

PRICE CUSTOM RESIDENCE

569 KINGFISHER LANE
LONGBOAT KEY, FL



YOUNG & HEDRICK ENGINEERING, LLC
6773 Professional Plaza W, Suite 201
Lakewood Ranch, FL 34209
(941) 336-1300
FIFE No. 34599



DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION

1385 0th Street Sarasota, FL 34236 (941) 554-1600

Jking DESIGN

NUTTER CUSTOM CONSTRUCTION
3534 SOUTH OSPREY AVE
SAFASOTA, FL 34239
PH: (941) 924-1888
CB0600004

PERMIT COMMENTS:
1. TENU-1001203

PRICE RESIDENCE
569 KINGFISHER LANE
LONGBOAT KEY, FL

ABBREVIATIONS

Periods only used on one word abbreviations. If the abbreviation is a different word by itself e.g. ARCH, BT, and LAM. Periods are usually used when abbreviating multiple words, unless they are very common without periods, e.g. AFF, HVAC, R/A, and WMM.

A	A.B. ANCHOR BOLT A/CV ABOVE A/CAC AIR CONDITIONING A/CT ACROUSTICAL TILE (CLG) A/FF ABOVE FINISH FLOOR A/D AREA DRAIN A/SS ADSORBENT A/DH ADHESIVE A/DJ ADJUSTABLE A/AGG AGGREGATE A/H/UL AIR HANDLING UNIT A/LT ALTERNATE A/LM ALUMINUM A/P ACCESS PANEL A/PX APPROXIMATE A/CH ARCHITECTURAL A/SPH ASPHALT A/T ASPHALT TILE A/VO AUTOMATIC A/VG AVERAGE A/WING AWNING	B	B36 3/8" WIDE BASE CAB. B/BOARD BOARD B/F BIFOLD (DOOR) B/L BATHING B/LDG BUILDING B/LK BLACK (EMU) B/LC/BL BLACK (GLASS) B/M BENCH MARK B/M BENCH MARK (DOOR) B/RD BEARING B/RK BRICK B/S BOTH SIDES B/SMT BASKET B/TN BETWEEN B/W BOTH WAYS	C	CAB CABINET CEM CEMENT CER CERAMIC CF CUBIC FOOT CHAM CHAMFER C.I.P. CAST-IN-PLACE CONC CIRC CIRCLE CIRC CIRCUMFERENCE C/J CONTROL JOINT CL CLOSET OR CENTER LINE CLG CEILING CLG CLEARANCE CLS CLOSURE OR CLOSER (DOOR) CML CONCRETE MASONRY UNIT C.O. CASED OPENING COL COLUMN COMB COMBINATION CONC CONCRETE COND (AC) CONDENSER CONST CONSTRUCTION CONT CONTINUOUS CONTR CONTRACTOR CORR CORRUGATED C/P CARPET CSMT CASEMENT C.T. CERAMIC TILE CTR CENTER OR CENTER	D	12"D 12" DEEP D DRIVER DBL DOUBLE DECOR DECORATIVE DEM DEMOLISH, DEMOLITION DEP DEPRESSSED DET DETAIL DH DOUBLE HUNG DIM DIMENSION DN DOWN DOOR DOOR DS DOWNSPOUT DETAL DETAIL DW DISH WASHER DWS DRAWING DWR DRAWER	E	EA EACH EB EXTENSION JOINT EL ELEVATION ELC ELECTRICAL EP ELECTRICAL PANEL EQ EQUAL EST ESTIMATE EX EXHAUST EXT EXTERIOR	F	FAS FASTENER F/BSH FINISHED BY OTHERS F.D. FLOOR DRAIN F.E. FIRE EXTINGUISHER F.F. FINISH FLOOR (LINE) F.G. FIXED GLASS FN FINISH FLG FLASHING FLR FLOORING F/P FENCE FND FOUNDATION F.O. FACE OF FP FIREPLACE FR FRAME(D)ING FTG FOOTING FUR FURREDDING	G	GA GAUGE G.B. GYPSUM (WALL) BOARD G.C. GENERAL CONTRACTOR GD GRADE OR GRADING G.O.O. GARAGE DOOR OPENER GFI GROUND FAULT INTERRUPTER GL GLASS IN GLAZING	H	42"H 42" HIGH (WALL) H/B HOSE BIBB H.C. HOLLOW CORE HD HEAD HDR HEADER HW HATCHWARE HGT HEIGHT H/M HOLLOW METAL HORZ HORIZONTAL HR HOUR HS HORIZONTAL SLIDER HWAC HEATING/VENTILATING/AIR COND.	I	ID. INSIDE DIAMETER IL.O. IN LIEU OF INSUL INSULATION INTR INTERIOR	J	JST JOIST (FLOOR OR ROOF) JT JOINT	K	KD KNOCKDOWN (CEILING) KT KITCHEN K/KC KNOCKOUT K/P KNOCKOUT (ON DOOR) K/S KNEE SPACE	L	LAM LAMINATED LAV LAVATORY (SINK) LIV LIVING LL LIVE LOAD L/LT LAUNDRY TUB L/LT LANTERNS L/LT LAMINATED LUMBER (BEAMS) LVR LOUVER	M	MAX MAXIMUM MAS MASONRY MATL MATERIAL MC MEDICINE CABINET MECH MECHANICAL MFR MANUFACTURER MH MANHOLE MIN MINIMUM MIR MIRROR MISC MISCELLANEOUS MLD MOLDING M.O. MASONRY OPENING MTL METAL MT MOUNTED/ON MULL MULLION OR MULLED	N	N/A NOT APPLICABLE N/C. NOT IN CONTRACT NOM NOMINAL N.T.S. NOT TO SCALE N.G.V.D. NAT. GEODETIC VERTICAL DATUM	O	OA OVERALL OSD OVERSIZED (GLASS) O/S OVERSIZED O.CAB OVERHEAD CABINET O.D. OUTSIDE DIAMETER O.G.D. OVERHEAD GARAGE DOOR OPNG OPENING OPT OPTIONAL OSB ORIENTED STRAND BOARD	P	PAR PARALLEL P/SD PARTICLE BOARD P.C. CONC. PRECAST CONCRETE P/E PORCELAIN ENAMEL PEF PEDESTAL (SINK) PER PERIMETER PKG PARKING PL PLATE (HEIGHT) P/LAM PLASTIC LAMINATE PLAS PLASTER PNT PAINTED PN FENCE PREFAB (PREFABRICATED) P/F POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH P/T PARTITION P.T. PRESSURE TREATED (WOOD) P.V. PAVING OR PAVING PVC POLYVINYL CHLORIDE (PIPE) PWB PLYWOOD	Q	Q.T. QUARRY TILE	R	R REEF (ON STAIRS) R/A REFRIGERATOR BASE RAD RADIUS R/R RUBBER R/R ROOF DRAIN R/R REFRIGERATOR RED REQUIRED REB REFRIGERATOR REVERSED REIN REINFORCING R.J.B. REINFORCED JUNCTION BOX RH HEAD R/M RANGE W/ MICROWAVE R/O ROUGH OPENING R.O.V. RIGHT OF WAY R&R ROAD AND SHELF(S) SC SOLID CORE (FLOOR) SCB SCHEDULE SD SMOKE DETECTOR SHE SHEET S.F.G.L. SAFETY GLASS S.G.C. GLASSING GLASS DOOR SH SINGLE HUNG OR SHELF/VINYL SHT (DRAWING) SHEET SHTNG SHEATHING SIN SIMILAR SKL SKYLIGHT SL SLEIGHT OR SLEEVE SNT SEALANT SPC SPECIFICATIONS SPK (AUDIO) SPEAKERS S.S.T. STAINLESS STEEL S.T. STAIR STG OR STO STORAGE STL STEEL STR STRUCTURAL S/S SUTURE S/W SHEAR WALL	T	T TREAD (AT STAIRS) OR TILE T.B. TUB T.B. TO BE DETERMINED T.C. TERRA COTTA T.M. TOP OF MASONRY T.W. TOP OF WINDOW TR OR TRN TRANSOM (WINDOW) T/P TIE PLASTER HOLDER T/R TELEVISION OUTLET OR LOCATION TSP TRUCK(S)	U	UC UNDERCUT (DOOR) LINE UNFINISHED S/N.O. UNLESS NOTED OTHERWISE	V	VE VANITY BASE VBS VANITY BRASS VBSR 3/8" WIDE VANITY BASE VIN (SHEET) VINYL V/S VESTIBULE SINK V.T. VINYL TILE	W	W830 3/8" X 3/8" WALL CAB. WB WATER CLOSET WB WATER CLOSET (STEEL BEAM) WH WATER HEATER WH WATER HEAT W/ WROUGHT IRON W/W WALK-IN CLOSET WIN WINDOW W/O W/OUT WP WATERPROOF(ING) WR WATER RESISTANT W.S. WATER SOFTENER W/ST WAINSCOT W/W WALL TO WALL W/WV WELDED WIRE MESH
----------	--	----------	---	----------	---	----------	---	----------	--	----------	---	----------	--	----------	--	----------	--	----------	---------------------------------------	----------	---	----------	--	----------	---	----------	---	----------	---	----------	---	----------	------------------	----------	--	----------	--	----------	--	----------	--	----------	--

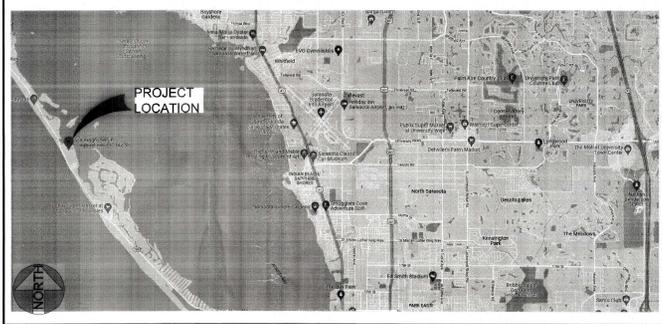
PROJECT RECORD

ISSUE DATE:	
REVISION DATE:	

SYMBOLS

	ELEVATION KEY OR SECTION KEY SHEET NUMBER		EARTH		PLYWOOD
	DETAIL NUMBER OR SECTION KEY SHEET NUMBER		SAND OR GRAVEL FILL		INSULATING SHEATHING
	ANGLE		WOOD STUD PARTITION		BATT INSULATION
	CENTERLINE		3-2x4 WOOD POST OR 2-2x6 UNLESS OTHERWISE NOTED		RIGID INSULATION
	HOSE BIBB (FREEZE PROOF)		BRICK		WATER CLOSET
	GAS LINE STUB		CONCRETE BLOCK		LAVATORY
	FENNY		CONCRETE		
	PERPENDICULAR		STEEL		
	PLATE		DIMENSIONAL LUMBER		
	ROUND OR DIAMETER		BLOCKING		
			FINISH GRADE WOOD		

LOCATION MAP



SHEET LIST

01	GENERAL NOTE SUMMARY, LOCATION MAP, SCOPE OF WORK
AC1	GENERAL DOOR SLAB PLAN
AC2	MANA FLOOR PLUMBING LAYOUT
AC3	DECK
AC4	GENERAL FLOOR PLUMBING LAYOUT
AC5	MANA FLOOR PLAN
AC6	LOFTER FLOOR PLAN
AC7	ROOF LAYOUT
AC8	ELEVATIONS
AC9	BUILDING SECTION
AC10	GENERAL FLOOR ELECTRICAL LAYOUT
AC11	GENERAL FLOOR ELECTRICAL LAYOUT
AC12	GENERAL FLOOR ELECTRICAL LAYOUT
AC13	FOUNDATION PLAN
AC14	FOUNDATION PLAN (STRUCTURAL PLAN)
AC15	MANA FLOOR STRUCTURAL PLAN
AC16	LOFTER FLOOR STRUCTURAL PLAN
AC17	MANA FLOOR STRUCTURAL PLAN
AC18	LOFTER FLOOR STRUCTURAL PLAN
AC19	ROOF PLAN
AC20	DETAILS
AC21	DETAILS
AC22	DETAILS
AC23	DETAILS

SCOPE OF WORK

NEW CUSTOM RESIDENCE WITH GENERATOR

Permit # **PS 23-0199**
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.

MAY 26 2023
APPROVED
Reviewed by: *(Signature)*

RECEIVED
MAY 09 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

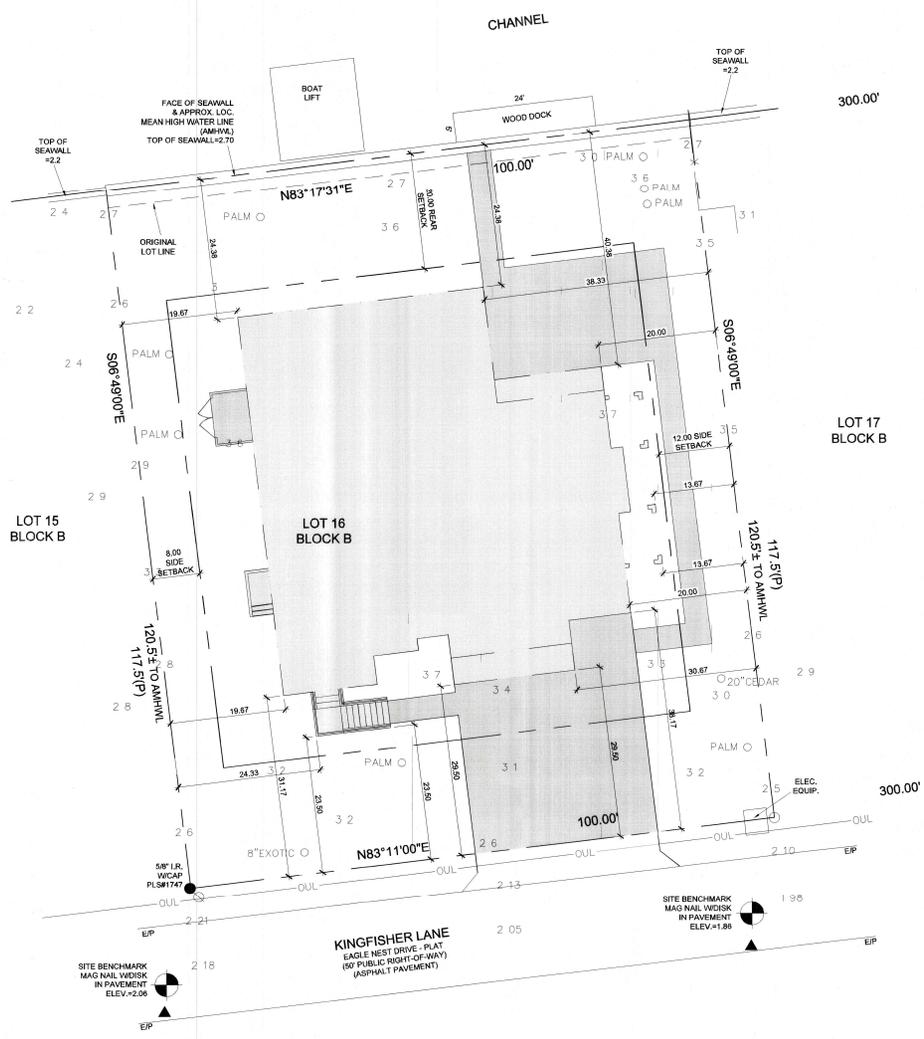


PRICE RESIDENCE
569 KINGFISHER LANE
LONGBOAT KEY, FL

ISSUE DATE
11/17/2022

SCHEMATIC
SITE LAYOUT

SHEET NUMBER
ST-1



IMPERVIOUS CALCULATIONS

TOTAL LOT	12,055 S.F.
HOUSE FOOTPRINT	3,614.5 S.F.
CONCRETE	58 S.F.
DRIVEWAY AND WALK	1,962.5 S.F.
TOTAL IMPERVIOUS	5,637 S.F.
TOTAL COVERAGE %	46.72%
MAX ALLOWABLE	50% (6,027.5 S.F.)
IMPERVIOUS COVERAGE	

