBITED.
PEST/DECAY PROTECTION NOTES:
ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1 FOOT FROM BUILDING SIDEWALLS.
SOIL TREATMENT SHALL MEET THE REQUIREMENTS OF 2020 FBC R320 METHOD.
WOOD GRADE STACKS SHALL NOT BE USED.
PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH 2020 FBC R319.
ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF 2020 FBC R703.7.3, R703.8, R903.2 AND R903.

DESIGN CRITERIA

ALL WORK IS TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020.
OCCUPANCY TYPE: CONSTRUCTION TYPE: R3
FIRE SPRINKLERED: NO
BASIC WIND SPEED: 150 mph
RISK CATEGORY: II
WIND EXPOSURE: D
BUILDING: ENCLOSED
PRESSURE DESIGN FACTOR: +/- 0.18

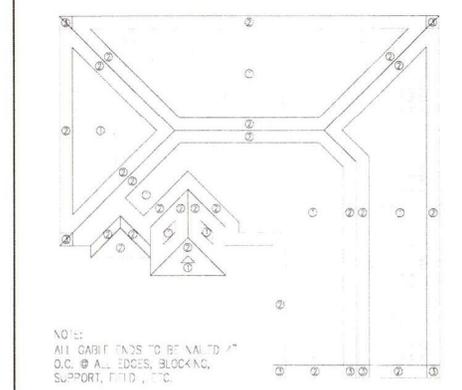
DESIGN CRITERIA

LOT AREA 32362 SQ FT.
BUILDING COVERAGE 8,290 SQ FT. OR 25.5% WHICH IS LESS THAN 30% DENY BLDG. + 5% OPEN AIR DECK AND POOL.
BUILDING COVERAGE 8064 OR 25%
BALANCE OF COVERAGE IS OPEN AIR DECK OF 102 SQ FT. OR 159%
GROUND LEVEL AREA UNDER AIR: 288 SQ FT.
COVERED PORCH AREA: 806 SQ FT.
TWO BAR AREA: 266 SQ FT.
OPEN POOL & DECK AREA: 3072 SQ FT.
FIRST FLOOR AREA UNDER AIR: 3000 SQ FT.
LOFT AREA UNDER AIR: 917 SQ FT.



DESIGN WIND PRESSURES (ASD)
FOR COMPONENTS AND CLADDING (PSF)
50 MPH - CAT X @ 30' - F-GH

| TRIBUTARY AREA [SF] | ROOF | | | WINDOWS & DOORS | |
|---------------------|-------------|-------------|-------------|-----------------|-------------|
| | 1 | 3 | 4 | 5 | 5 |
| 10 | +25.2/-40.0 | +25.2/-69.7 | +25.2/-69.7 | +43.7/-47.4 | +43.7/-58.6 |
| 20 | +23.0/-38.9 | +23.0/-64.1 | +23.0/-64.1 | +41.8/-45.5 | +41.8/-54.6 |
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| 100 | +17.8/-36.3 | +17.8/-51.2 | +17.8/-51.2 | +37.2/-40.9 | +37.2/-45.5 |



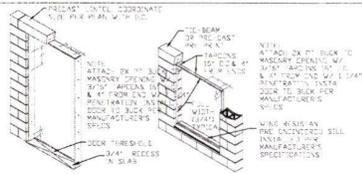
SHEATHING NOTES:
ROOF SHEATHING TO 4" WOOD STRUCTURAL PANEL 15/32" OR EQUAL (PLYWOOD OR EQUAL OSB) U.N.O. ENGINEERED ROOF TRUSSES @ 24" O.C. MAX WUB.
NAILING PATTERN:
ZONE 1 = 6" O.C. MAX INTERMEDIATE AND 4" O.C. MAX PANEL EDGES
ZONE 2 = 6" O.C. INTERMEDIATE AND 4" O.C. PANEL EDGES
ZONE 3 = 4" O.C. INTERMEDIATE AND 4" O.C. PANEL EDGES
ZONE 4 = 6" O.C. MAX INTERMEDIATE AND 4" O.C. MAX PANEL EDGES
ZONE 5 = 6" O.C. INTERMEDIATE AND EDGES
NAILS: 6d COMMON FOR 2", 10d COMMON FOR 3"
"A" DIMENSION = 40% OF FWF HEIGHT OR 10% OF FAST HORIZONTAL DIMENSION, WHICHEVER IS LESS, BUT NOT LESS THAN OTHER 4% OF THE FAST HORIZONTAL DIMENSION OR 2" MIN WUB.

FLORIDA LICENSED ARCHITECT
N.J. LICENSE A-12740
3636 SUSTREE PARKWAY
SUITE 1000 ORLANDO, FL 32839
941-993-5300 C
ARCHFAC.COM



NEW SINGLE FAMILY RESIDENCE
MR. & MRS. LAVIOLETTE
6661 GULF OF MEXICO DRIVE
LONG BOAT KEY
MANATEE COUNTY, FLORIDA

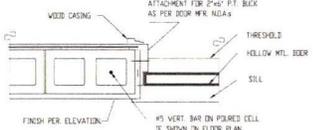
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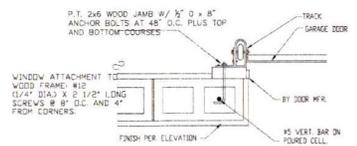
EXTERIOR DOOR BUCK DETAILS SCALE: NTS

WINDOW BUCK DETAILS SCALE: NTS

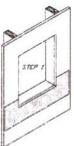
WINDOWS AND DOOR BUCKS CAN BE PARTIALLY FILLED WITH MINIMUM 2x4 PRESSURE TREATED MATERIAL FOR PROPER TOLERANCES OF WINDOW AND DOOR INSTALLATION UP TO 3" MULTIPLE LAYERS SHALL BE CONSIDERED TO THE BLOCK WITH 4" MASONRY FASTENERS WITH MINIMUM 2" EMBEDMENT INTO MASONRY SUBSTRATE MASONRY FASTENERS SHALL BE SPACED AT 10" O.C. AND STAGGERED THIS APPLICATION IS ACCEPTABLE WITH A MAXIMUM JOINTING SIZE NOT TO EXCEED 136 SF



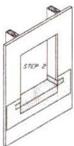
JAMB AT EXTERIOR DOOR



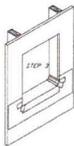
JAMB AT GARAGE DOOR & TYPICAL FRAME TO BLOCK



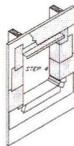
STEP 1
INSTALL SHEET OF MOISTURE BARRIER AT BOTTOM OF OPENING



STEP 2
INSTALL BARRIER MEMBRANE ON SILL OF ROUGH OPENING AND ONTO THE MOISTURE BARRIER LAP UP THE JAMBS A MINIMUM OF 4" (100 MM)



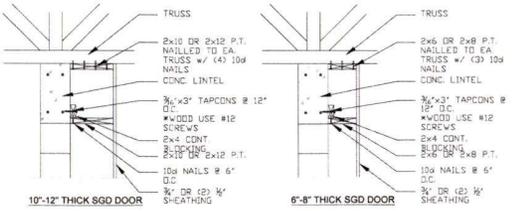
STEP 3
COMPLETELY SEAL CORNER BY APPLYING A 2" (50 MM) STRIP OF BARRIER MEMBRANE DIAGONALLY AS SHOWN



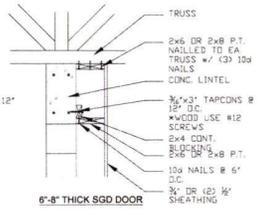
STEP 4
WRAP MOISTURE BARRIER AROUND JAMBS OVERLAPPING BARRIER MEMBRANE 2" (50 MM) SLIDE HEAD FLASHING UNDER TOP SHEET

- NOTES:
1. Prepare opening prior to the installation of the window or mechanical equipment. Coordinate installation with other associated subtrades.
 2. Provide moisture barrier and other associated trim and accessories.
 3. Provide flashing at sill to drain water to the exterior.

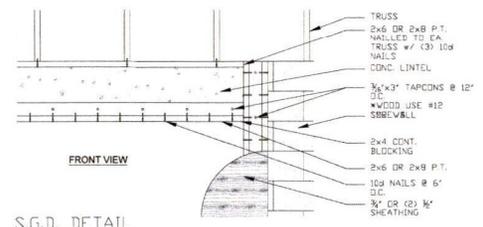
WATER PROOFING DETAIL
SCALE: NTS



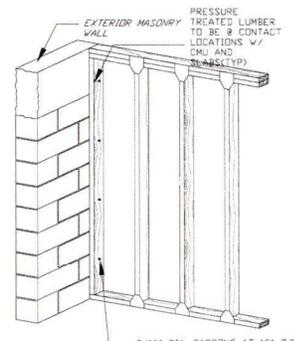
10'-12" THICK SGD DOOR



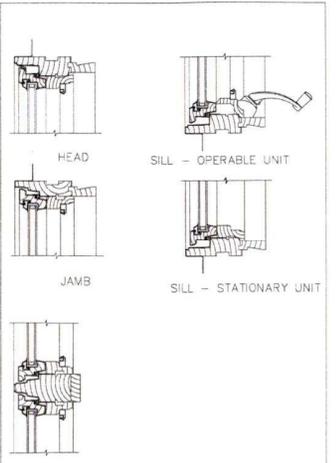
6'-8" THICK SGD DOOR



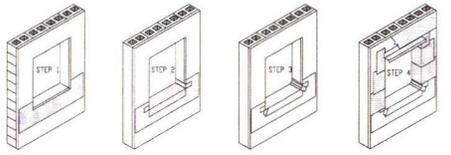
SGD DETAIL
SCALE: NTS



MIXED CONST. DETAIL
SCALE: NTS

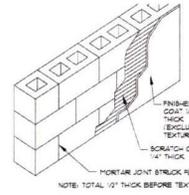


WINDOW DETAILS
SCALE: 3"=1'-0"



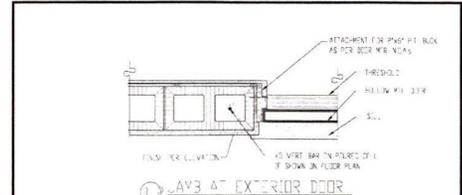
- NOTES:
1. PREPARE OPENING PRIOR TO THE INSTALLATION OF THE WINDOW OR MECHANICAL EQUIPMENT. COORDINATE INSTALLATION WITH OTHER ASSOCIATED SUBTRADES.
 2. PROVIDE MOISTURE BARRIER AND OTHER ASSOCIATED TRIM AND ACCESSORIES.
 3. PROVIDE FLASHING AT SILL TO DRAIN WATER TO THE EXTERIOR.

WATER PROOFING DETAIL
SCALE: NTS

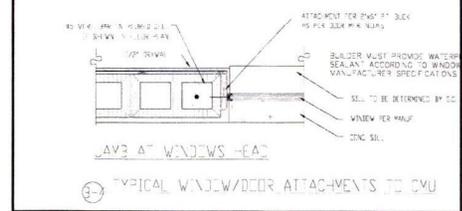


NOTE: TOTAL 1/2" THICK BEFORE TEXTURE.

1. WALLS TO BE INSPECTED FOR REBAR CORROSION AND FAVORABLE SURFACE CONDITIONS - NO LOOSE DEBRIS.
2. MORTAR-MASTER USE CLEAN MASON SAND FREE FROM IMPURITIES.
3. MOISTEN BLOCK WALL TO ALLOW ABSORPTION.
4. APPLY SCRATCH COAT FILLING ALL Voids AND LEVELING SURFACE.
5. BRUCCO EXT. FINISH TO GO MINIMUM 4" BELOW GRADE.
6. KEEP CONSISTENT TEXTURE ON FINISH COAT.
7. SAND FLOATED FINISH AT LUNAR AREA AND SCREEN ENCLOSURE.
8. ALL WOOD TO BLOCK CONNECTIONS (JOINTS) TO CALLED WITH VULKUM NIPURETHANE OR EQUIVALENT CAULK BY BARRIER WOOD MEME APPLICABLE.
9. BRUCCO CONTRACTOR TO APPLY 6" PEELE IN BTICK OVER CONNECTION (JOINTS) AND UNDER HOUSE W/RAIP ABOVE.
10. PRIOR TO BRUCCO ALL WOOD TO BLOCK IN DOORS AND WINDOWS SHOULD BE CALLED WITH VULKUM NIPURETHANE OR EQUIVALENT CAULK.



JAMB AT EXTERIOR DOOR



TYPICAL WINDOW/DOOR ATTACHMENTS TO CMU

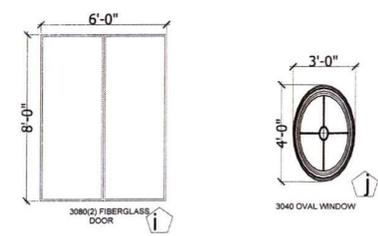
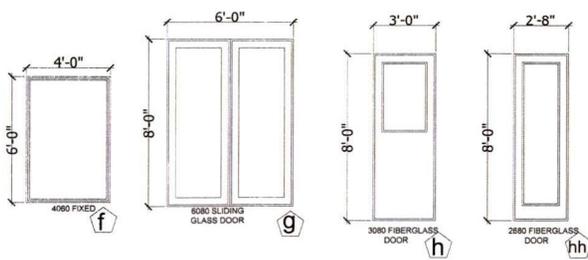
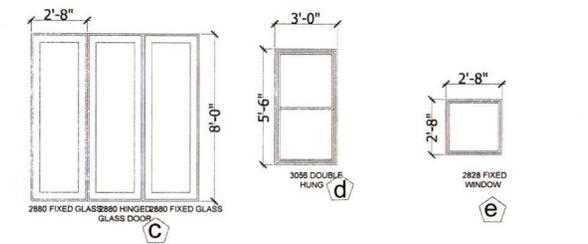
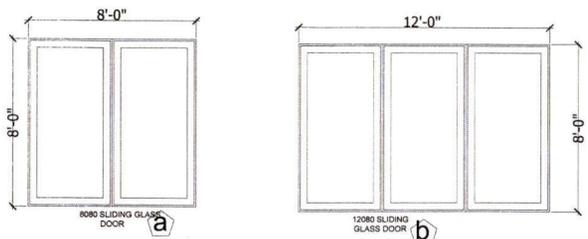
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TOWN OF LINDSBRIGHT INC.
Planning, Zoning & Building

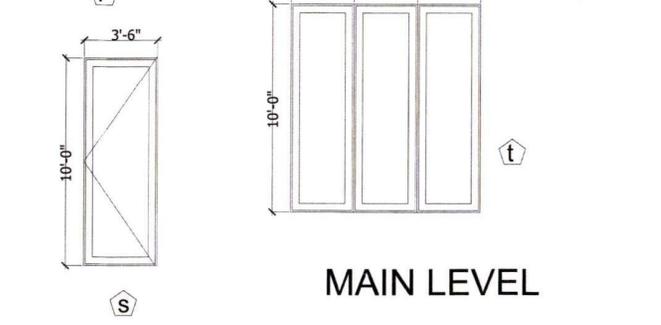
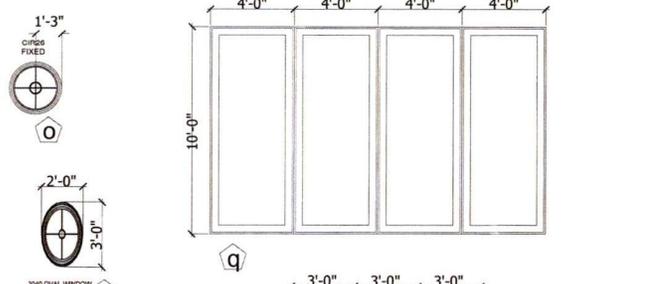
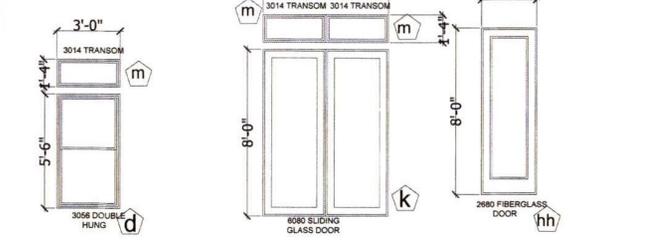
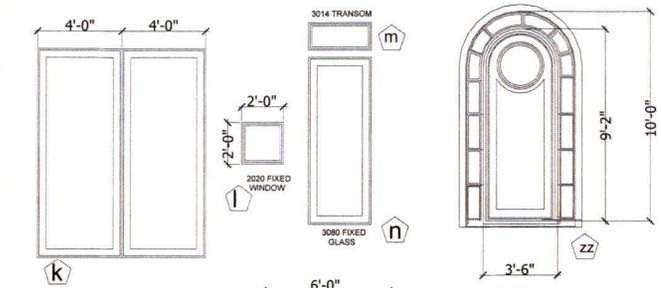
WILLIAM C. TAGLAND
LICENSE ARCHITECT
BALDWIN TERRACE
SARASOTA
941-983-3300
888-288-9172 F

