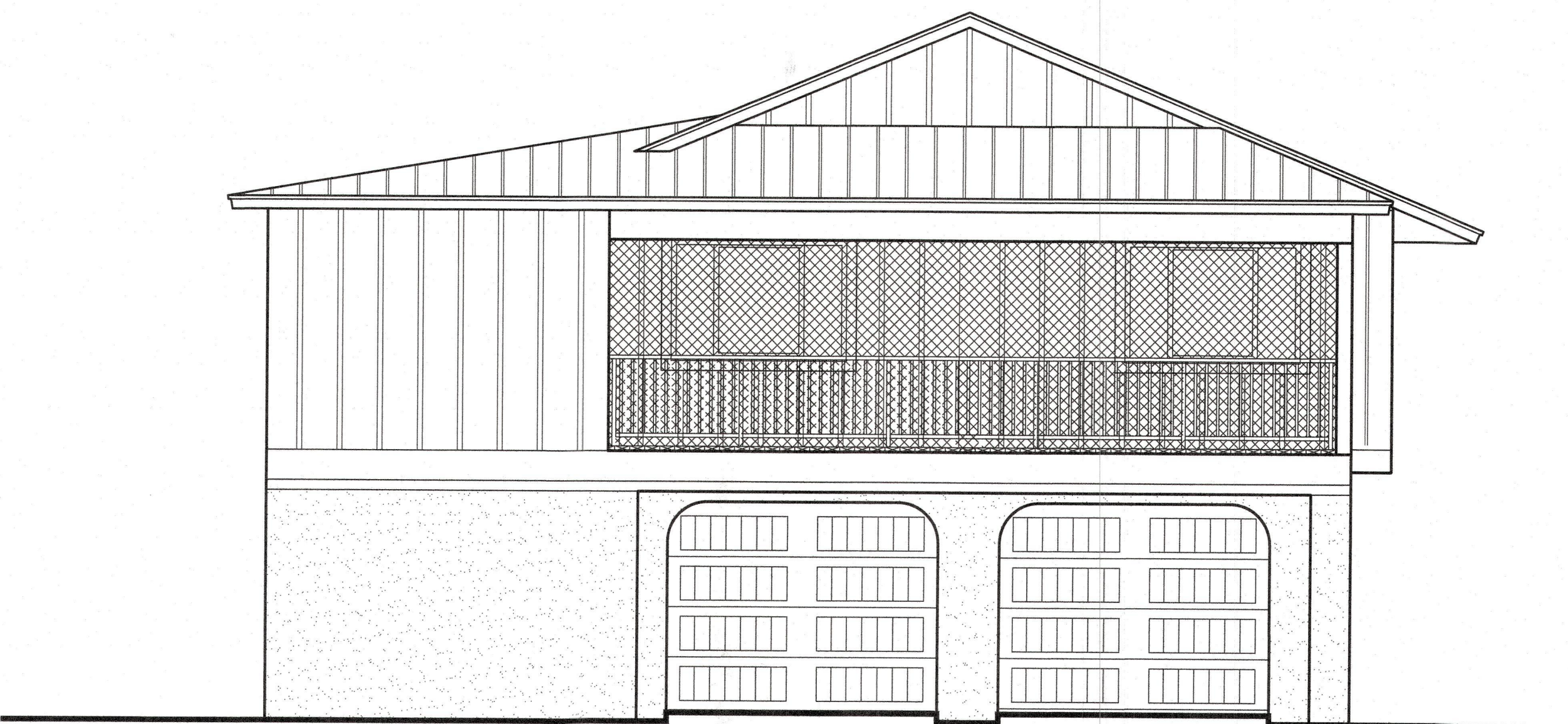


DESCRIPTION:



ADDITION TO
SCHWERTZ RESIDENCE

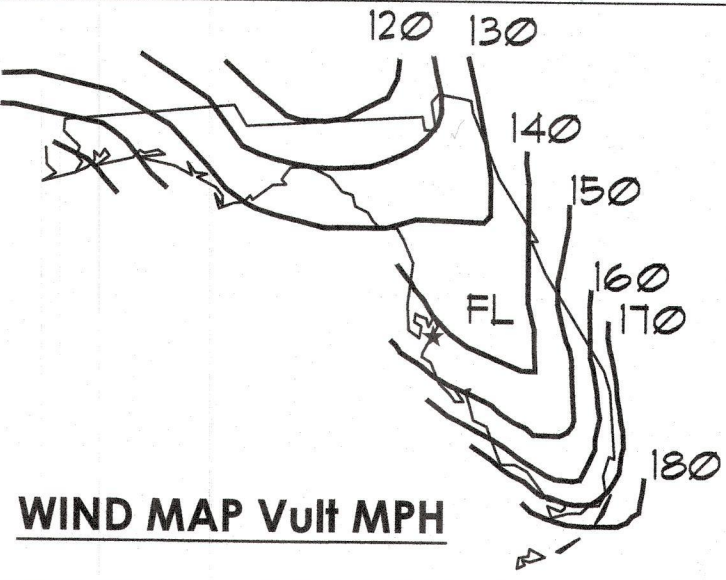
600 LINLEY STREET
LONGBOAT KEY, FL 34228

PROJECT LOCATION:



DESIGN CRITERIA:

CLASSIFICATION: RESIDENTIAL, R-3
WIND SPEED (ULT): 150 MPH
EXP CAT: D
RISK CAT: II
INTERNAL PRESSURE COEFF: +/-0.18
WIND BORN DEBRIS: YES
WINDOW PROTECTION TYPE: IMPACT GLS
FLOOD ZONE: 'AE'
BASE FLOOR ELEVATION, BFE: 8.0' NAVD 88
DESIGN ELEVATION, DFE: 9.0' NAVD 88
CONSTRUCTION TYPE: V, UNSPRINKLERED



SCOPE OF WORK:

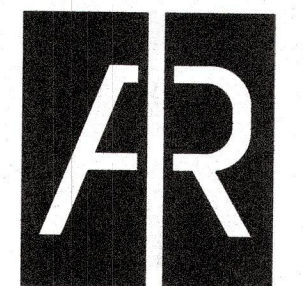
ELEVATOR AND ENTRY ADDITION TO EXISTING SINGLE FAMILY HOUSE.
ALTERATION LEVEL 2

ABBREVIATIONS:

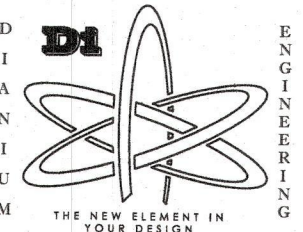
ANNOTATIONS // = PARALLEL ⊥ = PERPENDICULAR A A.B. : ANCHOR BOLT ABV : ABOVE A/C : AIR CONDITIONING ADJ : ADJUSTABLE AFF : ABOVE FINISH FLOOR AHU : AIR HANDING UNIT ALT : ALTERNATE ALUM : ALUMINUM AP : ACCESS PANEL APPROX : APPROXIMATE ARCH : ARCHITECTURE (URAL) AOR : ARCHITECT OF RECORD AVG : AVERAGE AWN : AWNING B BFF : BELOW FINISH FLOOR BLD : BOLLARD BLDG : BUILDING BLK : BLOCK BLW : BELOW BM : BEAM/BENCHMARK BRK : BRICK BRD : BOARD BRG : BEARING BS : BOTH SIDES B.O.B. : BOTTOM OF BEAM BTM : BOTTOM BTW : BETWEEN C CAP : CAPACITY C/C : CENTER TO CENTER CEM : CEMENT CFS : COLD FORMED STEEL CIP : CAST IN PLACE CJ : CONTROL JOINT CLG : CEILING CLR : CLEAR CMU : CONCRETE MASONRY UNIT COL : COLUMN CONC : CONCRETE CONN : CONNECTION CONT : CONTINUOUS D DEMO : DEMOLITION DL : DEAD LOAD DTL : DETAIL DIAM : DIAMETER DN : DOWN DWG : DRAWING DBL : DOUBLE	E EA : EACH E.W. : EACH WAY E.J. : EXPANSION JOINT EL : ELEVATION EOR : ENGINEER OF RECORD E.Q. : EQUAL E.R. EXP : EXPOSED EXST : EXISTING EXT : EXTERIOR F FB : FABRICATION FT: FEET F.F. : FINISHED FLOOR F.C. : FILLED CELL F.L. : FLOOR FRM : FRAME FTG : FOOTING FDN : FOUNDATION G GA : GAUGE GAR : GARAGE GALV : GALVANIZED GC : GENERAL CONTRACTOR GRT : GROUT GWB : GYPSUM WALLBOARD H HGT : HEIGHT HR : HOUR HCR : HOLLOW CORE HORIZ : HORIZONTAL HVAC : HEATING, VENTILATING, AIR CONDITIONING I ID : INSIDE DIAMETER INFO : INFORMATION INT : INTERIOR ILO : IN LIEU OF IN : INCH INSUL : INSULATION J JS : JOIST JT : JOINT K KO : KNOCK OUT L LVL : LAMINATED VENEER LUMBER LB : POUND L : LENGTH LL : LIVE LOAD LWT : LIGHT WEIGHT	M MAS : MASONRY MATL : MATERIAL MAX : MAXIMUM MECH : MECHANICAL MANU : MANUFACTURER MIN : MINIMUM MO : MASONRY OPENING MPH : MILES PER HOUR N N : NORTH NA : NOT APPLICABLE NOM : NOMINAL NR : NOT REQUIRED NTS : NOT TO SCALE O O/ = OVER OA : OVERALL O.C. : ON CENTER O.D.: OUTSIDE DIAMETER OH : OVERHEAD OPP : OPPOSITE P PC : PRECAST LINTEL PLWD : PLYWOOD PNL : PANEL PSI : POUNDS PER SQUARE IN PSF : POUNDS PER SQUARE FT Q QTY : QUANTITY R R : RADIUS REF : REFERENCE REIN : REINFORCE REQD : REQUIRED REV : REVISION RO : ROUGH OPENING S S : SOUTH SC: SCALE SCH : SCHEDULE SIM : SIMILAR STD : STANDARD SHT : SHEET SH : SINGLE HUNG SF : SQUARE FEET SERV : SERVICE SPEC : SPECIFICATION SS = STAINLESS STEEL STL : STEEL STRUC : STRUCTURAL	T TBD : TO BE DETERMINED T.O.B. : TOP OF BEAM T.O.F. : TOP OF FOOTING T.O.W. : TOP OF WALL T & G : TONGUE & GROOVE THK : THICKNESS TOM : TOP OF MASONRY TOS : TOP OF SLAB TRP : TRIPLE TYP : TYPICAL U U.N.O. : UNLESS NOTED OTHERWISE UTL : UTILITY V VAR : VARIES VB : VAPOR BARRIER VERT : VERTICAL W W : WIDTH WL : WIND LOAD W/ = WITH W/O : WITHOUT WGT : WEIGHT WWF = WELDED WIRE FABRIC WP : WATER PROOF Y Y : YARD
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SHEET INDEX:

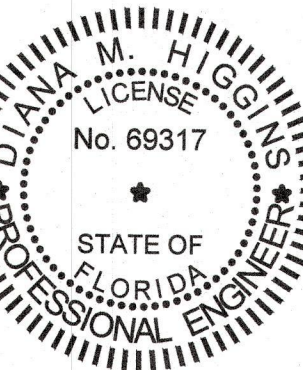
- A0.1 COVER SHEET
- A0.2 PROPOSED SITE PLAN
- AD1.1 DEMO/ EXISTING GROUND FLOOR PL
- AD1.2 DEMO/ EXISTING LEVEL 1 FLOOR PLAN
- AD2.1 EXIST./ DEMO EXTERIOR ELEVATIONS
- A1.1 PROPOSED GROUND FLOOR PLAN
- A1.2 PROPOSED LEVEL 1 FLOOR PLAN
- A2.1 PROPOSED EXTERIOR ELEVATIONS
- A3.1 BUILDING SECTION
- A6.1 PARTITION TYPES
- A7.1 DOOR & WINDOW DETAILS
- E1.1 GROUND FLOOR ELECTRICAL PLAN
- E1.2 LEVEL 1 ELECTRICAL FLOOR PLAN
- S0.1 GENERAL NOTES
- S0.2 SCHEDULES
- S1.1 FOUNDATION PLAN
- S1.2 SECOND FLOOR MASONRY PLAN
- S2.1 FLOOR FRAMING PLAN
- S2.2 ROOF FRAMING PLAN
- S3.1 FOUNDATION DETAILS
- S3.2 MASONRY DETAILS
- S3.3 FLOOR FRAMING DETAILS
- S3.4 ROOF FRAMING DETAILS
- S4.1 WALL SECTION
- S5.1 WATERPROOFING DETAILS



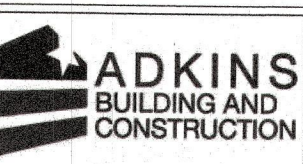
AR CREATIVE CONCEPTS, LLC
DESIGN | ARCHITECTURE | GRAPHICS
Angel Ruiz, AIA
aruz@arcreativeconcepts.com
813.789.9132



Diana M. Higgins P.E.
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FL 34290 | 941-932-5892



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ADDITION TO
SCHWERTZ RESIDENCE
600 LINLEY STREET
LONGBOAT KEY, FL 34228

TO THE BEST OF THE ENGINEER'S
KNOWLEDGE AND BELIEF, THE STRUCTURAL
PLANS AND SPECIFICATIONS COMPLY WITH
2023 FLORIDA RESIDENTIAL BUILDING CODE
(EIGHTH EDITION)
THIS DRAWING AND COVER IS VALID FOR 12 MONTHS
AFTER THE DATE IT IS SIGNED AND SEALED

REVISION:	
DATE	DESCRIPTION
01.29.25	Δ BUILDING COMMENTS

Engineer of Record:
Diana M. Higgins P.E.,
FL# 69317

Diana Higgins
Digitally signed by
Diana Higgins
Date: 2025.02.07
10:08:51 -0500

SHEET TITLE:
COVER SHEET

SHEET INFORMATION:
JOB NO.:
DATE ISSUED: 10.23.24
DRAWN BY: AR
REVIEWED BY: DMH

sheet:

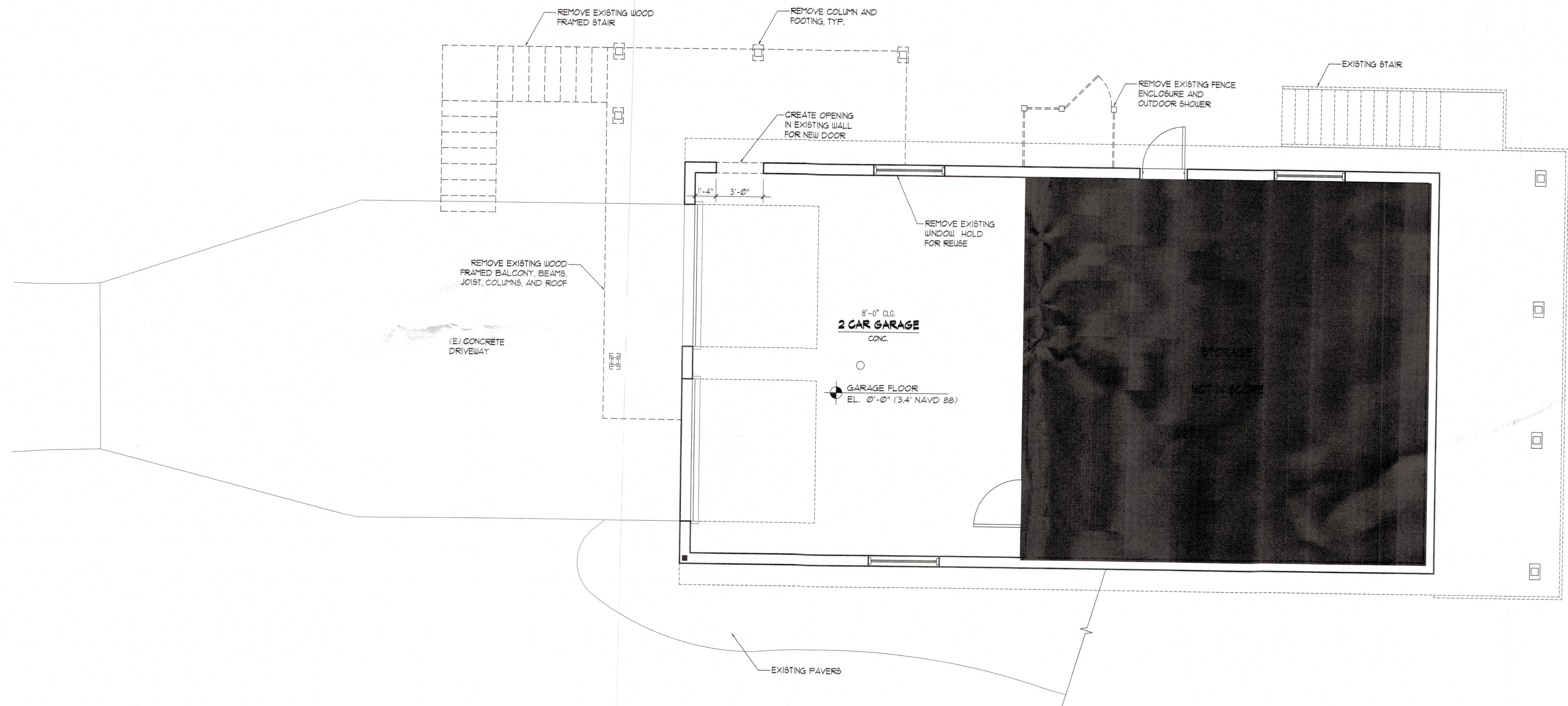
AO.1

BLDG PERMIT PLANS
FILE
Copy of Record

Permit # PB24-2191
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT. J

MAY 08 2025
Reviewer: [Signature]

RECEIVED
FEB 10 2025
TOWN OF LONGBOAT KEY
Planning, Zoning & Building



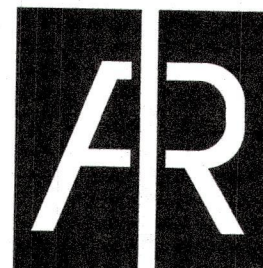
1 DEMO/EXISTING GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES

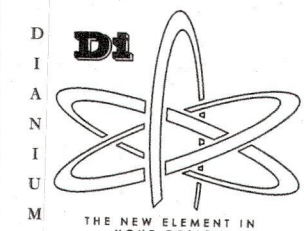
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2. THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE EXISTING BUILDING AND VERIFY THAT ALL ITEMS INDICATED TO BE EXISTING AND SO MARKED ON DRAWINGS ARE IN PLACE AND CORRECT.
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WALL LEGEND

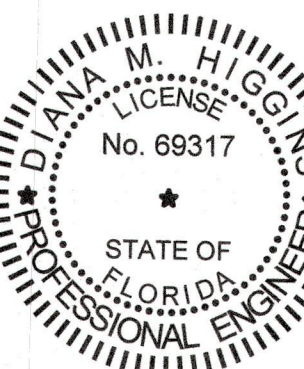
	EXISTING MASONRY WALLS TO REMAIN
	ITEMS TO BE REMOVED
	EXISTING FRAMED WALLS TO REMAIN



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ADDITION TO
SCHWERTZ RESIDENCE
600 LINLEY STREET
LONGBOAT KEY, FL 34228

TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH 2015 FLORIDA RESIDENTIAL BUILDING CODE (BCRHB EDITION)

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REVISION:	
DATE	DESCRIPTION
01.29.25	Δ BUILDING COMMENTS

Engineer of Record:
Diana M. Higgins P.E.,
FL# 69317

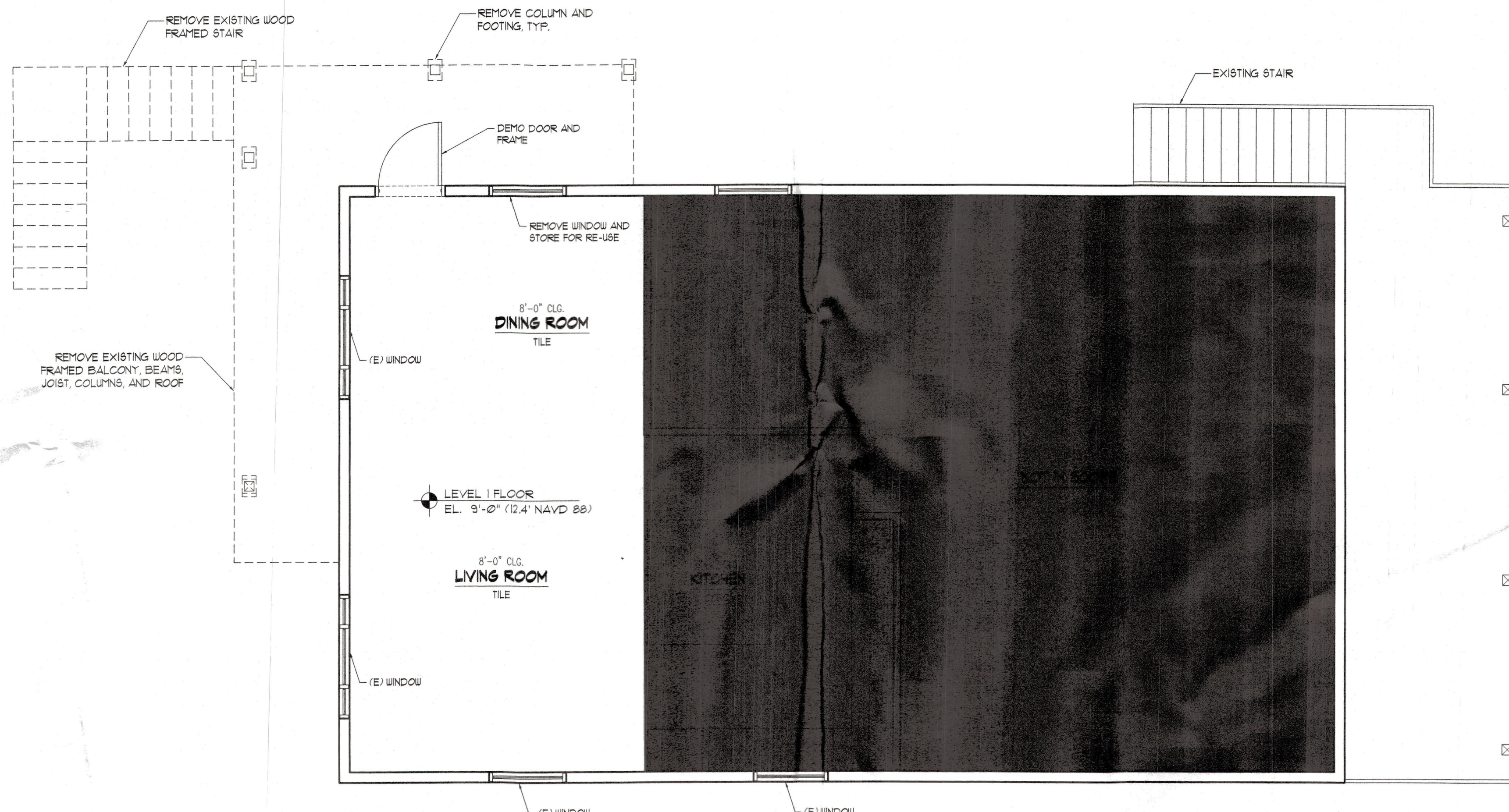
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DEMO/EXISTING
GROUND FLOOR PLAN

SHEET INFORMATION:
JOB NO.:
DATE ISSUED: 10.23.24
DRAWN BY: AR
REVIEWED BY: DMH

sheet:

RECEIVED
FEB 10 2025
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

AD1.1



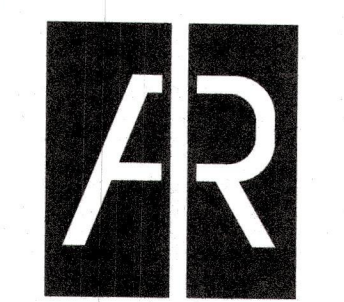
1 DEMO/ EXIST. LEVEL 1 FLOOR PLAN
SCALE : 1/4" = 1'-0"

DEMOLITION NOTES

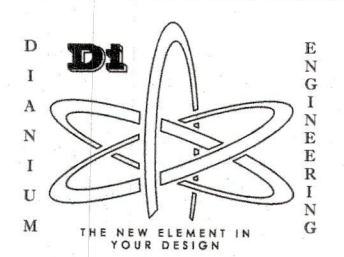
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WALL LEGEND

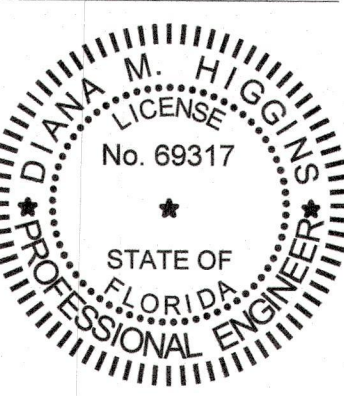
	EXISTING MASONRY WALLS TO REMAIN
	ITEMS TO BE REMOVED
	EXISTING FRAMED WALLS TO REMAIN



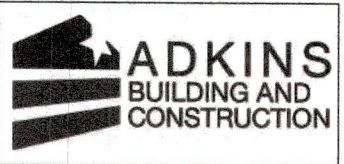
AR CREATIVE CONCEPTS, LLC
DESIGN | ARCHITECTURE | GRAPHICS
Angel Ruiz, aia
aruz@arcreativeconcepts.com
813.789.9132



Diana M. Higgins P.E.
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PO BOX 81 TERRA CEIA,
FL 34220 | 941.852.5852



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REVISION:	
DATE	DESCRIPTION
01.29.25	△ BUILDING COMMENTS

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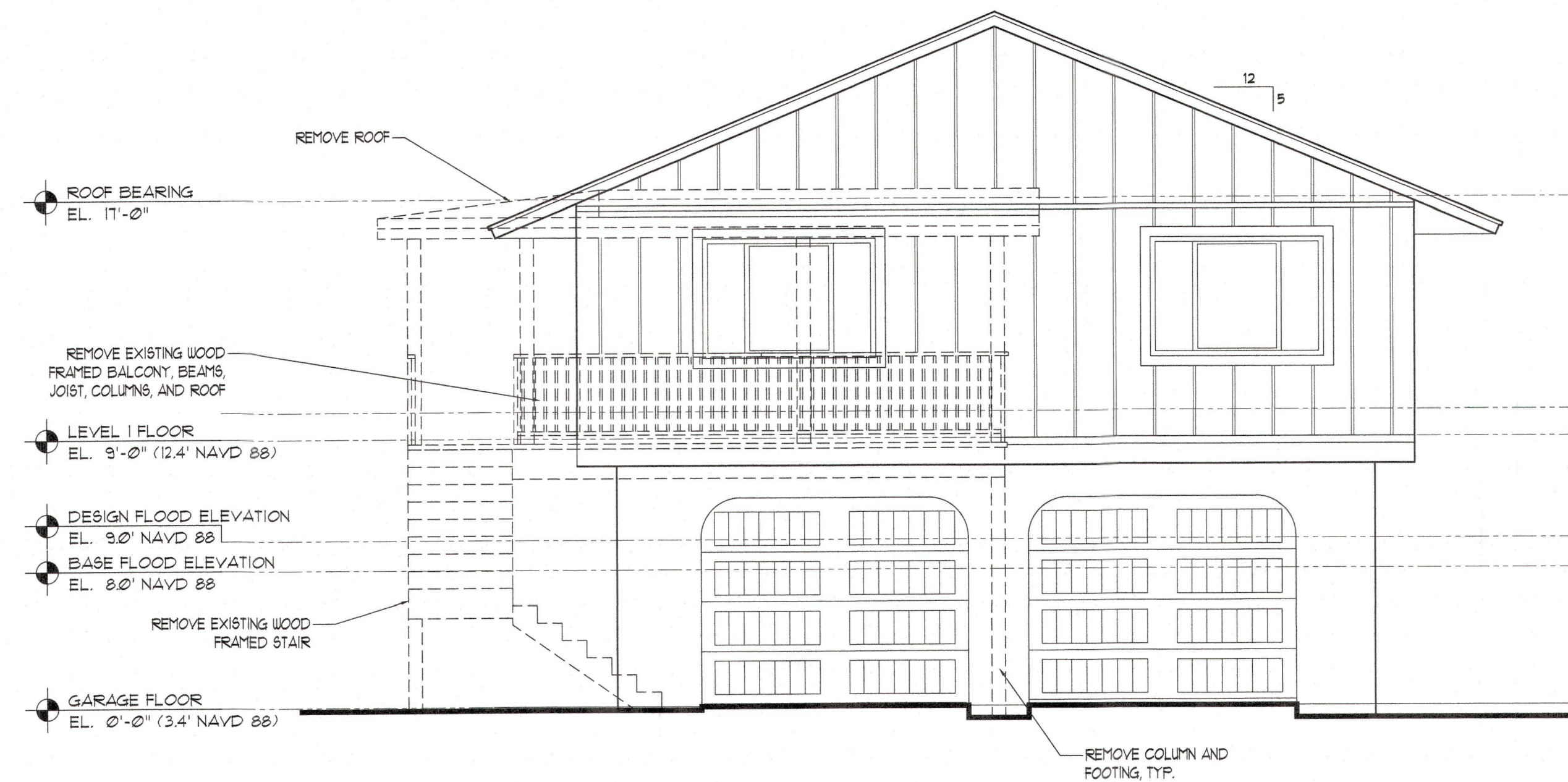
SHEET TITLE:
DEMO/ EXIST.
LEVEL 1 FLOOR PLAN

