BOUNDARY & TOPOGRAPHIC SURVEY

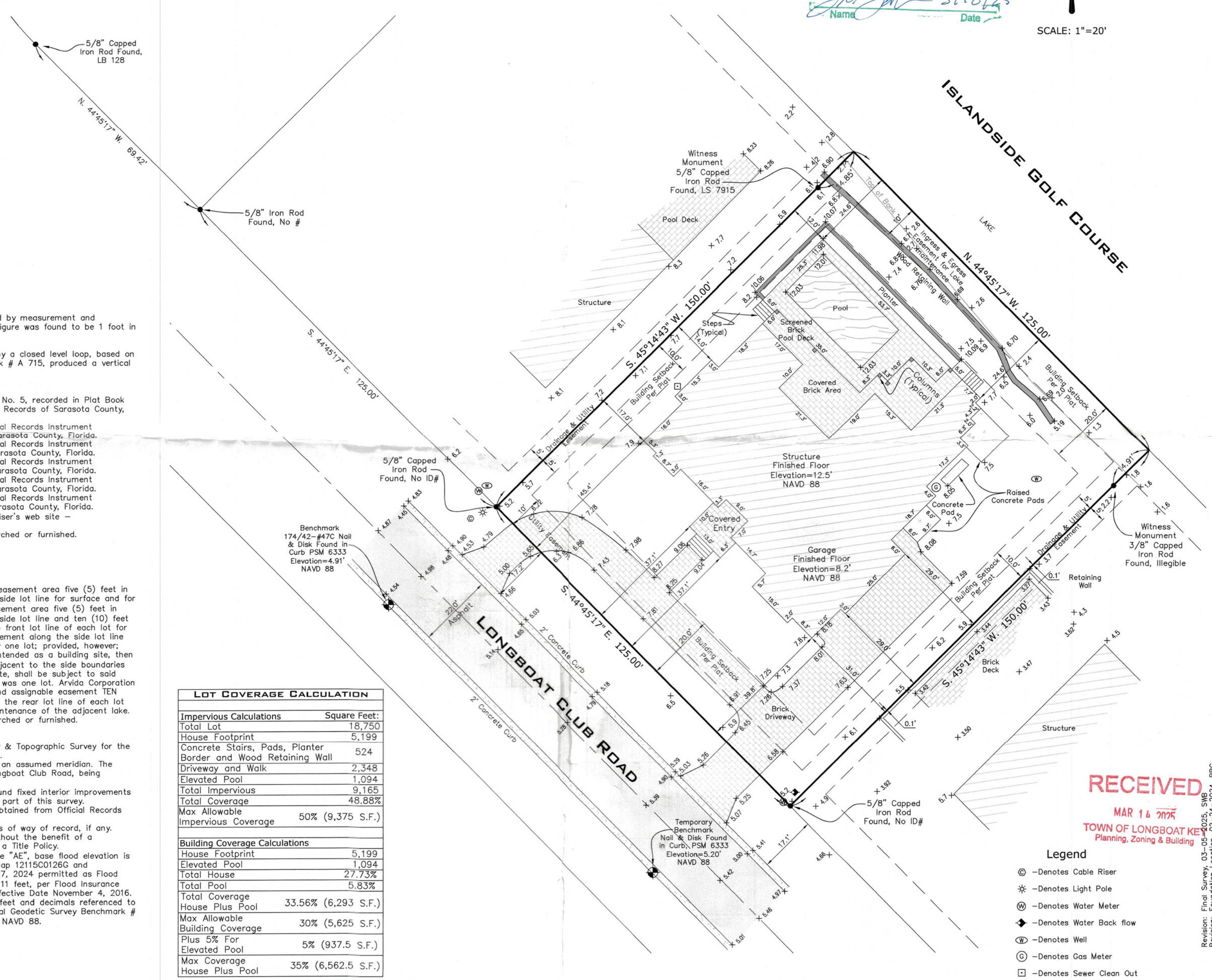
Section 21, Township 36 South, Range 17 East
1001 Longboat Club Road, Longboat Key, Florida, 34228

DESCRIPTION: (per Official Records Instrument #2020007707)

Lot 3, LONGBOAT KEY CLUB, UNIT NO. 5, according to the plat thereof, as recorded in Plat Book 31, Pages 16, of the Public Records of Sarasota County, Florida.

Longboat Key Planning, Zoning & Building
Approved for Zoning:
For Statement of
Zoning Compliance Only
Name 3/18/25 Date

SCALE: 1"=20'



REPORT OF SURVEY

Accuracy:
Horizontal – The accuracy obtained by measurement and calculation of a closed geometric figure was found to be 1 foot in 12,950 feet.

Vertical – The accuracy obtained by a closed level loop, based on National Geodetic Survey Benchmark # A 715, produced a vertical unadjusted error of 0.01'.

Data Sources:
1. Plat of Longboat Key Club, Unit No. 5, recorded in Plat Book 31, Pages 16 through 16-A, Public Records of Sarasota County, Florida.
2. Warranty Deed recorded in Official Records Instrument #2020007707, Public Records of Sarasota County, Florida.
3. Warranty Deed recorded in Official Records Instrument #2012143846, Public Records of Sarasota County, Florida.
4. Warranty Deed recorded in Official Records Instrument #2013000454, Public Records of Sarasota County, Florida.
5. Warranty Deed recorded in Official Records Instrument #2017067372, Public Records of Sarasota County, Florida.
6. Warranty Deed recorded in Official Records Instrument #2019117619, Public Records of Sarasota County, Florida.
7. Sarasota County Property Appraiser's web site – www.sc-pa.com.
8. No other information was researched or furnished.

Apparent Physical Use:
Residential

Easements:
1. Easements shown per Plat; An easement area five (5) feet in width along and adjacent to each side lot line for surface and for underground drainage; also, an easement area five (5) feet in width along and adjacent to each side lot line and ten (10) feet in width along and adjacent to the front lot line of each lot for underground utility lines, which easement along the side lot line shall be limited to one side of any one lot; provided, however; that where more than one lot is intended as a building site, then the five (5) foot area along ad adjacent to the side boundaries of the lot involved as a building site, shall be subject to said easements as if such building site was one lot. Arvida Corporation does hereby reserve a perpetual and assignable easement TEN (10) feet in width along and within the rear lot line of each lot for ingress and egress for the maintenance of the adjacent lake.
2. No other easements were researched or furnished.

Notes:
1. This map represents a Boundary & Topographic Survey for the purpose of permitting a new house.
2. Bearings shown hereon refer to an assumed meridian. The Northeast Right of Way Line of Longboat Club Road, being S.44°45'17"W.
3. There may exist other underground fixed interior improvements that are not visible and are not a part of this survey.
4. Description shown hereon was obtained from Official Records Instrument #2020007707.
5. Subject to easements and rights of way of record, if any.
6. This map has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.
7. Parcel is situated in Flood Zone "AE", base flood elevation is 9 feet, per Flood Insurance Rate Map 12115C0126G and 12115C0128G, Revised Map March 27, 2024 permitted as Flood Zone "AE", base flood elevation is 11 feet, per Flood Insurance Rate Map Number 12115C0143F, Effective Date November 4, 2016.
8. Elevations shown hereon are in feet and decimals referenced to NAVD 88 and are based on National Geodetic Survey Benchmark # A 715, published elevation is 7.74' NAVD 88.

LOT COVERAGE CALCULATION

Impervious Calculations	Square Feet:
Total Lot	18,750
House Footprint	5,199
Concrete Stairs, Pads, Planter Border and Wood Retaining Wall	524
Driveway and Walk	2,348
Elevated Pool	1,094
Total Impervious	9,165
Total Coverage	48.88%
Max Allowable Impervious Coverage	50% (9,375 S.F.)
Building Coverage Calculations	
House Footprint	5,199
Elevated Pool	1,094
Total House	27.73%
Total Pool	5.83%
Total Coverage House Plus Pool	33.56% (6,293 S.F.)
Max Allowable Building Coverage	30% (5,625 S.F.)
Plus 5% For Elevated Pool	5% (937.5 S.F.)
Max Coverage House Plus Pool	35% (6,562.5 S.F.)

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Legend
- Denotes Cable Riser
- Denotes Light Pole
- Denotes Water Meter
- Denotes Water Back flow
- Denotes Well
- Denotes Gas Meter
- Denotes Sewer Clean Out

Revision: Final Survey, 03-05-2025, SWB
Revision: Foundation Location, 02-24-2024, RRG
Revision: Stem wall location, 11-21-2023, RLB
Revision: Removed Demolished Structure and Added Proposed Structure,
Revision: Add Topography, 04-26-2023, RRG

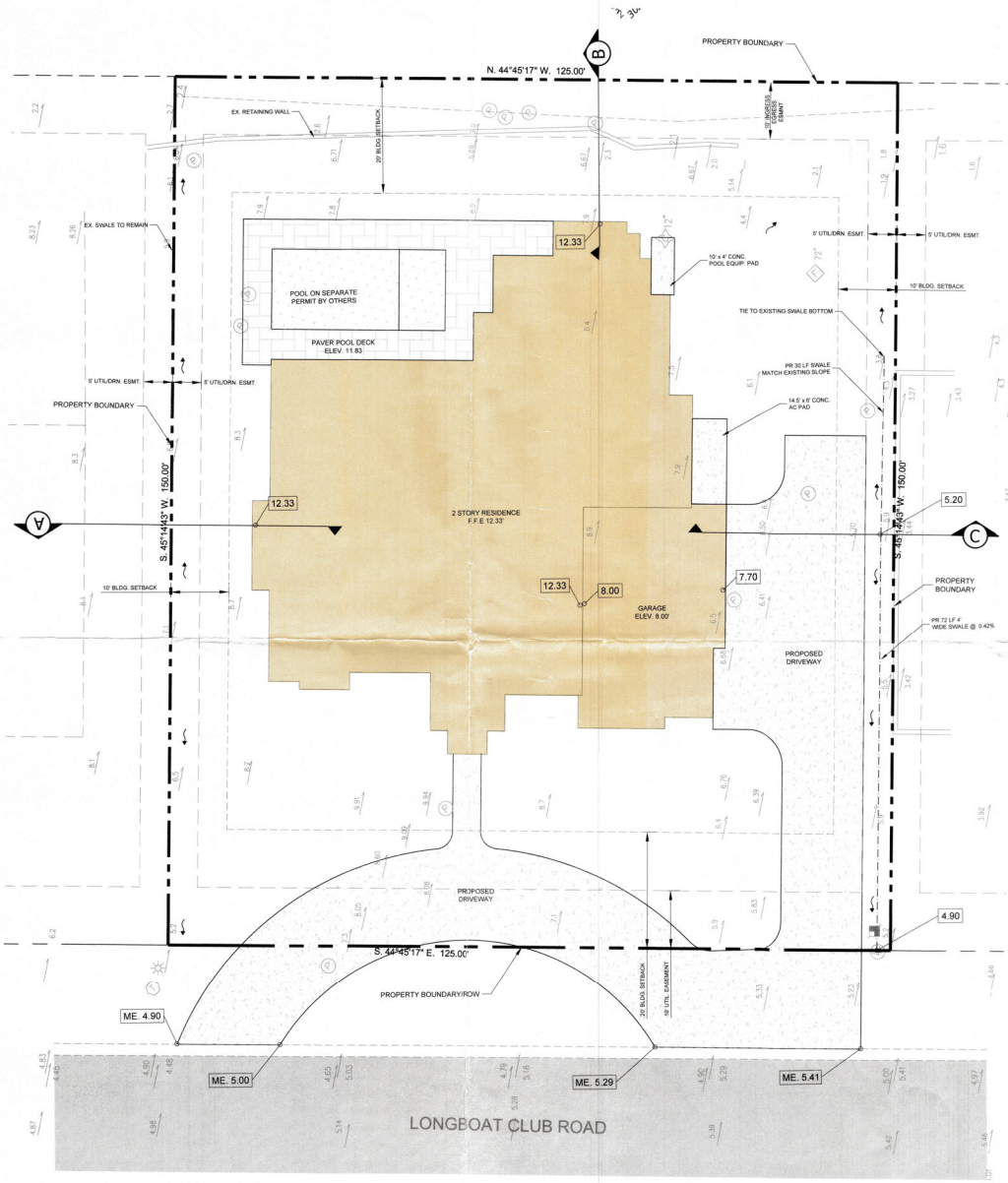
CERTIFIED TO: Houston G. Little, Jr
Betty C. Little

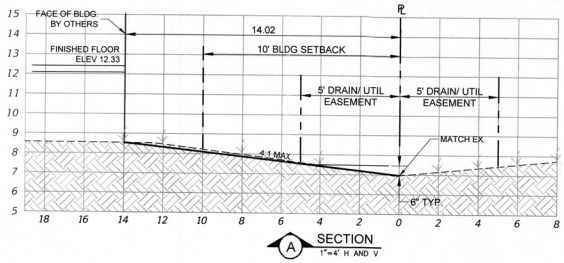
220519
JOB NUMBER

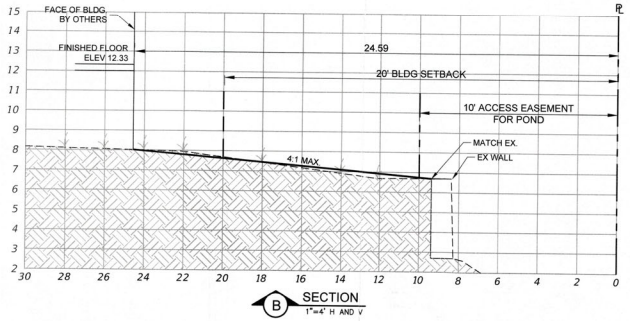
DATE OF SURVEY 03/03/2025 FIELD BOOK/PAGE: 200/8 174/42,54

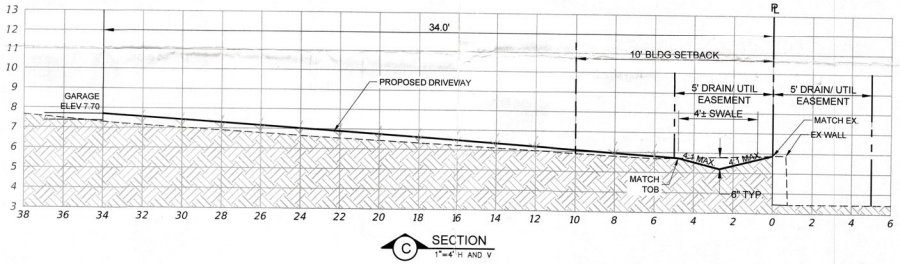
RICHARD C ABERNATHY,
REGISTERED SURVEYOR & MAPPER, FLA. CERT. NO. LS 6589
NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MSB SURVEYING, INC.
Surveying & Mapping
536 INTERSTATE COURT
SARASOTA, FLORIDA 34240
PHONE NO.: (941) 341-9935
CERTIFICATE OF AUTHORIZATION NO. L.B. 7044
DRAWN BY: RLB/RRG









PROPERTY ADRESS:
1001 LONGBOAT CLUB ROAD
LONGBOAT KEY, FL 34228

SITE NOTES:

1. SITE AREA: 18,750 S.F. OR (0.430) ACRES
2. PROPERTY OWNER AND/OR CONTRACTOR MUST VERIFY FLOOD ZONE INFORMATION AND BUILDING RESTRICTIONS PRIOR TO DESIGN OR IMPROVEMENTS
3. SUBJECT PROPERTY LOCATED IN FLOOD ZONE AE (EL11), #12115C0126F AND #12115C0128F, EFFECTIVE DATE 11/04/2016.
4. ORIGINAL SURVEY CAD LINE WORK HAS BEEN ADJUSTED TO APPROXIMATELY STATE PLANE. OBTAIN ORIGINAL BOUNDARY/TOPO CAD DRAWINGS FROM SURVEYOR.

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NO.	DATE	REVISION DESCRIPTION	BY

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE	
6/23/23	
PROJECT	
1001 LONGBOAT CLUB	
DRAWING	
1001 LCB RD DP	
DRAWN	CHECKED
KJA	ELT

DRAINAGE PLAN
1001 LONGBOAT CLUB ROAD
LONGBOAT KEY, FLORIDA

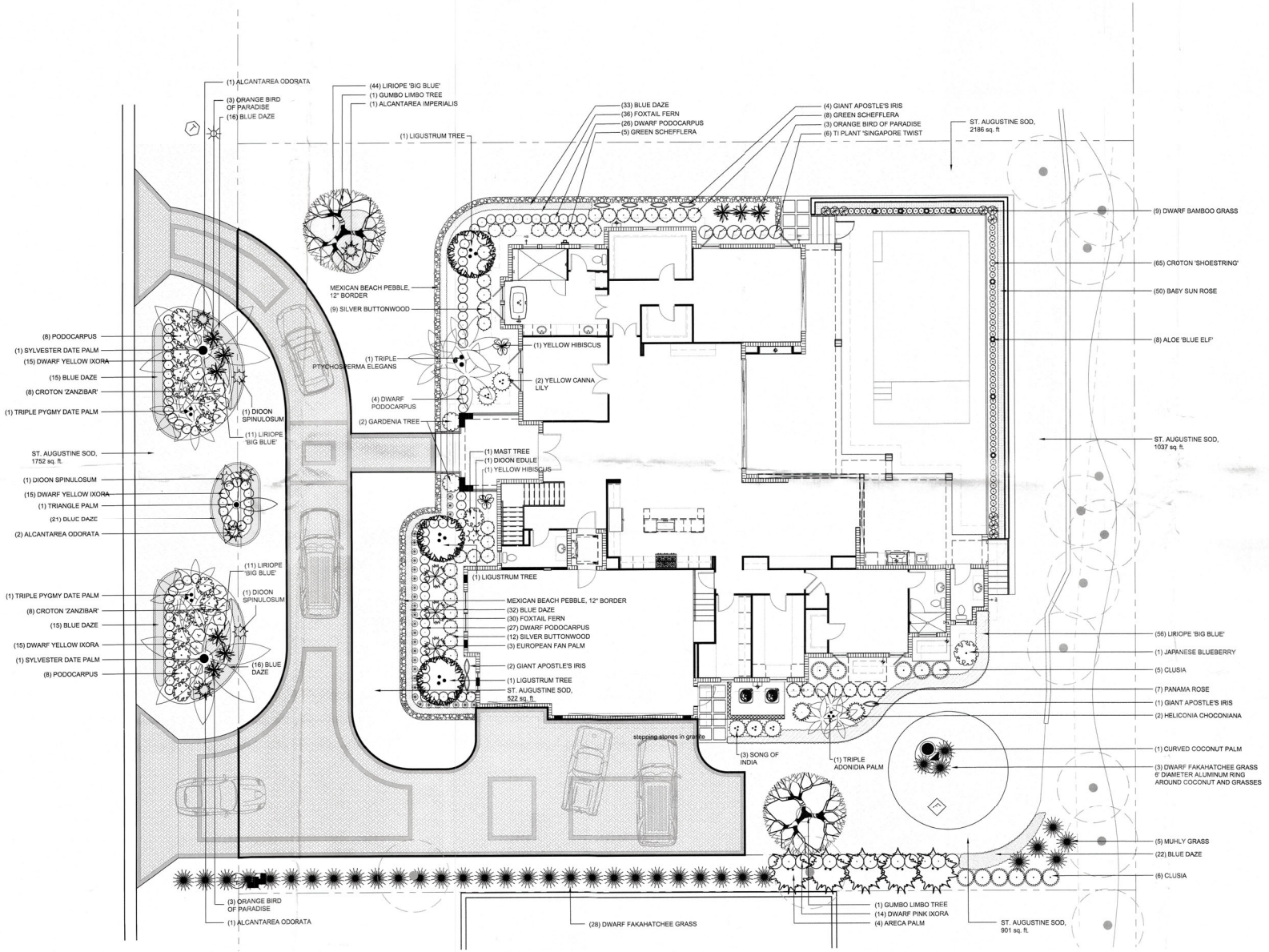
This item has been digitally signed and sealed by **Erin Leah Tumolo, PE.**, on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ERIN LEAH TUMOLO LICENSE No. 69073 STATE OF FLORIDA PROFESSIONAL ENGINEER

Erin L Tumolo
Digitally signed by Erin L Tumolo
Date: 2023.07.05 09:38:57 -04'00'
ERIN LEAH TUMOLO
FL LICENSE NO. 69073

SCALE	DATUM
1"=10'	NAVD 1988
SEC.–TSP.–RNG.	
21–36S–17E	
SHEET	
C.01	

Z:\Drainage\1001 Longboat Club (Little) DP_Engineering\Dev Plans\1001 LCB RD DP.dwg 7/4/2023 9:33 AM]



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THIS PLAN IS FOR DIMENSION PURPOSES ONLY AND DOES NOT INCLUDE ANY PROPOSED ELEVATIONS OR DRAINAGE INFORMATION. CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER DRAINAGE AWAY FROM BUILDING AND MEETING ALL LOCAL AND STATE BUILDING CODES.
ALL STRUCTURAL COMPONENTS ARE TO BE DEFINED BY A STRUCTURAL ENGINEER AND CONFORM TO ALL LOCAL AND STATE BUILDING CODES. CONTRACTOR TO REVIEW PLANS PRIOR TO PRICING AND NOTIFY OWNER AND/OR DESIGNER OF ANY DISCREPANCIES IN WRITING BEFORE SUBMITTING A BID.

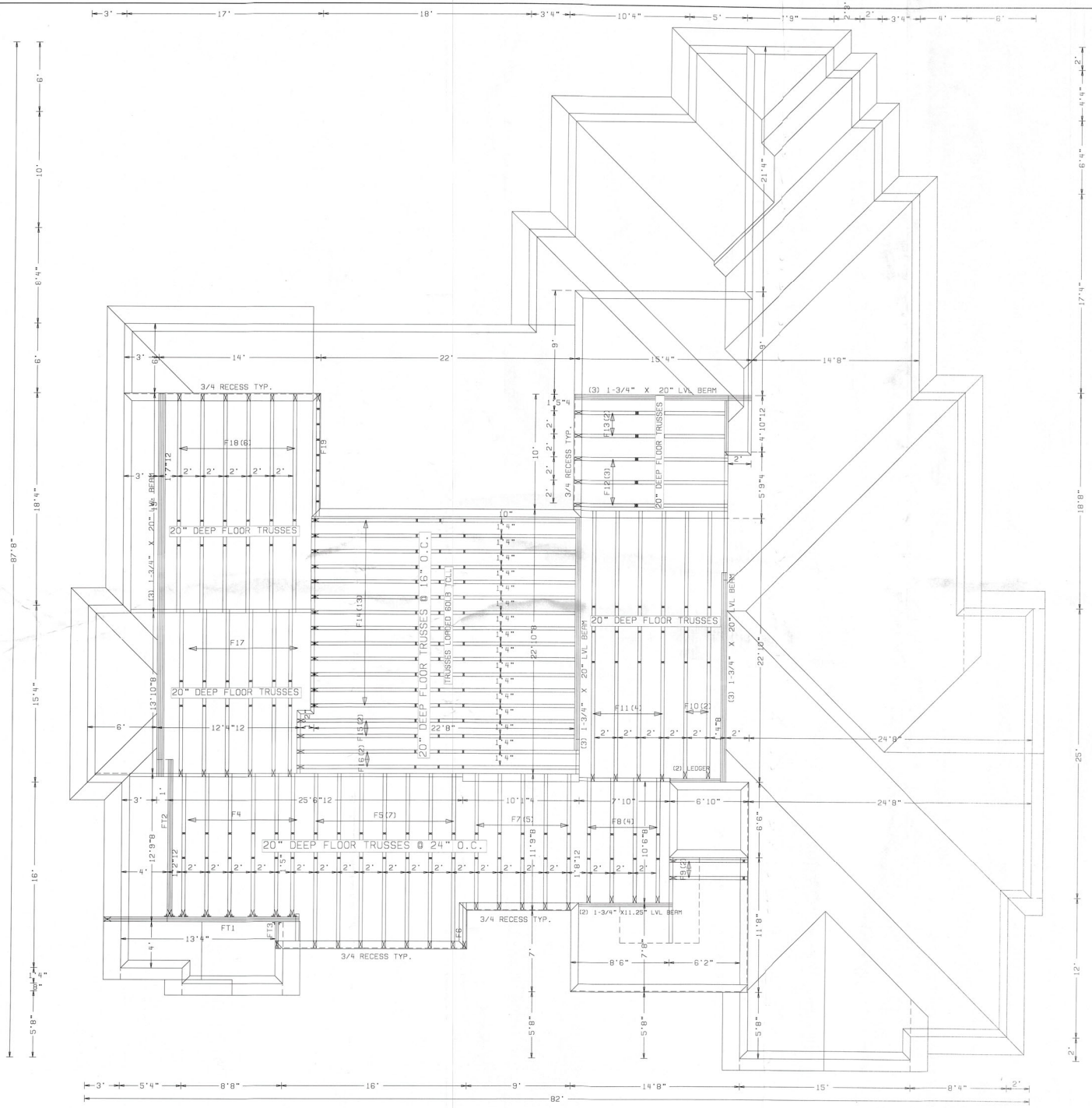
LITTLE RESIDENCE
1001 LONGBOAT CLUB ROAD
SARASOTA, FL

PLANTING PLAN
SCALE: 1/8"=1'-0"

N W E S

BORDEN LANDSCAPE DESIGN
1348 Fruitville Road, Suite 203 Sarasota, FL. 34236 941.404.3161
www.BordenLandscape.com

06-06-2024
L-1
LITTLE



YODER HOMES LLC
LITTLE RESIDENCE
FLOOR TRUSS LAYOUT
KJ 231018

KIMAL LUMBER AND HARDWARE
ENGINEERED WOOD PROD. DIV.
VENICE, FL
ALPINE ENGINEERING

FINAL LAYOUT
FOR PERMIT PURPOSES

20" SY42 FLOOR TRUSSES
4X2 CHORDS
24" O.C. (MAX.)
7" BEARING
FBC2020 - 7TH EDITION
TPI 2014
55 PSF DESIGN LOAD
40 PSF TC/LL
10 PSF TC/DL
5 PSF BC/DL
1.00 DUR. FACTOR

LVL BEAMS BY OTHERS

REACTIONS DO NOT EXCEED 5000lbs.
UPLIFTS DO NOT EXCEED 1000lbs.

VERIFY TRUSS PLACEMENTS VS. PLUMBING, A/C, etc.

Permit # PBZ3-0943
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
APR 30 2024
APPROVED
Reviewer:

NOTICE:
BACKCHARGES WILL NOT BE ACCEPTED, REGARDLESS OF FAULT, WITHOUT 48 HR. PRIOR NOTIFICATION AND INSPECTION BY KIMAL LUMBER

VERIFY ALL DIMENSIONS, CONDITIONS, ETC. AND RETURN APPROVED COPY TO KIMAL LUMBER

SIGNED:_____ DATE:_____

REQUESTED/ESTIMATED DELIVERY DATE:_____

DESIGNED: 12/12/23 RT.

