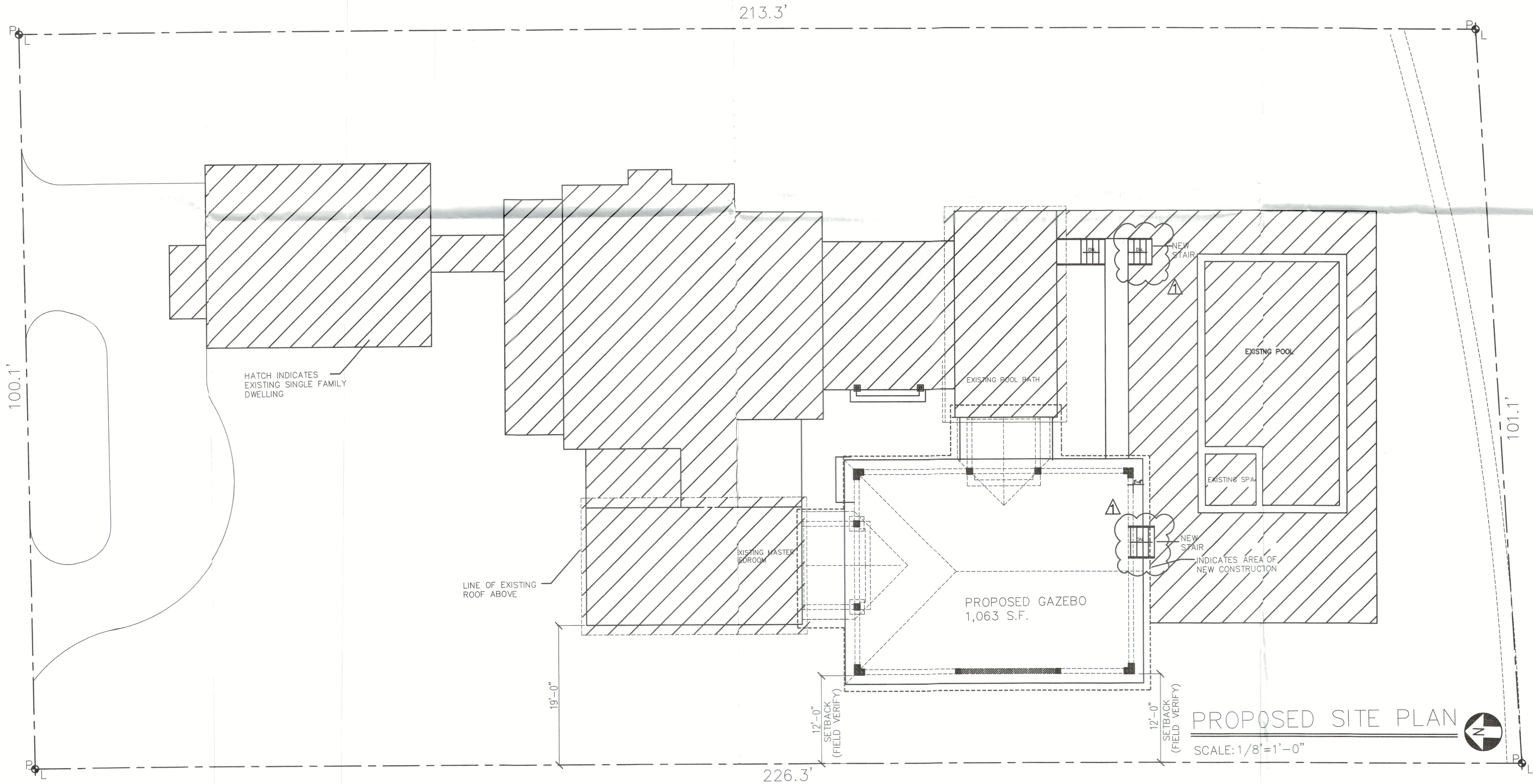


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DREAM ISLAND ROAD



DAN & ALEX DUENKEL GAZEBO ADDITION
672 DREAM ISLAND RD.
LONGBOAT KEY FLA. 34228
PARCEL # 78781.0000/2
LOT # 25

LOT COVERAGE CALCULATIONS (PER
PROPERTY APPRAISERS REPORT)

25% ROOF AREA OF 22,000 S.F. = 5,500 S.F.
(MAXIMUM ALLOWABLE COVERAGE)

STRUCTURES UNDER ROOF = 3,626 S.F.
EXISTING GARAGE ADDITION = 158 S.F.
EXISTING LAUNDRY ADDITION = 96 S.F.
PROPOSED GAZEBO ADDITION = 1,063 S.F.
TOTAL AREA UNDER ROOF = 4,943 S.F. < 5,500 S.F. ALLOWED

50% NON-OPEN SPACE AREA OF 22,000 S.F. = 11,000

STRUCTURES UNDER ROOF = 4,943 S.F.
CONCRETE DRIVEWAY = 1,218 S.F.
POOL SHELL = 861 S.F.
MISC. PADS & STEPS = 191 S.F.
TOTAL IMPERVIOUS AREA = 7,213 S.F. < 11,000 S.F.

CODE INFORMATION
2023 FLORIDA BUILDING CODE 6TH.
2020 NATIONAL ELECTRIC CODE
NFPA 101 LIFE SAFETY CODE
LEGAL JURISDICTION :
TOWN OF LONGBOAT KEY
TYPE OF CONSTRUCTION (VB)
OCCUPANCY R3
ZONING R-35F
PID 7878100002
LOT AREA = 22,000 S.F.
FLOOD ZONE : AE10
BASE FLOOD ELEVATION= 10.0' (NGVD)
DESIGN BASE FLOOD ELEVATION= 11.0' (NGVD)
SETBACKS :
FRONT : 20'-0" (MIN.)
REAR : 25'-0" (MIN.)
SIDE : 10' (MIN.) 25' (COMBINED)

SHEET INDEX
A-1 SITE PLAN
A-2 FLOOR PLAN
A-3 ROOF PLAN
A-4 ELEVATIONS AND SECTIONS
A-5 ELEVATIONS AND SECTIONS
S-1 FOUNDATION PLAN
S-2 FLOOR PLAN
S-3 ROOF FRAMING PLAN
S-4 STRUCTURAL NOTES
S-5 STRUCTURAL DETAILS



VICINITY MAP
SCALE: N.T.S.



SOUTHERN DRAFTING SERVICE

P.O. BOX 1270
VENICE, FLA. 34284
PH.# (941) 544-6147

DUENKEL RESIDENCE ADDITION
672 DREAM ISLAND ROAD
LONGBOAT KEY, FLA. 34228

11/12/2025

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NEW STAIRS

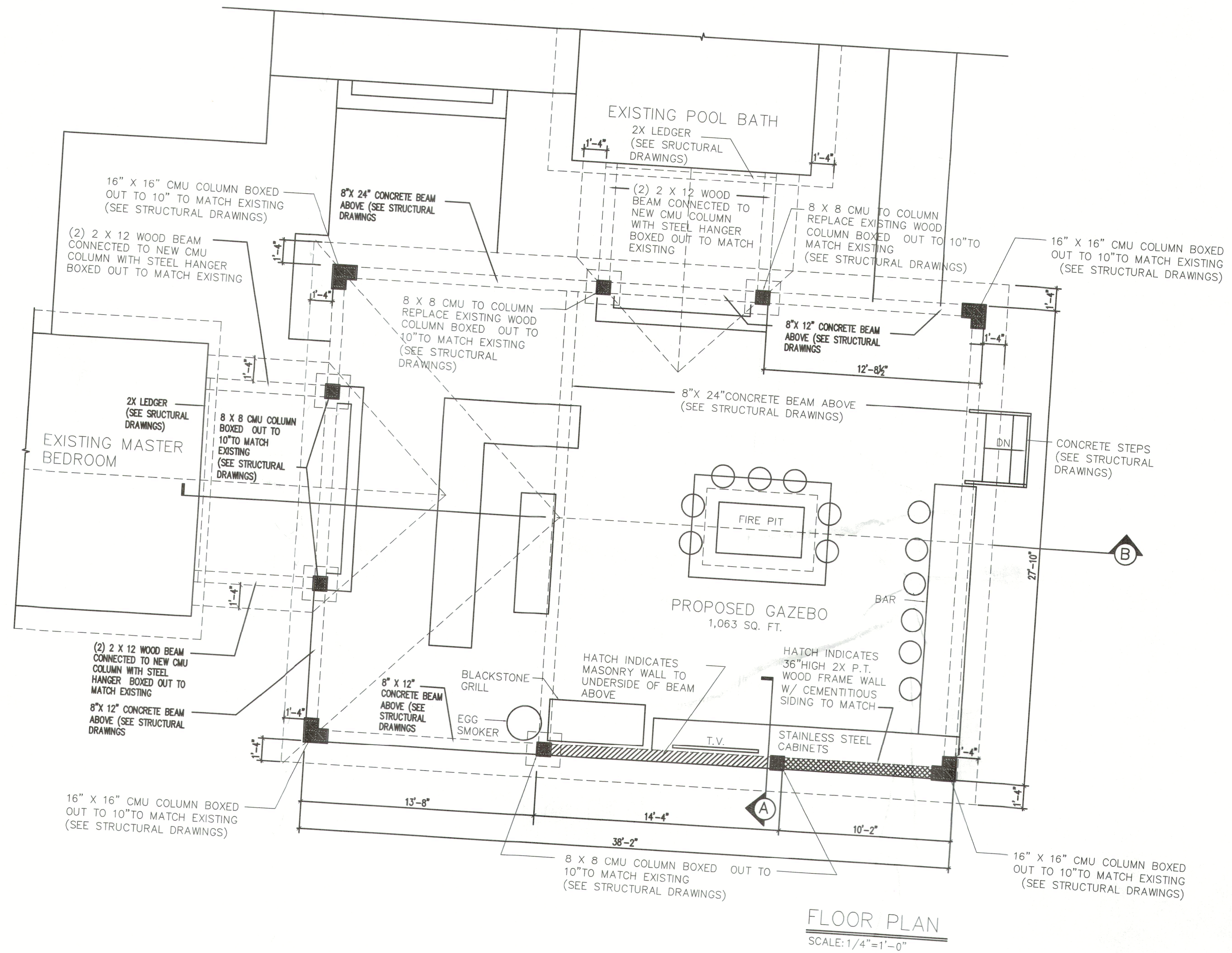
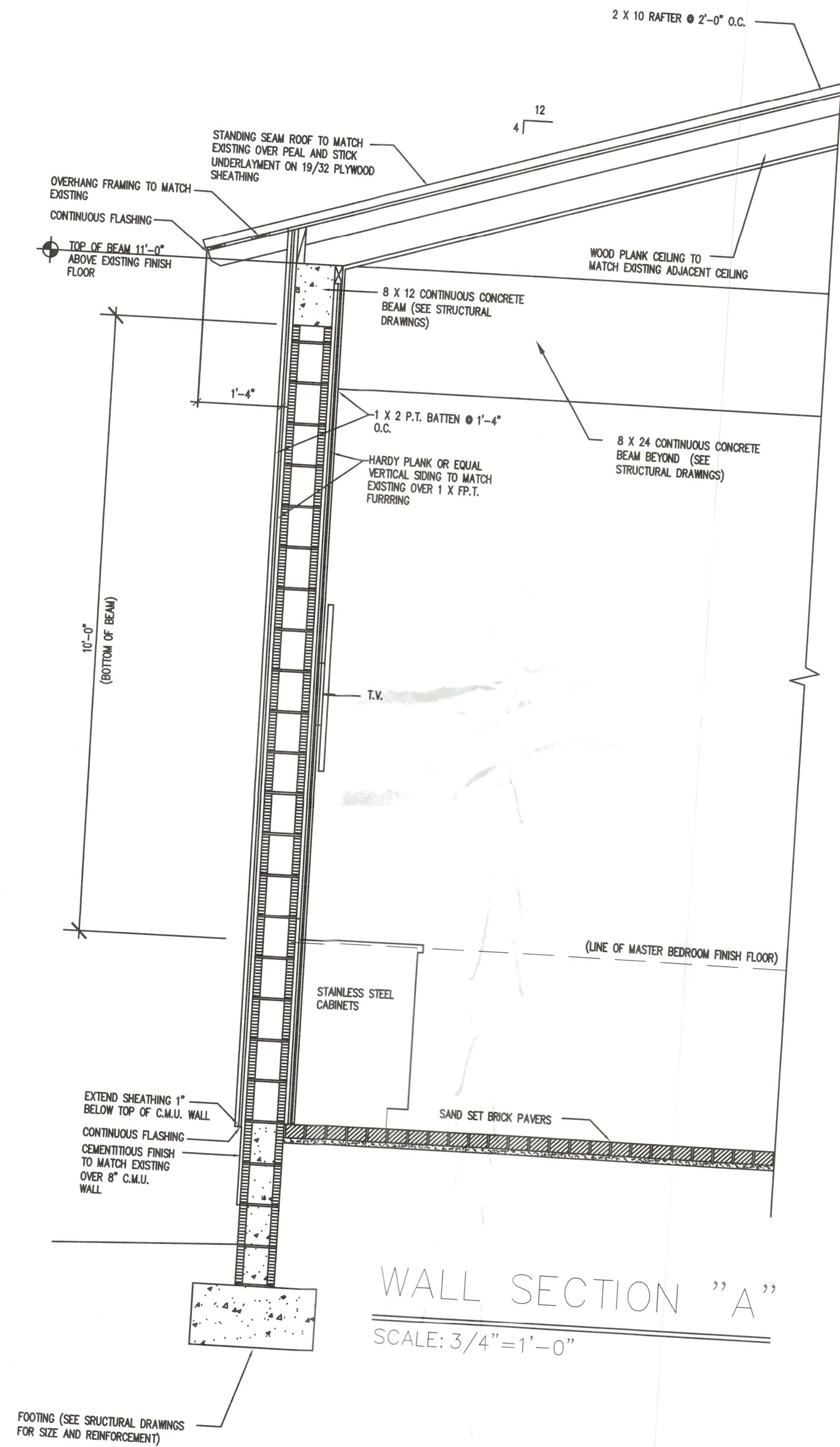
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672 DREAM ISLAND ROAD
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02/20/2025

