03/28/23

PROJECT TEAM

ARCHITECT
DSDG ARCHITECTS LLC
1348 FRUITVILLE ROAD
SUITE 204
SARASOTA, FLORIDA 34236
(941) 955-5645

GENERAL CONTRACTOR
VOIGT BROTHERS CONSTRUCTION
2015 ROSE ST
SARASOTA, FL 34239
(941) 926-6038

MEP ENGINEER
ESC LLC
1348 FRUITVILLE ROAD
SUITE 203
SARASOTA, fl 34236
(941) 957-1100

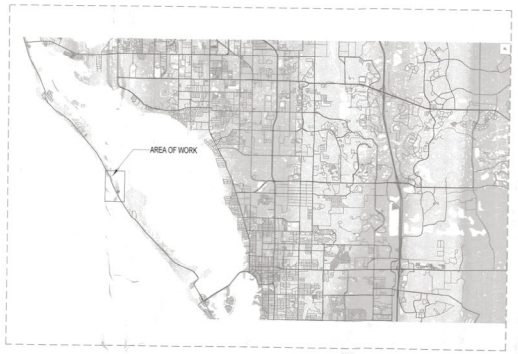
STRUCTURAL ENGINEER
YOUNG & HEDRICK ENGINEERING, LLC
6771 PROFESSIONAL PKWY W SUITE 201
LAKEWOOD RANCH, FL 34240
941-306-1225

FRANCISCO RESIDENCE

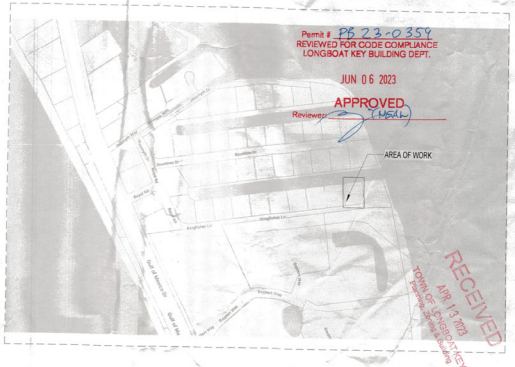
629 KINGFISHER LANE , LONGBOAT KEY, FL 34228

DRAWING LIST

VICINITY MAP



LOCATION MAP



Mark E. Sultana AIA
AR 94536

REVISIONS
No. Date

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
1348 FRUITVILLE ROAD, SUITE 204
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AA 0003861

DS DG

FRANCISCO RESIDENCE
629 KINGFISHER LN. LONGBOAT KEY FL. 34228
CONSTRUCTION DOCUMENTS

COVER SHEET

PROJECT:	XXX
DRAWN BY:	MCA
CHECKED BY:	MES
DATE	03/28/23

SHEET NO.
A0.00

GENERAL NOTES

1.) A TOPOGRAPHIC SURVEY IS REQUIRED FOR LOTS LESS THAN 1 ACRE IN AREA OR FOR SUBDIVISIONS PLATTED BEFORE AUGUST 30, 1960. HOWEVER, SUFFICIENT ELEVATIONS MUST BE PROVIDED TO DETERMINE IF THE SITE IS A SUBJECT PARCEL.

2.) VERTICAL RISE TO BE 1" VERTICAL IN 6" HORIZONTAL DISTANCE WITHIN 5' FEET (5') OF ANY PROPERTY LINE.

3.) ALL ON-SITE DRAINAGE SHALL BE DIRECTED BY SWALES OR OTHER SYSTEMS TO AN OFF-SITE DRAINAGE FACILITY.

4.) THE DISCHARGE OF STORM WATER FROM THE PARCEL SHALL DRAIN TO A STREET, DRAINAGE GREENBELT, OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY, WITHOUT ADVERSELY AFFECTING THE PROPER DRAINAGE OF ADJOINING PARCELS OF LAND.

5.) SITE DRAINAGE MUST BE CONSISTENT WITH SUBDIVISION STORMWATER MANAGEMENT PLAN.

6.) SITE RUNOFF MAY BE DIRECTED TO THE REAR OF THE LOT IF AN APPROVED DRAINAGE GREENBELT OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY IS AVAILABLE.

7.) SWALE SLOPES WILL BE A MINIMUM OF 0.2 % LONGITUDINAL SLOPE.

8.) ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9.) DOWNSPOUTS SHALL BE AT LEAST 10' AWAY FROM PROPERTY LINE AND DIRECTED AWAY FROM ADJACENT PROPERTY, DRAINING TOWARDS SWALES.

10.) GENERAL CONTRACTOR TO SUBMIT LANDSCAPE PLAN PRIOR TO CERTIFICATE-OF-OCCUPANCY, THAT MEETS ALL APPLICABLE CODE REQUIREMENTS.

11.) LANDSCAPE DESIGN SHALL NOT HAVE ANY TREES LOCATED IN DRAINAGE SWALES.

12.) ALL PORTABLE TOILETS AND DUMPSTERS WILL BE STAGED ON PRIVATE PROPERTY AND NOT IN THE RIGHT OF WAY.

13.) IF PARKING ON PUBLIC STREET IS NECESSARY ALL VEHICLES WILL BE PARKED ON ONE SIDE OF THE ROAD WITH TRAFFIC.

14.) ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN OFF AND SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).

TYPE V CONSTRUCTION, UNSPRINKLERED, UNPROTECTED

LOT ZONING:	R4SF
FLOOD ZONE:	AE (EL. 10)

THIS STRUCTURE HAS BEEN DESIGNED PER THE 2020 FLORIDA BUILDING CODE AND HAS BEEN DESIGNED FOR WIND VELOCITIES OF 160 MPH W/ 3-SEC. GUST. NORM DESIGN WIND SPEED 115 MPH W/ 3-SEC. GUST.

REQUIRED BUILDING SETBACKS:

FRONT:	20'-0"
SIDE:	10'-0"
REAR (WATERFRONT):	20'-0"

LEGAL DESCRIPTION: LOT 21, BLOCK B, A SUBDIVISION OF BLOCK B OF LONGBOAT KEY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 11, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE "LOT"); AND TOGETHER WITH THE REAL PROPERTY LOCATED BETWEEN THE LOT AND THE 75' CHANNEL ADJACENT THERETO AND DESCRIBED IN PLAT BOOK 6, PAGE 11, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE "PLAT"), AND TOGETHER WITH ANY UPLAND PORTION OF THE 75' WIDE CHANNEL, AS DESCRIBED IN THE PLAT, WHICH UPLAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OR PARCEL OF LAND, BOUNDED ON THE SOUTH BY THE NORTHERLY LONE OF THE LOT, BOUNDED ON THE EAST AND WEST BY THE NORTHERLY EXTENSIONS OF THE EASTERLY AND WETSERLY LINES OF THE LOT, AND BOUNDED ON THE NORTH BY THE SOUTHERLY MEAN HIGH WATER LINE OF THE EXISTING CANAL CHANNEL.

SURVEY INFORMATION PROVIDED BY:
JIM AMBERGER LAND SURVEYING, LLC
1055 SOUTH TAMIAMI TRAIL, SUITE 110-B
SARASOTA, FL 34236

LEGEND:

X.X	PROPOSED GRADE
X.X	EXISITNG GRADE TO REMAIN
	TREE TO BE REMOVED
	EXISTING TO REMAIN

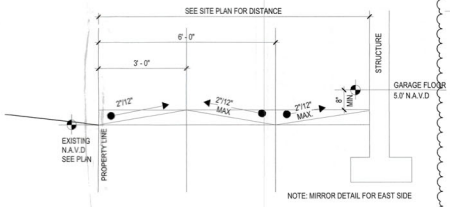
AREA TABULATIONS

TOTAL LOT AREA	12,126 SQUARE FEET
TOTAL BUILDING COVERAGE	3,633 SF
TOTAL BUILDING % COVERAGE	29.8 %
MAX. BUILDING % COVERAGE	30% (3,638 SF)
POOL AND POOL PAVERS	1,814 SQUARE FEET
DRIVE AND WALKWAYS	540 SQUARE FEET
TOTAL IMPERVIOUS	5,987 SQUARE FEET
TOTAL % IMPERVIOUS	49%
MIN OPEN SPACE	50%(6,036 SF)

BUILDING INFORMATION

GROUND LEVEL ENTRY AREA (A/C LIVING)	65 SQUARE FEET
MAIN RESIDENCE FIRST LEVEL (A/C LIVING)	2,490 SQUARE FEET
MAIN RESIDENCE SECOND LEVEL (A/C LIVING)	1,810 SQUARE FEET
TOTAL A/C AREA	4,300 SQUARE FEET
GARAGE & STORAGE	480 SQUARE FEET
COVERED AREAS	866 SQUARE FEET
FEMA ELEVATION (D.F.E.)	10.00 FEET N.A.V.D. + 1.0 FEET = 11.00 N.A.V.D.
MAX. BUILDING HT.	30'

BLDG PERMIT PLANS FILE
Copy of Record



2 SWALE DETAIL
1/2" = 1'-0"

LONGBOAT KEY REQUIRED PLAN INFORMATION LIST

1.) PROJECT NAME: FRANCISCO RESIDENCE

2.) PROJECT ADDRESS : 629 KINGFISHER LN, LONGBOAT KEY, FL 34228

3.) CONTRACTOR'S NAME : VOIGHT BROTHERS CONSTRUCTION
CONTRACTOR'S PHONE # 941.926.6038

4.) CONTRACTOR'S LICENSE NUMBER : CGC1523817

5.) CONTRACTOR SEAL OR SIGNATURE : _____

6.) PLANS AND SPECIFICATIONS CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH WIND BORNE DEBRIS REGION AS DEFINED AND SET FORTH BY THE

FLORIDA BUILDING CODE 2023 - 7TH EDITION.

7.) ALL NEW HVAC FOR RESIDENTIAL REQUIRE A DUCT TEST AND ENVELOPE LEAKAGE TEST.

8.) BUILDING USE : SINGLE FAMILY RESIDENTIAL
LOT ZONING : RSF4 - LOW DENSITY RESIDENTIAL

9.) CONSTRUCTION TYPE : VB

10.) SPRINKLED OR NON SPRINKLED : NON SPRINKLED

11.) THIS STRUCTURE HAS BEEN DESIGNED PER THE 2020 FLORIDA BUILDING CODE AND HAS BEEN DESIGNED FOR WIND VELOCITIES OF 160 MPH W/ 3-SEC. GUST. NORM DESIGN WIND SPEED 160 MPH W/ 3-SEC. GUST.

12.) ROOF LOADS : LIVE LOAD - 20 psf.
DEAD LOAD - 15 psf.
DEAD LOAD - 5psf. (AVAILABLE TO RESIST UPLIFT)

FLOOR LOADS : LIVE LOAD - 40 psf.
DEAD LOAD - 15 psf.

13.) RISK CATEGORY : II

14.) FLOOD ZONE : AE (EL=10)
DESIGN FLOOD : BASE FLOOD + 1FT. FREEBOARD = 11.00' NAVD

15.) EXPOSURE CATEGORY : D

16.) MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE DESIGN FLOOD ELEVATION, IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.6, ASCE 24-14 CH.7, & FEMA/NFIP TECH BULLETIN #1.

17.) PLAN DESIGN BASED ON SPECIAL FLOOD HAZARD AREAS. R322.1.2 STRUCTURAL SYSTEMS. STRUCTURAL SYSTEMS OF BUILDINGS & STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOATATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS & STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION. FBC 2020 - 7TH EDITION BUILDING - SECTIONS 1612 & 3109, FBC 2020 - 7TH EDITION - RESIDENTIAL - SECTION R322.1.2, FEMA TECH BULLETIN #9 AND ASCE 24.

TOWN OF LONGBOAT KEY
SINGLE FAMILY COVERAGE CALCULATIONS: ZONING

This worksheet is to assist in calculating Lot Coverage and Non-Open Space for a lot. All detailed/itemized calculation shall be included on the to-scale site plan, which is signed and sealed by the design professional. All information must be completed and must be illustrated to-scale on your submitted plans.

LOT COVERAGE is the area of a lot covered by any structure/building or part of a structure/improvement that is more than six-inches (6") above finished or adjacent grade. Maximum allowable Lot Coverage is established by LBK 158.145 or other project approvals by resolution or ordinance.

NON-OPEN SPACE is that area of a lot covered by structure/building/improvements included in Lot Coverage, driveways/parking and walkways (pervious or impervious), swimming pool shells and decks, and any at-grade impermeable feature. Grade from a structure to property line cannot exceed 1:4 slope (LBK 158.156). Maximum allowable Non-Open Space coverage is established in LBK 158.102 (F) or other project approvals by resolution or ordinance.

LOT SIZE is calculated as the area within platted lot lines except:
- Where a lot line lies within a public/private street, the edge of the street or the right-of-way shall be considered the lot line.
- Where a lot line lies within a public or private waterway, the Erosion Control Line, mean high water line, water-right-of-way, bulkhead or bulkhead line, whichever is most landward, shall be considered the lot line. (LBK 158.006--LOT LINES)

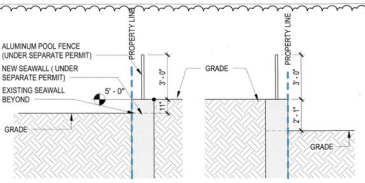
LOT SIZE, BUILDABLE:12,126 square feet, as supported by submitted signed/sealed survey

Lot Coverage Calculation

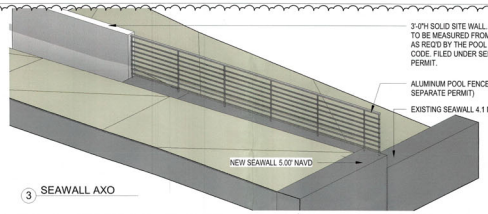
		——IN SQUARE FEET—— EXISTING	THIS PERMIT	BY OTHERS
1.0	Non-Pool/Spa Areas			
	Residential Structure (from exterior walls/columns)	-	2,490 SQ FT	
	Garage/Carport (not under house)	-	480 SQ FT	
	Roof Eave Overhang (exceeding 3' in depth or over useable areas)	-	0 SQ FT	
	Front Entry & Fron Stairs (roofed and unroofed)	-	93 SQ FT	
	Rear Entry & RearStairs (roofed and unroofed)	-	40 SQ FT	
	Roofed Porch, Lanai and/or Caged Room, Screened Room	-	530 SQ FT	
	Raised Deck or Terrace (>6" above finished grade)	-	0 SQ FT	
	Elevated Mechanical Equipment Pad (i.e. a/c, pool)	-	0 SQ FT	
	Accessory Structure (i.e., gatehouse, clubhouse, shed, gazebo, etc.)	-	0 SQ FT	
	Other Buildings/Structures/Improvements (>6" above finished grade)	-	0 SQ FT	
1.1	Total Non-Pool/Spa Areas	-	3,633 sq ft	
2.0	Elevated/Caged Pool/Spa Areas (including stairs)	-	0 SQ FT	
3.0	Subtotal Lot Coverage Square Footages (lines 1.1 + 2.0)	-	3,633 sq ft	
3.1	Total Lot Coverage Square Footage (sum of "existing", "this permit" and "by others" in line 3.0)		3,633 sq ft	
4.0	Total Lot Coverage Percentage		3.633 sq. ft. (line 3.1) = Lot Size = 29.9	

Non-Open Space Calculation

		——IN SQUARE FEET—— EXISTING	THIS PERMIT	BY OTHERS
5.0	At-Grade Improvements			
	Driveway/Paking Areas (as per site plan) (all surface types)	-	400 sq ft	
	Designated Walkways/Sidewalks (as per site plan) (all surface types)	-	140 sq ft	
	ImpermeablePatios, Slabs, etc.	-	0 sq ft	
	ImpermeablePool Deck (at-grade)	-	954 sq ft	
	Pool/Spa Shell (at-grade)	-	860 sq ft	
	Mechanical Equipment Pads (i.e. a/c, pool)(at-grade)	-	0 sq ft	
	Other Impervious Surface (at-grade)	-	0 sq ft	
6.0	Total At-Grade Square Footage (sum of "existing", "this Permit" and "by others" in 5.0)		2,354 sq. ft.	
7.0	Total Non-Open Space Square Footage (lines 3.1 + 6.0)		line 3.1 + line 6.0 = 5,987 sq. ft.	
8.0	Total Non-Open Space Percentage		5,987 sq. ft. (line 7.0) = Lot Size = 49.3 %	



5 SITE SECTION
1/4" = 1'-0"



3 SEAWALL AXO

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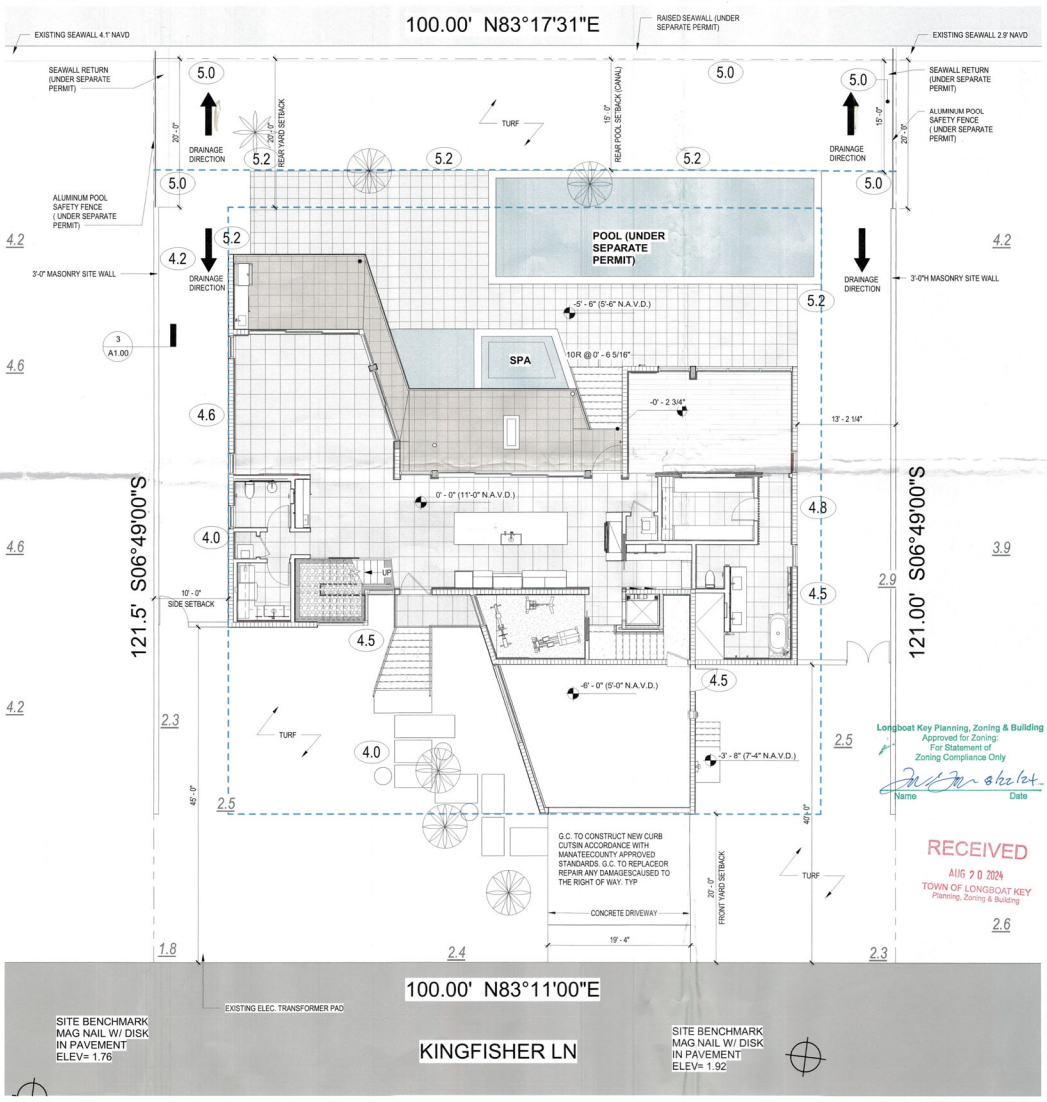

1 SITE PLAN
1/8" = 1'-0"

Longboat Key Planning, Zoning & Building
Approved for Zoning:
For Statement of
Zoning Compliance Only
Name Date

RECEIVED
AUG 20 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

APPLICANT

REVISIONS No.	Date
1	5/18/2023
2	02.08.2024
3	6-20-2024
4	8-19-24

DSDG ARCHITECTS
ARCHITECTURE
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CONSTRUCTION MANAGEMENT
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SARASOTA, FLORIDA 34236
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www.dsdgpc.com
AA 0003661

FRANCISCO RESIDENCE
629 KINGFISHER LN. LONGBOAT KEY FL. 34228
CONSTRUCTION DOCUMENTS
SITE PLAN

PROJECT: XXX
DRAWN BY: MCA
CHECKED BY: MES
DATE: 05/26/23
SHEET NO.
A0.10

GENERAL NOTES

1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONCRETE BLOCK.

2.) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

3.) ALL DOORS SHALL BE 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED. ALL OTHER DOORS ARE DIMENSIONED TO CENTERLINE.

4.) WINDOWS ARE DIMENSIONED TO CENTERLINE.

5.) WINDOWS LABELED AS EGRESS SHALL MEET FBC-R310 REQUIREMENTS.

6.) ALL A/C UNITS TO BE ELEVATED ABOVE BASE FLOOD ELEVATION & SECURED TO EQUIPMENT PLATFORM w/ STAINLESS STEEL STRAPS AND (1) 1/4"x3" TAPCON EACH SIDE MAINTAIN 12" MIN. CLEAR SPACE AROUND EACH A/C UNIT TYP.

7.) TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS SHALL MEET FBC-R SECTION R308.4.

8.) ALL SHOWER PAN LINERS SHALL HAVE A 1/4" PER FOOT MINIMUM SLOPE TO DRAIN.

9.) ALL CEMENTITIOUS BD. @ TILED WALL LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTGEN BY US GYP. UNLESS OTHERWISE NOTED.

10.) EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC-R SECTIONS 703.6 THROUGH 703.6.5.

11.) AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT ARE THE THERMAL ENVELOPE FOR THE BUILDING PER FBCEC-R402.4.1.1

12.) ALL DIMENSIONS ARE TAKEN FROM EDGE OUT STUDS, OR EDGE OF CONCRETE BLOCK.

13.) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

14.) G.C. TO COORDINATE ALL HOSE BIB HEIGHTS AND LOCATIONS WITH LANDSCAPE DWGS & OWNER

15.) HABITABLE ROOMS SHALL BE SEPARATED FROM GARAGE BY NOT LESS THAN 5/8" TYPE "X" DRYWALL

16.) G.C. TO COORDINATE ALL CLEAR SPACE REQUIREMENT TO ACCOMMODATE ALL MEP, GENERATOR & POOL EQUIPMENT AS REQ'D.

17.) ALL NEW CONSTRUCTION REQUIRED TO PASS THE BLOWER DOOR TEST PER 2017 ENERGY CONSERVATION CODE R402.4

NOTE:
POOL EQUIPMENT UNDER SEPARATE PERMIT BY OTHERS

WALL LEGEND

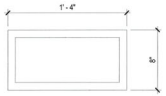
- PARTITION WALL - 6" (U.N.O.) — 5/8" GYP. BD. ON EACH SIDE OF 2X6 WD. STUDS @ 16" O.C.
- PARTITION WALL - 6" (U.N.O.) — 5/8" GYP. BD. ON EACH SIDE OF 2X6 WD. STUDS @ 16" O.C. W/ SOUND ATTENUATION BATT INSULATION BETWEEN STUDS
- CMU WALL - 8" (U.N.O.) — INTERIOR SIDE TO BE PAINTED SMOOTH FINISH 8" CMU WALL; EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU (U.N.O.)
- CMU WALL 8" (U.N.O.) — 5/8" GYP. BD. OVER 1X2 P.T. FURRING STRIPS OVER 3/4" RIGID INSULATION OVER 8" CMU WALL; EXTERIOR SIDE TO BE CEMENTITIOUS COATED (U.N.O.)
- CONCRETE WALL OR COLUMN - 8" (U.N.O.) — INTERIOR SIDE TO BE PAINTED SCRATCH COAT; EXTERIOR SIDE TO BE CEMENTITIOUS COATED
- CONCRETE WALL OR COLUMN - 8" (U.N.O.) — 5/8" GYP. BD. OVER 1X2 P.T. FURRING STRIPS OVER 3/4" RIGID INSULATION OVER 8" CONCRETE WALL; EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU (U.N.O.)
- PARTITION WALL BELOW DESIGN FLOOD - 6" (U.N.O.) — 1/2" AQUA-TOUGH GYP/FIBER PANELS ON EACH SIDE OF 6" METAL STUDS @ 16" O.C.

NOTE: ALL EXTERIOR STUD WALLS TO BE SHEATHED W/ EXTERIOR GRADE PLYWOOD.

- PREMIUM GRADE CASEWORK
- EXTENTS OF TABBY STUCCO EXTERIOR FINISH

FLOOD VENT SCHEDULE

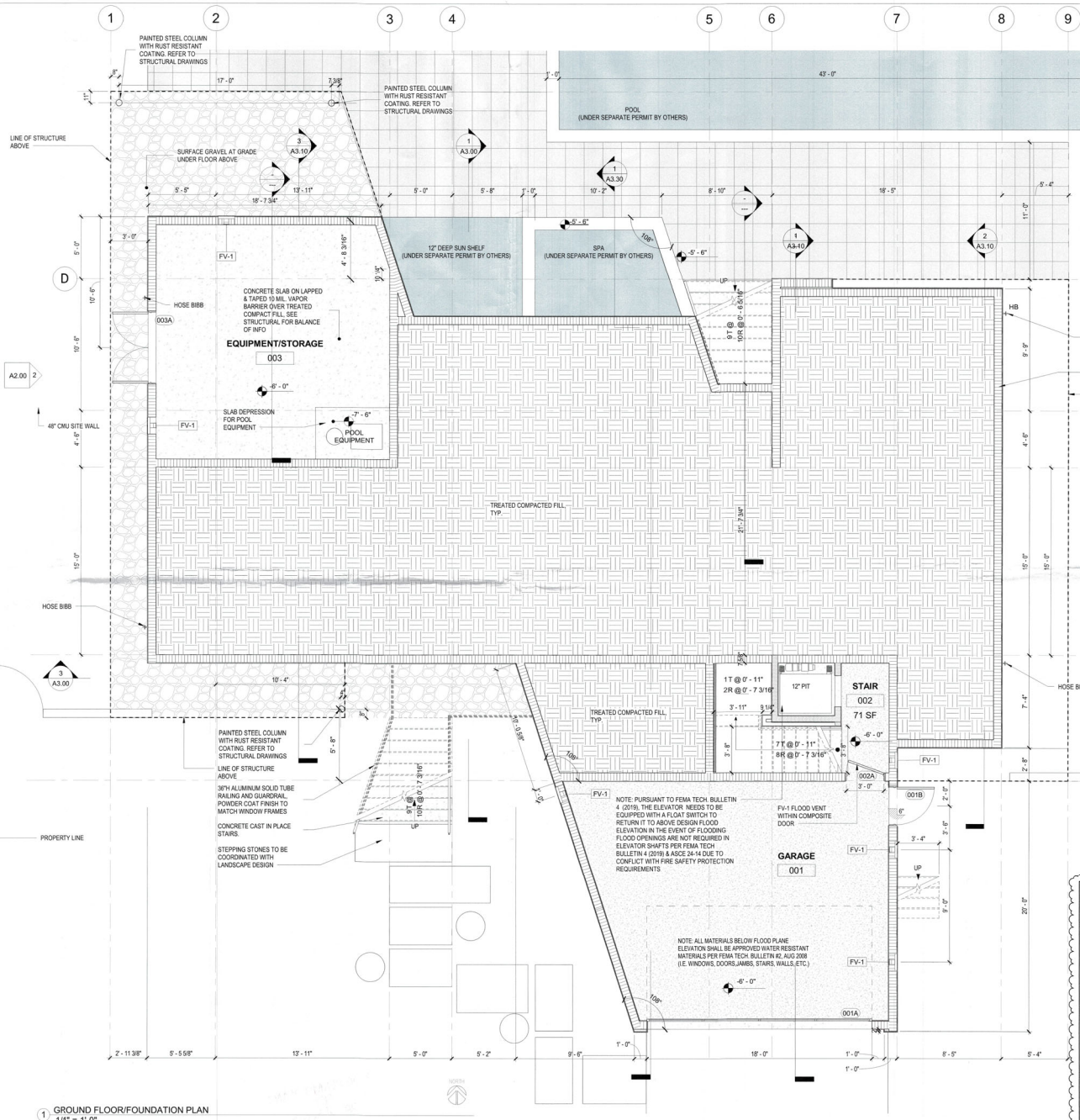
ROOM NO.	ROOM NAME	Area	Vent Area Required	Vent Area Provided	Flood Vent Type
001	GARAGE	439 SF	600 SQ IN	600 SQ IN	FV-1
002	STAIR	71 SF	200 SQ IN	400 SQ IN	FV-1
003	EQUIPMENT/STORAGE	348 SF	400 SQ IN	400 SQ IN	FV-1



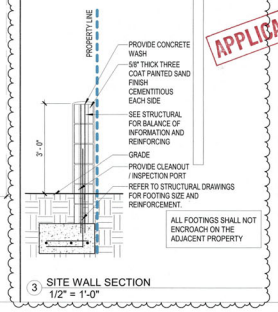
NOTE:
ALL NEW CONSTRUCTION SHALL BE REQUIRED TO PASS THE BLOWER DOOR TEST PER 2020 ENERGY CONSERVATION CODE R402.4, BE AWARE, FLOW THRU OPENINGS MAY CREATE SOME ISSUES WHILE PERFORMING THE TEST.

TYPE FV-1:
CERTIFIED 200 SQ. FT. FLOOD VENT, TRIM & SLEEVE BY SMART VENT
PIVOTING SOLID INSULATED FACE VENT #1540-520
TRIM & SLEEVE #1540-531-12

② SMART VENT
1 1/2" = 1'-0"



① GROUND FLOOR/FOUNDATION PLAN
1/4" = 1'-0"



③ SITE WALL SECTION
1/2" = 1'-0"

BLDG PERMIT PLANS
FILE
COPY of Record

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MARK E. SILTANA, AIA
STATE OF FLORIDA
AR-0009351

REVISIONS

No.	Date
1	5/18/2023
4	8-18-24

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
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www.dsdgarc.com
AA 0003661

FRANCISCO RESIDENCE

629 KINGFISHER LN. LONGBOAT KEY FL. 34228

CONSTRUCTION DOCUMENTS

GROUND FLOOR/ FOUNDATION PLAN

PROJECT: XXX
DRAWN BY: MCA
CHECKED BY: MES
DATE 05/26/23

SHEET NO.
A1.00

03/28/23

GENERAL NOTES

1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONCRETE BLOCK.

2.) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

3.) ALL DOORS SHALL BE 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED. ALL OTHER DOORS ARE DIMENSIONED TO CENTERLINE.

4.) WINDOWS ARE DIMENSIONED TO CENTERLINE.

5.) WINDOWS LABELED AS EGRESS SHALL MEET FBC-R310 REQUIREMENTS.

6.) ALL A/C UNITS TO BE ELEVATED ABOVE BASE FLOOD ELEVATION & SECURED TO EQUIPMENT PLATFORM w/ STAINLESS STEEL STRAPS AND (1) 1/4"x3" TAPCON EACH SIDE MAINTAIN 12" MIN. CLEAR SPACE AROUND EACH A/C UNIT TYP.

7.) TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS SHALL MEET FBC-R SECTION R308.4.

8.) ALL SHOWER PAN LINERS SHALL HAVE A 1/4" PER FOOT MINIMUM SLOPE TO DRAIN.

9.) ALL CEMENTITIOUS BD. @ TILED WALL LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTGEN BY US GYP. UNLESS OTHERWISE NOTED.

10.) EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC-R SECTIONS 703.6 THROUGH 703.6.5.

11.) AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT ARE THE THERMAL ENVELOPE FOR THE BUILDING PER FBCEC-R402.4.1.1

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14.) G.C. TO COORDINATE ALL HOSE BIB HEIGHTS AND LOCATIONS WITH LANDSCAPE DWGS & OWNER

15.) HABITABLE ROOMS SHALL BE SEPARATED FROM GARAGE BY NOT LESS THAN 5/8" TYPE "X" DRYWALL

16.) G.C. TO COORDINATE ALL CLEAR SPACE REQUIREMENT TO ACCOMMODATE ALL MEP, GENERATOR & POOL EQUIPMENT AS REQ'D.

17.) ALL NEW CONSTRUCTION REQUIRED TO PASS THE BLOWER DOOR TEST PER 2017 ENERGY CONSERVATION CODE R402.4

NOTE:
POOL EQUIPMENT UNDER SEPARATE PERMIT BY OTHERS

WALL LEGEND

PARTITION WALL - 6" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2X6 WD. STUDS @ 16" O.C.

PARTITION WALL - 6" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2X6 WD. STUDS @ 16" O.C.
W/ SOUND ATTENUATION BATT INSULATION BETWEEN STUDS

CMU WALL - 8" (U.N.O.)
INTERIOR SIDE TO BE PAINTED SMOOTH FINISH 8" CMU WALL
EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU (U.N.O.)

CMU WALL 8" (U.N.O.)
5/8" GYP. BD. OVER 1X2 P.T. FURRING STRIPS OVER 3/4"
RIGID INSULATION OVER 8" CMU WALL
EXTERIOR SIDE TO BE CEMENTITIOUS COATED (U.N.O.)

CONCRETE WALL OR COLUMN - 8" (U.N.O.)
INTERIOR SIDE TO BE PAINTED SCRATCH COAT
EXTERIOR SIDE TO BE CEMENTITIOUS COATED

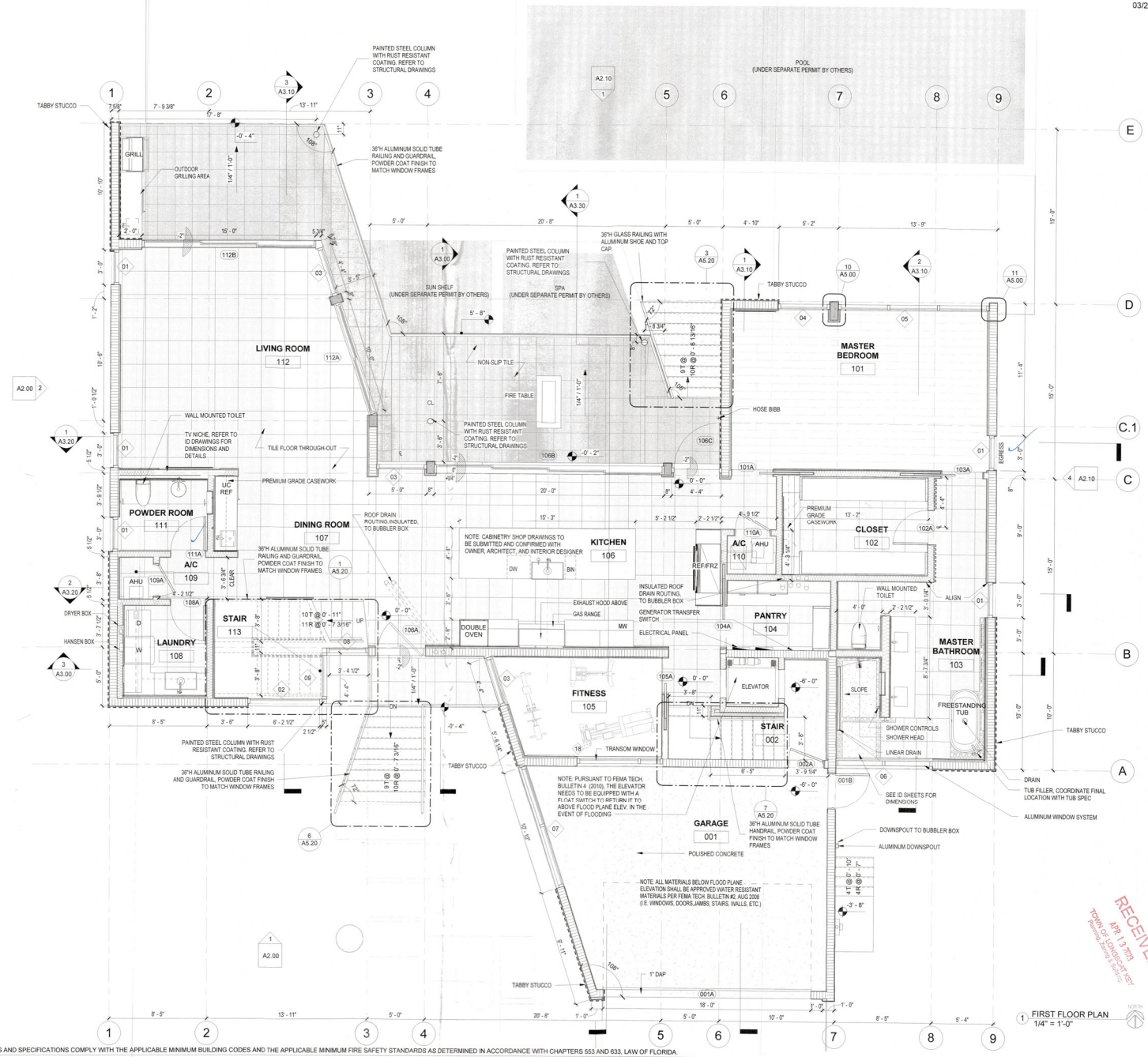
CONCRETE WALL OR COLUMN - 8" (U.N.O.)
5/8" GYP. BD. OVER 1X2 P.T. FURRING STRIPS OVER 3/4" RIGID INSULATION
OVER 8" CONCRETE WALL
EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU (U.N.O.)

PARTITION WALL BELOW DESIGN FLOOD - 6" (U.N.O.)
1/2" AQUA-TOUGH GYPIFIBER PANELS ON EACH SIDE OF 6" METAL STUDS @ 16" O.C.

NOTE: ALL EXTERIOR STUD WALLS TO BE SHEATHED W/ EXTERIOR GRADE PLYWOOD.

PREMIUM GRADE CASEWORK

EXTENTS OF TABBY STUCCO EXTERIOR FINISH



1 FIRST FLOOR PLAN
1/4" = 1'-0"

RECEIVED
APR 13 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Mark E. Sultana, AIA
AR 94535

REVISIONS
No. | Date

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
1348 FRUITVILLE ROAD, SUITE 204
SARASOTA, FLORIDA 34236
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Fax. (941) 955-7354
www.dsdginc.com
AA 0003861

FRANCISCO RESIDENCE

629 KINGFISHER LN. LONGBOAT KEY FL. 34228

CONSTRUCTION DOCUMENTS

FIRST FLOOR PLAN

PROJECT: XXX
DRAWN BY: MCA
CHECKED BY: MES
DATE 03/28/23

SHEET NO.
A1.10

BLDG. PERMIT PL
FILE COPY OF REC

03/28/23

GENERAL NOTES

1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONCRETE BLOCK.