NEW SINGLE FAMILY RESIDENCE
MR. & MRS. LAVIOLETTE
6661 GULF OF MEXICO DRIVE
LONG BOAT KEY
MANATEE COUNTY, FLORIDA

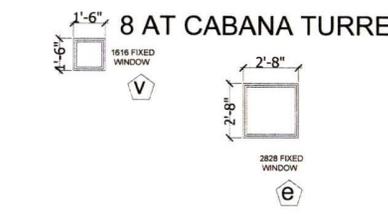
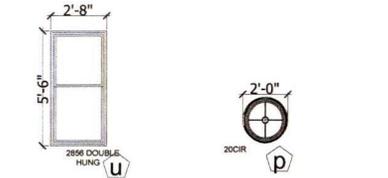
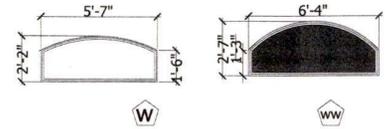
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rev.07.26.22



GROUND LEVEL



MAIN LEVEL



8 AT CABANA TURRET

UPPER LEVEL



FL LICENSE ART17638
 NJ LICENSE A-12140
 ARIZONA LICENSE
 SARASOTA FLORIDA 34239
 941-983-5300 C
 941-527-8355 O

WILLIAMS ELECTRIC

RAISED OR ELECTRONIC SEAL

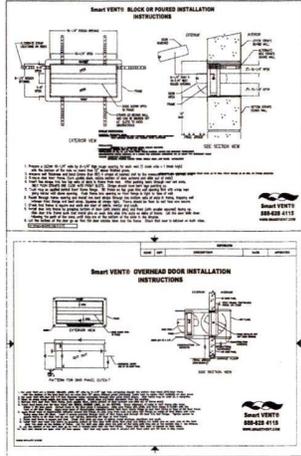
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 6661 GULF BOUNTY DRIVE
 MANATEE COUNTY, FLORIDA

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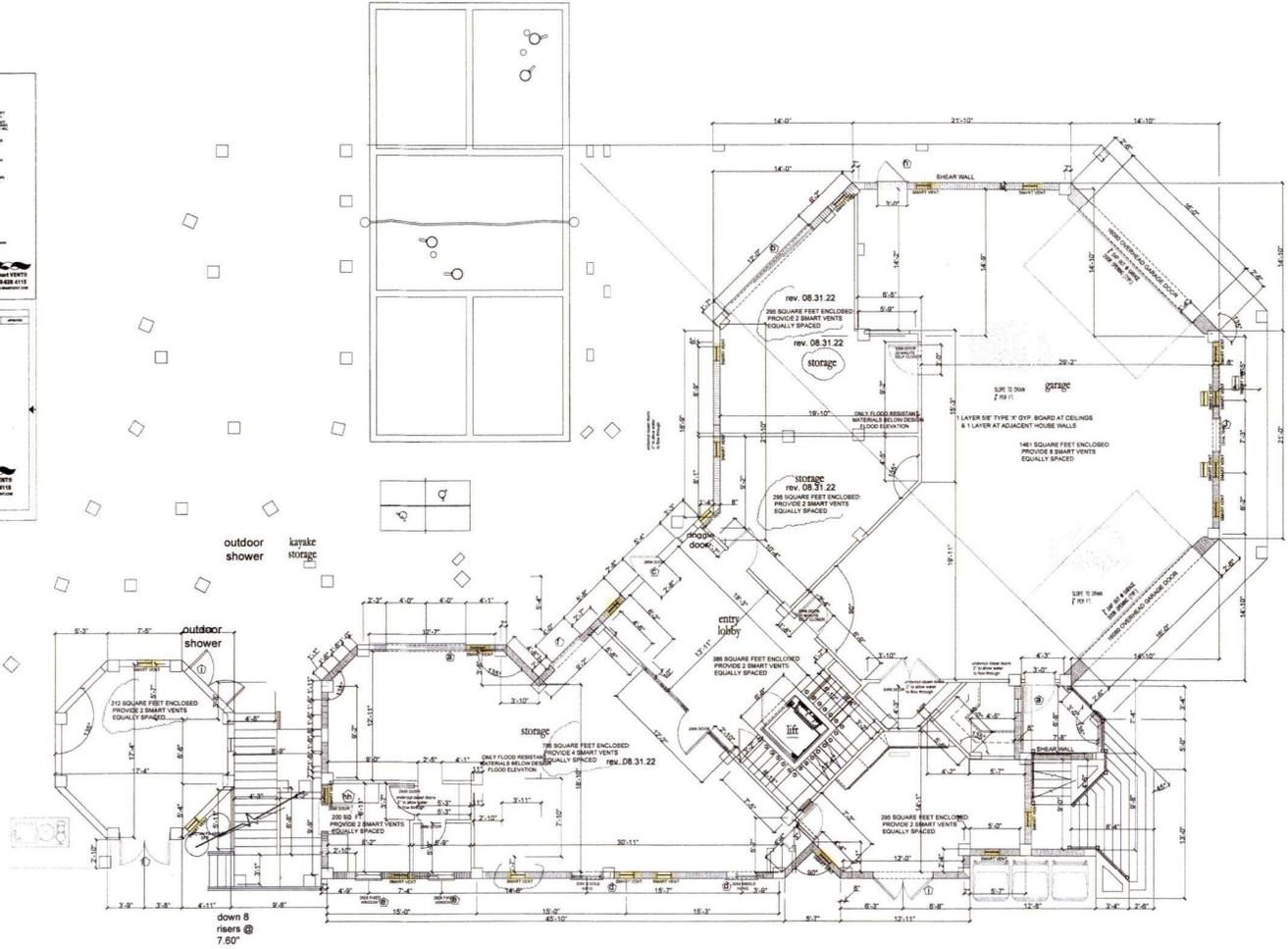
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SEE STRUCTURAL DRAWINGS FOR PILING AND PIER DIMENSIONS



Total net area of non-engineered openings shall be not less than 1 square inch for each square foot of enclosed area... Required per NFPA 703 & FEMA Technical Bulletin #1, FBC 3020 - Residential - section - 322.2.2 and 322.2.2.1"



GROUND FLOOR PLAN

SCALE:3/16"=1'-0"

SHEAR WALL

FL LICENSE ART1283
 NJ LICENSE A-12140
 NY LICENSE A-12140
 STATE LICENSE
 1234 1ST STREET
 SARASOTA, FLORIDA 34239
 941-271-4322 D

WILLIAMS TAG LAND
 ARCHITECT

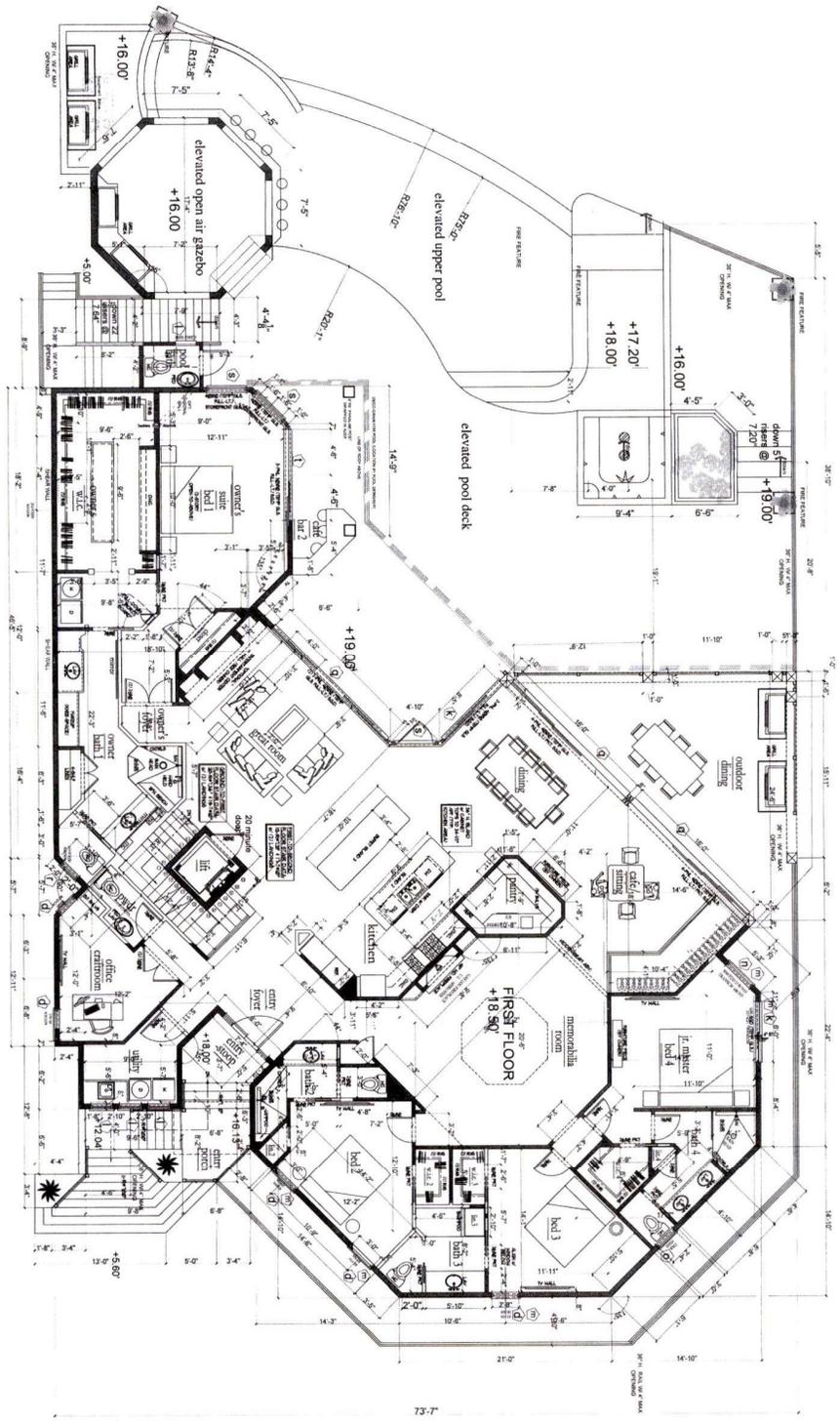
NEW SINGLE FAMILY RESIDENCE
 MR. & MRS. LAVIOLETTE
 6661 GULF OF MEXICO DRIVE
 LONG BOAT KEY
 MANATEE COUNTY, FLORIDA

| ISSUE DATE |
|------------|
| REVISIONS |

A-3
 rev 08.31.22
 08.17.22

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 1234 1ST STREET
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FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



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| ISSUE DATE | |
| REVISIONS | |

NEW SINGLE FAMILY RESIDENCE
MR. & MRS. LAVIOLETTE
6661 GULF OF MEXICO DRIVE
LONG BOAT KEY
MANATEE COUNTY, FLORIDA

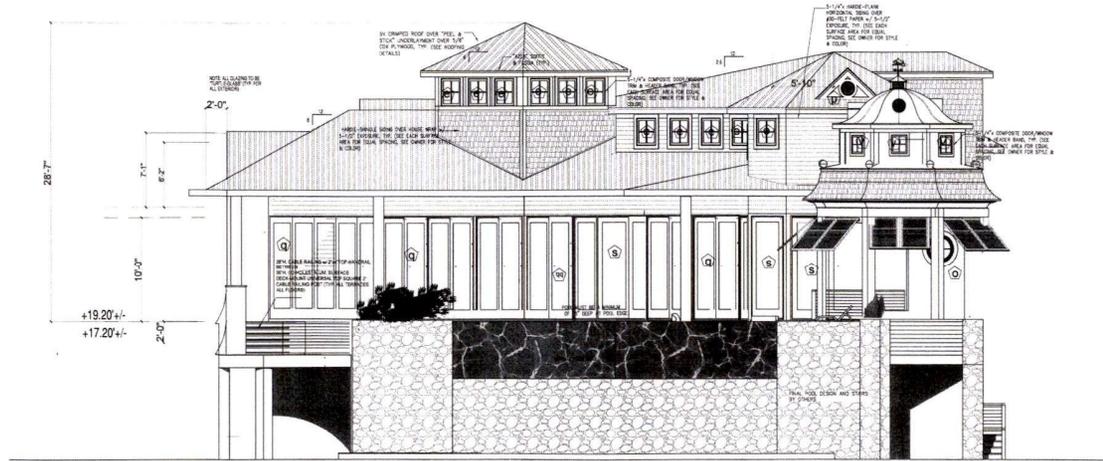


FL LICENSE AR17638
N.J. LICENSE AI-12140
NY LICENSE
ARIZONA LICENSE
1234 1ST STREET
SARASOTA FLORIDA 34239
941-983-5500 C
941-217-4352 O



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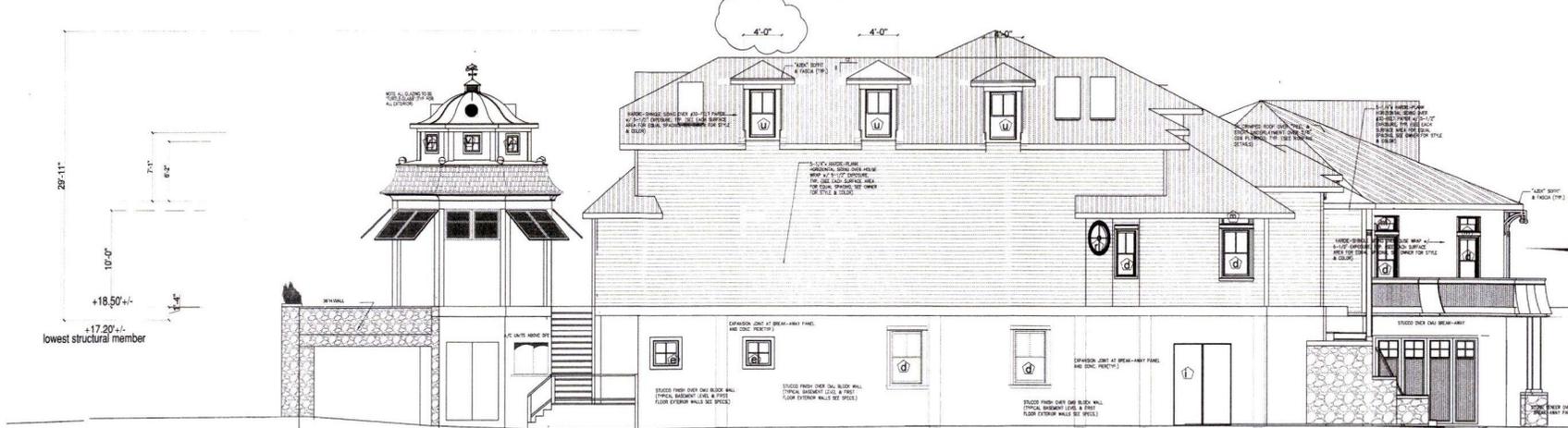
NOTE: ALL OVERHANGS TO BE A MAXIMUM OF 24" AS PER LONGBOAT KEY ZONING



WEST ELEVATION

SCALE:3/16"=1'-0"

rev. 08.31.22



SOUTH ELEVATION

SCALE:3/16"=1'-0"

