A NEW RESIDENCE FOR:

SIFUENTES

762 ST. JUDE DRIVE NORTH
LONGBOAT, FLORIDA 34228

PIERRE M. VALLES LICENSE No. 66356 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PIERRE M. VALLES P.E. USING A DIGITAL SIGNATURE AND DATE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Pierre M Valles
Date: 2025.01.28 07:49:19 -05'00'

SYMBOLS

DETAIL REF. — A — TITLE — SCALE; DETAIL NO. / DWG. TITLE / SCALE

SECTION/DETAIL REF. — 1 / A1.0 — SECT. LETTER OR DET. NO. / SHT. NO.

ROOM KEY — ROOM — RM. NAME; 110 — RM. NO.

INTERIOR EL. REF. — A / A5.1 — EL. LETTER / SHT. NO.

ELEVATION — 0'-0" — ELEVATION

ENLARGED PLAN REF. — A / A6.0 — REF. LETTER OR NO. / SHT. NO.

SECTION — ALIGN FINISH SURFACES

DOOR TAG — 100 — ITEM NO.

WINDOW TAG — 4 — ITEM NO.

SHT. NUMBERING SYSTEM — A5.1 — DISCIPLINE / DWG CATEGORY / SHT. NUMBER

T	TITLE
SU	SURVEY
C	CIVIL
IR	IRREGATION
A	ARRANGEMENT
ID	INTERIOR DESIGN
S	STRUCTURAL
M	MECHANICAL
P	PLUMBING
FP	FIRE PROTECTION
E	ELECTRICAL

FOOTINGS — F1 — DETAIL TAG#

FILLED CELL / ANCHOR NOTES:

■ INDICATES LOCATION OF (1) CONT. #5 REBAR VERTICAL FROM FOOTING STEEL, W/ HOOK & TIED TO STEEL IN TIE BEAM ABOVE, THEN FILLED SOLID W/ CONCRETE AT 6'-0" O.C. MAX, W/ INSPECTION HOLE AT EA. DOWNPOUR, UNLESS NOTED OTHERWISE.

▲ INDICATES LOCATION OF (2) CONT. #5 OR (1) CONT. #7 REBAR VERTICAL FROM FOOTING STEEL, W/ HOOK & TIED TO STEEL IN TIE BEAM ABOVE, THEN FILLED SOLID W/ CONCRETE SPACED AS SHOWN, W/ INSPECTION HOLE AT EA. DOWNPOUR, UNLESS NOTED OTHERWISE.

● INDICATES A-307 OR EQUIVALENT 5/8" X 10" STEEL ANCHOR BOLTS, W/ 3" X 3" X 1/8" DIA WASHERS. PROVIDE (1) ANCHOR BOLT WITHIN 6" TO 12" OF EA END OF BOTTOM PLATES & WITHIN 12" OF CORNERS. SPACE ANCHORS 18" O.C. FOR EXTERIOR WALLS & 32" O.C. FOR INTERIOR LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.

MISSED ANCHOR BOLTS MAY BE REPLACED W/ 5/8"x6" SIMPSON TITEN HD BOLT OR 5/8"x10" A.T.R. (ALL THREAD ROD) SET IN A 3/4"x6" DEEP HOLE IN FOOTING OR CENTER OF FILLED BLOCK CELL, USING SIMPSON SET EPOXY & FOLLOWING ALL EPOXY MFR'S SPECIFICATIONS & RECOMMENDATIONS. RED-HEADS, WEDGE ALL OR EQUIVALENT ANCHORS MAY BE SUBSTITUTED WHEN EMBEDDED 4-1/2". MAX. UPLIFT PER ANCHOR IS 1,650 LB. AT 18" O.C. & 2,990 LB. AT 32" O.C.

BUILDER

ABBREVIATIONS

A.B.	ANCHOR BOLT	F.O.M.	FACE OF MASONRY	P.S.I	POUNDS PER SQUARE INCH
ABV.	ABOVE	F.O.S.	FACE OF STUD	P.T.	PRESSURE TREATED
A/C	AIR CONDITIONING	FOY	FOYER		
A.F.F.	ABOVE FINISHED FLOOR	F.P.	FIREPLACE	PTD.	PAINTED
A.H.U.	AIR HANDLING UNIT	F.R.	FIRE RATED	PTN.	PARTITION
AL.	ALUMINUM	FTG.	FOOTING	PENNY	d
ALTN.	ALTERNATE	FXTR.	FIXTURE		
ANG.	ANGLE			R.	RISER
APVD.	APPROVED	GA.	GAUGE	RAD.	RADIUS
AVG.	AVERAGE	GALV.	GALVANIZED	RAF.	RAFTERS
		GDR.	GUARD RAIL	RD.	ROOF DRAIN
B.B.	BOND BEAM	GENL.	GENERAL	REF.	REFRIGERATOR
BD.	BOARD	GL.	GLASS	REINF.	REINFORCED
B.F.	BI FOLD	GLZ.	GLAZE	REQD.	REQUIRED
BLKG.	BLOCKING	GND.	GROUND	REV.	REVISION
BLW.	BELOW	GR.	GRADE	RM.	ROOM
BM.	BEAM	G.T.	GIRDER TRUSS	R.O.	ROUGH OPENING
BOT.	BOTTOM	GT.	GREASE TRAP	R/S	ROUGHSAWN
B.P.	BI PASS	GYP. BD.	GYPSUM BOARD	R & S	ROD AND SHELF
BR.	BEDROOM				
		H.B.	HOSE BIBB	S.C.	SOLID CORE
C	CENTER LINE	H.C.	HOLLOW CORE	S.H.	SINGLE HUNG
CAB.	CABINET	HDR.	HEADER	SHTHG.	SHEATHING
CEM.	CEMENT	HGT.	HEIGHT	SIM.	SIMILAR
CLG.	CEILING	HR.	HOUR	SL.	SLIDING
C.J.& J.ST.	CEILING JOIST	H.S.	HORIZONTAL SIDING	SLP.	SLOPING
CLR.	CLEAR	HNDRL.	HANDRAIL	SPL.	SPLASH
CMU.	CONCRETE MASONRY UNITS	INFO.	INFORMATION	SQFT.	SQUARE FOOT
CNTL.	CONTROL	INSUL.	INSULATION	SW.	SHEAR WALL
CNTOR.	CONTRACTOR	INT.	INTERIOR	T.B.	TIE BEAM
COL.	COLUMN			T.O.C.	TOP OF CURB
CONC.	CONCRETE	L.	LONG	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	LAU.	LAUNDRY	THR.	THRESHOLD
CULT. MRB.	CULTURED MARBLE	LAV.	LAVATORY	THPD.	TEMPERED
C.W.	COLD WATER	LBR.	LUMBER	T.O.B.	TOP OF BEAM
		LIN.	LINEN	T.O.P.	TOP OF PLATE
D.	DRYER	LT.	LIGHT	T.P.	TOILET PAPER HOLDER
DBL.	DOUBLE	LVR.	LOUVER		
DBL. PL.	DOUBLE PLATE			TR.	TRANSOM
DET.	DETAIL	MA.	MASTER	TRD.	TREAD
DIA.	DIAMETER	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	M.C.	MEDICINE CABINET	TXTD.	TEXTURED
DNG.	DINING	MET.	METAL	U.L.	UNDERWRITERS LABORATORY
DR.	DOOR	MFR.	MANUFACTURER		
D.S.	DOWN SPOUT	M.W.	MICROWAVE	UND.	UNDER
DSPL.	DISPOSAL	MIN.	MINIMUM	UNIF.	UNIFORM
DW.	DISHWASHER	MONO.	MONOLITHIC	UNIV.	UNIVERSAL
DWG.	DRAWING			U.N.O	UNLESS NOTED OTHERWISE
DWR.	DRAWER	N.I.C.	NOT IN CONTRACT		
		NOM.	NOMINAL	V.	VOLT
EA.	EACH	N.T.S.	NOT TO SCALE	VAR.	VARIOUS
E.E.RO	EMERGENCY ESCAPE RESCUE OPENING	O.A.	OVERALL	VERT.	VERTICAL
ELEC.	ELECTRICAL	OBS.	OBSCURE	VIS.	VISUAL
EL.	ELEVATION	O.C.	ON CENTER	VOL.	VOLUMN
EQ.	EQUAL	O.H.	OVERHEAD	W.	WASHER
EXH.	EXHAUST	O.H.D.	OVERHEAD DOOR	W.A.	WEDGE ANCHOR
EXP. JT.	EXPANSION JOINT			WD.	WOOD
EXT.	EXTERIOR	OPP.	OPPOSITE	W.DO.	WINDOW
				W.I.	WROUGHT IRON
F.D.	FLOOR DRAIN	PAN.	PANTRY	W.I.C.	WALK IN CLOSET
F.D.R.	FIRE DOOR	PKT.	POCKET	W/	WITH
FEXT.	FIRE EXTINGUISHER	PL.	PLATE	W/O	WITHOUT
F.G.	FINISH GRADE	P.L.F.	POUNDS PER LINEAR FOOT	WRG.	WIRING
FL.	FLASHING			WTRPRF.	WATERPROOFING
FLR.	FLOOR	PLYWD.	PLYWOOD	W.W.M.	WELDED WIRE MESH
FLR. JST.	FLOOR JOIST	PR.	PAIR		
FLUOR.	FLUORESCENT	PROP.	PROPERTY		
FNSH.	FINISH	PROP. LN.	PROPERTY LINE	&	AND
		P.S.F.	POUNDS PER SQUARE FOOT		

BUILDER

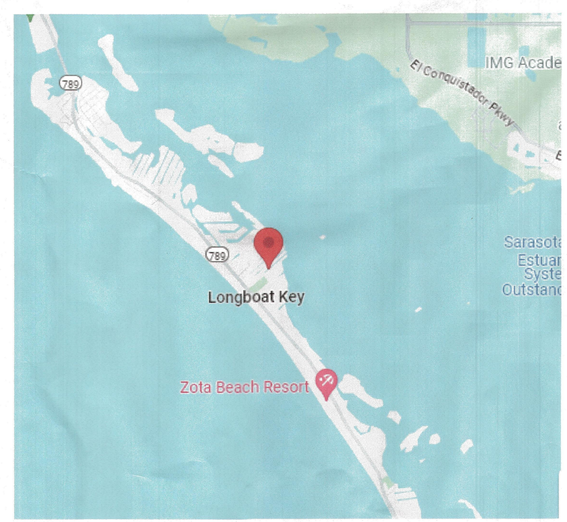
COMMERCIAL - RESIDENTIAL - NEW CONTRUCTION - RENOVATIONS

MAKO HOMES LLC

WAYNE MILLER
Owner
(270) 841-7825
wmmakohomes29@yahoo.com

510 MANGO AVENUE SARASOTA, FL. 34237

License#CGC1525967 www.makohomesllc.com



VICINITY MAP

SHEET INDEX / PROJECT DIRECTORY

SHT. NO.	DESCRIPTION
T	COVER SHEET
N	SPECIFICATIONS / DESIGN
A1	FOUNDATION PLAN
A2	1ST. FLOOR PLAN
A3	2ND. FLOOR PLAN
A4	FRONT AND REAR ELEVATIONS
A5	LEFT AND RIGHT ELEVATIONS
A6	FLOOR FRAMING PLAN
A7	ROOF PLAN
E1	1ST. FLOOR ELECTRICAL PLAN
E2	2ND. FLOOR ELECTRICAL PLAN
S1	WALL SECTIONS & DETAILS
S2	WALL SECTIONS & DETAILS

DRAWING REVISION

CONTRACTOR, OWNER AND SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING THAT THEY HAVE THE LATEST REVISION OF THE PLANS. ALL PREVIOUS REVISIONS OF PLANS ARE VOID AND SHOULD BE DESTROYED.

REV	DATE	DESCRIPTION
A	7/29/2024	ADDED WINDOW SCHUDULE
B	1/27/2025	BLDG. DEPT. COMMENTS ADDRESSED
		MECHANICAL, ELECTRICAL,
		AND PLUMBING REVIEWS
		WILL BE DEFERRED TO
		FIELD INSPECTORS

SCOPE OF WORK

1. NEW TWO STORY HOME.

WALL LEGEND

BLOCK WALL — FRAME WALL

AREA TABULATIONS

2ND. FLOOR LIVING	2,015 S.F.
ENTRY	72 S.F.
CARPORTS	1,034 S.F.
GARAGE	371 S.F.
STORAGE	646 S.F.
2ND. FL. COVERED PATIO	90 S.F.
2ND. FL. PORCH	72 S.F.
TOTAL	3,966 S.F.

CLIENT, BUILDER AND SUBCONTRACTORS SHALL REVIEW ENTIRE PLANS, CHECKING ALL DIMENSIONS, BEARING HEIGHTS, BEAM SIZES, WINDOW SIZES, ETC. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS, NOTIFY THE BUILDER OR HIS AGENT IMMEDIATELY BEFORE PROCEEDING !

FINAL DRAFT WILL NOT ACCEPT ANY BACK CHARGES AND IS NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO THIS OFFICE PRIOR TO PERMITTING, CONSTRUCTION AND/OR MATERIAL PROCUREMENT.

THESE PLANS, SPECIFICATIONS AND DETAILS ARE FOR THE EXPRESSED USE OF THIS PROJECT ONLY. REPRODUCTION, RE-USE, COPING OR REVISING OF THIS INFORMATION OR USE ON ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN APPROVAL OF FINAL DRAFT INC. IS PROHIBITED.

THESE DOCUMENTS ARE NOT ARCHITECTURAL, INTERIOR DESIGN, OR ENGINEERING DESIGNS, SPECIFICATIONS OR LAYOUTS AND ARE NOT TO BE USED FOR CONSTRUCTION UNLESS REVIEWED AND APPROVED BY A LICENSED DESIGN PROFESSIONAL EXCEPT AS OTHERWISE PROVIDED BY LAW.

PIERRE M VALLES,P.E. #66356
5470 E BUSCH BLVD STE 202
TEMPLE TERRACE, FL. 33617
TEL (813) 506-1431
Pierremvallesadg@Gmail.COM
Structural Components Only

RECEIVED FEB 13 2025 TOWN OF LONGBOAT KEY Planning, Zoning & Building

BLDG PERMIT PLANS FILE Copy of Record

FINAL DRAFT
DRAFTING · DESIGN
3424 53rd Avenue East, Bradenton FL 34203
office: 941-752-7574 · fax: 941-752-3344
email: plans@finaldraftinc.com · web: www.finaldraftinc.com

AIBD American Institute of Building Design

© COPYRIGHT NOTICE
THE FINAL DRAFT INC. HEREBY RESERVES ITS COMMON LAW AND OTHER COPYRIGHTS IN THESE PLANS, IDEAS, DESIGNS, NOTATIONS, TABLES AND ANY ELECTRONIC DATA. THIS INFORMATION IS NOT TO BE COPIED OR CHANGED IN ANY MANNER, NOR IS IT TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF THE FINAL DRAFT INC. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

A NEW RESIDENCE FOR:
SIFUENTES
762 ST. JUDE DRIVE NORTH
LONGBOAT, FLORIDA 34228

Permit # PB24-2254
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
FEB 25 2025
APPROVED
Reviewer:

DRAWN:	G.T.
DATE:	3/28/2024
REVISION:	1/27/2025
SCALE:	AS SHOWN
JOB. NO.	2K24042R5

SHEET
T

© COPYRIGHT 2022

SPECIFICATIONS AND DESIGN CRITERIA

GENERAL

1. CLIENT, BUILDER & SUBCONTRACTORS SHALL REVIEW ENTIRE PLANS, CHECKING ALL DIMENSIONS, BEARING HEIGHTS, BEAM SIZES, WINDOW SIZES, ETC. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS, NOTIFY THE BUILDER OR THE ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY BEFORE PROCEEDING

2. FINAL DRAFT, INC WILL NOT ACCEPT ANY BACK CHARGES & IS NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED & NOT REPORTED TO THIS OFFICE PRIOR TO PERMITTING, CONSTRUCTION AND/OR MATERIAL PROCUREMENT.

3. DO NOT SCALE PLANS.

COPYRIGHT

1. COPYRIGHT NOTICE: FINAL DRAFT, INC. HEREBY RESERVES IT'S COMMON LAW & OTHER COPYRIGHTS TO THESE PLANS, IDEAS, DESIGNS, DETAILS & SPECIFICATIONS. THESE PLANS ARE NOT TO BE COPIED OR CHANGED IN ANY MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF FINAL DRAFT, INC.

2. THE SPECIFICATIONS & DETAILS CONTAINED ON THESE PLANS ARE COPYRIGHTED BY FINAL DRAFT, INC. & ARE INTENDED FOR USE W/ THE SPECIFIC PLANS FOR WHICH THEY HAVE BEEN ISSUED. THEY ARE NOT TO BE COPIED, CHANGED OR RE USED W/ ANOTHER PROJECT WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF FINAL DRAFT, INC.

CONTRADICTIONS-

IN THE EVENT OF CONTRADICTIONS BETWEEN DRAWINGS & SPECIFICATIONS ON THIS SHEET/
1) THE ARCHITECT OR ENGINEER OF RECORD IS TO BE INFORMED IMMEDIATELY FOR CLARIFICATION.

