

597 BUTTONWOOD DRIVE  
LONGBOAT KEY, FL

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

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

**Jking**  
S E C N S

MECHANICAL, ELECTRICAL,  
AND PLUMBING REVIEWS  
WILL BE DEFERRED TO  
FIELD INSPECTORS

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.

[illegible]

ISSUE DATE:	
REVISION DATE:	

	ELEVATION KEY OR SECTION KEY SHEET NUMBER		EARTH		PLYWOOD
	DETAIL NUMBER OR SECTION KEY SHEET NUMBER		SAND OR GRAVEL FILL		INSULATING SHEATHING
	ANGLE		WOOD STUD PARTITION		BATT INSULATION
	CENTERLINE		2x4 WOOD POST OR 2x2x6 UNLESS OTHERWISE NOTED		RIGID INSULATION
	HOSE BIBB (FREEZE PROOF)		BRICK		WATER CLOSET
	GAS LINE STUB		CONCRETE BLOCK		LAVATORY
	PENNY		CONCRETE		
	PERPENDICULAR		STEEL		
	PLATE		DIMENSIONAL LUMBER		
	ROUND OR DIAMETER		BLOCKING		
			FINISH GRADE WOOD		

[illegible]

CVR	GENERAL NOTES, SUMMARY	51.0	FOUNDATION PLAN
AS1	SITE PLAN	51.1	FOUNDATION DETAILS
AS2	GROUND FLOOR SLAB PLAN	52.0	GROUND FLOOR STRUCTURAL PLAN
AS3	MAIN FLOOR PLUMBING LAYOUT	52.1	GROUND FLOOR STRUCTURAL PLAN
AS4	UPPER FLOOR PLUMBING LAYOUT	52.2	UPPER FLOOR STRUCTURAL PLAN
AS5	GROUND FLOOR PLAN	53.0	MAIN FLOOR STRUCTURAL PLAN
AS6	MAIN FLOOR PLAN	53.1	UPPER FLOOR STRUCTURAL PLAN
AS7	GROUND FLOOR DIMENSION PLAN	53.2	ROOF FRAMING PLAN
AS8	UPPER FLOOR PLAN	54.0	STRUCTURAL DETAILS
AS9	UPPER FLOOR DIMENSION PLAN	54.1	STRUCTURAL DETAILS
A10	ROOF LAYOUT	54.2	STRUCTURAL DETAILS
A11	ELEVATIONS	54.3	STRUCTURAL DETAILS
A12	ROOF ELEVATIONS	54.4	STRUCTURAL DETAILS
A13	BUILDING SECTION	54.5	STRUCTURAL DETAILS
E1	GROUND FLOOR ELECTRICAL LAYOUT	54.6	STRUCTURAL DETAILS
E2	MAIN FLOOR ELECTRICAL LAYOUT	54.7	STRUCTURAL DETAILS
E3	UPPER FLOOR ELECTRICAL LAYOUT		

NEW CUSTOM RESIDENCE

Permit # **P523-1346**

REVIEWED FOR CODE COMPLIANCE  
LONGBOAT KEY BUILDING DEPT.

JAN 02 2024

APPROVED

Reviewer: *[Signature]*

RECEIVED

DEC 29 2023

**YH** YOUNG & HEDRICK  
STRUCTURAL ENGINEERS

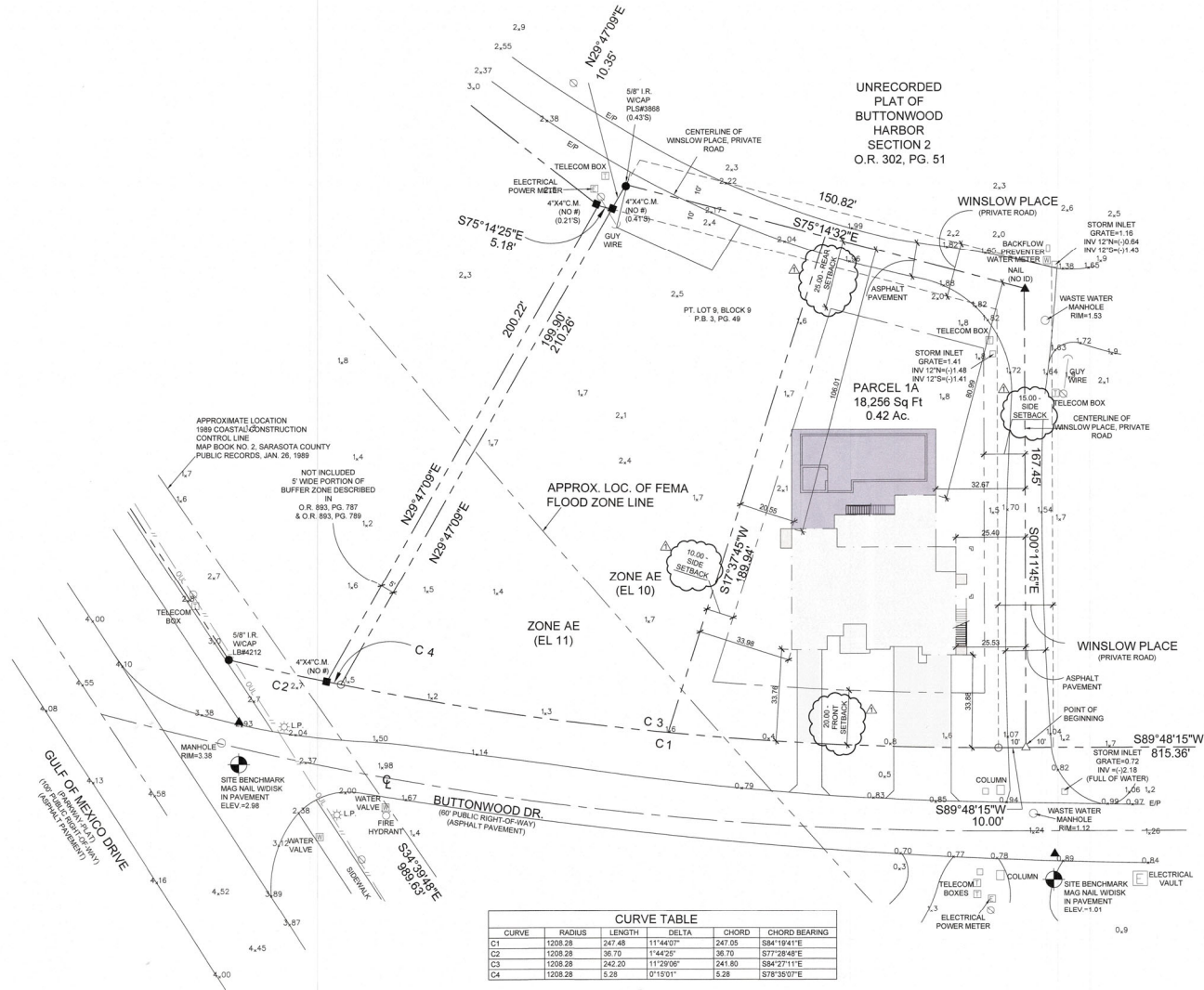
6271 Professional Parkway West  
Suite 2101 • Edinburg, Texas 78540  
www.young-hedrick.com • 361-911-0864

BRISTA HOMES SPEC  
7 BUTTONWOOD DRIVE  
LONGBOAT KEY, FL

ISSUE DATE  
11/17/2023

COVER PAGE

SHEET NUMBER  
CVR



CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	1208.28	247.48	11°44'01"	247.05	S84°19'41"E
C2	1208.28	36.70	1°44'25"	36.70	S77°28'48"E
C3	1208.28	242.20	11°29'06"	241.80	S84°27'11"E
C4	1208.28	5.28	0°19'01"	5.28	S78°35'07"E

SCHMATIC SITE LAYOUT  
SCALE: 1 : 20

TOTAL LOT	18,254 S.F.
HOUSE FOOTPRINT	2,908 S.F.
CONCRETE	60 S.F.
DRIVEWAY AND WALK	1,033 S.F.
POOL AT GRADE	1,500 S.F.
TOTAL IMPERVIOUS	5,501 S.F.
TOTAL COVERAGE %	30.71%
MAX ALLOWABLE	50% (9,127 S.F.)
IMPERVIOUS COVERAGE	

TOTAL LOT	18,254 S.F.
HOUSE FOOTPRINT	2,908 S.F.
TOTAL HOUSE %	15.92%
MAX ALLOWABLE	25% (4,563.5 S.F.)
BLDG COVERAGE	

BLDG PERMIT PLANS  
FILE  
Copy of Record

RECEIVED  
DEC 29 2023  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

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

1335 5th Street  
Longboat Key, FL 34228  
(941) 465-5000  
**King**  
ENGINEERS

BRISTA HOMES SPEC  
587 BUTTONWOOD DRIVE  
LONGBOAT KEY, FL

BRISTA HOMES SPEC  
587 BUTTONWOOD DRIVE  
LONGBOAT KEY, FL

BRISTA HOMES SPEC  
587 BUTTONWOOD DRIVE  
LONGBOAT KEY, FL

BRISTA HOMES SPEC  
587 BUTTONWOOD DRIVE  
LONGBOAT KEY, FL

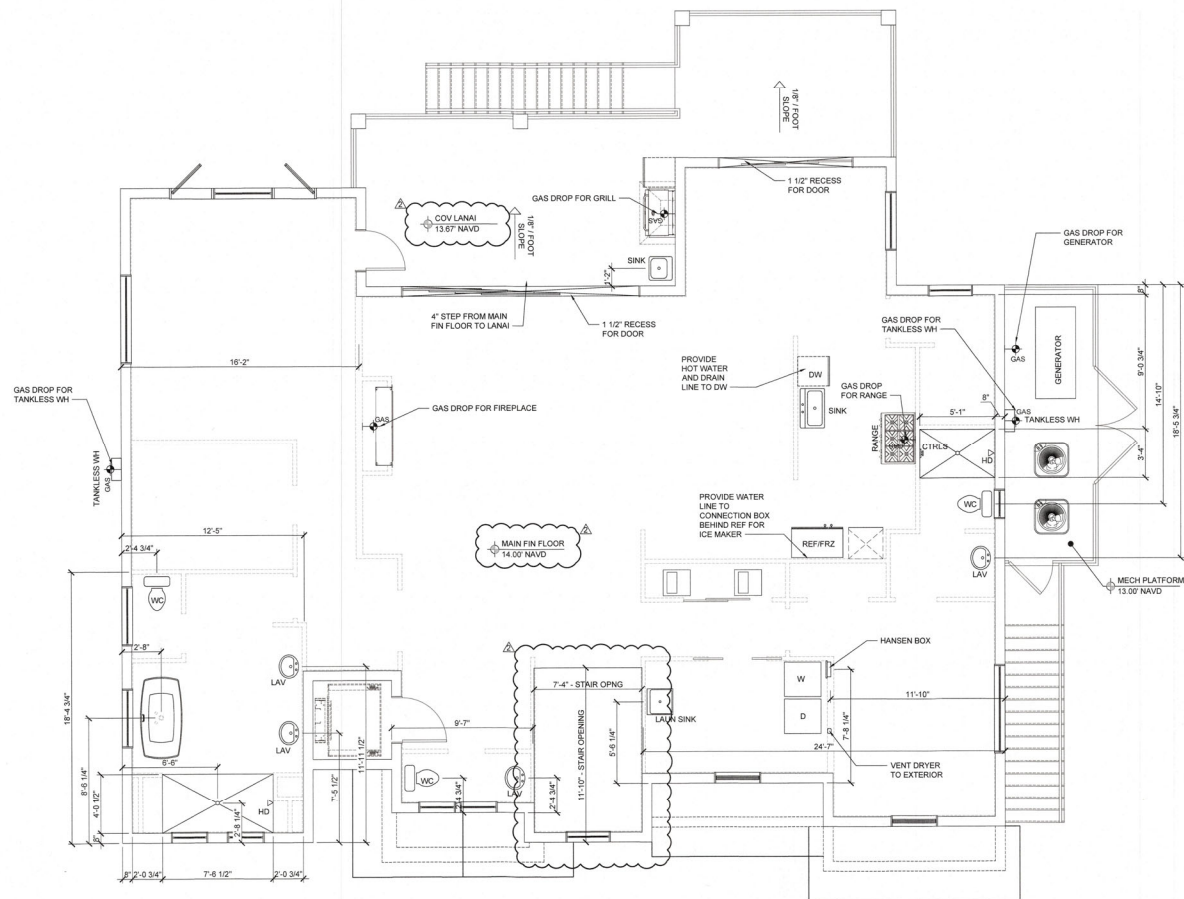
BRISTA HOMES SPEC  
587 BUTTONWOOD DRIVE  
LONGBOAT KEY, FL

BRISTA HOMES SPEC  
587 BUTTONWOOD DRIVE  
LONGBOAT KEY, FL

BRISTA HOMES SPEC  
587 BUTTONWOOD DRIVE  
LONGBOAT KEY, FL







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

# WATER HEATER DRAIN PAN NOTES:

P2801.5 REQUIRED PAN:  
WHERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 0.0236 INCH (0.610 MM) (NO. 24 GAGE), OR OTHER PANS APPROVED FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA C103.

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 DRAINING SHALL BE OF THOSE MATERIALS LISTED IN TABLE P2805.5.

P2801.5.2 PAN DRAIN TERMINATION:  
THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 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 CONTRACTOR SHALL PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICTS WITH STRUCTURE, FINISHES OF WORK OF OTHER TRADES. THE DRAWINGS INDICATE GENERAL ROUTING AND DO NOT SHOW ALL REQUIRED PIPING, FITTINGS, ETC.

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

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

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

THE BUILDING DOMESTIC WATER SUPPLY (ABOVE AND BELOW GROUND) IS TO BE MINIMUM SCHEDULE 40 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-3085) 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.

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

1335 5th Street  
Longboat Key, FL 34606  
(941) 465-3030

**J King**  
DESIGN

BRISTA HOMES SPEC  
557 BUTTONWOOD DRIVE  
LONGBOAT KEY, FL

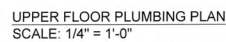
BLDG PERMIT PLANS  
FILE  
Copy of Record

ISSUE DATE  
11/17/2023

MAIN FLOOR  
PLUMBING  
PLAN

SHEET NUMBER  
**A2**





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

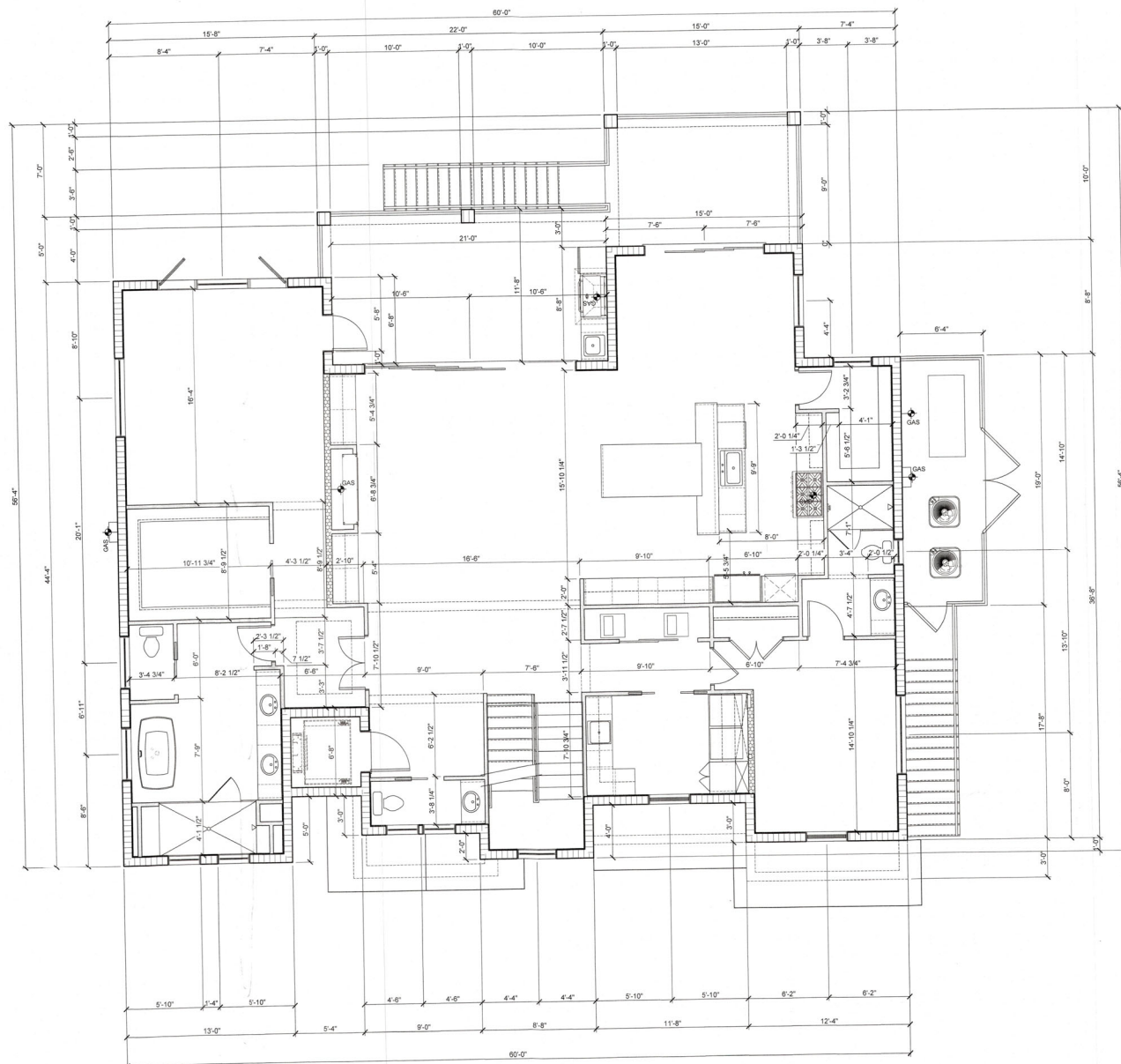
---





---

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



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

## WALL LEGEND

3 1/2" INTERIOR STUD WALL	12 x 16 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 x 16 CMU WALL 10'-0" AFF	3 1/2" INTERIOR STUD WALL W SOUND BATTING
8 x 16 CMU WALL 10'-0" AFF - PT FURRING ONE SIDE	3 1/2" INTERIOR BEARING WALL
8 x 16 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.