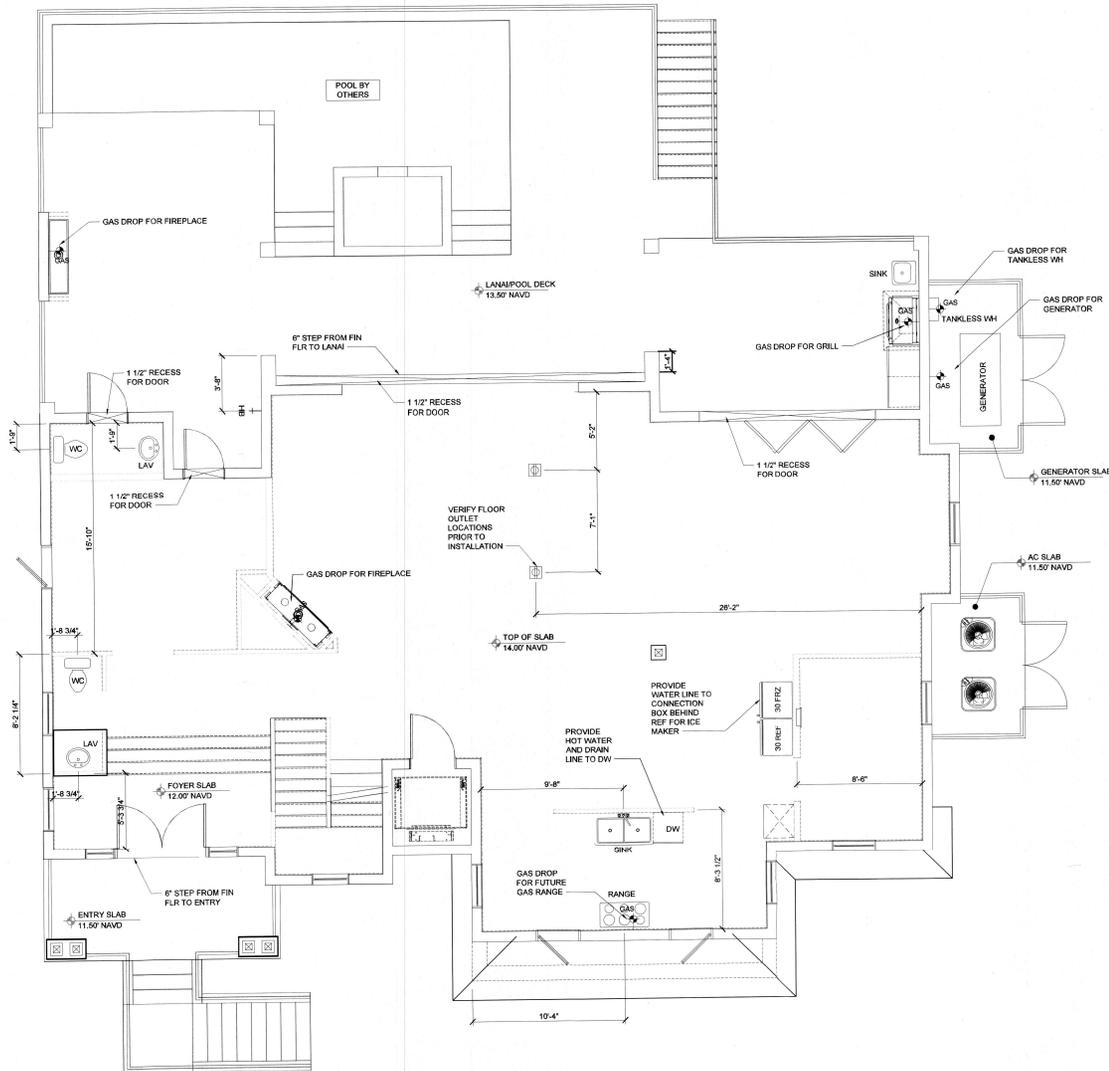
PILE PILING COVERAGE CALCULATIONS

TOTAL LOT	12,055 S.F.
HOUSE FOOTPRINT	3,614.5 S.F.
TOTAL HOUSE %	29.98%
MAX ALLOWABLE	30% (3,616.5 S.F.)
BLDG COVERAGE	

RAISED OR OPEN STRUCTURE TO BE CONSIDERED PERVIOUS AND GROUND BELOW TO BE PERVIOUS

SCHEMATIC SITE LAYOUT
SCALE: 1 : 10

RECEIVED
NOV 18 2022
1505 SW 2nd Street
Boca Raton, FL 33432
561-991-1600



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

WATER HEATER DRAIN PAN NOTES:

P2801.5 REQUIRED PAN:
WHERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 0.0238 INCH (0.6010 MM) (NO. 24 GAUGE), OR OTHER PANS APPROVED FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA I-23.

P2801.5.1 PAN SIZE AND DRAIN:
THE PAN SHALL BE NOT LESS THAN 1 1/2 INCHES (38 MM) DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE OF NOT LESS THAN 3/4 INCH (19 MM) DIAMETER. PIPING FOR SAFETY PAN DRAINS SHALL BE OF THOSE MATERIALS LISTED IN TABLE P005.5.

P2801.5.2 PAN DRAIN TERMINATION:
THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 8 INCHES (127 MM) AND NOT MORE THAN 24 INCHES (610 MM) ABOVE THE ADJACENT GROUND SURFACE.

GENERAL NOTES:

PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL MATERIAL AND PIPING REQUIRED FROM ROUGH-IN LOCATION TO EQUIPMENT CONNECTION LOCATIONS, BOTH SUPPLY AND WASTE (DIRECT & INDIRECT), INCLUDING ASSOCIATED DEVICES, EQUIPMENT, CONTROLS AND CONNECTIONS TO EXISTING SERVICES, SUPPORTS AND HARDWARE REQUIRED FOR THE SATISFACTORY OPERATION OF THE SYSTEMS, WHETHER SPECIFICALLY SHOWN OR NOT. PLUMBING CONTRACTOR SHALL PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICTS WITH STRUCTURE, FINISHES OF WORK OF OTHER TRADES. THE DRAWINGS INDICATE GENERAL ROUTING AND DO NOT SHOW ALL REQUIRED PIPING, FITTINGS, ETC...

PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL MATERIAL AND PIPING REQUIRED FROM ROUGH-IN LOCATION TO EQUIPMENT CONNECTION LOCATIONS, BOTH SUPPLY AND WASTE (DIRECT & INDIRECT), INCLUDING ASSOCIATED DEVICES, EQUIPMENT, CONTROLS AND CONNECTIONS TO EXISTING SERVICES, SUPPORTS AND HARDWARE REQUIRED FOR THE SATISFACTORY OPERATION OF THE SYSTEMS, WHETHER SPECIFICALLY SHOWN OR NOT. PLUMBING CONTRACTOR SHALL PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICTS WITH STRUCTURE, FINISHES OF WORK OF OTHER TRADES. THE DRAWINGS INDICATE GENERAL ROUTING AND DO NOT SHOW ALL REQUIRED PIPING, FITTINGS, ETC...

PIPING ROUGH-INS SHALL BE CONCEALED, AND STUBBED IN WALLS AND COLUMN LOCATIONS WHEREVER POSSIBLE.

ALL HORIZONTAL PIPING LINES AS EXTENDED AND CONNECTED TO EQUIPMENT SHALL BE RUN AT HIGHEST POSSIBLE ELEVATION.

PLUMBING CONTRACTOR TO INSTALL FAUCETS AND WASTES ON SINKS AND MAKE FINAL CONNECTIONS. CONFORM TO ALL STATE AND LOCAL CODES AND REGULATIONS.

THE BUILDING DOMESTIC WATER SUPPLY (ABOVE AND BELOW GROUND) IS TO BE MINIMUM SCHEDULE 40 CPVC PIPING OR EQUAL. BE PEZ SYSTEMS. PLUMBING CONTRACTOR TO PROVIDE HAMMER ARRESTORS OR CHAMBERS WHERE APPLICABLE.

SANITARY DRAIN WASTE AND VENT PIPING IS TO BE MIN SCH-40 PVC-DWV (ASTM D-2685) ABOVE AND BELOW GROUND.

VERIFY LOCATIONS, SIZES, AND ELEVATIONS OF DRAINS, VENT AND DOMESTIC WATER PIPING CONNECTIONS PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY NEW WORK. SHOULD ANY DISCREPANCIES BE DISCOVERED CONTRACTOR SHALL NOTIFY DESIGNER/ARCHITECT IMMEDIATELY.

COORDINATE ALL WORK WITH OTHER TRADES. CONFORM TO ALL STATE AND LOCAL CODES AND REGULATIONS.

CONTRACTOR SHALL VISIT THE SITE AND ALLOW FOR ALL EXISTING CONDITIONS IN HIS BID.

IF NO HOSE BIBBS ARE CURRENTLY INSTALLED AT THE EXTERIOR OF THE HOUSE, NOTIFY DESIGNER IMMEDIATELY FOR LOCATION.

RECEIVED
MAY 08 2022
FOR THE CITY OF LONGBOAT KEY
PLUMBING CONTRACTOR

DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLUMBING COORDINATOR FOR CLARIFICATION

1205 SW 1st Street
Sarasota, FL 34239
(941) 552-0009

JKING
DESIGNS

NUTTER CUSTOM CONSTRUCTION
3534 SOUTH OSPREY AVE
SARASOTA, FL 34239
PH: (941) 924-1868
CBC06004

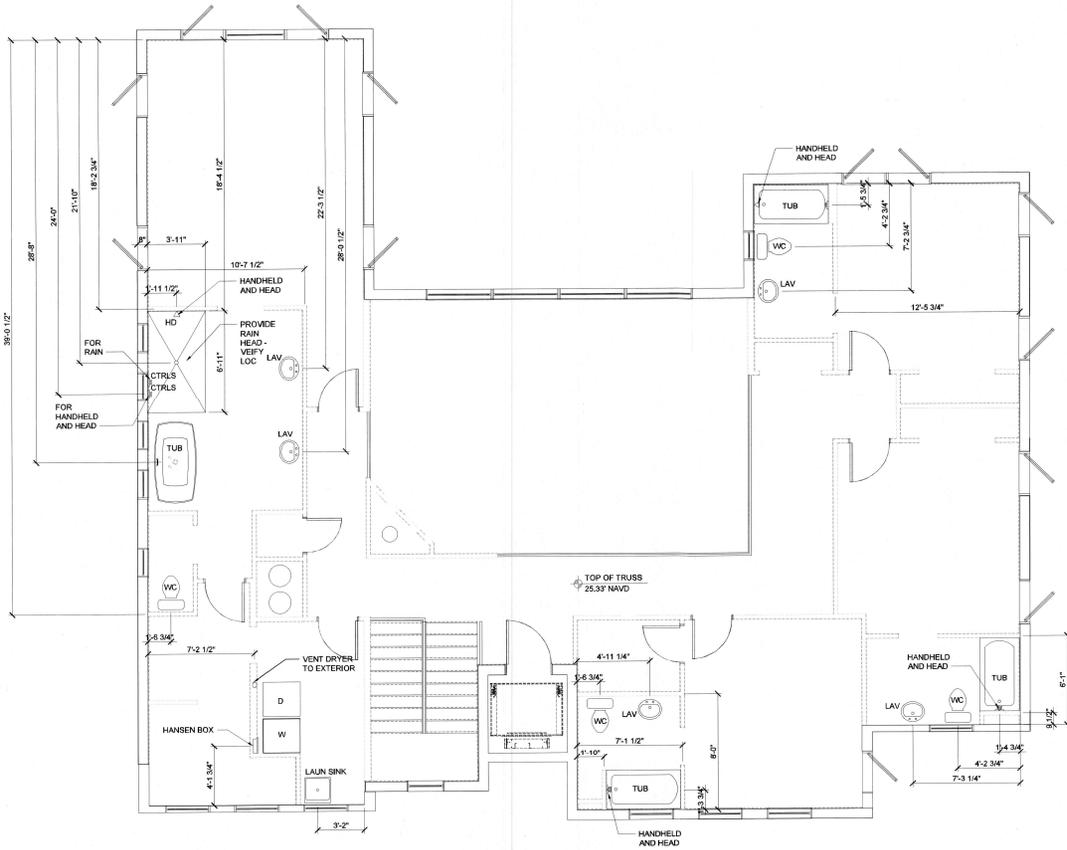
PRICE RESIDENCE
569 KINGFISHER LANE
LONGBOAT KEY, FL

ISSUE DATE
12/29/2022

MAIN FLOOR
PLUMBING
PLAN

SHEET NUMBER
A1.2

BLDG PERMIT PLUS
FILE COPY OF RECORD



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

WATER HEATER DRAIN PAN NOTES:

P2801.5 REQUIRED PAN.
WHERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 0.028 INCH (0.610 MM) (NO. 24 GAUGE), OR OTHER PANS APPROVED FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA C13.

P2801.5.1 PAN SIZE AND DRAIN.
THE PAN SHALL BE NOT LESS THAN 11/2 INCHES (38 MM) DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE OF NOT LESS THAN 3/4 INCH (19 MM) DIAMETER. PIPING FOR SAFETY PAN DRAINS SHALL BE OF THOSE MATERIALS LISTED IN TABLE P2805.5.

P2801.5.2 PAN DRAIN TERMINATION.
THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 8 INCHES (152 MM) AND NOT MORE THAN 24 INCHES (610 MM) ABOVE THE ADJACENT GROUND SURFACE.

GENERAL NOTES:

PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL MATERIAL AND PIPING REQUIRED FROM ROUGH-IN LOCATION TO EQUIPMENT CONNECTION LOCATIONS. BOTH SUPPLY AND WASTE (DIRECT & INDIRECT), INCLUDING ASSOCIATED DEVICES, EQUIPMENT, CONTROLS AND CONNECTIONS TO EXISTING SERVICES, SUPPORTS AND HARDWARE REQUIRED FOR THE SATISFACTORY OPERATION OF THE SYSTEMS, WHETHER SPECIFICALLY SHOWN OR NOT. PLUMBING CONTRACTOR SHALL PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICTS WITH STRUCTURE, FINISHES OF WORK OF OTHER TRADES. THE DRAWINGS INDICATE GENERAL ROUTING AND DO NOT SHOW ALL REQUIRED PIPING, FITTINGS, ETC.

ALL HORIZONTAL PIPING LINES AS EXTENDED AND CONNECTED TO EQUIPMENT SHALL BE RUN AT HIGHEST POSSIBLE ELEVATION

PLUMBING CONTRACTOR TO INSTALL FAUCETS, AND WASTES ON SINKS AND MAKE FINAL CONNECTIONS. CONFORM TO ALL STATE AND LOCAL CODES AND REGULATIONS.

THE BUILDING DOMESTIC WATER SUPPLY (ABOVE AND BELOW GROUND) IS TO BE MINIMUM SCHEDULE 40 C-PVC PIPING OR EQUAL (E.P.E.X SYSTEMS). PLUMBING CONTRACTOR TO PROVIDE HAMMER ARRESTORS OR CHAMBERS WHERE APPLICABLE.

SANITARY DRAIN WASTE AND VENT PIPING IS TO BE MIN SCH-40 PVC-DWV (ASTM D-2685) ABOVE AND BELOW GROUND.

VERIFY LOCATIONS, SIZES, AND ELEVATIONS OF DRAINS, VENT AND DOMESTIC WATER PIPING CONNECTIONS PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY NEW WORK. SHOULD ANY DISCREPANCIES BE DISCOVERED CONTRACTOR SHALL NOTIFY DESIGNER/ARCHITECT IMMEDIATELY.

COORDINATE ALL WORK WITH OTHER TRADES. CONFORM TO ALL STATE AND LOCAL CODES AND REGULATIONS.

CONTRACTOR SHALL VISIT THE SITE AND ALLOW FOR ALL EXISTING CONDITIONS IN HIS BID.

IF NO HOSE BIBBS ARE CURRENTLY INSTALLED AT THE EXTERIOR OF THE HOUSE, NOTIFY DESIGNER IMMEDIATELY FOR LOCATION.

RECEIVED
MAY 03 2024
TOWN OF LONGBOAT KEY
PLUMBING PERMIT

DO NOT SCALE DRAWINGS NOT DIMENSIONS NOT SHOWN CONTACT PLANNING COORDINATOR FOR CLARIFICATION

1585 9th Street
Jacking
JACKSONVILLE, FL 32206
D E S I G N S

NUTTER CUSTOM CONSTRUCTION
3534 SOUTH OSPREY AVE
SARASOTA, FL 34239
PH: (841) 824-1888
CBC080004

PRICE RESIDENCE
569 KINGFISHER LANE
LONGBOAT KEY, FL

ISSUE DATE
12/26/2022

UPPER FLOOR
PLUMBING
PLAN

SHEET NUMBER
A1.3

BLDG PERMIT PLAN
FILE

DO NOT SCALE DIMENSIONS FOR PERMITS. DIMENSIONS NOT SHOWN CONTACT PLANNING COORDINATOR FOR CLARIFICATION.