SHEET INFORMATION:
JOB NO.:
DATE ISSUED: 10.23.24
DRAWN BY: AR
REVIEWED BY: DMH

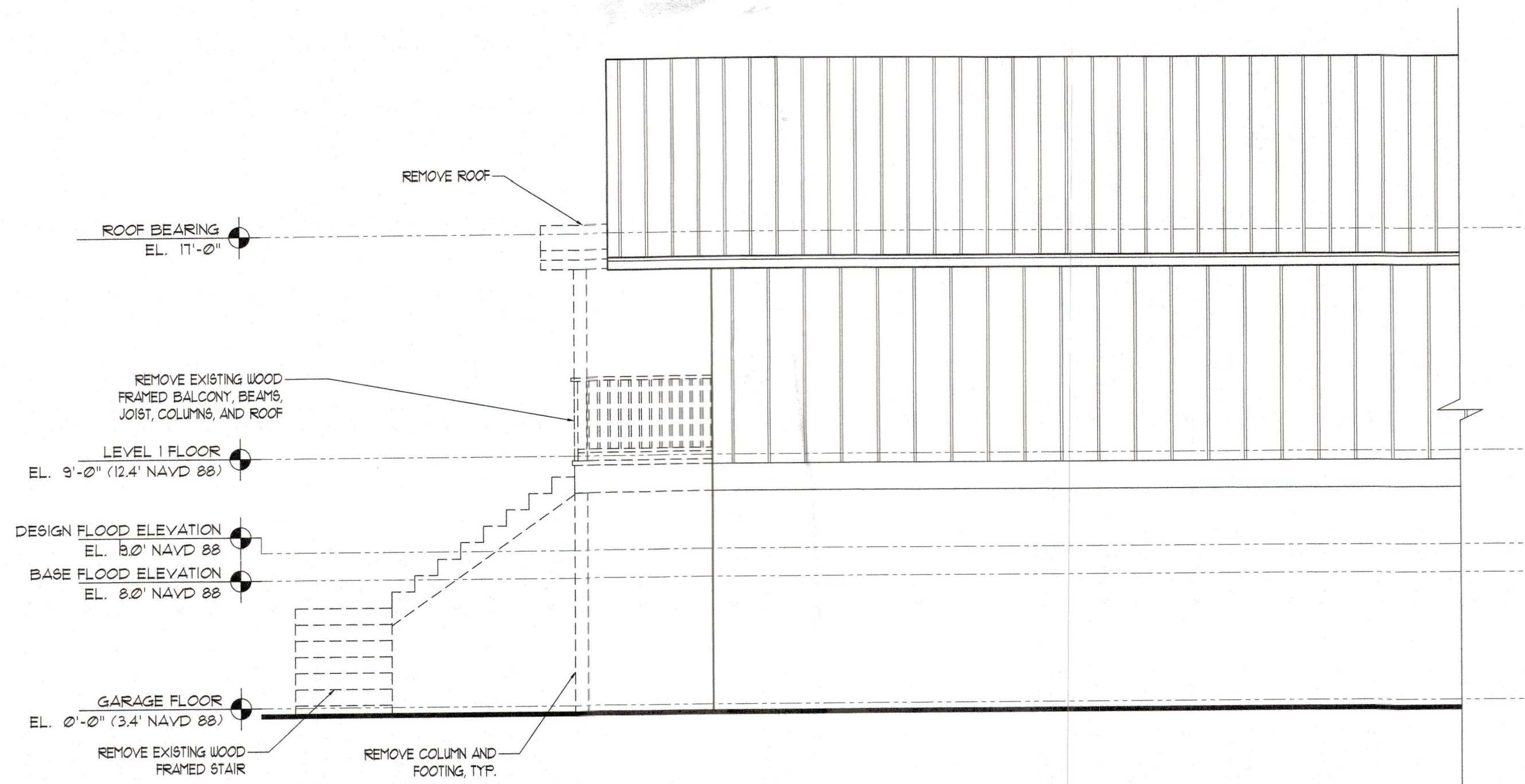
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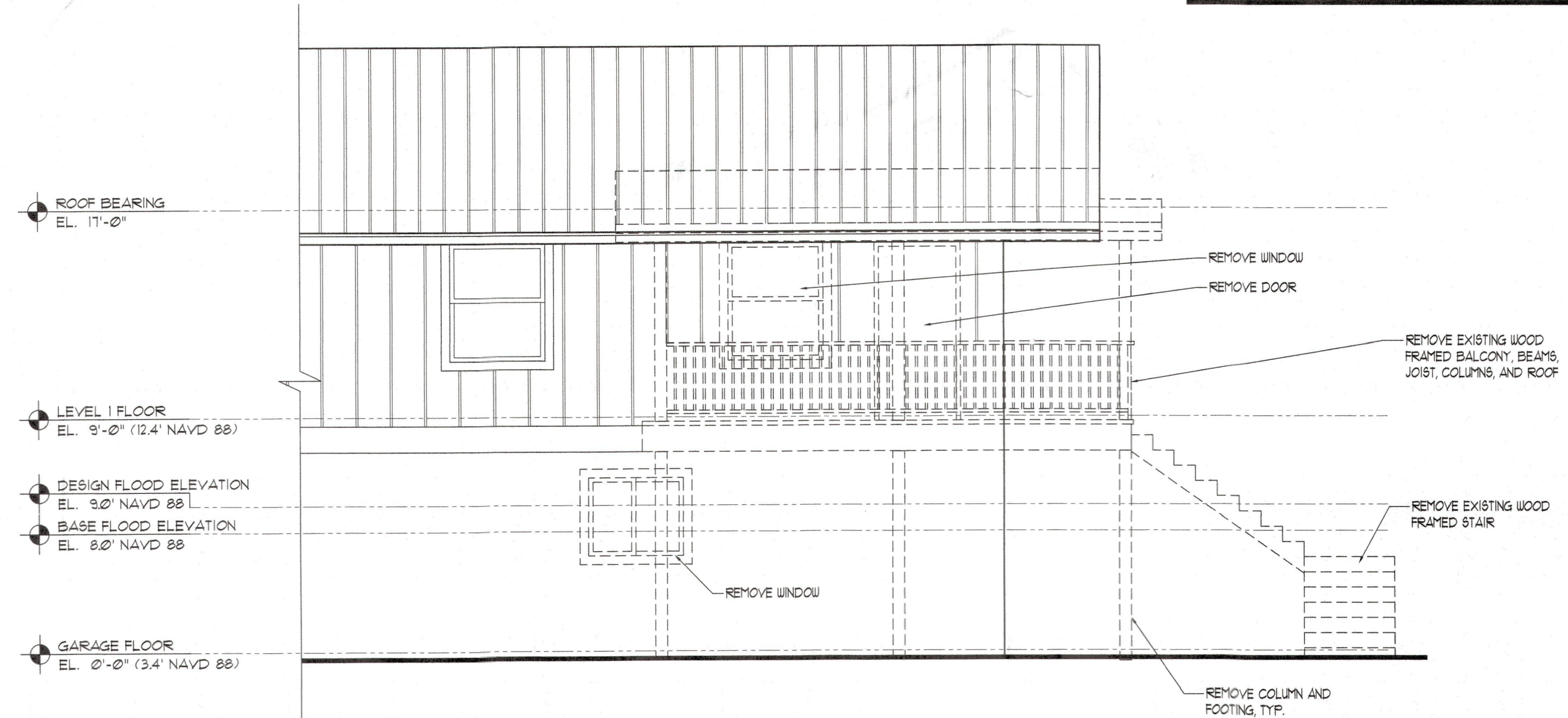
AD1.2



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



3 DEMO/ EXIST. LEFT ELEVATION
SCALE: 1/4" = 1'-0"



2 DEMO/ EXIST. RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES

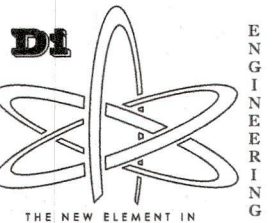
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WALL LEGEND

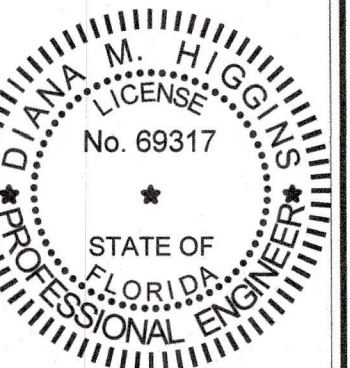
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Engineer of Record:
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FL# 69317

SHEET TITLE:
EXIST / DEMO
EXTERIOR ELEVATIONS

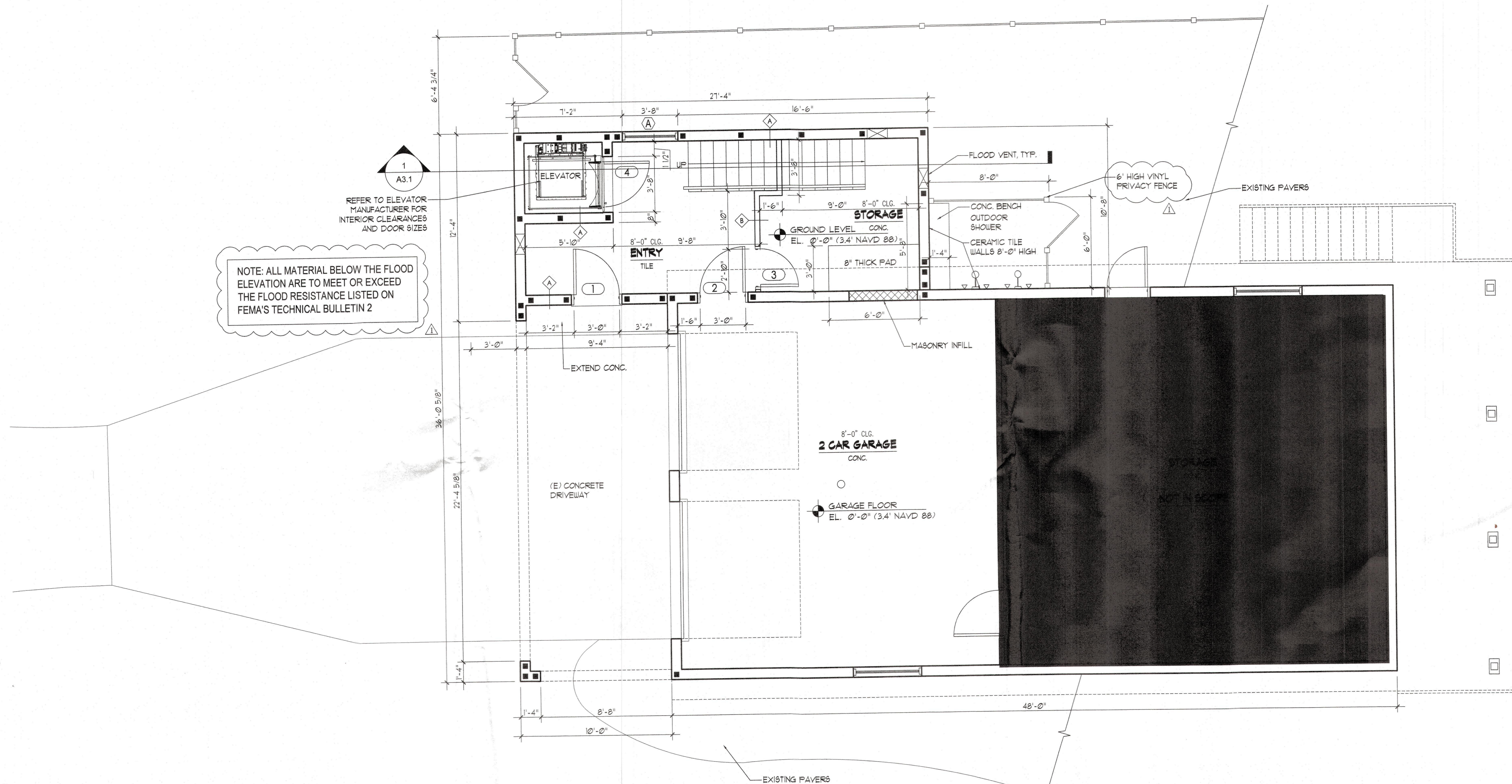
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sheet:

AD2.1

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FFB 10 2025
TOWN OF LONGBOAT KEY
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1 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES

1. WALL DIMENSIONS ARE FROM OUTSIDE FACE OF BLOCK WALL TO INSIDE FACE OF INTERIOR WALL.
2. DETERMINE THE LOCATION OF PARTITIONS NOT DIMENSIONED BY THEIR RELATION TO COLUMN FACE OR CENTER WINDOW JAMB OR OTHER SIMILAR FIXED ITEM.
3. ALL INTERIOR ANGLED WALLS ARE AT 45° U.N.O.
4. EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES. IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.
5. ISSUANCE OF PLANS FROM THIS DESIGNER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DESIGNER'S OFFICE, THE DESIGNER SHALL NOT BE HELD RESPONSIBLE.
6. SEE SHEET STRUCTURAL FOR COMPONENT 4 CLADDING DESIGN PRESSURE TABLE.
7. ALL PLUMBING, ELECTRICAL & MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED & APPROVED BEFORE REQUESTING THE FRAMING INSPECTION (PER FBC 109.3).
8. PROVIDE TEMPORARY SUPPORT TO ALL MASONRY WALLS GREATER THAN 8'-0" DURING CONSTRUCTION (PER FBC 210.4.13).
9. LISTED WIND PRESSURES AT EACH OPENING ARE ALLOWABLE STRESS DESIGN PRESSURES. FOR ULTIMATE DESIGN PRESSURES SHALL BE PERMITTED TO BE DIVIDED BY 0.6.

WALL LEGEND

	EXISTING MASONRY WALLS TO REMAIN
	EXISTING FRAMED WALLS TO REMAIN
	NEW 8" REINFORCED CMU EXTERIOR WALL (REFER TO PARTITION TYPES)
	NEW WOOD FRAMED WALL (REFER TO PARTITION TYPES)

AREA CALCULATIONS

AREA CALCULATIONS		
AREA	EXISTING	PROPOSED
1ST LEVEL LIVING =	1,345 S.F.	1,626 S.F.
2ND LEVEL LIVING =	0 S.F.	309 S.F.
TOTAL =	1,345 S.F.	1,935 S.F.

HYDROSTATIC OPENINGS

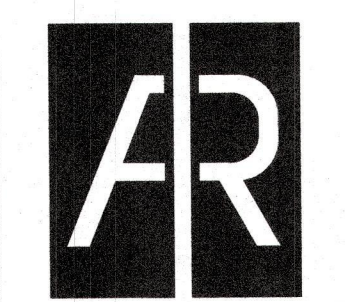
FLOOD VENTS REQ'D:
GARAGE/OCCUPIED SPACE SF = 309 SF
VENTS REQ'D = 309/200 = 2 VENTS
PROVIDED:
FV-1 1840-510 (200 SF) = 3 VENTS
TOTAL PROVIDED = 3 VENTS (600 SF.)
NOTES:
SMART VENTS SHALL BE INSTALLED AT HYDROSTATIC OPENINGS AS SHOWN - MODEL 1840-510 BOTTOM OF OPENING SHALL BE NO HIGHER THAN 12" ABOVE ADJACENT GRADE VENTS DESIGNATED ON FLOOR PLAN AS "FV"
FLORIDA PRODUCT APPROVAL #FL58221-R3

FLOOD RESISTANT MATERIALS

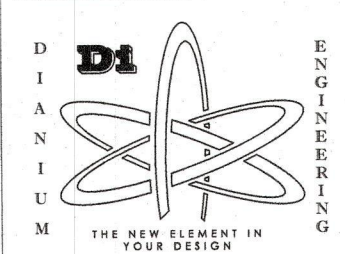
ALL BUILDING MATERIALS INSTALLED BELOW THE DFE SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS. AT MINIMUM, CAN WITHSTAND FLOOD WATERS FOR 12 HOURS WITHOUT DAMAGE. FEMA TECHNICAL BULLETIN #2 AND FBC 2013 - 8TH EDITION - R322.1.6

EROSION CONTROL

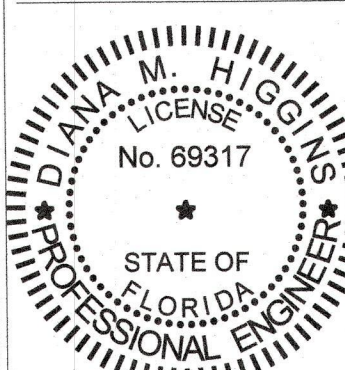
THIS PROJECT SHALL BE IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF WILL BE ACCOMPLISHED.



AR CREATIVE CONCEPTS, LLC
DESIGN | ARCHITECTURE | GRAPHICS
Angel Ruiz, AIA
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Diana M. Higgins P.E.
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ADDITION TO
SCHWERTZ RESIDENCE
600 LINLEY STREET
LONGBOAT KEY, FL 34228

TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH 2023 FLORIDA RESIDENTIAL BUILDING CODE (80TH EDITION)

THIS DRAWING AND OFFER IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.

FLORIDA PRODUCT APPROVAL #FL58221-R3

REVISION:

DATE	DESCRIPTION
01.29.25	△ BUILDING COMMENTS

Engineer of Record:
Diana M. Higgins P.E.,
FL# 69317

SHEET TITLE:
PROPOSED
GROUND FLOOR PLAN

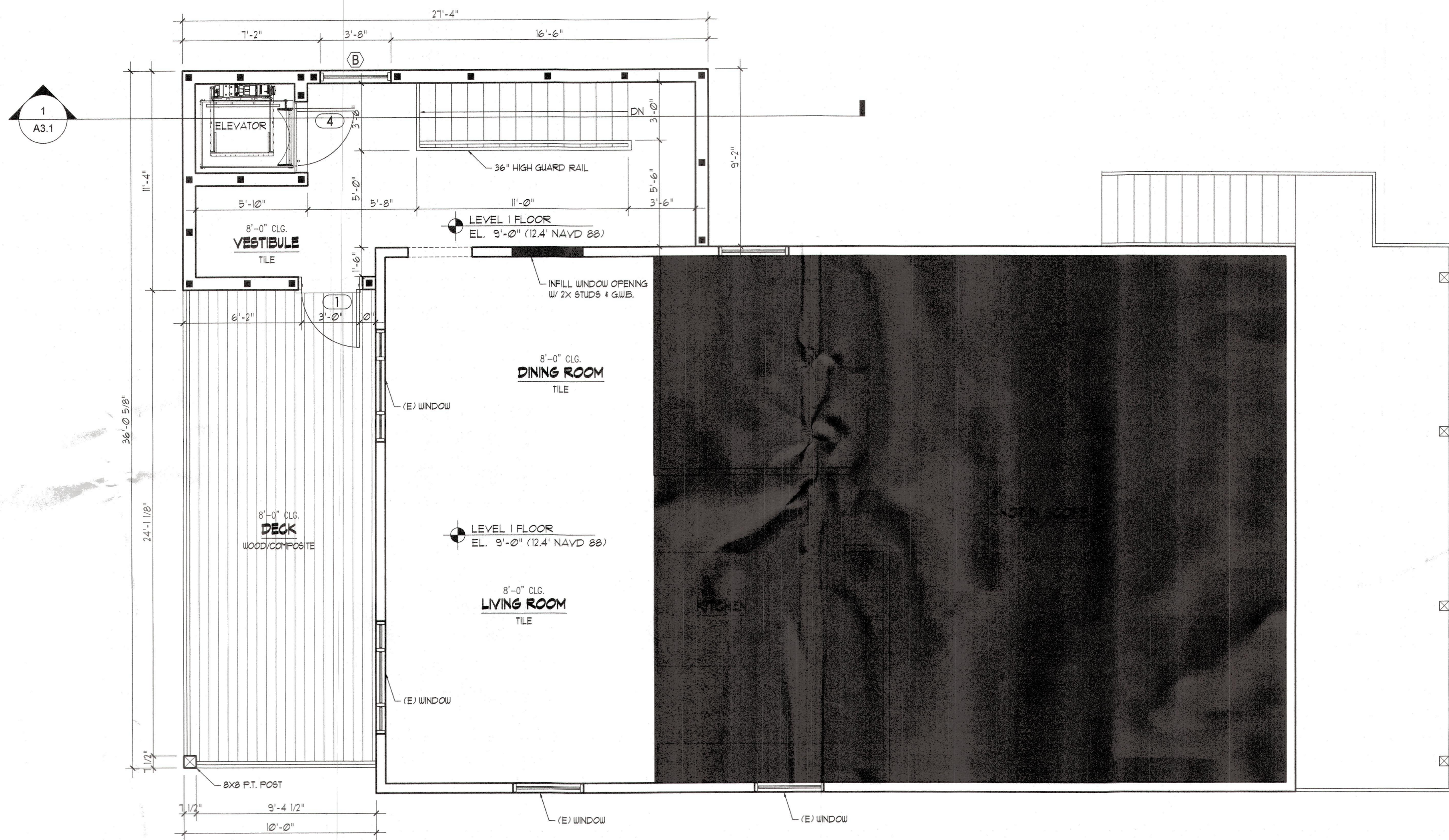
SHEET INFORMATION:

JOB NO.:
DATE ISSUED: 10.23.24
DRAWN BY: AR
REVIEWED BY: DMH

sheet:

A1.1

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Planning, Zoning & Building



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

PLAN NOTES

1. WALL DIMENSIONS ARE FROM OUTSIDE FACE OF BLOCK WALL TO INSIDE FACE OF INTERIOR WALL.
2. DETERMINE THE LOCATION OF PARTITIONS NOT DIMENSIONED BY THEIR RELATION TO COLUMN FACE OR CENTER WINDOW JAMB OR OTHER SIMILAR FIXED ITEM.
3. ALL INTERIOR ANGLED WALLS ARE AT 45° U.N.O.
4. EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES. IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.
5. ISSUANCE OF PLANS FROM THIS DESIGNER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OR ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DESIGNER'S OFFICE, THE DESIGNER SHALL NOT BE HELD RESPONSIBLE.
6. SEE SHEET STRUCTURAL FOR COMPONENT 4 CLADDING DESIGN PRESSURE TABLE.
7. ALL PLUMBING, ELECTRICAL & MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED & APPROVED BEFORE REQUESTING THE FRAMING INSPECTION (PER FBC 1203.3).
8. PROVIDE TEMPORARY SUPPORT TO ALL MASONRY WALLS GREATER THAN 8'-0" DURING CONSTRUCTION (PER FBC 2104.1.5).
9. LISTED WIND PRESSURES AT EACH OPENING ARE ALLOWABLE STRESS DESIGN PRESSURES. FOR ULTIMATE DESIGN PRESSURES SHALL BE PERMITTED TO BE DIVIDED BY 0.6.

WALL LEGEND

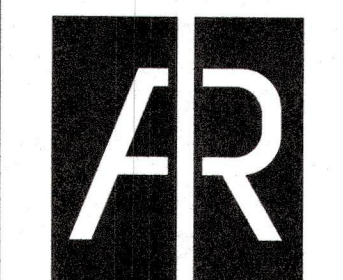
	EXISTING MASONRY WALLS TO REMAIN
	EXISTING FRAMED WALLS TO REMAIN
	NEW 8" REINFORCED CMU EXTERIOR WALL (REFER TO PARTITION TYPES)
	NEW WOOD FRAMED WALL (REFER TO PARTITION TYPES)

AREA CALCULATIONS

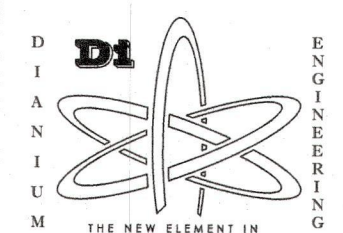
AREA CALCULATIONS:		
AREA	EXISTING:	PROPOSED:
1ST LEVEL LIVING =	1,345 S.F.	1,626 S.F.
2ND LEVEL LIVING =	0 S.F.	309 S.F.
TOTAL =	1,335 S.F.	1,935 S.F.

HYDROSTATIC OPENINGS

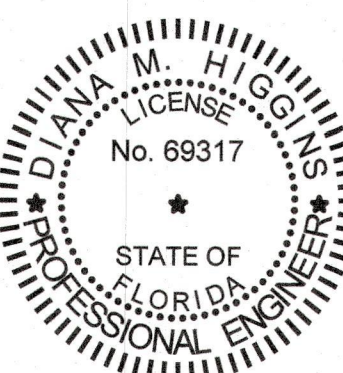
FLOOD VENTS REQ'D:
GARAGE/UNOCCUPIED SPACE SF = 603 SF
VENTS REQ'D = 603/200 = 4 VENTS
PROVIDED:
FV-1 1540-510 (200 SF) = 4 VENTS
TOTAL PROVIDED = 4 VENTS (800 SF.)
NOTES:
SMART VENTS SHALL BE INSTALLED AT HYDROSTATIC OPENINGS AS SHOWN - MODEL 1540-510 BOTTOM OF OPENING SHALL BE NO HIGHER THAN 12" ABOVE ADJACENT GRADE VENTS DESIGNATED ON FLOOR PLAN AS "FV"
FLORIDA PRODUCT APPROVAL #LB6021-R3



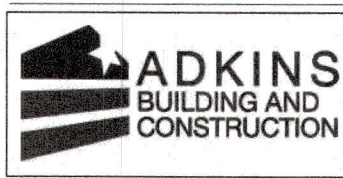
AR CREATIVE CONCEPTS, LLC
DESIGN | ARCHITECTURE | GRAPHICS
Angel Ruiz, AIA
aruz@arcreativeconcepts.com
813.789.9132



Diana M. Higgins P.E.
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ADDITION TO
SCHWERTZ RESIDENCE
600 LINLEY STREET
LONGBOAT KEY, FL 34228

TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH 2023 FLORIDA RESIDENTIAL BUILDING CODE (NORTH EDITION)
FOR DRAWING AND DESIGN IN VALUE FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.

REVISION:	
DATE	DESCRIPTION
01.29.25	△ BUILDING COMMENTS

Engineer of Record:
Diana M. Higgins P.E.,
FL# 69317

SHEET TITLE:
PROPOSED
LEVEL 1 FLOOR PLAN
SHEET INFORMATION:
JOB NO.:
DATE ISSUED: 10.23.24
DRAWN BY: AR
REVIEWED BY: DMH

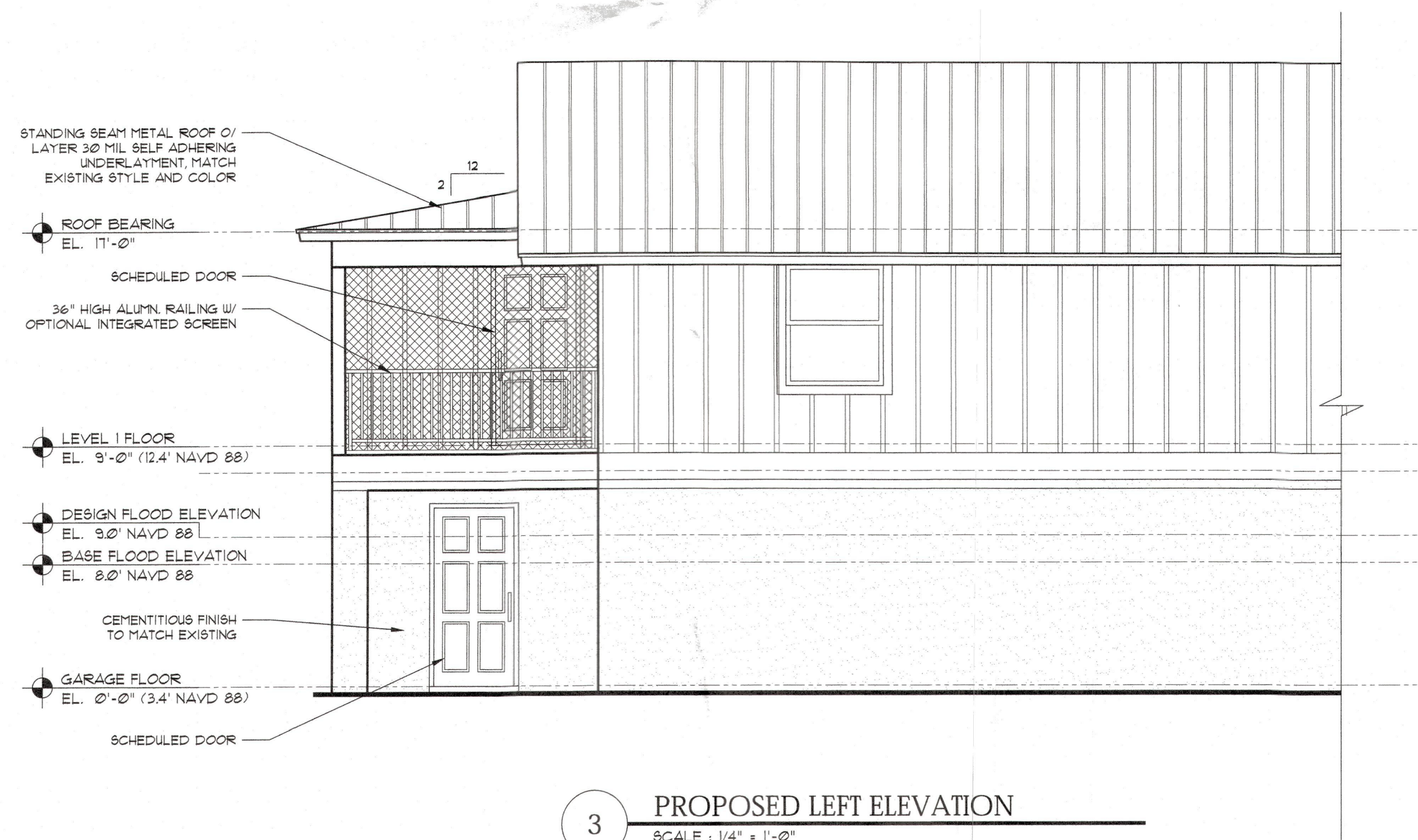
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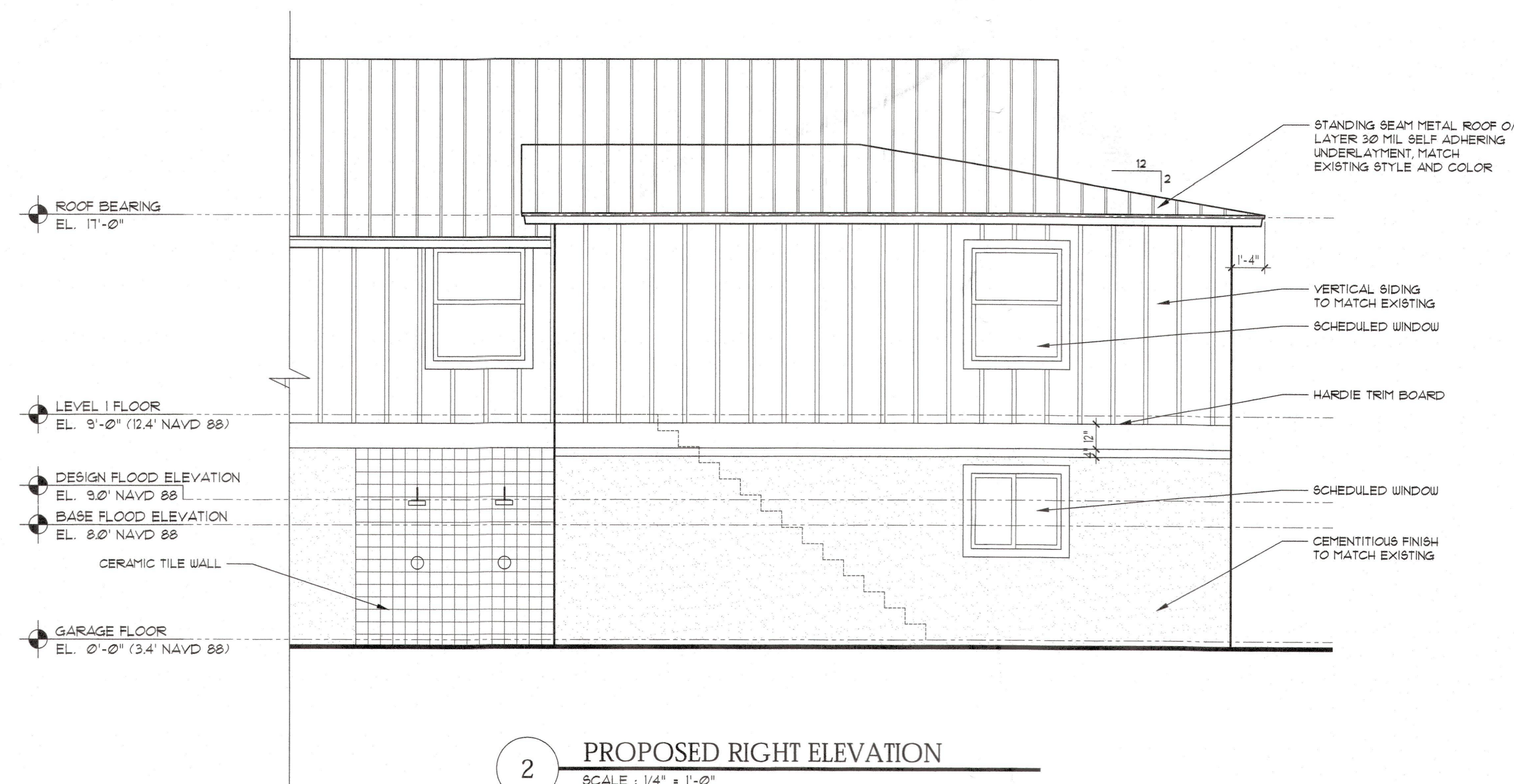
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FFR 11/11/25
TOWN OF LONGBOAT KEY
Planning, Zoning & Building



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



3 PROPOSED LEFT ELEVATION
SCALE : 1/4" = 1'-0"



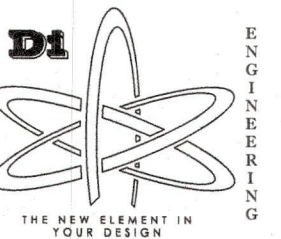
2 PROPOSED RIGHT ELEVATION
SCALE : 1/4" = 1'-0"

EXT. FINISH NOTES

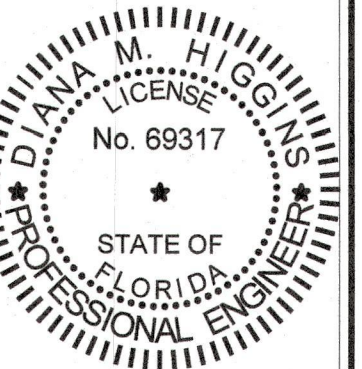
1. ROOFING:
STANDING SEAM METAL ROOF O/ (2) LAYERS 30 MIL
SELF ADHERING UNDERLAYMENT - TYP.
2. EXTERIOR WALL FINISH:
ALL SIDES TO RECEIVE CEMENTITIOUS/STUCCO FINISH.
WALL FINISH: KNOCKDOWN (EXCEPT WHERE NOTED)
COLUMN FINISH (FRONT ONLY): LIGHT SAND
3. SEE ELEV. FOR BANDING/TRIM LOCATIONS. ALL
BANDING/TRIM TO BE STUCCO FINISH TYP. U.N.O.
4. SEE ELEV. FOR WINDOW GRID LOCATIONS/STYLE -
FRONT ELEVATION ONLY.
5. FASCIA:
5/4 X 8" HARDIE FASCIA BOARD (OVER 2X SUB FASCIA)
WITH MATCHING ALUMINUM DRIP EDGE.
6. SOFFIT:
PERFORATED SOFFITS
7. ATTIC INSULATION:
R-30 FIBERGLASS BLOW-IN INSULATION
8. ALL FINISH GRADE SURFACES TO SLOPE AWAY FROM
FOOTPRINT OF HOME FOR POSITIVE DRAINAGE.