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

## ROUGH OPENING NOTE

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

## FLOOR PLAN GENERAL NOTES

- PER 2018 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.
- ATTIC ACCESS TO BE JOB LOCATED. CONTRACTOR TO INSURE MINIMUM OF 30" CLEAR UNOBSTRUCTED HEIGHT ABOVE OPENING.
- CONDENSATE/ROOF DOWNSPOUTS SHALL DISCHARGE A MINIMUM OF 12" FROM BLDG. IRRIGATION/SPRINKLER SYSTEMS, INCLUDING ALL RISERS AND SPRAY - SHALL NOT BE INSTALLED WITHIN 12" OF THE BLDG.
- CONTRACTOR TO ENSURE THAT PLUMBING AND TUB DECK DIMENSIONS PROPERLY COORDINATE WITH FINAL TUB CHOSEN. CONTRACTOR MUST VERIFY DECK DIMENSIONS AND PLUMBING WITH CHOSEN TUB PRIOR TO INSTALLING EITHER.
- ALL WINDOWS AND GLASS DOORS NOT IMPACT RATED MUST BE PROTECTED BY CORRUGATED METAL PANELS OR ANOTHER APPROVED METHOD. PLYWOOD COVERINGS ARE NOT ACCEPTABLE. INSTALL ALL PROTECTIONS PER MANUFACTURER'S DETAILS AND INSTRUCTIONS.
- ALL INTERIOR FLAT SOFFITS TO BE 2x6 WIDE.

## AREA CALCULATIONS

GROUND FLOOR HABITABLE	299 SQ FT
MAIN FLOOR HABITABLE	2,285 SQ FT
UPPER FLOOR HABITABLE	1,612 SQ FT
TOTAL HABITABLE SPACE	4,176 SQ FT
GARAGE AND STORAGE	1,911 SQ FT
COVERED ENTRY	99 SQ FT
COVERED LANAI	140 SQ FT
COVERED LANAI	400 SQ FT
MAIN FLOOR DECK	407 SQ FT
UPPER FLOOR DECK	407 SQ FT
TOTAL UNDER ROOF	7,589 SQ FT
ROOF OBSERVATION DECK	340 SQ FT
TOTAL SQUARE FOOTAGE	8,128 SQ FT

BLDG PERMIT PLAN  
FILE  
Copy of Record

RECEIVED

DEC 29 2023  
TOWN OF LONGBOAT KEY

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

1385 SW 5th Street  
Fort Lauderdale, FL 33304  
Jking  
DESIGN

BRISTOL HOMES SPEC  
597 BUTTWOOD DRIVE  
LONGBOAT KEY, FL

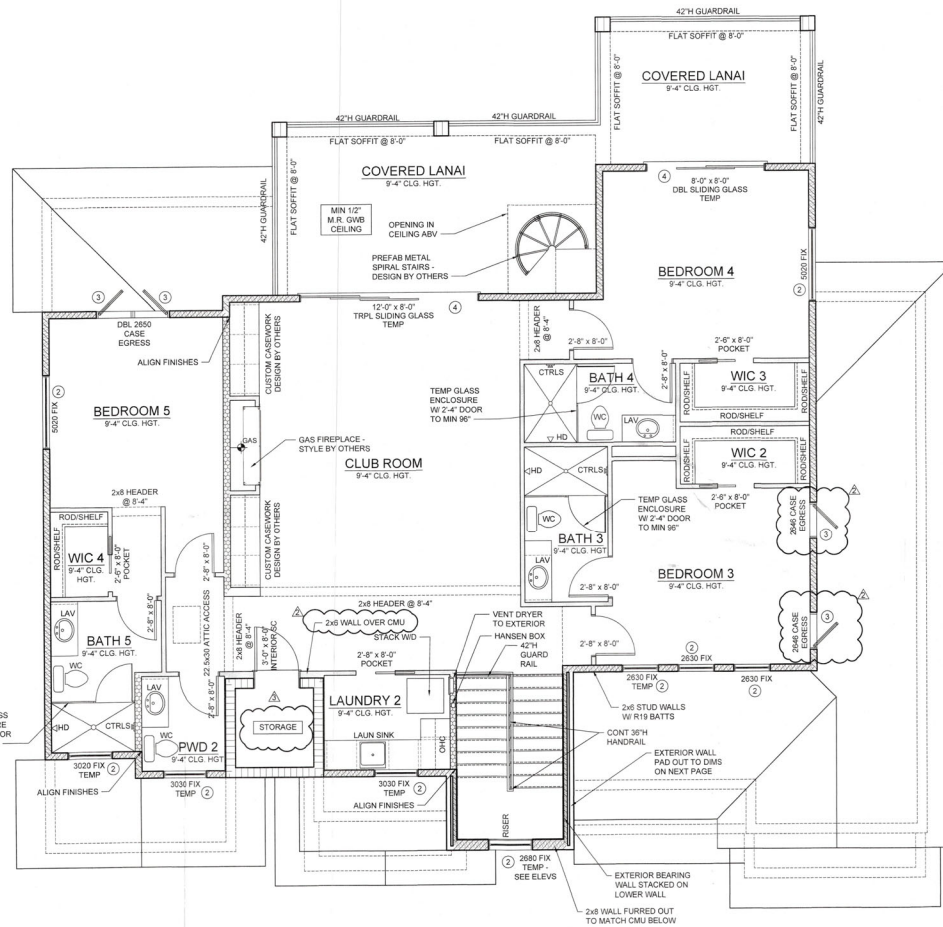
YOUNG  
HEIDRICK  
ARCHITECTS

ISSUE DATE  
11/17/2023

MAIN FLOOR  
DIM PLAN

SHEET NUMBER  
A5.1





WALL LEGEND	
3 1/2" INTERIOR STUD WALL	12 x 16 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 x 16 CMU WALL 10'-0" AFF	3 1/2" INTERIOR STUD WALL W SOUND BATTING
8 x 16 CMU WALL 10'-0" AFF - PT FURRING ONE SIDE	3 1/2" INTERIOR BEARING WALL
8 x 16 CMU WALL 10'-0" 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:

- GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT (0.84 M<sup>2</sup>).
  - BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
  - TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR, ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
- ALL GLAZING IN RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURAL BALUSTER PANELS AND NON STRUCTURAL INFILL PANELS.
- GLAZING IN WALLS AND FENCES 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:

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

##### FLOOR PLAN GENERAL NOTES:

- PER IRC 7TH EDITION RESIDENTIAL (2020) (R308.4.5), GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. E.G. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED, IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED.
- ATTIC ACCESS TO BE JOB LOCATED. CONTRACTOR TO INSURE MINIMUM OF 30" CLEAR UNSTRUCTURED HEIGHT ABOVE OPENING.
- CONDENSATE/ROOF DOWNSPOUTS WILL DISCHARGE A MINIMUM OF 12" FROM BLDG. IRRIGATION/SPRINKLER SYSTEMS - INCLUDING ALL RISERS AND SPRAY - SHALL NOT BE INSTALLED WITHIN 12" OF THE BLDG.
- CONTRACTOR TO ENSURE THAT PLUMBING AND TUB DECK DIMENSIONS PROPERLY COORDINATE WITH FINAL TUB CHOSEN. CONTRACTOR MUST VERIFY TUB DECK DIMENSIONS AND PLUMBING WITH CHOSEN TUB PRIOR TO INSTALLING EITHER.
- ALL WINDOWS AND GLASS DOORS NOT IMPACT RATED MUST BE PROTECTED BY CORRUGATED METAL PANELS OR ANOTHER APPROVED METHOD. PLYWOOD COVERINGS ARE NOT ACCEPTABLE. INSTALL ALL PROTECTIONS PER MANUFACTURER'S DETAILS AND INSTRUCTIONS.
- ALL INTERIOR FLAT SOFFITS TO BE 2x6 WIDE.

#### AREA CALCULATIONS

GROUND FLOOR HABITABLE	299 SQ FT
MAIN FLOOR HABITABLE	2,285 SQ FT
UPPER FLOOR HABITABLE	1,613 SQ FT
TOTAL HABITABLE SPACE	4,178 SQ FT
GARAGE AND STORAGE	
COVERED ENTRY	96 SQ FT
COVERED LANAI	530 SQ FT
COVERED LANAI	66 SQ FT
MAIN FLOOR DECK	400 SQ FT
UPPER FLOOR DECK	407 SQ FT
TOTAL UNDER ROOF:	7,589 SQ FT
ROOF OBSERVATION DECK	540 SQ FT
TOTAL SQUARE FOOTAGE:	8,129 SQ FT

RECEIVED

FEB 18 2025

TOWN OF LONGBOAT KEY

Planning, Zoning & Building

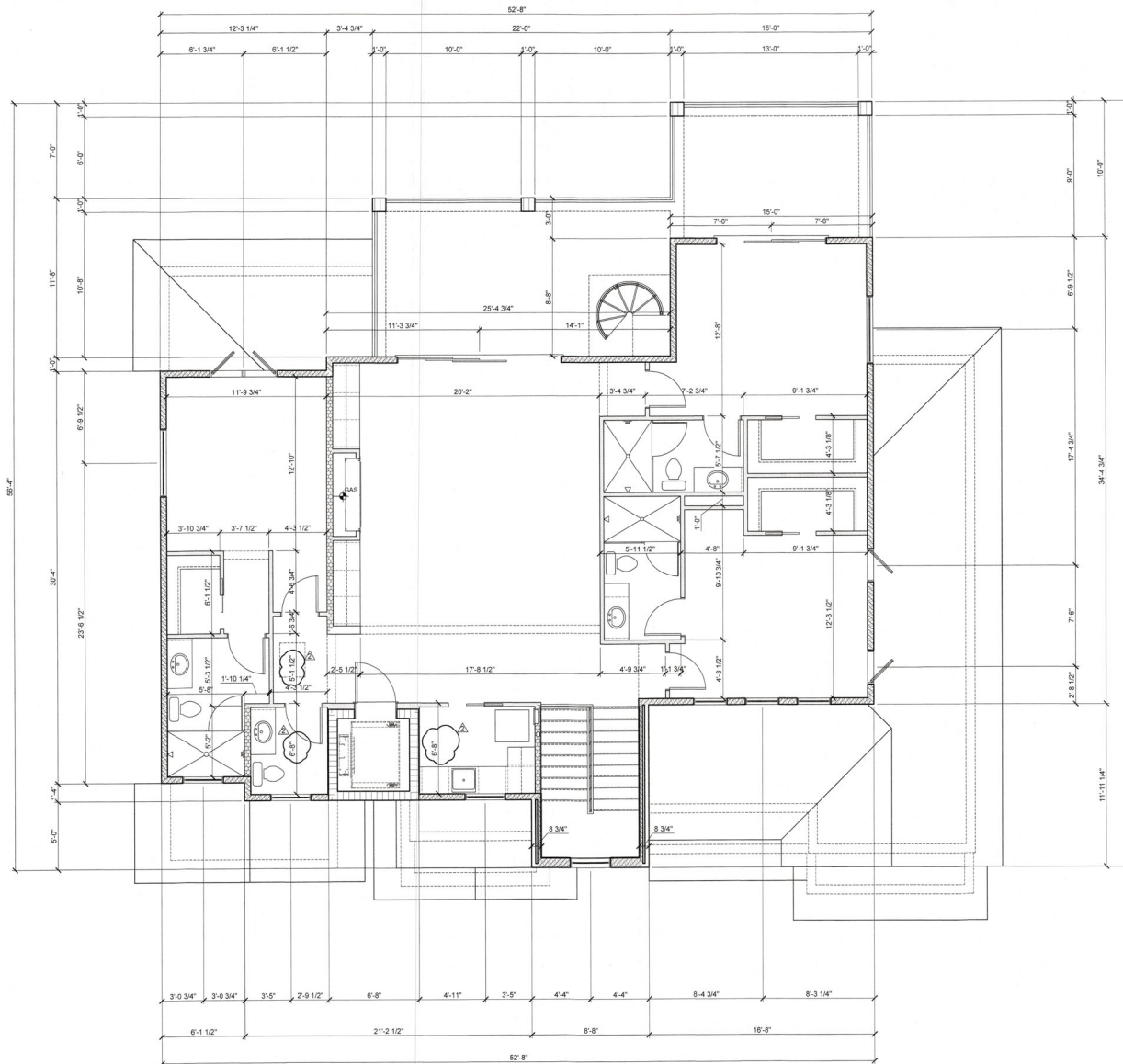
#### STAIR NOTES:

FOYER TO MAIN FINISHED FLOOR: 16R @ 7'6" / 14T @ 11" / 1 LANDING  
MAIN FINISHED FLOOR TO UPPER FLOOR: 20R @ 7'6" / 18T @ 10" PLUS 1" NOSE / 1 LANDING

#### FLORIDA PRODUCT APROVAL LIST

MARK	PRODUCT CATEGORY	SUBCATEGORY	MANUFACTURER	MODEL	FL APPROVAL NO.
1	WINDOWS	SINGLE HUNG	PGT	SH7700A	FL235.4
2	WINDOWS	FIXED	PGT	PA7725A	FL243.8
3	WINDOWS	CASEMENT	PGT	CA740	FL245.2
4	EXTERIOR DOORS	SLIDING DOOR ASSEMBLIES	PGT	SGD770	FL251.4
5	EXTERIOR DOORS	SECTIONAL EXTERIOR DOOR	HAAS DOOR COMPANY	HT SERIES TO 9'-2"	FL16680.4
6	EXTERIOR DOORS	SWINGING DOOR ASSEMBLIES	THERMA-TRU CORP	FIBER-CLASSIC AND SMOOTH-STAR	FL2048.12
7	EXTERIOR DOORS	SWINGING DOOR ASSEMBLIES	THERMA-TRU CORP	FIBER-CLASSIC AND SMOOTH-STAR	FL2048.10
8	EXTERIOR DOORS	SWINGING DOOR ASSEMBLIES	THERMA-TRU CORP	FIBER-CLASSIC AND SMOOTH-STAR	FL2048.4
9	STRUCTURAL COMPONENTS	RESULT OF NEW TECH	SMART-VENT	1540-520	FL5822.3
10	STRUCTURAL COMPONENTS	RESULT OF NEW TECH	SMART-VENT	1540-510	FL5822.1
11	ROOFING	UNDERLAYMENTS	POLYGLASS USA	POLYGLASS UNDERLAYMENT	FL5259.2
12	ROOFING	METAL	PETERSEN ALUMINUM	SNAP-CLAD 302"	FL24423.7

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



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

## WALL LEGEND

3 1/2" INTERIOR STUD WALL	12 x 16 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 x 16 CMU WALL 10'-0" AFF	3 1/2" INTERIOR STUD WALL W/ SOUND BATTING
8 x 16 CMU WALL 10'-0" AFF - PT FURRING ONE SIDE	3 1/2" INTERIOR BEARING WALL
8 x 16 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.

- GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 34-INCH (810 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT (0.84 M<sup>2</sup>).
  - BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
  - TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
  - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
- ALL GLAZING IN RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURAL BALUSTER PANELS AND NON STRUCTURAL IN-FILL PANELS.
- GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS 1) LESS THAN 60 INCHES (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 PANE IN MULTIPLE GLAZING.

### ROUGH OPENING NOTE:

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

### FLOOR PLAN GENERAL NOTES

- PER FBC 7TH EDITION RESIDENTIAL (2020) (R308.4.1), 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.
- ATTIC ACCESS TO BE JOB LOCATED. CONTRACTOR TO INSURE MINIMUM OF 30" CLEAR UNOBSTRUCTED HEIGHT ABOVE OPENING.
- CONDENSATE DRAIN OF DOWNSPUTS SHALL DISCHARGE A MINIMUM OF 12" FROM BLDG. IRRIGATION/SPRINKLER SYSTEMS, INCLUDING ALL RISERS AND SPRAY, SHALL NOT BE INSTALLED WITHIN 12" OF THE BLDG.
- CONTRACTOR TO ENSURE THAT PLUMBING AND TUB DECK DIMENSIONS PROPERLY COORDINATE WITH FINAL TUB CHOSEN. CONTRACTOR MUST VERIFY TUB DECK DIMENSIONS AND PLUMBING WITH CHOSEN TUB PRIOR TO INSTALLING EITHER.
- ALL WINDOWS AND GLASS DOORS NOT IMPACT RATED MUST BE PROTECTED BY CORRUGATED METAL PANELS OR ANOTHER APPROVED METHOD. PLYWOOD COVERINGS ARE NOT ACCEPTABLE. INSTALL ALL PROTECTIONS PER MANUFACTURER'S DETAILS AND INSTRUCTIONS.
- ALL INTERIOR FLAT SOFFITS TO BE 2x6 WIDE.

## AREA CALCULATIONS

GROUND FLOOR HABITABLE	299 SQ FT
MAIN FLOOR HABITABLE	2,285 SQ FT
UPPER FLOOR HABITABLE	1,612 SQ FT
TOTAL HABITABLE SPACE	4,176 SQ FT
GARAGE AND STORAGE	1,911 SQ FT
COVERED ENTRY	89 SQ FT
COVERED LANAI	66 SQ FT
MAIN FLOOR DECK	407 SQ FT
UPPER FLOOR DECK	407 SQ FT
TOTAL UNDER ROOF	7,589 SQ FT
ROOF OBSERVATION DECK	540 SQ FT
TOTAL SQUARE FOOTAGE	8,129 SQ FT

BLDG PERMIT PLANS  
FILE  
Copy of Record

RECEIVED  
DEC 29 2023  
TOWN OF LONGBOAT KEY  
Planning, Design & Building

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

**Jeking**  
DESIGNS

James Jeking LLC  
PO Box 133084, Lakewood Ranch, FL 34111  
813-962-0000  
Owner: Elmwood Residential LLC

**YH**  
YOUNG &  
HEDRICK  
ARCHITECTS  
P.A.

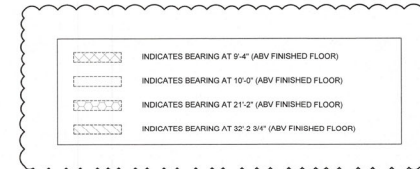
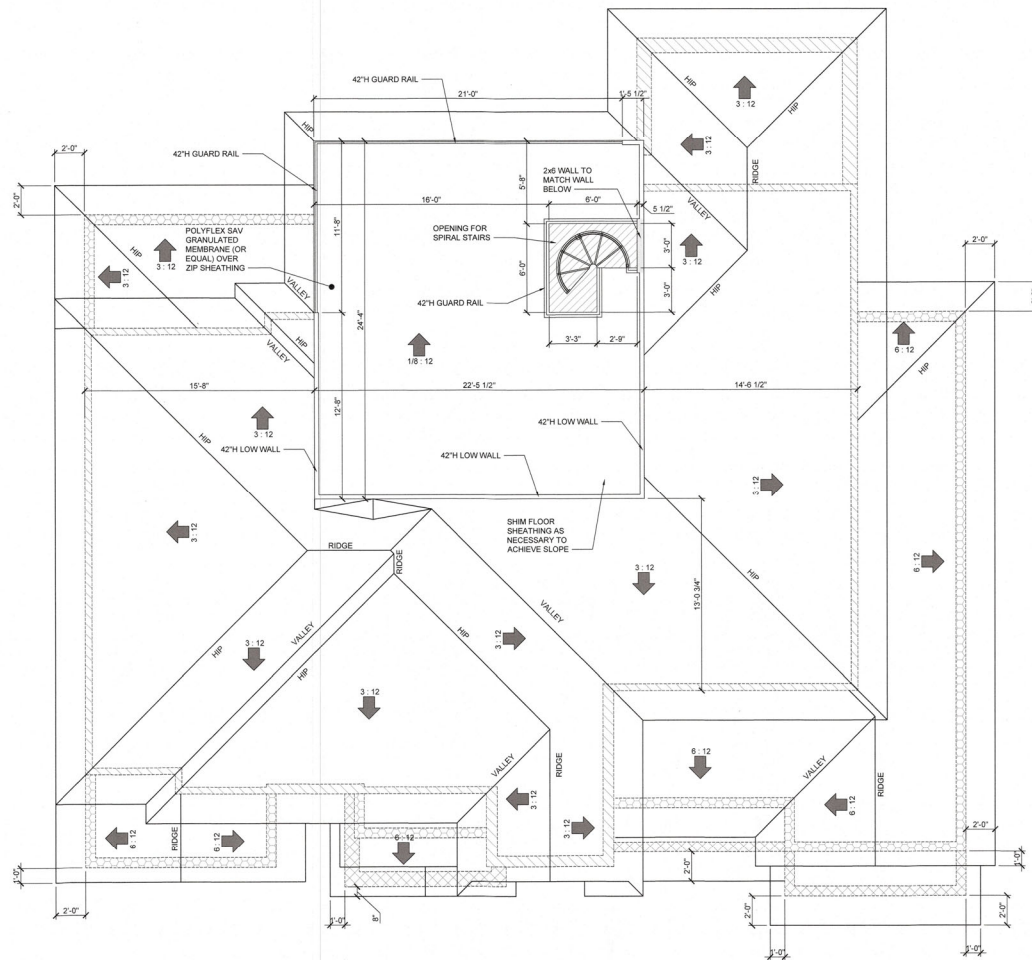
BLDG CHANGES  
ITEM 12/19/2023