BLDG PERMIT PLANS
FILE
Copy of Record
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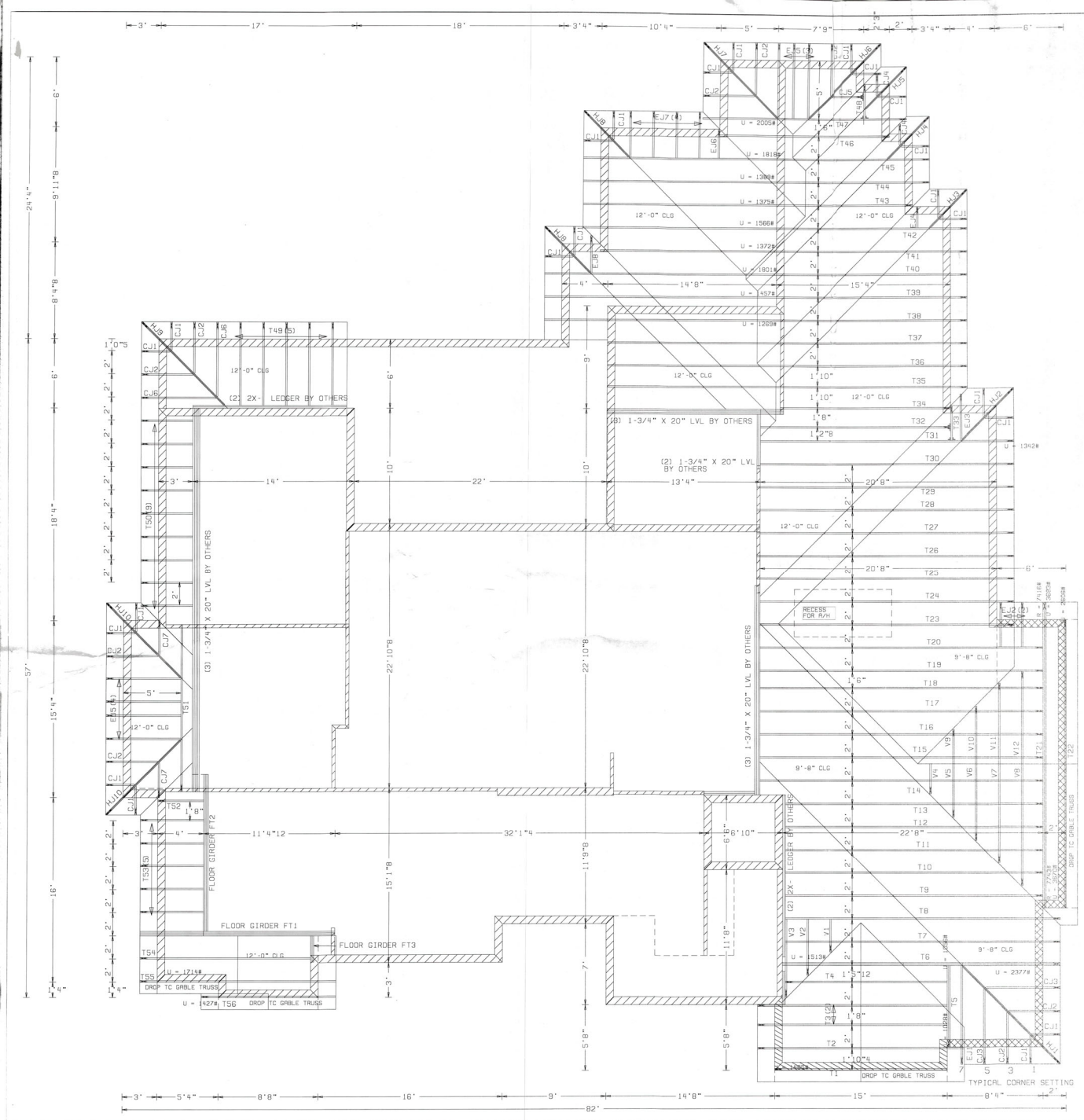
APR 29 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building



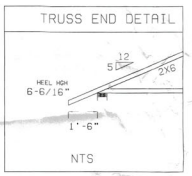
YODER HOMES LLC
LITTLE RESIDENCE
LOWER ROOF TRUSS LAYOUT
KJ 231019

KIMAL LUMBER AND HARDWARE
ENGINEERED WOOD PROD. DIV.
VENICE, FL
ALPINE ENGINEERING

PRELIMINARY LAYOUT
FOR PERMIT ONLY

5/12 TC PITCH
FLAT CEILING
2X6 TOP CHORD
1'-6" O.H. (PL)
7" BEARING
FBC2023 - 8TH EDITION
TPI 2014
45 PSF DESIGN LOAD
20 PSF TC/LL
15 PSF TC/DL
10 PSF BC/DL
(10PSF BC/LL NON-CONCURRENT)
1.25 DUR. FACTOR
ASCE7-22 WINDLOAD
200 MPH
EXPOSURE "D"
ENCLOSED
10PSF DEADLOAD TO RESIST UPLIFT

TRUSS END DETAIL



11'-0" ELEVAT.

10'-0" ELEVAT.

9'-8" ELEVAT.

CONVENTIONAL FRAMING REQUIRED TO FINISH CEILINGS.

REACTIONS DO NOT EXCEED 5000lbs.
UPLIFTS DO NOT EXCEED 1000lbs.

NOTICE:
BACKCHARGES WILL NOT BE ACCEPTED, REGARDLESS OF FAULT, WITHOUT 48 HR. PRIOR NOTIFICATION AND INSPECTION BY KIMAL LUMBER

BLDG PERMIT PLANS
FILE
Copy of Record

VERIFY ALL DIMENSIONS, CONDITIONS, ETC. AND RETURN APPROVED COPY TO KIMAL LUMBER

SIGNED: _____ DATE: _____

REQUESTED/ESTIMATED DELIVERY DATE: _____

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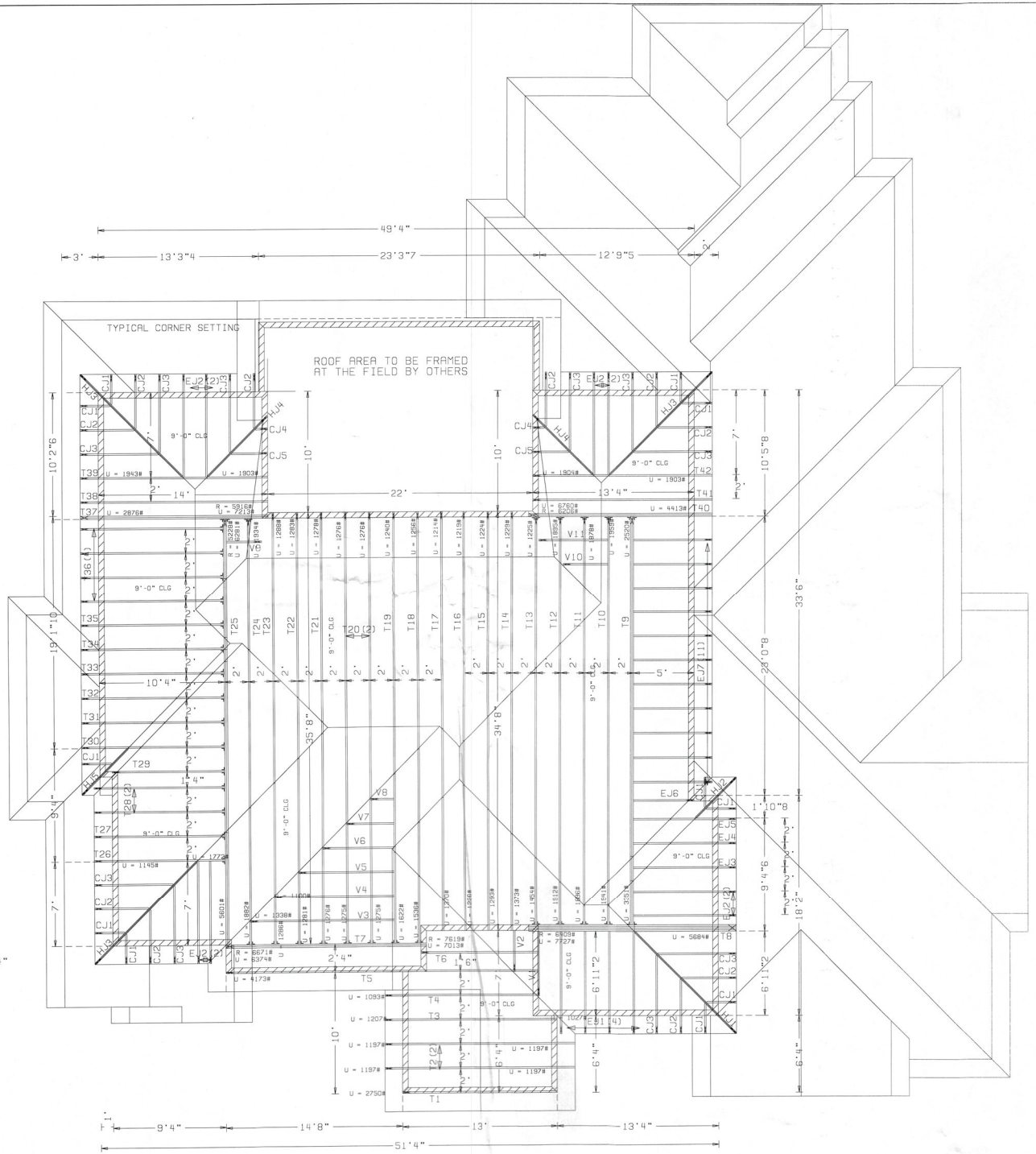
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

DESIGNED: 12/12/23 RT



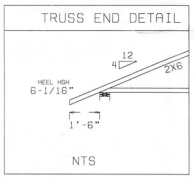
YODER HOMES LLC
LITTLE RESIDENCE
UPPER ROOF TRUSS LAYOUT
KJ 231020

KIMAL LUMBER AND HARDWARE
ENGINEERED WOOD PROD. DIV.
VENICE, FL
ALPINE ENGINEERING

4/12 TC PITCH
FLAT CEILING
2X6 TOP CHORD
1'-6" O.H. (PL)
7" BEARING
FBC2023 - 8TH EDITION
TPI 2014
45 PSF DESIGN LOAD
20 PSF TC/LL
15 PSF TC/DL
10 PSF BC/DL
(10PSF BC/LL NON-CONCURRENT)
1.25 DUR. FACTOR
ASCE7-22 WINDLOAD
200 MPH
EXPOSURE "D"
ENCLOSED
10PSF DEADLOAD TO RESIST UPLIFT

PRELIMINARY LAYOUT
FOR PERMIT ONLY

TRUSS END DETAIL



26'-3/4" ELEVAT.

CONVENTIONAL FRAMING REQUIRED TO FINISH CEILINGS.

NOTICE:
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VERIFY ALL DIMENSIONS, CONDITIONS, ETC. AND RETURN APPROVED COPY TO KIMAL LUMBER

SIGNED: _____ DATE: _____

REQUESTED/ESTIMATED DELIVERY DATE: _____

DESIGNED: 12/12/23 RT

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LITTLE RESIDENCE

1001 LONGBOAT KEY CLUB ROAD
LONGBOAT KEY, FL

1. THESE PLANS INCLUDE THE DETAILS AND METHODS SHOWING HOW COMPLIANCE WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF WILL BE ACCOMPLISHED. THIS IS A PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND REQUIRED BY FEMA. PLEASE INDICATE ON THE PLANS "BEST MANAGEMENT PRACTICES" (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF". FLORIDA BUILDING CODE, TOWN OF LONGBOAT KEY CODE AND EPA CLEAN WATER ACT OF 1972.
2. MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED AT OR ABOVE THE DESIGN FLOOD ELEVATION (DFE) IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.6, TOWN CODE 154.301(C)(5), ASCE 24-14 CH.7, AND FEMA/NFIP TECHNICAL BULLETIN #1.
3. FLOOD RESISTANT MATERIALS - ALL BUILDING MATERIALS INSTALLED BELOW THE DFE SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS. AT MINIMUM, CAN WITHSTAND FLOOD WATERS FOR 72 HOURS WITHOUT DAMAGE. FEMA TECHNICAL BULLETIN #2 AND FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.8
4. THE LOWEST FLOOR (ENCLOSURE OR ATTACHED GARAGE) IS USEABLE SOLELY FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED STORAGE PER FBC 2020 - RESIDENTIAL R322.1.5, ASCE 24 SEC 4.6 AND FEMA TECHNICAL BULLETIN 5 - FREE OF OBSTRUCTION SEC 6.4.1
5. THE BUILDING HEIGHT MEASURED FROM THE DESIGN FLOOD ELEVATION (DFE) TO THE TOP OF THE BUILDING AS SHOWN ON THE ELEVATION DRAWINGS IS LESS THAN 30'-0" (SEE ELEVATIONS).

ABBREVIATIONS

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

A
A.B. ANCHOR BOLT
ABV ABOVE
A/C AIR CONDITIONING
ACC ACCESS
AC.T. ACOUSTICAL TILE (CLG)
AFF ABOVE FINISH FLOOR
A.D. AREA DRAIN
ADD ADDENDUM
ADH ADHESIVE
ADJ ADJUSTABLE
AGG AGGREGATE
A.H.U. AIR HANDLING UNIT
ALT ALTERNATE
ALUM ALUMINUM
A.P. ACCESS PANEL
APX APPROXIMATE
ARCH. ARCHITECT(URAL)
ASPH ASPHALT
A.T. ASPHALT TILE
AUTO AUTOMATIC
AVG AVERAGE
AWNG AWNING

B
B36 36" WIDE BASE CAB.
BD BOARD
BF BI-FOLD (DOOR)
BIT. BITUMINOUS
BLKG BLOCKING
BLDG BUILDING
BLK BLOCK (CMUs)
BLKG BLOCKING
BM BEAM
B.M. BENCH MARK
BP BI-PASS (DOOR)
BRG BEARING
BRK BRICK
B.S. BOTH SIDES
BSMT BASEMENT
BTM BOTTOM
BTWN BETWEEN
BVL BEVELED
B.W. BOTH WAYS

C
CAB CABINET
CEM CEMENT
CER CERAMIC
CF CUBIC FOOT
CHAM CHAMFER
C.I.P. CAST-IN-PLACE CONC
CIR CIRCLE
CIRC CIRCUMFERENCE
C.J. CONTROL JOINT
CL CLOSET OR CENTER LINE
CLG CEILING
CLR CLEAR(ANCE)
CLS CLOSURE OR CLOSER (DOOR)
CMU CONCRETE MASONRY UNIT
C.O. CASED OPENING
COL COLUMN
COMB COMBINATION
CONC CONCRETE
COND (AC) CONDENSER
CONST CONSTRUCTION
CONT CONTINUOUS
CONTR CONTRACTOR
CORR CORRUGATED
CPT CARPET
CSMT CASEMENT
C.T. CERAMIC TILE
CTR CENTER OR COUNTER

D
D DRYER
DBL DOUBLE
DECO DECORATIVE
DEM DEMOLISH, DEMOLITION
DET DETAIL
DH DOUBLE HUNG
DIAM DIAMETER
DIM DIMENSION
DN DOWN
DR DOOR
DS DOWNSPOUT
DTL DETAIL
DW DISH WASHER
DWG DRAWING
DWR DRAWER

E
EA EACH
E.J. EXPANSION JOINT
EL ELEVATION
ELEC ELECTRIC(AL)
EQ EQUAL
EST ESTIMATE
EXG EXISTING
EXT EXTERIOR

F
FAS FASTEN(ER)
F.B.O. FURNISHED BY OTHERS
F.D. FLOOR DRAIN
F.E. FIRE EXTINGUISHER
F.F. FINISH FLOOR (LINE)
F.G. FIXED GLASS
FIN FINISH
FLG FLASHING
FLR FLOOR(ING)
FN FENCE
FND FOUNDATION
F.O. FACE OF
FP FIREPLACE
FR FRAME(D)(ING)
FTG FOOTING
FUR FURRED(ING)

G
GA GAUGE
G.B. GYPSUM (WALL) BOARD
G.C. GENERAL CONTRACTOR
GD GRADE OR GRADING
G.D.O. GARAGE DOOR OPENER
GFI GROUND FAULT INTERRUPTER
GL GLASS OR GLAZING

H
42"H 42" HIGH (WALL)
HB HOSE BIBB
H.C. HOLLOW CORE
HD HEAD
HDR HEADER
HDW HARDWARE
HGT HEIGHT
H.M. HOLLOW METAL
HORZ HORIZONTAL
HR HOUR
HS HORIZONTAL SLIDER
HVAC HEATING/VENTILATING/AIR COND.

I
I.D. INSIDE DIAMETER
I.L.O. IN LIEU OF
INSUL INSULATED(TION)
INTR INTERIOR

J
JST JOIST (FLOOR OR ROOF)
JT JOINT

K
KD KNOCKDOWN (CEILING)
KIT KITCHEN
KO KNOCKOUT
KPL KICKPLATE (ON DOOR)
K/S KNEE SPACE

L
LAM LAMINATE(D)
LAV LAVATORY (SINK)
LIV LIVING
L.L. LIVE LOAD
LT LIGHT
L.T. LAUNDRY TUB
LTL LINTEL
LVL LAM VENEER LUMBER (BEAMS)
LVR LOUVER

M
MAX MAXIMUM
MAS MASONRY
MATL MATERIAL
MC MEDICINE CABINET
MECH MECHANICAL
MFR. MANUFACTURER
MH MANHOLE
MIN MINIMUM
MIR MIRROR
MISC MISCELLANEOUS
MLD MOULDING
M.O. MASONRY OPENING
MTL METAL
MT MOUNTED(ING)
MULL MULLION OR MULLED

N
N/A NOT APPLICABLE
NIC NOT IN CONTRACT
NOM NOMINAL
NTS NOT TO SCALE
NGVD NAT. GEODETIC VERTICAL DATUM

O
OA OVERALL
OBS OBSCURE (GLASS)
O.C. ON CENTER
O.CAB. OVERHEAD CABINET
O.D. OUTSIDE DIAMETER
O.G.D. OVERHEAD GARAGE DOOR
OH OVERHEAD
OPNG OPENING
OPT OPTIONAL
OSB ORIENTED STRAND BOARD

P
PAR PARALLEL
P.BD. PARTICLE BOARD
PC CONC. PRECAST CONCRETE
PED PEDESTAL (SINK)
PL PLATE (HEIGHT)
P.LAM. PLASTIC LAMINATE
PLAS. PLASTER
PNL PANEL
PNT PAINT(ED)
PR PAIR (OF)
PREFAB PREFABRICATED
PSF POUNDS PER SQ FOOT
PSI POUNDS PER SQ INCH
PT PRESSURE TREATED (WD)
PVC POLYVINYL CHLORIDE
PLYWD PLYWOOD

Q
Q.T. QUARRY TILE

R
R RISER (ON STAIRS)
R/A RETURN AIR
R.B. RUBBER BASE
RAD RADIUS
RD ROOF DRAIN
REF REFRIGERATOR
REQ REQUIRED
REV REVISION(S), REVISED
REINF REINFORCED(ING)
RJB REINFORCED JUNCTION BOX
RM ROOM
R.O. ROUGH OPENING
R.O.W. RIGHT OF WAY
R&S ROD AND SHELF(S)

S
SC SOLID CORE (DOOR)
SCH SCHEDULE
SD SMOKE DETECTOR
SEC SECTION
S.F. SQUARE FEET
S.G.D. SLIDING GLASS DOOR
SH SINGLE HUNG
SHT (DRAWING) SHEET
SHTHG SHEATHING
SIM SIMILAR
SL SIDELIGHT OR SLEEVE
SPEC SPECIFICATIONS
SPK (AUDIO) SPEAKER(S)
S.ST. STAINLESS STEEL
STD STANDARD
STO STORAGE
STL STEEL
STR STRUCTURAL
SQ SQUARE

T
T TREAD (AT STAIRS)
TB TOWER BAR
TBD TO BE DETERMINED
TEMP TEMPERED
T&G TONGUE & GROOVE
TEL TELEPHONE
THK THICK(NESS)
TOC TOP OF CONCRETE
TOM TOP OF MASONRY
TOW TOP OF WINDOW
TP TOILET PAPER HOLDER
TV TELEVISION OUTLET
TYP TYPICAL

U
UC UNDERCUT(DOOR)
UNO UNLESS NOTED OTHERWISE

V
VB VB VANITY BASE
VB V.B. VAPOR BARRIER
VERT VERT VERTICAL
VT V.T. VINYL TILE

W
W WIDE OR WASHING MACH
WC WATER CLOSET
WD WOOD
WF WIDE FLANGE (STL BEAM)
WH WATER HEATER
WIC WALK-IN CLOSET
WIN WINDOW
W/ W/O WITH OR WITHOUT
WP WATERPROOF(ING)
WS WATER SOFTENER
WWM WELDED WIRE MESH

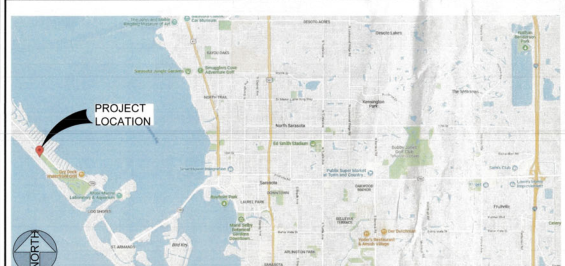
PROJECT RECORD

ISSUE DATE:	
REVISION DATE:	

SYMBOLS

ELEVATION KEY OR SECTION KEY SHEET NUMBER
DETAIL NUMBER OR SECTION KEY SHEET NUMBER
ANGLE
CENTERLINE
HOSE BIBB (FREEZE PROOF)
GAS LINE STUB
PENNY
PERPENDICULAR
PLATE
ROUND OR DIAMETER
EARTH
SAND OR GRAVEL FILL
WOOD STUD PARTITION
3-2X4 WOOD POST OR 2-2X6 UNLESS OTHERWISE NOTED
BRICK
CONCRETE BLOCK
CONCRETE
STEEL
DIMENSIONAL LUMBER
BLOCKING
FINISH GRADE WOOD
PLYWOOD
INSULATING SHEATHING
BATT INSULATION
RIGID INSULATION
WATER CLOSET
LAVATORY

LOCATION MAP



SHEET LIST

SCOPE OF WORK

NEW CUSTOM RESIDENCE

CONSTRUCTION TYPE V-B AND OCCUPANCY R3 FBC 7TH EDITION (2020)

Permit # PB23-0943
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
OCT 0 3 2023
APPROVED
Reviewer: Nal

RECEIVED
SEP 1 9 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Make/Model/Description	FL approval or NOA number
Smart Vent	FL5822-R8 and ICC Eval ESR-2074
Roofing Polyglass underlayment	FL5259_R39
Eagle Roofing Tiles	FL7473_R9
Hass OHGD	FL16660.7
Hass OHGD	FL17430.3
HolCim Solutions TPO Roofing	FL10264_R17
Therma Tru Doors	FL20468_R4
Therma Tru Doors	FL20470.10
KayCan Alum Soffit	FL39367
PGT CA5540 Case	NOA 20-0402.3
PGT Mull 5500	NOA 20-0406.03
PGT SGD 5570	NOA 22-0727.06
PGT SH5500	NOA 20-0401.03

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

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PERMIT CHANGES
TENJ - 09/08/2023

YODER & HOMES REMODELING
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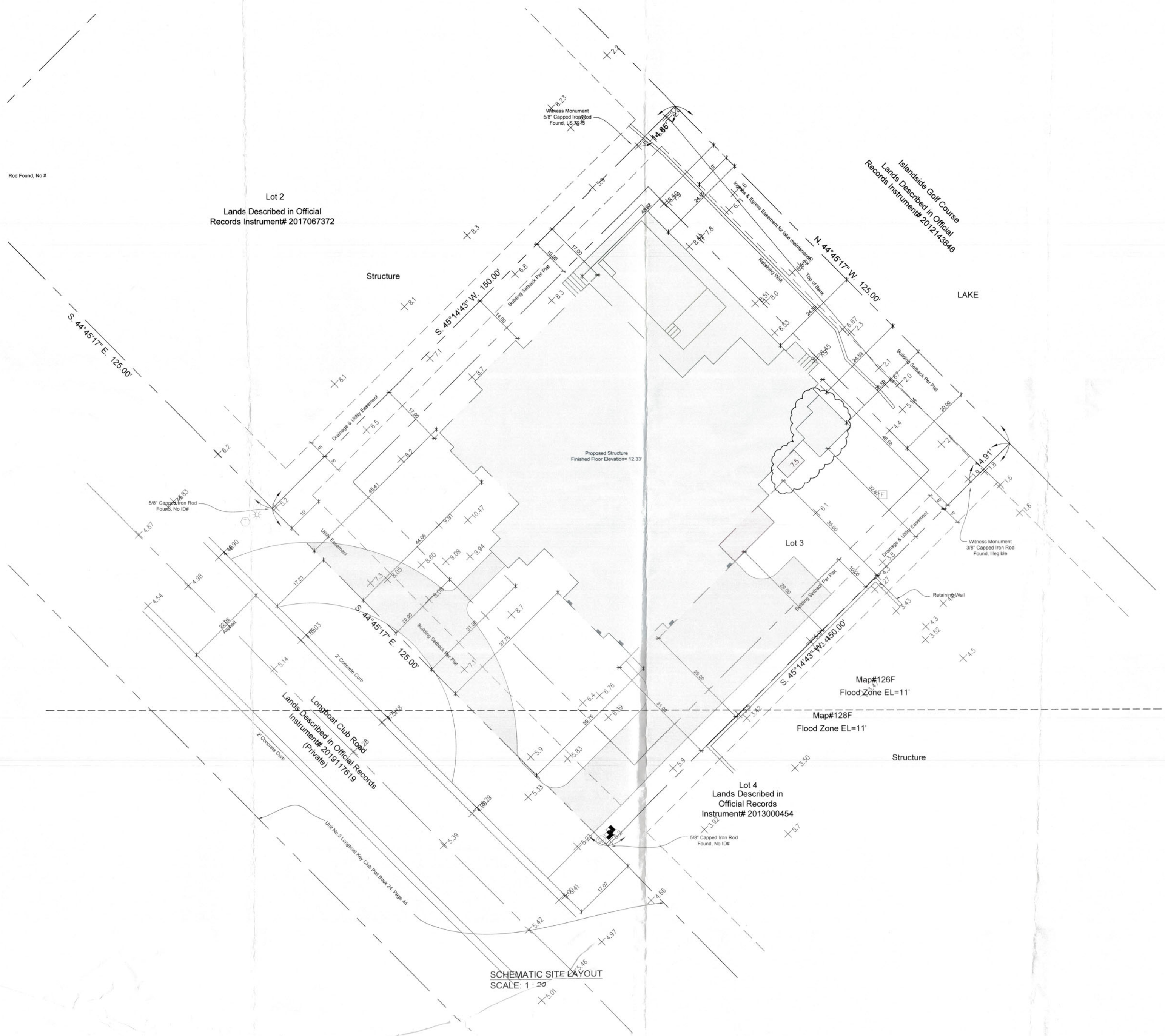
SARASOTA, FL 34236
(941) 758-4028
LICENSE # CBC1254094

LITTLE RESIDENCE
1001 LONGBOAT KEY CLUB RD
LONGBOAT KEY, FL

ISSUE DATE 07/11/2023
COVER PAGE
SHEET NUMBER C1


Rod Found, No #
Lot 2
Lands Described in Official
Records Instrument# 2017067372
Structure
S. 45°14'43" W. 150.00'
S. 44°45'17" E. 125.00'
Witness Monument
5/8" Capped Iron Rod
Islandside Golf Course
Lands Described in Official
Records Instrument# 2012143846
N. 44°45'17" W. 125.00'
LAKE
Retaining Wall
Top of Bank
Building Setback Per Plat
Drainage & Utility Easement
Utility Easement
Proposed Structure
Finished Floor Elevation= 12.33'
5/8" Capped Iron Rod
Found, No ID#
Lot 3
Witness Monument
3/8" Capped Iron Rod
Found, Illegible
2' Concrete Curb
Longboat Club Road
Lands Described in Official Records
Instrument# 2019117619
(Private)
Map#126F
Flood Zone EL=11'
Map#128F
Flood Zone EL=11'
Structure
Lot 4
Lands Described in
Official Records
Instrument# 2013000454
5/8" Capped Iron Rod
Found, No ID#
Unit No.3 Longboat Key Club Plat Book 24, Page 44
SCHEMATIC SITE LAYOUT
SCALE: 1 : 20

IMPERVIOUS CALCULATIONS	
TOTAL LOT	18,750 S.F.
HOUSE FOOTPRINT	5,343 S.F.
CONCRETE	114 S.F.
DRIVEWAY AND WALK	2,684 S.F.
ELEVATED POOL	1,143 S.F.
TOTAL IMPERVIOUS	9,284 S.F.
TOTAL COVERAGE %	49.5%
MAX ALLOWABLE IMPERVIOUS COVERAGE	50% (9,375 S.F.)