2.) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

3.) ALL DOORS SHALL BE 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED. ALL OTHER DOORS ARE DIMENSIONED TO CENTERLINE.

4.) WINDOWS ARE DIMENSIONED TO CENTERLINE.

5.) WINDOWS LABELED AS EGRESS SHALL MEET FBC-R310 REQUIREMENTS.

6.) ALL A/C UNITS TO BE ELEVATED ABOVE BASE FLOOD ELEVATION & SECURED TO EQUIPMENT PLATFORM w/ STAINLESS STEEL STRAPS AND (1) 1/4"x3" TAPCON EACH SIDE MAINTAIN 12" MIN. CLEAR SPACE AROUND EACH A/C UNIT TYP.

7.) TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS SHALL MEET FBC-R SECTION R308.4.

8.) ALL SHOWER PAN LINERS SHALL HAVE A 1/4" PER FOOT MINIMUM SLOPE TO DRAIN.

9.) ALL CEMENTITIOUS BD. @ TILED WALL LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTGEN BY US GYP. UNLESS OTHERWISE NOTED.

10.) EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC-R SECTIONS 703.6 THROUGH 703.6.5.

11.) AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT ARE THE THERMAL ENVELOPE FOR THE BUILDING PER FBCEC-R402.4.1.1

12.) ALL DIMENSIONS ARE TAKEN FROM EDGE OUT STUDS, OR EDGE OF CONCRETE BLOCK.

13.) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

14.) G.C. TO COORDINATE ALL HOSE BIB HEIGHTS AND LOCATIONS WITH LANDSCAPE DWGS & OWNER

15.) HABITABLE ROOMS SHALL BE SEPARATED FROM GARAGE BY NOT LESS THAN 5/8" TYPE "X" DRYWALL

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17.) ALL NEW CONSTRUCTION REQUIRED TO PASS THE BLOWER DOOR TEST PER 2017 ENERGY CONSERVATION CODE R402.4

WALL LEGEND

- PARTITION WALL - 6" (U.N.O.) — 5/8" GYP. BD. ON EACH SIDE OF 2X6 WD. STUDS @ 16" O.C.
- PARTITION WALL - 8" (U.N.O.) — 5/8" GYP. BD. ON EACH SIDE OF 2X6 WD. STUDS @ 16" O.C. W/ SOUND ATTENUATION BATT INSULATION BETWEEN STUDS
- CMU WALL - 8" (U.N.O.) — INTERIOR SIDE TO BE PAINTED SMOOTH FINISH 8" CMU WALL; EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU (U.N.O.)
- CMU WALL 8" (U.N.O.) — 5/8" GYP. BD. OVER 1X2 P.T. FURRING STRIPS OVER 3/4" RIGID INSULATION OVER 8" CMU WALL. EXTERIOR SIDE TO BE CEMENTITIOUS COATED (U.N.O.)
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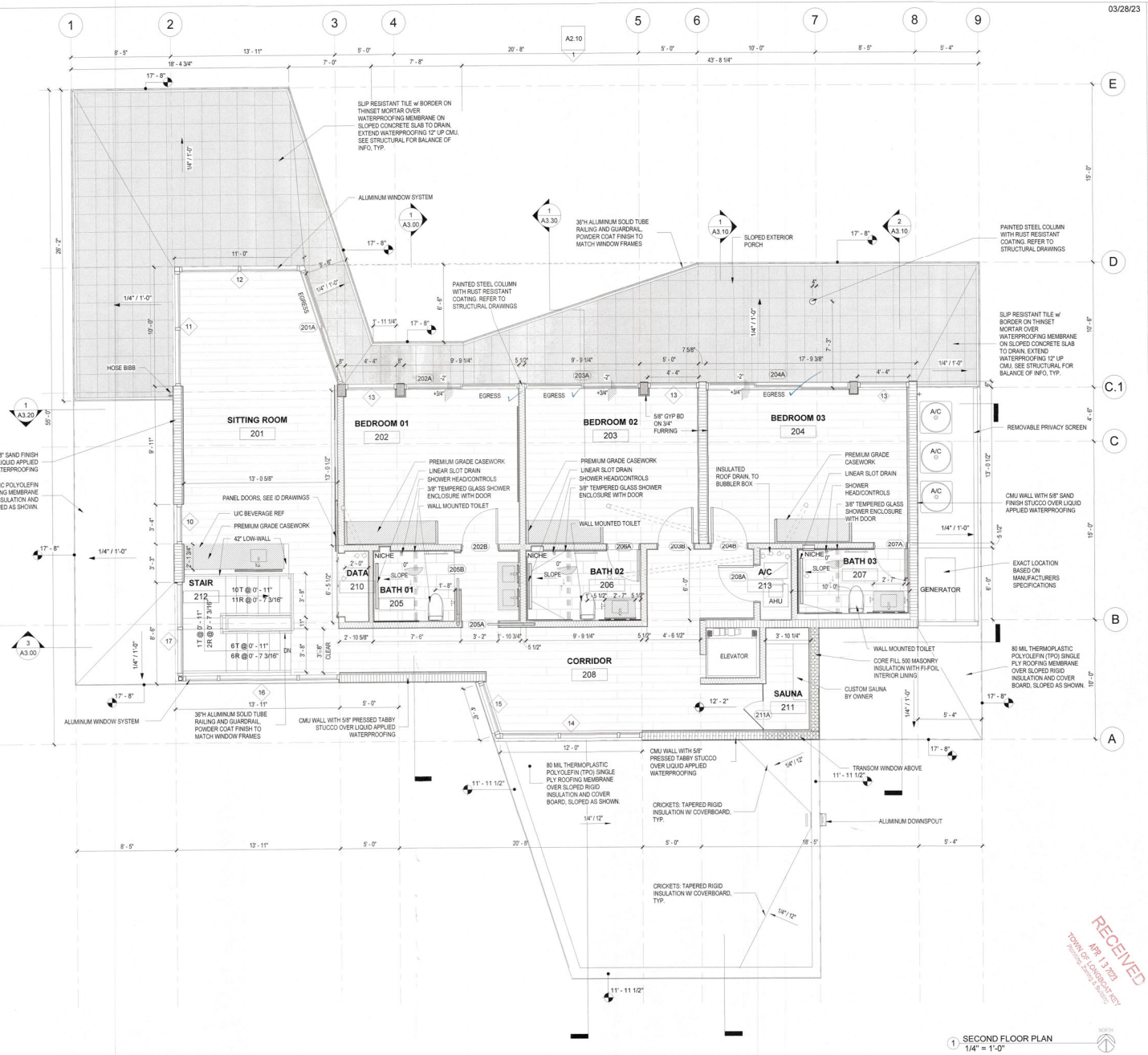
NOTE: ALL EXTERIOR STUD WALLS TO BE SHEATHED W/ EXTERIOR GRADE PLYWOOD.

PREMIUM GRADE CASEWORK

EXTENTS OF TABBY STUCCO EXTERIOR FINISH



1 SECOND FLOOR PLAN
1/4" = 1'-0"

RECEIVED APR 13 2023 TOWN OF LONGBOAT KEY PLANNING, ZONING & BUILDING

Mark E. Sudana, AIA
AR 94536

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
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www.dsdginc.com
AA 0003861

REVISIONS
No. | Date

FRANCISCO RESIDENCE
629 KINGFISHER LN. LONGBOAT KEY FL. 34228

CONSTRUCTION DOCUMENTS

SECOND FLOOR PLAN

PROJECT: XXX
DRAWN BY: MCA
CHECKED BY: MES
DATE 03/28/23

SHEET NO.
A1.20

BLDG. PERMIT PLAN
FILE COPY OF RECORD

03/28/23

GENERAL NOTES

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1/2" AQUA-TOUGH GYP/FIBER PANELS ON EACH SIDE OF 6" METAL STUDS @ 16" O.C.

NOTE: ALL EXTERIOR STUD WALLS TO BE SHEATHED W/ EXTERIOR GRADE PLYWOOD.

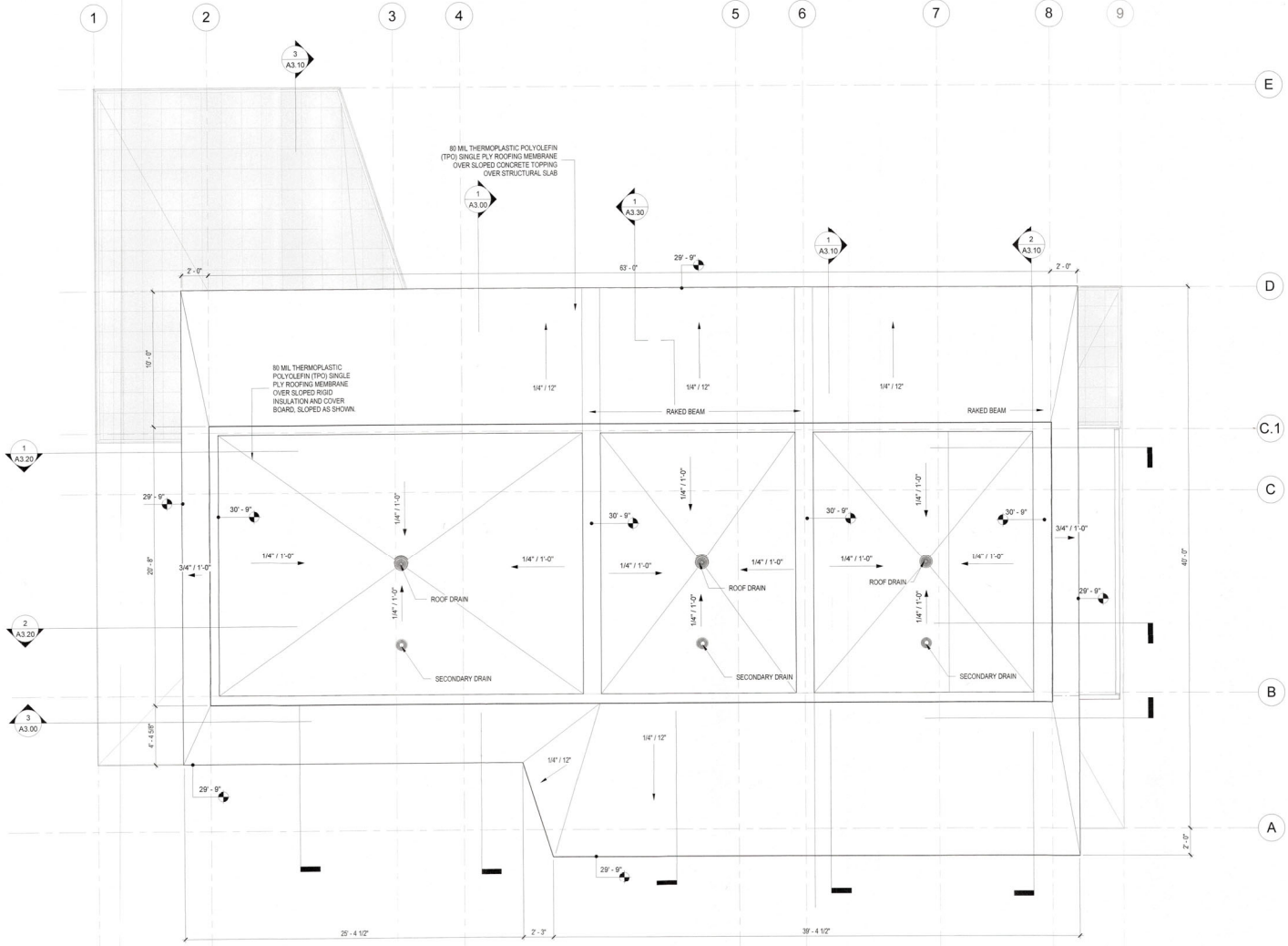
PREMIUM GRADE CASEWORK

NOTE: EXTENTS OF TABBY STUCCO EXTERIOR BANDS

NOTE:
OVERFLOW SCUPPERS TO BE NOT LESS THAN 2" & NOT MORE THAN 4" ABOVE THE LOWEST POINT OF FINISH ROOF SURFACE, TYP.

NOTE:
SEE STRUCTURAL FOR BALANCE OF ROOF FRAMING INFORMATION AND COORDINATE WITH APPROVED TRUSS DRAWINGS

NOTE:
PER FBC R302.12, G.C. TO INSTALL DRAFTSTOP FIRE SEPARATION SUCH THAT THE AREAS OF THE CONCEALED SPACE DOES NOT EXCEED A MAXIMUM AREA OF 1,000 S.F. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS



RECEIVED
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Mark E. Sultana, AIA
AR 94536

REVISIONS
No. Date

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www.dsdginc.com
AA 0003661

FRANCISCO RESIDENCE

629 KINGFISHER LN. LONGBOAT KEY FL. 34228

CONSTRUCTION DOCUMENTS

ROOF PLAN

PROJECT: XXX
DRAWN BY: MCA
CHECKED BY: MES
DATE 03/28/23

SHEET NO.
A1.30

BLDG. PERMIT PLANS
FILE COPY OF RECORD

03/28/23

GENERAL RCP NOTES

1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONC. BLOCK.

2.) ALL CEILING ELEVATIONS ARE FROM TOP OF SLAB/TRUSS ELEVATION.

3.) ALL INTERIOR CEILINGS TO BE 5/8" GYP. CEILING BD. UNLESS OTHERWISE NOTED.

4.) ALL WET LOCATION CEILINGS (I.E. CEILINGS OVER BATHROOM SHOWERS.) TO BE 1/2" CEMENT BD. EQUAL TO SHEETROCK MOLD TOUGH BY US GYP. UNLESS OTHERWISE NOTED.

5.) ALL CEMENTITIOUS BD. @ TILE LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTGEN BY US GYP. UNLESS OTHERWISE NOTED.

6.) UNLESS OTHERWISE NOTED, LIGHT FIXTURES TO BE CENTERED WITHIN AREA.

7.) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

8.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS AND DIMMERS FOR COMPATIBILITY.

8.) GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TYPE AND LOCATION OF AIR CONDITIONING GRILLES.

9.) SEE SHT. A1.60 FOR ELECTRICAL LEGEND.

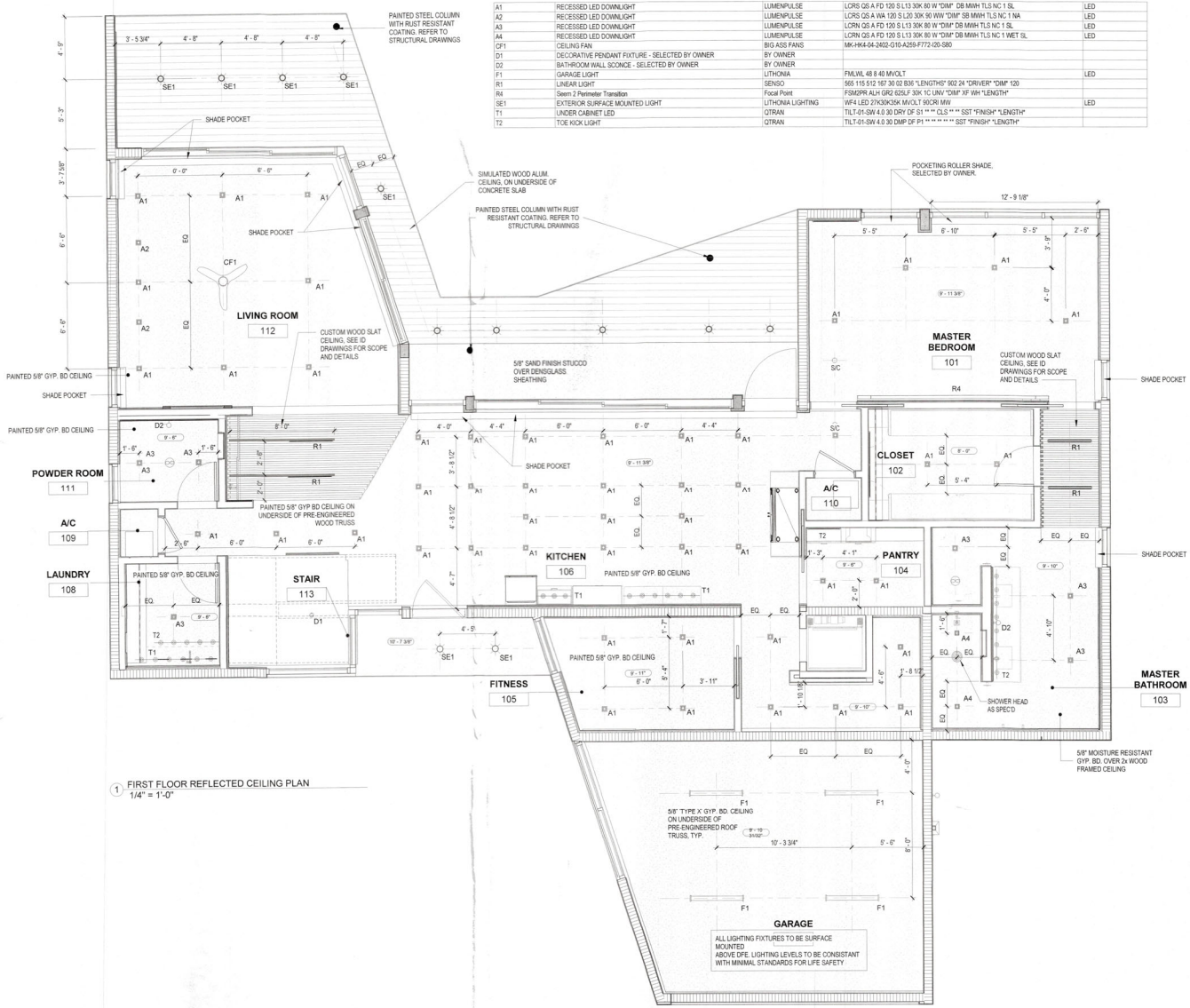
10.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS SEE 2014 ENERGY CONSERVATION CODE SECTION 404

11.) ALL EXTERIOR LIGHTING AND FANS WILL BE RATED FOR EXTERIOR USE.

NOTE: PURSUANT TO FEMA TECH. BULLETIN 4 (2010), THE ELEVATOR NEEDS TO BE EQUIPPED WITH A FLOAT SWITCH TO RETURN IT TO ABOVE FLOOD PLANE ELEV. IN THE EVENT OF FLOODING

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MFR	CATALOG No.	LAMP
A1	RECESSED LED DOWNLIGHT	LUMENPULSE	LCRS QS A FD 120 S L13 30K 80 W "DIM" DB MWH TLS NC 1 SL	LED
A2	RECESSED LED DOWNLIGHT	LUMENPULSE	LCRS QS A WA 120 S L20 30K 90 WW "DIM" SB MWH TLS NC 1 NA	LED
A3	RECESSED LED DOWNLIGHT	LUMENPULSE	LCRN QS A FD 120 S L13 30K 80 W "DIM" DB MWH TLS NC 1 SL	LED
A4	RECESSED LED DOWNLIGHT	LUMENPULSE	LCRN QS A FD 120 S L13 30K 80 W "DIM" DB MWH TLS NC 1 WET SL	LED
CF1	CEILING FAN	BIG ASS FANS	MK-HK4-04-2402-G10-A259-F772-I20-S80	
D1	DECORATIVE PENDANT FIXTURE - SELECTED BY OWNER	BY OWNER		
D2	BATHROOM WALL SCONCE - SELECTED BY OWNER	BY OWNER		
F1	GARAGE LIGHT	LITHONIA	FMLWL 48 8 40 MVOLT	LED
R1	LINEAR LIGHT	SENSO	565 115 512 167 30 02 B36 "LENGTHS" 902 24 "DRIVER" "DIM" 120	
R4	Seem 2 Perimeter Transition	Focal Point	FSM2PR ALH GR2 625LF 30K 1C UNV "DIM" XF WH "LENGTH"	
SE1	EXTERIOR SURFACE MOUNTED LIGHT	LITHONIA LIGHTING	WF4 LED 27K30K35K MVOLT 90CRI MW	LED
T1	UNDER CABINET LED	QTRAN	TILT-01-SW 4.0 30 DRY DF S1 " " " CLS " " " SST "FINISH" "LENGTH"	
T2	TOE KICK LIGHT	QTRAN	TILT-01-SW 4.0 30 DMP DF P1 " " " " " " SST "FINISH" "LENGTH"	



1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

RECEIVED
APR 13 2023
TOWN OF LONGBOAT KEY
Planning Zoning & Building

Mark E. Sultana, AIA
AR 94538

DSDG ARCHITECTS
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AA 0003861

REVISIONS

No.	Date

FRANCISCO RESIDENCE
629 KINGFISHER LN. LONGBOAT KEY FL. 34228

CONSTRUCTION DOCUMENTS

FIRST FLOOR REFLECTED CEILING PLAN

PROJECT: XXX
DRAWN BY: MCA
CHECKED BY: MES
DATE 03/28/23

SHEET NO.
A1.40

BLDG. PERMIT PL
FILE COPY OF REC

GENERAL RCP NOTES

1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONC. BLOCK.

2.) ALL CEILING ELEVATIONS ARE FROM TOP OF SLAB/TRUSS ELEVATION.

3.) ALL INTERIOR CEILINGS TO BE 5/8" GYP. CEILING BD. UNLESS OTHERWISE NOTED.

4.) ALL WET LOCATION CEILINGS (I.E. CEILINGS OVER BATHROOM SHOWERS.) TO BE 1/2" CEMENT BD. EQUAL TO SHEETROCK MOLD TOUGH BY US GYP. UNLESS OTHERWISE NOTED.

5.) ALL CEMENTITIOUS BD. @ TILE LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTGEN BY US GYP. UNLESS OTHERWISE NOTED.

6.) UNLESS OTHERWISE NOTED, LIGHT FIXTURES TO BE CENTERED WITHIN AREA.

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8.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS AND DIMMERS FOR COMPATIBILITY.

8.) GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TYPE AND LOCATION OF AIR CONDITIONING GRILLES.

9.) SEE SHT. A1.60 FOR ELECTRICAL LEGEND.

10.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS SEE 2014 ENERGY CONSERVATION CODE SECTION 404

11.) ALL EXTERIOR LIGHTING AND FANS WILL BE RATED FOR EXTERIOR USE.

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MFR	CATALOG No.	LAMP
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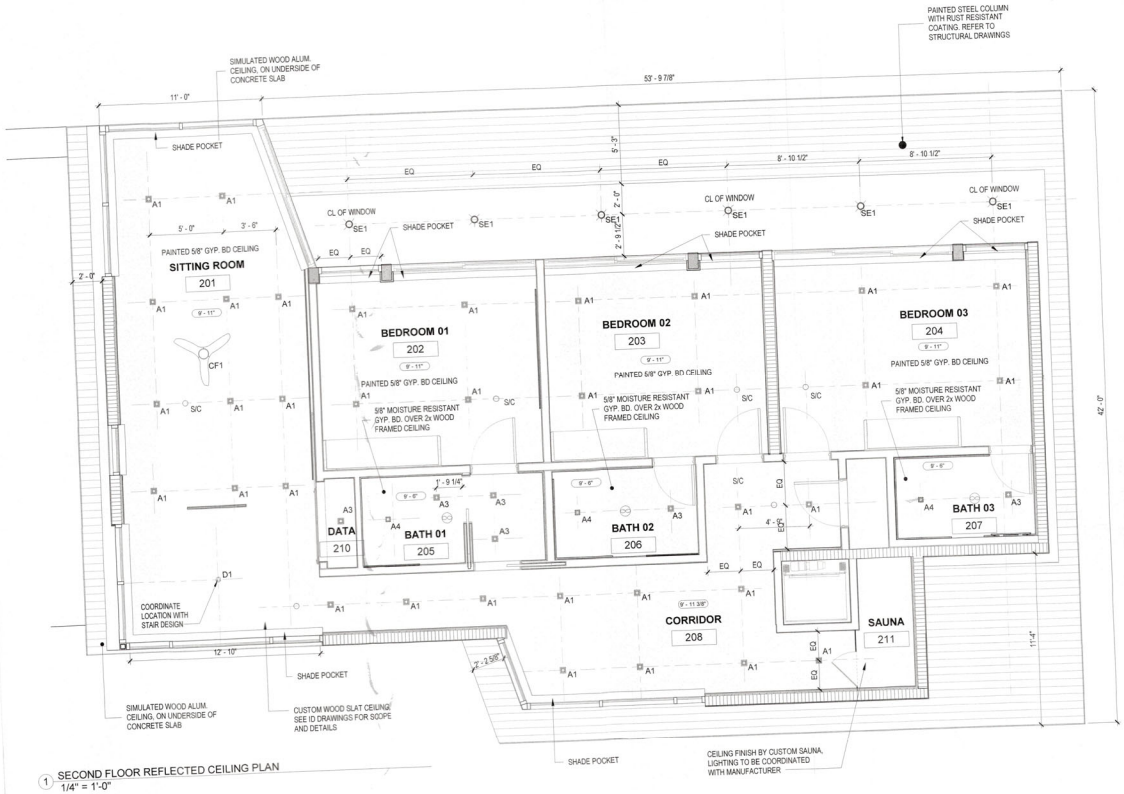
A3	RECESSED LED DOWNLIGHT	LUMENPULSE	LCRN QS A FD 120 S L13 30K 80 W *DIM* DB MWH TLS NC 1 SL	LED
A4	RECESSED LED DOWNLIGHT	LUMENPULSE	LCRN QS A FD 120 S L13 30K 80 W *DIM* DB MWH TLS NC 1 WET SL	LED
CF1	CEILING FAN	BIG ASS FANS	MK-HK4-04-2402-G10-A259-F772-I20-S80	
D1	DECORATIVE PENDANT FIXTURE - SELECTED BY OWNER	BY OWNER		
D2	BATHROOM WALL SCONCE - SELECTED BY OWNER	BY OWNER		LED
F1	GARAGE LIGHT	LITHONIA	FMLWL 48 8 40 MVOLT	
R1	LINEAR LIGHT	SENSO	585 115.512 167 30 02 B36 *LENGTHS* 902 24 *DRIVER* *DIM* 120	
R4	Seem 2 Perimeter Transition	Focal Point	FSM2PR ALH GR2 625LF 30K 1C UNV *DIM* XF WH *LENGTH*	LED
SE1	EXTERIOR SURFACE MOUNTED LIGHT	LITHONIA LIGHTING	WF4 LED 27K30K35K MVOLT 90CRI MW	
T1	UNDER CABINET LED	QTRAN	TILT-01-SW 4.0 30 DRY DF S1 ** ** CLS ** ** SST *FINISH* *LENGTH*	
T2	TOE KICK LIGHT	QTRAN	TILT-01-SW 4.0 30 DMP DF P1 ** ** ** ** ** SST *FINISH* *LENGTH*	



1 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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www.dsdgmc.com
AA 0003661

REVISIONS
No. Date

FRANCISCO RESIDENCE
629 KINGFISHER LN. LONGBOAT KEY FL. 34228

SECOND FLO
REFLECTE
CEILING PL

PROJECT:
DRAWN BY:
CHECKED BY:
DATE 03/

SHEET NO.
A1.4

BLDG
FIL

03/28/23

GENERAL ELECTRICAL NOTES

1.) ALL ELECTRICAL TO BE WIRED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE 2017.

2.) ELECTRICAL SUB CONTRACTOR TO SIZE ELECTRICAL PANEL IN ACCORDANCE WITH NATIONAL ELECTRIC CODE (NFP70).

3.) ALL OUTLETS THAT ARE NOT REQUIRED TO BE GFI PROTECTED SHALL BE ARC FAULT WITH TAMPER PROOF RECEPTACLES.

4.) ALL ELECTRICAL OUTLETS & SWITCHES INCLUDING ELECTRICAL PANELS TO BE MOUNTED ABOVE DESIGN FLOOD ELEVATION (ADFE) WHEN REQ'D.

5.) ALL SWITCHES AND RECEPTACLES TO BE DECORA (FLUSH WHITE) BY LEVITON.

6.) G.C. TO COORDINATE ARCHITECTURAL POWER PLAN AND STRUCTURED WIRING PLAN BY OTHERS.

7.) ALL FIRE SMOKE/CARBON MONOXIDE DETECTORS TO BE WIRED IN TANDEM. IF ONE IS ACTIVATED IT SHALL CAUSE ALL DETECTORS TO SOUND.

8.) PROVIDE EXTERIOR GARAGE DOOR CONTROL PANEL.

9.) ALL LOW VOLTAGE FIXTURES SHALL BE IC LISTED.

10.) PROVIDE DOWN STAIRS OUTDOOR FIXTURE STUB OUTS FOR FUTURE LANDSCAPE LIGHTING IN PLANTERS, TREES, IRRIGATION SYSTEMS, ETC.

11.) CLOSET LIGHTING:
- RECESSED FIXTURE W/ LENS MUST MAINTAIN (FROM EDGE OF FINISHED TRIM) A MINIMUM OF 6" CLEARANCE TO SHELF AND A MINIMUM OF 18" TO THE BACK AND SIDE WALLS.
- FLUORESCENT FIXTURE W/ LENS MUST MAINTAIN 12" MIN. CLEARANCE TO THE SHELF AND 24" MINIMUM CLEARANCE TO THE BACK AND SIDE WALLS.

12.) ALL EXTERIOR LIGHTING AND FANS WILL BE RATED FOR EXTERIOR USE.

13.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2014 ENERGY CONSERVATION CODE SECTION R404.

14.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS & DIMMERS FOR COMPATIBILITY.

15.) SEE SHT. A1.60 FOR ELECTRICAL LEGEND.

ELECTRICAL LEGEND

FIXTURE SYMBOLS

A	- ABOVE COUNTER
AUC	- ABOVE UPPER CABINET
ADFE	- ABOVE DESIGN FLOOD ELEVATION PLANE
C	- RECESSED CLOCK RECEPTACLE
GFI	- GFCI CIRCUIT
UC	- UNDER COUNTER
USB	- UNIVERSAL SERIAL BUS RECEPTACLE PORT
VP	- VAPOR PROOF FIXTURE
WCR	- RECEPTACLE WITHIN CABINET W/ GFI PROTECTION
WP	- WEATHER PROTECTED

SWITCHING

$	SINGLE POLE WALL SWITCH
$D	SINGLE POLE WALL SWITCH W/ DIMMER
$T	SINGLE POLE WALL SWITCH W/ TIMER
$3	3-WAY WALL SWITCH
	FLIP UP SWITCH - FLUSH W/ COUNTER TOP
	FLIP UP SWITCH & DUPLEX RECEPTACLE COMBINATION - FLUSH W/ COUNTER TOP
	LIGHT CONTROL TOUCH PAD
	GARAGE DOOR OPENER CONTROL
MS	MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL

OUTLETS-

ALL RECEPTACLES THAT ARE NOT REQUIRED TO BE G.F.I. PROTECTED SHALL BE ARC FAULT & TAMPERPROOF PER N.E.C. CODE
ALL RECEPTACLE COVERS TO BE SCREWLESS TYPE

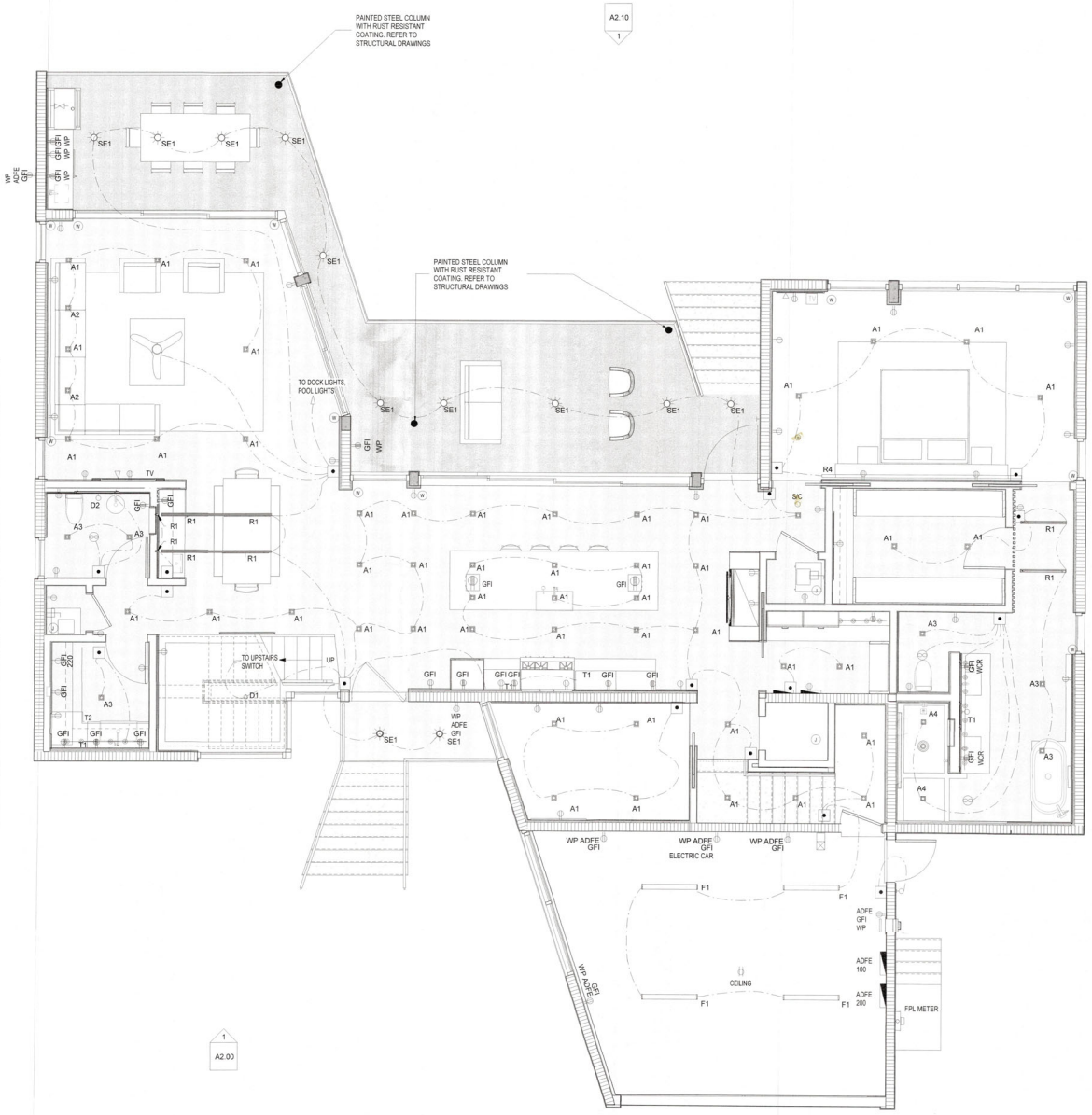
	DUPLEX RECEPTACLE
	ABOVE COUNTER LOCATED DUPLEX RECEPTACLE
	WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED - ONE NON-SWITCHED (WHEN WIRED IN TANDEM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)
220	220 VOLT RECEPTACLE
	CEILING OUTLET
	FLOOR OUTLET
	FLIP UP DUPLEX RECEPTACLE - FLUSH W/ COUNTER TOP
	CAT 5
TV	CABLE TV
	DISCONNECT

LIGHT FIXTURES

	RECESSED CEILING LIGHT FIXTURE
	RECESSED WALL WASH FIXTURE
	SURFACE MOUNTED CEILING LIGHT FIXTURE
	PENDANT - CEILING MOUNTED
	3-HEAD LIGHT ASSEMBLY - CEILING MTG.
	WALL MOUNTED FLOOD LIGHT FIXTURE
J	JUNCTION BOX
D	HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS
B	HIGH VOLTAGE JUNCTION BOX PER ROLL DOWN BUG SCREEN MANUFACTURER'S SPECS.
W	LOW VOLTAGE JUNCTION BOX PER ROLL DOWN WINDOW TREATMENT MANUFACTURER'S SPECS.
	UNDERWATER POOL LIGHT - WALL MTG.
	UNDERWATER POOL LIGHT - BOTTOM MTG.
	WALL SCONCE
	SURFACE MOUNTED LED
	SURFACE MOUNTED LED
	UNDER CABINET LIGHTING
	LED UPLIGHTING
	IN WALL MOUNTED LIGHT LOW VOLTAGE
	CEILING MOUNTED FAN *FANS AT EXTERIOR LOCATIONS TO BE RATED FOR OUTDOOR USE. TYP.

MISC.

SC	SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED W/ BATTERY BACK-UP
	ELECTRICAL PANEL
T	THERMOSTAT
	GAS
CM	DOOR CHIME
	CEILING MOUNTED EXHAUST FAN
SP	SURFACE MOUNTED SPEAKER
A	ALARM PANEL



1 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

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FIRST FLOOR ELECTRICAL PLAN

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GENERAL ELECTRICAL NOTES

1.) ALL ELECTRICAL TO BE WIRED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE 2017.

2.) ELECTRICAL SUB CONTRACTOR TO SIZE ELECTRICAL PANEL IN ACCORDANCE WITH NATIONAL ELECTRIC CODE (NFP70).

3.) ALL OUTLETS THAT ARE NOT REQUIRED TO BE GFI PROTECTED SHALL BE ARC FAULT WITH TAMPER PROOF RECEPTACLES.

4.) ALL ELECTRICAL OUTLETS & SWITCHES INCLUDING ELECTRICAL PANELS TO BE MOUNTED ABOVE DESIGN FLOOD ELEVATION (ADFE) WHEN REQ'D.

5.) ALL SWITCHES AND RECEPTACLES TO BE DECORA (FLUSH WHITE) BY LEVITON.

6.) G.C. TO COORDINATE ARCHITECTURAL POWER PLAN AND STRUCTURED WIRING PLAN BY OTHERS.

7.) ALL FIRE SMOKE/CARBON MONOXIDE DETECTORS TO BE WIRED IN TANDEM. IF ONE IS ACTIVATED IT SHALL CAUSE ALL DETECTORS TO SOUND.

8.) PROVIDE EXTERIOR GARAGE DOOR CONTROL PANEL.

9.) ALL LOW VOLTAGE FIXTURES SHALL BE IC LISTED.

10.) PROVIDE DOWN STAIRS OUTDOOR FIXTURE STUB OUTS FOR FUTURE LANDSCAPE LIGHTING IN PLANTERS, TREES, IRRIGATION SYSTEMS, ETC.