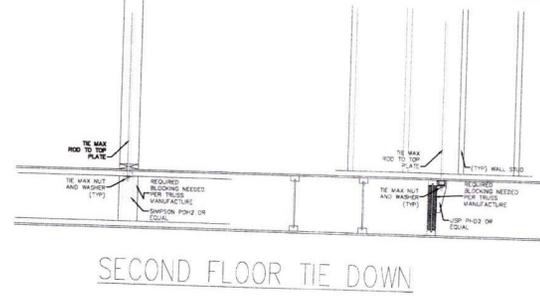
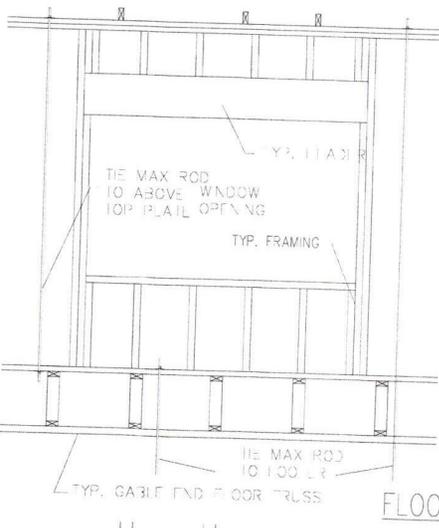
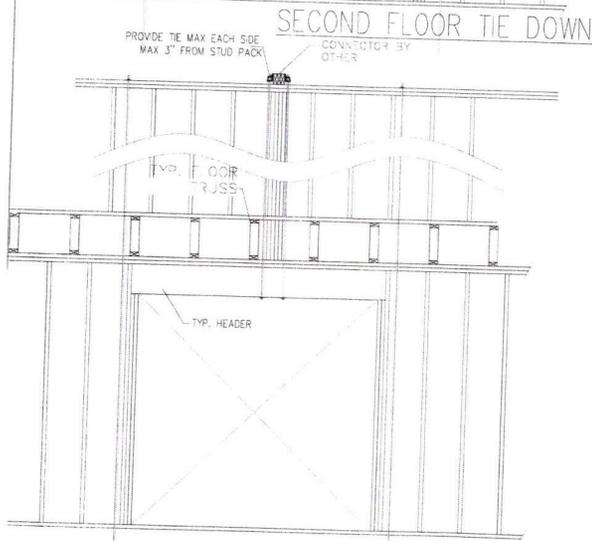
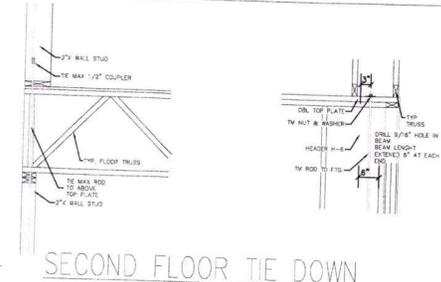
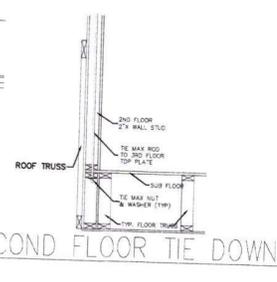
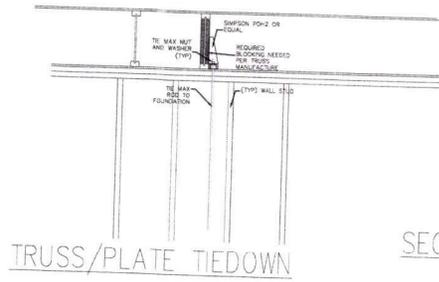
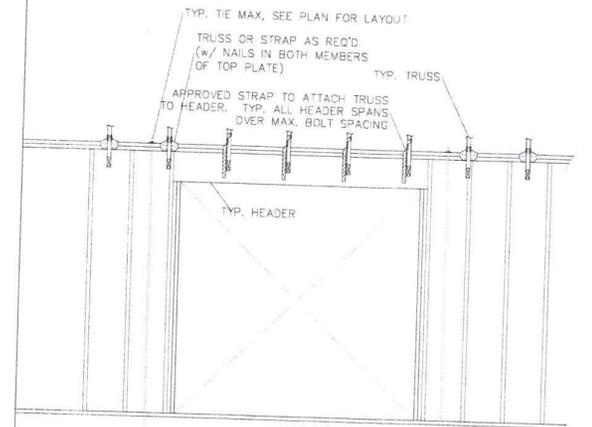
ILLINOIS ARCHITECT
 ARCHITECT OF RECORD
 STATE OF ILLINOIS
 ARCHITECT NO. 000000000

NEW SINGLE FAMILY RESIDENCE
 R. & MRS. LAVIOLETTE
 GULF OF MEXICO DRIVE
 LONG BOAT KEY
 WATEE COUNTY, FLORIDA

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 TOWN OF LONGBOAT KEY
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 05.25.22



TRANSFER DETAIL

FLOOR TO FLOOR DETAIL

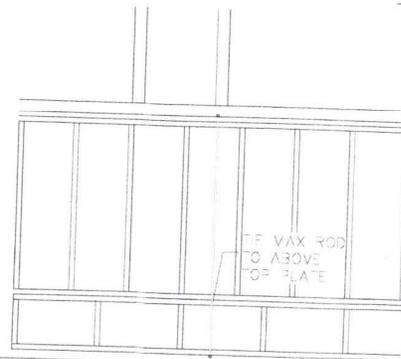
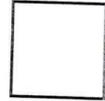


PLATE TO PLATE DETAIL



WILLIAM C. TAGLAND
 LICENSE NUMBER 12000
 STATE OF FLORIDA
 888-368-9172

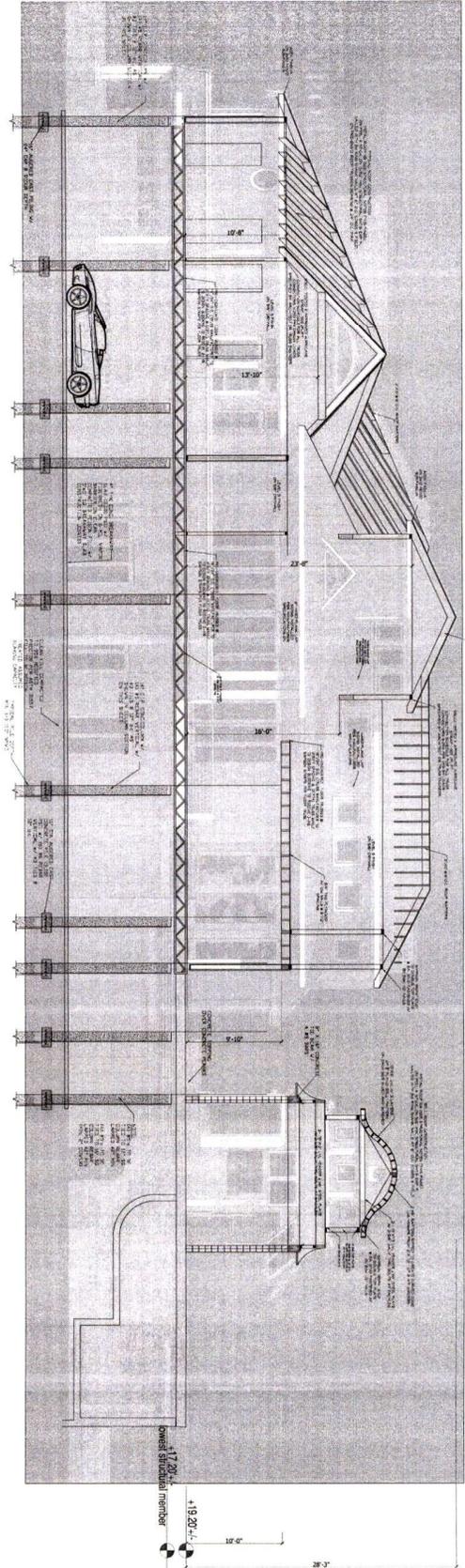
DATE: _____
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NEW SINGLE FAMILY RESIDENCE
 MR. & MRS. LAVIOLETTE
 6661 GULF OF MEXICO DRIVE
 MANATEE COUNTY, FLORIDA

ISSUE DATE: 05/25/22
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 SET 1 (7/17)
 TYPICAL OF CONSTRUCTION

A10
 05.25.22



CROSS SECTION 'A'
 SCALE: 3/16" = 1'-0"

SEE STRUCTURAL DRAWINGS FOR PILING AND PIER DIMENSIONS

FL LICENSE: AR17838
 NJ LICENSE: AH-12140
 NY LICENSE:
 ARIZONA LICENSE:
 1234 1ST STREET
 SARASOTA, FLORIDA 34239
 941-993-5300 C
 941-217-4352 O

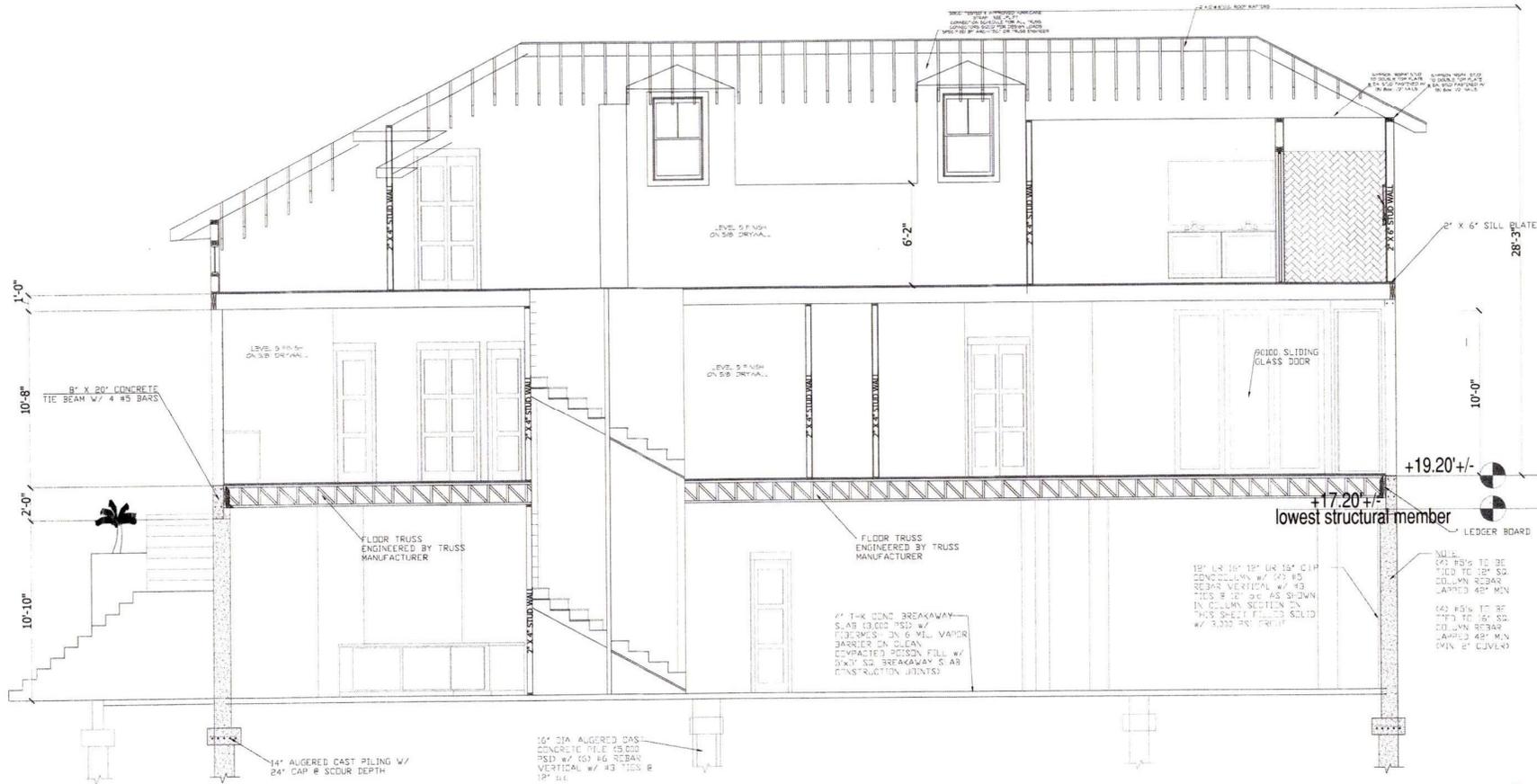
WILLIAM C. TAGLAND
 ARCHITECT

NEW SINGLE FAMILY RESIDENCE
 MR. & MRS. LAVIOLETTE
 6661 GULF OF MEXICO DRIVE
 LONG BOAT KEY
 MANATEE COUNTY, FLORIDA

DATE: _____
 SHEET NO. _____
 TOTAL SHEETS _____

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 COMMUNITY DEVELOPMENT DEPT.
 1000 1ST ST
 LAKESIDE, FL 34746
 (813) 938-2222

A11
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FL LICENSE #RT7888
 NY LICENSE #10240
 ARIZONA LICENSE
 CALIFORNIA LICENSE #34339
 941-993-5300 C
 941-271-4550 O

WILLIAM C. TAGLIANDI
 ARCHITECT



NEW SINGLE FAMILY RESIDENCE
 MR. & MRS. LAVOLETTE
 6661 GULF OF MEXICO DRIVE
 LONG BOAT KEY
 MANATEE COUNTY, FLORIDA

ISSUE DATE
 REVISIONS

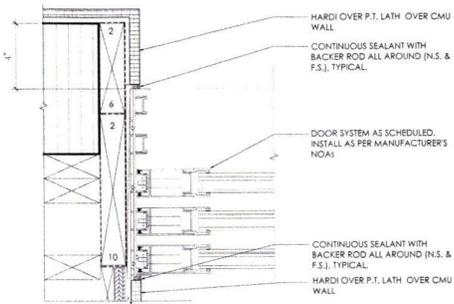
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CROSS SECTION 'B'

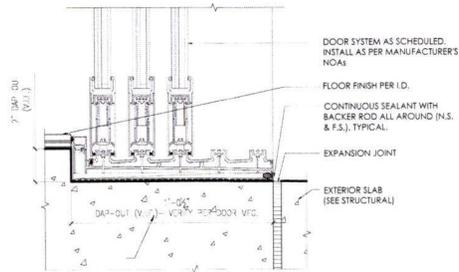
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SEE STRUCTURAL DRAWINGS FOR PILING AND PIER DIMENSIONS

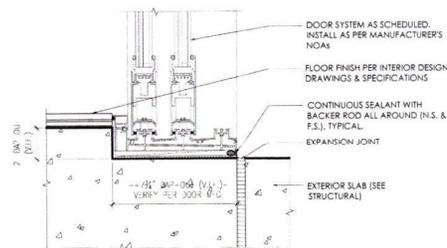
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 Office of Building Safety
 Manatee County, Florida
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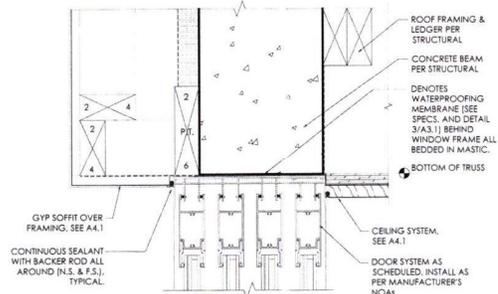
SLIDING DOOR JAMB DETAIL
SCALE: 3/8"=1'-0"



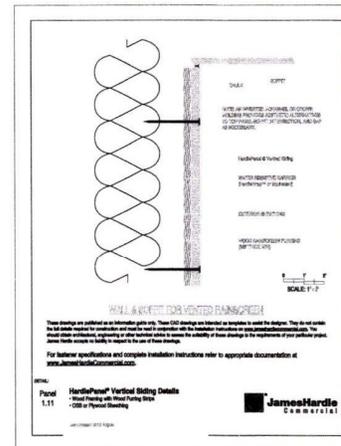
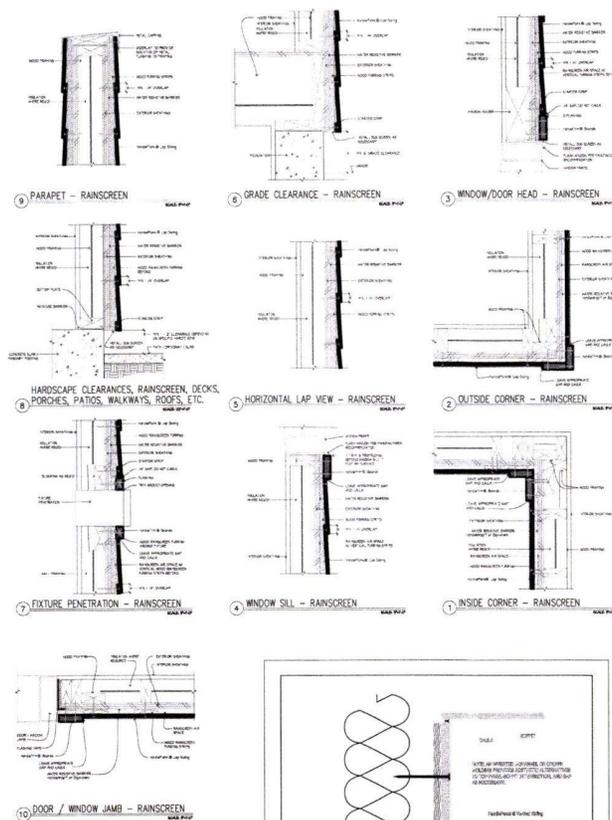
SLIDING GLASS SILL DETAIL
SCALE: 3/8"=1'-0"



2-PANEL SLIDER SILL DETAIL
SCALE: 3/8"=1'-0"



4-PANEL SLIDER HEAD DETAIL
SCALE: 3/8"=1'-0"



ARIZONA LICENSE #0083
WILLIAMS TAGLIARI
ARCHITECT
1234 1st STREET
PHOENIX, ARIZONA 85001
360.555.1234
willtag@gmail.com