BUILDING COVERAGE CALCULATIONS	
TOTAL LOT	18,750 S.F.
HOUSE FOOTPRINT	5,343 S.F.
ELEVATED SPA	1,143 S.F.
TOTAL HOUSE %	28.32%
TOTAL SPA %	6.09%
TOTAL COVERAGE HOUSE PLUS SPA	34.5% (6,486 S.F.)
MAX ALLOWABLE BLDG COVERAGE	30% (5,625 S.F.)
PLUS 5% FOR ELEVATED POOL	5% (937.5 S.F.)
MAX COVERAGE HOUSE PLUS SPA	35% (6,562.5 S.F.)

LOT INFORMATION:
TOWN OF LONGBOAT KEY

ZONING:	MUC-2
MIN LOT AREA:	18,750 SQ. FT.
MAX BLDG HGT:	30'
BLDG SETBACKS:	
FRONT:	20'
REAR:	20'
SIDES:	8' MIN/20' TOT.
MAX BLDG COVERAGE:	30%
MAX IMPERVIOUS COVERAGE:	50%

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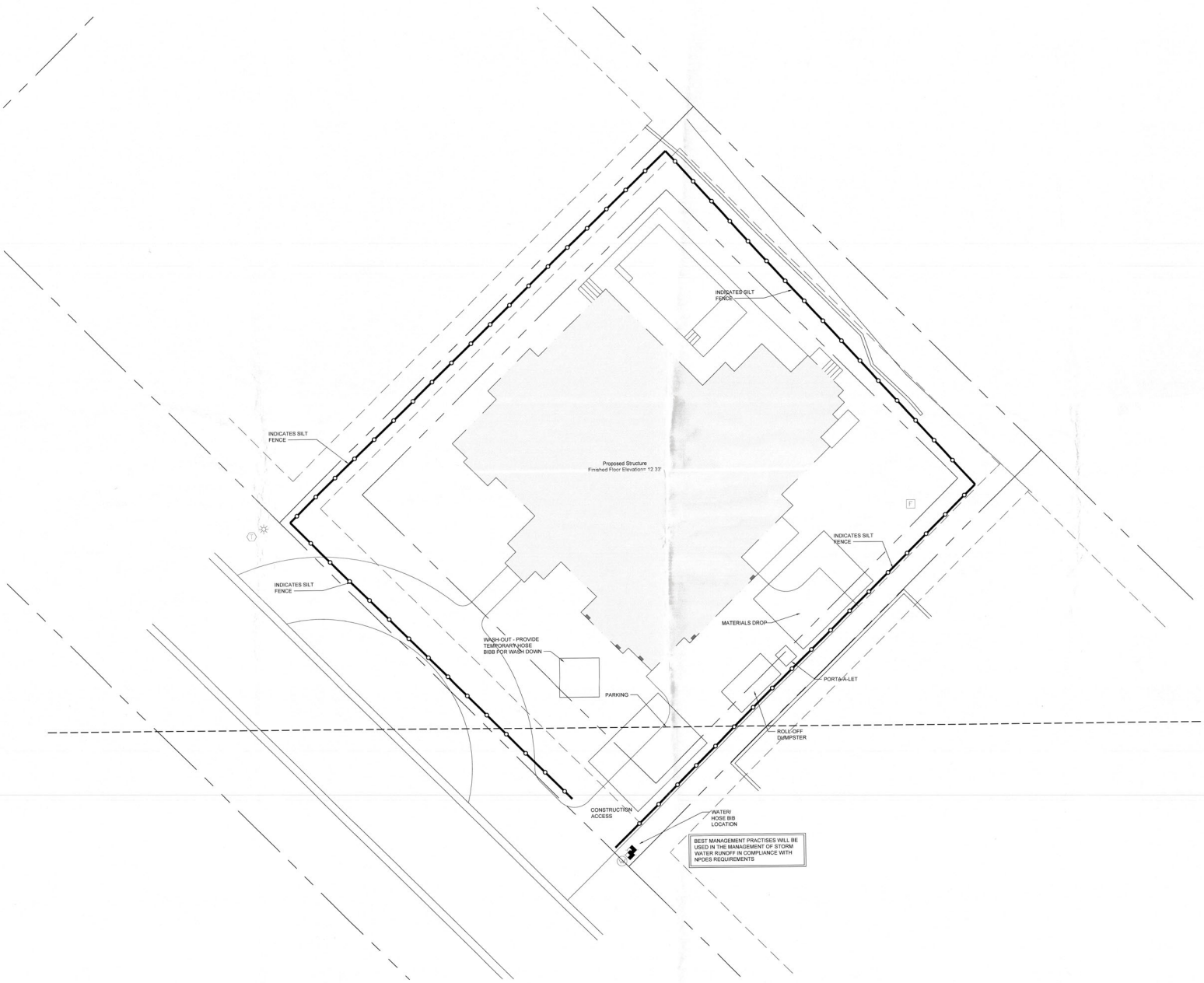
LITTLE RESIDENCE
1001 LONGBOAT KEY CLUB RD
LONGBOAT KEY, FL

ISSUE DATE
04/26/2023

SITE LAYOUT

SHEET NUMBER
ST-1



STAGING PLAN
SCALE: 1 : 20

BLDG PERMIT PLANS
FILE
Copy of Record

RECEIVED
JAN 03 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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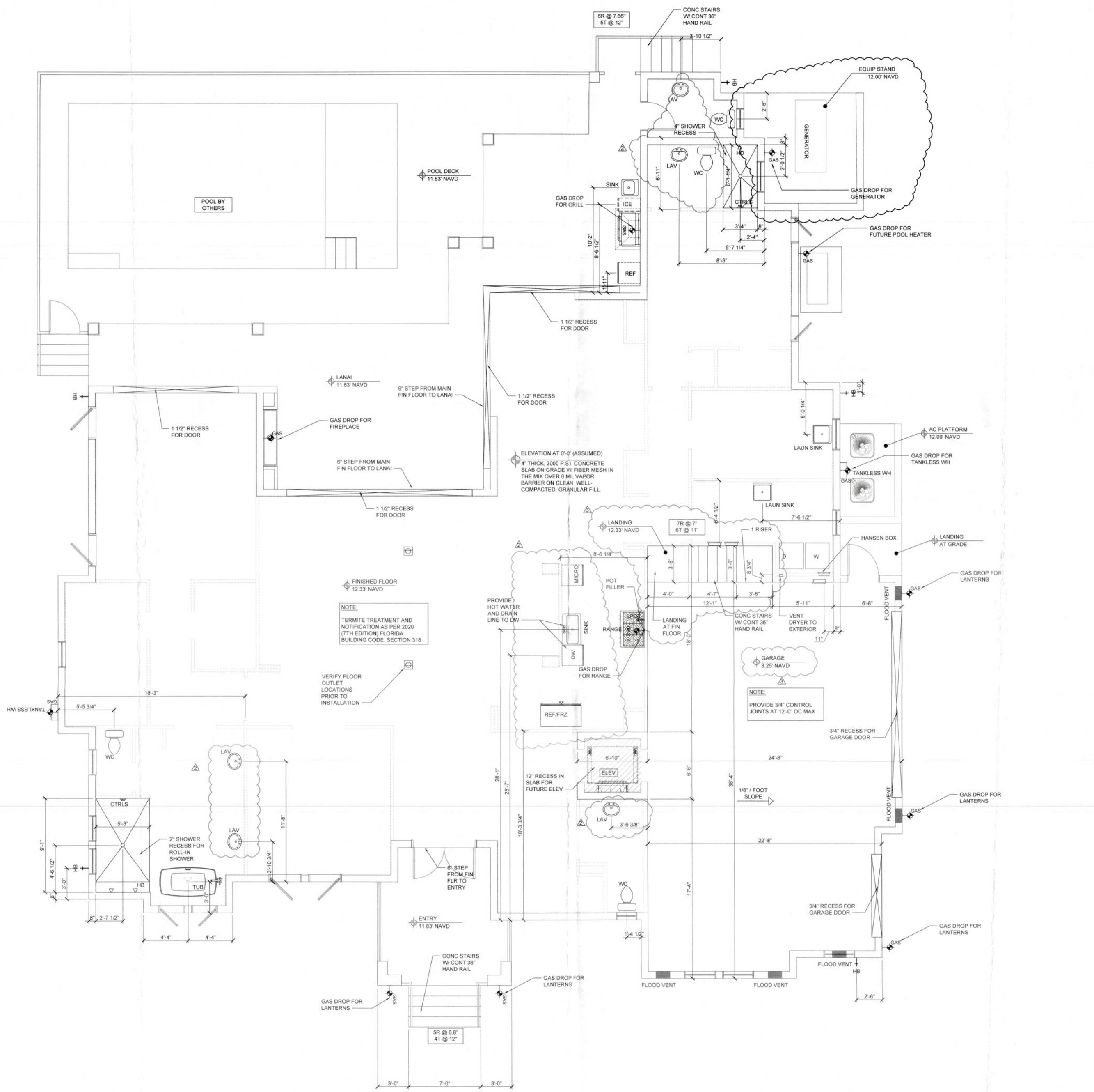
LICENSE # CBC1254094
VOLPE HOMES

LITTLE RESIDENCE
1001 LONGBOAT KEY CLUB RD
LONGBOAT KEY, FL

ISSUE DATE
04/26/2023

STAGING PLAN

SHEET NUMBER
ST-2



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

WATER HEATER DRAIN PAN NOTES:

P2801.5 REQUIRED PAN.
WHERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 0.0236 INCH (0.6010 MM) (NO. 24 GAGE), OR OTHER PANS APPROVED FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA LC3.

P2801.5.1 PAN SIZE AND DRAIN.
THE PAN SHALL BE NOT LESS THAN 11/2 INCHES (38 MM) DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE OF NOT LESS THAN 3/4 INCH (19 MM) DIAMETER. PIPING FOR SAFETY PAN DRAINS SHALL BE OF THOSE MATERIALS LISTED IN TABLE P2905.5.

P2801.5.2 PAN DRAIN TERMINATION.
THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES (152 MM) AND NOT MORE THAN 24 INCHES (610 MM) ABOVE THE ADJACENT GROUND SURFACE.

GENERAL NOTES:

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

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

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

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

SANITARY DRAIN WASTE AND VENT PIPING IS TO BE MIN SCH-40 PVC-DWV (ASTM D-2665) ABOVE AND BELOW GROUND.

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

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

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

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

FLOW VENT CALCULATIONS

PROVIDE VENTILATION IN COMPLIANCE w/ FEMA TECHNICAL BULLETIN 1 'OPENINGS IN FOUNDATION WALLS' THE REQUIRED NET FREE FLOOD VENT AREA OF NOT LESS THAN 1 SQ. IN OF THE VENT OPENING PER 1 SF. FT. OF FLOOR AREA. BOTTOM OF VENTS TO BE LOCATED NO MORE THAN 12" FROM ADJACENT FLOOR.

NOTE: FLOOD VENTS TO BE 'SMART VENT' 1540-510 OR EQUAL ICC-ES CERTIFIED TO VENTILATE 200 S.F. OF FLOOR AREA (ESR-2074 2/11)

FLOOD VENT AREA REQUIRED 982 S.F. ENCLOSED GARAGE AREA. = 982 SQ. IN. VENT AREA REQUIRED.

FLOOD VENTILATION PROVIDED: 5 WALL VENTS @ 200 SQ. IN. EA. = 1,000 SQ. IN. PROVIDED

ALL ELEVATOR COMPONENTS BELOW THE DESIGN FLOOD ELEVATION SHALL BE CONSTRUCTED OF FLOOD RESISTANT MATERIALS (SHAFT WALL IS CMU) AND IS DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING. THE ELEVATOR EQUIPMENT VENDOR SHALL PROVIDE CONTROLS THAT PREVENT THE CAB FROM DESCENDING INTO FLOOD WATERS. ALL CONTROL EQUIPMENT AND ELECTRICAL CONNECTIONS FOR THE ELEVATOR SHALL BE ABOVE THE DESIGN FLOOD ELEVATION.

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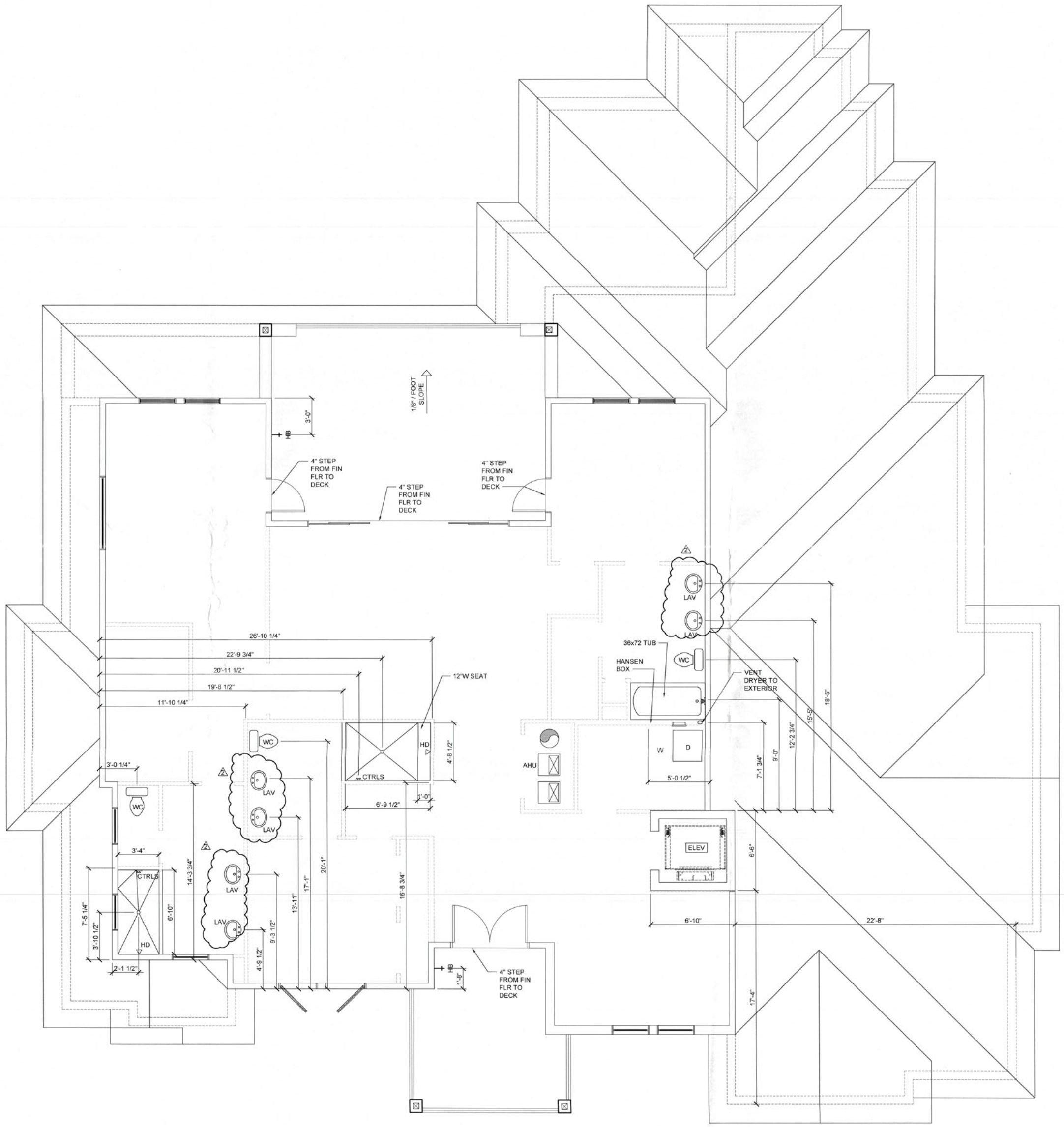
REVISIONS
J KING - 12/21/2023
STAIR REVISION
TENJ - 02/20/2024

YODER HOMES REMODELING
500 CENTRAL AVE,
SARASOTA, FL 34236
(941) 758-4028
LICENSE # CBC1254094

LITTLE RESIDENCE
1001 LONGBOAT KEY CLUB RD
LONGBOAT KEY, FL

REVISION DATE 12/07/2023
ISSUE DATE 07/11/2023
SLAB PLAN
SHEET NUMBER A1



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

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

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(O) 941.465.0036

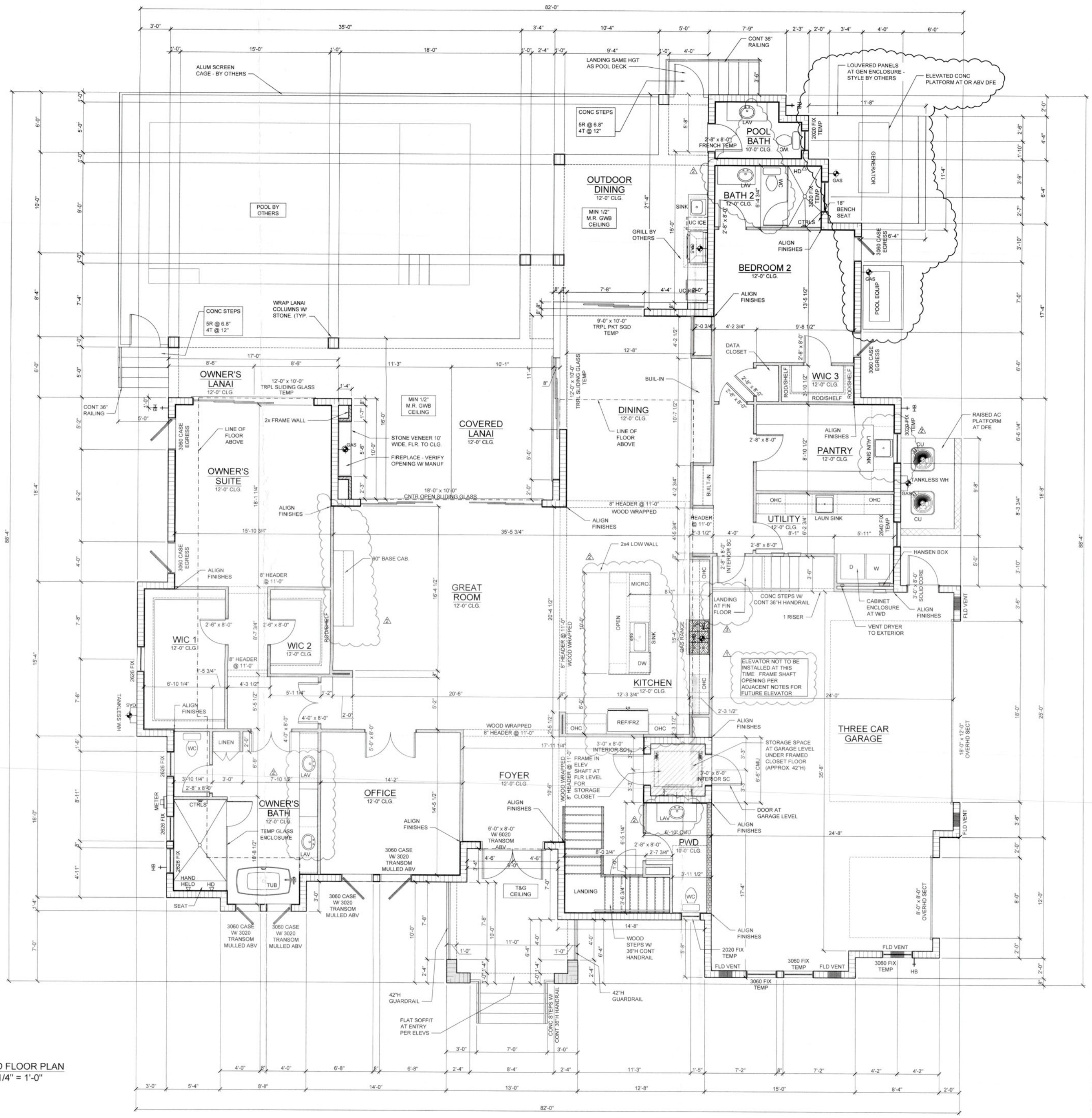
REVISIONS
J KING - 12/21/2023

YODER HOMES REMODELING
You Can Trust Our Experience

500 CENTRAL AVE,
SARASOTA, FL 34236
(941) 758-4028
LICENSE # CBC1254094

LITTLE RESIDENCE
1001 LONGBOAT KEY CLUB RD
LONGBOAT KEY, FL

REVISION DATE 12/07/2023
ISSUE DATE 07/11/2023
UPPER FLOOR PLUMBING PLAN
SHEET NUMBER A2



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

WALL LEGEND

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

REQUIRED SAFETY GLAZING IN HAZ. LOCATIONS

2406.3 HAZARDOUS LOCATIONS

2406.3 THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:

1. GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
2. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   - 4.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT (0.84 M SQ.).
   - 4.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
   - 4.3. TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   - 4.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
5. ALL GLAZING IN RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURAL BALUSTER PANELS AND NON STRUCTURAL IN-FILL PANELS.
6. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS 1) LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE ON THE POOL SIDE, AND 2) WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE WALKING SURFACE ON THE POOL SIDE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

ROUGH OPENING NOTE:

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

FLOOR PLAN GENERAL NOTES:

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

AREA CALCULATIONS

GROUND FLOOR HABITABLE	3,348 SQ FT
UPPER FLOOR HABITABLE	2,010 SQ FT
TOTAL HABITABLE SPACE	5,358 SQ FT
GARAGE	949 SQ FT
COVERED ENTRY	153 SQ FT
COVERED LANAI	749 SQ FT
FRONT COVERED DECK	153 SQ FT
UPPER COVERED DECK	364 SQ FT
TOTAL UNDER ROOF:	7,726 SQ FT

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1 PERMIT CHANGES	TENJ - 09/08/2023
2 REVISIONS	J KING - 12/21/2023
3 STAIR REVISION	TENJ - 02/20/2024

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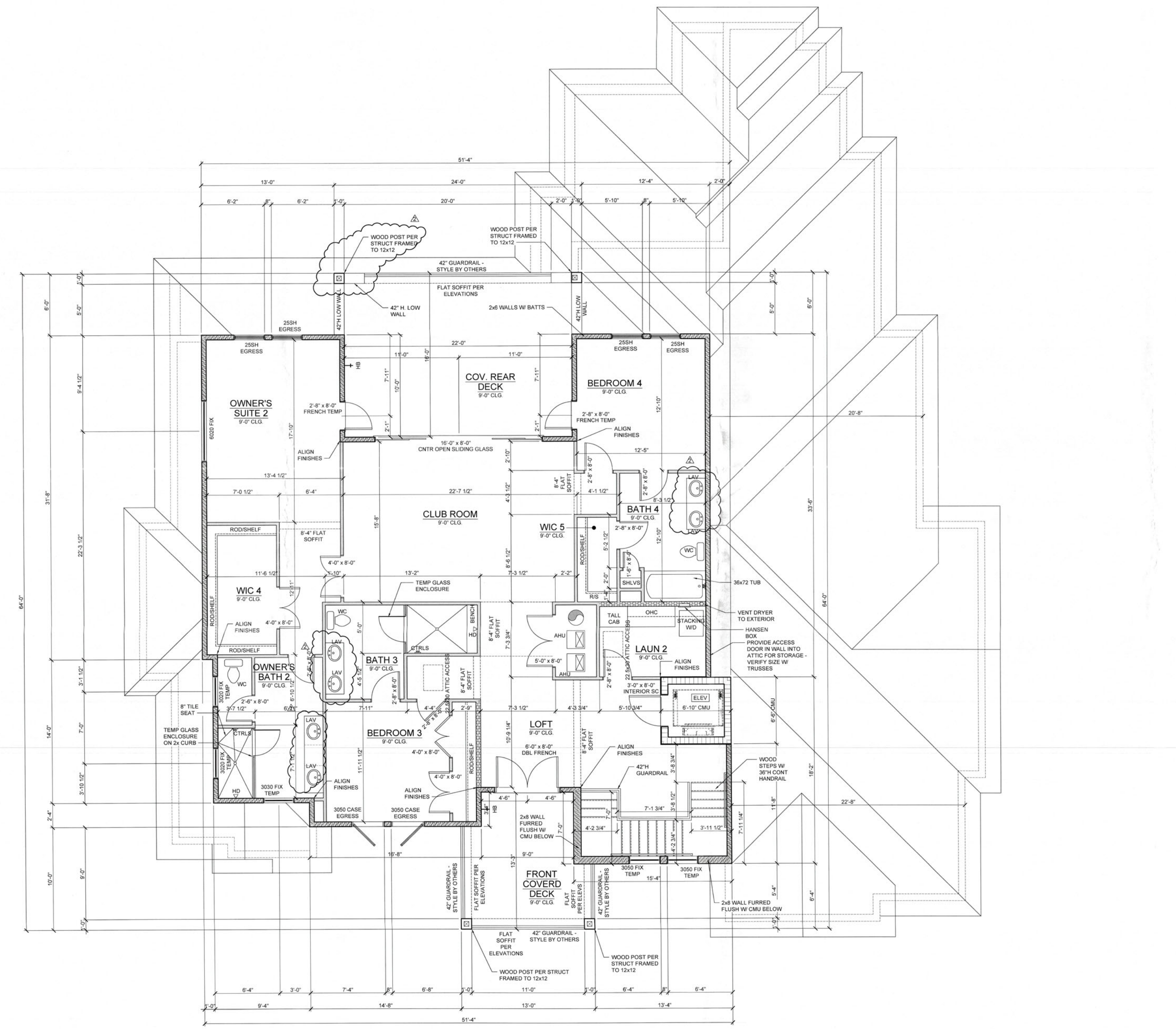
LONGBOAT KEY, FL

REVISION DATE 12/07/2023
ISSUE DATE 07/11/2023
GROUND FLOOR PLAN
SHEET NUMBER A3



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

WALL LEGEND

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

REQUIRED SAFETY GLAZING IN HAZ. LOCATIONS

2406.3 HAZARDOUS LOCATIONS

2406.3 THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:

1. GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
2. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   - 4.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT (0.84 M SQ.).
   - 4.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
   - 4.3. TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   - 4.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
5. ALL GLAZING IN RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURAL BALUSTER PANELS AND NON STRUCTURAL IN-FILL PANELS.
6. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS 1) LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE ON THE POOL SIDE, AND 2) WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE WALKING SURFACE ON THE POOL SIDE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

ROUGH OPENING NOTE:

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

FLOOR PLAN GENERAL NOTES:

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

AREA CALCULATIONS

GROUND FLOOR HABITABLE	3,348 SQ FT
UPPER FLOOR HABITABLE	2,010 SQ FT
TOTAL HABITABLE SPACE	5,358 SQ FT
GARAGE	949 SQ FT
COVERED ENTRY	153 SQ FT
COVERED LANAI	749 SQ FT
FRONT COVERED DECK	153 SQ FT
UPPER COVERED DECK	364 SQ FT
TOTAL UNDER ROOF:	7,726 SQ FT