IT IS THE EXPRESS RESPONSIBILITY OF EACH LICENSED SUBCONTRACTOR IN THE FOLLOWING FOUR TRADES TO INSURE THAT ALL PRODUCTS & WORKMANSHIP IS IN STRICT COMPLIANCE W/ ALL PROVISIONS OF THE FBC & REFERENCED BASE CODES. NO ELEMENT OF these PRINTS IS INTENDED TO, & SHALL NOT, SUPERSEDE THE FBC & ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD.

TERMITE PROTECTION

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER & NEED FOR REASONS & TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL

2. TO PROVIDE FOR INSPECTION OF TERMITE INFESTATION BETWEEN WALL COVERING & FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES W/ EXCEPTION OF PAINT OR DECO CEMENTITIOUS FINISH LESS THEN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.

3. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION & BACK FILL IS COMPLETED.

4. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL INCLUDING SPACES BOXED OR FORMED.

5. BOXED AREAS IN CONCRETE FLOORS & FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC. SHALL BE MADE IN PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE & DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE TREATMENT.

6. MINIMUM 6 MIL. VAPOR RETARDANT MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION IF OCCURS BEFORE VAPOR PLACEMENT. REPLACEMENT IS REQUIRED.

7. CONCRETE OVER POUR & MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.

8. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE, INCLUDING LANDSCAPING & IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED SHALL BE RETREATED.

9. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.

10. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE W/ THE RULES & LAW OF THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES.

11. AFTER ALL WORK IS COMPLETED, LOOSE WOOD & FILL MUST BE REMOVED FROM BELOW & WITHIN ONE FOOT OF THE BUILDING. THIS INCLUDES ALL GRADE CONTAINING MATERIAL.

12. NO WOOD, VEGETATION STUMP, CARDBOARD, TRASH, ETC. SHALL BE BURIED WITHIN 15 FEET OF ANY BUILDING OR PROPOSED BUILDING.

13. ALL TERMITE PROVISIONS OF FBC SHALL BE MET, & SHALL BE PERFORMED BY PROPERLY TRAINED & CERTIFIED TECHNICIANS. A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO & ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TYPE & DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL. UPON COMPLETION OF ALL TREATMENTS THE FINAL CERTIFICATE SHALL BE PERMANENTLY POSTED IN AN OBVIOUS & ACCESSIBLE LOCATION, ON THE ELECTRICAL PANEL CONTROL BOX OR THE HOT WATER HEATER. ALL AREAS UNDER SOLID SURFACES THAT ABUT A TREATED POUR AREA, E.G. DRIVEWAYS, SIDEWALKS, LANAIS, POOL DECKS, ETC. SHALL BE RETREATED PRIOR TO NEW/SECOND POUR. NO SHRUBS OR SPRINKLER HEADS SHALL BE PLACED WITHIN ONE (1) FOOT OF STRUCTURE. NO CONDENSATE LINES/ ROOF DOWN SPOUTS SHALL DISCHARGE WITHIN (1) ONE FOOT OF THE STRUCTURE.

APPLIANCES & FIXTURES

1. ALL GAS PRODUCTS & WORKMANSHIP SHALL CONFORM TO ALL PROVISION OF THE NATIONAL FUEL GAS CODE (NFPA 54) & STANDARD FOR THE STORAGE & HANDLING (NFPA 56).

2. DRYER VENTED TO OUTSIDE W/ METAL VENT NON-SCREENED W/ BACK DRAFT DAMPER

3. ALL WATER CLOSETS TO BE 1.6 GAL MAX.

FLOOD HAZARD AREA

1. IF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA, DAMAGE RESISTANT MATERIALS SHALL BE PROVIDED BELOW THE DESIGN FLOOD ELEVATION (DFE) REFER TO FEMA TB-2 FOR A LIST OF ACCEPTED MATERIALS.

2. NO ELECTRICAL PLUMBING OR MECHANICAL SHALL BE PERMITTED TO BE BELOW THE DFE.

STEEL

1. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60 MINIMUM, UNLESS NOTED OTHERWISE.

2. ANCHOR BOLTS SHALL BE GALVANIZED, ASTM A-307.

3. INSPECTION REQUIRED PRIOR TO ANY EPOXY SETTING OF DOWELS OR ANCHOR BOLTS.

4. ALL REINFORCEMENT SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS UNLESS OTHERWISE NOTED ON THE STRUCTURAL DRAWINGS.

MASONRY CONSTRUCTION

REFER TO CHAPTER 21 OF THE FLORIDA BUILDING CODE, BUILDING AND RESIDENTIAL+ MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TMS 402/602.

INFORMATIONAL SERIES BULLETINS BY THE NATIONAL CONCRETE MASONRY ASSOCIATION NCMA TEK SHALL BE REFERRED FOR SPECIFICATIONS OF SECTION PROPERTIES OF CONCRETE MASONRY UNITS, CONCRETE MASONRY UNITS WEIGHTS, INSTALLATIONS AND SIMILAR.

CONCRETE MASONRY UNITS
DESIGN MASONRY UNITS SHALL MEET ASTM C90 NORMAL WEIGHT UNIT FOR HOLLOW LOAD BEARING TYPE MASONRY WITH AN AVERAGE (AVERAGE OF 3 UNITS) STRENGTH OF f'm= 2,000 psi ON THE NET AREA AND f'm= 1,500 psi FOR ANY INDIVIDUAL UNIT. COURSING SHALL BE RUNNING BOND, U.N.O.

MORTAR AND GROUTING
MORTAR SHALL BE TYPE 'M' OR 'S' AND MEET ASTM C270 WITH MINIMUM COMPRESSION STRENGTH OF 1,800 psi FOR TYPE 'S' OR 2,500 psi FOR TYPE 'M'. GROUT SHALL BE f'_{cg}= 2,000 psi COMPRESSIVE STRENGTH MINIMUM ACCORDING TO ASTM C476 OR SPECIFIED WITH A SLUMP WITHIN 8 INCHES TO 11 INCHES AS DETERMINED BY ASTM C143 WITH A MINIMUM COMPRESSIVE STRENGTH OF f'_{cg}= 2,000 psi AT 28 DAYS WHEN SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C1019.

STEEL REINFORCEMENT INTO MASONRY WALLS
REINFORCED VERTICAL STEEL REINFORCEMENT AT CELLS AS SHOWN ON PLANS SHALL BE GROUT FILLED WITH REINFORCING BAR VERTICAL AS SHOWN ON PLANS, UNLESS NOTED OTHERWISE. VERTICAL REINFORCEMENT SHALL BE PROVIDED AT CORNERS, INTERSECTIONS, WITHIN 16 IN. OF EACH SIDE OF OPENINGS, WITHIN 8 IN. OF EACH SIDE OF MOVEMENT JOINTS, WITHIN 8 IN. OF THE ENDS OF THE WALLS AND AT A MAXIMUM SPACING OF 4 FEET ON CENTER UNLESS NOTED OTHERWISE ON PLAN OR IN DETAILS. REINFORCEMENT ADJACENT TO OPENINGS NEED NOT BE PROVIDED FOR OPENINGS SMALLER THAN 16 IN. IN EITHER THE HORIZONTAL OR VERTICAL DIRECTION, UNLESS THE SPACING OF DISTRIBUTED REINFORCEMENT IS INTERRUPTED BY SUCH OPENINGS. HORIZONTAL JOINT REINFORCEMENT SHALL CONSIST OF AT LEAST TWO WIRES OF W1.7 (9 GAGE, MUM) LADDER -TYPE JOINT REINFORCEMENT SPACED NOT MORE THAN 16 IN. HORIZONTAL REINFORCEMENT SHALL ALSO BE PROVIDED AT THE BOTTOM AND TOP OF WALL OPENINGS AND SHALL EXTEND NOT LESS THAN 24 IN. NOR LESS THAN 48 BAR DIAMETERS PAST THE OPENING+ CONTINUOUSLY AT STRUCTURALLY CONNECTED ROOF AND FLOOR LEVELS AND WITHIN 16 IN. OF THE TOP OF WALLS. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE. USE METAL LATH, MORTAR OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREAS REQUIRED.

STRUCTURAL STEEL REINFORCEMENT SHALL BE ASTM A615 GRADE 60 DEFORMED BARS. REFER TO CONCRETE SECTION FOR FURTHER SPECIFICATIONS. JOINT REINFORCEMENT MUST MEET THE REQUIREMENTS OF ASTM A951 (STANDARD SPECIFICATIONS FOR STEEL WIRE FOR JOINT REINFORCEMENT), AND ASTM A1064 (PREFABRICATED FROM COLD-DARLIN STEEL WIRE)

STRUCTURAL STEEL REINFORCEMENT COVERING AND LAP& SPLICES SHALL BE SPECIFIED ACCORDING TMS 402/602 CHAPTER 6 AND TYPICAL ACI CODES IN THE INDUSTRY.

LINTELS (PRECAST CONCRETE REINFORCED LINTELS)
TYPICAL PRECAST LINTELS PRODUCTS, SPAN CHARTS, BEARING LENGTHS AND SIMILAR SHALL BE REFERRED TO CAST-CRETE PRODUCTS. ALL STEEL REINFORCEMENT SHALL BE ASTM 615 GRADE 60+ STEEL WIRES ASTM 510.

FOUNDATION/ CONCRETE

1. FOUNDATIONS ARE DESIGNED FOR 2,000 PSF SOIL BEARING CAPACITY.

2. 6 MIL VAPOR BARRIER IS TO BE LAPPED & TAPED.

3. REINFORCEMENT SHALL BE 6 X 6 W 1.4 / W 1.4 WELDED WIRE MESH UNLESS NOTED OTHERWISE.

4. 3-1/2" 3,000 PSI AT 28 DAYS MINIMUM SLAB THICKNESS & RATING. (UNLESS A HIGHER VALUE IS SPECIFIED ON PRINT).

5. DO NOT ADD WATER ON SITE TO ANY MIX.

6. CONTRACTORS SHALL HAVE ALL PROPERTY LINES MARKED SO SETBACKS CAN BE VERIFIED AT FOUNDATION INSPECTION.

7. DO NOT BUILD IN EASEMENTS OR SWALES.

8. GROUNDING INSPECTION IS REQUIRED PRIOR TO POURING STEEL INSPECTION

SOIL

1. ALL FILL SHALL BE CLEAN COARSE SAND COMPACTED TO 95% BY HEAVY VIBRATORY ROLLER IN MAXIMUM LIFTS OF 9". CONFORM TO ASTM D 1557.

2. WOOD GRADE STAKES ARE PROHIBITED, ALL GRADE STAKES ARE TO BE REMOVED WITHIN HOUSE PAD.

3. SPRINKLER HEADS FROM IRRIGATION SYSTEM WILL BE 1'-0" MINIMUM AWAY FROM BUILDING.

4. DOWN SPOUTS FROM GUTTERS WILL TERMINATE 1'-4" AWAY FORM BUILDING.

5. NO WOOD OR ORGANIC MATERIAL SHALL BE WITHIN 1'-0" OF BUILDING.

6. ALL SOILS SHALL BE FREE OF DEBRIS + ORGANIC MATERIALS, COMPACTED TO 95% SECTION (ASTM D-1557). SOILS BELOW FOOTINGS SHALL BE TESTED + ALL SUBSEQUENT FILL SOILS IN LIFT NOT TO EXCEED 12-INCH INTERVALS. ALL FILL MATERIAL SHALL BE SP OR SM MATERIAL AS DEFINED BY UNIFORM SOIL CLASSIFICATION SYSTEM. ANY QUESTIONABLE SOIL SHALL BE REMOVED OR BROUGHT TO THE ATTENTION OF THE ENGINEER FOR EVALUATION.

ROOF

1. TYPICAL ROOF PITCH AND OVERHANG - SEE ELEVATIONS

2. APPROVED ANCHORS CAPABLE OF MEETING UPLIFT REQUIREMENTS AS PROVIDED BY THE TRUSS MANUFACTURER & ARCHITECT OR ENGINEER OF RECORD AT EACH TRUSS TO PROVIDE A CONTINUOUS TRANSFER OF UPLIFT LOADS FROM TRUSS TO FOUNDATION.

3. IF TRUSSED, PREFABRICATED, PRE-ENGINEERED ROOF TRUSSES SHALL BE SPACED AT 2'-0" O.C. UNLESS NOTED OTHERWISE.

4. IF TRUSSED, TRUSS MANUFACTURER SHALL SUBMIT PROFILES + PLANS, PRIOR TO FABRICATION, TO THE CONTRACTOR FOR APPROVAL. SAID PLANS SHALL BEAR THE SEAL OF A REGISTERED FLORIDA ENGINEER.

5. ENGINEERED TRUSS MANUFACTURER DRAWINGS INDICATING BEARING POINTS, GRAVITY LOADS, UPLIFT LOADS + REQUIRED CONNECTORS SHALL BE TO CONSTRUCTION. ADDITIONAL FOOTINGS PRIOR REVIEWED + APPROVED AND/OR CONNECTORS MAY BE REQUIRED. ANY DISCREPANCIES OR QUESTIONS BEFORE PROCEEDING SHALL BE DIRECTED TO THE BUILDER OR HIS AGENT

6. PROVIDE (1) 15 IN VERTICAL CELL FILLED W/ 3000 PSI CHAT MIX AT ALL GIRDER TRUSS BEARINGS.

7. ROOF PLAN IS FOR PICTORIAL REPRESENTATION OF PROPOSED LAYOUT ONLY.

8. ALL PLUMBING STACKS + ROOF PENETRATIONS TO REAR + SIDE ROOF + INSTALLED PER MANUFACTURE DETAILS.

9. PROVIDE VENTILATION OF ATTIC SPACE.

FLASH:

ALL FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH FBC R 903.2.

ELEVATIONS

1. SPRINKLER HEADS FROM IRRIGATION SYSTEM WILL BE 1'-0" MINIMUM AWAY FROM BUILDING.

2. OVERHANGS LESS THEN 6" SHALL HAVE GUTTERS.

3. DOWN SPOUTS FROM GUTTERS WILL TERMINATE 1'-0" MINIMUM AWAY FORM BUILDING.

4. NO WOOD OR ORGANIC MATERIAL SHALL BE WITHIN 1'-0" OF BUILDING.

5. FIRST FLOOR ELEVATION TO COMPLY W/ CURRENT LOCAL CODE.

6. THE ELEVATION OF THE FINISH FLOOR OF RESIDENTIAL BUILDINGS SHALL BE A MINIMUM OF 8" ABOVE THE HIGHEST ADJACENT GRADE

7. STORM WATER RUNOFF SHALL BE DISPOSED OF ON-SITE OR DIVERTED INTO AN APPROVED DRAINAGE STRUCTURE OR CHANNEL.

8. ELEVATIONS ARE FOR PICTORIAL PURPOSES ONLY.

9. VERIFY ALL WINDOW + DOOR SIZES + LOCATIONS W/ FLOOR PLAN. DECORATIVE DETAIL ITEMS SUCH AS BANDING, KEYSTONES, COINS, HATCHING, WINDOW MUNTIN STYLE, ETC. ARE FOR PICTORIAL PURPOSES ONLY + MAY VARY FROM ACTUAL DESIGN OR PER MANUFACTURER. CLIENT, BUILDER + SUBCONTRACTORS SHALL VERIFY THESE ITEMS PRIOR TO CONSTRUCTION AND/OR MATERIAL PROCUREMENT.

MECHANICAL

1. ALL MECHANICAL WORKMANSHIP, PRODUCTS + COMPONENTS SHALL CONFORM TO ALL PROVISIONS OF THE CURRENT CODE DESIGNED AND INSTALLED BY A LICENSED PROFESSIONAL.

ELECTRICAL

1. ALL ELECTRICAL SYSTEMS TO MEET 2020 N.E.C. + CURRENT BUILDING CODE DESIGNED AND INSTALLED BY A STATE OF FLORIDA LICENSED PROFESSIONAL.

2. PROVIDE 200 AMP SINGLE PHASE SERVICE (FOR NEW SERVICE)

3. PROVIDE ALL COPPER WIRING.

4. CONTRACTOR TO CONNECT ALL FIXTURES + APPLIANCES.

5. PROVIDE 15 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL (IF NOT PRESENT).

6. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 + 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER(S).

7. ALL DISHWASHER, WASHER AND COUNTERTOP RECEPTACLES TO BE GFCI AND AFCI PROTECTED.

8. REFRIGERATOR AND ELECTRIC FIREPLACE OUTLETS TO BE AFCI.

9. LICENSED ELECTRICAL CONTRACTOR IS EXPRESSLY RESPONSIBLE FORTOTAL COMPLIANCE TO 2020 N.E.C., + ALL LOCAL CODES + ORDINANCES. NO ITEM ON THESE PLANS IS INTENDED TO SUPERSEDE CODE REQUIREMENTS + ANY DISCREPANCIES OR QUESTIONS SHALL BE REPORTED IMMEDIATELY.