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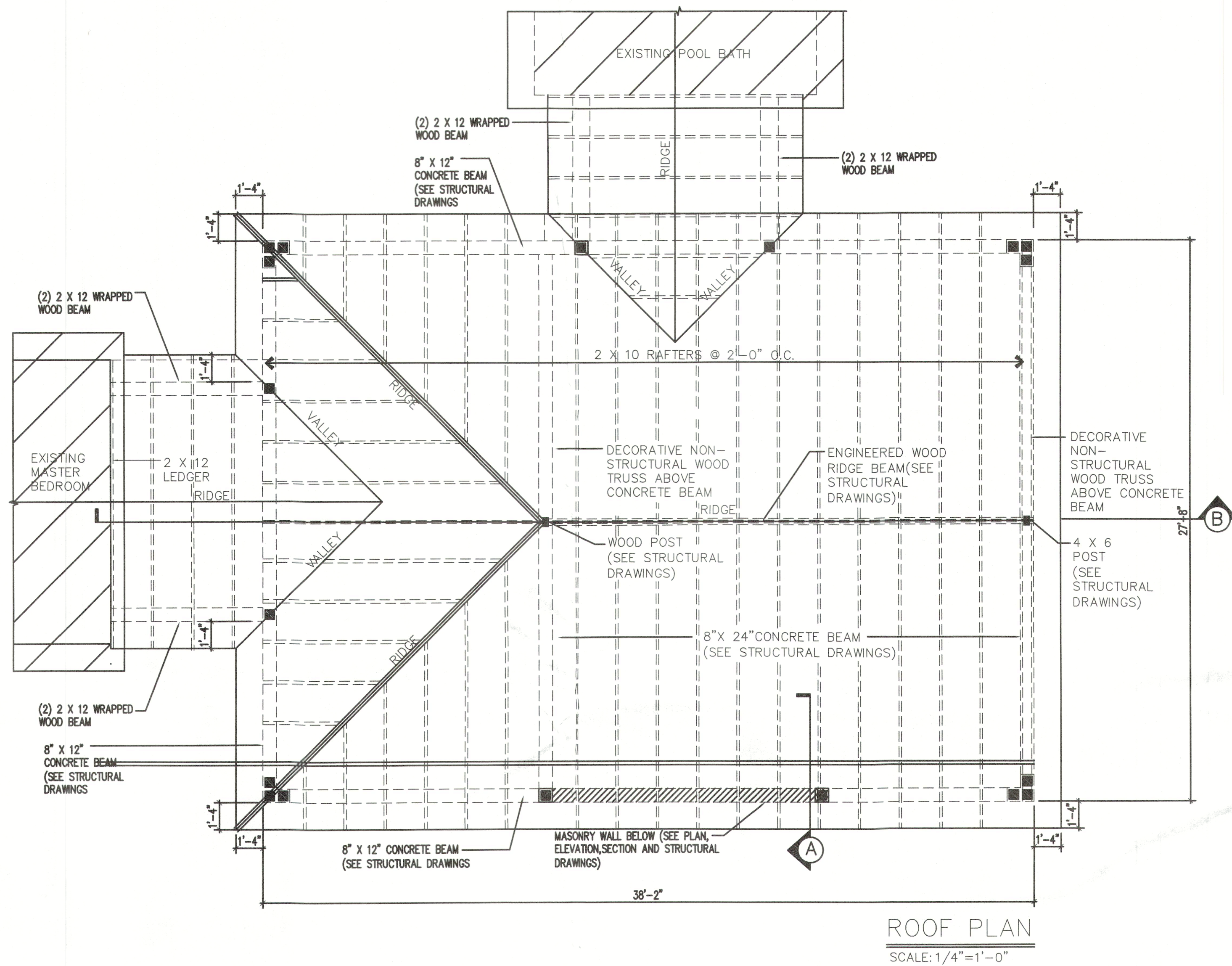
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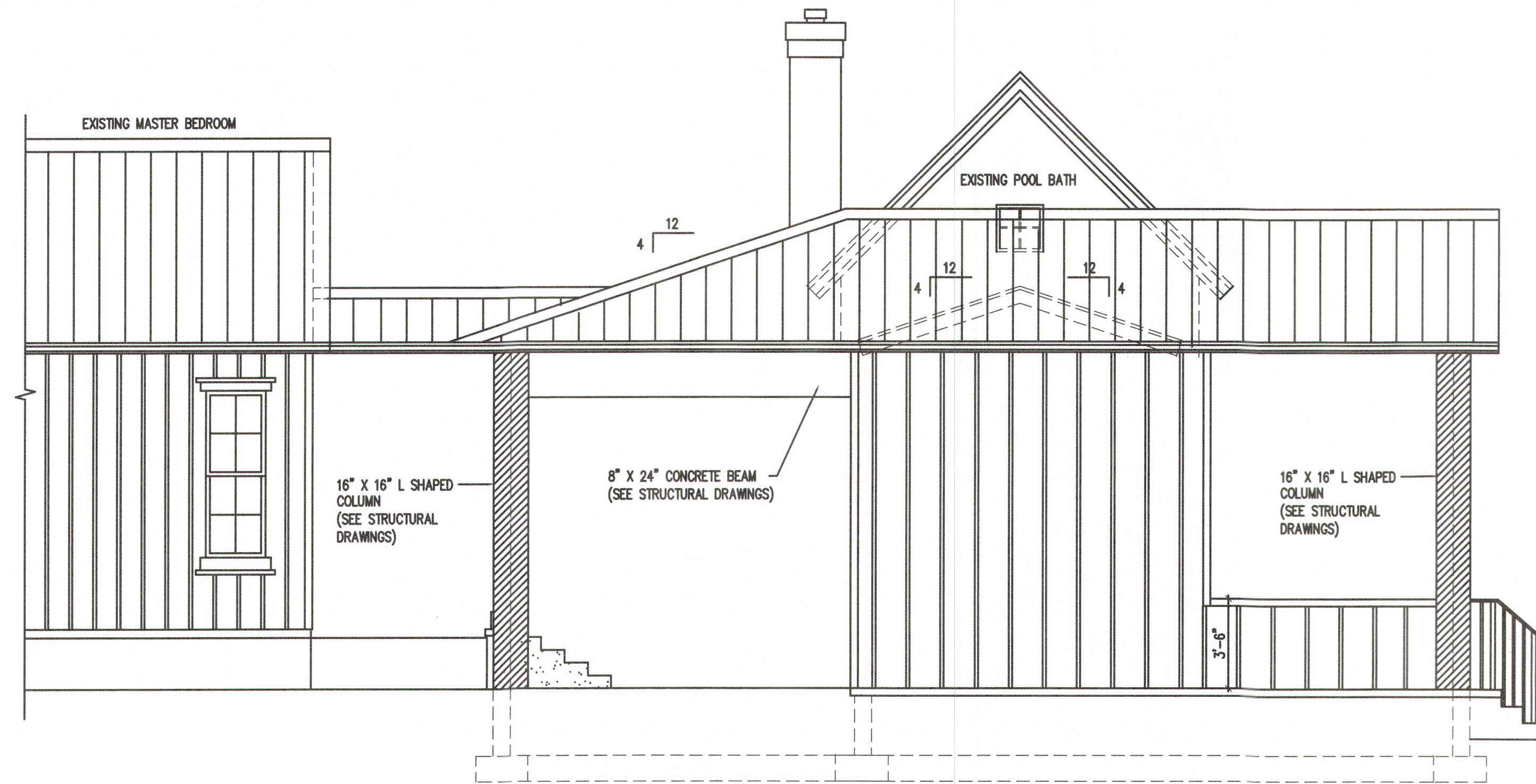
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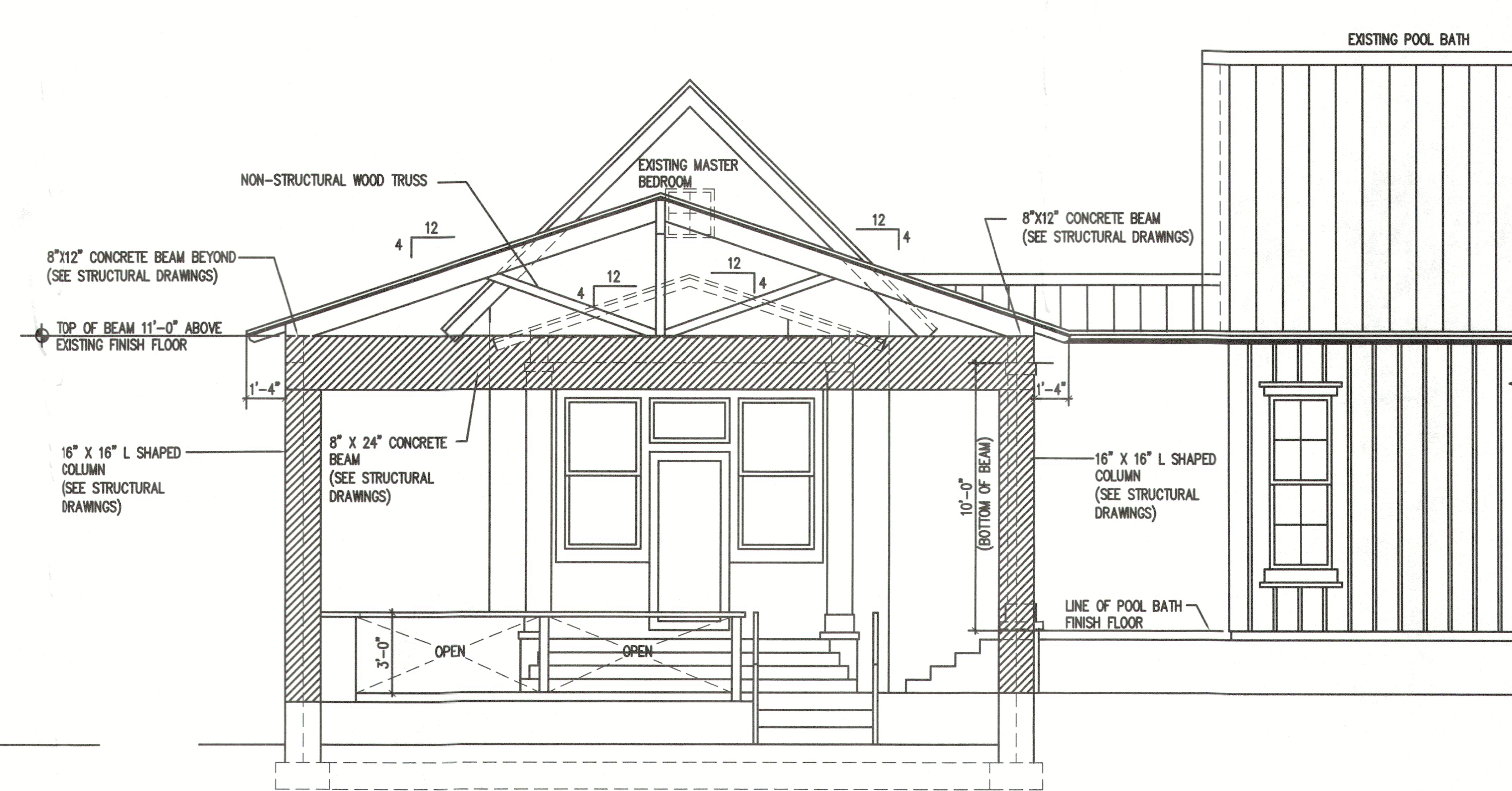
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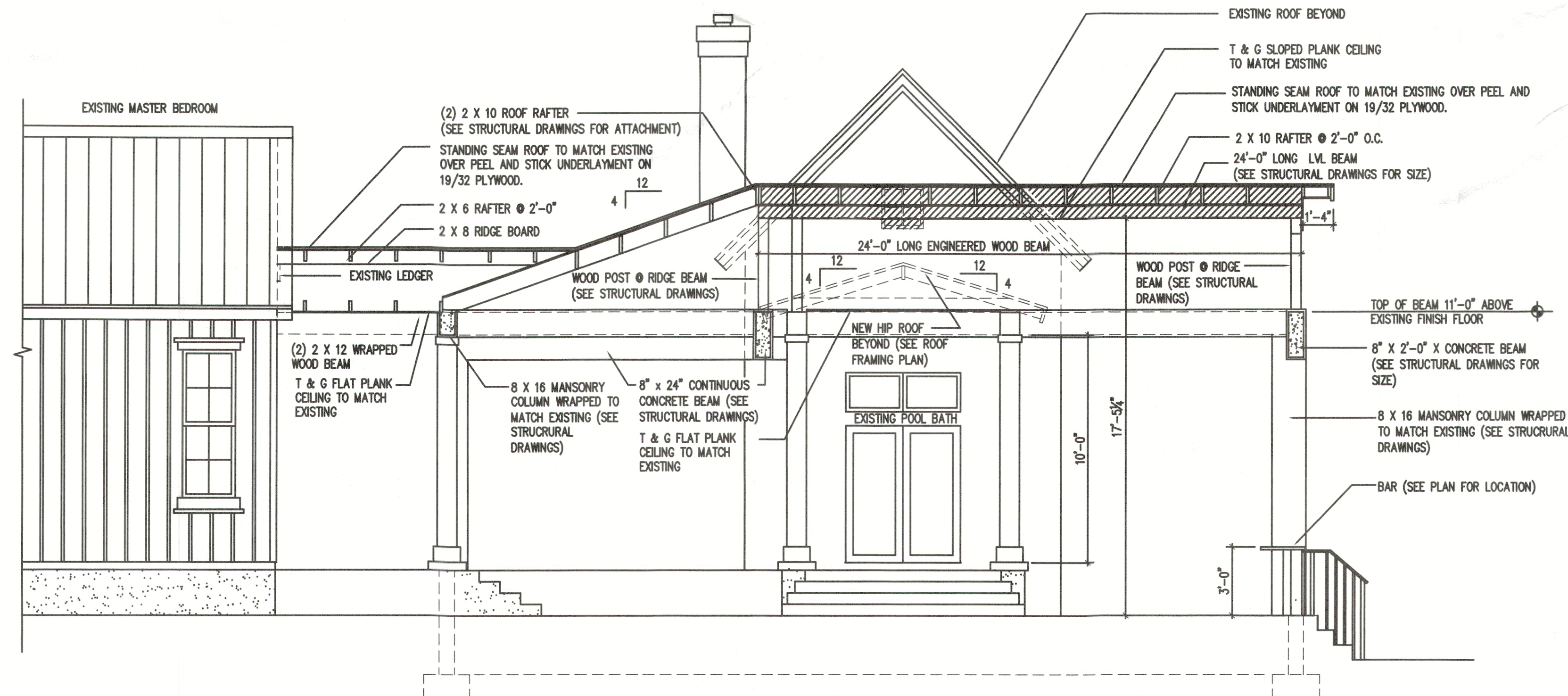
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WEST ELEVATION
SCALE: 1/4"=1'-0"