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

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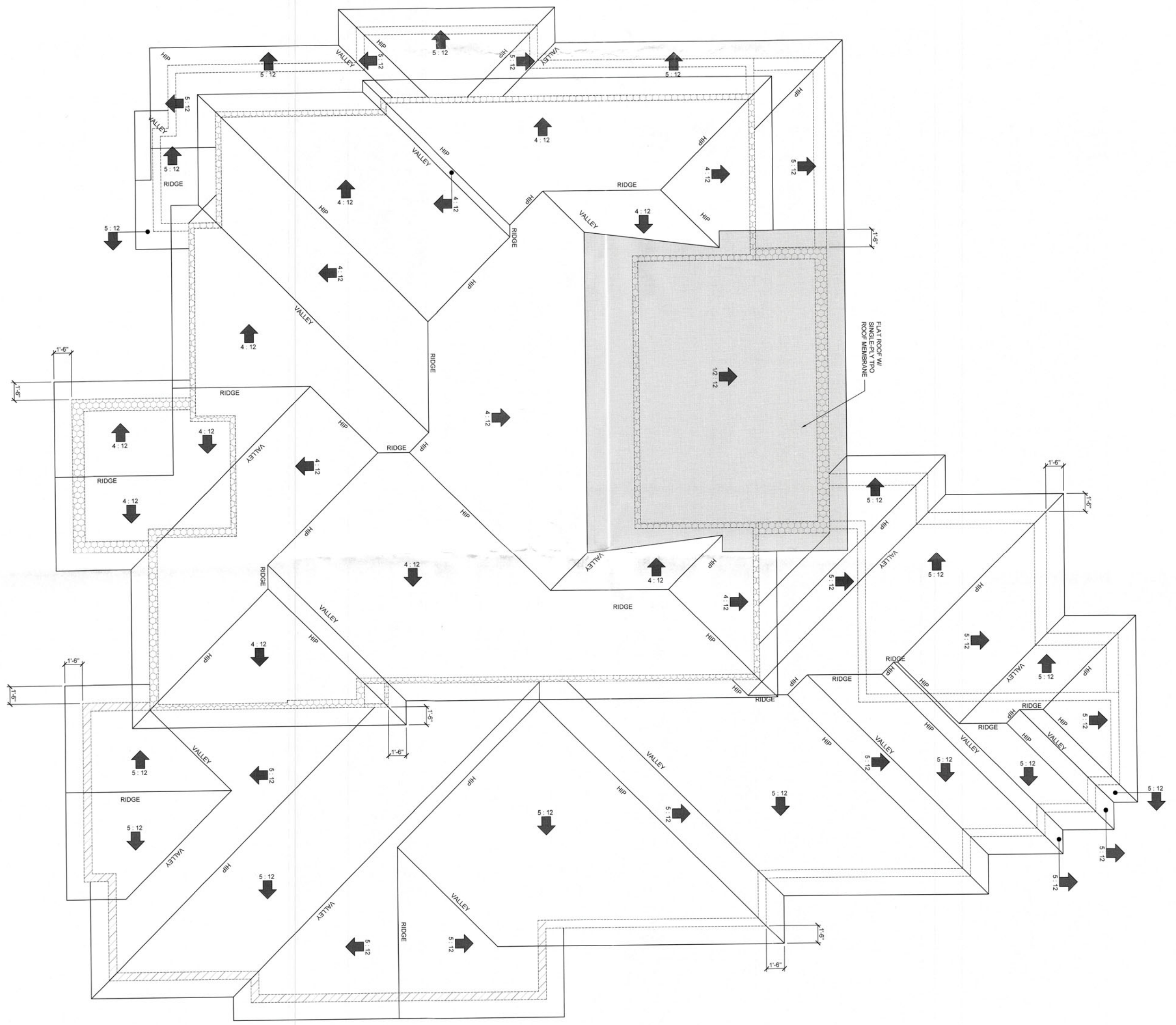
REVISION DATE 12/07/2023
ISSUE DATE 07/11/2023
UPPER FLOOR PLAN
SHEET NUMBER
A4

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



INDICATES BEARING AT 12'-0" (ABV FINISHED FLOOR)
INDICATES BEARING AT 22'-8 3/4" (ABV FINISHED FLOOR)
INDICATES BEARING AT 9'-8" (ABV FINISHED FLOOR)

SHEET NUMBER A5	ROOF LAYOUT	ISSUE DATE 07/11/2023	REVISION DATE 12/07/2023	LITTLE RESIDENCE 1001 LONGBOAT KEY CLUB RD LONGBOAT KEY, FL

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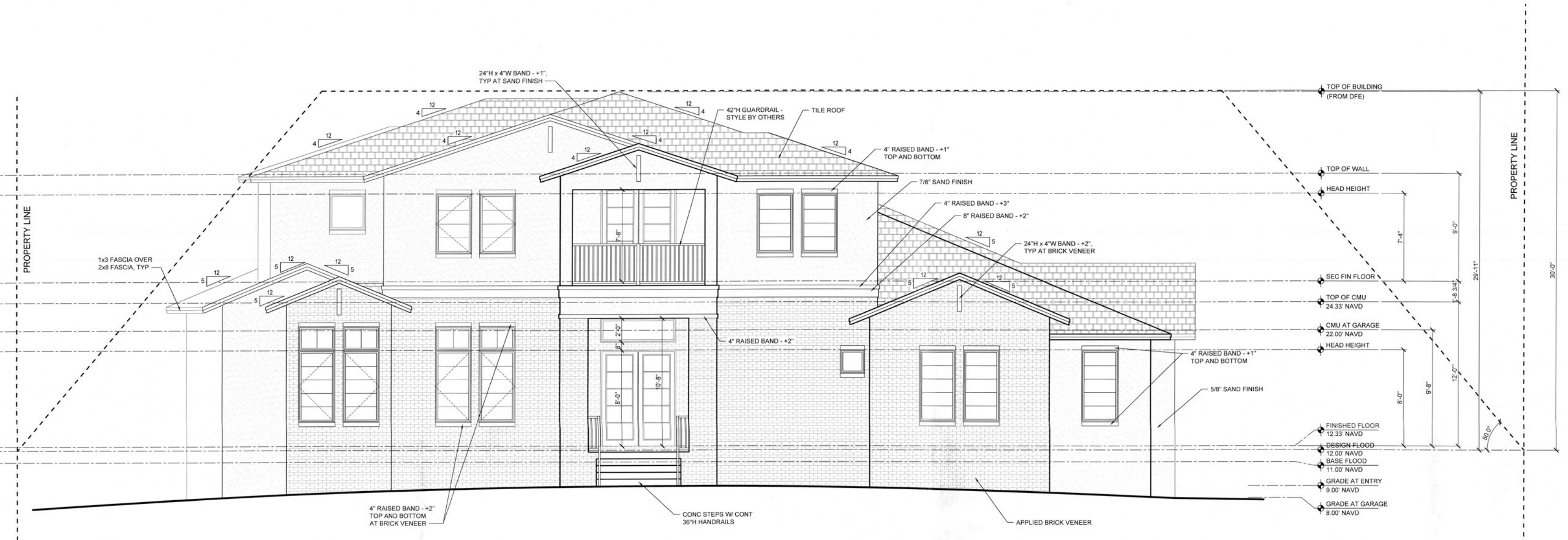
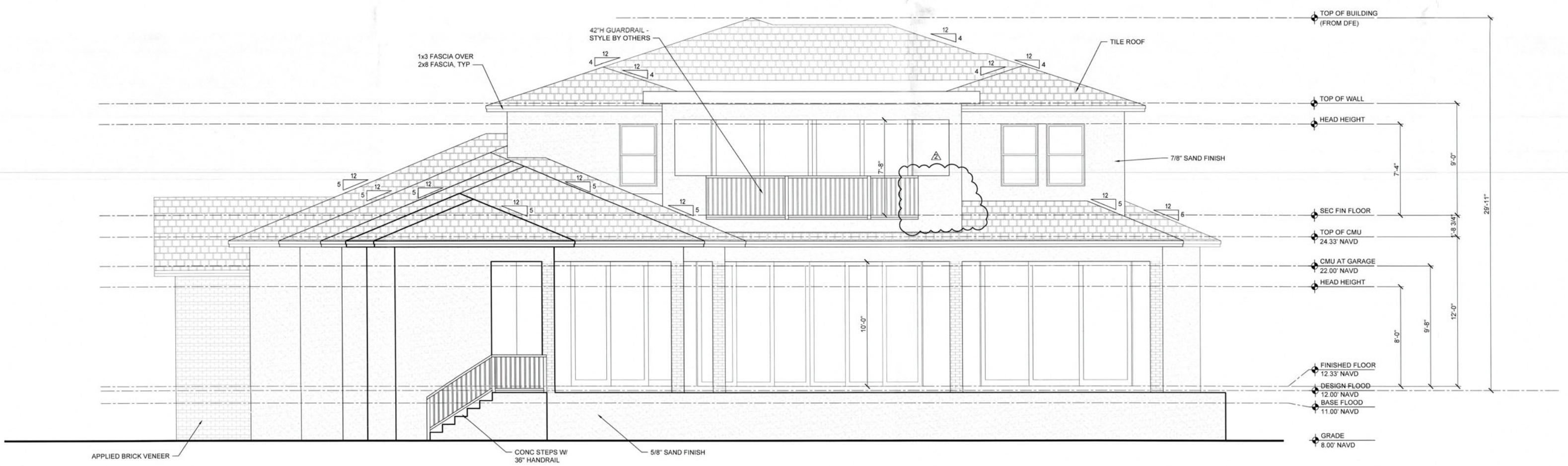


PROPERTY LINE
24"H x 4"W BAND - +1", TYP AT SAND FINISH
42"H GUARDRAIL - STYLE BY OTHERS
TILE ROOF
4" RAISED BAND - +1" TOP AND BOTTOM
7/8" SAND FINISH
4" RAISED BAND - +3"
8" RAISED BAND - +2"
24"H x 4"W BAND - +2", TYP AT BRICK VENEER
1x3 FASCIA OVER 2x8 FASCIA, TYP
4" RAISED BAND - +2"
4" RAISED BAND - +1" TOP AND BOTTOM
5/8" SAND FINISH
4" RAISED BAND - +2" TOP AND BOTTOM AT BRICK VENEER
CONC STEPS W/ CONT 36"H HANDRAILS
APPLIED BRICK VENEER
TOP OF BUILDING (FROM DFE)
TOP OF WALL
HEAD HEIGHT
SEC FIN FLOOR
TOP OF CMU 24.33' NAVD
CMU AT GARAGE 22.00' NAVD
HEAD HEIGHT
FINISHED FLOOR 12.33' NAVD
DESIGN FLOOD 12.00' NAVD
BASE FLOOD 11.00' NAVD
GRADE AT ENTRY 9.00' NAVD
GRADE AT GARAGE 8.00' NAVD
7'-4"
9'-0"
1'-8 3/4"
29'-11"
30'-0"
8'-0"
9'-8"
12'-0"
50'-0"

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



TOP OF BUILDING (FROM DFE)
42"H GUARDRAIL - STYLE BY OTHERS
1x3 FASCIA OVER 2x8 FASCIA, TYP
TILE ROOF
TOP OF WALL
HEAD HEIGHT
7/8" SAND FINISH
SEC FIN FLOOR
TOP OF CMU 24.33' NAVD
CMU AT GARAGE 22.00' NAVD
HEAD HEIGHT
FINISHED FLOOR 12.33' NAVD
DESIGN FLOOD 12.00' NAVD
BASE FLOOD 11.00' NAVD
GRADE 8.00' NAVD
APPLIED BRICK VENEER
CONC STEPS W/ 36" HANDRAIL
5/8" SAND FINISH
7'-8"
10'-0"
7'-4"
9'-0"
1'-8 3/4"
29'-11"
8'-0"
9'-8"
12'-0"

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

EXTERIOR ELEVATION GENERAL NOTES:

1. CEMENT PLASTER FINISH OVER CONCRETE MASONRY SHALL BE 5/8" THICK SMOOTH FINISH PER ASTM 926.
2. CEMENT PLASTER FINISH OVER WOOD FRAMED WALLS SHALL BE 7/8" (3-COAT) SMOOTH FINISH, OVER ASPHALT IMPREGNATED PAPER BACK WIRE LATH, OVER HOUSE WRAP OVER EXTERIOR SHEATHING PER STRUCTURAL DRAWINGS. LATHE TO BE FURRED OUT FROM BACKING BY AN APPROVED METHOD, FBCR 7TH EDITION (2020) R703.6.
3. ELEVATIONS: BANDING, MOLDING, COLUMNS & TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OF RAISED BANDING.
4. WEEP SCREED SHALL BE IN ACCORDANCE WITH FBCR 7TH EDITION (2020) 703.6.2.1
5. ASSUMED AVERAGE STONE DEPTH =2"
6. WHERE A BRICK LEDGE OR STUCCO BAND IS LOCATED ADJACENT TO STONE, MINIMUM THICKNESS OF LEDGE/BAND IS 3" SO THAT LEDGE/BAND IS 1" PROUD OF STONE
7. ALL STONE IS AN APPLIED STONE VENEER - STYLE BY OTHERS

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SHEET NUMBER A6

EXTERIOR ELEVATION GENERAL NOTES:

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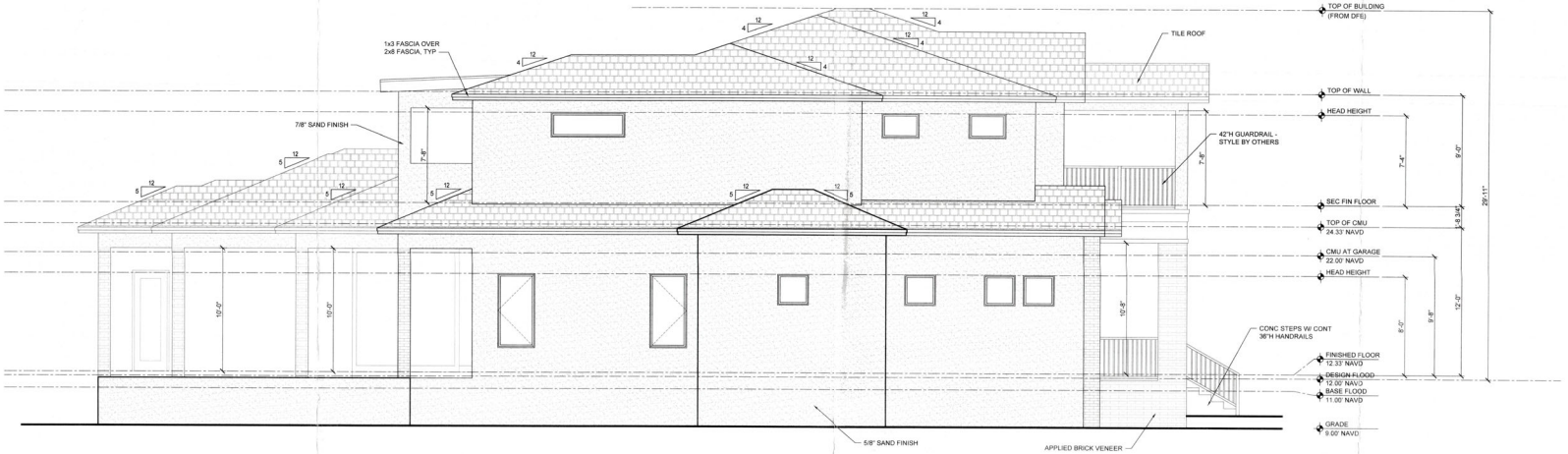
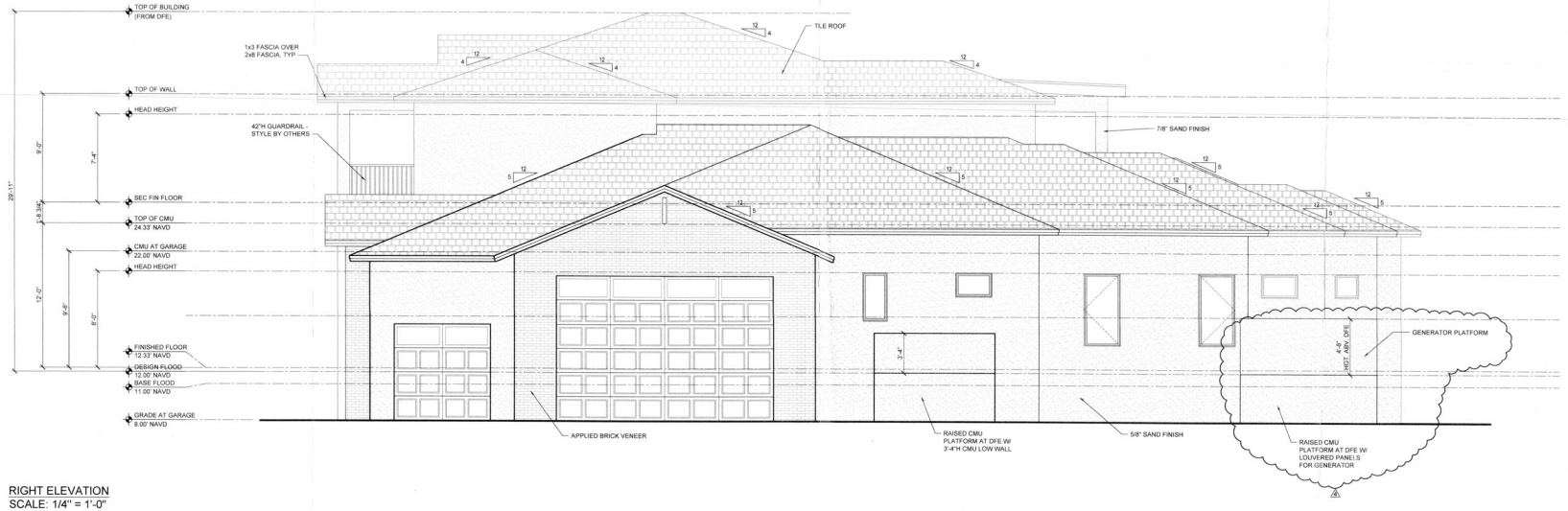
7. ALL STONE IS AN APPLIED STONE VENEER - STYLE BY OTHERS



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



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

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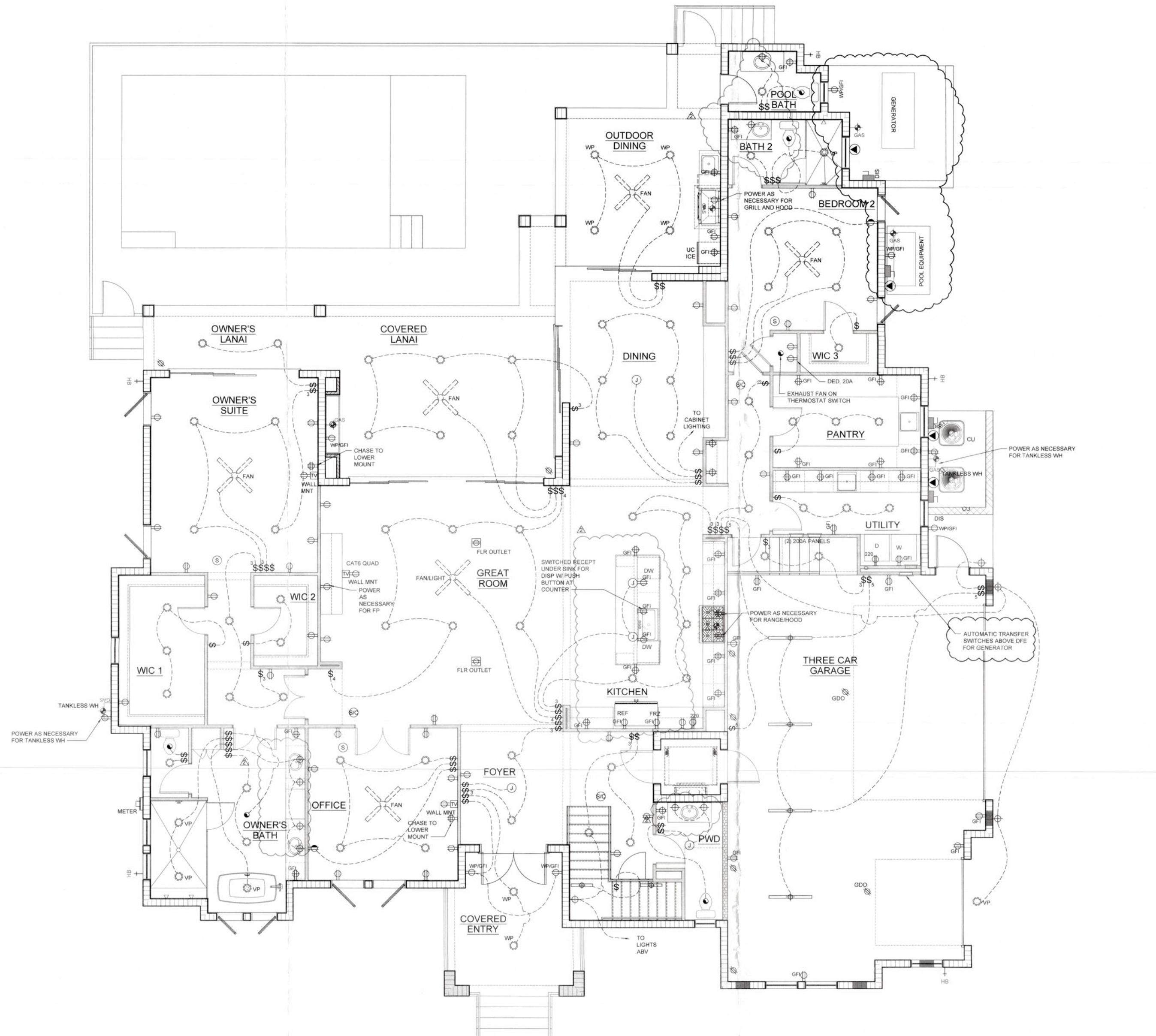
SHEET NUMBER
A7



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

GENERAL ELECTRICAL NOTES:

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE FBC 7TH EDITION (2020), RESIDENTIAL, PART 8-ELECTRICAL (2017 NATIONAL ELECTRIC CODE)

1. PER NEC SECTION 210.12(A) ALL 120V SINGLE PHASE 15- AND 20 AMPERE BRANCH CIRCUITS IN ALL AREAS OF A DWELLING (EXCEPT FOR KITCHEN, BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS): SHALL BE AFCI PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER: COMBINATION TYPE.
2. CARBON MONOXIDE PROTECTION PER FLORIDA STATUTES 553.885 (2). TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM.
3. PER NEC SECTION 210.8(B)(4) ALL 15A & 20A, 125V RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI-PROTECTED.
4. PER NEC SECTION 210.8(B)(5) ALL 15A & 20A, 125V RECEPTACLES INSTALLED WITHIN 6' OF A SINK (IN NON-DWELLING UNIT OCCUPANCIES-i.e. OUTDOOR SUMMER KITCHENS RECEPTACLES) MUST BE GFCI-PROTECTED.
5. PER NEC SECTION 406.8(B)(1) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AND ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT.
6. PER NEC SECTION 406.11 IN DWELLING UNITS, ALL 15A & 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.
7. PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATIONS OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT.
8. PER NEC SECTIONS R3.14.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EA SLEEPING AREA.
9. ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER FBC 7TH EDITION (RESIDENTIAL) 314.1. GC TO INSTALL: KIDDE MODEL # I4618A SMOKE ALARM, OR APPROVED EQUAL.
10. VERIFY ALL LOW VOLTAGE LOCATIONS INCLUDING, BUT NOT LIMITED TO, TV, DATA, USB, SPEAKER, AND ALARM SYSTEMS PRIOR TO INSTALLATION.
11. ALL RECESSED LIGHTING TO BE LED
12. ALL TASK AND ACCENT LIGHTING AT CABINETS (ABOVE, BELOW, AND INSIDE) TO BE LED.
13. ALL STRIP FIXTURE (SUCH AS IN GARAGE) SHALL BE LED TYPE LIGHTING.
14. VERIFY LIGHTING COLOR OF LED FIXTURE (COOL, DAYLIGHT, ETC) WITH OWNER PRIOR TO INSTALLATION.
15. VERIFY WIRELESS DATA REQUIREMENTS WITH OWNER AND LOCATION/NUMBER OF WIRELESS ACCESS POINTS.
16. ALL HANGING FIXTURE, RECESSED LIGHTING, CEILING MOUNTED LIGHTS, AND SCONCES TO BE ON DIMMERS. VERIFY ALL SWITCHING REQUIREMENTS PRIOR TO INSTALLATION
17. WALL MOUNT TV PACKAGE TO HAVE HDMI CABLE, (1) DUPLEX RECPT, (1) CAT 5, (1) RG6 & PLYWOOD BACKING.
18. VERIFY REQUIREMENT FOR EXTERIOR RECEPTACLES OR LIGHTING AT LANDSCAPING. VERIFY LOCATION OF SWITCHING (IF REQUIRED) WITH OWNER.
19. ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO AC EQUIPMENT, WATER HEATERS, RECEPTACLES, SWITCHES, LIGHTING, PANELS, AND TIMERS TO BE INSTALLED AT OR ABOVE THE NOTED DESIGN FLOOD ELEVATION.
20. PER FEMA TECH BULLETIN #9 - UTILITIES, INCLUDING ELECTRICAL WIRING, BREAKER BOXES, POWER METERS, PLUMBING, CONDUITS, AND VENTILATION DUCTS, SHALL NOT BE PLACED IN OR ATTACHED TO BREAKAWAY WALL PANELS. BUILDING SUPPLY LINES AND OTHER UTILITY FIXTURES, SUCH AS LIGHT SWITCHES OR ELECTRICAL OUTLETS, MAY BE ATTACHED TO THE SHELTERED SIDE OF VERTICAL FOUNDATION MEMBERS AS ALLOWED BY APPLICABLE BUILDING CODES AND FLOODPLAIN MANAGEMENT REGULATIONS (WHICH GENERALLY REQUIRE THAT UTILITIES BE ELEVATED ABOVE THE BFE). IF UTILITY LINES MUST BE ROUTED INTO OR OUT OF AN ENCLOSURE, ONE OR MORE OF THE WALLS SHALL BE CONSTRUCTED WITH A UTILITY BLOCKOUT (SEE FIGURES 13 AND 14). UTILITY LINES THAT PASS THROUGH THE BLOCKOUT SHALL BE INDEPENDENT OF THE WALLS AND THEREFORE WILL NOT BE DAMAGED IF THE WALL PANELS BREAK AWAY.