AR CREATIVE CONCEPTS, LLC
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Engineer of Record:
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FL# 69317

SHEET TITLE:

PROPOSED
EXTERIOR ELEVATIONS

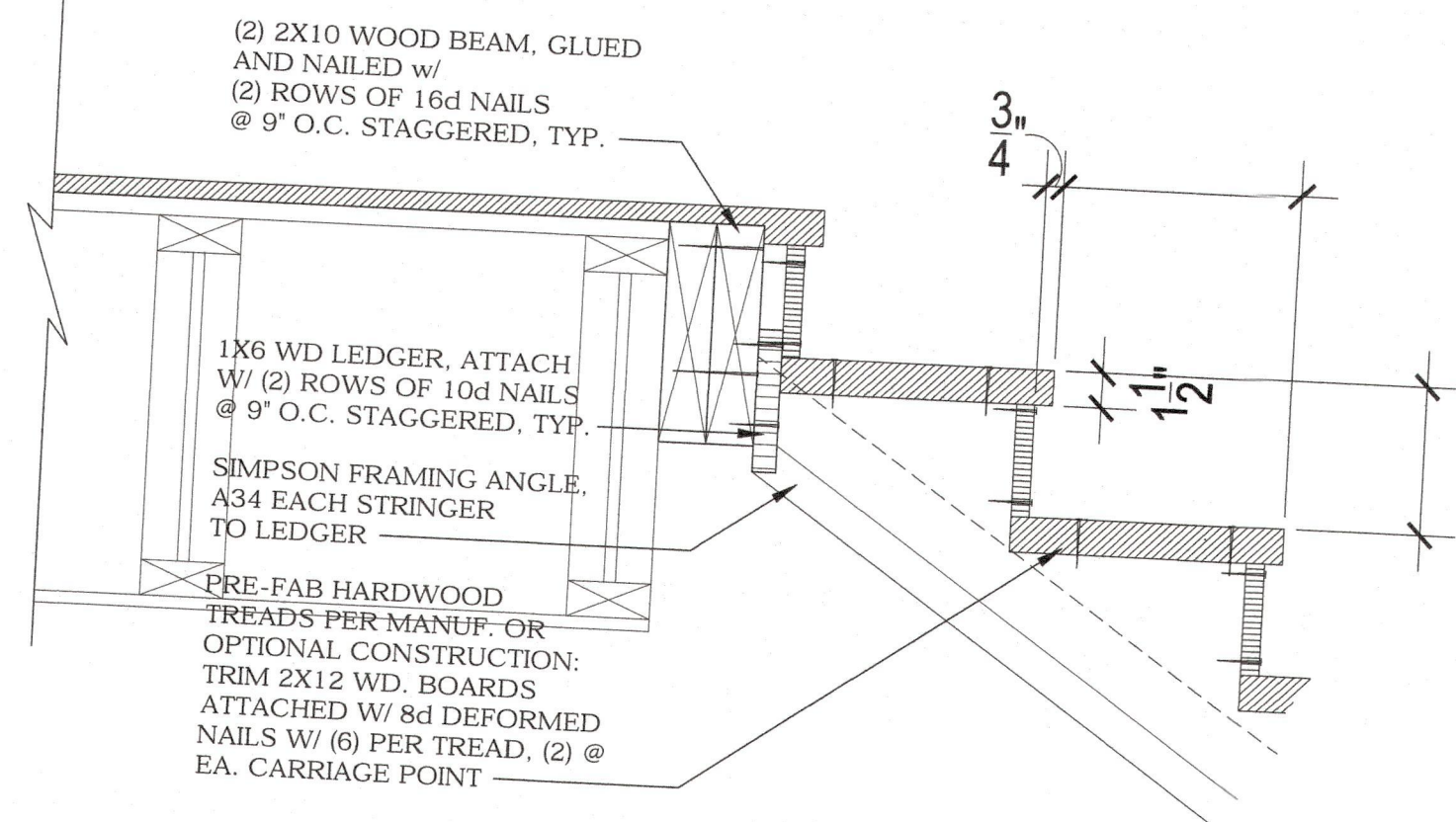
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JOB NO.:
DATE ISSUED: 10.23.24
DRAWN BY: AR
REVIEWED BY: DMH

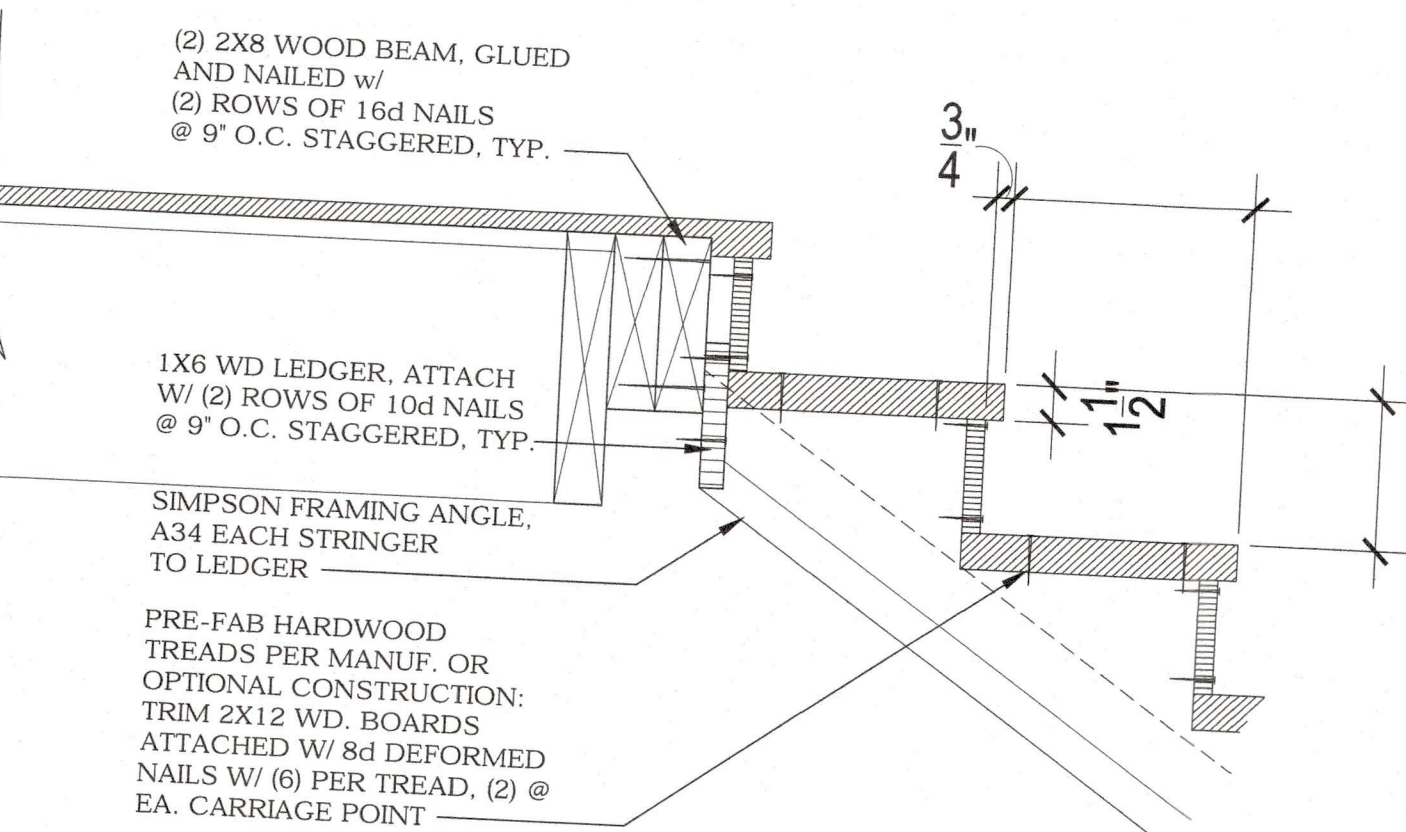
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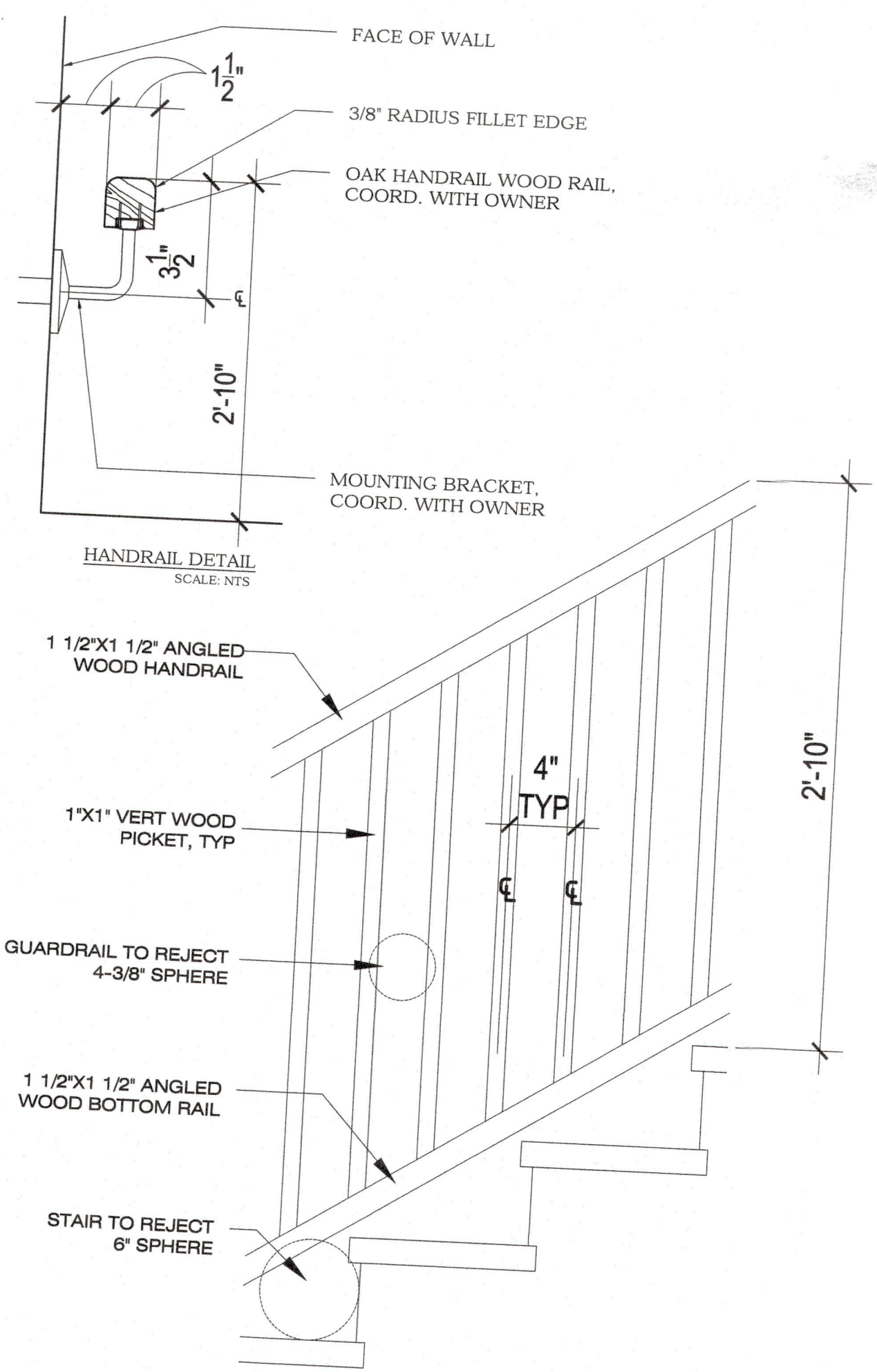
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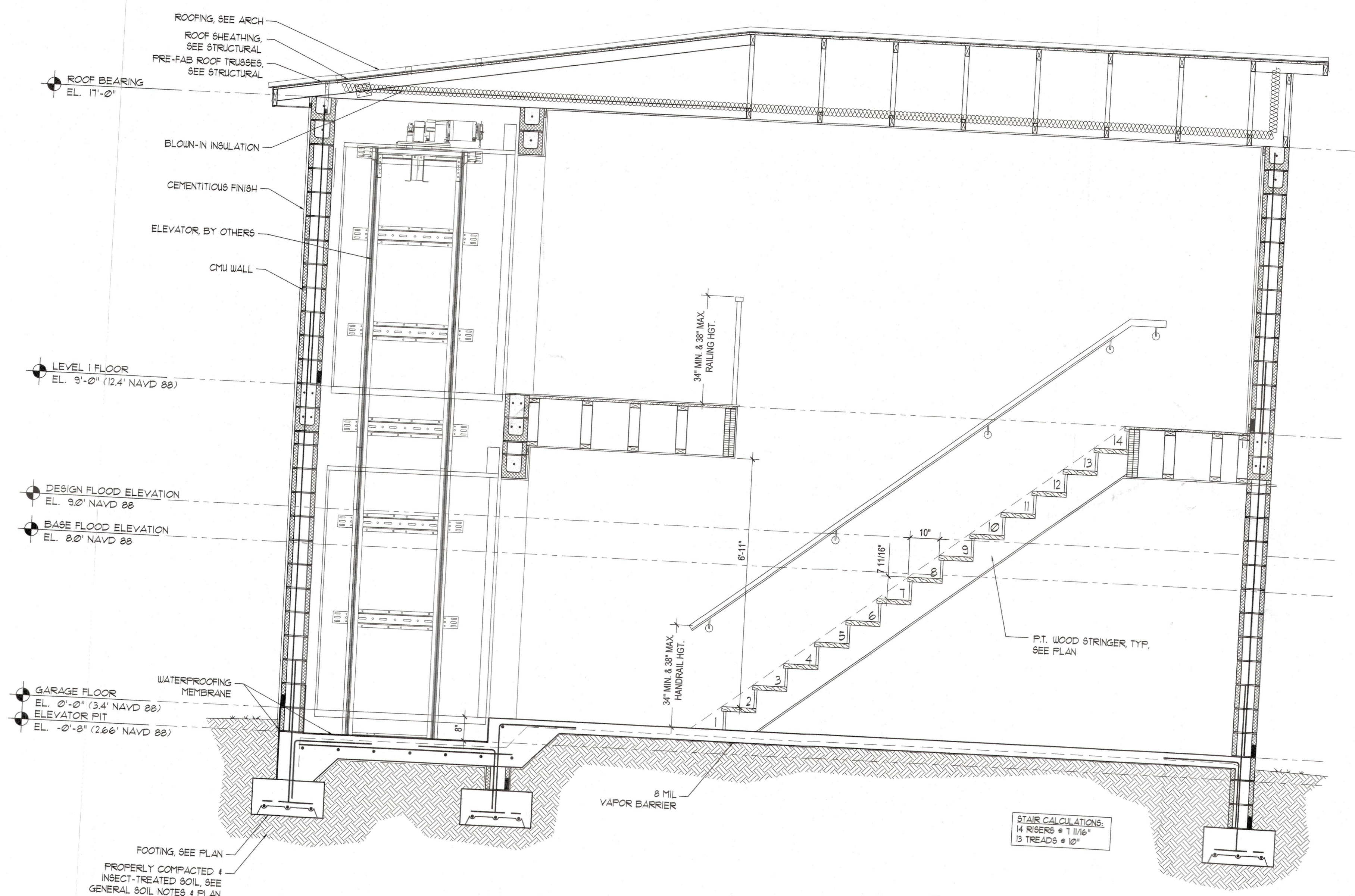
4 STAIR FRAMING DETAIL
SCALE: 1-1/2" = 1'-0"



5 STAIR FRAMING DETAIL
SCALE: 1-1/2" = 1'-0"



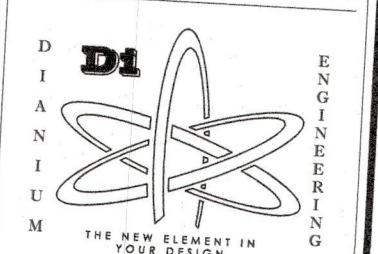
6 STAIR RAILING DETAIL
SCALE: 1-1/2" = 1'-0"



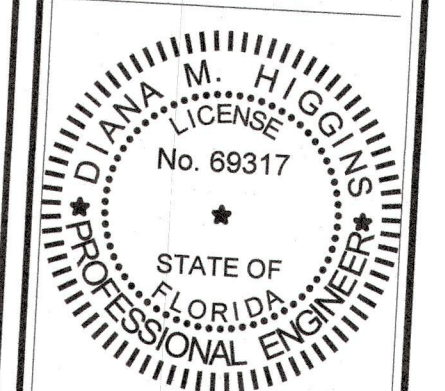
1 BUILDING SECTION
SCALE: 1/2" = 1'-0"



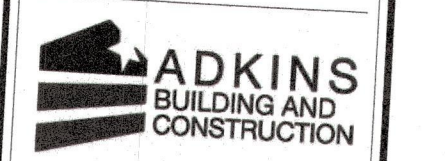
AR CREATIVE CONCEPTS, LLC
DESIGN | ARCHITECTURE | GRAPHICS
Angel Ruiz, AIA
aruiz@arcreativeconcepts.com
813.789.9132



Diana M. Higgins P.E.
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PO BOX 81 TERRA CEIA,
FL 34220 | 941-932-5892



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LONGBOAT KEY, FL 34228

TO THE BEST OF THE ENGINEER'S
KNOWLEDGE AND BELIEF, THE STRUCTURAL
PLANS AND SPECIFICATIONS COMPLY WITH
2023 FLORIDA RESIDENTIAL BUILDING CODE
(EIGHTH EDITION)

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REVISION:	
DATE	DESCRIPTION
01.29.25	△ BUILDING COMMENTS

Engineer of Record:
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FL# 69317

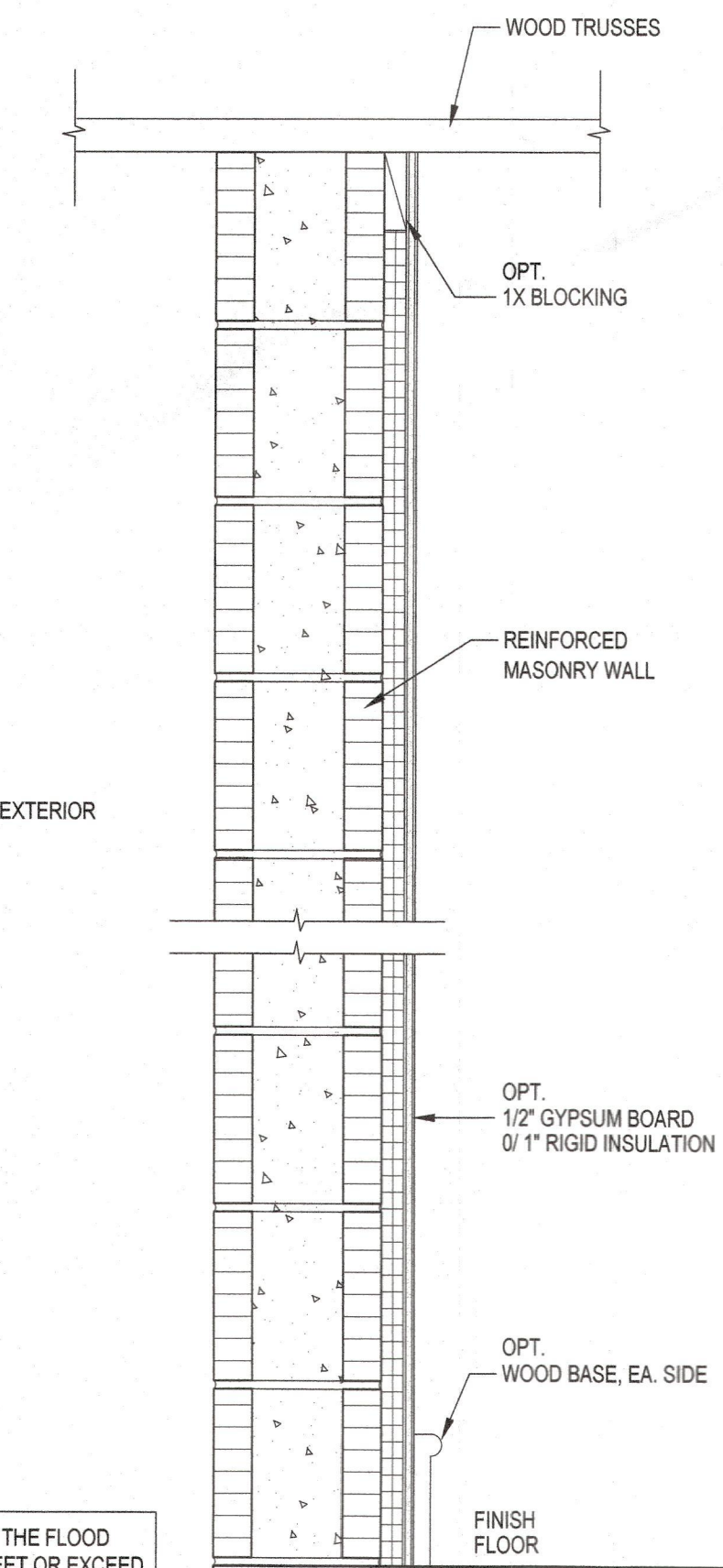
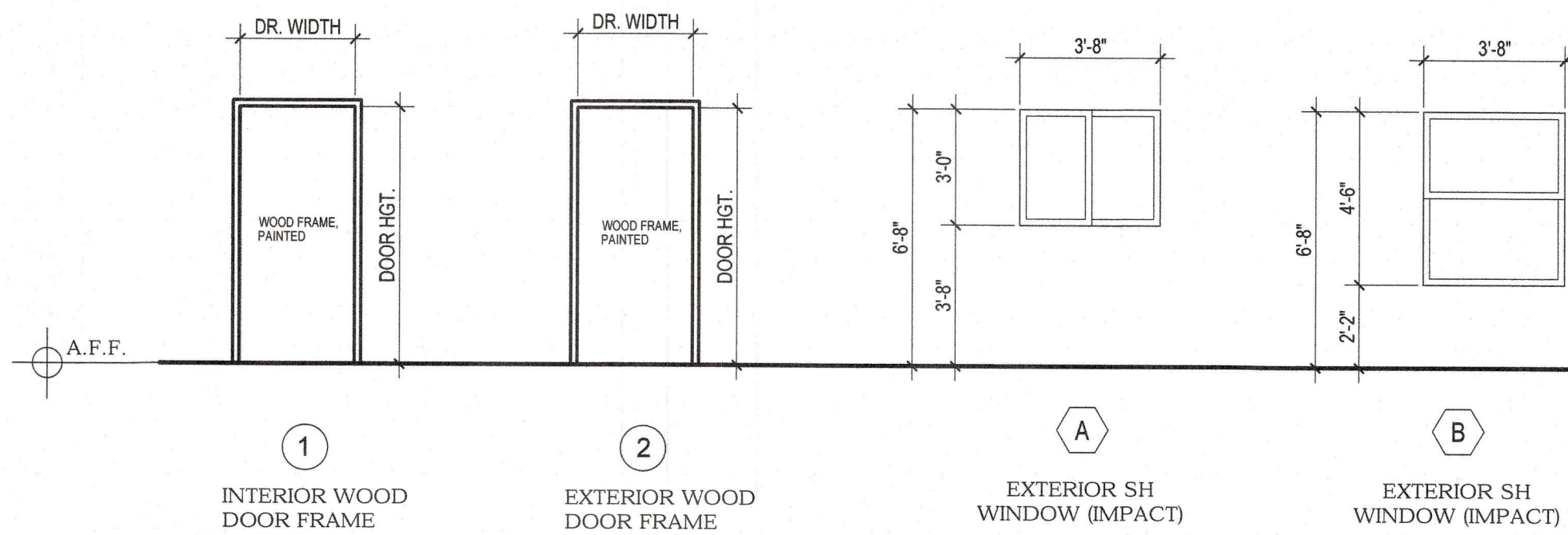
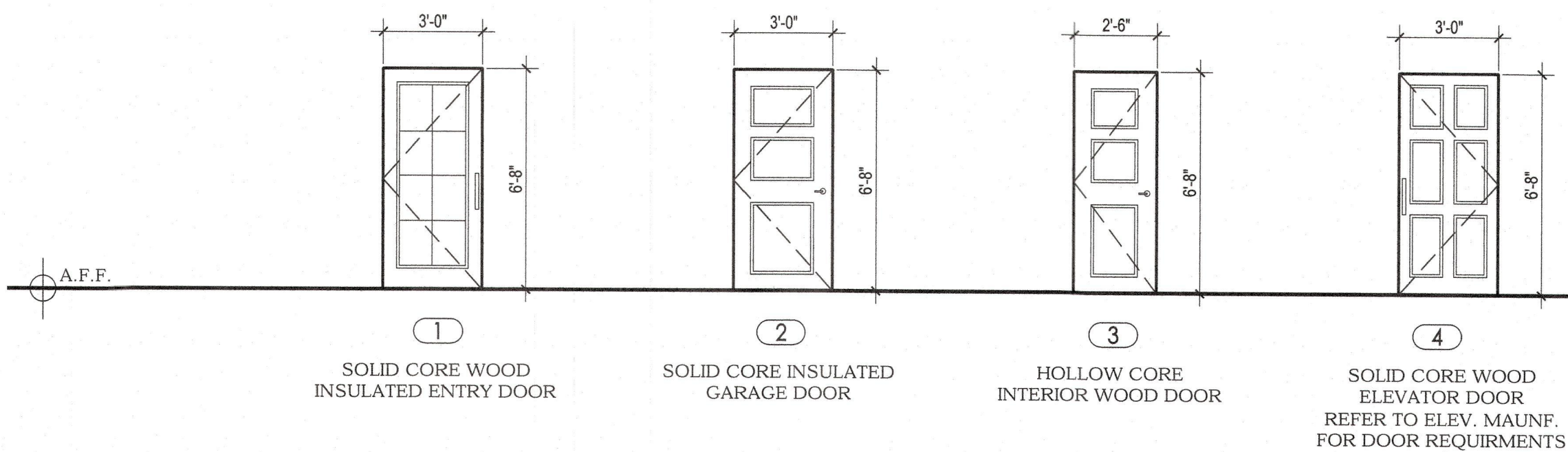
SHEET TITLE:
BUILDING SECTION

SHEET INFORMATION:
JOB NO.:
DATE ISSUED: 10.23.24
DRAWN BY: AR
REVIEWED BY: DMH

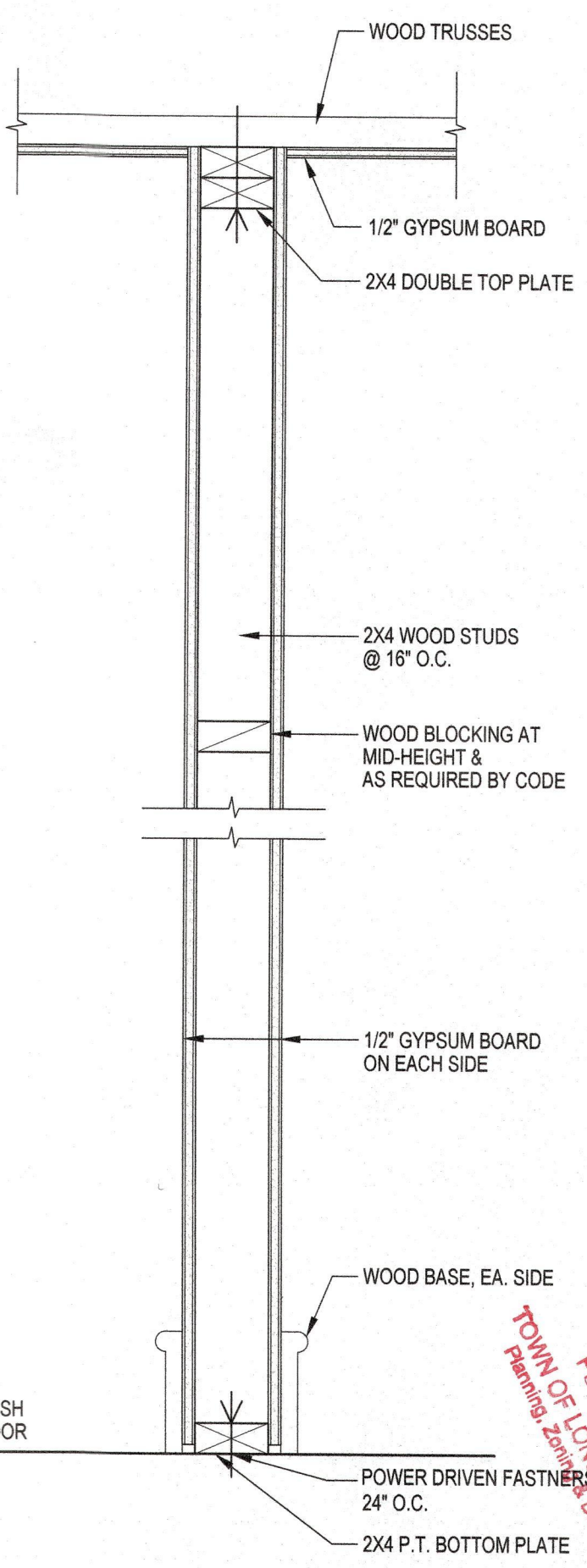
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Planning, Zoning & Building

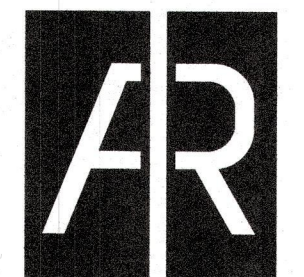
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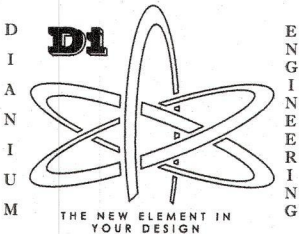
A EXTERIOR MASONRY WALL
SCALE : 1 1/2" = 1'-0"



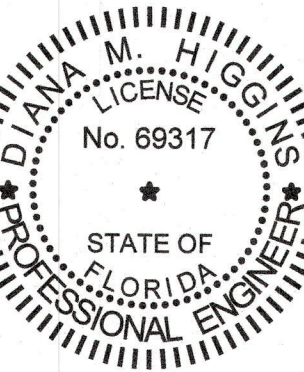
B 4" NON RATED WOOD PARTITION
SCALE : 1 1/2" = 1'-0"



AR CREATIVE CONCEPTS, LLC
DESIGN | ARCHITECTURE | GRAPHICS
Angel Ruiz, aia
aruz@arcreativeconcepts.com
813.789.9132



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LONGBOAT KEY, FL 34228

TO THE BEST OF THE ENGINEER'S
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PLANS AND SPECIFICATIONS COMPLY WITH
2012 FLORIDA RESIDENTIAL BUILDING CODE
(EIGHTH EDITION)
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DATE	DESCRIPTION
01.29.25	△ BUILDING COMMENTS