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



CROSS SECTION (B)
SCALE: 1/4"=1'-0"

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LONGBOAT KEY, FLA. 34228

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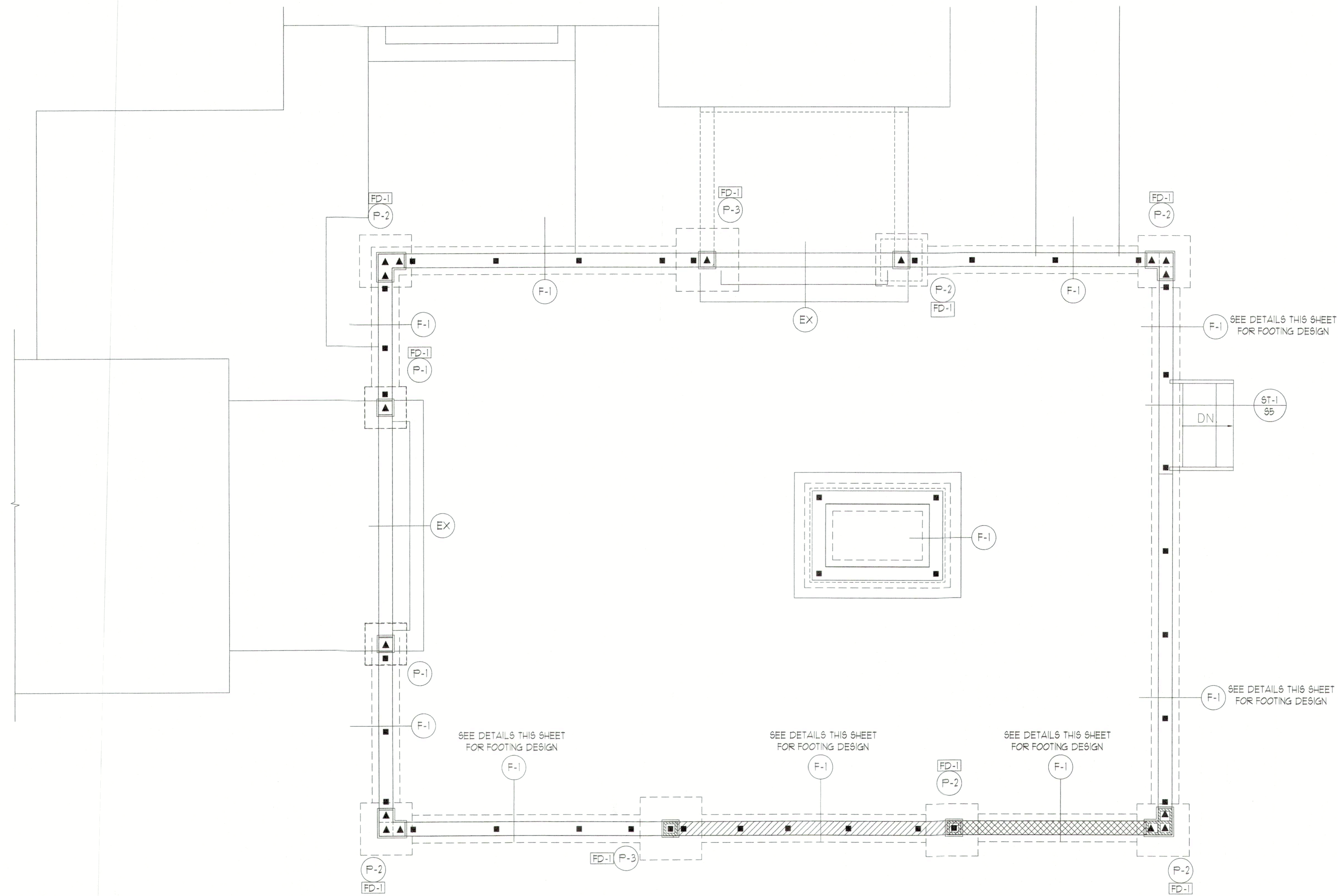
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FOUNDATION PLAN

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

- GENERAL NOTES
- DO NOT SCALE FOOTING SIZE FROM PLAN - SEE FOUNDATION/STEMWALL SCHEDULES ON S1 FOR FOOTING SIZE.
 - CONTRACTOR TO VERIFY STEMWALL HEIGHTS WITH FIELD CONDITIONS & DETAILS PRIOR TO CONSTRUCTION.

DIMENSION NOTES

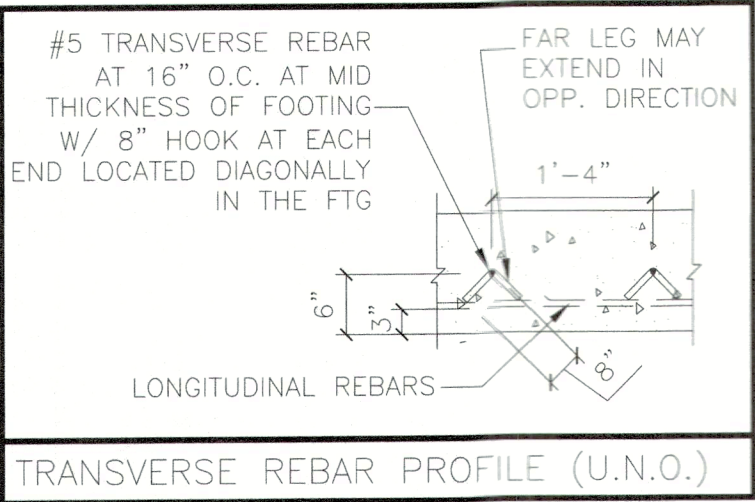
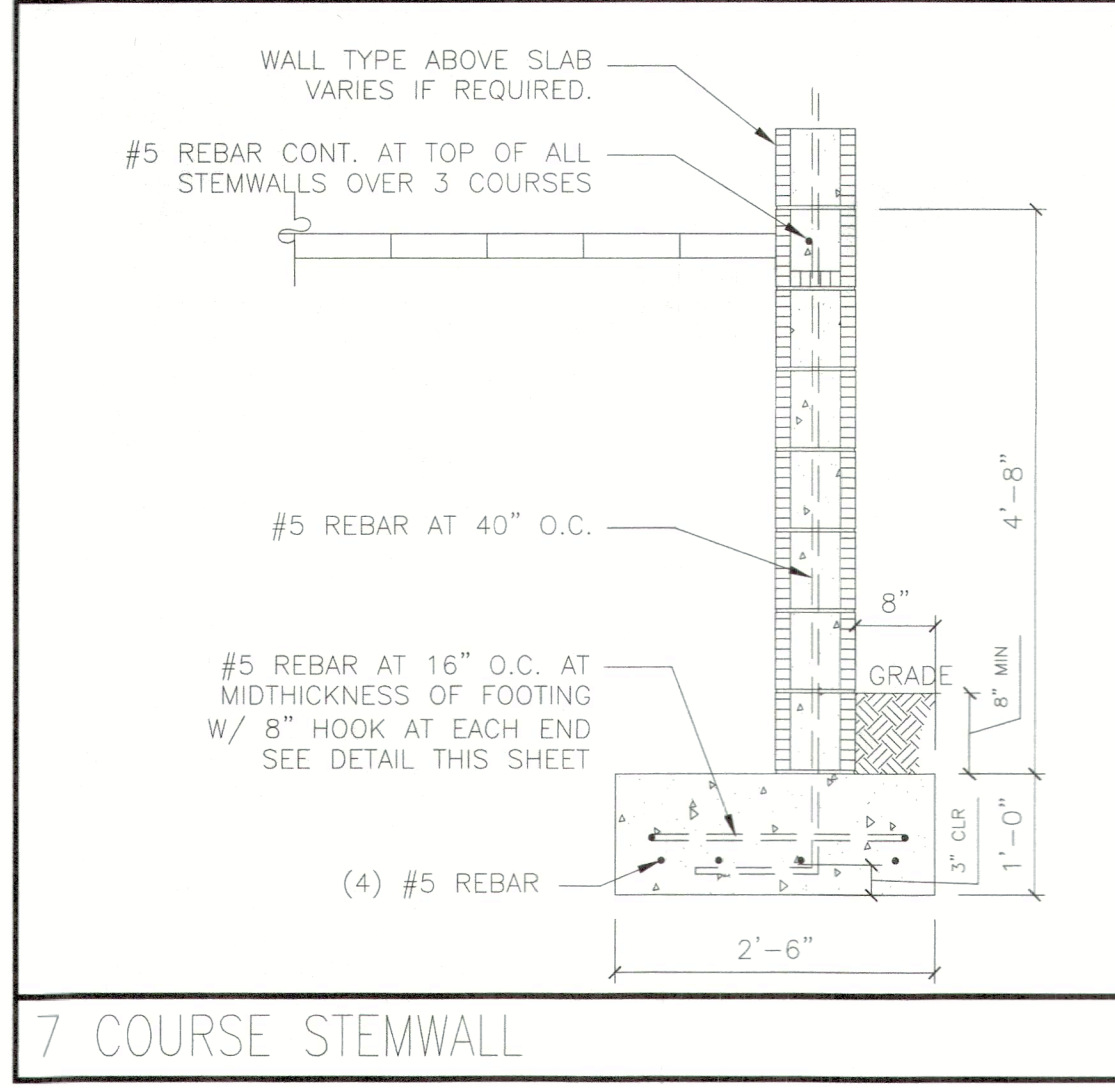
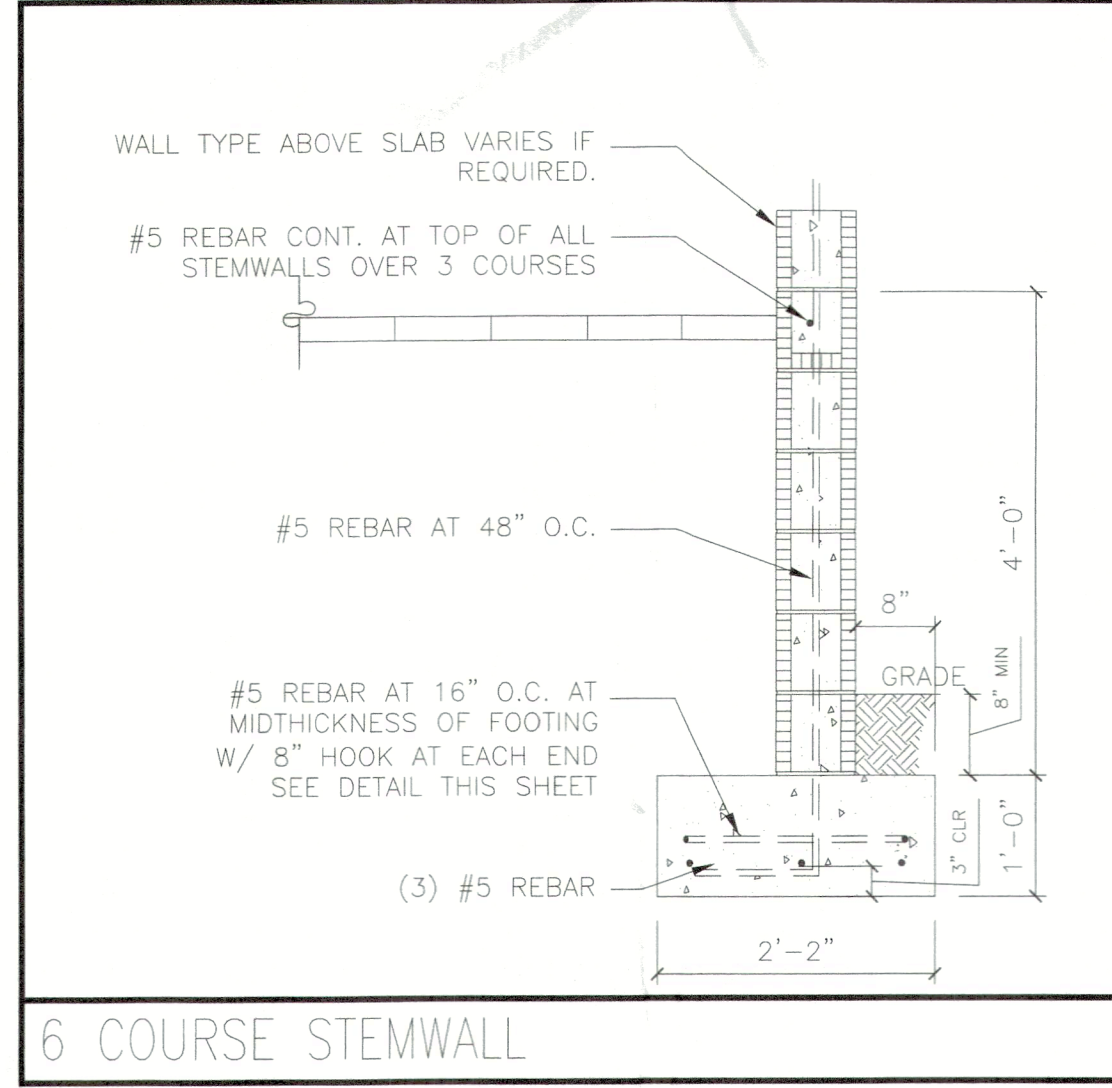
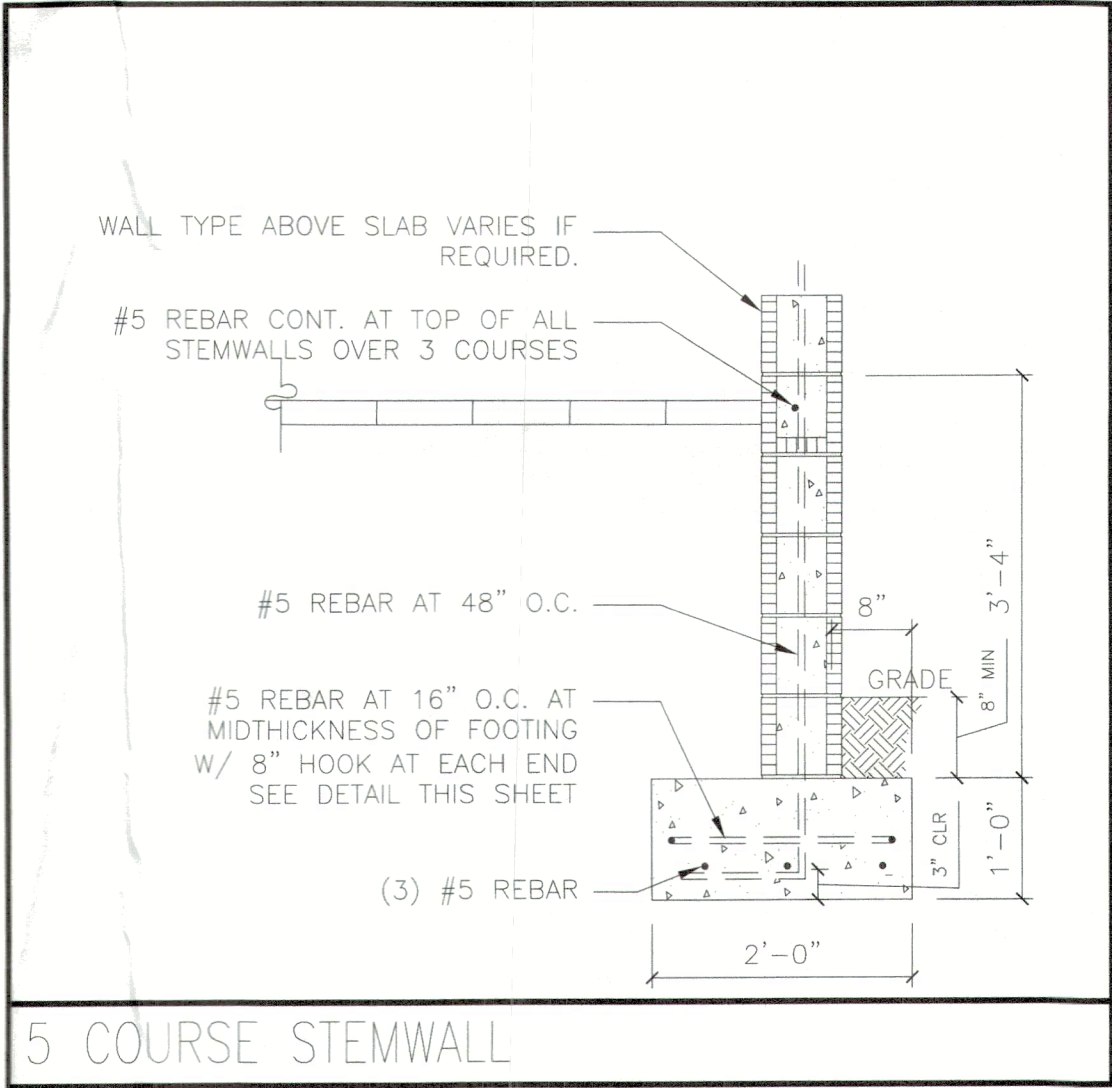
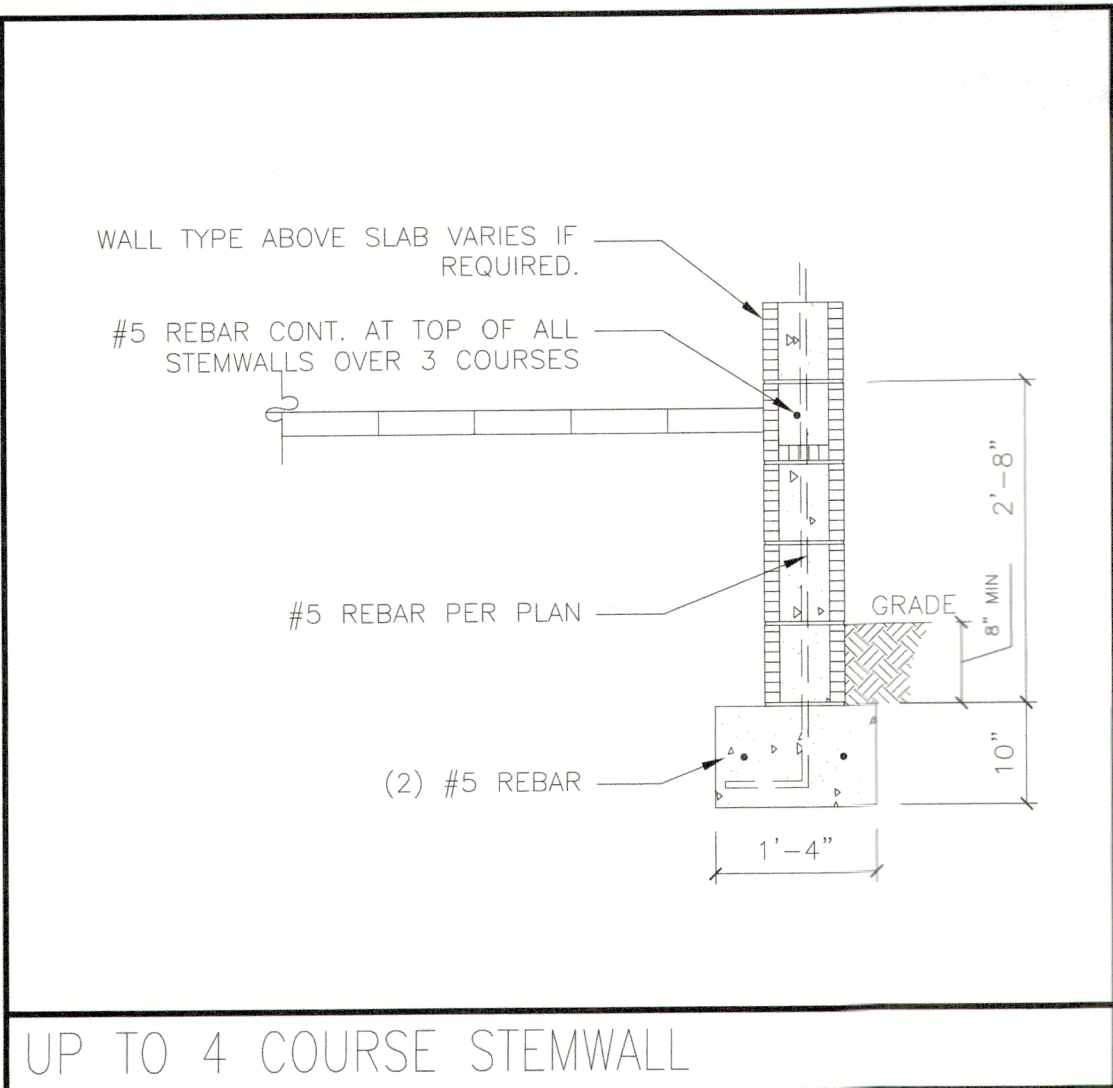
SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