11.) CLOSET LIGHTING:
- RECESSED FIXTURE W/ LENS MUST MAINTAIN (FROM EDGE OF FINISHED TRIM) A MINIMUM OF 6" CLEARANCE TO SHELF AND A MINIMUM OF 18" TO THE BACK AND SIDE WALLS.
- FLUORECCENT FIXTURE W/ LENS MUST MAINTAIN 12" MIN. CLEARANCE TO THE SHELF AND 24" MINIMUM CLEARANCE TO THE BACK AND SIDE WALLS.

12.) ALL EXTERIOR LIGHTING AND FANS WILL BE RATED FOR EXTERIOR USE.

13.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2014 ENERGY CONSERVATION CODE SECTION R404.

14.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS & DIMMERS FOR COMPATIBILITY.

15.) SEE SHT. A1.60 FOR ELECTRICAL LEGEND.

ELECTRICAL LEGEND

FIXTURE SYMBOLS

A	- ABOVE COUNTER
AUC	- ABOVE UPPER CABINET
ADFE	- ABOVE DESIGN FLOOD ELEVATION PLANE
C	- RECESSED CLOCK RECEPTACLE
GFI	- GFCI CIRCUIT
UC	- UNDER COUNTER
USB	- UNIVERSAL SERIAL BUS RECEPTACLE PORT
VP	- VAPOR PROOF FIXTURE
WCR	- RECEPTACLE WITHIN CABINET W/ GFI PROTECTION
WP	WEATHER PROTECTED

SWITCHING

- SINGLE POLE WALL SWITCH
- SINGLE POLE WALL SWITCH W/ DIMMER
- SINGLE POLE WALL SWITCH W/ TIMER
- 3-WAY WALL SWITCH
- FLIP UP SWITCH - FLUSH W/ COUNTER TOP
- FLIP UP SWITCH & DUPLEX RECEPTACLE COMBINATION - FLUSH W/ COUNTER TOP
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- 220 — 220 VOLT RECEPTACLE
- CEILING OUTLET
- FLOOR OUTLET
- FLIP UP DUPLEX RECEPTACLE - FLUSH W/ COUNTER TOP
- CAT 5
- TV — CABLE TV
- DISCONNECT

LIGHT FIXTURES

- RECESSED CEILING LIGHT FIXTURE
- RECESSED WALL WASH FIXTURE
- SURFACE MOUNTED CEILING LIGHT FIXTURE
- PENDANT - CEILING MOUNTED
- 3-HEAD LIGHT ASSEMBLY - CEILING MTG.
- WALL MOUNTED FLOOD LIGHT FIXTURE
- J — JUNCTION BOX
- D — HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS
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- UNDERWATER POOL LIGHT - BOTTOM MTG.
- WALL SCONCE
- SURFACE MOUNTED LED
- SURFACE MOUNTED LED
- UNDER CABINET LIGHTING
- LED UPLIGHTING
- IN WALL MOUNTED LIGHT LOW VOLTAGE
- CEILING MOUNTED FAN *FANS AT EXTERIOR LOCATIONS TO BE RATED FOR OUTDOOR USE. TYP.

MISC.

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- ELECTRICAL PANEL
- T — THERMOSTAT
- GAS
- DM — DOOR CHIME
- CEILING MOUNTED EXHAUST FAN
- SP — SURFACE MOUNTED SPEAKER
- A — ALARM PANEL

1 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

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SECOND FLOOR ELECTRICAL PLAN

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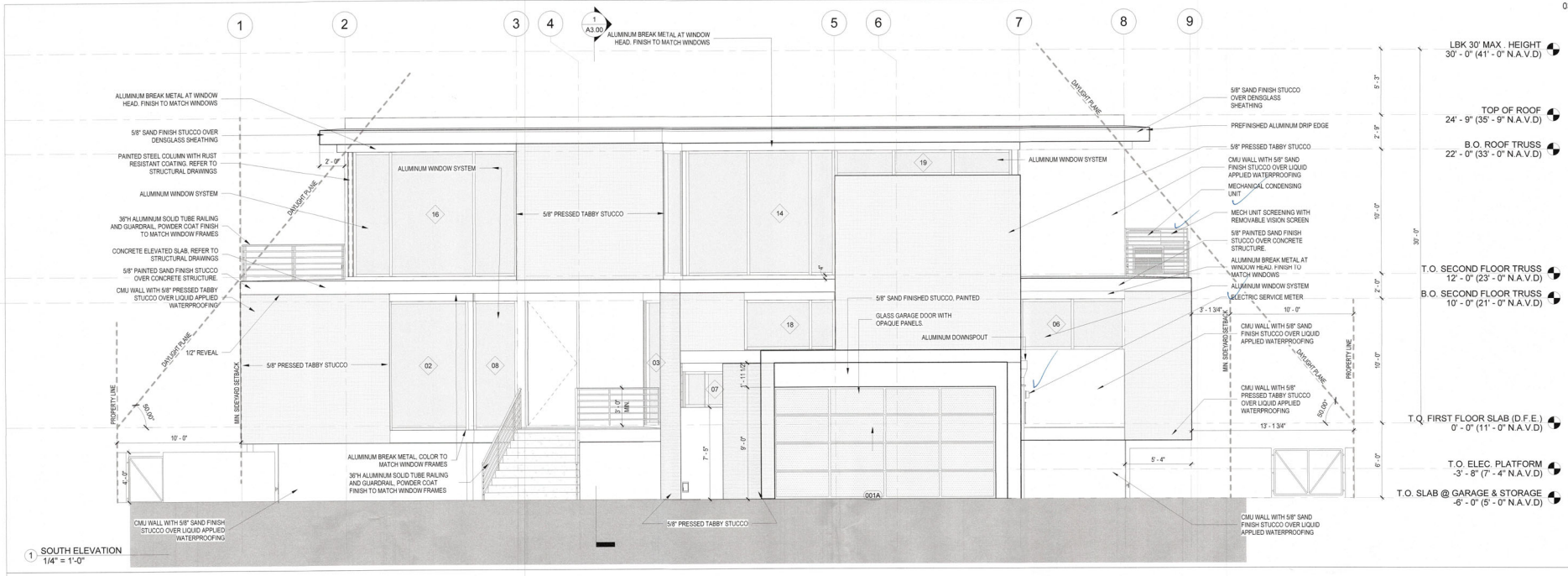
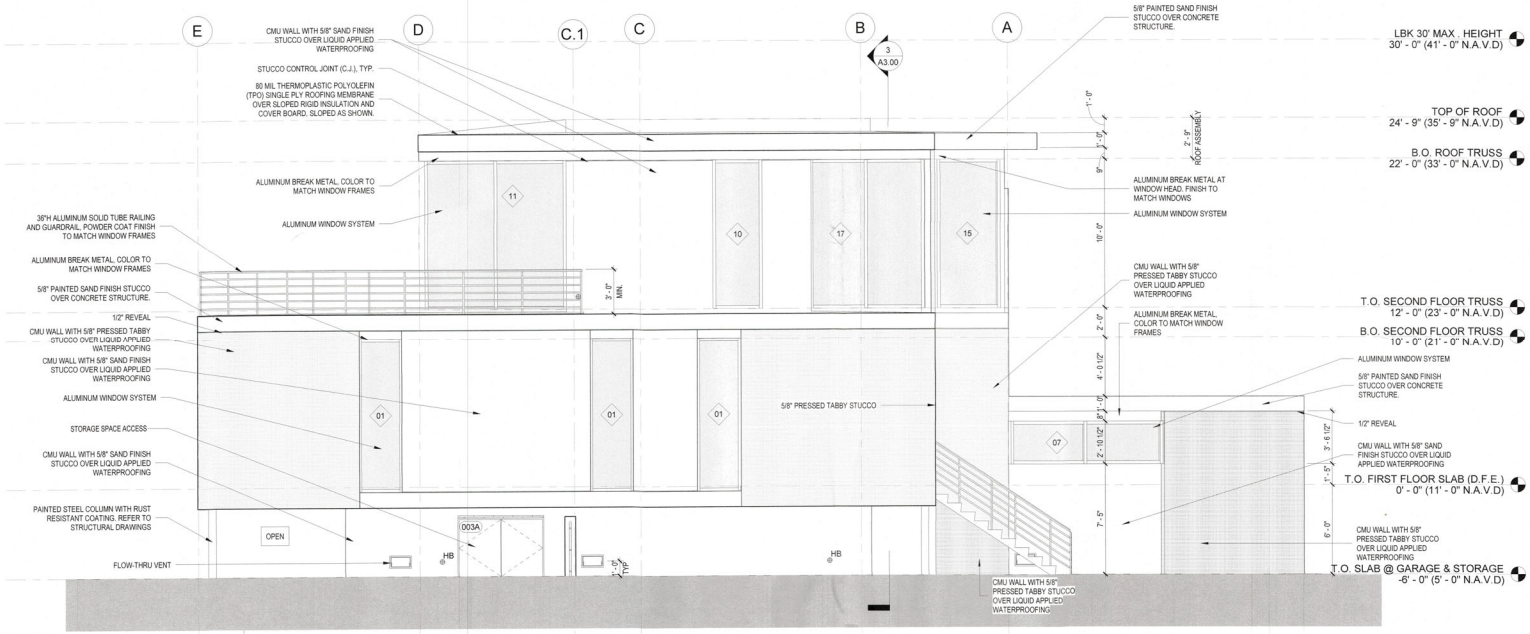


1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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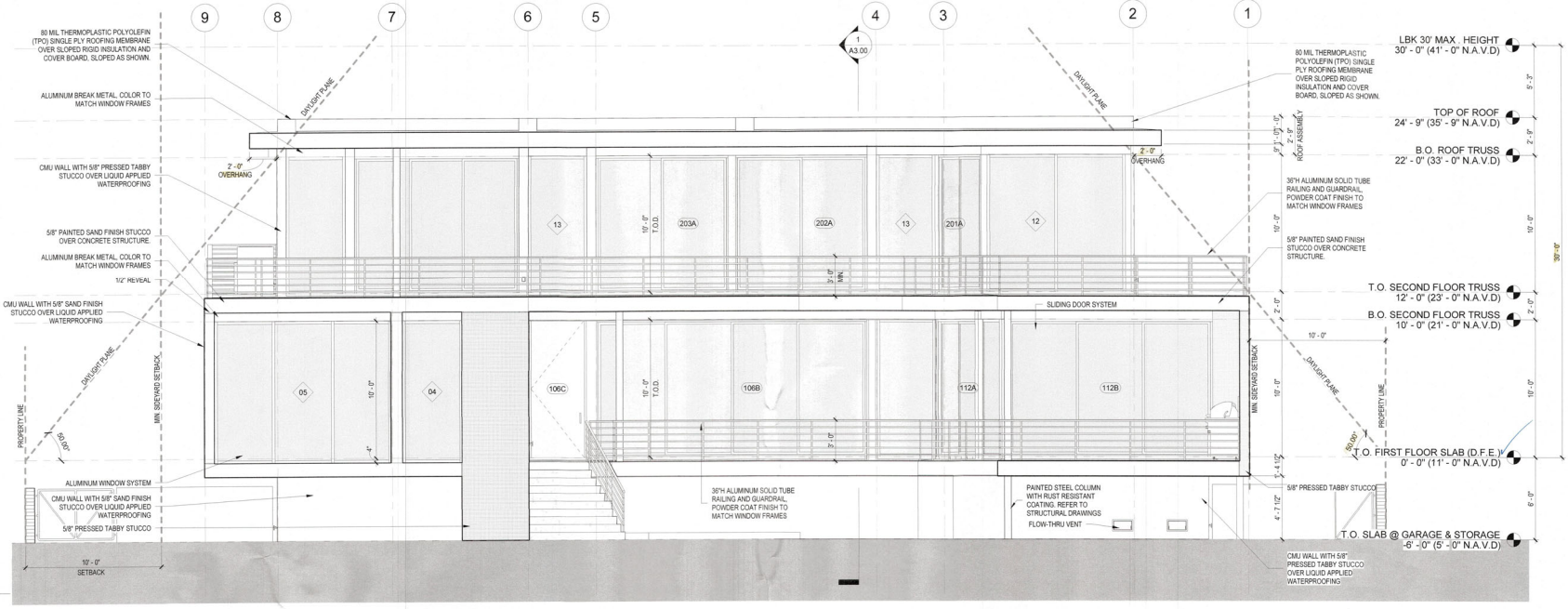
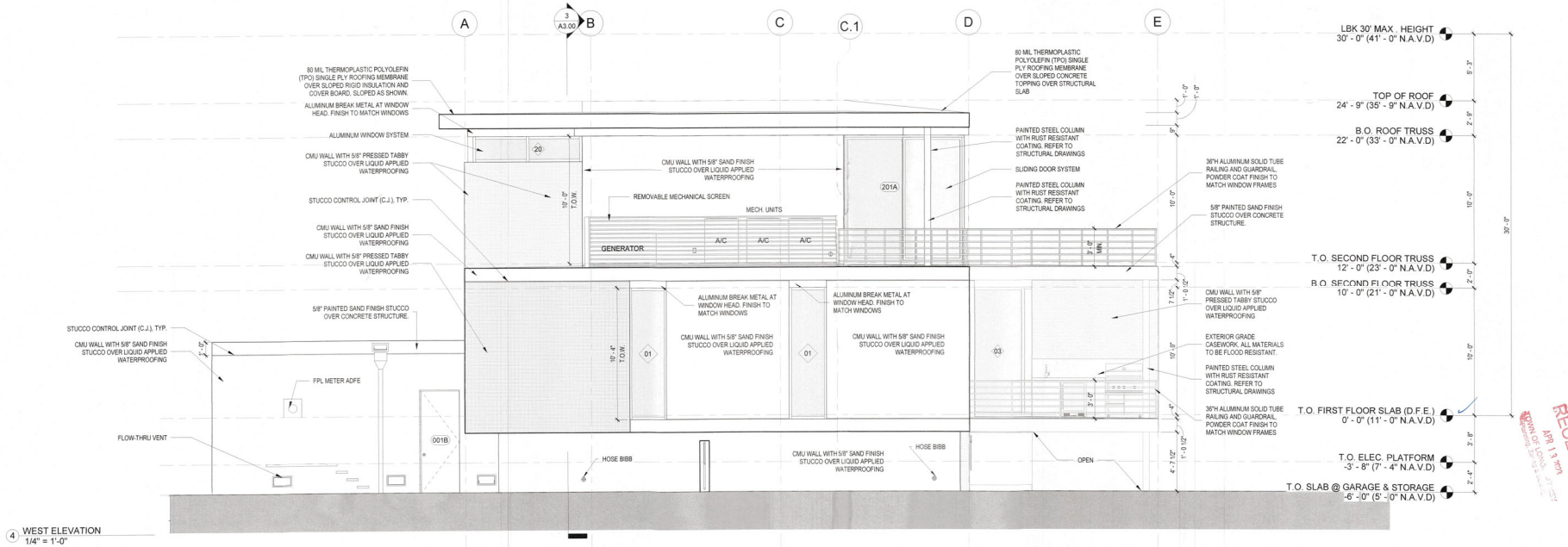


1 NORTH ELEVATION
1/4" = 1'-0"



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

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EXTERIOR ELEVATIONS

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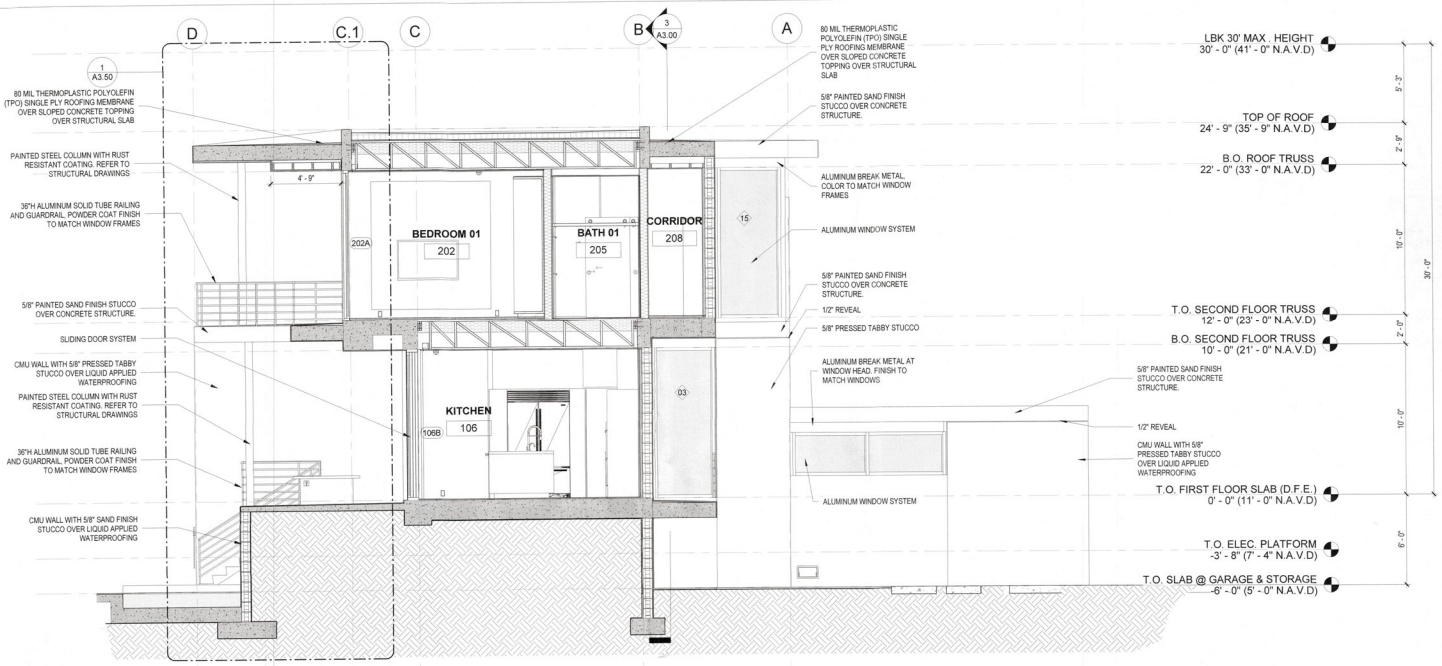
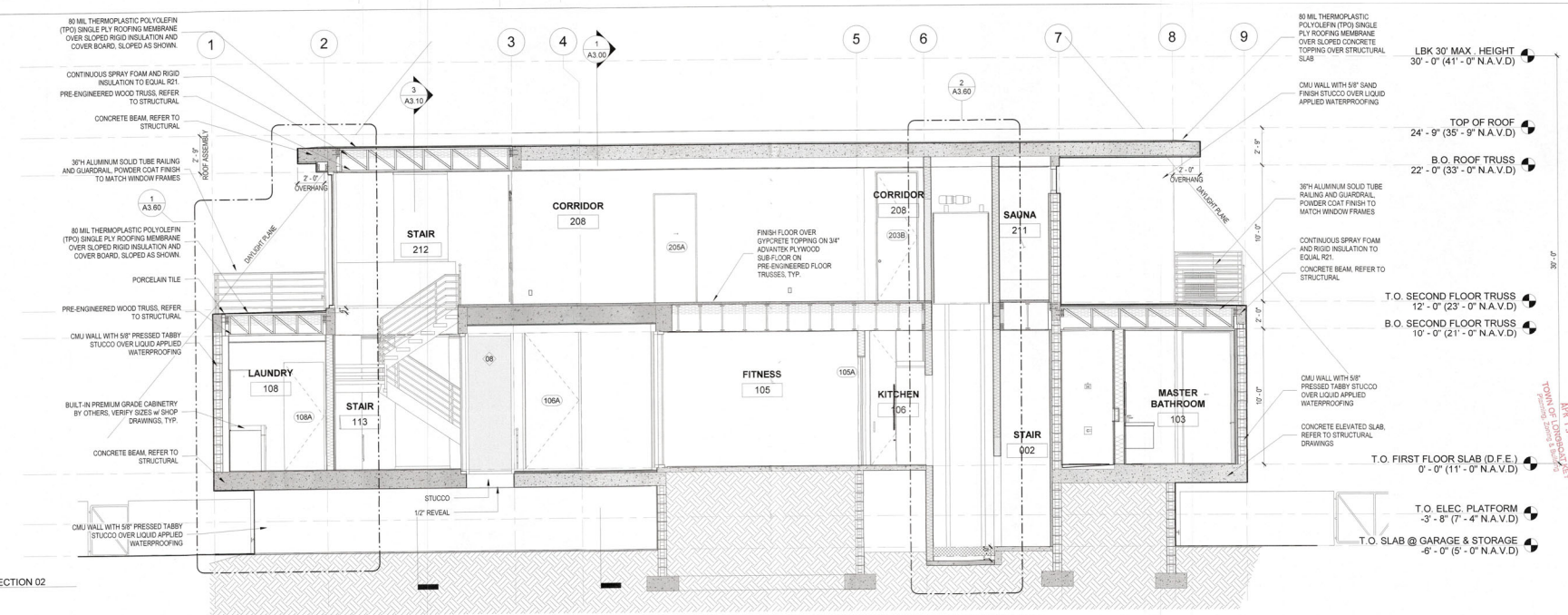
A2.10

03/28/23



1 BUILDING SECTION 01
1/4" = 1'-0"



3 BUILDING SECTION 02
1/4" = 1'-0"

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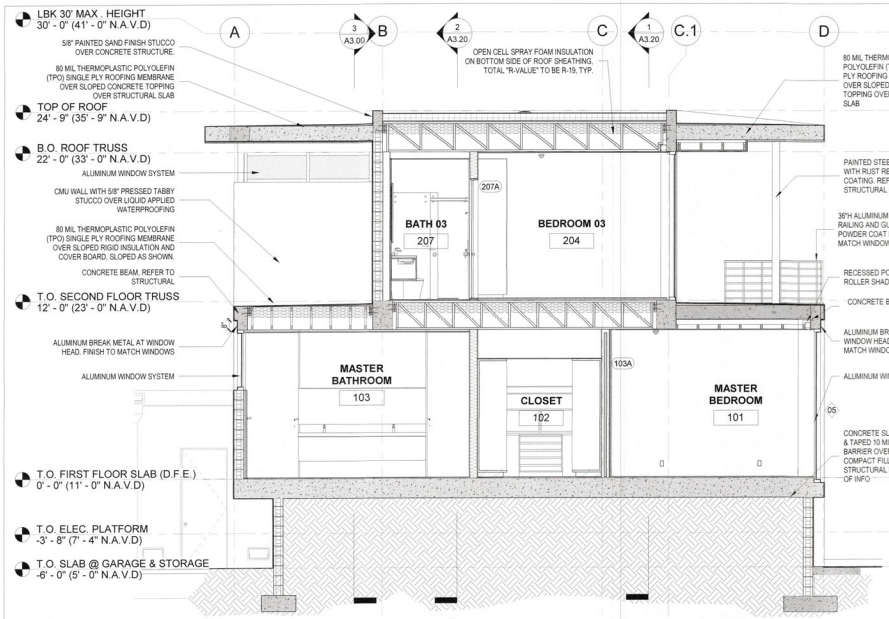
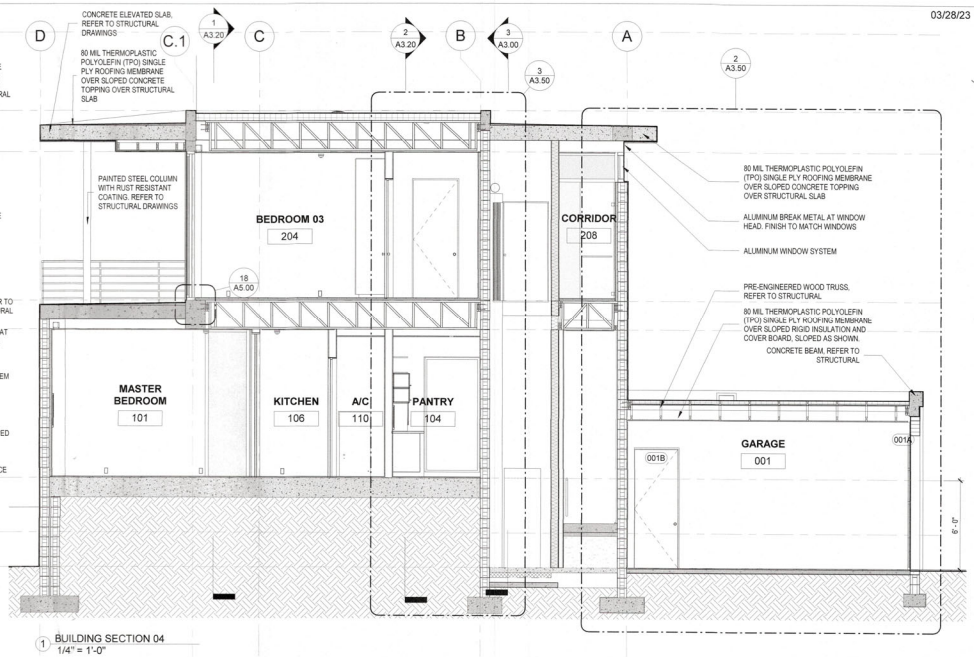
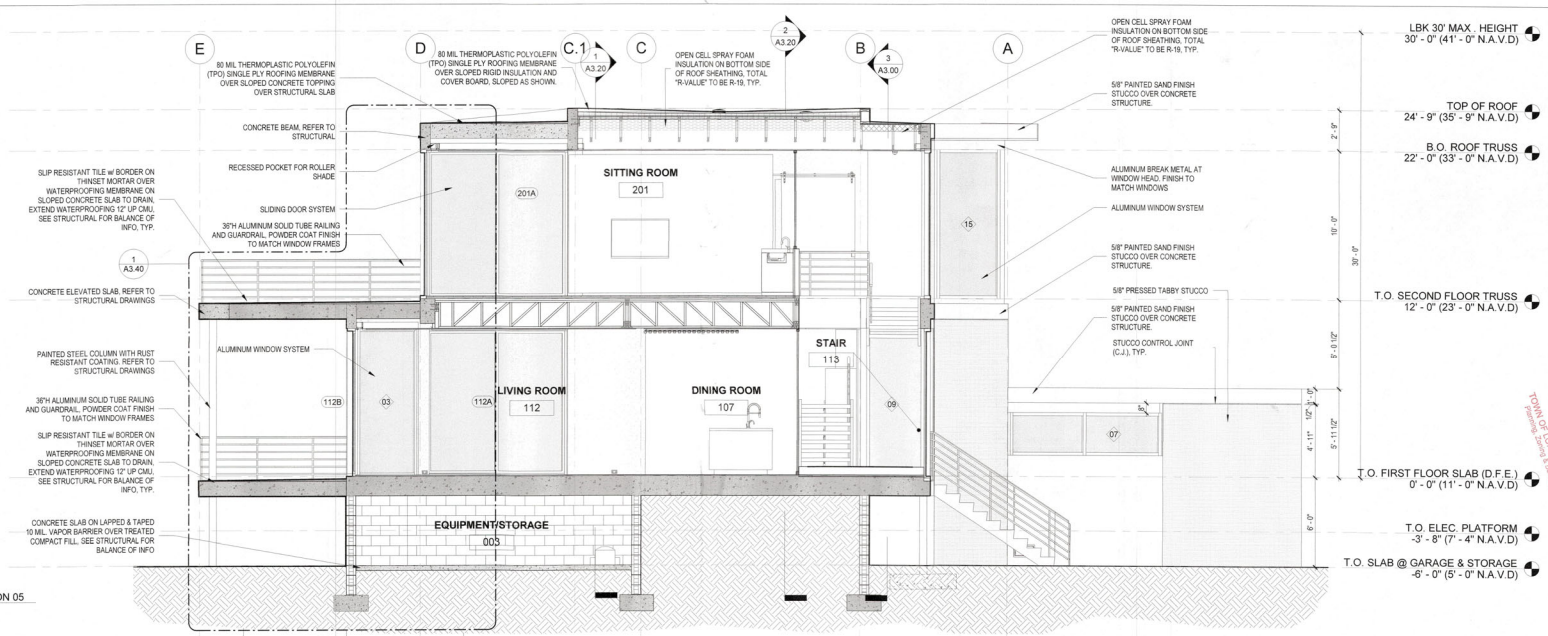


2 BUILDING SECTION 03
1/4" = 1'-0"



1 BUILDING SECTION 04
1/4" = 1'-0"



3 BUILDING SECTION 05
1/4" = 1'-0"

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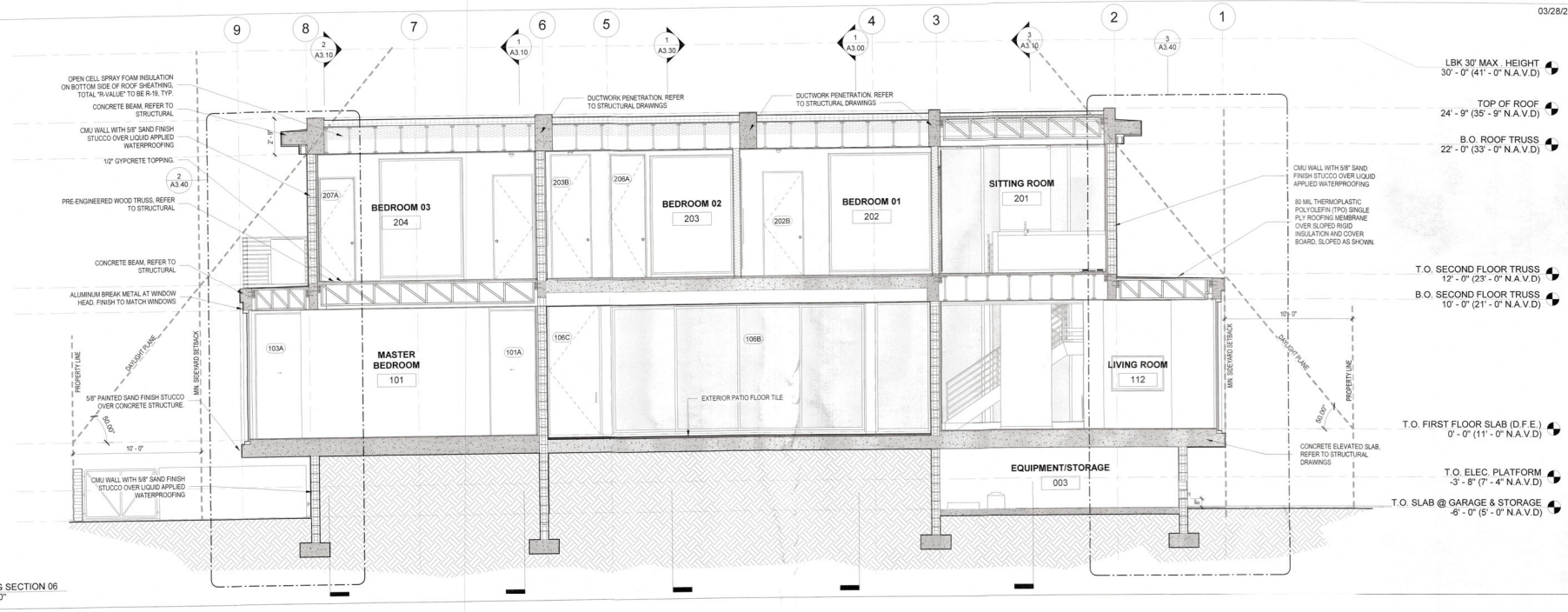

1 BUILDING SECTION 06
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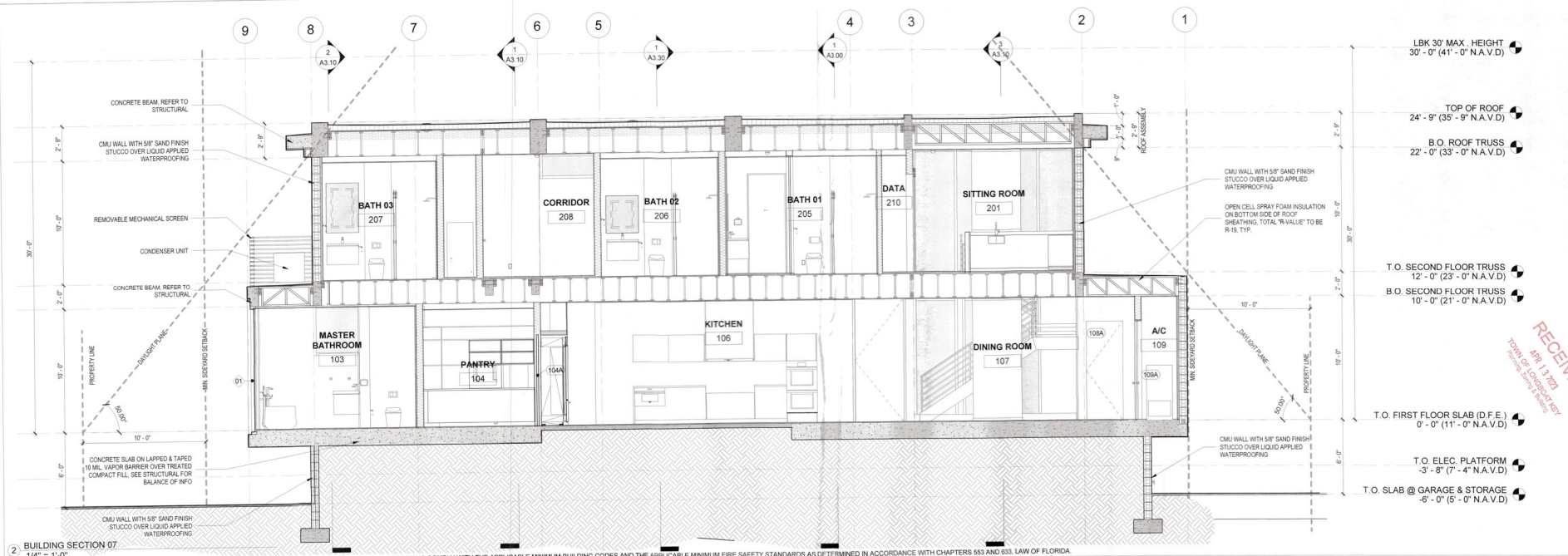

2 BUILDING SECTION 07
1/4" = 1'-0"

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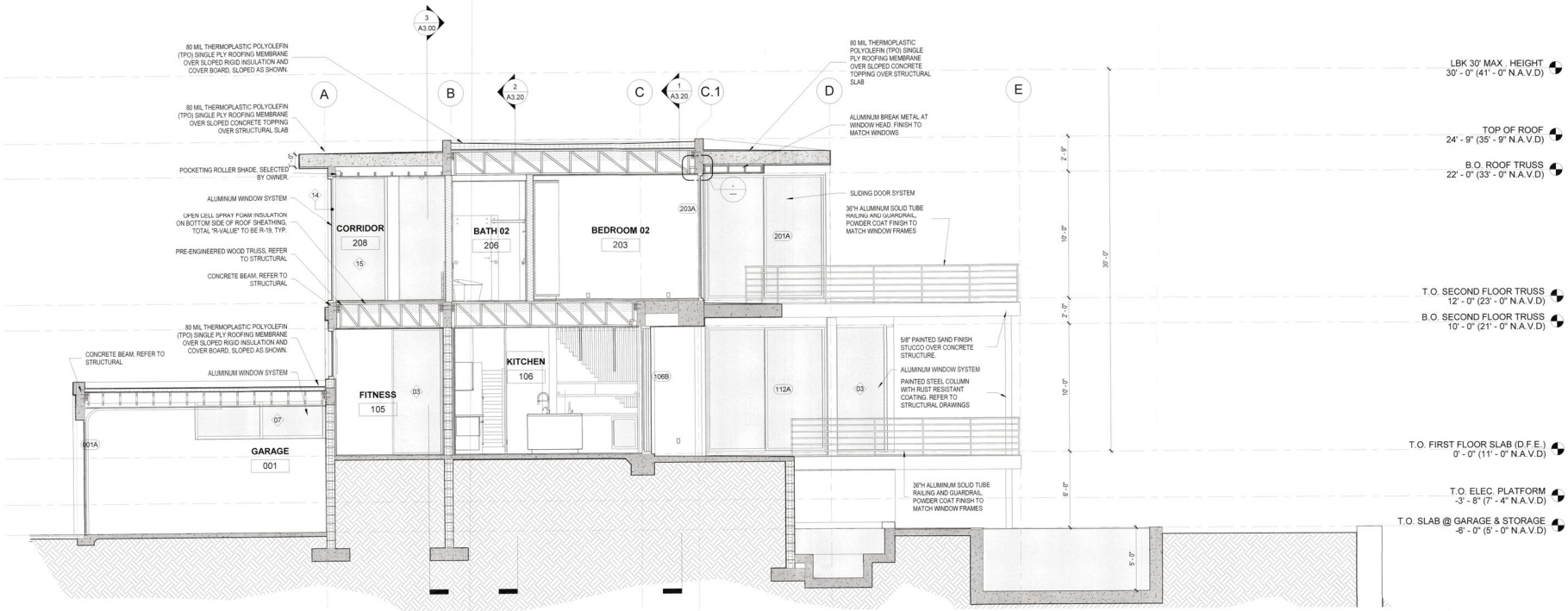

1 Section 9
1/4" = 1'-0"

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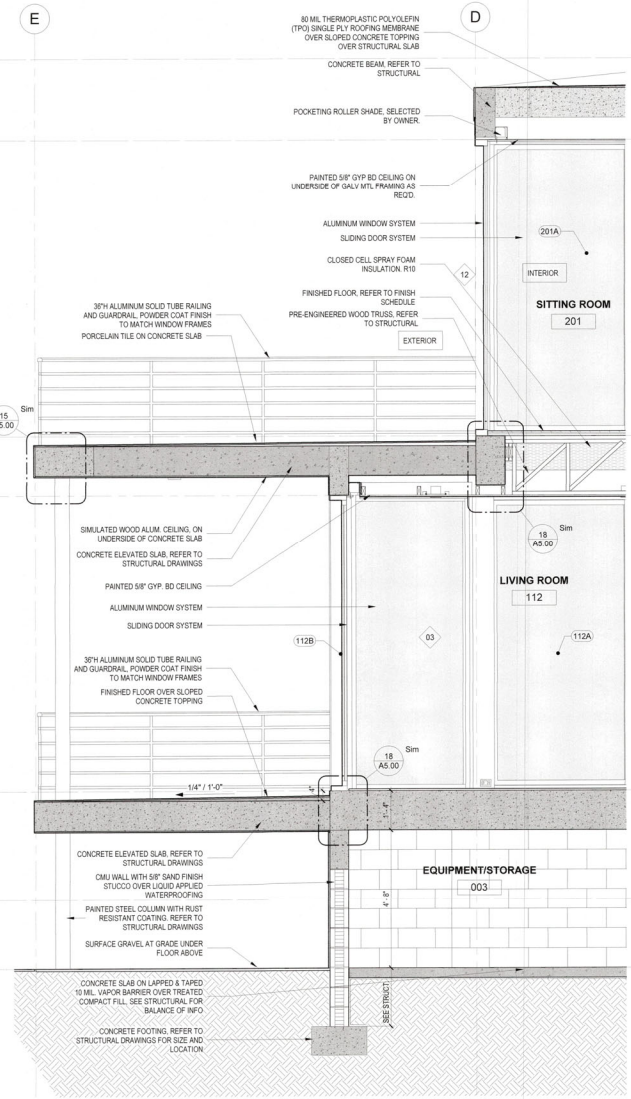
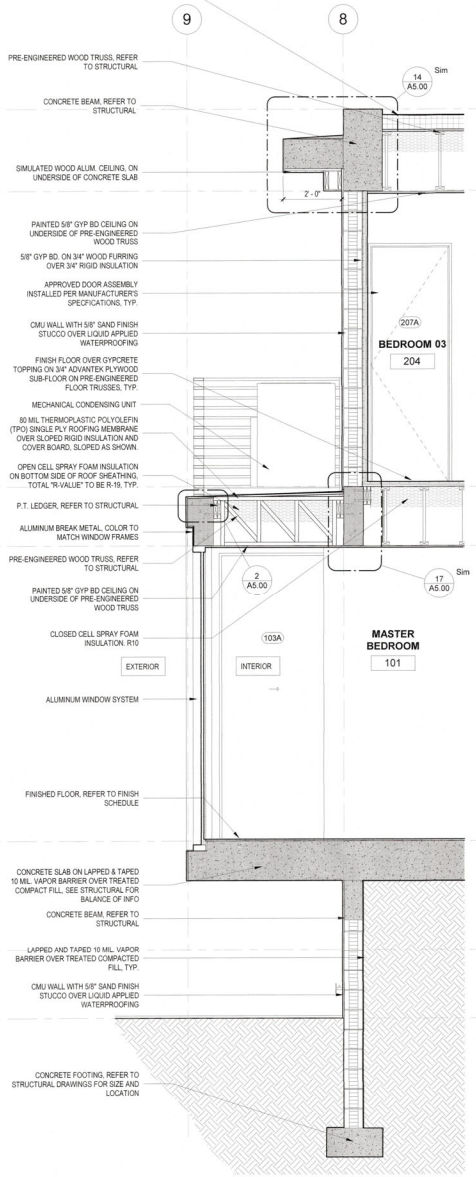
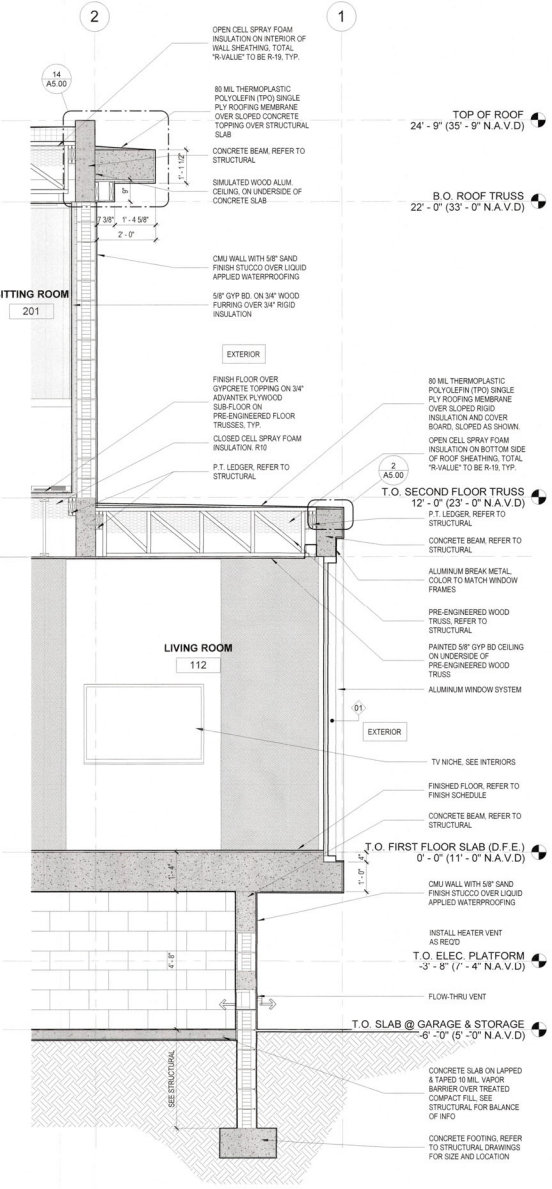


1 WALL SECTION 01
1/2" = 1'-0"



2 WALL SECTION 02
1/2" = 1'-0"



3 WALL SECTION 03
1/2" = 1'-0"

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WALL SECTIONS

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SHEET NO.
A3.40

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AR 94536

D | C.1

OPEN CELL SPRAY FOAM INSULATION ON INTERIOR OF WALL SHEATHING, TOTAL "R-VALUE" TO BE R-19, TYP.