10. ALL OUTLETS NOT REQUIRED TO BE GFCI SHALL BE AFCI W/ TAMPER PROOF RECEPTACLE.

11. ALL SMOKE DETECTORS ARE TO BE HARD WIRED WITH BATTERY BACKUP.

12. AT LEAST 75% OF NEW LIGHTING FIXTURES TO BE HIGH EFFICIENT LIGHTING.

13. DISHWASHER RECEPTICAL SHALL BE LOCATED IN ADJACENT CABINET PER NEC.

PLUMBING

1. ALL PLUMBING SYSTEMS, WORKMANSHIP, PRODUCTS + COMPONENTS SHALL CONFORM TO ALL PROVISIONS OF THE CURRENT CODE DESIGNED AND INSTALLED BY A STATE OF FLORIDA LICENSED PROFESSIONAL.

WOOD CONSTRUCTION

REFER TO CHAPTER 23 OF THE FLORIDA BUILDING CODE, BUILDING AND RESIDENTIAL+ WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN FOREST + PAPER ASSOCIATION (AF&PA) AND AMERICAN WOOD COUNCIL-NATIONAL DESIGN SPECIFICATIONS (AWC-NDS).

WOOD IN CONTACT WITH CONCRETE, MASONRY, AND AREAS EXPOSED TO OUTDOORS OR SEVERE WEATHER AS SPECIFIED ON THE CONSTRUCTION DOCUMENTS SHALL BE PROTECTED OR PRESERVATIVE TREATED. MODIFICATION FACTOR SUCH AS MOISTURE CONTENT SHALL BE ADJUSTED AND CONSIDERED FOR DESIGN PURPOSES.

TYPICAL SOLID SAWN WOOD SPECIES FOR FRAMING PURPOSES RELATED TO VERTICAL AND LATERAL STRUCTURAL COMPONENTS TO BE SOUTHERN YELLOW PINE #2 UNLESS NOTED OTHERWISE. ALL WOOD TO BE SURFACE DRY WITH MAXIMUM MOISTURE CONTENT OF 19%. ALL EXTERIOR AND INTERIOR VERTICAL STUDS THAT BELONG TO BEARING AND LATERAL FORCE RESISTING SYSTEMS SHALL BE SOUTHERN YELLOW PINE #2 . DESIGN VALUES FOR WOOD CONSTRUCTION SHALL BE REFERENCED AT THE LATEST NATIONAL DESIGN SPECIFICATIONS NDS COMPONENTS.

THE FOLLOWING LOAD DURATION FACTORS (C_D) FOR THE DESIGN STRUCTURAL COMPONENTS SHALL BE USED:

DEAD LOAD	0.90
DEAD LOAD + FLOOR LIVE LOAD	1.00
DEAD LOAD + ROOF LIVE LOAD	1.25
DEAD LOAD + WIND LOAD	1.60

WOOD WALL CONSTRUCTION AND FRAMING SHALL BE REFERRED TO SECTION R602 OF THE FLORIDA BUILDING CODE, RESIDENTIAL 7TH EDITION IF RESIDENTIAL CONSTRUCTION.

WOOD PANEL DIAPHRAGMS

STRUCTURAL WALLS, FLOORS AND ROOFS PANELS ARE DESIGNED AS DIAPHRAGMS AND SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE SPECIAL DESIGN PROVISION FOR WIND AND SEISMIC OF THE AMERICAN WOOD COUNCIL AND NATIONAL DESIGN SPECIFICATIONS (AWC-NDS)

ROOF WOOD PANELS: ROOF WOOD PANELS: ALL PANELS TO BE 15/32" MINIMUM THICKNESS AND APA STRUCTURAL 1 RATED SHEATHING PLYWOOD AND FASTENED WITH MIN 3" LONG X 0.131"(8X 0.28)" RINGSHANK NAILS AT 4" O.C. @ EDGES AND OTHER EDGES@ 4 AND AT 6" O.C. IN FIELD U.N.O. (TYPICAL UNBLOCKED DIAPHRAGM U.N.O)

FLOOR WOOD PANELS: ALL PANELS TO BE 23/32" MINIMUM THICKNESS AND APA STRUCTURAL 1 RATED SHEATHING PLYWOOD AND FASTENED WITH MIN 10d(3.25" LONG x0.148"Dx0.30") COMMON NAIL AT 6" O.C. @ EDGES AND OTHER EDGES@ AT 12" O.C. IN FIELD U.N.O. (TYPICAL UNBLOCKED DIAPHRAGM U.N.O)

WALL WOOD PANELS: ALL PANELS TO BE 15/32" MINIMUM THICKNESS AND APA STRUCTURAL 1 RATED SHEATHING PLYWOOD, WALL SHEATHING SHALL BE FASTENED WITH MIN 8d(2-1/2"x0.131"x0.28") COMMON NAILS @ 4" O.C. AT EDGES, OTHER EDGES AND INFIELDS FASTENED WITH U.N.O.) ALL PANELS EDGES SHALL BE BLOCKED. (TYPICA BLOCKE DIAPHRAGMS U.N.O)

DIAPHRAGMS SHALL BE SUPPORTED AT ALL EDGES AND BLOCKED FOR PROVIDING NECESSARY SHEAR TRANSFERRING AND CONTINUOUS LOAD PATH UNLESS NOTED OTHERWISE. WOOD PANEL DIAPHRAGMS FOR ROOFS SHALL BE PERMITTED TO BE DESIGN AS UNBLOCKED.

WOOD CONSTRUCTION CONNECTORS:

METAL CONNECTORS SHALL PREFER TO BE FROM SIMPSON STRONG TIE COMPANY AND SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S DIRECTIONS TO RESIST THE SPECIFIED LOADS.

ANCHOR BOLTS, MACHINE BOLTS AND BONDED ADHESIVE (EPOXY) ANCHORS

ANCHOR BOLTS:
SHALL CONFORM TO ASTM A307 OR F1554 (THREADED ROD). ANCHOR BOLTS SHALL BE MINIMUM ASTM A36 (GRADE 36) STEEL.

MACHINE AND LAG BOLTS:
SHALL BE A307 HOT DIPPED GALVANIZED WITH GALVANIZED WASHERS.

EPOXY ANCHORS:
SIMPSON SET-3G OR HILTI RE-500 V3 SHALL BE USED AND INSTALLED PER MANUFACTURER SPECIFICATIONS.

WINDOWS & DOORS

1. WINDOWS / DOORS: EXTERIOR WINDOWS + GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, + BEAR AN AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS + APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE W/ THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION: ANSI/AAMA/NWWDA. WINDOW + DOOR ASSEMBLIES SHALL BE ANCHORED IN STRICT ACCORDANCE W/ THE PUBLISHED MANUFACTURER RECOMMENDATIONS TO ACHIEVE RESISTANCE TO 3-SECOND GUSTS, + SHALL INCLUDE THE SPECIFICATION OF BLOCK STRIP MATERIALS + ANCHORING. WOOD CRIBS ABOVE ARCHED WINDOWS SHALL COMPLY W/ DRAWING DETAIL CONTAINED IN THESE DRAWINGS. ALL SHIM MATERIALS SHALL BE MADE FROM MATERIALS CAPABLE OF SUSTAINING APPLICABLE LOADS, + LOCATED + APPLIED IN A THICKNESS CAPABLE OF WITHSTANDING THOSE LOADS. THE DESIGN RESPONSIBILITY FOR THE INSTALLATION OF DOORS + WINDOWS IS DELEGATED TO THE SPECIALTY ENGINEER OF THE MANUFACTURER AS REINFORCED W/ IN ALL TESTING DATA REQUIRED SUBMITTED IN CONJUNCTION W/ THIS PLAN. OPENING PERIMETERS HAVE BEEN DESIGNED TO TRANSMIT THE IMPOSED LOADS TO THE MAIN WIND FORCE RESISTING SYSTEM.

2. ALL GLASS IN DOORS TO BE TEMPERED GLASS. ALL GLASS WITHIN 24" OF A DOOR OPENING SHALL BE TEMPERED.

3. ONE ACCESSIBLE BATHROOM W/ A 29" CLEAR DOOR OPENING ON AN ACCESSIBLE ROUTE AT HABITABLE GRADE LEVEL IS REQUIRED.

4. PROVIDE A SOLID WOOD DOOR NOT LESS THAN 1-3/8" THICK, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1-3/8" THICK, OR A FIRE RATED 20 MINUTE DOOR BETWEEN THE GARAGE AND LIVING AREA WITH A SELF-CLOSING DEVICE.

MANUFACTURER'S SPECS

1. BUILDER/CONTRACTOR TO VERIFY MANUFACTURER'S SPECIFICATION + REQUIREMENTS PRIOR TO CONSTRUCTION.

2. BUILDER/CONTRACTOR TO PROVIDE FIREPLACE MANUFACTURER'S INSTALLATION INSTRUCTIONS PRIOR TO INSPECTION.

3. THESE PLANS ARE NOT INTENDED TO SUPERSEDE ANY MANUFACTURER'S SPECIFICATIONS, DISCREPANCIES SHALL BE REPORTED IMMEDIATELY.

STUCCO / DECORATIVE CEMENTITIOUS COATINGS

1. ALL CMU + MASONRY WALLS COVERED BY A DECORATIVE CEMENTITIOUS COATING SHALL BE APPLIED IN A 1/2" THICK, TWO COAT SYSTEM. METAL PLASTER BASES SHALL BE ATTACHED TO MASONRY OF CONCRETE WITH A POWER OR POWER ACTUATED FASTENERS OR A COMBINATION WITH HARDENED CONCRETE STUB NAILS. FASTENERS MUST BE INSTALLED NOT MORE THAN 7" ON CENTER IN VERTICAL ROWS NOT MORE THAN 16" O.C. WITH AT LEAST ONE POWER ACTUATED FASTENER AT EACH CORNER AND AT MID POINT OF EACH EDGE IN LONG DIMENSION.

2. WHEN PLYWOOD IS USED FOR SHEATHING, A MINIMUM OF 1/8" SEPARATION SHALL BE PROVIDED BETWEEN ADJOINING SHEETS TO ALLOW FOR EXPANSION.

3. CONTROL JOINTS SHALL OCCUR WHERE AN EXPANSION JOINT OCCURS IN THE BASE EXTERIOR WALL AND INSTALLED IN WALLS TO DELINEATE AREAS NOT MORE THAN 144 SQ FT FOR WALLS AND 100 SQ FT FOR CEILINGS. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET WITH A LENGTH TO WIDTH RATIO NOT TO EXCEED 2-1/2 TO 1. FLANGES SECURED AT NO MORE THAN 7" INTERVALS. CASING BEADS MUST BE USED TO SEPARATE DISSIMILAR MATERIALS. CONTROL JOINT SEPARATION SPACING NO LESS THAN 1/8". (CLEAN JOINTS TO MAINTAIN SPACING)

4. FOUNDATION WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1" BELOW JOINT FORMED BY FOUNDATION AND FRAMING WITH NOSE OF SCREED PLACED NOT LESS THAN 4" ABOVE RAW EARTH OR 2" ABOVE PAVED SURFACES.

5. ALL FRAME WALLS COVERED BY A STUCCO COATING SHALL CONFORM TO ASTM C 847, + BE INSTALLED IN ACCORDANCE TO ASTM C 1063. LATH SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS BUT MUST BE TIED AT EACH SIDE. AS A MINIMUM, LATHING SHALL BE ATTACHED AT A MAXIMUM SPACING OF 1" ON CENTER IN VERTICAL ROWS NOT MORE THAN 16" O.C. ATTACHMENT TO WOOD SUPPORTS, W/ EITHER 11 GAUGE, 7/16" HEAD, BARBED, GALVANIZED ROOFING NAILS, NOT LESS THAN 3/4 " LONG. 1-1/2" ROOFING NAILS TO HORIZONTAL MEMBERS AND 6d COMMON NAILS OR 1" ROOFING NAILS TO VERTICAL MEMBERS, OR 1" WIRE STAPLES WITH STAPLES TO CROWN NOT LESS THAN 3/4" ENGAGING A LEAST THREE STRANDS OF LATH. ALL FASTENERS TO PENETRATE NOT LESS THAN 3/4" INTO STRUCTURAL MEMBERS. METAL PLASTER BASES SHALL BE FURRED AWAY FROM VERTICAL SUPPORTS OR SOLID SURFACES AT LEAST 1/4". SELF FURRING LATH THAT HOLD THE BODY OF THE LATH APPROXIMATELY 1/4" AWAY FROM SOLID SURFACES MAY BE USED. PAPER BACKING SHALL LAP MIN 2". METAL LATH SHALL LAP MIN 1/2" AT SIDES AND 1" AT ENDS WITH PAPER TO PAPER AND WIRE TO WIRE. SIDE LAPS OF METAL PLASTER BASES SECURED TO FRAMING MEMBER OF TIED BETWEEN SUPPORTS WITH 0.0475 WIRE AT INTERVALS NO MORE THAN 9" O.C. LATH SHALL BE APPLIED LONG DIMENSION AT RIGHT ANGLES TO SUPPORTS. ENDS OF ADJOINING PLASTER BASES STAGGERED.

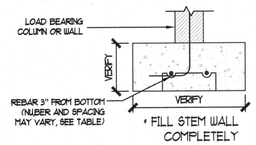
6. STUCCO COATING SHALL BE APPLIED IN A 7/8" THICK, THREE COAT SYSTEM IN ACCORDANCE TO FBC-2023 + ASTM C-926.

7. WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BOND LINE BETWEEN THE CEMENT PLASTER + THE WATER RESISTIVE BARRIER. A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER RESISTIVE BARRIER + THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING:
   1. TWO LAYERS OF AN APPROVED WATER RESISTANT BARRIER OR
   2. ONE LAYER OF AN APPROVED WATER RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP, OR
   3. OTHER APPROVED METHODS OF MATERIALS APPLIED IN ACCORDANCE W/ THE MANUFACTURE'S INSTALLATION INSTRUCTIONS.

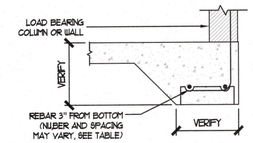
INSULATION

1. BUILDING MINIMUM INSULATION SHALL BE AS FOLLOWS: FRAME WALL-R - 11 F.G., BLOCK WALLS-R - 4, 2 FIPE RIGID, CEILING-R-30 F.G. (MAY INCREASE BASED ON ENERGY REPORT)

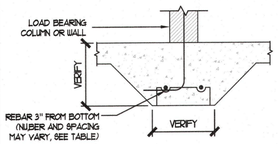
2. GYPSUM WAL



TYPICAL STEM WALL



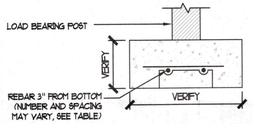
TYPICAL MONO FOOTER



TYPICAL INTERIOR FOOTING

FOOTING SCHEDULE

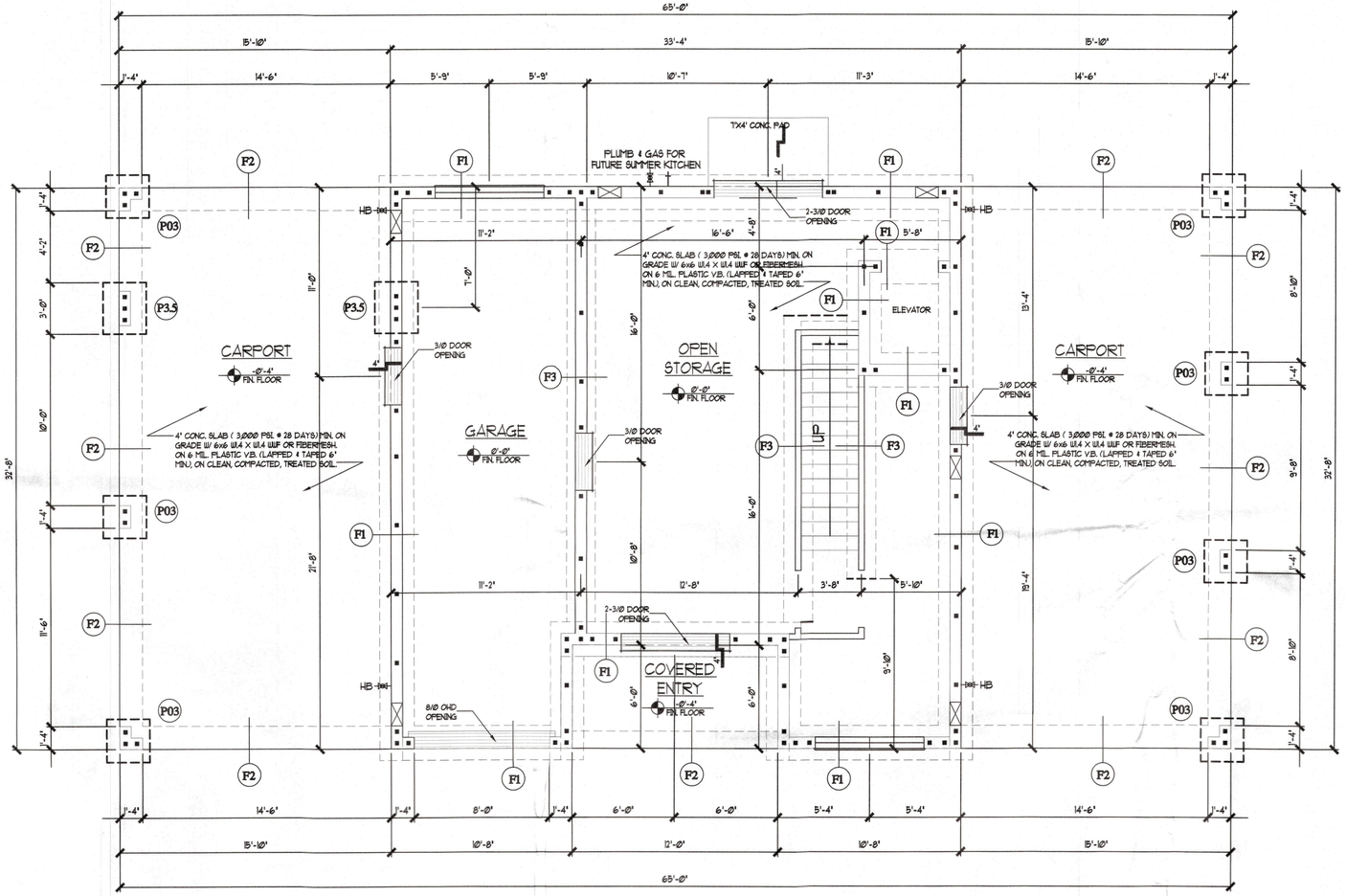
MARK	TYPE	SIZE (W x D)	REBAR
F01	STEM WALL	20" x 24"	(3) #5
F02	MONO FOOTER	12" x 12"	(1) #5
F03	INTERIOR FOOTING	20" x 24"	(3) #5