1208 1/2th Street
Sarasota, FL 34238
(941) 424-0808



NUTTER CUSTOM CONSTRUCTION
1954 SOUTH OSPREY AVE
SARASOTA, FL 34239
PH: (941) 924-1868
CBCB00004



PERMIT COMMENTS:
TEN-04110023

PRICE RESIDENCE
569 KINGFISHER LANE
LONGBOAT KEY, FL

ISSUE DATE
12/26/2022

GROUND FLOOR PLAN

SHEET NUMBER
A2.1

BLDG. PERMIT PLANS
FILE copy of set 5/16/2023

WALL LEGEND

3 1/2" INTERIOR STUD WALL	8x16 CMU WALL 9'-0" AFF
5 1/2" INTERIOR STUD WALL	7 1/4" EXTERIOR STUD WALL
7 1/4" INTERIOR STUD WALL	3 1/2" INTERIOR STUD WALL W/ SOUND BATTING
8x16 CMU WALL 10'-0" AFF	3 1/2" INTERIOR BEARING WALL
8x16 CMU WALL 10'-0" AFF - PT FURRING ONE SIDE	5 1/2" INTERIOR BEARING WALL
8x16 CMU WALL 12'-0" AFF	



DAVID YOUNG
REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 12087
YOUNG & HEDRICK ENGINEERING
6771 Professional Park W, Ste 201
Lakewood Ranch, FL 34207
(941) 306-1225
FAX: 941-306-9399

REQUIRED SAFETY GLAZING IN HAZ. LOCATIONS

- 2406.3 HAZARDOUS LOCATIONS
- 2406.3 THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
- GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
 - GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 3/8 INCH (9.5 MM) RADIUS OF THE DOOR IN A CROSECT AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 8 SQ. FT (0.84 M SQ).
 - BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 38 INCHES (914 MM) ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - ALL GLAZING IN RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL INFILL PANELS.
 - GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS 1) LESS THAN 60 INCHES (1524 MM) ABOVE THE WALKING SURFACE ON THE POOL SIDE, AND 2) WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE WALKING SURFACE ON THE POOL SIDE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

ROUGH OPENING NOTE:

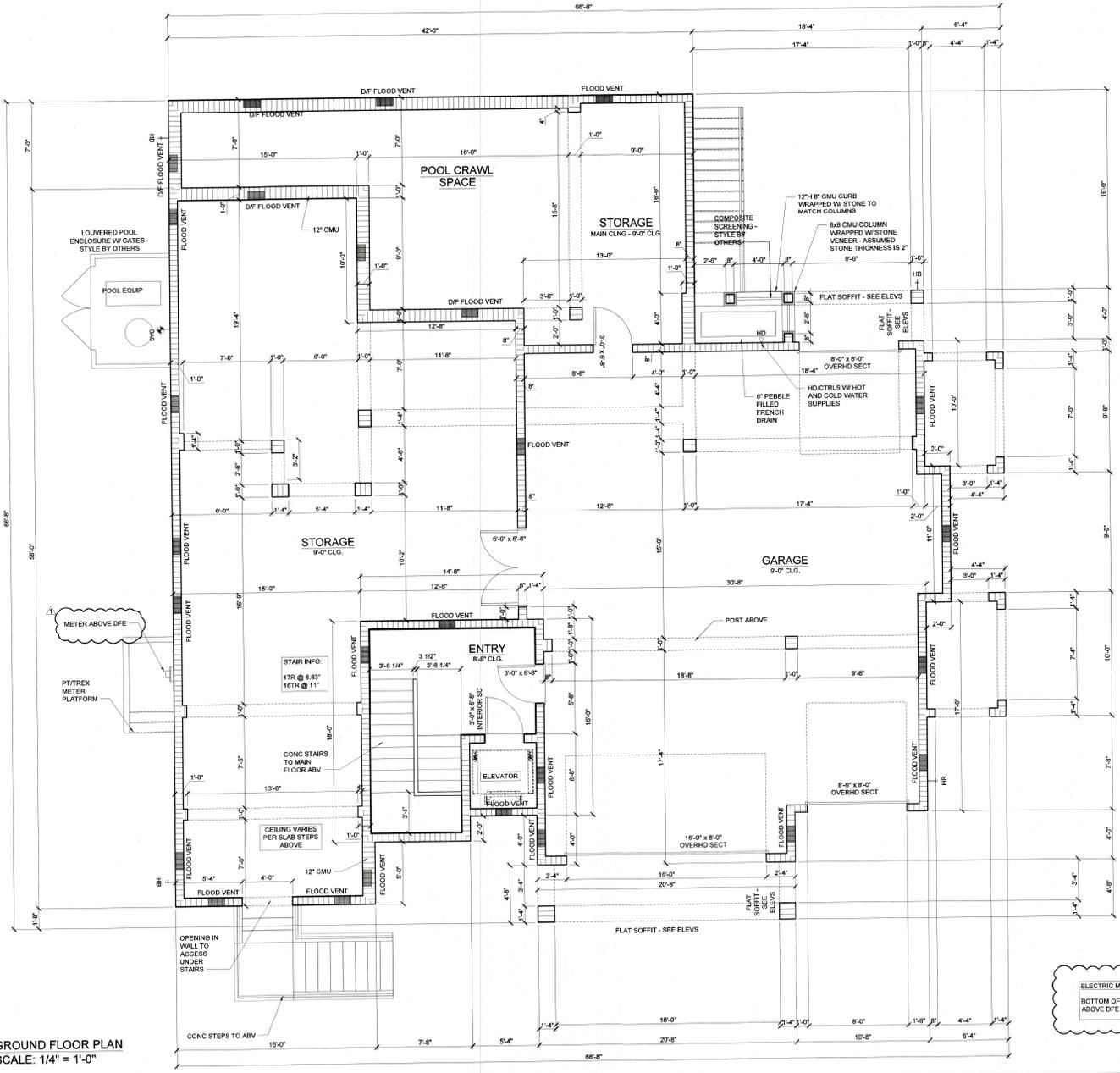
- FIELD VERIFY MASONRY AND FRAME OPENINGS OF WINDOWS AND DOORS WITH MANUFACTURE SPECIFICATIONS.

FLOOR PLAN GENERAL NOTES:

- PER IRC 7TH EDITION RESIDENTIAL (2020) (R308.4.5), GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. Q.C. TO VERIFY IF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED.
- ATTIC ACCESS TO BE JOB LOCATED. CONTRACTOR TO INSURE MINIMUM OF 30" CLEAR UNOBSTRUCTED HEIGHT ABOVE OPENING.
- CONDENSATE ROOF DOWNSPOUTS WILL DISCHARGE A MINIMUM OF 12" FROM BLDG. IRRIGATION/SPRINKLER SYSTEMS, INCLUDING ALL RISERS AND SPRAY - SHALL NOT BE INSTALLED WITHIN 12" OF THE BLDG.
- CONTRACTOR TO ENSURE THAT PLUMBING AND TUB DECK DIMENSIONS PROPERLY COORDINATE WITH FINAL TUB CHOSEN. CONTRACTOR MUST VERIFY TUB DECK DIMENSIONS AND PLUMBING WITH CHOSEN TUB PRIOR TO INSTALLING EITHER.
- ALL WINDOWS AND GLASS DOORS NOT IMPACT RATED MUST BE PROTECTED BY CORROSION-RESISTANT METAL PANELS OR ANOTHER APPROVED METHOD. PLYWOOD COVERINGS ARE NOT ACCEPTABLE. INSTALL ALL PROTECTIONS PER MANUFACTURER'S DETAILS AND INSTRUCTIONS.
- ALL INTERIOR FLAT SOFFITS TO BE 2x8 WIDE.

AREA CALCULATIONS

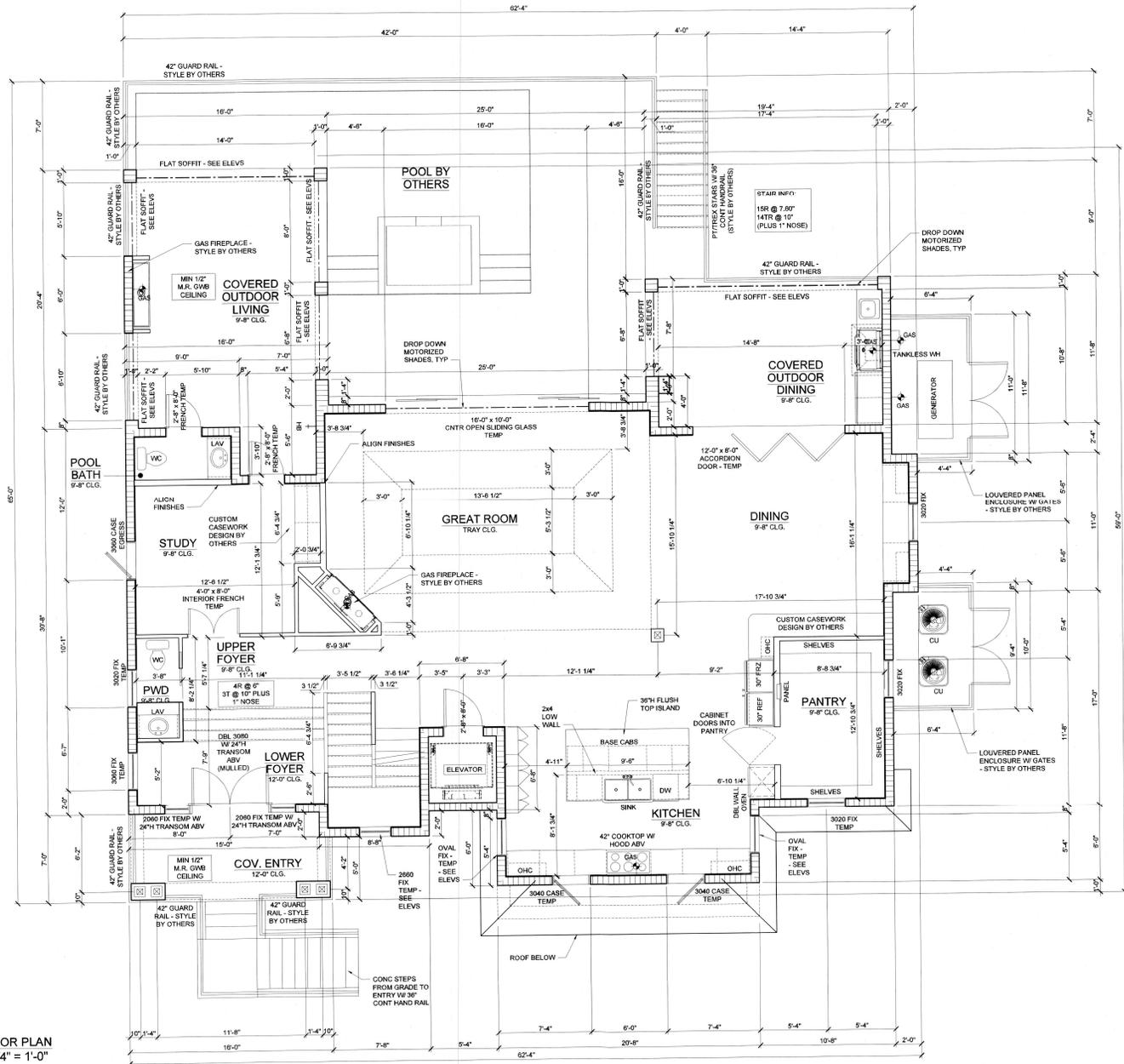
GROUND FLOOR HABITABLE	252 SQ FT
MAIN FLOOR HABITABLE	1,928 SQ FT
UPPER FLOOR HABITABLE	1,921 SQ FT
TOTAL HABITABLE SPACE	4,099 SQ FT
GARAGE/STORAGE	2,729 SQ FT
POOL CRAWL SPACE	384 SQ FT
PORTE COCHERE	96 SQ FT
OUTDOOR LIVING	348 SQ FT
OUTDOOR COOKING	233 SQ FT
COVERED ENTRY	110 SQ FT
TOTAL UNDER ROOF:	7,987 SQ FT



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

ELECTRIC METER NOTE:
BOTTOM OF METER ENCLOSURE TO BE ABOVE DFE OF 11.00' NAVD

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



WALL LEGEND

3 1/2" INTERIOR STUD WALL	8x16 CMU WALL 9'-0" AFF
5 1/2" INTERIOR STUD WALL	7 1/4" EXTERIOR STUD WALL
7 1/4" INTERIOR STUD WALL	3 1/2" INTERIOR STUD WALL W/ SOUND BATTING
8x16 CMU WALL 10'-0" AFF	3 1/2" INTERIOR BEARING WALL
8x16 CMU WALL 10'-0" AFF - PT FURRING ONE SIDE	5 1/2" INTERIOR BEARING WALL
8x16 CMU WALL 12'-0" AFF	



YOUNG & HEDRICK ENGINEERING
6771 Professional Plaza W, Ste 201
Lakewood Ranch, FL 34202
(941) 306-1225
FAX: No. 34999

REQUIRED SAFETY GLAZING IN HAZ. LOCATIONS

- 2406.3 HAZARDOUS LOCATIONS
- 2406.3 THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
- GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PART) DOOR ASSEMBLIES.
 - GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS, INCLUDING ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT. (0.84 M²).
 - BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - ALL GLAZING IN RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURAL BALUSTER PANELS AND NON STRUCTURAL IN-FILL PANELS.
 - GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS 1) LESS THAN 60 INCHES (1524 MM) ABOVE THE WALKING SURFACE ON THE POOL SIDE, AND 2) WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE WALKING SURFACE ON THE POOL SIDE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

ROUGH OPENING NOTE:

- FIELD VERIFY MASONRY AND FRAME OPENINGS OF WINDOWS AND DOORS WITH MANUFACTURER SPECIFICATIONS.

FLOOR PLAN GENERAL NOTES:

- PER FBC 7TH EDITION RESIDENTIAL (2020) (R308.4.5), GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. C.G. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED, IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACINGS THOSE ITEMS IS TO BE TEMPERED.
- ATTIC ACCESS TO BE JOB LOCATED. CONTRACTOR TO INSURE MINIMUM OF 30" CLEAR UNOBSTRUCTED HEIGHT ABOVE OPENING.
- CONDENSATE ROOF DOWNSPOUTS WILL DISCHARGE A MINIMUM OF 12" FROM BLDG. IRRIGATION/SPRINKLER SYSTEMS - INCLUDING ALL RISERS AND SPRAY - SHALL NOT BE INSTALLED WITHIN 12" OF THE BLDG.
- CONTRACTOR TO ENSURE THAT PLUMBING AND TUB DECK DIMENSIONS PROPERLY COORDINATE WITH FINAL TUB CHOSEN. CONTRACTOR MUST VERIFY DECK DIMENSIONS AND PLUMBING WITH CHOSEN TUB PRIOR TO INSTALLING EITHER.
- ALL WINDOWS AND GLASS DOORS NOT IMPACT RATED MUST BE PROTECTED BY CONKUKA LED METAL PANELS OR ANOTHER APPROVED METHOD. PLYWOOD COVERINGS ARE NOT ACCEPTABLE. INSTALL ALL PROTECTIONS PER MANUFACTURER'S DETAILS AND INSTRUCTIONS.
- ALL INTERIOR FLAT SOFFITS TO BE 2x8 WIDE.