80 MIL THERMOPLASTIC POLYOLEFIN (TPO) SINGLE PLY ROOFING MEMBRANE OVER SLOPED RIGID INSULATION AND COVER BOARD, SLOPED AS SHOWN.

80 MIL THERMOPLASTIC POLYOLEFIN (TPO) SINGLE PLY ROOFING MEMBRANE OVER SLOPED CONCRETE TOPPING OVER STRUCTURAL SLAB

CONCRETE ELEVATED SLAB, REFER TO STRUCTURAL DRAWINGS

SIMULATED WOOD ALUM. CEILING, ON UNDERSIDE OF CONCRETE SLAB

PAINTED STEEL COLUMN WITH RUST RESISTANT COATING. REFER TO STRUCTURAL DRAWINGS

36"H ALUMINUM SOLID TUBE RAILING AND GUARDRAIL, POWDER COAT FINISH TO MATCH WINDOW FRAMES

5/8" PAINTED SAND FINISH STUCCO OVER CONCRETE STRUCTURE.

PAINTED STEEL COLUMN WITH RUST RESISTANT COATING. REFER TO STRUCTURAL DRAWINGS

CMU WALL WITH 5/8" PRESSED TABBY STUCCO OVER LIQUID APPLIED WATERPROOFING

36"H ALUMINUM SOLID TUBE RAILING AND GUARDRAIL, POWDER COAT FINISH TO MATCH WINDOW FRAMES

SLIP RESISTANT TILE w/ BORDER ON THINSET MORTAR OVER WATERPROOFING MEMBRANE ON SLOPED CONCRETE SLAB TO DRAIN, EXTEND WATERPROOFING 12" UP CMU, SEE STRUCTURAL FOR BALANCE OF INFO, TYP.

CONCRETE SLAB ON LAPPED & TAPED 10 MIL. VAPOR BARRIER OVER TREATED COMPACT FILL, SEE STRUCTURAL FOR BALANCE OF INFO

36"H ALUMINUM SOLID TUBE RAILING AND GUARDRAIL, POWDER COAT FINISH TO MATCH WINDOW FRAMES

5/8" PAINTED SAND FINISH STUCCO OVER CONCRETE STRUCTURE.

OPEN CELL SPRAY FOAM INSULATION ON BOTTOM SIDE OF ROOF SHEATHING, TOTAL "R-VALUE" TO BE R-19, TYP.

POCKETING ROLLER SHADE, SELECTED BY OWNER.

PAINTED 5/8" GYP BD CEILING ON UNDERSIDE OF PRE-ENGINEERED WOOD TRUSS

SLIDING DOOR SYSTEM

FINISH FLOOR OVER GYPCRETE TOPPING ON 3/4" ADVANTEK PLYWOOD SUB-FLOOR ON PRE-ENGINEERED FLOOR TRUSSES, TYP.

ALUMINUM BREAK METAL, COLOR TO MATCH WINDOW FRAMES

CLOSED CELL SPRAY FOAM INSULATION, R10

18 A5.00 Sim

EXTERIOR

BEDROOM 01
202

INTERIOR

202A

2'-0" | 8" | 10'-0" | 2'-0" | 10'-4" | 3'-0" | 5'-8"

1/4" / 1'-0"

LAPPED AND TAPED 10 MIL. VAPOR BARRIER OVER TREATED COMPACTED FILL, TYP.

1 WALL SECTION 04
1/2" = 1'-0"

B

2 A3.20

80 MIL THERMOPLASTIC POLYOLEFIN (TPO) SINGLE PLY ROOFING MEMBRANE OVER SLOPED RIGID INSULATION AND COVER BOARD, SLOPED AS SHOWN.

80 MIL THERMOPLASTIC POLYOLEFIN (TPO) SINGLE PLY ROOFING MEMBRANE OVER SLOPED CONCRETE TOPPING OVER STRUCTURAL SLAB

1/4" / 1'-0"

OPEN CELL SPRAY FOAM INSULATION ON BOTTOM SIDE OF ROOF SHEATHING, TOTAL "R-VALUE" TO BE R-19, TYP.

PAINTED 5/8" GYP BD CEILING ON UNDERSIDE OF PRE-ENGINEERED WOOD TRUSS

RESIDENTIAL ELEVATOR BY SAVARIA

5/8" GYP BD. ON 3/4" WOOD FURRING OVER 3/4" RIGID INSULATION

FINISH FLOOR OVER GYPCRETE TOPPING ON 3/4" ADVANTEK PLYWOOD SUB-FLOOR ON PRE-ENGINEERED FLOOR TRUSSES, TYP.

CLOSED CELL SPRAY FOAM INSULATION, R10

P.T. LEDGER, REFER TO STRUCTURAL

CONCRETE BEAM, REFER TO STRUCTURAL

PRE-ENGINEERED WOOD TRUSS, REFER TO STRUCTURAL

PAINTED 5/8" GYP. BD CEILING

BUILT-IN PREMIUM GRADE CABINETRY BY OTHERS, VERIFY SIZES w/ SHOP DRAWINGS, TYP.

BEDROOM 03
204

CORRIDOR
208

208A

A/C
110

PANTRY
104

CONCRETE SLAB ON LAPPED & TAPED 10 MIL. VAPOR BARRIER OVER TREATED COMPACT FILL, SEE STRUCTURAL FOR BALANCE OF INFO

CONCRETE SLAB @ ELEVATOR SHAFT, COORDINATE w/ELEVATOR MANUFACTURER REQUIREMENTS

-6' - 8"

LAPPED AND TAPED 10 MIL. VAPOR BARRIER OVER TREATED COMPACTED FILL, TYP.

CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR SIZE AND LOCATION

3 WALL SECTION 05
1/2" = 1'-0"

A

LBK 30' MAX. HEIGHT
30' - 0" (41' - 0" N.A.V.D)

13 A5.00 Sim

80 MIL THERMOPLASTIC POLYOLEFIN (TPO) SINGLE PLY ROOFING MEMBRANE OVER SLOPED CONCRETE TOPPING OVER STRUCTURAL SLAB

CONCRETE BEAM, REFER TO STRUCTURAL

TOP OF ROOF
24' - 9" (35' - 9" N.A.V.D)

OPEN CELL SPRAY FOAM INSULATION ON BOTTOM SIDE OF ROOF SHEATHING, TOTAL "R-VALUE" TO BE R-19, TYP.

B.O. ROOF TRUSS
22' - 0" (33' - 0" N.A.V.D)

SIMULATED WOOD ALUM. CEILING, ON UNDERSIDE OF CONCRETE SLAB

ALUMINUM BREAK METAL, COLOR TO MATCH WINDOW FRAMES

ALUMINUM WINDOW SYSTEM

19

CORRIDOR
208

EXTERIOR

5/8" GYP BD. ON 3/4" WOOD FURRING OVER 3/4" RIGID INSULATION

FINISHED FLOOR, REFER TO FINISH SCHEDULE

P.T. LEDGER, REFER TO STRUCTURAL

T.O. SECOND FLOOR TRUSS
12' - 0" (23' - 0" N.A.V.D)

PRE-ENGINEERED WOOD TRUSS, REFER TO STRUCTURAL

CLOSED CELL SPRAY FOAM INSULATION, R10

B.O. SECOND FLOOR TRUSS
10' - 0" (21' - 0" N.A.V.D)

PAINTED 5/8" GYP BD CEILING ON UNDERSIDE OF PRE-ENGINEERED WOOD TRUSS

5/8" PRESSED TABBY STUCCO

PRE-ENGINEERED WOOD TRUSS, REFER TO STRUCTURAL

6 A5.00

80 MIL THERMOPLASTIC POLYOLEFIN (TPO) SINGLE PLY ROOFING MEMBRANE OVER SLOPED RIGID INSULATION AND COVER BOARD, SLOPED AS SHOWN.

16 A5.00

ALUMINUM BREAK METAL, COLOR TO MATCH WINDOW FRAMES

GLASS GARAGE DOOR WITH OPAQUE PANELS.

GARAGE
001

STAIR
002

001B

001A

CMU WALL WITH 5/8" SAND FINISH STUCCO OVER LIQUID APPLIED WATERPROOFING

T.O. FIRST FLOOR SLAB (D.F.E.)
0' - 0" (11' - 0" N.A.V.D)

FINISHED FLOOR, REFER TO FINISH SCHEDULE

CONCRETE SLAB ON LAPPED & TAPED 10 MIL. VAPOR BARRIER OVER TREATED COMPACT FILL, SEE STRUCTURAL FOR BALANCE OF INFO

T.O. ELEC. PLATFORM
-3' - 8" (7' - 4" N.A.V.D)

T.O. SLAB @ GARAGE & STORAGE
-6' - 0" (5' - 0" N.A.V.D)

LAPPED AND TAPED 10 MIL. VAPOR BARRIER OVER TREATED COMPACTED FILL, TYP.

CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR SIZE AND LOCATION

2 WALL SECTION 06
1/2" = 1'-0"

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APR 13 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

REVISIONS

No.	Date

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

1348 FRUITVILLE ROAD, SUITE 204
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www.dsdginc.com

AA 0003661

DS DG

FRANCISCO RESIDENCE

629 KINGFISHER LN. LONGBOAT KEY FL. 34228

CONSTRUCTION DOCUMENTS

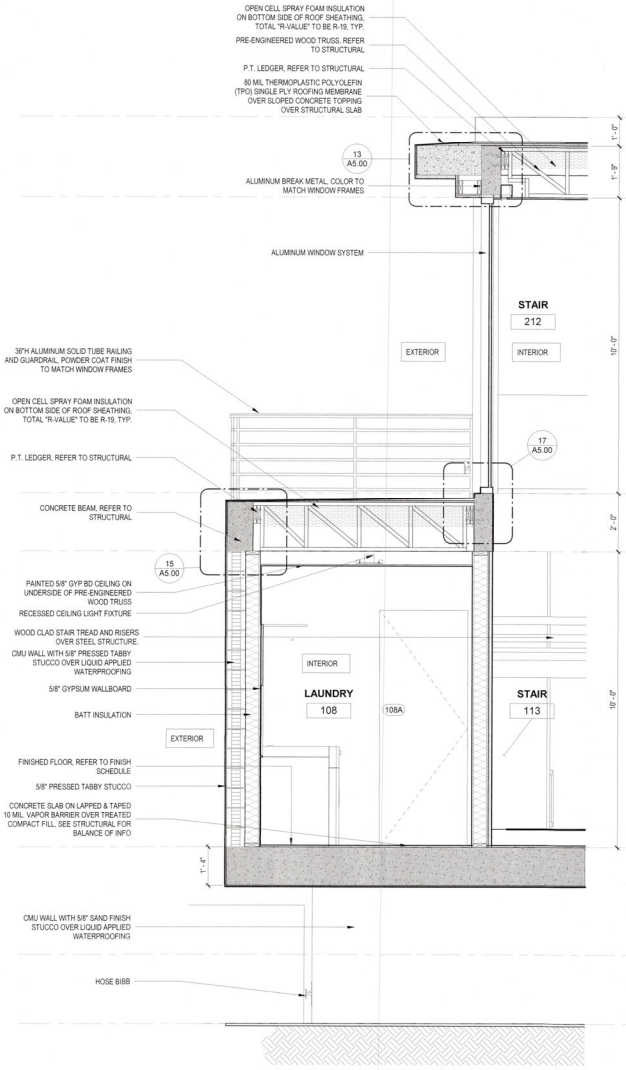
WALL SECTIONS

PROJECT: XXX
DRAWN BY: MCA
CHECKED BY: MES
DATE : 03/28/23

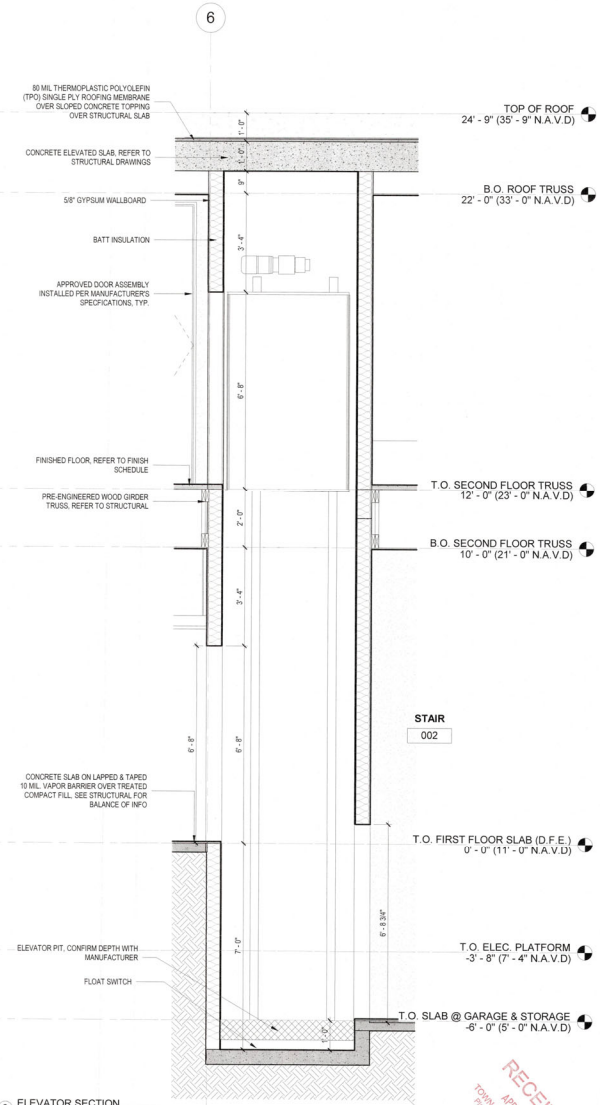
SHEET NO.
A3.50

BLDG. PERMIT PLAN

03/28/23



1 WALL SECTION 07
1/2" = 1'-0"



2 ELEVATOR SECTION
1/2" = 1'-0"

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Mark E. Sullana, AIA
AR 94536

REVISIONS
No. Date

DSDG ARCHITECTS
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FRANCISCO RESIDENCE
629 KINGFISHER LN. LONGBOAT KEY FL. 34228

CONSTRUCTION DOCUMENTS

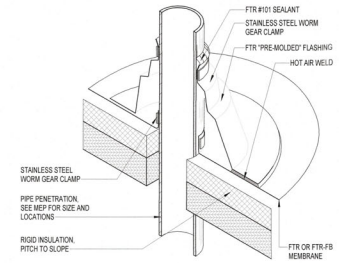
WALL SECTIONS

PROJECT: XXX
DRAWN BY: MCA
CHECKED BY: MES
DATE: 03/28/23

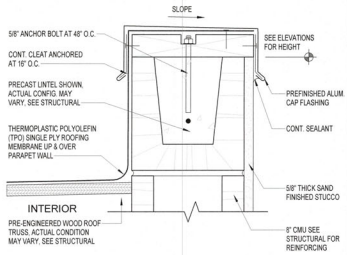
SHEET NO.
A3.60

BLDG. PERMIT PLANS
FILE COPY OF RECORD

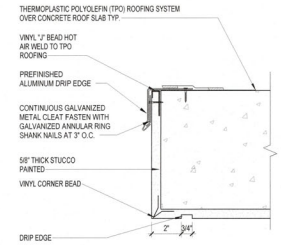
03/28/23



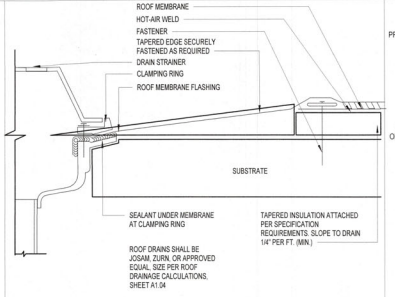
1 PIPE FLASHING
3" = 1'-0"



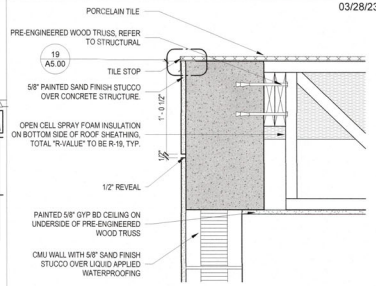
4 PARAPET CAP
3" = 1'-0"



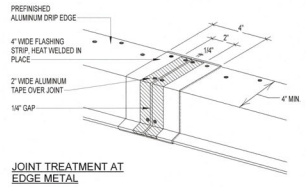
6 VINYL DRIP EDGE
3" = 1'-0"



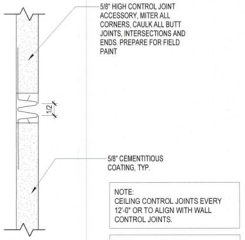
12 ROOF DRAIN DETAIL
1 1/2" = 1'-0"



15 BALCONY EDGE DETAIL
1 1/2" = 1'-0"



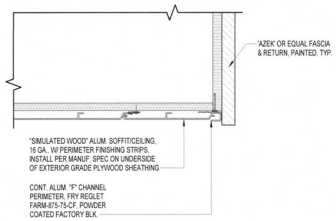
JOINT TREATMENT AT EDGE METAL



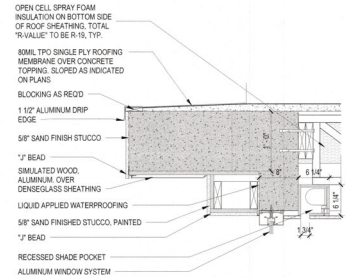
NOTE:
CEILING CONTROL JOINTS EVERY 12'-0" OR TO ALIGN WITH WALL CONTROL JOINTS.

NOTE:
SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF CONTROL JOINTS.

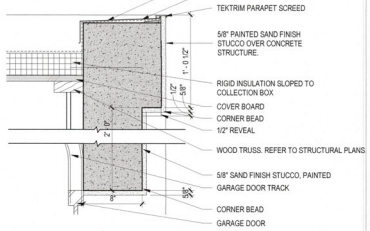
5 CONTROL JOINT
3" = 1'-0"



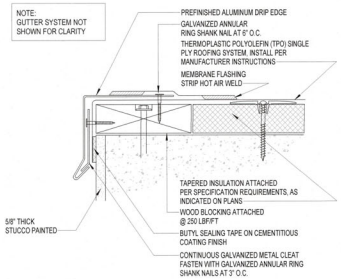
9 EAVE DETAIL
3" = 1'-0"



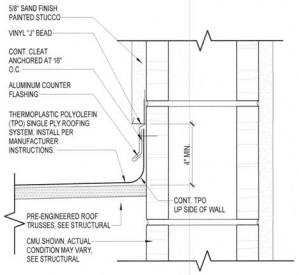
13 ROOF EDGE DETAIL
1" = 1'-0"



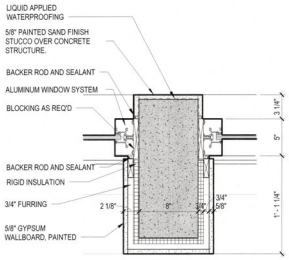
16 DETAIL AT GARAGE HEAD
1 1/2" = 1'-0"



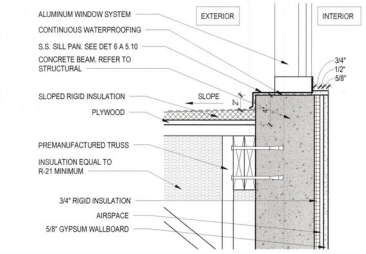
2 TYPICAL EDGE FLASHING
1 1/2" = 1'-0"



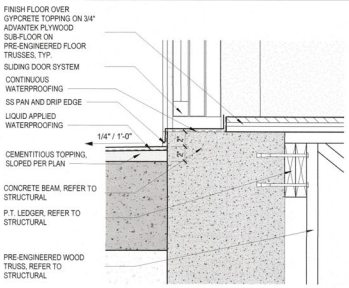
6 COUNTER FLASHING
3" = 1'-0"



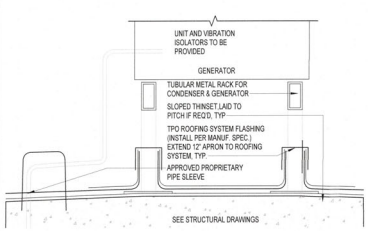
10 WINDOW AT CONCRETE COLUMN
1 1/2" = 1'-0"



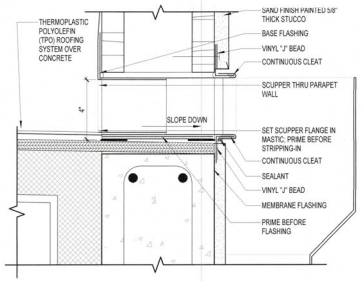
17 TRANSITION AT WOOD TRUSS
1 1/2" = 1'-0"



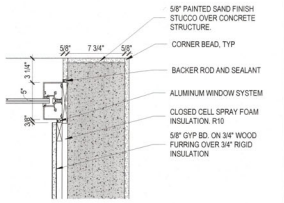
18 EXTERIOR FLOORING TRANSITION DETAIL
1 1/2" = 1'-0"



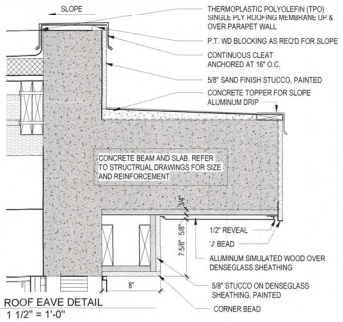
3 CONDENSER UNIT RACK
1 1/2" = 1'-0"



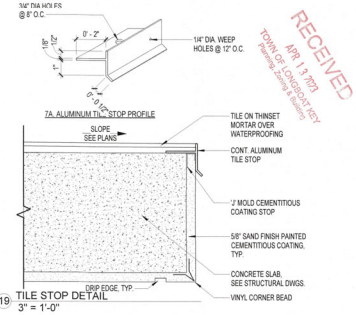
7 SCUPPER DETAIL
3" = 1'-0"



11 DETAIL AT WINDOW / MASONRY CORNER
1 1/2" = 1'-0"



14 ROOF EAVE DETAIL
1 1/2" = 1'-0"



19 TILE STOP DETAIL
3" = 1'-0"

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Planning & Zoning Department

Mark E. Sullens, AIA
AR 94536

REVISIONS
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AA 0003861

FRANCISCO RESIDENCE
629 KINGFISHER LN. LONGBOAT KEY FL. 34228

CONSTRUCTION DOCUMENTS

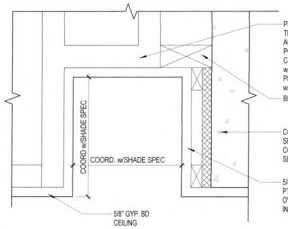
MISCELLANEOUS DETAILS

PROJECT: XXX
DRAWN BY: MCA
CHECKED BY: MES
DATE 03/28/23

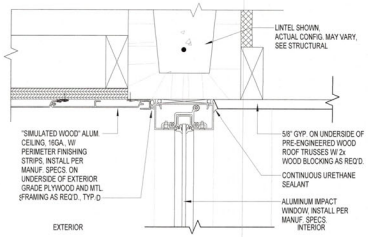
SHEET NO.
A5.00

BLDG PERMIT PLANS
FILE COPY OF RECORD

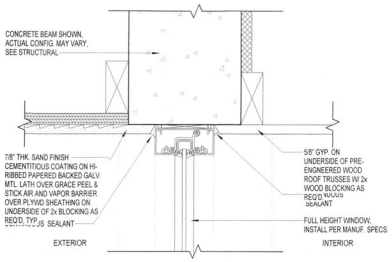
03/28/23



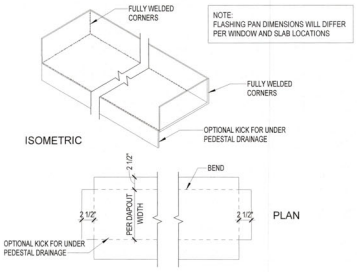
16 SHADE POCKET
3" = 1'-0"



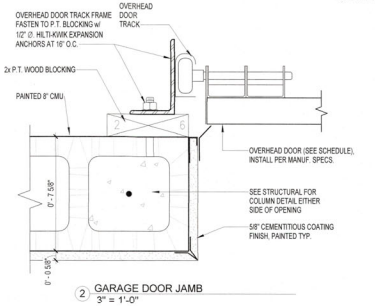
13 WINDOW HEAD FLUSH SIM. WD
3" = 1'-0"



10 WINDOW HEAD FLUSH SIM. WD
3" = 1'-0"

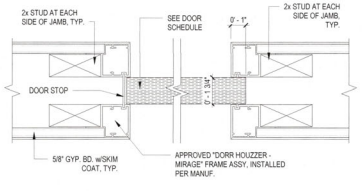


6 SILL FLASHING
1" = 1'-0"

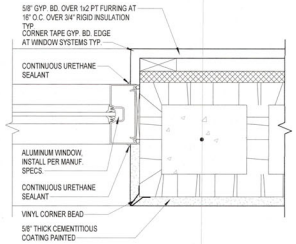


2 GARAGE DOOR JAMB
3" = 1'-0"

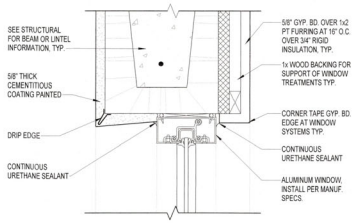
NOTE:
'DORR HOUZZER' DOORS TO BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS, CONFIRM AND COORDINATE FINISH FLOOR AND DRYWALL INSTALLATION AS PER DOOR FRAME REQUIREMENTS



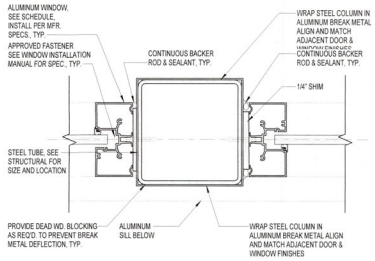
15 DORR HOUZZER POCKET DOOR JAMB
3" = 1'-0"



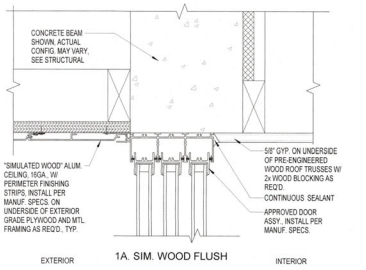
12 WINDOW JAMB
3" = 1'-0"



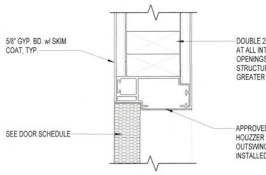
9 WINDOW HEAD STUCCO
3" = 1'-0"



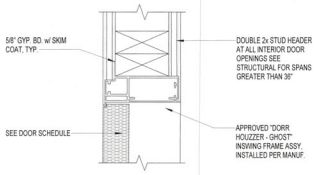
5 WINDOW STEEL COLUMN MULL
3" = 1'-0"



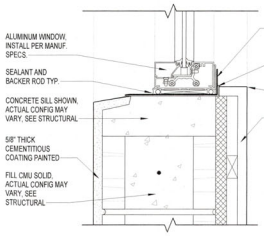
1A. SIM. WOOD FLUSH



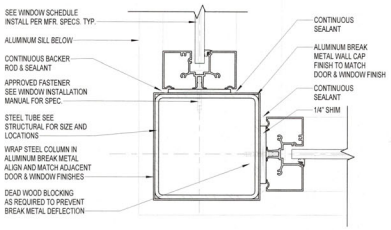
14A. HEAD



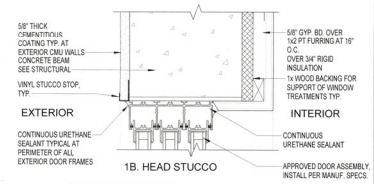
11A. HEAD



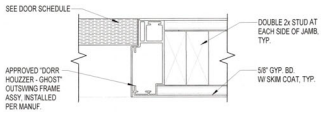
8 WINDOW SILL STUCCO
3" = 1'-0"



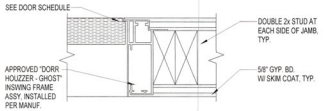
4 WINDOW STEEL COLUMN CORNER
3" = 1'-0"



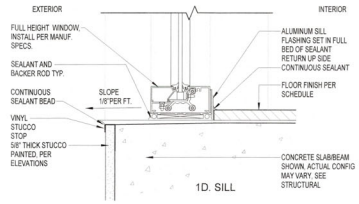
1B. HEAD STUCCO



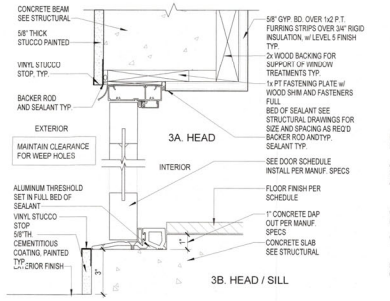
14B. JAMB

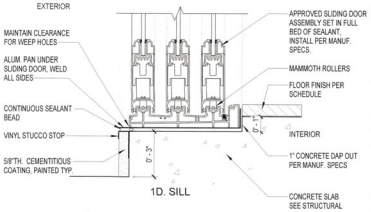


11B. JAMB

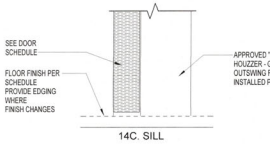


1D. SILL





1C. SILL



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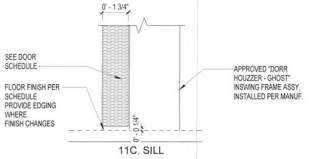

11C. SILL

1D. SILL

NOTE:
'DORR HOUZZER' DOORS TO BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS, CONFIRM AND COORDINATE FINISH FLOOR AND DRYWALL INSTALLATION AS PER DOOR FRAME REQUIREMENTS

14 DORR HOUZZER OUTSWING DOOR
3" = 1'-0"

NOTE:
'DORR HOUZZER' DOORS TO BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS, CONFIRM AND COORDINATE FINISH FLOOR AND DRYWALL INSTALLATION AS PER DOOR FRAME REQUIREMENTS

11 DORR HOUZZER INSWING DOOR
3" = 1'-0"

7 WINDOW SILL AT FLOOR
3" = 1'-0"

3 EXTERIOR SWING DOOR
3" = 1'-0"

1 SLIDING DOOR
3" = 1'-0"

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REVISIONS
No. Date

FRANCISCO RESIDENCE
629 KINGFISHER LN. LONGBOAT KEY FL. 34228

CONSTRUCTION DOCUMENTS

DOOR & WINDOW DETAILS

PROJECT: XXX
DRAWN BY: MCA
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DATE 03/28/23

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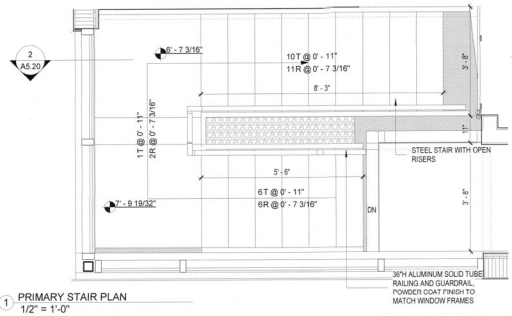
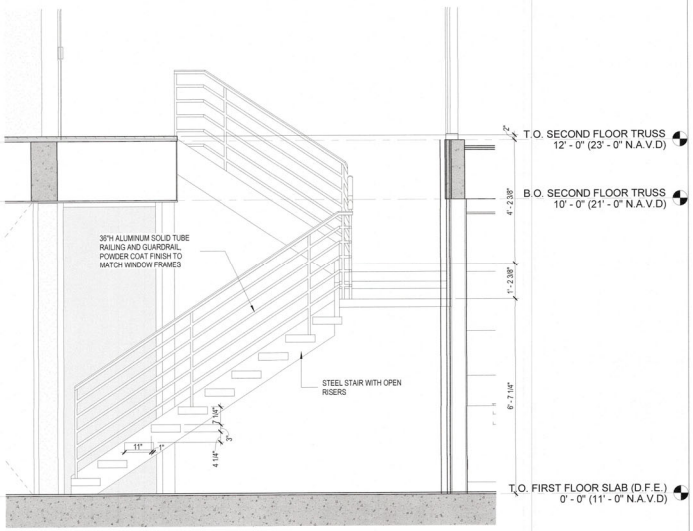
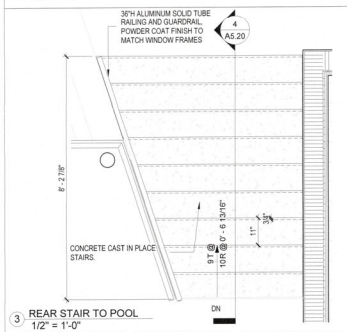


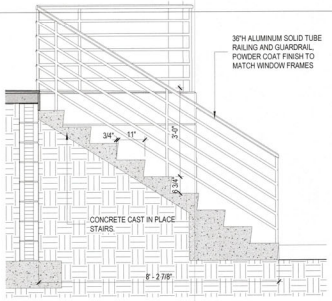
1 PRIMARY STAIR PLAN
1/2" = 1'-0"



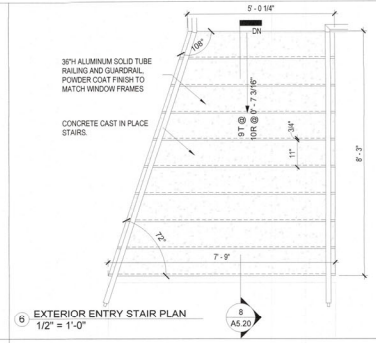
2 SECTION AT PRIMARY INTERIOR STAIR
1/2" = 1'-0"



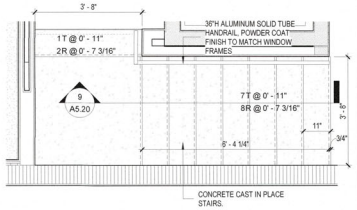
3 REAR STAIR TO POOL
1/2" = 1'-0"



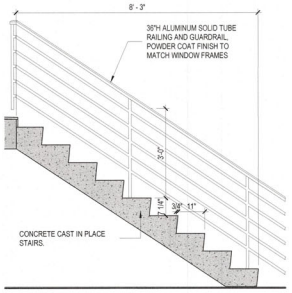
4 SECTION AT REAR STAIR
1/2" = 1'-0"



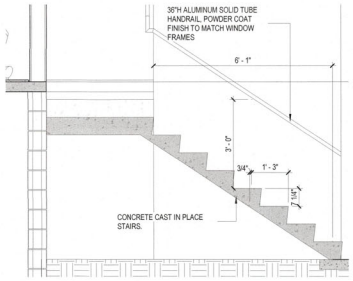
6 EXTERIOR ENTRY STAIR PLAN
1/2" = 1'-0"



7 FIRST FLOOR PLAN - Callout 1
1/2" = 1'-0"

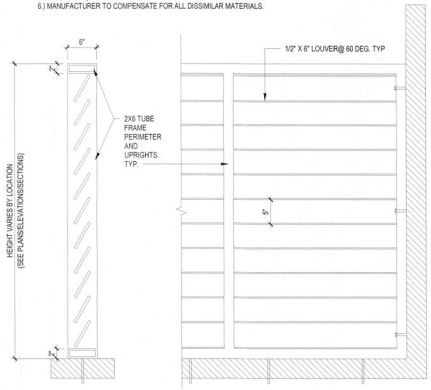


8 SECTION AT ENTRY STAIR
1/2" = 1'-0"



9 SECTION AT GARAGE STAIR
1/2" = 1'-0"

NOTES:
1.) MATERIAL TO BE PRE-FINISHED ALUMINUM (COLOR TO BE DETERMINED).
2.) MAINTAIN REGULAR SPACING OF UPRIGHTS ACROSS THE FULL LENGTH OF VISION BARRIER/GUARDRAIL.
3.) CAP & WELD ALL EXPOSED TUBE ENDS.
4.) PROVIDE WEEP HOLES.
5.) PROVIDE SUBMITTALS FOR ALL CONDITIONS & FASTENING TO STRUCTURE. (SIGNED & SEALED W/ CALCULATIONS).
6.) MANUFACTURER TO COMPENSATE FOR ALL DISSIMILAR MATERIALS.