BRISTA HOMES SPEC  
597 BUTTWOOD DRIVE  
LONGBOAT KEY, FL

ISSUE DATE  
11/17/2023

UPPER FLOOR  
DIM PLAN  
SHEET NUMBER  
A6.1





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

BLDG PERMIT PLANS  
FILE  
Copy of Record

RECEIVED  
DEC 29 2023  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

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

1385 9th Street  
Boronia, FL 32926  
P: 888.379.5121  
F: 888.379.5121

**Jking**  
DESIGNS

James B. Kucharski, LLC  
Lic. CS2126864  
Lic. CS2126864 Licensed Person N. 14111  
P: 888.379.5121  
P: 888.379.5121  
Owner: James B. Kucharski, LLC

**YH** YOUNG  
HEDRICK  
ARCHITECTS  
P.C.  
10000 W. 11th Avenue, Suite 100  
Tampa, FL 33607  
P: 813.288.1111  
F: 813.288.1111

BLDG CHANGES  
TENU 12/18/2023

BRISTA HOMES SPEC  
597 BUTTONWOOD DRIVE  
LONGBOAT KEY, FL

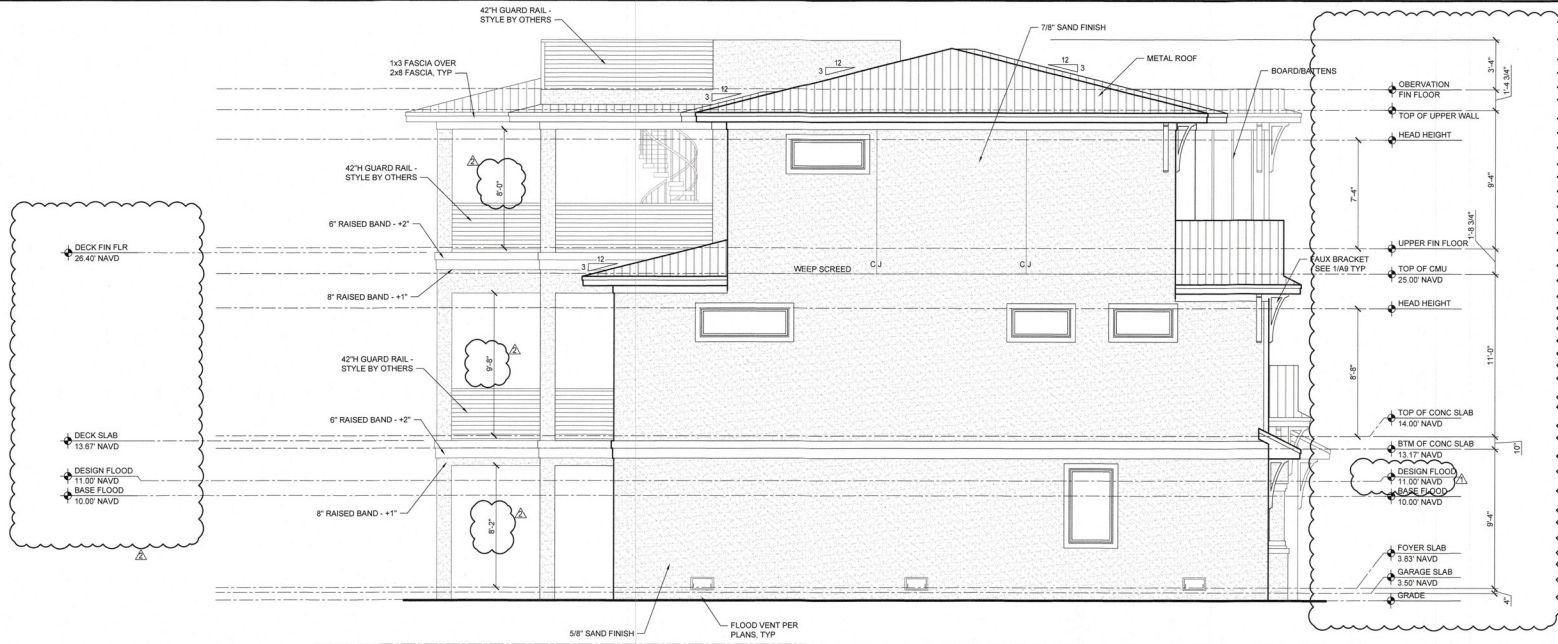
ISSUE DATE  
11/17/2023

ROOF LAYOUT

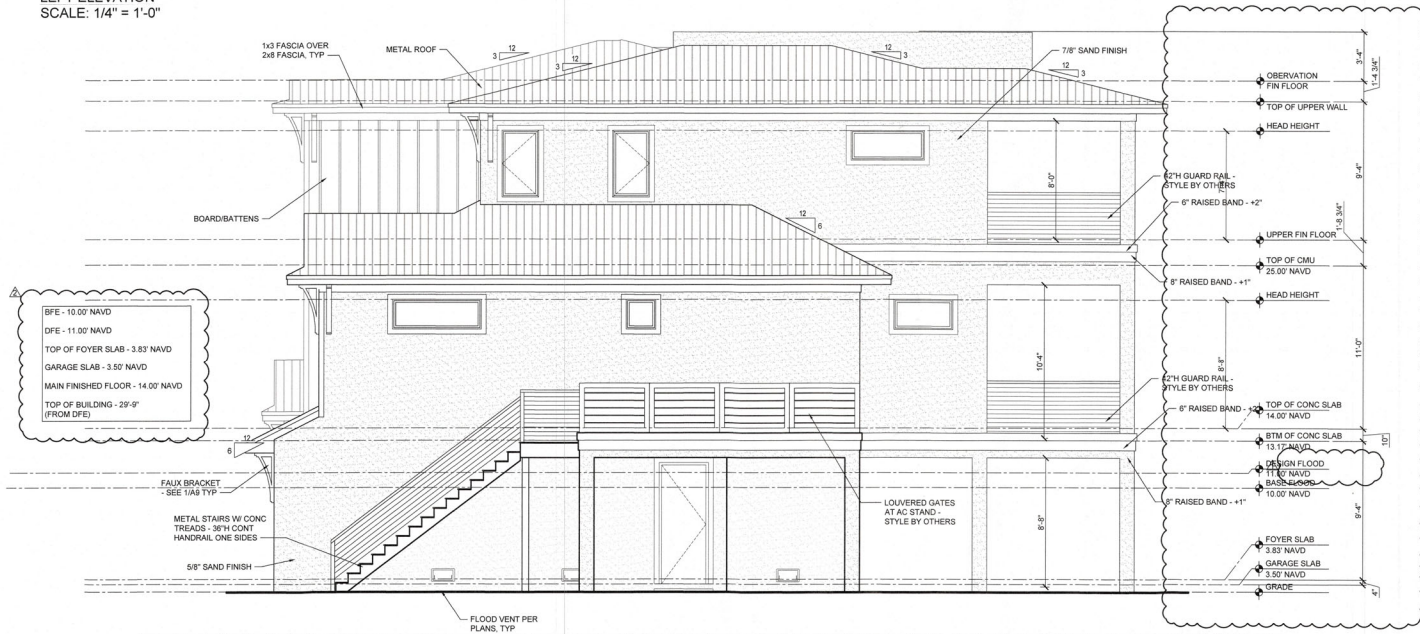
SHEET NUMBER  
A7





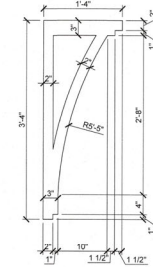


LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT 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 D208.
  2. CEMENT PLASTER FINISH OVER WOOD FRAMED WALLS SHALL BE 7/8" (3-COAT) SMOOTH FINISH OVER ASPHALT IMPREGATED PAPER BACK WIRE LATH, OVER HOUSE WRAP OVER EXTERIOR SHEATHING PER STRUCTURAL DRAWINGS. LATH TO BE FURRED OUT FROM BACKING BY AN APPROVED METHOD, FBOR 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 FBOR 7TH EDITION (2020) 703.6.2.1 ASSUMED AVERAGE STONE DEPTH +2".
  5. 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.



1. BRACKET DETAIL  
SCALE: 1" = 1'-0"

- ALL FIBER CEMENT SIDING TO HAVE 6" EXPOSURE  
ALL TRIM BOARD AT CORNERS TO BE 4"W / +1"  
ALL TRIM BOARD AT CHG TO BE 4"W / +1" - APPLY OH TRIM BOARD AT ALL AREAS W/ SIDING OR BOARD/BATTENS  
ALL BOARD/BATTEN TO BE 1x2 BATTENS @ 16" OC OVER SMOOTH HARDIE PANELS  
ALL WINDOW TRIM AT SIDING OR BOARD/BATTENS TO BE 4"W / +1"  
ALL WINDOW TRIM AT SAND FINISH TO BE 4" RAISED BAND - +1"  
TRIM AT CHG TO BE 6"W / +1" - STUCCO RAISED BAND AT SAND FINISH AND TRIM BOARD AT SIDING, BOARD/BATTEN, AND HARDIE PANEL  
TRIM AT CABLES TO BE 6"W / +1" - STUCCO RAISED BAND AT SAND FINISH AND TRIM BOARD AT SIDING, BOARD/BATTEN, AND HARDIE PANEL  
ALL DOOR TRIM AT SIDING OR BOARD/BATTENS TO BE 4"W / +1"  
ALL DOOR TRIM AT SAND FINISH TO BE 4" RAISED BAND - +1"  
ALL BAHAMA SHUTTERS TO BE STYLE BY OTHERS  
ALL LOUVERED PANELS TO BE STYLE BY OTHERS

BLDG PERMIT PLANS  
FILE  
Copy of Record

RECEIVED  
DEC 29 2023  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

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

1345 6th Street  
Longboat Key, FL 34288  
Tel: 941.577.5333  
Fax: 941.577.5333  
www.jkingdesigns.com  
Owner: Element Residential LLC

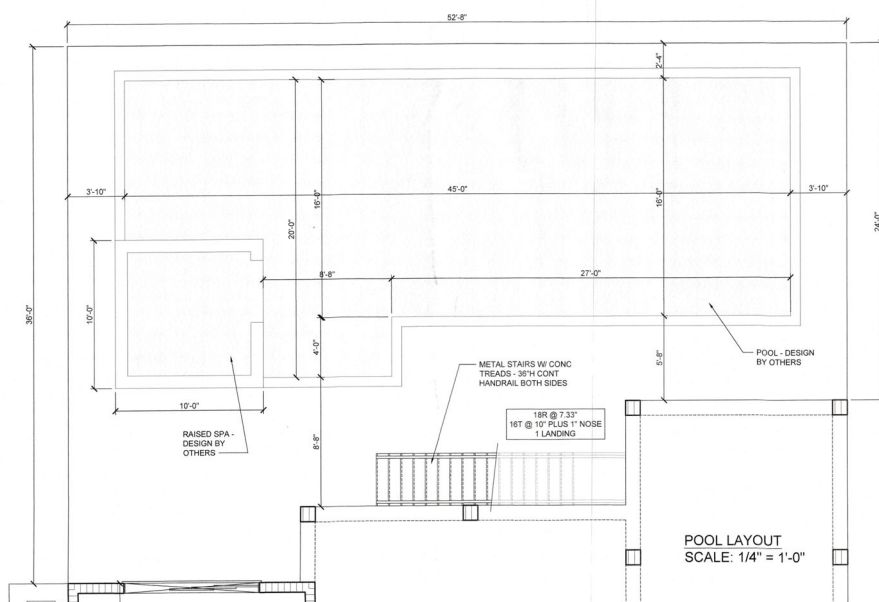
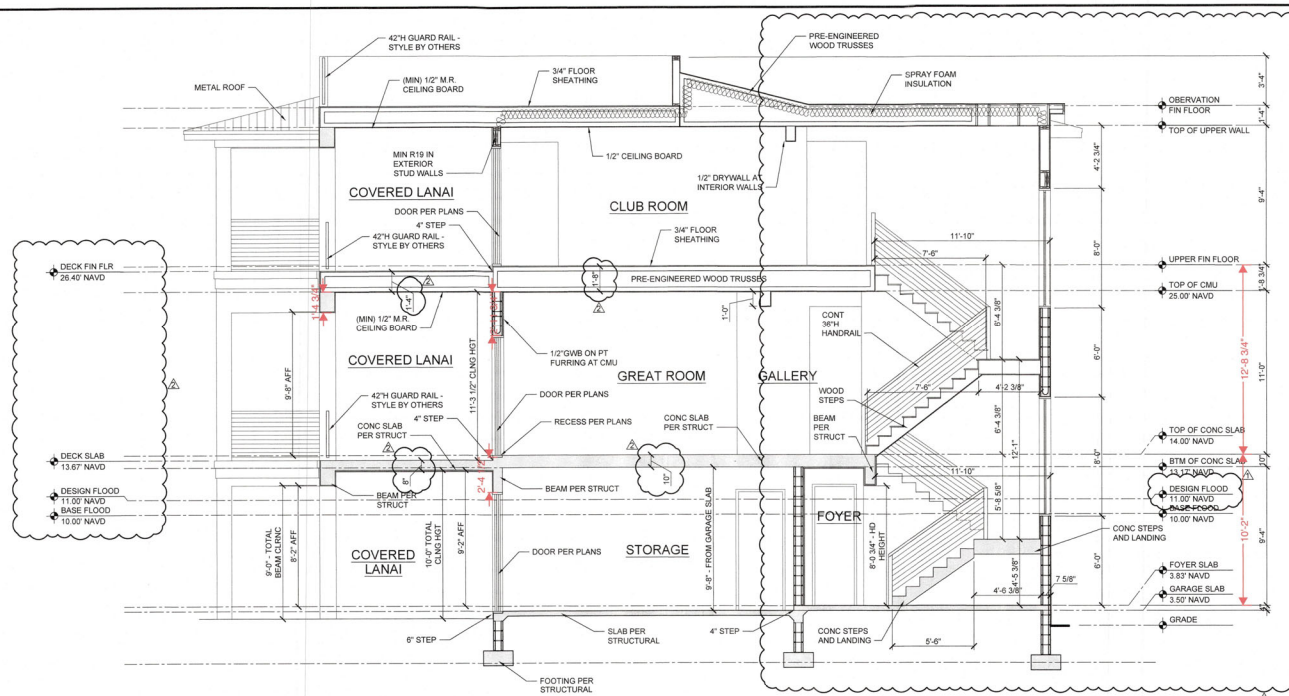
Element Residential LLC  
1345 6th Street  
Longboat Key, FL 34288  
Tel: 941.577.5333  
Fax: 941.577.5333  
www.jkingdesigns.com  
Owner: Element Residential LLC

YH  
YOUNG & HERICK  
ARCHITECTS  
10000 W. 11th Ave.  
Suite 100  
Tampa, FL 33607  
Tel: 813.281.1111  
Fax: 813.281.1111  
www.yharchitects.com

PERMIT REVIEW  
TENU 12/19/2023  
BLDG CHANGES  
TENU 12/19/2023

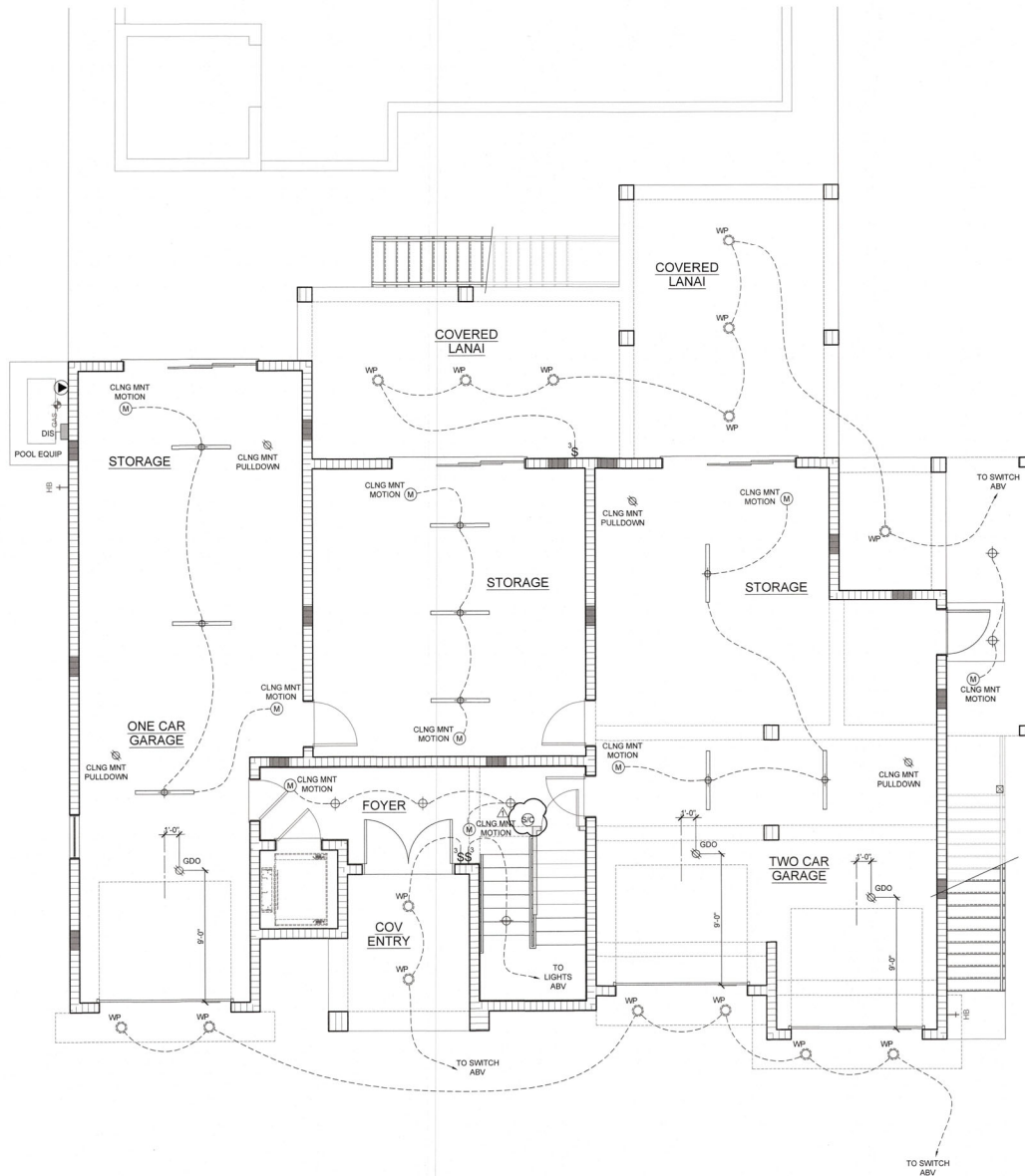
BRISTA HOMES SPEC  
597 BUTTONWOOD DRIVE  
LONGBOAT KEY, FL