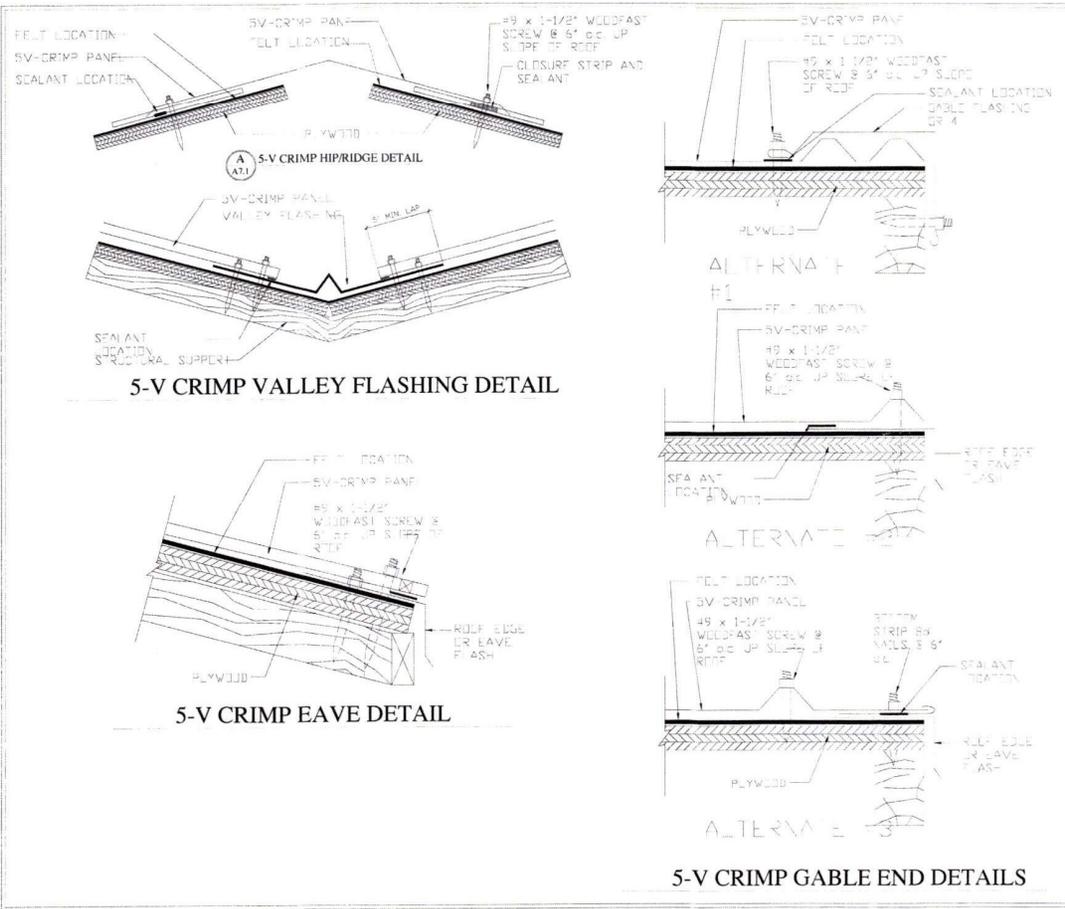
FLORIDA LICENSE #12345
MANATEE COUNTY, FLORIDA

NEW SINGLE FAMILY RESIDENCE
MR. & MRS. LAVIOLETTE
6661 GULF OF MEXICO DRIVE
MANATEE COUNTY, FLORIDA

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MANATEE COUNTY, FLORIDA

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FLORIDA ARCHITECTURAL LICENSE #18888
 8425/26/27/28/29 TERRACE
 SARASOTA
 FLORIDA 34237
 941-981-3300 C
 888-268-9172 F



NEW SINGLE FAMILY RESIDENCE
 MR. & MRS. LAVIOLETTE
 6661 GULF OF MEXICO DRIVE
 LONG BOAT KEY
 MANATEE COUNTY, FLORIDA

| |
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| ISSUE DATE |
| REVISIONS |

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STRUCTURAL NOTES

SCOPE OF WORK

THE SCOPE OF WORK OF THIS PROJECT IS TO CONSTRUCT A NEW SINGLE FAMILY HOME.

DESIGN CRITERIA

THE STRUCTURAL SYSTEM FOR BUILDING DEPICTED HERE HAS BEEN DESIGNED ACCORDING TO THE 2020 7TH EDITION OF THE FLORIDA BUILDING CODE AND ASCE 7-16.

THE STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING LIVE LOADS:

FLOOR LOADS: 40 PSF

ROOF LOADS: 20 PSF

FEMA FLOOD DESIGN

FLOOD ZONE: AE ELEVATION + 10 FT

FDEP FLOOD DESIGN

BEHIND OF COOL

WIND LOADS HAVE BEEN CALCULATED FOR:

• 3-SEC GUST

• 150 MPH

• RISK CATEGORY I

• CATEGORY I

• FULLY ENCLOSED

COMPONENT AND CLADDING LOADS BELOW HAVE BEEN FACTORED BY 0.9 FOR ASD CALCULATIONS

| CWC WIND PRESSURE SCHEDULE (PSF) | | | | | | | | | | |
|----------------------------------|------|------|------|------|------|-----------------|------|------|------|------|
| TRIBUTARY AREA (SF) | ZONE | | | | | WINDING & DOORS | 3 | 2 | 1 | 0 |
| | Roof | Wall | Roof | Wall | Roof | | | | | |
| 10 | 25.5 | 21.5 | 19.5 | 17.5 | 15.5 | 13.5 | 11.5 | 9.5 | 7.5 | 5.5 |
| 20 | 21.5 | 17.5 | 15.5 | 13.5 | 11.5 | 9.5 | 7.5 | 5.5 | 3.5 | 1.5 |
| 50 | 14.5 | 10.5 | 8.5 | 6.5 | 4.5 | 2.5 | 0.5 | -1.5 | -3.5 | -5.5 |
| 100 | 10.5 | 6.5 | 4.5 | 2.5 | 0.5 | -1.5 | -3.5 | -5.5 | -7.5 | -9.5 |

Notes of Section 2, 2.8.5 - 2.8.6

A CONTINUOUS LOAD PATH BETWEEN FOUNDATIONS, COLUMNS, AND BEAMS ARE INTENDED BY THESE DRAWINGS AND SHALL BE FIELD VERIFIED. CONTRACTOR TO VERIFY A MINIMUM LOAD BEARING CAPACITY OF 2000 PSF FOR SOIL BEARING.

THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE CONSTRUCTION COMPLETES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE SUITABLE SEQUENCING MEANS AND METHODS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE ADDITION OF NECESSARY SHORING, TIE-DOWNS, TEMPORARY BRACING, ETC.

MATERIALS

MASONRY

ALL MASONRY WORK SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530) & "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 308)".

CONCRETE MASONRY UNITS SHALL BE 8" X 8" X 16" NOMINAL GRADE "N" HOLLOW LOAD BEARING UNITS, CONFORMING TO ASTM C-90 WITH A MINIMUM COMPRESSIVE STRENGTH (F_m) OF 1500 PSI.

MORTAR SHALL BE TYPE M OR S AND SHALL CONFORM TO ASTM C-270.

GROUT OR REPAIR MORTAR, CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED. CORE-FILL MIX SHALL CONFORM TO ASTM C-495.

ALL REINFORCING BARS OR WIRE MESH SHALL BE CONTAINING AN ANTI-CORROSION AGENT. REINFORCING BARS ARE PROHIBITED UNLESS APPROVED BY THE ENGINEER. CALCIUM CHLORIDE IS NOT PERMITTED IN MORTAR OR GROUT IN WHICH REINFORCEMENT, METAL TIES, OR ANCHORS ARE EMBEDDED BECAUSE OF EXCESSIVE CORROSION.

CONCRETE

CONCRETE MIX SHALL BE DESIGNED BY A RECOGNIZED TESTING LABORATORY TO ACHIEVE A COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI UNLESS NOTED OTHERWISE.

ALL MATERIALS SHALL COMPLY WITH THE STANDARDS OF ACI 308 AND THE REQUIREMENTS OF ASTM C-150, ASTM C-596, OR ASTM C-848.

ALL CONCRETE MEASURING, MIXING, TRANSPORTING, ETC. SHALL COMPLY WITH THE REQUIREMENTS OF ASTM STANDARD C-143A.

THE MAXIMUM TIME ALLOWED FROM THE TIME THE WATER IS ADDED UNTIL THE MIX IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE-HALF (1:1.5) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED.

WOOD

UNLESS NOTED OTHERWISE, ALL WOOD CONSTRUCTION SHALL MEET OR EXCEED REQUIREMENTS OF CHAPTER 23, F.P.C.

DIMENSIONAL LUMBER SHALL BE RATED IN ACCORDANCE WITH THE STANDARDS OF THE CURRENT EDITION OF THE AMERICAN WOOD COUNCIL'S NATIONAL DESIGN SPECIFICATIONS.

ALL WALL STUDS TO BE SPY NAIL TO ALL TOP & BOTTOM PLATES, BATTERS, CORNERS, LEDGERS AND OTHER STRUCTURAL MEMBERS SHALL BE 8" X 16" U.N.D.

ALL WOOD EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE SHALL BE EITHER PRESURE TREATED OR A NATURALLY DURABLE SPECIES.

MULTI-MEMBER WOOD BEAMS SHALL BE GULLED AND NAILED TOGETHER WITH A MINIMUM OF 90° NAILS @ 12" O.C. TOP AND BOTTOM EDGES (TAGGED IN 1:1). SPICES SHALL BE NAILED AT SPAN THIRD POINTS OR CENTER OF SUPPORTS. NO MORE THAN ONE MEMBER SHALL BE SPICED AT ANY ONE POINT. SPICES SHALL BE SPACED A MINIMUM OF 4 FEET APART.

MANUFACTURED WOOD PRODUCTS, SUCH AS WOOD TRUSSES AND ENGINEERED LUMBER SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND ERECTION DRAWINGS.

INSTALLATION SHALL INCLUDE BRIDGING, BRACING, BLOOMING, AND KEEB STRUTS AS REQUIRED.

UNLESS OTHERWISE NOTED, BUILT-UP STUO COLUMNS SHALL BE LIMITED TO 3 PLIES AND NAILED TOGETHER IN 2 ROWS OF 160 NAILS @ 6" O.C. STARTING AT 3"-12" FROM EACH END. ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.

FASTENERS

ALL FASTENERS IN CONTACT WITH PRESURE TREATED WOOD SHALL BE EITHER HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

SOIL COMPACTION

TOP SOIL SHALL BE REMOVED TO A MINIMUM DEPTH OF ONE FOOT OVER THE ENTIRE BUILDING AREA AND FIVE FEET BEYOND BUILDING LINES. THESE AREAS SHOULD BE CLEARED AND GRUBBED.

IF ANY VEGETATION ON THE EXPOSED SURFACE SHOULD THEN BE COMPACTED TO A DEPTH OF 10 FEET BELOW THE CLEARED AND GRUBBED SURFACE TO A MINIMUM MIN. OF THE STANDARD OR MODIFIED PROCTOR DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1556. AFTER DENSIFICATION OF NATURAL SOILS, FILL MATERIAL TO FINISHED GRADE SHALL BE PLACED WITH A MAXIMUM 1 FT OF FINE COMPACTED TO A MINIMUM MIN. OF THE STANDARD OR MODIFIED PROCTOR DENSITY. FILL MATERIAL SHALL BE CLEAN TO SLIGHTLY SILTY FINE SAND, FREE OF ORGANIC MATERIAL.

GENERAL CONDITIONS

IF THERE ARE ANY DISCREPANCIES HEREIN CONTACT OCEC PRIOR TO PROCEEDING WITH THE WORK.

THIS DESIGN DOES NOT CONSTITUTE THE ENGINEERING OF ANY OTHER STRUCTURES THAT ARE NOT SPECIFICALLY MENTIONED IN THIS PLAN SET.

ALL WORK PREPARED BY OCEC IS THE PROPERTY OF OCEC AND MAY ONLY BE USED FOR ITS INTENDED USE AT THE SPECIFIED LOCATION ON THE TITLE BLOCK.

OCEC WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S CLIENTS OR OTHER ENTITIES. INADEQUATE OR UNSATISFACTORY PERFORMANCE OF THE WORK.

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SET OF PLANS FOR ERRORS & OMISSIONS AND REPORT ANY ISSUES TO OCEC. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL PLANS.

RESIDENTIAL, COMMERCIAL, INDUSTRIAL, PLUMBING, MECHANICAL, ELECTRICAL, AND GAS PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR. OCEC IS NOT RESPONSIBLE FOR OBTAINING THESE PERMITS.



DATE: 11/15/2024
 TIME: 10:30 AM
 PROJECT: 8861 GULF OF MEXICO DRIVE
 LONGBOAT KEY, FL 34428

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 1 | 11/15/2024 | ISSUED FOR PERMIT |
| 2 | 11/15/2024 | REVISION: 1 |
| 3 | 11/15/2024 | REVISION: 2 |
| 4 | 11/15/2024 | REVISION: 3 |
| 5 | 11/15/2024 | REVISION: 4 |
| 6 | 11/15/2024 | REVISION: 5 |

PROJECT NO: 22148
 DATE: November 22, 2022
 DRAWN BY: JBO

8861 GULF OF MEXICO DRIVE
 LONGBOAT KEY, FL 34428

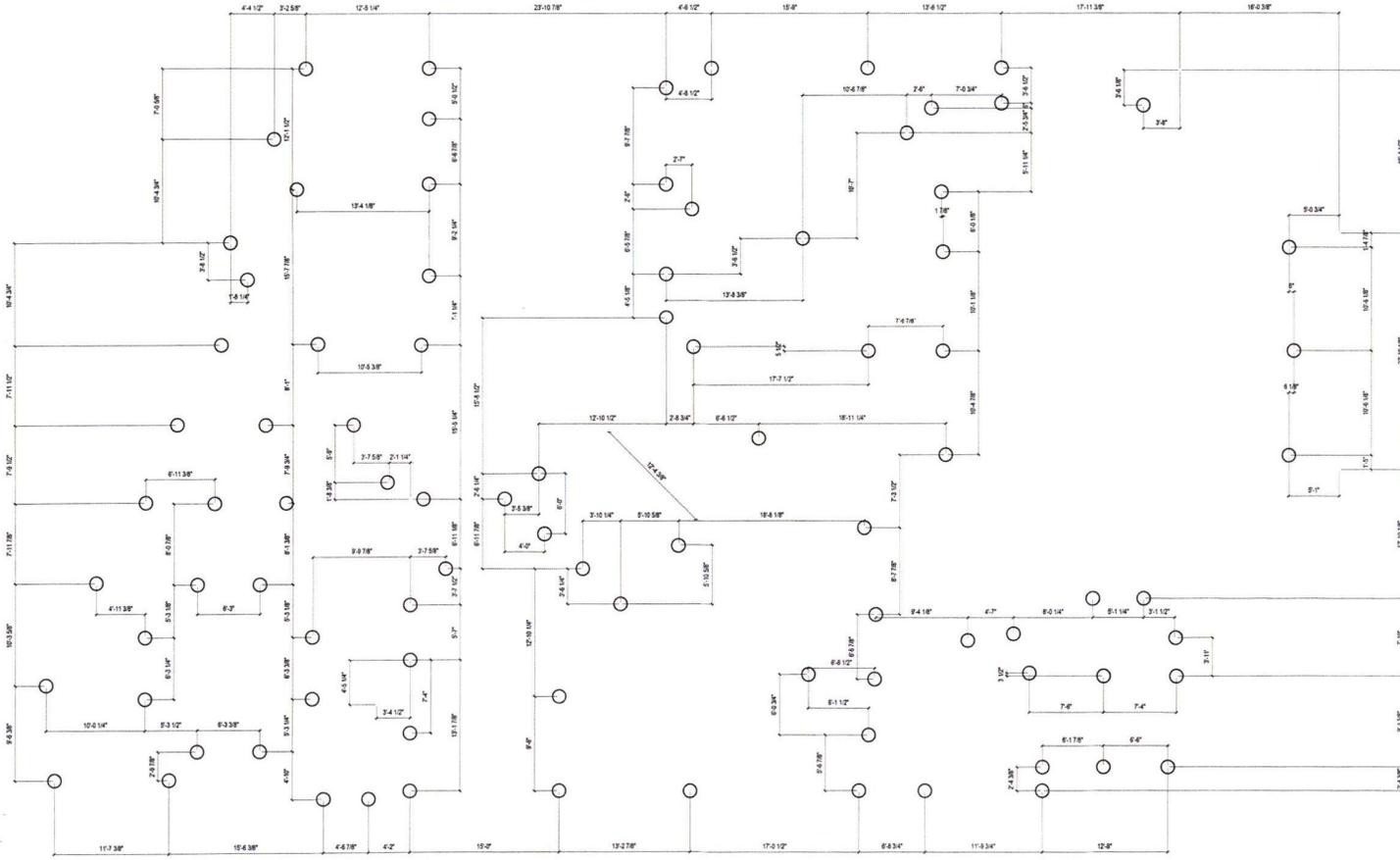
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 APR 25 2024
 TOWN OF LONGBOAT KEY
 Planning, Building & Inspections

BLDG PERMIT PLANS
 FILE
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- PILE NOTES**
1. ALL PILES ARE AS SHOWN IN THE SCHEDULE BELOW.
 2. PILES SHALL DEVELOP A MINIMUM COMPRESSIVE CAPACITY PER THE GEO TECHNICAL REPORT.
 3. CIVIL ENGINEER IS TO MONITOR THE INSTALLATION OF ALL PILES SO THAT THEY COMPLY WITH THE DESIGN REQUIREMENTS AND ALL APPLICABLE BUILDING CODES.

| PILE SCHEDULE: | | |
|----------------|-----------------------|--|
| ID | DIMENSIONS | REINFORCEMENT |
| P1 | 16" Ø AUGER CAST PILE | 6-#5 VERTICALS W/ #3 STIRRUPS AT 9" O.C. |



IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SET OF PLANS FOR ENGINE'S SIGNATURE AND REPORT ANY ISSUES TO OWNER. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL PAGES.