5 REMOVABLE MECHANICAL SCREEN
1" = 1'-0"

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FRANCISCO RESIDENCE

629 KINGFISHER LN. LONGBOAT KEY FL. 34228

CONSTRUCTION DOCUMENTS

STAIR PLAN AND DETAILS

PROJECT: XXX
DRAWN BY: MCA
CHECKED BY: MES
DATE 03/28/23

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A5.20

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ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALL FINISHES	CEILING FINISH	Comments
001	GARAGE	EP	EP	PNT	GWB	
002	STAIR	T		PNT	GWB	
003	EQUIPMENT/STORAGE	CONC		PNT	GWB	
101	MASTER BEDROOM	WD		PNT/T	GWB	
102	CLOSET	T		PNT	GWB	
103	MASTER BATHROOM	T	T	PNT/T	GWB/WD	WD SLAT WALL & CEILING FEATURE. FULL HGT TILE
104	PANTRY	T		PNT	GWB	
105	FITNESS	EP	EP	PNT	GWB	
106	KITCHEN	T		PNT/T	GWB	
107	DINING ROOM	T		PNT/T	GWB/WD	WD SLAT & TILE WALL & CEILING FEATURE
108	LAUNDRY	T		PNT/T	GWB	
109	A/C	T		PNT		
110	A/C	T		PNT		
111	POWDER ROOM	T		T	GWB	FULL HGT WALL TILE
112	LIVING ROOM	T		PNT/T/WD	G	WD SLAT& TILE WALL FEATURE @ TV
113	STAIR	WD		PNT/T	GWB	DECO STONE 3D WALL TILE
201	SITTING ROOM	WD		PNT/T/WD	GWB/WD	WD SLAT& TILE WALL FEATURE @ TV
202	BEDROOM 01	WD		PNT	GWB	
203	BEDROOM 02	WD		PNT	GWB	
204	BEDROOM 03	WD		PNT	GWB	
205	BATH 01	T	T	PNT/T	GWB	FULL HGT WALL TILE SHOWER ENCLOSURE & DECO 3D VANITY WALL TILE
206	BATH 02	T	T	PNT/T	GWB	FULL HGT WALL TILE SHOWER ENCLOSURE & DECO 3D VANITY WALL TILE
207	BATH 03	T	T	PNT/T	GWB	FULL HGT WALL TILE SHOWER ENCLOSURE & DECO 3D VANITY WALL TILE
208	CORRIDOR	WD		PNT/WD	GWB/WD	
210	DATA	WD		PNT	GWB	
211	SAUNA	WD	WD	WD	WD	
212	STAIR	WD		PNT/T	GWB	
213	A/C					

FINISH NOTES

1. ALL SPECIFIC FINISHES TO BE DETERMINED AND COORDINATED BY ARCHITECT, INTERIOR DESIGNER AND OWNERS.
2. ALL CONSTRUCTION LOCATED BELOW BASE FLOOD ELEVATION SHALL BE OF WATER RESISTANT MATERIALS.
3. ALL GYP. BD. AND STUCCO FINISHES TO BE PAINTED.
4. PROVIDE PROFLEX MSC90 SOUND SUPPRESSION UNDERLAYMENT AT ALL FINISH FLOOR LOCATIONS.
5. SEE SPECIFICATIONS FOR ELEVATOR CAB FINISHES.

FINISH ABBREVIATIONS

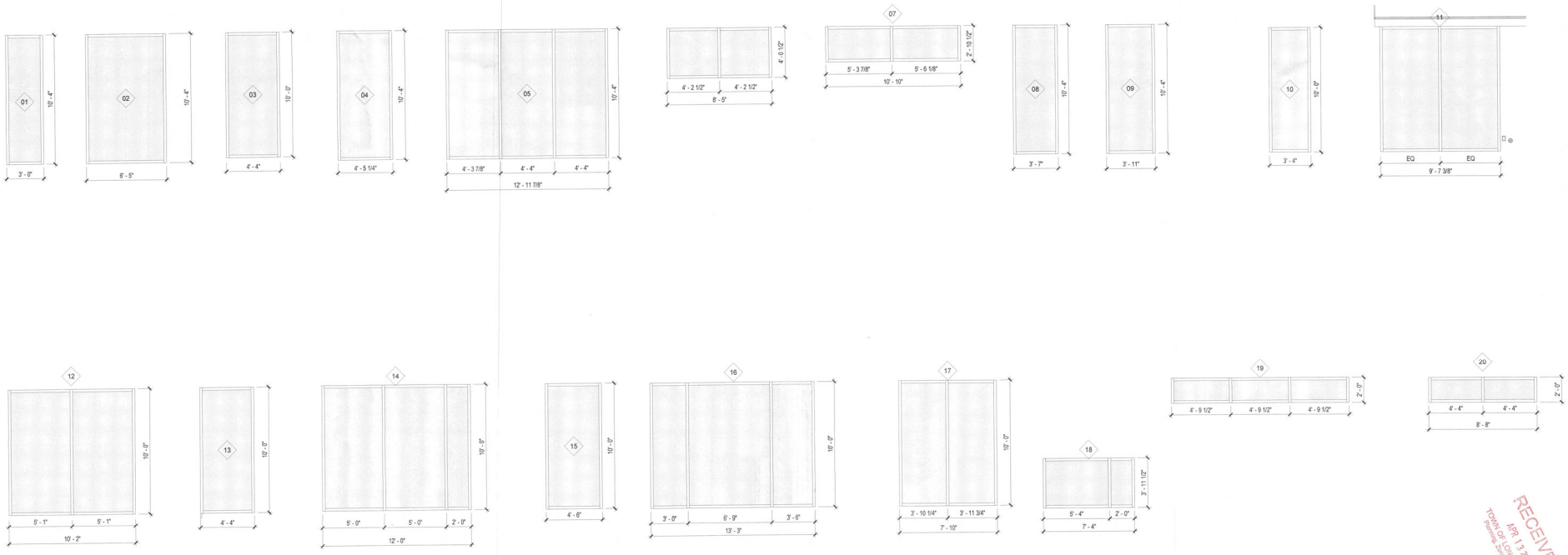
PNT - PAINT
EP - EPOXY PAINT
WD - HARD WOOD
AL - ALUMINUM
CONC - SEALED CONCRETE
PV - CONCRETE PAVERS
LVT - LUXURY VINYL TILE
ACT - ACOUSTICAL CEILING TILE
T - TILE
GWB - GYPSUM WALL BOARD
T&G - TONGUE AND GROOVE NICKEL GAP

WINDOW SCHEDULE

MARK	LENGTH	HEIGHT	MANUFACTURER	FINISH	GLASS	COMMENTS
01	3' - 0"	10' - 4"	ES WINDOWS	BLACK	SB70-XL	ES-8000
02	6' - 5"	10' - 4"	ES WINDOWS	BLACK	SB70-XL	ES-8000
03	4' - 4"	10' - 0"	ES WINDOWS	BLACK	SB70-XL	ES-8000
04	4' - 5 1/4"	10' - 4"	ES WINDOWS	BLACK	SB70-XL	ES-8000
05	12' - 11 7/8"	10' - 4"	ES WINDOWS	BLACK	SB70-XL	ES-8000
06	8' - 5"	4' - 0 1/2"	ES WINDOWS	BLACK	SB70-XL	ES-8000
07	10' - 10"	2' - 10 1/2"	ES WINDOWS	BLACK	SB70-XL	ES-8000
08	3' - 7"	10' - 4"	ES WINDOWS	BLACK	SB70-XL	ES-8000
09	3' - 11"	10' - 4"	ES WINDOWS	BLACK	SB70-XL	ES-8000
10	3' - 4"	10' - 4"	ES WINDOWS	BLACK	SB70-XL	ES-8000
11	9' - 7 3/8"	10' - 0"	ES WINDOWS	BLACK	SB70-XL	ES-8000
12	10' - 2"	10' - 0"	ES WINDOWS	BLACK	SB70-XL	ES-8000
13	4' - 4"	10' - 0"	ES WINDOWS	BLACK	SB70-XL	ES-8000
14	12' - 0"	10' - 0"	ES WINDOWS	BLACK	SB70-XL	ES-8000
15	4' - 8"	10' - 0"	ES WINDOWS	BLACK	SB70-XL	ES-8000
16	13' - 3"	10' - 0"	ES WINDOWS	BLACK	SB70-XL	ES-8000
17	7' - 10"	10' - 0"	ES WINDOWS	BLACK	SB70-XL	ES-8000
18	7' - 4"	3' - 11 1/2"	ES WINDOWS	BLACK	SB70-XL	ES-8000
19	14' - 4 3/8"	2' - 0"	ES WINDOWS	BLACK	SB70-XL	ES-8000
20	8' - 8"	2' - 0"	ES WINDOWS	BLACK	SB70-XL	ES-8000

WINDOW NOTES

1.) G.C. TO VERIFY ALL WINDOW ROUGH AND MASONRY OPENINGS BEFORE ORDERING
2.) EXACT WINDOW SIZES SHALL BE VERIFIED BY G.C. AND WINDOW MANUFACTURER
3.) WINDOW MANUFACTURER TO MEET ALL DESIGN PRESSURES NOTED ON STRUCTURAL DRAWINGS
- REFER TO ATTACHED PRODUCT CONTROL NOTICE OF ACCEPTANCE.
4.) REFER TO EXTERIOR ELEVATIONS FOR MUNTIN PATTERNS.
5.) GLASS FOR ALL EXTERIOR WINDOWS TO BE SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS OR EQUAL W/ SENTRYGLAS PLUS INTERLAYER (SGP).
6.) WATER PROOFING AT EXTERNAL WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/WDMA 250-10.
7.) WINDOWS LISTED AS OPAQUE TO BE MADE WITH A WHITE PVB INNER LAYER - "ARCTIC SNOW" IN COLOR.
8.) WINDOWS LABELED AS EGRESS SHALL MEET FBC-R310 REQUIREMENTS.
9.) TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS SHALL MEET FBC-R SECTION R308.4 & FBC-R 2406. SEE ELEVATIONS IN WINDOW SCHEDULE FOR TEMPERED - T SYMBOL
10.) SUBMIT SHOP DRAWINGS FOR ARCHITECT AND CLIENT APPROVAL, TO BE REVIEWED BY G.C. PRIOR TO SUBMITTAL TO ARCHITECT
11.) ALL EXTERIOR PREFINISHED FRAMES TO BE BLACK.



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ROOM FINISH & WINDOW SCHEDULES

PROJECT: XXX
DRAWN BY: MCA
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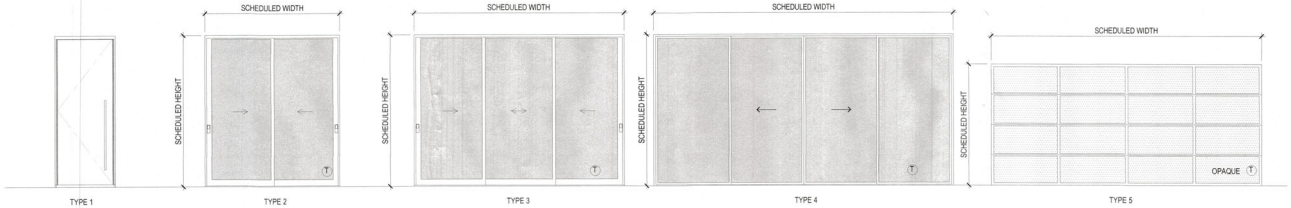
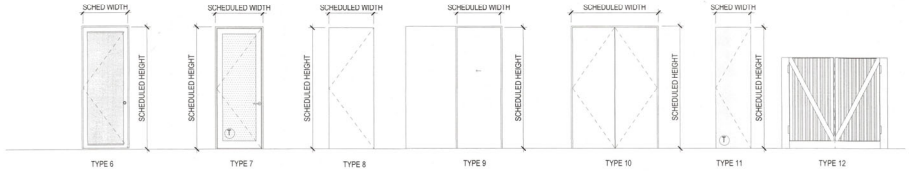
DOOR SCHEDULE

DOOR NO.	TYPE	WD.	HGT.	THK.	STYLE	PANEL MATL.	PANEL FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	HEAD	JAMB	SILL	REMARKS
001A	5	18' - 0"	9' - 0"	0' - 2"	OVERHEAD GARAGE DOOR	ALUMINUM/GLASS	OPAQUE GLASS	STEEL	PREFINISHED	GARAGE	--	2/A5.10	---	OVERHEAD
001B	8	3' - 0"	8' - 0"	0' - 1 3/4"	EXTERIOR HINGED SINGLE	COMPOSITE	PAINT	ALUMINUM	PAINT	ENTRY LOCKSET	3A/A5.10	--	3B/A5.10	
002A	8	3' - 0"	8' - 0"	0' - 1 3/4"	HINGED SINGLE	COMPOSITE	PAINT	ALUMINUM	PAINT	LOCKSET	11A/A5.10	11B/A5.10	11C/A5.10	20 MIN. FIRE RATED
003A	10	5' - 8"	3' - 10"	0' - 1 3/4"	EXTERIOR HINGED DOUBLE	COMPOSITE	PAINT	ALUMINUM	PAINT	LOCKSET	3A/A5.10 SIM	--	3B/A5.10 SIM	
101A	9	3' - 6"	9' - 8"	0' - 1 3/4"	POCKET SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	LOCKSET	--	15/A5.10	--	
102A	18	3' - 0"	8' - 0"	0' - 1 3/4"	HINGED SINGLE	SOLID CORE WOOD	WD SLAT PANEL	ALUMINUM	PAINT	PRIVACY / DEADBOLT	11A/A5.10	11B/A5.10	11C/A5.10	CLOSER / ADD WD SLAT FEATURE
103A	9	3' - 6"	9' - 8"	0' - 1 3/4"	POCKET SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PRIVACY	--	15/A5.10	--	
104A	9	3' - 6"	7' - 4"	0' - 1 3/4"	POCKET SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PASSAGE	--	15/A5.10	--	
105A	9	3' - 0"	8' - 0"	0' - 1 3/4"	POCKET SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PASSAGE	--	15/A5.10	--	
106A	1	4' - 0"	10' - 0"	0' - 1 3/4"	EXTERIOR PIVOT	ALUMINUM/GLASS	PREFINISHED	ALUMINUM	PREFINISHED	ENTRY LOCKSET	3A/A5.10 SIM	--	3B/A5.10 SIM	
106B	4	20' - 0"	10' - 0"	0' - 1 3/4"	EXTERIOR - SLIDING 4 PANEL	ALUMINUM/SB-70XB	CLEAR	ALUMINUM	PREFINISHED ALUMINUM	LOCKSET		1C/A5.10	1D/A5.10	EURO-WALL EURO VISTA MULTI SLIDE
106C	7	3' - 11"	10' - 0"	0' - 1 3/4"	EXTERIOR HINGED SINGLE	ALUMINUM/SB-70XB	CLEAR	ALUMINUM	PREFINISHED ALUMINUM	ENTRY LOCKSET	3A/A5.10	--	3B/A5.10	
108A	8	3' - 0"	8' - 0"	0' - 1 3/4"	HINGED SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PASSAGE	11A/A5.10	11B/A5.10	11C/A5.10	
109A	8	2' - 8"	8' - 0"	0' - 1 3/4"	HINGED SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PASSAGE	14A/A5.10	14B/A5.10	14C/A5.10	
110A	8	3' - 0"	8' - 0"	0' - 1 3/4"	HINGED SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PASSAGE	14A/A5.10	14B/A5.10	14C/A5.10	
111A	8	3' - 0"	8' - 0"	0' - 1 3/4"	HINGED SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PRIVACY	11A/A5.10	11B/A5.10	11C/A5.10	
112A	2	10' - 0"	10' - 0"	0' - 1 3/4"	EXTERIOR - SLIDING 2 PANEL	ALUMINUM/SB-70XB	CLEAR	ALUMINUM	PREFINISHED ALUMINUM	LOCKSET	11A/A5.10	1C/A5.10	1D/A5.10	EURO-WALL EURO VISTA MULTI SLIDE
112B	3	15' - 0"	10' - 0"	0' - 1 3/4"	EXTERIOR - SLIDING 3 PANEL	ALUMINUM/SB-70XB	CLEAR	ALUMINUM	PREFINISHED ALUMINUM	LOCKSET	11A/A5.10	1C/A5.10	1D/A5.10	EURO-WALL EURO VISTA MULTI SLIDE
201A	2	10' - 0"	10' - 0"	0' - 1 3/4"	EXTERIOR - SLIDING 2 PANEL	ALUMINUM/SB-70XB	CLEAR	ALUMINUM	PREFINISHED ALUMINUM	LOCKSET	11A/A5.10	1C/A5.10	1D/A5.10	EURO-WALL EURO VISTA MULTI SLIDE
202A	2	9' - 9 1/4"	10' - 0"	0' - 1 3/4"	EXTERIOR - SLIDING 2 PANEL	ALUMINUM/SB-70XB	CLEAR	ALUMINUM	PREFINISHED ALUMINUM	LOCKSET	11A/A5.10	1C/A5.10	1D/A5.10	EURO-WALL EURO VISTA MULTI SLIDE
202B	8	3' - 0"	8' - 0"	0' - 1 3/4"	HINGED SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PRIVACY	11A/A5.10	11B/A5.10	11C/A5.10	
203A	2	9' - 9 1/4"	10' - 0"	0' - 1 3/4"	EXTERIOR - SLIDING 2 PANEL	ALUMINUM/SB-70XB	CLEAR	ALUMINUM	PREFINISHED ALUMINUM	LOCKSET	11A/A5.10	1C/A5.10	1D/A5.10	EURO-WALL EURO VISTA MULTI SLIDE
203B	8	3' - 0"	9' - 6"	0' - 1 3/4"	HINGED SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PRIVACY	11A/A5.10	11B/A5.10	11C/A5.10	
204A	3	12' - 2"	10' - 0"	0' - 1 3/4"	EXTERIOR - SLIDING 3 PANEL	ALUMINUM/SB-70XB	CLEAR	ALUMINUM	PREFINISHED ALUMINUM	LOCKSET	11A/A5.10	1C/A5.10	1D/A5.10	EURO-WALL EURO VISTA MULTI SLIDE
204B	8	3' - 0"	8' - 0"	0' - 1 3/4"	HINGED SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PRIVACY	11A/A5.10	11B/A5.10	11C/A5.10	
205A	9	3' - 0"	8' - 0"	0' - 1 3/4"	POCKET SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PRIVACY	--	15/A5.10	--	
205B	9	3' - 0"	9' - 6"	0' - 1 3/4"	POCKET SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PRIVACY	--	15/A5.10	--	
206A	8	2' - 8"	9' - 6"	0' - 1 3/4"	HINGED SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PRIVACY	11A/A5.10	11B/A5.10	11C/A5.10	
207A	8	2' - 8"	8' - 0"	0' - 1 3/4"	HINGED SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PRIVACY	11A/A5.10	11B/A5.10	11C/A5.10	
208A	8	3' - 0"	8' - 0"	0' - 1 3/4"	HINGED SINGLE	SOLID CORE WOOD	PAINT	ALUMINUM	PAINT	PASSAGE	14A/A5.10	14B/A5.10	14C/A5.10	
211A	11	2' - 4"	8' - 0"	0' - 0 1/2"	3/8" SHOWER GLASS DOOR	TEMPERED GLASS	CLEAR	--	--	--	--	--	--	

DOOR NOTES

1.) G.C. TO VERIFY ALL DOOR ROUGH AND MASONRY OPENINGS, SILL CONDITIONS BEFORE ORDERING
2.) SUBMIT SHOP DRAWINGS FOR ARCHITECT AND CLIENT APPROVAL TO BE REVIEWED BY G.C. PRIOR TO SUBMITTAL TO ARCHITECT
3.) EXACT DOOR SIZES SHALL BE VERIFIED BY G.C. AND DOOR MANUFACTURER
4.) DOOR MANUFACTURER TO MEET ALL DESIGN PRESSURES NOTED ON STRUCTURAL DRAWINGS
- REFER TO ATTACHED PRODUCT CONTROL NOTICE OF ACCEPTANCE
5.) REFER TO EXTERIOR ELEVATIONS FOR MUNTIN PATTERNS
6.) GLASS FOR ALL EXTERIOR DOORS TO BE SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS OR EQUAL W/ SENTRYGLAS PLUS INTERLAYER (SGP).
7.) WATER PROOFING AT EXTERNAL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/WDMA 400-13.
8.) DOORS LISTED AS OPAQUE TO BE MADE WITH A WHITE PVB INNER LAYER - "ARCTIC SNOW" IN COLOR
9.) TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS SHALL MEET FBC-R SECTION R308.4 & FBC-R 2406. SEE ELEVATIONS IN DOOR SCHEDULE FOR TEMPERED - T SYMBOL
10.) FINISH AND GLASS SAMPLES TO BE SUBMITTED TO OWNER FOR APPROVAL.
11.) ALL DOORS TO BE INSTALLED AS PER MANUFACTURER FLORIDA PRODUCT APPROVAL DOCUMENTS
12.) SEE FLOOR PLANS FOR ALL DOOR SWING DIRECTIONS
13.) ALL SLIDING GLASS DOORS TO HAVE FLUSH PULLS AND LOCKS.
14.) ALL DOOR HARDWARE TO BE APPROVED/SELECTED BY OWNER, G.C. TO COORDINATE COMPATIBILITY WITH DOOR MANUFACTURER
15.) ALL EXTERIOR PREFINISHED FRAMES TO BE 'KYNAR' FINISH BLACK





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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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REVISIONS
No: Date

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ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
1348 FRUITVILLE ROAD, SUITE 204
SARASOTA, FLORIDA 34236
Tel. (941) 955-4345
Fax. (941) 955-7334
www.dsdginc.com
AA 0003981

DS DG

FRANCISCO RESIDENCE
629 KINGFISHER LN. LONGBOAT KEY FL. 34228

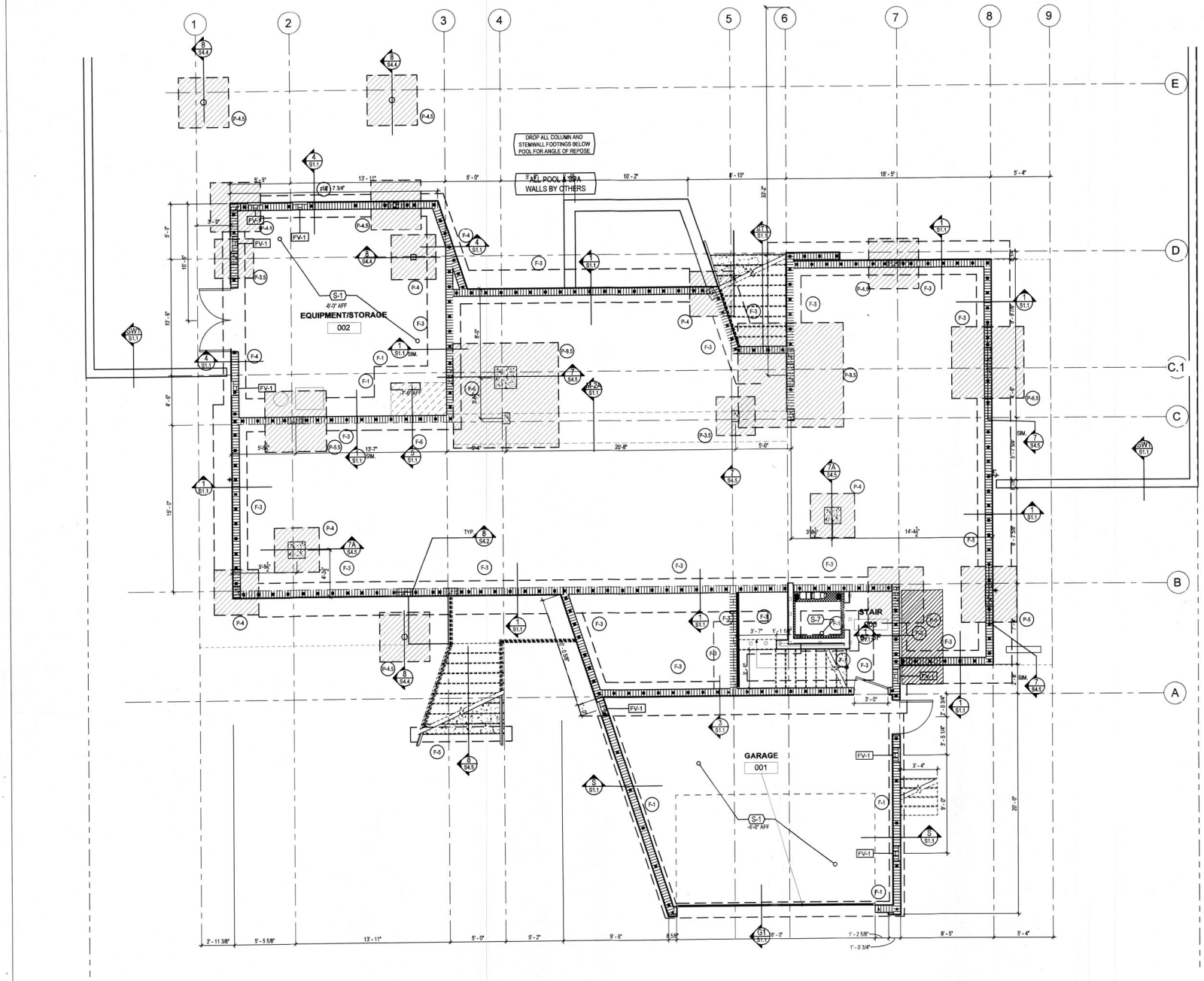
CONSTRUCTION DOCUMENTS

DOOR SCHEDULES

PROJECT: XXX
DRAWN BY: MCA
CHECKED BY: MES
DATE 03/28/23

SHEET NO.
A6.10

BLDG. PERMIT PLANS
FILE COPY OF RECORD



FOUNDATION NOTES

1. DO NOT SCALE FOOTING SIZE FROM PLAN.
2. SEE FOUNDATION / STEMWALL SECTIONS ON SHEET S1.1 FOR SIZES.
3. ISOLATED PAD FOOTINGS AND MONOLITHIC FOOTINGS CAN BE POURED INTEGRALLY, BOTTOMS AT THE SAME ELEVATION.
4. REFER TO DETAIL ON SHEET S1.1 FOR SHOWER RECESS REQUIREMENTS.
5. USE BORA-CARE FOR TERMITE PROTECTION IN ACCORDANCE WITH FBC SECTION R318.
6. MOISTURE PROTECTION BY OTHERS.
7. TOP OF ALL FOUNDATIONS SHALL BE A MINIMUM OF 6" BELOW ADJACENT GRADE / PAVERS / SLAB.
8. PREPARE & COMPACT SOIL PER GEOTECHNICAL REPORT

DIMENSION NOTES

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

CONCRETE SLAB NOTES

1. 4" THICK, 3000 PSI CONCRETE SLAB WITH STEEL TROWEL FINISH WITH FIBER ADDITIVE ON 6 MIL PLASTIC VAPOR BARRIER, LAPPED 6" AND TAPED ON CLEAN COMPACTED FILL.
2. REFER TO SHEET S4.0 'GENERAL NOTES' FOR COMPACTION REQUIREMENTS.

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FL#PE70781

FILLED CELLS LEGEND

- ■ INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
- ▲ INDICATES FILLED CELL w/ (2) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
- □ INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO SLAB, TOP OF LOW WALL, OR BOTTOM OF OPENING ABOVE PROVIDE 8" HOOKS

STRUCTURAL NOTES (S-1)

MARK	DESCRIPTION
S-1	SLAB ON GRADE: 4" CONCRETE SLAB W/ FIBERMESH SLOPE TO DRAIN AS REQ'D.
S-2	SLAB - RECESS SLAB 4" AT SHOWER REFER TO DETAIL ON SHEET S1.1
S-3	LOAD BEARING WALL: ATTACH PT. BOTTOM PLATE TO FOOTING WITH 5/8" x 6" TITEN HDs AT 16" O.C. MIN. (2) PER WALL SEGMENT
S-4	HOUSE AND POOL STEMWALLS SHALL BE INTEGRAL
S-5	COORDINATE FOUNDATION AND STEMWALL W/ POOL CONTRACTOR
S-6	FOOTING - INCREASE FOOTING WIDTH MIN. 6" PAST CMU ON EACH SIDE W/ (1) #5 REBAR AT 8" O.C., EACH WAY, BOTTOM
S-7	RECESS ELEVATOR PIT SLAB 12" PER MANUF. SPECS., DROP STEMWALL FOOTINGS AS REQUIRED

WALL FOOTING SCHEDULE (F-1)

MARK	SIZE / TYPE	REINFORCING	REMARKS
F-1	10"H x 18"W STRIP FTG.	(2) #5s CONT.	REFER TO 4 COURSE DETAIL 5 ON SHEET S1.1
F-2	12"H x 24"W STRIP FTG.	(3) #5s CONT. #5S AT 16" O.C. TRANS	REFER TO ANGLE OF REPOSE DETAIL 2 ON SHEET S1.1
F-3	12"H x 36"W STRIP FTG.	(5) #5s CONT. #5s AT 16" O.C. TRANS	REFER TO 9 COURSE DETAIL 1,3 ON SHEET S1.1
F-4	12"H x 36"W STRIP FTG.	(3) #5s CONT. #5s AT 16" O.C. TRANS	REFER TO 9 COURSE DETAIL 4 ON SHEET S1.1
F-5	16"H x 16"W FTG.	(3) #5s CONT.	REFER TO DETAIL 8 ON SHEET S4.5
F-6	12"H x 44"W STRIP FTG.	(6) #5s CONT. #5s AT 16" O.C. TRANS	REFER TO 11 COURSE DETAIL 5 ON SHEET S1.1

PAD FOOTING SCHEDULE (P-1)

MARK	SIZE	REINFORCING	REMARKS
P-3.5	42" x 42" x 12" PAD	(5) #5s EACH WAY	SEE PAD FOOTING DETAIL P ON SHEET S1.1
P-4	48" x 48" x 12" PAD	(6) #5s EACH WAY	SEE PAD FOOTING DETAIL P ON SHEET S1.1
P-4.5	54" x 54" x 12" PAD	(6) #5s EACH WAY	SEE PAD FOOTING DETAIL P ON SHEET S1.1
P-5	60" x 60" x 18" PAD	(7) #5s EACH WAY	SEE PAD FOOTING DETAIL P ON SHEET S1.1
P-6.5	78" x 78" x 18" PAD	(9) #5s EACH WAY	SEE PAD FOOTING DETAIL P ON SHEET S1.1
P-8	96" x 96" x 18" PAD	(10) #5s EACH WAY	SEE PAD FOOTING DETAIL P ON SHEET S1.1
P-9.5	114" x 114" x 24" PAD	(7) #7s EACH WAY	SEE PAD FOOTING DETAIL P ON SHEET S1.1

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FOUNDATION PLAN
1/4" = 1' - 0"

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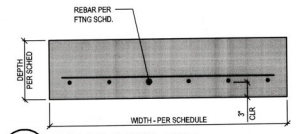
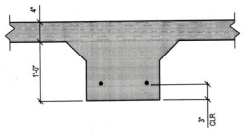
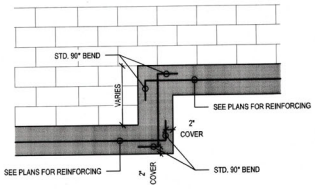


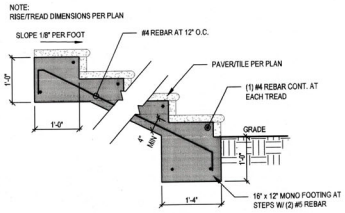
P PAD FOOTING, TYP.
SCALE : NTS



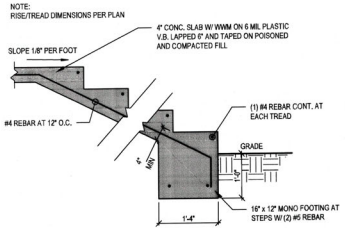
THICKENED SLAB FOOTING, TYP.
1" = 1'- 0"



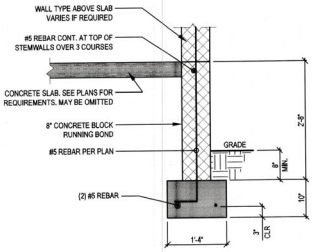
FOOTER STEP DETAIL, TYPICAL
1/2" = 1'- 0"



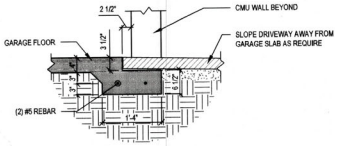
ST1 STAIR ON GRADE w/ PAVERS DETAIL
3/4" = 1'- 0"



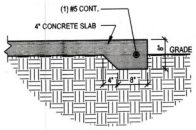
ST2 STAIR ON GRADE w/ PAVERS DETAIL
3/4" = 1'- 0"



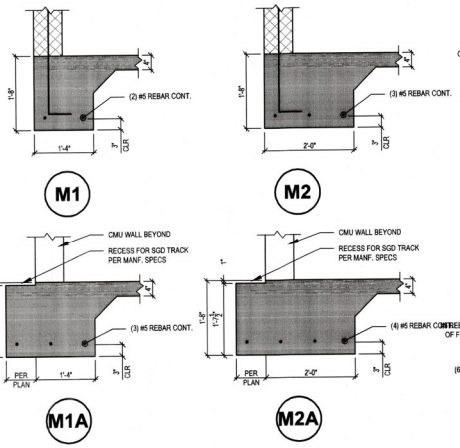
S UP TO 4 COURSE STEMWALL 1-STORY WALL
SCALE : NTS



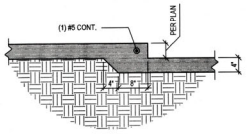
G1 GARAGE DOOR RECESS
3/4" = 1'- 0"



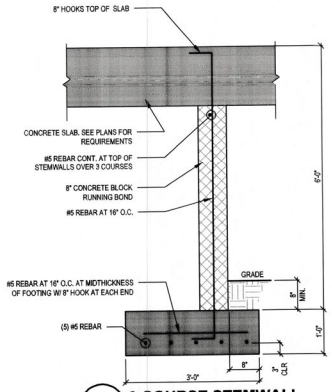
M3 SLAB EDGE - EQUIPMENT PAD
3/4" = 1'- 0"



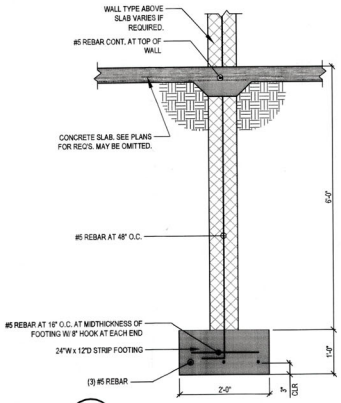
MONO FOOTING SECTIONS
3/4" = 1'- 0"



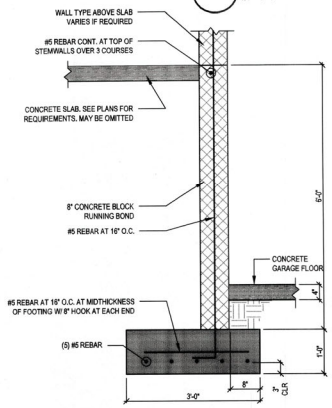
R1 SLAB RECESS - SHOWER
3/4" = 1'- 0"



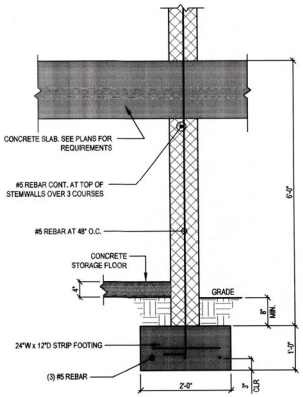
1 9 COURSE STEMWALL
Scale



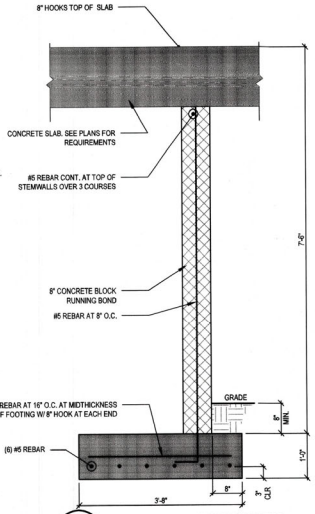
2 ANGLE OF REPOSE FND.
NTS



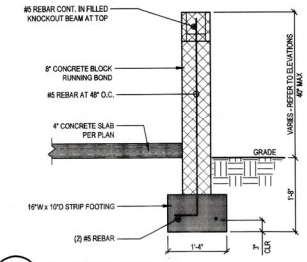
3 9 COURSE STEMWALL
Scale



4 SECTION
NTS



5 11 COURSE STEMWALL
Scale



SW1 SCREEN WALL
3/4" = 1'- 0"