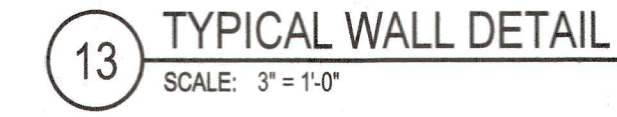
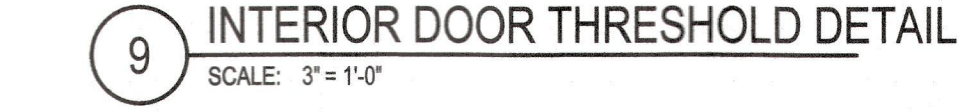
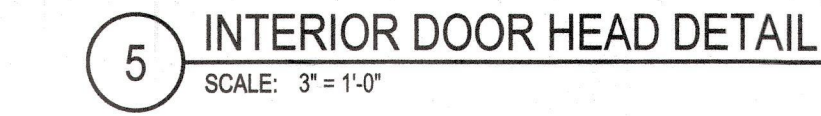
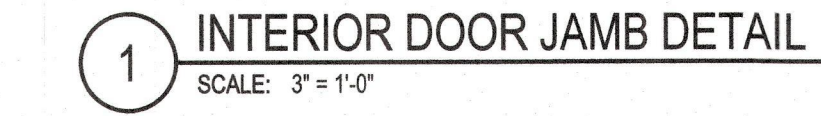
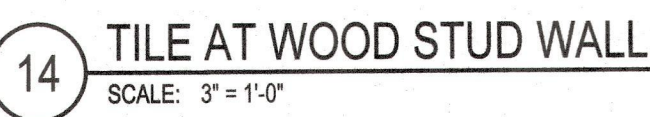
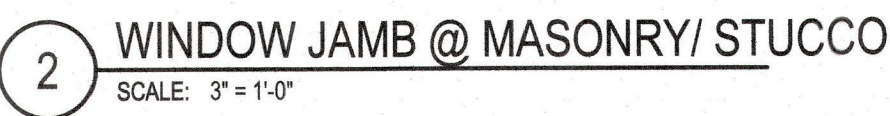
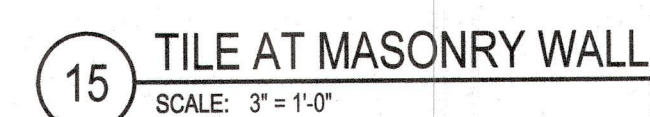
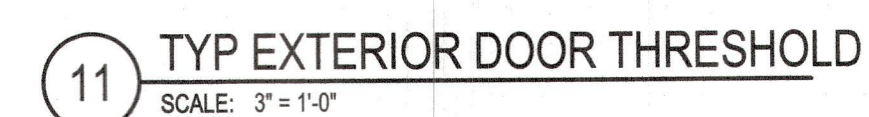
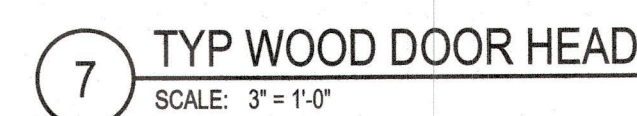
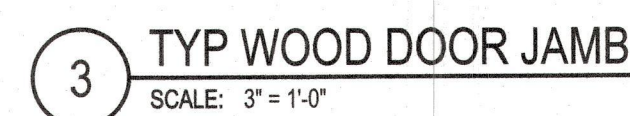
Engineer of Record:
Diana M. Higgins P.E.,
FL# 69317

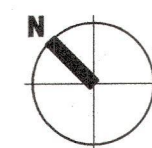
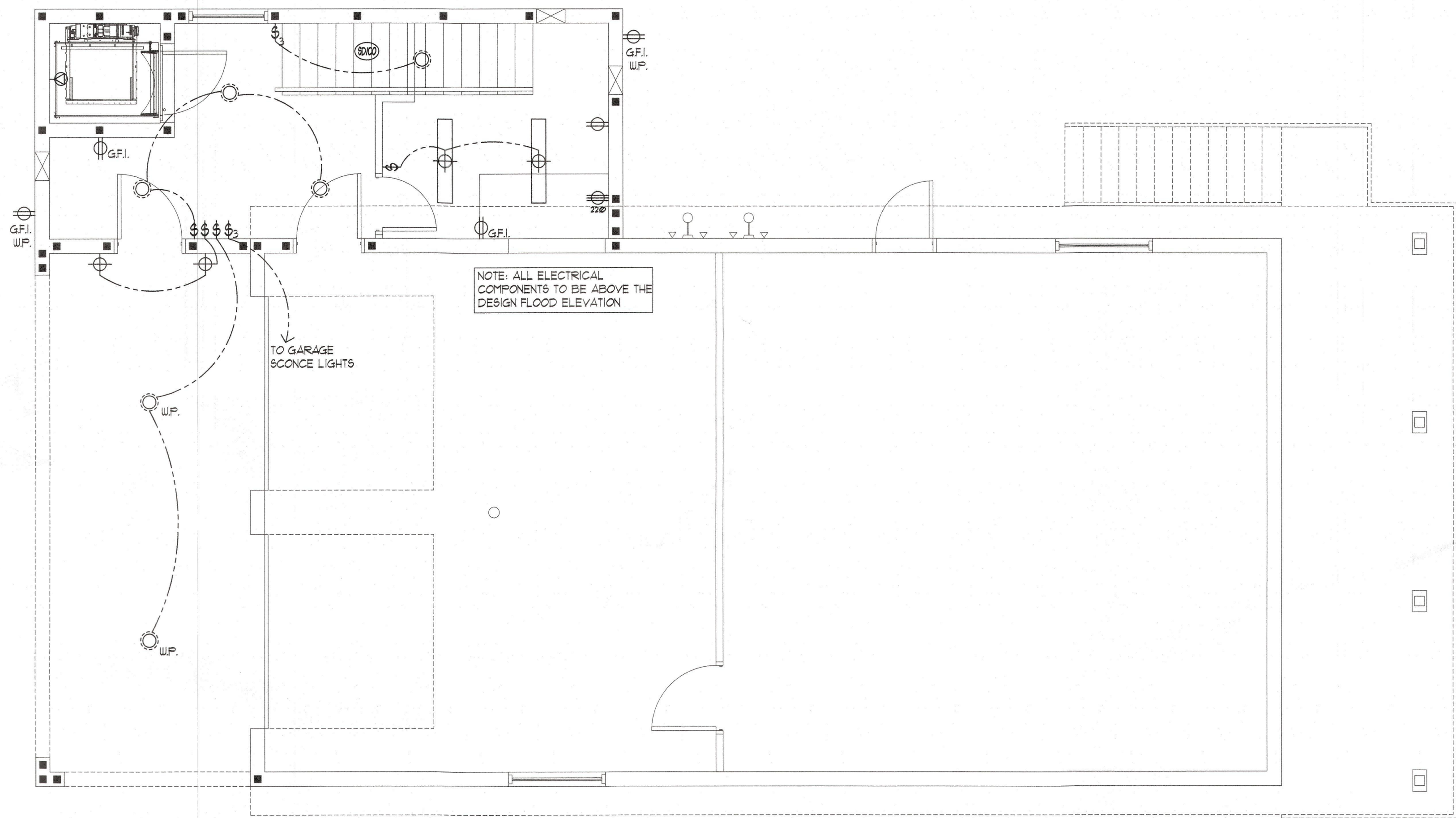
SHEET TITLE:
PARTITION TYPES

SHEET INFORMATION:
JOB NO.:
DATE ISSUED: 10.23.24
DRAWN BY: AR
REVIEWED BY: DMH

sheet:

A6.1





PROPOSED GROUND FLOOR PLAN

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

ELECTRICAL LEGEND

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET (GFI)
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET/ DIRECT WIRED
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- 2" LED DOWN LIGHT
- RECESSED LED LIGHT FIXTURE
- WATER PROOF RECESSED LED LIGHT FIXTURE
- LIGHT FIXTURE WITH PULL CHAIN
- FLUORESCENT STRIP
- FLUORESCENT SHOP LIGHT FIXTURE
- UNDER CABINET LED STRIP
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- SOFFIT/EAVE MOUNTED FLOOD LIGHT, PHOTOCELL CONTROLLED
- DOOR CHIME
- PUSHBUTTON SWITCH (OPTIONAL)
- CARBON MONOXIDE/SMOKE DETECTOR (HARD WIRED)
- TELEPHONE
- TELEVISION
- THERMOSTAT - MULTIZONE
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- CEILING FAN ONLY
- CEILING FAN W/ LIGHT KIT
- DEC. HANGING LIGHT

ELECTRICAL NOTES

- 48" AFF. (TYP. UNO.)
ELEC. SWITCHES
COUNTER HEIGHT OUTLETS
THERMOSTAT
ALARM CONTROL PANEL(S)
ALARM POWER BOX
- 18" AFF. (TYP. UNO.)
ELEC. OUTLETS (INT. & EXT.)
TELEPHONE JACKS
TV CABLE JACKS
- ALL RECEPTACLES IN SLEEPING ROOMS SHALL BE ON AN AFCI CIRCUIT.
- ALL RECEPTACLES IN WET AREAS SHALL BE GFCI PROTECTED & LABELED AS SUCH.
- SMOKE DETECTORS TO BE CEILING MOUNTED, COMBINATION SMOKE/CARBON MONOXIDE, HARDWIRED W/ BATTERY BACKUP.
- LIGHT SWITCHES TO BE "DELORA" TYPE (WHITE) WITH MATCHING FACEPLATES.
- PROVIDE SWITCHED LIGHT (IN ATTIC) ABOVE ATTIC ACCESS OPENING. DO NOT MOUNT COUNTER HEIGHT OUTLETS IN MIRROR OR BACKSPLASH UNO.
- SERVICE CORNER WILL BE DICTATED BY ELEC. CO. - VFY.
- IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO INSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH 2020 NEC, FRC 2023, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

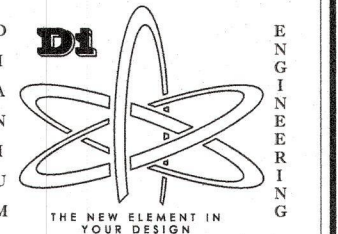
NOTE: PROVIDE AFCI. (ARC-FAULT CIRCUIT INTERRUPTER) OR GFI. (GROUND FAULT INTERRUPTER) ALL RECEPTACLES 120V/1PH/15-20AMP ALL RECEPTACLES TO BE TAMPER PROOF.

NOTE: BUILDING CONTRACTOR TO FIELD VERIFY LOCATION OF ELECTRICAL PANEL BOX AND METER PLACEMENT MIN 200 AMP SERVICE-SERVICE NOT TO EXCEED 400 AMP

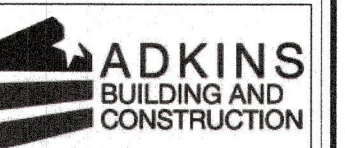
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Planning, Zoning & Building



AR CREATIVE CONCEPTS, LLC
DESIGN | ARCHITECTURE | GRAPHICS
Angel Ruiz, AIA
ar@arcreativeconcepts.com
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Diana M. Higgins P.E.
FL# 69317 CA# 25831
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FL 34250 | 941-932-5892



ADDITION TO
SCHWERTZ RESIDENCE
600 LINLEY STREET
LONGBOAT KEY, FL 34228

TO THE BEST OF THE ENGINEER'S
KNOWLEDGE AND BELIEF, THE STRUCTURAL
PLANS AND SPECIFICATIONS CONFORM WITH
2023 FLORIDA RESIDENTIAL BUILDING CODE
(SCHEDULED EDITION)

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS
AFTER THE DATE IT IS SIGNED AND SEALED.

REVISION:

DATE	DESCRIPTION
01.29.25	BUILDING COMMENTS

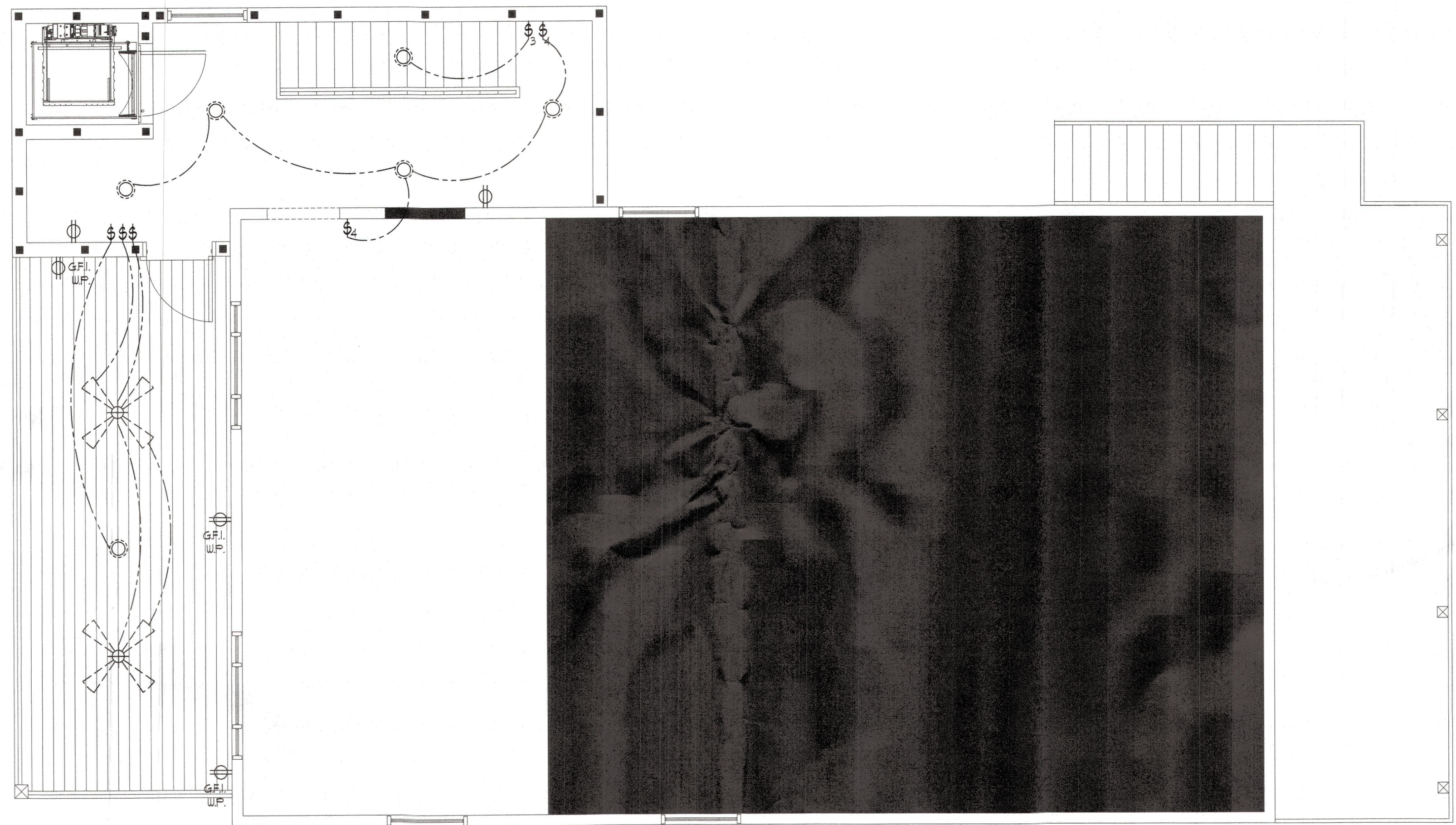
Engineer of Record:
Diana M. Higgins P.E.,
FL# 69317

SHEET TITLE:
GROUND FLOOR
ELECTRICAL PLAN

SHEET INFORMATION:
JOB NO.:
DATE ISSUED: 10.23.24
DRAWN BY: AR
REVIEWED BY: DMH

sheet:

E1.1



1 LEVEL 1 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET (GFI)
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
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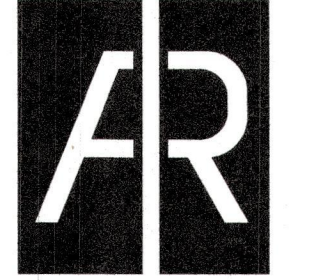
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COUNTER HEIGHT OUTLETS
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- DO NOT MOUNT COUNTER HEIGHT OUTLETS IN MIRROR OR BACKSPLASH UNO.
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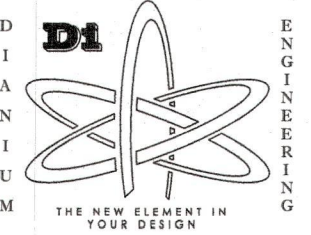
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NOTE: BUILDING CONTRACTOR TO FIELD VERIFY LOCATION OF ELECTRICAL PANEL BOX AND METER PLACEMENT MIN 200 AMP SERVICE-SERVICE NOT TO EXCEED 400 AMP

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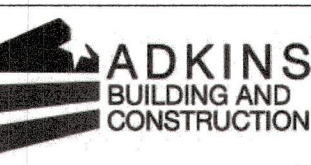


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III



ADDITION TO
SCHWERTZ RESIDENCE
600 LINLEY STREET
LONGBOAT KEY, FL 34228

TO THE BEST OF THE ENGINEER'S
KNOWLEDGE AND BELIEF, THE STRUCTURAL
PLANS AND SPECIFICATIONS COMPLY WITH
2023 FLORIDA RESIDENTIAL BUILDING CODE
(6TH EDITION)

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS
AFTER THE DATE IT IS SIGNED AND SEALED.

REVISION:

DATE	DESCRIPTION
01.29.25	△ BUILDING COMMENTS

Engineer of Record:
Diana M. Higgins P.E.
FL# 69317

SHEET TITLE:
LEVEL 1 ELECTRICAL
FLOOR PLAN

SHEET INFORMATION:

JOB NO.:
DATE ISSUED: 10.23.24
DRAWN BY: AR
REVIEWED BY: DMH

sheet:

E1.2

I. CODE REFERENCES/SPECIFICATIONS

GENERAL REQUIREMENTS:

- THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THEIR SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLICES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND OSHA REGULATIONS DURING WORK. THE ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
- THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SUPPORT UNTIL ALL STRUCTURAL WORK IS COMPLETED AND INSPECTED.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO THE APPROVAL BY THE EOR.
- LOADING APPLIED TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE LOADING USED IN THE DESIGN OF THE STRUCTURE IS INDICATED IN THE "DESIGN CRITERIA LOADS" SECTION. DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL ALL TEMPORARY BRACING IS IN PLACE.
- DRAWINGS ARE SIGNED AND SEALED FOR THE STRUCTURAL PORTION ONLY.

CONSTRUCTION/DESIGN:

- 2023 FLORIDA BUILDING CODE, 2023 FLORIDA BUILDING CODE: RESIDENTIAL AND 2023 FLORIDA BUILDING CODE: EXISTING
- AMERICAN CONCRETE INSTITUTE (ACI 318-14), BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- MANUAL OF STANDARD PRACTICE, CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
- THE MASONRY SOCIETY, TMS 402/602, BUILDING CODE REQUIREMENTS FOR MASONRY AND SPECIFICATIONS FOR STRUCTURES.
- NATIONAL DESIGN SPECIFICATIONS (NDS 2018) FOR WOOD CONSTRUCTION AND ACCOMPANYING STANDARDS.
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 2017 EDITION FOR ALL STEEL OR STEEL RELATED COMPONENTS.
- TRUSS PLATE DESIGN (TP 1-14), DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTORS FOR WOOD TRUSSES.
- BUILDING COMPONENT SAFETY INFORMATION (BCSI), LATEST EDITION, GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
- AMERICAN PLYWOOD ASSOCIATION (APA).
- AMERICAN SOCIETY OF CIVIL ENGINEERS/STRUCTURAL ENGINEERING INSTITUTE (ASCE 7-16)

SHOP DRAWINGS:

- THERE SHALL BE NO DEVIATIONS FROM THESE DESIGN PLANS BY OTHERS DURING THE PREPARATION OF SHOP DRAWINGS WITHOUT THE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
- ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL ROOF AND FLOOR FRAMING SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER AND SHALL INCLUDE THE FOLLOWING: DRAWINGS AND CALCULATIONS, REACTIONS AND BEARING POINTS, BRACING REQUIREMENTS AND CONNECTIONS TO SUPPORTING TRUSS MEMBERS.
- ALL STEEL SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER AND SHALL INCLUDE DRAWINGS AND CALCULATIONS.

II. DESIGN CRITERIA LOADS

DEAD/LIVE LOADS AND LIVE LOADS:

- DEAD LOADS
 - DEAD LOADS ARE BASED ON THE MORE RESTRICTIVE OF THE UNIFORM LOAD LISTED BELOW. IF ACTUAL WEIGHT OF FINISHES EXCEED LISTED LOADS BELOW, EOR MUST BE CONSULTED.
- MISCELLANEOUS CEILING AND HANGING LOADS SUCH AS DUCT WORK AND SPRINKLER PIPES: 10 PSF

CATEGORY:	UNIFORM DL
ROOF (SHINGLE/METAL)	10 PSF
ROOF (TILE)	25 PSF
RESIDENTIAL FLOORS	15 PSF
COMMERCIAL FLOORS	15 PSF
STAIRS & EXITS	15 PSF
GARAGE FLOOR SLAB	5 PSF

- LIVE LOADS
 - LIVE LOADS ARE BASED ON THE MORE RESTRICTIVE OF THE UNIFORM LOAD LISTED BELOW. LIVE LOADS HAVE NOT BEEN REDUCED A PRESCRIBED IN THE BUILDING CODE.

CATEGORY:	UNIFORM LL	CONC. LL
BALCONIES	BY OCCUPANCY x 1.5	
ROOF	20 PSF	
RESIDENTIAL FLOOR	40 PSF	
OFFICE	50 PSF	
COMMERCIAL OTHER	100 PSF	
STAIRS, LANDING & EXITS BY OCCUPANCY	50 PSF	
STORAGE ATTIC	30 PSF	
GARAGE FLOOR SLAB	50 PSF	8,000 LBS

- PER SECTION 1607.9 OF THE 2020FLORIDA BUILDING CODE, LIVE LOAD REDUCTIONS ARE PERMISSIBLE WITH THE EXCEPTION OF THE ESCAPES AND STAIRWELLS.

SOIL BEARING CAPACITY:

- ALLOWABLE SOIL BEARING PRESSURE SHALL BE 1800 PSF.

RAILING LOADS:

- HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.
- HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 240 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.
- IT IS NOT REQUIRED THAT THE LOADS IN SECTIONS 1 & 2 BE APPLIED SIMULTANEOUSLY, BUT EACH SHALL BE APPLIED TO PROVIDE THE MAXIMUM STRESSES IN THE MEMBER COMPONENTS. ONLY SECTION 1 APPLIES TO RESIDENTIAL STRUCTURES.

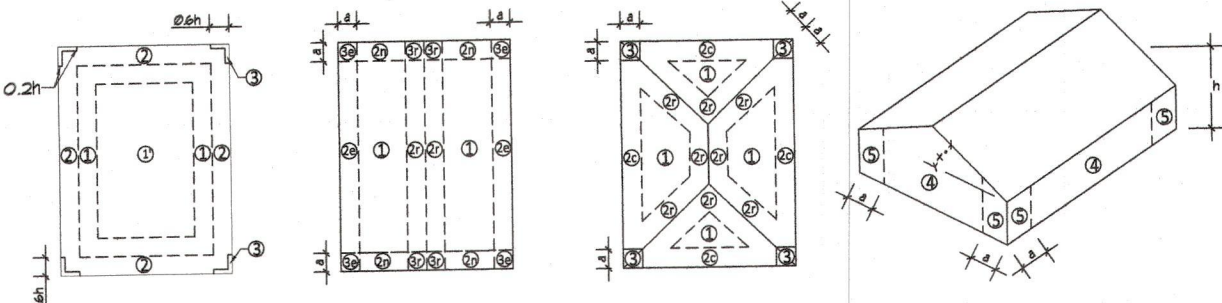
II. DESIGN CRITERIA LOADS (CONT.)

WIND LOADS:

- WIND DESIGN IS BASED ON THE 2020FBC AND ASCE 7-16.
- ALL OPENINGS AND BUILDING COMPONENTS SHALL CONFORM TO THE ALLOWABLE STRESS DESIGN PRESSURES LISTED IN THE TABLES, IN PSF, PER SQUARE FOOTAGE OF OPENING.
- ROUND DOWN FOR WINDOWS/DOORS FALLING IN BETWEEN THE ABOVE-VALUES IN SECTION 2.
- NET UPLIFT PRESSURE SHALL NOT BE LESS THAN 1 G PSF (10 PSF ASD).

Vault: 150 MPH EXP. D, h = 20 ft, ENCLOSED, a = 5 ft

WALL Area (ft²)	10	20	30	40	50	60	70	80	90	100
Zone 4 p (psf) =	37.44	-40.61	34.26	-39.02	32.68	-37.44	31.09	-34.26		
Zone 5 p (psf) =	37.44	-50.13	34.26	-46.95	32.68	-42.20	31.09	-39.02		
ROOF Area (ft²)	10	20	30	40	50	60	70	80	90	100
Zone 1, 2a p (psf) =	21.57	-34.26	18.40	-34.26	19.99	-42.68	15.23	-31.09		
Zone 1, 2b, 2c, 3a p (psf) =	21.57	-49.65	18.40	-54.89	19.99	-48.54	15.23	-43.78		
Zone 3, 3b p (psf) =	21.57	-88.20	18.40	-81.85	19.99	-75.51	15.23	-69.16		
GARAGE DOOR SIZE	10	20	30	40	50	60	70	80	90	100
Zone 1, 2a p (psf) =	-	-	-	-	-	-	-	-	-	-
Zone 2b, 2c, 3a p (psf) =	-	-	-	-	-	-	-	-	-	-
Zone 3 p (psf) =	-123.10	-110.41	-97.72	-85.03						



DEFLECTION CRITERIA:

- DEFLECTION DESIGN IS BASED ON THE 2020FBC. REFER TO THE TABLE BELOW FOR THE ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS.

CONSTRUCTION	ALLOWABLE DEFLECTION		
	LL	W & S	LL + DL
Roof members:			
Supporting plaster ceiling or slucco ceiling	L/360	L/360	L/240
Supporting nonplaster ceiling	L/240	L/240	L/180
Not supporting ceiling	L/180	L/180	L/120
Masonry supporting outer surface	-	-	L/40
Floor members:			
Supporting	L/360	-	L/240
Dropover walls and interior partitions:			
With plaster or slucco finishes	-	L/360	-
With brittle finishes	-	L/240	-
With flexible finishes	-	L/180	-

L = MEMBER SPAN

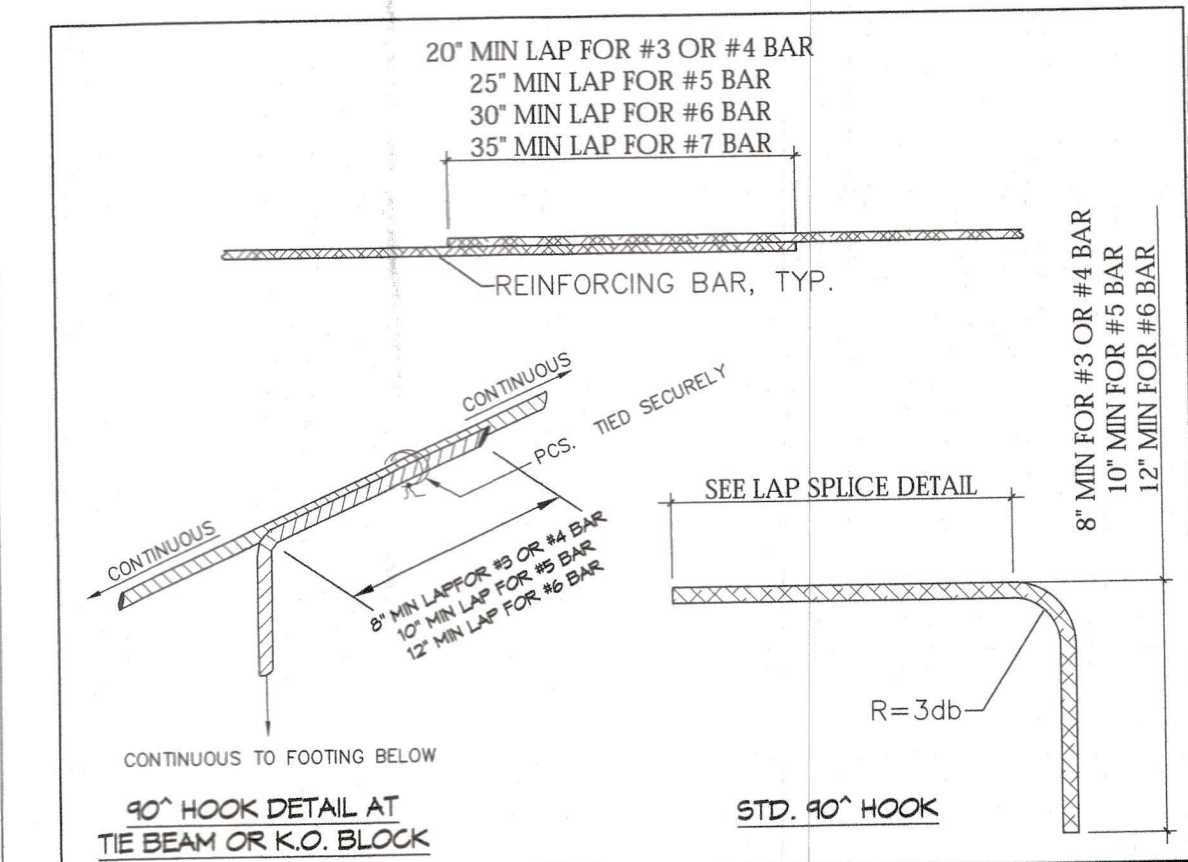
III. GENERAL STRUCTURAL NOTES:

CONCRETE:

- ALL CONCRETE PLACEMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS: ACI 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 301-10, SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI 305-10, HOT WEATHER CONCRETING, AND 2020FLORIDA BUILDINGS CODE.
- CONCRETE MIX SHALL BE DESIGNED PER ACI 318-14, USING PORTLAND CEMENT CONFORMING TO ASTM C150, AGGREGATE CONFORMING TO ASTM C33 AND ADMIXTURES CONFORMING TO ASTM C494, C1017, C260, C618, AND C889. READY MIX CONCRETE SHALL CONFORM TO ASTM C94.
- CEMENT MIX SHALL CONFORM TO THE FOLLOWING TYPES:
 - TYPE I: GENERAL CONSTRUCTION - MOST BUILDINGS, BRIDGES, PAVEMENTS, PRECAST UNITS.
 - TYPE II: MODERATE SULFATE RESISTANCE - STRUCTURES EXPOSED TO SOIL OR WATER CONTAINING SULFATE IONS.
 - TYPE III: HIGH EARLY STRENGTH - RAPID CONSTRUCTION, COLD WEATHER CONCRETING.
 - TYPE IV: LOW HEAT OF HYDRATION (SLOW REACTING) - MASSIVE STRUCTURES SUCH AS DAMS.
 - TYPE V: HIGH SULFATE RESISTANCE - STRUCTURES EXPOSED TO HIGH LEVELS OF SULFATE IONS.
 - WHITE: WHITE COLOR - DECORATIVE.
- THE NOMINAL MAXIMUM SIZE OF COARSE AGGREGATE SHALL NOT EXCEED 3/4" FOR CONCRETE. GROUT SHALL CONSIST OF PEACOCK WITH MAXIMUM SIZE AGGREGATE OF 3/8".
- CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH AND SLUMP INDICATED BELOW:

TYPE	F _c @ 28 DAYS	MAX SLUMP (in)
COLUMNS	5000	3" TO 5"
ELEVATED SLABS	5000	3" TO 5"
FOOTINGS	3000	3" TO 5"
SLABS-ON-GRADE	3000	3" TO 5"
TIE BEAMS	3000	4" TO 6"
BOND BEAMS	3000	6" TO 11"

- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 OR A706 GRADE 60 FOR USE IN WELDING.
- ALL WELDED WIRE FABRIC (WVF) SHALL CONFORM TO ASTM A185 WITH A MINIMUM YIELD STRENGTH OF 65 KSI. ASTM A82 MAY BE SUBSTITUTED.
- ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE. EXCEPT IN MASONRY VERTICAL DOWELS, WHICH MAY BE "FLOATED IN PLACE".
- INDICATED CONCRETE TYPES SHALL BE PROPORTIONED FOR A MAXIMUM WATER CEMENT RATIO OF 0.45.
- EXTERIOR CONCRETE SHALL HAVE AN AIR CONTENT FOR AIR ENTRAINED OF 6% FOR SEVER EXPOSURE CONDITIONS AND 5% FOR MODERATE CONDITIONS AS DEFINED BY ASTM C94.
- ALL CONCRETE SHALL HAVE ALLOWABLE UNIT SHRINKAGE OF 0.03% AT 28 DAYS (ASTM C157).
- FOR READY MIX CONCRETE THE MAXIMUM TIME PERMITTED BETWEEN ADDING MIX WATER AND DISCHARGING CONCRETE IS 90 MINUTES. NO WATER SHALL BE ADDED ON SITE.
- HOOKE, BENDS AND LAPSPICES FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318-14. REFER TO THE TABLES FOR REQUIREMENTS.