PLANS AND SPECIFICATIONS CONTAINED HEREIN AND METHODS FOR CONSTRUCTION ARE IN COMPLIANCE WITH THE APPROPRIATE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. CONSULT LOCAL AGENCIES FOR THE LATEST REGULATIONS AND ORDINANCES. THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE 2020 AND 2021 IBC.

GULF COAST
GULF COAST ENGINEERING & ARCHITECTURE, INC.
2017 W. UNIVERSITY BLVD.
MARIETTA, FL 32909
PH: 888.888.8888
WWW.GULFCOASTENGINEERING.COM

DATE: 2023.12.15
PROJECT: 6661 GULF OF MEXICO DRIVE LONGBOAT KEY, FL 34228
DRAWN BY: J. GIBBY

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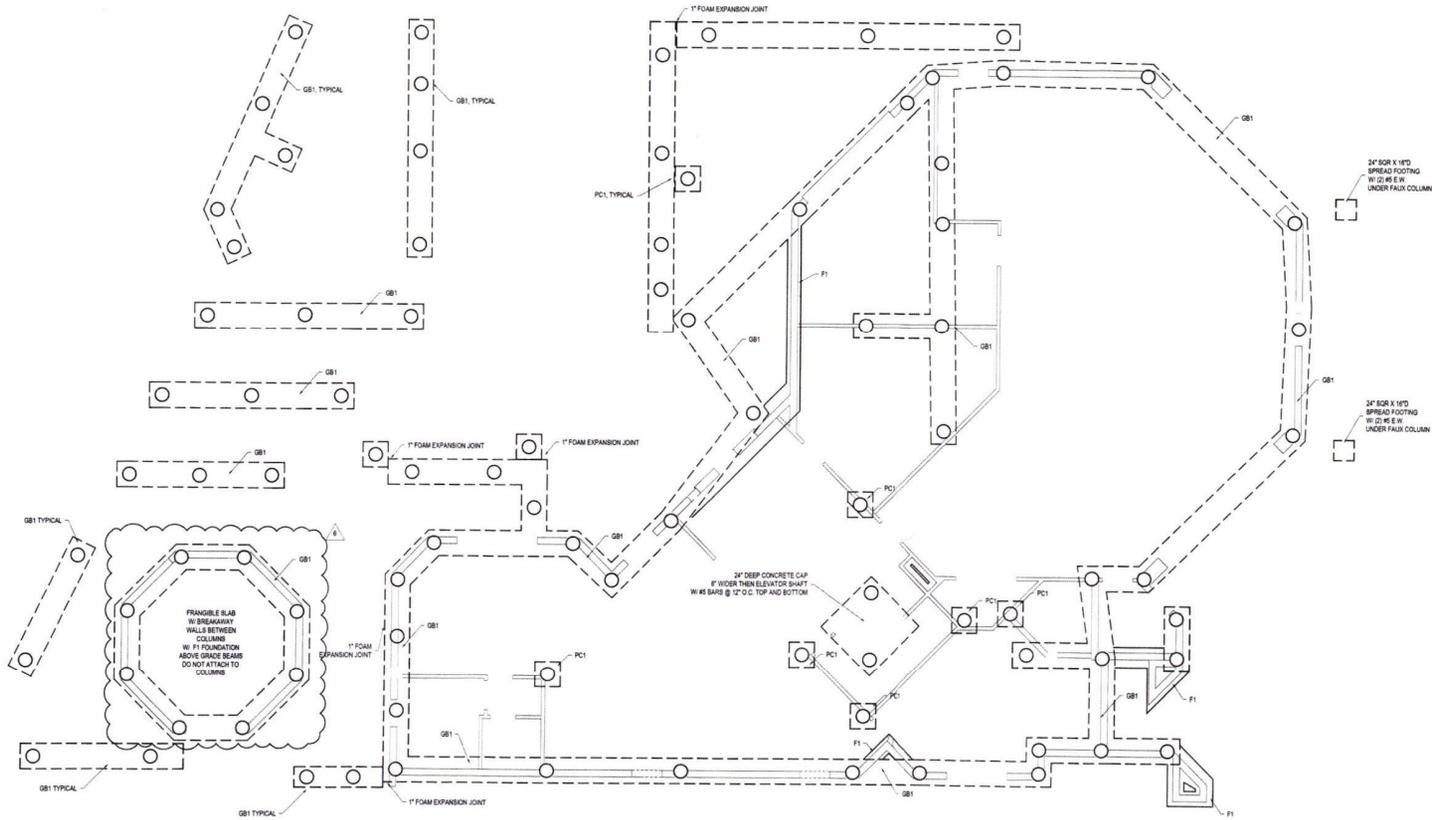
PROJECT #: 23145
DATE: November 21, 2023
DRAWN BY: JG
S2.0

FOUNDATION NOTES

- FOUNDATIONS TO BE AUGER-CAST CONCRETE PILING WITH A CAST-IN-PLACE CONCRETE GRADE BEAM CENTERED ON THE PILING.
- CONCRETE TO BE 5000 PSI MINIMUM.
- SOIL BEARING PRESSURE AS SPECIFIED IN THE GEOTECHNICAL REPORT FROM UNIVERSAL ENGINEERING SCIENCES.
- ALL REINFORCEMENT IS TO BE LAPPED AT 48X THE DIAMETER OF THE REBAR. (I.E. #4 BAR TO BE LAPPED AT 24" MIN)
- PILINGS MAY NOT ALWAYS ALIGN WITH COLUMNS AND/OR WALLS ABOVE. REFER TO ARCHITECTURAL PLANS FOR ALL GROUND FLOOR WALL AND COLUMN LOCATIONS.

FOOTING SCHEDULE:

| ID | DIMENSIONS | REINFORCEMENT |
|-----|----------------------------|---|
| GB1 | 30"W x 24"D STRIP FTG. | 3-#5 @ BOT. 3-#5 @ TOP W/ #3 STIRRUPS AT 9" O.C. |
| PC1 | 30" X 30" X 16" D PILE CAP | 4-#5 EACH WAY @ TOP AND BOTTOM |
| F1 | 16"W x 12"D STRIP FTG. | 2-#5 @ BOT. "UNDER BREAKAWAY ONLY" - NOT SHOWN ON PLAN FOR CLARITY |



1 PILE LAYOUT
S2.1 SCALE: 1/4" = 1'-0"

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SET OF PLANS FOR ERRORS & OMISSIONS AND REPORT ANY ERRORS TO THE ARCHITECT. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL PLANS.



CONTRACT INFORMATION

PROJECT: 6881 GULF OF MEXICO DRIVE LONGBOAT, FL 34228

DATE: November 21, 2023

SCALE: AS SHOWN

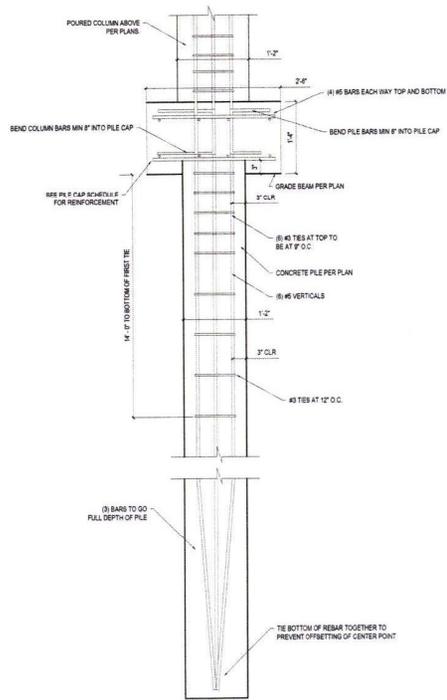
| NO. | REVISION | DATE |
|-----|----------------------|----------|
| 1 | ISSUE FOR PERMIT | 11/21/23 |
| 2 | REVISED PER COMMENTS | 11/21/23 |
| 3 | REVISED PER COMMENTS | 11/21/23 |
| 4 | REVISED PER COMMENTS | 11/21/23 |
| 5 | REVISED PER COMMENTS | 11/21/23 |

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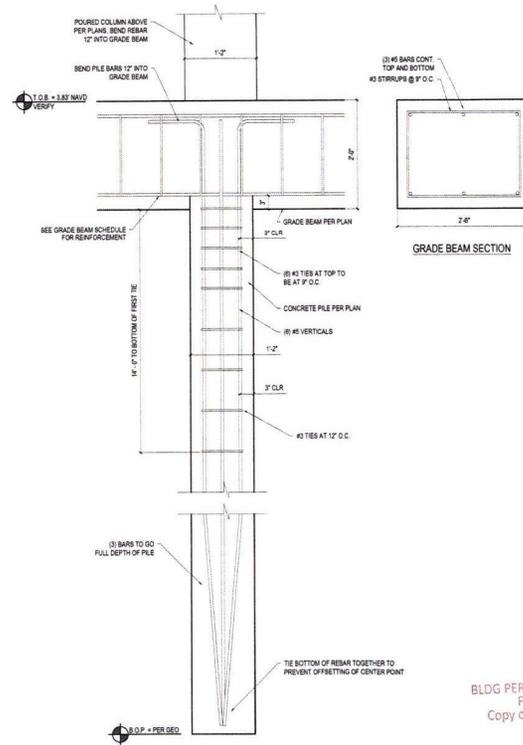
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PLANNING & ZONING DEPARTMENT

PROJECT #: 23144
DATE: November 21, 2023
DRAWN BY: JBS

S2.1



2 PILE / PILE CAP
S2.2 SCALE: 1/4" = 1'-0"



1 PILE / GRADE BEAM
S2.2 SCALE: 1/4" = 1'-0"

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ADDITIONAL INFORMATION

NOTE:
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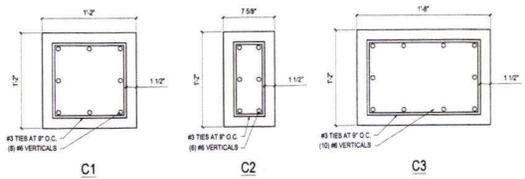
GULF COAST
ARCHITECTURAL
254 W. PALM BLVD
SUITE 100
MIRAGE, FL 33411
TEL: 888-888-8888

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 2011.11.13
PROJECT: 6661 GULF OF MEXICO DRIVE LONGBOAT KEY, FL 34228
DRAWN BY: JMS

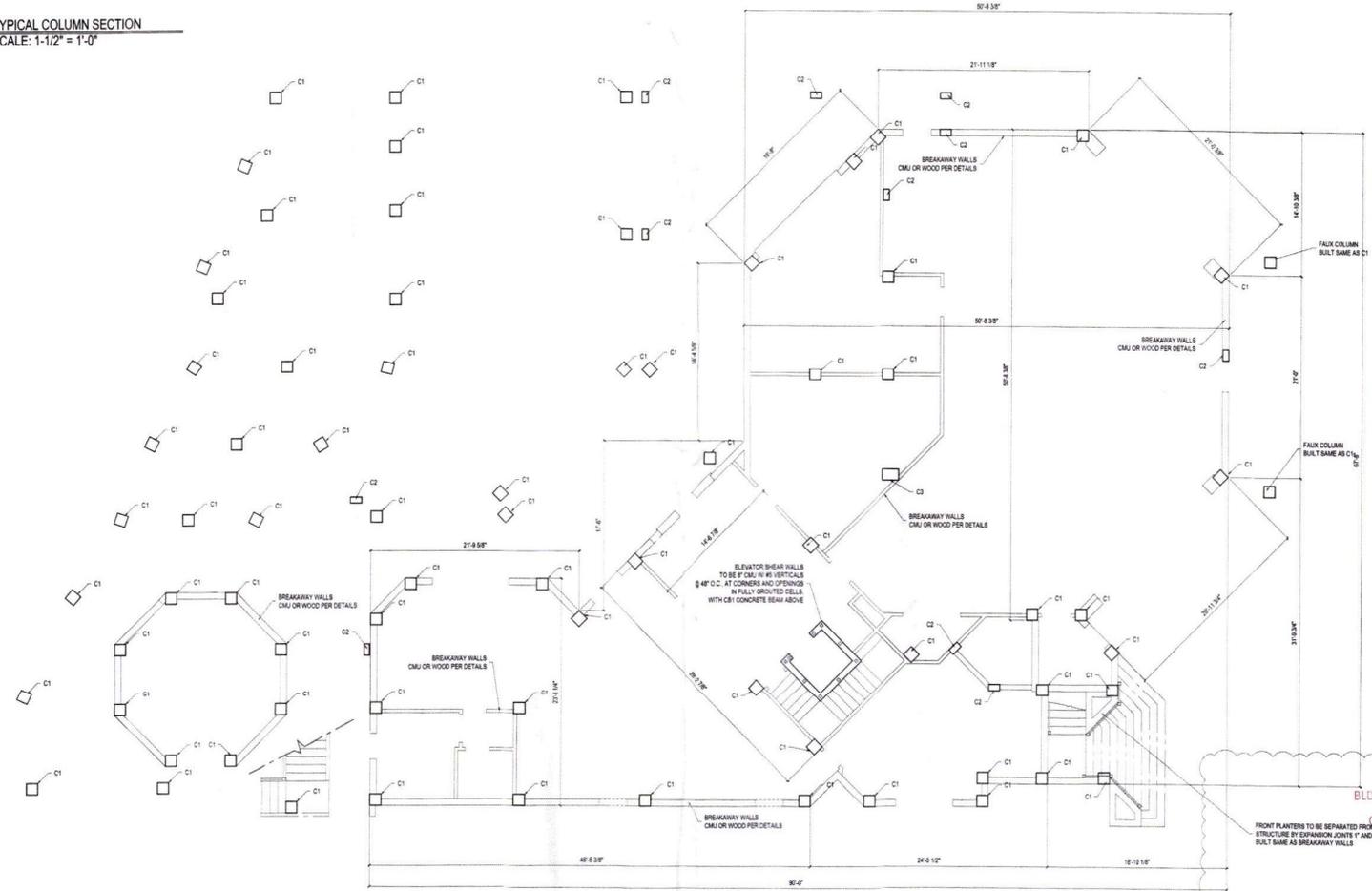
PROJECT #: 21143
DATE: November 13, 2011
DRAWN BY: JMS

6661 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

S2.2



2 TYPICAL COLUMN SECTION
S3.0 SCALE: 1-1/2" = 1'-0"



1 GROUND FLOOR PLAN
S3.0 SCALE: 1/4" = 1'-0"

- GROUND FLOOR WALL NOTES:**
1. EXTERIOR WALLS AND INTERIOR WALLS TO BE BREAKAWAY
 2. TYPICAL CMU WALL LINTLS. TO BE 8" PRECAST BY CAST-CONCRETE OR EQUAL. FULLY GROUTED WITH 1-#5 REBAR UNLESS NOTED OTHERWISE.
 3. INTERIOR & EXTERIOR FINISHES AS SPECIFIED BY ARCH.
 4. CONCRETE BEAMS ABOVE. SEE SA.3 AND SA.1

NOTE:
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GULF COAST
ENGINEERING & DESIGN
INCORPORATED
10000 W. STATE ROAD 10
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DADE CITY, FL 34608
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FAX: 813-892-1112
WWW.GULFCOASTENGINEERING.COM



CONTRACT NO.:
DATE: 2023.03.23
PROJECT: 6681 GULF OF MEXICO DRIVE LONGBOAT, FL 34228
DRAWN BY: JAS
CHECKED BY: JAS
DATE: 2023.03.23

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| 2 | ISSUED FOR PERMIT | 2023.03.23 |
| 3 | ISSUED FOR PERMIT | 2023.03.23 |

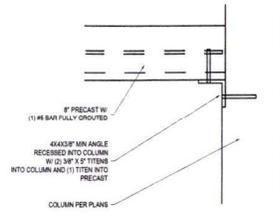
6681 GULF OF MEXICO DRIVE
LONGBOAT, FL 34228

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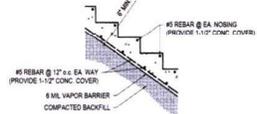
FRONT PLANTERS TO BE SEPARATED FROM THE STRUCTURE BY EXPANSION JOINTS 1" AND TO BUILT SAME AS BREAKAWAY WALLS