ELECTRICAL SYMBOL KEY

Symbol	Description
LIGHT FIXTURES	
	CEILING SURFACE MOUNT LIGHT
	6" RECESSED CAN LIGHT
WP	6" RECESSED CAN LIGHT WATERPROOF
	6" RECESSED CAN LIGHT - WALL WASH
	4" Ø OR 4" SQ RECESSED JUNCTION BOX FOR HANGING FIXT.
	CEILING (RECESSED) MNTD EXHAUST FAN - 12x12 HOUSING
	WALL MNTD JUNCTION BOX FOR SCONCE
	WALL MOUNT LIGHT
VP	4" RECESSED CAN LIGHT - VAPOR PROOF
	24" SURFACE MOUNTED FLUORESCENT LIGHT
	FLOOD LIGHTS (SINGLE OR MULTIPLE)
FAN	CEILING FAN ONLY
FAN/LIGHT	CEILING FAN / LIGHT COMBINATION
	48" SURFACE MOUNTED FLUORESCENT LIGHT
OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
WP/GFI	WATERPROOF GFI OUTLET
	SWITCHED 1/2 HOT DUPLEX OUTLET
220	220V OUTLET
USB	USB OUTLET
GFI	COUNTER HEIGHT GFI OUTLET
	QUADRUPLEX OUTLET
	TELEPHONE OUTLET
	DATA (NETWORK) OUTLET
	SPECIAL PURPOSE OR DEDICATED CIRCUIT
	CEILING MOUNTED DUP. OUTLET
	FLOOR MOUNTED DUP. OUTLET
SWITCHES	
$	SINGLE POLE SWITCH
$ 3	THREE-WAY SWITCH
$ 4	FOUR-WAY SWITCH
DIS	ELECTRICAL DISCONNECT
MISC FIXTURES	
C	SURFACE MOUNTED CARBON MONOXIDE DETECTOR
S	SURFACE MOUNTED SMOKE DETECTOR
C/S	SURFACE MOUNTED CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBINATION
	ELECTRIC METER
PANEL	ELECTRICAL PANEL
	DOOR BELL CHIME
	DOOR BELL PUSH BUTTON

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REVISION DATE 12/07/2023
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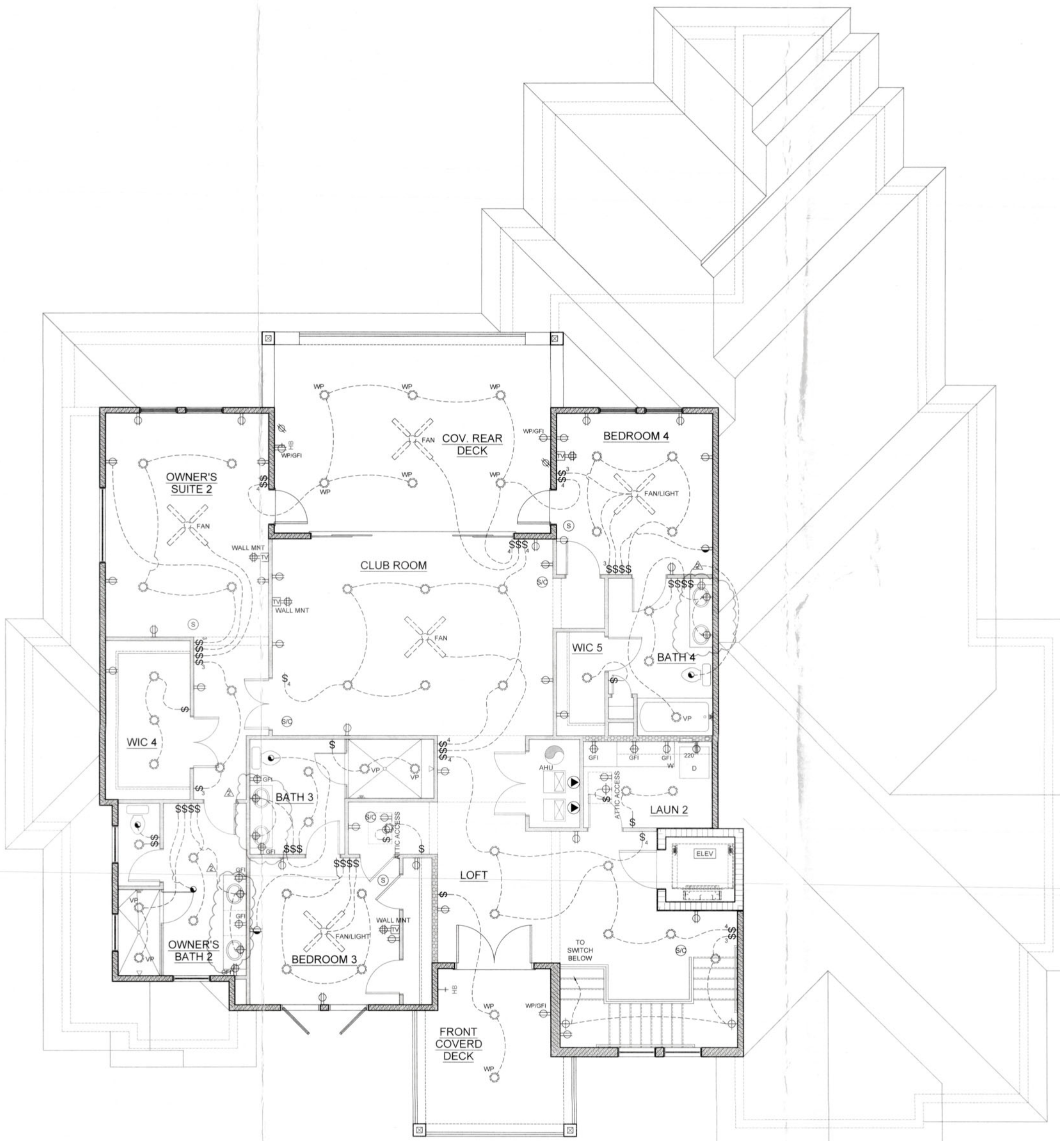
GROUND FLOOR ELECTRICAL LAYOUT
SHEET NUMBER E1



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

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2. CARBON MONOXIDE PROTECTION PER FLORIDA STATUTES 553.885 (2). TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM.
3. PER NEC SECTION 210.8(B)(4) ALL 15A & 20A, 125V RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI-PROTECTED.
4. PER NEC SECTION 210.8(B)(5) ALL 15A & 20A, 125V RECEPTACLES INSTALLED WITHIN 6' OF A SINK (IN NON-DWELLING UNIT OCCUPANCIES-i.e. OUTDOOR SUMMER KITCHENS RECEPTACLES) MUST BE GFCI-PROTECTED.
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12. ALL TASK AND ACCENT LIGHTING AT CABINETS (ABOVE, BELOW, AND INSIDE) TO BE LED.
13. ALL STRIP FIXTURE (SUCH AS IN GARAGE) SHALL BE LED TYPE LIGHTING.
14. VERIFY LIGHTING COLOR OF LED FIXTURE (COOL, DAYLIGHT, ETC) WITH OWNER PRIOR TO INSTALLATION.
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ELECTRICAL SYMBOL KEY

LIGHT FIXTURES
- CEILING SURFACE MOUNT LIGHT
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- 6" RECESSED CAN LIGHT WATERPROOF
- 6" RECESSED CAN LIGHT - WALL WASH
- 4" Ø OR 4" SQ RECESSED JUNCTION BOX FOR HANGING FIXT.
- CEILING (RECESSED) MNTD EXHAUST FAN - 12x12 HOUSING
- WALL MNTD JUNCTION BOX FOR SCONCE
- WALL MOUNT LIGHT
- 4" RECESSED CAN LIGHT - VAPOR PROOF
- 24" SURFACE MOUNTED FLUORESCENT LIGHT
- FLOOD LIGHTS (SINGLE OR MULTIPLE)
- FAN — CEILING FAN ONLY
- FAN/LIGHT — CEILING FAN / LIGHT COMBINATION
- 48" SURFACE MOUNTED FLUORESCENT LIGHT

OUTLETS
- DUPLEX OUTLET
- GFI OUTLET
- WP/GFI — WATERPROOF GFI OUTLET
- SWITCHED 1/2 HOT DUPLEX OUTLET
- 220 — 220V OUTLET
- USB — USB OUTLET
- GFI — COUNTER HEIGHT GFI OUTLET
- QUADRUPLEX OUTLET
- TELEPHONE OUTLET
- DATA (NETWORK) OUTLET
- SPECIAL PURPOSE OR DEDICATED CIRCUIT
- CEILING MOUNTED DUP. OUTLET
- FLOOR MOUNTED DUP. OUTLET

SWITCHES
- $ — SINGLE POLE SWITCH
- $3 — THREE-WAY SWITCH
- $4 — FOUR-WAY SWITCH
- DIS — ELECTRICAL DISCONNECT

MISC FIXTURES
- SURFACE MOUNTED CARBON MONOXIDE DETECTOR
- SURFACE MOUNTED SMOKE DETECTOR
- SURFACE MOUNTED CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBINATION
- ELECTRIC METER
- PANEL — ELECTRICAL PANEL
- DOOR BELL CHIME
- DOOR BELL PUSH BUTTON

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

Jking DESIGNS
1385 5th Street
Sarasota, FL 34236
(O) 941.465.0036

REVISIONS
2 J KING - 12/21/2023

YODER HOMES REMODELING
500 CENTRAL AVE,
SARASOTA, FL 34236
(941) 758-4028
LICENSE # CBC1254094

LITTLE RESIDENCE
1001 LONGBOAT KEY CLUB RD
LONGBOAT KEY, FL

REVISION DATE 12/07/2023
ISSUE DATE 07/11/2023
UPPER FLOOR ELECTRICAL LAYOUT
SHEET NUMBER E2

DESIGN CRITERIA

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
- FLORIDA BUILDING CODE - RESIDENTIAL, 7TH EDITION (2020)
- ASCE/SEI 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES"

WIND (C_d = 1.60)

WIND SPEED (MPH)	160(ULT)/ 124(ASD)
EXPOSURE CATEGORY	D
ENCLOSURE CLASSIFICATION	ENCLOSED
OCCUPANCY	RESIDENTIAL
RISK CATEGORY	II
WIND BOURNE DEBRIS	YES

SNOW (C_d = 1.15)

GROUND SNOW LOAD (p_g)	0 psf

SEISMIC (C_d = 1.60)

RISK CATEGORY	II
SEISMIC DESIGN CATEGORY (SDC)	B
SITE CLASS	D

RAIN LOAD DATA

RAIN INTENSITY, *i* (IN/HR)	4.5

FLOOR LOADING (C_d = 1.00)

	TC LL	TC DL	BC LL	BC DL
BALCONIES/DECKS	60 psf	10 psf	0 psf	5 psf
GAME ROOMS	60 psf	10 psf	0 psf	5 psf
ALL OTHER AREAS	40 psf	10 psf	0 psf	5 psf

ROOF LOADING (C_d = 1.25)

	TC LL	TC DL	BC LL	BC DL
SHINGLE/METAL	20 psf	7 psf	10 psf *	5 psf
TILE	20 psf	15 psf	10 psf *	5 psf

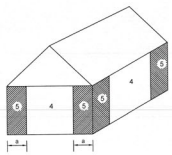
* BC LL NON-CONCURRENT W/ OTHER LL's. INCREASE BC LL TO 20psf IN ATTIC AREAS W/ STORAGE

DEFLECTION CRITERIA

FLOOR:	LL	L/360
	TL	L/240
ROOF:	LL	L/240
	TL	L/180
WALLS:	WIND	L/360 (STUCCO)
	WIND	L/240 (BRITTLE)
	WIND	L/180 (FLEXIBLE)

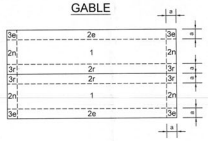
C&C DESIGN PRESSURES (ASD)

LOCATION	AREA (SF)	INTERIOR ZONE 4 (psf)		END ZONE 5 (psf)	
WALLS, WINDOWS, & DOORS	10	+44.86	-48.66	+44.86	-60.07
	20	+42.84	-46.64	+42.84	-56.02
	50	+40.17	-43.97	+40.17	-50.68
	100	+38.15	-41.95	+38.15	-46.64
	200	+36.13	-39.93	+36.13	-42.60
	1000	+33.45	-37.26	+33.45	-37.26
16FT GARAGE DOOR				+36.13	-42.60
SOFFITS		+44.86	-48.66	+44.86	-60.07
ALLOWABLE PRESSURES (ASD)=0.6*ULT					a=4FT

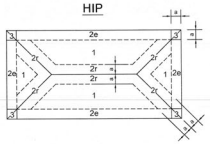


WALL ZONES (GENERIC BUILDING SHOWN)

GABLE



HIP



ROOF ZONES (GENERIC BUILDING SHOWN)

GABLE ROOF-C&C DESIGN PRESSURES (ASD)

LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 & 2e (psf)	ZONE 2n (psf)	ZONE 2r (psf)	ZONE 3e (psf)	ZONE 3r (psf)
ROOF	0-10	+27.20	-63.87	-101.88	-101.88	-101.88	-118.88
	11-20	+24.50	-63.87	-89.23	-89.23	-89.23	-100.10
	21-50	+20.94	-54.86	-72.51	-72.51	-72.51	-75.27
	51+	+18.25	-80.09	-99.77	-99.77	-99.77	-125.45
OVERHANGS	0-10	- -	-82.88	-120.89	-120.89	-143.70	-163.41
	11-20	- -	-82.88	-113.11	-113.11	-125.21	-146.69
	21-50	- -	-80.44	-102.82	-102.82	-100.77	-124.59
	50+	- -	-78.60	-95.03	-95.03	-82.29	-107.86
ALLOWABLE PRESSURES (ASD)=0.6*ULT							a=4FT

HIP ROOF-C&C DESIGN PRESSURES (ASD)

LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 (psf)	ZONE 2e (psf)	ZONE 2r (psf)	ZONE 3 (psf)
ROOF	0-10	+33.45	-60.07	-82.88	-82.88	-82.88
	11-20	+28.88	-53.20	-74.08	-74.08	-74.08
	21-50	+22.83	-44.12	-62.45	-62.45	-62.45
	51+	+18.25	-37.26	-53.66	-53.66	-53.66
OVERHANGS	0-10	- -	-78.67	-99.86	-99.86	-119.58
	11-20	- -	-77.88	-95.93	-95.93	-106.69
	21-50	- -	-76.84	-90.74	-90.74	-89.65
	50+	- -	-76.06	-86.81	-86.81	-76.76
ALLOWABLE PRESSURES (ASD)=0.6*ULT						a=4FT

GENERAL NOTES

CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY" (2014)
2. MIXING AND DELIVERY OF CONCRETE SHALL COMPLY WITH ACI 318, ACI 301, AND ASTM C94. CONCRETE SLUMP NOT TO EXCEED 6" IN ACCORDANCE WITH ASTM C143
3. CONCRETE SHALL MEET THE MIN COMPRESSIVE STRENGTH (f'c) AT 28 DAYS AS FOLLOWS:
   a. SLABS ON GROUND AND FOOTINGS f'c = 2,500 psi
   b. STRUCTURAL WALLS, BEAMS, AND COLUMNS f'c = 3,000 psi
4. STEEL REINFORCING FOR FOOTINGS SHALL COMPLY WITH ASTM A615 DEFORMED BARS AND HAVE A MIN YIELD STRENGTH OF 60,000 psi (GRADE 60)
5. SEE FOUNDATION PLAN AND DETAILS FOR ALL ADDITIONAL CONCRETE AND REINF REQUIREMENTS AND SPECIFICATIONS
6. SLABS ON GROUND SHALL BE REINFORCED PER ONE OF THE FOLLOWING METHODS:
   a. 6x6 W1.4xW1.4 WWF SHALL PLACED IN THE MIDDLE TO UPPER THIRD OF THE SLAB, SUPPORTED AT A MAX 3FT SPACING, AND SHALL CONFORM TO ASTM A1064/A1064M. EDGES SHALL BE LAPPED A MINIMUM OF 8"
   b. SYNTHETIC FIBER REINFORCEMENT - FIBER LENGTH BETWEEN ½"-2¼". DOSAGE AMOUNTS SHALL BE 0.75-3.0 POUNDS PER CUBIC YARD IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SHALL COMPLY W/ ASTM C116

SOILS

1. ALL SLABS ON GROUND AND FOOTINGS HAVE BEEN DESIGNED ASSUMING NON-EXPANSIVE SOIL WITH A MIN ALLOWABLE SOIL CAPACITY OF 2,000 psf
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A SOILS INVESTIGATION REPORT FROM A LICENSED GEOTECHNICAL ENGINEER AND SHALL NOTIFY EOR IF ANY SOIL CONDITIONS DIFFER FROM THE ASSUMPTIONS STATED ON THIS PLAN SET
3. FDN'S SHALL BE FULLY SUPPORTED BY UNDISTURBED NATURAL SOILS OR STRUCTURAL COMPACTED FILL FREE OF ORGANICS, DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.
4. STRUCTURAL COMPACTED FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. ALL FILL GREATER THAN 12" IN DEPTH SHALL BE INSPECTED FOR PROPER COMPACTION PRIOR TO CONCRETE POUR IN ACCORDANCE WITH ASTM D1557
5. SOILS SHALL BE TREATED FOR SUBTERRANEAN TERMITES OR BY OTHER CODE APPROVED TERMITE PREVENTION METHOD AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. SLABS ON GROUND SHALL BE PLACED OVER A MIN 6-MIL (0.006") POLYETHYLENE VAPOR RETARDER, ALL JOINTS SHALL BE LAPPED A MINIMUM OF 6"

MASONRY

1. ALL MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE CONSTRUCTED IN ACCORDANCE TO TMS 402 (2016)
2. ALL CMU SHALL CONFORM TO ASTM C90 AND BE NORMAL WEIGHT W/ MIN COMPRESSIVE STRENGTH OF 2,000 psi (f'm = 1,500 psi)
3. ALL MASONRY SHALL BE LAID IN RUNNING BOND PATTERN W/ FULL MORTAR BEDS
4. MORTAR SHALL CONFORM TO ASTM C270 AND SHALL BE TYPE M OR TYPE S WITH MIN COMPRESSIVE STRENGTH OF 2,000 psi AT 28 DAYS.
5. ALL GROUT USED IN MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C476. GROUT SHALL HAVE THE MIN COMPRESSIVE STRENGTH OF 2,000 psi AT 28 DAYS. GROUT SLUMP SHALL BE BETWEEN 8"-11"
6. STEEL REINFORCING FOR MASONRY SHALL COMPLY WITH ASTM 615 DEFORMED BARS AND HAVE A MINIMUM YIELD STRENGTH OF 60,000 psi (GRADE 60)
7. ALL MASONRY STEMWALL FOUNDATIONS AND WALL CELLS CONTAINING VERTICAL REINF SHALL BE GROUT FILLED SOLID
8. PRE-CAST LINTELS SHALL BE PROVIDED ABOVE ALL OPENINGS, TEMPORARY SHORING SHALL BE PROVIDED BY CONTRACTOR FOR ALL LINTEL SPANS 6FT OR GREATER

WOOD FRAMING

1. ALL WOOD AND WOOD-BASED PRODUCTS HAS BEEN DESIGNED IN ACCORDANCE WITH NDS FOR WOOD CONSTRUCTION AND NDS SUPPLEMENT (2018)
2. ALL STRUCTURAL SAWN LUMBER AND ENGINEERED WOOD PRODUCT SHALL BE IDENTIFIED BY GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY
3. ALL STRUCTURAL WOOD OR WOOD-BASED MEMBERS IN CONTACT WITH SOIL, CONCRETE, MASONRY, OR EXPOSED TO WEATHER SHALL BE PT ACCORDING TO AWPA U1 AND/OR AWPA M4, BASED ON INTENDED USE.
4. REFERENCE FBC2304.10.1 FOR CODE PRESCRIBED CONNECTIONS. ALL FRAMING CONNECTIONS SPECIFIED ON PLAN ARE IN ADDITION TO THESE MIN CODE REQUIREMENTS

PRE-ENGINEERED WOOD TRUSSES

1. ALL PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI 1 (2014)
2. ALL TRUSSES SHALL BE PREPARED BY A DELEGATED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND SHALL MEET OR EXCEED THE MIN DESIGN CRITERIA SPECIFIED ON THESE PLANS
3. ALL TRUSS-TO-TRUSS, MULTI-PLY TRUSS CONNECTIONS, AND BEAMS PROVIDED WITHIN THE ROOF AND/OR FLOOR SYSTEM ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER AND SHALL BE SUBMITTED FOR APPROVAL TO THE EOR PRIOR TO FABRICATION
4. TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE WITH THE SBCA BCSI "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES"
5. ALL TRUSS UPLIFT REACTIONS & UPLIFT CONNECTORS REQ HAVE BEEN CALCULATED BY THE EOR, CONNECTORS SPECIFIED ON THIS PLAN SET SUPERCEDE CONNECTORS & UPLIFTS SHOWN ON TRUSS MANUFACTURER'S SHOP DRAWINGS
6. CONTACT EOR IF TRUSS CONSTRUCTION DOCUMENTS PROVIDED BY TRUSS MANUFACTURER DIFFERS FROM THE LAYOUT SHOWN ON THIS PLAN SET

ROOF, FLOOR, & WALL SHEATHING

1. ALL WOOD STRUCTURAL PANEL SHEATHING SHALL CONFORM TO DOC PS 1 OR DOC PS 2
2. PANELS SHALL BE IDENTIFIED FOR GRADE, BOND CLASSIFICATION, AND PERFORMANCE CATEGORY BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY
3. SEE FRAMING NOTES FOR SHEATHING THICKNESS, SPAN RATING, FASTENING, AND BLOCKING REQUIREMENTS
4. ALL SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION (STRENGTH AXIS) PERPENDICULAR TO SUPPORTS UNO ON PLAN

WATERPROOFING

1. DESIGN AND INSTALLATION OF ALL WATERPROOFING, FLASHING, AND ROOF/WALL COVERING ASSEMBLIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ARCHITECT OF RECORD.

NAIL SIZES

SPECIFICATION	DIAMETER (Ø)	LENGTH
8d COMMON	0.131"	2 ½"
RSRS-01	0.113"	2 ⅜"
RSRS-03	0.131"	2 ½"
10d x 1 ½"	0.148"	1 ½"
10d	0.131"	3"
10d COMMON	0.148"	3"
16d SINKER	0.148"	3 ¼"
16d COMMON	0.162"	3 ½"

NOTE: ALL CONNECTIONS ON PLAN SHALL BE W/ 10d, UNO

METAL CONNECTOR SCHEDULE

SIMPSON	USP	QUICK-TIE	CONNECTION AT MEMBER	ANCHORAGE
H2.5T	RT7	HA6	(5) 8d x 1 ½" EACH END	- -
H8	RT8A	HA8	(5) 10d x 1 ½" EACH END	- -
MTS12	MTW12	CSMTS12	(7) 10d x 1 ½" EACH END	- -
HTS20	HTW20	CSHTS20	(11) 10d x 1 ½" EACH END	- -
LGT3-SDS2.5	LUGT3	CSLGT3	(12) ¼"x2 ½" SDS (WS25) TO GIRDER	(26) 16d SINKERS TO STUDS
LGT4-SDS3	LUGT4	CSLGT4	(16) ¼"x3" SDS (WS3) TO GIRDER	(30) 16d SINKERS TO STUDS
MSTA24	MSTA24	CSMS24	(9) 10d COMMON EACH END	- -
MSTA36	MSTA36	CSMS36	(13) 10d COMMON EACH END	- -
CS18	CS20	CS18-200	(9) 10d COMMON EACH END	- -
DTT2Z	DTB-TZ	HDTT	(8) ¼" x 1 ½" WOOD SCREWS	½" Ø x 4 ½" SCREW ANCHOR OR EMBED
HTT4	HTT45	HDTT45	(18) 16d x 2 ½"	⅝" Ø ANCHOR W/ 6" EMBED
HTT5	HTT45	HDTT45	(26) 16d x 2 ½"	⅝" Ø ANCHOR W/ 6" EMBED
ABU44Z	PAU44	PBA44	(12) 16d COMMON	⅝" Ø ANCHOR W/ 7" EMBED
ABU66Z	PAU66	PBA66	(12) 16d COMMON	⅝" Ø ANCHOR W/ 7" EMBED

NOTES:
1. ALL CONNECTORS SPECIFIED PER SIMPSON STRONG-TIE "WOOD CONSTRUCTION CONNECTORS" CATALOG (2021-2023), USP "STRUCTURAL CONNECTORS," 60TH EDITION (2022), & QUICK-TIE "PRODUCT CATALOG" (FALL 2021)
2. ALL CONNECTORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
3. ANY CONNECTORS NOT SPECIFIED IN TABLE ABOVE, SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS
4. POSITIVE PLACEMENT GUN NAILS W/ EQUAL DIAMETER & MIN 2 ½" LONG MAY BE USED ILO COMMON NAILS ON CS18 STRAPS, MSTA STRAPS, AND ABU POST BASE ANCHORS
5. PLAN SPECIFIED CONNECTORS MAY BE SUBSTITUTED W/ EQUAL OR GREATER ALTERNATIVE AS DETERMINED BY PRODUCT MANUFACTURER
6. ALL POST-INSTALLED AND EMBED ANCHORS IN CONCRETE SHALL BE INSTALLED W/ SIMPSON SET-XP, AT-XP, QUICK-TIE QE-1, OR EQUIVALENT
7. FASTENERS, CONNECTORS, AND ACCESSORIES IN CONTACT WITH PT WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
8. IF FOR EXTERIOR USE OR WITH ACQ/CA/MCA TREATED WOOD, CONNECTORS & FASTENERS SHALL BE HOT-DIPPED GALVANIZED, G-185 (Z-MAX), OR STAINLESS STEEL

SHEET INDEX

ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
ADDT	ADDITIONAL
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	THE ENGINEERED WOOD ASSOCIATION
ARCH	ARCHITECTURAL DRAWINGS
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASD	ALLOWABLE STRESS DESIGN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATR	ALL-THREAD ROD
AWPA	AMERICAN WOOD PROTECTION ASSOCIATION
BC	BOTTOM CHORD
BCSI	BUILDING COMPONENT SAFETY INFORMATION
BRG	BEARING
C&C	COMPONENTS & CLADDING
CLG	CEILING
CONC	CONCRETE
C_D	LOAD DURATION FACTOR
CONT	CONTINUOUS
CONV	CONVENTIONAL
CMU	CONCRETE MASONRY UNIT
DBL	DOUBLE
DIAG	DIAGONAL
DL	DEAD LOAD
DOC	DEPARTMENT OF COMMERCE
EOR	ENGINEER OF RECORD
EW	EACH WAY
EWP	ENGINEERED WOOD PRODUCT
f'c	CONCRETE COMPRESSIVE STRENGTH
FBC	FLORIDA BUILDING CODE
FDN	FOUNDATION
FFE	FINISHED FLOOR ELEVATION
f'm	MASONRY COMPRESSIVE STRENGTH
FRC	FLORIDA RESIDENTIAL CODE
FT	FEET
FTG	FOOTING
GC$_{pi}$	INTERNAL PRESSURE COEFFICIENT
HDR	HEADER
HGT	HEIGHT
ILO	IN LIEU OF
ksi	KIPS PER SQUARE INCH
LL	LIVE LOAD
LSL	LAMINATED STRAND LUMBER (1.55E- 1 ⅜" WIDE PLIES UNO)
LVL	LAMINATED VENEER LUMBER (2.0E- 1 ¾" WIDE PLIES UNO)
MAX	MAXIMUM
MIN	MINIMUM
NDS	NATIONAL DESIGN SPECIFICATION
No.	NUMBER
OC	ON CENTER
OSB	ORIENTED STRAND BOARD
PERP	PERPENDICULAR
PLT	PLATE
psf	POUNDS PER SQUARE FOOT
psi	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REINF	REINFORCEMENT
REQ	REQUIRED
RSRS	ROOF SHEATHING RING SHANK
SBCA	STRUCTURAL BUILDING COMPONENTS ASSOCIATION
SEI	STRUCTURAL ENGINEERING INSTITUTE
SF	SQUARE FEET (AREA)
SIM	SIMILAR TO DETAIL/CALLOUT
SPF	SPRUCE PINE FIR
SW	SHEARWALL
SYP	SOUTHERN YELLOW PINE
TC	TOP CHORD
TL	TOTAL LOAD
TMS	THE MASONRY SOCIETY
TOP	TOP OF PLATE
TOM	TOP OF MASONRY
TPI	TRUSS PLATE INSTITUTE
TYP	TYPICAL
ULT	ULTIMATE
UNO	UNLESS NOTED OTHERWISE
W/	WITH
W/O	WITHOUT
WSP	WOOD STRUCTURAL PANEL
WWF	WELDED WIRE FABRIC