III. GENERAL STRUCTURAL NOTES (CONT.):

CONCRETE (CONT.):

- UNLESS OTHERWISE NOTED, STEEL CLEAR COVERS IN CONCRETE SHALL BE AS FOLLOWS:

- CONCRETE WALLS EXPOSED TO WEATHER, #11 BARS AND SMALLER 3/4".
- CONCRETE EXPOSED TO EARTH, 3".
- CONCRETE BEAMS OR COLUMNS NOT EXPOSED TO EARTH OR WEATHER, 1.5" FOR MAIN REINFORCING STEEL AND 3/8" FOR TIES, STIRRUPS AND SPIRALS.

- BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO ENSURE MINIMUM CONCRETE COVER IS SATISFIED. BAR SUPPORTS FOR CONCRETE FOOTERS/SLABS ON GRADE SHALL SATISFY CRSI MANUAL CLASS 3 REQUIREMENTS. ALL OTHERS SHALL SATISFY CLASS 1 REQUIREMENTS.

- FORMWORK SHALL REMAIN IN PLACE UNTIL 90% OF ITS COMPRESSIVE STRENGTH IS OBTAINED. CONTRACTOR TO PROVIDE SHORING AND RESHORING.

MASONRY:

- ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH TMS 402/602 AND 7TH EDITION (2020) FLORIDA BUILDING CODE.
- HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM C-90 AND BE CONSTRUCTED USING NORMAL WEIGHT AGGREGATE. MASONRY UNITS SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI, WHICH CORRESPONDS TO AN F_m = 1500 PSI AS DETERMINED BY THE STRENGTH METHOD OF ACI 530 WHEN USED WITH TYPE M OR S MORTAR AND 1350 PSI FOR TYPE N MORTAR.
- FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY WITH 3000 PSI GROUT. GROUT SHALL CONFORM TO ASTM C-476 AND SHALL OBTAIN A MIN 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. GROUT STOPS ARE TO BE MESHED OR SCREENED TYPE. FELT PAPER IS NOT PERMITTED.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GR. 60 OR A706 GR. 60 FOR USE IN WELDING.
- HOOKE, BENDS, AND LAPSPICES FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318-14. REFER TO THE LAPSPICE TABLE AND HOOK REQUIREMENTS IN THE CONCRETE SECTION FOR ADDITIONAL INFORMATION.
- MORTAR SHALL CONFORM TO ASTM C-270, TYPE M, S, OR N. ALL MORTAR SHALL MEET THE REQUIREMENTS OF ASTM C-270 AND EVALUATED IN ACCORDANCE WITH ASTM C-780.
- UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE LAYED IN RUNNING BOND. BOND CORNERS AND INTERSECTIONS OF ALL WALLS.
- PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING AS INDICATED PER PLAN. PROVIDE VERTICAL REINFORCING BARS AT ALL WALL CORNERS, INTERSECTIONS, OPENING EDGES AND MASONRY STOPS (HIGHER SIDES). PROVIDE CLEANOUTS FOR EACH GROUT POUR EXCEEDING 64". VERTICAL REINFORCEMENT SHALL NOT EXCEED THE SPACING INDICATED ON THE STRUCTURAL DRAWINGS.
- PROVIDE PRECAST LINTELS ABOVE ALL WALL OPENING INCLUDING HVAC DUCTS. SEE DRAWINGS FOR LOCATIONS AND SIZE.
- ALL MASONRY WALLS MUST BE BRACED PRIOR POURING THE BOND BEAMS AND VERTICAL REINFORCING CELLS.
- ALL MASONRY WALLS GREATER 10 FT SHALL BE CONSTRUCTED WITH A DOUBLE BOND BEAM FILLED SOLID WITH GROUT AND (1) #5 CONT. IN EACH.

WOOD:

- ALL WOOD PLACEMENTS SHALL BE IN ACCORDANCE WITH 2018 NDS STANDARDS.
- WOOD CONNECTIONS AND NAILING REQUIREMENTS SHALL CONFORM TO THE 2020FBC, FASTENING SCHEDULE AND 2018 NDS REQUIREMENTS, U.N.O. REFER TO THE FASTENING ON THIS SHEET FOR REQUIREMENTS.
- ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT.
- ALL LOAD BEARING WALLS, EXTERIOR WALLS, JOIST AND RAFTERS SHALL BE FRAMED WITH SOUTHERN YELLOW PINE #2 LUMBER.
- SOUTHERN YELLOW PINE SHALL CONFORM TO THE DESIGN PROPERTIES:

SOUTHERN YELLOW PINE No. 2 DESIGN VALUES

SIZE	ALL VALUES ARE IN PSI			
	F _b	F _v	F _c	E
2 x 4	1100	175	1450	1400000
2 x 6	1000	175	1400	1400000
2 x 8	925	175	1350	1400000
2 x 10	800	175	1300	1400000
2 x 12	750	175	1250	1400000

- ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS.
- ALL INTERIOR NON-LOAD BEARING WALLS SHALL BE FRAMED WITH SPF "STUD GRADE" OR BETTER, P₉ = 675 PSI (MIN).
- BOLT HEADS SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER.
- BOLTED CONNECTIONS SHALL BE SNUG TIGHT BUT NOT TO THE EXTENT OF CRUSHING THE WOOD UNDER THE WASHER.
- PREFABRICATED "MICOR-LAM" LUMBER HEADERS AND BEAMS SHALL BE MANUFACTURED BY "TRUSS JOIST MACMILLAN CORP", BOISE (IDAHO), OR APPROVED EQUAL.
- PREFABRICATED METAL JOIST, HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE "SIMPSON STRONG TIE COMPANY" OR EQUAL. INSTALL ALL ACCESSORIES AS PER THE MANUFACTURERS REQUIREMENTS.
- MICRO-LAM LUMBER SHALL CONFORM TO THE FOLLOWING PROPERTIES:
E = 2,000,000 PSI
F_b = 2950 PSI
F_v = 1650 PSI
F_c = 500 PSI (PERPENDICULAR)
F_c = 2700 PSI (PARALLEL)
F_v = 265 PSI

PLYWOOD SHEATHING NOTES:

- ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS.
- ALL ROOF PANEL SHEATHING SHALL BE APA SPAN RATED SHEATHING SIZED PER THE TABLE IN THE SCHEDULES SHEET. SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING. REFER TO NAILING SCHEDULE FOR ATTACHMENT REQUIREMENTS.
- INSTALL ALL PLYWOOD SHEATHING WITH THE LONG DIMENSION OF THE PANEL ACROSS SUPPORTS AND WITH THE PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE NOTED.
- ALL NAILING SHALL BE CAREFULLY DRIVEN AND NOT OVERDRIVEN. THE USE OF STAPLES IS PROHIBITED. MINIMUM EDGE DISTANCE FOR NAILS IS 4 x D OR R_e WHICHEVER IS GREATER, WHERE D = NAIL DIAMETER.

III. GENERAL STRUCTURAL NOTES (CONT.):

PRE-ENGINEERED WOOD TRUSSES:

- PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER TO SUPPORT THE FOLLOWING LOADS:

SHINGLE/METAL ROOF LOADING
TOP CHORD LOADING:
LIVE LOAD 20 PSF
DEAD LOAD 10 PSF
BOTTOM CHORD LOADING:
ATTIC LIVE LOAD 10 PSF
ATTIC LIVE LOAD W/ STORAGE 30 PSF
DEAD LOAD 10 PSF

TILE ROOF LOADING
TOP CHORD:
LIVE LOAD 20 PSF
DEAD LOAD 25 PSF
BOTTOM CHORD LOADING:
ATTIC LIVE LOAD 10 PSF
ATTIC LIVE LOAD W/ STORAGE 30 PSF
DEAD LOAD 10 PSF

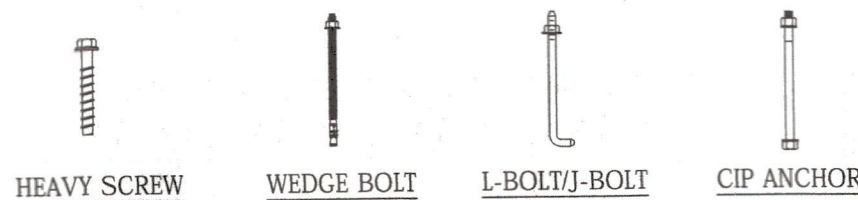
FLOOR LOADING
LIVE LOAD 40 PSF
DEAD LOAD 15 PSF

WIND LOADING
TRUSSES SHALL BE DESIGNED FOR WIND LOADING SET FORTH IN ASCE 7-16 PER THE REQUIRED DESIGN CRITERIA INDICATED IN THE DRAWINGS. NET UPLIFT PRESSURE SHALL NOT BE LESS THAN 1.6 PSF (10 PSF ASD).

- WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE "NDS" NATIONAL DESIGN SPECIFICATIONS FOR WOOD.
- CONSTRUCTION, ANSI/A F & PA AND THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION "ANSI/TPI".
- WOOD MATERIALS SHALL BE S.T.P. #2 AND SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT.
- CONNECTOR PLATES SHALL BE NOT LESS THAN 0.036" (20 Ga.) IN COATED THICKNESS AND SHALL MEET OR EXCEED ASTM A653 GRADE 33 OR HIGHER AND SHALL BE HDG ACCORDING TO ASTM A-525 (COATING G60).
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY AND PERMANENT BRACING AS REQUIRED FOR SAFE ERECTION OF THE TRUSS. THE GUIDELINES SET FORTH BY THE LATEST TRUSS PLATE INSTITUTION PUBLICATION, COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES SHALL BE A MINIMUM REQUIREMENT.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED NOR OTHERWISE ALTERED IN ANY WAY WAY THE WRITTEN APPROVAL OF THE TRUSS MANUFACTURER'S ENGINEER.
- SUBMIT COMPLETE SHOP DRAWINGS FOR ALL WOOD TRUSSES SHOWING MEMBER SIZES, SPANS, DIMENSIONS, CHORD PITCH, LOADING AND REACTIONS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE EOR AND SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
- IF THE NET UPLIFT FORCES SHOWN ON THE FINAL ENGINEERED TRUSS CALCULATION ARE GREATER THAN THE CAPACITY OF THE SPECIFIED CONNECTOR, THE EOR SHALL SUPPLY CONNECTORS TO MEET THOSE UPLIFT FORCES.

ANCHORAGE:

- POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER OF RECORD (EOR) PRIOR TO USING POST-INSTALLED ANCHORS FOR MISSINGS OR MISPLACED ANCHORS.
- CARE SHALL BE GIVEN TO AVOID CONFLICTS WITH EXISTING REINFORCING WHEN DRILLING HOLES. HOLES SHALL BE DRILLED AND CLEANED PER THE MANUFACTURERS INSTRUCTIONS. ANCHORS SHALL BE INSTALLED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS AT NOT LESS THAN MINIMUM EDGE DISTANCES AND/OR SPACINGS INDICATED IN THE MANUFACTURERS LITERATURE.
- SPECIAL INSPECTION SHALL BE PROVIDED FOR ALL ADHESIVE AND MECHANICAL ANCHOR INSTALLATIONS AS REQUIRED BY THE EOR. INDEPENDENT ON-SITE PROOF LOAD TESTING SHALL BE PERFORMED AS REQUIRED BY THE EOR. CONTACT EOR FOR NUMBER OF ANCHORS REQUIRED TO BE TESTED AND REQUIRED PROOF LOAD MAGNITUDE.
- UNLESS NOTED OTHERWISE ON DOCUMENTS, ACCEPTABLE PRODUCTS SHALL BE AS LISTED BELOW:
 - MECHANICAL ANCHORS INTO CONCRETE:
 - 1.1.1. USE THE FOLLOWING (UNO):
 - A. HILTI HWK BOLT 1/2 CARBON AND STAINLESS STEEL ANCHORS (ICC-ES ESR1917)
 - B. RED HEAD TRUBOLT + WEDGE ANCHORS (ICC-ES ESR2427)
 - C. SIMPSON STRONG-TIE STRONG-BOLT (STB) (ICC-ES ESR1771)(F18668)
 - 1.1.2. USE THE FOLLOWING ONLY WHERE SPECIFICALLY CALLED OUT ON THE DOCUMENTS:
 - A. HILTI HDA (ICC-ES ESR1546)
 - B. HILTI HSL-3 ANCHOR (ICC-ES ESR1545)
 - C. SIMPSON STRONG-TIE TITEN HD (THD) (ICC-ES ESR2713)(F12304)
 - 1.2. MECHANICAL ANCHORS INTO MASONRY LINTELS OR GROUT FILLED CELLS:
 - 1.2.1. USE THE FOLLOWING (UNO):
 - A. HILTI HUS-H SCREW ANCHOR (ICC-ES ESR2369)
 - B. SIMPSON STRONG-TIE TITEN HD (THD) (ICC-ES ESR1056)(F12304)
 - 1.2.2. USE THE FOLLOWING ONLY WHERE SPECIFICALLY CALLED OUT ON THE DOCUMENTS:
 - A. HILTI HWK BOLT 3 MASONRY ANCHORS (ICC-ES ESR1385)
 - B. SIMPSON STRONG-TIE WEDGE-ALL ANCHOR(WA) (ICC-ES ESR-3631)(F15415)
 - 1.3. ADHESIVE ANCHORS INTO CONCRETE:
 - 1.3.1. USE THE FOLLOWING (UNO):
 - A. HILTI HIT HY-150 MAX ADHESIVE (ICC-ES ESR2322)
 - B. RED HEAD EPON G5 ADHESIVE (ICC-ES ESR1137)(F16582)
 - C. SIMPSON STRONG-TIE SET-XP EPOXY-TIE ADHESIVE (SETP) (ICC-ES ESR2508)
 - 1.3.2. USE THE FOLLOWING ONLY WHERE SPECIFICALLY CALLED OUT ON THE DOCUMENTS:
 - A. HILTI HIT HY-150 MAX ADHESIVE (ICC-ES ESR2262)
 - 1.4. ADHESIVE ANCHORS INTO MASONRY LINTELS OR GROUT FILLED CELLS:
 - 1.4.1. USE THE FOLLOWING (UNO):
 - A. HILTI HIT HY-150 MAX ADHESIVE (ICC-ES ESR1967)
 - B. SIMPSON STRONG-TIE SET EPOXY-TIE ADHESIVE (SET) (ICC-ES ESR1772)(F15550)
 - ANCHOR BOLTS ARE DEFINED AS THE FOLLOWING TYPES:
 - A. J-BOLTS, I-BOLTS, WEDGE BOLTS, AND HEAVY SCREW ANCHORS.
 - THE USE OF WEDGE BOLTS IN CMU IS PROHIBITED UNLESS WRITTEN CONSENT BY THE EOR HAS BEEN PROVIDED.
 - REFERENCE DETAIL BELOW FOR DIFFERENT TYPE OF ANCHORS.



STRUCTURAL STEEL:

- A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY STANDARD INSPECTIONS TO ENSURE CONFORMANCE WITH PLANS AND SPECIFICATIONS. ALL STEEL PLACEMENT SHALL BE IN ACCORDANCE WITH AISC 14TH EDITION, OSHA STANDARDS AND ALL OTHER APPLICABLE BUILDING CODES. SUBMIT REPORTS TO ARCHITECT AND ENGINEER.
- UNLESS OTHERWISE NOTED, ALL MATERIAL SHALL BE IN ACCORDANCE WITH THE FOLLOWING ASTM SPECIFICATIONS:

MEMBER	ASTM	MIN. YIELD STRENGTH
RECTANGULAR HSS	A500 GR. B	46 KSI
ROUND HSS	A500 GR. B	42 KSI
STEEL PIPE	A53 (TYPE E, GR. B)	35 KSI
OTHER SHAPES/PLATES	A36	36 KSI
CONNECTION BOLTS	A325	92 KSI
ANCHOR BOLTS	A307	36 KSI
THREADED RODS	A36	36 KSI
HEADED STUDS	A108	50 KSI

III. GENERAL STRUCTURAL NOTES (CONT.):

STRUCTURAL STEEL (CONT.):

- ALL CONNECTIONS SHALL BE SHEAR TYPE CONNECTIONS AND DESIGNED BY THE FABRICATOR BASED ON THE AISC MANUAL. SHOP DRAWINGS AND CALCULATIONS.
- DETAILED SHOP DRAWINGS OF ALL STRUCTURAL STEEL, STEEL JOISTS, STEEL DECKING AND MISCELLANEOUS STEEL SHALL BE SUBMITTED AND SIGNED AND SEALED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER PRIOR TO FABRICATION.
- ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70XX ELECTRODES, UNLESS OTHERWISE NOTED. PROVIDE CONT. MIN SIZED FILET WELDS PER AISC REQUIREMENTS. ALL FILLER MATERIAL SHALL HAVE A MINIMUM YIELD STRENGTH OF 58 KSI. ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER IN ACCORDANCE WITH AWS STANDARDS.
- HOLES IN STEEL FOR OTHER TRADES SHALL BE DRILLED OR PUNCHED AND DETAILED ON THE SHOP DRAWINGS. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.
- COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC. HAVE BEEN DESIGNED FOR THE FINAL COMPLETED CONDITION AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADINGS ENCOUNTERED DURING STEEL ERECTION AND CONSTRUCTION. THE CONTRACTOR IS TO VERIFY ADEQUACY OF THE STEEL PRIOR TO ERECTION.
- UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE WEATHER, INCLUDING ALL BRICK SHELF ANGLES SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153.
- PREFABRICATED METAL JOIST, HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE "SIMPSON STRONG TIE COMPANY" OR EQUAL. INSTALL ALL ACCESSORIES AS PER THE MANUFACTURERS REQUIREMENTS.
- PROVIDE FULL DEPTH BEARING STIFFENERS EACH SIDE OF THE BEAM WEB AT ALL SUPPORTS AND CONCENTRATED LOADS U.N.O. THICKNESS OF STIFFENERS SHALL MATCH THAT OF BEAM WEB (MIN. 1/4") U.N.O. FILET WELD BOTH SIDES OF STIFFENER, ALL AROUND.
- STEEL SHALL BE PROPERLY SHOP PRIME/PAINTED UNLESS EMBEDDED IN CONCRETE, COVERED WITH SPRAY-ON FIREPROOFING, OR WITHIN 2-INCHES OF AREAS REQUIRING FIELD WELDING. PRIME AND PAINTING OF ALL FIELD WELDS IS REQUIRED AFTER APPROVED INSPECTION AND AFTER WELDS OF EXPOSED STEEL HAVE BEEN GROUND SMOOTH. FIELD TOUCH-UP OF PAINT IS REQUIRED.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL REMOVE ALL FOREIGN MATTER WHICH HAS ACCUMULATED ON THE STEEL DURING HANDLING AND STORAGE.
- DRIFTING TO ENLARGE UNFAIR HOLES SHALL NOT BE PERMITTED. DRILL SUCH HOLES TO ACCOMMODATE THE NEXT LARGER FASTENER SIZE, WHERE POSSIBLE.
- EJECT ALL MEMBERS IN THEIR FINAL LOCATION SUCH THAT LEVEL, PLUMBNESS, AND ALIGNMENT ARE WITHIN AISC TOLERANCES.
- STANDARD NON-SLOPED AND NON-SKEWED SHEAR CONNECTIONS HAVE BEEN DESIGNED AND THE NECESSARY INFORMATION MAY BE FOUND IN THE DETAILS. THE SERVICE REACTIONS HAVE BEEN PROVIDED AT EACH END OF EACH MEMBER SHOULD THE FABRICATOR DECIDE TO RE-ENGINEER THE CONNECTIONS TO THEIR PREFERENCES. SHOULD THE FABRICATOR DECIDE TO RE-ENGINEER THE CONNECTIONS, THEY MUST PROVIDE SUBMITTALS THAT HAVE BEEN PREPARED AND SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE SAME STATE AS THE PROJECT LOCATION. ALL OTHER NON-STANDARD CONNECTIONS SHALL BE DESIGNED AND DETAILED BY FABRICATORS ENGINEER AND PROVIDE SIGN AND SEALED CONNECTION SUBMITTAL FOR REVIEW.

COLD FORMED STEEL

- COLD FORMED STEEL (CFS) FRAMING SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE BUILDING CODE AND WITH THE LATEST SPECIFICATIONS OF THE AMERICAN IRON AND STEEL INSTITUTE (AISI) AND THE REQUIREMENTS OF THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA). PREFABRICATED TRUSSES AND TRUSS BR

UNIT VOIDS BELOW SLAB LEVEL BEFORE TERMITE TREATMENT IS PERFORMED.

1

2

2 CAST IN PLACE TIE BEAM SCHEDULE

NOTES:

1. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN
2. ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION
3. EACH 300 COMMON NAIL MAY BE REPLACED W/ (2) 16d COMMON NAILS, (ONE INTO EACH OUTSIDE FACE OF B/C, SAME N/A OF SCREWS, SAME SPACING)
4. FOR 4-PLY, PROVIDE 1/4" DIA. X5 1/2" LAG SCREWS OR EQUAL/GPANCE AS SHOWN FOR
5. FOR 5-PLY, PROVIDE 1/4" DIA. X7" LAG SCREWS OR EQUAL/GPANCE AS SHOWN FOR 3-PLY)
6. REFER TO NDB SECTION 13.3 FOR ADDITIONAL INFORMATION

TYPE 1

TYPE 2

CAST-IN PLACE COLUMN	7
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DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING OF FASTENERS
Joist to sill or girder, toe nails	3-8d	
Sole plate to joist or blocking, face nail	16d	16" o.c.
Top or sole plate to stud, end nails	2-16d	
Stud to sole plate, toe nails	2-16d	
Double studs, face nails	10d	24" o.c.
Double top plates, face nails	10d	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16" o.c.
Blocking between joists or rafters to top plate, toe nail	3-8d	
Rim joist to top plate, toe nail	8d	6" o.c.
Ceiling joists to plate, toe nail	3-8d	
Continuous header to stud, toe nail	4-8d	
Ceiling joist to top over partitions, face nail	3-10d	3-10d
Ceiling joist to parallel rafters, face nail	3-10d	
Rafter to plate, toe nail	2-16d	
Roof rafters to ridge, valley or hip rafters:		
toe nail	4-16d	
face nail	3-16d	
Rafter ties to rafters, face nail	3-8d	
Collar tie to rafter, face nail, or 11/4" x20 gage ridge strap	3-10d	

NOTES:

a. All nails are smooth-common or deformed shanks except where otherwise stated. Nails used in framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

10

NOT USED	5	NAILING SCHEDULE-150 MPH EXP B 30 FT MAX BUILDING HEIGHT	6
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HUS	H1	HUC/HUCO	H2	H10A-1105 LBS	T1	H10S-910 LBS	T2	HTS16-1415 LBS	T3	HTSM16-1110 LBS	T4
-----	----	----------	----	---------------	----	--------------	----	----------------	----	-----------------	----

THAI/THAI-2	H3	HGUM		H4	HETA20-1810 LBS	T5	(2) HETA-2365 LBS	T6	MSTC28/MSTCM40	T7	MGT- 4365 LBS ⁴	T8
-------------	----	------	--	----	-----------------	----	-------------------	----	----------------	----	----------------------------	----

LGU/MGU/HGU	H5	MBHU/MBHA	H6	LGT-2-2150 LBS ⁴	T9	LGT-3 3285 LBS ⁵	T10	LGT-2 SDS2.5 ⁴	T11	LGT-3 SDS3 ⁵	T12
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THE BRAND UNLESS OTHERWISE
 URER INSTALLATION GUIDELINES.
 E INSTALLATION OF THIS STRAP.

0 (MIN)
 DIAGONALLY TO EACH OTHER.
 LATE ON THE OPPOSITE SIDE OF THE TRUSS
 OF THE TRUSS.

HANGER NOTES

HANGER SCHEDULE

8FGTR^{2, 4 & 6}

UPLIFT SCHEDULE

T13

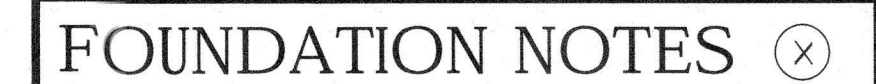
HGT-10,345 LBS ⁴

CONNECTOR NOTES

FRAMING NAILING SCHEDULE

10

SO 2



1. ARCHITECTURAL BACKGROUNDS ARE SHOWN FOR REFERENCE ONLY.
2. ALLOWABLE BEARING CAPACITY HAS BEEN ASSUMED TO BE 3000 PSF. CONTRACTOR SHALL VERIFY. SEE GENERAL STRUCTURAL NOTES AND SOILS REPORT FOR SOIL PREPARATION REQUIREMENTS, STRUCTURAL FLIGHT REQUIREMENTS AND ADDITIONAL INFORMATION.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500(P.S.I.). REINFORCING SHALL BE A5TH A615 GRADE 40.
4. PROVIDE A MINIMUM 3" CLEAR COVER FOR ALL FOOTING REINFORCING.
5. TYPICAL SLAB ON GRADE SHALL BE 4" THICK REINFORCED WITH 6 X 6 W/4 X/4 CHAIRED 1" FROM TOP OF SLAB. AN EQUIVALENT AMOUNT OF FIBER/FESH (OR EQUAL) MAY BE SUBSTITUTED FOR THE SLAB REINFORCING.
6. PROVIDE A MINIMUM 6" CONCRETE COVER WITH 6" OVERLAPPED EDGES BENEATH ALL SLABS ON GRADE.
7. A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY THE SURVEY SHALL BE ON SITE FOR THE BUILDING INSPECTOR'S USE. ALL FOUNDATION MEMBERS SHALL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY THE REQUIRED SETBACKS.
8. WOOD OR FIBER INSULATION BOARD OR BOXES OR FORMS WITHIN 1'-0" OF THE BUILDING PERIMETER SHALL BE REMOVED.
9. STORMWATER RUNOFF SHALL BE DISPOSED OF ON SITE OR DIVERGED INTO AN APPROVED DRAINAGE STRUCTURE OR CHANNEL.
10. THE ELEVATION OF THE LOWEST FINISHED FLOOR SHALL BE A MINIMUM 8" ABOVE THE HIGHEST ADJACENT GRADE.
11. REFERENCE GENERAL NOTES AND SOILS REPORT (S) (AS APPLICABLE) FOR ADDITIONAL SOILS AND FOUNDATION REQUIREMENTS AND INFORMATION.
12. ALL CONTROL JOINTS MUST BE SAW CUT AND CONCRETE PERPENDICULARS WITHIN 2 HOURS AFTER CONCRETE PLACEMENT.
13. TYPICAL DETAILS SHALL APPLY WHERE SPECIFIC DETAILS HAVE NOT BEEN PROVIDED.
14. FLOOD HAZARD AREAS: MUST COMPLY WITH ELEV. REQ. OF FLOOD R 3222(I) 4 ENCL. AREA BELOW DEVI. REQ. 3222.2
15. ALL MATERIALS BELOW ELEV. TO BE FLOOD RESISTANT PER FEMA VENT REGULATION CONCERNING BULLETIN.
16. ALL FLOOD VENTS ARE SMART VENTS, V1-8522-R4 INSTALLED WITH THE BOTTOM OF THE VENT NO MORE THAN 1" ABOVE ADJ. GRADE.
17. THE SOILS ENGINEER HAS NOT BEEN REVIEWED FOR THIS STRUCTURE. A SOILS ENGINEER MUST BE RETAINED AND A STUDY MUST BE COMPLETED AND SUBMITTED FOR REVIEW BY THE EOR. BEFORE THE FOUNDATION IS PLACED, FAILING TO DO SO MAY RESULT IN A FLOODING AND PROJECT DELAYS.

LEGEND

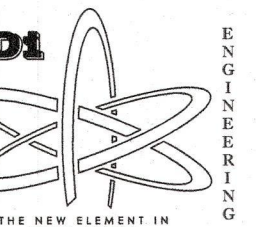
- EXISTING CMU WALL, REFER TO PLAN FOR
RETROFIT FILLED CELL LOCATIONS
- CONTINUOUS FOOTING - SEE PLAN AND
SCHEDULE FOR SIZE AND REINFORCING
- SPREAD FOOTING - SEE PLAN AND
SCHEDULE FOR SIZE AND REINFORCING
- CONTROL JOINT SAWCUT
SLAB 1" DEEP WHERE SHOWN
- STEP
- RECESSED SLAB AREA

WARNING NOTE:

GEOTECHNICAL REPORT IS REQUIRED FOR THIS PROJECT. THE GEOTECHNICAL REPORT MUST BE REVIEWED FOR CONFORMANCE TO THE CURRENT DESIGN. FAILURE TO PROVIDE THIS REPORT PRIOR TO THE PLACEMENT OF THE FOUNDATION MAY COST TIME AND FULL REMOVAL OF THE FOUNDATION AND ANY OTHER COMPONENTS IN PLACE.



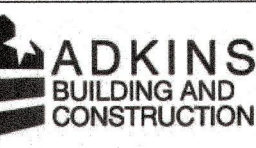
AR CREATIVE CONCEPTS, LLC
DESIGN | ARCHITECTURE | GRAPHICS
Angel Ruiz, aia
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Diana M. Higgins P.E.,
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FL 34250 | 941-932-5892



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ADDITION TO
SCHWERTZ RESIDENCE
600 LINLEY STREET
LONGBOAT KEY, FL 34228

THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF, THE STRUCTURAL ANALYSES AND SPECIFICATIONS COMPLY WITH THE 2003 FLORIDA RESIDENTIAL BUILDING CODE (NINTH EDITION)

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS
 AFTER THE DATE IT IS SIGNED AND SEALED.