TYPICAL CONC. PAD

PAD SCHEDULE

MARK	TYPE	SIZE (W x L x D)	REBAR
P03	CONC. PAD	3'-0" x 3'-0" x 2'-0"	(4) #5 EA. WAY
P3.5	CONC. PAD	3'-6" x 3'-6" x 2'-0"	(5) #5 EA. WAY



NOTES:

1. ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT TO BE ABOVE THE DESIGN FLOOD ELEVATION OF 9.0'1' NAVD THE BASE FLOOR ELEVATION IS 8.0'1' NAVD

B

PIERRE M. VALLES LICENSE No. 66356 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PIERRE M. VALLES P.E. USING A DIGITAL SIGNATURE AND DATE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Pierre M Valles
Date: 2025.01.28 07:49:57 -05'00'

PIERRE M VALLES,P.E. #66356
5470 E BUSCH BLVD STE 202
TEMPLE TERRACE, FL. 33617
TEL (813) 506-1431
Pierremvallesadg@Gmail.COM

Structural Components Only

RECEIVED
FEB 13 2025
TOWN OF LONGBOAT KEY
Planning Zoning & Building

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

FINAL DRAFT
DRAFTING • DESIGN
3424 53rd Avenue East, Bradenton FL 34203
office: 941-752-7574 : fax: 941-752-3344
email: plans@finaldraftinc.com . web: www.finaldraftinc.com

AID/BID® American Institute of Building Design

© COPYRIGHT NOTICE
THE FINAL DRAFT INC. HEREBY RESERVES ITS COMMON LAW AND OTHER COPYRIGHTS IN THESE PLANS, IDEAS, DESIGNS, NOTATIONS, TABLES AND ANY ELECTRONIC DATA. THIS INFORMATION IS NOT TO BE COPIED OR CHANGED IN ANY MANNER, NOR IS IT TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF THE FINAL DRAFT INC. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

A NEW RESIDENCE FOR:

SIFUENTES
762 ST. JUDE DRIVE NORTH
LONGBOAT, FLORIDA 34228

BLDG PERMIT PLANS FILE
Copy of Record

DRAWN:	G.T.
DATE:	3/28/2024
REVISION:	1/27/2025
SCALE:	AS SHOWN
JOB. NO.	2K24042R5

SHEET
A1

© COPYRIGHT 2022

LINTEL TYPES	TIE BEAM TYPES
TYPICAL FOR CMU SUPPORTED WALLS AND OPENINGS LESS THAN 6'-0" U.N.O. 8"x8" PRECAST LINTEL BLOCK w/ (1) #5 REBAR BOTTOM FILLED SOLID **L01**	8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 13" FROM TOP #3 STIRRUPS @ 10" O.C. **B01**
TYPICAL OPENINGS GREATER THAN 6'-0" U.N.O. 8"x16" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID **L02**	8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #7 REBAR 13" FROM TOP #3 STIRRUPS @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE **B02**

COLUMN SCHEDULE

*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	
C01	CMU COLUMN w/ (3) #5	16"x16"L-SHAPE	
C02	CMU COLUMN w/ (2) #5	8"X16" RECTANGLE	
C03	CMU COLUMN w/ (3) #5	8"X24" RECTANGLE	

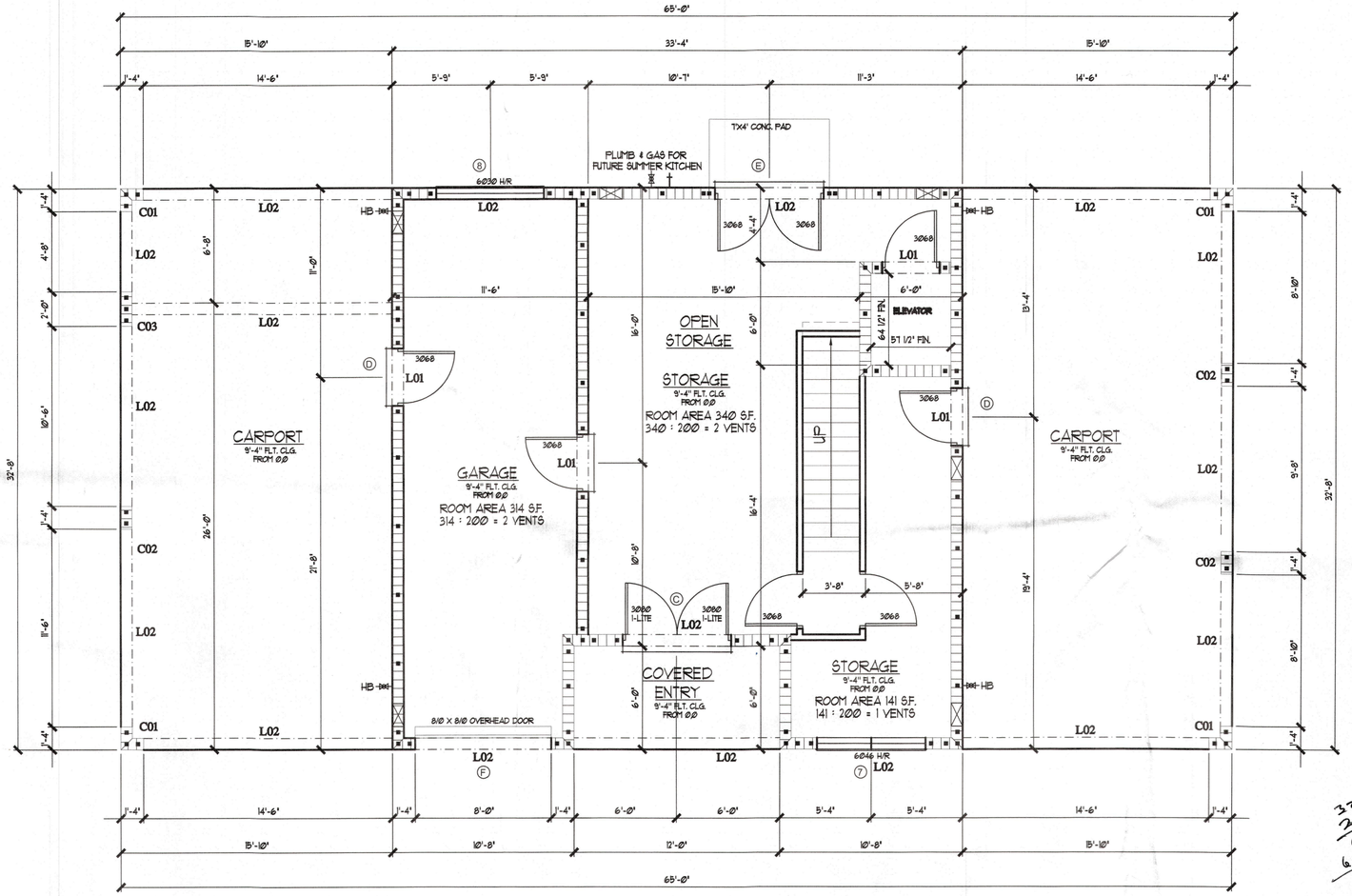
REBAR LOCATION:

- TWO STORY BLOCK WALLS TO HAVE #5 REBAR @ 4' O.C.

A

2ND. FL. DOOR / WINDOW SCHEDULE

MARK	SIZE (W x H)	TYPE	FLORIDA PRODUCT APPROVAL
7	72" X 84"	HORIZONTAL ROLLER	23-0707.08
8	72" X 36"	HORIZONTAL ROLLER	23-0707.08
C	72" X 96"	DBL. DOOR FULL GLASS	FL17846.8 FL13459.R7
D	36" X 80"	SOLID DOOR	FL17540.1
E	72" X 80"	DBL. DOOR FULL GLASS	FL17546.6
F	96" X 96"	OVERHEAD DOOR	FL4116.9.11



32/29 6/7 0 6 704

NOTES:

1. ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT TO BE ABOVE THE DESIGN FLOOD ELEVATION OF 9.0'1' NAVD THE BASE FLOOR ELEVATION IS 8.0'1' NAVD

B

PIERRE M. VALLES LICENSE No. 66356 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PIERRE M. VALLES P.E. USING A DIGITAL SIGNATURE AND DATE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Pierre M Valles
Date: 2025.01.28 07:50:21 -05'00'

PIERRE M VALLES,P.E. #66356
5470 E BUSCH BLVD STE 202
TEMPLE TERRACE, FL. 33617
TEL (813) 506-1431
Pierremvallesadg@Gmail.COM

Structural Components Only

RECEIVED FEB 13 2025 TOWN OF LONGBOAT KEY Planning, Zoning & Building

1ST. FLOOR PLAN

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

FINAL DRAFT
DRAFTING · DESIGN
3424 53rd Avenue East, Bradenton FL 34203
office: 941-752-7574 · fax: 941-752-3344
email: plans@finaldraftinc.com · web: www.finaldraftinc.com

AID BD. American Institute of Building Design

© COPYRIGHT NOTICE
THE FINAL DRAFT INC. HEREBY RESERVES ITS COMMON LAW AND OTHER COPYRIGHTS IN THESE PLANS, IDEAS, DESIGNS, NOTATIONS, TABLES AND ANY ELECTRONIC DATA. THIS INFORMATION IS NOT TO BE COPIED OR CHANGED IN ANY MANNER, NOR IS IT TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF THE FINAL DRAFT INC. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

A NEW RESIDENCE FOR:

SIFUENTES

762 ST. JUDE DRIVE NORTH
LONGBOAT, FLORIDA 34228

BLDG PERMIT PLANS FILE
Copy of Record

DRAWN:	G.T.
DATE:	3/28/2024
REVISION:	1/27/2025
SCALE:	AS SHOWN
JOB. NO.	2K24042R5

SHEET
A2

© COPYRIGHT 2022

LINTEL TYPES

TYPICAL FOR CMU SUPPORTED WALLS AND OPENINGS LESS THAN 6'-Ø" U.N.O.

8"x8" PRECAST LINTEL BLOCK w/ (1) #5 REBAR BOTTOM FILLED SOLID

L01

TYPICAL OPENINGS GREATER THAN 6'-Ø" U.N.O.

8"x16" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID

L02

TIE BEAM TYPES

8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #5 REBAR 13" FROM TOP #3 STIRRUPS @ 10" O.C.

B01

8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (2) #4 REBAR 13" FROM TOP

#3 STIRRUPS @ 6.5" O.C. 4" FROM ENDS & 10" O.C. ELSEWHERE

B02

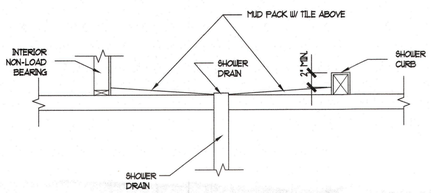
COLUMN SCHEDULE

*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	
C01	CMU COLUMN w/ (3) #5	16"x16"L-SHAPE	
C02	CMU COLUMN w/ (2) #5	8"x16" RECTANGLE	
C03	CMU COLUMN w/ (3) #5	8"x24" RECTANGLE	

REBAR LOCATION:

- TWO STORY BLOCK WALLS TO HAVE #5 REBAR @ 4' O.C.

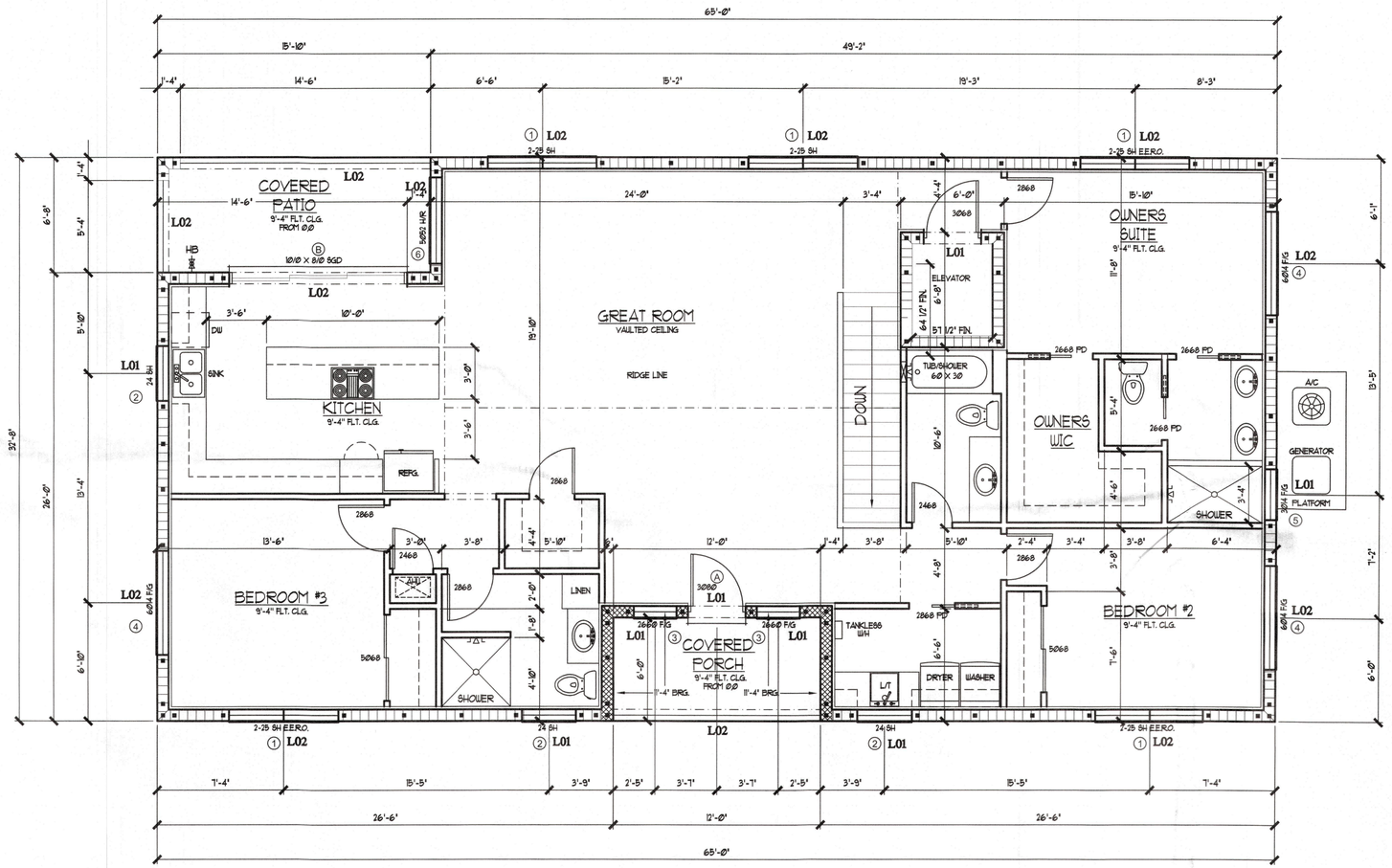


SHOWER FLUSH WITH CURB

A

2ND. FL. DOOR / WINDOW SCHEDULE

MARK	SIZE (W x H)	TYPE	FLORIDA PRODUCT APPROVAL
0		MULL BAR	23-0913.06
1	36" X 62"	SINGLE HUNG MULLED	23-0707.12
2	36" X 49 5/8"	SINGLE HUNG	23-0707.12
3	30" X 72"	FIXED GLASS	23-0816.06
4	72" X 16"	FIXED GLASS	23-0816.06
5	36" X 16"	AWNING	23-0863.15 FL29701.1
6	60" X 62"	HORIZONTAL ROLLER	23-0707.08
A	36" X 96"	DOOR	20470.10
B	120" X 96"	SLIDING GLASS DOOR	23-0710.10



NOTES:

1. ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT TO BE ABOVE THE DESIGN FLOOD ELEVATION OF 9.0'! NAVD THE BASE FLOOR ELEVATION IS 8.0'! NAVD

B

PIERRE M. VALLES LICENSE No. 66356 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PIERRE M. VALLES P.E. USING A DIGITAL SIGNATURE AND DATE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Pierre M Valles
Date: 2025.01.28 07:52:02 -05'00'

PIERRE M VALLES,P.E. #66356
5470 E BUSCH BLVD STE 202
TEMPLE TERRACE, FL. 33617
TEL (813) 506-1431
Pierremvallesadg@Gmail.COM

Structural Components Only

RECEIVED FEB 13 2025 TOWN OF LONGBOAT KEY Planning, Zoning & Building

2ND. FLOOR PLAN

SCALE: 1/4"=1'-Ø" | 1

FINAL DRAFT DRAFTING · DESIGN
3424 53rd Avenue East, Bradenton FL 34203
office: 941-752-7574 · fax: 941-752-3344
email: plans@finaldraftinc.com · web: www.finaldraftinc.com

AID BID. American Institute of Building Design

© COPYRIGHT NOTICE
THE FINAL DRAFT INC. HEREBY RESERVES IT'S COMMON LAW AND OTHER COPYRIGHTS IN THESE PLANS, IDEAS, DESIGNS, NOTATIONS, TABLES AND ANY ELECTRONIC DATA. THIS INFORMATION IS NOT TO BE COPIED OR CHANGED IN ANY MANNER, NOR IS IT TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF THE FINAL DRAFT INC. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

A NEW RESIDENCE FOR:

SIFUENTES

762 ST. JUDE DRIVE NORTH
LONGBOAT, FLORIDA 34228

BLDG PERMIT PLANS FILE Copy of Record

DRAWN:	G.T.
DATE:	3/28/2024
REVISION:	1/27/2025
SCALE:	AS SHOWN
JOB. NO.	2K24042R5

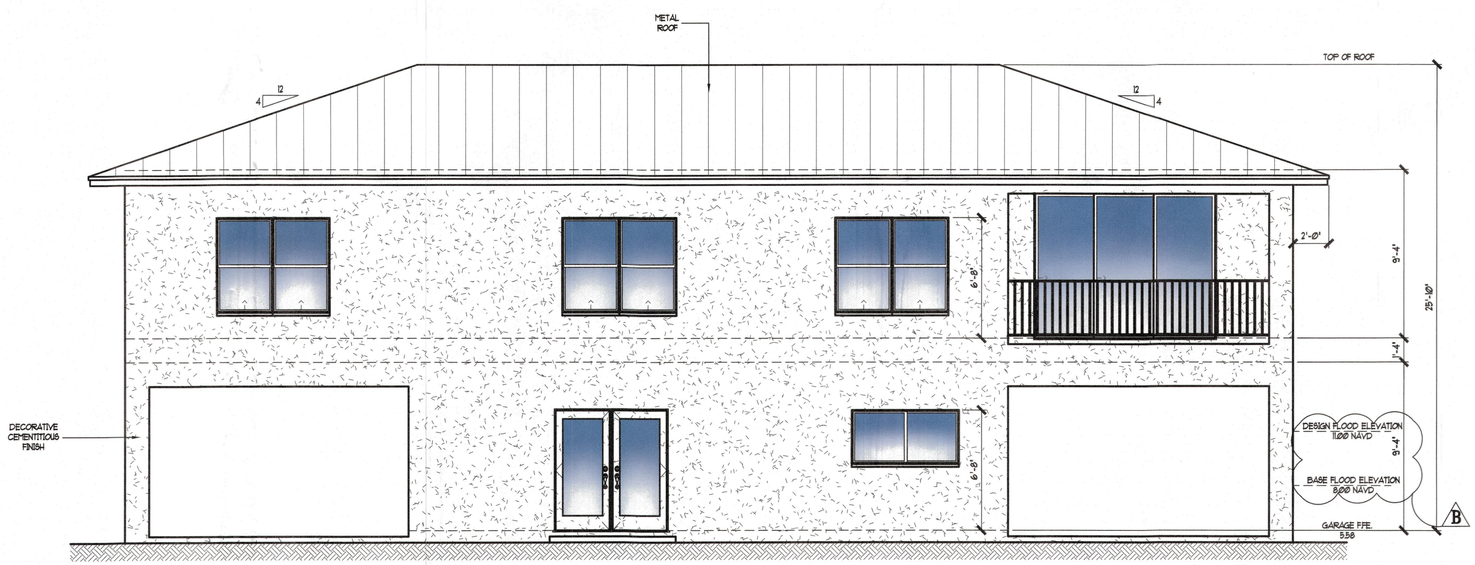
SHEET **A3**

© COPYRIGHT 2022

EXISTING ROOF PITCH, DIMENSIONS AND STRUCTURES SHALL BE FIELD VERIFIED PRIOR TO MATERIAL PROCUREMENT. FIELD CONDITIONS MAY VARY. ANY DISCREPANCIES SHALL BE REPORTED TO THIS OFFICE OR THE ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY. FINAL DRAFT INC. WILL NOT ACCEPT ANY BACK CHARGES AND IS NOT RESPONSIBLE FOR ANY DEVIATION, ALTERATIONS, OR VARYING FIELD CONDITIONS NOT REPORTED TO THIS OFFICE PRIOR TO PERMITTING, CONSTRUCTION AND/OR MATERIAL PROCUREMENT.

ELEVATIONS ARE FOR PICTORIAL PURPOSES ONLY. VERIFY ALL WINDOW AND DOOR SIZES AND LOCATIONS WITH FLOOR PLAN. DETAIL ITEMS SUCH AS BANDING, KEYSTONES, COINS, HATCHING, WINDOW MUTTON STYLE, ETC. ARE FOR PICTORIAL PURPOSES ONLY AND MAY VARY FROM ACTUAL DESIGN OR PER MANUFACTURER. CLIENT, BUILDER & SUBCONTRACTORS SHALL VERIFY THESE ITEMS PRIOR TO CONSTRUCTION AND/OR MATERIAL PROCUREMENT. EXISTING ROOF PITCHES SHALL BE FIELD VERIFIED.

FRONT ELEVATION | SCALE: 1/4"=1'-0" | 2



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

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PIERRE M. VALLES P.E. USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Pierre M Valles
Date: 2025.01.28 07:53:27 -05'00'

PIERRE M VALLES,P.E. #66356
5470 E BUSCH BLVD STE 202
TEMPLE TERRACE, FL. 33617
TEL (813) 506-1431
Pierremvallesadg@Gmail.COM

Structural Components Only

RECEIVED
FEB 13 2025
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

FINAL DRAFT
DRAFTING · DESIGN
3424 53rd Avenue East, Bradenton FL 34203
office: 941-752-7574 · fax: 941-752-3344
email: plans@finaldraftinc.com · web: www.finaldraftinc.com

AIBD American Institute of Building Design

© COPYRIGHT NOTICE
THE FINAL DRAFT INC. HEREBY RESERVES ITS COMMON LAW AND OTHER COPYRIGHTS IN THESE PLANS, IDEAS, DESIGNS, NOTATIONS, TABLES AND ANY ELECTRONIC DATA. THIS INFORMATION IS NOT TO BE COPIED OR CHANGED IN ANY MANNER, NOR IS IT TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF THE FINAL DRAFT INC. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

A NEW RESIDENCE FOR:

SIFUENTES

762 ST. JUDE DRIVE NORTH
LONGBOAT, FLORIDA 34228

BLDG PERMIT PLANS
FILE
Copy of Record

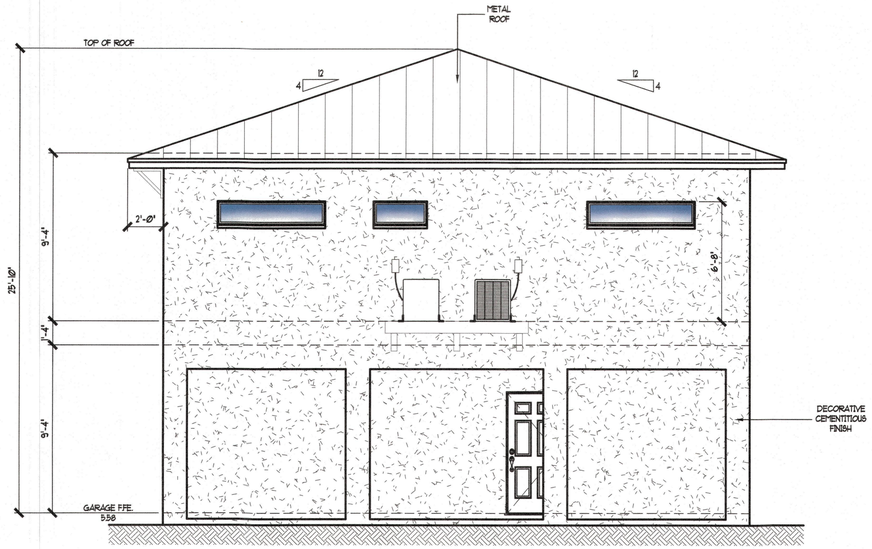
DRAWN:	G.T.
DATE:	3/28/2024
REVISION:	1/27/2025
SCALE:	AS SHOWN
JOB. NO.	2K24042R5

SHEET
A4

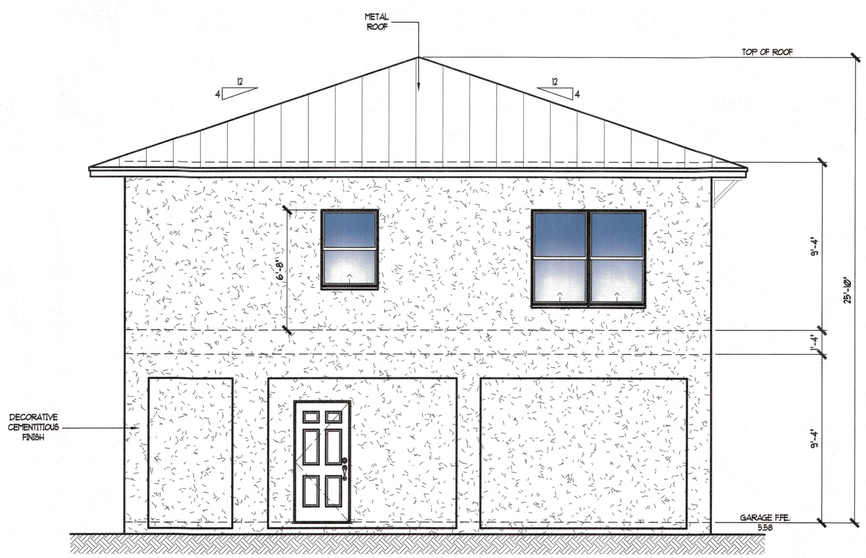
© COPYRIGHT 2022

EXISTING ROOF PITCH, DIMENSIONS AND STRUCTURES SHALL BE FIELD VERIFIED PRIOR TO MATERIAL PROCUREMENT. FIELD CONDITIONS MAY VARY. ANY DISCREPANCIES SHALL BE REPORTED TO THIS OFFICE OR THE ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY. FINAL DRAFT INC. WILL NOT ACCEPT ANY BACK CHARGES AND IS NOT RESPONSIBLE FOR ANY DEVIATION, ALTERATIONS, OR VARYING FIELD CONDITIONS NOT REPORTED TO THIS OFFICE PRIOR TO PERMITTING, CONSTRUCTION AND/OR MATERIAL PROCUREMENT.

ELEVATIONS ARE FOR PICTORIAL PURPOSES ONLY. VERIFY ALL WINDOW AND DOOR SIZES AND LOCATIONS WITH FLOOR PLAN. DETAIL ITEMS SUCH AS BANDING, KEYSTONES, CORNS, HATCHING, WINDOW MUTTON STYLE, ETC. ARE FOR PICTORIAL PURPOSES ONLY AND MAY VARY FROM ACTUAL DESIGN OR PER MANUFACTURER. CLIENT, BUILDER & SUBCONTRACTORS SHALL VERIFY THESE ITEMS PRIOR TO CONSTRUCTION AND/OR MATERIAL PROCUREMENT. EXISTING ROOF PITCHES SHALL BE FIELD VERIFIED.



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



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

PIERRE M. VALLES LICENSED No. 66356 STATE OF FLORIDA PROFESSIONAL DRAFTSMAN

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PIERRE M. VALLES P.E. USING A DIGITAL SIGNATURE AND DATE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Pierre M Valles
Date: 2025.01.28 07:56:35 -05'00'

PIERRE M VALLES,P.E. #66356
5470 E BUSCH BLVD STE 202
TEMPLE TERRACE, FL. 33617
TEL (813) 506-1431
Pierremvallesadg@Gmail.COM

Structural Components Only

RECEIVED
FEB 13 2025
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

FINAL DRAFT
DRAFTING · DESIGN
3424 53rd Avenue East, Bradenton FL 34203
office: 941-752-7574 · fax: 941-752-3344
email: plans@finaldraftinc.com · web: www.finaldraftinc.com

AIBD American Institute of Building Design

© COPYRIGHT NOTICE
THE FINAL DRAFT INC. HEREBY RESERVES ITS COMMON LAW AND OTHER COPYRIGHTS IN THESE PLANS, IDEAS, DESIGNS, NOTATIONS, TABLES AND ANY ELECTRONIC DATA. THIS INFORMATION IS NOT TO BE COPIED OR CHANGED IN ANY MANNER, NOR IS IT TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF THE FINAL DRAFT INC.
VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

A NEW RESIDENCE FOR:

SIFUENTES
762 ST. JUDE DRIVE NORTH
LONGBOAT, FLORIDA 34228

BLDG PERMIT PLANS FILE
Copy of Record

DRAWN:	G.T.
DATE:	3/28/2024
REVISION:	1/27/2025
SCALE:	AS SHOWN
JOB. NO.	2K24042R5

SHEET
A5

© COPYRIGHT 2022

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

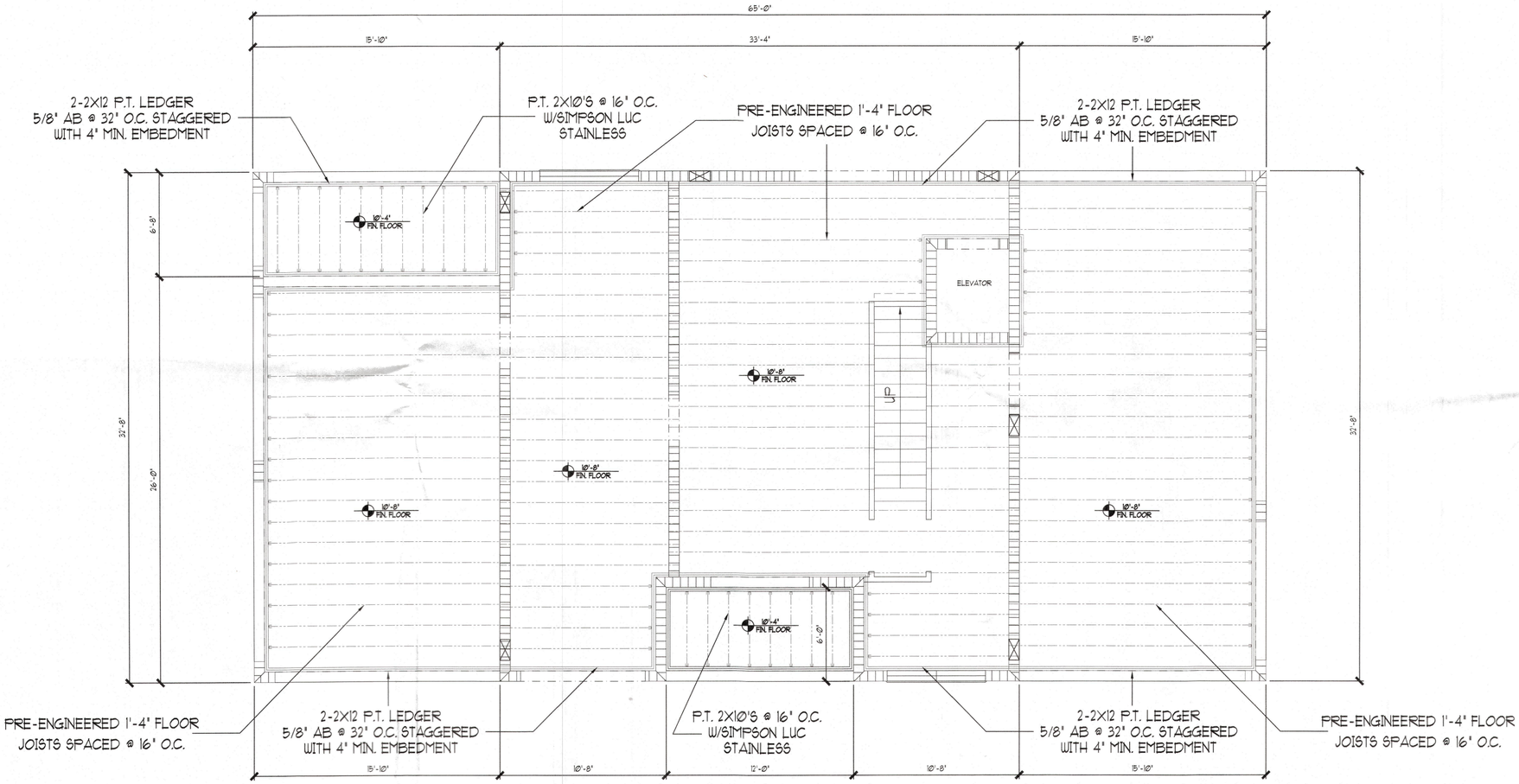
CLIENT, BUILDER AND SUBCONTRACTORS SHALL REVIEW ENTIRE PLANS, CHECKING ALL DIMENSIONS, BEARING HEIGHTS, BEAM SIZES, WINDOW SIZES, ETC. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS, NOTIFY THE BUILDER OR HIS AGENT IMMEDIATELY BEFORE PROCEEDING !

