

I, Jeffrey L. Vogel, PE #81235, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are, in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 553.791, Florida Statute and hold the appropriate license.

Signature: 

BLDG PERMIT PLANS  
FILE  
Copy of Record

**NPDES**



Permit # PB25-0674  
REVIEWED FOR CODE COMPLIANCE  
LONGBOAT KEY BUILDING DEPT. &

APR 23 2025

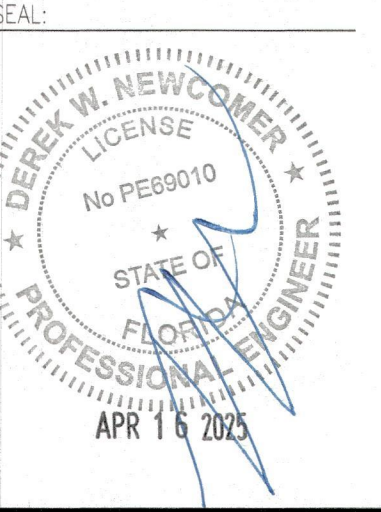
APPROVED  
Reviewer: Neel

# NPDES

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 Consulting Engineers PL

DEREK W NEWCOMER, PE #69010  
16890 Toledo Blade Pkwy North Port, FL 33854/  
1136 Ne Pine Island Rd #76 Cape Coral, FL 33909/  
(941) 365-1900 / (239) 330-4999  
DEREK@APEXENGINEER.COM

[illegible]

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**McBride's Residence**  
6925 Bay Side Dr.,  
Longboat Key, FL 34228

Job No.: 24-0263

Drawn by: RS

ate: 4/15/2025 1

Sheet no:

## G.1

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.



**APEX**

**Consulting Engineers PL**

DEREK W NEWCOMER, PE #69010  
 16890 Toledo Blade Pkwy North Port, FL 33854/  
 1136 NE Pine Island Rd #76 Cape Coral, FL 33909  
 (941) 365-1900 / (239) 330-4999

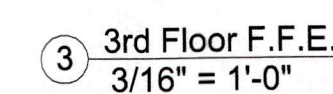
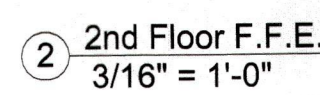
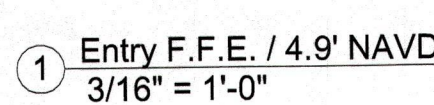
A circular professional engineer seal for Derek W. Newcomer, State of Florida, License No. PE69010. The seal includes the text "DEREK W. NEWCOMER", "LICENSE", "No PE69010", "STATE OF FLORIDA", and "PROFESSIONAL ENGINEER". The expiration date "APR 16 2025" is at the bottom. The seal is crossed out with a large blue "X".

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**McBride's Residence**  
6925 Bay Side Dr.,  
Longboat Key, FL 34228

## A.1



| Area Calculations |                  |         |                          |                    |
|-------------------|------------------|---------|--------------------------|--------------------|
| No.               | Name             | Area    | Level                    | Comments           |
| 1                 | Covered Area     | 1830 SF | Entry F.F.E. / 4.9' NAVD | UNCONDITIONED AREA |
| 2                 | 2nd Floor Living | 1452 SF | 2nd Floor F.F.E.         | CONDITIONED AREA   |
| 3                 | Front Porch      | 418 SF  | 2nd Floor F.F.E.         | UNCONDITIONED AREA |
| 4                 | 3rd Floor Living | 859 SF  | 3rd Floor F.F.E.         | CONDITIONED AREA   |
| 5                 | Upper Porch      | 181 SF  | 3rd Floor F.F.E.         | UNCONDITIONED AREA |
| 6                 | Elevator         | 40 SF   | Entry F.F.E. / 4.9' NAVD | UNCONDITIONED AREA |
| TOTAL             |                  | 4780 SF |                          |                    |

- |                                                                                       |                    |
|---------------------------------------------------------------------------------------|--------------------|
|  | CMU BREAK-AWAY     |
|  | CMU WALL           |
|  | CMU WALL INSULATED |
|  | 2X4 FRAME WALL     |
|  | 2X6 FRAME WALL     |





**APEX**  
Consulting Engineers PL

DEREK W. NEWCOMER, PE #69010  
16890 Tinto Blade Pkwy North Port, FL 33854-5416  
1136 NE Pine Island Rd #76 Cape Coral, FL 33909  
(841) 365-1900 / (239) 330-4999  
DEREK@APEXENGINEER.COM

A circular professional engineer seal for Derek W. Newcomer. The seal contains the text "DEREK W. NEWCOMER", "LICENSE", "No PE69010", "STATE OF FLORIDA", and "PROFESSIONAL ENGINEER". The seal is stamped over a blue ink signature. At the bottom of the seal, the expiration date "APR 16 2025" is printed.

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b No.: 24-0263  
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 Date: 4/15/2025 10:06:30 AM  

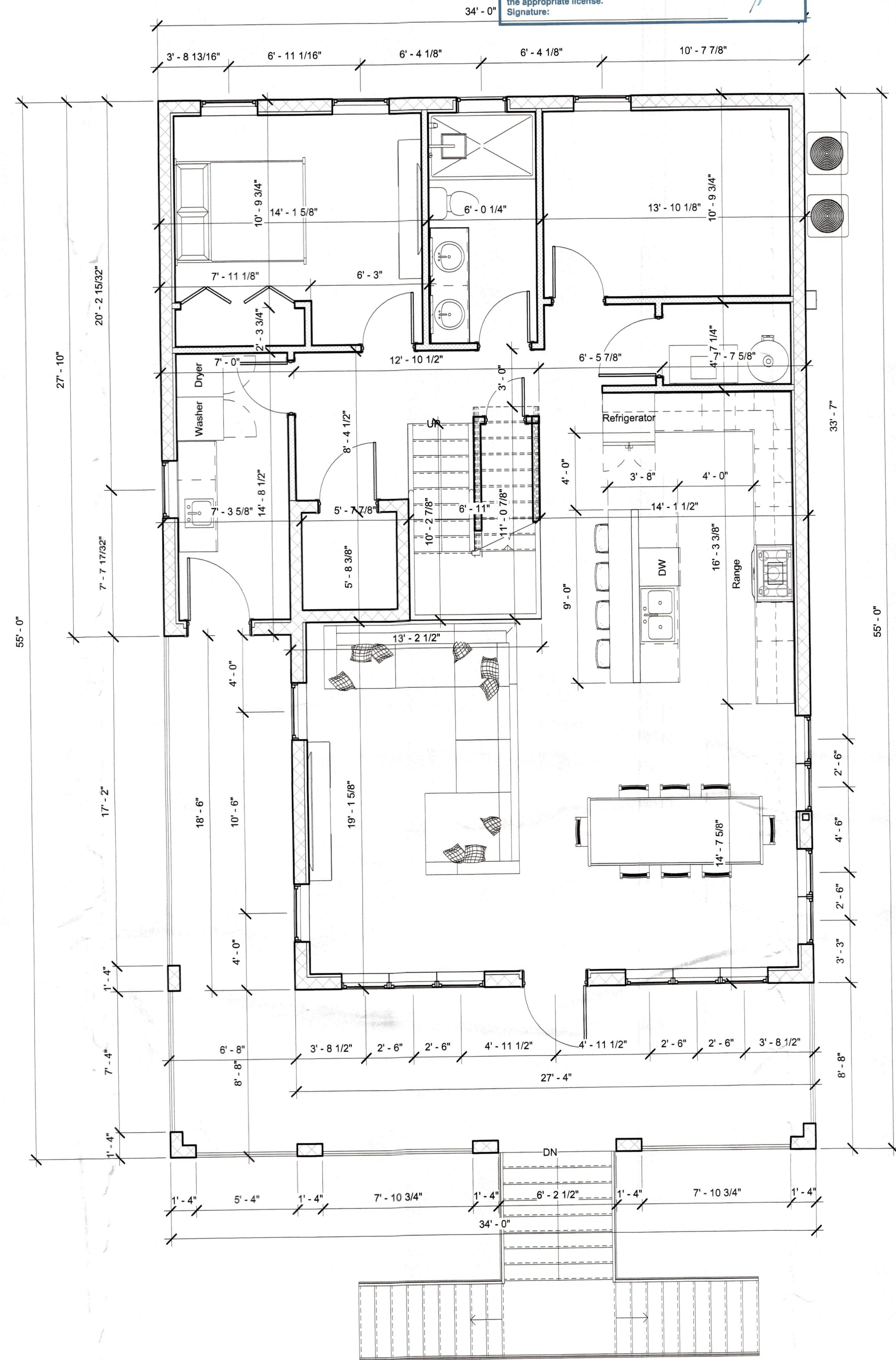
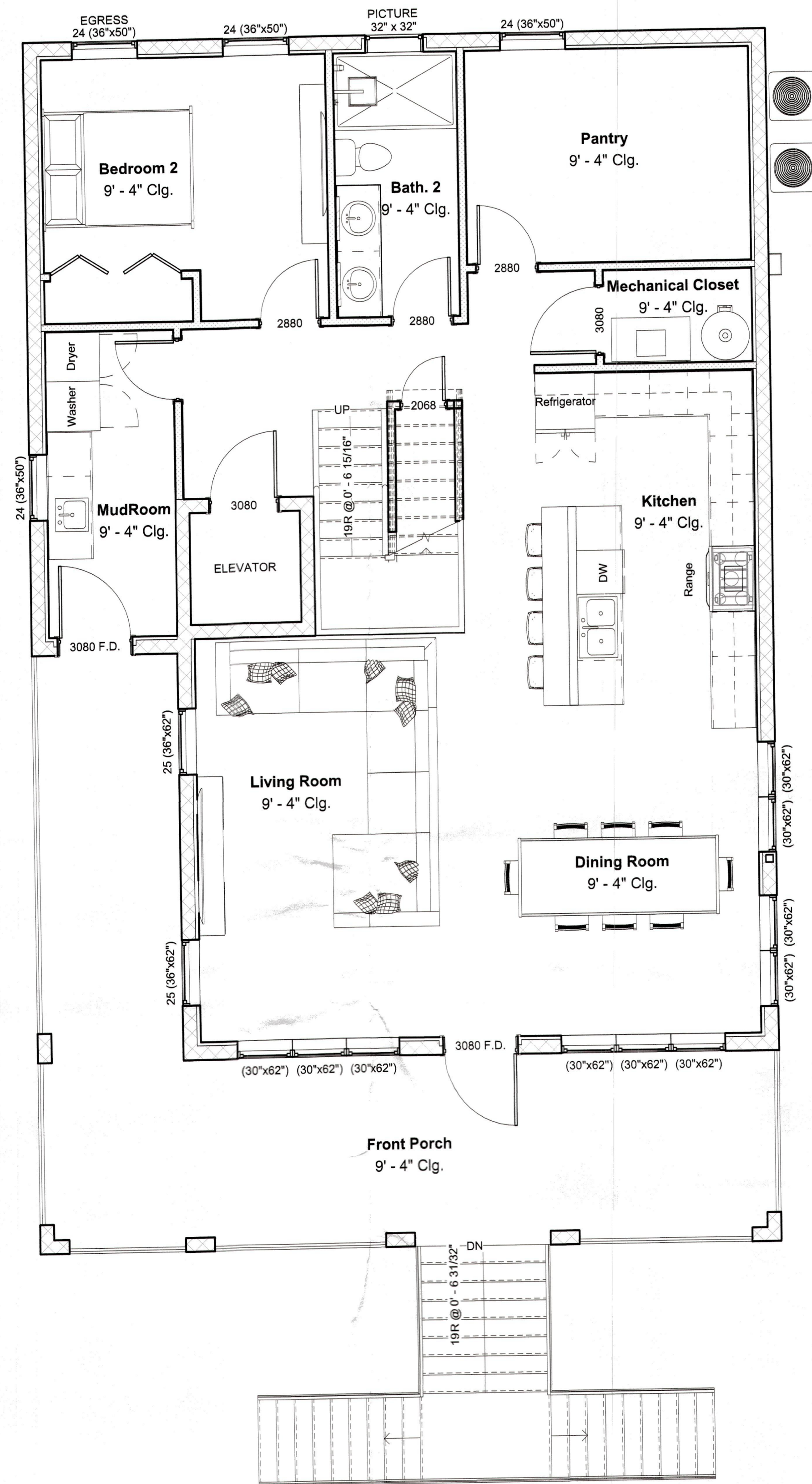

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 Sheet no:



|                                                                                       |                    |
|---------------------------------------------------------------------------------------|--------------------|
|  | CMU BREAK-AWAY     |
|  | CMU WALL           |
|  | CMU WALL INSULATED |
|  | 2X4 FRAME WALL     |
|  | 2X6 FRAME WALL     |





I, Jeffrey L. Vogel, PE #81235, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are, in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 553.791, Florida Statute and hold the appropriate license.

Signature: 

[illegible]

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6925 Bay Side Dr.,  
Longboat Key, FL 34228

Job No.: 24-0263  
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## A.2.1



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ld



**APEX**  
Consulting Engineers PL

DEREK W NEWCOMER, PE #69010  
16890 Toledo Blade Pkwy North Port, FL 33954-5400  
1136 NE Pine Island Rd #76 Cape Coral, FL 33904  
(941) 365-1900 / (239) 330-4999  
DEREK@APEXENGINEER.COM

A circular professional engineer seal for Derek W. Newcomer, State of Florida. The seal contains the text "DEREK W. NEWCOMER", "LICENSE", "No PE6800", "STATE OF", "FLORIDA", and "PROFESSIONAL ENGINEER". The date "APR 16 2025" is stamped at the bottom. A blue ink signature is written across the seal.