REVISION:

DATE	DESCRIPTION
12.25	 BUILDING COMMENTS

Engineer of Record:
 Diana M. Higgins P.E.,
 License # 69317

HEET TITLE:

FOUNDATION PLAN

HEET INFORMATION:

OB NO.:
DATE ISSUED: 10.23.24
DRAWN BY: AR
REVIEWED BY: DMH

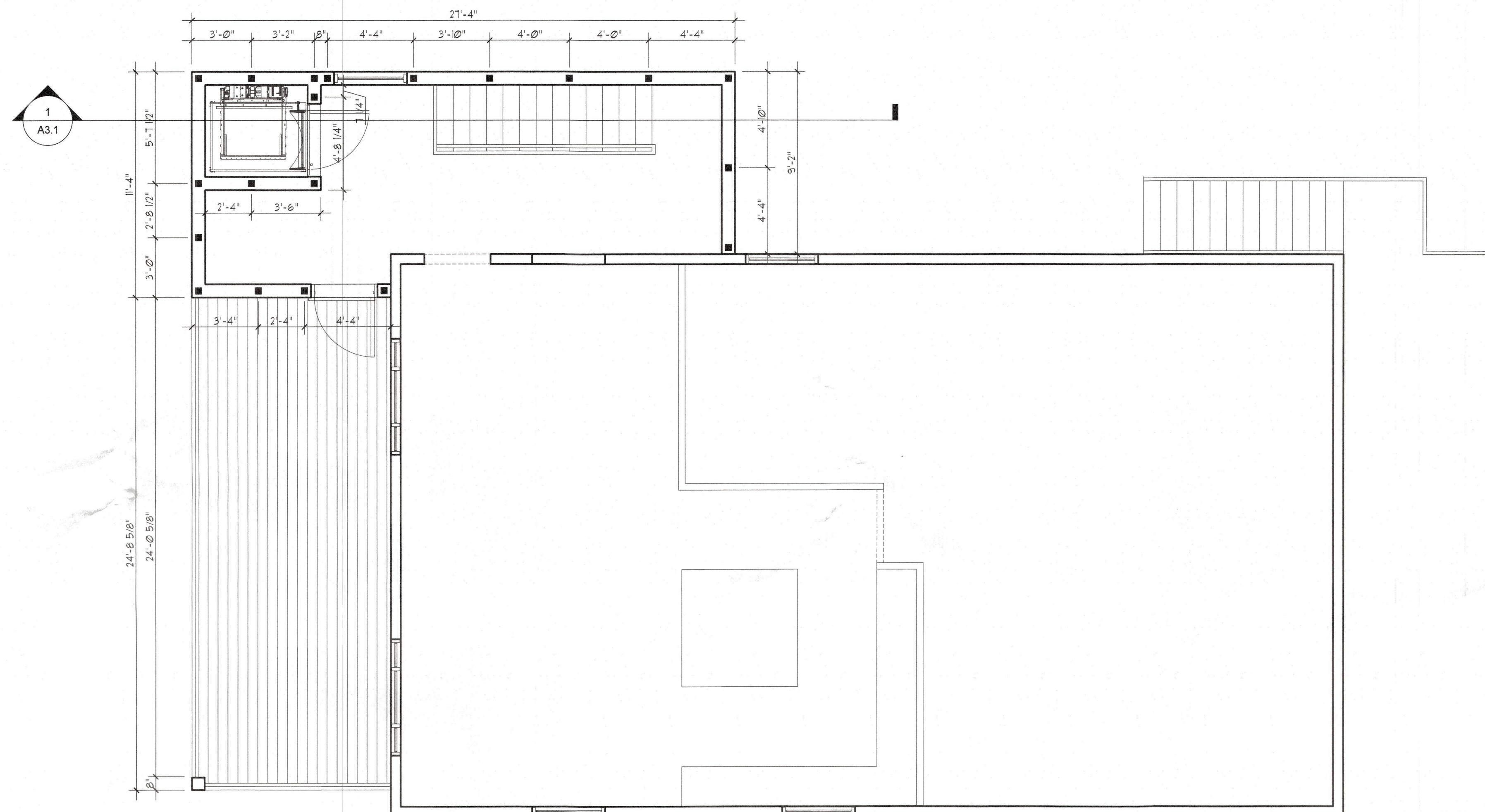
sheet:

S1.1

RECEIVED
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

1. ARCHITECTURAL BACKGROUNDS ARE SHOWN FOR REFERENCE ONLY.
2. ALLOWABLE BEARING CAPACITY HAS BEEN ASSUMED TO BE 14,000PSF. CONTRACTOR SHALL VERIFY. SEE GENERAL TRUSSES NOTES FOR ADDITIONAL INFORMATION.
3. PREPARATION REQUIREMENTS, STRUCTURAL FILL REQUIREMENTS AND ADDITIONAL INFORMATION.
4. 1" MINIMUM CONCRETE COVER FOR STEEL REINFORCING SHALL BE 25/00PS. REINFORCING SHALL BE A5TH A65 GRADE 40.
5. PROVIDE A MINIMUM 3" CLEAR COVER ON ALL FOOTING REINFORCING.
6. 1" MINIMUM SLAB ON GRADE SHALL BE 4" THICK REINFORCED WITH 6" x 6" x 4" x 4" W/AL CHAIRS 1" FROM TOP OF SLAB. AN EQUIVALENT AMOUNT OF FIBERFESH (OR EQUAL) MAY BE SUBSTITUTED FOR THE SLAB REINFORCING.
7. PROVIDE A MINIMUM 1" CLEAR COVER FOR SLABS WITH 6" OVERLAPPED EDGES BENEATH ALL SLABS ON GRADE.
8. A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE FOR THE BUILDING. THIS IS FOR USE OR AS A GUIDE. THE SURVEY SHALL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY THE REQUIRED SETBACKS.
9. WHEN EXISTING PAVING OR DRIVEWAY IS TO BE EXPOSED OR FORKS WITHIN 1'-0" OF THE BUILDING PERIMETER SHALL BE REMOVED.
10. STORMWATER RUNOFF SHALL BE DISPOSED OF ON SITE OR DIVERTED INTO AN APPROVED DRAINAGE STRUCTURE OR CHANNEL.
11. THE ELEVATION OF THE LOWEST FINISHED FLOOR SHALL BE A MINIMUM 6" ABOVE THE HIGHEST ADJACENT GRADE.
12. THE GENERAL REQUIREMENTS FOR FOUNDATION SOILS REPORT (AS APPLICABLE) FOR ADDITIONAL SOILS AND FOUNDATION REQUIREMENTS AND INFORMATION.
13. ALL CONTROL JOINTS MUST BE SAW CUT AS SHOWN OR PER AS NOTED HANDS WITHIN 12 HOURS AFTER CONCRETE PLACEMENT.
14. TYPICAL DETAILS SHALL APPLY WHERE SPECIFIC DETAILS HAVE NOT BEEN ENCLOSED.
15. ALL ELEVATIONS ARE TO BE COMPLY WITH ELEV. REQ. OF FBC R 3222.1.1 CALL AREA BELOW DEPT. REQ. 3222.2
16. ALL MATERIALS BELOW DEPT. TO BE FLOOD RESISTANT PER FBC R 3222.1.1 CALL AREA BELOW DEPT. REQ. 3222.2
17. ALL FLOOD VENTS ARE SMART VENTS F15022-R4 INSTALLED WITH THE BOTTOM OF THE VENT NO MORE THAN 12" ABOVE ADJ. GRADE.
18. THE STRUCTURAL ENGINEER HAS NOT BEEN REVIEWED FOR THIS STRUCTURE. A SOILS ENGINEER MUST BE RETAINED AND A STUDY MUST BE COMPLETED AND SUBMITTED FOR REVIEW BY THE BOR. BEFORE THE FOUNDATION IS PLACED. FAILURE TO DO MAY RESULT IN COSTS TO REPAIRS AND PROJECT DELAYS.

EXISTING CMU WALL, REFER TO PLAN FOR
RETROFIT FILLED CELL LOCATIONS

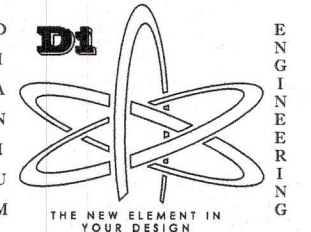


1 SECOND FLOOR MASONRY PLAN
SCALE : 1/4" = 1'-0"

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



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Engineer of Record:
Ana M. Higgins P.E.,
69317

SHEET TITLE:
COND FLOOR
MASONRY PLAN

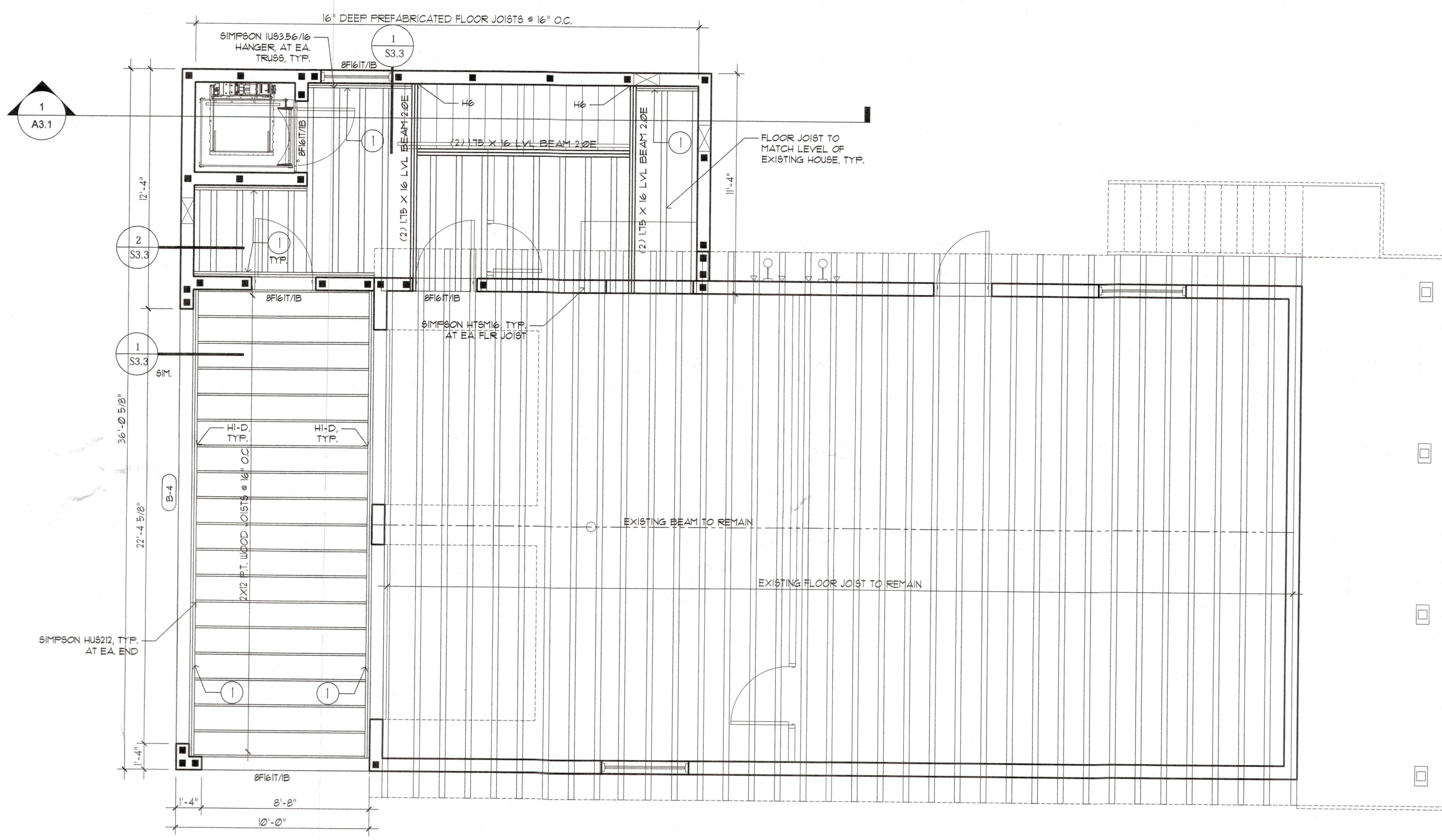
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1 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING PLAN NOTES

1. REFERENCE SHEET S-003 FOR ALL SCHEDULES.
2. X FLF INDICATES AXIAL TENSION OR COMPRESSION DUE TO WIND APPLIED TOP CHORD.
3. INDICATES ADDITIONAL VERTICAL LOAD. 'D' INDICATES DEAD LOAD. 'L' INDICATES LIVE LOAD.
4. ALL EXTERIOR WALLS ARE CONSIDERED SHEAR WALLS.
5. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
6. ARCHITECTURAL BACKGROUNDS ARE SHOWN FOR REFERENCE ONLY.
7. MINIMUM REQUIREMENTS FOR CODE COMPLIANT CONSTRUCTION ARE SHOWN ON THE PLANS.
8. CONTRACTOR SHALL VERIFY ALL INFORMATION ON THIS ROOF FRAMING PLAN AND REPORT ANY DISCREPANCIES TO STRUCTURAL ENGINEER FOR ADDITIONAL CONSIDERATION.
9. IT SHALL BE THE RESPONSIBILITY OF THE BUILDING OFFICIAL AND/OR THIRD PARTY INSPECTOR TO ENFORCE THAT CONSTRUCTION IS IN COMPLIANCE WITH THE CODE AND WITH THESE PLANS.
10. GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS ARE CALLED OUT ON THE PLANS.
11. REFERENCE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
12. INDICATE REQUIRED DESIGN WINDOW PRESSURES.
13. PRECAST LINTEL TAG:
 - U-FILED WITH GROUT 1/4" UNFILLED. QUANTITY OF #5 FIELD ADDED REBAR AT BOTTOM OF COMPOSITE U-LINTEL CAVITY FOR GRAVITY LOAD.
 - RECESSED. QUANTITY OF #5 FIELD ADDED REBAR AT TOP OF COMPOSITE U-LINTEL FOR UPLIFT LOAD.

TRUSS FRAMING NOTES

1. PRE-ENGINEERED WOOD TRUSSES SPACED AS INDICATED ON PLANS.
2. SEE FLOOR PLAN AND ELEVATIONS FOR ADDITIONAL ROOF INFORMATION.
3. TRUSS MANUFACTURE SHALL EXACTLY MATCH THE PROPOSED TRUSS LAYOUT AND BEARING POINTS PROVIDED FOR THE STRUCTURE. FAILURE TO MATCH THE LAYOUT WILL RESULT IN ADDITIONAL COST FROM THE EOR TO THE CLIENT.
4. ALL CONNECTIONS PER SIMPSON CATALOG (LATEST EDITION). CONTACT ENGINEER FOR ALTERNATE CONNECTIONS.
5. THE PRE-ENGINEERED TRUSS DRAWINGS HAVE NOT BEEN REVIEWED FOR THIS STRUCTURE. TRUSS DRAWINGS MUST BE SUBMITTED TO EOR PRIOR TO PLACEMENT OF FOUNDATION. FAILURE TO SUBMIT TRUSS ENGINEERING MAY RESULT IN COSTLY REPAIRS AND PROJECT DELAYS.
6. ALL TEMPORARY TRUSS BRACING SHALL BE CONSIDERED PERMANENT TRUSS BRACING. REFER TO THE TRUSS MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR FINAL PLACEMENT.
7. THE USE OF TWIST TYPE STRAPS ARE STRICTLY PROHIBITED AS RETROFIT CONNECTORS IN THE EVENT EMBEDDED CONNECTORS ARE NOT INSTALLED PROPERLY. PLEASE CONTACT EOR FOR ACCEPTABLE EQUIVALENT.

LEGEND

8" CMU WALL W/ REBAR SPACED AS SHOWN.

KEY NOTES

1. DBL 2 X 8 LEDGER. INSTALL 1ST FLY WITH (3) 1/4" X 3 1/2" LAG SCREWS AT EA. FLOOR TRUSS. ATTACH 2ND FLY TO 1ST W/ 3-ROWS OF 10d NAILS AT 8" O.C. STAGGERED.

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01.29.25	BUILDING COMMENTS

Engineer of Record:
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FL# 69317

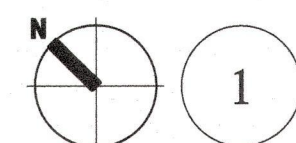
SHEET TITLE:
FLOOR FRAMING PLAN

SHEET INFORMATION:
JOB NO.:
DATE ISSUED: 10.23.24
DRAWN BY: AR
REVIEWED BY: DMH

sheet:

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

QUANTITY _____
UNIT PRICE _____
TOTAL _____
TAX _____
TOTAL DUE _____
NUMBER REFERENCE SEE
SCHEDULE ON S003

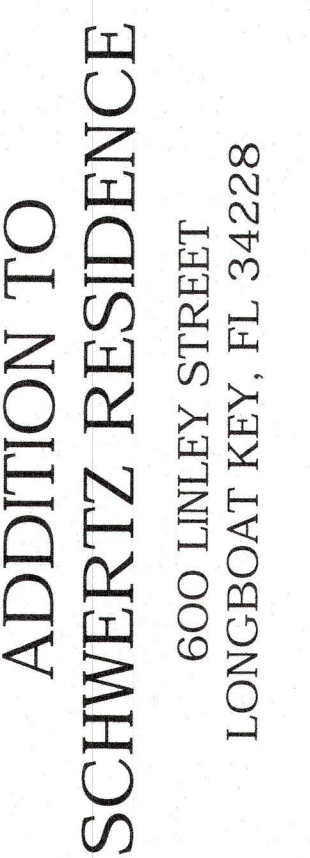
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EXISTING CMU WALL, REFER TO PLAN FOR
RETROFIT FILLED CELL LOCATIONS

GENERAL CONTRACTOR TO FILED VERIFY ROOF SLOPE AND
DIMENSIONS PRIOR TO CONSTRUCTING AND ORDERING TRUSSES

TOTAL NEW ROOF AREA = 619 SF.
297 MIN. SQ. IN. OF ROOF VENTILATION

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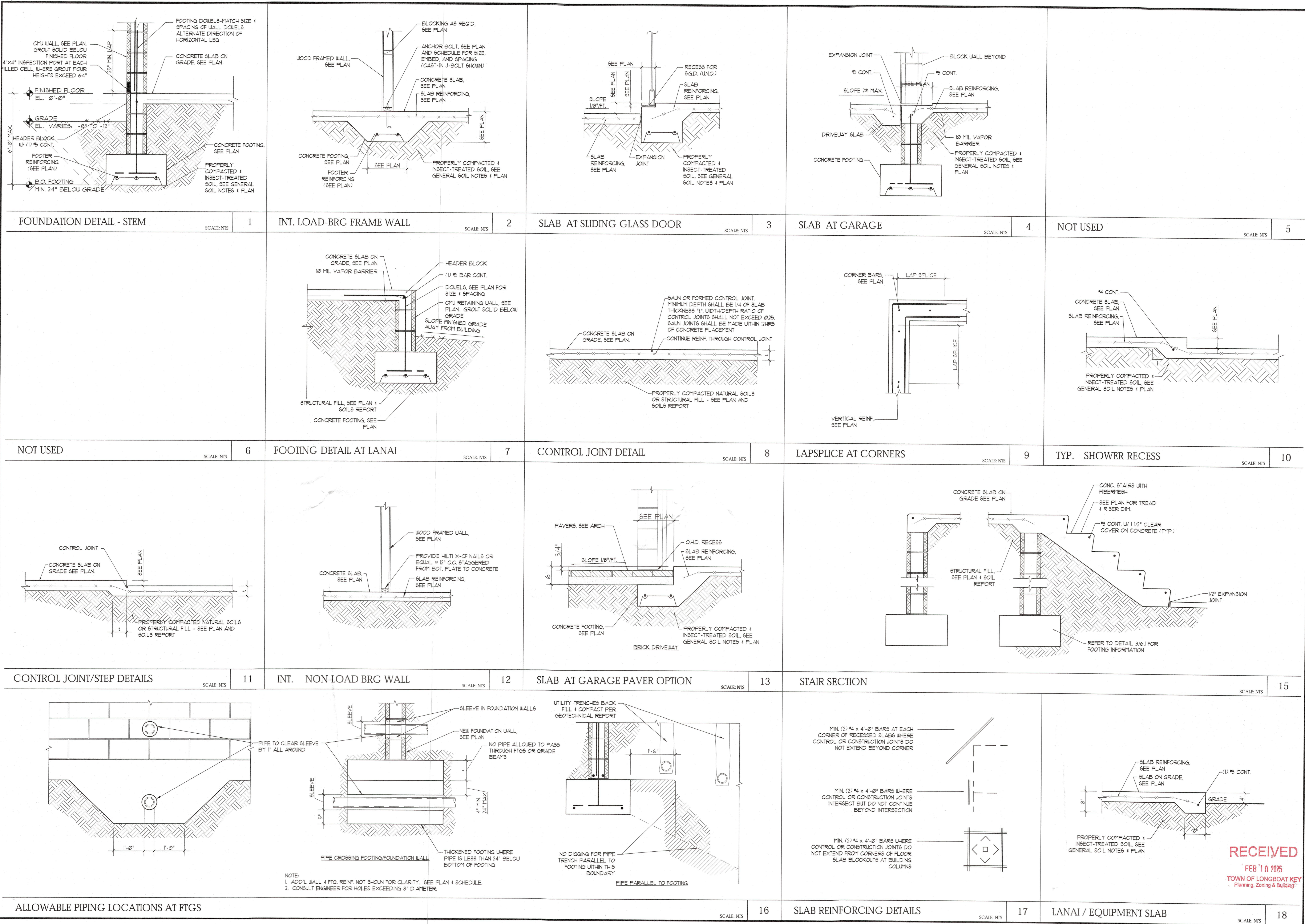
DOOF FRAMING PLAN

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VIEWED BY: DMH

Sheet:

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SHEET TITLE:
FOUNDATION DETAILS