STRUCTURAL SCHEDULE	
MARK	DESCRIPTION
FD-1	TOP OF FOOTING MIN. 6" BELOW GRADE

- FILLED CELLS
- INDICATES FILLED CELL w/(1/5) REBAR FROM LOWER BEAM TO TIE BEAM STEEL.
 - INDICATES FILLED CELL w/(2/5) OR (1/1) REBAR FROM LOWER BEAM TO TIE BEAM STEEL.

FOOTING SCHEDULE			
MARK	SIZE/TYPE	REINF.	REM.
F-1	10"H x 16"W STRIP FTG.	2-#5 CONT.	-
P-1	24" x 24" x 12"H PAD	3-#5 E.W.	-
P-2	30" x 30" x 12"H PAD	4-#5 E.W.	-
P-3	36" x 36" x 12"H PAD	5-#5 E.W.	-

- REMARKS:
- ATTACH FT BOTTOM PLATE TO FOOTING WITH 3/8" X 6" LONG TITEN HDs AT 16" O.C.
 - #5 TRANSVERSE AT FOOTING MID-THICKNESS AT 16" O.C.
- GENERAL NOTES:
- FOOTING DEPTH IS IN ADDITION TO 4" SLAB.
 - REINFORCEMENT IN FOOTINGS IS 3" FROM BOTTOM UNO.
 - VERIFY STEMWALL HEIGHT IN FIELD - MAXIMUM 4 COURSES WITH FOOTINGS AND VERTICAL BARS SHOWN ON SHEET 4.
 - SEE DETAILS THIS SHEET FOR FOOTING DESIGN AND VERTICAL REINFORCING FOR STEMWALLS GREATER THAN 4-COURSE.
 - VERTICAL #5 REBAR IN STEMWALL AT 48" O.C. MAX BELOW WINDOWS, DOORS



EX - EXISTING FOOTING
MINIMUM 16" WIDE TO BE VERIFIED BY BUILDER

James L. McCall
DN: c=US, o=Unaffiliated,
dnQualifier=A01410C0000018F6
342FDA200055A44, cn=James L.
McCall
Date: 2025.02.19 10:23:19 -05'00'

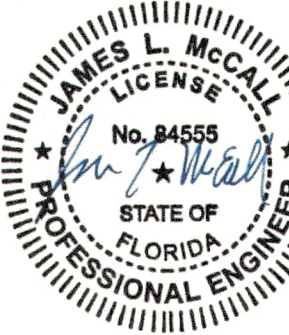
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DUENKEL RESIDENCE ADDITION
672 DREAM ISLAND ROAD
LONGBOAT KEY, FL 34228

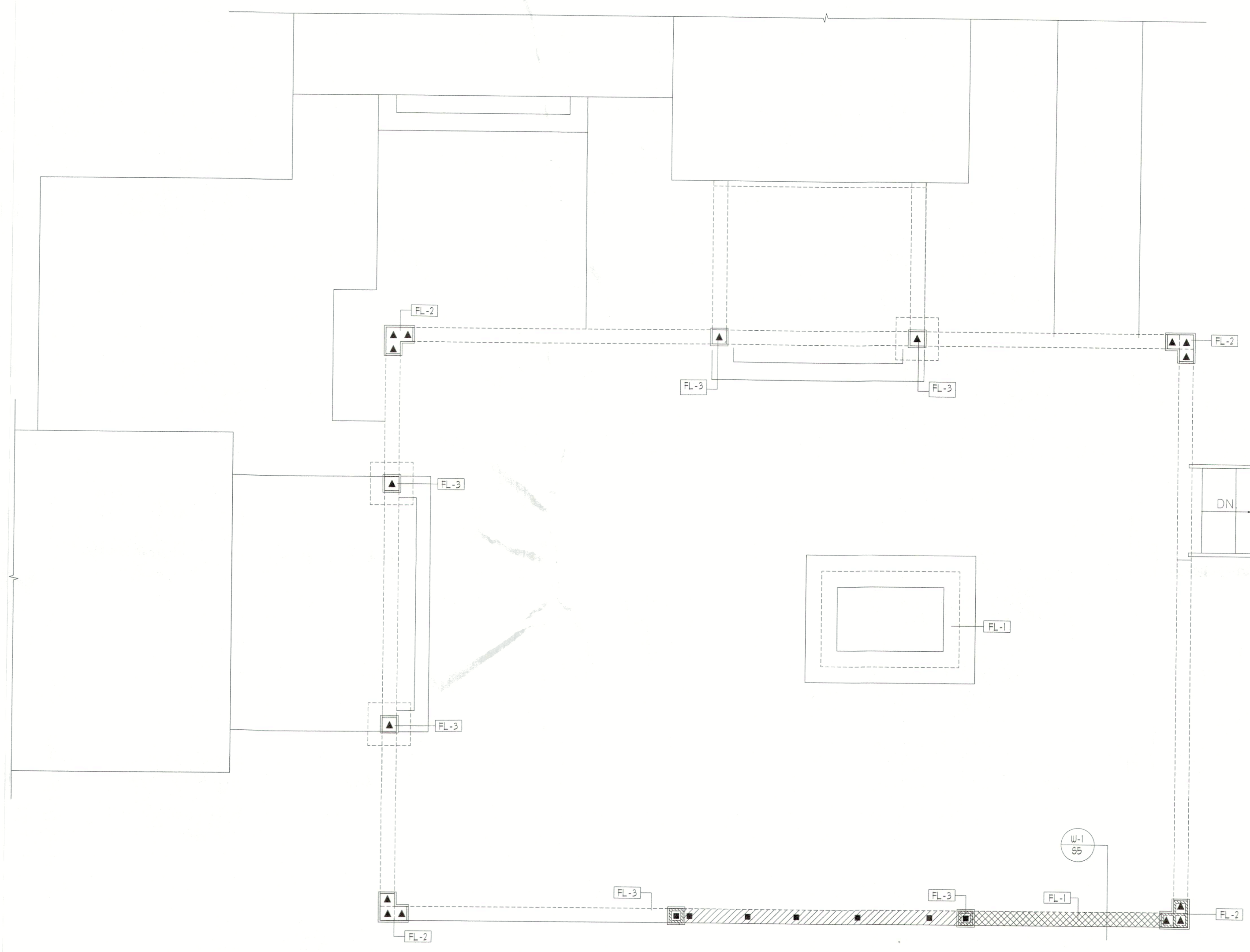
FOUNDATION PLAN

ENGINEER
JAMES L. McCALL
PE# 84555

DATE ISSUED
02/13/2025

REVISIONS

SHEET
S1



FLOOR PLAN

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

DIMENSION NOTES

SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

STRUCTURAL NOTES

1. ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.