YODER & HOMES REMODELING
You Can Trust Our Experience

LITTLE RESIDENCE
1001 LONGBOAT CLUB ROAD
LONGBOAT KEY, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
23-0736

SHEET NUMBER
S0.0

SHEET NAME
GENERAL NOTES

REVISIONS

DATE	DESCRIPTION

DESIGNED
BDP

REVIEWED
AKR

Russell Rowland
13241 BARTRAM PARK BLVD #601
JACKSONVILLE, FL 32258
P 904-503-3283 RUSSROW.COM
C.A. No. 32756

RECEIVED
MAR 19 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

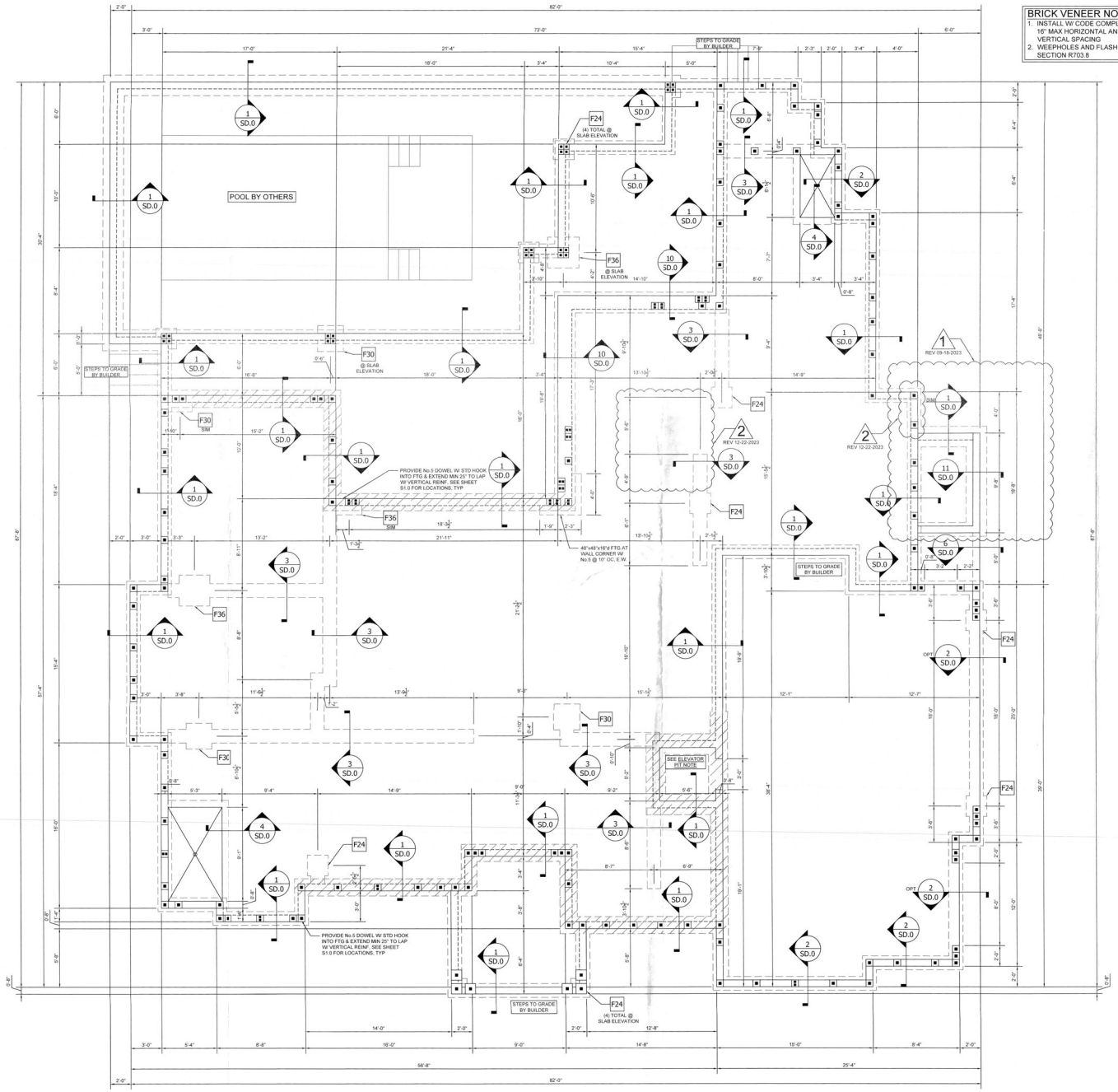
PERMIT PLANS FILE
Copy of Record

Benjamin Pearson
Digitally signed by Benjamin Pearson
Date: 2024.03.18 09:58:58 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BENJAMIN D. PEARSON, PE ON 03-18-2024 USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.

BENJAMIN D. PEARSON LICENSE No. 91021 STATE OF FLORIDA PROFESSIONAL ENGINEER

BENJAMIN D. PEARSON, PE
FL LICENSE NO. 91021
07-11-2023



0.1 FOUNDATION PLAN
Scale: 1/4"=1'-0"

BRICK VENEER NOTES

1. INSTALL W/ CODE COMPLIANT TIES @ 16" MAX HORIZONTAL AND 16" MAX VERTICAL SPACING
2. WEEPHOLES AND FLASHING PER FRC SECTION R703.8

FOUNDATION NOTES:

SEE CONCRETE AND SOIL GENERAL NOTES SHEET S0.0 FOR ALL ADDITIONAL SPECIFICATIONS. ALL FTGS ASSUMED TO BE ONE-STORY UNO ON PLAN BY:

TWO-STORY HATCH

SLAB ON GROUND

1. MINIMUM COMPRESSIVE STRENGTH: f'c= 2,500psi AT 28 DAYS
2. MINIMUM THICKNESS: 3.5"
3. REINFORCED W/ EITHER:
   a. 6x6 W1.4 x 1.4 WWF W/ MIN 8" LAP OR
   b. FIBER REINFORCED W/ 6"-2.5" STRAND LENGTH AND 0.75- 3.0 POUNDS PER CUBIC YARD DOSAGE

CONCRETE FOOTINGS

4. MINIMUM COMPRESSIVE STRENGTH: f'c=2,500psi AT 28 DAYS
5. SEE FOUNDATION DETAILS FOR FOOTING THICKNESS, WIDTH AND REINF REQUIREMENTS
6. REINF SHALL BE MIN GRADE 60 AND LAPPED AS FOLLOWS:
   a. No.4 (48) BAR DIAMETERS MIN 24" LAP
   b. No.5 (48) BAR DIAMETERS MIN 30" LAP
7. PROVIDE BENT BARS AT ALL CORNERS TO MATCH CORNER ANGLE, CORNER BARS SHALL EXTEND MIN 24" EACH SIDE
8. PROVIDE RE-ENTRANT CORNER REINF AS REQ PER RE-ENTRANT CORNER REINFORCEMENT DETAIL, SHEET S0.0

STEMWALL FOUNDATIONS

9. ALL MASONRY UNITS SHALL BE 8" NOMINAL WIDTH AND LAID IN RUNNING BOND PATTERN
10. SEE FOUNDATION DETAILS FOR ALL REINF SIZE AND SPACING REQUIREMENTS
11. SEE FOUNDATION DETAILS FOR DOWEL SIZING AND SPACING
12. ALL VERTICAL DOWELS TO HAVE STANDARD HOOK AND TIE INTO FOOTING REINF
13. ALL VERTICAL DOWELS SHALL EXTEND MIN 25" OUT OF FOOTING TO LAP W/ VERTICAL REINF
14. VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO CHAIR BLOCK/BOND BEAM HORIZONTAL REINF

FOOTING SCHEDULE

F24	24"x24"x18" DEEP W/ (4) No.4 OR (3) No.5 EW
F30	30"x30"x18" DEEP W/ (5) No.4 OR (4) No.5 EW
F36	36"x36"x18" DEEP W/ (6) No.4 OR (5) No.5 EW
F40	40"x40"x20" DEEP W/ (8) No.4 OR (6) No.5 EW

ELEVATOR PIT NOTES

15. MIN 9" SLAB @ ELEVATOR PIT W/ (1) No.5 12" OC, E.W.
16. PROVIDE 8" RECESS IN SLAB @ ELEVATOR PIT

GARAGE FLOOD VENT NOTES

1. FLOOD VENTS SHALL BE SMART VENT MODEL 1540-510 (OR EQUIVALENT) INSTALLATION PER MANUFACTURER'S SPECIFICATIONS
2. VENTS TO BE INSTALLED W/ BOTTOM OF VENT A MAXIMUM OF 12" ABOVE FINISHED GRADE
3. EACH VENT PROVIDES 200 SQ FT OF HYDROSTATIC RELIEF
4. VENTED AREAS: VENTS TO BE LOCATED ON AT LEAST (2) SEPARATE WALLS
5. TOTAL GARAGE AREA BELOW FLOOD ELEVATION = 902 SQ FT. MIN (5) VENTS REQUIRED
6. SEE ARCH PLAN FOR LOCATIONS & DETAIL 12/SD.0 FOR STRUCTURAL REQUIREMENTS AT WALL OPENINGS

FLOOD RESISTANT CONSTRUCTION

- ALL BUILDING MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION (12.00') SHALL BE FLOOD DAMAGE RESISTANT MATERIALS PER FEMA TECHNICAL BULLETIN #2 AND FRC R322.1.8
- ELEVATOR COMPONENTS LOCATED BELOW DESIGN FLOOD ELEVATION (12.00') SHALL BE CONSTRUCTED WITH FLOOD DAMAGE-RESISTING MATERIALS AND TO RESIST PHYSICAL DAMAGE DURING FLOODING. (FRC R322.1.6 & FEMA BULLETIN #4
- BUILDING HAS BEEN DESIGNED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL FLOOD LOADING PER ASCE 24-14 & FRC R322.1.2

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MAR 19 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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LITTLE RESIDENCE
1001 LONGBOAT CLUB ROAD
LONGBOAT KEY, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
23-0736

SHEET NUMBER
S0.1

SHEET NAME
FOUNDATION PLAN

REVISIONS

DATE	DESCRIPTION
9-18-2023	1 PLAN REVIEW COMMENTS
12-22-2023	2 SHORTENED INT FTG, SHIFTED FILLED CELL

DESIGNED
BDP

REVIEWED
AKR

Russell Rowland
13241 BARTRAM PARK BLVD #601
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C.A. No. 32756

BUILDING PLANS
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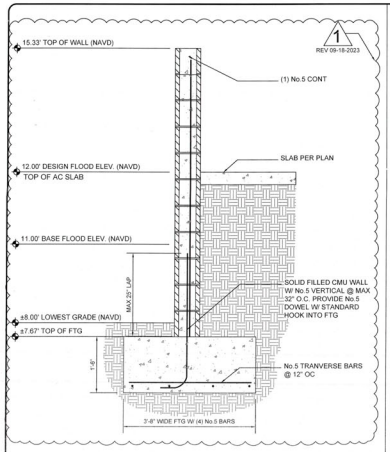
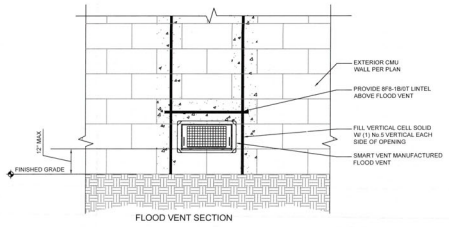
BENJAMIN D. PEARSON LICENSE No. 91021 STATE OF FLORIDA PROFESSIONAL ENGINEER

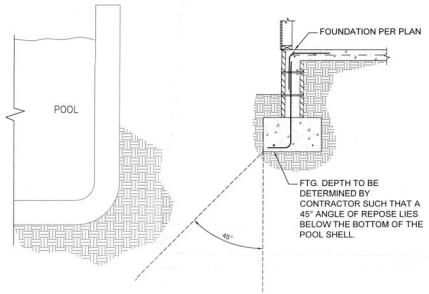
BENJAMIN D. PEARSON, PE
FL LICENSE NO. 91021
07-11-2023



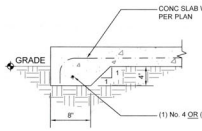
11 TYPICAL WALL FOOTING- MONOLITHIC (CMU)



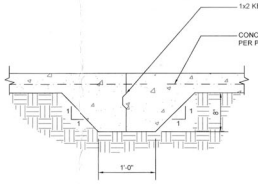
12 TYPICAL WALL FOOTING- MONOLITHIC (CMU)



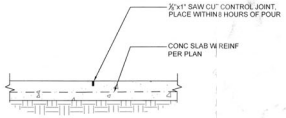
13 POOL INTERACTION DETAIL



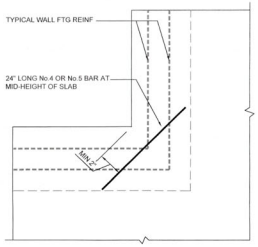
6 THICKENED EDGE FOOTING



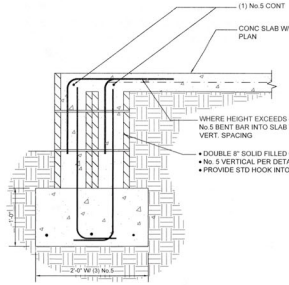
7 CONSTRUCTION JOINT



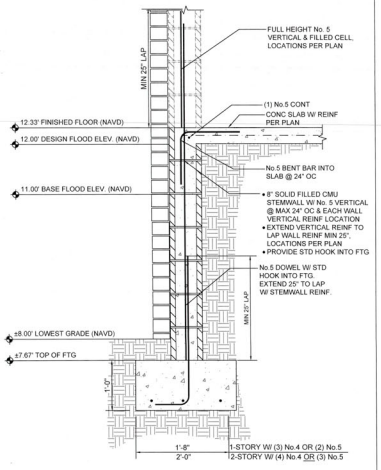
8 CONTROL JOINT



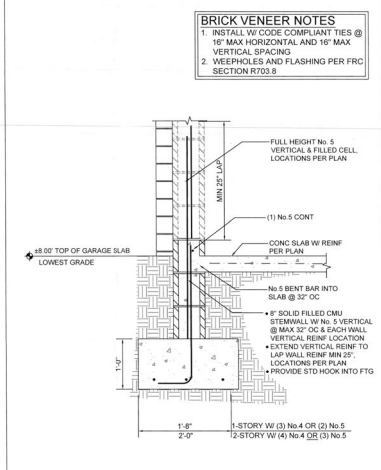
9 RE-ENTRANT CORNER REINFORCEMENT



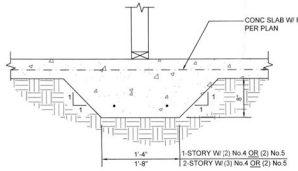
10 DBL STEMWALL DETAIL



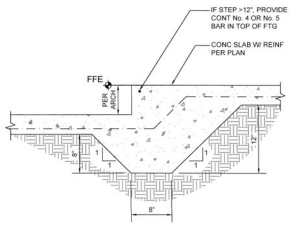
1 WALL FOOTING W/ BRICK



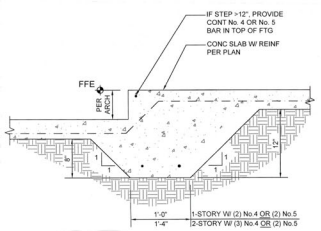
2 WALL FOOTING W/ CURB @ BRICK



3 INTERIOR BEARING FOOTING



4 NON-BEARING CURB STEP



5 BEARING CURB STEP

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BENJAMIN D. PEARSON LICENSE No. 91021 STATE OF FLORIDA PROFESSIONAL ENGINEER

BENJAMIN D. PEARSON, PE
FL LICENSE NO. 91021
07-11-2023

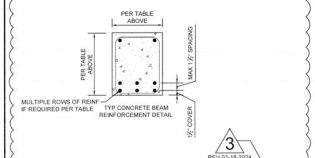
CONCRETE BEAM NOTES:

CONCRETE BEAMS

1. SEE BEAM SCHEDULES ON PLAN FOR SIZE AND REINFORCEMENT REQUIREMENTS
2. ALL REINFORCEMENT SHALL BE MIN GRADE 60 (FY=60KSI) AND HAVE MIN 30" LAP, WHERE APPLICABLE
3. PROVIDE (2) No.5 W/STD. HOOK INTO ALL SUPPORTING MEMBERS
4. LAP ALL BEAM CORNERS PER DETAIL ABOD 3

CONCRETE BEAM SCHEDULE

BEAM #	CONC. BEAM SIZE	TOP AND BOTTOM BARS	SHEAR REINF. (IF REQ'D)
BM1	8"w x 24"d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 10" OC SPACING
BM2	8"w x 24"d	(2) #5 TOP (2) ROWS #5 BOTTOM (4) TOTAL	#3 STIRRUPS @ MAX 10" OC SPACING
BM3	8"w x 24"d	(2) #5 TOP (2) ROWS (3) #5 BOTTOM (6) TOTAL	#3 STIRRUPS @ MAX 10" OC SPACING



3 REV 03-18-2024

MASONRY NOTES:

MASONRY WALLS

1. ALL MASONRY UNITS SHALL BE 8" NOMINAL WIDTH AND LAID IN RUNNING BOND PATTERN - SEE DETAILS SHEETS
2. TOP OF MASONRY WALL PER ARCH PLANS
3. (1) COURSE BOND BEAM @ TOP OF ALL WALLS W (1) CONT. No.5, UNO, SEE DETAIL SHEET SD.1
4. ALL VERTICAL DOWELS SHALL HAVE A MIN 25" LAP AT ANY SPLICE
5. VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO CHAIR BLOCK/BOND BEAM HORIZONTAL REINF
6. SEE ARCH PLANS FOR TOM & OPENING HEIGHT ELEVATIONS, UNO ON PLAN
7. PRECAST MASONRY LINTEL SHALL BE INSTALLED ABOVE EACH OPENING, DEPTH PER PLAN
8. PRECAST MASONRY SILL SHALL BE INSTALLED IN EACH WINDOW OPENING
9. FASTEN END WALL STUD TO MASONRY W (2) ROWS ¼"Ø x 3 ¼" LONG TAPCONS @ MAX 24" OC. PROVIDE MOISTURE BARRIER BETWEEN WOOD & MASONRY

MASONRY COLUMNS

10. ALL MASONRY COLUMNS SIZE PER PLAN
11. REINF SHALL BE MIN GRADE 60 AND LAPPED AS FOLLOWS:
    11.a No.4 (48) BAR DIAMETERS MIN 24" LAP
    11.b No.5 (48) BAR DIAMETERS MIN 30" LAP
12. ALL VERTICAL DOWELS TO HAVE STANDARD HOOK AND TIE INTO FOOTING REINF
13. ALL VERTICAL DOWELS SHALL EXTEND MIN 25" OUT OF FOOTING TO LAP W VERTICAL REINF
14. VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO CHAIR BLOCK/BOND BEAM HORIZONTAL REINF

FRAMING NOTES:

BOTTOM PLATE *No.2 SYP (PT @ 1ST LEVEL)*

1. 1ST LEVEL BOTTOM PLT TO BE ANCHORED TO SLAB W ⅝"Ø x 6" LONG TITEN HD OR ⅝"Ø A36 (304s) ATR EPOXY ANCHOR W/ NUT AND 3" SQUARE x 0.229" WASHER
2. ANCHORS TO BE INSTALLED EACH SIDE OF OPENING (MIN 6" FROM JACK/KING GROUP), WITHIN 12" OF THE PLT BREAK AND @ MAX 48" OC, SEE NOTE 18 FOR SHEARWALL ANCHOR SPACING
3. MIN (2) ANCHORS PER PLT SEGMENT
4. 2ND LEVEL BOTTOM PLT TO RIBBON BOARD/TOP CHORD BELOW W/ 10d @ 6" OC, SEE NOTE 18 FOR SHEARWALL NAIL SPACING

DOUBLE TOP PLATE *No.2 SYP*

5. ALL TOP PLATES TO BE DOUBLED - FASTEN TOP PLATES TOGETHER W (2) ROWS 10d @ MAX 12" OC STAGGERED
6. END JOINTS OF DBL TOP PLT TO BE OFFSET MIN 48" AND SPLICED TOGETHER W/ MIN (2) ROWS 10d @ 6" OC STAGGERED. MIN (16) 10d ALONG SPLICE
7. LAP ALL TOP PLT AT CORNERS OF EXTERIOR WALLS AND INTERSECTIONS WITH INTERIOR LOAD BRG WALLS. FASTEN PLATES TOGETHER AT LAP W/ (3) 10d FACE-NAILS

STUDS *No.2 SPF OR No.2 SYP*

8. FASTEN ALL STUDS TO TOP AND BOTTOM PLT W/ MIN (4) 10d TOE-NAILS OR (3) 10d FACE-NAILS
9. FASTEN ALL MULTI-STUD GROUPS TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED
10. FASTEN END STUD TO MASONRY W/ (2) ROWS ¼"Ø x 3 ¼" LONG TAPCONS @ MAX 24" OC, STAGGERED. MOISTURE BARRIER TO BE PROVIDED BY BUILDER

WALL TYPE	MAX WALL HEIGHT	STUDS REQUIRED
EXTERIOR	9' 1-1/8"	2x6 @ 16" O.C.
INTERIOR LOAD BRG	ALL	2x_ @ MAX 16" OC
INTERIOR NON-LOAD BRG	ALL	2x_ @ MAX 24" OC

HEADER FRAMING *No.2 SYP, LSL OR LVL*

11. SEE FRAMING PLAN FOR ALL HDR LOCATIONS, SIZING AND STRAPPING REQUIREMENTS. SEE HDR CALLOUT BELOW FOR ADDITIONAL INFORMATION
12. FASTEN ALL PLIES OF HDR TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED
13. FASTEN HEADER TO KING STUDS PER THE FOLLOWING
    a. 2x4 OR 2x6 HEADER (4) 10d TOE-NAILS OR FACE-NAILS
    b. 2x8 OR 2x10 HEADER (6) 10d TOE-NAILS OR FACE-NAILS
    c. 2x12, LSL OR LVL HEADER (8) 10d TOE-NAILS OR FACE-NAILS
14. MIN (2) JACK STUDS REQ BETWEEN OPENINGS, SEE DETAIL B4/SD.1 FOR INSTALLATION SPECIFICATIONS.

PLANK HDR SIZE	MAX CLEAR SPAN
2x4	3'-9"
2x6	5'-6"
(2) 2x4	5'-4"
(2) 2x6	7'-10"

WALL SHEATHING

15. SHEATH ALL EXTERIOR WALLS W/ ⅞" 24/16 SPAN RATED OSB OR PLYWOOD SHEATHING SHALL BE INSTALLED HORIZONTALLY OR VERTICALLY WITH 2x4 MIN SPF BLOCKING AT ALL HORIZONTAL PANEL EDGES
16. FASTEN SHEATHING TO WALL FRAMING W/ 8d COMMON @ 6" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD, UNO ON PLAN
17. FASTEN SHEATHING TO EACH STUD OF MULTI-PLY STUD GROUP AND EACH KING STUD W/ 8d COMMON @ 12" OC
18. SPECIAL SHEARWALL SHEATHING: FASTEN MIN ⅞" 24/16 SPAN RATED OSB OR PLYWOOD TO WALL FRAMING W/ 8d COMMON @ 3" OC AT ALL PANEL EDGES AND 12" O.C. IN THE FIELD, UNO ON PLAN. PROVIDE THE FOLLOWING BOTTOM PLT ANCHORAGE & CONNECTIONS @ EACH END OF SHEARWALL EXTENTS AS DENOTED ON FRAMING PLAN. SEE TYPICAL SHEARWALL FRAMING ELEVATION ON DETAIL SHEETS.

PLAN NOTE	LEVEL	NO. STUDS REQ. EACH END	HOLDDOWN/ STRAPPING REQ. EACH END*	BOTTOM PLT ANCHOR/NAIL SPACING
NOTE 18a	1ST	2	DTT2Z	48" OC
	UPPER		(1) CS18	6" OC
NOTE 18b	1ST	2	HTT4	24" OC
	UPPER		(2) CS18	3" OC
NOTE 18c	1ST	3	HTT5	24" OC
	UPPER		(3) CS18	3" OC
NOTE 18d	1ST	3	HDQ8-SDS3	24" OC
	UPPER		(1) MSTC40	3" OC

*NOTE: SHOULD TWO ADJACENT SHEARWALLS SHARE A CORNER, THE HOLDDOWN WITH LESS CAPACITY MAY BE OMITTED PROVIDED THE CORNER STUDS ARE FASTENED TOGETHER PER THE FRAMING NOTES ABOVE.