AREA CALCULATIONS

GROUND FLOOR HABITABLE	252 SQ FT
MIN FLOOR HABITABLE	1,928 SQ FT
UPPER FLOOR HABITABLE	1,821 SQ FT
TOTAL HABITABLE SPACE	4,098 SQ FT
GARAGE/STORAGE	2,729 SQ FT
POOL CRAWL SPACE	384 SQ FT
PORTE COCHERE	98 SQ FT
OUTDOOR LIVING	348 SQ FT
OUTDOOR COOKING	223 SQ FT
COVERED ENTRY	110 SQ FT
TOTAL UNDER FLOOR:	7,987 SQ FT

RECEIVED
MAY 09 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION



NUTTER CUSTOM CONSTRUCTION
3534 SOUTH OSPREY AVE
SARASOTA, FL 34239
PH: (941) 924-1888
CBC0680004



PRICE RESIDENCE
569 KINGFISHER LANE
LONGBOAT KEY, FL

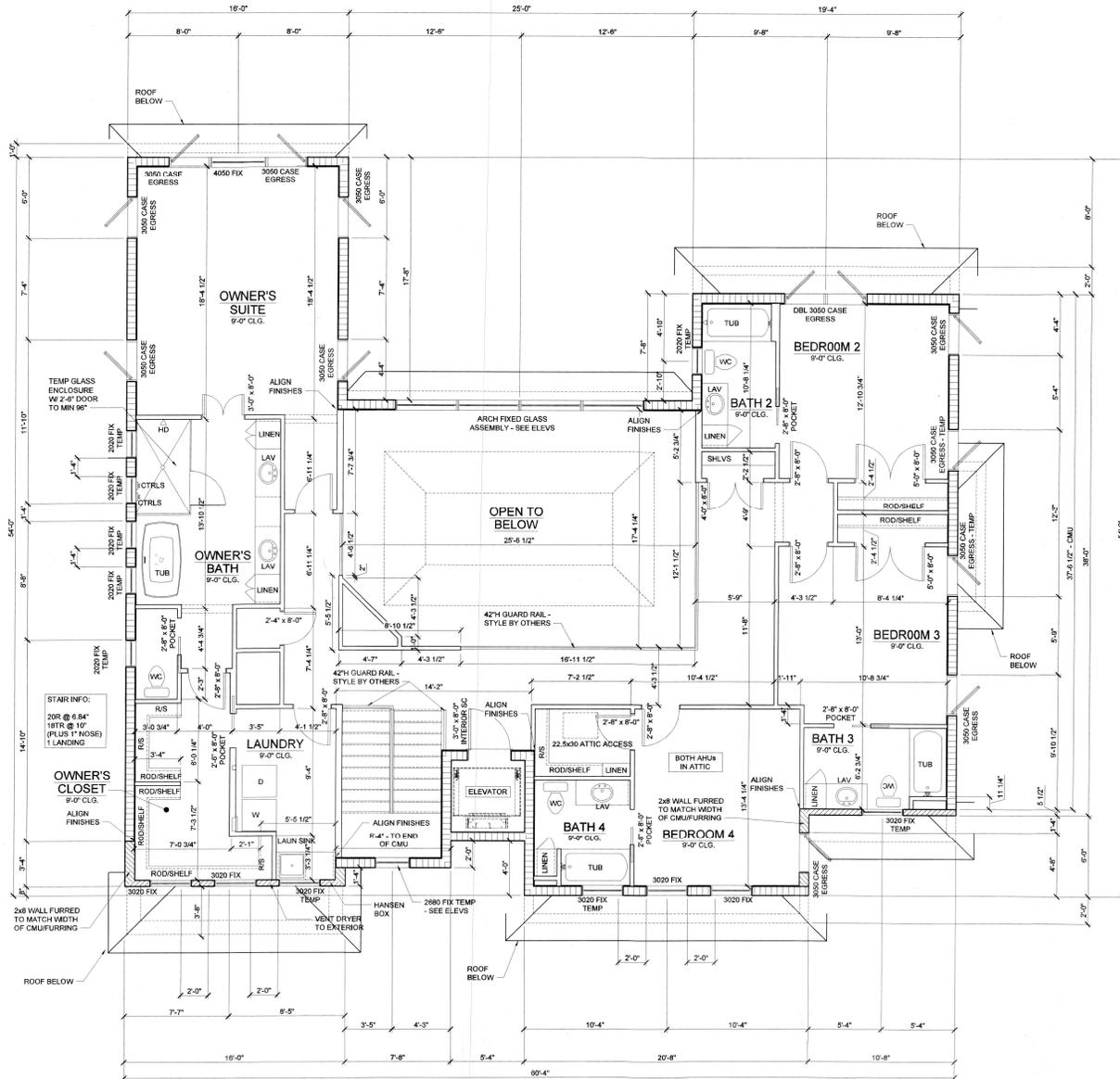
ISSUE DATE
12/26/2022

MAIN FLOOR
PLAN

SHEET NUMBER
A2.2

FILE COPY OF PLO

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



WALL LEGEND

3 1/2" INTERIOR STUD WALL	8x16 CMU WALL 9'-0" AFF
5 1/2" INTERIOR STUD WALL	8x16 CMU WALL 10'-0" AFF
7 1/4" INTERIOR STUD WALL	7 1/4" EXTERIOR STUD WALL
8x16 CMU WALL 10'-0" AFF - PT FLOORING ONE SIDE	3 1/2" INTERIOR STUD WALL W SOUND BATTING
8x16 CMU WALL 12'-0" AFF	3 1/2" INTERIOR BEARING WALL
	5 1/2" INTERIOR BEARING WALL



YOUNG & HEDRICK ENGINEERING, LLC
6771 Professional Pkwy W, Ste 201
Lakewood Ranch, FL 34209
(941) 306-1225
FSC No. 34599

REQUIRED SAFETY GLAZING IN HAZ. LOCATIONS

- 2406.3 HAZARDOUS LOCATIONS
- 2406.3 THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:
- GLAZING IN SWIMMING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
 - GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSES THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT (9.4 M SQ.)
 - BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - ALL GLAZING IN RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURAL BALUSTER PANELS AND NON STRUCTURAL INFILL PANELS.
 - GLAZING IN WALLS AND FENCES ENCLOSEING INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS 1) LESS THAN 60 INCHES (1524 MM) ABOVE THE WALKING SURFACE ON THE POOL SIDE, AND 2) WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE WALKING SURFACE ON THE POOL SIDE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

ROUGH OPENING NOTE:

- FIELD VERIFY MASONRY AND FRAME OPENINGS OF WINDOWS AND DOORS WITH MANUFACTURE SPECIFICATIONS.

FLOOR PLAN GENERAL NOTES:

- PER FBC 7TH EDITION RESIDENTIAL (2020) (R308.4.5), GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED.
- ATTIC ACCESS TO BE JOB LOCATED. CONTRACTOR TO INSURE MINIMUM OF 30" CLEAR UNOBSTRUCTED HEIGHT ABOVE OPENING.
- CONDENSATEROOF DOWNSPOUTS WILL DISCHARGE A MINIMUM OF 12" FROM BLDG. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY SHALL NOT BE INSTALLED WITHIN 12" OF THE RIDG.
- CONTRACTOR TO ENSURE THAT PLUMBING AND TUB DECK DIMENSIONS PROPERLY COORDINATE WITH FINAL TUB CHOSEN. CONTRACTOR MUST VERIFY DECK DIMENSIONS AND PLUMBING WITH CHOSEN TUB PRIOR TO INSTALLING EITHER.
- ALL WINDOWS AND GLASS DOORS NOT IMPACT RATED MUST BE PROTECTED BY CORRUGATED METAL PANELS OR ANOTHER APPROVED METHOD. PLYWOOD COVERINGS ARE NOT ACCEPTABLE. INSTALL ALL PROTECTIONS PER MANUFACTURER'S DETAILS AND INSTRUCTIONS.
- ALL INTERIOR FLAT SOFFITS TO BE 2x8 MIDE.

AREA CALCULATIONS

GROUND FLOOR HABITABLE	252 SQ FT
MAIN FLOOR HABITABLE	1,928 SQ FT
UPPER FLOOR HABITABLE	1,821 SQ FT
TOTAL HABITABLE SPACE	4,009 SQ FT
GARAGE/STORAGE	
POOL CRAVEL SPACE	2,739 SQ FT
PORTE COCHERE	384 SQ FT
OUTDOOR LIVING	98 SQ FT
OUTDOOR COOKING	348 SQ FT
COVERED ENTRY	223 SQ FT
COVERED ENTRY	110 SQ FT
TOTAL UNDER ROOF:	7,987 SQ FT

RECEIVED

MAY 09 2023

TOWN OF LONGBOAT KEY

Planning, Zoning & Building

DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLANNING COORDINATOR FOR CLARIFICATION

Jking

DESIGNS

NUTTER CUSTOM CONSTRUCTION
3634 SOUTH OSPREY AVE
SAFASOTA, FL 34239
PH: (941) 924-1888
CBO080004

NC

NUTTER CONSULTANTS
CONSULTANTS

PRICE RESIDENCE

569 KINGFISHER LANE

LONGBOAT KEY, FL

ISSUE DATE
12/28/2022

UPPER FLOOR PLAN

SHEET NUMBER
A2.3

PLANS PERMIT DIVISION
FILED COPY OF RECORDS



YOUNG & HERDICK ENGINEERING, LLC
 6771 Professional Pkwy. N., Ste. 201
 Lakewood Ranch, FL 34240
 (941) 306-1223
 FPE No. 34899

DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION.
Jking
 DESIGNS

NC NUTTER CUSTOM CONSTRUCTION
 3534 SOUTH OSPREY AVE
 SARASOTA, FL 34239
 PH: (813) 924-1888
 CBCB06004

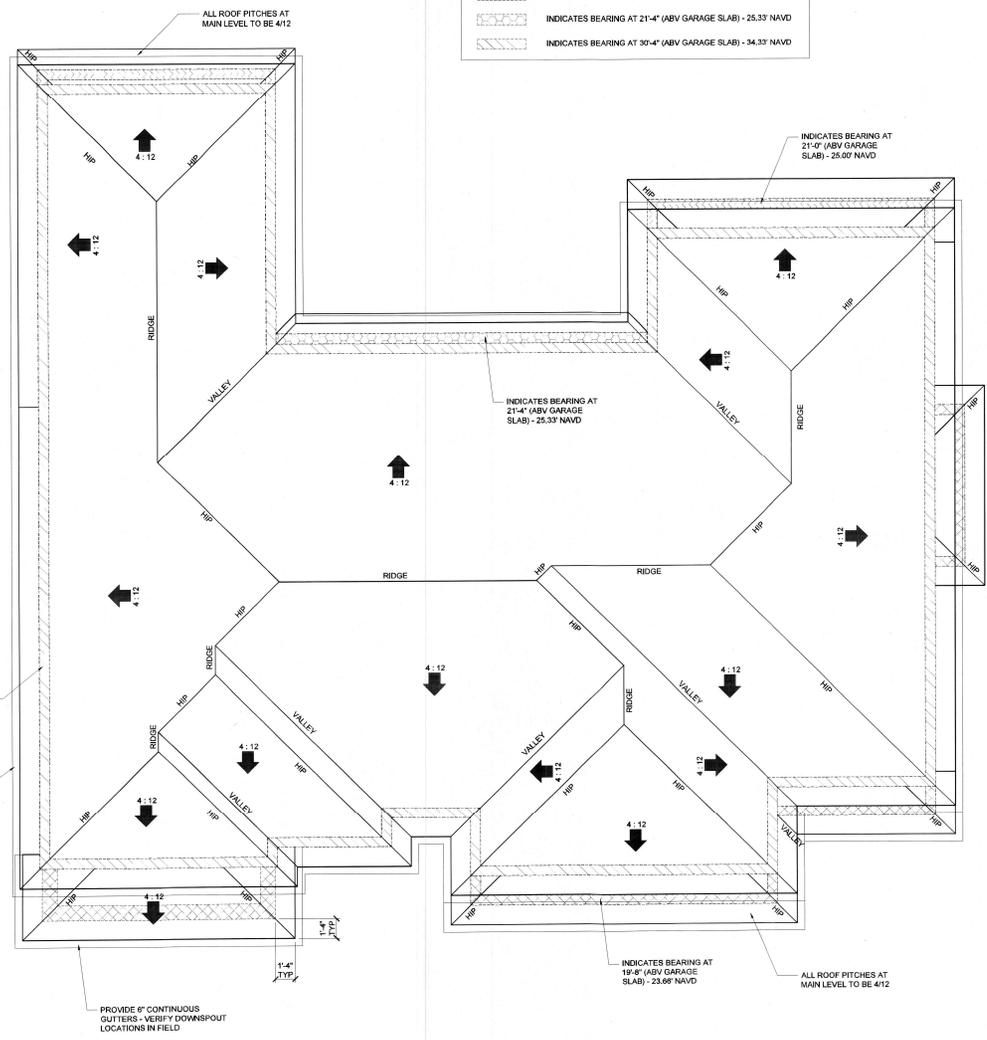
PRICE RESIDENCE
 569 KINGFISHER LANE
 LONGBOAT KEY, FL

ISSUE DATE
 12/28/2022
 ROOF LAYOUT
 SHEET NUMBER
A3

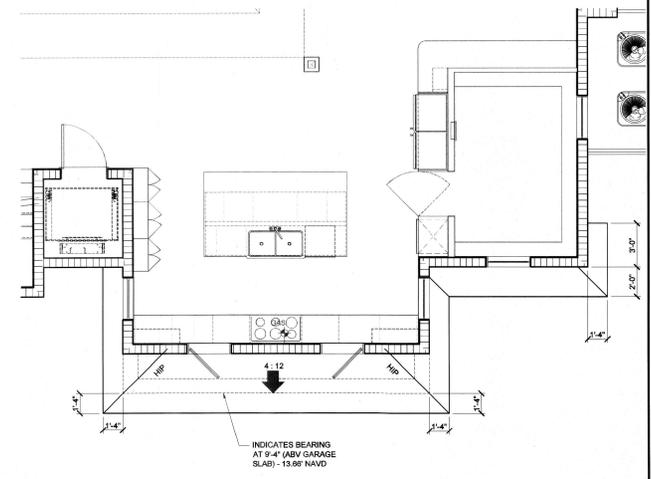
RECEIVED
 MAY 09 2023
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

BLDG PERMIT PLANS
 FILE COPY FOR RECORD

- INDICATES BEARING AT 19'-8" (ABV GARAGE SLAB) - 23.66' NAVD
- INDICATES BEARING AT 21'-0" (ABV GARAGE SLAB) - 25.00' NAVD
- INDICATES BEARING AT 21'-4" (ABV GARAGE SLAB) - 25.33' NAVD
- INDICATES BEARING AT 30'-4" (ABV GARAGE SLAB) - 34.33' NAVD



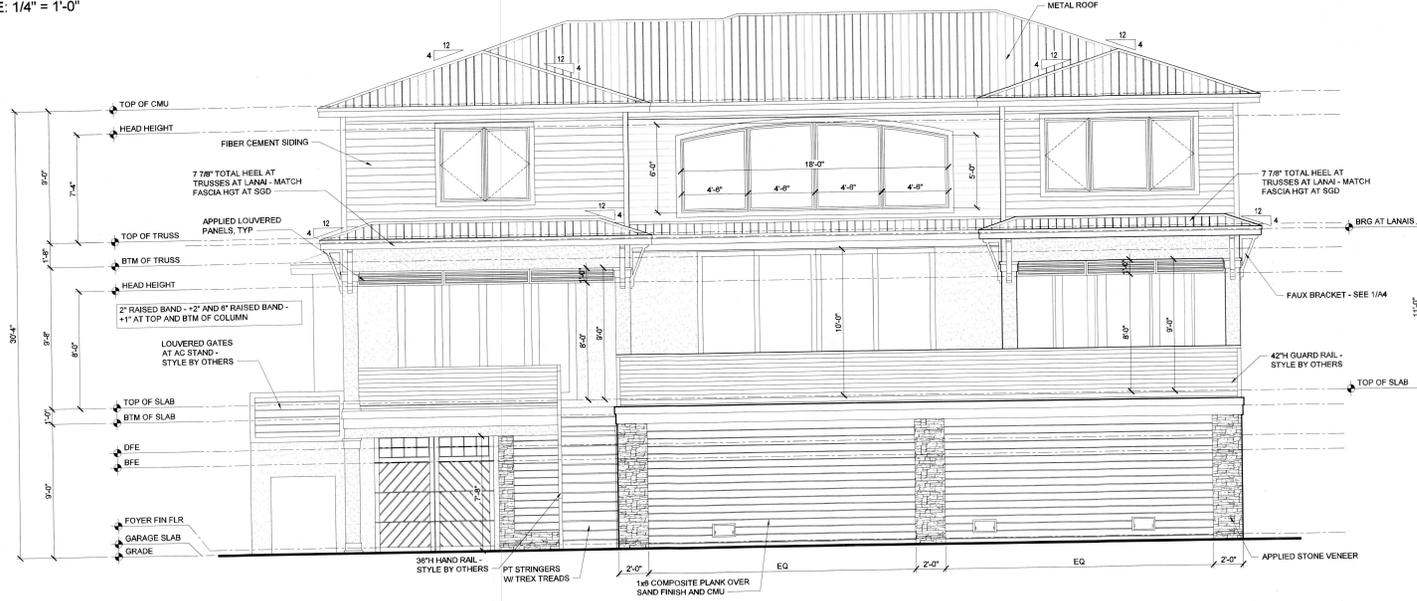
MAIN AND UPPER FLOOR ROOF LAYOUT
 SCALE: 1/4" = 1'-0"