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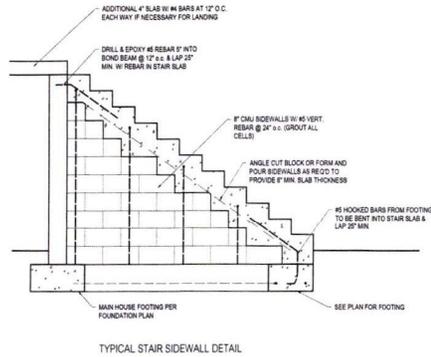
S3.0



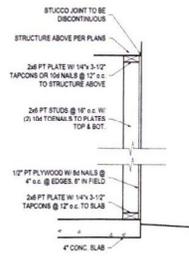
4 PRECAST BREAKAWAY LINTEL
S3.1 SCALE: 1/4" = 1'-0"



TYPICAL STAIR REINFORCEMENT



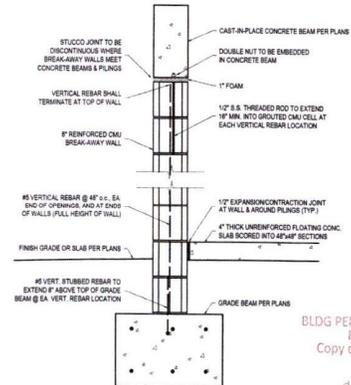
3 STAIR DETAILS
S3.1 SCALE: 1/4" = 1'-0"



2 BREAKAWAY WALLS - WOOD
S3.1 SCALE: 1/4" = 1'-0"

BREAKAWAY WALL NOTES

- GROUND FLOOR WALLS HAVE BEEN DESIGNED IN ACCORDANCE WITH ASCE 24-14, CHAPTER 4, COASTAL HIGH HAZARD AREAS AND COASTAL A ZONE, SECTION 4.9 - ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION
 ASCE 7-16, CHAPTER - FLOOD LOADS, SECTION 5.3.3 - LOADS ON BREAKAWAY WALLS
 FEMA TECHNICAL BULLETIN #9 - PERFORMANCE BASED DESIGN OF BREAKAWAY WALLS (AUG 2008)
- BREAKAWAY WALLS HAVE BEEN DESIGNED TO WITHSTAND A WIND LOAD OF 35 PSF (FACTORED FOR ASD) AND TO FAIL UNDER BASE FLOOD OR LESSER CONDITIONS.
- THE ELEVATED PORTION OF THE BUILDING AND SUPPORTING FOUNDATION SYSTEM HAVE BEEN DESIGNED TO WITHSTAND THE EFFECTS OF WIND AND FLOOD LOADS ACTING SIMULTANEOUSLY ON STRUCTURAL AND NONSTRUCTURAL BUILDING COMPONENTS.



1 BREAKAWAY WALLS - CMU
S3.1 SCALE: 1/4" = 1'-0"

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 ADDRESS:
 PERMIT:
 SHEET:
 CONTRACTOR:
 ARCHITECT:
 ADDRESS:
 PHONE:
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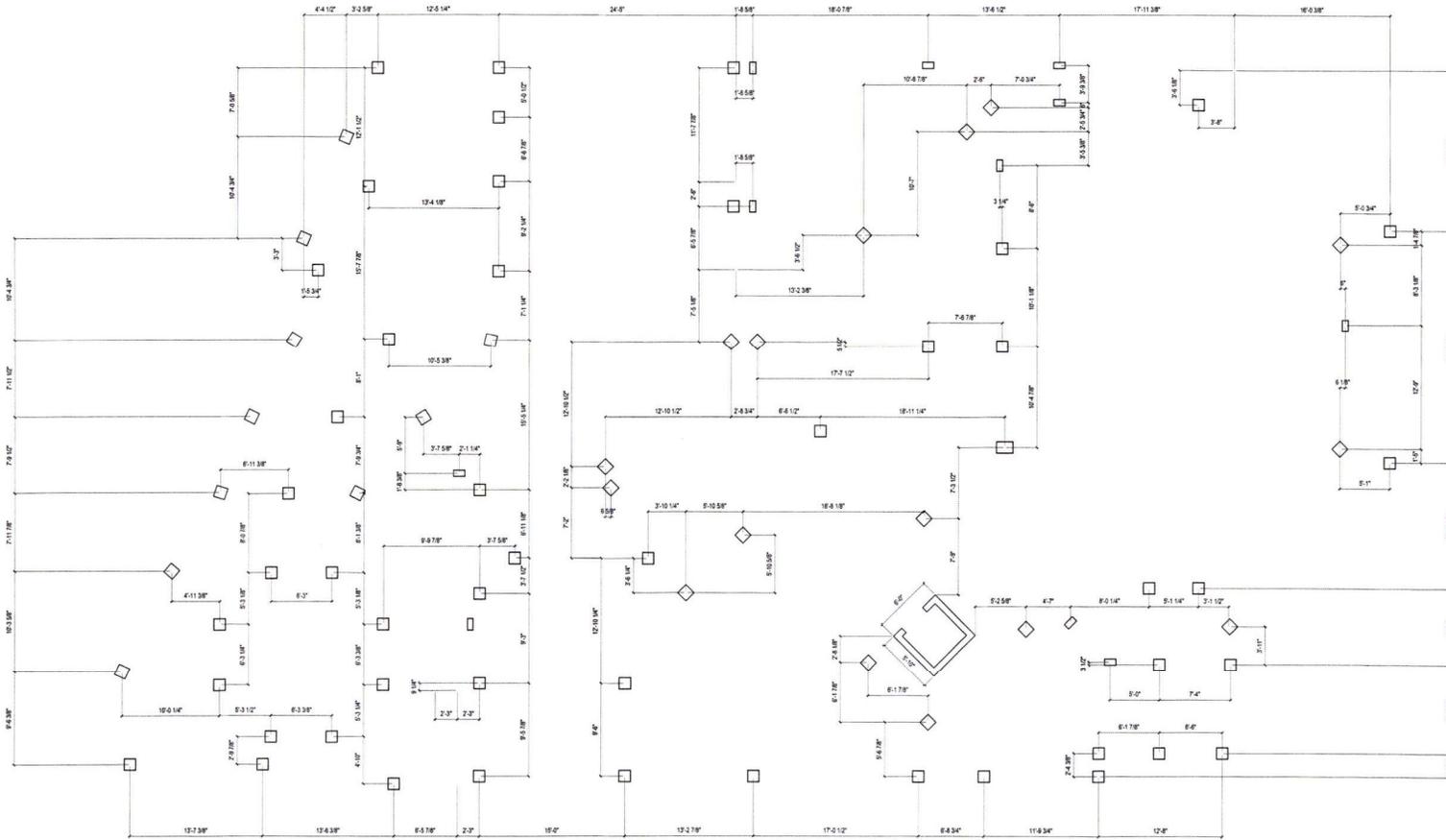
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| 4 | ISSUED FOR PERMIT | 2022.11.23 |
| 5 | ISSUED FOR PERMIT | 2022.11.23 |

6661 GULF OF MEXICO DRIVE
 LONGBOAT KEY, FL 34228

PROJECT # 23145
 DATE: November 23, 2022
 DRAWN BY: JBS

S3.1

ALL DIMENSIONS ARE TO THE ENTER OF THE COLUMNS



1 COLUMN LAYOUT
S3.2 SCALE: 1/4" = 1'-0"

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WORK AND VERIFY TO BE NEW
REPORT ANY ISSUES TO DCE,
VERIFY ALL DIMENSIONS WITH
ALL ARCHITECTURAL PAGES.

PLEASE SEE SPECIFICATIONS FOR GENERAL AND ARCHITECTURAL FOR CONSTRUCTION AND IN COMPLIANCE WITH THE BUILDING CODES REGIONS AS SHOWN AND SET FORTH BY THE F.C. BUILDING CODE. PLANS WERE PREPARED IN ACCORDANCE WITH THE 2010 AND IBC 2012.

GULF COAST
REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 12473
1000 W. UNIVERSITY BLVD., SUITE 100
MARIETTA, GA 30067
404.477.1111
WWW.GULFCOASTENGINEERS.COM

DATE: 2011.11.15
PROJECT: 11148
DRAWN BY: JBO

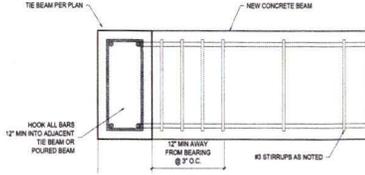
6661 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

PROJECT #: 11148
DATE: November 13, 2011
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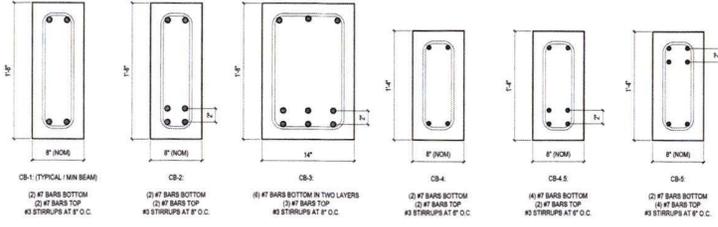
S3.2

CONCRETE BEAM NOTES

- 1"10' REBAR COVER MIN
- STIRRUPS TO BE AT 7" ON CENTER OVER BEARING POINTS
- BEAMS TO BE A MIN. OF 4000 PSI CONCRETE
- HOOK ALL END BARS INTO ADJACENT BEAM OR THE BEAM 12" MIN
- TOP BARS TO BE CONTINUOUS OVER SUPPORTS
- BOTTOM BARS TO BE CONTINUOUS BETWEEN SPANS



2 CONCRETE BEAMS
SCALE: 1-1/2" = 1'-0"

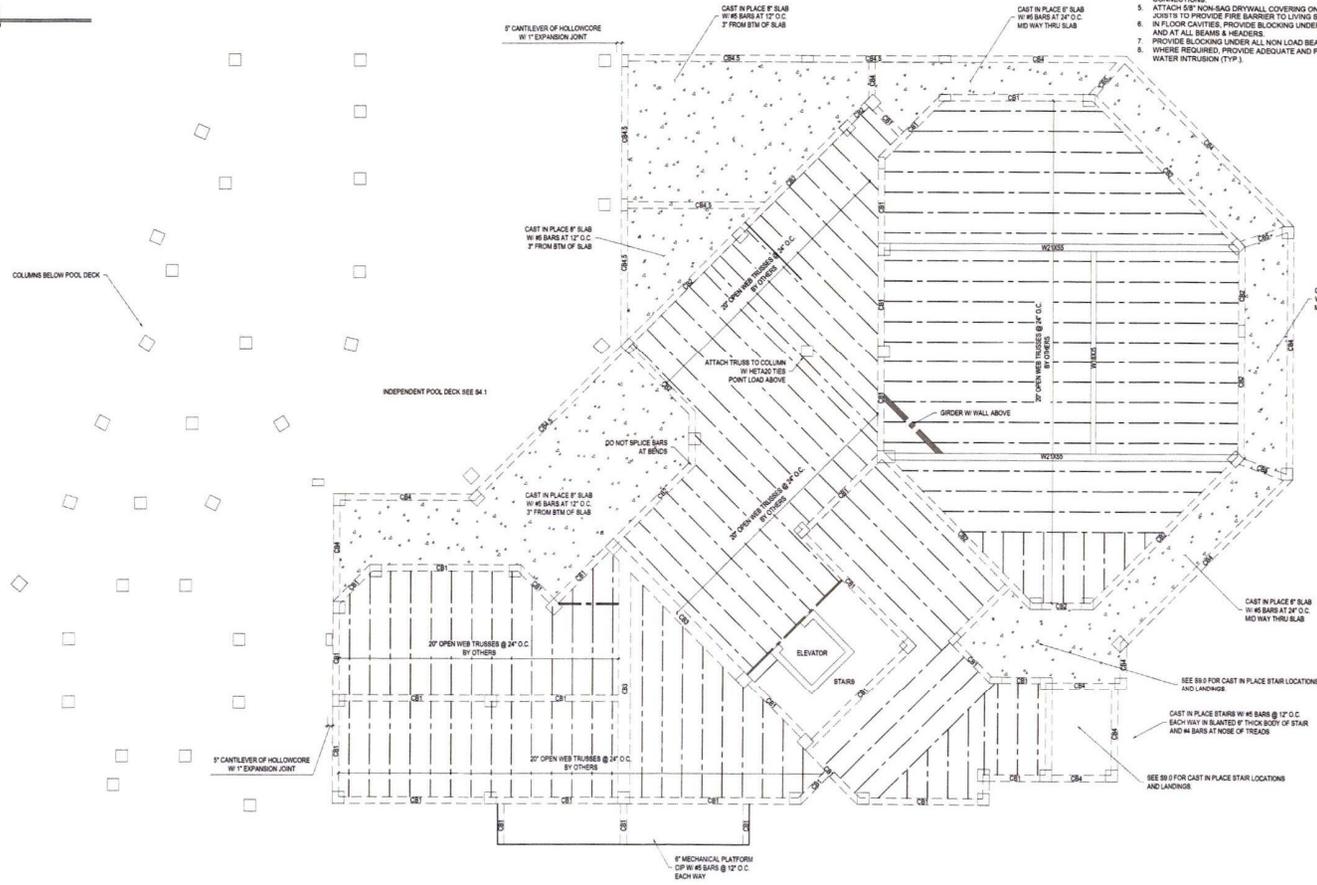


ENGINEERED WOOD TRUSS NOTES:

- ENGINEERED TRUSS DESIGNS SHALL BE PROVIDED TO GCED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE TRUSS LAYOUT DEPICTED HEREIN IS ILLUSTRATIVE ONLY. REFER TO THE ENGINEER-APPROVED TRUSS LAYOUT BY THE TRUSS MANUFACTURER.
- TRUSS DESIGNER TO LOCATE ALL ELECTRICAL AND PLUMBING FIXTURES AND CLEAN LOCATIONS PER ARCHITECTURAL DRAWINGS AND TAKE CARE TO AVOID LOCATING TRUSSES WHERE CONFLICTS WILL OCCUR.
- TRUSS DESIGNER TO AVOID LOCATING TRUSSES IN THE CENTERS OF HALLWAYS AND OTHER SUCH AREAS WHERE RECESSED LIGHTING AND OTHER FIXTURES ARE COMMONLY LOCATED.
- TRUSS DESIGNER TO VERIFY ALL BEARING HEIGHTS, CEILING CHANGES, AND FLOOR LEVEL CHANGES WITH ARCHITECTURAL DRAWINGS.

FLOOR FRAMING NOTES:

- FLOOR DECKING TO BE 3/4" CDX STRUCTURAL SHEATHING AT 24" OC ATTACHED W/ GULF AND 1/2" NAILS @ 8" O.C. AT PANEL EDGES & 8" O.C. AT INTERMEDIATE MEMBERS.
- WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 24" O.C. BETWEEN FIRST (2) BAYS TO BRACE WALL.
- THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES.
- ALL FLOOR FRAMING TO BE TIED DOWN TO WALLS BELOW W/ METAG2 EMBEDDED STRAPS UNLESS NOTED OTHERWISE.
- USE APPROVED SIMPSON HANGERS ON ALL WOOD TRUSS AND LEDGER CONNECTIONS.
- ATTACH 1/2" NON-SLAG DRYPAL COVERING ON THE UNDERSIDE OF FLOOR JOISTS TO PROVIDE FIRE BARRIER TO LIVING SPACES.
- IN FLOOR CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
- PROVIDE BLOCKING UNDER ALL NON-LOAD BEARING WALLS ABOVE.
- WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).



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

NOTES:
IF THE CONTRACTORS RESPONSIBILITY TO REVIEW THE SET OF PLANS FOR ERRORS & OMISSIONS AND REPORT ALL ERRORS TO THE ARCHITECT.
IF THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL PLANS.