FINAL DRAFT WILL NOT ACCEPT ANY BACK CHARGES AND IS NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR CUSTOM CHANGES MADE AND NOT REPORTED TO THIS OFFICE PRIOR TO PERMITTING, CONSTRUCTION AND/OR MATERIAL PROCUREMENT.

THESE PLANS, SPECIFICATIONS AND DETAILS ARE FOR THE EXPRESSED USE OF THIS PROJECT ONLY. REPRODUCTION, RE-USE, COPING OR REVISING OF THIS INFORMATION OR USE ON ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN APPROVAL OF FINAL DRAFT INC. IS PROHIBITED.

NOTE:

REFER TO FINAL ENGINEERED FLOOR JOIST LAYOUT FOR ALL FLOOR JOIST SIZES AND PLACEMENTS.



PIERRE M. VALLES
LICENSED
No. 66356
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PIERRE M. VALLES P.E. USING A DIGITAL SIGNATURE AND DATE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Pierre M Valles
Date: 2025.01.28 07:56:55 -05'00'

PIERRE M VALLES,P.E. #66356
5470 E BUSCH BLVD STE 202
TEMPLE TERRACE, FL. 33617
TEL (813) 506-1431
Pierremvallesadg@Gmail.COM

Structural Components Only

RECEIVED
FEB 13 2025
TOWN OF LONGBOAT KEY
Planning Zoning & Building

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

FINAL DRAFT
DRAFTING · DESIGN
3424 53rd Avenue East, Bradenton FL 34203
office: 941-752-7574 · fax: 941-752-3344
email: plans@finaldraftinc.com · web: www.finaldraftinc.com

AIBD American Institute of Building Design

© COPYRIGHT NOTICE
THE FINAL DRAFT INC. HEREBY RESERVES ITS COMMON LAW AND OTHER COPYRIGHTS IN THESE PLANS, IDEAS, DESIGNS, NOTATIONS, TABLES AND ANY ELECTRONIC DATA. THIS INFORMATION IS NOT TO BE COPIED OR CHANGED IN ANY MANNER, NOR IS IT TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF THE FINAL DRAFT INC. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

A NEW RESIDENCE FOR:

SIFUENTES

762 ST. JUDE DRIVE NORTH
LONGBOAT, FLORIDA 34228

BLDG PERMIT PLANS
FILE
Copy of Record

DRAWN:	G.T.
DATE:	3/28/2024
REVISION:	1/27/2025
SCALE:	AS SHOWN
JOB. NO.	2K24042R5

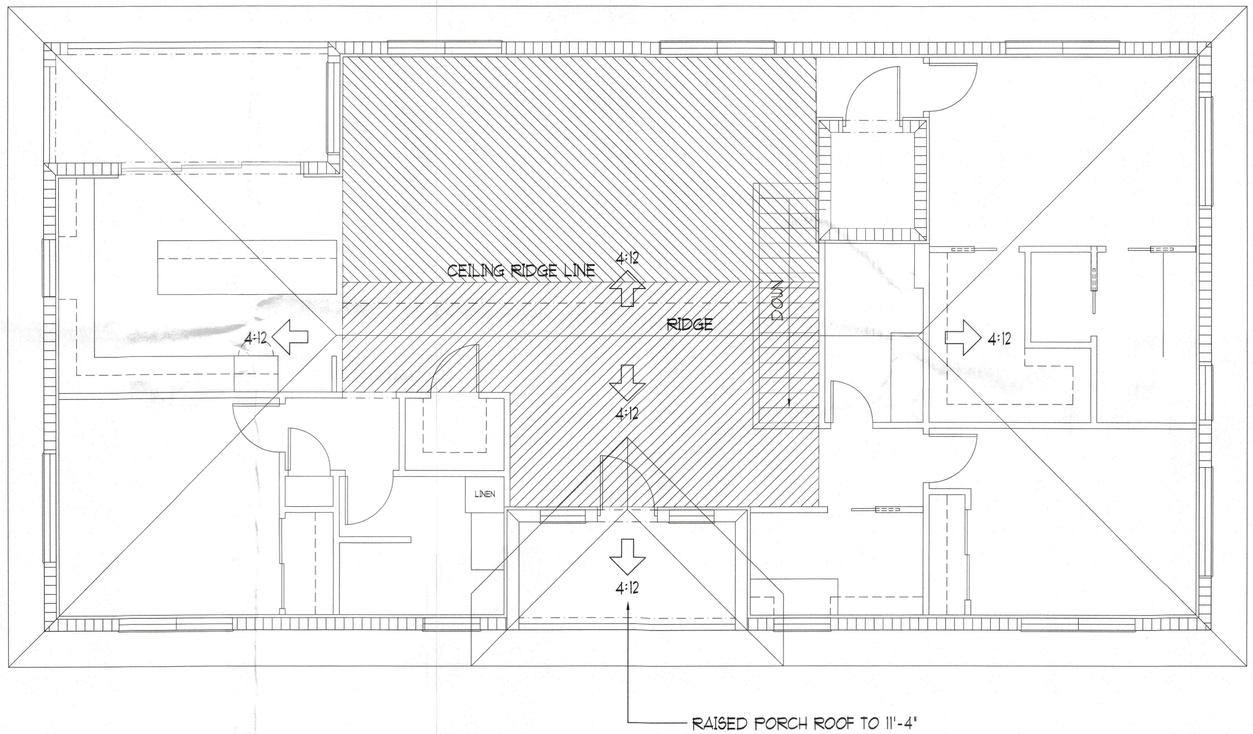
SHEET
A6

© COPYRIGHT 2022

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

RAISED CEILING LEGEND

= 2:12 VAULTED CEILING



CLIENT, BUILDER AND SUBCONTRACTORS SHALL REVIEW ENTIRE PLANS, CHECKING ALL DIMENSIONS, BEARING HEIGHTS, BEAM SIZES, WINDOW SIZES, ETC. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS, NOTIFY THE BUILDER OR HIS AGENT IMMEDIATELY BEFORE PROCEEDING !

FINAL DRAFT WILL NOT ACCEPT ANY BACK CHARGES AND IS NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO THIS OFFICE PRIOR TO PERMITTING, CONSTRUCTION AND/OR MATERIAL PROCUREMENT.

EXISTING ROOF PITCH, DIMENSIONS AND STRUCTURES SHALL BE FIELD VERIFIED. FIELD CONDITIONS MAY VARY. ANY DISCREPANCIES SHALL BE REPORTED TO THIS OFFICE OR THE ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY. FINAL DRAFT INC. WILL NOT ACCEPT ANY BACK CHARGES AND IS NOT RESPONSIBLE FOR ANY DEVIATION, ALTERATIONS, OR VARYING FIELD CONDITIONS NOT REPORTED TO THIS OFFICE PRIOR TO PERMITTING, CONSTRUCTION AND/OR MATERIAL PROCUREMENT.

THESE PLANS, SPECIFICATIONS AND DETAILS ARE FOR THE EXPRESSED USE OF THIS PROJECT ONLY. REPRODUCTION, RE-USE, COPING OR REVISING OF THIS INFORMATION OR USE ON ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN APPROVAL OF FINAL DRAFT INC. IS PROHIBITED.

ROOF VENTILATION:

THIS CALCULATION IS TO DETERMINE THE PROPER AMOUNT OF ATTIC VENTILATION BASED ON CHAPTER R806.

• PROPER ATTIC VENTILATION CONSISTS OF A BALANCE BETWEEN AIR INTAKE (AT YOUR EAVES, SOFFITS OR FACIAS) AND AIR EXHAUST (AT OR NEAR YOUR ROOF RIDGE).

• AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATION AREA IS TO BE PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR THE HIGHEST POINT OF THE SPACE MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION BEING PROVIDED BY EAVE OR CORNICE VENTS.

• ALWAYS HAVE A BALANCED VENTILATION SYSTEM. IN NO CASE SHOULD THE AMOUNT OF EXHAUST VENTILATION EXCEED THE AMOUNT OF INTAKE VENTILATION.

• IF THESE REQUIREMENTS ARE MET, THE MINIMUM NET FREE VENTILATION SHALL BE 1 SQUARE FOOT PER 300 SQUARE FEET OF VENTILATED SPACE.

• IF THESE CONDITIONS CAN NOT BE MET THEN THE VENTILATION REQUIREMENT SHALL INCREASE TO 1 PER 150.

BASED ON 1 PER 300 :

TOTAL UNDER ROOF 2,125 SQ FT.

/ 300 = 7.08 SQ FT.

ROOF NOTES:

1. PREFABRICATED, PRE-ENGINEERED ROOF TRUSSES SHALL BE SPACED AT 2'-0" O.C., UNLESS NOTED OTHERWISE.
2. ROOF PITCH SHALL BE 4:12.
3. ROOF OVERHANG PER PLAN.
4. FBC-2023 APPROVED ANCHORS CAPABLE OF MEETING UPLIFT REQUIREMENTS AS PROVIDED BY THE TRUSS MANUFACTURER AT EACH TRUSS TO PROVIDE A CONTINUOUS TRANSFER OF UPLIFT LOADS FROM TRUSS TO FOUNDATION.
5. TRUSS MANUFACTURER SHALL SUBMIT PROFILES & PLANS, PRIOR TO FABRICATION, TO THE CONTRACTOR FOR APPROVAL. SAID PLANS SHALL BEAR THE SEAL OF A REGISTERED FLORIDA ENGINEER.
6. ENGINEERED TRUSS MANUFACTURER DRAWINGS INDICATING BEARING POINTS, GRAVITY LOADS, UPLIFT LOADS & REQUIRED CONNECTORS SHALL BE REVIEWED & APPROVED PRIOR TO CONSTRUCTION. ADDITIONAL FOOTINGS AND/OR CONNECTORS MAY BE REQUIRED. ANY DISCREPANCIES OR QUESTIONS SHALL BE DIRECTED TO THE BUILDER OR HIS AGENT BEFORE PROCEEDING !
7. PROVIDE (1) #5 IN VERTICAL CELL FILLED W/ 3,000 PSI CHATMIX AT ALL GIRDER TRUSS BEARINGS.
8. ROOF PLAN IS FOR PICTORIAL REPRESENTATION OF PROPOSED LAYOUT ONLY.
9. ALL PLUMBING STACKS & ROOF PENETRATIONS TO REAR & SIDE ROOF.
10. PROVIDE VENTILATION OF ATTIC SPACE PER FBC-2023
11. THE UPLIFT, REACTIONS AND GIRDER LOCATIONS DESIGNATED ON THIS PLAN ARE FOR DESIGN PURPOSES ONLY. FINAL UPLIFT, REACTION AND GIRDER LOCATION SHALL BE DETERMINED BY TRUSS MFG. / TRUSS ENGINEER AND TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD BEFORE PERMITTING, MATERIAL PROCUREMENT, TRUSS FABRICATION OR CONSTRUCTION. THE ENGINEER OF RECORD SHALL REVIEW FINAL TRUSS PLANS AND PROFILES SEALED BY SPECIALTY ENGINEER AND PROVIDE LETTER OF ACCEPTANCE BEFORE INITIAL INSPECTION.

PIERRE M. VALLES LICENSE No. 66356 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PIERRE M. VALLES P.E. USING A DIGITAL SIGNATURE AND DATE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Pierre M Valles
Date: 2025.01.28 07:57:12 -05'00'

PIERRE M VALLES,P.E. #66356
5470 E BUSCH BLVD STE 202
TEMPLE TERRACE, FL. 33617
TEL (813) 506-1431
Pierremvallesadg@Gmail.COM

Structural Components Only

RECEIVED FEB 13 2025 TOWN OF LONGBOAT KEY Planning, Zoning & Building

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

FINAL DRAFT
DRAFTING • DESIGN
3424 53rd Avenue East, Bradenton FL 34203
office: 941-752-7574 : fax: 941-752-3344
email: plans@finaldraftinc.com . web: www.finaldraftinc.com

AIBD American Institute of Building Design

© COPYRIGHT NOTICE
THE FINAL DRAFT INC. HEREBY RESERVES ITS COMMON LAW AND OTHER COPYRIGHTS IN THESE PLANS, IDEAS, DESIGNS, NOTATIONS, TABLES AND ANY ELECTRONIC DATA. THIS INFORMATION IS NOT TO BE COPIED OR CHANGED IN ANY MANNER, NOR IS IT TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF THE FINAL DRAFT INC. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

A NEW RESIDENCE FOR:

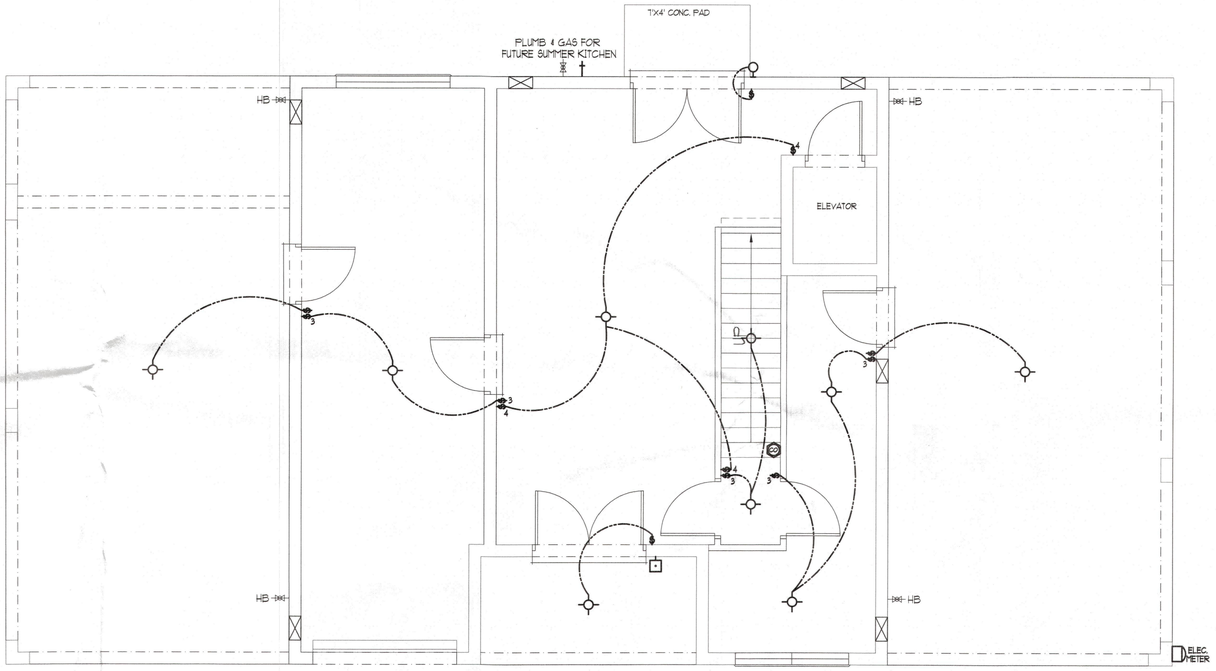
SIFUENTES
762 ST. JUDE DRIVE NORTH
LONGBOAT, FLORIDA 34228

BLDG PERMIT PLANS
FILE
Copy of Record

DRAWN:	G.T.
DATE:	3/28/2024
REVISION:	1/27/2025
SCALE:	AS SHOWN
JOB. NO.	2K24042R5

SHEET
A7

© COPYRIGHT 2022



ELECTRICAL KEY

- DUPLEX OUTLET
- SPLIT SWITCHED OUTLET
- CEILING OUTLET
- FLOOR OUTLET
- GFI GROUND FAULT OUTLET
- WP WEATHER PROOF OUTLET
- 220v OUTLET
- EXHAUST FAN
- EXHAUST FAN / LIGHT
- HEAT / LIGHT & EXHAUST FAN
- LED DOME LIGHTS
- VAPOR PROTECTED LIGHT
- EYEBALL LIGHT
- VANITY LIGHTS
- WALL LIGHT
- FLUORESCENT
- CEILING LIGHT
- SMOKE DETECTOR
- FLOOD LIGHT
- COMBINATION CARBON DETECTOR MONOXIDE & SMOKE
- SINGLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- TV CABLE T.V. JACK
- BUTTON
- PHONE JACK
- CHIMES
- DISCONNECT SWITCH
- ELECTRICAL PANEL
- DIRECT WIRE
- ELECTRIC METER
- JB JUNCTION BOX FOR CEILING FAN
- CEILING FAN
- CEILING FAN W/ LIGHT

CLIENT, BUILDER AND SUBCONTRACTORS SHALL REVIEW ENTIRE PLANS, CHECKING ALL DIMENSIONS, BEARING HEIGHTS, BEAM SIZES, WINDOW SIZES, ETC. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS, NOTIFY THE BUILDER OR HIS AGENT IMMEDIATELY BEFORE PROCEEDING !