GROUND FLOOR ROOF LAYOUT
 SCALE: 1/4" = 1'-0"



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



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

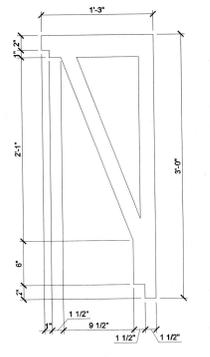
ALL FIBER CEMENT SIDING TO HAVE 6" EXPOSURE
 ALL TRIM BOARD AT CORNERS TO BE 4"W / +1"
 ALL TRIM BOARD AT OHS TO BE 4"W / +1" - APPLY OH TRIM BOARD AT ALL AREAS W SIDING OR BOARD/BATTENS
 ALL BOARD/BATT TO BE 1/2 BATTENS @ 16" OC OVER SMOOTH HARDBE PANELS
 ALL WINDOW TRIM AT SIDING OR BOARD/BATT TO BE 4"W / +1"
 ALL WINDOW TRIM AT SAND FINISH TO BE 4" RAISED BAND - +1"
 ALL BAHAMA SHUTTERS TO BE STYLE BY OTHERS
 ALL LOUVERED PANELS TO BE STYLE BY OTHERS

- EXTERIOR ELEVATION GENERAL NOTES:**
1. CEMENT PLASTER FINISH OVER CONCRETE MASONRY SHALL BE 5/8" THICK SMOOTH FINISH PER ASTM 909.
 2. CEMENT PLASTER FINISH OVER WOOD FRAMED WALLS SHALL BE 7/8" (3-COAT) SMOOTH FINISH, OVER ASPHALT IMPREGATED PAPER BACK WIRE LATH. OVER HOUSE WRAP OVER EXTERIOR SHEATHING PER STRUCTURAL DRAWINGS. LATH TO BE FURRED OUT FROM BASKING BY AN APPROVED METHOD. FCRC 7TH EDITION (2020) RTD.8.
 3. ELEVATIONS: BANDING, MOLDING, COLUMNS & TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OF RAISED BANDING.
 4. WEEP SCREED SHALL BE IN ACCORDANCE WITH FCRC 7TH EDITION (2020) 703.6.2.1
 5. ASSUMED AVERAGE STONE DEPTH 4"
 6. WHERE A BRICK LEDGE OR STUCCO BAND IS LOCATED ADJACENT TO STONE, MINIMUM THICKNESS OF LEDGE/BAND IS 3" SO THAT LEDGE/BAND IS 1" PROUD OF STONE
 7. ALL STONE IS AN APPLIED STONE VENEER - STYLE BY OTHERS

BFE - 10.00' NAVD
 DFE - 11.00' NAVD
 TOP OF FOYER - 12.00' NAVD
 FINISHED FLOOR - 14.00' NAVD
 TOP OF BUILDING - 29'-1"



YOUNG & HEDRICK ENGINEERING, LLC
 6771 Professional Pkwy W, Ste 201
 Lakewood Ranch, FL 34240
 (941) 306-1225
 (941) No. 34699



1 BRACKET DETAIL
SCALE: 1 1/2" = 1'-0"

DO NOT SCALE
 DIMENSIONS NOT
 SHOWN CONTACT
 PLAN
 COORDINATOR FOR
 CLARIFICATION

1386 1/4" Thick
 Aluminum, FL State
 Registration No. 10176
 Jking
 DESIGNS

NUMBER CUSTOM CONSTRUCTION
 569 KINGFISHER LANE
 SARASOTA, FL 34238
 PH: (941) 924-1868
 CBC060004

MC
 CUSTOM
 CONSTRUCTION

1. PERMIT COMMENTS:

TENU-14112023

PRICE RESIDENCE
 569 KINGFISHER LANE
 LONGBOAT KEY, FL

ISSUE DATE
 12/26/2023

COVER PAGE

SHEET NUMBER
A4

FOR PROJECT PLAN, FILE COPY ONLY



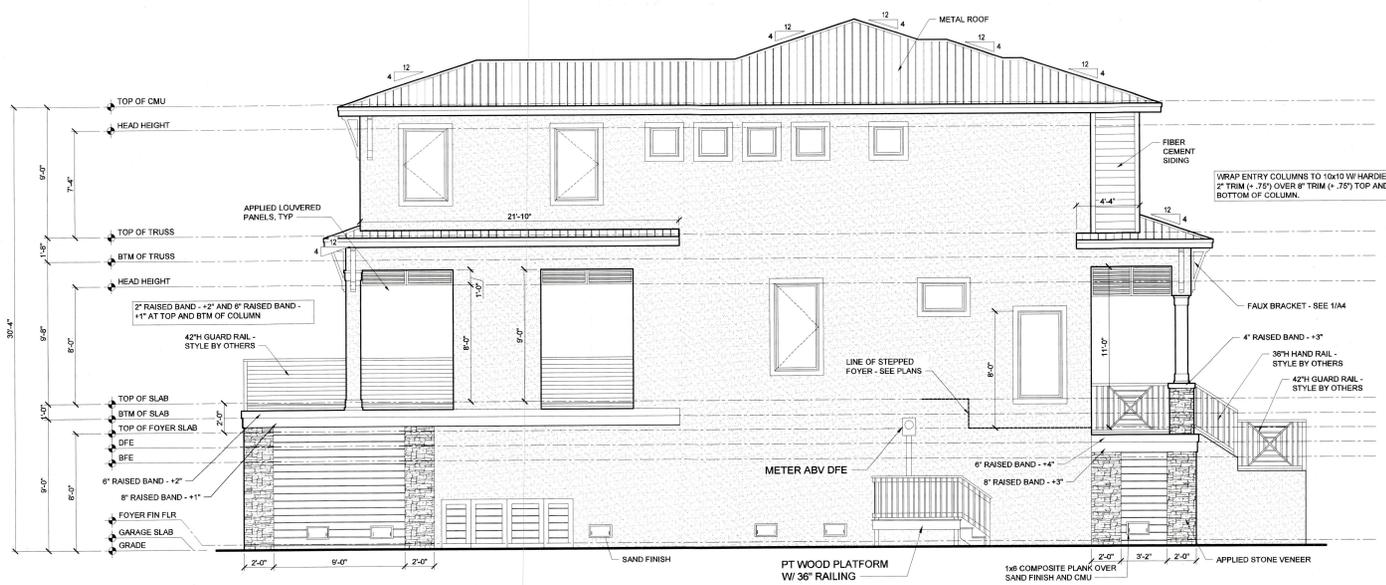
- EXTERIOR ELEVATION GENERAL NOTES:**
1. CEMENT PLASTER FINISH OVER CONCRETE MASONRY SHALL BE 5/8" THICK SMOOTH FINISH PER ASTM 908.
 2. CEMENT PLASTER FINISH OVER WOOD FRAMED WALLS SHALL BE 7/8" (3-COAT) SMOOTH FINISH OVER ASPHALT IMPREGNATED PAPER BACK WIRE LATH. OVER HOUSE WRAP OVER EXTERIOR SHEATHING PER STRUCTURAL DRAWINGS. LATH TO BE FURRED OUT FROM BACKING BY AN APPROVED METHOD, FBCE 714 EDITION (2020) 8703.8.
 3. ELEVATIONS SANDING, MOLDING, COLUMNS & TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OF RAISED BANDING.
 4. MEEP SCREED SHALL BE IN ACCORDANCE WITH FBCE 7TH EDITION (2020) 703.6.1.
 5. ASSUMED AVERAGE STONE DEPTH 4"
 6. WHERE A BRICK LEDGE OR STUCCO BAND IS LOCATED ADJACENT TO STONE. MINIMUM THICKNESS OF LEDGE/BAND IS 3" SO THAT LEDGE/BAND IS 1" PROUD OF STONE.
 7. ALL STONE IS AN APPLIED STONE VENEER - STYLE BY OTHERS

BFE - 10.00' NAVD
DFE - 11.00' NAVD
TOP OF FOYER - 12.00' NAVD
FINISHED FLOOR - 14.00' NAVD
TOP OF BUILDING - 29'-1" (FROM DFE)

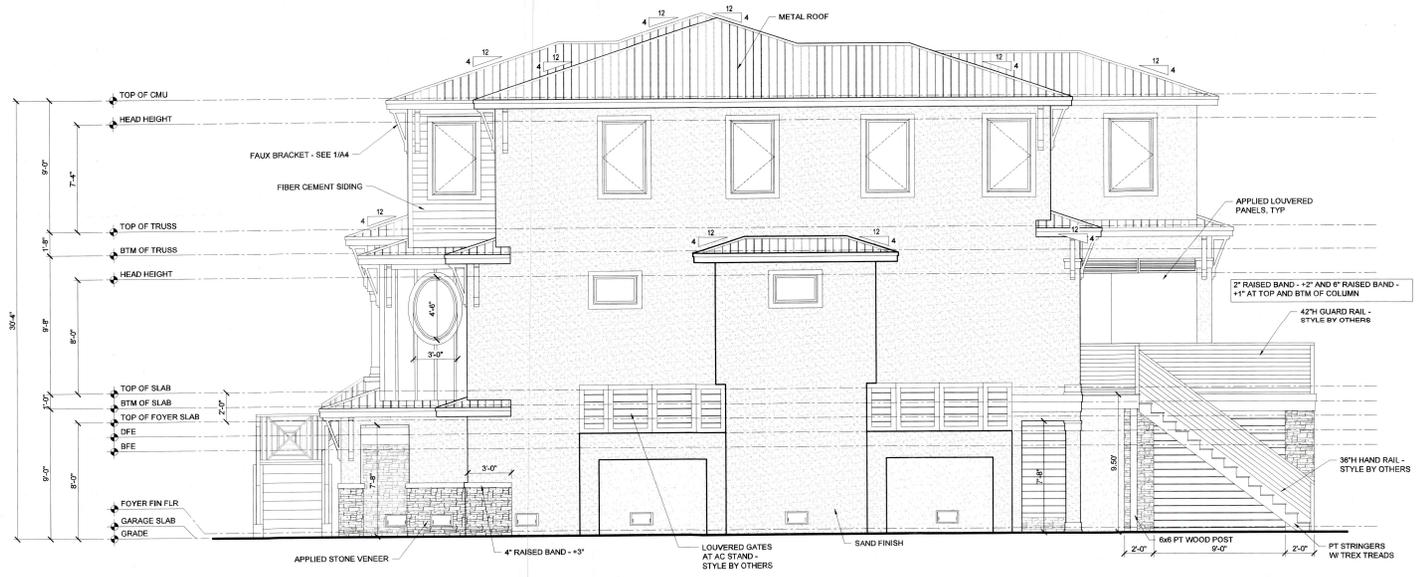
ALL FIBER CEMENT SIDING TO HAVE 8" EXPOSURE
ALL TRIM BOARD AT CORNERS TO BE 4"W x 1"
ALL TRIM BOARD AT OHS TO BE 4"W x 1" - APPLY OH TRIM BOARD AT ALL AREAS W SIDING OR BOARD/BATTENS
ALL BOARD/BATT TO BE 1/2 BATTENS @ 1" OC OVER SMOOTH HARDIE PANELS
ALL WINDOW TRIM AT SIDING OR BOARD/BATT TO BE 4"W x 1"
ALL WINDOW TRIM AT SAND FINISH TO BE 4" RAISED BAND - 1"
ALL BAHAMA SHUTTERS TO BE STYLE BY OTHERS
ALL LOUVERED PANELS TO BE STYLE BY OTHERS



YOUNG & HEDRICK ENGINEERING, INC.
6771 Professional Hwy W, Ste. 201
Lakewood Ranch, FL 34240
(941) 396-1255
FIRE No. 34399



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



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

RECEIVED
MAY 10 9 2023
TOWN OF LONGBOAT KEY
Planning & Zoning Commission

DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION

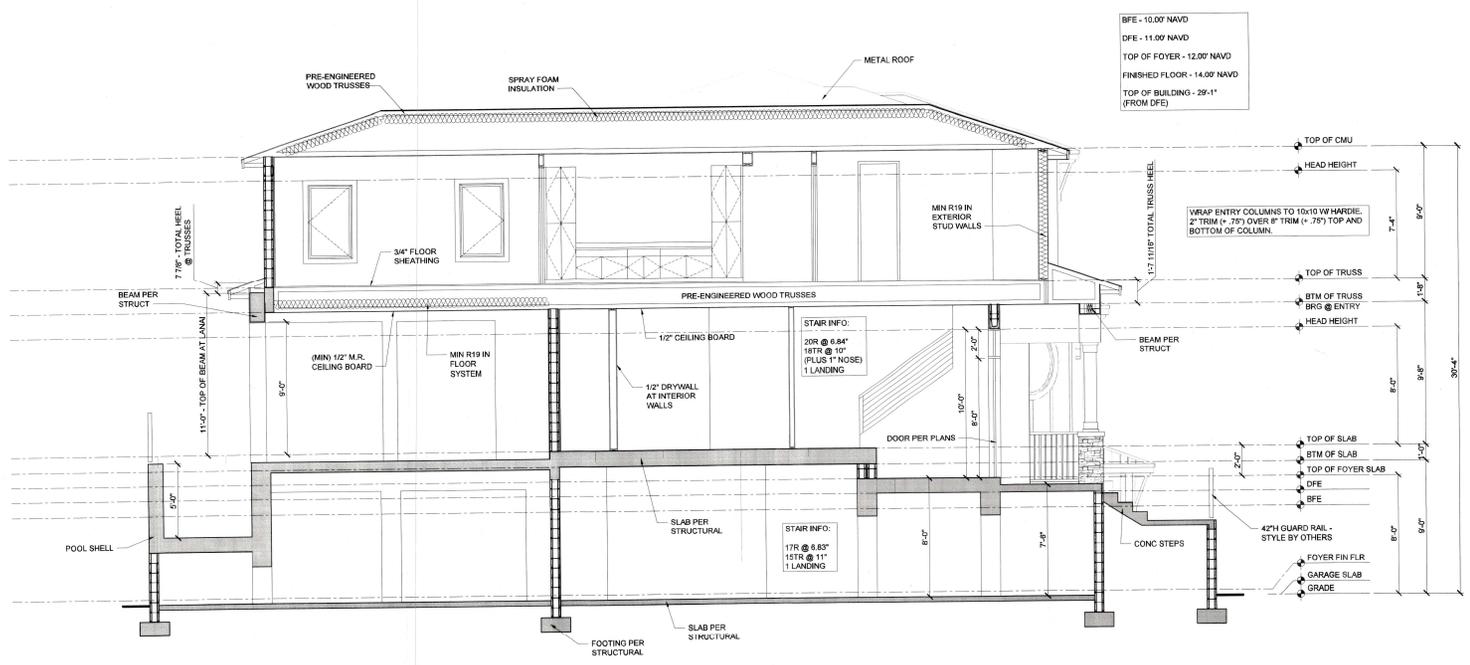


YOUNG & HEDRICK ENGINEERING, LLC
6771 Professional Pkwy W, Ste 201
Lakeland, FL 34240
(841) 306-1225
FAX: (841) 306-1899