ISSUE DATE  
11/17/2023  
ELEVATIONS  
SHEET NUMBER  
A9



BLDG PERMIT PLANS  
FILE  
Copy of Record  
RECEIVED  
DEC 29 2023  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building





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

# GENERAL ELECTRICAL NOTES:

- PER NEC SECTION 210.12(A) ALL 120V SINGLE PHASE 15- AND 20 AMPERE BRANCH CIRCUITS IN ALL AREAS OF A DWELLING (EXCEPT FOR KITCHEN, BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS); SHALL BE AFCI PROTECTED BY A LISTED AFCI-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE.
- CARBON MONOXIDE PROTECTION PER FLORIDA STATUTES 553.885 (2), TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM.
- PER NEC SECTION 210.8(B)(4) ALL 15A & 20A, 120V RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI-PROTECTED.
- PER NEC SECTION 210.8(B)(5) ALL 15A & 20A, 120V RECEPTACLES INSTALLED WITHIN 6' OF A SINK (IN NON-DWELLING UNIT OCCUPANCIES) & A OUTDOOR SUMMER KITCHENS RECEPTACLES) MUST BE GFCI-PROTECTED.
- PER NEC SECTION 408.8(B)(1) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AND ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT.
- PER NEC SECTION 408.11 IN DWELLING UNITS, ALL 15A & 20A, 120V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.
- PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATIONS OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT.
- PER NEC SECTIONS R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EA SLEEPING AREA.
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER FBC 7TH EDITION (RESIDENTIAL) 314.1. GC TO INSTALL, MODEL # 4818A SMOKE ALARM, OR APPROVED EQUAL.
- VERIFY ALL LOW VOLTAGE LOCATIONS, INCLUDING, BUT NOT LIMITED TO, TV, DATA, USB, SPEAKER, AND ALARM SYSTEMS PRIOR TO INSTALLATION.
- ALL RECESSED LIGHTING TO BE LED.
- ALL TASK AND ACCENT LIGHTING AT CABINETS (ABOVE, BELOW, AND INSIDE) TO BE LED.
- ALL STRIP FIXTURE (SUCH AS IN GARAGE) SHALL BE LED TYPE LIGHTING.
- VERIFY LIGHTING COLOR OF LED FIXTURE (COOL, DAYLIGHT, ETC) WITH OWNER PRIOR TO INSTALLATION.
- VERIFY WIRELESS DATA REQUIREMENTS WITH OWNER AND LOCATION/NUMBER OF WIRELESS ACCESS POINTS.
- ALL HANGING FIXTURE, RECESSED LIGHTING, CEILING MOUNTED LIGHTS, AND SCONES TO BE ON DIMMERS. VERIFY ALL SWITCHING REQUIREMENTS PRIOR TO INSTALLATION.
- WALL MOUNT TV PACKAGE TO HAVE HDMI CABLE, (1) DUPLEX RECP, (1) CAT 5, (1) RG6 & PLYWOOD BACKING.
- VERIFY REQUIREMENT FOR EXTERIOR RECEPTACLES OR LIGHTING AT LANDSCAPING. VERIFY LOCATION OF SWITCHING (IF REQUIRED) WITH OWNER.
- ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO AC EQUIPMENT, WATER HEATERS, RECEPTACLES, SWITCHES, LIGHTING, PANELS, AND TIMERS TO BE INSTALLED AT OR ABOVE THE NOTED DESIGN FLOOD ELEVATION.
- 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

LIGHT FIXTURES	
	CEILING SURFACE MOUNT LIGHT
	RECESSED CEILING LIGHT
	RECESSED CEILING LIGHT - WATERPROOF
	RECESSED CEILING LIGHT - WALL WASH
	4' X 4' X 1/2\"/>
	CEILING RECESSED VENTED EXHAUST FAN - 10X10 HOUSING
	WALL MOUNT LIGHT
	RECESSED CEILING LIGHT - VAPOR PROOF
	4' X 2' SURFACE MOUNTED FLUORESCENT LIGHT
	1' X 2' SURFACE MOUNTED FLUORESCENT LIGHT
	CEILING FAN ONLY
	CEILING FAN LIGHT COMBINATION
	4' X 2' SURFACE MOUNTED FLUORESCENT LIGHT
OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
	GFI OUTLET - WATERPROOF
	120V DUPLEX OUTLET
	USB OUTLET
	COUNTER HEIGHT GFI OUTLET
	QUADPLEX OUTLET
	TELEPHONE OUTLET
	DATA NETWORK OUTLET
	SPECIAL PURPOSE OR DEDICATED CIRCUIT
	CEILING MOUNTED DROP OUTLET
	FLOOR MOUNTED DROP OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	ELECTRICAL DISCONNECT
MISC FIXTURES	
	SURFACE MOUNTED CARBON MONOXIDE DETECTOR
	SURFACE MOUNTED SMOKE DETECTOR
	SURFACE MOUNTED CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBINATION
	ELECTRICAL METER
	ELECTRICAL PANEL
	DOOR BELL CHIME
	DOOR BELL PUSH-BUTTON

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

**Jking**  
DESIGNS

James Residential LLC  
1335 5th Street  
St. Petersburg, FL 33705  
PH: 813-977-5125  
FAX: 813-977-5125  
Owner: Element Residential LLC

PERMIT REVIEW  
DATE: 12/19/2023

BRISTA HOMES SPEC  
597 BUTTWOOD DRIVE  
LONGBOAT KEY, FL

BLDG PERMIT PLANS  
FILE  
Copy of Record

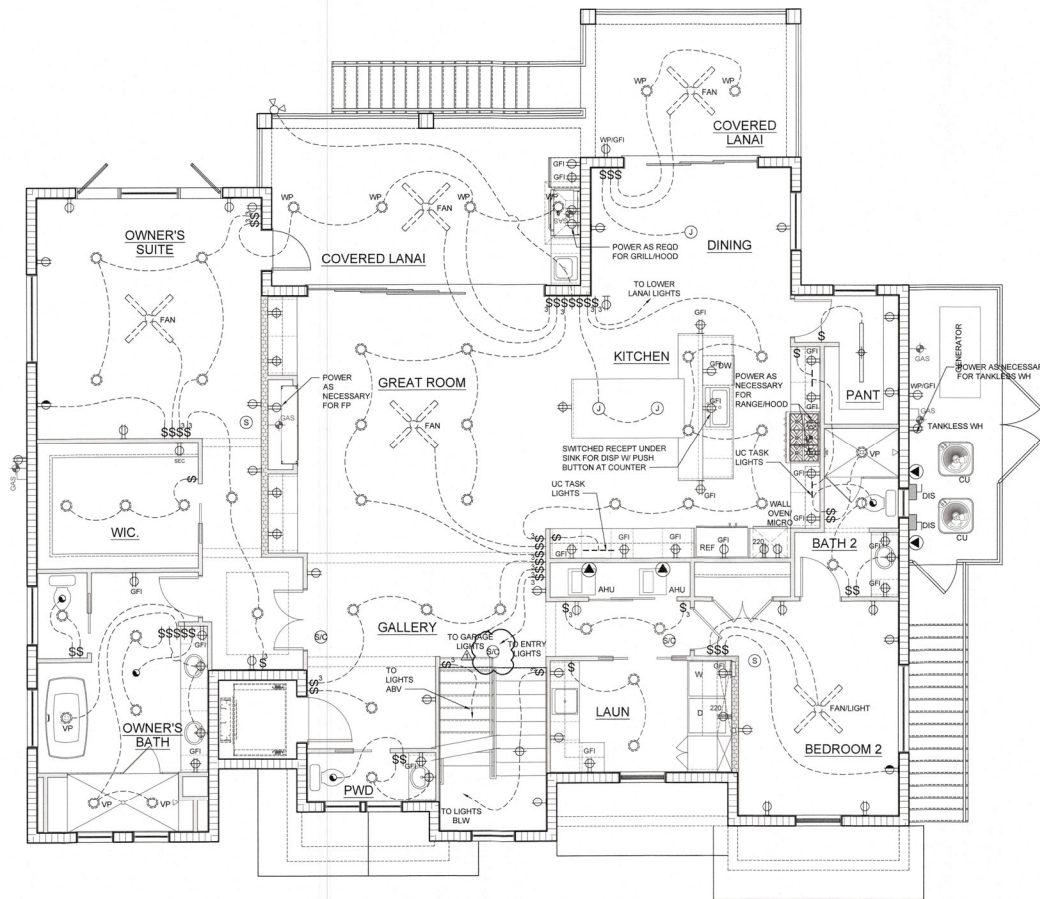
RECEIVED

DEC 29 2023  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

ISSUE DATE  
11/17/2023

GROUND  
FLOOR  
ELECTRICAL  
LAYOUT

SHEET NUMBER  
**E1**



GENERAL ELECTRICAL NOTES:

- PER NEC SECTION 210.13(A) ALL 120V SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS IN ALL AREAS OF A DWELLING (EXCEPT FOR KITCHEN, BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS); SHALL BE AFCI PROTECTED BY A LISTED AFCI-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE.
- CARBON MONOXIDE PROTECTION PER FLORIDA STATUTES 553.885 (2), TO BE INSTALLED WITHIN 15' OF EVERY SLEEPING ROOM.
- PER NEC SECTION 210.8(B)(4) ALL 15A & 20A, 120V RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI-PROTECTED.
- PER NEC SECTION 210.8(B)(5) ALL 15A & 20A, 120V RECEPTACLES INSTALLED WITHIN 6' OF A SINK (IN NON-DWELLING UNIT OCCUPANCIES - & OUTDOOR SUMMER KITCHENS RECEPTACLES) MUST BE GFCI-PROTECTED.
- PER NEC SECTION 406.8(B)(1) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AND ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT.
- PER NEC SECTION 408.11 IN DWELLING UNITS, ALL 15A & 20A, 120V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.
- PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATIONS OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT.
- PER NEC SECTIONS R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE AREA SLEEPING AREA.
- 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 # M615A SMOKE ALARM, OR APPROVED EQUAL.
- VERIFY ALL LOW VOLTAGE LOCATIONS INCLUDING, BUT NOT LIMITED TO, TV, DATA, USB, SPEAKER, AND ALARM SYSTEMS PRIOR TO INSTALLATION.
- ALL RECESSED LIGHTING TO BE LED.
- ALL TASK AND ACCENT LIGHTING AT CABINETS (ABOVE, BELOW, AND INSIDE) TO BE LED.
- ALL STRIP FIXTURE (SUCH AS IN GARAGE) SHALL BE LED TYPE LIGHTING.
- VERIFY LIGHTING COLOR OF LED FIXTURE (COOL, DAYLIGHT, ETC) WITH OWNER PRIOR TO INSTALLATION.
- VERIFY WIRELESS DATA REQUIREMENTS WITH OWNER AND LOCATION/NUMBER OF WIRELESS ACCESS POINTS.
- ALL HANGING FIXTURE, RECESSED LIGHTING, CEILING MOUNTED LIGHTS, AND SCONCES TO BE ON DIMMERS. VERIFY ALL SWITCHING REQUIREMENTS PRIOR TO INSTALLATION.
- WALL MOUNT TV PACKAGE TO HAVE HDMI CABLE, (1) DUPLEX RECP, (1) CAT 5, (1) RG6 & PLYWOOD BACKING.
- VERIFY REQUIREMENT FOR EXTERIOR RECEPTACLES OR LIGHTING AT LANDSCAPING. VERIFY LOCATION OF SWITCHING (IF REQUIRED) WITH OWNER.
- ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO AC EQUIPMENT, WATER HEATERS, RECEPTACLES, SWITCHES, LIGHTING, PANELS, AND TIMERS TO BE INSTALLED AT OR ABOVE THE NOTED DESIGN FLOOD ELEVATION.
- 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 FLOOR PLAN 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

LIGHT FIXTURES	
	CEILING SURFACE MOUNT LIGHT
	6" RECESSED CAN LIGHT
	6" RECESSED CAN LIGHT WATERPROOF
	6" RECESSED CAN LIGHT - WALL WASH
	4" OR 4" SQUARE RECESSED JUNCTION BOX FOR HANGING TRIM
	CEILING RECESSED WIDE DIMMABLE FAN - 12" HOUSING
	WALL MOUNT JUNCTION BOX FOR SCONCE
	WALL MOUNT LIGHT
	4" RECESSED CAN LIGHT - VAPOR PROOF
	24" SURFACE MOUNTED FLUORESCENT LIGHT
	FLOOD LIGHTS (SINGLE OR MULTIPLE)
	CEILING FAN ONLY
	CEILING FAN/LIGHT COMBINATION
	48" SURFACE MOUNTED FLUORESCENT LIGHT
OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
	125V PROOF GFI OUTLET
	125V 125V DUPLEX OUTLET
	220V OUTLET
	USB OUTLET
	COUNTER HEIGHT GFI OUTLET
	SKIDPROOF OUTLET
	TELEPHONE OUTLET
	DATA NETWORK OUTLET
	SPECIAL PURPOSE OR DEDICATED CIRCUIT
	CEILING MOUNTED DUP. OUTLET
	FLOOR MOUNTED DUP. OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	ELECTRICAL DISCONNECT
MISC FIXTURES	
	SURFACE MOUNTED CARBON MONOXIDE DETECTOR
	SURFACE MOUNTED SMOKE DETECTOR
	SURFACE MOUNTED CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBINATION
	ELECTRIC METER
	ELECTRICAL PANEL
	DOOR BELL CHIME
	DOOR BELL PUSH BUTTON

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

BLDG PERMIT PLANS  
FILE  
Copy of Record  
RECEIVED  
DEC 29 2023  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

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

1305 SW 8th Street  
Suite 100  
Fort Lauderdale, FL 33304  
Tel: 954.577.5133  
Fax: 954.577.5134  
Owner: Element Residential LLC

Element Residential LLC  
10000 W. Browne Blvd., Suite 100  
Fort Lauderdale, FL 33304  
Tel: 954.577.5133  
Fax: 954.577.5134  
Owner: Element Residential LLC

PERMIT REVIEW  
TENT 12/18/2023

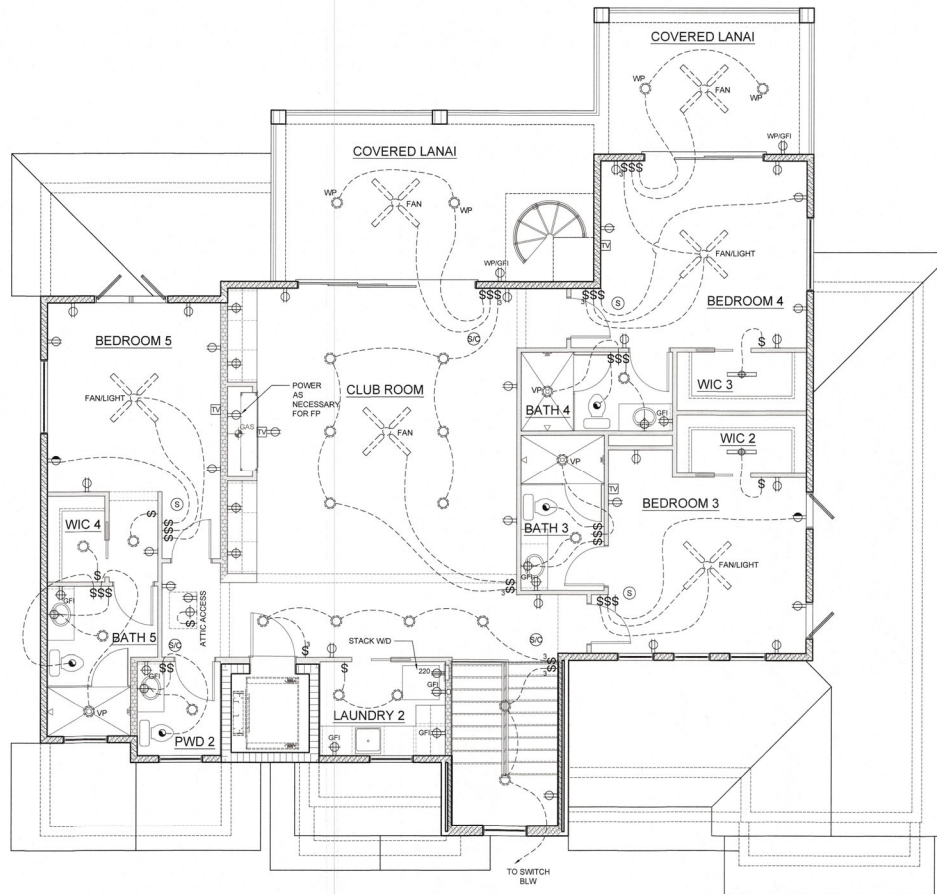
BRISTA HOMES SPEC  
597 BUTTWOOD DRIVE  
LONGBOAT KEY, FL