**NOTE: IF UPPER LEVEL SHEARWALL END STUDS FALL ABOVE 1ST LEVEL MASONRY WALL, PROVIDE HOLD-DOWN PER NOTE 18 TABLE & EXTEND ANCHOR THROUGH FLOOR SYSTEM INTO BOND BEAM BELOW

LEGEND & SYMBOLS

- LOAD BRG WALL W/ UPLIFT
- LOAD BRG WALL W/O UPLIFT
- HDR/BEAM
- PRE-CAST LINTEL
- INTERIOR CMU WALL, SEE MASONRY NOTES
- No. 5 VERTICAL REINF. & FILLED CELL
- (2) No. 5 VERTICAL REINF. & FILLED CELL

HEADER CALLOUT

No. OF HDR PLIES
HDR SIZE
No. OF JACK STUDS
No. OF KING STUDS
2 | 2x6 | 1 | 1

HEADER UPLIFT CONNECTION CALLOUT

No. OF HDR TO JACK STRAPS REQ
TYPE OF STRAP REQ
HOLDDOWN/STRAP TO FRAMING BELOW
No. OF HOLDDOWN/STRAPS REQ
1 | CS18 | DTT2Z

**EXTEND UPPER LEVEL HOLD-DOWN ANCHORS THROUGH FLOOR SYSTEM INTO MASONRY BOND BEAM BELOW

STUD GROUP CALLOUT

No. OF STUDS REQ, MATCH WALL WIDTH UNO
IF (●) SHOWN, (2) SDWC15600 REQ TOP PLT TO STUD
HOLDDOWN/STRAP TO FRAMING BELOW
No. OF HOLDDOWN/STRAPS REQ (IF MULTIPLE)
2S | 2 CS18

LINTEL CALLOUT

LINTEL WIDTH (INCHES)
F= FILLED, R=RECESSED
LINTEL DEPTH (INCHES)
No. OF BOTTOM No. 5 BARS
No. OF TOP No. 5 BARS
8F16-1B/1T

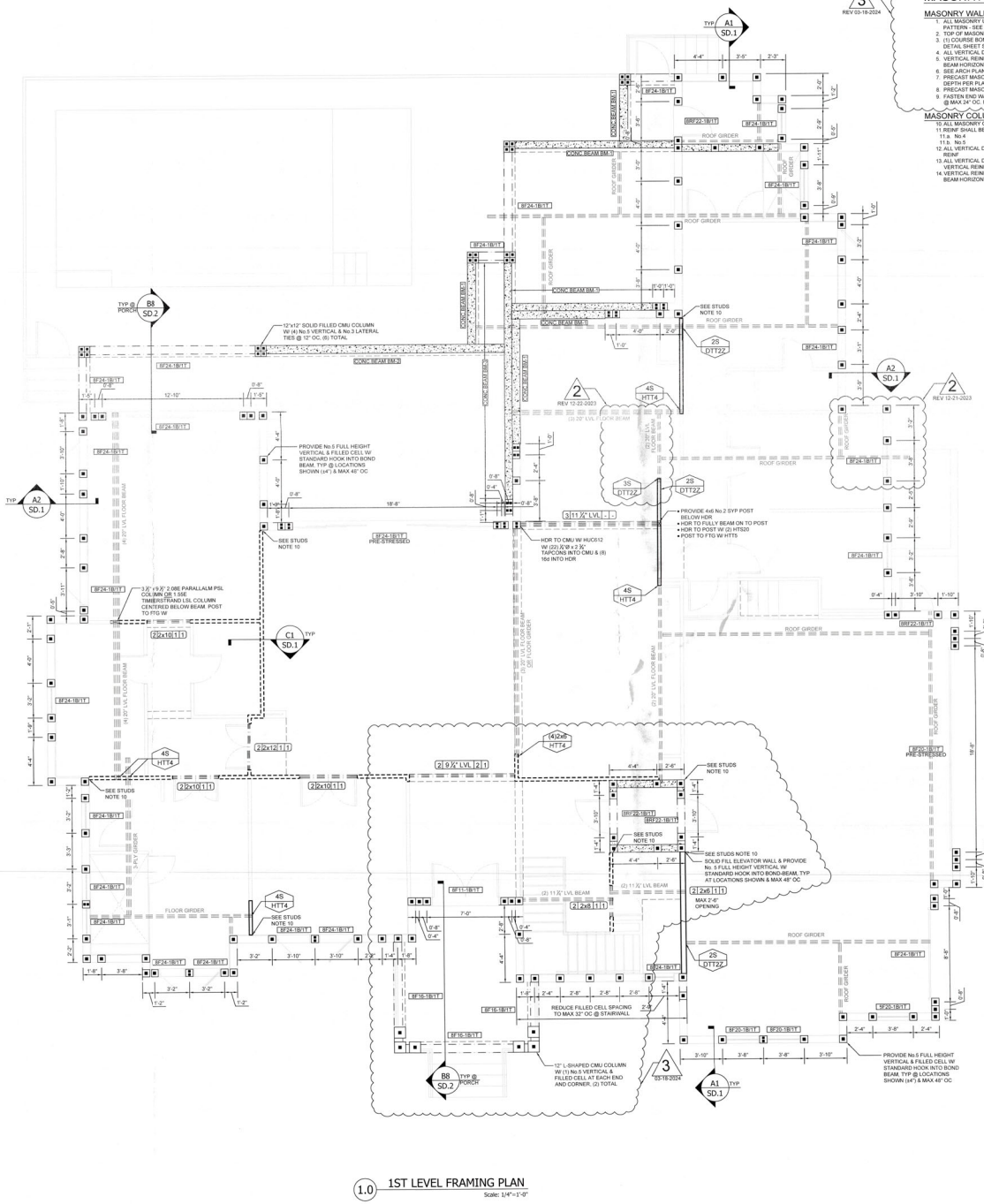
STEEL BRICK LINTEL SPAN SCHEDULE

SIZE OF STEEL ANGLE	NO STORY ABOVE	1 STORY ABOVE	2 STORIES ABOVE
3"x3"x¼"	6'-0"	4'-6"	3'-0"
4"x3"x¼"	9'-0"	6'-0"	4'-6"
5"x3"x5/16"	10'-0"	8'-0"	6'-0"
6"x3"x5/16"	14'-0"	9'-6"	7'-0"
6"x4"x5/16"	16'-0"	10'-6"	8'-0"

LINTEL NOTES
1. ALL STEEL LINTELS TO BE MIN A36 STEEL (fy = 36 ksi)
2. LINTELS SHALL BE COATED W/ RUST-INHIBITIVE PAINT OR OTHER CODE APPROVED CORROSION PROTECTION
3. LINTELS SHALL BEAR A MIN. OF 4" ON EACH SIDE OF OPENING
4. LONG LEG OF ANGLE SHALL BE PLACED IN VERTICAL POSITION, UNO ON PLAN

BRICK VENEER NOTES

1. INSTALL W/ CODE COMPLIANT TIES @ 16" MAX HORIZONTAL AND 16" MAX VERTICAL SPACING
2. WEEPHOLES AND FLASHING PER FRC SECTION R703.8



1.0 1ST LEVEL FRAMING PLAN
Scale: 1/4"=1'-0"

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LITTLE RESIDENCE
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LONGBOAT KEY, FL 34228
SARASOTA COUNTY

PROJECT NUMBER 23-0736
SHEET NUMBER S1.0
SHEET NAME 1ST LEVEL FRAMING

REVISIONS

DATE	DESCRIPTION
12-22-2023	2 SHORTENED INT BRG, SHIFTED FILLED CELL
03-18-2024	3 PLAN UPDATES SEE NARRATIVE

DESIGNED BDP
REVIEWED AKR

BLDG PERMIT PLANS FILE
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BENJAMIN D. PEARSON LICENSE No. 91021 STATE OF FLORIDA PROFESSIONAL ENGINEER

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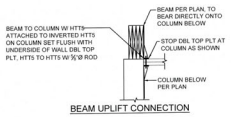
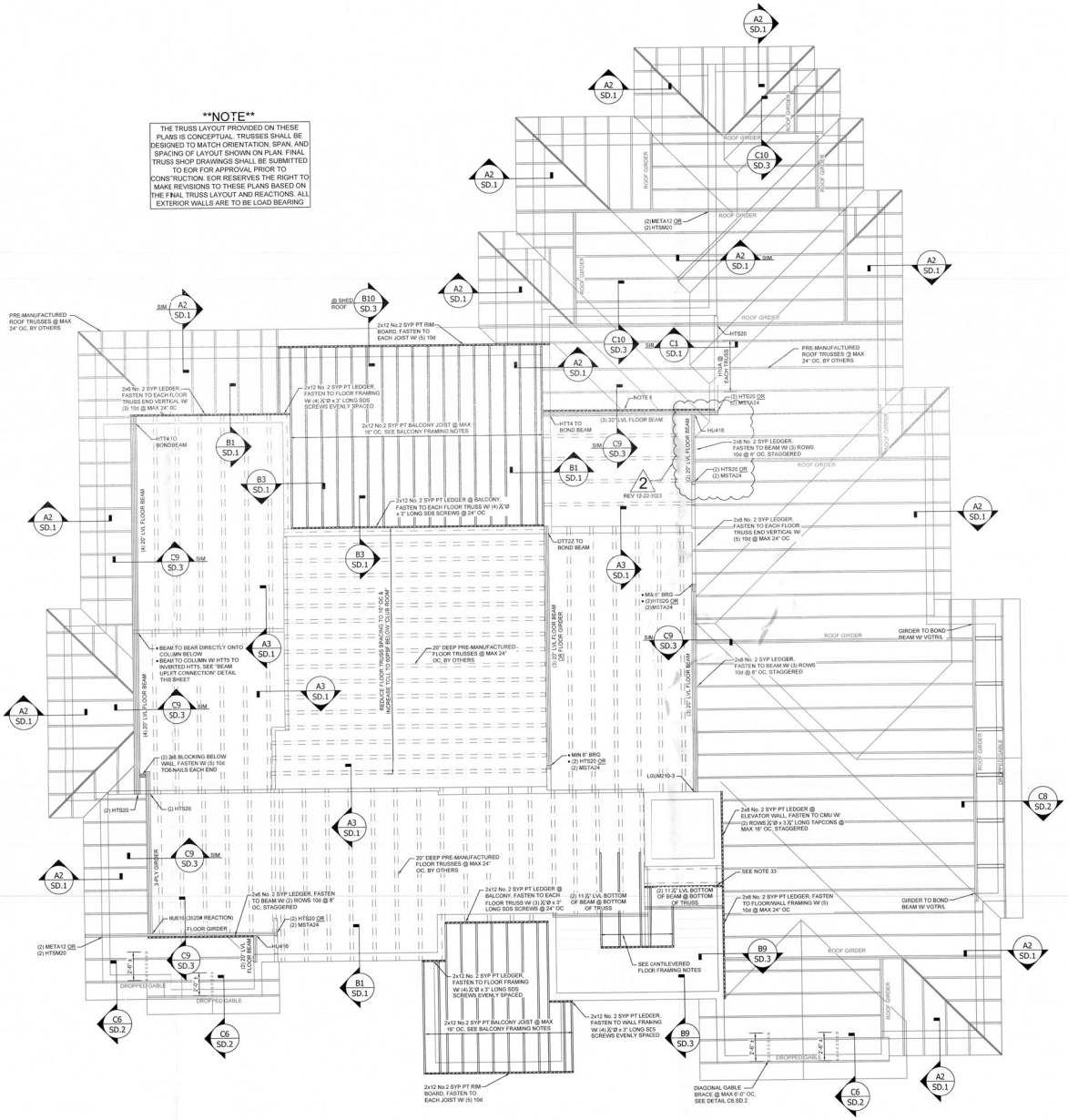


BEAM UPLIFT CONNECTION

NOTE

THE TRUSS LAYOUT PROVIDED ON THESE PLANS IS CONCEPTUAL. TRUSSES SHALL BE DESIGNED TO MATCH ORIENTATION, SPAN, AND SPACING OF LAYOUT SHOWN ON PLAN. FINAL TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO CONS"RUCTION. EOR RESERVES THE RIGHT TO MAKE REVISIONS TO THESE PLANS BASED ON THE F INAL TRUSS LAYOUT AND REACTIONS. ALL EXTERIOR WALLS ARE TO BE LOAD BEARING



1.1 1ST LEVEL ROOF/FLOOR PLAN

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

TRUSS FRAMING NOTES:

ROOF TRUSSES

1. FASTEN ALL ROOF TRUSSES TO TOP PLT/BEAM W/ (3) 10d TOE-NAILS
2. FASTEN ALL ROOF TRUSSES TO BOND BEAM W/ META12, SEE DETAIL C2/SD.1
3. SEE TRUSS PLAN AND TYPICAL WALL SECTIONS, SHEET SD.1, FOR ALL ADDITIONAL UPLIFT CONNECTIONS REQ
4. TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE W/ THE SBCA BCSI GUIDE

ROOF SHEATHING

5. SHEATH ROOF FRAMING W/ MIN 7/16" 40/20 SPAN RATED OSB OR PLYWOOD, SHEATHING SHALL BE INSTALLED W/ LONG DIMENSION PERPENDICULAR TO SUPPORTS
6. FASTEN SHEATHING TO ROOF FRAMING W/ RSRS-03 @ 6" OC EDGE, 6" OC FIELD
7. AT LOCATIONS WHERE ROOF IS ADJACENT TO WALL/FLOOR FRAMING, PROVIDE 2x_ NAILER SLOPED TO MATCH ROOF PITCH. FASTEN NAILER TO EACH VERTICAL WALL/FLOOR FRAMING MEMBER W/ (3) 10d @ MAX 24" OC, EDGE NAIL ROOF SHEATHING TO NAILER

FLOOR TRUSSES

8. FASTEN ALL FLOOR TRUSSES TO DBL TOP PLT W/ (3) 10d TOE-NAILS
9. FASTEN ALL FLOOR TRUSSES TO BOND BEAM W/ META20, SEE DETAIL B1/SD.1
10. SEE TRUSS PLAN AND TYPICAL DETAILS B1 TO B3 FOR ALL ADDITIONAL UPLIFT CONNECTIONS REQ
11. TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE W/ THE SBCA BCSI GUIDE
12. WHERE TRUSSES BEAR PERPENDICULAR TO SUPPORTS INSTALL CONT. 2x_ No.2 SYP RIBBON BOARD AS SHOWN IN DETAIL B1/SD.1, ATTACH RIBBON BOARD TO EACH TRUSS W/ MIN (4) 10d FACE-NAILS
13. PROVIDE CRIPPLE STUDS/SQUASH BLOCKS WITHIN FLOOR SYSTEM BELOW UPPER LEVEL MULTI-PLY STUD GROUPS. STUDS/BLOCK PLIES TO MATCH No. PLIES ABOVE.
14. PRE-MANUFACTURED SHEAR PANELS TO BE INSTALLED AS SHOWN IN TRUSS LAYOUT. FASTEN TO WALL DBL TO PLT BELOW AND FLOOR DECK FROM ABOVE W/ 10d @ 3" OC

FLOOR SHEATHING

15. SHEATH FLOOR FRAMING W/ 23/32" TONGUE AND GROOVE OSB OR PLYWOOD
16. FASTEN SHEATHING TO ALL SUPPORTING MEMBERS W/ 10d COMMON @ 6" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD

BEAM FASTENING

17. FASTEN EACH BEAM PLY TOGETHER WITH FOLLOWING, UNO ON PLAN OR PER TRUSS MANUFACTURER'S SPECIFICATIONS:
    a. 2-PLY (3) ROWS 10d @ 12" O.C. STAGGERED
    b. 3-PLY (3) ROWS 10d @ 6" O.C. STAGGERED
    c. 4-PLY (2) ROWS ½" DIA THRU BOLT W/ NUT AND WASHER @ 16" O.C. STAGGERED. PROVIDE 2" EDGE DISTANCE

OVERFRAMING NOTES

18. ALL RAFTERS TO BE MIN 2x6 No.2 SYP @ 24" OC. MAX.
19. ALL VALLEY NAILERS TO BE 2x8 No.2 SYP. FASTEN TO TRUSS TC W/ (3) 10d FACE-NAILS & (1) SDWC15450 @ MAX 24" OC
20. EACH RAFTER TO NAILER W/ H3
21. ALL RIDGE BOARDS TO BE ONE NOMINAL SIZE LARGER THAN RAFTER SIZE
22. FASTEN RAFTER TO RIDGE BOARD W/ (3) 10d TOE-NAIL
23. FOR RAFTER SPANS GREATER THAN 10'-0", ADD 2x6 COLLAR TIES @ MAX 48" OC, LOCATED IN UPPER THIRD OF RAFTER. FASTEN TO RAFTER W/ (3) 10d FACE-NAILS
24. SEE TABLE BELOW FOR ALLOWED RAFTER SPAN & SPACING

RAFTER SPAN TABLE

RAFTER OC SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-7"	19'-8"	23'-5"	N/A
16"	13'-6"	17'-1"	20'-3"	23'-10"
24"	11'-0"	13'-11"	16'-6"	19'-6"

ALL RAFTERS TO BE No.2 SYP (1L=20PSF, DL=10PSF)

BALCONY FRAMING

25. ALL BALCONY JOISTS TO BE 2x12 No.2 SYP PT @ MAX 16" OC
26. FASTEN EACH JOIST TO LEDGER W/ LUS210 HANGER
27. FASTEN EACH JOIST TO LINTEL/BOND BEAM BELOW W/ (1) META12 OR (1) HTSM20
28. PROVIDE 2x12 No.2 SYP PT BLOCKING ABOVE INTERMEDIATE BRG BELOW
29. BALCONY WATERPROOFING, HANDRAILS, & SLOPE PER BUILDER

CANTILEVERED FLOOR FRAMING

30. ALL CANTILEVERED FLOOR JOIST TO BE 2x8 No.2 SYP @ MAX 24" OC
31. WHERE APPLICABLE, EXTEND FLOOR JOIST TO LAP W/ PARALLEL FLOOR TRUSS MIN 1'-0". ATTACH CANTILEVERED JOIST TO EACH TRUSS MEMBER W/ (3) ⅞"Ø x 3" LONG SDS SCREWS @ MAX 24" OC
32. WHERE FLOOR TRUSSES ARE PERPENDICULAR TO CANTILEVERED JOIST:
    32.1. PROVIDE 2x8 No.2 SYP LEDGER AT 1ST TRUSS BACK, FASTENED W/ (3) ⅞"Ø x 3" LONG SDS SCREWS @ MAX 24" OC.
    32.2. HANG CANTILEVERED FLOOR JOIST INTO LEDGER W/ LUS28
33. FASTEN EACH CANTILEVERED JOIST TO (2) 11 ¾" LVL BELOW W/ (3) 10d TOE-NAILS
34. PROVIDE 2x8 BLOCKING BETWEEN CANTILEVERED JOIST AT LVL BEAM LOCATIONS
35. PROVIDE 2x8 No.2 RIM BOARD AT CANTILEVERED END OF FLOOR JOIST. FASTEN W/ (4) 10d TO EACH JOIST

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1001 LONGBOAT CLUB ROAD
LONGBOAT KEY, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
23-0736

SHEET NUMBER
S1.1

SHEET NAME
1ST LEVEL ROOF/FLOOR

REVISIONS

DATE	DESCRIPTION
12-22-2023	2 EXTENDED FLOOR BEAM

DESIGNED
BDP

REVIEWED
AKR

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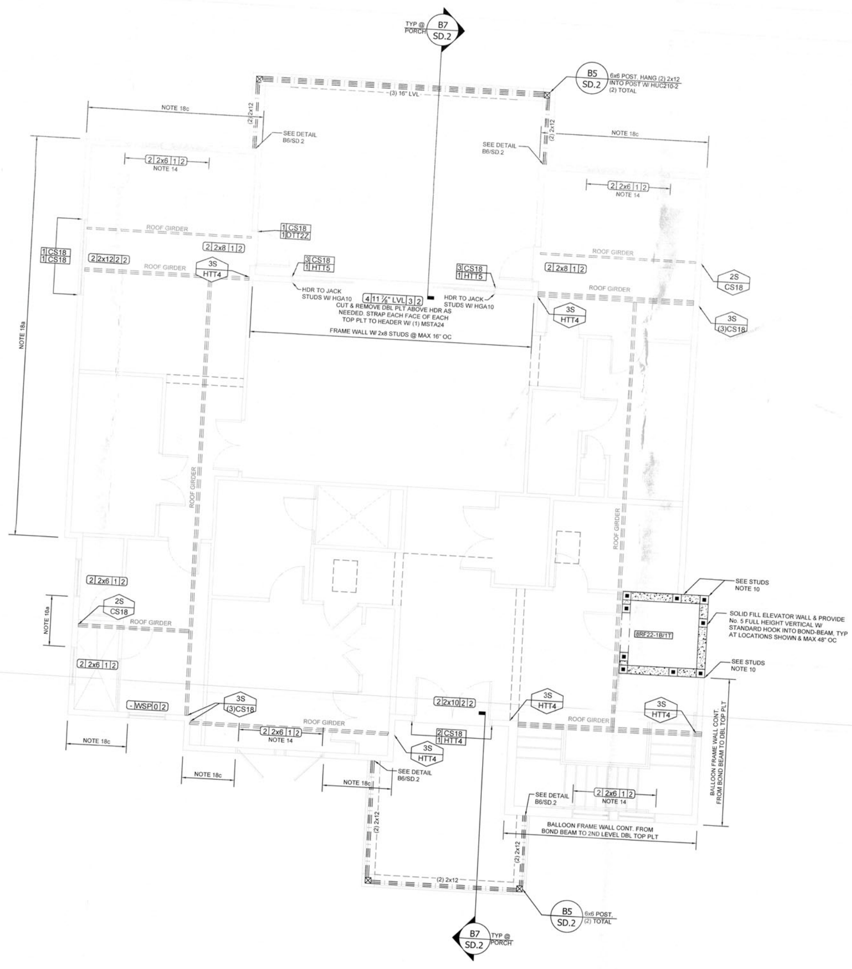

2.0 **2ND LEVEL FRAMING PLAN**

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

3 REV 03-18-2024

MASONRY NOTES:

MASONRY WALLS

1. ALL MASONRY UNITS SHALL BE 8" NOMINAL WIDTH AND LAID IN RUNNING BOND PATTERN - SEE DETAILS SHEETS
2. TOP OF MASONRY WALL PER ARCH PLANS
3. (1) COURSE BOND BEAM @ TOP OF ALL WALLS W/ (1) CONT. No.5, UNO, SEE DETAIL SHEET SD.1
4. ALL VERTICAL DOWELS SHALL HAVE A MIN 25" LAP AT ANY SPLICE
5. VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO CHAIR BLOCK/BOND BEAM HORIZONTAL REINF
6. SEE ARCH PLANS FOR TOM & OPENING HEIGHT ELEVATIONS, UNO ON PLAN
7. PRECAST MASONRY LINTEL SHALL BE INSTALLED ABOVE EACH OPENING, DEPTH PER PLAN
8. PRECAST MASONRY SILL SHALL BE INSTALLED IN EACH WINDOW OPENING
9. FASTEN END WALL STUD TO MASONRY W/ (2) ROWS ¼"Ø x 3¼" LONG TAPCONS @ MAX 24" OC. PROVIDE MOISTURE BARRIER BETWEEN WOOD & MASONRY

MASONRY COLUMNS

10. ALL MASONRY COLUMNS SIZE PER PLAN
11. REINF SHALL BE MIN GRADE 60 AND LAPPED AS FOLLOWS:
    - 11.a. No.4 (48) BAR DIAMETERS MIN 24" LAP
    - 11.b. No.5 (48) BAR DIAMETERS MIN 30" LAP
12. ALL VERTICAL DOWELS TO HAVE STANDARD HOOK AND TIE INTO FOOTING REINF
13. ALL VERTICAL DOWELS SHALL EXTEND MIN 25" OUT OF FOOTING TO LAP W/ VERTICAL REINF
14. VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO CHAIR BLOCK/BOND BEAM HORIZONTAL REINF

FRAMING NOTES:

BOTTOM PLATE — *No.2 SYP (PT @ 1ST LEVEL)*

1. 1ST LEVEL BOTTOM PLT TO BE ANCHORED TO SLAB W/ ½"Ø x 6" LONG TITEN HD OR ½"Ø A36 (36ksi) ATR EPOXY ANCHOR W/ NUT AND 3" SQUARE x 0.229" WASHER
2. ANCHORS TO BE INSTALLED EACH SIDE OF OPENING (MIN 6" FROM JACK/KING GROUP), WITHIN 12" OF THE PLT BREAK AND @ MAX 48" OC, SEE NOTE 18 FOR SHEARWALL ANCHOR SPACING
3. MIN (2) ANCHORS PER PLT SEGMENT
4. 2ND LEVEL BOTTOM PLT TO RIBBON BOARD/TOP CHORD BELOW W/ 10d @ 6" OC, SEE NOTE 18 FOR SHEARWALL NAIL SPACING

DOUBLE TOP PLATE — *No.2 SYP*

5. ALL TOP PLATES TO BE DOUBLED - FASTEN TOP PLATES TOGETHER W/ (2) ROWS 10d @ MAX 12" OC STAGGERED
6. END JOINTS OF DBL TOP PLT TO BE OFFSET MIN 48" AND SPLICED TOGETHER W/ MIN (2) ROWS 10d @ 6" OC STAGGERED, MIN (16) 10d ALONG SPLICE
7. LAP ALL TOP PLT AT CORNERS OF EXTERIOR WALLS AND INTERSECTIONS WITH INTERIOR LOAD BRG WALLS, FASTEN PLATES TOGETHER AT LAP W/ (3) 10d FACE-NAILS

STUDS — *No.2 SPF OR No.2 SYP*

8. FASTEN ALL STUDS TO TOP AND BOTTOM PLT W/ MIN (4) 10d TOE-NAILS OR (3) 10d FACE-NAILS
9. FASTEN ALL MULTI-STUD GROUPS TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED
10. FASTEN END STUD TO MASONRY W/ (2) ROWS ¼"Ø x 3¼" LONG TAPCONS @ MAX 24" OC, STAGGERED. MOISTURE BARRIER TO BE PROVIDED BY BUILDER

WALL TYPE	MAX WALL HEIGHT	STUDS REQUIRED
EXTERIOR	9' 1-1/8"	2x6 @ 16" O.C.
INTERIOR LOAD BRG	ALL	2x_ @ MAX 16" OC
INTERIOR NON-LOAD BRG	ALL	2x_ @ MAX 24" OC

HEADER FRAMING — *No.2 SYP, LSL, OR LVL*

11. SEE FRAMING PLAN FOR ALL HDR LOCATIONS, SIZING AND STRAPPING REQUIREMENTS. SEE HDR CALLOUT BELOW FOR ADDITIONAL INFORMATION
12. FASTEN ALL PLIES OF HDR TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED
13. FASTEN HEADER TO KING STUDS PER THE FOLLOWING:
    - a. 2x4 OR 2x6 HEADER — (4) 10d TOE-NAILS OR FACE-NAILS
    - b. 2x8 OR 2x10 HEADER — (6) 10d TOE-NAILS OR FACE-NAILS
    - c. 2x12, LSL OR LVL HEADER — (8) 10d TOE-NAILS OR FACE-NAILS
14. MIN (2) JACK STUDS REQ BETWEEN OPENINGS, SEE DETAIL B4/SD.1 FOR INSTALLATION SPECIFICATIONS

PLANK HDR SIZE	MAX CLEAR SPAN
2x4	3' 9"
2x6	5' 6"
(2) 2x4	5' 4"
(2) 2x6	7' 10"

WALL SHEATHING

15. SHEATH ALL EXTERIOR WALLS W/ 7/16" 24/16 SPAN RATED OSB OR PLYWOOD. SHEATHING SHALL BE INSTALLED HORIZONTALLY OR VERTICALLY WITH 2x4 MIN SPF BLOCKING AT ALL HORIZONTAL PANEL EDGES
16. FASTEN SHEATHING TO WALL FRAMING W/ 8d COMMON @ 6" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD, UNO ON PLAN
17. FASTEN SHEATHING TO EACH STUD OF MULTI-PLY STUD GROUP AND EACH KING STUD W/ 8d COMMON @ 12" OC
18. SPECIAL SHEARWALL SHEATHING: FASTEN MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD TO WALL FRAMING W/ 8d COMMON @ 3" OC AT ALL PANEL EDGES AND 12" O.C. IN THE FIELD, UNO ON PLAN. PROVIDE THE FOLLOWING BOTTOM PLT ANCHORAGE & CONNECTIONS @ EACH END OF SHEARWALL EXTENTS AS DENOTED ON FRAMING PLAN. SEE TYPICAL SHEARWALL FRAMING ELEVATION ON DETAIL SHEETS.

PLAN NOTE	LEVEL	NO. STUDS REQ. EACH END	HOLDDOWN/ STRAPPING REQ. EACH END*	BOTTOM PLT ANCHOR/NAIL SPACING
NOTE 18a	1ST	2	DTT2Z	48" OC
	UPPER		(1) CS18	6" OC
NOTE 18b	1ST	2	HTT4	24" OC
	UPPER		(2) CS18	3" OC
NOTE 18c	1ST	3	HTT5	24" OC
	UPPER		(3) CS18	3" OC
NOTE 18d	1ST	3	HDQ8-SDS3	24" OC
	UPPER		(1) MSTC40	3" OC

*NOTE: SHOULD TWO ADJACENT SHEARWALLS SHARE A CORNER, THE HOLDDOWN WITH LESS CAPACITY MAY BE OMITTED PROVIDED THE CORNER STUDS ARE FASTENED TOGETHER PER THE FRAMING NOTES ABOVE.