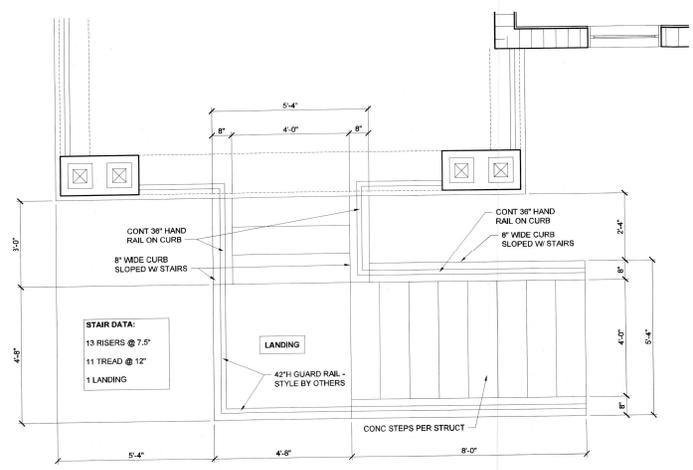
Jking
DESIGNS

NUTTER CUSTOM CONSTRUCTION
3834 SOUTH OSPREY AVE
SAFASOTA, FL 34239
PH: (841) 924-1868
CBC060004

NC
NUTTER CUSTOM CONSTRUCTION



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



ENTRY STAIR PLAN
SCALE: 1/2" = 1'-0"

RECEIVED
12/28/2022
10:00 AM
Town of Longboat Key

PRICE RESIDENCE
569 KINGFISHER LANE
LONGBOAT KEY, FL

ISSUE DATE: 12/28/2022
COVER PAGE
SHEET NUMBER: A6

BLDG PERMIT PLANS
FILED

DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION

1316 0th Street
Sarasota, FL, 34239
(941) 554-1888
(941) 554-1888

Jking
DESIGNS

NC
NUTTER CUSTOM CONSTRUCTION
3554 SOUTH OSPREY AVE
SARASOTA, FL 34239
PH: (941) 554-1888
CBC080004

PRICE RESIDENCE
569 KINGFISHER LANE
LONGBOAT KEY, FL

ISSUE DATE
12/26/2022

GROUND FLOOR ELECTRICAL LAYOUT

SHEET NUMBER
E.1.1

BLDG PERMIT PLANS
FILE COPY OF RECORD

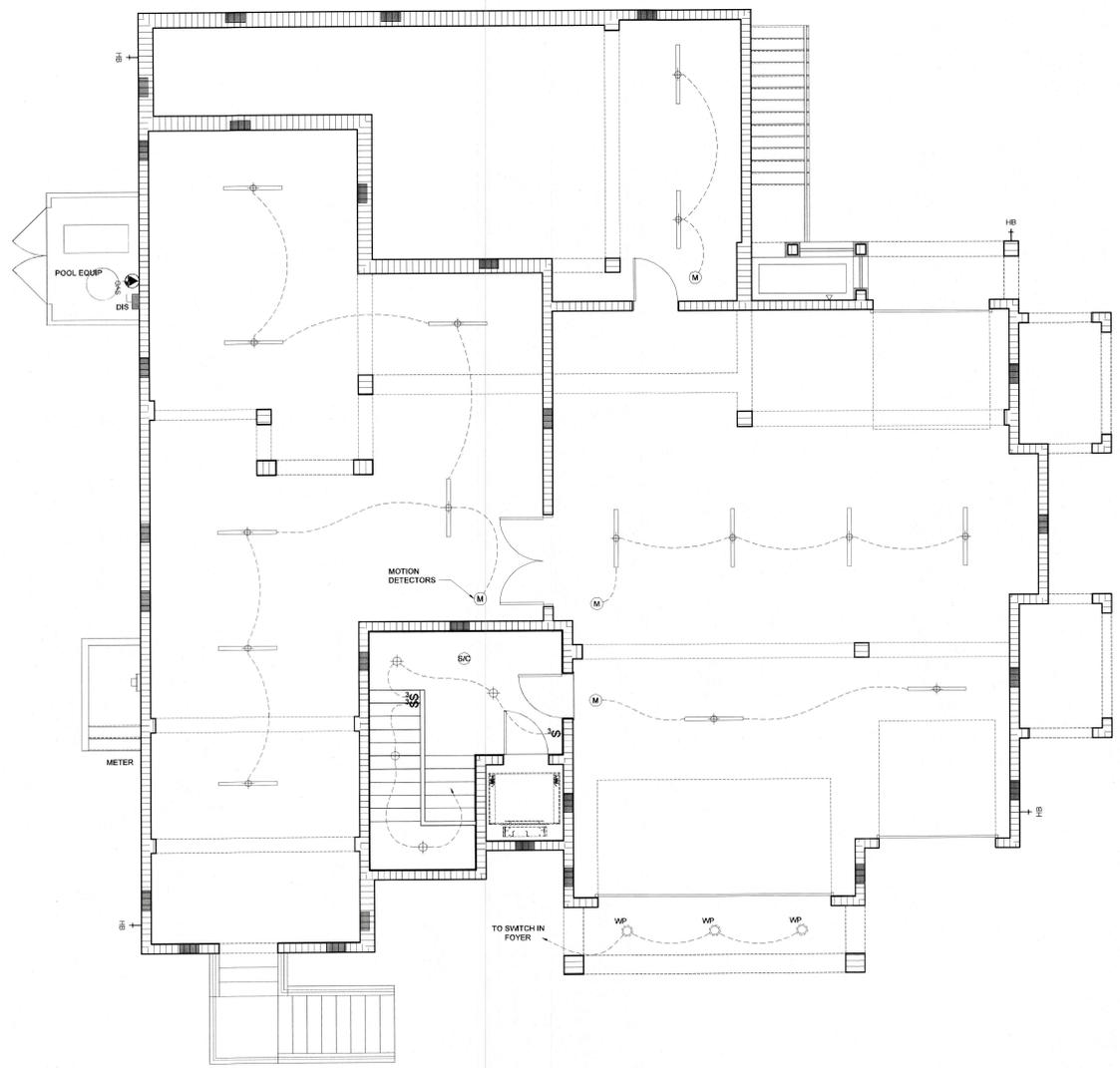
GENERAL ELECTRICAL NOTES:

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE NEC 7TH EDITION (2020), RESIDENTIAL PART (ELECTRICAL 2017 NATIONAL ELECTRIC CODE)

- PER NEC SECTION 210.12(A) ALL 120V SINGLE PHASE 15- AND 20 AMPERE BRANCH CIRCUITS IN ALL AREAS OF A DWELLING (EXCEPT FOR KITCHEN, BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS); SHALL BE AFCI PROTECTED BY A LISTED AFCI-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE.
- CARBON MONOXIDE PROTECTION PER FLORIDA STATUTES 553.885 (2), TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM.
- PER NEC SECTION 210.8(B)(4) ALL 15A & 20A, 125V RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI-PROTECTED.
- PER NEC SECTION 210.8(B)(5) ALL 15A & 20A, 125V RECEPTACLES INSTALLED WITHIN 6' OF A SINK OR NON-DWELLING UNIT OCCUPANCIES (e.g. OUTDOOR SUMMER KITCHENS RECEPTACLES) MUST BE GFCI-PROTECTED.
- PER NEC SECTION 406.8(B)(1) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLOUGGED IN AND ALL NON-DWELLING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT.
- PER NEC SECTION 409.11 IN DWELLING UNITS, ALL 15A & 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.
- PER NEC SECTION 800.158 NO LESS THAN ONE COMMUNICATIONS OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT.
- PER NEC SECTIONS R3.14.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EA SLEEPING AREA.
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER NEC SECTION 774 EDITION (RESIDENTIAL) 314.1. GC TO INSTALL: KIDDE MODEL #14818A SMOKE ALARM, OR APPROVED EQUAL.
- VERIFY ALL LOW VOLTAGE LOCATIONS INCLUDING, BUT NOT LIMITED TO, TV, DATA, USB, SPEAKER, AND ALARM SYSTEMS PRIOR TO INSTALLATION.
- ALL RECESSED LIGHTING TO BE LED
- ALL TASK AND ACCENT LIGHTING AT CABINETS (ABOVE, BELOW, AND INSIDE) TO BE LED.
- ALL STRIP FIXTURE (SUCH AS IN GARAGE) SHALL BE LED TYPE LIGHTING.
- VERIFY LIGHTING COLOR OF LED FIXTURE (COOL DAYLIGHT, ETC) WITH OWNER PRIOR TO INSTALLATION.
- VERIFY WIRELESS DATA REQUIREMENTS WITH OWNER AND LOCATION NUMBER OF WIRELESS ACCESS POINTS.
- ALL HANGING FIXTURE, RECESSED LIGHTING, CEILING MOUNTED LIGHTS, AND SCONCES TO BE ON DIMMERS. VERIFY ALL SWITCHING REQUIREMENTS PRIOR TO INSTALLATION
- WALL MOUNT TV PACKAGE TO HAVE HDMI CABLE, (1) DUPLEX RECEPT, (1) CAT 5, (1) RG6 & PLYWOOD BACKING.
- VERIFY REQUIREMENT FOR EXTERIOR RECEPTACLES OR LIGHTING AT LANDSCAPING. VERIFY LOCATION OF SWITCHING (IF REQUIRED) WITH OWNER.
- ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO AC EQUIPMENT, WATER HEATERS, RECEPTACLES, SWITCHES, LIGHTING, PANELS, AND TIMERS TO BE INSTALLED AT OR ABOVE THE DESIGN FLOOD ELEVATION OF 11.09' NAVD.
- PER FEMA TECH BULLETIN #9 - UTILITIES, INCLUDING ELECTRICAL WIRING, BREAKER BOXES, POWER METERS, PLUMBING, CONDURTS, AND VENTILATION DUCTS, SHALL NOT BE PLACED IN OR ATTACHED TO BREAKAWAY WALL PANELS, BUILDING SUPPLY LINES AND OTHER UTILITY FIXTURES, SUCH AS LIGHT SWITCHES OR ELECTRICAL OUTLETS, MAY BE ATTACHED TO THE SHELTERED SIDE OF VERTICAL FOUNDATION MEMBERS AS ALLOWED BY APPLICABLE BUILDING CODES. AND FLOOD-ANALYSIS MANAGEMENT REGULATIONS (WHICH GENERALLY REQUIRE THAT UTILITIES BE ELEVATED ABOVE THE FSEL). IF UTILITY LINES MUST BE ROUTED INTO OR OUT OF AN ENCLOSURE, ONE OR MORE OF THE WALLS SHALL BE CONSTRUCTED WITH A UTILITY BLOCKOUT (SEE FIGURES 13 AND 14). UTILITY LINES THAT PASS THROUGH THE BLOCKOUT SHALL BE INDEPENDENT OF THE WALLS AND THEREFORE WILL NOT BE DAMAGED IF THE WALL PANELS BREAK AWAY.

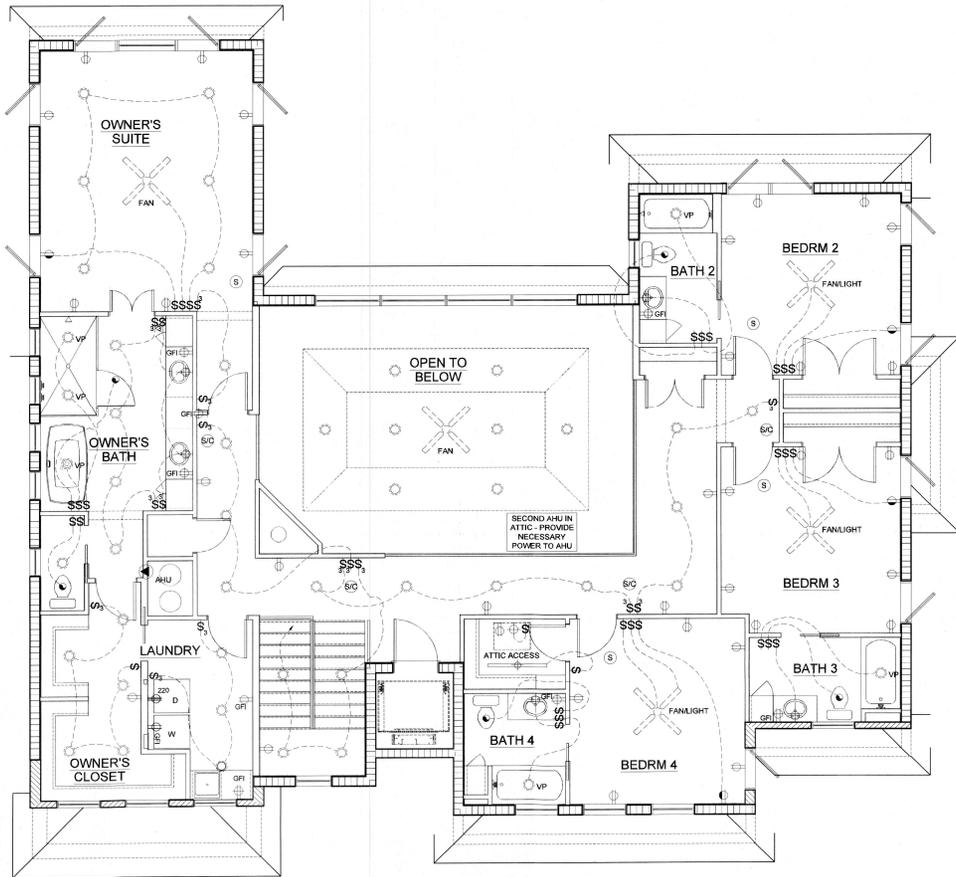
ELECTRICAL SYMBOL KEY

LIGHT FIXTURES	
	CEILING SURFACE MOUNT LIGHT
	RECESSED CEILING LIGHT
	RECESSED CEILING LIGHT WITH DIFFUSER
	RECESSED CEILING LIGHT WITH DIFFUSER AND JUNCTION BOX FOR HANGING FIXTURE
	CEILING RECESSED JUNCTION BOX FOR HANGING FIXTURE
	WALL MOUNT LIGHT
	RECESSED CEILING LIGHT - VAPOR PROOF
	24" SURFACE MOUNT FLUORESCENT LIGHT
	FLOOD LIGHT (SINGLE OR MULTIPLE)
	CEILING FAN ONLY
	CEILING FAN/LIGHT COMBINATION
	48" SURFACE MOUNT FLUORESCENT LIGHT
OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
	20A GFI OUTLET
	20A GFI OUTLET WITH HOT DUPLEX OUTLET
	220V OUTLET
	USB OUTLET
	COUNTER HEIGHT GFI OUTLET
	48" DUPLEX OUTLET
	TELEPHONE OUTLET
	DATA NETWORK OUTLET
	SPECIAL PURPOSE OR DEDICATED CIRCUIT
	CEILING MOUNTED DUP. OUTLET
	FLOOR MOUNTED DUP. OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	ELECTRICAL PANEL
MISC FIXTURES	
	SURFACE MOUNTED CARBON MONOXIDE DETECTOR
	SURFACE MOUNTED SMOKE DETECTOR
	SURFACE MOUNTED CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBINATION
	ELECTRICAL METER
	ELECTRICAL PANEL
	DOOR BELL CHIME
	DOOR BELL PUSH BUTTON