FLOOR PLAN SCHEDULE

FL-1 2X8 FT HALF HEIGHT WALL W/ 2X8 AT 16" O.C.

FL-2 16"X16" CMU COLUMN W/ 6#5 VERTICAL AS SHOWN

FL-3 8"X8" CMU COLUMN W/ 2#5 VERTICAL AS SHOWN

FILLED CELLS

INDICATES FILLED CELL W/ (1) #5 REBAR FROM LOWER BEAM TO TIE BEAM STEEL.

INDICATES FILLED CELL W/ (2) #5 OR (1) #1 REBAR FROM LOWER BEAM TO TIE BEAM STEEL.

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McCALL ENGINEERING, LLC

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JAMES L. McCALL

PROFESSIONAL ENGINEER

No. 84555

STATE OF FLORIDA

TOWN OF LONGBOAT KEY

DUENKEL RESIDENCE ADDITION

672 DREAM ISLAND ROAD

LONGBOAT KEY, FL 34228

FLOOR PLAN

ENGINEER

JAMES L. McCALL

PE# 84555

DATE ISSUED

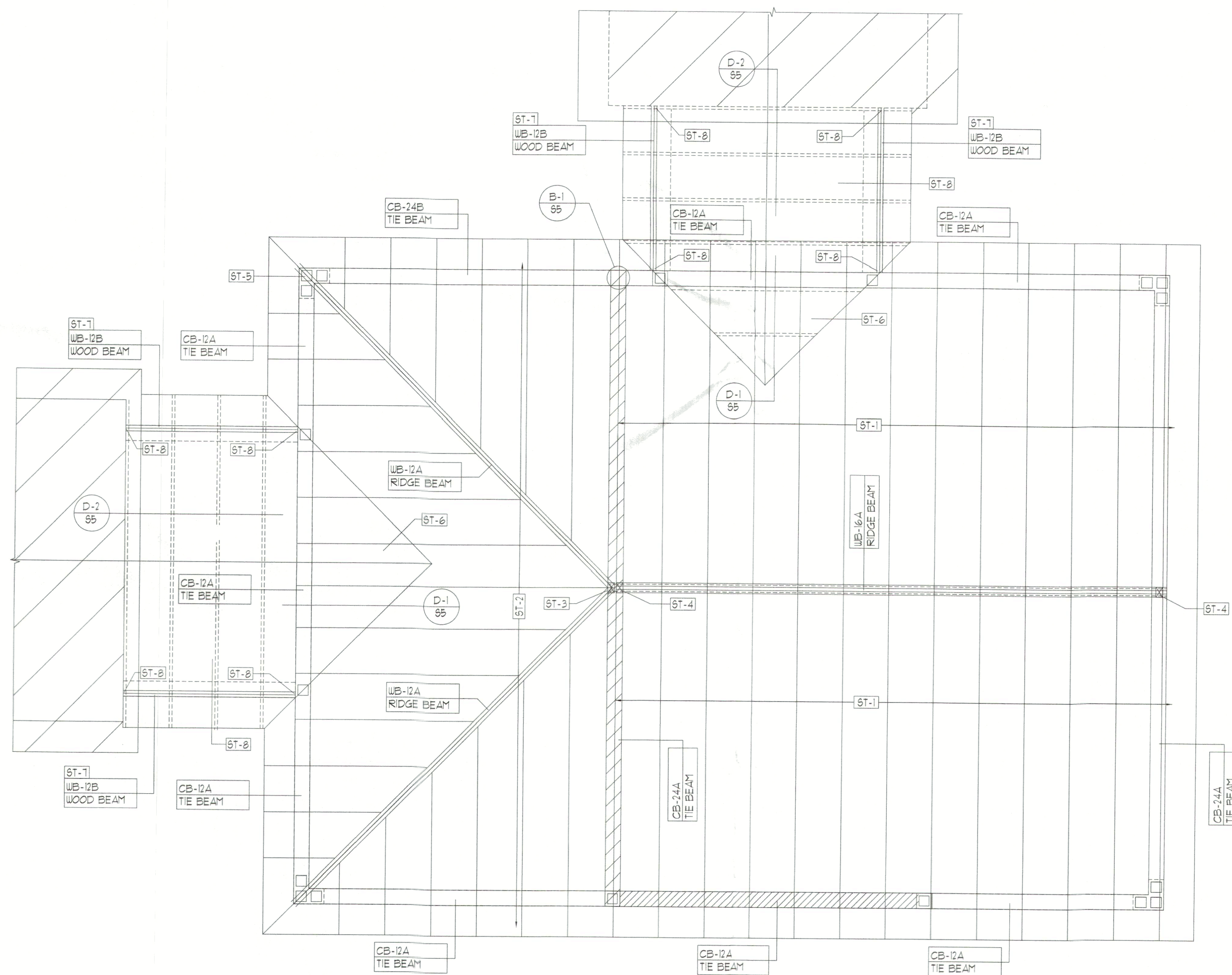
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ROOF FRAMING PLAN

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

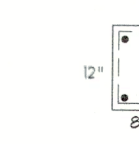
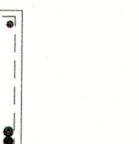
DIMENSION NOTES

SEE ARCHITECTURAL PLANS FOR ALL DIMENSIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

STRUCTURAL NOTES

1. ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.

CONCRETE BEAM SCHEDULE

 CB-12A 8"x12" FORMED & POURED BEAM 2" TOP 2" BOTTOM 15 TIES @ 4' O.C.	 CB-24A 8"x24" FORMED & POURED BEAM 2" TOP 2" BOTTOM 4" BOTTOM BUNDLED 15 TIES @ 12' O.C.	 CB-24B 8"x24" FORMED & POURED BEAM 2" TOP 2" BOTTOM 15 TIES @ 12' O.C.
--	--	---

SHORE ALL FORMED & POURED BEAMS FOR MINIMUM 28 DAYS PRIOR TO FORM SUPPORT REMOVAL.

WOOD BEAM SCHEDULE:

 UB-12A 2 - 1 3/4"x11" 18' L.V. BEAM	 UB-16A 2 - 1 3/4"x16" L.V. BEAM	 UB-12B 2 - 2"x12" 8' L.V. WOOD BEAM WITH 1/2" CDX PLATE
---	---	---

STRUCTURAL SCHEDULE

MARK	DESCRIPTION
ST-1	2X10 SYP RAFTERS AT 24" O.C. ATTACH TO CONCRETE W/ 1-SIMPSON HETA16 ATTACH TO RIDGE BEAM W/ 1-SIMPSON LRU210Z
ST-2	2X10 SYP JACK RAFTERS AT 24" O.C. ATTACH TO CONCRETE W/ 1-SIMPSON HETA16 ATTACH TO RIDGE BEAM W/ 1-SIMPSON LSSR210Z
ST-3	4X6 PT POST ATTACH RIDGE BEAMS TO POST W/ (2) SIMPSON HTS16 ATTACH POST TO TIE BEAM W/ M5CH40
ST-4	4X6 PT POST ATTACH RIDGE BEAMS TO POST W/ (2) SIMPSON M5TA24 ATTACH POST TO TIE BEAM W/ M5CH40
ST-5	1-SIMPSON CS16
ST-6	VALLEY SET PER DETAIL
ST-7	NEW BEAM LOCATED AT SAME LOCATION AS EXISTING BEAM
ST-8	SIMPSON HU210-2 WITH 14 - 1/2" X 2 3/4" TITENS MIN. 1 1/2" EDGE DISTANCE REQ'D.

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TOWN OF LONGBOAT KEY
DUENKEL RESIDENCE ADDITION
672 DREAM ISLAND ROAD
LONGBOAT KEY, FL 34228

ROOF FRAMING
PLAN

ENGINEER
JAMES L. MCCALL
PE# 84555

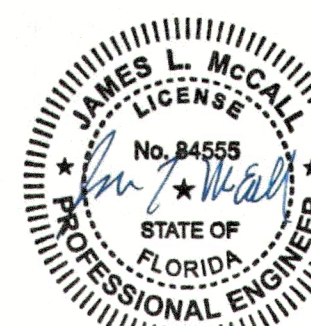
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Structural Engineering

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1. GENERAL NOTES

- 1.1 FBC REFERS TO 2023 FLORIDA BUILDING CODE, 8TH EDITION.
- 1.2 FBC-R REFERS TO 2023 FLORIDA BUILDING CODE, 8TH EDITION, RESIDENTIAL.
- 1.3 COMPACT BACK FILL 5'-0" FROM STRUCTURE. THE BUILDING AREA PLUS A MARGIN OF 5'-0" AFF OUTSIDE PERMETER LINES SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
- 1.4 CONTACT SOILS FOR FOUNDATIONS SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
- 1.5 CONTACT SOILS FOR FOUNDATIONS SHALL BE TESTED AFTER COMPACTION.
- 1.6 FILL WITHIN STEMWALLS SHALL BE PLACED AND COMPACTED PER THE RECOMMENDATIONS OF GEOTECHNICAL REPORT.
- 1.7 FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 2000 PSF.
- 1.8 CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.
- 1.9 PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

2. CONCRETE/MASONRY NOTES

- 2.1 ALL CONCRETE SHALL BE F'c=3000PSI.
- 2.2 MASONRY SHALL USE TYPE S MORTAR. F'm=1900PSI.
- 2.3 REINFORCING STEEL SHALL SATISFY ASTM A615, GD 60. FOOTING MAY USE GD 40 STEEL.
- 2.4 WHERE INDICATED ON FLOOR PLANS, PROVIDE CONCRETE FILLED CELL WITH REINFORCING STEEL FROM FOOTING TO THE BEAM HOOKED & TIED BEFORE INSPECTION. IF GROUT LIFT EXCEEDS 4'-0", AN INSPECTION HOLE TO VERIFY GROUTING SHALL BE PROVIDED AT THE BOTTOM CELL.
- 2.5 PROVIDE (1) #5 VERTICAL REINFORCING STEEL ELECTRICAL GROUND TO FOUNDATION STEEL.
- 2.6 FOUNDATION DOWELS AND VERTICAL REINFORCING SPACES AS SHOWN ON FLOOR PLANS. IN THE EVENT OF CONFLICTS, THE FLOOR PLANS SHALL TAKE PRECEDENCE OVER THE FOUNDATION PLAN.
- 2.7 ALL FOOTINGS TO BE SMOOTH AND LEVEL.
- 2.8 REINFORCING STEEL LAP LENGTH IN CONCRETE AND/OR MASONRY SHALL BE:
#5 REBAR -30"
#6 REBAR -36"
#7 REBAR -45"
- 2.9 LAP LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE THAT FOR THE INDIVIDUAL BAR, INCREASED 20% FOR THREE-BAR BUNDLE, AND 33% FOR FOUR-BAR BUNDLE.
- 2.10 INDIVIDUAL BARS WITHIN A BUNDLE TERMINATED WITHIN THE SPAN OF THE BEAM SHALL TERMINATE AT DIFFERENT POINTS WITH AT LEAST 40db STAGGER.
- 2.11 A FILLED CELL WITH (1) #5 VERTICAL SHALL BE LOCATED AT GIRDER TRUSSES WITH UPLIFT EXCEEDING 2000LBS U.N.O.
- 2.12 MINIMUM CONCRETE COVER 3" CAST AGAINST SOIL AND 1 1/2" ELSE U.N.O. MAXIMUM CONCRETE COVER 6" U.N.O.
- 2.13 EMBEDDED TRUSS ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS.
- 2.14 EMBEDDED ANCHORS/TIEDOWNS SHALL HAVE MIN 2" COVER.
- 2.15 MASONRY WALLS SHALL BE BRACED IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" MASON CONTRACTORS ASSOCIATION OF AMERICA, JULY 2001.
- 2.16 THE CONCRETE TIE BEAM AT TOP OF ALL WALLS SHALL BE AN 8"x16" WITH (1) NO. 5 CONTINUOUS TOP AND BOTTOM U.N.O.
- 2.17 BEAM SIZES SHOWN ON DRAWINGS ARE MINIMUM NOMINAL DIMENSIONS. BEAM SIZES MAY BE INCREASED BY UP TO 12" TO ACCOMMODATE ON-SITE BEAM REQUIREMENTS PROVIDED THAT THE DISTANCE BETWEEN TOP AND BOTTOM REINFORCING STEEL REMAINS THE SAME OR IS INCREASED.

3. FRAMING NOTES

- 3.1 ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER U.N.O.
- 3.2 EXTERIOR FRAME WALLS, BEARING OR NON BEARING, SHALL BE SHEATHED WITH 3/4" PLYWOOD OR EQUAL BLOCKED AND NAILED WITH 8d AT 4" O.C. EDGES, 8" O.C. FIELD.
- 3.3 SHEAR WALL AND EXTERIOR WALL PLYWOOD SHEATHING SHALL BE BLOCKED.
- 3.4 TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON PSL OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.
- 3.5 PSL OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE U.N.O.
- 3.6 UPLIFTS AND REACTIONS SHOWN ON MANUFACTURED TRUSS PLANS SHALL BE USED U.N.O. ON ENGINEER'S SEALED ROOF/FLOOR LAYOUT PLAN.
- 3.7 BUILD-OUTS SHALL BE ATTACHED TO THE MASONRY/CONCRETE WITH 1/2" TAPCONS AT 16" O.C. WITH MINIMUM EMBEDMENT OF 1 1/2"
- 3.8 FLOOR SHEATHING SHALL BE 3/4" T&G PLYWOOD OR EQUAL, FASTENED WITH 10d NAILS AT 4" O.C. EDGES AND 8" O.C. FIELD U.N.O.