ISSUE DATE  
11/17/2023

UPPER FLOOR  
ELECTRICAL  
LAYOUT

SHEET NUMBER  
E2





# GENERAL ELECTRICAL NOTES:

- ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2020 NATIONAL ELECTRICAL CODE (NEC).
- PER NEC SECTION 210.12(A) ALL 120V SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS IN ALL AREAS OF A DWELLING (EXCEPT FOR KITCHEN, BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS); SHALL BE AFCI PROTECTED BY A LISTED AFCI CIRCUIT INTERRUPTER COMBINATION TYPE.
- CARBON MONOXIDE PROTECTION PER FLORIDA STATUTES 553.885 (2), TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM.
- PER NEC SECTION 210.8(B)(4) ALL 15A & 20A, 125V RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI-PROTECTED.
- PER NEC SECTION 210.8(B)(5) ALL 15A & 20A, 125V RECEPTACLES INSTALLED WITHIN 6' OF A SINK (IN NON-DWELLING UNIT OCCUPANCIES) & OUTDOOR SUMMER KITCHENS RECEPTACLES) MUST BE GFCI-PROTECTED.
- PER NEC SECTION 408.8(B)(1) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE LISTED AS TAMPER-RESISTANT.
- PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATIONS OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT.
- PER NEC SECTIONS R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EACH SLEEPING AREA.
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217 PER FBC 7TH EDITION (RESIDENTIAL) 314.1, QC TO INSTALL: KIDDE MODEL # 14618A SMOKE ALARM, OR APPROVED EQUAL.
- VERIFY ALL LOW VOLTAGE LOCATIONS INCLUDING, BUT NOT LIMITED TO, TV, DATA, USB, SPEAKER, AND ALARM SYSTEMS PRIOR TO INSTALLATION.
- ALL RECESSED LIGHTING TO BE LED.
- ALL TABS AND ACCENT LIGHTING AT CABINETS (ABOVE, BELOW, AND INSIDE) TO BE LED.
- ALL STRIP FIXTURE (SUCH AS IN GARAGE) SHALL BE LED TYPE LIGHTING.
- VERIFY LIGHTING COLOR OF LED FIXTURE (COOL, DAYLIGHT, ETC) WITH OWNER PRIOR TO INSTALLATION.
- VERIFY WIRELESS DATA REQUIREMENTS WITH OWNER AND LOCATION NUMBER OF WIRELESS ACCESS POINTS.
- ALL HANGING FIXTURE, RECESSED LIGHTING, CEILING MOUNTED LIGHTS, AND SCONCES TO BE ON DIMMERS. VERIFY ALL SWITCHING REQUIREMENTS PRIOR TO INSTALLATION.
- WALL MOUNT TV PACKAGE TO HAVE HCM CABLE (1) DUPLEX RECEPT (1) CAT 5, (1) RG6 & PLYWOOD BACKING.
- VERIFY REQUIREMENT FOR EXTERIOR RECEPTACLES OR LIGHTING AT LANDSCAPING. VERIFY LOCATION OF SWITCHING (IF REQUIRED) WITH OWNER.
- ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO AC EQUIPMENT, WATER HEATERS, RECEPTACLES, SWITCHES, LIGHTING, PANELS, AND TIMERS TO BE INSTALLED AT OR ABOVE THE NOTED DESIGN FLOOD ELEVATION.
- 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

LIGHT FIXTURES	
	CEILING SURFACE MOUNT LIGHT
	RECESSED CAN LIGHT
	RECESSED CAN LIGHT WATERPROOF
	RECESSED CAN LIGHT WALL WASH
	RECESSED CAN LIGHT JUNCTION BOX FOR HANGING FIXTURE
	CEILING RECESSED MINI EXHAUST FAN - 6" HSG HOUSING
	WALL MOUNT JUNCTION BOX FOR SCONCE
	WALL MOUNT LIGHT
	RECESSED CAN LIGHT - 14" PROF. PROF.
	24" SURFACE MOUNTED FLUORESCENT LIGHT
	FLOOD LIGHTS (SINGLE OR MULTIPLE)
	CEILING FAN ONLY
	CEILING FAN & LIGHT COMBINATION
	48" SURFACE MOUNTED FLUORESCENT LIGHT
OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
	GFI OUTLET WITH COVER PLATE
	200V OUTLET
	USB OUTLET
	COUNTER HEIGHT GFI OUTLET
	QUADRUPLX OUTLET
	TELEPHONE OUTLET
	DATA (NETWORK) OUTLET
	SPECIAL PURPOSE OR DEDICATED CIRCUIT
	CEILING MOUNTED DUP. OUTLET
	FLOOR MOUNTED DUP. OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	ELECTRICAL DISCONNECT
MISC. FIXTURES	
	SURFACE MOUNTED CARBON MONOXIDE DETECTOR
	SURFACE MOUNTED SMOKE DETECTOR
	SURFACE MOUNTED CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBINATION
	ELECTRICAL METER
	ELECTRICAL PANEL
	DOOR BELL CHIME
	DOOR BELL PUSH BUTTON

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

BLDG PERMIT PLANS  
FILE  
Copy of Record

RECEIVED  
DEC 29 2023  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

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

1385 Old Street  
Beverly Hills, CA 90210  
(310) 477-0000

**Jking**  
DESIGNS

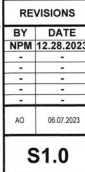
James Residential LLC  
LIC: CEC 136686  
1385 Old Street, N. 14111  
Beverly Hills, CA 90210  
PH: 310.477.0000  
Owner: James Residential LLC

BRISTA HOMES SPEC  
597 BUTTONWOOD DRIVE  
LONGBOAT KEY, FL

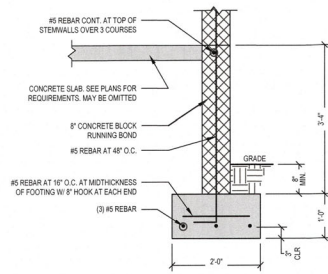
ISSUE DATE  
11/17/2023

UPPER FLOOR  
ELECTRICAL  
LAYOUT

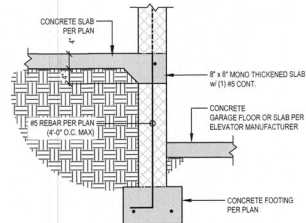
SHEET NUMBER  
E3



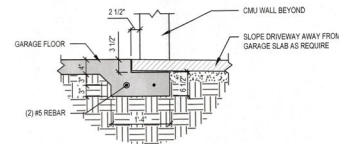




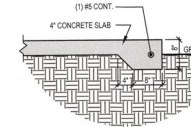
**1 UP TO 4 COURSE STEMWALL**  
3/4" x 1'-0"



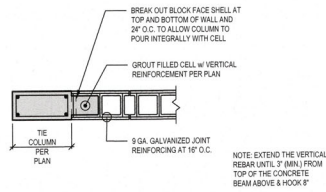
**2 SECTION**  
3/4" x 1'-0"



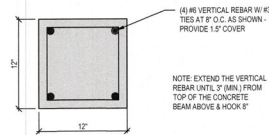
**3 GARAGE DOOR RECESS**  
3/4" x 1'-0"



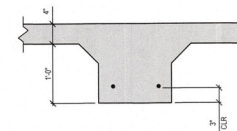
**M3 SLAB EDGE - EQUIPMENT PAD**  
3/4" x 1'-0"



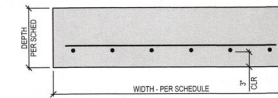
**4 CONCRETE TIE-COLUMN**  
3/4" x 1'-0"



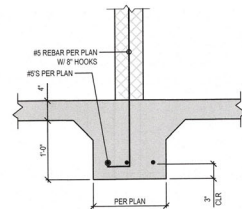
**5 CONCRETE COLUMN**  
3/4" x 1'-0"



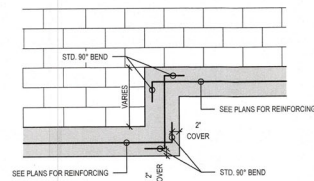
**THICKENED SLAB FOOTING, TYP.**  
1\"/>



**PAD FOOTING, TYP.**  
1\"/>



**6 THICKENED SLAB FOOTING, TYP.**  
3/4" x 1'-0"



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

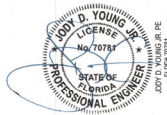
REVISIONS	
BY	DATE
NPM	12.28.2023
AO	06.07.2023

**S1.1**

BLDG PERMIT PLANS  
FILE  
Copy of Record  
**RECEIVED**  
DEC 29 2023  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

# DIMENSION NOTES

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



## FILLED CELLS LEGEND

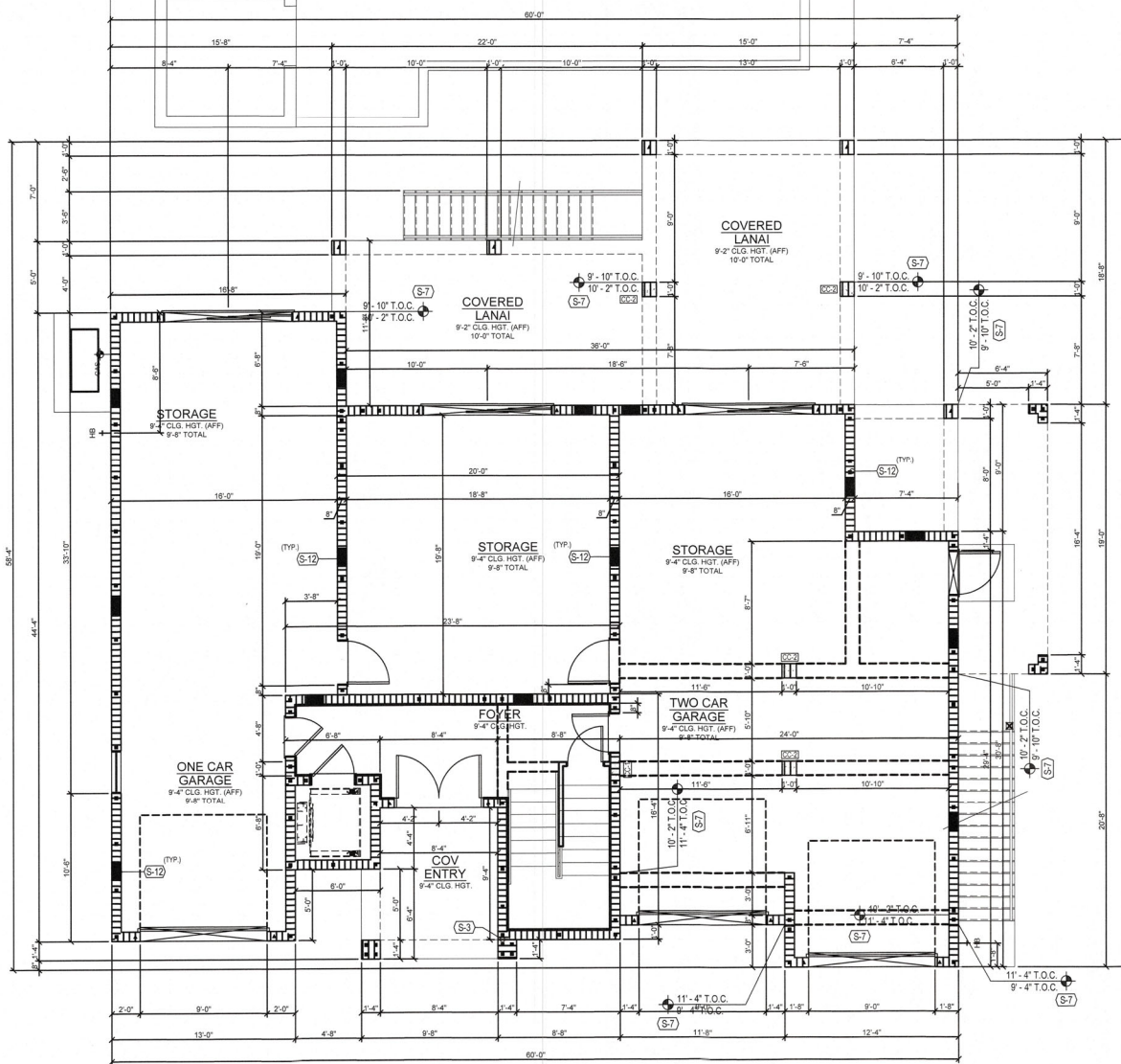
- INDICATES FILLED CELL w/ (1) NO. 5 REBAR CONTINUOUS FROM THE BEAM (OR FOOTING) AT LEVEL BELOW TO THE BEAM ABOVE, PROVIDE 8" HOOKS
- INDICATES FILLED CELL w/ (2) NO. 5 REBAR CONTINUOUS FROM THE BEAM (OR FOOTING) AT LEVEL BELOW TO THE BEAM ABOVE, PROVIDE 8" HOOKS
- INDICATES FILLED CELL w/ (1) NO. 5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

## STRUCTURAL NOTES

MARK	DESCRIPTION
S-1	MASONRY WALL (1) NO. 5 REBAR CONT. IN FULLY GROUTED COURSE AT TOP OF WALL
S-2	INDICATED POST MUST BEAR DIRECTLY ON SLAB WITH MODULURE PROTECTION PROVIDED BY OTHER
S-3	MASONRY WALL, CMU BUMP-OUT MUST BE INTEGRAL WITH ADJACENT MASONRY
S-4	MASONRY WALL: FILL ALL CELLS
S-5	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL, 12" AFF
S-6	8F8-18 ABOVE FLOOD VENT
S-7	THE BEAM REFER TO THE BEAM STEP DETAIL ON SHEET S4.2
S-8	METAL SPIRAL STAIRS BY OTHERS
S-9	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL, 11" AFF MATCH WALL THICKNESS
S-10	LOAD BEARING WALL: 2x SYP STUDS AT 12" O.C. TOP OF WALL, 11" AFF MATCH WALL THICKNESS
S-11	METAL STAIRS WITH CONCRETE TREADS BY OTHERS
S-12	LOAD BEARING WALL: ATTACH TOP BOTTOM PLATE TO CONCRETE BELOW WITH 2" x 8" TIE IN H/A AT 16" OR 12" O.C. PER WALL STUD SPACING MIN. (2) PER WALL SEGMENT
S-13	THE INDICATED POST MUST BEAR DIRECTLY ON THE CONCRETE BELOW. MODULURE PROTECTION BY OTHERS
S-14	118 IN FILLED COURSE BELOW WINDOW OPENING. EXTEND 18" BEYOND OPENING OR HOOK 8" INTO FILLED CELL
S-15	HSS 3" DIA. (3" O.D.) - COLUMN MUST BEAR DIRECTLY ON CONCRETE. REFER TO SECTION "1" ON SHEET S4.7 FOR ADDITIONAL INFORMATION
S-16	HSS 3" DIA. (3" O.D.) - COLUMN MUST BEAR DIRECTLY ON CONCRETE. REFER TO SECTION "4" ON SHEET S4.7 FOR ADDITIONAL INFORMATION

## CMU/CONCRETE COLUMN NOTES

MARK	REMARKS
CC-1	8" WIDE 11" DEEP CONCRETE UNIT • 4 NO. 8 VERTICAL REBAR • NO. 3 TIES 8" O.C. • REFER TO SECTION (5) ON SHEET S1.1
CC-2	12" SQUARE CONCRETE UNIT • 4 NO. 8 VERTICAL REBAR • NO. 3 TIES 8" O.C. • REFER TO SECTION (5) ON SHEET S1.1



DEC  
DAT KEY, FL

YOUNG & HEDRICK  
STRUCTURAL ENGINEERING  
1971 Professional Parkway West  
Suite 200 - Leeswood Ranch, FL 34220  
www.YHEngineers.com Tel (941) 362-1225  
FSPER 34899

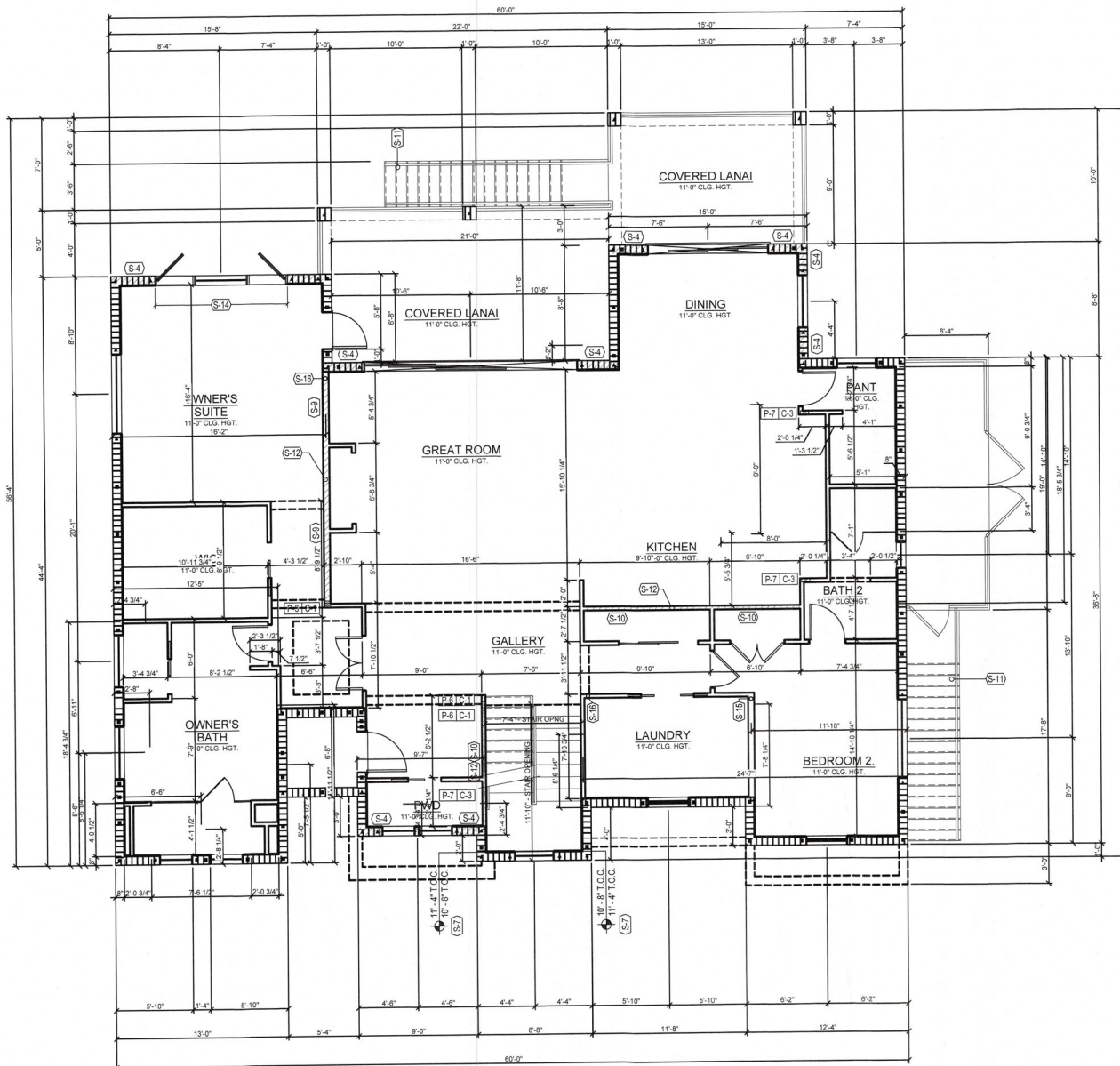
GROUND FLOOR  
STRUCTURAL PLAN  
1/4" = 1' - 0"

REVISIONS	BY	DATE
1	NP	12.28.2023
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

BLDG PERMIT PLANS  
FILE  
Copy of Record  
RECEIVED  
DEC 29 2023  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

S2.0





# DIMENSION NOTES

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

## FILLED CELLS LEGEND

- INDICATES FILLED CELL w/ (1) NO. 5 REBAR CONTINUOUS FROM THE BEAM (OR FOOTING) AT LEVEL BELOW TO THE BEAM ABOVE. PROVIDE # HOOKS.
- INDICATES FILLED CELL w/ (2) NO. 5 REBAR CONTINUOUS FROM THE BEAM (OR FOOTING) AT LEVEL BELOW TO THE BEAM ABOVE. PROVIDE # HOOKS.
- INDICATES FILLED CELL w/ (1) NO. 5 REBAR CONTINUOUS FROM THE BEAM (OR FOOTING) AT LEVEL BELOW TO SLAB. TOP OF LOW WALL OR BOTTOM OF OPENING ABOVE. PROVIDE # HOOKS.