GROUND FLOOR ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

RECEIVED
12/26/2022
10:00 AM
Jking



UPPER FLOOR ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

- ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE IRC 7TH EDITION (2009), RESIDENTIAL PART (ELECTRICAL (2017 NATIONAL ELECTRIC CODE))
- PER NEC SECTION 210.12(A) ALL 120V SINGLE PHASE 15- AND 20 AMPERE BRANCH CIRCUITS IN ALL AREAS OF A DWELLING (EXCEPT FOR KITCHEN BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS); SHALL BE AFCI PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE.
 - CARBON MONOXIDE PROTECTION PER FLORIDA STATUTES 553.885 (2), TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM.
 - PER NEC SECTION 210.8(B)(4) ALL 15A & 20A, 120V RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI-PROTECTED.
 - PER NEC SECTION 210.8(B)(5) ALL 15A & 20A, 120V RECEPTACLES INSTALLED WITHIN 6' OF A BATH OR NON-DWELLING UNIT OCCUPANCIES 4.4, OUTDOOR SUMMER KITCHENS RECEPTACLES MUST BE GFCI-PROTECTED.
 - PER NEC SECTION 408.11(A) & 20A RECEPTACLES IN A VET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AND ALL NON-OCCUPANCY RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT.
 - PER NEC SECTION 408.11 IN DWELLING UNITS, ALL 15A & 20A, 120V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.
 - PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATIONS OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT.
 - PER NEC SECTIONS R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EA SLEEPING AREA.
 - ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER FIRE 7TH EDITION (RESIDENTIAL) 314.1. GC TO INSTALL KIDDE MODEL #1418A SMOKE ALARM, OR APPROVED EQUAL.
 - VERIFY ALL LOW VOLTAGE LOCATIONS INCLUDING, BUT NOT LIMITED TO, TV, DATA, USB, SPEAKER, AND ALARM SYSTEMS PRIOR TO INSTALLATION.
 - ALL RECESSED LIGHTING TO BE LED
 - ALL TASK AND ACCENT LIGHTING AT CABINETS (ABOVE, BELOW, AND INSIDE) TO BE LED.
 - ALL STRIP FIXTURE (SUCH AS IN GARAGE) SHALL BE LED TYPE LIGHTING.
 - VERIFY LIGHTING COLOR OF LED FIXTURE (COOL, DAYLIGHT, ETC) WITH OWNER PRIOR TO INSTALLATION.
 - VERIFY WIRELESS DATA REQUIREMENTS WITH OWNER AND LOCATION/NUMBER OF WIRELESS ACCESS POINTS.
 - ALL HANGING FIXTURE, RECESSED LIGHTING, CEILING MOUNTED LIGHTS, AND SCONCES TO BE ON DIMMERS. VERIFY ALL SWITCHING INFO BEFOREMOUNTING PRIOR TO INSTALLATION
 - WALL MOUNT TV PACKAGE TO HAVE HDMI CABLE, (1) DUPLEX RECP, (1) CAT 5, (1) ROV & IN-WOOD BACKING.
 - VERIFY REQUIREMENT FOR EXTERIOR RECEPTACLES OR LIGHTING AT LANDSCAPING. VERIFY LOCATION OF SWITCHING (IF REQUIRED) WITH OWNER.
 - ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO AC EQUIPMENT, WATER HEATERS, RECEPTACLES, SWITCHES, LIGHTING, PANELS, AND TIMERS TO BE INSTALLED AT OR ABOVE THE DESIGN FLOOD ELEVATION OF 11.00' NAVD.
 - PER FEMA TECH BULLETIN #9 - UTILITIES, INCLUDING ELECTRICAL, WIRING, BREAKER BOXES, POWER METERS, PLUMBING, CONDUTTS, AND VENTILATION DUCTS, SHALL NOT BE PLACED IN OR ATTACHED TO BREAKAWAY WALL PANELS. BUILDING SUPPLY LINES AND OTHER UTILITY FIXTURES, SUCH AS LIGHT SWITCHES OR ELECTRICAL, OUTLETS, MAY BE ATTACHED TO THE SHELTERED SIDE OF VERTICAL FOUNDATION MEMBERS AS ALLOWED BY APPLICABLE BUILDING CODES, AND FLOODPLAIN MANAGEMENT REGULATIONS (WHICH GENERALLY REQUIRE THAT UTILITIES BE ELEVATED ABOVE THE BED). IF UTILITY LINES MUST BE ROUTED INTO OR OUT OF AN ENCLOSURE, ONE OR MORE OF THE WALLS SHALL BE CONSTRUCTED WITH A UTILITY BLOCKOUT (SEE FIGURES 13 AND 14). UTILITY LINES THAT PASS THROUGH THE BLOCKOUT SHALL BE INDEPENDENT OF THE WALLS AND THEREFORE WILL NOT BE DAMAGED IF THE WALL PANELS BREAK AWAY.

ELECTRICAL SYMBOL KEY

LIGHT FIXTURES	
	CEILING SURF MOUNT LIGHT
	RECESSED CEILING LIGHT
	CEILING SURF MOUNT LIGHT - WATERPROOF
	CEILING SURF MOUNT LIGHT - WALL WASH
	CEILING SURF MOUNT LIGHT - JUNCTION BOX FOR HANGING TRIM
	CEILING RECESSED LIGHT DIMMER 15W, 20W, 30W, 40W, 50W
	WALL MOUNT LIGHT DIMMER OR SCONCE
	WALL MOUNT LIGHT - VAPOR PROOF
	24" SURF MOUNT FLUORESCENT LIGHT
	FLOOD LIGHTS (SINGLE OR MULTIPLE)
	CEILING FAN ONLY
	CEILING FAN WITH LIGHT COMBINATION
	48" SURF MOUNT FLUORESCENT LIGHT
OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
	20A GFI OUTLET
	20A GFI OUTLET WITH HOT DUPLEX OUTLET
	220V OUTLET
	USB OUTLET
	COUNTER HEIGHT GFI OUTLET
	GFI OUTLET WITH LOCK
	TRIP PROOF OUTLET
	DATA NETWORK OUTLET
	SPECIAL PURPOSE OR SPECIALIZED CIRCUIT
	CEILING MOUNT GFI OUTLET
	FLOOR MOUNT GFI OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	MOMENTARY DISCONNECT
MISC FIXTURES	
	SURFACE MOUNT CARBON MONOXIDE DETECTOR
	SURFACE MOUNT SMOKE DETECTOR
	SURFACE MOUNT CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBINATION
	ELECTRICAL METER
	ELECTRICAL PANEL
	DOOR BELL CHIME
	DOOR BELL PUSH BUTTON

DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION.

ISSUED BY: **J King**
DATE: 12/26/2023
SARASOTA, FL 34239
PH: (941) 924-1868
CBC060004

OWNER: PRICE RESIDENCE
569 KINGFISHER LANE
LONGBOAT KEY, FL

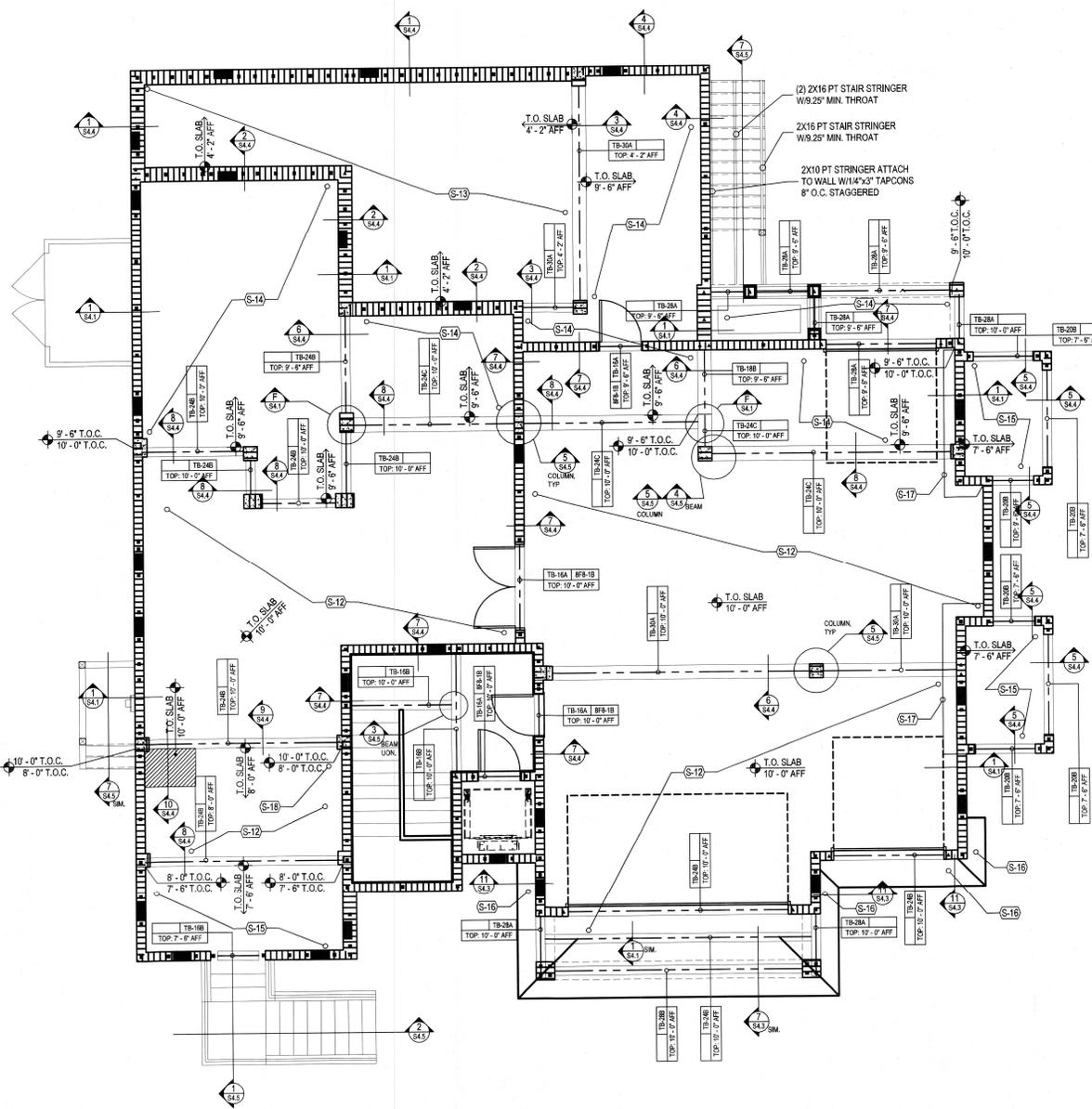
ISSUE DATE: 12/26/2023

UPPER FLOOR ELECTRICAL LAYOUT

SHEET NUMBER: **E.13**

RECEIVED
DATE: 12/26/2023
BY: [Signature]

PLANS PERMIT FILE



GENERAL NOTES

- FILL ALL CELLS ABOVE PRECAST LINTELS.
- STUB RAISED HEEL ROOF TRUSSES BACK 3/4" FROM FACE OF MASONRY FOR PLYWOOD AND STUCCO.
- STUB FLOOR TRUSSES BACK 2-1/2" FOR RIMBOARD, PLYWOOD AND STUCCO.
- ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.
- SHORING: ALL MASONRY OR CONCRETE BEAMS 10-FT AND LONGER SHALL BE SHORED FOR A MINIMUM OF 28 DAYS AFTER POUR.

DIMENSION NOTES

- SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

WOOD BEAM SCHEDULE

MARK	DESCRIPTION	TYPE
WB-10A	(3) 2x10 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLUTCH PLATES	1
WB-10B	(4) 2x10 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLUTCH PLATES	1
WB-12A	(2) 2x12 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLUTCH PLATES	1
WB-12B	(3) 1x4" x 11-1/4" 2.0E MICROLAM LVL	2
WB-20A	(2) 1x4" x 20" 2.0E MICROLAM LVL	2
WB-20B	20" PRE-ENGINEERED WOOD GIRDER TRUSSES BY TRUSS MANF.	3

TYPE 1	TYPE 2	TYPE 3

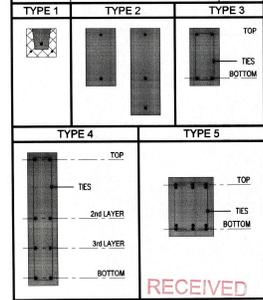
NOTES:
 1. TYPE 1 BEAMS - NAIL (2) PLY BEAMS TOGETHER WITH (2) ROWS OF 12S NAILS @ 12" O.C. ADD NAIL SIPS PLUS AND FLUTCH PLATES AS REQ'D TO MATCH WALL THICKNESS.
 2. TYPE 2 BEAMS - REFER TO SHEET S-6 FOR LVL NAIL AND JOINT TYPING PATTERNS.
 3. TYPE 3 BEAMS - ATTACHMENT OF WOOD GIRDERS PER TRUSS MANUFACTURER'S.

STRUCTURAL NOTES

MARK	DESCRIPTION
S-1	SYP FLOORING ON TOP OF TRUSS, SLOPE 1/4" PER FOOT
S-2	NON-BEARING WALL PROVIDE SIMPSON HTC AT EACH TRUSS OR BLOCKING AT 20" O.C. TO DOUBLE TOP PLATE
S-3	THE BEAM - REFER TO TIE-BEAM STEP DETAIL ON SHEET S-4.1
S-4	HANGER SIMPSON HCU240MAX WITH (18) 1/4" x 5-3/4" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE
S-5	HANGER SIMPSON HO2M7-25-SD3 (9-1/2") WITH (8) 5/8" x 7" TITEN HD3 - PAD OUT GIRDER TRUSS AS REQ'D
S-6	MASONRY WALL PROVIDE AS AT 40" O.C. ABOVE LINTEL AND THE BEAM
S-7	CONNECT EACH GIRDER TRUSS TO WOOD HEADER OR POST/MULTIPLE STUDS USING SIMPSON 24HTS18 UNO
S-8	COMBINATION ROOF/GIRDER TRUSS - TRUSS CO. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD
S-9	20" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 10" O.C. TOP AT 21" - 0" AFF
S-10	HANGER SIMPSON HCU240MAX WITH (18) 1/4" x 5-3/4" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE
S-11	HANGER SIMPSON HO2M7-25-SD3 (9-1/2") WITH (8) 5/8" x 7" TITEN HD3 - PAD OUT GIRDER TRUSS AS REQ'D. A ONE FLANGE CONCEALED.
S-12	12" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM. 1/2" CONCRETE COVER. SHORE MIN. OF 28 DAYS.
S-13	10" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM. 1/2" CONCRETE COVER. SHORE MIN. OF 28 DAYS.
S-14	8" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY AT MIDHEIGHT. MIN. DEPTH OF 8". SHORE MIN. OF 28 DAYS.
S-15	8" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY AT MIDHEIGHT. MIN. DEPTH OF 8". SHORE MIN. OF 28 DAYS.
S-16	CANTILEVERED JACK TRUSSES BY TRUSSES CO.
S-17	8" x 10" TIE BEAM W/ 13S TOP & BOTT. TOP AT 7'-0" AFF.
S-18	HANGER SIMPSON HCU240-SD3 WITH (14) 1/4" x 5-1/2" S8S FASTENERS TO FACE & (8) 1/4" x 2-1/2" S8S FASTENERS TO JOISTS.
S-20	COLUMN CAP - SIMPSON CTO-SD2.5 WITH 1/4" x 2-1/2" S8S HEAVY-DUTY CONNECTER SCREWS.

CONCRETE BEAM SCHEDULE

MARK	DESCRIPTION	TYPE
IFB-1B	8" x 8" PRECAST LEVEL BY CAST-CONCRETE (1) NO.5 REBAR	1
TB-16A	8" x 10" FORM & POUR CONCRETE BEAM (1) NO.5 REBAR, TOP (1) NO.5 REBAR, BOTTOM	2
TB-16B	8" x 10" FORM & POUR CONCRETE BEAM (2) NO.5 REBAR, TOP (2) NO.5 REBAR, BOTTOM NO.3 TIES AT 10" O.C.	3
TB-18B	12" x 16" FORM & POUR CONCRETE BEAM (1) NO.5 REBAR, TOP (1) NO.5 REBAR, BOTTOM NO.3 TIES AT 10" O.C.	3
TB-20A	8" x 20" FORM & POUR CONCRETE BEAM (1) NO.5 REBAR, TOP (1) NO.5 REBAR, BOTTOM NO.3 TIES AT 10" O.C.	2
TB-20B	8" x 20" FORM & POUR CONCRETE BEAM (2) NO.5 REBAR, TOP (2) NO.5 REBAR, BOTTOM NO.3 TIES AT 10" O.C.	3
TB-24A	8" x 24" FORM & POUR CONCRETE BEAM (1) NO.5 REBAR, TOP (1) NO.5 REBAR, MIDDLE (1) NO.5 REBAR, BOTTOM	2
TB-24B	8" x 24" FORM & POUR CONCRETE BEAM (2) NO.5 REBAR, TOP (2) NO.5 REBAR, BOTTOM NO.3 TIES AT 10" O.C.	3
TB-24C	12" x 24" FORM & POUR CONCRETE BEAM (1) NO.5 REBAR, TOP (1) NO.5 REBAR, MIDDLE LAYER (1) NO.5 REBAR, BOTTOM NO.3 TIES AT 10" O.C.	3
TB-28A	12" x 28" FORM & POUR CONCRETE BEAM (2) NO.5 REBAR, TOP (2) NO.5 REBAR, MIDDLE LAYER (2) NO.5 REBAR, BOTTOM NO.3 TIES AT 10" O.C.	3
TB-30A	12" x 30" FORM & POUR CONCRETE BEAM (1) NO.5 REBAR, TOP (2) NO.5 REBAR, 2ND LAYER (2) NO.5 REBAR, 3RD LAYER (2) NO.7 REBAR, BOTTOM NO.3 TIES AT 12" O.C.	4
TB-32A	8" W x 30" H FORM & POUR CONCRETE BEAM (2) NO.5 REBAR, TOP (2) NO.5 REBAR, 2ND LAYER (2) NO.5 REBAR, 3RD LAYER (2) NO.7 REBAR, BOTTOM NO.3 TIES AT 12" O.C.	4
TB-36A	8" W x 36" H FORM & POUR CONCRETE BEAM (2) NO.5 REBAR, TOP (2) NO.5 REBAR, 2ND LAYER (2) NO.5 REBAR, 3RD LAYER (2) NO.7 REBAR, BOTTOM NO.3 TIES AT 12" O.C.	4