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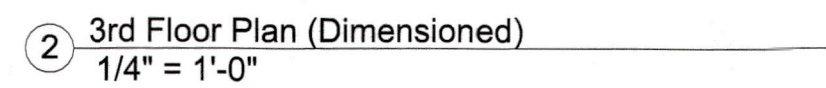
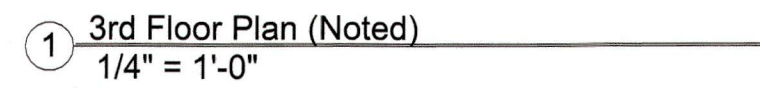
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## A.2.2



- |                                                                                       |                    |
|---------------------------------------------------------------------------------------|--------------------|
|  | CMU BREAK-AWAY     |
|  | CMU WALL           |
|  | CMU WALL INSULATED |
|  | 2X4 FRAME WALL     |
|  | 2X6 FRAME WALL     |

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Cert. of  
th.#28488



**APEX**  
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16890 Toledo Blade Pkwy North Port, FL 33954  
11138 NE Pine Island Rd #76 Cape Coral, FL 33909  
(941) 365-1900 / (239) 330-4999

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APR 16 2025

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**McBride's Residence**  
6925 Bay Side Dr.,  
Longboat Key, FL 34228

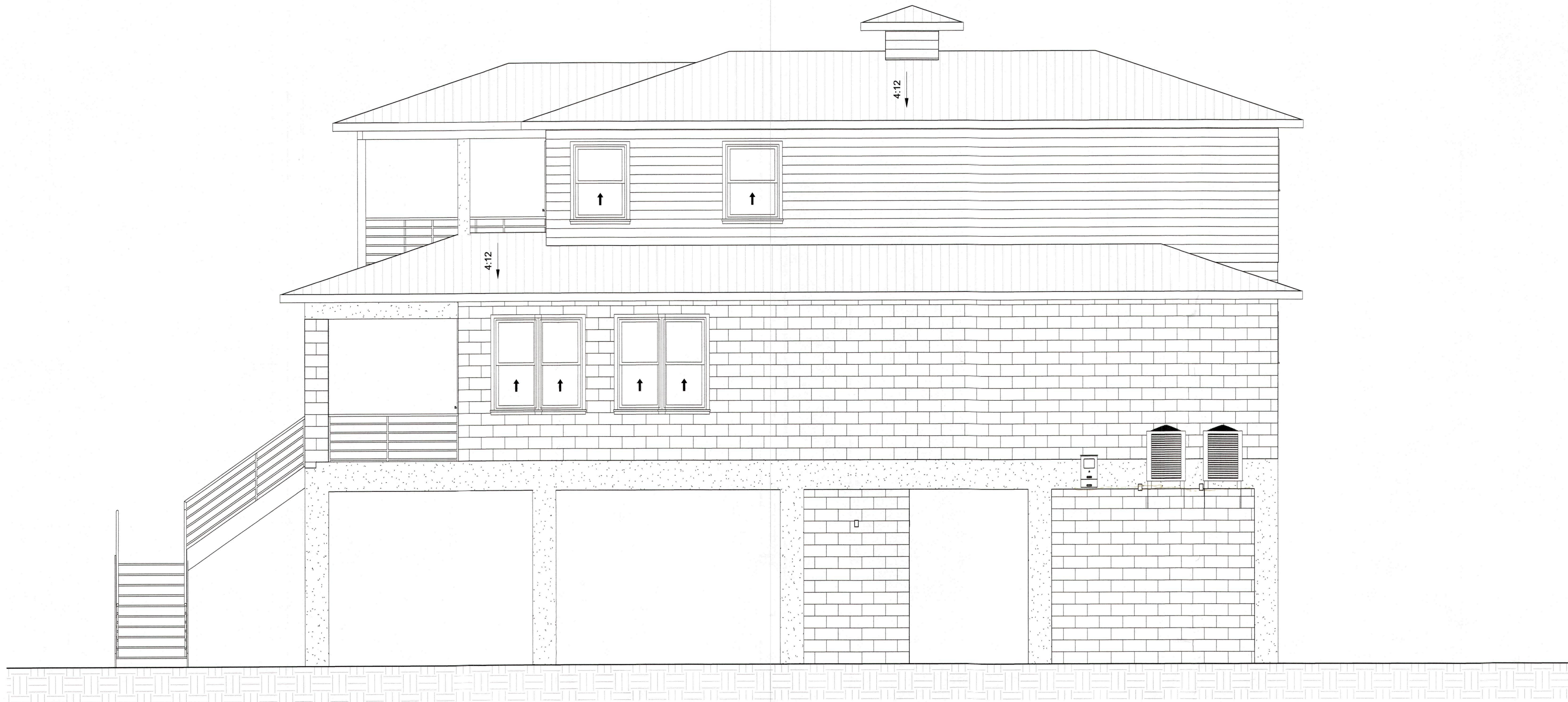
b No.: 24-0263

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### A.3.1



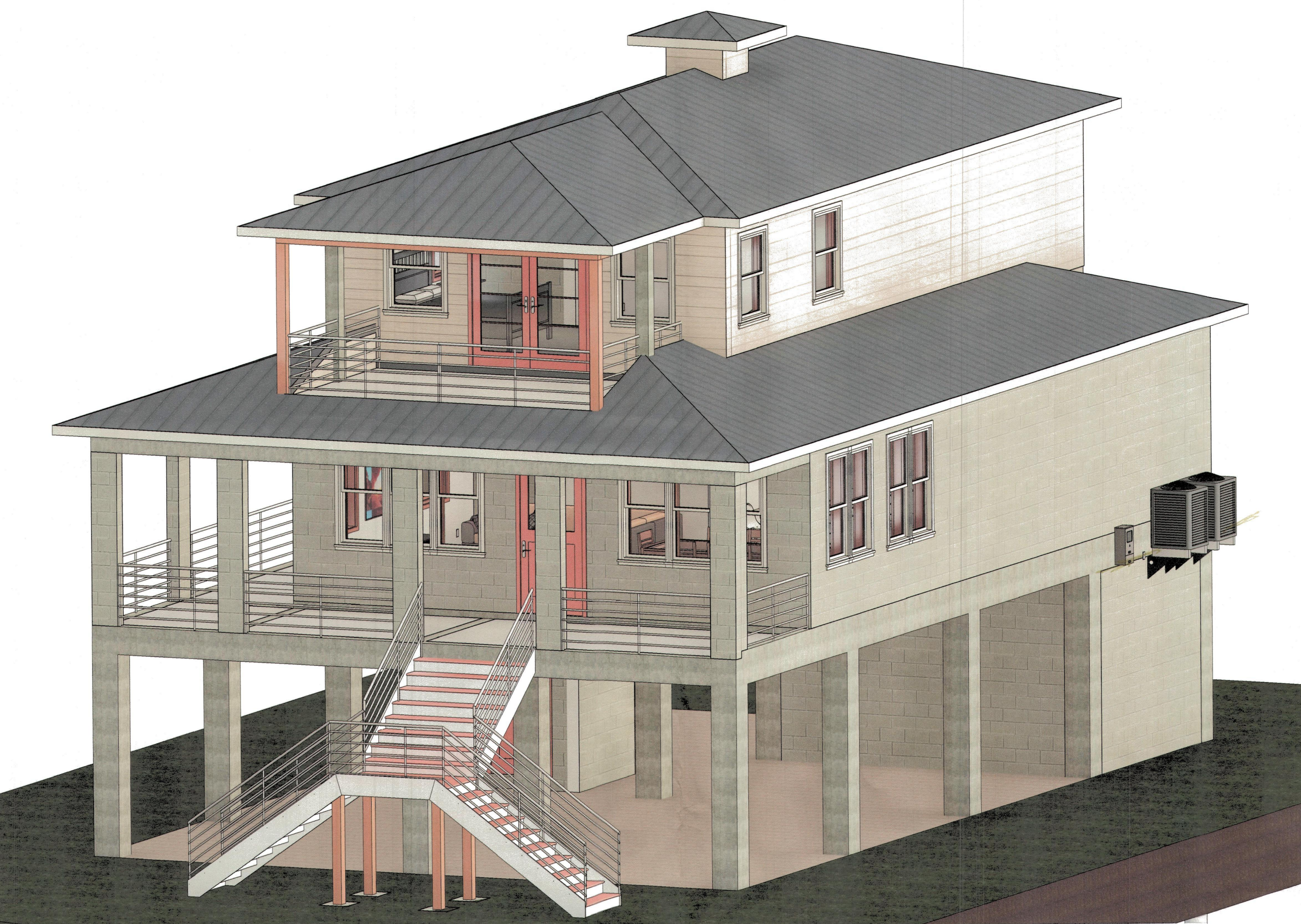
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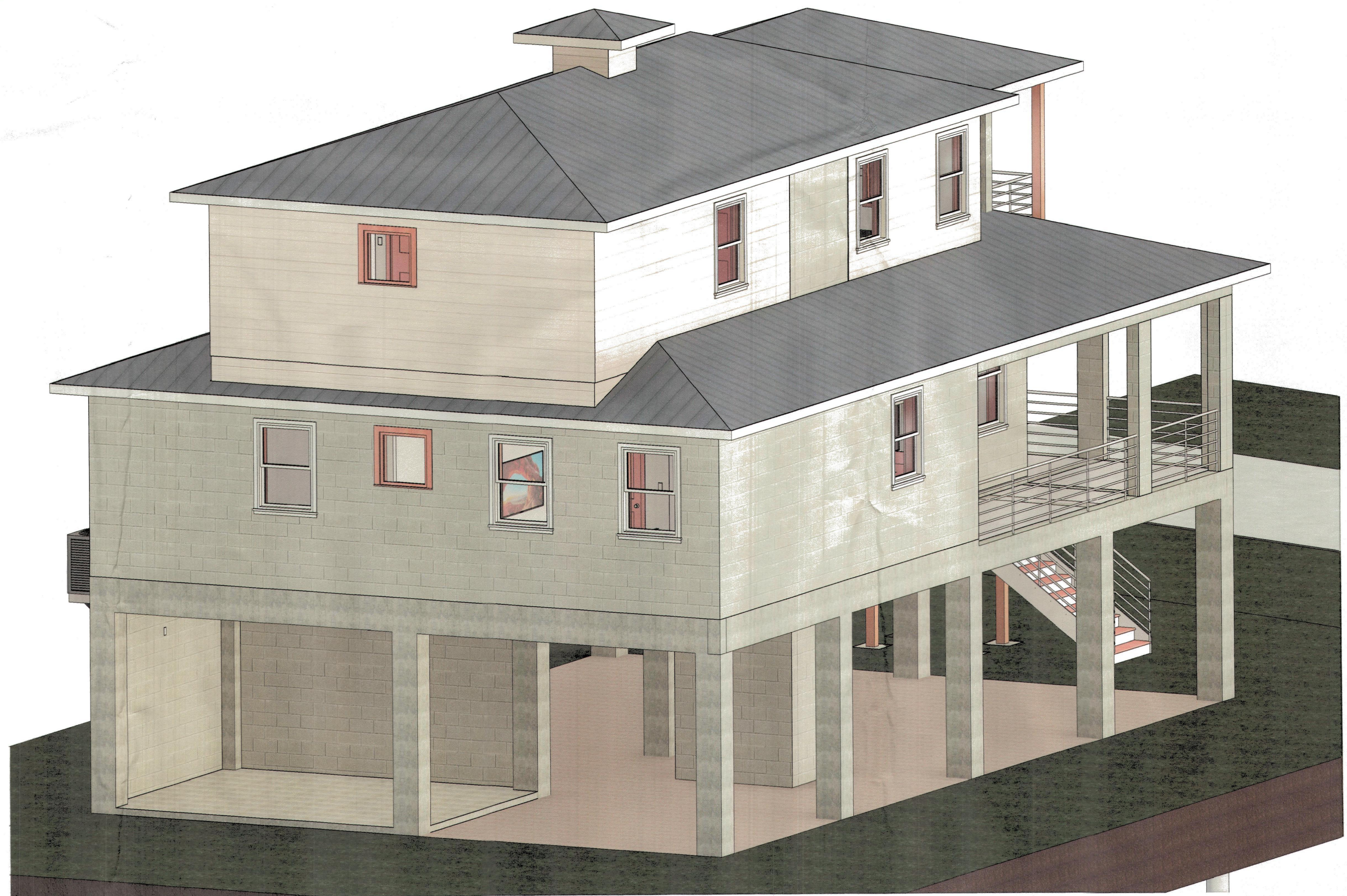
② Left Elevation  
1/4" = 1'-0"

F. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES. THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.





### Building Envelope 1



## 2 Building Envelope 2

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Signature: \_\_\_\_\_

|                     |                         |
|---------------------|-------------------------|
| © 2024<br>APEX C.E. | Cert. of<br>Auth.#28488 |
|---------------------|-------------------------|



**PEX**  
Consulting Engineers PL

DEREK W NEWCOMER, PE #69010  
16890 Toledo Blade Pkwy North Port, FL 33954  
11136 NE Pine Island Rd #76 Cape Coral, FL 33909  
(941) 365-1900 / (239) 330-4999

SEAL: \_\_\_\_\_

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## McBride's Residence

6925 Bay Side Dr.,  
Longboat Key, FL 34228

Job No.: 24-0263

Drawn by: RS

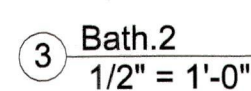
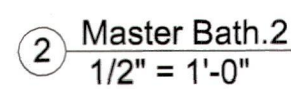
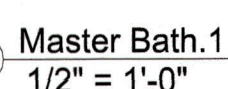
Date: 4/15/2025 10:07:00 A

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## A.4

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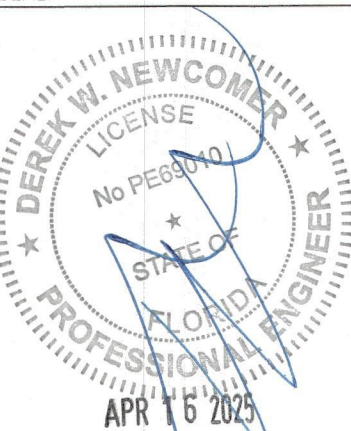


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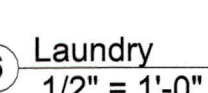
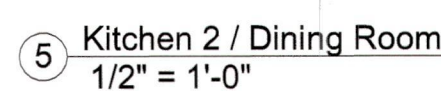
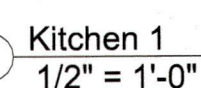
Signature: \_\_\_\_\_



SEAL:

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## McBride's Residence

6925 Bay Side Dr.,  
Longboat Key, FL 34228

Job No.: 24-0263

Drawn by: RS

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## A.5

EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES. THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.





Living/Dining Room View



2 Living/Dining Room View 2



### 3 Master Bedroom View



4 Master Bedroom View 2



Door Schedule1

| Mark / Type              | Level                    | Width   | Height  | Count |
|--------------------------|--------------------------|---------|---------|-------|
| [43] / 3080              | Entry F.F.E. / 4.9' NAVD | 3' - 0" | 8' - 0" | 1     |
| Entry F.F.E. / 4.9' NAVD |                          |         |         | 1     |
| [48] / 2068              | 2nd Floor F.F.E.         | 2' - 0" | 6' - 8" | 1     |
| [36] / 2880              | 2nd Floor F.F.E.         | 2' - 8" | 8' - 0" | 1     |
| [44] / 2880              | 2nd Floor F.F.E.         | 2' - 8" | 8' - 0" | 1     |
| [46] / 2880              | 2nd Floor F.F.E.         | 2' - 8" | 8' - 0" | 1     |
| [59] / 2880              | 2nd Floor F.F.E.         | 2' - 8" | 8' - 0" | 1     |
| [45] / 3080              | 2nd Floor F.F.E.         | 3' - 0" | 8' - 0" | 1     |
| [47] / 3080              | 2nd Floor F.F.E.         | 3' - 0" | 8' - 0" | 1     |
| [32] / 3080 F.D.         | 2nd Floor F.F.E.         | 3' - 3" | 8' - 1" | 1     |
| [40] / 3080 F.D.         | 2nd Floor F.F.E.         | 3' - 3" | 8' - 1" | 1     |
| [58] / 6080 B.F.         | 2nd Floor F.F.E.         | 6' - 0" | 8' - 0" | 1     |
| 2nd Floor F.F.E.         |                          |         |         | 10    |
| [65] / 2668 PKT.         | 3rd Floor F.F.E.         | 2' - 6" | 6' - 8" | 1     |
| [52] / 2868 PKT.         | 3rd Floor F.F.E.         | 2' - 8" | 6' - 8" | 1     |
| [64] / 2868 PKT.         | 3rd Floor F.F.E.         | 2' - 8" | 6' - 8" | 1     |
| [49] / 3068              | 3rd Floor F.F.E.         | 3' - 0" | 6' - 8" | 1     |
| [62] / 3068              | 3rd Floor F.F.E.         | 3' - 0" | 6' - 8" | 1     |
| [63] / 48" x 80"         | 3rd Floor F.F.E.         | 4' - 0" | 6' - 8" | 1     |
| [31] / (2) 3068 F.D.     | 3rd Floor F.F.E.         | 6' - 0" | 6' - 8" | 1     |
| [60] / 6068 B.F.         | 3rd Floor F.F.E.         | 6' - 0" | 6' - 8" | 1     |
| [61] / 6068 B.F.         | 3rd Floor F.F.E.         | 6' - 0" | 6' - 8" | 1     |
| 3rd Floor F.F.E.         |                          |         |         | 9     |
| GRAND TOTAL DOORS        |                          |         |         | 20    |