4. WOOD NOTES

- 4.1 PSL: 1.8E PARALLEL STRAND LUMBER, Fb=2400psi
- 4.2 LVL: 1.9E LAMINATED VENEER LUMBER, Fb=2600psi
- 4.3 PT: PRESSURE TREATED SOUTHERN PINE #2 GRADE OR BETTER
- 4.4 SPF: SPRUCE PINE FIR #2 GRADE OR BETTER

5. ROOF FRAMING NOTES

- 5.1 THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FBC-R.
- 5.2 DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH FBC SECTION 1609. SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.
- 5.3 ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT LOADS.
- 5.4 PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.
- 5.5 ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD OR EQUAL, FASTENED WITH 10d COMMON NAILS (0.148" DIA. x 3" LONG) OR 8d RING SHANK NAILS AT 4" O.C. EDGES AND 6" O.C. FIELD NAILING SHALL BE AT 4" O.C. EDGES AND FIELD WITHIN 4'-0" OF RIDGES AND EDGES OF ROOF AND 3" O.C. WITHIN 4'-0" OF EXTERIOR ROOF CORNERS.
- 5.6 CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.
- 5.7 PRE-ENGINEERED TRUSS DESIGN SHALL BE SUBMITTED TO EOR FOR REVIEW AND APPROVAL.
- 5.8 ALL ROOF SHEATHING TO BE INSTALLED WITH THE STRENGTH AXIS PERPENDICULAR TO THE SUPPORT.

6. DESIGN LOADS AND NOTES

- 6.1 ROOF TRUSSES - D+L
55PSF W/ 1.33 STRESS INCREASE FACTOR, OR 45PSF W/ 1.25 STRESS INCREASE FACTOR, OR 41PSF W/ 1.00 STRESS INCREASE FACTOR.
- 6.2 FLOOR - D+L
65PSF W/ 1.00 STRESS INCREASE FACTOR.
- 6.3 DL = 10PSF IN COMBINATION WITH WIND LOADS.
- 6.4 MEAN ROOF HEIGHT SHALL BE DETERMINED BY CONTRACTOR.
- 6.5 LATERAL LOADS AT TOP OF EXTERIOR WALLS SHALL BE BASED ON 36.4 PSF ON WALL.
- 6.6 LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT U.N.O.
- 6.7 TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSES AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS. TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS IN ACCORDANCE WITH ITEM 6.5. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON AN EXTERIOR WALLS.
- 6.8 NO PROVISION HAS BEEN MADE IN THE STRUCTURAL DESIGN FOR TEMPORARY CONDITIONS OCCURRING DURING CONSTRUCTION, UNLESS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING REQUIRED TO RESIST STRESSES OR INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR SUCH MEASURES.

7. WIND NOTES

- 7.1 WIND LOADS ARE BASED ON A WIND VELOCITY OF 150 MPH APPLIED FOR AN OPEN STRUCTURE.
- 7.2 WIND DESIGN LOADS WERE DETERMINED BASED ON THE FOLLOWING:
BASIC WIND SPEED = 150 MPH,
BUILDING CATEGORY II
WIND EXPOSURE = D,
INTERNAL PRESSURE COEFFICIENT = 0.0.
OPEN BUILDING

DESIGN WIND PRESSURES FOR COMPONENTS AND CLADDING			
POSITIVE PRESSURES = INWARD NEGATIVE PRESSURES = OUTWARD (SUCTION) ALL PRESSURE VALUES ARE IN PSF.			
COMPONENT AREA (SQ. FT.)	ZONE 4	ZONE 5	
10	+39.2/-42.5	+39.2/-52.4	
20	+37.4/-40.7	+37.4/-48.9	
30	+36.4/-39.7	+36.4/-46.8	
40	+35.6/-38.9	+35.6/-45.4	
50	+35.1/-38.4	+35.1/-44.2	
75	+34.0/-37.3	+34.0/-42.2	
100	+33.3/-36.6	+33.3/-36.6	
150	+32.3/-35.6	+32.3/-36.6	

8. PEST/DECAY PROTECTION NOTES

- 8.1 ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1'-0" FROM BUILDING SIDEWALLS.
- 8.2 IN WALL PEST TUBING AND BORA CARE TREATMENT ON ALL INTERIOR WOOD PROVIDES SUBTERRANEAN TERMITE ABATEMENT AS WELL AS PROTECTION AGAINST WOOD DESTROYING ORGANISMS.
- 8.3 WOOD GRADE STAKES SHALL NOT BE USED.
- 8.4 PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH FBC SECTIONS R317 AND R318.
- 8.5 ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF FBC SECTIONS R703.7.5, R703.8, R903.2 AND R905.

10. GENERAL CONNECTIONS NOTES

- 10.1 CONNECTIONS SHOWN ARE RECOMMENDED, BUT OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH USP, SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.
- 10.2 FOR ADDITIONAL TIE DOWN INFORMATION, SEE SIMPSON OR USP CATALOGS.
- 10.3 FOR POST-INSTALLED ANCHORS: HOLE PREPARATION, CARTRIDGE PREPARATION, AND EPOXY FILLING SHALL BE PERFORMED PER MANUFACTURER'S ADHESIVE ANCHOR INSTALLATION INSTRUCTIONS.
- 10.4 AN EPOXY INSPECTION MAY BE REQUIRED DEPENDING ON JURISDICTION. CONTRACTOR MUST VERIFY.

TRUSS UPLIFT ANCHORS - MASONRY/CONCRETE

TRUSS ANCHORS TO MASONRY OR CONCRETE SHALL BE AS FOLLOWS
(REFER TO SIMPSON CATALOG)
OTHER BRANDS OF CONNECTORS MAY BE SUBSTITUTED IF BOTH UPLIFT AND LATERAL LOAD CAPACITIES ARE EQUAL OR GREATER THAN CONNECTORS SPECIFIED

TYPE MEMBER	NOMINAL UPLIFT CAPACITY	CONNECTOR TYPE	NAILS TO TRUSS FOR NOMINAL UPLIFT	NOTES AND COMMENTS
SINGLE PLY, CMU	595#	SIMPSON HM9KT	(4) SDS 1/2"x1 1/2" LONG TO TRUSS AND (5) 1"x2 1/2" SIMPSON TITEN SCREW TO CMU	POST-INSTALLED
SINGLE PLY, CONCRETE	595#	SIMPSON HM9KT	(4) SDS 1/2"x1 1/2" LONG TO TRUSS AND (5) 1"x1 1/2" SIMPSON TITEN SCREW TO CMU	POST-INSTALLED
SINGLE PLY	1065#	SIMPSON H10S	(8) 8d x 1 1/2" LONG TO TRUSS AND (2) 3/8"x4" SIMPSON TITEN SCREW TO CMU	POST-INSTALLED
	1450#	SIMPSON META12	(7) 10d x 1 1/2" LONG	-
	1520#	SIMPSON HETA12	(7) 10d x 1 1/2" LONG	-
	1810#	SIMPSON HETA16	(9) 10d x 1 1/2" LONG	-
	1985#	(2) SIMPSON META12	(10) 10d x 1 1/2" LONG	NOTE 1
SINGLE OR MULTI PLY, CMU	2035#	(2) SIMPSON HETA12	(10) 10d x 1 1/2" LONG	NOTE 1
	860#	SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	(7) 10d TO TRUSS AND (4) 1/2"x2 1/2" SIMPSON TITEN SCREW TO CMU	POST-INSTALLED, MISSING EMBEDS.
	1175#	SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	(8) 10d TO TRUSS AND (4) 1/2"x2 1/2" SIMPSON TITEN SCREW TO CMU	POST-INSTALLED, MISSING EMBEDS.
SINGLE OR MULTI PLY, CONCRETE	860#	SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	(7) 10d TO TRUSS AND (4) 1/2"x1 1/2" SIMPSON TITEN SCREW TO CONCRETE	POST-INSTALLED, MISSING EMBEDS.
	1175#	SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	(8) 10d TO TRUSS AND (4) 1/2"x1 1/2" SIMPSON TITEN SCREW TO CONCRETE	POST-INSTALLED, MISSING EMBEDS.
SINGLE OR MULTI PLY	3330#	SIMPSON MGT	(22) 10d x 1 1/2" LONG	NOTE 2
DBL PLY	2150#	SIMPSON LGT2	(16) 10d SINKERS	POST-INSTALLED, NOTE 4
	10980#	SIMPSON HGT-2	(16) 10d	NOTE 3
DBL OR TPL PLY, CMU	1900#	(2) SIMPSON META12	(14) 16d	NOTE 1
	2500#	(2) SIMPSON HETA12	(12) 16d	NOTE 1
DBL OR TPL PLY, CONCRETE	2565#	(2) SIMPSON META12	(14) 16d	NOTE 1
	2700#	(2) SIMPSON HETA12	(12) 16d	NOTE 1
	3350#	(2) SIMPSON HHETA12	(14) 16d	NOTE 1
TPL PLY	3285#	SIMPSON LGT3-SDS2.5	(12) SDS 1/2"x2 1/2" LONG	POST-INSTALLED, NOTE 5
	10530#	SIMPSON HGT-3	(16) 10d	NOTE 3
QUAD PLY	9250#	SIMPSON HGT-4	(16) 10d	NOTE 3
	1450#	SIMPSON META12	(6) 16d	-
	1520#	SIMPSON HETA12	(7) 16d	-
MULTI PLY	1810#	SIMPSON HETA16	(8) 16d	-

NOTES:

1. FOR (2) CONNECTORS: (A) THE NAILS SHALL NOT BE DRIVEN IN CONFLICT WITH EACH OTHER OR THE SECOND CONNECTOR, AND (B) STRAPS SHALL NOT OVERLAP THE 2ND CONNECTOR.
2. FASTENER TO CMU/CONCRETE: (1) 3/8" ALL-THREAD BOLT W/ SIMPSON SET EPOXY-TIE ADHESIVE W/ 12" MIN. EMBED DEPTH
3. FASTENER TO CMU/CONCRETE: (2) 3/4" ALL-THREAD BOLT W/ SIMPSON SET EPOXY-TIE ADHESIVE W/ 12" MIN. EMBED DEPTH
4. FASTENER TO CMU WALL: (7) 1/2"x2 1/2" LONG SIMPSON TITEN SCREW
- FASTENER TO CONCRETE WALL: (7) 1/2"x1 1/2" SIMPSON TITEN SCREW
5. FASTENER TO WALL: (4) 3/8"x5" LONG SIMPSON TITEN HD

11. TRUSS TO FRAME CONNECTION NOTES

- 11.1 ROOF TRUSSES: USE SIMPSON H10A OR H10-2 AT EACH TRUSS WHERE POSSIBLE, PROVIDE ADDITIONAL TIE-DOWNS FOR UPLIFTS IN EXCESS OF GIVEN ALLOWABLE VALUES. WHERE H10A OR H10-2 CANNOT BE USED (E.G. 3-PLY GIRDERS, CORNERS, ETC.) USE SIMPSON H2.5 PLUS ADDITIONAL TIE-DOWNS AS REQUIRED TO MEET UPLIFT LOADS.
- 11.2 FLOOR TRUSSES: USE SIMPSON H2.5 AT EACH TRUSS (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE, PROVIDE ADDITIONAL TIE-DOWNS AS REQUIRED TO MEET UPLIFT LOADS.

12. EXTERIOR CEILINGS NOTES

- 12.1 ENTRY/LANAI/CABANA CEILINGS (AREAS EXPOSED TO WIND): PROVIDE 2X4 BLOCKING AT 48" O.C. AT THE BOTTOM CHORD OF ALL TRUSSES OR PROVIDE 3/4" EXTERIOR GRADE DRYWALL, OR 1/2" EXTERIOR GRADE PLYWOOD WITH 8d NAILS AT 8" O.C. FIELD/4" O.C. EDGES.

13. WALL SECTION NOTES

- 13.1 INSTALLATION OF LATH SHALL MEET THE REQUIREMENTS OF SECTION R703.7.1 OF THE FBC 8TH EDITION (2023) RESIDENTIAL.
- 13.2 PLASTERING WITH PORTLAND CEMENT PLASTER MEET SHALL MEET THE REQUIREMENTS OF SECTION R703.7.2 OF THE FBC 7TH EDITION (2023) RESIDENTIAL.
- 13.3 INSTALLATION OF WEEP SCREEDS SHALL MEET THE REQUIREMENTS OF SECTION R703.7.2.1 OF THE FBC 8TH EDITION (2023) RESIDENTIAL.
- 13.4 INSTALLATION OF WATER RESISTIVE BARRIER SHALL MEET THE REQUIREMENTS OF SECTION R703.7.3 OF THE FBC 8TH EDITION (2023) RESIDENTIAL.
- 13.5 INSTALLATION OF FLASHING SHALL MEET THE REQUIREMENTS OF SECTION R703.4 OF THE FBC 8TH EDITION (2023) RESIDENTIAL.

14. WATER PROOFING NOTES

- 14.1 ALL WATER-PROOFING AND MOISTURE PROTECTION IS THE RESPONSIBILITY OF THE BUILDER.