A Custom Home for:
PRICE RESIDENCE
 569 KINGFISHER LANE LONGBOAT KEY, FL

MAIN FLOOR
STRUCTURAL PLAN
 1/4" = 1' - 0"

REVISIONS	
BY	DATE

MAY 09 2023
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

S3.0
 FILED

RECEIVED

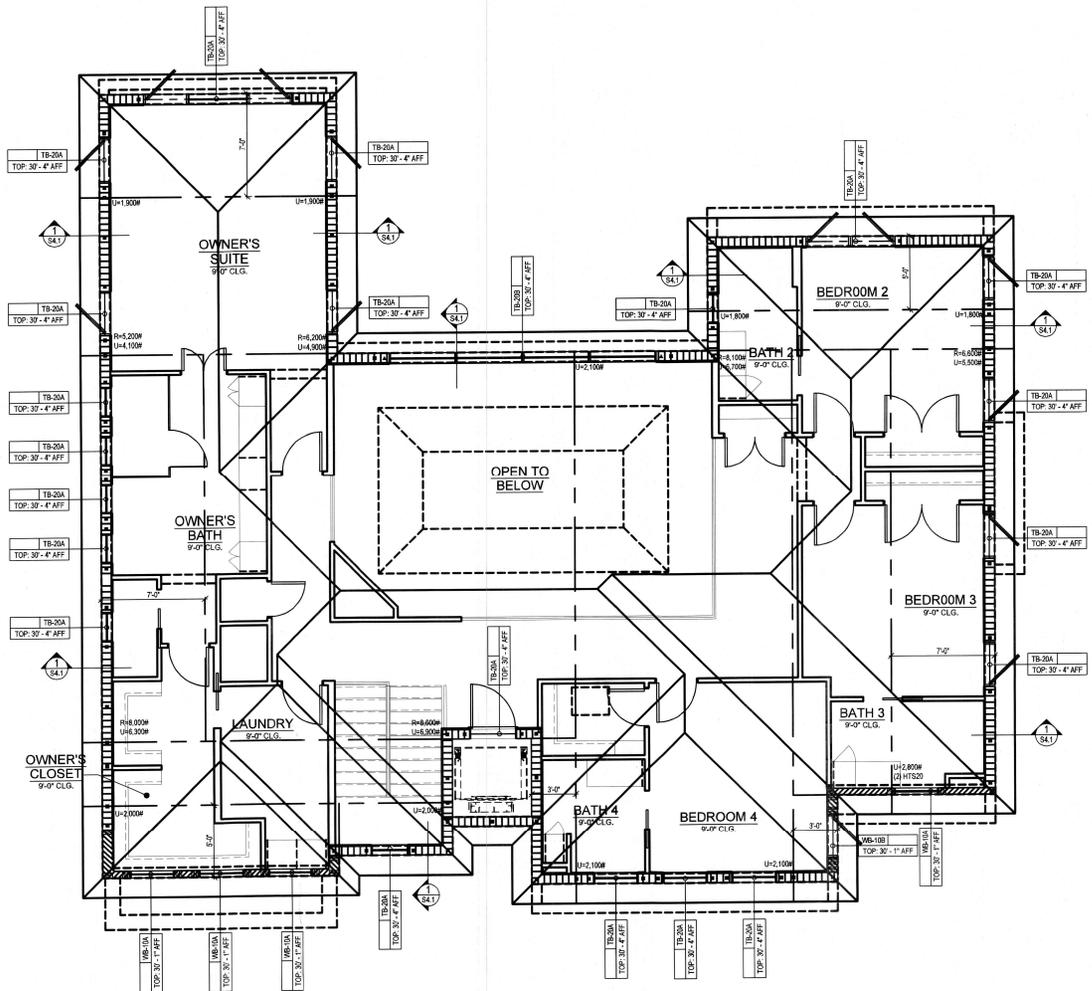


GENERAL NOTES

1. FILL ALL CELLS ABOVE PRECAST LINTELS.
2. STUD BUNDLED WELF ROOF TRUSSES BACK 3/4" FROM FACE OF MASONRY FOR PLYWOOD AND STUCCO.
3. STUD FLOOR TRUSSES BACK 3/4" FOR FIMBOARD, PLYWOOD AND STUCCO.
4. ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.
5. SHORING: ALL MASONRY OR CONCRETE BEAMS 16"FT AND LONGER SHALL BE SHORED FOR A MINIMUM OF 28 DAYS AFTER POUR.

DIMENSION NOTES

1. SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.



WOOD BEAM SCHEDULE

MARK	DESCRIPTION	TYPE
WB-10A	(3) 2x12 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-10B	(4) 2x10 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-10A	(3) 2x12 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-12B	(3) 1-3/4" x 11-1/4" 2.0E MICROLAM LVL	2
WB-20A	(2) 1-3/4" x 20" 2.0E MICROLAM LVL	2
WB-20B	20" PRE-ENGINEERED WOOD ORDER TRUSS BY TRUSS MANF.	3

TYPE 1	TYPE 2	TYPE 3

NOTES:
 1. TYPE 1 BEAMS - NAIL (2) PLY BEAMS TOGETHER WITH (2) ROWS OF 10d NAILS AT 12" O.C. ADD EACH SYP RIBS AND FLITCH PLATES AS REQ'D TO MATCH WALL THICKNESS
 2. TYPE 2 BEAMS - REFER TO SHEET S44 FOR LVL NAILING / FOOTING PATTERNS.
 3. TYPE 3 BEAMS - ATTACHMENT OF WOOD ORDERS PER TRUSS MANUFACTURER.

STRUCTURAL NOTES

MARK	DESCRIPTION
S-1	SYP PURLINS ON TOP OF TRUSS. SLOPE 1/4" PER FOOT
S-2	NON-BEARING WALL: PROVIDE SIMPSON HTC AT EACH TRUSS OR BLOORING AT 24" O.C. TO DOUBLE TOP PLATE
S-3	TE BEAM: REFER TO THE-IRAM STEP DETAIL ON SHEET S4.1
S-4	HANGER: SIMPSON HHC10MAX WITH (16) 1/4" x 1-3/4" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE
S-5	HANGER: SIMPSON HSLM7-2S-SDS (H/11") WITH (8) 5/8" x 9" TITEN HDs - PAD OUT ORDER TRUSS AS REQ'D
S-6	MASONRY WALL: PROVIDE #6 AT 48" O.C. ABOVE LINTEL TO RAISE TE BEAM. PROVIDE HOOK AT LINTEL AND TE BEAM
S-7	CONNECT EACH ORDER TRUSS TO WOOD HEADER OR POST/MULTIPLE STUDS USING SIMPSON 24T15HS (WD)
S-8	COMBINATION ROOF/FLOOR TRUSS - TRUSS CO. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD
S-9	20" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 37" AFF
S-10	HANGER: SIMPSON HHC10MAX WITH (16) 1/4" x 2-3/4" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE
S-11	HANGER: SIMPSON HSLM7-2S-SDS (H/11") WITH (8) 5/8" x 9" TITEN HDs - PAD OUT ORDER TRUSS AS REQ'D & ONE FLANGE CONCEALED.
S-12	12" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM. 1/2" CONCRETE COVER. SHORE MIN. OF 28 DAYS.
S-13	16" THICK 5000 PSI CONCRETE SLAB WITH NO.6 REBAR 16" O.C. EACH WAY TOP & BOTTOM. 1/2" CONCRETE COVER. SHORE MIN. OF 28 DAYS.
S-14	8" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY AT MEHEIGHT. MIN. DEPTH OF 6". SHORE MIN. OF 28 DAYS.
S-15	8" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY AT MEHEIGHT. MIN. DEPTH OF 6". SHORE MIN. OF 28 DAYS.
S-16	CANTILEVERED JACK TRUSSES BY TRUSSES CO.
S-17	8"x16" TE BEAM W/ 13S TOP & BOT., TOP AT 7'4" AFF.
S-18	FRAMED STAIRS ABOVE CONC. SLAB.
S-19	HANGER: SIMPSON HHC10MAX WITH (14) 1/4" x 2-1/2" 80S FASTENERS TO FACE & (8) 1/4" x 2-1/2" 80S FASTENERS TO JOISTS
S-20	COLUMN CAP: SIMPSON CTO-SDS-L WITH 1/4" x 2-1/2" 80S HEAVY-DUTY CONNECTER SCREWS.

CONCRETE BEAM SCHEDULE

MARK	DESCRIPTION	TYPE
RB-1B	8" x 8" PRECAST LINTEL BY CAST-CONCRETE (1) NO. 5 REBAR TOP	1
TB-16A	8" x 16" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR TOP (1) NO. 5 REBAR BOTTOM	2
TB-16B	8" x 16" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-18B	12W x 18H FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR TOP (3) NO. 7 REBAR BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-20A	8" x 20" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR TOP (1) NO. 5 REBAR BOTTOM	2
TB-20B	8" x 20" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-24A	8" x 24" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR TOP (1) NO. 5 REBAR MIDDLE (1) NO. 5 REBAR BOTTOM	2
TB-24B	8" x 24" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 12" O.C.	3
TB-24C	12W x 24H FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR TOP (3) NO. 7 REBAR BOTTOM NO. 3 TIES AT 12" O.C.	3
TB-28A	8" x 28" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR MIDDLE LAYER (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 12" O.C.	3
TB-30A	12W x 30H FORM & POUR CONCRETE BEAM (3) NO. 7 REBAR BUNDLES TOP (3) NO. 5 REBAR, 2ND LAYER (2) NO. 5 REBAR, 3RD LAYER (2) NO. 7 REBAR BUNDLES BOTTOM NO. 3 TIES AT 12" O.C.	4
TB-32A	8" W x 32H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR, 2ND LAYER (2) NO. 5 REBAR, 3RD LAYER (2) NO. 7 REBAR BOTTOM NO. 3 TIES AT 12" O.C.	4
TB-36A	8" W x 36H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR, 2ND LAYER (2) NO. 5 REBAR, 3RD LAYER (2) NO. 7 REBAR BOTTOM NO. 3 TIES AT 12" O.C.	4

TYPE 1	TYPE 2	TYPE 3

TYPE 4	TYPE 5

A Custom Home for:
PRICE RESIDENCE
 569 KINGFISHER LANE LONGBOAT KEY, FL

ROOF FRAMING PLAN
 1/4" = 1' - 0"

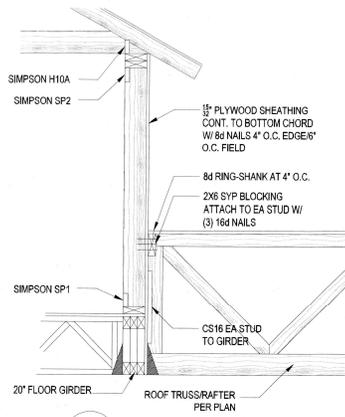
REVISIONS

BY	DATE

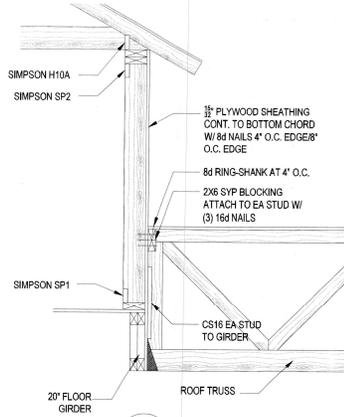
S3.2
 BLDG. PERMIT PLANS
 FILE COPY OF RECORD

MAY 09 2023
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

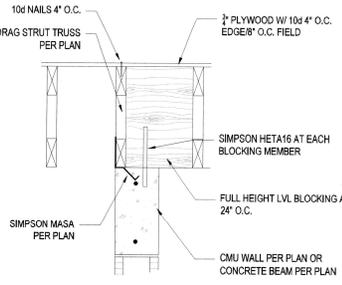




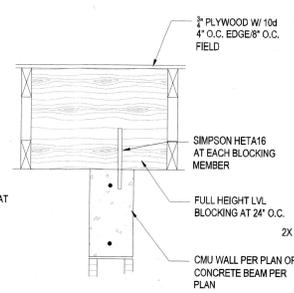
1 SECTION
NTS



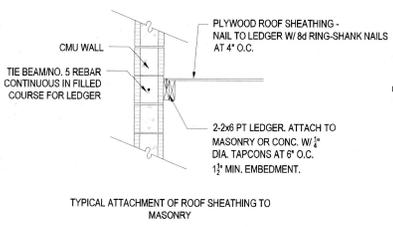
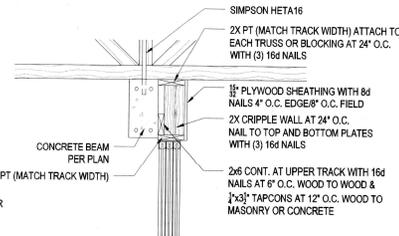
2 SECTION
NTS



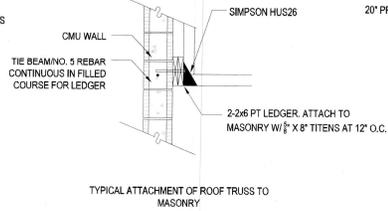
3 SECTION
NTS



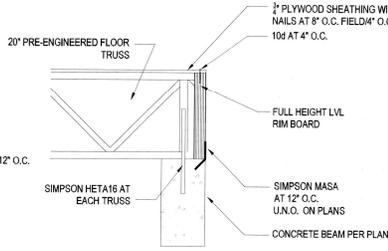
4 SECTION
NTS



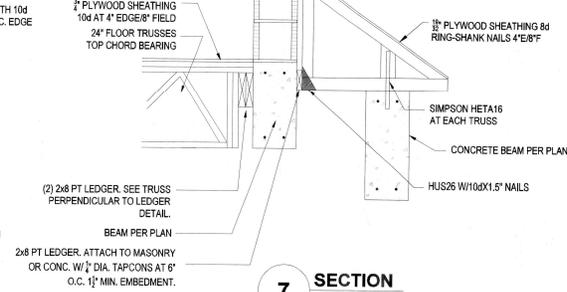
5 SECTION
NTS



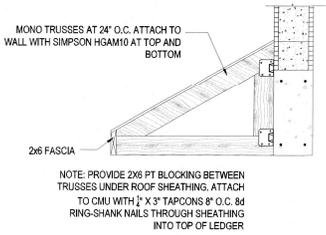
TYPICAL ATTACHMENT OF ROOF TRUSS TO MASONRY



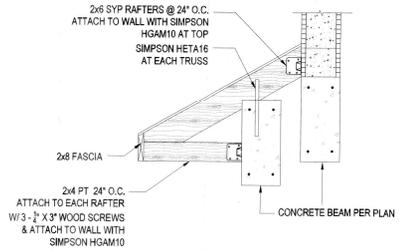
6 SECTION
NTS



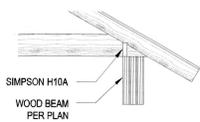
7 SECTION
NTS



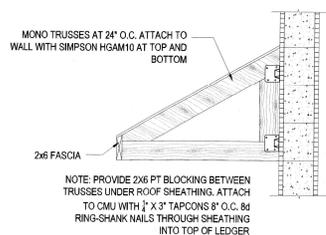
8 SECTION
NTS



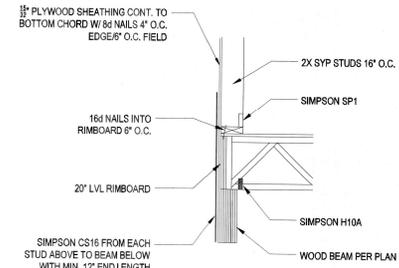
9 SECTION
NTS



10 SECTION
NTS



11 SECTION
NTS



12 SECTION
NTS



REVISIONS	
BY	DATE
NFM	1.30.2023

RECEIVED
 MAY 05 2023
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