6661 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228



PROJECT NO. 2022-115
DATE: 11/23/22
DRAWN BY: JMS
CHECKED BY: JMS
DATE: 11/23/22

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| 3 | ISSUED FOR PERMIT | 11/23/22 |
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LONGBOAT KEY, FL 34228

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S4.0

ENGINEERED WOOD TRUSS NOTES:

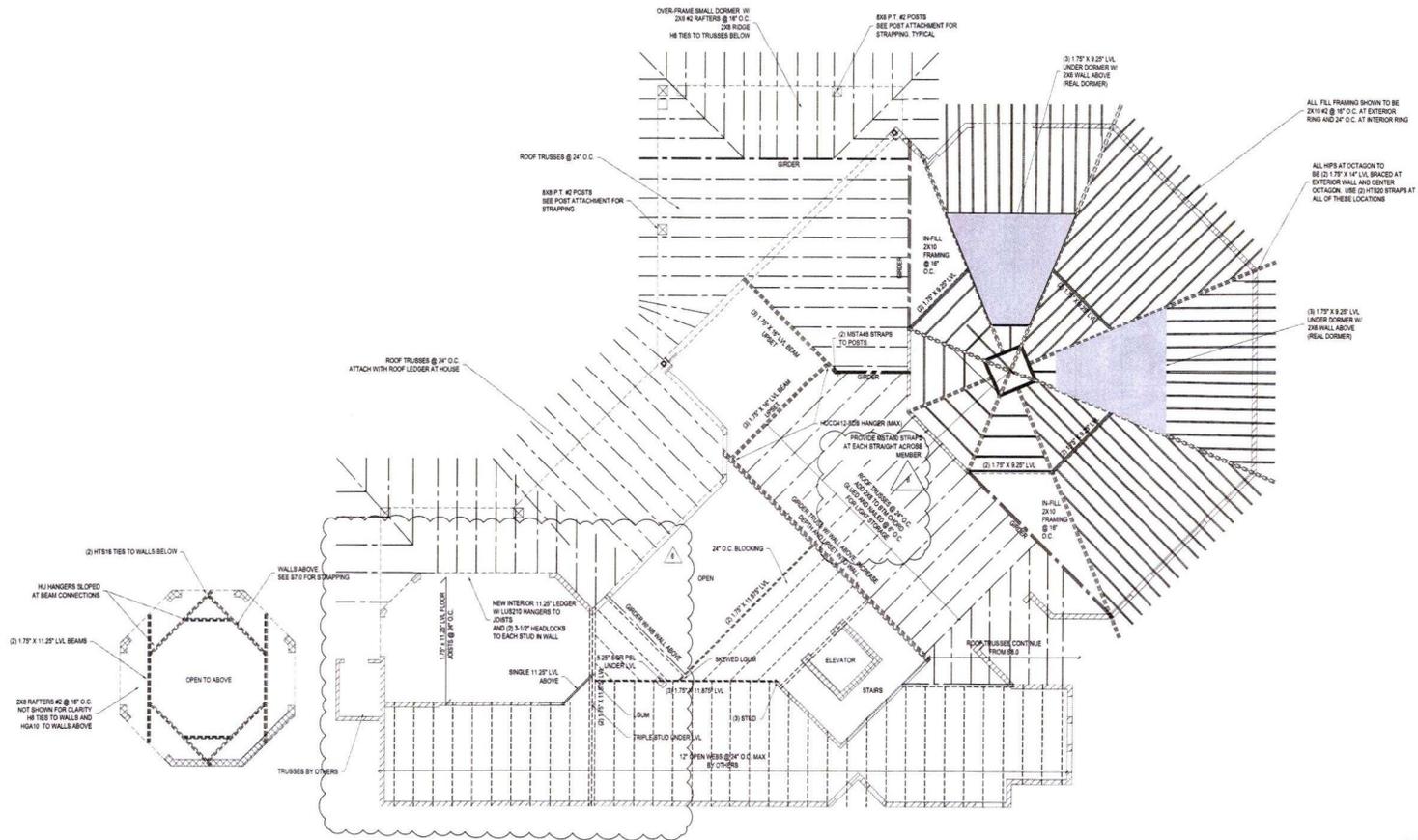
- ENGINEERED TRUSS DESIGNS SHALL BE PROVIDED TO GCED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE TRUSS LAYOUT DEPICTED HEREIN IS ILLUSTRATIVE ONLY. REFER TO THE ENGINEER-APPROVED TRUSS LAYOUT BY THE TRUSS MANUFACTURER.
- TRUSS DESIGNER TO LOCATE ALL ELECTRICAL AND PLUMBING FIXTURES AND DRAIN LOCATIONS PER ARCHITECTURAL DRAWINGS AND TAKE CARE TO AVOID LOCATING TRUSSES WHERE CONFLICTS WILL OCCUR.
- TRUSS DESIGNER TO AVOID LOCATING TRUSSES IN THE CENTERS OF HALLWAYS AND OTHER SUCH AREAS WHERE RECESSED LIGHTING AND OTHER FIXTURES ARE COMMONLY LOCATED.
- TRUSS DESIGNER TO VERIFY ALL BEARING HEIGHTS, CEILING CHANGES, AND FLOOR LEVEL CHANGES WITH ARCHITECTURAL DRAWINGS.
- INTERIOR FLOOR FRAMING TO BE 12" DEEP OPEN WEB TRUSSES AT 24" O.C. MAX WITH AT MINIMUM 1 ROW OF BRACING AT CENTER LINE.

FLOOR FRAMING NOTES:

- FLOOR DECKING TO BE 3/4" CDX STRUCTURAL SHEATHING AT 24" O.C. ATTACHED W/ GLUE AND 100 NAILS @ 16" O.C. AT PANEL EDGES & 6" O.C. AT INTERMEDIATE MEMBERS.
- WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 24" O.C. BETWEEN FIRST (2) BAYS TO BRACE WALL.
- THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES.
- USE APPROVED SIMPSON HANGERS ON ALL WOOD TRUSSES AND LEDGER CONNECTIONS.
- ATTACH 6" NON-SAG DRYWALL COVERING ON THE UNDERSIDE OF FLOOR JOISTS TO PROVIDE FIRE BARRIER TO LIVING SPACES.
- IN FLOOR CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
- PROVIDE BLOCKING UNDER ALL NON LOAD BEARING WALLS ABOVE WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).

LOWER ROOF FRAMING NOTES:

- ALL TRUSSES TO BE AT 24" O.C. MAX.
- ROOF BLOCKING TO BE 5/8" CDX STRUCTURAL SHEATHING ATTACHED W/ 100 NAILS @ 4" O.C. AT PANEL EDGES & 6" O.C. AT INTERMEDIATE MEMBERS.
- THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES.
- USE APPROVED SIMPSON HANGERS ON ALL WOOD TRUSS AND LEDGER CONNECTIONS.
- HT/VA TWIST STRAPS SHALL BE INSTALLED AT ALL TRUSS TO WALL CONNECTIONS UNLESS NOTED OTHERWISE.
- VERIFY ANY REQUIRED FINAL TE-DOWN WITH ENGINEER-APPROVED TRUSS LAYOUTS.
- TRUSS MANUFACTURER TO REFER TO ARCHITECTURAL PLANS FOR VALUED, TRAY, OR OTHER VARIATIONS IN CEILING HEIGHT WHICH MAY BE REQUIRED.



1 SECOND FLOOR & LOWER ROOF FRAMING
S6.0 SCALE: 3/16" = 1'-0"

NOTE: IF THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE SET OF PERMITS FOR BRIDGE & SHEDS AND REVEAL ANY ISSUES TO AVOID KEEP ALL MEMBERS WITH ALL ARCHITECTURAL PLANS.

GULF COAST ENGINEERING & ARCHITECTURE
 6861 GULF OF MEXICO DRIVE
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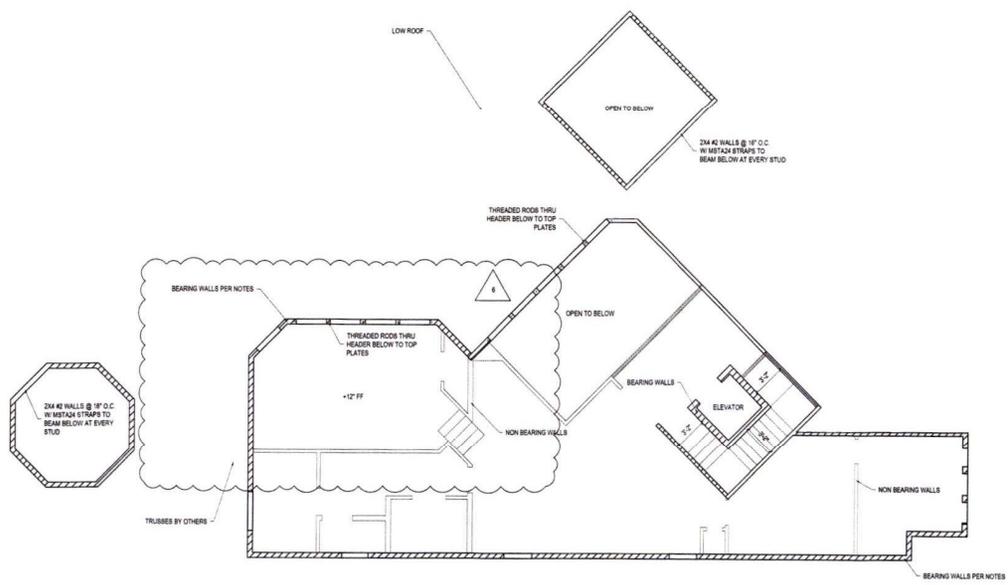
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2ND FLOOR WALL FRAMING NOTES:

1. LOAD BEARING WALLS
 - 1.1. 2X6 8YP #2 STUDS AT 16" O.C. FULLY BLOCKED AT PANEL EDGES.
 - 1.2. TYPICAL WALL EXTERIOR HEADER TO BE (3) 2X10 8YP #2 W/ PLYWOOD SPACERS, UNLESS NOTED OTHERWISE.
 - 1.3. THREADED ROD HOLD DOWN SYSTEM PER 218.0
 - 1.4. EXTERIOR WALLS TO RECEIVE HARDIE BOARD OR SIMILAR SIDING AS SPECIFIED BY ARCH. INSTALL PER MANUF. SPEC'S FOR THE GIVEN C&C LOADS.
2. NON-LOAD BEARING INTERIOR PARTITION WALLS ARE TO BE 2X4 STUD @ 16" O.C.



1 SECOND FLOOR PLAN
 S7.0 SCALE: 3/16" = 1'-0"

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 PROJECT:
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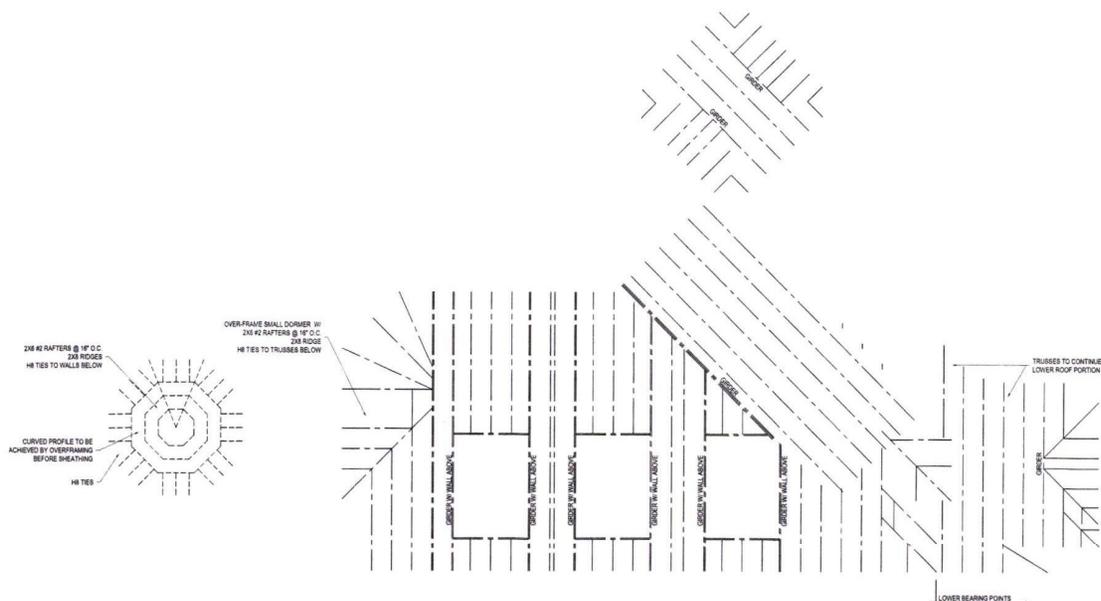
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| 4 | ISSUED FOR PERMIT | 2024.03.13 |
| 5 | ISSUED FOR PERMIT | 2024.03.13 |
| 6 | ISSUED FOR PERMIT | 2024.03.13 |

6881 GULF OF MEXICO DRIVE
 LONGBOAT KEY, FL 34428

PROJECT #: 23144
 DATE: November 23, 2023
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S7.0

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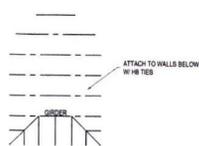
1 UPPER ROOF FRAMING PLAN
S8.0 SCALE: 3/16" = 1'-0"

- ENGINEERED WOOD TRUSS NOTES:**
- ENGINEERED TRUSS DESIGNS SHALL BE PROVIDED TO GCED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 - THE TRUSS LAYOUT DEPICTED HEREIN IS ILLUSTRATIVE ONLY. REFER TO THE ENGINEER-APPROVED TRUSS LAYOUT BY THE TRUSS MANUFACTURER.
 - TRUSS DESIGNER TO LOCATE ALL ELECTRICAL AND PLUMBING FIXTURES AND DRAIN LOCATIONS PER ARCHITECTURAL DRAWINGS AND TAKE CARE TO AVOID LOCATING TRUSSES WHERE CONFLICTS WILL OCCUR.
 - TRUSS DESIGNER TO AVOID LOCATING TRUSSES IN THE CENTERS OF HALLWAYS AND OTHER SUCH AREAS WHERE RECESSED LIGHTING AND OTHER FIXTURES ARE COMMONLY LOCATED.
 - TRUSS DESIGNER TO VERIFY ALL BEARING HEIGHTS, CEILING CHANGES, AND FLOOR LEVEL CHANGES WITH ARCHITECTURAL DRAWINGS.

- ROOF FRAMING NOTES:**
- ALL TRUSSES TO BE AT 24" O.C. MAX.
 - ROOF DECKING TO BE 5/8" CDX STRUCTURAL SHEATHING ATTACHED W/ 16D NAILS @ 4" O.C. AT FRAME EDGES & 8" O.C. AT INTERMEDIATE MEMBERS.
 - THE END OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES.
 - USE APPROVED SIMPSON HANGERS ON ALL WOOD TRUSSES AND 1/2" RODS CONNECTIONS.
 - HISA TWIST STRAPS SHALL BE INSTALLED AT ALL TRUSS TO WALL CONNECTIONS UNLESS NOTED OTHERWISE.
 - VERIFY ANY REQUIRED FINAL TIE-DOWN WITH ENGINEER-APPROVED TRUSS LAYOUTS.
 - TRUSS MANUFACTURER TO REFER TO ARCHITECTURAL PLANS FOR VALUED TRAY, OR OTHER VARIATIONS IN CEILING HEIGHT WHICH MAY BE REQUIRED.

8. STRAPPING (WOOD)

| | |
|--------------------------|------------|
| 8.1. HTS1A HURRICANE TIE | = 1015 LB |
| 8.2. HTS19 (X2) | = 2600 LB |
| 8.3. LGT'S of 4 | = 3485 LB |
| 8.4. MGT | = 3985 LB |
| 8.5. HGT | = 10000 LB |



2 DORMER ROOF FRAMING PLAN
S8.0 SCALE: 3/16" = 1'-0"

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ROBERT J. SMITH
ENGINEER
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6661 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

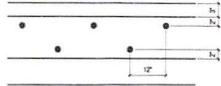
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DATE: November 23, 2023
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S8.0

INTERIOR FLOOR LEDGER NOTES

1. ALL FIRST FLOOR FRAMING SHALL BE 3" DEEP OPEN WEB WOOD FLOOR TRUSSES AT 24" O.C. UNLESS NOTED OTHERWISE.
2. ALL TRUSS BEARING LEDGERS SHALL BE 2-PLY 2X12 W/ 2 ROWS OF 5/8" X 1" TITEN HD @ 12" O.C. IN A STAGGERED PATTERN & SHALL BE EMBEDDED 2" MIN. INTO CAST-IN PLACE CONCRETE 16 BEAMS.
3. ALL FLOOR TRUSSES SHALL HAVE (2) SIMPSON N/C CLIPS AT EACH END TO FASTEN TRUSS TO LEDGER.
4. FLOOR SHEATHING TO BE 3/4" GRADE PLYWOOD GLEUED & Nailed W/ 10D NAILS @ 12" O.C. @ EDGES, 16" O.C. IN FIELD.

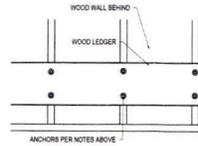
TYPICAL LEDGER DETAIL



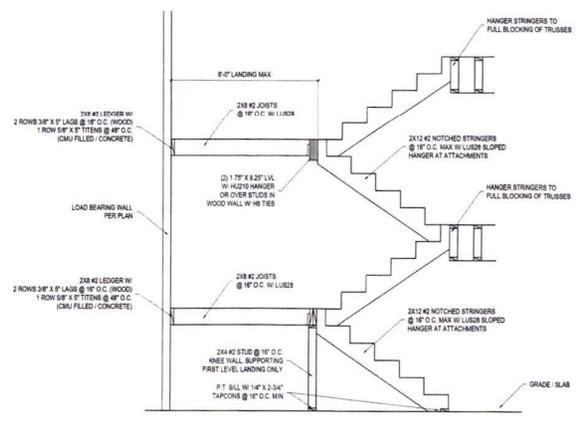
EXTERIOR LEDGER NOTES

1. ALL TRUSS BEARING LEDGERS SHALL BE 1-PLY 2X8 W/ 2 ROWS OF 3/8" X 1" LAGB @ 16" O.C. IN A STAGGERED PATTERN.
2. ALL LOWER ROOF TRUSSES SHALL HAVE (1) SIMPSON AS CLIPS AT TOP AND (1) LUGS HANGER AT BOTTOM TO FASTEN TRUSS TO LEDGER.
3. ROOF SHEATHING PER PLAN.