POST UPLIFT ANCHORS - MASONRY/CONCRETE

POST ANCHORS TO MASONRY OR CONCRETE SHALL BE AS FOLLOWS
(REFER TO SIMPSON CATALOG)
OTHER BRANDS OF CONNECTORS MAY BE SUBSTITUTED IF BOTH UPLIFT AND LATERAL LOAD CAPACITIES ARE EQUAL OR GREATER THAN CONNECTORS SPECIFIED

MINIMUM POST THICKNESS	NOMINAL UPLIFT CAPACITY FOR SYP OR BTR	CONNECTOR TYPE	FASTENER TO POST FOR NOMINAL UPLIFT	ANCHOR BOLT DIAMETER
1 1/2"	1310#	SIMPSON LTT19	(8) 10d x 1 1/2" LONG NAILS	1/2", 5/8" OR 3/4"
	1350#	SIMPSON LTTJ31	(18) 10d x 1 1/2" LONG NAILS	5/8"
	3610#	SIMPSON HTT4	(18) 10d x 1 1/2" LONG NAILS	5/8"
	4350#	SIMPSON HTT5	(26) 10d x 1 1/2" LONG NAILS	5/8"
2 1/2"	2405#	SIMPSON HD5	(2) 3/4" DIAM STUD BOLTS	5/8" OR 3/4"
	3955#	SIMPSON HTT16	(18) 16d x 2 1/2" LONG NAILS	5/8"
	4235#	SIMPSON HTT4	(18) 16d x 2 1/2" LONG NAILS	5/8"
	5090#	SIMPSON HTT5	(26) 16d x 2 1/2" LONG NAILS	5/8"
3"	3835#	SIMPSON HD5	(2) 3/4" DIAM STUD BOLTS	5/8" OR 3/4"
	4165#	SIMPSON HTT22	(32) 10d NAILS	5/8"
3 1/2"	4670#	SIMPSON HTT5	(26) 10d NAILS	5/8"
	6480#	SIMPSON HD5	(3) 3/4" DIAM STUD BOLTS	7/8" OR 1"
	5010#	SIMPSON HD5	(2) 3/4" DIAM STUD BOLTS	3/4"
	6480#	SIMPSON HD7	(3) 3/4" DIAM STUD BOLTS	7/8" OR 1"
3 3/4"	10330#	SIMPSON HD9	(3) 1" DIAM STUD BOLTS	7/8" OR 1"
	11350#	SIMPSON HD12	(4) 1" DIAM STUD BOLTS	1"

NOTES

- 1/2" DIAMETER A307 ALL THREAD SET IN 1/8" DIAMETER HOLE W/ SIMPSON SET EPOXY, MIN EMBED 5"
- 5/8" DIAMETER A307 ALL THREAD SET IN 3/4" DIAMETER HOLE W/ SIMPSON SET EPOXY, MIN EMBED 8"
- 3/4" DIAMETER A307 ALL THREAD SET IN 1/2" DIAMETER HOLE W/ SIMPSON SET OR EQUAL, MIN EMBED 6".
- 1" DIAMETER A307 ALL THREAD SET IN 1/8" DIAMETER HOLE W/ SIMPSON SET OR EQUAL, MIN EMBED 9".

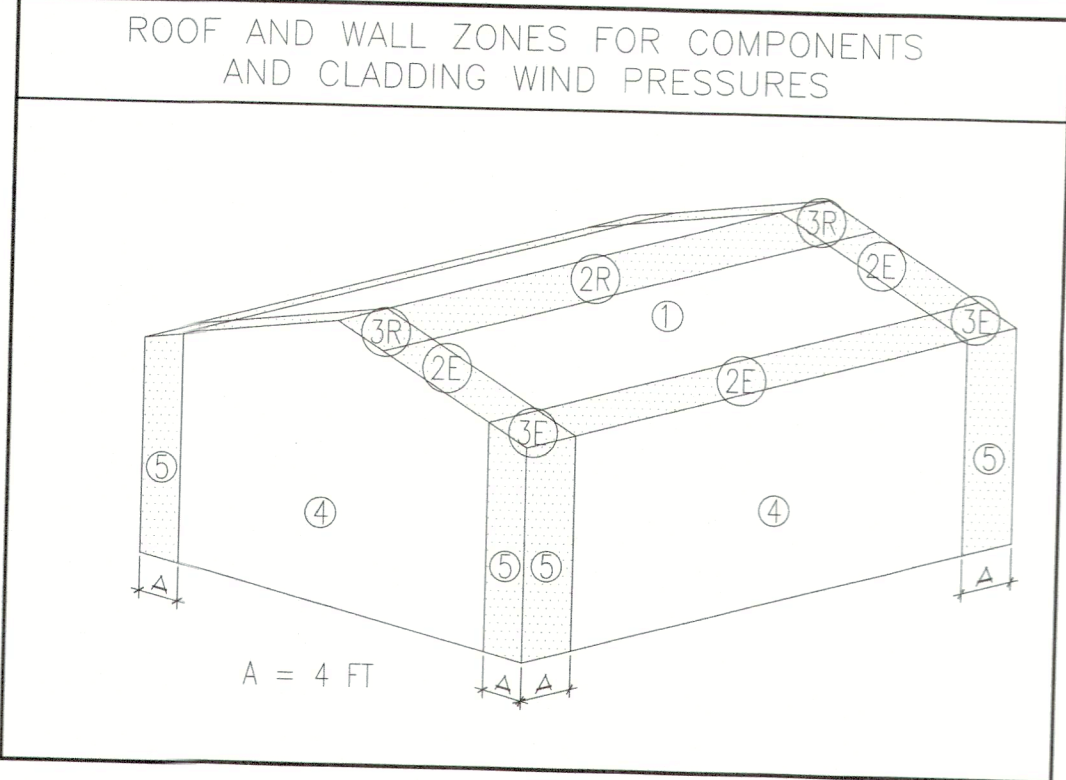
MULTIPLE MEMBER CONNECTIONS FOR 1.9E MICROLAM LVL BEAMS

2. PIECES - 1 1/2" WIDE:
• MINIMUM (2) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS LESS THAN 14" DEEP
• MINIMUM (3) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 14" DEEP

3. PIECES - 1 1/2" WIDE:
• (3) ROWS OF 12d NAILS AT 12" O.C.; OR
• (2) ROWS OF 1/2" BOLTS AT 12" O.C.; OR
• (2) ROWS OF 1/2" X 3/4" LAG SCREWS AT 12" O.C.

4. PIECES - 1 1/2" WIDE:
• (2) ROWS OF 1/2" BOLTS AT 12" O.C.; OR
• (2) ROWS OF 1/2" X 3/4" LAG SCREWS AT 12" O.C.

GENERAL NOTES:
• A307 BOLTS WITH WASHERS REQUIRED. BOLT HOLES TO BE 1/8" MAXIMUM.
• SCREWS MUST HAVE SELF-DRILLING TIP AND MINIMUM BENDING YIELD STRENGTH OF 217,000PSI.
• 6" LONG SCREWS REQUIRED.
• CONNECTION INSTRUCTIONS ON PLAN SUPERSEDE PRECEDING.



TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS FOR THIS RESIDENCE COMPLY WITH THE APPLICABLE STRUCTURAL PROVISIONS OF THE 2023 EDITION OF THE FLORIDA BUILDING CODE, RESIDENTIAL (FBC-R), 8TH EDITION.