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FOUNDATION DETAILS
AS INDICATED

REVISIONS	
BY	DATE
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NPM	02.06.2023

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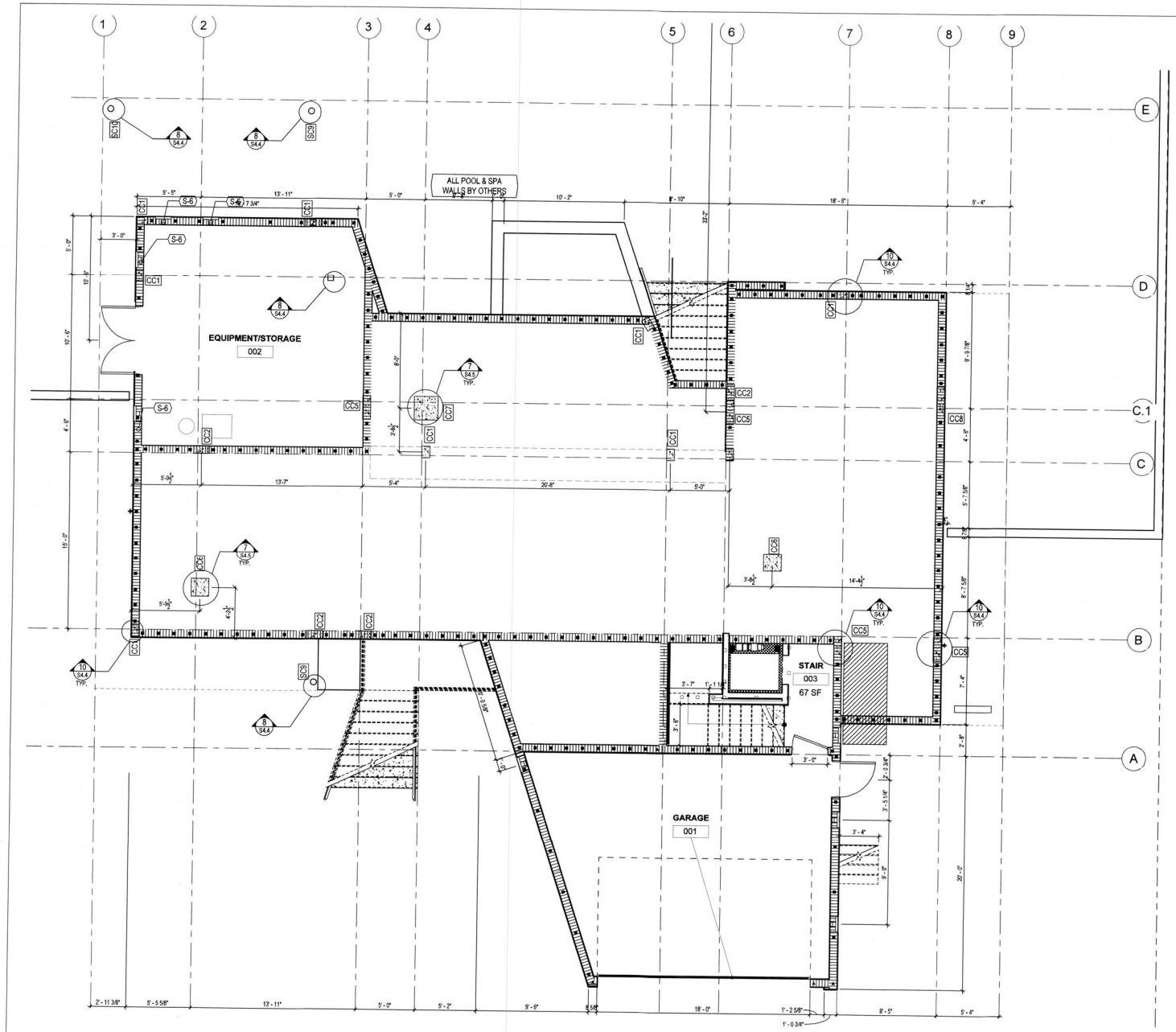

DIMENSION NOTES

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

FILLED CELLS LEGEND

- ■ INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
- ▲ INDICATES FILLED CELL w/ (2) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
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CONCRETE COLUMN SCHEDULE

MARK	DIMENSIONS WIDTH	DIMENSIONS LENGTH	REINFORCING LONGITUDINAL QTY	REINFORCING LONGITUDINAL SIZE	REINFORCING TIES SIZE	REINFORCING TIES SPACING	COMMENTS/ DETAILS
CC1	8"	1'-0"	4	5	3	8"	4000 PSI CONC./9,10,11/S4.4
CC2	8"	1'-4"	4	6	3	8"	4000 PSI CONC./9,10,11/S4.4
CC3	8"	1'-6"	4	6	3	8"	4000 PSI CONC./9,10,11/S4.4
CC4	8"	1'-8"	4	6	3	8"	4000 PSI CONC./9,10,11/S4.4
CC5	8"	2'-0"	6	6	3	8"	4000 PSI CONC./9,10,11/S4.4
CC6	1'-6"	1'-6"	6	6	3	12"	4000 PSI CONC./7,7A/S4.5
CC7	2'-0"	2'-0"	6	6	3	12"	4000 PSI CONC./7,7A/S4.5
CC8	8"	2'-8"	6	6	3	8"	4000 PSI CONC./9,10,11/S4.4

STEEL COLUMN SCHEDULE

MARK	DIMENSION	TOP PLATE	BASE PLATE	DETAILS
SC1	HSS 6"X6"X¼"	7.5"x7.5"x½" PL W(2) ¼" STUD	7.5"x7.5"x½" PL W(2) ¼" STUD/BAR	8/S4.3 & 3,4/S4.4
SC2	HSS 6"X6"X¼" SQ	7.5"x7.5"x½" PL W(2) ¼" STUD	7.5"x7.5"x½" PL W(2) ¼" STUD/BAR	9/S4.3 & 3,4/S4.4
SC3	HSS 6"X6"X¼" SQ	7.5"x7.5"x½" PL W(2) ¼" STUD	18"x18"x½" PL W(6) ¼" STUD	8/S4.3 & 4/S4.4
SC4	HSS 6"X6"X¼" SQ	7.5"x7.5"x½" PL W(2) ¼" STUD	12"x12"x½" PL W(4) ¼" ANCHOR	8/S4.3 & 7/S4.5
SC5	HSS 6"X6"X¼" SQ	7.5"x7.5"x½" PL W(2) ¼" STUD	8"Wx12"Dx½" PL W(4) ¼" ANCHOR	8/S4.3 & 8/S4.2
SC6	HSS 6"0X¼"	18"x18"x½" PL W(6) ¼" STUD	12"x12"x½" PL W(6) ¼" STUD/BAR	8/S4.3 & 3/S4.4
SC7	HSS 6"0X¼"	12"x12"x½" PL W(6) ¼" STUD	8"Wx12"Dx½" PL W(4) ¼" ANCHOR	8/S4.3 & 8/S4.2
SC8	HSS 6"0X¼"	18"x18"x½" PL W(6) ¼" STUD	18"x18"x½" PL W(4) ¼" ANCHOR	8/S4.3 & 7/S4.5
SC9	HSS 6"0X¼"	12"x12"x½" PL W(6) ¼" BAR	12"x12"x½" PL W(4) ¼" ANCHOR	3,8/S4.4
SC10	HSS 6"0X¼"	7.5"x7.5"x½" PL W(2) ¼" STUD	12"x12"x½" PL W(4) ¼" ANCHOR	8/S4.3 & 8/S4.4

STRUCTURAL NOTES (S-1)

MARK	DESCRIPTION
S-1	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE AT TOP OF WALL
S-2	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE BELOW SILL. EXTEND 24" BEYOND OPENING OR TO END OF WALL
S-3	MASONRY WALL: CMU BUMP-OUT SHALL BE INTEGRAL WITH ADJACENT MASONRY
S-4	MASONRY WALL: FILL ALL CELLS
S-5	NON-BEARING MULLIONS BY WINDOW MANF.
S-6	8F8 -1B, ABOVE FLOOD VENT.
S-7	PRE-MANF. STEEL STAIRS BY OTHERS.
S-8	8" PORTION OF CMU WALL TO BE NON-BRG., DO NOT EXTEND REBAR INTO TIE BEAM ABOVE PROVIDE BOND BRKR.
S-9	PARAPET WALL ABOVE THE ROOF AS PER DETAIL DETAIL 4/S4.3
S-10	1 #5 CONT. IN FILLED COURSE BELOW WINDOW OPENING HOOK 8" INTO FILLED CELL ON EACH END.
S-11	REFER TO DETAIL 4/S4.6 FOR THE CONDUIT / PLUMBING PIPE PENETRATION IN THE FLOOR SLAB.

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

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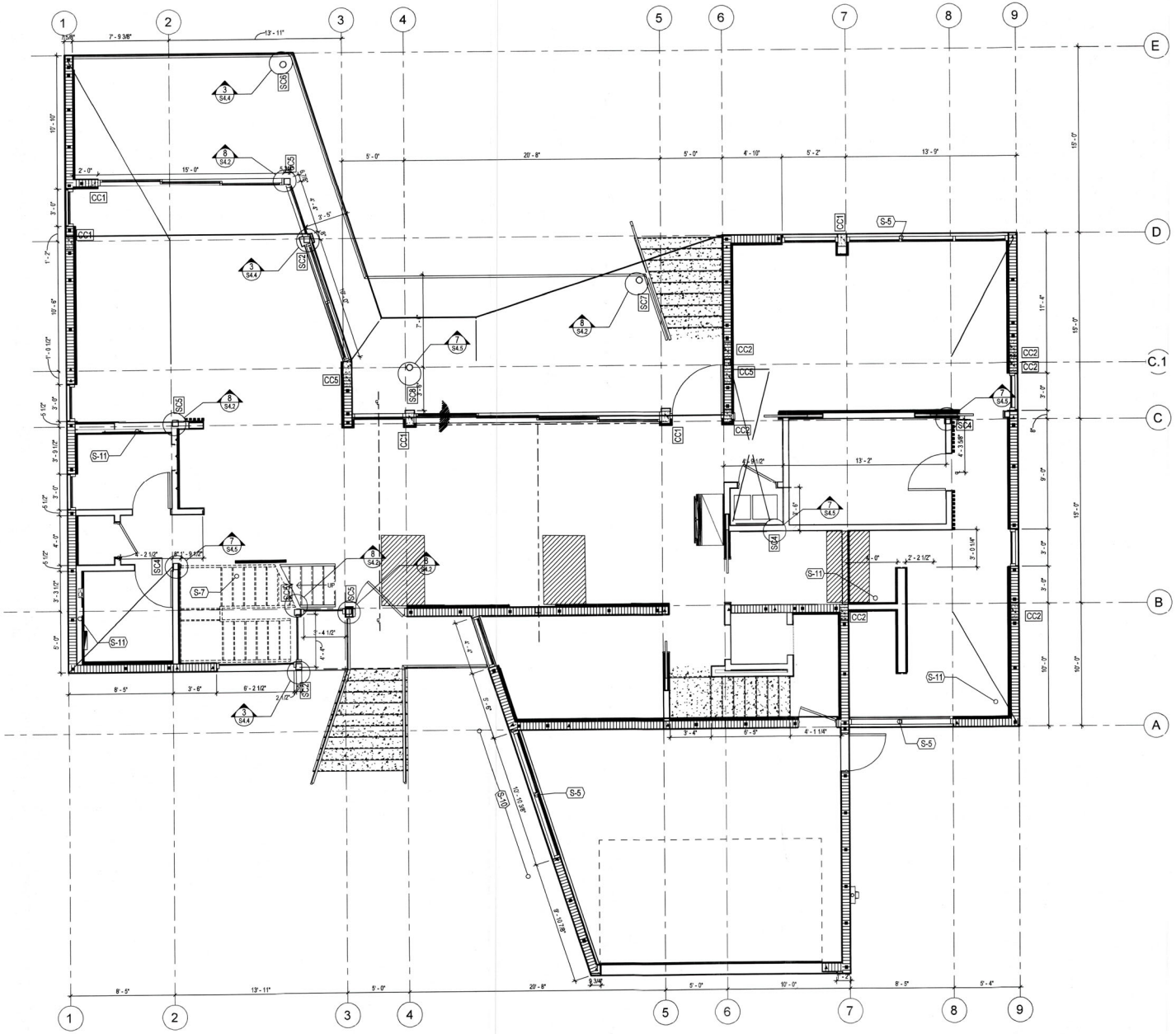

DIMENSION NOTES

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

FILLED CELLS LEGEND

■	INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
▲	INDICATES FILLED CELL w/ (2) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
□	INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO SLAB, TOP OF LOW WALL, OR BOTTOM OF OPENING ABOVE PROVIDE 8" HOOKS

CONCRETE COLUMN SCHEDULE

MARK	DIMENSIONS WIDTH	DIMENSIONS LENGTH	REINFORCING LONGITUDINAL QTY	REINFORCING LONGITUDINAL SIZE	REINFORCING TIES SIZE	REINFORCING TIES SPACING	COMMENTS/ DETAILS
CC1	8"	1'-0"	4	5	3	8"	4000 PSI CONC./9,10,11/S4.4
CC2	8"	1'-4"	4	6	3	8"	4000 PSI CONC./9,10,11/S4.4
CC3	8"	1'-6"	4	6	3	8"	4000 PSI CONC./9,10,11/S4.4
CC4	8"	1'-8"	4	6	3	8"	4000 PSI CONC./9,10,11/S4.4
CC5	8"	2'-0"	6	6	3	8"	4000 PSI CONC./9,10,11/S4.4
CC6	1'-6"	1'-6"	6	6	3	12"	4000 PSI CONC./7,7A/S4.5
CC7	2'-0"	2'-0"	6	6	3	12"	4000 PSI CONC./7,7A/S4.5
CC8	8"	2'-8"	6	6	3	8"	4000 PSI CONC./9,10,11/S4.4

STEEL COLUMN SCHEDULE

MARK	DIMENSION	TOP PLATE	BASE PLATE	DETAILS
SC1	HSS 6"Ø X¼"	7.5"x7.5"x¾" PL W(2) ⅜" STUD	7.5"x7.5"x¾" PL W(2) ⅜" STUD/BAR	8/S4.3 & 3,4/S4.4
SC2	HSS 6"X6"X¼" SQ	7.5"x7.5"x¾" PL W(2) ⅜" STUD	7.5"x7.5"x¾" PL W(2) ⅜" STUD/BAR	8/S4.3 & 3,4/S4.4
SC3	HSS 6"X6"X¼" SQ	7.5"x7.5"x¾" PL W(2) ⅜" STUD	18"x18"x¾" PL W(6) ⅜" STUD	8/S4.3 & 4/S4.4
SC4	HSS 6"X6"X¼" SQ	7.5"x7.5"x¾" PL W(2) ⅜" STUD	12"x12"x¾" PL W(4) ⅜" ANCHOR	8/S4.3 & 7/S4.5
SC5	HSS 6"X6"X¼" SQ	7.5"x7.5"x¾" PL W(2) ⅜" STUD	8"Wx12"Dx¾" PL W(4) ⅜" ANCHOR	8/S4.3 & 8/S4.2
SC6	HSS 6"Ø X¼"	18"x18"x¾" PL W(6) ⅜" STUD	12"x12"x¾" PL W(6) ⅜" STUD/BAR	8/S4.3 & 3/S4.4
SC7	HSS 6"Ø X¼"	12"x12"x¾" PL W(6) ⅜" STUD	8"Wx12"Dx¾" PL W(4) ⅜" ANCHOR	8/S4.3 & 8/S4.2
SC8	HSS 6"Ø X¼"	18"x18"x¾" PL W(6) ⅜" STUD	18"x18"x¾" PL W(4) ⅜" ANCHOR	8/S4.3 & 7/S4.5
SC9	HSS 6"Ø X¼"	12"x12"x¾" PL W(6) ⅜" BAR	12"x12"x¾" PL W(4) ⅜" ANCHOR	3,8/S4.4
SC10	HSS 6"Ø X¼"	7.5"x7.5"x¾" PL W(2) ⅜" STUD	12"x12"x¾" PL W(4) ⅜" ANCHOR	8/S4.3 & 8/S4.4

STRUCTURAL NOTES (S-1)

MARK	DESCRIPTION
S-1	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE AT TOP OF WALL
S-2	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE BELOW SILL. EXTEND 24" BEYOND OPENING OR TO END OF WALL.
S-3	MASONRY WALL: CMU BUMP-OUT SHALL BE INTEGRAL WITH ADJACENT MASONRY
S-4	MASONRY WALL: FILL ALL CELLS
S-5	NON-BEARING MULLIONS BY WINDOW MANF.
S-6	8F8 -1B, ABOVE FLOOD VENT.
S-7	PRE-MANF. STEEL STAIRS BY OTHERS.
S-8	8" PORTION OF CMU WALL TO BE NON-BRG., DO NOT EXTEND REBAR INTO TIE BEAM ABOVE PROVIDE BOND BRKR.
S-9	PARAPET WALL ABOVE THE ROOF AS PER DETAIL DETAIL 4/S4.3
S-10	1 #5 CONT. IN FILLED COURSE BELOW WINDOW OPENING HOOK 8" INTO FILLED CELL ON EACH END.
S-11	REFER TO DETAIL 4/S4.6 FOR THE CONDUIT / PLUMBING PIPE PENETRATION IN THE FLOOR SLAB.

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JODY D. YOUNG JR. PE
FL#34 70781

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629 KINGFISHER LANE , LONGBOAT KEY, FL 34228

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

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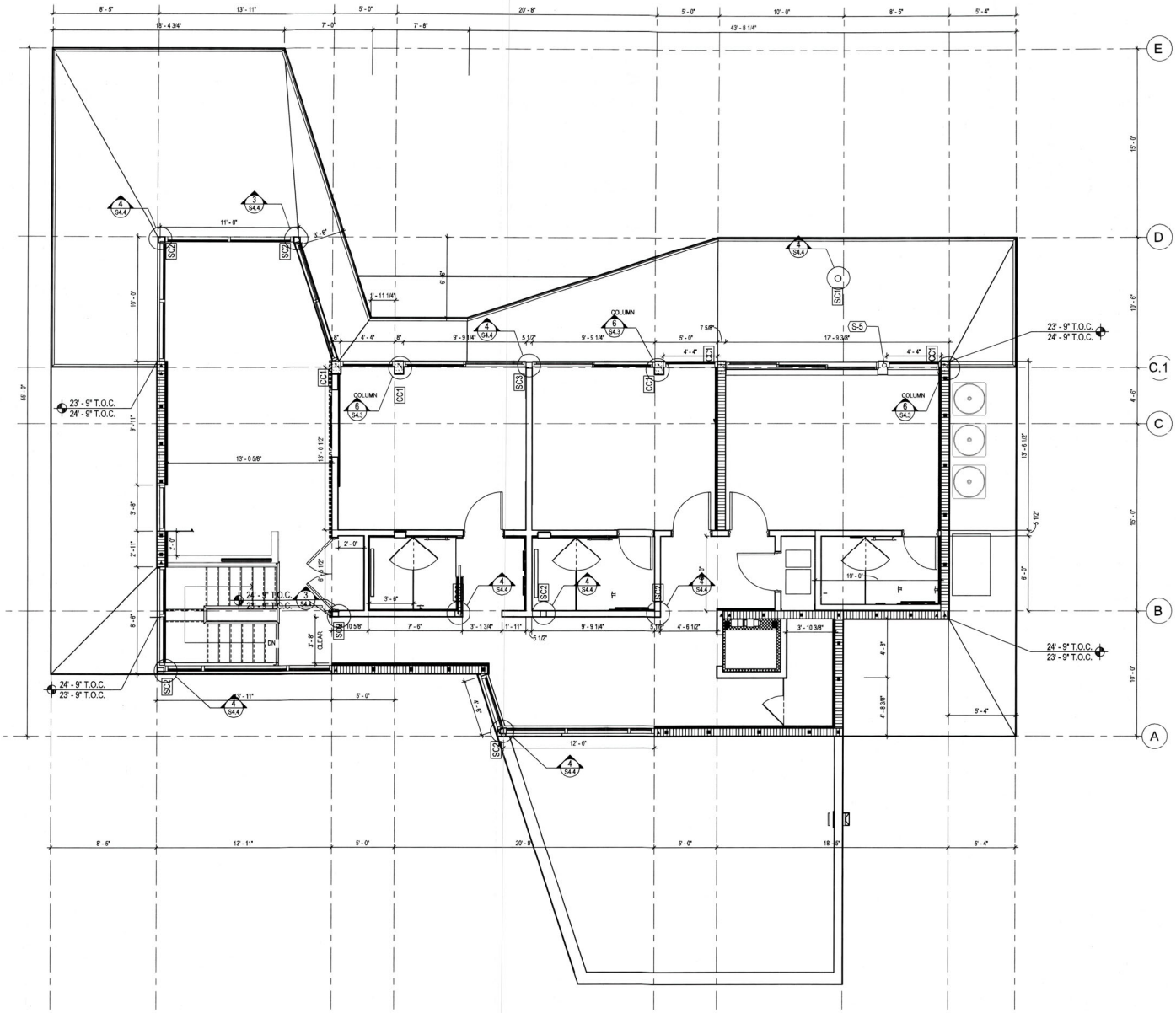
S2.1



DIMENSION NOTES

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

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FILLED CELLS LEGEND

■	INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
▲	INDICATES FILLED CELL w/ (2) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
□	INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR FOOTING) AT LEVEL BELOW TO SLAB, TOP OF LOW WALL, OR BOTTOM OF OPENING ABOVE PROVIDE 8" HOOKS

CONCRETE COLUMN SCHEDULE

MARK	DIMENSIONS		REINFORCING				COMMENTS/ DETAILS
			LONGITUDINAL		TIES		
	WIDTH	LENGTH	QTY	SIZE	SIZE	SPACING	
CC1	8"	1'-0"	4	5	3	8"	4000 PSI CONC./9,10,11/S4.4
CC2	8"	1'-4"	4	6	3	8"	4000 PSI CONC./9,10,11/S4.4
CC3	8"	1'-8"	4	6	3	8"	4000 PSI CONC./9,10,11/S4.4
CC4	8"	1'-8"	4	6	3	8"	4000 PSI CONC./9,10,11/S4.4
CC5	8"	2'-0"	6	6	3	8"	4000 PSI CONC./9,10,11/S4.4
CC6	1'-6"	1'-6"	6	6	3	12"	4000 PSI CONC./7,7A/S4.5
CC7	2'-0"	2'-0"	6	6	3	12"	4000 PSI CONC./7,7A/S4.5
CC8	8"	2'-8"	6	6	3	8"	4000 PSI CONC./9,10,11/S4.4

STEEL COLUMN SCHEDULE

MARK	DIMENSION	TOP PLATE		BASE PLATE		DETAILS
SC1	HSS 6"0X0"	7.5"x7.5"x½" PL W/(2) ¾" STUD		7.5"x7.5"x½" PL W/(2) ¾" STUD/BAR		8/S4.3 & 3,4/S4.4
SC2	HSS 6"X6"X½" SQ	7.5"x7.5"x½" PL W/(2) ¾" STUD		7.5"x7.5"x½" PL W/(2) ¾" STUD/BAR		8/S4.3 & 3,4/S4.4
SC3	HSS 6"X6"X½" SQ	7.5"x7.5"x½" PL W/(2) ¾" STUD		18"x18"x½" PL W/(6) ¾" STUD		8/S4.3 & 4/S4.4
SC4	HSS 6"X6"X½" SQ	7.5"x7.5"x½" PL W/(2) ¾" STUD		12"x12"x½" PL W/(4) ¾" ANCHOR		8/S4.3 & 7/S4.5
SC5	HSS 6"X6"X½" SQ	7.5"x7.5"x½" PL W/(2) ¾" STUD		8"Wx12"Dx½" PL W/(4) ¾" ANCHOR		8/S4.3 & 8/S4.2
SC6	HSS 6"0X0"	18"x18"x½" PL W/(6) ¾" STUD		12"x12"x½" PL W/(6) ¾" STUD/BAR		8/S4.3 & 3/S4.4
SC7	HSS 6"0X0"	12"x12"x½" PL W/(6) ¾" STUD		8"Wx12"Dx½" PL W/(4) ¾" ANCHOR		8/S4.3 & 8/S4.2
SC8	HSS 6"0X0"	18"x18"x½" PL W/(6) ¾" STUD		18"x18"x½" PL W/(4) ¾" ANCHOR		8/S4.3 & 7/S4.5
SC9	HSS 6"0X0"	12"x12"x½" PL W/(6) ¾" BAR		12"x12"x½" PL W/(4) ¾" ANCHOR		3,8/S4.4
SC10	HSS 6"0X0"	7.5"x7.5"x½" PL W/(2) ¾" STUD		12"x12"x½" PL W/(4) ¾" ANCHOR		8/S4.3 & 9/S4.4

STRUCTURAL NOTES (S-1)

MARK	DESCRIPTION
S-1	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE AT TOP OF WALL
S-2	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE BELOW SILL. EXTEND 24" BEYOND OPENING OR TO END OF WALL.
S-3	MASONRY WALL: CMU BUMP-OUT SHALL BE INTEGRAL WITH ADJACENT MASONRY
S-4	MASONRY WALL: FILL ALL CELLS
S-5	NON-BEARING MULLIONS BY WINDOW MANF.
S-6	8F8 -1B, ABOVE FLOOD VENT.
S-7	PRE-MANF. STEEL STAIRS BY OTHERS.
S-8	8" PORTION OF CMU WALL TO BE NON-BRG., DO NOT EXTEND REBAR INTO TIE BEAM ABOVE PROVIDE BOND BRKR.
S-9	PARAPET WALL ABOVE THE ROOF AS PER DETAIL DETAIL 4/S4.3
S-10	1 #5 CONT. IN FILLED COURSE BELOW WINDOW OPENING HOOK 8" INTO FILLED CELL ON EACH END.
S-11	REFER TO DETAIL 4/S4.6 FOR THE CONDUIT / PLUMBING PIPE PENETRATION IN THE FLOOR SLAB.

A Custom Home for:
FRANCISCO RESIDENCE
629 KINGFISHER LANE , LONGBOAT KEY, FL 34228

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

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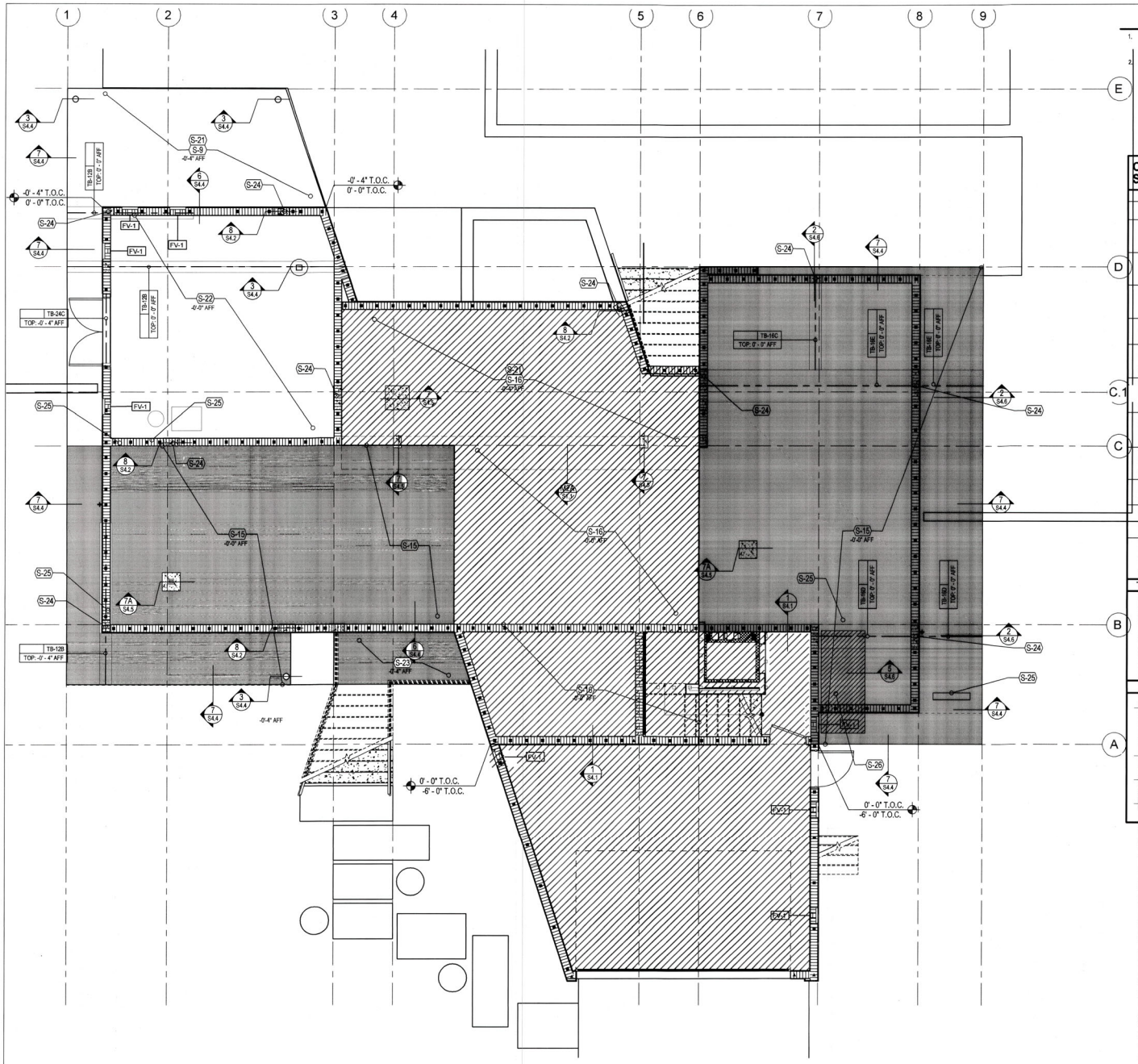


CONCRETE SLAB NOTES

1. 4" THICK, 3000 PSI CONCRETE SLAB WITH STEEL TROWEL FINISH WITH FIBER ADDITIVE ON 6 MIL PLASTIC VAPOR BARRIER, LAPPED 8" AND TAPED ON CLEAN COMPACTED FILL.
2. REFER TO SHEET S4.0 'GENERAL NOTES' FOR COMPACTION REQUIREMENTS.

GENERAL NOTES

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

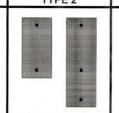
CONCRETE BEAM SCHEDULE

TB-XX
TOP: X' - X" AFF

MARK	DESCRIPTION	TYPE
BF8-1B	8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO.5 REBAR	1
TB-12B	12"W x 12"H FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR, TOP (3) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 4" O.C.	3
TB-12C	16"W x 12"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, TOP (5) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 4" O.C.	5
TB-12D	24"W x 12"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, TOP (5) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 4" O.C.	5
TB-16A	8"W x 16"H FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM	2
TB-16B	8"W x 16"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 6 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-16C	12"W x 16"H FORM & POUR CONCRETE BEAM (3) NO. 7 REBAR, TOP (3) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	5
TB-16D	24"W x 16"H FORM & POUR CONCRETE BEAM (14) NO. 7 REBAR BUNDLED, TOP (14) NO. 7 REBAR, BOTTOM 2-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-16E	32"W x 16"H FORM & POUR CONCRETE BEAM (14) NO. 7 REBAR BUNDLED, TOP (14) NO. 7 REBAR, BOTTOM 2-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-20A	8"W x 20"H FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM	2
TB-20B	8"W x 20"H FORM & POUR CONCRETE BEAM (2) NO. 7 REBAR, TOP (4) NO. 7 REBAR BUNDLED, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-20C	12"W x 20"H FORM & POUR CONCRETE BEAM (4) NO. 7 REBAR, TOP (4) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	5

TYPE 1

TYPE 2



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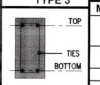

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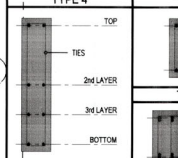

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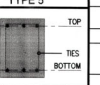

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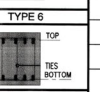

CONCRETE BEAM SCHEDULE

TB-XX
TOP: X' - X" AFF

MARK	DESCRIPTION	TYPE
TB-20D	16"W x 20"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, TOP (5) NO. 7 REBAR,BUNDLED BOTTOM 2-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-24A	8"W x 24"H FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, MIDDLE (1) NO. 5 REBAR, BOTTOM	2
TB-24B	8"W x 24"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3
TB-24C	8"W x 24"H FORM & POUR CONCRETE BEAM (2) NO. 7 REBAR, TOP (2) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-24D	16"W x 24"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, BUNDLED TOP (10) NO. 7 REBAR, BUNDLED BOTTOM 2-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-24E	24"W x 24"H FORM & POUR CONCRETE BEAM (8) NO. 7 REBAR, BUNDLED TOP (8) NO. 7 REBAR, BUNDLED BOTTOM 2-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-24F	12"W x 24"H FORM & POUR CONCRETE BEAM (4) NO. 7 REBAR, TOP (4) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3
TB-33A	8"W x 33"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, 2ND LAYER AT 18.5" FROM BOTTOM OF THE BEAM (2) NO. 5 REBAR, 3RD LAYER LAYER AT 10.5" FROM BOTTOM OF THE BEAM (4) NO. 7 REBAR BUNDLED, BOTTOM NO. 3 TIES AT 10" O.C.	4
TB-33B	16"W x 33"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, TOP (3) NO. 6 REBAR, 2ND LAYER AT 18.5" FROM BOTTOM OF THE BEAM (5) NO. 6 REBAR, 3RD LAYER LAYER AT 10.5" FROM BOTTOM OF THE BEAM (5) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	4

STRUCTURAL NOTES (S-1)

MARK	DESCRIPTION
S-1	HANGER: SIMPSON HUC410(MAX) WITH (18) 1/4" x 1-3/4" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE
S-2	NON-BEARING WALL: PROVIDE SIMPSON HTC AT EACH TRUSS OR BLOCKING AT 24" O.C. TO DOUBLE TOP PLATE
S-3	TIE BEAM: REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.1
S-4	CANTILEVER TAPERED BEAM DETAIL 2/S4.3
S-5	ROOF TIE BEAM STEP DETAIL 1/S4.3
S-6	MASONRY WALL: PROVIDE #5 AT 48" O.C. ABOVE LINTEL TO RAKE TIE BEAM. PROVIDE HOOK AT LINTEL AND TIE BEAM
S-7	33" HIGH PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. TOP AT 24' - 9" AFF
S-8	SYP BLOCKING PER DETAIL 3,5 /S4.2.
S-9	12" THICK 4000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, 1½" CONCRETE COVER, SHORE MIN. 28 DAYS, MAINTAIN 12" DEPTH.
S-10	20" HIGH PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. TOP AT 23' - 9" AFF
S-11	ROOF BEAM CAN BE STEPPED AS PER DETAIL 2/S4.3 TO RUN THE MECHANICAL/DUCT PIPE.
S-12	24" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 12' - 0" AFF
S-13	20" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 11' - 8" AFF
S-14	HANGER: SIMPSON HGUM5.25-SDS (H=11") WITH (8) 5/8" x 5" TITEN HDs - PAD OUT GIRDER TRUSS AS REQ'D.
S-15	16" THICK 4000 PSI CONCRETE SLAB ON GRADE, CANT. AS SHOWN WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, 1½" CONCRETE COVER,SHORE MIN. 28 DAYS, MAINTAIN 16" DEPTH.
S-16	SLAB ON GRADE: 4" CONCRETE SLAB W/ FIBERMESH SLOPE TO DRAIN AS REQ'D.
S-17	SLAB: RECESS SLAB 4" AT SHOWER REFER TO DETAIL ON SHEET S1.1
S-18	TRUSS CO. DESIGN THE ROOF TRUSS FOR 40 PSF LIVE LOAD.
S-19	8" THICK 4000 PSI CONCRETE SLAB CANT. AS SHOWN WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, 1½" CONCRETE COVER, SHORE MIN. 28 DAYS, MAINTAIN 8" DEPTH.
S-20	DOOR FRAME ABOVE ATTACH TO PLYWOOD & DECK BELOW.
S-21	SLOPE MADE UP OF WATER PROOFING & FLOOR SETTING MATERIAL
S-22	16" THICK 4000 PSI CONCRETE SLAB CANT. AS SHOWN WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, 1½" CONCRETE COVER, SHORE MIN. 28 DAYS, MAINTAIN 16" DEPTH.
S-23	12" THICK 4000 PSI CONCRETE SLAB ON GRADE, CANT. AS SHOWN WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, 1½" CONCRETE COVER,SHORE MIN. 28 DAYS, MAINTAIN 12" DEPTH.
S-24	REBAR FROM COLUMN TO EXTEND INTO SLAB/BEAM & HOOK 8", 3" FROM TOP.
S-25	REFER TO DETAIL 4/S4.6 FOR THE CONDUIT / PLUMBING PIPE PENETRATION IN THE FLOOR SLAB.
S-26	SLAB: RECESS SLAB 4" AT SHOWER REFER TO DETAIL 5/S4.6.
S-27	TRUSS MANF TO PROVIDE 4" RECESS IN FLOOR TRUSSES AT SHOWER.