## STRUCTURAL NOTES

MARK	DESCRIPTION
S-1	MASONRY WALL (1) NO. 5 REBAR CONT. IN FULLY GROUTED COURSE AT TOP OF WALL.
S-2	INDICATED POST MUST BEAR DIRECTLY ON SLAB WITH ADDITIONAL PROTECTION PROVIDED BY OTHER.
S-3	MASONRY WALL CMU BUMP-OUT MUST BE INTEGRAL WITH ADJACENT MASONRY.
S-4	MASONRY WALL: FILL ALL CELLS.
S-5	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 10" 8" AFF.
S-6	IF 8" 18" ABOVE FLOOD VENT.
S-7	THE BEAM REFER TO THE BEAM STEP DETAIL ON SHEET S4.2.
S-8	METAL SPIRAL STAIRS BY OTHERS.
S-9	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 17" 4" AFF (MATCH WALL THICKNESS).
S-10	LOAD BEARING WALL: 2x SYP STUDS AT 12" O.C. TOP OF WALL: 11" 4" AFF (MATCH WALL THICKNESS).
S-11	METAL STAIRS WITH CONCRETE THREADS BY OTHERS.
S-12	LOAD BEARING WALL: ATTACH PT. BOTTOM PLATE TO CONCRETE BELOW WITH # 6 TIE HOOKS AT (16" OR 12" O.C. PER WALL STUD SPACING) MIN. (2) PER WALL SEGMENT.
S-13	THE INDICATED POST MUST BEAR DIRECTLY ON THE CONCRETE BELOW. ADDITIONAL PROTECTION BY OTHERS.
S-14	(1) IN FILLED COURSE BELOW WINDOW OPENING. EXTEND 18" BEYOND OPENING OR HOOK 8" INTO FILLED CELL.
S-15	HSS 3" DIA. (3" O.D.) - COLUMN MUST BEAR DIRECTLY ON CONCRETE. REFER TO SECTION "C" ON SHEET S4.1 FOR ADDITIONAL INFORMATION.
S-16	HSS 3" DIA. (3" O.D.) - COLUMN MUST BEAR DIRECTLY ON CONCRETE. REFER TO SECTION "C" ON SHEET S4.1 FOR ADDITIONAL INFORMATION.

## POST SCHEDULE

MARK	DESCRIPTION
P-1	(2) 2x SYP NO. 2 STUDS - MATCH WALL THICKNESS.
P-2	(2) 2x SYP NO. 2 KING STUDS W/ ADDL JACK STUD. MATCH WALL THICKNESS.
P-3	(2) 2x SYP NO. 2 STUDS - MATCH WALL THICKNESS.
P-4	(2) 2x SYP NO. 2 KING STUDS W/ ADDL (2) JACK STUDS. MATCH WALL THICKNESS.
P-5	(2) 2x SYP NO. 2 JACK STUDS W/ ADDL KING STUD. MATCH WALL THICKNESS.
P-6	3-1/2" x 5-1/2" VERSA-LAM 1.8 2850 COLUMN.
P-7	3-1/2" x 7-1/4" VERSA-LAM 1.8 2850 COLUMN.
P-8	5-1/4" x 7" VERSA-LAM 1.8 2850 COLUMN.

## CONNECTOR SCHEDULE

MARK	DESCRIPTION
C-1	(1) SIMPSON LTT101 W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY # INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-1000).
C-2	(1) SIMPSON HT101 W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY # INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-1000).
C-3	(1) SIMPSON HT101 W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY # INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-1000).
C-4	(1) SIMPSON HT101 W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY # INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-1000).
C-5	(1) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW.
C-6	(2) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW.
C-7	(1) SIMPSON CS14 TO BEAM / TRUSS / WALL BELOW.
C-8	(2) SIMPSON CS14 TO BEAM / TRUSS / WALL BELOW.
C-9	(2) SIMPSON CS14 TO RIMBOARD BELOW & (1) SIMPSON MISC/MR RIMBOARD TO CONCRETE / CMU WALL BELOW.
C-10	(1) SIMPSON CS16 TO RIMBOARD BELOW & (1) SIMPSON MISC/MR RIMBOARD TO CONCRETE / CMU WALL BELOW.
C-11	(2) SIMPSON CS16 TO RIMBOARD BELOW & (2) SIMPSON MISC/MR RIMBOARD TO CONCRETE / CMU WALL BELOW.
C-12	(2) SIMPSON CS16 TO RIMBOARD BELOW & (2) SIMPSON MISC/MR RIMBOARD TO CONCRETE / CMU WALL BELOW.
C-13	(2) SIMPSON MISC/MR TO CONCRETE / CMU WALL BELOW.

BLDG PERMIT PLANS  
FILE  
Copy of Record  
DEC 2 9 2023  
TOWN OF LONGBEACH  
Planning, Zoning & Building



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

EC  
AT KEY, FL

BF  
BUTTON

REVISIONS

BY	DATE
NPM	12.28.2022
AD	08.07.2023

S2.1



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

MARK	DESCRIPTION
------	-------------

CONNECTOR SCHEDULE		CS1
MARK	DESCRIPTION	
C-1	(1) SIMPSON LTH18 W/ 6" DIA. ALL-THREAD, DRILL AND EPOXY INTO CONCRETE BELOW W/ SIMPSON SET SCREW (1" MIN.)	
C-2	(1) SIMPSON HT16 W/ 5" DIA. ALL-THREAD, DRILL AND EPOXY INTO CONCRETE BELOW W/ SIMPSON SET SCREW (1" MIN.)	
C-3	(1) SIMPSON HT20 W/ 7" DIA. ALL-THREAD, DRILL AND EPOXY INTO CONCRETE BELOW W/ SIMPSON SET SCREW (1" MIN.)	
C-4	(1) SIMPSON HT24 W/ 7" DIA. ALL-THREAD, DRILL AND EPOXY INTO CONCRETE BELOW W/ SIMPSON SET SCREW (1" MIN.)	
C-5	(1) SIMPSON CS14 TO BEAM / TRUSS / WALL BELOW	
C-6	(2) SIMPSON CS14 TO BEAM / TRUSS / WALL BELOW	
C-7	(2) SIMPSON CS14 TO BEAM / TRUSS / WALL BELOW	
C-8	(2) SIMPSON CS14 TO BEAM / TRUSS / WALL BELOW	
C-9	(1) SIMPSON CS14 TO RIMBARD BELOW & (1) SIMPSON METABOND RIMBARD TO CONCRETE / CMU WALL BELOW	
C-10	(2) SIMPSON CS14 TO RIMBARD BELOW & (1) SIMPSON METABOND RIMBARD TO CONCRETE / CMU WALL BELOW	
C-11	(2) SIMPSON CS14 TO RIMBARD BELOW & (1) SIMPSON METABOND RIMBARD TO CONCRETE / CMU WALL BELOW	
C-12	(2) SIMPSON CS14 TO RIMBARD BELOW & (2) SIMPSON METABOND RIMBARD TO CONCRETE / CMU WALL BELOW	
C-13	(2) SIMPSON CS14 TO RIMBARD BELOW & (2) SIMPSON METABOND RIMBARD TO CONCRETE / CMU WALL BELOW	

MARK	DESCRIPTION
S-1	MASONRY WALL: 1/2" (1) REBAR CONT. IN FULLY GROUTED CORNER AT TOP OF WALL
N-2	NICKED TOP POST BEAM REINFORCED ON SLAB WITH MOISTURE PROTECTION PROVIDED BY OTHER
S-4	MASONRY WALL: CHU BUMP-OUT MUST BE INTEGRAL WITH ADJACENT MASONRY
S-4	MASONRY WALL: PLUM ALL CELLS
S-5	LOAD BEARING WALL: 2x 5/8 STUDS AT 16" O.C.
S-6	MBF-18, ABOVE FLOOD VENT
S-7	THE BEAM REFER TO THE BEAM STEP DETAIL ON SHEET S-4
	TELEA SPINAL STAIRS BY OTHERS
S-8	LOAD BEARING WALL: 2x 5/8 STUDS AT 16" O.C.
S-9	TOP WALL: 11" (2) REBAR (THICKNESS)
S-10	LOAD BEARING WALL: 2x 5/8 STUDS AT 17" O.C.
S-11	TOP WALL: 11" (4) REBAR (THICKNESS)
S-12	LOAD BEARING WALL: ATTACH PT. BOTTOM PLATE TO CONCRETE BELOW WITH #6 @ 16" (1) IN @ 16" (1) OR 1" (2) WALL WELD SPACINGS MAX. 20" (2) REBAR OR CRACKMENT
S-13	THE BEAM LOCATED POST BEAM REINFORCED WITH MOISTURE PROTECTION PROVIDED BY OTHER
S-14	(1) IN FLOODED CORNER BELOW WINDOW OPENING. EXTERIOR WALL DRINKING HOLE: 1" (2) IN FLOODED CELL
S-15	SEE HSB 3/4" (2) O.D. - COLUMN BEAM SHEET S-4 FOR ADDITIONAL INFORMATION.
S-16	SEE HSB 3/4" (2) O.D. - COLUMN BEAM SHEET S-4 FOR ADDITIONAL INFORMATION.
S-17	SEE HSB 3/4" (2) O.D. - COLUMN BEAM SHEET S-4 FOR ADDITIONAL INFORMATION.

MARK	DESCRIPTION
------	-------------

MARK	DESCRIPTION
P-1	2 x 2 SYP NO 2 STUDS - MATCH WALL THICKNESS
P-2	2 x 2 SYP NO 2 KING STUDS W/ ADD'L JACK STUD MATCH WALL THICKNESS
P-3	2 x 2 SYP NO 2 STUDS - MATCH WALL THICKNESS
P-4	2 x 2 SYP NO 2 KING STUDS W/ ADD'L 2 JACK STUDS MATCH WALL THICKNESS
P-5	2 x 2 SYP NO 2 JACK STUDS W/ ADD'L KING STUD MATCH WALL THICKNESS
P-6	3-1/2" x 5-1/2" VERSA-LAM L 1 2650 COLUMN
P-7	3-1/2" x 7-1/4" VERSA-LAM L 1 2650 COLUMN
P-8	5-1/4" x 7" VERSA-LAM L 1 2650 COLUMN

BLDG PERMIT PLANS  
FILE  
Copy of Record  
RECEIVED  
DEC 29 2023  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

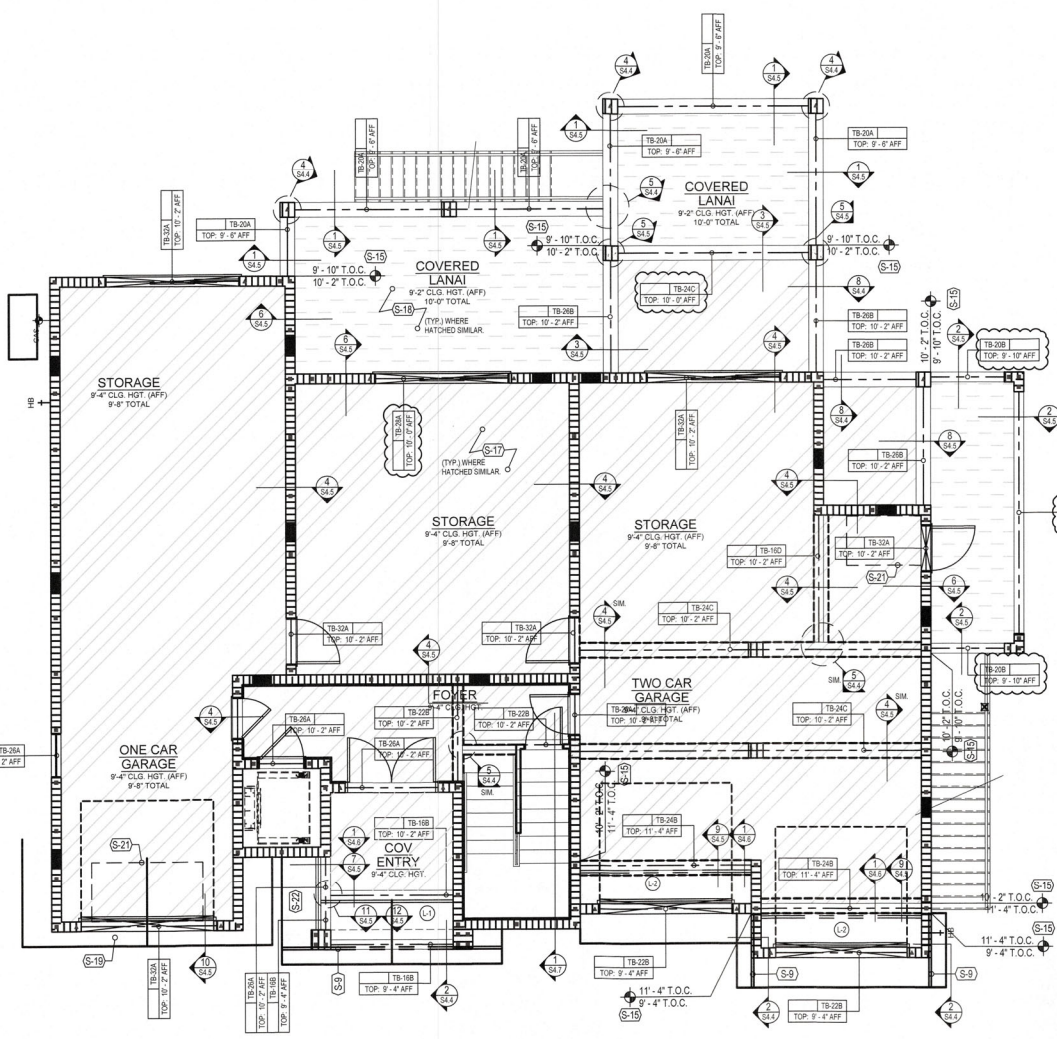
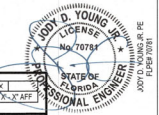


# GENERAL NOTES

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

# DIMENSION NOTES

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



# STRUCTURAL NOTES

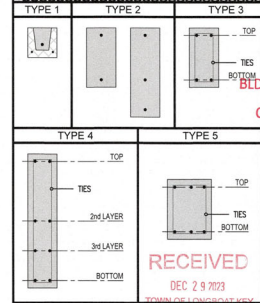
MARK	DESCRIPTION
S-1	CONNECT ONE END OF THE INDICATED BEAM TO TOP OF WOOD POST USING (2) HTS18 & THE OTHER END W/ (2) HTSM 18.
S-2	CONNECT EACH END OF THE INDICATED WOOD BEAM TO TOP OF CMU COLUMN USING (2) HTSM18.
S-3	CONNECT EACH END OF THE INDICATED WOOD BEAM TO CMU COLUMN BELOW USING (2) HTSM 24.
S-4	CONNECT ONE END OF THE INDICATED WOOD BEAM TO CMU COLUMN USING (2) HTSM 24 & TO ADJACENT WOOD BEAM W/ HUS24.
S-5	ATTACH EACH ROOF TRUSS TO TOP OF WALL W/ 2 SIMPSON HETA18 - INSTALL ONE STRAP ON EACH SIDE OF TRUSS WITH SPACING FACING OUTWARD AND STRAPS SPACED NO MORE THAN TRUSS WIDTH.
S-6	CONNECT EACH FLOOR DECK TRUSS TO WOOD BELOW USING SIMPSON HUS24 U/L ON THE PLAN.
S-7	20" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 10' O.C. TOP AT 12' - 8" AFF.
S-8	GABLE ROOF FORMED W/ VALLEY SET TRUSSES OVER SHEATHED HP ROOF BELOW.
S-9	GABLE END TRUSS WITH DROPPED TOP CHORD.
S-10	HANGER SIMPSON HUS22 (2) MAX WITH (16) 1/4" x 3/4" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE. PAD OUT END OF TRUSS FOR HANGER W/ 24 5/8" VERTICAL W/ (10) 1/2" NAILS TO TRUSS IF REQUIRED.
S-11	HANGER SIMPSON HUS26 (2) MAX WITH (16) 1/4" x 3/4" TITEN 2H - PAD OUT GIBBER TRUSS AS REQUIRED - PROVIDE 1-1/2" FASTENERS EDGE DISTANCE (LEFT FLANGE IS CONCEALED).
S-13	14" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 10' O.C. TOP AT 12' - 2" AFF. - SLOPE TOP OF TRUSSES 2/8"
S-14	TRUSS COMPANY TO LOAD THE INDICATED TRUSSES WITH THE STAIRS LOAD.
S-15	TIE BEAM - REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.2
S-16	SLOPE TOP OF THE BEAM WITH THE ADJACENT SLAB SLOPE
S-17	10" THICK CONCRETE SLAB WITH NO. 5 REBAR 9" O.C. EACH WAY TOP & BOTTOM. 1" CONCRETE COVER, SHORE MIN. OF 28 DAYS. (TOP AT 8' - 10" AFF. - SHORE MIN. OF 28 DAYS)
S-18	8" THICK CONCRETE SLAB WITH NO. 5 REBAR 12" O.C. EACH WAY AT BOTTOM. SLOPE TOP 2/8" TYP. MAINTAIN 6" MIN. SLAB DEPTH. (TOP AT 8' - 10" AFF. - SHORE MIN. OF 28 DAYS)
S-19	CANTILEVERED JACK TRUSSES BY THE TRUSSES CO.
S-20	COMBINATION ROOF/FLOOR TRUSS - TRUSS CO. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD
S-21	4" SLAB RECESS FOR SHOWER. TOP OF SLAB STEEL TO SLOPE 5:1 INTO 0' DEEP SECTION
S-22	CANTILEVERED TRUSSES BEYOND THE CONCRETE BY THE TRUSS CO.
S-23	10" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 10' O.C. TOP AT 10' - 8" AFF. - SLOPE TOP OF TRUSSES 2/8"
S-24	FOR STEEL PIPE TO TRUSS CONNECTION DETAIL, REFER SECTION 14" ON SHEET S4.7
S-25	FOR STEEL PIPE TO TRUSS CONNECTION DETAIL, REFER SECTION 14" ON SHEET S4.7