## Window Schedule1

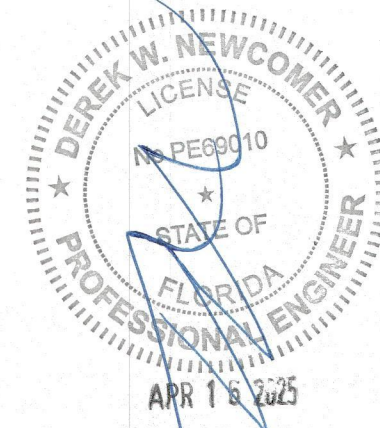
| Mark / Type         | Level            | Width | Height | Sill Height     | Head Height | Count |
|---------------------|------------------|-------|--------|-----------------|-------------|-------|
| [45] / (30"x62")    | 2nd Floor F.F.E. | 30"   | 62"    | 2' - 10"        | 8' - 0"     | 1     |
| [46] / (30"x62")    | 2nd Floor F.F.E. | 30"   | 62"    | 2' - 10"        | 8' - 0"     | 1     |
| [49] / (30"x62")    | 2nd Floor F.F.E. | 30"   | 62"    | 2' - 10"        | 8' - 0"     | 1     |
| [50] / (30"x62")    | 2nd Floor F.F.E. | 30"   | 62"    | 2' - 10"        | 8' - 0"     | 1     |
| [51] / (30"x62")    | 2nd Floor F.F.E. | 30"   | 62"    | 2' - 10"        | 8' - 0"     | 1     |
| [52] / (30"x62")    | 2nd Floor F.F.E. | 30"   | 62"    | 2' - 10"        | 8' - 0"     | 1     |
| [55] / (30"x62")    | 2nd Floor F.F.E. | 30"   | 62"    | 2' - 10"        | 8' - 0"     | 1     |
| [56] / (30"x62")    | 2nd Floor F.F.E. | 30"   | 62"    | 2' - 10"        | 8' - 0"     | 1     |
| [57] / (30"x62")    | 2nd Floor F.F.E. | 30"   | 62"    | 2' - 10"        | 8' - 0"     | 1     |
| [58] / (30"x62")    | 2nd Floor F.F.E. | 30"   | 62"    | 2' - 10"        | 8' - 0"     | 1     |
| [43] / 32" x 32"    | 2nd Floor F.F.E. | 32"   | 32"    | 5' - 4"         | 8' - 0"     | 1     |
| [31] / 24 (36"x50") | 2nd Floor F.F.E. | 36"   | 50"    | 3' - 10"        | 8' - 0"     | 1     |
| [32] / 24 (36"x50") | 2nd Floor F.F.E. | 36"   | 50"    | 3' - 10"        | 8' - 0"     | 1     |
| [34] / 24 (36"x50") | 2nd Floor F.F.E. | 36"   | 50"    | 3' - 10"        | 8' - 0"     | 1     |
| [30] / 24 (36"x50") | 2nd Floor F.F.E. | 36"   | 50"    | 3' - 10<br>1/2" | 8' - 0      | 1     |
| [25] / 25 (36"x62") | 2nd Floor F.F.E. | 36"   | 62"    | 2' - 10"        | 8' - 0"     | 1     |
| [26] / 25 (36"x62") | 2nd Floor F.F.E. | 36"   | 62"    | 2' - 10"        | 8' - 0"     | 1     |
| 2nd Floor F.F.E.    |                  |       |        |                 |             | 17    |
| [54] / 32" x 32"    | 3rd Floor F.F.E. | 32"   | 32"    | 4' - 0"         | 6' - 8"     | 1     |
| [35] / 24 (36"x50") | 3rd Floor F.F.E. | 36"   | 50"    | 2' - 6"         | 6' - 8"     | 1     |
| [36] / 24 (36"x50") | 3rd Floor F.F.E. | 36"   | 50"    | 2' - 6"         | 6' - 8"     | 1     |
| [37] / 24 (36"x50") | 3rd Floor F.F.E. | 36"   | 50"    | 2' - 6"         | 6' - 8"     | 1     |
| [38] / 24 (36"x50") | 3rd Floor F.F.E. | 36"   | 50"    | 2' - 6"         | 6' - 8"     | 1     |
| [39] / 24 (36"x50") | 3rd Floor F.F.E. | 36"   | 50"    | 2' - 6"         | 6' - 8"     | 1     |
| [47] / 24 (36"x50") | 3rd Floor F.F.E. | 36"   | 50"    | 2' - 6"         | 6' - 8"     | 1     |
| [48] / 24 (36"x50") | 3rd Floor F.F.E. | 36"   | 50"    | 2' - 6"         | 6' - 8"     | 1     |
| 3rd Floor F.F.E.    |                  |       |        |                 |             | 8     |
| GRAND TOTAL WINDOWS |                  |       |        |                 |             | 25    |

I, Jeffrey L. Vogel, PE #81235, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are, in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 553.791, Florida Statute and hold the appropriate license.

Signature: \_\_\_\_\_

|                                                                                                                                                                               |                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <p>© 2024<br/>APEX C.E.</p>                                                                                                                                                   | <p>Cert. of<br/>Auth. #284848</p> |
|                                                                                             |                                   |
| <p>DEREK W NEWCOMB, PE #69010<br/>16590 Toledado Blade Pkwy North Port, FL 33954/<br/>1136 NE Pine Island Rd #76 Cape Coral, FL 33909<br/>(941) 365-1900 / (239) 330-4989</p> |                                   |

SEAL:

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## McBride's Residence

6925 Bay Side Dr.,  
Longboat Key, FL 34228

Job No.: 24-0263

Drawn by: RS

Date: 4/15/2025 10:07:33 AM

Sheet no:

## A.7

FILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES. THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.







### ARCHITECTURAL DRAWINGS FOR POSITION AND DIMENSION OF WINDOW AND DOOR OPENINGS.

**GENERAL NOTES:**

SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS,  
CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.

SEE ARCHITECTURAL PLANS FOR PLUMBING LOCATIONS.

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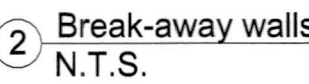
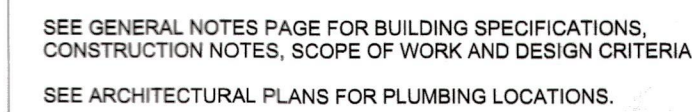
## S.2

VERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.



FREE ARCHITECTURAL DRAWINGS FOR LOCATION AND DIMENSION OF WINDOW AND DOOR OPENINGS.

*[Signature]*



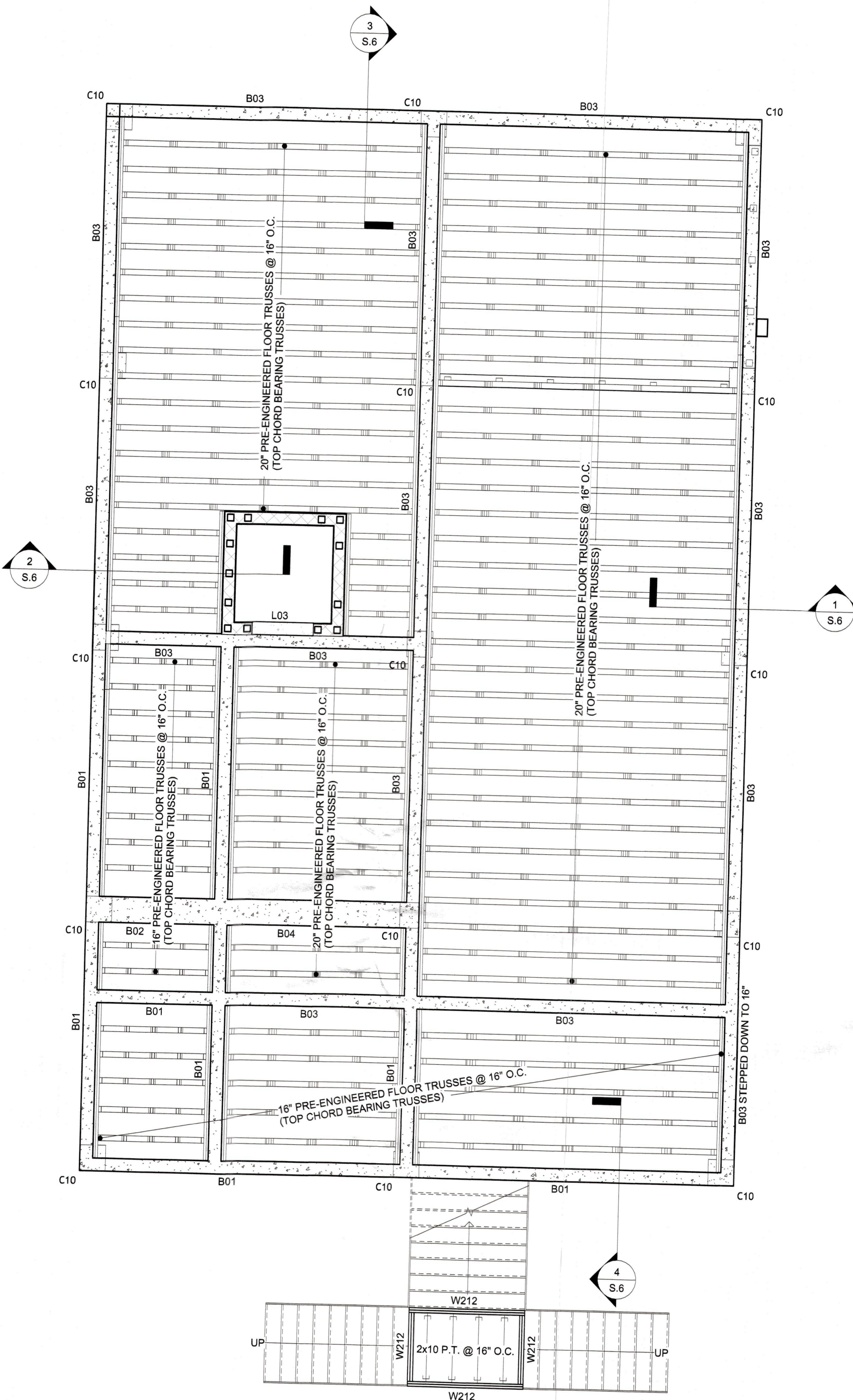
2 Break-away walls  
N.T.S.

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## S.2.1



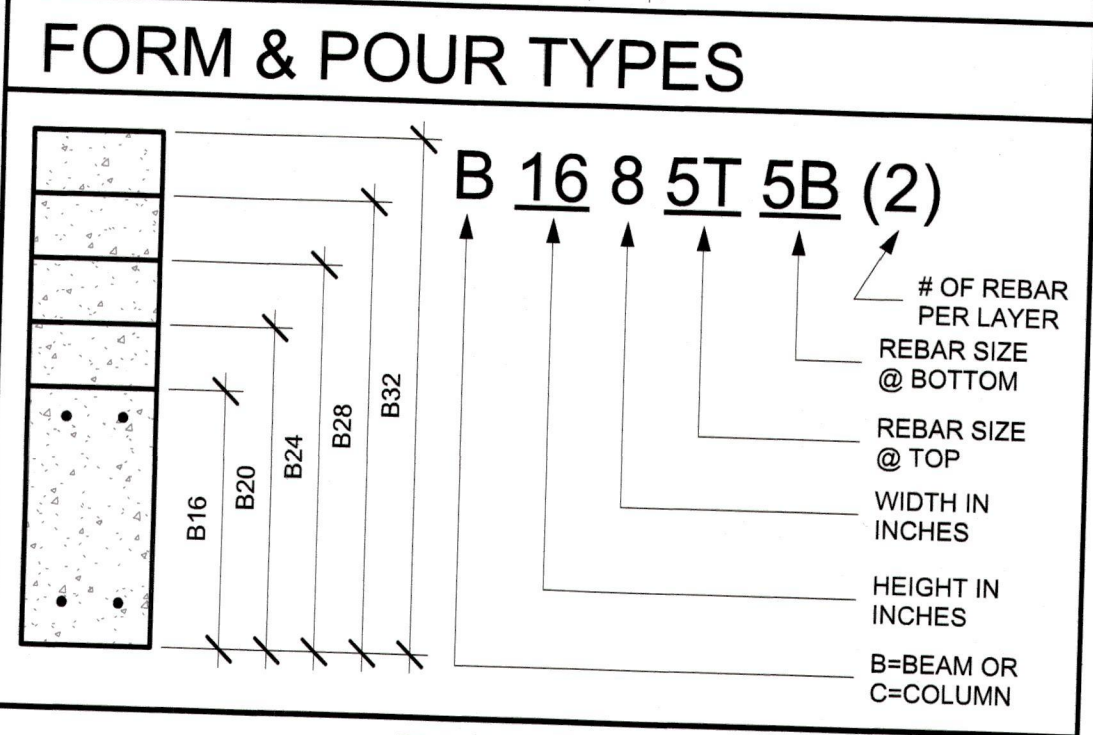
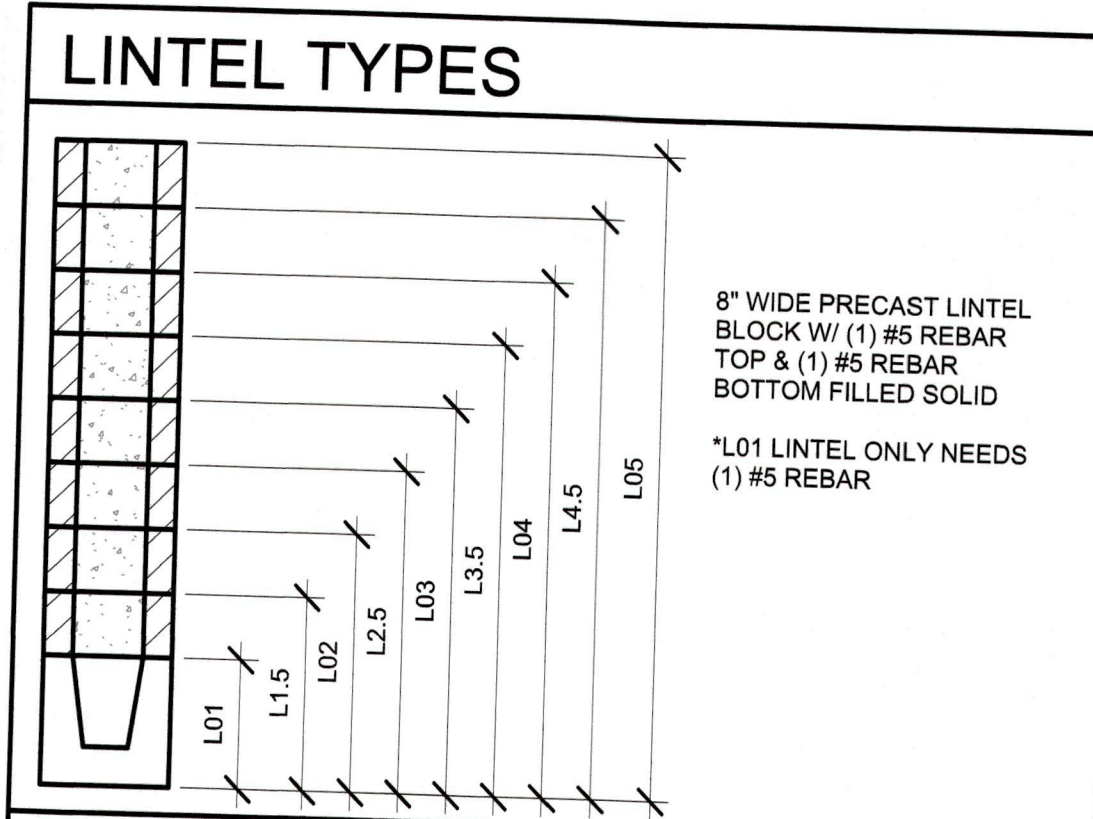
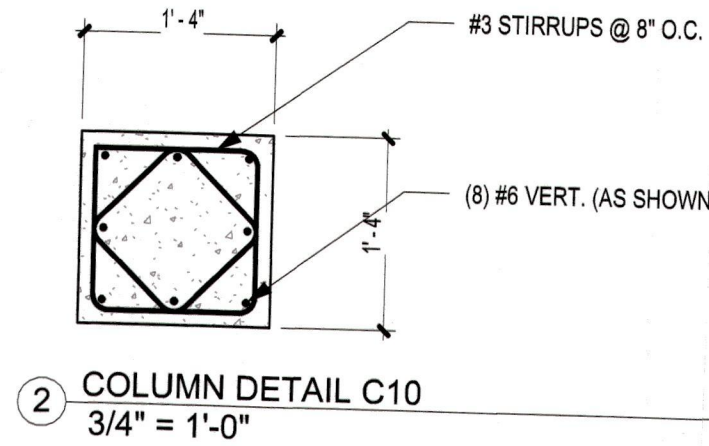
SHEATHING THICKNESS: 23/32" PLYWOOD  
SHEATHING TYPE: PLYWOOD  
NAIL SIZE: 0.120"x2-3/8"  
NAIL PATTERN:  
INTERMEDIATE:  
EDGES:  
4" O.C.  
4" O.C.