FINAL DRAFT WILL NOT ACCEPT ANY BACK CHARGES AND IS NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO THIS OFFICE PRIOR TO PERMITTING, CONSTRUCTION AND/OR MATERIAL PROCUREMENT.

THESE PLANS, SPECIFICATIONS AND DETAILS ARE FOR THE EXPRESSED USE OF THIS PROJECT ONLY. REPRODUCTION, RE-USE, COPING OR REVISING OF THIS INFORMATION OR USE ON ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN APPROVAL OF FINAL DRAFT INC. IS PROHIBITED.

THESE PLANS ARE SCHEMATIC IN NATURE & ARE PROVIDED AS A GUIDELINE TO THE ELECTRICAL REQUIREMENTS OF THE CURRENT N.E.C. & ALL APPLICABLE CODES. CODES SHALL GOVERN & SUPERSEDE ANY DISCREPANCIES. SEE SPECIFICATION SHEET FOR FURTHER INFORMATION.

NOTES:

1. ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT TO BE ABOVE THE DESIGN FLOOD ELEVATION OF 9.0'T' NAVD THE BASE FLOOR ELEVATION IS 8.0'T' NAVD

B

ELECTRICAL NOTES:

1. ALL ELECTRICAL SYSTEMS TO MEET 2020 N.E.C. & CURRENT BUILDING CODE DESIGNED AND INSTALLED BY A STATE OF FLORIDA LICENSED PROFESSIONAL.

B

PIERRE M. VALLES LICENSED No. 66356 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PIERRE M. VALLES P.E. USING A DIGITAL SIGNATURE AND DATE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Pierre M Valles
Date: 2025.01.28 07:57:31 -05'00'

PIERRE M VALLES,P.E. #66356
5470 E BUSCH BLVD STE 202
TEMPLE TERRACE, FL. 33617
TEL (813) 506-1431
Pierremvallesadg@Gmail.COM

Structural Components Only

RECEIVED FEB 13 2025 TOWN OF LONGBOAT KEY Planning, Zoning & Building

1ST. FLOOR ELECTRICAL PLAN

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

FINAL DRAFT
DRAFTING · DESIGN
3424 53rd Avenue East, Bradenton FL 34203
office: 941-752-7574 · fax: 941-752-3344
email: plans@finaldraftinc.com · web: www.finaldraftinc.com

AID BD® American Institute of Building Design

© COPYRIGHT NOTICE
THE FINAL DRAFT INC. HEREBY RESERVES ITS COMMON LAW AND OTHER COPYRIGHTS IN THESE PLANS, IDEAS, DESIGNS, NOTATIONS, TABLES AND ANY ELECTRONIC DATA. THIS INFORMATION IS NOT TO BE COPIED OR CHANGED IN ANY MANNER, NOR IS IT TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF THE FINAL DRAFT INC.
VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

A NEW RESIDENCE FOR:

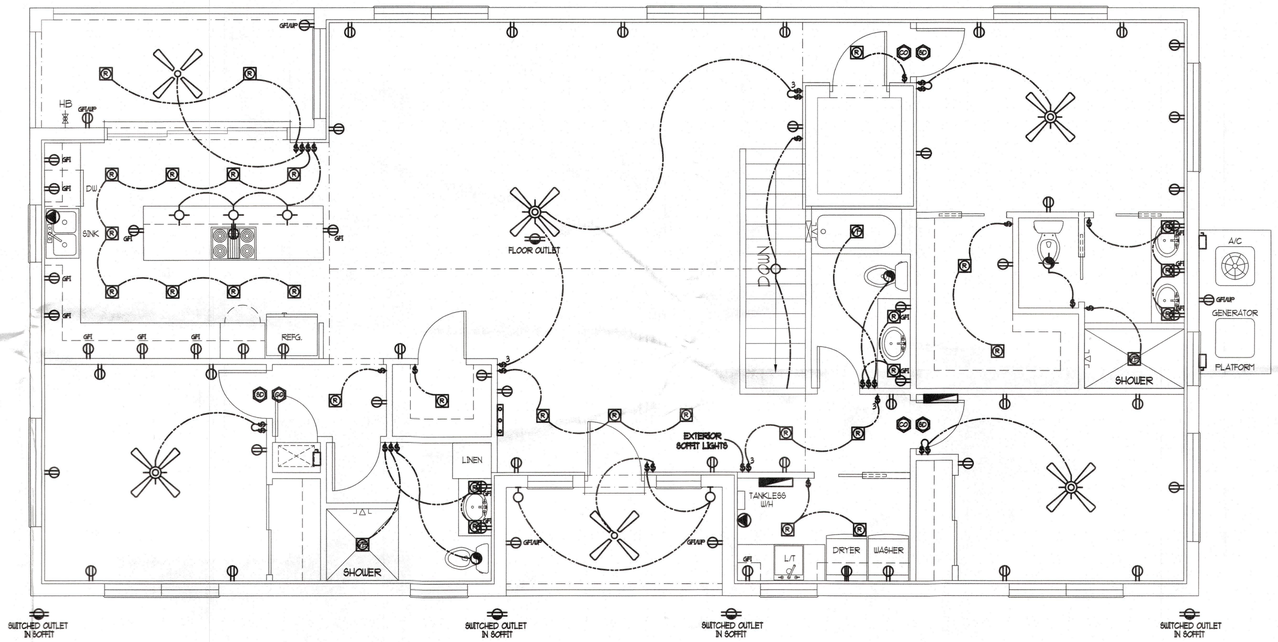
SIFUENTES
762 ST. JUDE DRIVE NORTH
LONGBOAT, FLORIDA 34228

BLDG PERMIT PLANS FILE
Copy of Record

DRAWN:	G.T.
DATE:	3/28/2024
REVISION:	1/27/2025
SCALE:	AS SHOWN
JOB. NO.	2K24042R5

SHEET
E1

© COPYRIGHT 2022



ELECTRICAL KEY

- DUPLEX OUTLET
- CEILING OUTLET
- GROUND FAULT OUTLET
- 220v OUTLET
- EXHAUST FAN / LIGHT
- LED DOME LIGHTS
- EYEBALL LIGHT
- WALL LIGHT
- CEILING LIGHT
- FLOOD LIGHT
- SINGLE SWITCH
- 4-WAY SWITCH
- CABLE T.V. JACK
- PHONE JACK
- DISCONNECT SWITCH
- DIRECT WIRE
- JUNCTION BOX FOR CEILING FAN
- SPLIT SWITCHED OUTLET
- FLOOR OUTLET
- WEATHER PROOF OUTLET
- EXHAUST FAN
- HEAT / LIGHT & EXHAUST FAN
- VAPOR PROTECTED LIGHT
- VANITY LIGHTS
- FLUORESCENT
- SMOKE DETECTOR
- COMBINATION CARBON DETECTOR MONOXIDE & SMOKE
- 3-WAY SWITCH
- DIMMER SWITCH
- BUTTON
- CHIMES
- ELECTRICAL PANEL
- ELECTRIC METER
- CEILING FAN
- CEILING FAN W/ LIGHT

CLIENT, BUILDER AND SUBCONTRACTORS SHALL REVIEW ENTIRE PLANS, CHECKING ALL DIMENSIONS, BEARING HEIGHTS, BEAM SIZES, WINDOW SIZES, ETC. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS, NOTIFY THE BUILDER OR HIS AGENT IMMEDIATELY BEFORE PROCEEDING !

FINAL DRAFT WILL NOT ACCEPT ANY BACK CHARGES AND IS NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO THIS OFFICE PRIOR TO PERMITTING, CONSTRUCTION AND/OR MATERIAL PROCUREMENT.

THESE PLANS, SPECIFICATIONS AND DETAILS ARE FOR THE EXPRESSED USE OF THIS PROJECT ONLY. REPRODUCTION, RE-USE, COPING OR REVISING OF THIS INFORMATION OR USE ON ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN APPROVAL OF FINAL DRAFT INC. IS PROHIBITED.

THESE PLANS ARE SCHEMATIC IN NATURE & ARE PROVIDED AS A GUIDELINE TO THE ELECTRICAL REQUIREMENTS OF THE CURRENT N.E.C. & ALL APPLICABLE CODES. CODES SHALL GOVERN & SUPERSEDE ANY DISCREPANCIES. SEE SPECIFICATION SHEET FOR FURTHER INFORMATION.

FINAL DRAFT
DRAFTING · DESIGN
3424 53rd Avenue East, Bradenton FL 34203
office: 941-752-7574 · fax: 941-752-3344
email: plans@finaldraftinc.com · web: www.finaldraftinc.com

AID BD® American Institute of Building Design

© COPYRIGHT NOTICE
THE FINAL DRAFT INC. HEREBY RESERVES ITS COMMON LAW AND OTHER COPYRIGHTS IN THESE PLANS, IDEAS, DESIGNS, NOTATIONS, TABLES AND ANY ELECTRONIC DATA. THIS INFORMATION IS NOT TO BE COPIED OR CHANGED IN ANY MANNER, NOR IS IT TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF THE FINAL DRAFT INC. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

A NEW RESIDENCE FOR:
SIFUENTES
762 ST. JUDE DRIVE NORTH
LONGBOAT, FLORIDA 34228

NOTES:

1. ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT TO BE ABOVE THE DESIGN FLOOD ELEVATION OF 9.0'T' NAVD THE BASE FLOOR ELEVATION IS 8.0'T' NAVD

B

ELECTRICAL NOTES:

1. ALL ELECTRICAL SYSTEMS TO MEET 2020 N.E.C. & CURRENT BUILDING CODE DESIGNED AND INSTALLED BY A STATE OF FLORIDA LICENSED PROFESSIONAL.

B

PIERRE M. VALLES LICENSE No. 66356 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PIERRE M. VALLES P.E. USING A DIGITAL SIGNATURE AND DATE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Pierre M Valles
Date: 2025.01.28 07:57:50 -05'00'

BLDG PERMIT PLANS FILE
Copy of Record

PIERRE M VALLES,P.E. #66356
5470 E BUSCH BLVD STE 202
TEMPLE TERRACE, FL. 33617
TEL (813) 506-1431
Pierremvallesadg@Gmail.COM

Structural Components Only

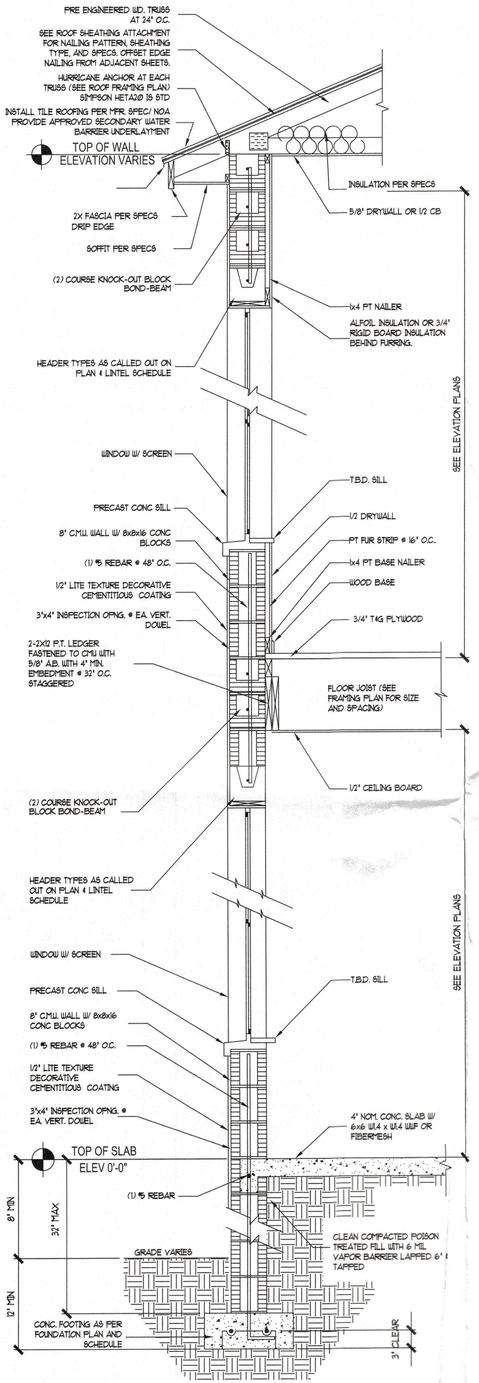
RECEIVED FEB 13 2025 TOWN OF LONGBOAT KEY Planning, Zoning & Building

DRAWN:	G.T.
DATE:	3/28/2024
REVISION:	1/27/2025
SCALE:	AS SHOWN
JOB. NO.	2K24042R5

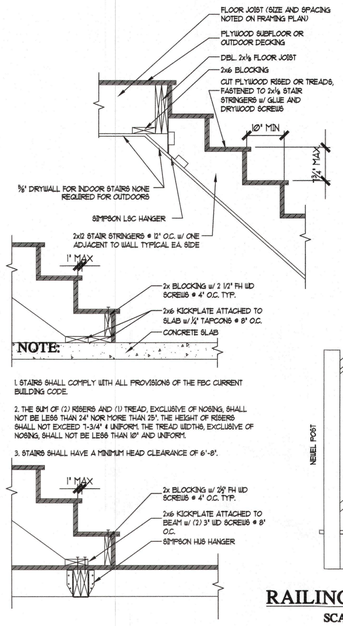
SHEET
E2

© COPYRIGHT 2022

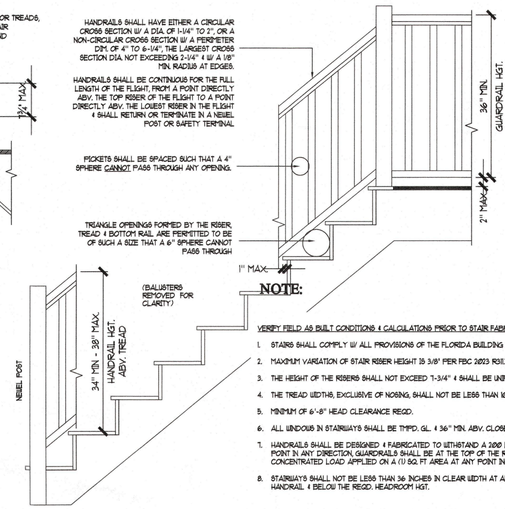
2ND. FLOOR ELECTRICAL PLAN | SCALE: 1/4"=1'-0" | 1



DETAILS | NTS | 8



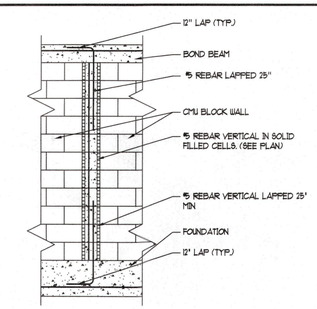
STAIR DETAIL
SCALE: NTS



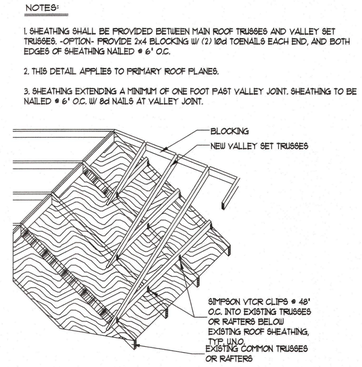
RAILING DETAIL
SCALE: NTS

TYP. GUARD RAIL
SCALE: NTS

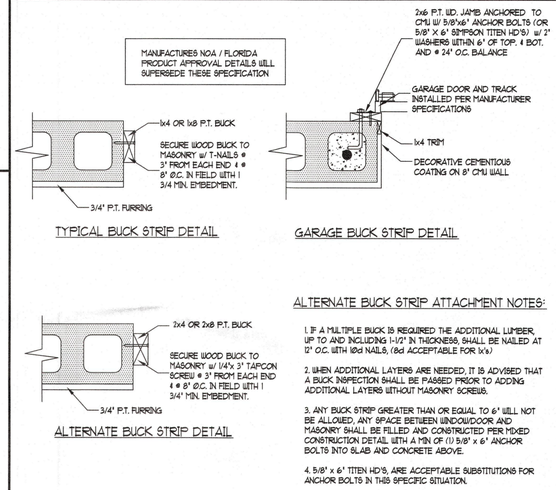
STAIRWAY / RAILING DEAIL | NTS | 7



FILLED CELL DETAIL | NTS | 5



VALLEY TRUSS DETAIL | NTS | 3



ALTERNATE BUCK STRIP ATTACHMENT NOTES:

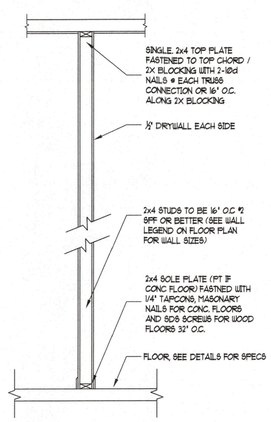
1. IF A MULTIPLE BUCK IS REQUIRED THE ADDITIONAL LUMBER, UP TO AND INCLUDING 1-1/2" IN THICKNESS, SHALL BE NAILED AT 12" O.C. WITH 10d NAILS, (8d ACCEPTABLE FOR 1x's)

2. WHEN ADDITIONAL LAYERS ARE NEEDED, IT IS ADVISED THAT A BUCK INSPECTION SHALL BE PASSED PRIOR TO ADDING ADDITIONAL LAYERS WITHOUT MASONRY SCREWS.