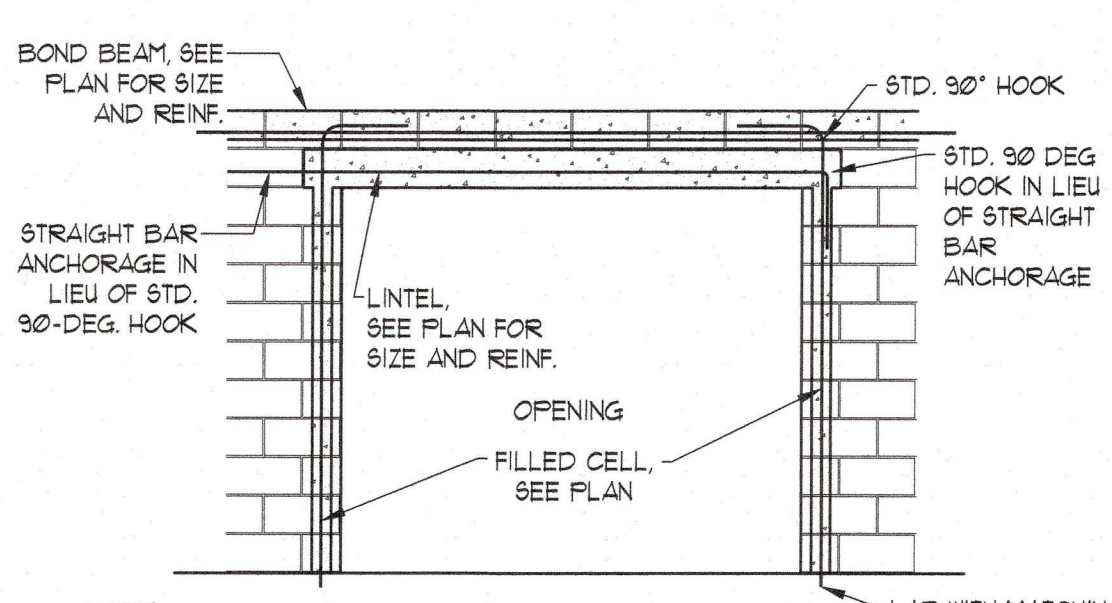
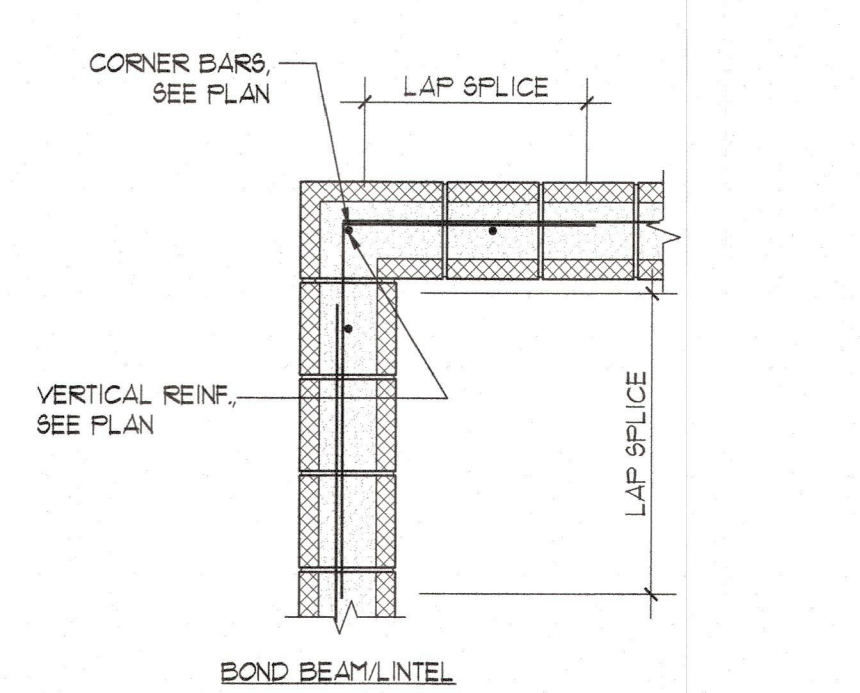
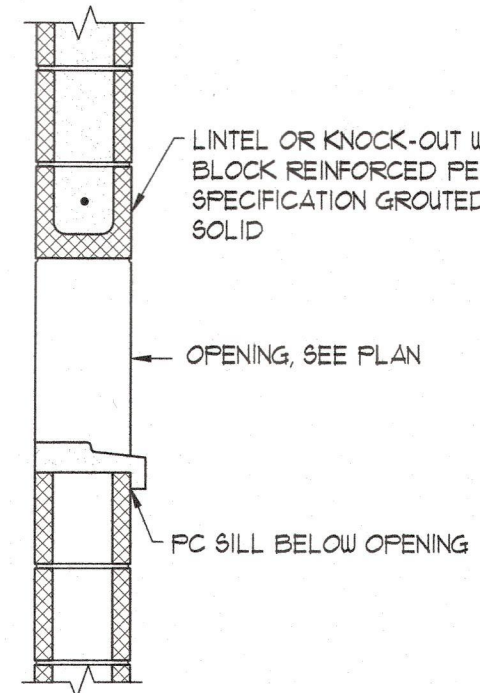
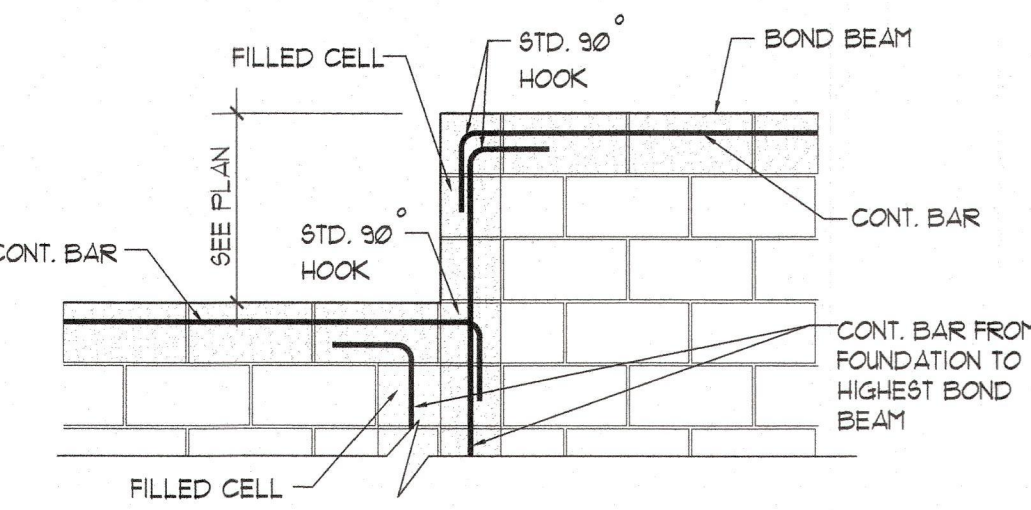
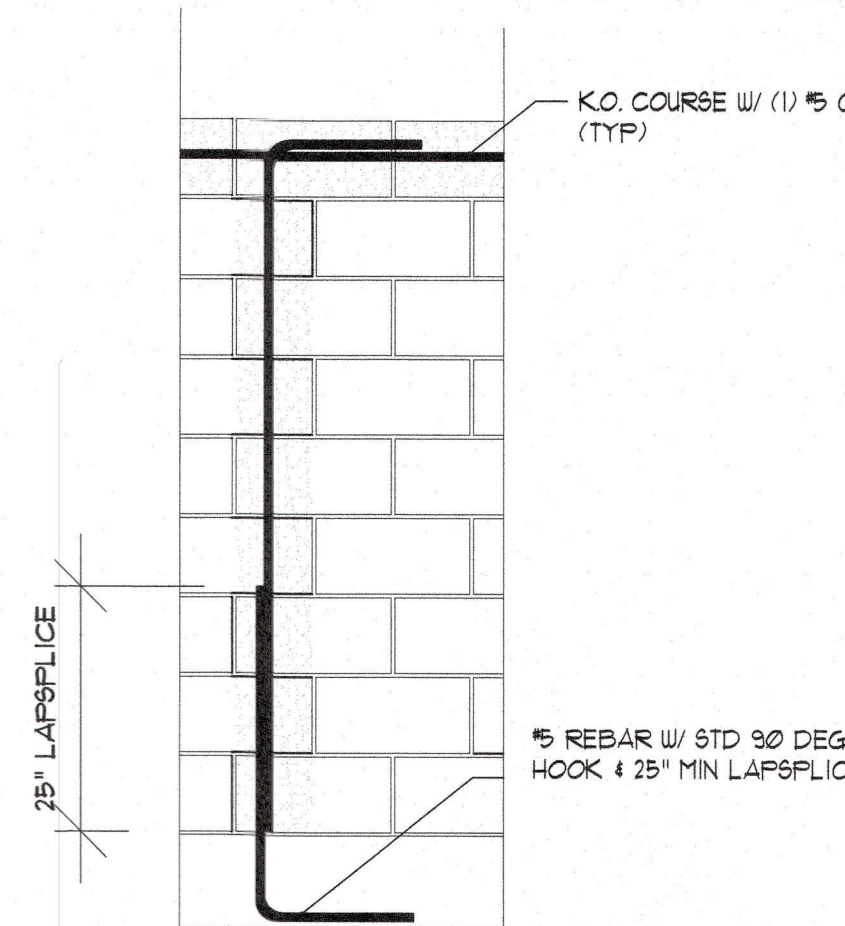
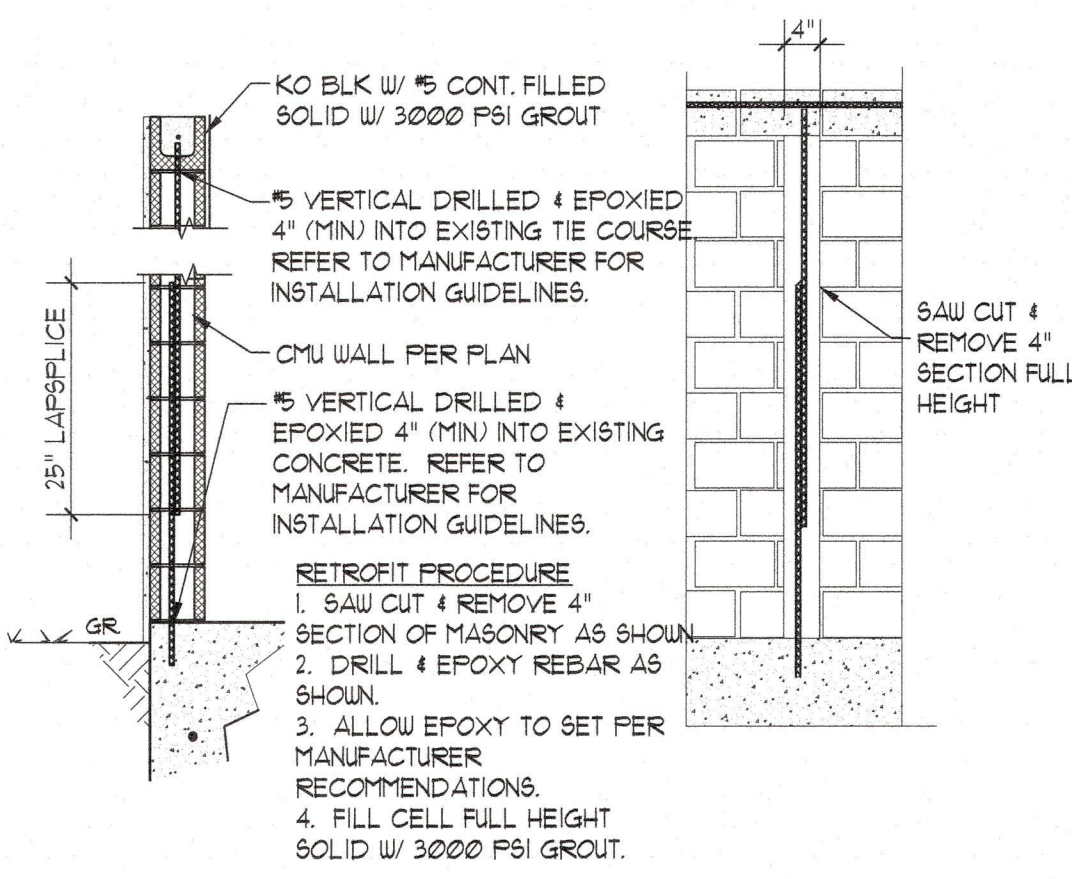
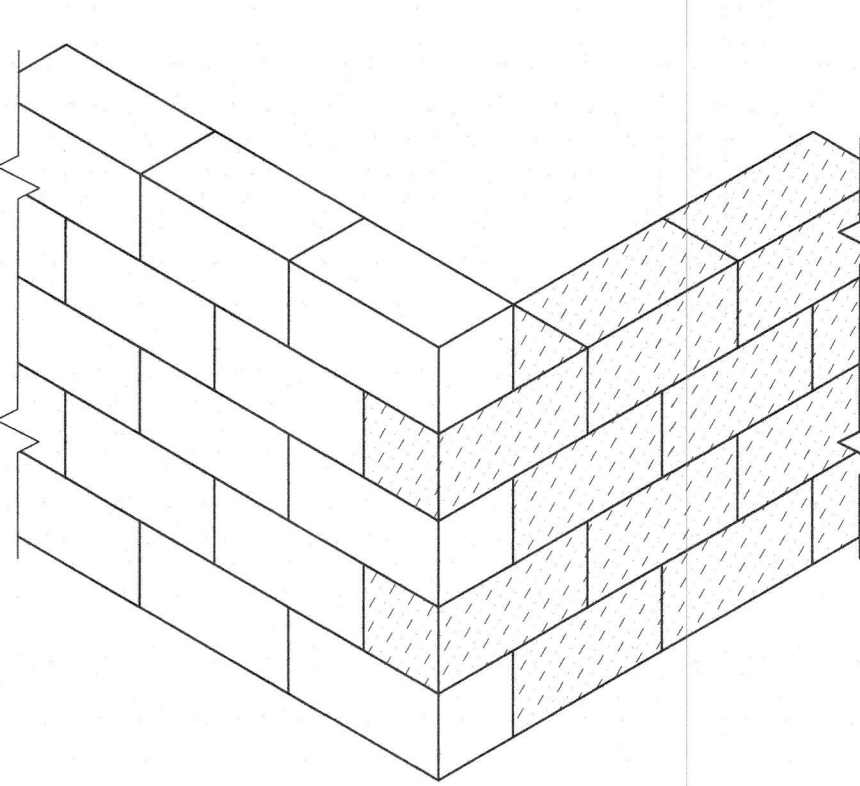
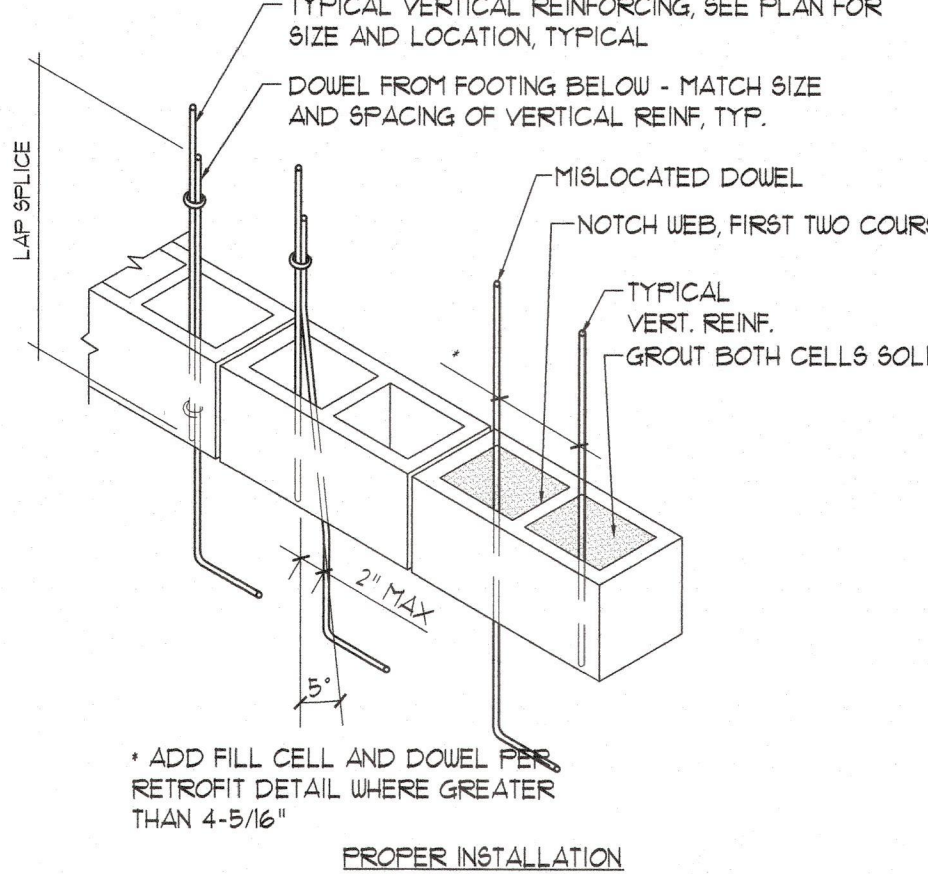
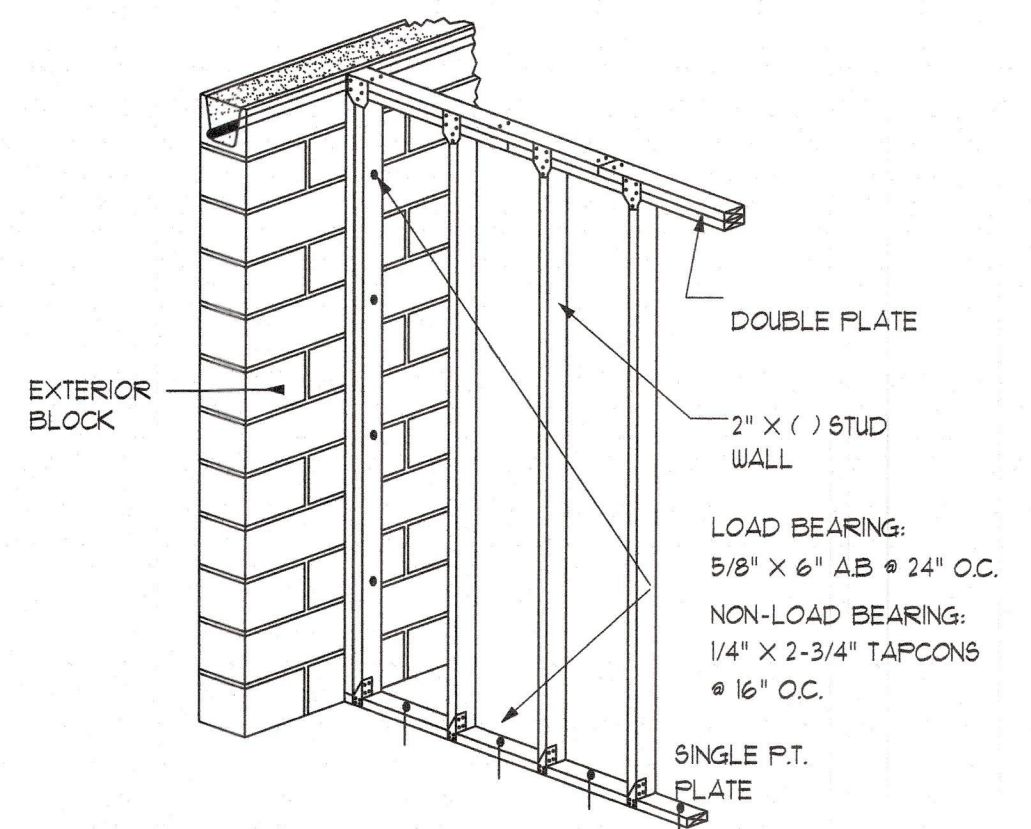
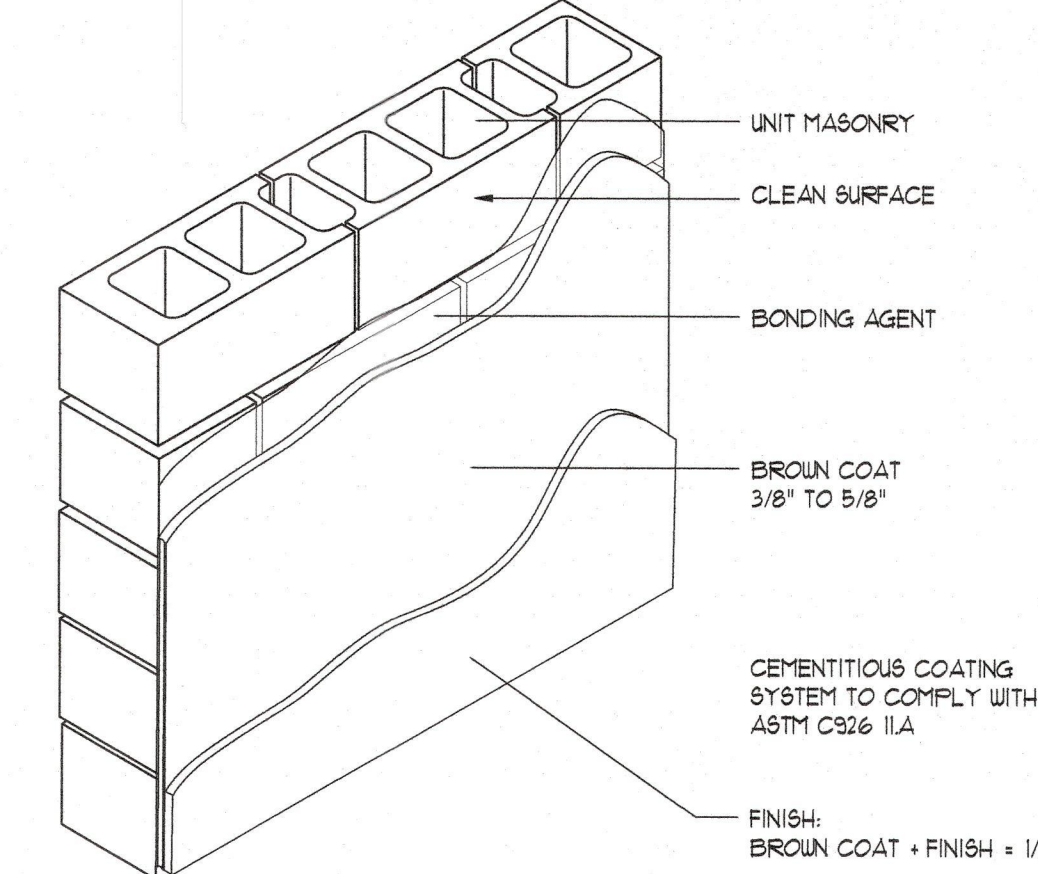
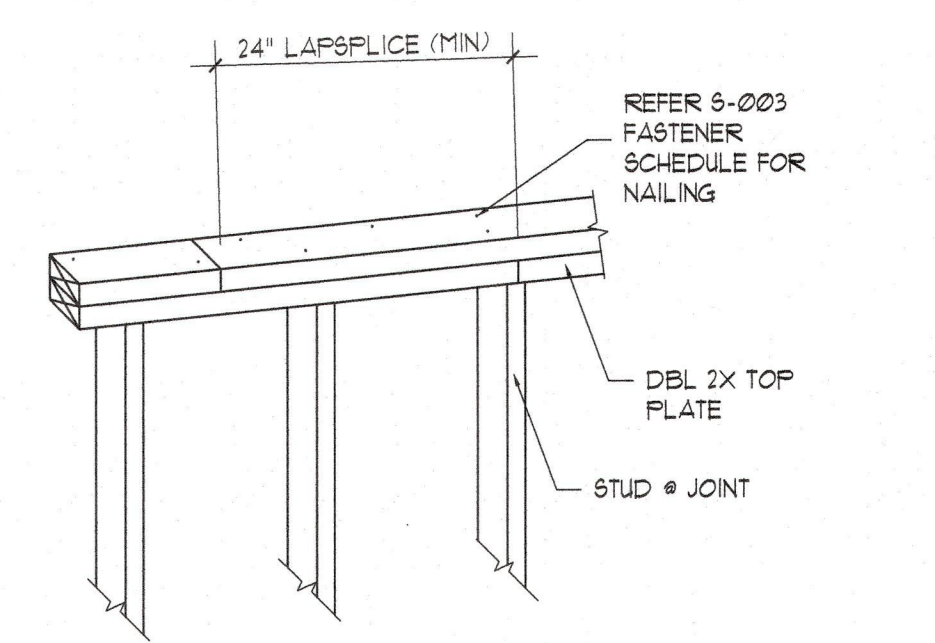
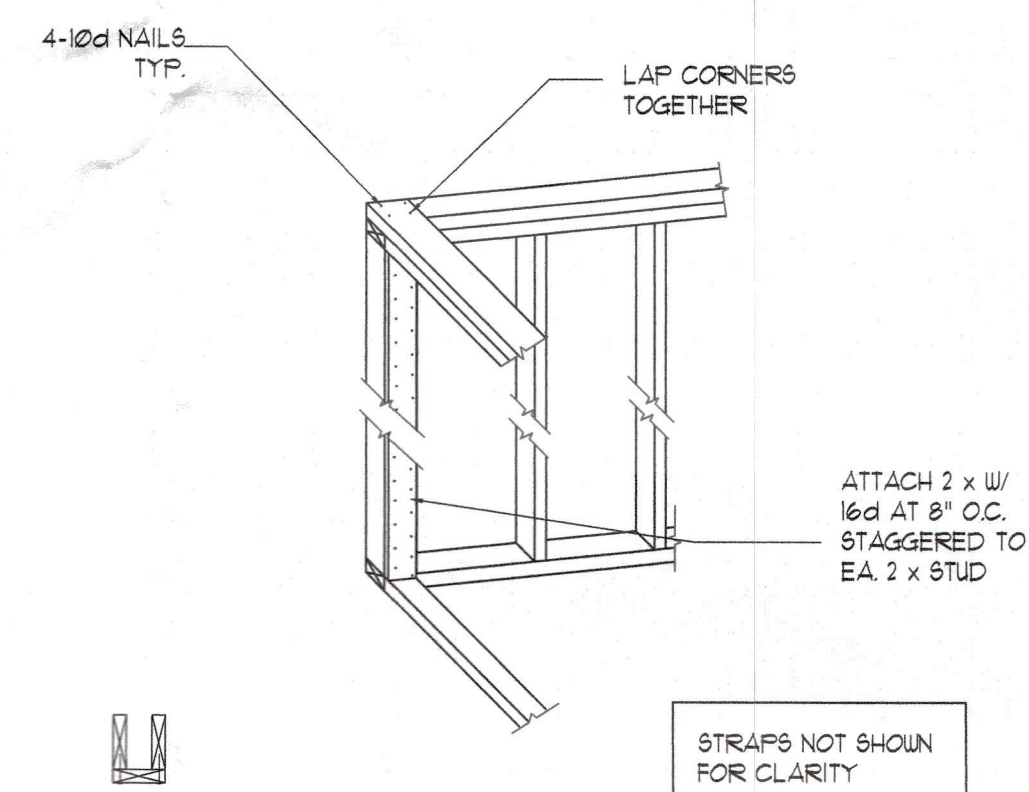
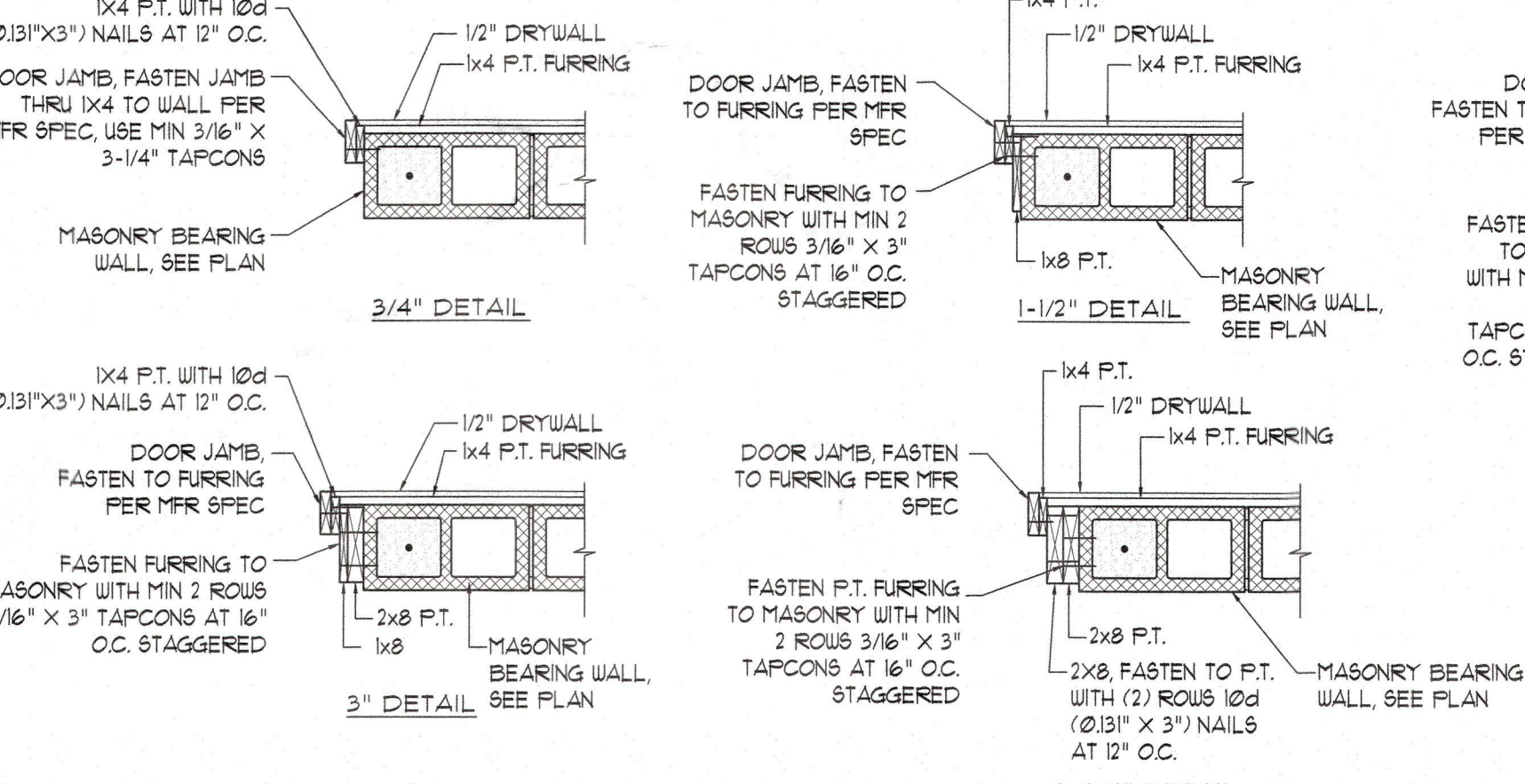
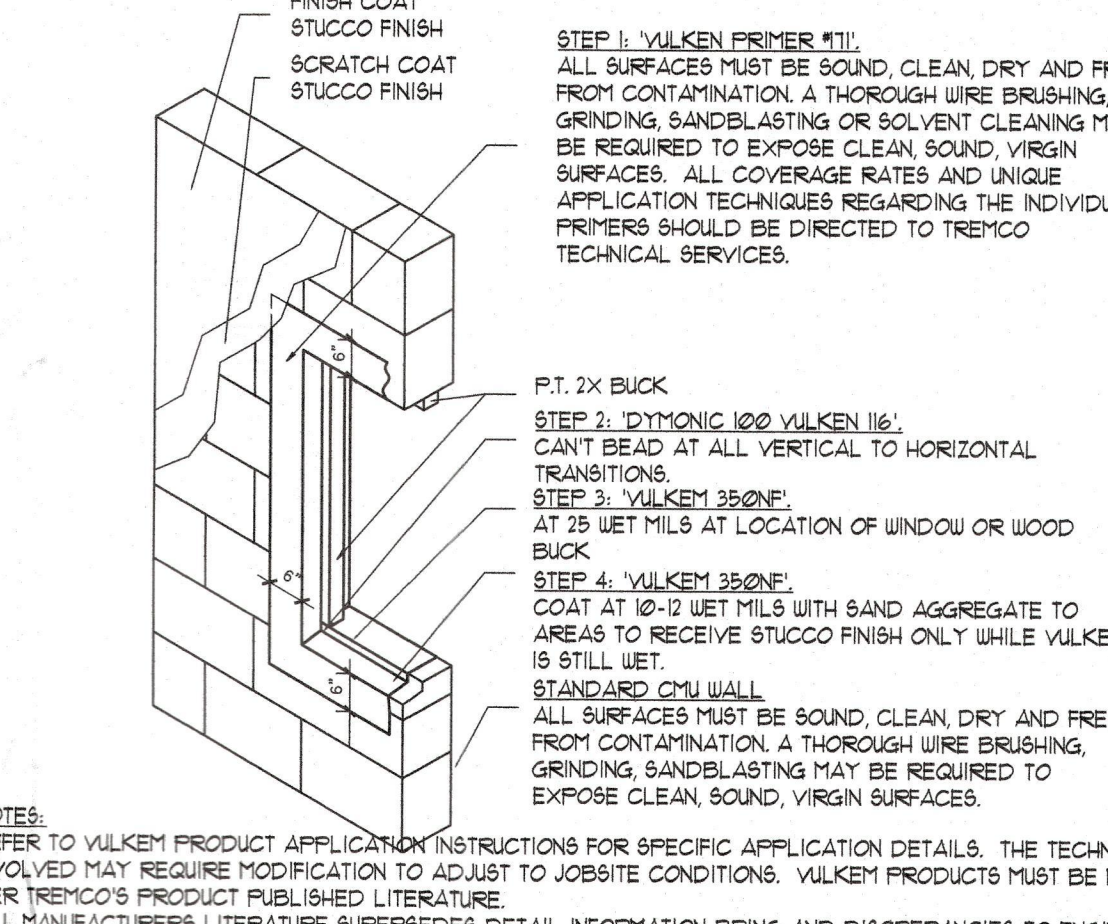
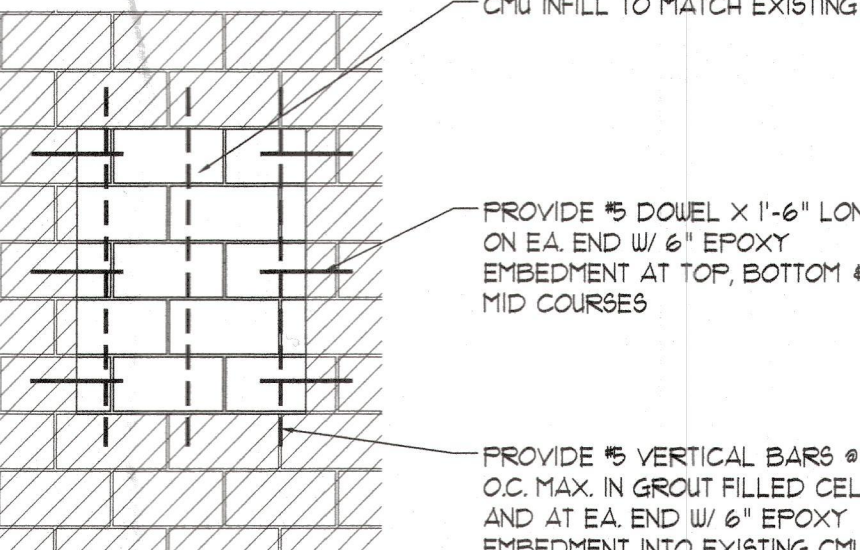
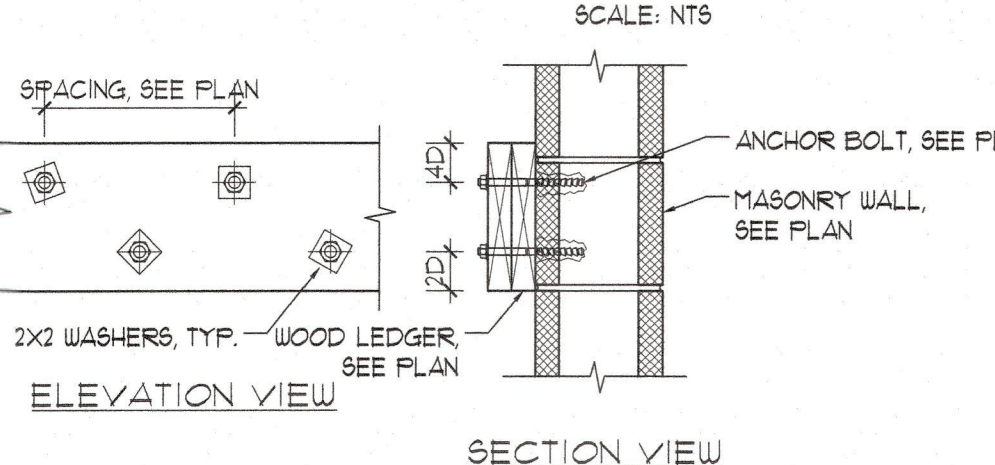
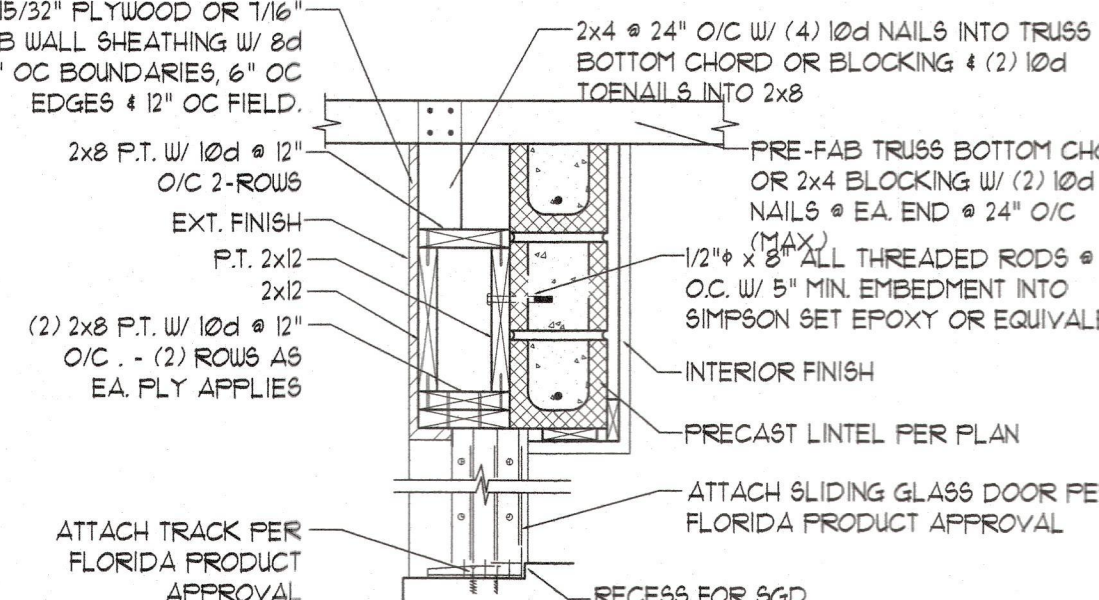
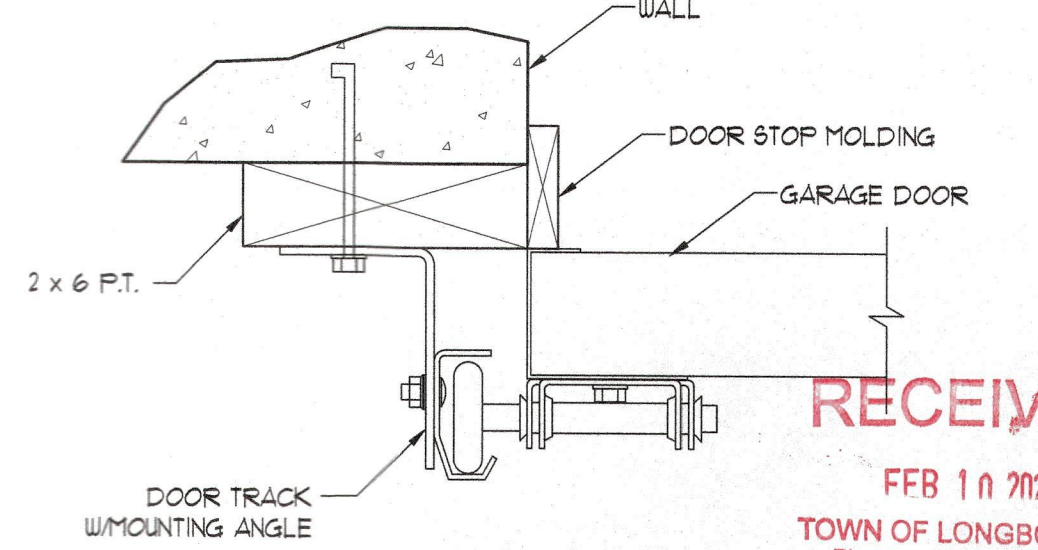
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 NOTES: 1. VERIFY PROPER PLACEMENT OF REIN. PRIOR TO GROUTING. 2. GROUT LINTEL AND ALL CELLS ABOVE SOLID, UNO. 3. PRECAST LINTEL OR STEEL BEAM REQ'D FOR OPENINGS GREATER THAN 6'-0" WIDE. 4. SEE PLAN AND SCHEDULES FOR ADDITIONAL REQUIREMENTS.				
TYPICAL FILLED LINTEL ASSEMBLY SCALE: NTS 1	BOND BEAM DETAIL SCALE: NTS 2	OPENING HEAD/SILL REINFORCING SCALE: NTS 3	MASONRY STEP DETAIL SCALE: NTS 4	STANDARD FILLED CELL SCALE: NTS 5
 RETROFIT PROCEDURE: 1. SAW CUT & REMOVE 4" SECTION OF MASONRY AS SHOWN. 2. DRILL 4 EPOXY REBAR AS SHOWN. 3. ALLOW EPOXY TO SET PER MANUFACTURER RECOMMENDATIONS. 4. FILL CELL FULL HEIGHT SOLID W/ 3000 PSI GROUT.		 PROPER INSTALLATION		
RETROFIT FILLED CELL DETAIL SCALE: NTS 6	BLOCK COURSING CORNERS & "T" SCALE: NTS 7	TYP. MISLOCATED DOWEL REPAIRS SCALE: NTS 8	FRAME TO MASONRY SCALE: NTS 9	STUCCO OVER BLOCK SCALE: NTS 10
			 NOTES: REFER TO VULKEM PRODUCT APPLICATION INSTRUCTIONS FOR SPECIFIC APPLICATION DETAILS. THE TECHNIQUES INVOLVED MAY REQUIRE MODIFICATION TO ADJUST TO JOBSITE CONDITIONS. VULKEM PRODUCTS MUST BE MIXED PER TREYCO'S PRODUCT PUBLISHED LITERATURE. ALL MANUFACTURERS LITERATURE SUPERSEDES DETAIL INFORMATION BRING AND DISCREPANCIES TO ENGINEER PRIOR TO FLASHING OPENINGS.	
LAPSPlice SCALE: NTS 11	CORNER FRAMING SCALE: NTS 12	DOOR & WINDOW JAMB DETAILS SCALE: NTS 13	WATERPROOFING AT OPENING SCALE: NTS 14	
				
NOT USED SCALE: NTS 15	MASONRY INFILL DETAIL SCALE: NTS 16	WOOD LEDGER DETAILS SCALE: NTS 17	POCKET SGD TRACK MOUNT SCALE: NTS 18	GARAGE DOOR TRACK DETAIL SCALE: NTS 20

	FLOOR SYS. AT BOND BEAM	SCALE: NTS	1
	FLOOR SYS. // TO BOND BEAM	SCALE: NTS	2
	BALCONY DETAIL (OPTION)	SCALE: NTS	3
	LEDGER DETAIL	SCALE: NTS	4
	DBL LEDGER CONFLICT DETAIL	SCALE: NTS	5
	SCALE: NTS	6	
	SCALE: NTS	7	
	HEAVY HOLD-DOWN	SCALE: NTS	8
	INTERIOR BEARING WALL W/ TRUSS	SCALE: NTS	9
	INTERIOR NON-LOAD BRG	SCALE: NTS	10
	MASONRY WALL BEARING ON STEEL	SCALE: NTS	11
	STAIR LANDING DETAIL	SCALE: NTS	12
	STAIR CONNECTION	SCALE: NTS	13
	VERTICAL WALL REINF. DETAIL	SCALE: NTS	15
	LAPSPICE	SCALE: NTS	16
	CORNER FRAMING	SCALE: NTS	17
	FRAME TO MASONRY	SCALE: NTS	18
	NOT USED	SCALE: NTS	19
		SCALE: NTS	20

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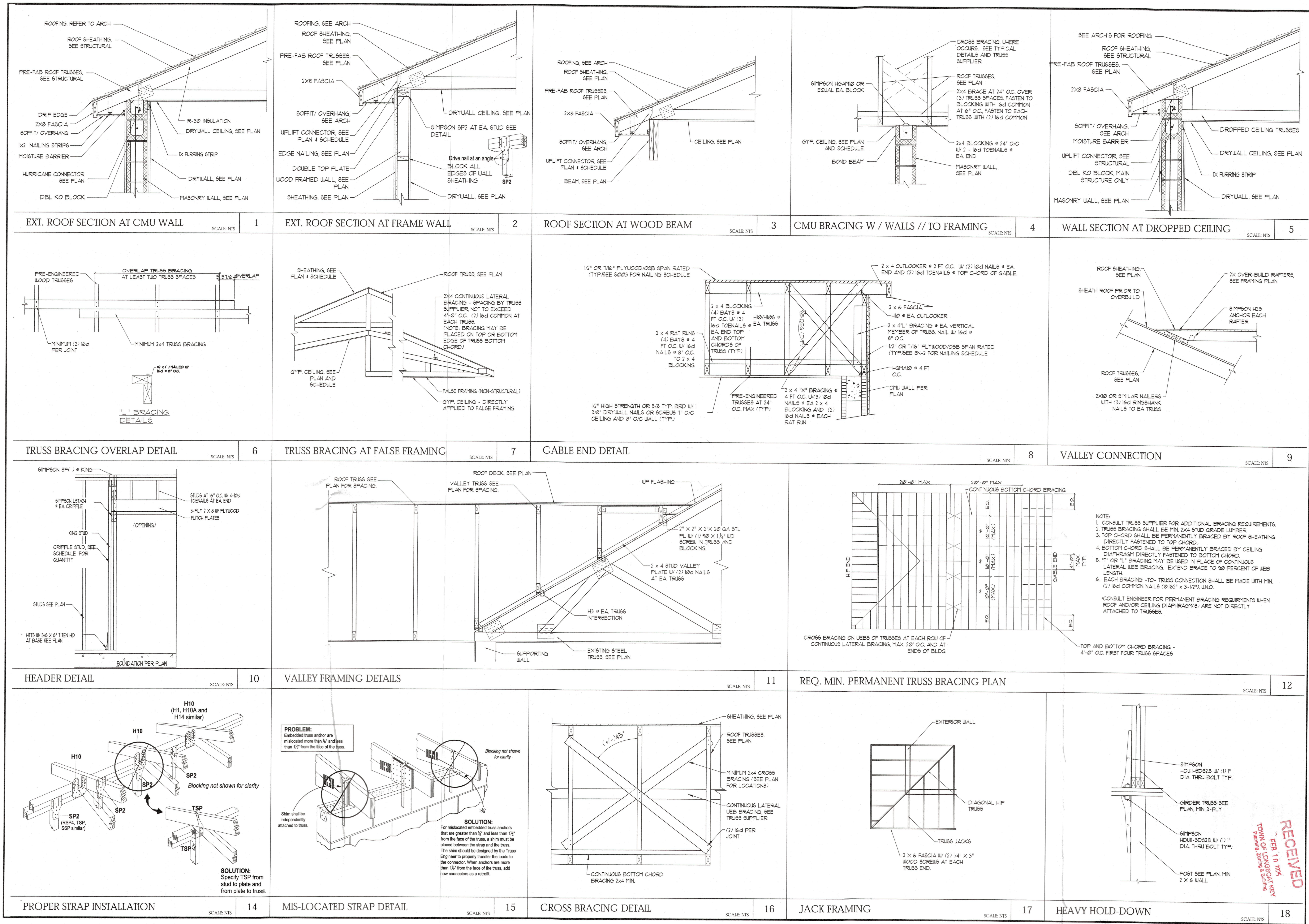
SHEET TITLE:
ROOF FRAMING DETAILS

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STATE OF FLORIDA
PROFESSIONAL ENGINEER

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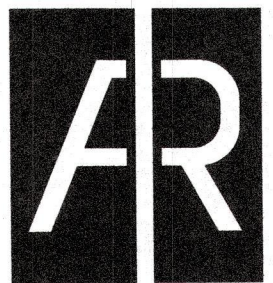
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ROOF FRAMING DETAILS

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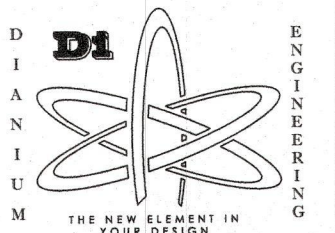
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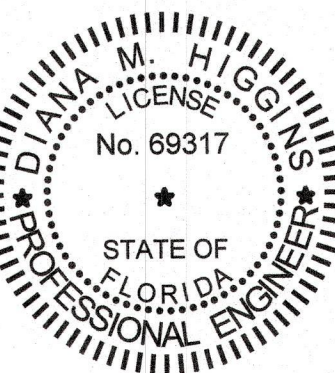
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LONGBOAT KEY, FL 34228

TO THE BEST OF THE ENGINEER'S
KNOWLEDGE AND BELIEF, THE STRUCTURAL
PLANS AND SPECIFICATIONS COMPLY WITH
2023 FLORIDA RESIDENTIAL BUILDING CODE
(EIGHTH EDITION)

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS
AFTER THE DATE IT IS SIGNED AND SEALED.