PERMIT SET - APPROVED FOR CONSTRUCTION

TOWN OF LONGBOAT KEY
DUENKEL RESIDENCE ADDITION
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STRUCTURAL
NOTES

ENGINEER
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DATE ISSUED
02/13/2025
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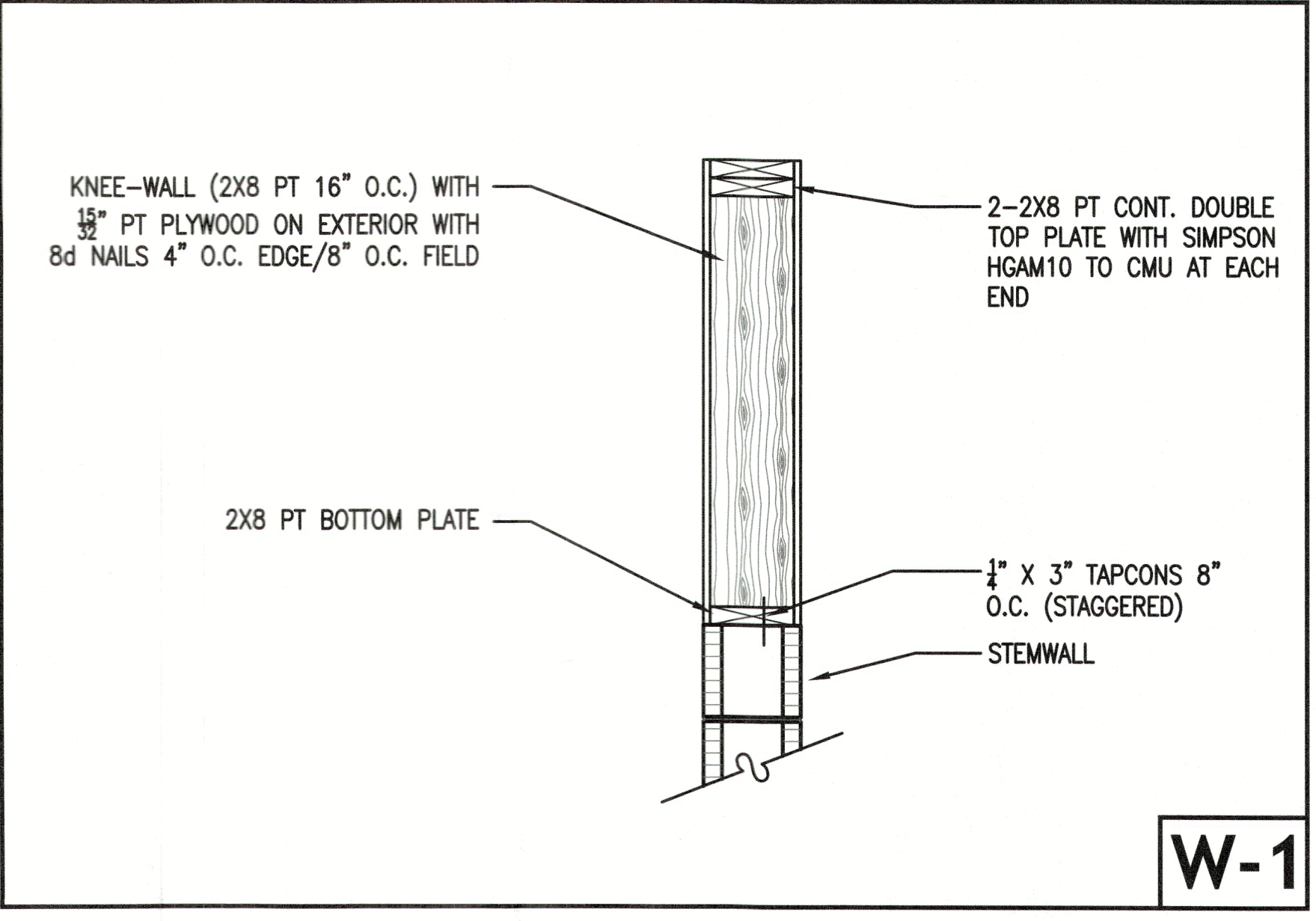
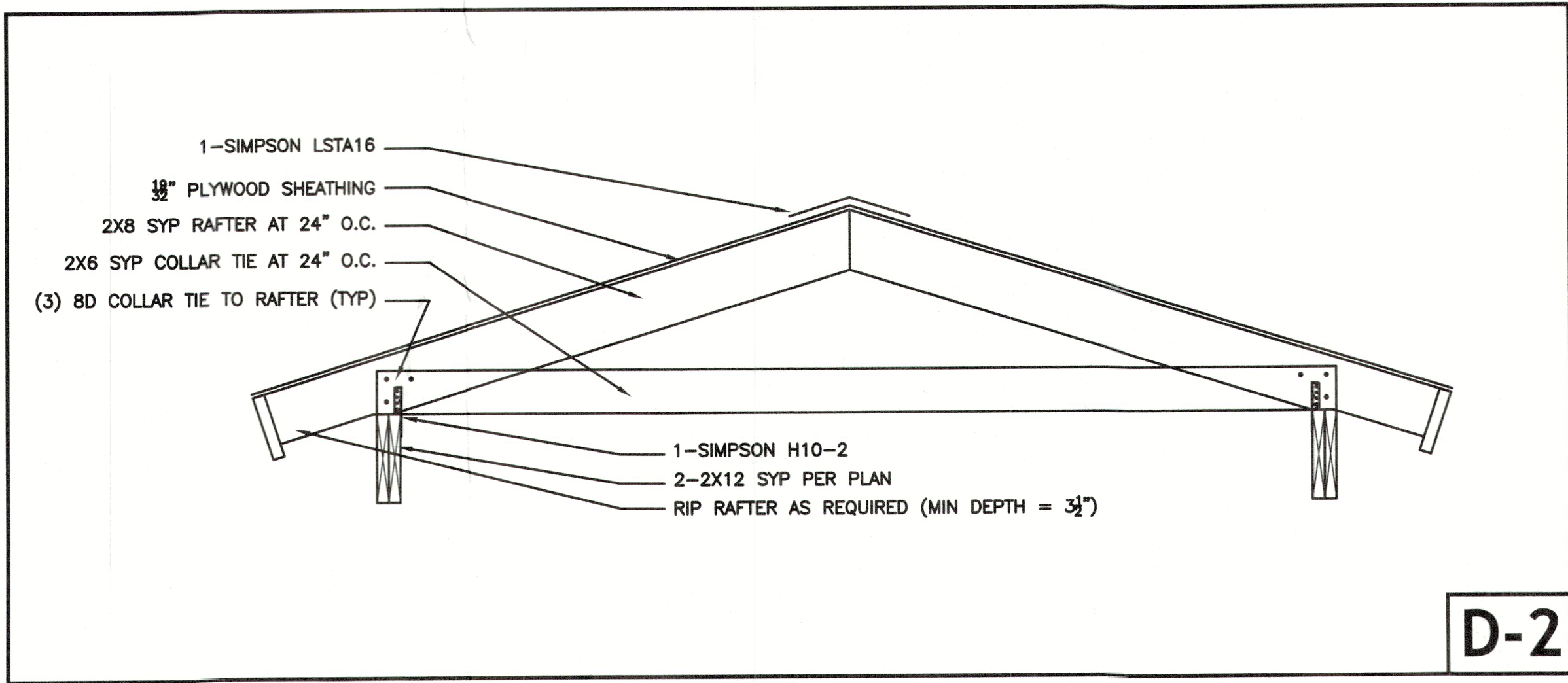
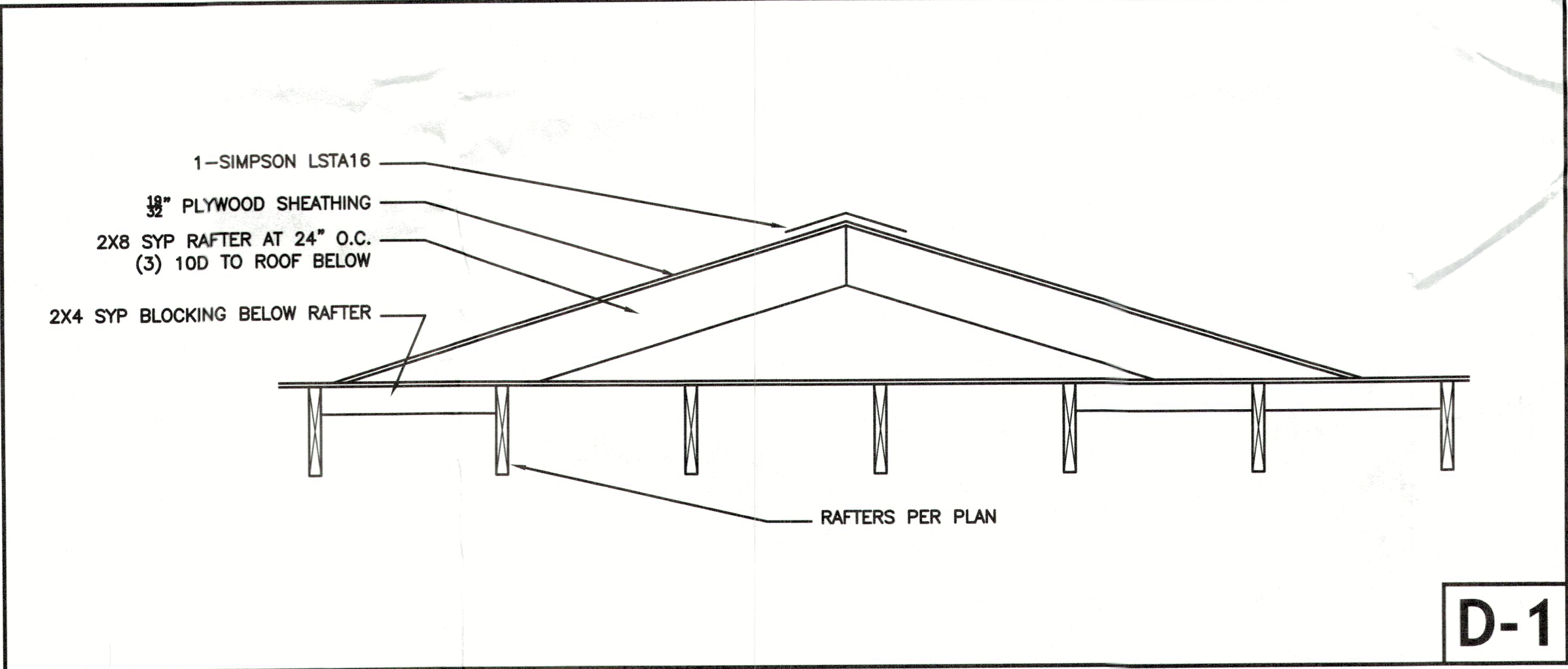
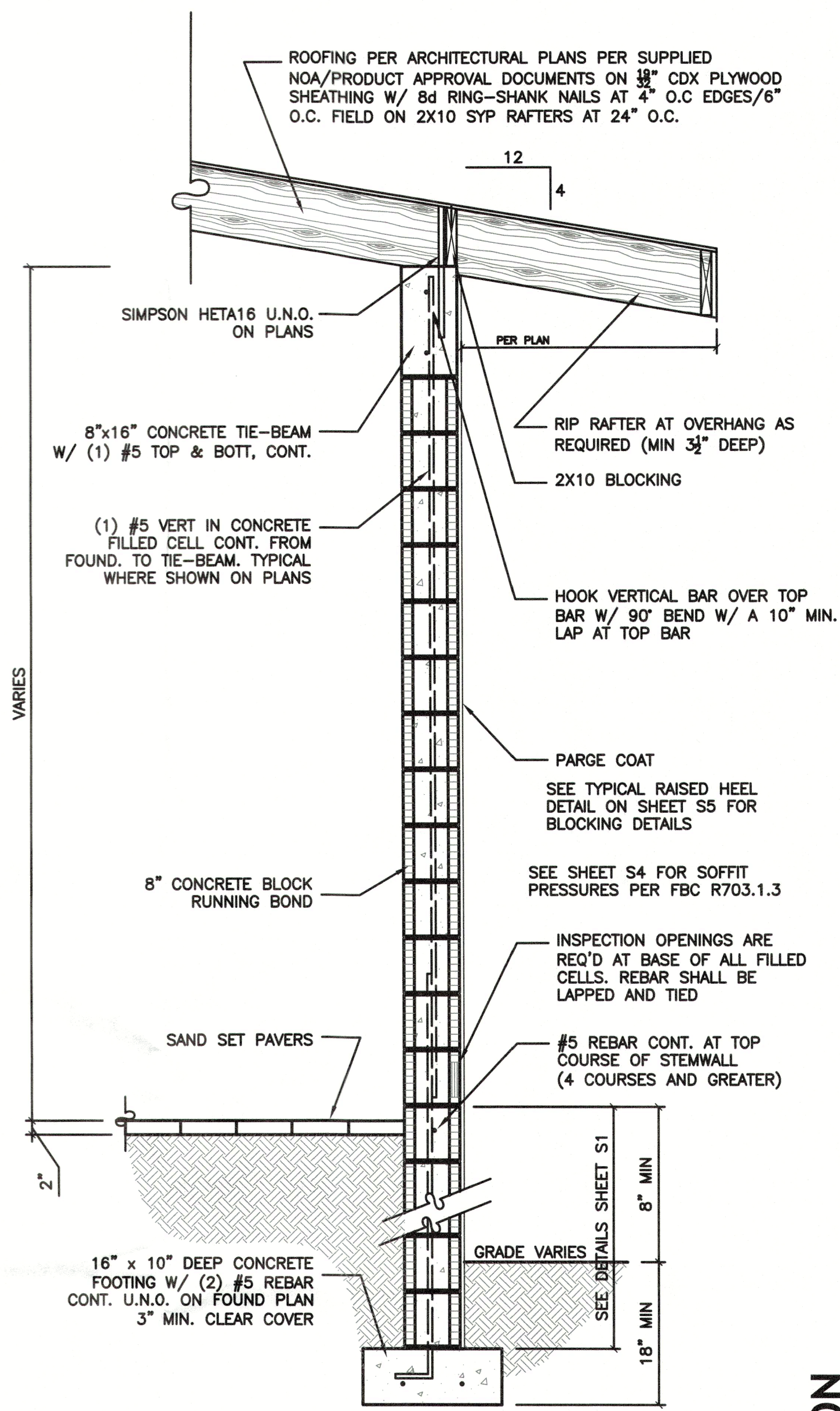
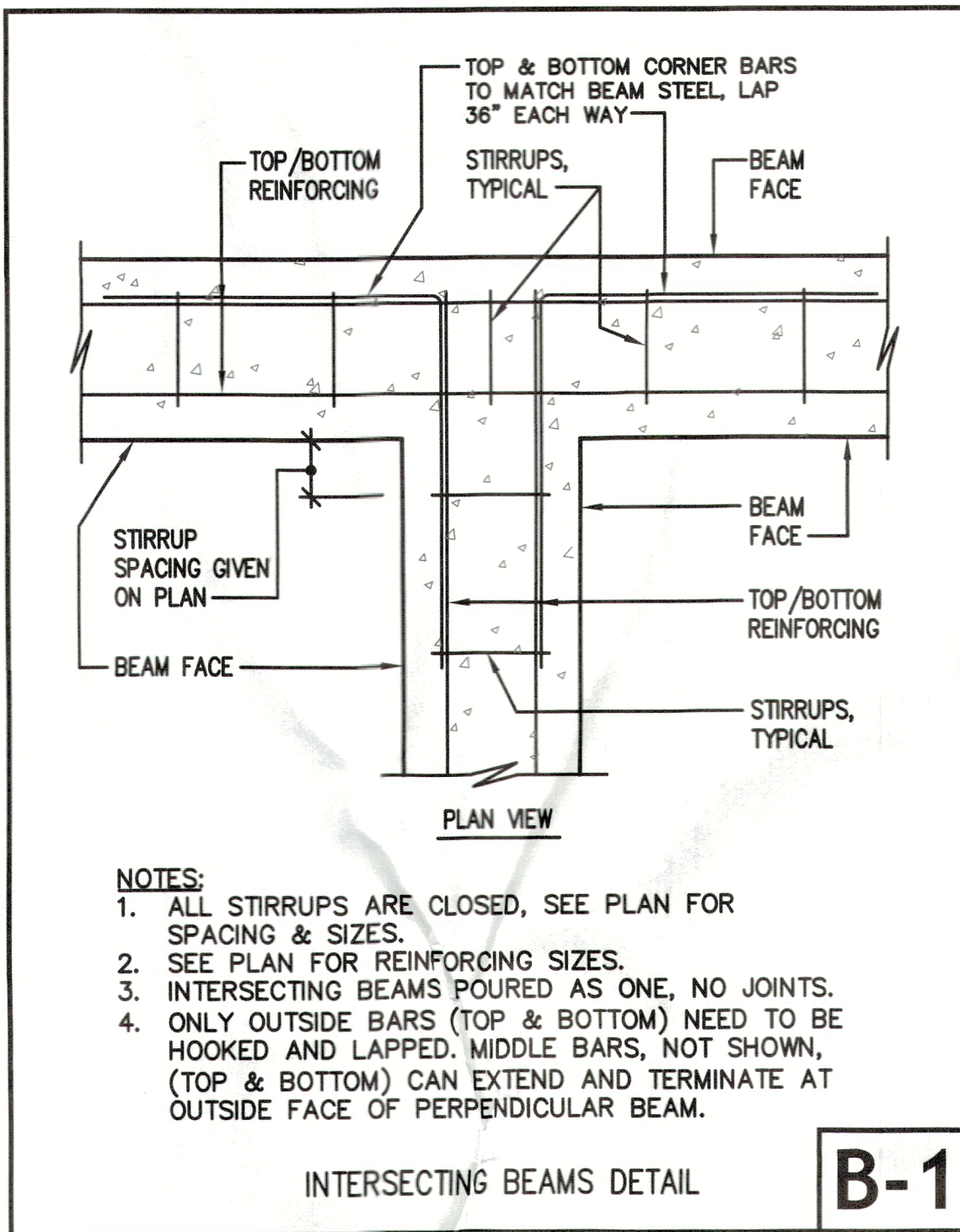
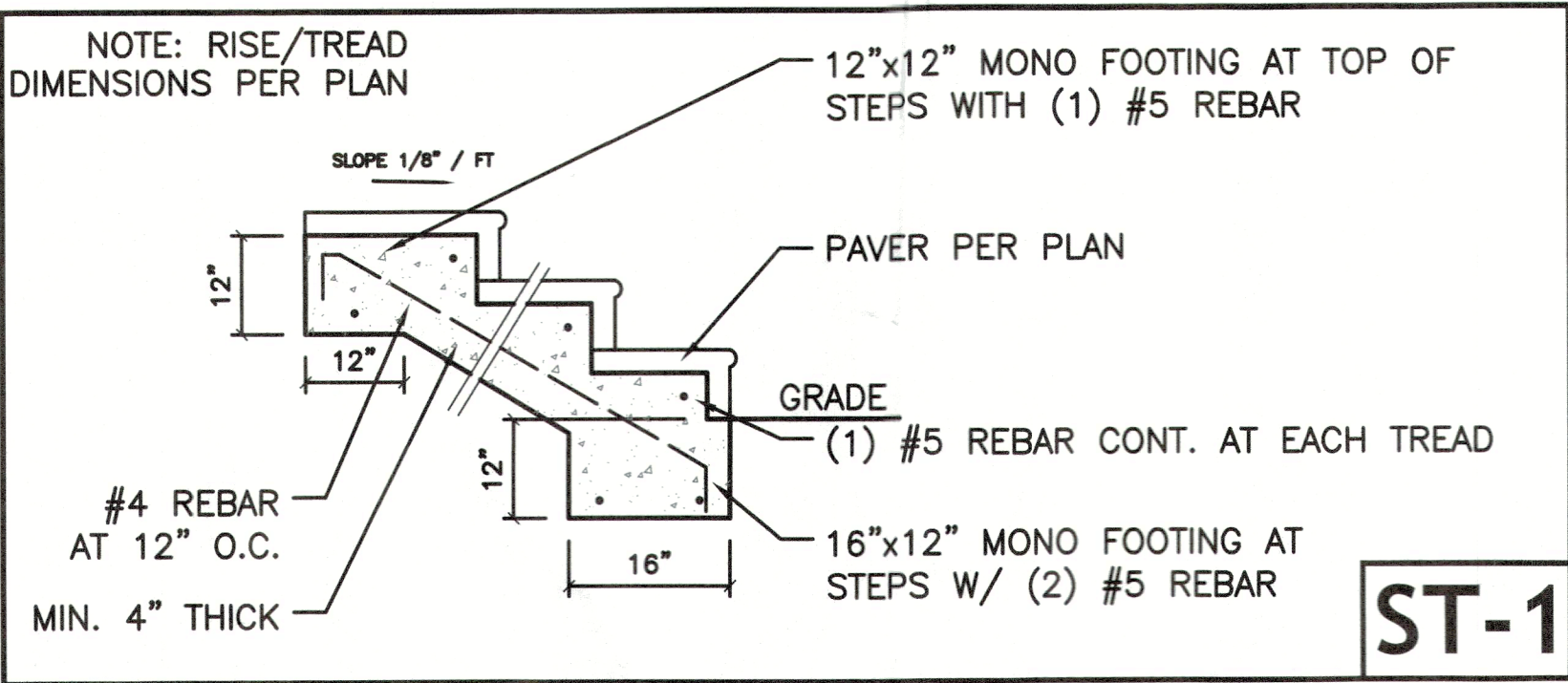


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TOWN OF LONGBOAT KEY
Engineering, Zoning & Building



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