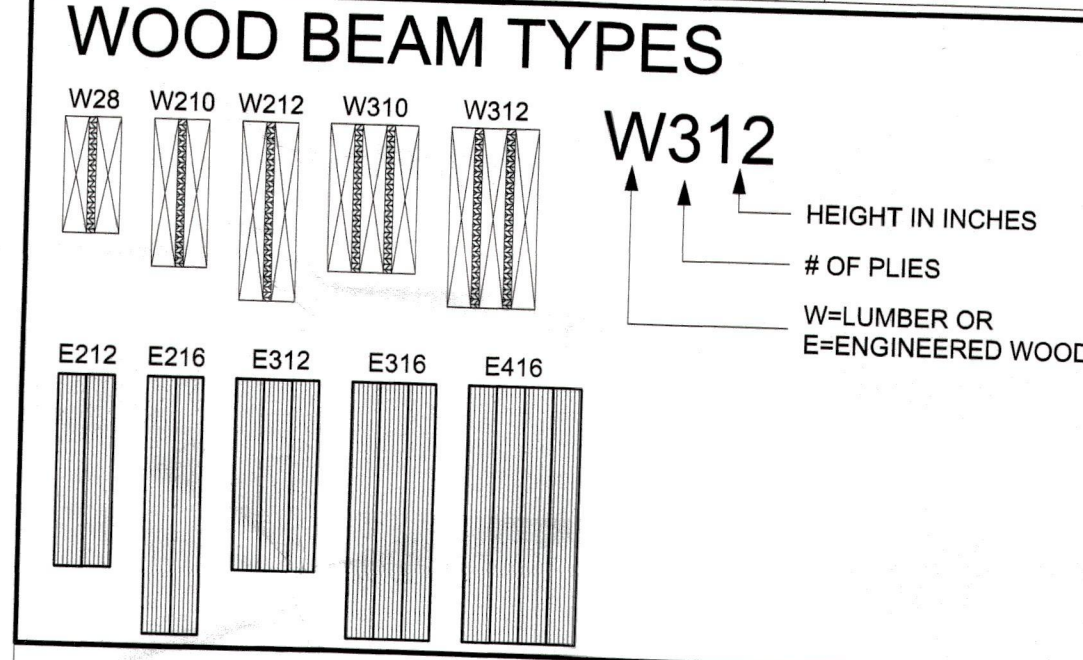
1 2nd Floor Framing Plan  
1/4" = 1'-0"

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

I, Jeffrey L. Vogel, PE #81235, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are, in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 553.791, Florida Statute and hold the appropriate license.  
Signature: \_\_\_\_\_



| FORM & POUR TYPES |                  |                |                                               |       |
|-------------------|------------------|----------------|-----------------------------------------------|-------|
| MARK              | TYPE             | CONC. STRENGTH | STIRRUPS & SPACING                            | NOTES |
| B01               | B16 8 TT 7B (2)  | 5000 PSI       | #3 @ 4" O.C. 4' FROM ENDS & 8" O.C. ELSEWHERE |       |
| B02               | B16 16 7T 8B (4) | 5000 PSI       | #3 @ 4" O.C. 4' FROM ENDS & 8" O.C. ELSEWHERE |       |
| B03               | B20 8 7T 7B (2)  | 5000 PSI       | #3 @ 4" O.C. 4' FROM ENDS & 8" O.C. ELSEWHERE |       |
| B04               | B20 16 7T 8B (4) | 5000 PSI       | #3 @ 4" O.C. 4' FROM ENDS & 8" O.C. ELSEWHERE |       |



| WOOD BEAM SCHEDULE |                 |              |     |           |       |
|--------------------|-----------------|--------------|-----|-----------|-------|
| MARK               | TYPE            | SIZE (WxD)   | PLY | GRADE     | NOTES |
| W28                | SOLID SAWN      | 2"x8"        | 2   | NO. 2     |       |
| W210               | SOLID SAWN      | 2"x10"       | 2   | NO. 2     |       |
| W212               | SOLID SAWN      | 2"x12"       | 2   | NO. 2     |       |
| W310               | SOLID SAWN      | 2"x10"       | 3   | NO. 2     |       |
| W312               | SOLID SAWN      | 2"x12"       | 3   | NO. 2     |       |
| E212               | ENGINEERED WOOD | 3.5"x11.25"  |     | MIN. 1.9E |       |
| E216               | ENGINEERED WOOD | 3.5"x16"     |     | MIN. 1.9E |       |
| E312               | ENGINEERED WOOD | 5.25"x11.25" |     | MIN. 1.9E |       |
| E316               | ENGINEERED WOOD | 5.25"x16"    |     | MIN. 1.9E |       |
| E416               | ENGINEERED WOOD | 7.0"x16"     |     | MIN. 1.9E |       |

| COLUMN SCHEDULE                         |                 |            |      |                      |                 |
|-----------------------------------------|-----------------|------------|------|----------------------|-----------------|
| MARK                                    | TYPE            | SIZE (WxD) | MARK | TYPE                 | SIZE (WxD)      |
| C01                                     | SOLID SAWN      | 4"x4"      | C07  | CMU COLUMN W/ (1) #6 | 8"x8"           |
| C02                                     | SOLID SAWN      | 6"x6"      | C08  | SEE DETAIL           | 8"x16"          |
| C03                                     | SOLID SAWN      | 8"x8"      | C09  | SEE DETAIL           | 16"x16"         |
| C04                                     | ENGINEERED WOOD | 3.5"x3.5"  | C10  | SEE DETAIL           | 16"x16"         |
| C05                                     | ENGINEERED WOOD | 3.5"x5.25" | C11  | STEEL TUBE           | 3.5"x3.5"x0.25" |
| C06                                     | ENGINEERED WOOD | 5.5"x5.25" | C12  | STEEL TUBE           | 4"x4"x0.25"     |
| *ALL EXPOSED WOOD TO BE PRESERVE FINISH |                 |            |      |                      |                 |

REBAR LOCATION:  
ONE STORY BLOCK WALLS TO HAVE #5 REBAR @ 8" O.C.  
TWO STORY BLOCK WALLS TO HAVE #5 REBAR @ 4" O.C.  
#5 EA. SIDE OF OPENING U.N.O.  
#5 AT CORNERS AND "T" LOCATIONS.

SHEAR WALL :  
USE SIMPSON HTT5 OR (2) ST6224 TO MAKE SHEAR WALL (SEE FRAMING PLAN FOR LOCATIONS)

GENERAL NOTES:  
SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.  
PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ENGINEER OF RECORD BEFORE PERMIT ISSUANCE.  
ALL GIRDER TRUSSES SET ON CMU WALLS TO HAVE FILLED CELLS DIRECTLY BELOW.

INDICATES POINT LOAD FROM ABOVE:  
⊗

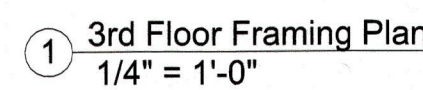
McBride's Residence  
6925 Bay Side Dr.,  
Longboat Key, FL 34228

Job No.: 24-0263  
Drawn by: RS  
Date: 4/15/2025 10:07:36 AM  
Sheet no:

S.3

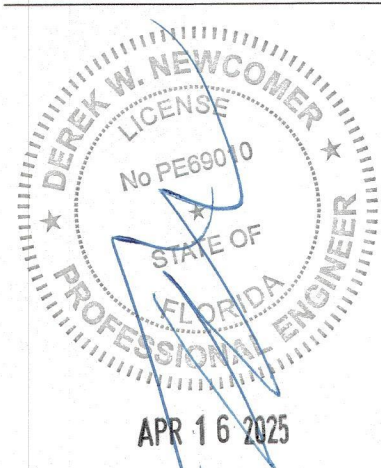


ROOF SHEATHING:  
SHEATHING THICKNESS: 19/32"  
SHEATHING TYPE: PLYWOOD  
NAIL SIZE: 0.120"x2-3/8" RING SHANKED



|                     |                         |
|---------------------|-------------------------|
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8" WIDE PRECAST LINTEL  
BLOCK W/ (1) #5 REBAR  
TOP & (1) #5 REBAR  
BOTTOM FILLED SOLID

\*L01 LINTEL ONLY NEEDS  
(1) #5 REBAR

The diagram illustrates a rectangular reinforced concrete column cross-section. The column is divided into three horizontal sections: a top section with diagonal hatching, a middle section with a stippled pattern, and a bottom section with diagonal hatching. Vertical dimension lines on the right indicate the following heights: B16 for the top section, B20 for the middle section, B24 for the bottom section, B28 for the total height of the column, and B32 for the total height including the top and bottom sections. On the left, a vertical dimension line indicates the total width of the column as B. To the right of the column, the reinforcement details are specified as **B 16 8 5T 5B (2)**. Arrows point from these details to their respective descriptions: 'B' points to 'B=BEAM OR C=COLUMN', '16' points to 'HEIGHT IN INCHES', '8' points to 'WIDTH IN INCHES', '5T' points to 'REBAR SIZE @ TOP', '5B' points to 'REBAR SIZE @ BOTTOM', and '(2)' points to '# OF REBAR PER LAYER'.

| FORM & POUR TYPES |                  |                |                                               |       |
|-------------------|------------------|----------------|-----------------------------------------------|-------|
| MARK              | TYPE             | CONC. STRENGTH | STIRRUPS & SPACING                            | NOTES |
| B01               | B16 8 7T 7B (2)  | 5000 PSI       | #3 @ 4" O.C. 4' FROM ENDS & 8" O.C. ELSEWHERE |       |
| B02               | B16 16 7T 8B (4) | 5000 PSI       | #3 @ 4" O.C. 4' FROM ENDS & 8" O.C. ELSEWHERE |       |
| B03               | B20 8 7T 7B (2)  | 5000 PSI       | #3 @ 4" O.C. 4' FROM ENDS & 8" O.C. ELSEWHERE |       |
| B04               | B20 16 7T 8B (4) | 5000 PSI       | #3 @ 4" O.C. 4' FROM ENDS & 8" O.C. ELSEWHERE |       |

Diagram illustrating various W-Engineered Wood products, showing their dimensions and ply counts.

**Legend:**

- W = LUMBER OR
- E = ENGINEERED WOOD

**Product Dimensions and Ply Counts:**

| Product | Height (Inches) | # of Plies |
|---------|-----------------|------------|
| W28     | 28              | 2          |
| W210    | 210             | 2          |
| W212    | 212             | 2          |
| W310    | 310             | 3          |
| W312    | 312             | 3          |
| E212    | 212             | 2          |
| E216    | 216             | 2          |
| E312    | 312             | 3          |
| E316    | 316             | 3          |
| E416    | 416             | 4          |

| WOOD BEAM SCHEDULE |                 |              |     |           |       |
|--------------------|-----------------|--------------|-----|-----------|-------|
| MARK               | TYPE            | SIZE (WxD)   | PLY | GRADE     | NOTES |
| W28                | SOLID SAWN      | 2"x8"        | 2   | NO. 2     |       |
| W210               | SOLID SAWN      | 2"x10"       | 2   | NO. 2     |       |
| W212               | SOLID SAWN      | 2"x12"       | 2   | NO. 2     |       |
| W310               | SOLID SAWN      | 2"x10"       | 3   | NO. 2     |       |
| W312               | SOLID SAWN      | 2"x12"       | 3   | NO. 2     |       |
| E212               | ENGINEERED WOOD | 3.5"x11.25"  |     | MIN. 1.9E |       |
| E216               | ENGINEERED WOOD | 3.5"x16"     |     | MIN. 1.9E |       |
| E312               | ENGINEERED WOOD | 5.25"x11.25" |     | MIN. 1.9E |       |
| E316               | ENGINEERED WOOD | 5.25"x16"    |     | MIN. 1.9E |       |
| E416               | ENGINEERED WOOD | 7.0"x16"     |     | MIN. 1.9E |       |

| COLUMN SCHEDULE |                 |            |      |                      |            |
|-----------------|-----------------|------------|------|----------------------|------------|
| MARK            | TYPE            | SIZE (WxD) | MARK | TYPE                 | SIZE (WxD) |
| C01             | SOLID SAWN      | 4"x4"      | C07  | CMU COLUMN W/ (1) #6 | 8"x8"      |
| C02             | SOLID SAWN      | 6"x6"      | C08  | SEE DETAIL           | 8"x16"     |
| C03             | SOLID SAWN      | 8"x8"      | C09  | SEE DETAIL           | 16"x16"    |
| C04             | ENGINEERED WOOD | 3.5"x3.5"  | C10  | SEE DETAIL           | 16"x16"    |
| C05             | ENGINEERED WOOD | 3.5"x5.25" | C11  | STEEL TUBE           | 3.5"x3.5"  |
| C06             | ENGINEERED WOOD | 5.5"x5.25" | C12  | STEEL TUBE           | 4"x4"x.25  |

\*ALL EXPOSED WOOD TO BE PRESSURE TREATED

|                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <h3>REBAR LOCATION:</h3> <ul style="list-style-type: none"> <li>• ONE STORY GIRDER WALLS TO HAVE #5 REBAR @ 6" O.C.</li> <li>• TWO STORY GIRDER WALLS TO HAVE #5 REBAR @ 4" O.C.</li> <li>• #5 EA. SIDE OF OPENING U.N.O.</li> <li>• #5 AT CORNERS AND "T" LOCATIONS.</li> </ul>  | <h3>SHAER WALL :</h3>  <p>USE SIMPSON<br/>HT75 OR<br/>(2) ST6224 TO<br/>MAKE<br/>SHEAR WALL (SEE<br/>FRAMING PLAN<br/>FOR LOCATIONS)</p> |
| <h3>GENERAL NOTES:</h3> <p>SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.</p> <p>PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED &amp; SIGNED BY ENGINEER OF RECORD BEFORE PERMIT ISSUANCE.</p> <p>ALL GIRDER TRUSSES SET ON CMU WALLS TO HAVE FILLED CELLS DIRECTLY BELOW.</p>                        | <p><u>INDICATES POINT</u><br/><u>LOAD FROM</u><br/><u>ABOVE:</u></p>                                                                     |

# McBride's Residence

Job No.: 24-0263  
 Drawn by: RS  
 Date: 4/15/2025 10:07:37 A  
 Sheet no:

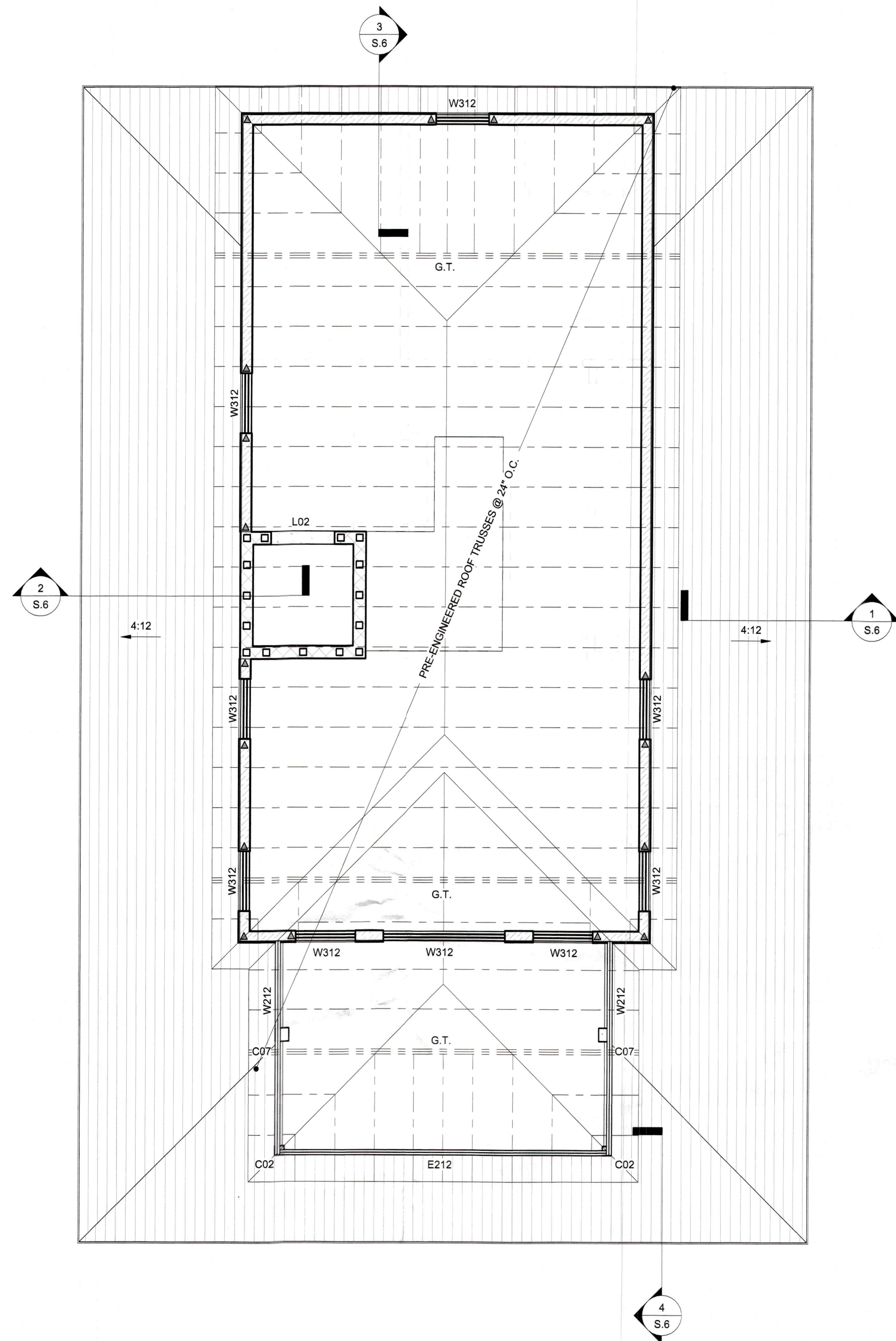
## S.4



**ROOF SHEATHING:**  
SHEATHING THICKNESS: 19/32"  
SHEATHING TYPE: PLYWOOD  
NAIL SIZE: 0.120"x2-3/8" RING SHANKED

I, Jeffrey L. Vogel, PE #81235, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are, in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 553.791, Florida Statute and hold the appropriate license.

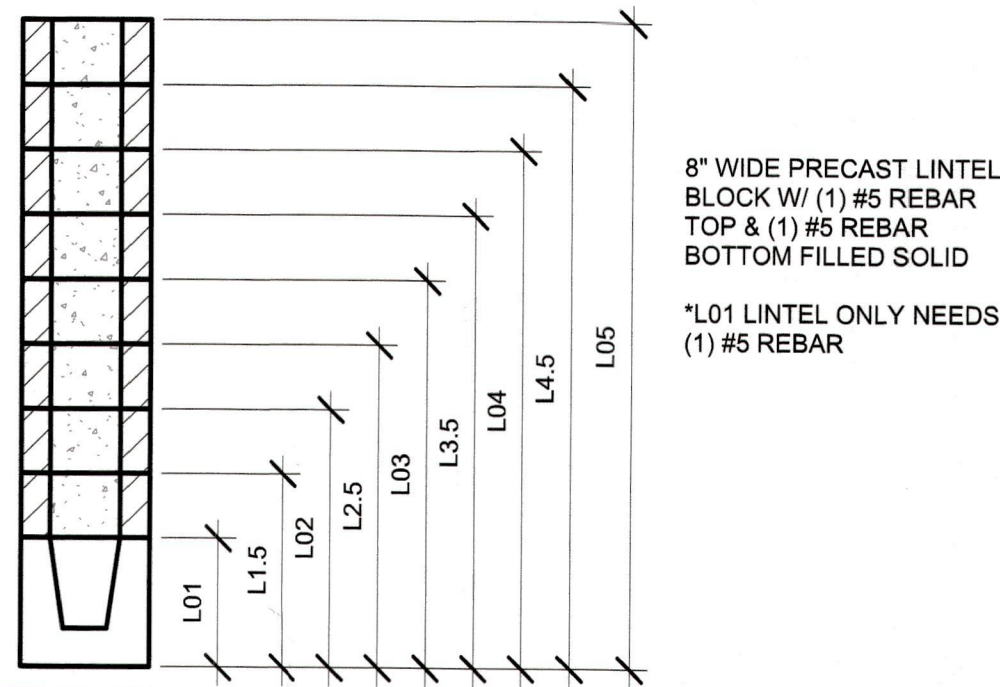
Signature: \_\_\_\_\_



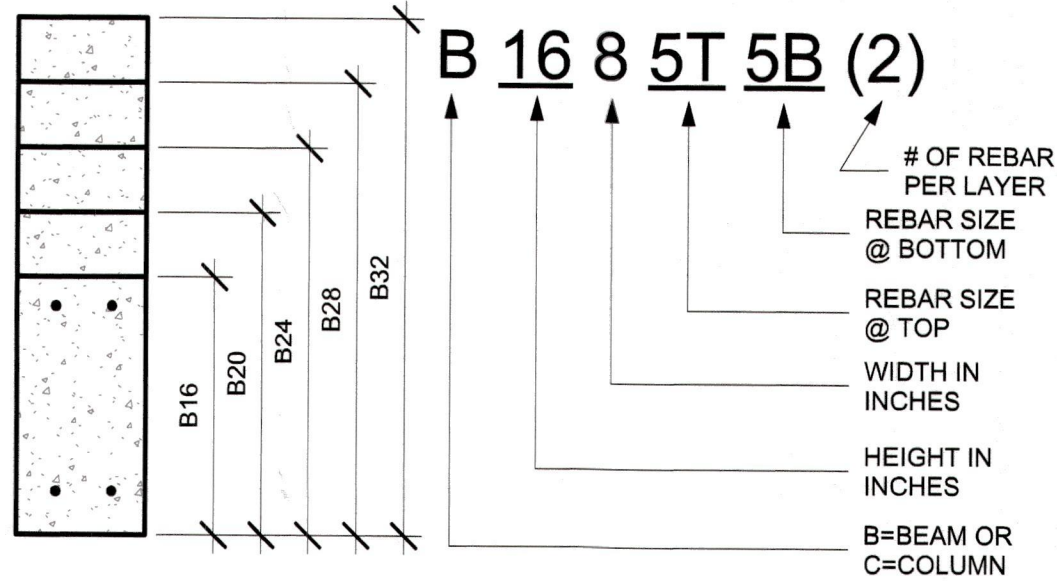
1 Roof Framing Plan  
1/4" = 1'-0"

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

## LINTEL TYPES

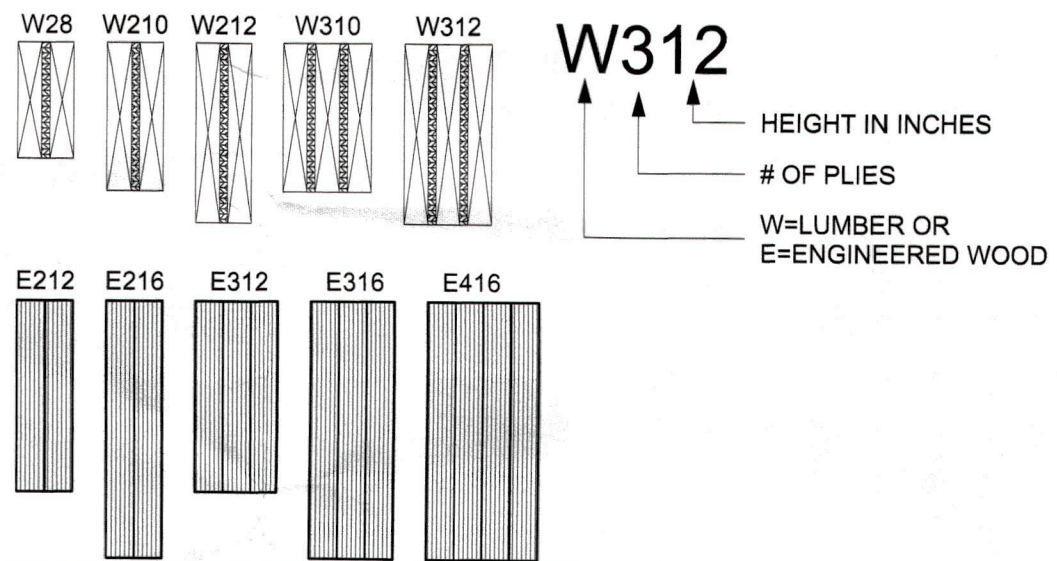


## FORM & POUR TYPES



| FORM & POUR TYPES |                  |                |                                               |       |
|-------------------|------------------|----------------|-----------------------------------------------|-------|
| MARK              | TYPE             | CONC. STRENGTH | STIRRUPS & SPACING                            | NOTES |
| B01               | B16 8 7T 7B (2)  | 5000 PSI       | #3 @ 4" O.C. 4' FROM ENDS & 8" O.C. ELSEWHERE |       |
| B02               | B16 16 7T 8B (4) | 5000 PSI       | #3 @ 4" O.C. 4' FROM ENDS & 8" O.C. ELSEWHERE |       |
| B03               | B20 8 7T 7B (2)  | 5000 PSI       | #3 @ 4" O.C. 4' FROM ENDS & 8" O.C. ELSEWHERE |       |
| B04               | B20 16 7T 8B (4) | 5000 PSI       | #3 @ 4" O.C. 4' FROM ENDS & 8" O.C. ELSEWHERE |       |

## WOOD BEAM TYPES



| WOOD BEAM SCHEDULE |                 |              |     |           |       |
|--------------------|-----------------|--------------|-----|-----------|-------|
| MARK               | TYPE            | SIZE (WxD)   | PLY | GRADE     | NOTES |
| W28                | SOLID SAWN      | 2"x8"        | 2   | NO. 2     |       |
| W210               | SOLID SAWN      | 2"x10"       | 2   | NO. 2     |       |
| W212               | SOLID SAWN      | 2"x12"       | 2   | NO. 2     |       |
| W310               | SOLID SAWN      | 2"x10"       | 3   | NO. 2     |       |
| W312               | SOLID SAWN      | 2"x12"       | 3   | NO. 2     |       |
| E212               | ENGINEERED WOOD | 3.5"x11.25"  |     | MIN. 1.9E |       |
| E216               | ENGINEERED WOOD | 3.5"x16"     |     | MIN. 1.9E |       |
| E312               | ENGINEERED WOOD | 5.25"x11.25" |     | MIN. 1.9E |       |
| E316               | ENGINEERED WOOD | 5.25"x16"    |     | MIN. 1.9E |       |
| E416               | ENGINEERED WOOD | 7.0"x16"     |     | MIN. 1.9E |       |

| COLUMN SCHEDULE |                 |            |      |                      |                 |
|-----------------|-----------------|------------|------|----------------------|-----------------|
| MARK            | TYPE            | SIZE (WxD) | MARK | TYPE                 | SIZE (WxD)      |
| C01             | SOLID SAWN      | 4"x4"      | C07  | CMU COLUMN W/ (1) #6 | 8"x8"           |
| C02             | SOLID SAWN      | 6"x6"      | C08  | SEE DETAIL           | 8"x16"          |
| C03             | SOLID SAWN      | 8"x8"      | C09  | SEE DETAIL           | 16"x16"         |
| C04             | ENGINEERED WOOD | 3.5"x3.5"  | C10  | SEE DETAIL           | 16"x16"         |
| C05             | ENGINEERED WOOD | 3.5"x5.25" | C11  | STEEL TUBE           | 3.5"x3.5"x0.25" |
| C06             | ENGINEERED WOOD | 5.5"x5.25" | C12  | STEEL TUBE           | 4"x4"x0.25"     |

\*ALL EXPOSED WOOD TO BE PRESSURE TREATED

| REBAR LOCATION:                                                                                                                                                                                                                                                                                                                   | SHEAR WALL :                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <ul style="list-style-type: none"> <li>ONE STORY BLOCK WALLS TO HAVE #5 REBAR @ 6" O.C.</li> <li>TWO STORY BLOCK WALLS TO HAVE #5 REBAR @ 4" O.C.</li> <li>#5 EA. SIDE OF OPENING U.O.</li> <li>#5 AT CORNERS AND "T" LOCATIONS.</li> </ul> |  <ul style="list-style-type: none"> <li>USE SIMPSON HTTS OR</li> <li>(2) ST6224 TO MAKE SHEAR WALL (SEE FRAMING PLAN FOR LOCATIONS)</li> </ul> |

GENERAL NOTES:

SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.

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

ALL GIRDER TRUSSES SET ON CMU WALLS TO HAVE FILLED CELLS DIRECTLY BELOW.

INDICATES POINT  
LOAD FROM  
ABOVE:

© 2024  
APEX C.E.