REVISION:

DATE	DESCRIPTION
01.23.23	△ BUILDING COMMENTS

Engineer of Record:
Diana M. Higgins P.E.,
FL# 69317

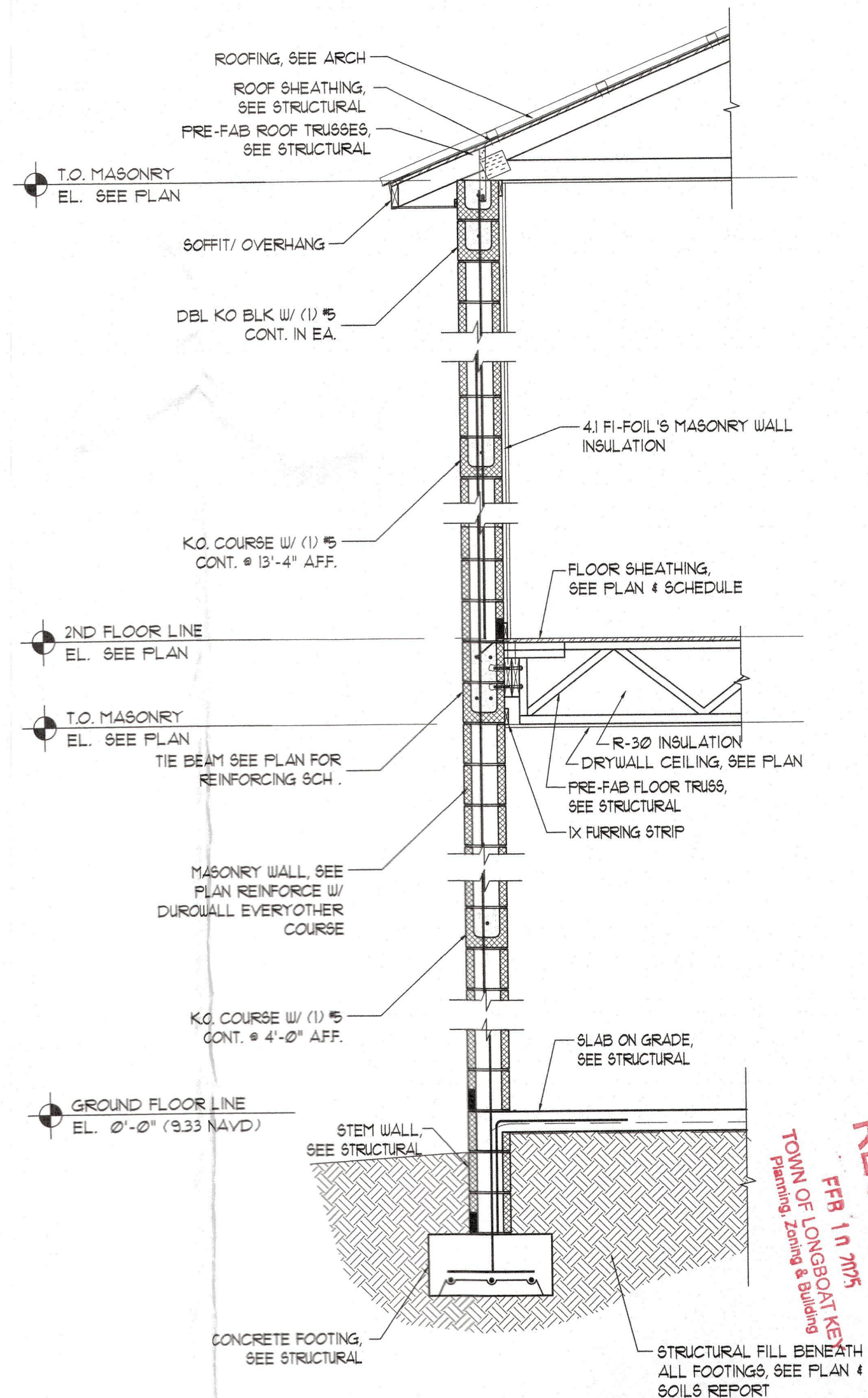
SHEET TITLE:
WALL SECTIONS

SHEET INFORMATION:

JOB NO.:
DATE ISSUED: 10.23.24
DRAWN BY: DMH
REVIEWED BY: DMH

sheet:

S4.1



WALL SECTION

SCALE: NTS

4

WALL SECTION

SCALE: NTS

3

WALL SECTION

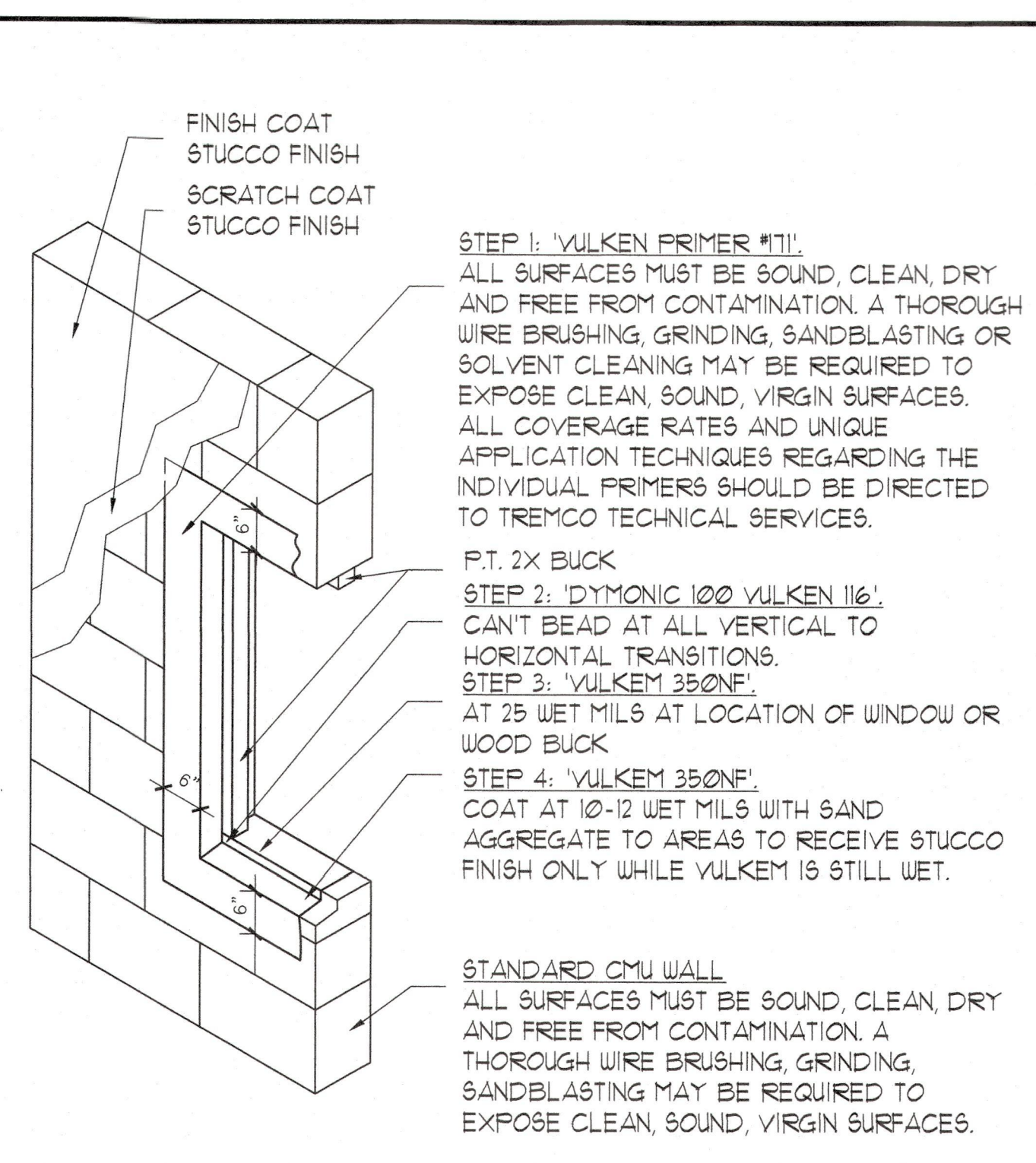
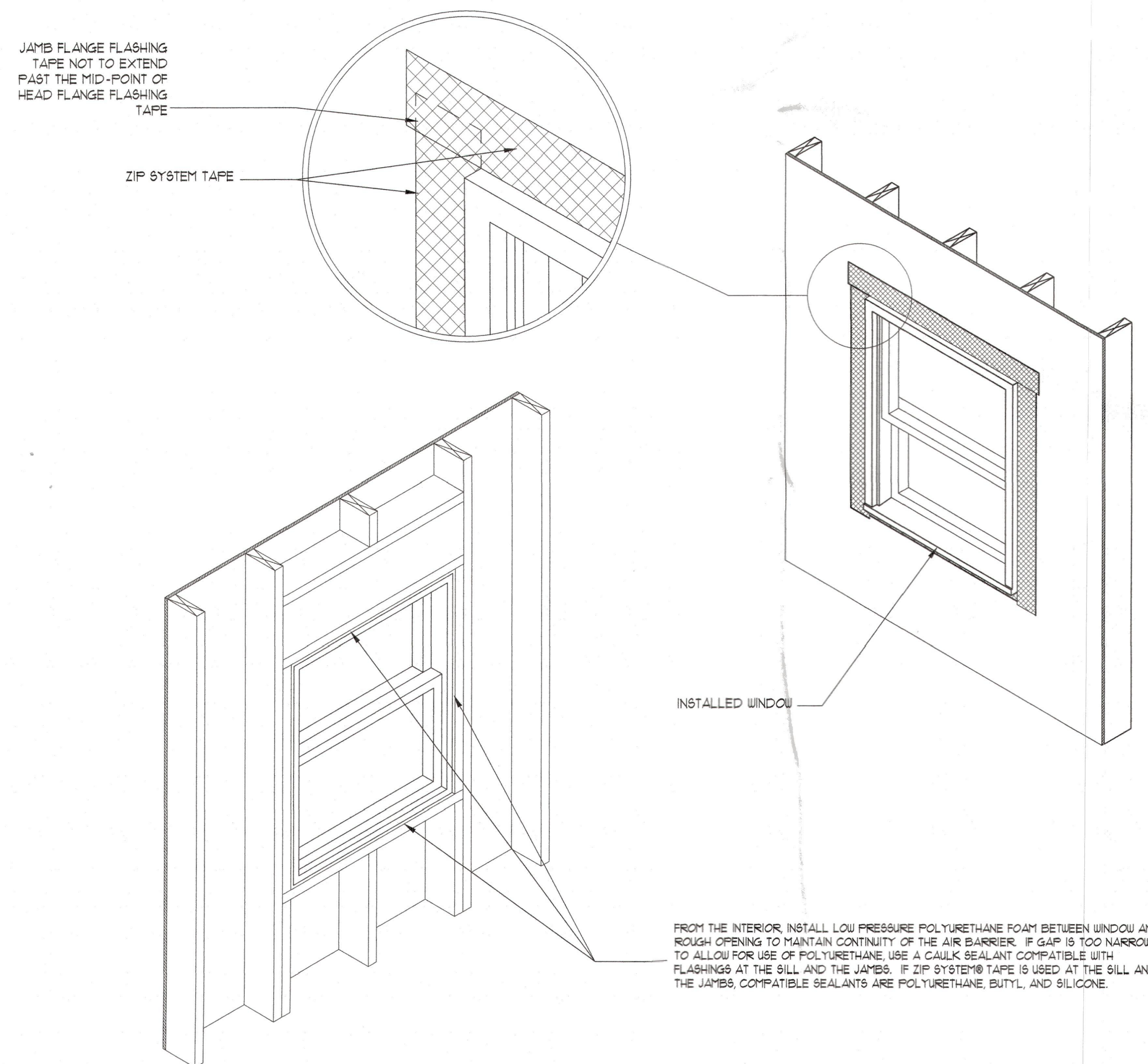
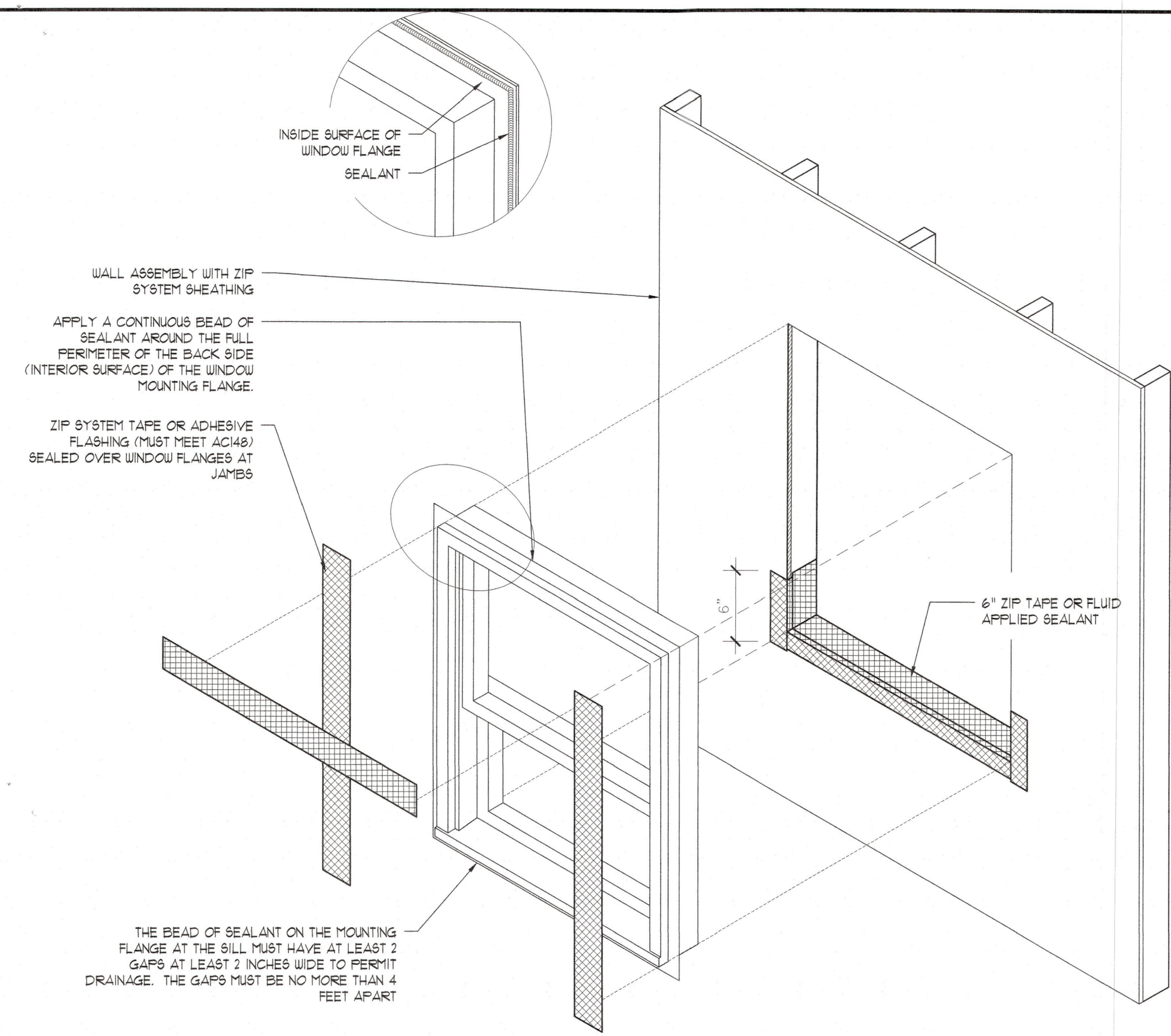
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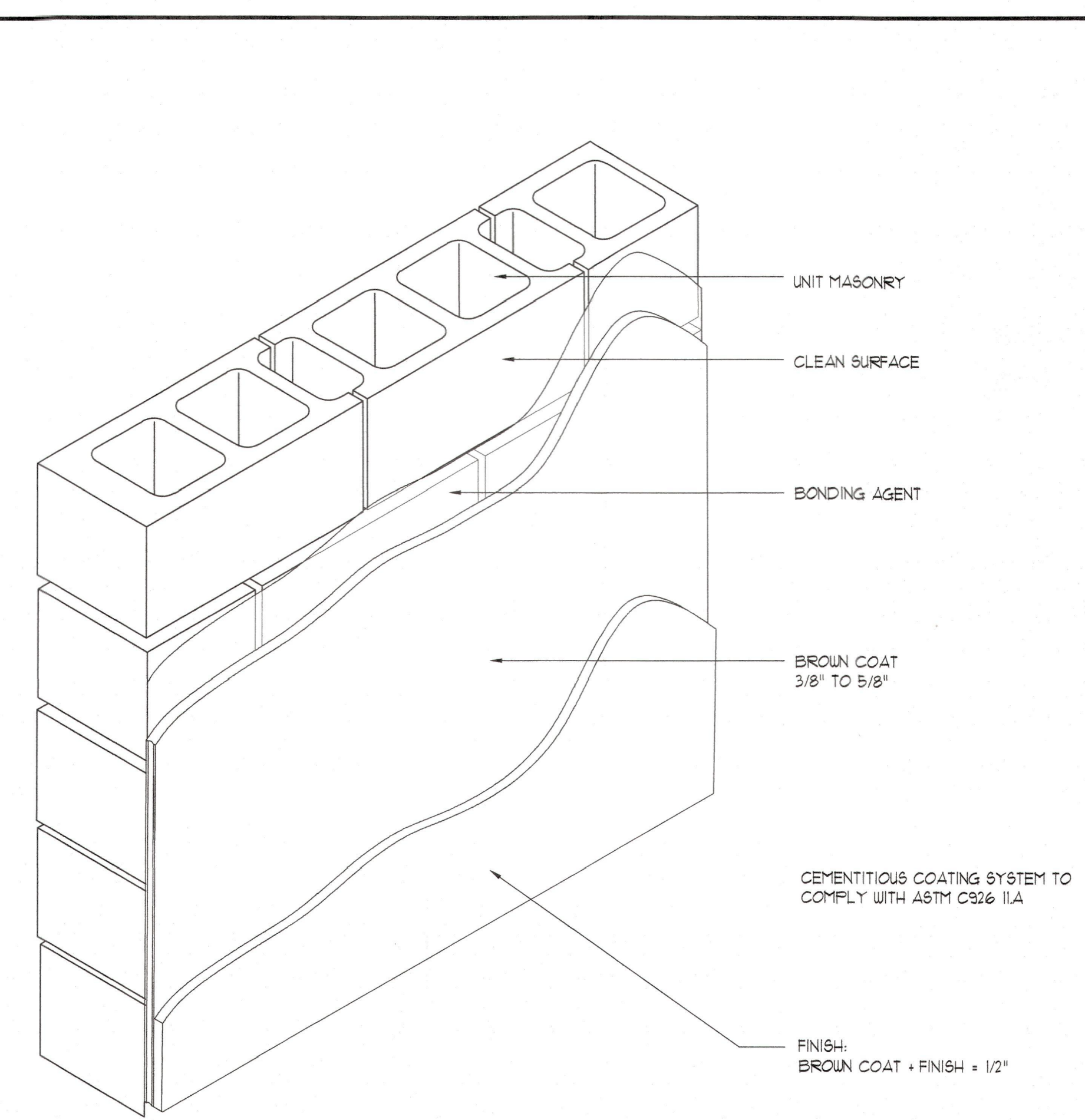
WALL SECTION

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1



NOTES:
REFER TO VULKEM PRODUCT APPLICATION INSTRUCTIONS FOR SPECIFIC APPLICATION DETAILS. THE TECHNIQUES INVOLVED MAY REQUIRE MODIFICATION TO ADJUST TO JOBSITE CONDITIONS. VULKEM PRODUCTS MUST BE MIXED PER TREMCO'S PRODUCT PUBLISHED LITERATURE. ALL MANUFACTURERS LITERATURE SUPERSEDES DETAIL INFORMATION BRING AND DISCREPANCIES TO ENGINEER PRIOR TO FLASHING OPENINGS.



CMU FLASHING AND WATERPROOFING

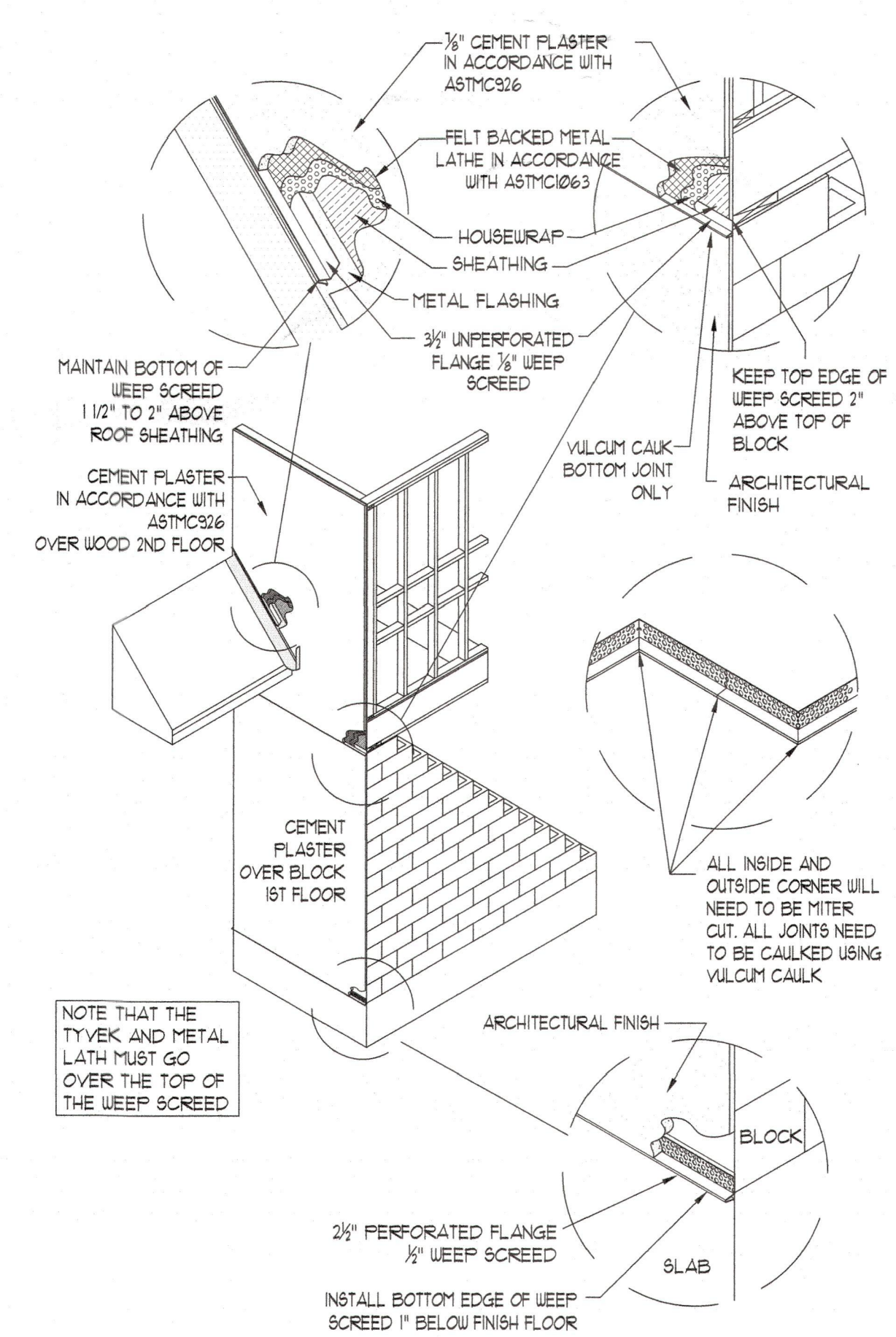
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STUCCO OVER CMU

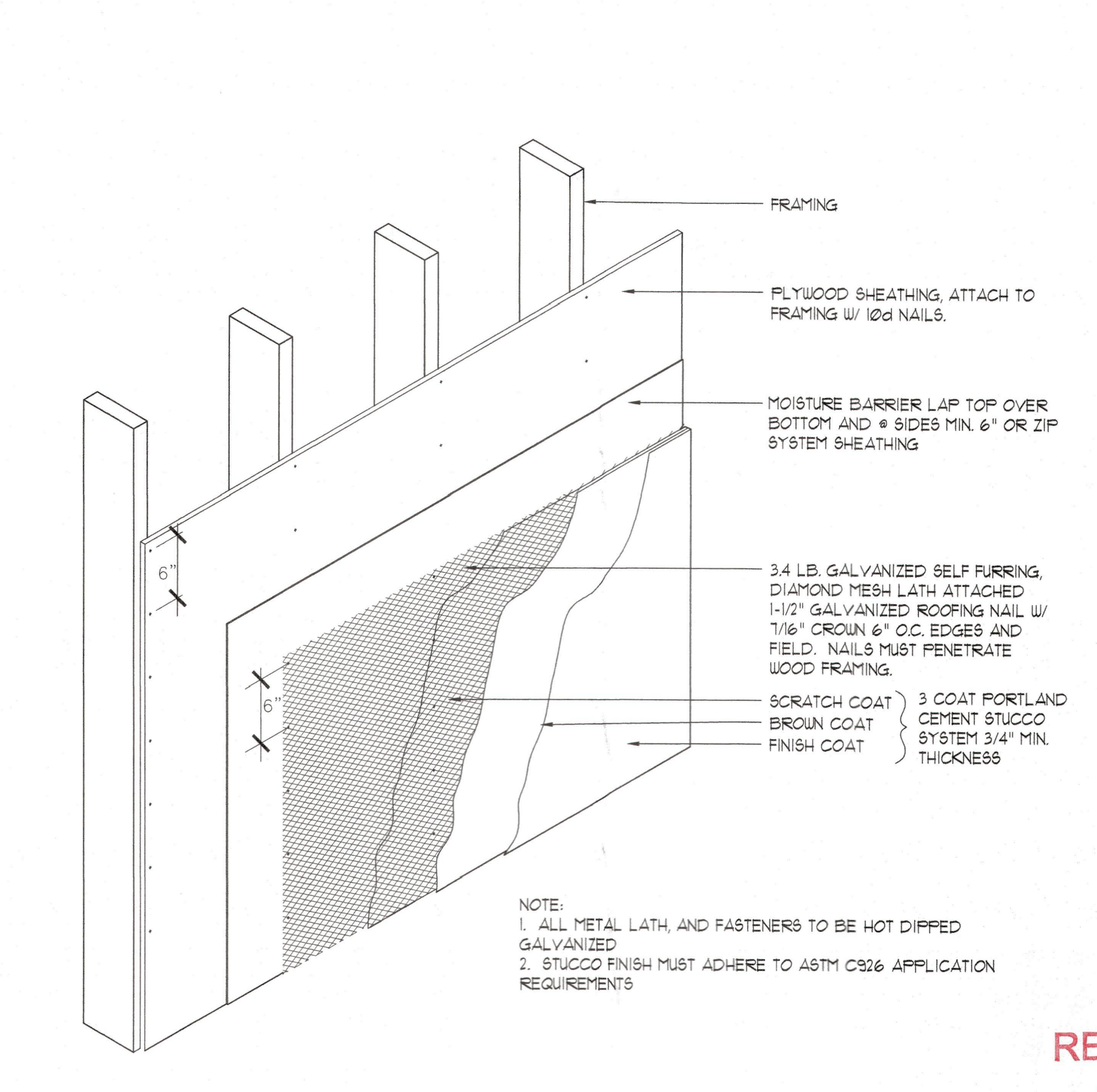
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9



SCALE: NTS

16



SCALE: NTS

18

WINDOW/DOOR FLASHING AND WATERPROOFING

SCALE: NTS

1

WEEP SCREED DETAIL

SCALE: NTS

16

STUCCO OVER FRAME

SCALE: NTS

18