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FIRST FLOOR FRAMING PLAN
1/4" = 1' - 0"

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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BLDG PERMIT PLANS
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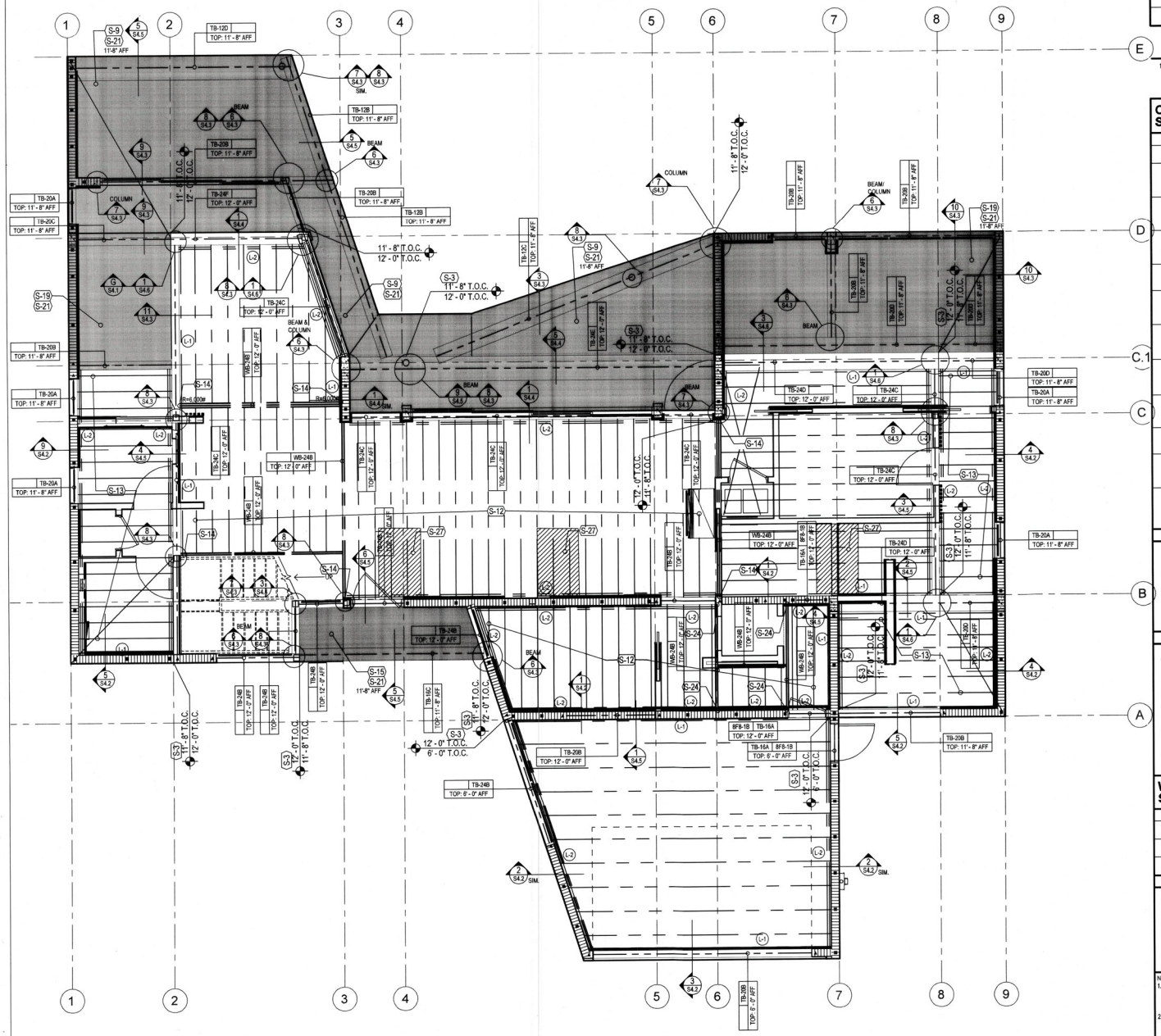


LEDGER SCHEDULE (L1)

MARK	DESCRIPTION
L1	1-2X8 PT LEDGER SEE TRUSS PARALLEL TO LEDGER DETAIL ON S4.2
L2	2-2X8 PT LEDGER SEE TRUSS PERPENDICULAR TO LEDGER DETAIL ON S4.2

DIMENSION NOTES

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

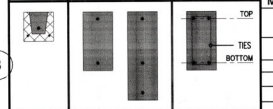
GENERAL NOTES

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

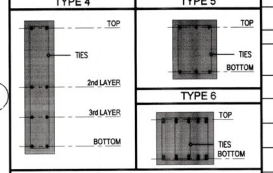
CONCRETE BEAM SCHEDULE (TB-XX / TOP: X' - X" AFF)

MARK	DESCRIPTION	TYPE
8FB-1B	8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO.5 REBAR	1
TB-12B	12"W x 12"H FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR, TOP (3) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 4" O.C.	3
TB-12C	16"W x 12"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, TOP (5) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 4" O.C.	5
TB-12D	24"W x 12"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, TOP (5) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 4" O.C.	5
TB-16A	8"W x 16"H FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM	2
TB-16B	8"W x 16"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 6 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-16C	12"W x 16"H FORM & POUR CONCRETE BEAM (3) NO. 7 REBAR, TOP (3) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	5
TB-16D	24"W x 16"H FORM & POUR CONCRETE BEAM (14) NO. 7 REBAR BUNDLED, TOP (14) NO. 7 REBAR, BOTTOM 3-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-16E	32"W x 16"H FORM & POUR CONCRETE BEAM (14) NO. 7 REBAR BUNDLED, TOP (14) NO. 7 REBAR, BOTTOM 3-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-20A	8"W x 20"H FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM	2
TB-20B	8"W x 20"H FORM & POUR CONCRETE BEAM (2) NO. 7 REBAR, TOP (4) NO. 7 REBAR BUNDLED, BOTTOM NO. 3 TIES AT 8" O.C.	3
TB-20C	12"W x 20"H FORM & POUR CONCRETE BEAM (4) NO. 7 REBAR, TOP (4) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 8" O.C.	5

TYPE 1 | TYPE 2 | TYPE 3



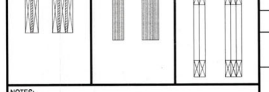
TYPE 4 | TYPE 5 | TYPE 6



WOOD BEAM SCHEDULE (WB-XX / TOP: X' - X" AFF)

MARK	DESCRIPTION	TYPE
WB-24A	(2) 1-3/4" x 24" 2.0E MICROLLAM LVL	2
WB-24B	24" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANF.	3
WB-33B	33" PRE-ENGINEERED WOOD GIRDER 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 12d NAILS AT 12" O.C. ADD ADDL SYP PLIES AND FLITCH PLATES AS REQ'D TO MATCH WALL THICKNESS
2. TYPE 2 BEAMS - REFER TO SHEET S4.0 FOR LVL NAILING / BOLTING PATTERNS.
3. TYPE 3 BEAMS - ATTACHMENT OF WOOD GIRDERS PER TRUSS MANUFACTURER.

CONCRETE BEAM SCHEDULE (TB-XX / TOP: X' - X" AFF)

MARK	DESCRIPTION	TYPE
TB-20D	16"W x 20"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, TOP (5) NO. 7 REBAR,BUNDLED BOTTOM 2-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-24A	8"W x 24"H FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, MIDDLE (1) NO. 5 REBAR, BOTTOM	2
TB-24B	8"W x 24"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3
TB-24C	8"W x 24"H FORM & POUR CONCRETE BEAM (2) NO. 7 REBAR, TOP (2) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-24D	16"W x 24"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, BUNDLED TOP (10) NO. 7 REBAR, BUNDLED BOTTOM 2-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-24E	24"W x 24"H FORM & POUR CONCRETE BEAM (8) NO. 7 REBAR, BUNDLED TOP (8) NO. 7 REBAR, BUNDLED BOTTOM 3-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-24F	12"W x 24"H FORM & POUR CONCRETE BEAM (4) NO. 7 REBAR, TOP (4) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3
TB-33A	8"W x 33"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, 2ND LAYER AT 18.5" FROM BOTTOM OF THE BEAM (2) NO. 5 REBAR, 3RD LAYER LAYER AT 10.5" FROM BOTTOM OF THE BEAM (6) NO. 7 REBAR BUNDLED, BOTTOM NO. 3 TIES AT 10" O.C.	4
TB-33B	16"W x 33"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, TOP (3) NO. 6 REBAR, 2ND LAYER AT 18.5" FROM BOTTOM OF THE BEAM (5) NO. 6 REBAR, 3RD LAYER LAYER AT 10.5" FROM BOTTOM OF THE BEAM (5) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	4

STRUCTURAL NOTES (S1)

MARK	DESCRIPTION
S-1	HANGER: SIMPSON HUC410(MAX) WITH (18) 1/4" x 1-3/4" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE
S-2	NON-BEARING WALL: PROVIDE SIMPSON HTC AT EACH TRUSS OR BLOCKING AT 24" O.C. TO DOUBLE TOP PLATE
S-3	TIE BEAM REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.1
S-4	CANTILEVER TAPERED BEAM DETAIL 2/S4.3
S-5	ROOF TIE BEAM STEP DETAIL 1/S4.3
S-6	MASONRY WALL: PROVIDE #5 AT 48" O.C. ABOVE LINTEL TO RAKE TIE BEAM. PROVIDE HOOK AT LINTEL AND TIE BEAM
S-7	33" HIGH PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. TOP AT 24' - 9" AFF
S-8	SYP BLOCKING PER DETAIL 3,5 /S4.2.
S-9	12" THICK 4000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, ½" CONCRETE COVER, SHORE MIN. 28 DAYS, MAINTAIN 12" DEPTH.
S-10	20 " HIGH PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. TOP AT 23' - 9" AFF
S-11	ROOF BEAM CAN BE STEPPED AS PER DETAIL 2/S4.3 TO RUN THE MECHANICAL/DUCT PIPE.
S-12	24" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 12' - 0" AFF
S-13	20" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 11' - 8" AFF
S-14	HANGER: SIMPSON HGUM5.25-6DS (H=11") WITH (8) 5/8" x 5" TITEN HDs - PAD OUT GIRDER TRUSS AS REQ'D
S-15	10" THICK 4000 PSI CONCRETE SLAB ON GRADE, CANT. AS SHOWN WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, ½" CONCRETE COVER,SHORE MIN. 28 DAYS, MAINTAIN 16" DEPTH.
S-16	SLAB ON GRADE: 4" CONCRETE SLAB W/FIBERMESH SLOPE TO DRAIN AS REQ'D.
S-17	SLAB: RECESS SLAB 4" AT SHOWER REFER TO DETAIL ON SHEET S1.1
S-18	TRUSS CO. DESIGN THE ROOF TRUSS FOR 40 PSF LIVE LOAD.
S-19	8" THICK 4000 PSI CONCRETE SLAB CANT. AS SHOWN WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, ½" CONCRETE COVER, SHORE MIN. 28 DAYS, MAINTAIN 6" DEPTH.
S-20	DOOR FRAME ABOVE ATTACH TO PLYWOOD & DECK BELOW.
S-21	SLOPE MADE UP OF WATER PROOFING & FLOOR SETTING MATERIAL
S-22	16" THICK 4000 PSI CONCRETE SLAB CANT. AS SHOWN WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, ½" CONCRETE COVER, SHORE MIN. 28 DAYS, MAINTAIN 16" DEPTH.
S-23	12" THICK 4000 PSI CONCRETE SLAB ON GRADE, CANT. AS SHOWN WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, ½" CONCRETE COVER,SHORE MIN. 28 DAYS, MAINTAIN 12" DEPTH.
S-24	REBAR FROM COLUMN TO EXTEND INTO SLAB/BEAM & HOOK 8", 3" FROM TOP.
S-25	REFER TO DETAIL 4/S4.6 FOR THE CONDUIT / PLUMBING PIPE PENETRATION IN THE FLOOR SLAB.
S-26	SLAB: RECESS SLAB 4" AT SHOWER REFER TO DETAIL 5/S4.6.
S-27	TRUSS MANF TO PROVIDE 4" RECESS IN FLOOR TRUSSES AT SHOWER.

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SECOND FLOOR FRAMING PLAN
1/4" = 1' - 0"

RECEIVED APR 13 2023 TOWN OF LONGBOAT KEY Planning & Zoning & Building

REVISIONS	
BY	DATE
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S3.1
BLDG PERMIT PLANS
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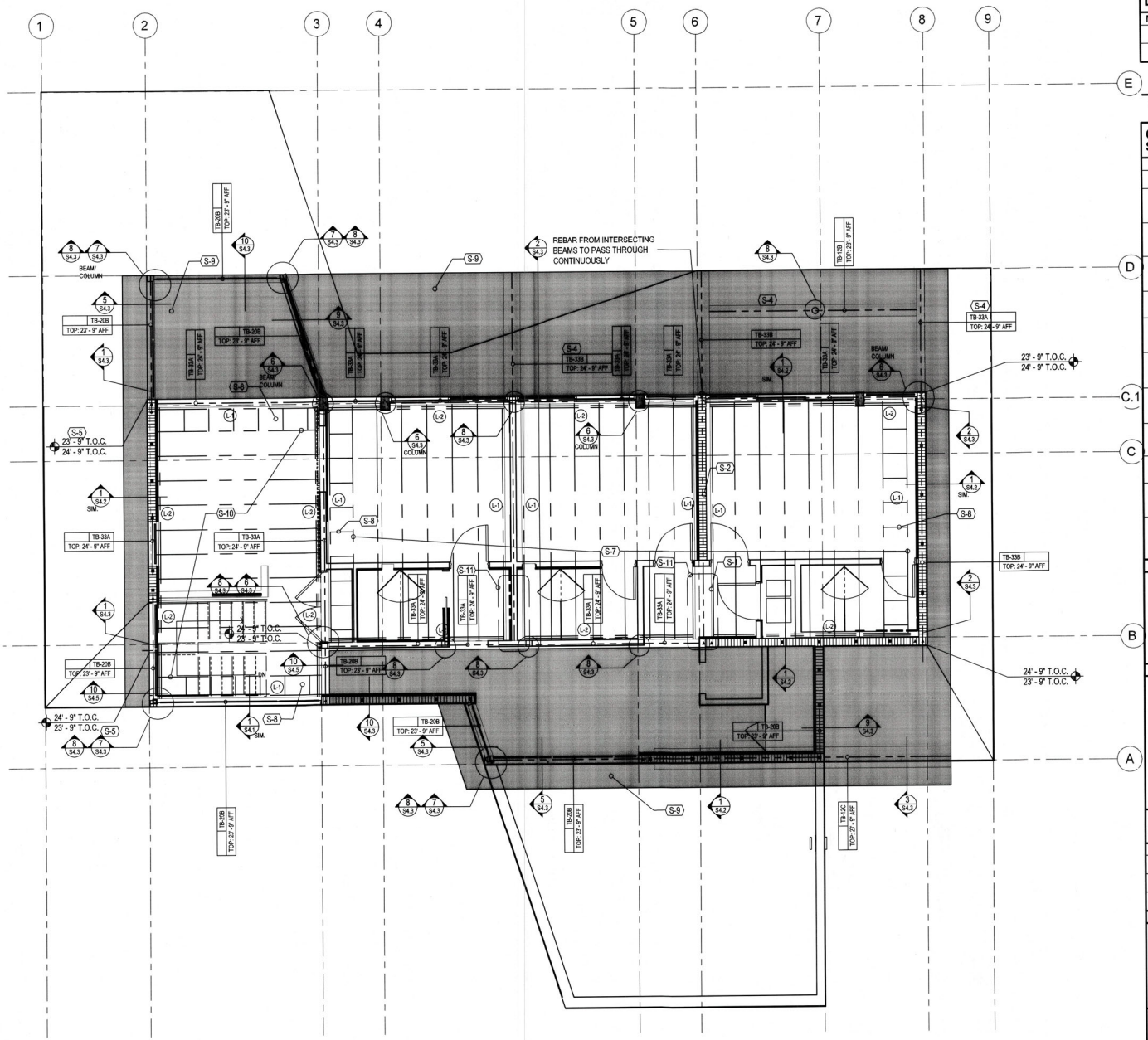


LEDGER SCHEDULE (L1)

MARK	DESCRIPTION
L1	1-2X8 PT LEDGER SEE TRUSS PARALLEL TO LEDGER DETAIL ON S4.2
L2	2-2X8 PT LEDGER SEE TRUSS PERPENDICULAR TO LEDGER DETAIL ON S4.2

DIMENSION NOTES

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

GENERAL NOTES

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

CONCRETE BEAM SCHEDULE

TB-XX
TOP: X' - X" AFF

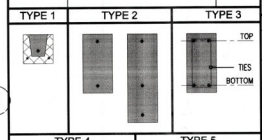
MARK	DESCRIPTION	TYPE
8F8-1B	8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO.5 REBAR	1
TB-12B	12"W x 12"H FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR, TOP (3) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 4" O.C.	3
TB-12C	16"W x 12"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, TOP (5) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 4" O.C.	5
TB-12D	24"W x 12"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, TOP (5) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 4" O.C.	5
TB-16A	8"W x 16"H FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM	2
TB-16B	8"W x 16"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 6 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-16C	12"W x 16"H FORM & POUR CONCRETE BEAM (3) NO. 7 REBAR, TOP (3) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	5
TB-16D	24"W x 16"H FORM & POUR CONCRETE BEAM (14) NO. 7 REBAR BUNDLED, TOP (14) NO. 7 REBAR, BOTTOM 2-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-16E	32"W x 16"H FORM & POUR CONCRETE BEAM (14) NO. 7 REBAR BUNDLED, TOP (14) NO. 7 REBAR, BOTTOM 2-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-20A	8"W x 20"H FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM	2
TB-20B	8"W x 20"H FORM & POUR CONCRETE BEAM (2) NO. 7 REBAR, TOP (4) NO. 7 REBAR BUNDLED, BOTTOM NO. 3 TIES AT 8" O.C.	3
TB-20C	12"W x 20"H FORM & POUR CONCRETE BEAM (4) NO. 7 REBAR, TOP (4) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 8" O.C.	5

CONCRETE BEAM SCHEDULE

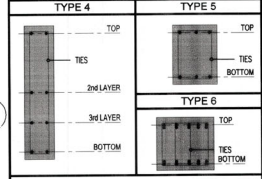
TB-XX
TOP: X' - X" AFF

MARK	DESCRIPTION	TYPE
TB-20D	16"W x 20"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, TOP (5) NO. 7 REBAR,BUNDLED BOTTOM 2-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-24A	8"W x 24"H FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, MIDDLE (1) NO. 5 REBAR, BOTTOM	2
TB-24B	8"W x 24"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3
TB-24C	8"W x 24"H FORM & POUR CONCRETE BEAM (2) NO. 7 REBAR, TOP (2) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-24D	16"W x 24"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, BUNDLED TOP (10) NO. 7 REBAR, BUNDLED BOTTOM 2-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-24E	24"W x 24"H FORM & POUR CONCRETE BEAM (8) NO. 7 REBAR, BUNDLED TOP (8) NO. 7 REBAR, BUNDLED BOTTOM 2-SETS OF NO. 3 TIES AT 6" O.C.	6
TB-24F	12"W x 24"H FORM & POUR CONCRETE BEAM (4) NO. 7 REBAR, TOP (4) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3
TB-33A	8"W x 33"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, 2ND LAYER AT 18.5" FROM BOTTOM OF THE BEAM (2) NO. 5 REBAR, 3RD LAYER LAYER AT 10.5" FROM BOTTOM OF THE BEAM (4) NO. 7 REBAR BUNDLED, BOTTOM NO. 3 TIES AT 10" O.C.	4
TB-33B	16"W x 33"H FORM & POUR CONCRETE BEAM (5) NO. 7 REBAR, TOP (3) NO. 6 REBAR, 2ND LAYER AT 18.5" FROM BOTTOM OF THE BEAM (5) NO. 6 REBAR, 3RD LAYER LAYER AT 10.5" FROM BOTTOM OF THE BEAM (5) NO. 7 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	4

TYPE 1 | TYPE 2 | TYPE 3



TYPE 4 | TYPE 5 | TYPE 6

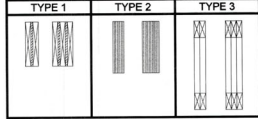


WOOD BEAM SCHEDULE

WB-XX
TOP: X' - X" AFF

MARK	DESCRIPTION	TYPE
WB-24A	(2) 1-3/4" x 24" 2.0E MICROLLAM LVL	2
WB-24B	24" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANF.	3
WB-33B	33" PRE-ENGINEERED WOOD GIRDER 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 12d NAILS AT 12" O.C. ADD ADD'L SYP PLIES AND FLITCH PLATES AS REQ'D TO MATCH WALL THICKNESS
2. TYPE 2 BEAMS - REFER TO SHEET S4.0 FOR LVL NAILING / BOLTING PATTERNS.
3. TYPE 3 BEAMS - ATTACHMENT OF WOOD GIRDERS PER TRUSS MANUFACTURER.

STRUCTURAL NOTES (S-1)

MARK	DESCRIPTION
S-1	HANGER: SIMPSON HUC410(MAX) WITH (18) 1/4" x 1-3/4" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE
S-2	NONBEARING WALL: PROVIDE SIMPSON HTC AT EACH TRUSS OR BLOCKING AT 24" O.C. TO DOUBLE TOP PLATE
S-3	TIE BEAM: REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.1
S-4	CANTILEVER TAPERED BEAM DETAIL 2/S4.3
S-5	ROOF TIE BEAM STEP DETAIL 1/S4.3
S-6	MASONRY WALL: PROVIDE #5 AT 48" O.C. ABOVE LINTEL TO RAKE TIE BEAM. PROVIDE HOOK AT LINTEL AND TIE BEAM
S-7	33" HIGH PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. TOP AT 24' - 9" AFF
S-8	SYP BLOCKING PER DETAIL 3,5 /S4.2.
S-9	12" THICK 4000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, 1½" CONCRETE COVER, SHORE MIN. 28 DAYS, MAINTAIN 12" DEPTH.
S-10	20" HIGH PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. TOP AT 23' - 9" AFF
S-11	ROOF BEAM CAN BE STEPPED AS PER DETAIL 2/S4.3 TO RUN THE MECHANICAL/DUCT PIPE.
S-12	24" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 12' - 0" AFF
S-13	20" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 11' - 8" AFF
S-14	HANGER: SIMPSON HGUM5.25-SDS (9+11") WITH (8) 5/8" x 5" TITEN HDs - PAD OUT GIRDER TRUSS AS REQ'D
S-15	16" THICK 4000 PSI CONCRETE SLAB ON GRADE, CANT. AS SHOWN WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, 1½" CONCRETE COVER,SHORE MIN. 28 DAYS, MAINTAIN 16" DEPTH.
S-16	SLAB ON GRADE: 4" CONCRETE SLAB W/ FIBERMESH SLOPE TO DRAIN AS REQ'D.
S-17	SLAB: RECESS SLAB 4" AT SHOWER REFER TO DETAIL ON SHEET S1.1
S-18	TRUSS CO. DESIGN THE ROOF TRUSS FOR 40 PSF LIVE LOAD.
S-19	8" THICK 4000 PSI CONCRETE SLAB CANT. AS SHOWN WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, 1½" CONCRETE COVER, SHORE MIN. 28 DAYS, MAINTAIN 8" DEPTH.
S-20	DOOR FRAME ABOVE ATTACH TO PLYWOOD & DECK BELOW.
S-21	SLOPE MADE UP OF WATER PROOFING & FLOOR SETTING MATERIAL
S-22	16" THICK 4000 PSI CONCRETE SLAB CANT. AS SHOWN WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, 1½" CONCRETE COVER, SHORE MIN. 28 DAYS, MAINTAIN 16" DEPTH.
S-23	12" THICK 4000 PSI CONCRETE SLAB ON GRADE, CANT. AS SHOWN WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, 1½" CONCRETE COVER,SHORE MIN. 28 DAYS, MAINTAIN 12" DEPTH.
S-24	REBAR FROM COLUMN TO EXTEND INTO SLAB/BEAM & HOOK 8", 3" FROM TOP.
S-25	REFER TO DETAIL 4/S4.6 FOR THE CONDUIT / PLUMBING PIPE PENETRATION IN THE FLOOR SLAB.
S-26	SLAB: RECESS SLAB 4" AT SHOWER REFER TO DETAIL 5/S4.6.
S-27	TRUSS MANF TO PROVIDE 4" RECESS IN FLOOR TRUSSES AT SHOWER.

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

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TOWN OF LONGBOAT KEY

REVISIONS	
BY	DATE
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NPM	02.06.2023

S3.2
BLDG. PERMIT PLANS
FILE COPY OF RECORD

GENERAL NOTES

1. FBC REFERS TO 2020 FLORIDA BUILDING CODE, 7TH EDITION.
2. FBC-R REFERS TO 2020 FLORIDA BUILDING CODE, 7TH EDITION, RESIDENTIAL.
3. COMPACT BACK FILL 5'-0" FROM STRUCTURE, THE BUILDING AREA PLUS A MARGIN OF 5'-0" AFF OUTSIDE PERIMETER LINES SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
4. CONTACT SOILS FOR FOUNDATIONS SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
5. CONTACT SOILS FOR FOUNDATIONS SHALL BE TESTED AFTER COMPACTION.
6. FILL WITHIN STEMWALLS SHALL BE PLACED AND COMPACTED PER THE RECOMMENDATIONS OF GEOTECHNICAL REPORT.
7. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 2,500 PSF AS PER SOIL REPORT PROVIDED BY UNIVERSAL ENGINEERING SCIENCES, INC. (UES REPORT NO.: 220052).
8. CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.
9. PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

CONCRETE / MASONRY NOTES

1. ALL CONCRETE SHALL BE F'c = 3000 PSI.
2. MASONRY SHALL USE TYPE S MORTAR, F'm = 1900 PSI.
3. REINFORCING STEEL SHALL SATISFY ASTM A615, GRADE 60. FOOTINGS MAY USE GRADE 40.
4. WHERE INDICATED ON FLOOR PLANS, PROVIDE CONCRETE FILLED CELL WITH REINFORCING STEEL FROM FOOTING TO TIE BEAM HOOKED & TIED BEFORE INSPECTION. IF GROUT LIFT EXCEEDS 4'-0", AN INSPECTION HOLE TO VERIFY GROUTING SHALL BE PROVIDED AT THE BOTTOM CELL.
5. PROVIDE (1) #5 VERTICAL REINFORCING STEEL ELECTRICAL GROUND TO FOUNDATION STEEL.
6. FOUNDATION DOWELS AND VERTICAL REINFORCING SPACES AS SHOWN ON FLOOR PLANS. IN THE EVENT OF CONFLICTS, THE FLOOR PLANS SHALL TAKE PRECEDENCE OVER THE FOUNDATION PLAN. ALL FOOTINGS TO BE SMOOTH AND LEVEL.
7. LAP LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE THAT FOR THE INDIVIDUAL BAR, INCREASED 20% FOR THREE-BAR BUNDLE, AND 33% FOR FOUR-BAR BUNDLE.
8. INDIVIDUAL BARS WITHIN A BUNDLE TERMINATED WITHIN THE SPAN OF THE BEAM SHALL TERMINATE AT DIFFERENT POINTS WITH AT LEAST 40 dB STAGGER.
9. A FILLED CELL WITH (1) #5 VERTICAL SHALL BE LOCATED AT GIRDER TRUSSES WITH UPLIFT EXCEEDING 2000LBS U.N.O.
10. MINIMUM CONCRETE COVER 3" CAST AGAINST SOIL AND 1-1/2" ELSE U.N.O. MAXIMUM CONCRETE COVER 6" U.N.O.
11. EMBEDDED ANCHORS / TIEDOWNS SHALL MIN 2" COVER.
12. MASONRY WALLS SHALL BE BRACED IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" MASON CONTRACTORS ASSOCIATION OF AMERICA, JULY 2001.
13. THE CONCRETE TIE BEAM AT THE TOP OF ALL WALLS SHALL BE AN 8" X 16" WITH (1) #5 CONTINUOUS TOP AND BOTTOM.
14. BEAM SIZES SHOWN ON DRAWINGS ARE MINIMUM NOMINAL DIMENSIONS. BEAMS SIZES MAY BE INCREASED BY UP TO 12" TO ACCOMMODATE ON-SITE BEAM REQUIREMENTS PROVIDED THAT THE DISTANCE BETWEEN THE TOP AND BOTTOM REINFORCING STEEL REMAINS THE SAME OR IS INCREASED.
15. REINFORCING STEEL LAP LENGTH IN CONCRETE AND/OR MASONRY SHALL BE:
    #5 REBAR: 30"
    #6 REBAR: 36"
    #7 REBAR: 45"

WOOD NOTES

1. PSL: 1.8E PARALLEL STRAND LUMBER, Fb = 2400 PSI.
2. LVL: 1.9E LAMINATED VENEER LUMBER, Fb = 2600 PSI.
3. PT: PRESSURE TREATED SOUTHERN PINE #2 GRADE OR BETTER
4. SPF: SPRUCE PINE FIR #2 GRADE OR BETTER.

SHORING NOTES

1. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS AND TIEDOWNS.
3. NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28 DAY DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.

WATERPROOFING NOTES

1. ALL FLASHING AND WATERPROOFING IS THE RESPOSIBILITY OF THE GENERAL CONTRACTOR.

DESIGN LOADS AND NOTES

1. ROOF TRUSSES - D + L
   A. 55PSF W/ 1.33 STRESS INCREASE FACTOR, OR
   B. 45PSF W/ 1.25 STRESS INCREASE FACTOR, OR
   C. 41PSF W/ 1.00 STRESS INCREASE FACTOR
2. FLOOR TRUSSES - D + L
   A. 65PSF W/ 1.00 STRESS INCREASE FACTOR.
3. DL = 10 PSF IN COMBINATION WITH WIND LOADS.
4. MEAN ROOF HEIGHT SHALL BE DETERMINED BY CONTRACTOR.
5. LATERAL LOADS AT TOP OF EXTERIOR WALLS SHALL BE BASED ON 40.4 PSF ON WALL.
6. LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT U.N.O.
7. TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSESS AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS.
8. TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS IN ACCORDANCE WITH ITEM 5. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON EXTERIOR WALLS.
9. NO PROVISIONS HAS BEEN MADE IN THE STRUCTURAL DESIGN FOR TEMPORARY CONDITIONS OCCURRING DURING CONSTRUCTION, UNLESS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING REQUIRED TO RESIST STRESSES OR INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR SUCH MEASURES.

WIND NOTES

1. WIND LOADS ARE BASED ON A WIND VELOCITY OF 160 MPH APPLIED FOR A FULLY ENCLOSED STRUCTURE.
2. THIS BUILDING IS DESIGNED AS FULLY ENCLOSED BUILDING BASED ON ALL OPENINGS BEING PROTECTED OR HAVING MISSILE IMPACT GLASS.
3. WIND DESIGN LOADS WERE DETERMINED BASED ON THE FOLLOWING:
   BASIC WIND SPEED: 160MPH
   BUILDING CATEGORY: II
   WIND EXPOSURE: D
   INTERNAL PRESSURE COEFFICIENT: 0.18
   FULLY ENCLOSED BUILDING

PEST/DECAY PROTECTION NOTES

1. ALL PLANTINGS AND IRRIGATION / SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1'-0" FROM BUILDING STEMWALLS.
2. SOIL TREATMENTS FOR TERMITES SHALL MEET THE REQUIREMENTS OF FBC SECTION R320. SENTRICON SHALL BE USED.
3. WOOD GRADE STAKES SHALL NOT BE USED.
4. PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH FBC SECTIONS R317 AND R318.
5. ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF FBC SECTIONS R703.7.5, R703.8, R903.2 AND R905.

GARAGE NOTES

1. OPENINGS FROM GARAGE INTO LIVING SPACE OF RESIDENCE SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.1.
2. DUCTS IN THE GARAGE AND DUCT PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.2.
3. GARAGE AND LIVING SPACE SEPARATION SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.6.
4. GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC FOR WIND LOADS AS DEFINED IN ROOF FRAMING AND WIND NOTES.

ROOF FRAMING NOTES

1. THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FBC-R.
2. DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH FBC SECTION 1609. SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.
3. ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT LOADS.
4. PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.
5. ROOF SHEATHING SHALL BE 19/32" CD PLYWOOD SHEATHING OR EQUAL. FASTENED WITH 8d RING-SHANK NAILS AT 4" O.C. EDGES AND 6" O.C. FIELD WITHIN 4'-0" OF RIDGES AND EDGES OF ROOF AND 3" O.C. WITHIN 4'-0" OF EXTERIOR ROOF CORNERS.
6. CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.
7. TRUSS LAYOUT AND PROFILES SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND ACCEPTANCE PRIOR TO PRODUCTION.

FRAMING NOTES

1. ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, U.N.O.
2. EXTERIOR FRAME WALLS, BEARING OR NON-BEARING SHALL BE SHEATHED WITH 15/32" PLYWOOD OR EQUAL. BLOCKED AND NAILED WITH 8d NAILS AT 4" O.C. EDGES, 6" O.C. FIELD.
3. SHEAR WALL AND EXTERIOR WALL PLYWOOD SHEATHING SHALL BE BLOCKED.
4. TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON PSL OR SYP POSTS, U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.
5. PSL OR SYP POST SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE U.N.O.
6. UPLIFTS AND REACTIONS SHOWN ON MANUFACTURED TRUSS PLANS SHALL BE USED U.N.O. ON ENGINEER'S SEALED ROOF/FLOOR LAYOUT PLAN.
7. BUILD-OUTS SHALL BE ATTACHED TO THE MASONRY/CONCRETE WITH 3/16" TAPCONS AT 16" O.C. WITH MINIMUM EMBEDMENT OF 1-3/8".
8. FLOOR SHEATHING SHALL BE 3/4" PLYWOOD SHEATHING OR EQUAL. FASTEN WITH 10d NAILS AT 4" O.C. EDGES AND 8" O.C. FIELD U.N.O.

TRUSS/FRAME CONNECTION NOTES

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

GENERAL CONNECTIONS NOTES

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

DRAFTSTOPPING NOTES

1. WHERE THE FLOOR / CEILING ASSEMBLY IS CONSTRUCTED FROM COMBUSTIBLE, OPEN-WEB TRUSS OR PERFORATED MEMBERS, DRAFTSTOP SHALL BE PROVIDED AND INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT AND INSTALLED PER FBC-R302.12.
2. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
3. DRAFTSTOPPING MATERIAL SHALL BE IN ACCORDANCE WITH FBC-R302.12.1

EXTERIOR CEILING NOTES

1. ENTRY / LANAI / CABANA CEILINGS (AREAS EXPOSED TO WIND): PROVIDE 2x4 BLOCKING AT 48" O.C. AT THE BOTTOM CHORD OF ALL TRUSSES. PROVIDE 5/8" EXTERIOR GRADE DRYWALL OR 15/32" EXTERIOR GRADE PLYWOOD SHEATHING WITH 8d NAILS AT 8" O.C. FIELD / 4" O.C. EDGES.

TRUSS UPLIFT ANCHORS - MASONRY / CONCRETE

TRUSS ANCHORS TO MASONRY OR CONCRETE BE AS FOLLOWS:
(REFER TO SIMPSON 2021-2023 CATALOG #C-C-2021)
OTHER BRANDS OF CONNECTORS MAY BE SUBSTITUTED IF BOTH UPLIFT AND LATERAL LOAD CAPACITIES ARE EQUAL OR GREATER THAN CONNECTORS SPECIFIED.

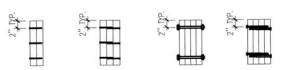
TYPE MEMBER	NOMINAL UPLIFT CAPACITY	CONNECTOR TYPE	PRODUCT APPROVAL #	NAILS TO TRUSS FOR NOMINAL UPLIFT	NOTES AND COMMENTS
SINGLE PLY, CMU	595#	SIMPSON HM9KT	FL11473.6	(4) SDS 1/4" X 1-1/2" LONG TO TRUSS AND (5) 1/4" X 2-1/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
SINGLE PLY, CONCRETE	595#	SIMPSON HM9KT	FL11473.6	(4) SDS 1/4" X 1-1/2" LONG TO TRUSS AND (5) 1/4" X 1-3/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
SINGLE PLY	1065#	SIMPSON H10S	FL11478.4	(8) 8d X 1-1/2" LONG TO TRUSS AND (2) 3/8" X 4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
	1450#	SIMPSON META12	FL11473.3	(7) 10d x 1-1/2" LONG	-
	1520#	SIMPSON HETA12	FL11473.3	(7) 10d x 1-1/2" LONG	-
	1810#	SIMPSON HETA16	FL11473.3	(9) 10d x 1-1/2" LONG	-
	1910#	SIMPSON HETA20	FL11473.3	(9) 10d x 1-1/2" LONG	-
	1985#	(2) SIMPSON META12	FL11473.3	(10) 10d x 1-1/2" LONG	NOTE 1
	2035#	(2) SIMPSON HETA12	FL11473.3	(10) 10d x 1-1/2" LONG	NOTE 1
	2035#	(2) SIMPSON HETA20	FL11473.3	(10) 10d x 1-1/2" LONG	NOTE 1
SINGLE OR MULTI-PLY, CMU	860#	SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(7) 10d TO TRUSS AND (4) 1/4" x 2-1/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED, MISSING EMBEDS
	1175#	SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(8) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED, MISSING EMBEDS
SINGLE OR MULTI-PLY, CONCRETE	860#	SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(7) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED, MISSING EMBEDS
	1175#	SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(8) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED, MISSING EMBEDS
SINGLE OR MULTI PLY	3330#	SIMPSON MGT	FL11470.7	(22) 10d x 1-1/2" LONG	NOTE 2
DOUBLE PLY	2150#	SIMPSON LGT2	FL11470.6	(16) 10d SINKERS	POST INSTALLED, NOTE 4
	10580#	SIMPSON HGT-2	FL10456.10 FL10866.10	(16) 10d	NOTE 3
DOUBLE OR TRIPLE PLY, CMU	1900#	(2) SIMPSON META12	FL11473.3	(14) 16d	NOTE 1
	2500#	(2) SIMPSON HETA12	FL11473.3	(12) 16d	NOTE 1
DOUBLE OR TRIPLE PLY, CONCRETE	2565#	(2) SIMPSON META12	FL11473.3	(14) 16d	NOTE 1
	2700#	(2) SIMPSON HETA12	FL11473.3	(12) 16d	NOTE 1
	3350#	(2) SIMPSON HHETA12	FL11473.9	(14) 16d	NOTE 1
TRIPLE PLY	3285#	SIMPSON LGT3-SDS2.5	FL11470.6	(12) SDS 1/4" x 2-1/2" LONG	POST INSTALLED, NOTE 5
	10530#	SIMPSON HGT-3	FL10456.19 FL10866.10	(16) 10d	NOTE 3
QUAD PLY	9250#	SIMPSON HGT-4	FL10456.20 FL10866.10	(16) 10d	NOTE 3
MULTI PLY	1450#	SIMPSON META12	FL11473.3	(6) 16d	-
	1520#	SIMPSON HETA12	FL11473.3	(7) 16d	-
	1810#	SIMPSON HETA16	FL11473.3	(8) 16d	-

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

TYPICAL WALL SECTION NOTES

1. INSTALLATION OF LATH SHALL MEET THE REQUIREMENTS OF SECTION R703.7.1 OF THE FBC-R.
2. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL MEET THE REQUIREMENTS OF SECTION R703.7.2 OF THE FBC-R.
3. INSTALLATION OF WATER RESISTIVE BARRIER SHALL MEET THE REQUIREMENTS OF R703.7.3 OF THE FBC-R.
4. INSTALLATION OF FLASHING SHALL MEET THE REQUIREMENTS OF R703.4 OF THE FBC-R.