**APEX**  
Consulting Engineers PL

DEREK W NEWCOMER, PE #69010  
16890 Toledo Blade Pkwy North Port, FL 33954/  
1136 NE Pine Island Rd #76 Cape Coral, FL 33909  
(941) 365-1900 / (239) 330-4999

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**McBride's Residence**  
6925 Bay Side Dr.,  
Longboat Key, FL 34228

o No.: 24-0263

Drawn by: RS

te: 4/15/2025 10:07:38 AM

Sheet no:

# S.5

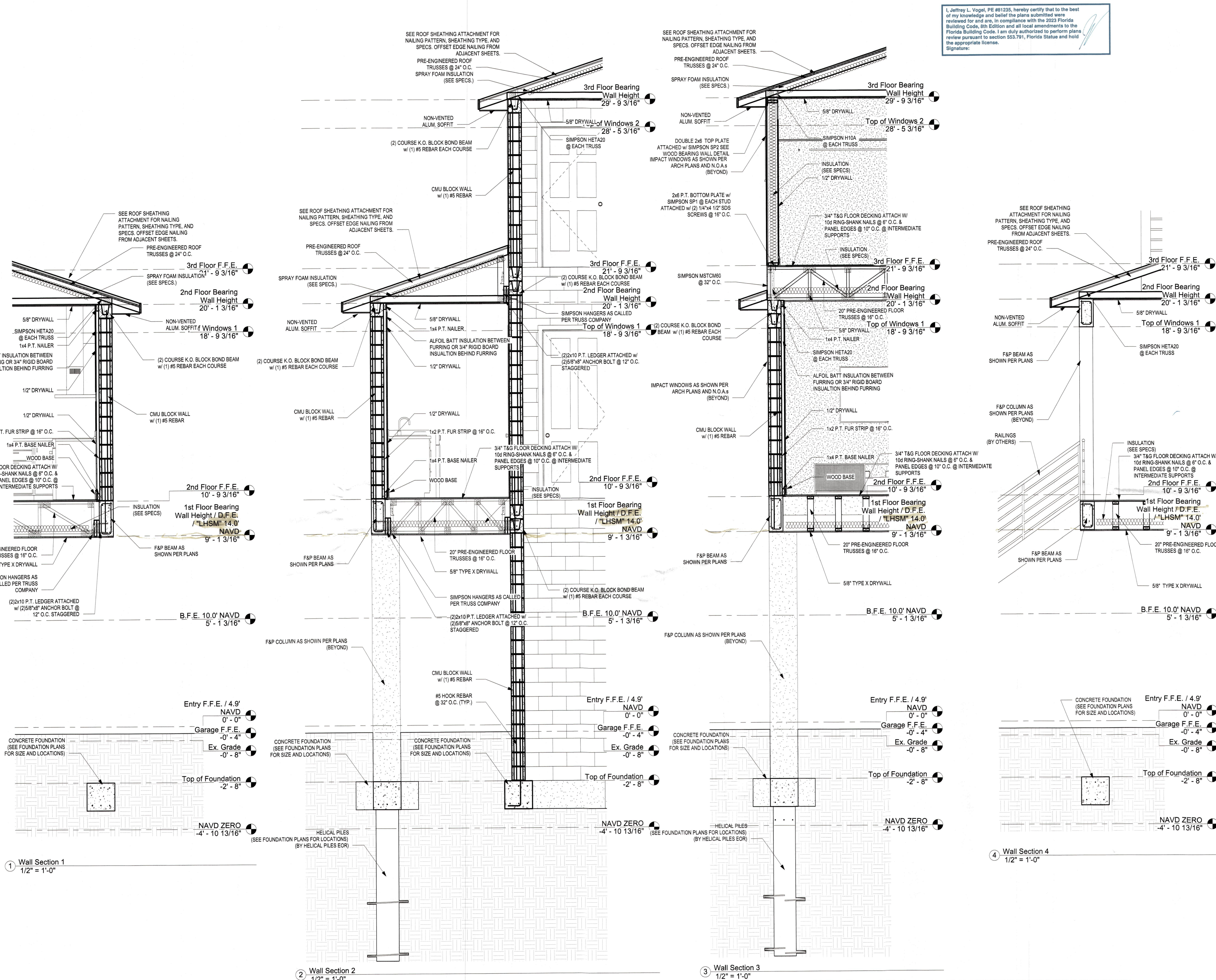


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# S.6



MAKING EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES. THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.

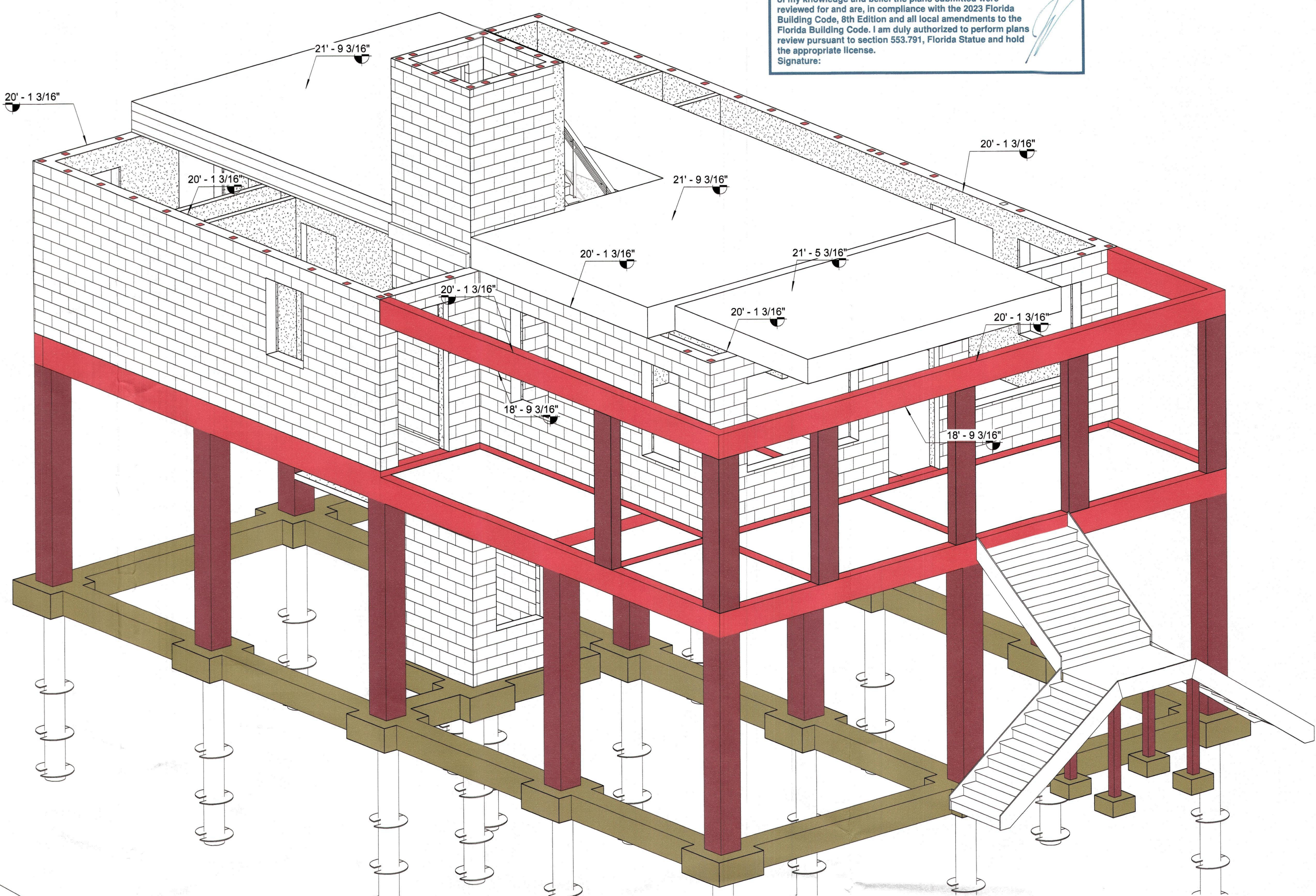


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AUTHENTICATION CODE MUST BE  
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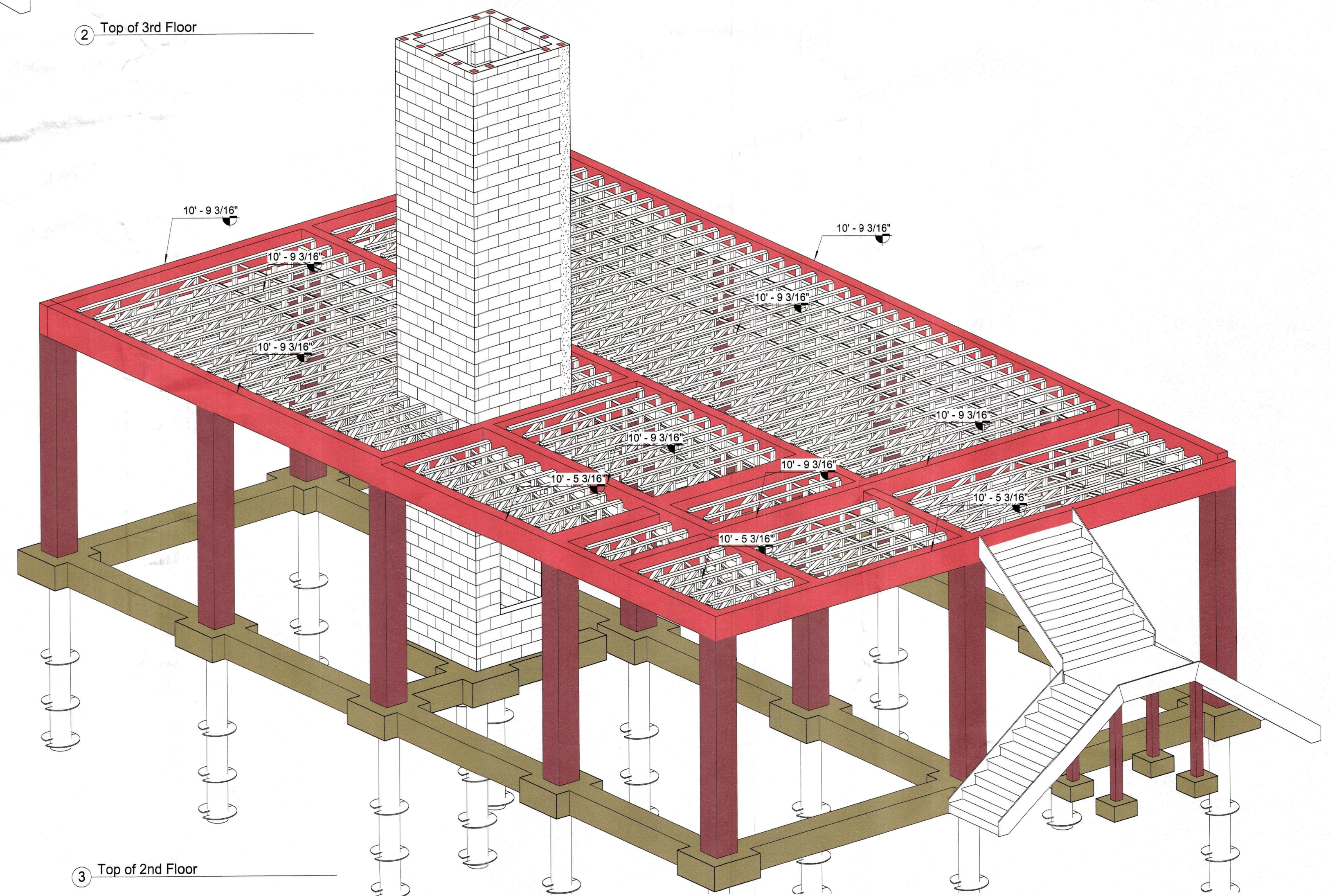
**McBride's Residence**  
6925 Bay Side Dr.,  
Longboat Key, FL 34228

Job No.: 24-0263  
 Drawn by: RS  
 Date: 4/15/2025 10:07:41 A  
 Sheet no:

## S.7



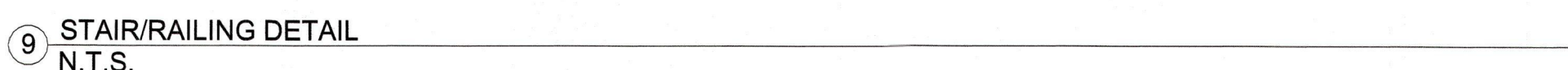
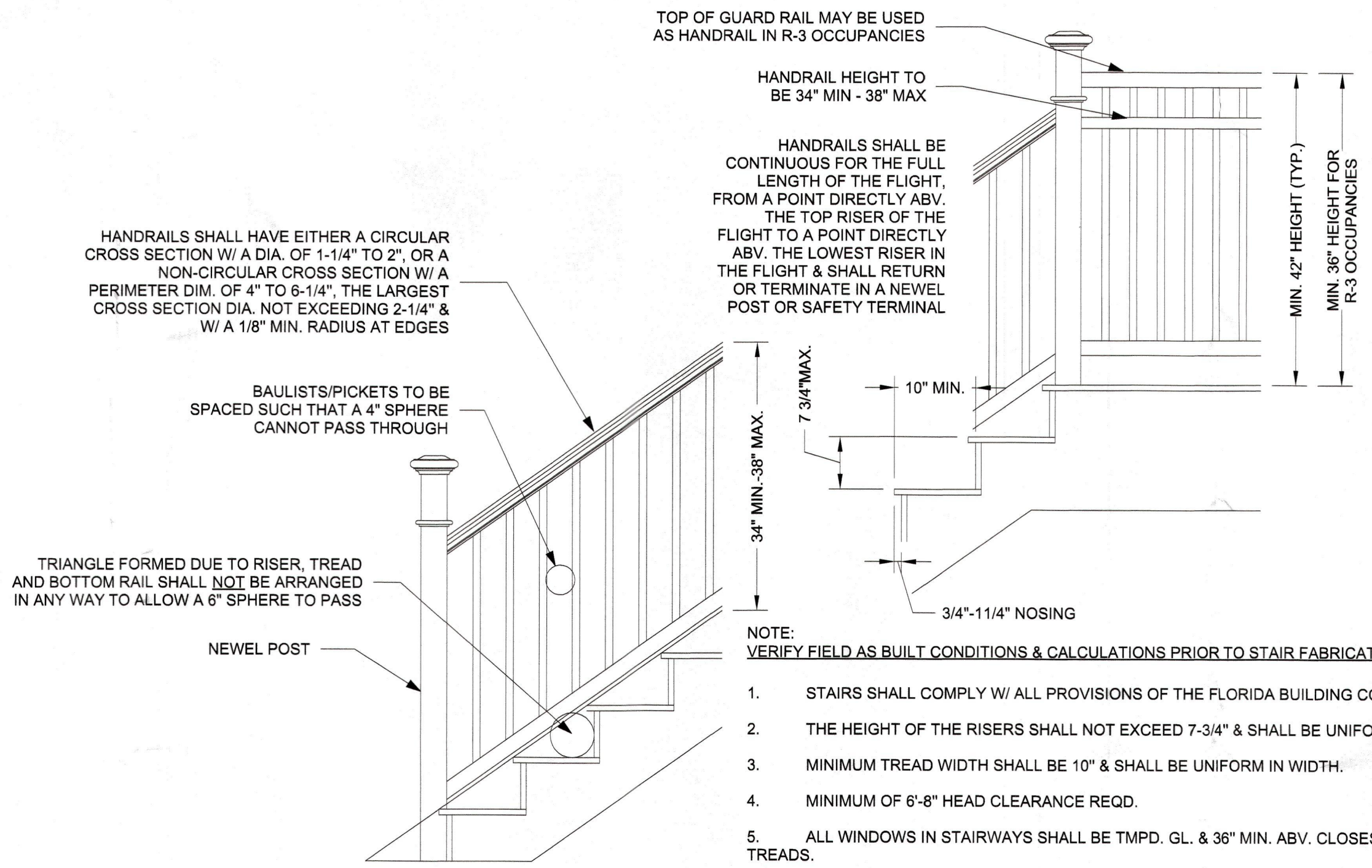
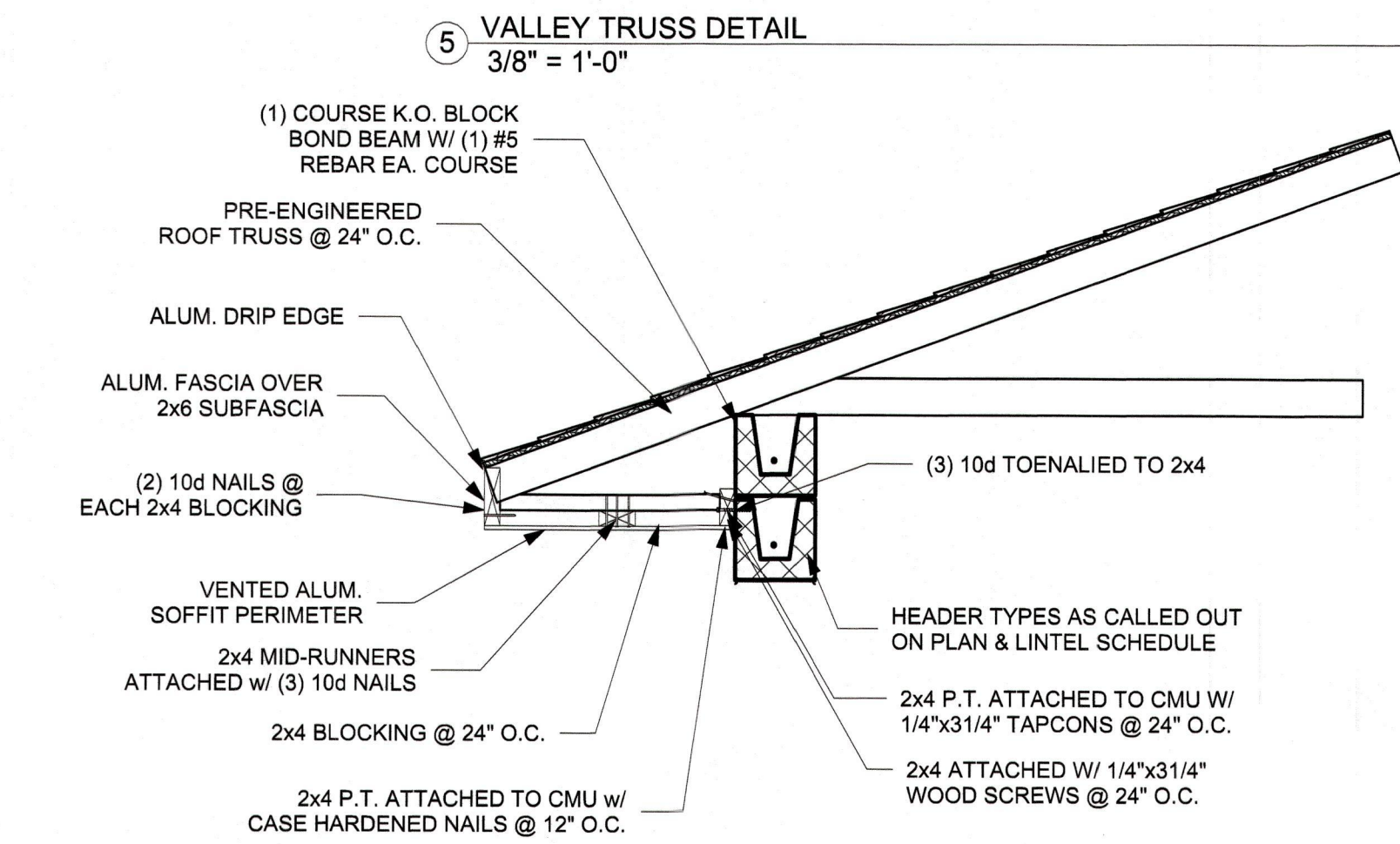
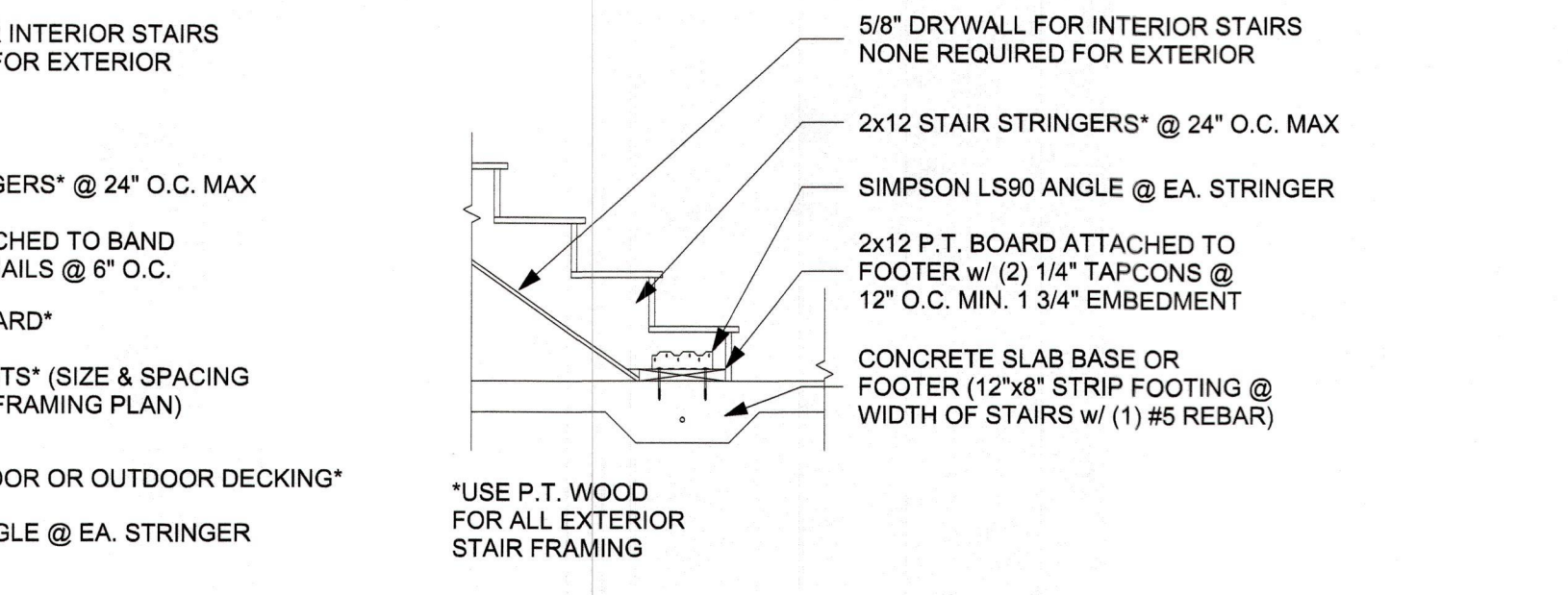
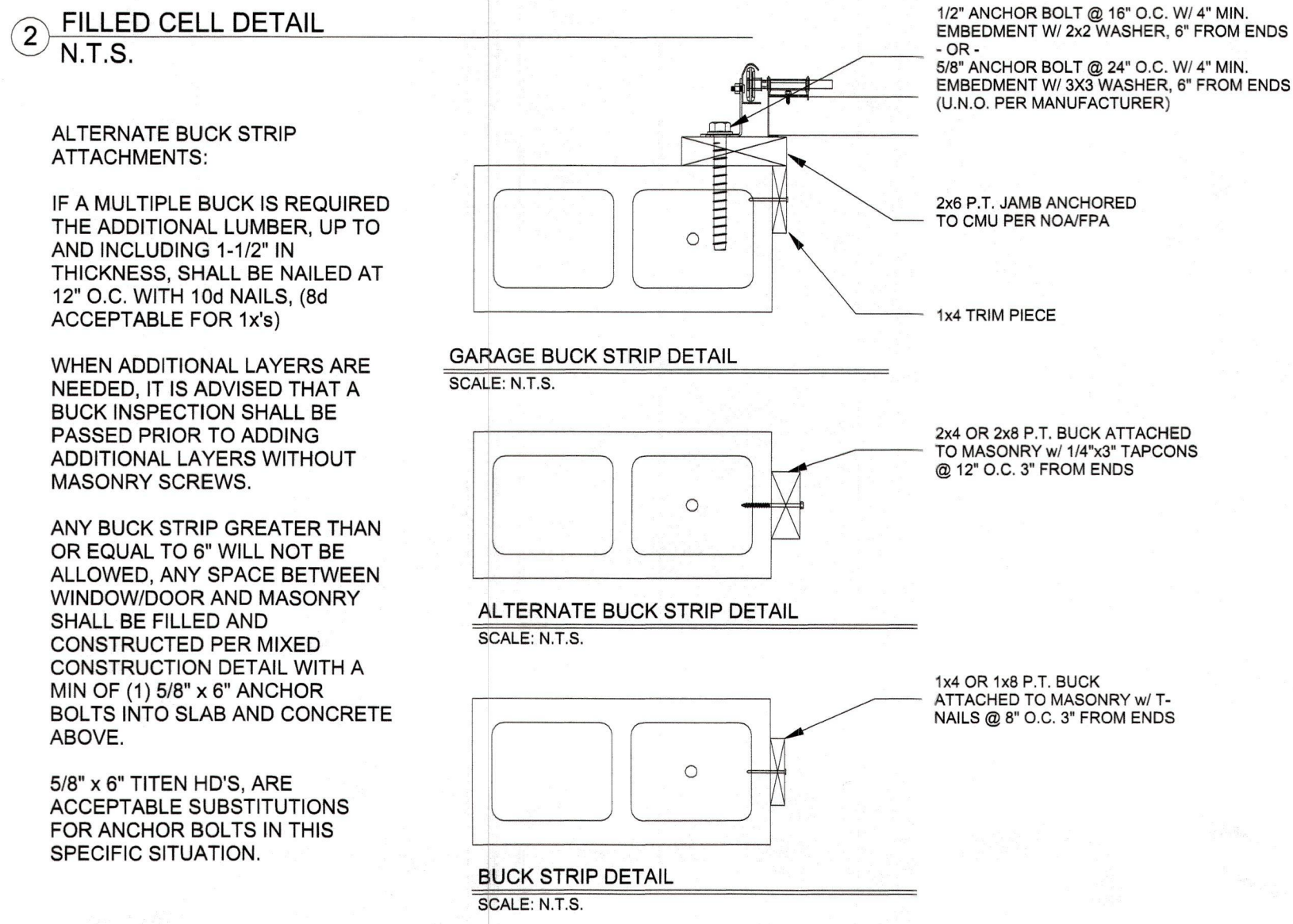
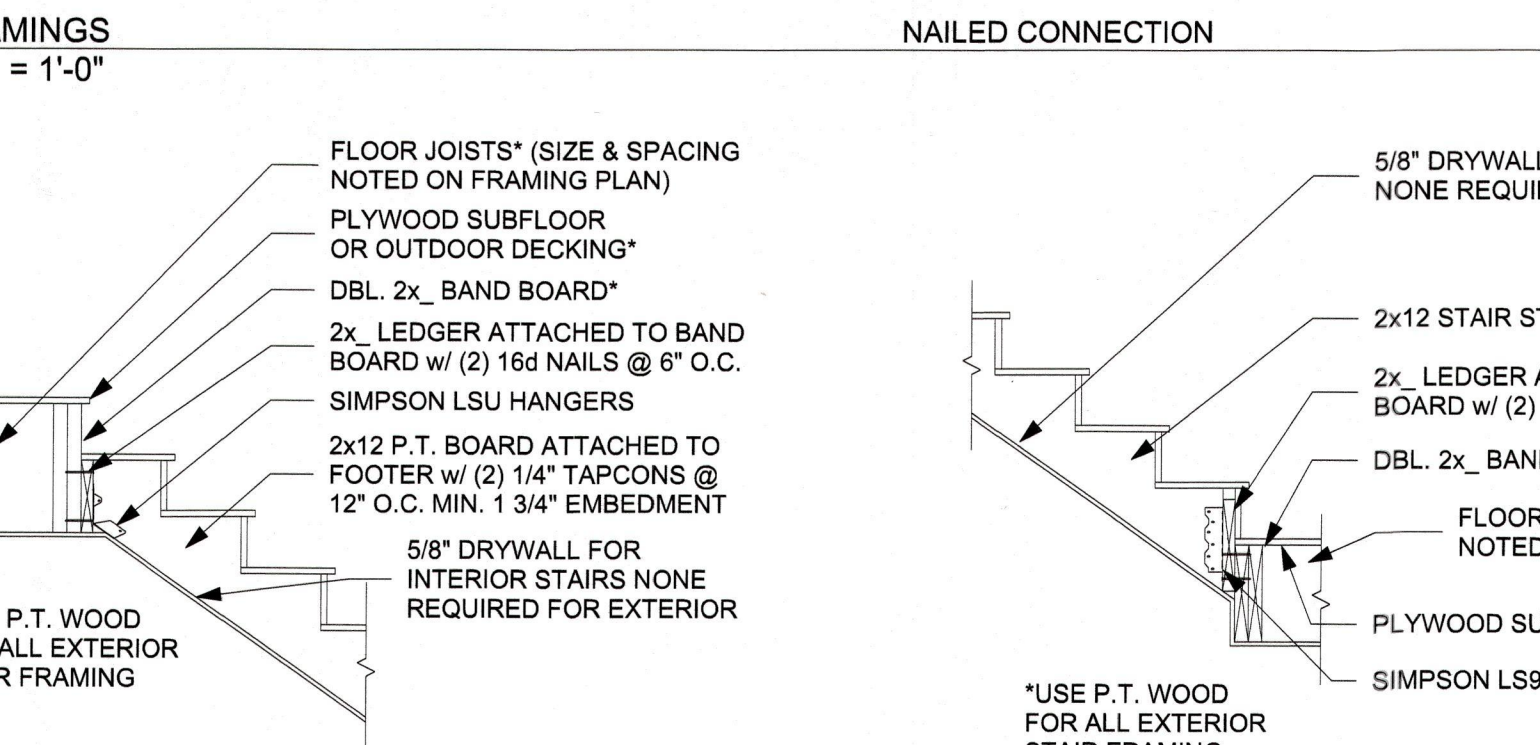
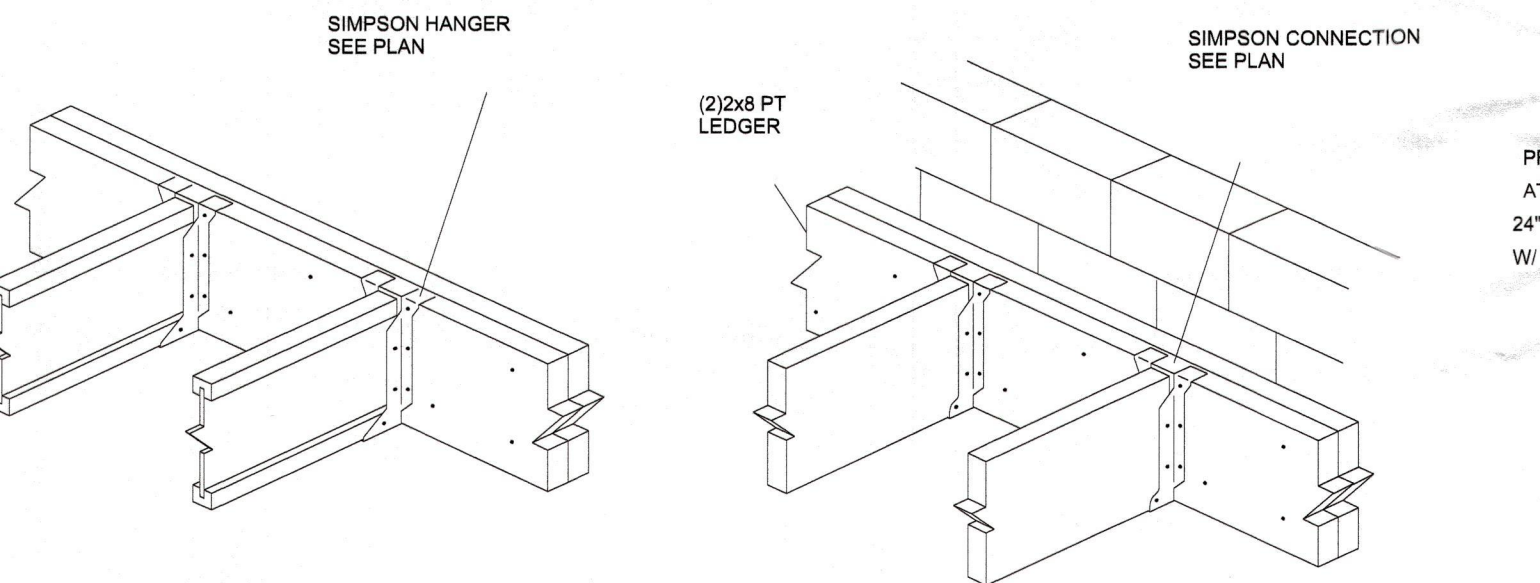
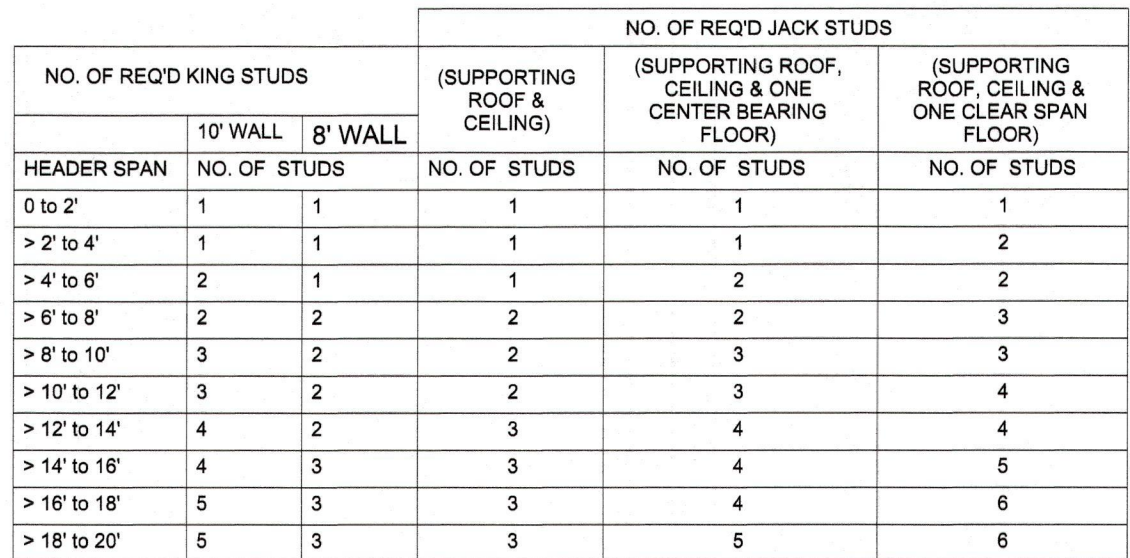
④ Top of Roof



② Top of 2nd Floor

NO ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES. THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.