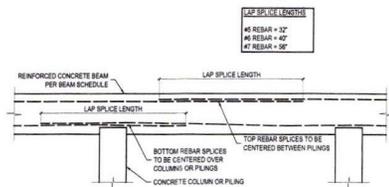
TYPICAL LEDGER DETAIL



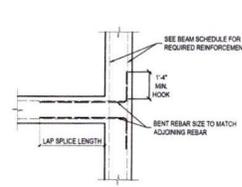
7 LEDGER DETAILS
S9.0 SCALE: 1/2" = 1'-0"



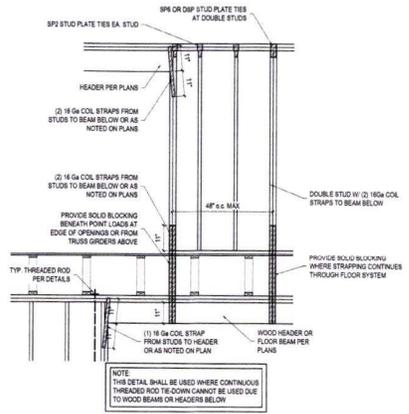
6 WOOD STAIR FRAMING DETAIL
S9.0 SCALE: 1/2" = 1'-0"



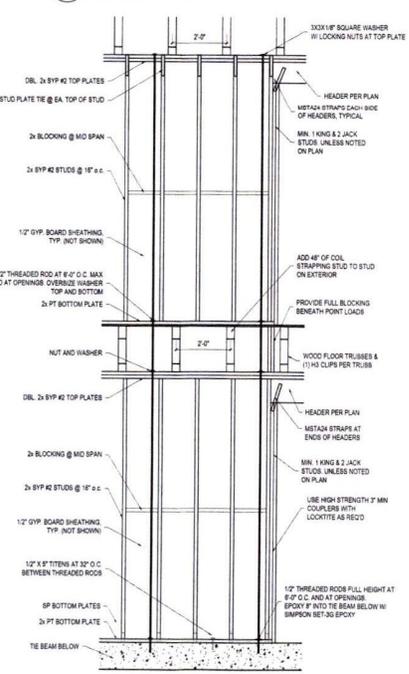
5 TYPICAL BEAM REBAR SPLICES
S9.0 SCALE: N.T.S.



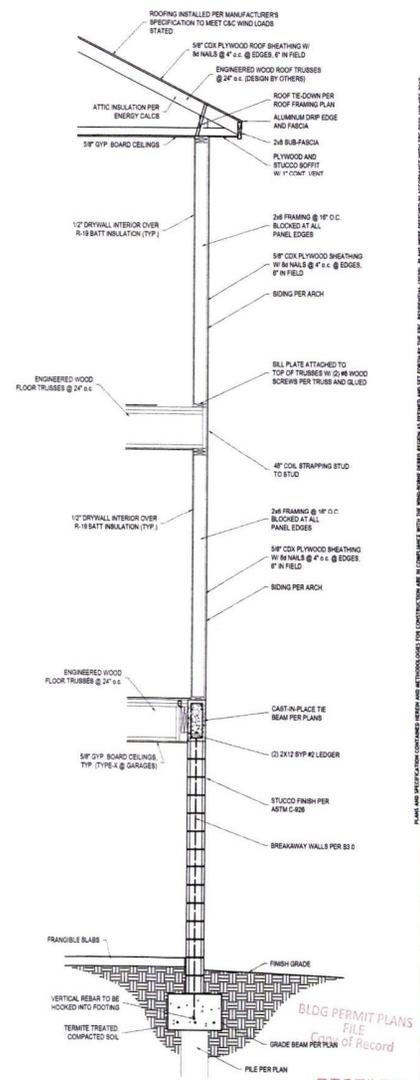
4 TYPICAL BEAM INTERSECTION
S9.0 SCALE: N.T.S.



3 BEARING WALL FRAMING & TIEDOWN ABOVE WOOD BEAMS & TRUSSES
S9.0 SCALE: 1/2" = 1'-0"



2 TYPICAL WOOD FRAMED BEARING WALLS
S9.0 SCALE: 1/2" = 1'-0"



1 TYPICAL WALL SECTION
S9.0 SCALE: 1/2" = 1'-0"

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SET OF PLANS FOR ERRORS & OMISSIONS AND REPORT ANY ISSUES TO THE ARCHITECTURAL FIRM. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL PLANS.



CONTRACT NO.:
DATE: 04/25/2024
PROJECT: 6861 GULF OF MEXICO DRIVE LONGBOAT KEY, FL 34228
DRAWN BY: JMB
CHECKED BY: JMB
DATE: 04/25/2024

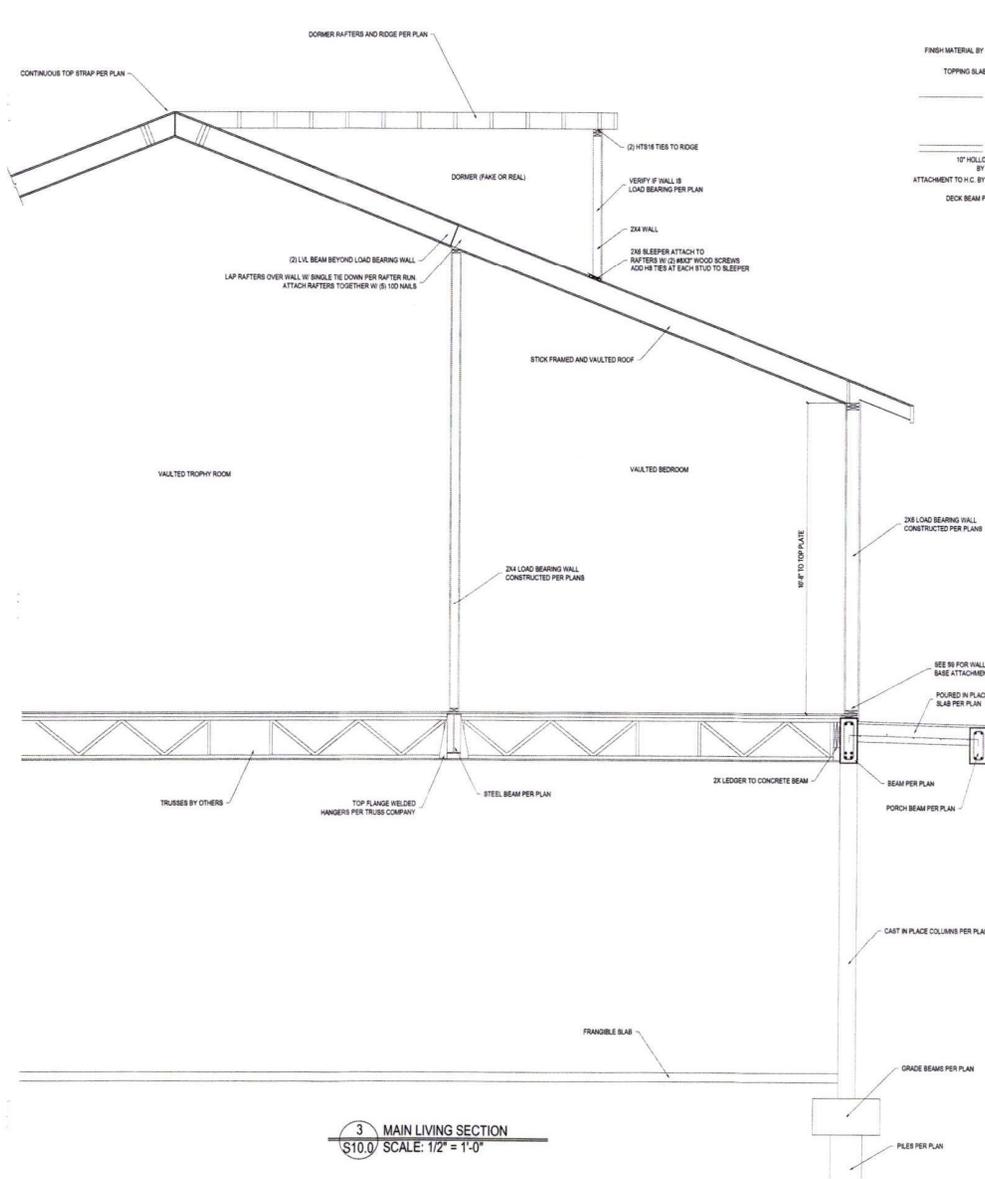
| NO. | REVISION | DATE |
|-----|----------------------|------------|
| 1 | ISSUED FOR PERMIT | 04/25/2024 |
| 2 | REVISED PER COMMENTS | 04/25/2024 |
| 3 | REVISED PER COMMENTS | 04/25/2024 |
| 4 | REVISED PER COMMENTS | 04/25/2024 |
| 5 | REVISED PER COMMENTS | 04/25/2024 |

6861 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

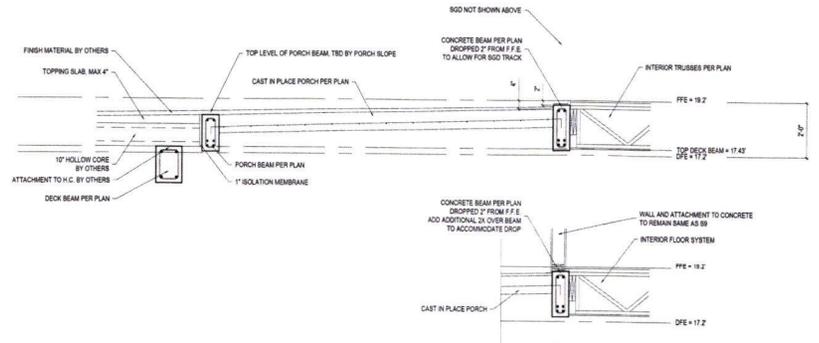
PROJECT #: 23148
DATE: November 27, 2023
DRAWN BY: JMB

S9.0

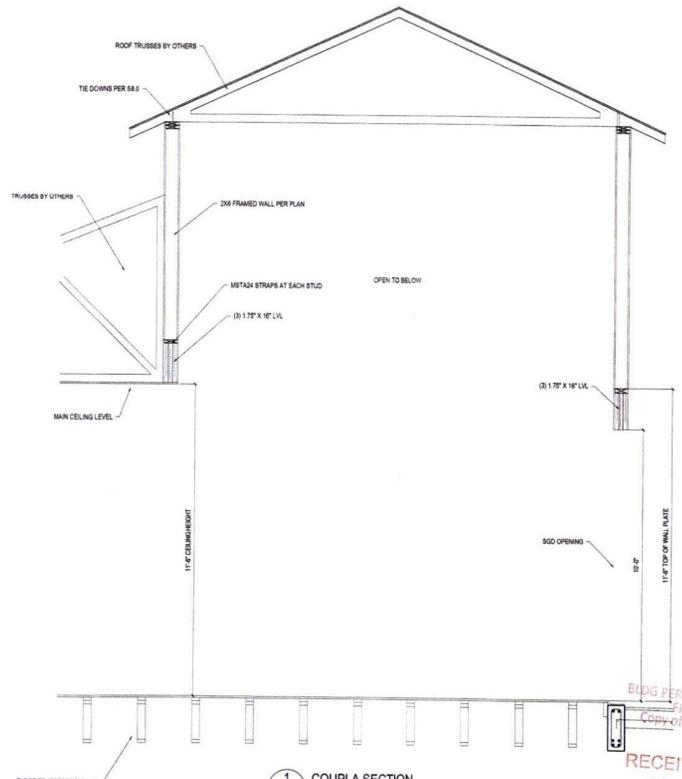
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3 MAIN LIVING SECTION
 \$10.0 SCALE: 1/2" = 1'-0"



2 FLOOR DECK SECTIONS
 \$10.0 SCALE: 1/2" = 1'-0"



1 COUPLA SECTION
 \$10.0 SCALE: 1/2" = 1'-0"

BUDG PERMIT PLAN
 FILE
 Copy of Record

RECEIVED
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 Planning, Zoning & Building

NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE SET OF PLANS FOR ERRORS & OMISSIONS AND REPORT ANY ISSUES TO ACHIEVE VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL PLANS.

PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECTURAL FIRM. NO PARTS OF THESE PLANS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTURAL FIRM.

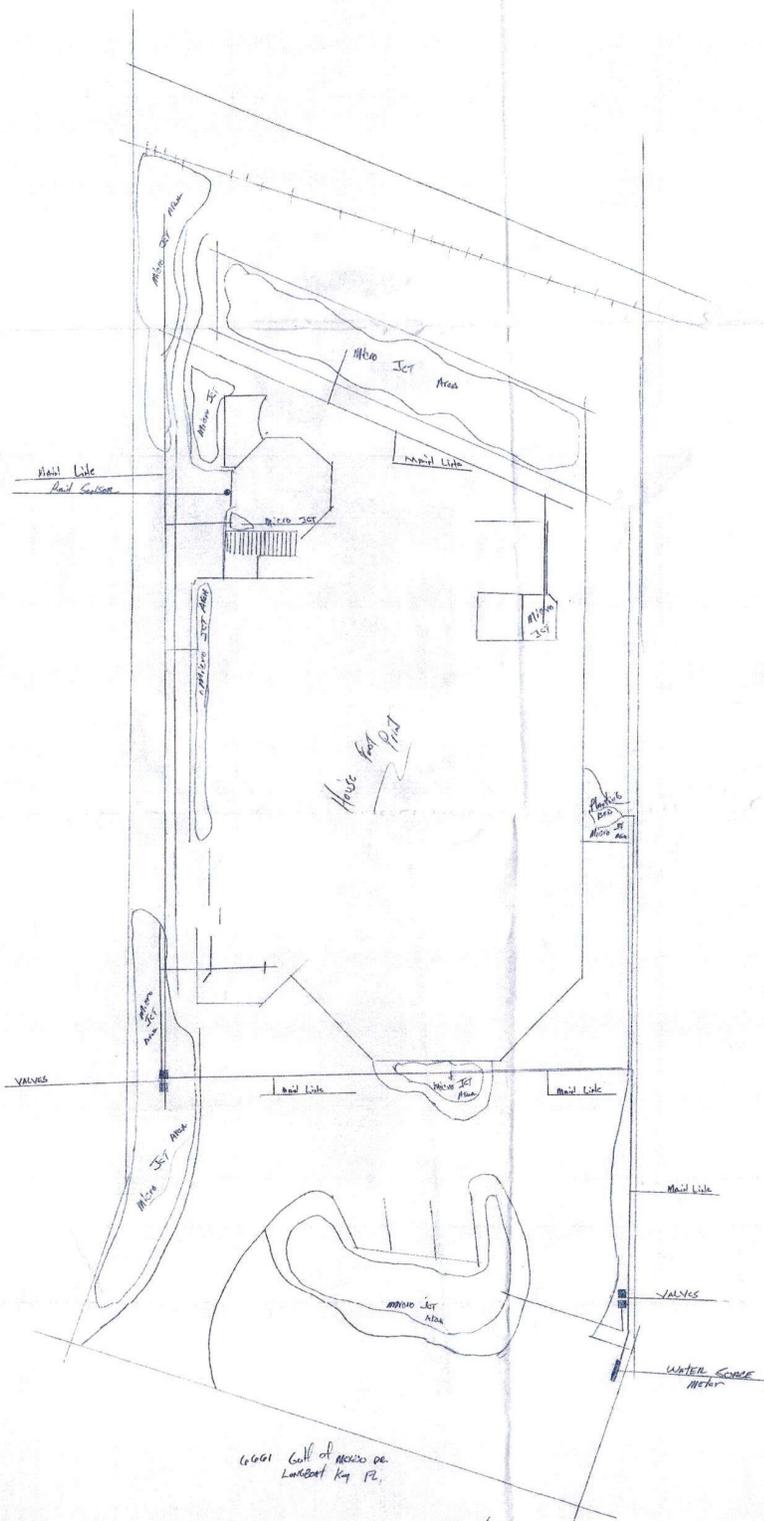
DATE: 03/22/24
 PROJECT: 23024-13
 DRAWN BY: JMS
 CHECKED BY: JMS
 DESIGNED BY: JMS
 PROJECT: 23024-13
 DRAWN BY: JMS
 CHECKED BY: JMS
 DESIGNED BY: JMS

6861 GULF OF MEXICO DRIVE
 LONGBOAT KEY, FL 34228

PROJECT #: 23024-13
 DATE: November 13, 2023
 DRAWN BY: JMS

\$10.0

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Luzern Ky Pa.

Tony
Mc Burt

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PLANNING DEPARTMENT