# LEDGER / RIMBOARD SCHEDULE

MARK	DESCRIPTION
L-1	(1) 2 x 8 PT LEDGER OR BETTER SET TRUSS PARALLEL TO LEDGER DETAIL ON S4.6 U/L
L-2	(2) 3 x 8 PT LEDGER OR BETTER SEE TRUSS PERPENDICULAR TO LEDGER DETAIL ON S4.6
L-3	(2) 2 x 12 PT LEDGER OR BETTER SEE TRUSS PERPENDICULAR TO LEDGER DETAIL ON S4.6
R-1	2" x 3" MICROLAM LVL RIMBOARD
R-2	18" 2.0E MICROLAM LVL RIMBOARD

# CONCRETE BEAM SCHEDULE

MARK	DESCRIPTION	TYPE
8F8-1B	8" x 8" PRECAST LITELE BY CAST-CRETE (1) NO. 5 REBAR	1
TB-16A	8" x 16" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR TOP (1) NO. 5 REBAR BOTTOM	2
TB-16B	8" x 16" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 10' O.C.	3
TB-16C	12" x 16" FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR TOP (3) NO. 5 REBAR BOTTOM NO. 3 TIES AT 10' O.C.	5
TB-16D	8" x 16" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 10' O.C.	3
TB-20A	12" x 20" FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR TOP (3) NO. 5 REBAR BOTTOM NO. 3 TIES AT 10' O.C.	5
TB-20B	8" x 20" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 10' O.C.	3
TB-22B	8" x 22" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 10' O.C.	3
TB-24A	8" x 24" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR TOP (1) NO. 5 REBAR BOTTOM NO. 3 TIES AT 10' O.C.	2
TB-24B	8" x 24" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 10' O.C.	3
TB-24C	12" x 24" FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR TOP (3) NO. 5 REBAR BOTTOM NO. 3 TIES AT 10' O.C.	5
TB-26A	8" x 26" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 10' O.C.	3
TB-26B	12" x 26" FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR TOP (3) NO. 5 REBAR BOTTOM NO. 3 TIES AT 10' O.C.	5
TB-28A	8" x 28" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 10' O.C.	4
TB-32A	8" x 32" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 10' O.C.	4
TB-34A	8" x 34" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 10' O.C.	4



EC  
DAT KEY, FL

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

BLDG PERMIT PLANS  
FILE  
Copy of Record

REVISIONS	BY	DATE
1	NPM	12.28.2023
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

RECEIVED  
DEC 29 2023  
Planning, Zoning & Building

S3.0

# GENERAL NOTES

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

# DIMENSION NOTES

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

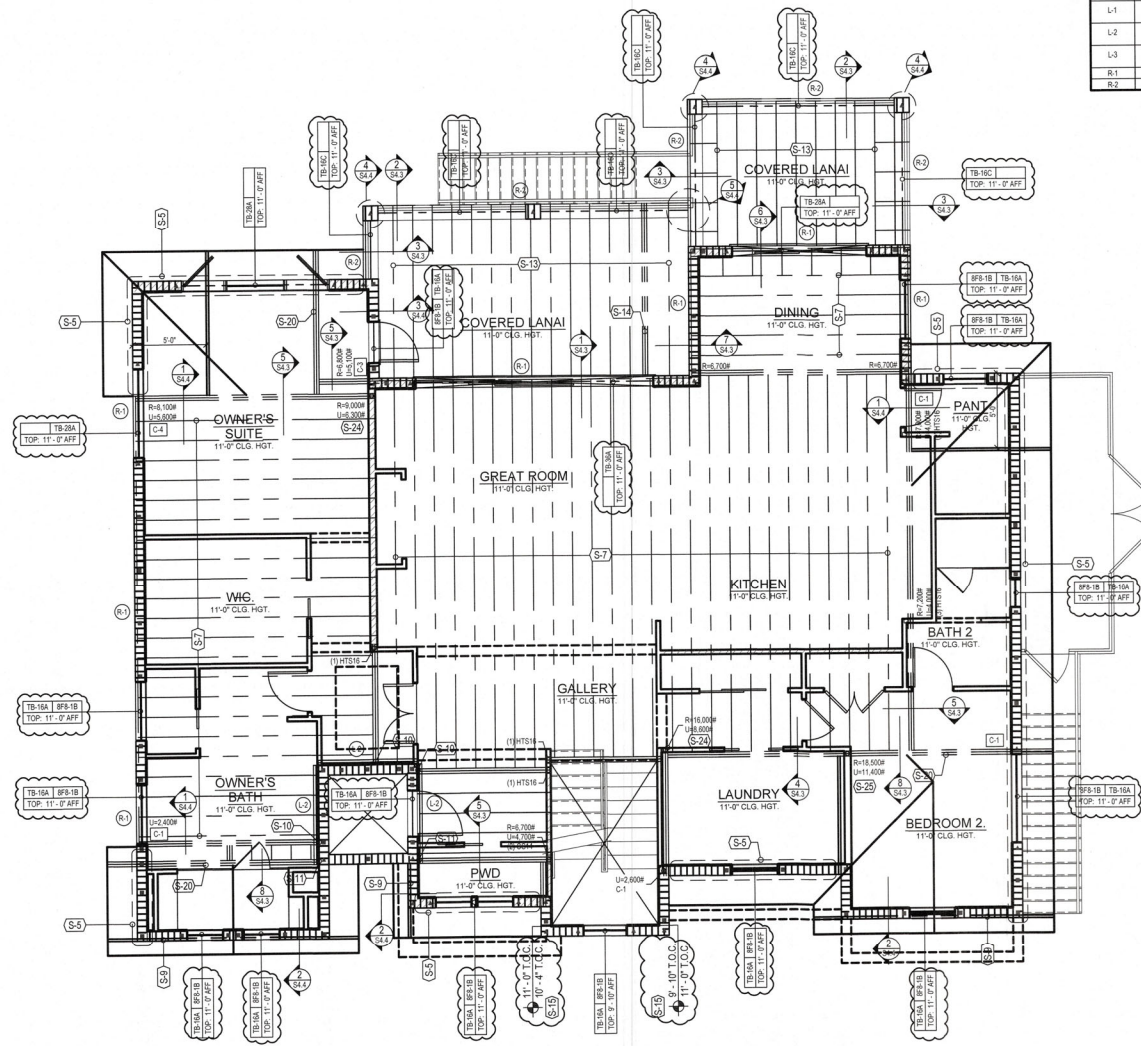
# LEDGER / RIMBOARD SCHEDULE

MARK	DESCRIPTION
L-1	(1) 2 x 8 PT LEDGER OR BETTER SEE TRUSS PARALLEL TO LEDGER DETAIL ON S4.6 U.N.O.
L-2	(2) 2 x 8 PT LEDGER OR BETTER SEE TRUSS PERPENDICULAR TO LEDGER DETAIL ON S4.6
L-3	(2) 2 x 12 PT LEDGER OR BETTER SEE TRUSS PERPENDICULAR TO LEDGER DETAIL ON S4.6
R-1	2" x 2" MICROLAM LVL RIMBOARD
R-2	1" x 2" MICROLAM LVL RIMBOARD

# TRUSS / GIRDER TIE-DOWN SCHEDULE

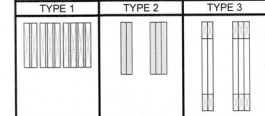
MARK	DESCRIPTION
C-1	2- SIMPSON HETA16, U= 2.960F
C-2	1- SIMPSON VGT, U= 4.940F
C-3	1- SIMPSON VGTLR, U= 5.545F
C-4	1- SIMPSON FGTR, U= 8.885F

NOTE: ALL TRUSSES AND GIRDERS MUST BE ATTACHED TO TIE-BEAM WITH (1) SIMPSON HETA16 (U= 1.000F) U.N.O.



# WOOD BEAM SCHEDULE

MARK	DESCRIPTION	TYPE
WB-10A	(2) 2x10 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDK PLYWOOD FLUTCH PLATES	1
WB-10B	(3) 1-3/4" x 9-1/4" 2-IE 3100 VERSA-LAM LVL	2
WB-10C	(4) 2x10 SYP NO.2 WOOD BEAM W/ (3) 1/2" CDK PLYWOOD FLUTCH PLATES	1
WB-13A	(2) 2x12 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDK PLYWOOD FLUTCH PLATES	1
WB-16A	(3) 1-3/4" x 10" 2-IE 3100 VERSA-LAM LVL	2



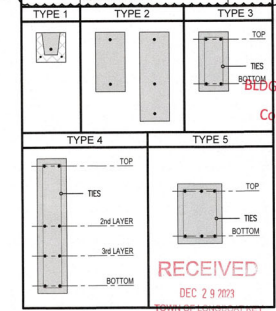
- NOTES:
- TYPE 1 BEAMS - NAIL (2) PLY BEAMS TOGETHER WITH (2) ROWS OF 12d NAILS AT 12" O.C. AND ADD 2x10 SYP PLUGS AND FLUTCH PLATES AS REQ'D TO MATCH WALL THICKNESS
  - TYPE 2 BEAMS - REFER TO SHEET S4.9 FOR LVL NAILING / BOLTING PATTERNS
  - TYPE 3 BEAMS - ATTACHMENT OF WOOD GIRDERS PER TRUSS MANUFACTURER

# STRUCTURAL NOTES

MARK	DESCRIPTION
S-1	CONNECT ONE END OF THE INDICATED BEAM TO TOP OF WOOD POST USING (2) HTS16 & THE OTHER END W/ (2) HTSM
S-2	CONNECT EACH END OF THE INDICATED WOOD BEAM TO TOP OF CMU COLUMN BELOW USING (2) MISTAM 24
S-3	CONNECT EACH END OF THE INDICATED WOOD BEAM TO CMU COLUMN BELOW USING (2) MISTAM 24
S-4	CONNECT ONE END OF THE INDICATED WOOD BEAM TO CMU BELOW USING (2) MISTAM 24 & TO ADJACENT WOOD BEAM W/ (2) HTS16
S-5	ATTACH EACH ROOF TRUSS TO TOP OF WALL W/ 3- SIMPSON HETA16 - INSTALL ONE STRAP ON EACH SIDE OF TRUSS WITH SPOONS FACING OUTWARD AND STRAPS SPACED NO MORE THAN TRUSS WIDTH
S-6	CONNECT EACH FLOOR DECK TRUSS TO WOOD BELOW
S-7	12" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 12' - 8" AFF
S-8	12" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 12' - 8" AFF
S-9	GABLE END TRUSS WITH DROPPED TOP CHORD
S-10	HANGER: SIMPSON HCT210-2 (MAX) WITH (16) 1/4" x 1-3/4" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE. PAD OUT END OF TRUSS FOR HANGER W/ 2x4 SYP VERTICAL W/ (16) 12d NAILS TO TRUSS IF REQUIRED
S-11	HANGER: SIMPSON HCT210-2 (MAX) WITH (16) 1/4" x 1-3/4" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE. PAD OUT END OF TRUSS FOR HANGER W/ 2x4 SYP VERTICAL W/ (16) 12d NAILS TO TRUSS IF REQUIRED
S-12	12" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 12' - 8" AFF - SLOPE TOP OF TRUSSES 2:1
S-13	12" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 12' - 8" AFF - SLOPE TOP OF TRUSSES 2:1
S-14	TRUSS CORNER TO LOAD THE INDICATED TRUSSES WITH THE STUCCO LOAD
S-15	TIE BEAM: REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.2
S-16	SLOPE TOP OF THE BEAM WITH THE ADJACENT SLAB SLOPE
S-17	10" THICK CONCRETE SLAB WITH NO. 5 REBAR 1' O.C. EACH WAY TOP & BOTTOM. 1/2" CONCRETE COVER, SHORE MIN. OF 28 DAYS - TOP AT 12' - 2" AFF
S-18	8" THICK CONCRETE SLAB WITH NO. 5 REBAR 12" O.C. EACH WAY AT BOTTOM. SLOPE TOP 2:1. MAINTAIN 1" MIN. SLAB DEPTH - TOP AT 12' - 10" AFF. SHORE MIN. OF 28 DAYS
S-19	CANTILEVERED JACK TRUSSES BY THE TRUSSES CO.
S-20	COMBINATION ROOF FLOOR TRUSS - TRUSS CO. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD
S-21	4" SLAB RECESS FOR SHOWER. TOP OF SLAB STEEL TO SLOPE 5:1 INTO 6" DEEP SECTION
S-22	CANTILEVERED TRUSSES BEYOND THE CONCRETE BY THE TRUSS CO.
S-23	12" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 10' - 8" AFF - SLOPE TOP OF TRUSSES 2:1
S-24	FOR STEEL PIPE TO TRUSS CONNECTION DETAIL, REFER SECTION "A" ON SHEET S4.7
S-25	FOR STEEL PIPE TO TRUSS CONNECTION DETAIL, REFER SECTION "A" ON SHEET S4.7

# CONCRETE BEAM SCHEDULE

MARK	DESCRIPTION	TYPE
TB-1B	8" x 8" PRECAST UNITS BY CAST-CRETE (1) NO. 5 REBAR	1
TB-16A	8" x 16" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM	2
TB-16B	8" x 16" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM	3
TB-16C	12" x 16" FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR TOP (3) NO. 5 REBAR BOTTOM	5
TB-16D	8" x 16" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM	3
TB-20A	12" x 20" FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR TOP (3) NO. 5 REBAR BOTTOM	5
TB-20B	8" x 20" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM	3
TB-20C	8" x 20" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM	3
TB-24A	8" x 24" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM	2
TB-24B	8" x 24" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM	3
TB-24C	12" x 24" FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR TOP (3) NO. 5 REBAR BOTTOM	5
TB-26A	8" x 26" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM	3
TB-26B	12" x 26" FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR TOP (3) NO. 5 REBAR BOTTOM	5
TB-28A	8" x 28" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM	4
TB-32A	12" x 32" FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR TOP (3) NO. 5 REBAR BOTTOM	4
TB-36A	8" x 36" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM	4



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

BR / BUTTOWNWC

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

RECEIVED  
DEC 29 2023

REVISIONS	BY	DATE
1	NP	12.28.2023
2		
3		
4		
5		
6		
7		
8		
9		
10		

S3.1



### S3.2



## GENERAL NOTES

- FBC REFERS TO 2020 FLORIDA BUILDING CODE, 7TH EDITION.
- FBC REFERS TO 2020 FLORIDA BUILDING CODE, 7TH EDITION, RESIDENTIAL.
- COMPACT BACK FILL 9" OF FROM STRUCTURE. THE BUILDING AREA PLUS A MARGIN OF 9" OF AFT OUTSIDE PERMETER LINES SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
- CONTACT SOILS FOR FOUNDATIONS SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
- CONTACT SOILS FOR FOUNDATIONS SHALL BE TESTED AFTER COMPACTION.
- FILL WITH STEMMALLS SHALL BE PLACED AND COMPACTED PER THE RECOMMENDATIONS OF GEOTECHNICAL REPORT.
- FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 2000 PSF.
- CONTRACTOR TO VERIFY MANUFACTURER TRUSS PLAN PRIOR TO PLACEMENT OF STEAM, ON AND NOT FOR CONSTRUCTION.
- PLUMBER TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

## MASONRY NOTES

- ALL MASONRY CONSTRUCTION SHALL COMPLY WITH CURRENT EDITION OF ACI 530/ACI 511S ACI, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
- GALVANIZED HORIZONTAL JOINT REINFORCEMENT SHALL BE PLACED IMMEDIATELY ABOVE AND BELOW ALL OPENINGS AND AT 16" O.C. PROVIDE BOND BEAM AT MAXIMUM SPACING OF 8" O.C. REINFORCED WITH 2 #5.
- ALL VERTICAL WALL REINFORCEMENT INTERRUPTED BY WALL OPENINGS, THE EQUAL AMOUNT OF REINFORCEMENT SHALL BE PLACED IMMEDIATELY ADJACENT TO EACH SIDE OF THE OPENINGS.
- ALL MASONRY CELLS CONTAINING BOLTS OR REINFORCEMENT SHALL BE FILLED WITH (FIRE OR GROUT) GROUT PER SPECIFICATIONS.
- GROUT SHALL NOT BE DROPPED THROUGH REINFORCING STEEL, SO AS TO CAUSE SEGREGATION OF AGGREGATE. HOPPERS, VERTICAL CHUTES, OR TRUNKS SHALL BE USED IN SUFFICIENT NUMBERS SO THAT THE FREE UNCOMPACTED FILL OF GROUT SHALL NOT EXCEED FIVE FEET AND TO INSURE THAT THE GROUT IS KEPT LEVEL AT ALL TIMES.
- GROUT SHALL BE PLACED IN UNITS NOT EXCEEDING 5 FEET.
- PROVIDE COWELS WITH STANDARD BAR HOOK IN FOOTING TO MATCH DIAMETER AND SPACING OF VERTICAL REINFORCEMENT. MINIMUM SPIRE LENGTH = 6 INCHES.
- PROVIDE 2X4 CORNER BARS AT ALL BOND BEAM CORNERS TO LAP A MINIMUM OF 48 BAR DIAMETERS (U.O.C.).
- PROVIDE ADJUSTABLE MASONRY ANCHORS TO STEEL BEAMS AND COLUMNS WHICH ARE EMBEDDED IN MASONRY AT 8" O.C. MAXIMUM.
- ALL CMU/GROUT SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- PROVIDE CRACK CONTROL JOINTS AT ALL WALL, RETURN AND JAMBS OF OPENINGS AND AT A MAXIMUM SPACING OF 30 FEET ON CENTER.
- VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 10 DIAMETERS OF THE REINFORCEMENT OR 1 FEET.
- ALL CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLIDLY WITH GROUT. ALL GROUT SHALL BE CONSOLIDATED AT TIME OF POURING BY PULDING OR VIBRATING AND THEN RECONSOLIDATED AGAIN BY PULDING LATER, BEFORE PLACING IS LOST.
- WHEN THE GROUT IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONNECTION JOINTS SHALL BE FORMED BY STOPPING THE POUR OF GROUT NOT LESS THAN 12 INCH BELOW THE TOP OF THE UPPERMOST UNIT GROUTED.
- ALL REINFORCED HOLLOW UNIT MASONRY SHALL BE BUILT TO PRESERVE THE UNDISTURBED VERTICAL CONTINUITY OF THE CELLS TO BE FILLED. WALLS AND CROSS WALLS FORMING SUCH CELLS TO BE FILLED SHALL BE BUILT IN ACCORDANCE TO A MORTAR TO PREVENT LEAKAGE OF GROUT.

## TRUSS/FRAME CONNECTION NOTES

- VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNINTERRUPTED, CONTINUOUS VERTICAL CELL MEASURING NOT LESS THAN 2" AND HAVING A CLEAR AREA OF 9 SQUARE INCHES.
- WHERE BOND BEAMS ARE INTERRUPTED BY STRUCTURAL STEEL, COLUMN OR BEAMS, BOND BEAM REINFORCING SHALL BE WELDED TO THE COLUMN TO PROVIDE CONTINUITY OF THE BOND BEAM. NO BACKLAP AGAINST BASEMENT AND RETAINING WALLS SHALL BE PERFORMED UNTIL THE GROUT AND SUPPORTING FLOOR HAVE REACHED 100% OF THE DESIGN STRENGTH.