**NOTE: IF UPPER LEVEL SHEARWALL END STUDS FALL ABOVE 1ST LEVEL MASONRY WALL, PROVIDE HOLD-DOWN PER NOTE 18 TABLE & EXTEND ANCHOR THROUGH FLOOR SYSTEM INTO BOND BEAM BELOW

LEGEND & SYMBOLS

- LOAD BRG WALL W/ UPLIFT
- LOAD BRG WALL W/O UPLIFT
- HDR/BEAM
- PRE-CAST LINTEL
- INTERIOR CMU WALL, SEE MASONRY NOTES
- No. 5 VERTICAL REINF. & FILLED CELL
- (2) No. 5 VERTICAL REINF. & FILLED CELL

HEADER CALLOUT

2 | 2x6 | 1 | 1 — No. OF HDR PLIES; HDR SIZE; No. OF JACK STUDS; No. OF KING STUDS

HEADER UPLIFT CONNECTION CALLOUT

1 CS18 / 1 DTT2Z — No. OF HDR TO JACK STRAPS REQ; TYPE OF STRAP REQ; HOLDDOWN/STRAP TO FRAMING BELOW; No. OF HOLDDOWN/STRAPS REQ

**EXTEND UPPER LEVEL HOLD-DOWN ANCHORS THROUGH FLOOR SYSTEM INTO MASONRY BOND BEAM BELOW

STUD GROUP CALLOUT

2S / 2 CS18 — No. OF STUDS REQ, MATCH WALL WIDTH UNO; IF (★) SHOWN, (2) SDWC15600 REQ TOP PLT TO STUD; HOLDDOWN/STRAP TO FRAMING BELOW; No. OF HOLDDOWN/STRAPS REQ (IF MULTIPLE)

LINTEL CALLOUT

8F16-1B/1T — LINTEL WIDTH (INCHES); F= FILLED, R=RECESSED; LINTEL DEPTH (INCHES); No. OF BOTTOM No. 5 BARS; No. OF TOP No. 5 BARS

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LONGBOAT KEY, FL 34228
SARASOTA COUNTY

PROJECT NUMBER 23-0736

SHEET NUMBER S2.0

SHEET NAME 2ND LEVEL FRAMING

REVISIONS

DATE	DESCRIPTION
03-18-2024	3 UPDATE MASONRY NOTES

DESIGNED BDP
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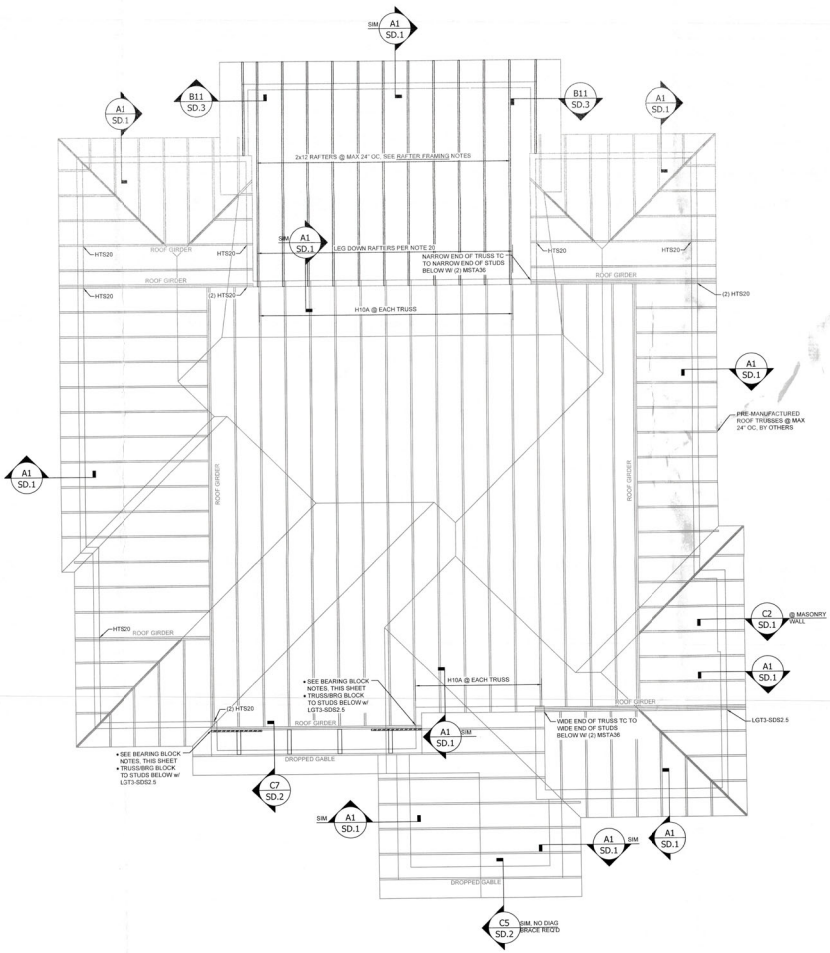

2.1 2ND LEVEL ROOF PLAN
Scale: 1/4"=1'-0"

NOTE

THE TRUSS LAYOUT PROVIDED ON THESE PLANS IS CONCEPTUAL. TRUSSES SHALL BE DESIGNED TO MATCH ORIENTATION, SPAN, AND SPACING OF LAYOUT SHOWN ON PLAN. FINAL TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO CONSTRUCTION. EOR RESERVES THE RIGHT TO MAKE REVISIONS TO THESE PLANS BASED ON THE FINAL TRUSS LAYOUT AND REACTIONS. ALL EXTERIOR WALLS ARE TO BE LOAD BEARING.

TRUSS FRAMING NOTES:

ROOF TRUSSES
1. FASTEN ALL ROOF TRUSSES TO TOP PLT/BEAM W (3) 10d TOE-NAILS
2. FASTEN ALL ROOF TRUSSES TO BOND BEAM W META12. SEE DETAIL C2/SD.1
3. SEE TRUSS PLAN AND TYPICAL WALL SECTIONS, SHEET SD.1. FOR ALL ADDITIONAL UPLIFT CONNECTIONS REQ
4. TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE W/ THE SBCA BCSI GUIDE

ROOF SHEATHING
5. SHEATH ROOF FRAMING W/ MIN 7/16" 40/20 SPAN RATED OSB OR PLYWOOD. SHEATHING SHALL BE INSTALLED W/ LONG DIMENSION PERPENDICULAR TO FRAMING
6. FASTEN SHEATHING TO ROOF FRAMING W/ RSRS-03 @ 6" OC EDGE, 6" OC FIELD
7. AT LOCATIONS WHERE ROOF IS ADJACENT TO WALL/FLOOR FRAMING, PROVIDE 2x_ NAILER SLOPED TO MATCH ROOF PITCH. FASTEN NAILER TO EACH VERTICAL WALL/FLOOR FRAMING MEMBER W (3) 10d @ MAX 24" OC, EDGE NAIL ROOF SHEATHING TO NAILER

OVERFRAMING NOTES
8. ALL RAFTERS TO BE MIN 2x6 No.2 SYP @ 24" OC. MAX
9. ALL VALLEY NAILERS TO BE 2x8 No.2 SYP, FASTEN TO TRUSS TC W/ (3) 10d FACE-NAILS & (1) SDWC15400 @ MAX 24" OC
10. EACH RAFTER TO NAILER W/ H3
11. ALL RIDGE BOARDS TO BE ONE NOMINAL SIZE LARGER THAN RAFTER SIZE
12. FASTEN RAFTER TO RIDGE BOARD W/ (3) 10d TOE-NAIL
13. FOR RAFTER SPANS GREATER THAN 10'-0", ADD 2x6 COLLAR TIES @ MAX 48" OC. LOCATED IN UPPER THIRD OF RAFTER. FASTEN TO RAFTER W/ (3) 10d FACE-NAILS
14. SEE TABLE BELOW FOR ALLOWED RAFTER SPAN & SPACING

RAFTER SPAN TABLE				
RAFTER OC SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-7"	19'-8"	23'-0"	N/A
16"	13'-6"	17'-1"	20'-3"	23'-10"
24"	11'-0"	13'-11"	16'-6"	19'-6"
ALL RAFTERS TO BE No.2 SYP (LL=20PSF, DL=10PSF)				

BEARING BLOCK NOTES No.2 SYP
15.FULL HEIGHT OR MIN 48" LONG HORIZONTAL BEARING BLOCK, SEE PLAN
16.BRG BLOCK TO MATCH TRUSS MEMBER DEPTH
17.FASTEN BRG BLOCK TO TRUSS VERTICAL/BC W/ (3) ROWS 10d @ 4" OC STAGGERED

RAFTER FRAMING NOTES No.2 SYP
18. ALL RAFTERS TO BE 2x12 @ MAX 24" OC. SEE PLAN
19.FASTEN RAFTERS TO ROOF BEAM W (1) H2.5T
20.LEG DOWN RAFTER TO DBL TOP PLT BELOW W/ (2) 2x6 No.2 SYP STUDS @ MAX 24" OC
- 20.1. POSITION (1) STUDS DIRECTLY BELOW RAFTER
- 20.2. EXTEND ADJACENT STUD FROM DBL TOP PLT TO ROOF DECK & FASTEN TO RAFTER W/ (6) 10d EVENLY SPACED
- 20.3. FASTEN EACH LEG DOWN STUD PACK TO FRAMING BELOW W/ H2.5T
- 20.4. FASTEN LEG DOWN STUDS TOGETHER W/ (2) ROWS 10d @ 6" OC, STAGGERED. MIN (6) NAILS REQ'D

21.PROVIDE 2x12 MID-SPAN BLOCKING, ATTACH W/ (3) 10d TOE-NAILS EACH END

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LONGBOAT KEY, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
23-0736

SHEET NUMBER
S2.1

SHEET NAME
2ND LEVEL ROOF

REVISIONS

DATE	DESCRIPTION

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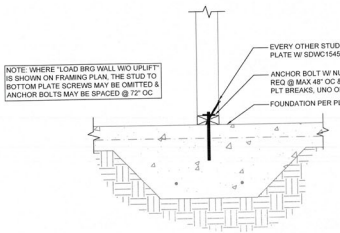
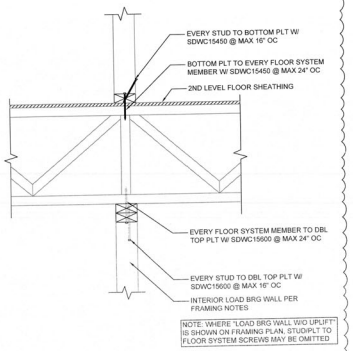
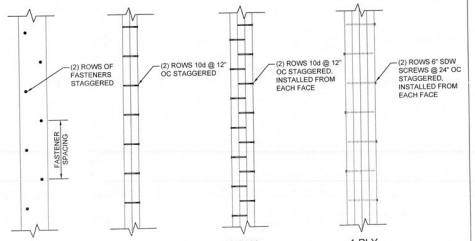


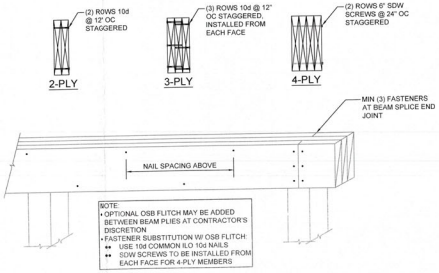
C1 TYPICAL INTERIOR LOAD-BEARING WALL AT FOUNDATION



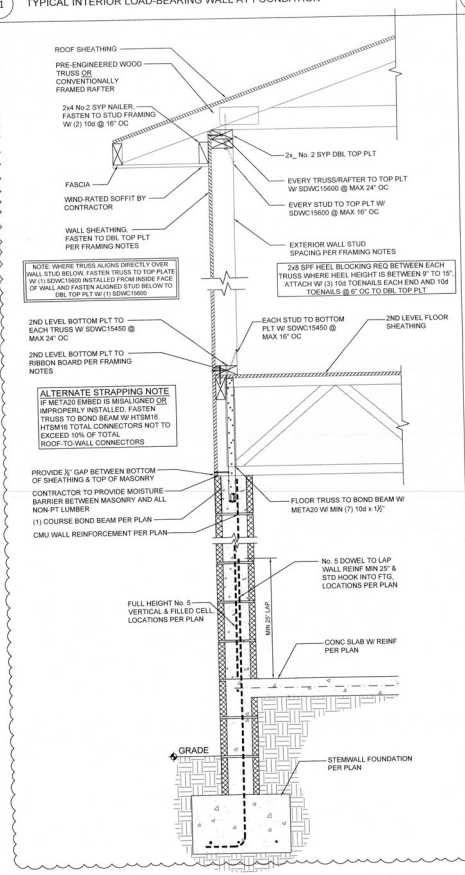
C2 TYPICAL INTERIOR LOAD-BEARING WALL AT FLOOR SYSTEM



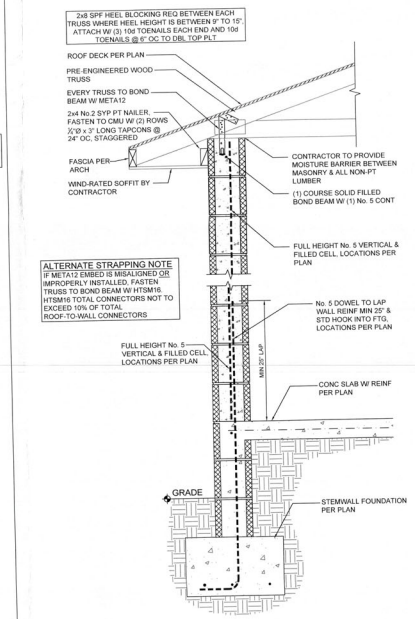
C3 MULTI-PLY STUD CONNECTION



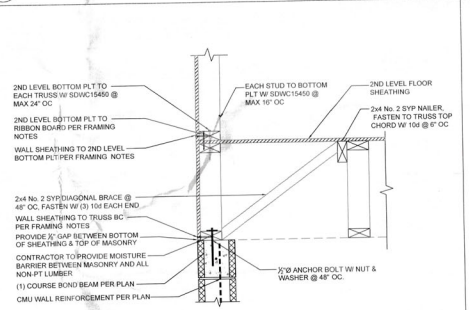
C4 MULTI-PLY BEAM/HDR CONNECTION (TOP-LOADED ONLY)



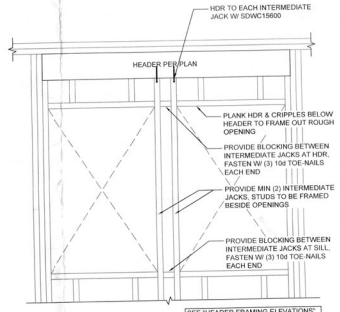
A1 TYPICAL 2-STORY WALL SECTION



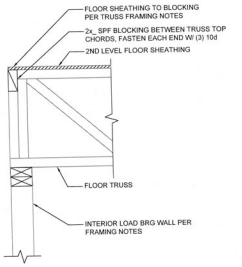
A2 TYPICAL 1-STORY WALL SECTION



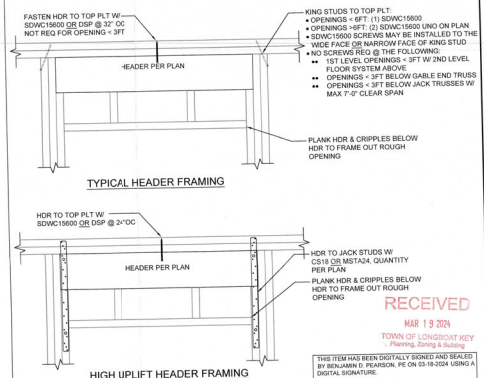
B3 TYPICAL EXTERIOR FLOOR SYSTEM- TRUSSES PARALLEL-CMU



B4 INTERMEDIATE JACK STUDS AT HEADER



A3 INTERIOR LOAD-BEARING WALL AT FLOOR SYSTEM- NO UPLIFT



A4 HEADER FRAMING ELEVATIONS

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LONGBOAT KEY, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
23-0736

SHEET NUMBER
SD.1

SHEET NAME
DETAILS

REVISIONS

DATE	DESCRIPTION
09-18-2023	1 PLAN REVIEW COMMENTS

DESIGNED
BDP

REVIEWED
AKR

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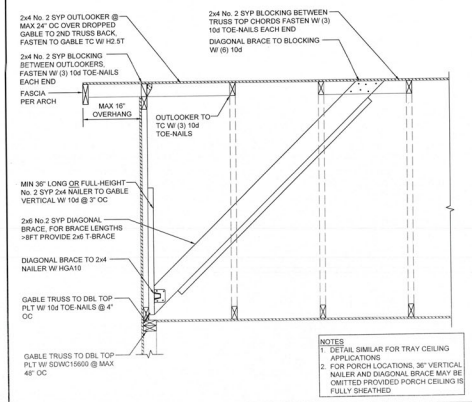
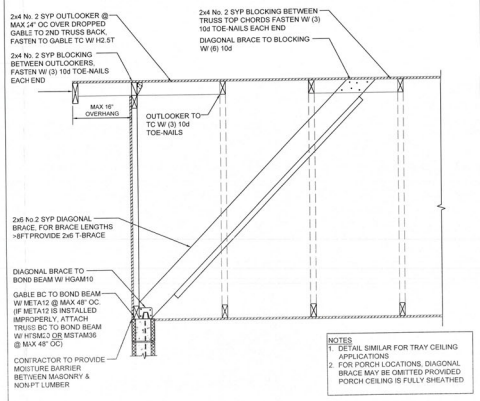
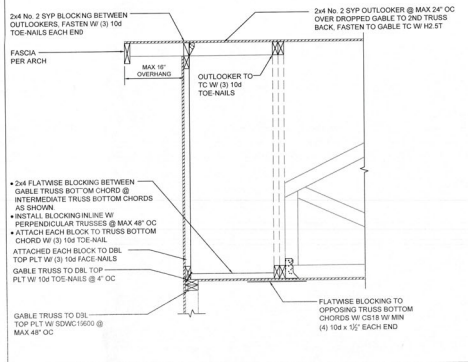


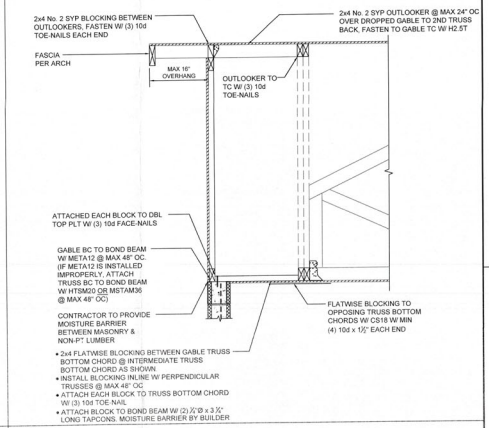
C5 GABLE ANGLE BRACING



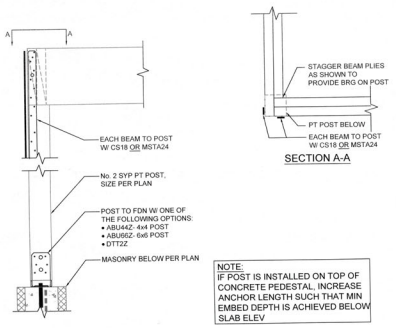
C6 GABLE ANGLE BRACING @ MASONRY



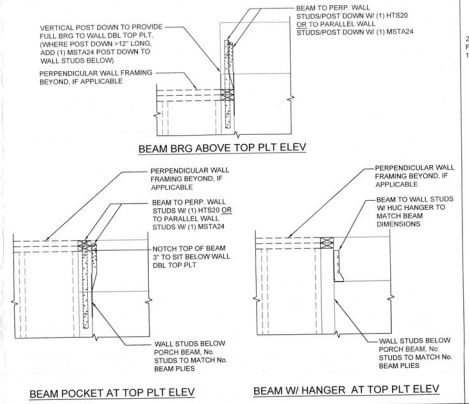
C7 GABLE BRACE DETAIL- PERPENDICULAR TRUSSES



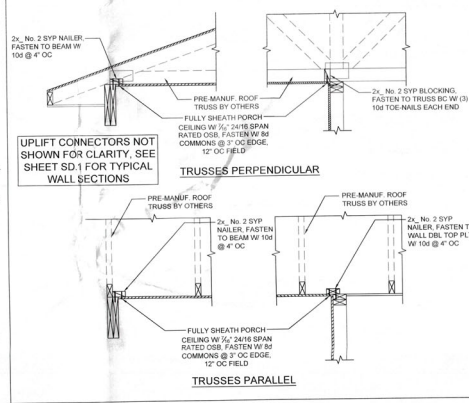
C8 GABLE BRACE DETAIL- PERPENDICULAR TRUSSES @ MASONRY WALL



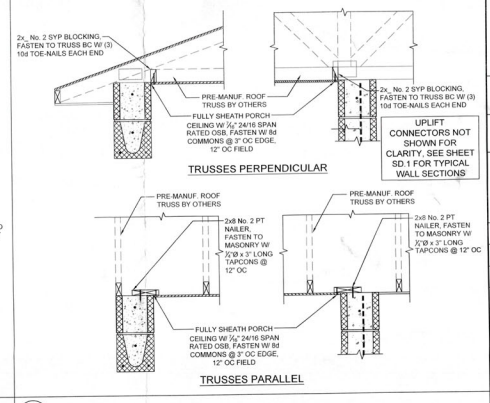
B5 TYPICAL CONNECTION AT PORCH BEAM



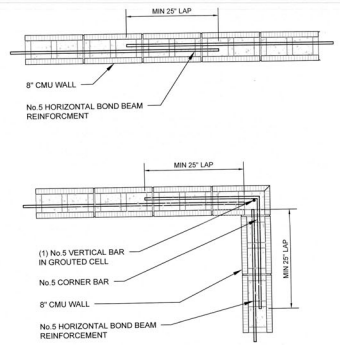
B6 PORCH BEAM TO WALL DETAILS



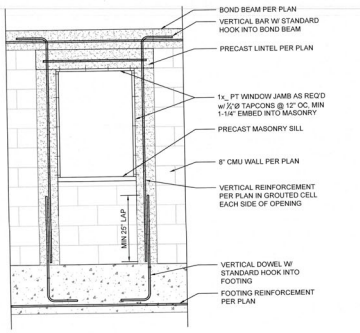
B7 PORCH SHEATHING @ ALL EXTERIOR PORCHES



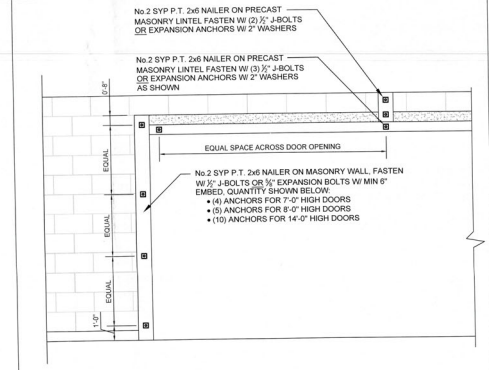
B8 PORCH SHEATHING @ ALL EXTERIOR PORCHES



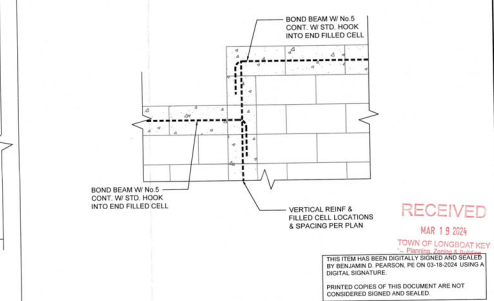
A5 MASONRY REINFORCEMENT LAP DETAILS



A6 CMU WINDOW ELEVATION



A7 GARAGE DOOR BUCK ON MASONRY WALL



A8 CHANGE IN MASONRY HEIGHT

RECEIVED
MAR 19 2024
TOWN OF LONGBOAT KEY
PLANNING AND ZONING

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YODER & HOMES REMODELING
You Can Trust Our Experience

LITTLE RESIDENCE
1001 LONGBOAT CLUB ROAD
LONGBOAT KEY, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
23-0736

SHEET NUMBER
SD.2

SHEET NAME
DETAILS

REVISIONS

DATE	DESCRIPTION

DESIGNED
BDP

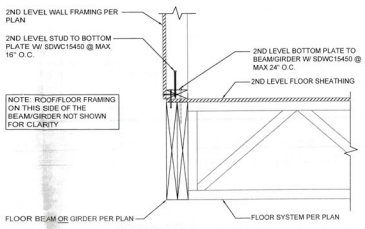
REVIEWED
AKR

Russell Rowland
13241 BARTRAM PARK BLVD #601
JACKSONVILLE, FL 32258
P 904-503-3283 RUSSROW.COM
C.A. No. 32756

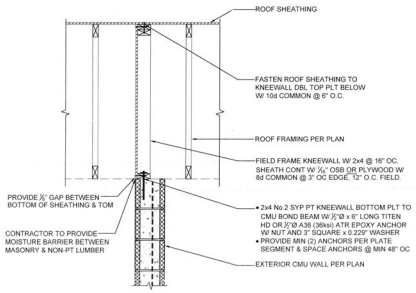
PERMIT PLANS FILE
Copy of Record

BENJAMIN D. PEARSON LICENSE No. 91021 STATE OF FLORIDA PROFESSIONAL ENGINEER

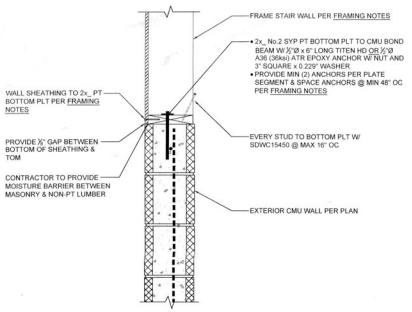
BENJAMIN D. PEARSON, PE
FL LICENSE NO. 91021
07-11-2023



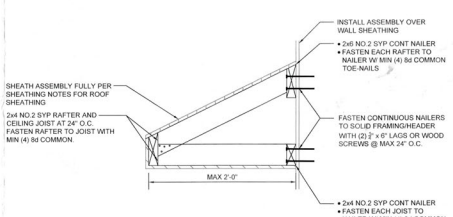
C9 UPPER LEVEL WALL ABOVE BEAM/GIRDER



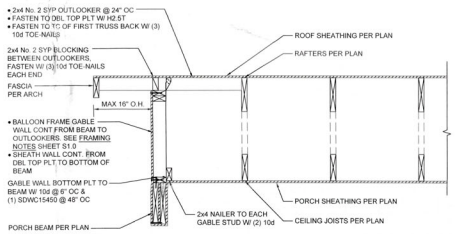
C10 KNEEWALL FRAMING DETAIL



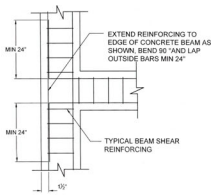
B9 EXTERIOR STAIR WALL @ CMU



B10 FIELD-FRAMED SHED ROOF- MAX 2FT

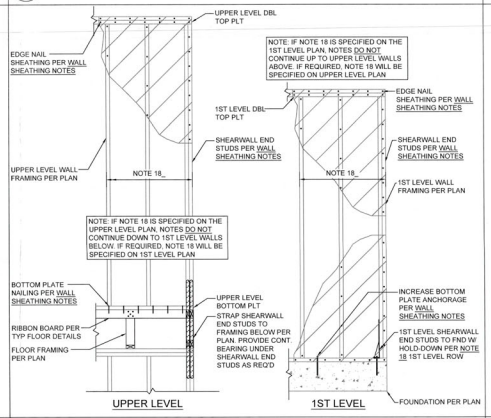


B11 GABLE FRAMING DETAIL OVER PORCH BEAM

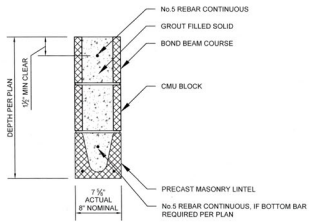


REINFORCING AT INTERSECTING BEAMS
PLAN VIEW DETAIL

A9 CONCRETE BEAM INTERSECTION DETAIL



A10 TYPICAL SHEARWALL FRAMING ELEVATION



LINTEL SECTION

1. ALL LINTELS ARE ASSUMED TO BE CAST-CRETE OR EQUIVALENT
2. PROVIDE MIN 4" BEARING EACH END OF LINTEL
3. FILL ALL MASONRY SOLID FROM PRECAST LINTEL TO TOP OF WALL
4. PRECAST LINTEL REINFORCEMENT TO EXTEND MINIMUM 4" PAST SIDE OF OPENING.

A11 PRE-CAST LINTEL

RECEIVED
MAR 19 2024
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Planning, Zoning & Building

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