© 2024  
APEX C.E.

Cert. of  
Auth. #26488

**APEX**

**Consulting Engineers PL**

DEREK W NEWCOMER, PE #69010  
16890 Toledo Blade Pkwy North Port, FL 33954/  
1136 NE Pine Island Rd #76 Cape Coral, FL 33909/  
(941) 365-1900 / (239) 330-4999  
DEREK@APEXENGINEER.COM

SEAL: \_\_\_\_\_

[illegible]

THIS ITEM HAS BEEN  
ELECTRONICALLY SIGNED AND  
SEALED BY DEREK W NEWCOMER,  
PE USING A SHA-1 AUTHENTICATION  
CODE. PRINTED COPIES OF THIS  
DOCUMENT ARE NOT CONSIDERED  
SIGNED AND SEALED AND THE SHA-1  
AUTHENTICATION CODE MUST BE  
VERIFIED ON ANY ELECTRONIC COPY

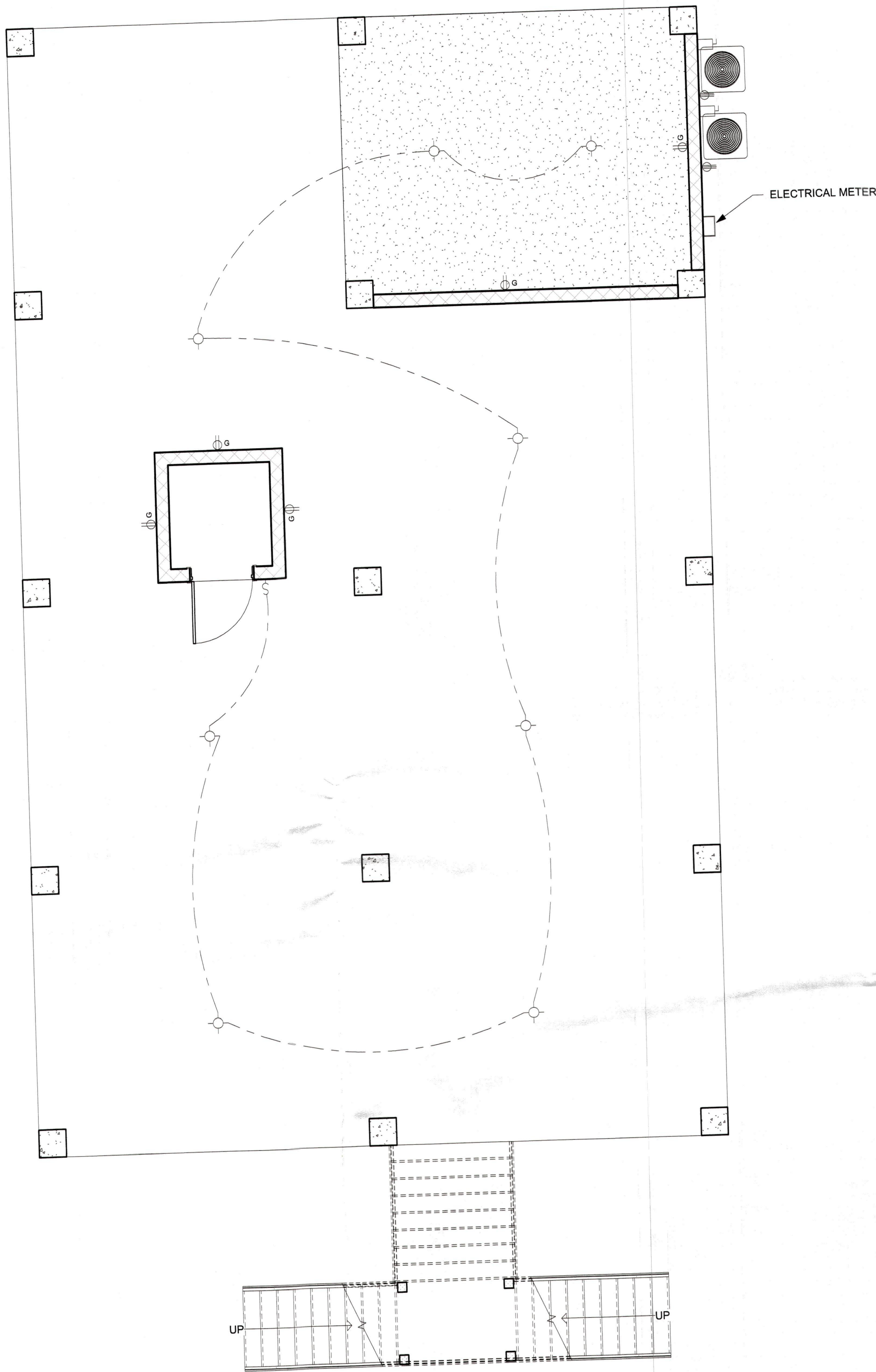
**McBride's Residence**  
6925 Bay Side Dr.,  
Longboat Key, FL 34228

Job No.: 24-0263  
Drawn by: RS  
Date: 4/15/2025 10:07:43 AM  
Sheet no:

## D.1



I, Jeffrey L. Vogel, PE #81235, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are, in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 553.791, Florida Statue and hold the appropriate license.  
Signature: \_\_\_\_\_



1 1st Floor Electrical Plan  
1/4" = 1'-0"

ELECTRICAL NOTES:

- ELECTRICAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- ALL ELECTRICAL TO BE INSTALLED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND COMPLY WITH THE NEC2020 AND NFPA 70. POWER FOR CONNECTIONS TO EQUIPMENT PROVIDED AND INSTALLED BY OTHER TRADES, I.E., HVAC EQUIP.
  - REFER TO SITE PLAN SHEET FOR LOCATIONS OF ADDITIONAL LIGHTING COMPONENTS.
  - DRAWINGS ARE SCHEMATIC ONLY, AND ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL REQ'D FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
  - NOTIFY BUILDER FOR FIELD VERIFICATIONS AND APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, AND ELECTRICAL OUTLETS PRIOR TO WIRING. BUILDER RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS.
  - ALL ELECTRICAL SWITCHES, OUTLETS, ETC. TO BE INSTALLED ABOVE FLOOD ELEVATION.
  - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
  - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
  - UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
    - 42" SWITCHES
    - 14" OUTLETS
    - 14" TELEPHONE
    - 14" TELEVISION
  - EXACT FIXTURE LOCATIONS TO BE CHOSEN & VERIFIED BY OWNER(S)
  - ELECTRICAL PANEL TO BE GROUNDED TO FOOTING STEEL.
  - OWNER AND/ OR CONTRACTOR TO VERIFY EXISTENCE AND LOCATION OF SECURITY, INTERCOM, OR CENTRAL VACUUM SYSTEMS- REFER TO SHOP DRAWINGS FOR SPECIFICATIONS.
  - OWNER TO LOCATE ELECTRIC, CATV, AND SPEAKER WIRE LOCATIONS IN ACTIVITY ROOM FEATURE WALL @ ELECTRIC WALK-THRU. DRAWINGS FOR SPECIFICATIONS.
  - ALL BEDROOMS TO BE SUPPLIED WITH ARC FAULT CIRCUITS.

| ELECTRICAL LEGEND |                           |
|-------------------|---------------------------|
|                   | SWITCH                    |
|                   | 3-WAY SWITCH              |
|                   | 4-WAY SWITCH              |
|                   | DIMMER SWITCH             |
|                   | OUTLET, DUPLEX            |
|                   | OUTLET, GFCI              |
|                   | OUTLET, GFCI, WATER PROOF |
|                   | OUTLET, SWITCHED          |
|                   | OUTLET, 220V              |
|                   | FLOOR OUTLET              |
|                   | CEILING OUTLET            |
|                   | CEILING LIGHT             |
|                   | RECESS LIGHT              |
|                   | PENDANT LIGHT             |
|                   | VAPOR PROOF LIGHT         |
|                   | WALL LIGHT                |
|                   | TV OUTLET                 |
|                   | GARAGE DOOR BUTTON        |
|                   | EXHAUST FAN               |
|                   | EXHAUST FAN W/ LIGHT      |
|                   | SMOKE DETECTOR            |
|                   | CO DETECTOR               |
|                   | DISCONNECT SWITCH         |
|                   | ELECTRICAL PANEL          |
|                   | ELECTRIC METER            |
|                   | CEILING FAN               |
|                   | CEILING FAN W/ LIGHT      |

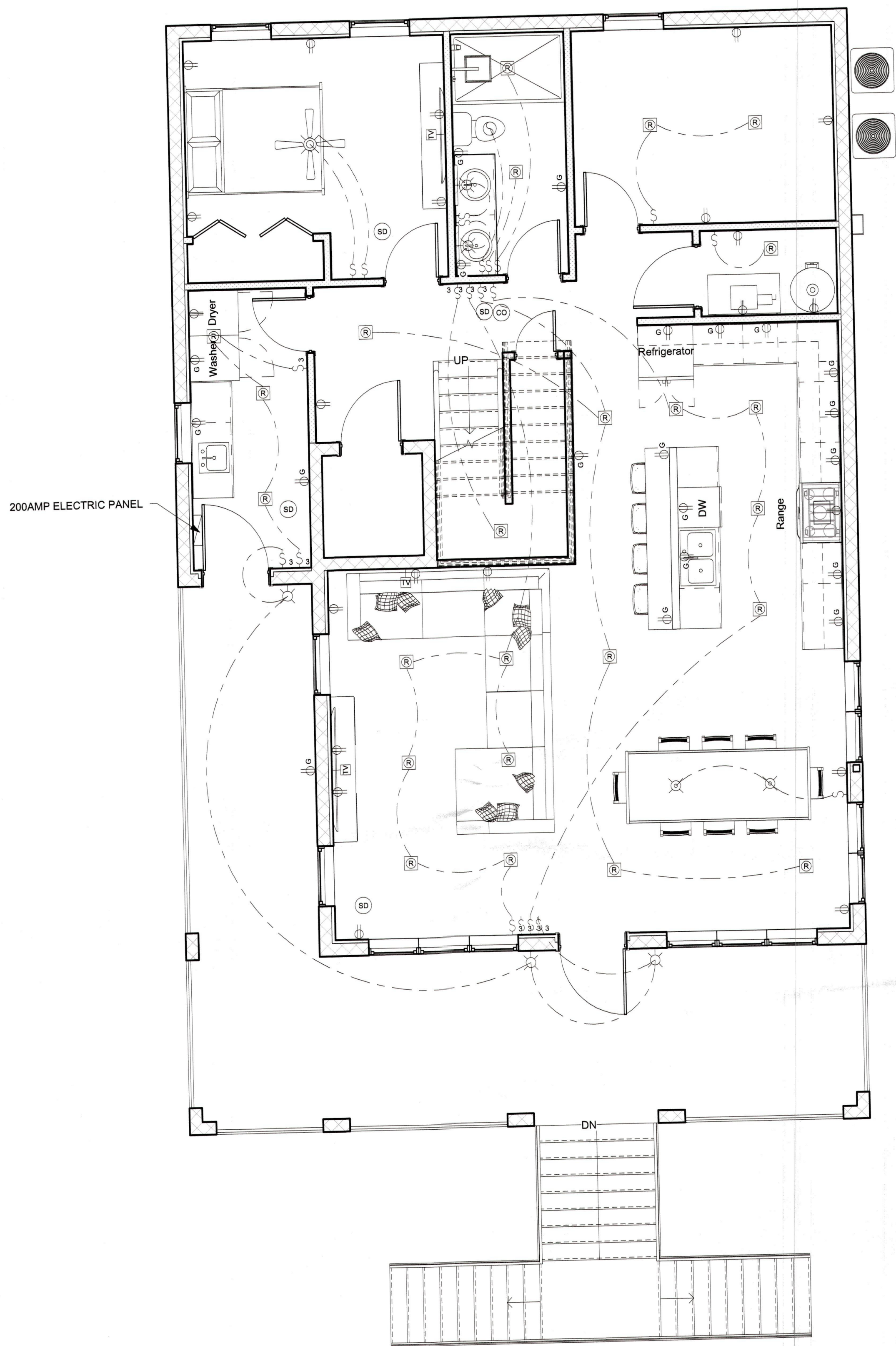
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McBride's Residence  
6925 Bay Side Dr.,  
Longboat Key, FL 34228

Job No.: 24-0263  
Drawn by: RS  
Date: 4/15/2025 10:07  
Sheet no:



I, Jeffrey L. Vogel, PE #91235, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are, in compliance with the 2023 Florida Building Code, 9th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 553.791, Florida Statute and hold the appropriate license.  
Signature:



1 2nd Floor Electrical Plan  
1/4" = 1'-0"

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|                   | CEILING OUTLET            |
|                   | CEILING LIGHT             |
|                   | RECESS LIGHT              |
|                   | PENDANT LIGHT             |
|                   | VAPOR PROOF LIGHT         |
|                   | WALL LIGHT                |
|                   | TV OUTLET                 |
|                   | GARAGE DOOR BUTTON        |
|                   | EXHAUST FAN               |
|                   | EXHAUST FAN W/ LIGHT      |
|                   | SMOKE DETECTOR            |
|                   | CO DETECTOR               |
|                   | DISCONNECT SWITCH         |
|                   | ELECTRICAL PANEL          |
|                   | ELECTRIC METER            |
|                   | CEILING FAN               |
|                   | CEILING FAN W/ LIGHT      |

**McBride's Residence**  
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Longboat Key, FL 34228

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Sheet no:

E.2





ELECTRICAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

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6925 Bay Side Dr.,  
Longboat Key, FL 34228

Sheet no:

## E.3