MULTIPLE MEMBER CONNECTION FOR 1.9E MICROLLAM LVL BEAMS



2 PIECES - 1-3/4" WIDE:
- MINIMUM (2) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS LESS THAN 14" DEEP
- MINIMUM (3) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 14" DEEP

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

4 PIECES - 1-3/4" WIDE:
- (2) ROWS OF 1/2" BOLTS AT 12" O.C.; OR
- (2) ROWS OF 1/4" X 6" LAG SCREWS AT 12" O.C.

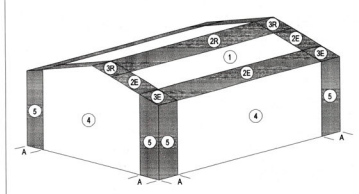
GENERAL NOTES:
- A307 BOLTS WITH WASHERS REQUIRED. BOLT HOLES TO BE 9/16" DIA.
- SCREWS MUST HAVE SELF-DRILLING TIPS AND MINIMUM BENDING YIELD STRENGTH OF 217,000 PSI.
- 6" LONG SCREWS REQUIRED
- CONNECTION INSTRUCTIONS ON PLAN SUPERSEDE PRECEDING.

WIND LOAD SCHEDULE

COMPONENT AND CLADDING LOADS

ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SQ. FT.)	POSITIVE (+ PSF)	NEGATIVE (- PSF)
1	ROOF - INTERIOR ZONE	LESS THAN 20	34.3	85.1
		20 - 100	29.6	85.1
		GREATER THAN 100	18.7	44.5
	OVERHANG	LESS THAN 20		97.6
2e	ROOF - INTERIOR EDGE ZONE	LESS THAN 20	34.3	85.1
		20 - 100	29.6	85.1
		GREATER THAN 100	18.7	56.3
	OVERHANG	LESS THAN 20		97.6
2n, 2r 3e	ROOF - INTERIOR END, RIDGE ZONES CORNER ZONES	LESS THAN 20	34.3	124.1
		20 - 100	29.6	107.3
		GREATER THAN 100	18.7	67.7
	OVERHANG	LESS THAN 20		160.0
3r	ROOF - END RIDGE ZONE	LESS THAN 20	27.9	147.5
		20 - 100	25.2	126.4
		GREATER THAN 100	18.7	77.3
	OVERHANG	LESS THAN 20		187.3
4	WALL, INTERIOR ZONE	LESS THAN 20	46.1	50.0
		20 - 100	44.0	47.9
		GREATER THAN 100	39.2	43.1
5	WALL, CORNER ZONE	LESS THAN 20	41.6	61.7
		20 - 100	44.0	57.5
		GREATER THAN 100	39.1	47.9

ROOF AND WALL ZONES FOR COMPONENTS AND CLADDING WIND PRESSURES



A = 6 FEET

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS FOR THIS RESIDENCE COMPLY WITH THE APPLICABLE STRUCTURAL PROVISIONS OF THE 2020 EDITION OF THE FLORIDA BUILDING CODE, 7TH EDITION RESIDENTIAL (FBC-R).

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STATE OF FLORIDA PROFESSIONAL ENGINEER JODY D. YOUNG JR. No. 78791
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A Custom Home for:
FRANCISCO RESIDENCE
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STRUCTURAL GENERAL NOTES

RECEIVED
APR 13 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

REVISIONS	
BY	DATE
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NPM	02.06.2023

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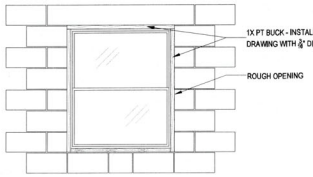
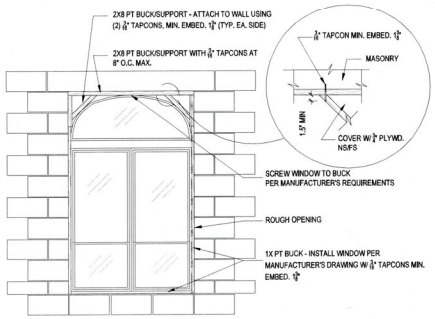
BLDG PERMIT PLANS
FILE COPY OF RECORD



A TYPICAL WINDOW DETAIL
NTS



B ELLIPTICAL WINDOW DETAIL
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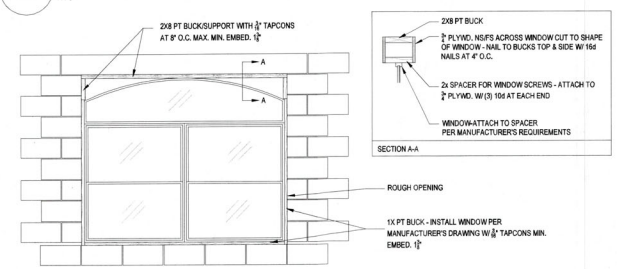
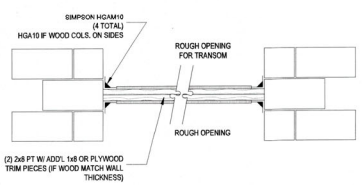
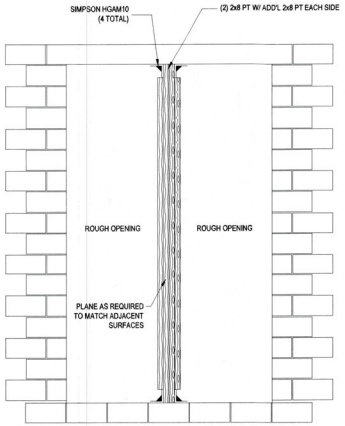




D WOOD HEADER BEAM DETAIL
NTS



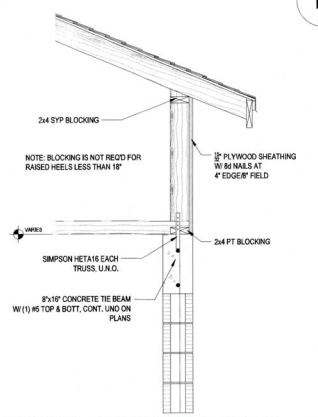
E VERT. WINDOW MULLION
NTS

1. WINDOW/DOOR INSTALLATION

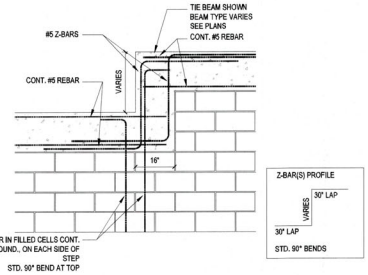
1.1 SEE MANUFACTURER'S DRAWINGS FOR DETAILS AND SPACING OF TAPCONS/BOLTS.
1.2 DETAILS B OR C MAY BE USED FOR FANHALF CIRCLE WINDOWS U.N.O.
1.3 PRECAST WINDOW SILLS SHALL BE WIND RESISTANT PRECAST WINDOW SILLS AS MANUFACTURED BY CASTCRETE OR EQ.
1.4 WINDOW DETAILS B AND C MAY BE USED INTERCHANGEABLY AND AT SILL FOR ROUND OR OVAL WINDOWS.
1.5 WOOD FILLER MAY BE USED AS REQUIRED TO MAINTAIN 1/4" GAP OR LESS AT CORNER OF ROUND AND SQUARE WINDOWS.

2. GENERAL CONNECTIONS NOTES

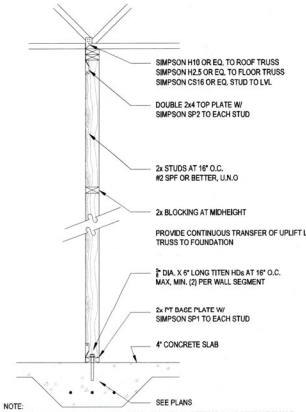
2.1 CONNECTIONS SHOWN ON SHEET S2 ARE RECOMMENDED.
2.2 OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH USP, SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.



F TYPICAL RAISED HEEL DETAIL
NTS

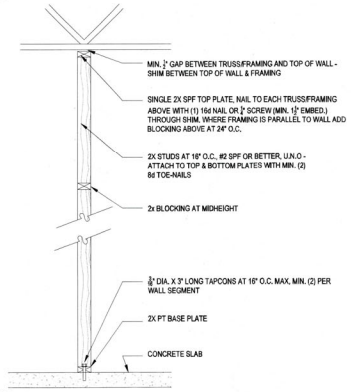


G TIE BEAM STEP
NTS



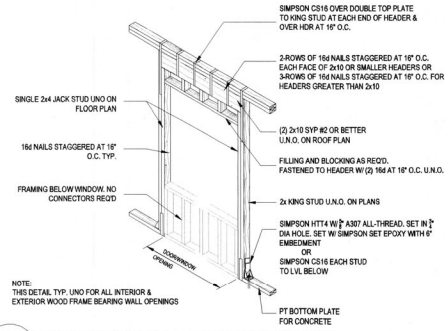
NOTE:
ALTERNATE METHODS AND MATERIALS FOR ANCHORING INTERIOR LOAD BEARING WALLS:
1. 3/4" DIA. x 10" LONG THREADED ROD DRILLED AND EPOXIED INTO SLAB 7" (SAME SPACING AS TITENS) USING SIMPSON "SET" EPOXY.
2. 3/4" DIA. x 8" LONG "POWER-STUD" BY RAWL OR EQUAL AT 12" O.C.
3. 3/4" DIA. x 8" LONG RED HEAD WEDGE ANCHOR.

H INTERIOR BEARING WALL DETAIL
NTS



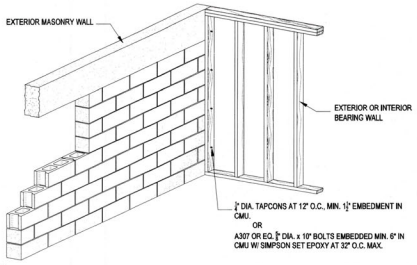
NOTE:
ALTERNATE METHODS & MATERIALS FOR ANCHORING INTERIOR NON-BEARING WALLS TO CONCRETE FLOOR:
1. 0.177" DIA. (X-ALH) HILTI POWER-DRIVEN FASTENERS WITH 1 3/4" MIN. EMBEDMENT AT 16" O.C.

I INTERIOR NON-BRG. WALL DET.
NTS



NOTE:
THIS DETAIL TYP. UNO FOR ALL INTERIOR & EXTERIOR WOOD FRAME BEARING WALL OPENINGS

J BEARING WALL HEADER DETAIL
NTS



K MIXED CONSTRUCTION DETAIL
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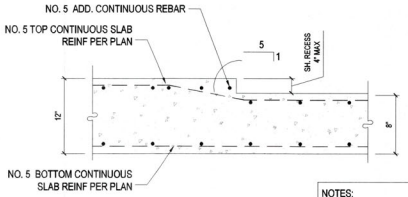

NOTES:
1. MAINTAIN 1 1/2" COVER THROUGHOUT SLAB.
2. MAX SLOPE OF REBAR AT STEP SHALL BE 5:1.

L SHOWER RECESS DETAIL
NTS

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STRUCTURAL DETAILS
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S4.1
BLDG. PERMIT PLANS
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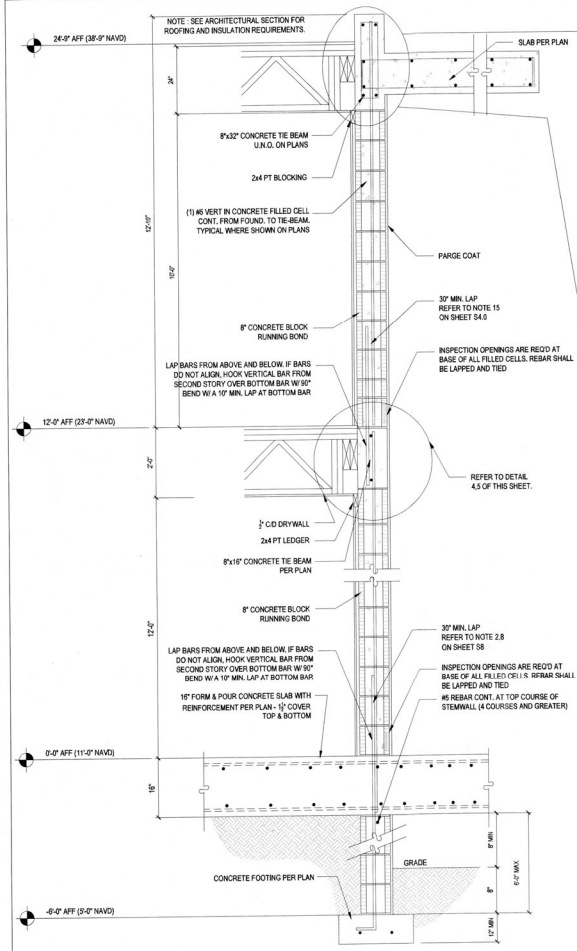
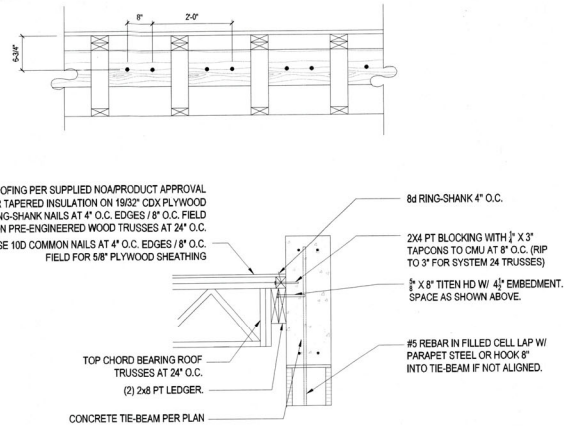


1 TYPICAL MULTI STORY MASNORY WALL SECTION
NTS



2 TRUSSES PERPENDICULAR TO LEDGER
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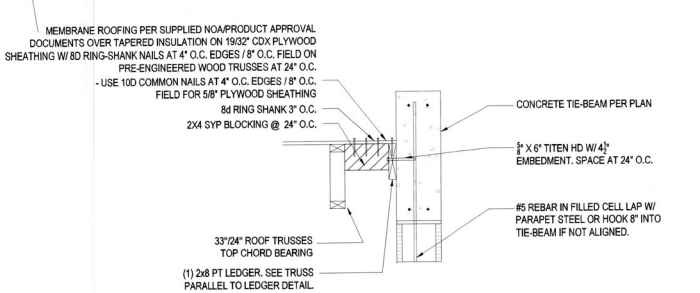

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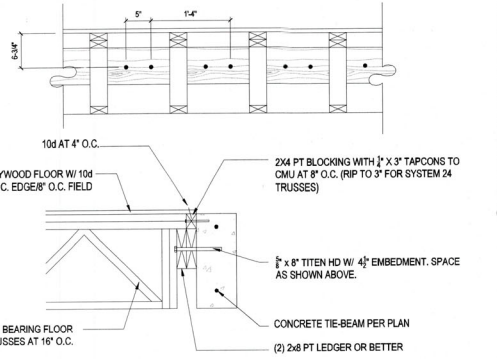

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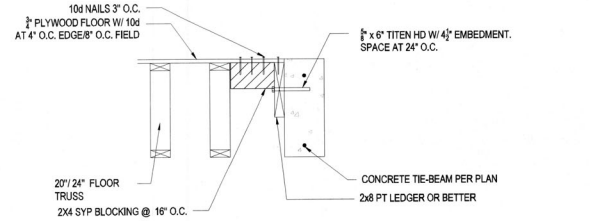

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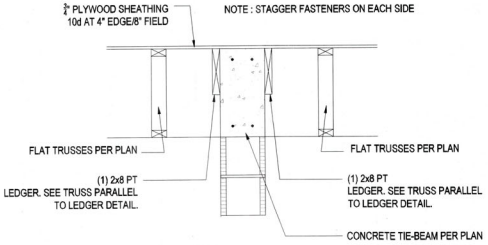

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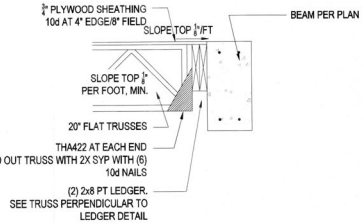

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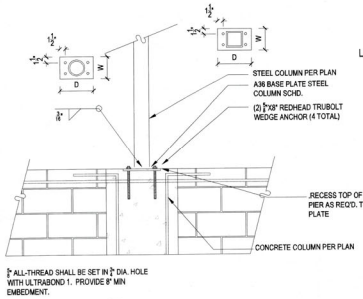

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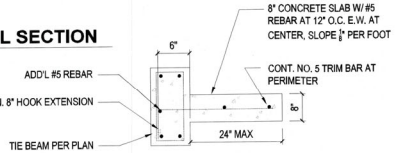

7 CANTILEVERED SLAB
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S4.2

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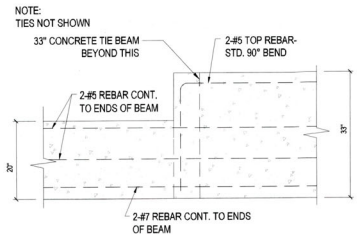

TIE BEAM STEP

1 **SECTION**
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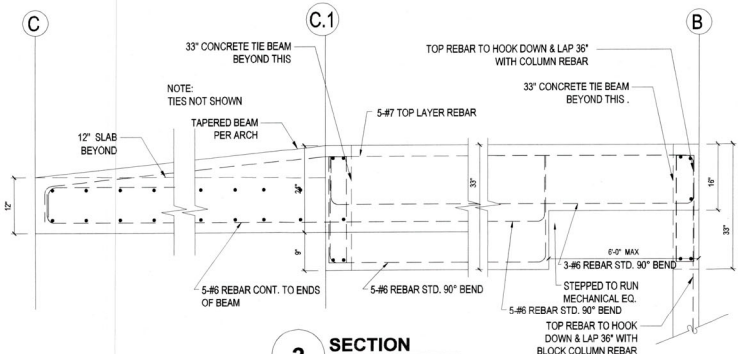

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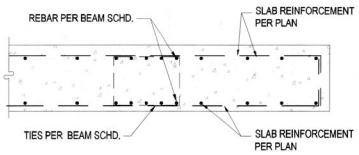

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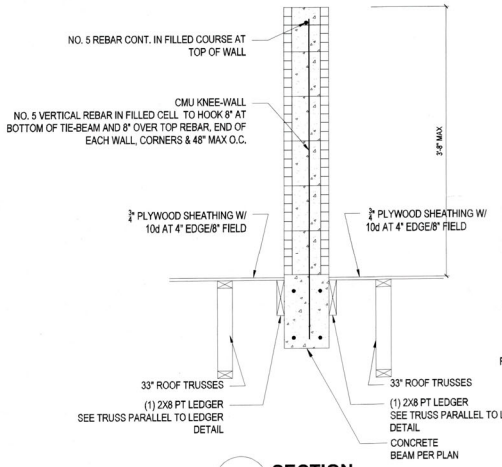

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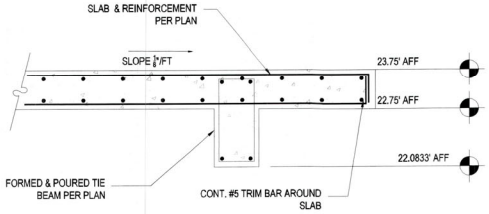

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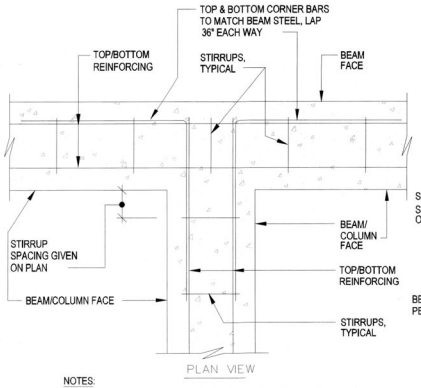
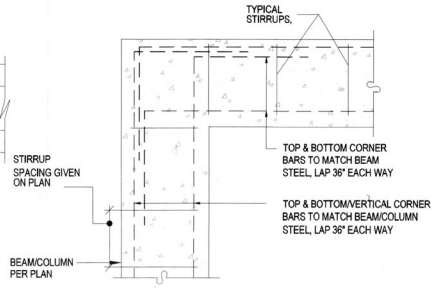


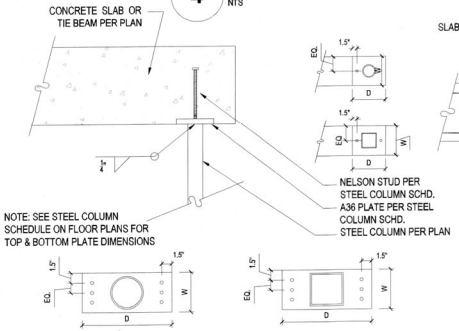
NOTES:
1. ALL STIRRUPS ARE CLOSED, SEE PLAN FOR SPACING & SIZES.
2. SEE PLAN FOR REINFORCING SIZES.
3. INTERSECTING BEAMS POURED AS ONE, NO JOINTS.
4. ONLY OUTSIDE BARS (TOP & BOTTOM) NEED TO BE HOOKED AND LAPPED. MIDDLE BARS, NOT SHOWN, (TOP & BOTTOM) CAN EXTEND AND TERMINATE AT OUTSIDE FACE OF PERPENDICULAR BEAM.

6 **INTERSECTION BEAM/COLUMN DETAIL**
NTS



NOTES:
1. ALL STIRRUPS ARE CLOSED, SEE PLAN FOR SPACING & SIZES. TIES NOT SHOWN.
2. SEE PLAN FOR REINFORCING SIZES.
3. INTERSECTING BEAMS POURED AS ONE, NO JOINTS.
4. ONLY OUTSIDE BARS (TOP & BOTTOM) NEED TO BE HOOKED AND LAPPED. MIDDLE BARS, NOT SHOWN, (TOP & BOTTOM) CAN EXTEND AND TERMINATE AT OUTSIDE FACE OF PERPENDICULAR BEAM.

7 **CORNER BEAM/COLUMN DETAIL**
NTS



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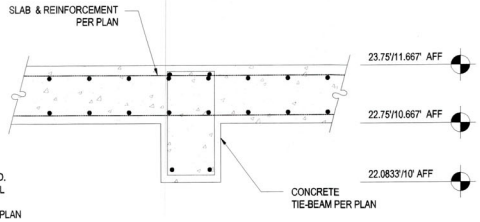

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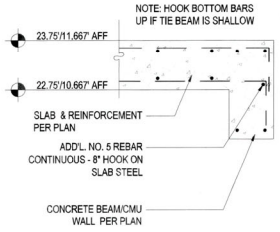

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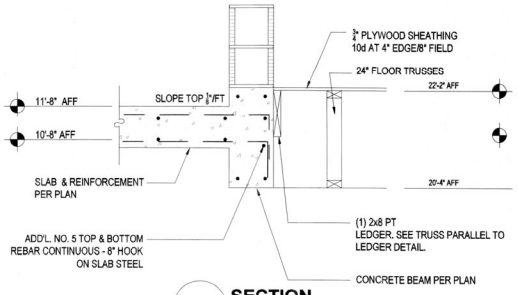

11 **SECTION**
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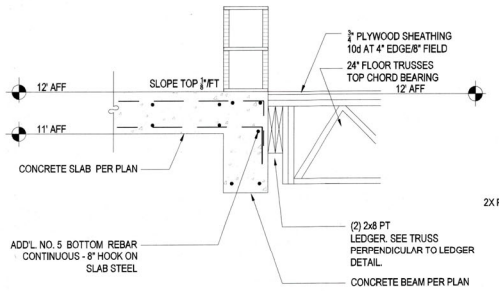

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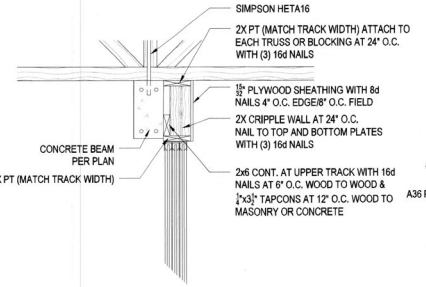

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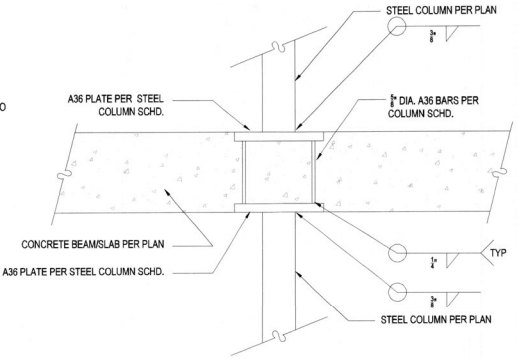
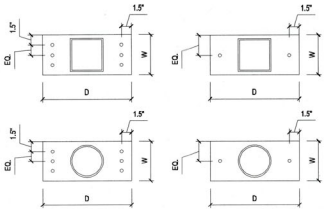
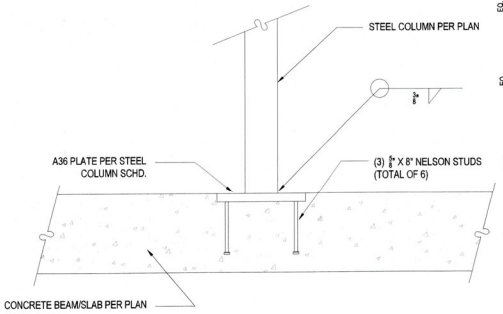
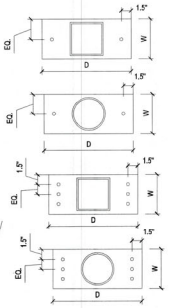




NOTE: SEE STEEL COLUMN SCHEDULE ON FLOOR PLANS FOR TOP & BOTTOM PLATE DIMENSIONS

3 **SECTION**
NTS





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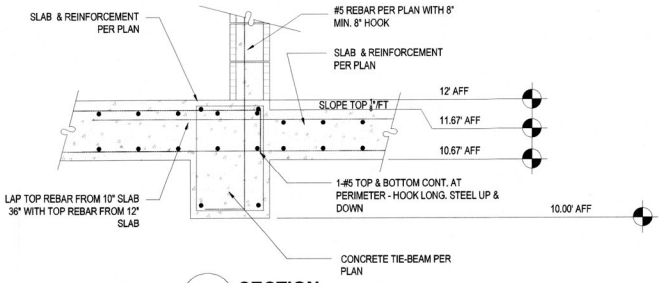

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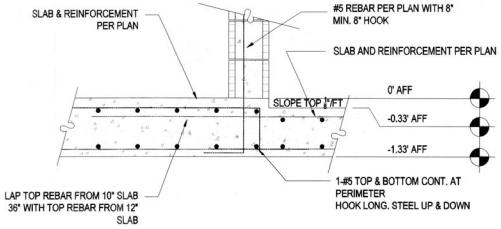

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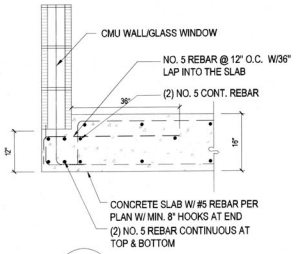

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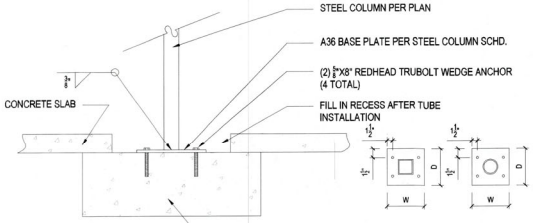

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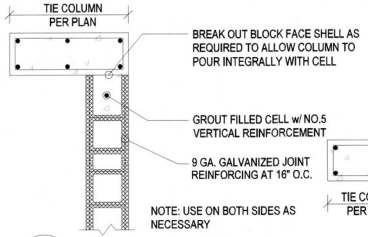

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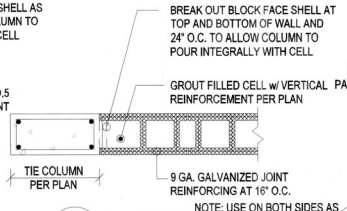

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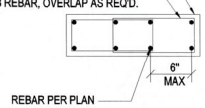

11 **F&P COLUMN DETAIL**
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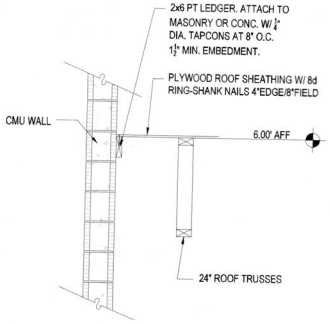

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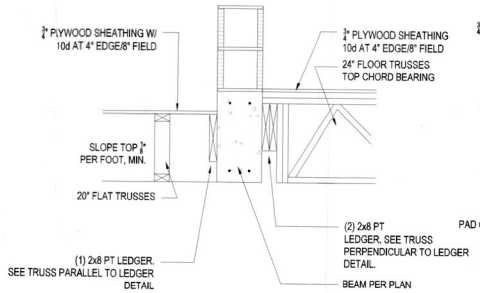

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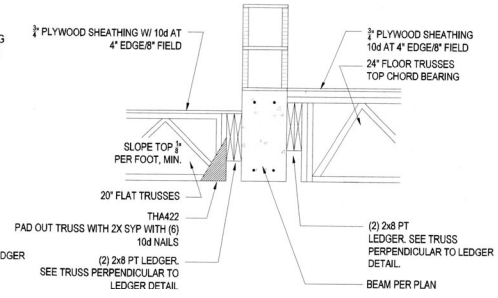

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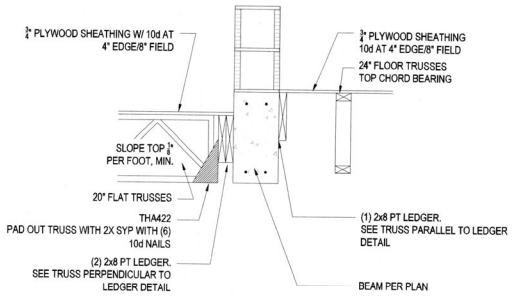

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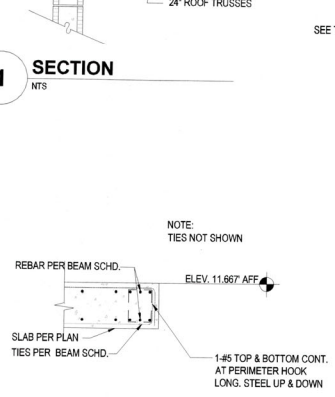

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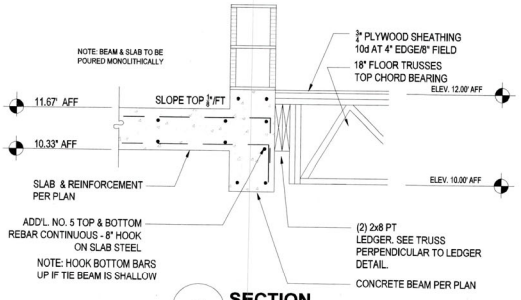
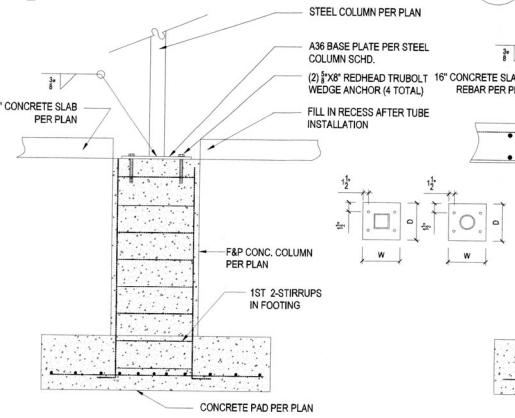


6 SECTION
NTS



7 SECTION
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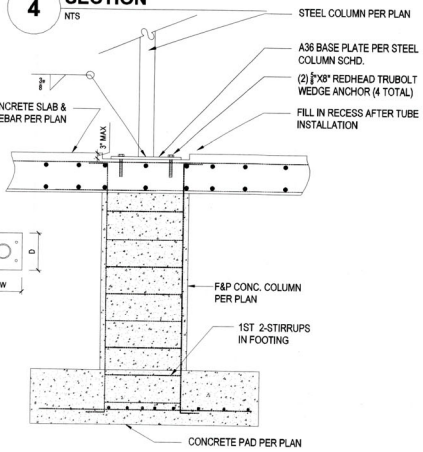

7A SECTION
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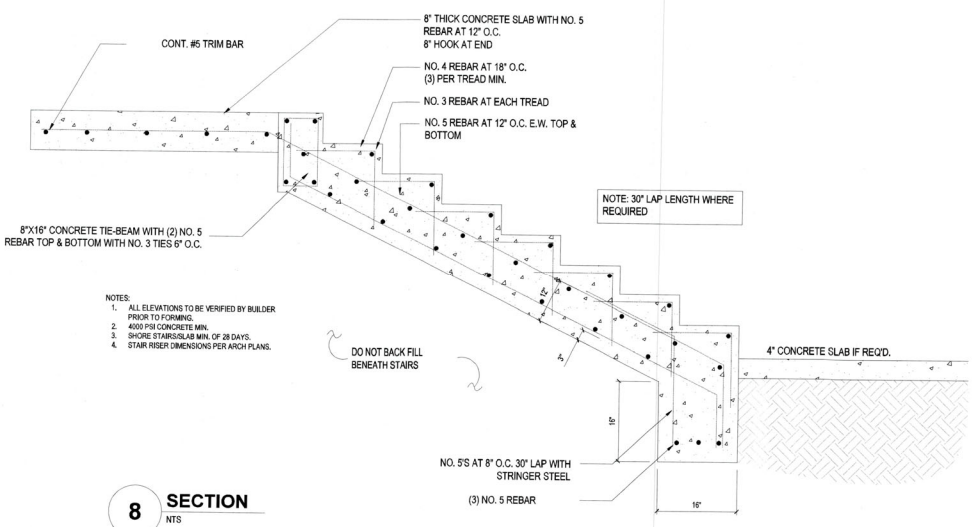
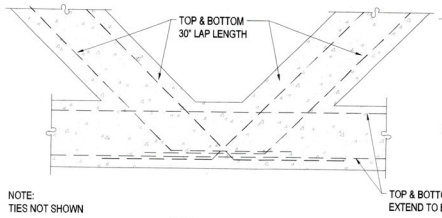


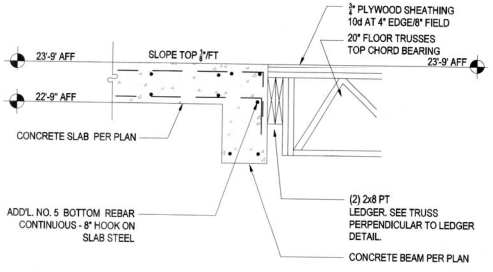
NOTES:
1. ALL ELEVATIONS TO BE VERIFIED BY BUILDER PRIOR TO FORMING.
2. 4000 PSI CONCRETE MIN.
3. SHORE STAIRS/SLAB MIN. OF 28 DAYS.
4. STAIR RISER DIMENSIONS PER ARCH PLANS.

8 SECTION
NTS



NOTE:
TIES NOT SHOWN

9 SECTION
NTS



10 SECTION
NTS

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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STRUCTURAL ENGINEERING
6771 Professional Parkway West
Suite #201 - Lakewood Ranch, FL 34240
www.YHEngineers.com Tel (941)306-1225

JOEY D. YOUNG JR. PE
PE#87081

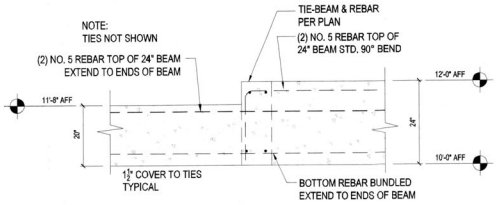
A Custom Home for:
FRANCISCO RESIDENCE
629 KINGFISHER LANE , LONGBOAT KEY, FL 34228

STRUCTURAL DETAILS
AS INDICATED

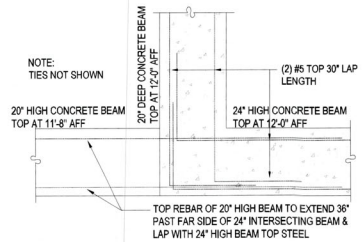
REVISIONS	
BY	DATE
-	-
-	-
-	-
-	-
-	-
-	-
NPM	02.06.2023

S4.5

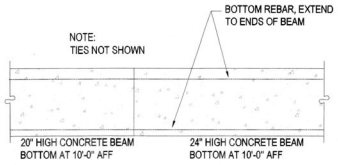
BLDG. PERMIT PLANS
FILE COPY OF RECORD



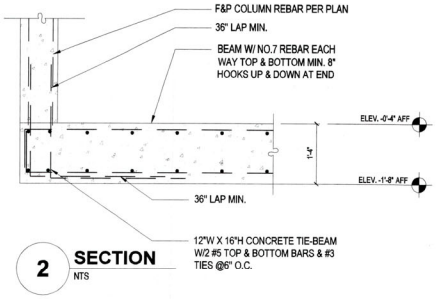
1 **SECTION**
NTS



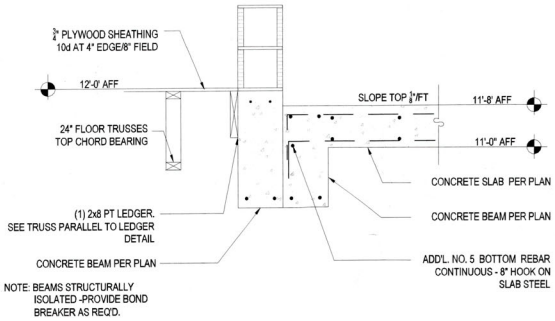
1 **TOP PROFILE**
NTS



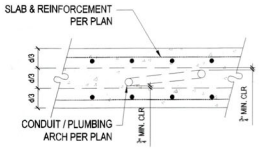
1 **BOTTOM PROFILE**
NTS



2 **SECTION**
NTS

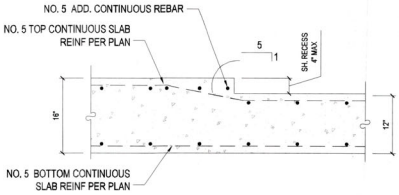


3 **SECTION**
NTS



NOTE:
ANY CONDUIT / PLUMBING PIPE DIA GREATER THAN 4" CONTACT EOR FOR APPROVAL.

4 **SECTION**
NTS



NOTES:
1. MAINTAIN 1½" COVER THROUGHOUT SLAB.
2. MAX. SLOPE OF REBAR AT STEP SHALL BE 5:1.

5 **SECTION**
NTS

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STRUCTURAL DETAILS
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NPM	02.06.2023

S4.6