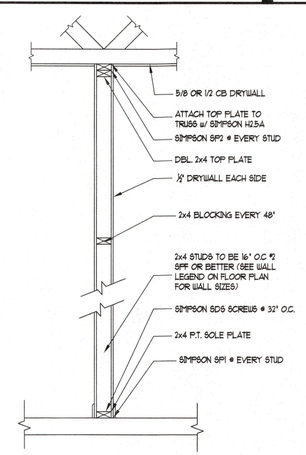
3. ANY BUCK STRIP GREATER THAN OR EQUAL TO 6" WILL NOT BE ALLOWED, ANY SPACE BETWEEN WINDOW/DOOR AND MASONRY SHALL BE FILLED AND CONSTRUCTED PER MIXED CONSTRUCTION DETAIL WITH A MIN OF (1) 5/8" x 6" ANCHOR BOLTS INTO SLAB AND CONCRETE ABOVE.

4. 5/8" x 6" TITEN HD'S, ARE ACCEPTABLE SUBSTITUTIONS FOR ANCHOR BOLTS IN THIS SPECIFIC SITUATION.

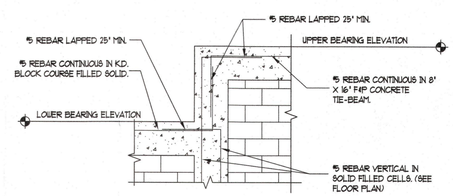
CMU BUCKING DETAIL | NTS | 2



INTERIOR WALL DETAIL | NTS | 6



INTERIOR BRG. WALL DETAIL | NTS | 4



TIE BEAM ELEVATION CHANGE | NTS | 1

PIERRE M VALLES,P.E. #66356
5470 E BUSCH BLVD STE 202
TEMPLE TERRACE, FL. 33617
TEL (813) 506-1431
Pierremvallesadg@Gmail.COM

Structural Components Only

PIERRE M. VALLES LICENSE No. 66356 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PIERRE M. VALLES P.E. USING A DIGITAL SIGNATURE AND DATE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Pierre M Valles
Date: 2025.01.28 07:58:15 -05'00'

RECEIVED FEB 13 2025 TOWN OF LONGBOAT KEY Planning, Zoning & Building

FINAL DRAFT DRAFTING • DESIGN
3424 53rd Avenue East, Bradenton FL 34203
office: 941-752-7574 · fax: 941-752-3344
email: plans@finaldraftinc.com · web: www.finaldraftinc.com

AIBD American Institute of Building Design

© COPYRIGHT NOTICE
THE FINAL DRAFT INC. HEREBY RESERVES ITS COMMON LAW AND OTHER COPYRIGHTS IN THESE PLANS, IDEAS, DESIGNS, NOTATIONS, TABLES AND ANY ELECTRONIC DATA. THIS INFORMATION IS NOT TO BE COPIED OR CHANGED IN ANY MANNER, NOR IS IT TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF THE FINAL DRAFT INC. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

A NEW RESIDENCE FOR:

SIFUENTES
762 ST. JUDE DRIVE NORTH
LONGBOAT, FLORIDA 34228

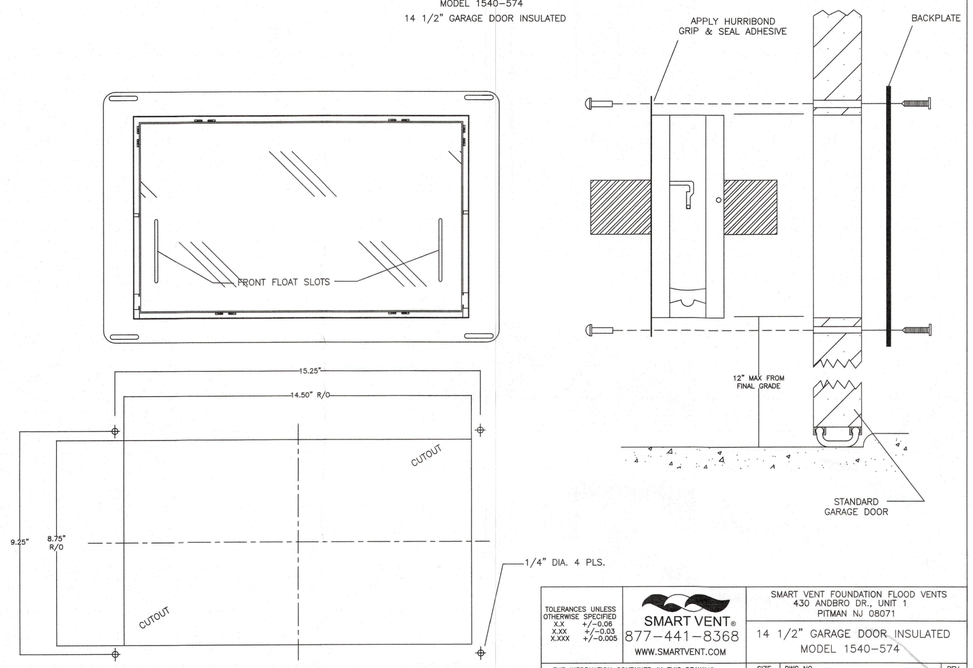
BLDG PERMIT PLANS
FILE
Copy of Record

DRAWN:	G.T.
DATE:	3/28/2024
REVISION:	1/27/2025
SCALE:	AS SHOWN
JOB. NO.	2K24042R5

SHEET
S1

© COPYRIGHT 2022

DETAIL DIAGRAM
MODEL 1540-574
14 1/2" GARAGE DOOR INSULATED



FOR TEMPLATING ON OVERHEAD GARAGE DOOR–
BACKPLATE MAY BE USED

TOLERANCES UNLESS OTHERWISE SPECIFIED X.X +/-0.06, X.XX +/-0.03, X.XXX +/-0.005	SMART VENT® 877-441-8368 WWW.SMARTVENT.COM	SMART VENT FOUNDATION FLOOD VENTS 430 ANDBRO DR., UNIT 1 PITMAN NJ 08071
		14 1/2" GARAGE DOOR INSULATED MODEL 1540-574
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SMART VENT, INC. IF USED IN PROJECT, CHANGES TO DRAWING ARE PROHIBITED WITHOUT THE WRITTEN PERMISSION OF SMART VENT, INC.	SIZE A / DWG NO. 1540-574	REV A
	DATE. 6-21-16	SHEET 1 OF 2

Smart VENT
877- 441- 8368
www.smartvent.com

INSTALLATION INSTRUCTIONS
& DETAILS
MODEL 1540-574
14 1/2" GARAGE DOOR INSULATED
REV. 6-21-16

INSTALLATION INSTRUCTIONS
(SEE DIAGRAM ON BACK PAGE 1 OF 2)

1. FOR EACH VENT CUT A CLEAN, SQUARE, AND LEVEL 14 1/2"X8.75" OPENING IN THE DOOR PANEL. ENSURE THAT THE BOTTOM OF THE OPENING IS NO MORE THAN 12" ABOVE THE FINAL GRADE (DRIVEWAY). THE INSIDE BACKPLATE CAN ALSO BE USED AS A TEMPLATE.
2. REMOVE THE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT OF FRAME SLOTS)
3. POSITION THE VENT FRAME BY HAND IN THE OPENING SO THAT IT IS SQUARE AND LEVEL. TRANSFER THE 4 MOUNTING HOLES. REMOVE THE VENT FROM THE OPENING AND DRILL (4) 1/4" HOLES THROUGH THE ENTIRE DOOR..
   ENSURE THAT THESE HOLES ARE SQUARE SO THE VENT FRAME AND BACKPLATE LINE UP.
4. CLEAN ANY AND ALL LOOSE OR SHARP METAL BURRS FROM THE DOOR PANEL. THE FRONT VENT FRAME MUST SIT FLUSH TO THE DOOR PANEL.
5. INSERT THE VENT FRAME INTO OH DOOR PANEL WITH SERIAL NUMBER LABEL ON THE BOTTOM. INSTALL BACKPLATE OVER INSIDE OF DOOR FRAME. CHECK ALIGNMENT OF PRE-DRILLED HOLES IN VENT FRAME,
   DOOR AND BACKPLATE. MAKE SURE FRAME SITS LEVEL AND FRONT FLANGE IS FLUSH WITH THE FRONT OF OH DOOR PANEL. APPLY
   HURRIBOND GRIP & SEAL OR EQUIVALENT ADHESIVE BEHIND VENT FRONT FRAME FLANGE TO SEAL VENT FRAME TO FACE OF DOOR PANEL. SEE DIAGRAM.
6. SECURE WITH 4 STAINLESS STEEL SEX NUTS AND BOLTS THROUGH DOOR TO BACKPLATE WITH FEMALE SECTION ON OUTSIDE.
   IF OVERHEAD DOOR THICKNESS IS TOO THIN, USE THE SELF LOCKING NUTS AND WASHERS IN LIEU OF THE SEX NUTS AND BOLTS.
7. INSERT THE DOOR BACK INTO THE VENT FRAME. CHECK THAT THE VENT DOOR IS LATCHED ON BOTH SIDES. TO OPEN THE VENT INSERT TWO CREDIT CARDS INTO THE FRONT FLOAT SLOTS AS SHOWN IN THE DIAGRAM.
8. VENT DOOR SHOULD NOT OPEN WHEN OH DOOR OPENS. VENT DOOR ONLY OPENS WHEN IN CONTACT WITH FLOOD WATER AND OH DOOR IS FULLY CLOSED.

DETAIL SPECIFICATIONS:
MATERIAL: STAINLESS STEEL
OPERATION: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION

INSTALLATION:
SECURED W/ 4 STAINLESS STEEL BINDING BARRELS
USE 2 1/2" BOLD AND LOCKING NUT WHERE
BINDING BARREL NUT (SNB'S) CAN NOT BE USED.
HYDROSTATIC RELIEF: 200 Sq Ft per Vent
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA
MOUNTED ON DIFFERENT WALLS
COLORS: WHITE (STANDARD)
STAINLESS STEEL, WHEAT, GRAY, AND BLACK (AVAILABLE)

PIERRE M. VALLES
LICENSE
No. 66356
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PIERRE M. VALLES P.E. USING A DIGITAL SIGNATURE AND DATE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

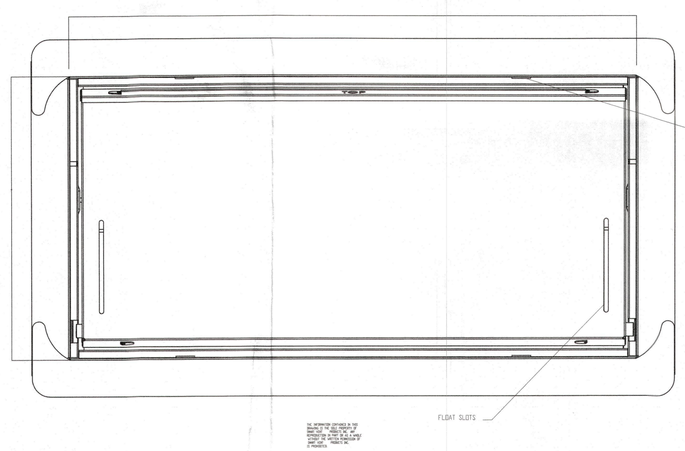
Digitally signed by Pierre M Valles
Date: 2025.01.28 07:58:37 -05'00'

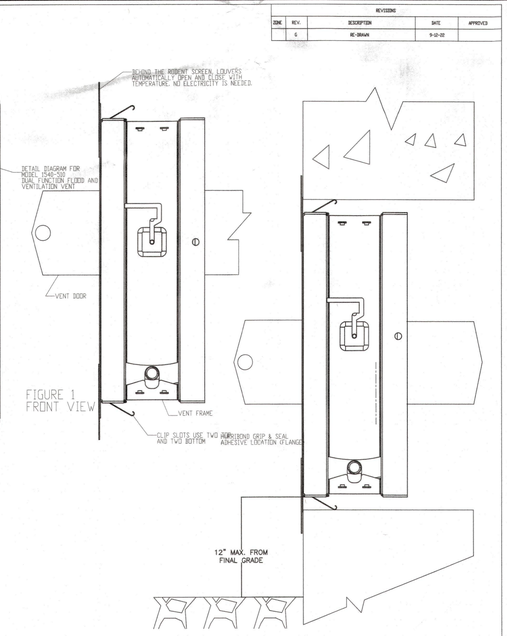
FL5822-R8

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-14
ICC EVALUATION # ESR-2074

SHEET 2 OF 2

SMART VENT 1540-574 INSULATED SOLID, GARAGE DOOR | NTS | 2





DETAILED SPECIFICATIONS:

HYDROSTATIC RELIEF: 200 SQ. FT. PER VENT
NATURAL AIR VENTILATION 51 NET SQ. IN. PER VENT
APPROVED FOR HVHZ YES-DESIGN PRESSURE +100/-100
IMPACT RESISTANCE: N/A
MATERIAL: STAINLESS STEEL

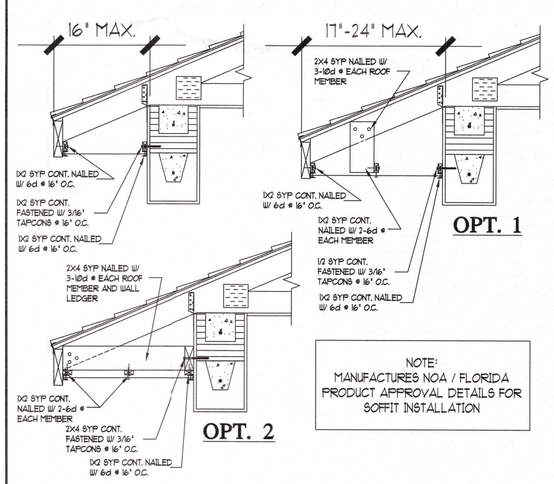
FIGURE 2
SIDE VIEW

REV.	DESCRIPTION	DATE	APPROVED
0	RE-DRAWN	9-12-22	

UNLESS OTHERWISE SPECIFIED	NAME	DATE	SMART VENT® 877-441-8368 WWW.SMARTVENT.COM
DRAWN	W.	2-20-19	
CHECKED			TITLE:
ENG APPR.			DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± 1/16 ANGULAR: ± 1/2° TWO PLACE DECIMAL ± .005 THREE PLACE DECIMAL ± .005
MFG APPR.			
Q.A.			
COMMENTS:			
PROPRIETARY AND CONFIDENTIAL INTERPRET DIMENSIONS IN ACCORDANCE WITH ASME Y14.5M-1994			SIZE DWG. NO. REV. D 1540-520 0
			SCALE: 1:8 WEIGHT: SHEET 1 OF 1
NEXT ASSY	USED ON		FINISH: SEE NOTE / DEBURR: SEE NOTE

FL5822-R8

SMART VENT 1540-520 INSULATED SOLID, GARAGE WALL | NTS | 3



NOTE:
MANUFACTURES NOA / FLORIDA
PRODUCT APPROVAL DETAILS FOR
SOFFIT INSTALLATION

SOFFIT FRAMING DETAIL (BLOCK) | NTS | 1

PIERRE M VALLES,P.E. #66356
5470 E BUSCH BLVD STE 202
TEMPLE TERRACE, FL. 33617
TEL (813) 506-1431
Pierremvallesadg@Gmail.COM

Structural Components Only

RECEIVED
FEB 13 2025
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

FINAL DRAFT
DRAFTING • DESIGN
3424 53rd Avenue East, Bradenton FL 34203
office: 941-752-7574 · fax: 941-752-3344
email: plans@finaldraftinc.com · web: www.finaldraftinc.com

AIBD American Institute of Building Design

© COPYRIGHT NOTICE
THE FINAL DRAFT INC. HEREBY RESERVES ITS COMMON LAW AND OTHER COPYRIGHTS IN THESE PLANS, IDEAS, DESIGNS, NOTATIONS, TABLES AND ANY ELECTRONIC DATA. THIS INFORMATION IS NOT TO BE COPIED OR CHANGED IN ANY MANNER, NOR IS IT TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF THE FINAL DRAFT INC. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

A NEW RESIDENCE FOR:
SIFUENTES
762 ST. JUDE DRIVE NORTH
LONGBOAT, FLORIDA 34228

BLDG PERMIT PLANS
FILE
Copy of Record

DRAWN:	G.T.
DATE:	3/28/2024
REVISION:	1/27/2025
SCALE:	AS SHOWN
JOB. NO.	2K24042R5

SHEET
S2

© COPYRIGHT 2022