## TYPICAL WALL SECTION NOTES

- INSTALLATION OF LATH SHALL MEET THE REQUIREMENTS OF SECTION R703.7.1 OF THE FBC.
- PLASTERING WITH PORTLAND CEMENT PLASTER SHALL MEET THE REQUIREMENTS OF SECTION R703.2.2 OF THE FBC.
- INSTALLATION OF WATER RESISTANT BARRIER SHALL MEET THE REQUIREMENTS OF R703.7.3 OF THE FBC.
- INSTALLATION OF FLASHING SHALL MEET THE REQUIREMENTS OF R703.4 OF THE FBC.

## WATERPROOFING NOTES

- ALL FLASHING AND WATERPROOFING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

## EXTERIOR CEILING NOTES

- ENTRY (LAMB) CABANA CEILING (AREAS EXPOSED TO WIND) PROVIDE 2X4 BRUCCING AT 48" O.C. AT THE BOTTOM CHORD OF ALL TRUSSES. PROVIDE 3X6 EXTERIOR GRADE DRYWALL OR 1/2" EXTERIOR GRADE PLYWOOD SHEATHING WITH 6 NAILS AT 8" O.C. FIELD. 4" O.C. EDGES.

## DESIGN LOADS AND NOTES

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, 7TH EDITION. THE FOLLOWING SUPERIMPOSED LOADS HAVE BEEN UTILIZED:

ROOF:		
LOAD:		20 PSF
FLOOR:		
LOAD:		40 PSF
WIND:		
ASCE 7-16		
MINUTE WIND SPEED:		150 MPH
ALLOWABLE WIND SPEED:		117 MPH
EXPOSURE:		II
FULLY ENCLOSED STRUCTURE:		
RISK CATEGORY:		II

## PEST/DECAY PROTECTION NOTES

- ALL PLANTINGS AND IRRIGATION / SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1" OF FROM FOUNDATION STEMMALLS.
- SOIL TREATMENTS FOR TERMITES SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.1.
- WOOD GRADE STAKES SHALL NOT BE USED.
- PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH FBC SECTIONS R317 AND R318.
- ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF FBC SECTIONS R303.4, R303.5, R303.6 AND R303.7.

## GARAGE NOTES

- OPENINGS FROM GARAGE INTO LIVING SPACE OF RESIDENCE SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.1.
- DUCTS IN THE GARAGE AND DUCT PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.2.
- GARAGE AND LIVING SPACE SEPARATION SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.
- GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC FOR WIND LOADS AS DEFINED IN ROOF FRAMING AND WIND NOTES.

## WOOD NOTES

- PSL: 1/2" PARALLEL STRAND LUMBER, Fx = 2400 PSI.
- VL: 1/2" LAMINATED VENEER LUMBER, Fx = 2400 PSI.
- PT: PRESSURE TREATED SOUTHERN PINE #2 GRADE OR BETTER.
- SPF: SPRUCE PINE FIR #2 GRADE OR BETTER.

## SHORING NOTES

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

## TRUSS/FRAME CONNECTION NOTES

- ROOF TRUSSES: USE SIMPSON H10A OR H10A.2 AT EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIE DOWNS FOR LIFTS IN EXCESS OF GIVEN ALLOWABLE VALUES. WHERE H10A OR H10A.2 CANNOT BE USED, 3X4 GIRDERS, CORNERS, ETC. USE SIMPSON H2 SA PLUS ADDITIONAL TIE DOWNS AS REQUIRED TO MEET UPLIFT LOADS.
- TRUSS TRUSSES: USE SIMPSON H2 SA AT EACH TRUSS (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIE DOWNS AS REQUIRED TO MEET UPLIFT LOADS.

## GENERAL CONNECTIONS NOTES

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

## DRAFTSTOPPING NOTES

- WHERE THE FLOOR / CEILING ASSEMBLY IS CONSTRUCTED FROM COMBUSTIBLE, OPEN-WEBS TRUSS OR PERFORATED MEMBERS, DRAFTSTOP SHALL BE PROVIDED AND INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 100 SQ. FT. AND INSTALLED PER FBC R302.12.
- DRAFTSTOPPING SHALL DEFINE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
- DRAFTSTOPPING MATERIAL SHALL BE IN ACCORDANCE WITH FBC R302.12.

## ROOF FRAMING NOTES

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

## FRAMING NOTES

- ALL DOOR HEADERS AT BEARING WALLS TO BE 6" X 24" S/P OR BETTER, U.O.C.
- EXTERIOR FRAME WALLS, BEARING OR NON-BEARING SHALL BE SHEATHED WITH 1/2" CD PLYWOOD OR EQUAL, BLOCKED AND Nailed WITH 8d NAILS AT 4" O.C. EDGES, 16" O.C. FIELD.
- SHEAR WALL AND EXTERIOR WALL PLYWOOD SHEATHING SHALL BE BLOCKED.
- TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON PSL OR SYP POSTS, U.O.C. WHERE REQUIRED, SHING TO BE AIS STEEL, U.O.C.
- PSL OR SYP POST SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PLATE U.O.C.
- UPLIFTS AND REACTIONS SHOWN ON MANUFACTURED TRUSS PLANS SHALL BE USED U.O.C. ON ENGINEERS' SEALED ROOF/CLAMP LAYOUT PLAN.
- BUILDINGS SHALL BE ATTACHED TO THE FOUNDATION/CONCRETE WITH 3/4" TIE RODS AT 16" O.C. WITH MINIMUM EMBEDMENT OF 1-3/4".
- FLOOR SHEATHING SHALL BE 3/4" PLYWOOD SHEATHING OR EQUAL, FASTEN WITH 10d NAILS AT 4" O.C. EDGES AND 6" O.C. FIELD U.O.C.

## CONCRETE NOTES

- MINIMUM SLEEVE / CONDUITS SPACING IN CONCRETE SHALL BE SPACED SUCH THAT THE CENTER TO CENTER DISTANCE BETWEEN CONDUITS IS A MINIMUM OF THREE TIMES THE OUTSIDE DIAMETER OF THE LARGEST SLEEVE.
- CONDUIT HAVING OUTSIDE DIAMETER LARGER THAN ONE THIRD OF THE SLAB THICKNESS SHALL NOT BE PERMITTED.
- CONDUITS THAT CROSS EACH OTHER IN A SLAB SHALL NOT CONSUME AT POINT OF INTERSECTION MORE THAN ONE THIRD OF THE SLAB THICKNESS.
- ALUMINUM CONDUITS ARE NOT PERMITTED IN CONCRETE ELEMENTS.
- PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER.
- REINFORCING STEEL:
  - REINFORCING STEEL TO CONFORM TO ASTM A618 GRADE OR DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL REINFORCING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.
  - WELDED WIRE MESH TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
  - LAP LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE THAT FOR THE INDIVIDUAL BAR, INCREASED 20% FOR THREE-BAR BUNDLE AND 33% FOR FOUR-BAR BUNDLE.
  - INDIVIDUAL BARS WITHIN A BUNDLE TERMINATED WITHIN THE SPAN OF THE BEAM SHALL TERMINATE AT DIFFERENT POINTS WITH AT LEAST 48 BAR DIA. STAGGER.
  - ALL WELDING OF REINFORCING TO BE DONE WITH E60XX ELECTRODES IN ACCORDANCE WITH A.S. SPECIFICATIONS A1 (LATEST EDITION).
  - ALL MECHANICAL SPLICES USED MUST BE "TENSION/COMPRESSION" TYPE AND SHALL COMPLY WITH 318 SECTION 12.13.3 UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. SHOP DRAWINGS SUBMITTED FOR ENGINEERS' APPROVAL MUST INDICATE THE USE AND TYPE OF ANY MECHANICAL SPLICES USED. SPLICES MUST DEVELOP 100% OF DESIGN YIELD STRENGTH.
  - UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318: CONCRETE CAST AGAINST EARTH: ALL BARS - 3" CONCRETE EXPOSED TO EXTERIOR (FORMED FACE): ALL BARS - 2" CONCRETE EXPOSED TO WEATHER: 48 BARS AND GREATER: 2" 48 BARS AND SMALLER: 1-1/2" WHERE NOT EXPOSED TO EXTERIOR OR WEATHER: SLABS, WALLS AND JOISTS: #14 AND #18 BARS - 1-1/2" #14 BARS AND SMALLER: 3/4" BEAMS AND COLUMNS: ALL BARS - 1-1/2"
- NON-SHRINK GROUT:
  - NON-SHRINK GROUT SHALL BE A HIGH-STRENGTH MORTAR OR GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 8000 PSI AT 28 DAYS. THE GROUT IS TO BE NON-METALLIC, NON-CORROSIVE, CEMENT-BASED AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1071. IT SHALL BOND PERMANENTLY TO A CLEAN METAL, BASEPALL AND CONCRETE SUBSTRATE AND WILL NOT SHRINK IN ITS PLASTIC STATE, AS TESTED IN ACCORDANCE WITH ASTM C827.
- CHEMICAL ANCHORS:
  - SHALL BE AN EQUAL TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-3P, STRUCTURAL ANCHORING ADHESIVE, 1 MILTI-HP-150 MAX-SD OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURERS REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

## CONCRETE NOTES (CONT.)

### GENERAL:

- ALL CAST IN PLACE CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318, THE ACI MANUAL OF STANDARD PRACTICE, AND THE CEBI MANUAL OF STANDARD PRACTICE.
- ALL CONCRETE SHALL BE NORMAL WEIGHT 140 MPa WET CONCRETE DENSITY AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE USE. WITH COMPRESSIVE STRENGTHS AS FOLLOWS: FOUNDATIONS AND SLAB ON GRADE: 3000 psi ALL OTHER STRUCTURAL CONCRETE: 4000 psi.
- CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS.
- ROOF SHEATHING SHALL BE 1/2" CD PLYWOOD SHEATHING OR EQUAL, FASTENED WITH 8d RING-SHANK NAILS AT 4" O.C. EDGES AND 6" O.C. FIELD WITHIN 4' OF ROOF EDGES AND EDGES OF ROOF AND 3" O.C. WITHIN 4' OF EXTERIOR ROOF CORNERS.
- CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.
- TRUSS LAYOUT AND PROFILES SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND ACCEPTANCE PRIOR TO PRODUCTION.

- THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DISPOSED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNERS REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISPENSING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1,0 AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED. OTHER ADJUTIVES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

- CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATE. HOPPERS, VERTICAL CHUTES, OR TRUNKS SHALL BE USED IN SUFFICIENT NUMBERS SO THAT THE FREE UNCOMPACTED FILL OF CONCRETE SHALL NOT EXCEED FIVE FEET AND TO INSURE THAT THE CONCRETE IS KEPT LEVEL AT ALL TIMES.

- SAME LAB/TEST EXISTING CONCRETE TO 14" AMPLITUDE BEFORE FRESH CONCRETE IS PLACED AGAINST CONCRETE IN PLACE, THE CONTACT BETWEEN THE CONCRETE IN PLACE SHALL BE THOROUGHLY CLEANED. ALL LATANCE SHALL BE REMOVED AND THE CONTACT SURFACES SHALL BE THOROUGHLY BLOWS WITH GROUT CONSISTING OF ONE PART SAND TO ONE PART CEMENT WITH MINIMUM WATER.

### PLUMBING SLEEVES / CONDUIT:

- MINIMUM SLEEVE / CONDUITS SPACING IN CONCRETE SHALL BE SPACED SUCH THAT THE CENTER TO CENTER DISTANCE BETWEEN CONDUITS IS A MINIMUM OF THREE TIMES THE OUTSIDE DIAMETER OF THE LARGEST SLEEVE.

- CONDUIT HAVING OUTSIDE DIAMETER LARGER THAN ONE THIRD OF THE SLAB THICKNESS SHALL NOT BE PERMITTED.

- CONDUITS THAT CROSS EACH OTHER IN A SLAB SHALL NOT CONSUME AT POINT OF INTERSECTION MORE THAN ONE THIRD OF THE SLAB THICKNESS.

- ALUMINUM CONDUITS ARE NOT PERMITTED IN CONCRETE ELEMENTS.

- PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER.

- REINFORCING STEEL:
  - REINFORCING STEEL TO CONFORM TO ASTM A618 GRADE OR DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL REINFORCING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.
  - WELDED WIRE MESH TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
  - LAP LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE THAT FOR THE INDIVIDUAL BAR, INCREASED 20% FOR THREE-BAR BUNDLE AND 33% FOR FOUR-BAR BUNDLE.
  - INDIVIDUAL BARS WITHIN A BUNDLE TERMINATED WITHIN THE SPAN OF THE BEAM SHALL TERMINATE AT DIFFERENT POINTS WITH AT LEAST 48 BAR DIA. STAGGER.
  - ALL WELDING OF REINFORCING TO BE DONE WITH E60XX ELECTRODES IN ACCORDANCE WITH A.S. SPECIFICATIONS A1 (LATEST EDITION).
  - ALL MECHANICAL SPLICES USED MUST BE "TENSION/COMPRESSION" TYPE AND SHALL COMPLY WITH 318 SECTION 12.13.3 UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. SHOP DRAWINGS SUBMITTED FOR ENGINEERS' APPROVAL MUST INDICATE THE USE AND TYPE OF ANY MECHANICAL SPLICES USED. SPLICES MUST DEVELOP 100% OF DESIGN YIELD STRENGTH.
  - UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318: CONCRETE CAST AGAINST EARTH: ALL BARS - 3" CONCRETE EXPOSED TO EXTERIOR (FORMED FACE): ALL BARS - 2" CONCRETE EXPOSED TO WEATHER: 48 BARS AND GREATER: 2" 48 BARS AND SMALLER: 1-1/2" WHERE NOT EXPOSED TO EXTERIOR OR WEATHER: SLABS, WALLS AND JOISTS: #14 AND #18 BARS - 1-1/2" #14 BARS AND SMALLER: 3/4" BEAMS AND COLUMNS: ALL BARS - 1-1/2"

## STRUCTURAL STEEL NOTES

- ALL STRUCTURAL STEEL WIDE FLANGE MEMBERS SHALL CONFORM TO ASTM SPECIFICATION A-900 U.S.A. PLATES, ANGLES, CHANNELS AND BARS SHALL BE A-36.
- TUBES SHALL CONFORM TO ASTM A-500 GRADE B. PIPES SHALL CONFORM TO ASTM A-516 TYPE E OR S GRADE B.
- HIGH STRENGTH STEEL BOLTS SHALL CONFORM TO ASTM A-325 OR A-490. ANCHOR RODS SHALL CONFORM TO ASTM F-1554 GRADE 36.
- WELDING ELECTRODES SHALL BE E70XX.
- SINGLE PLATE SHEAR (SHEAR TABS) AND SINGLE ANGLE CONNECTIONS ARE NOT ALLOWED EXCEPT WHERE SPECIFICALLY SHOWN ON DRAWINGS.
- WHEN BEAM FLANGES ARE COPED MORE THAN DISTANCE X, SHEAR CAPACITY OF THE BEAM FLANGE REMAINING WEB MUST BE CHECKED BY THE DETAILER. UNLESS CONNECTION CLIP ANGLES ARE EXTENDED T BEYOND THE COPE.
- ALL BUTT WELDS SHALL BE FULL PENETRATION BUTT WELDS.
- SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- FABRICATE AND ERECT STEEL BEAMS WITH THE NATURAL CROWN UP. ANY ADDITIONAL CAMBER IS CALLED OUT ON THE DRAWINGS AS 1/4" - 1/2".
- STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS:
  - MINIMUM PLATE THICKNESS SHALL BE 1/2"
  - MINIMUM DILATATION SHALL BE 3/4"
  - MINIMUM THROAT SHALL BE 3/16"

- BASE PLATES, BEAMS, COLUMNS AND HARDWARE EXPOSED TO SOIL SHALL BE COVERED WITH MINIMUM OF 3" CONCRETE RIGID TO BACKFILL. STEEL NOT PROTECTED WITH CONCRETE SHALL BE COATED WITH BITUMASTIC.
- STEEL LANTILS AND SHMALL ANGLES ARE TO BE GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A36.

- GALVANIZED STEEL, AND ITS CONNECTORS SHALL CONFORM TO ASTM A123, ASTM A133, ASTM A36, AND THE RECOMMENDATIONS OF THE "AMERICAN HOT DIP GALVANIZING ASSOCIATION STANDARDS" SPECIFICATION: ARRANGED, SHAPED, AND FIELD WELDED AREAS SHALL BE REPAIRED WITH ZINC-RICH PAINT.

- ALL TEMPORARY ERECTION BRACING AND TIE RODS SHALL REMAIN IN PLACE UNTIL ALL STRUCTURAL MEMBERS ARE PROPERLY ALIGNED AND CONNECTED AND SHALL NOT BE REMOVED WITHOUT WRITTEN APPROVAL OF THE TESTING AGENCY.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES.

- ANY BOLTED CONNECTION INDICATED ON THE DRAWINGS CAN BE SUBSTITUTED WITH A WELDED ONE (SHOP OR FIELD) OF EQUAL CAPACITY. IF BOLTING CLEARANCES REQUIRE SO, SUBSTITUTION SHALL BE AT NO EXTRA COST TO THE OWNER AND ONLY AFTER APPROVAL OF THE ENGINEER AND TESTING AGENCY.

- ALL CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE STEEL FABRICATOR. ALL CONNECTIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AND ENDORSED BY THE STEEL FABRICATOR. FACTORED LOADS AT THE CONNECTIONS ARE SHOWN ON THE STRUCTURAL PLANS OR WILL BE PROVIDED BY THE STRUCTURAL ENGINEER OF RECORD UPON REQUEST. THE STEEL FABRICATOR'S CONNECTION DESIGNER SHALL SUBMIT CALCULATIONS TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW. THE CALCULATIONS SHALL BE STAMPED WITH THE PROFESSIONAL REGISTRATION OF THE CONNECTION DESIGNER. THE CONNECTION DESIGNER SHALL REVIEW AND STAMP ALL SHOP DRAWINGS OF HIS CONNECTION DESIGNS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD AFTER THEY HAVE BEEN STAMPED APPROVED BY THE GENERAL CONTRACTOR AND AFTER THE CONNECTION DESIGNER HAS REVIEWED AND STAMPED THE SHOP DRAWINGS WITH HIS PROFESSIONAL REGISTRATION.

- SHEAR CONNECTIONS FOR ALL COMPOSITE AND NON-COMPOSITE BEAMS SHALL BE DESIGNED FOR THE REACTION SHOWN ON THE PLAN. IF NO REACTION IS SHOWN ON THE PLAN, SHEAR CONNECTIONS FOR THE NON-COMPOSITE BEAMS SHALL BE DESIGNED FOR THE LOAD CAPACITY OF A SIMPLE SPAN BEAM WITH CONTINUOUS LATERAL SUPPORT.

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

- OVERLAP:
  - LESS THAN 20: 25.9
  - GREATER THAN 20: 27.2

## SITE WORK NOTES

- FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY XX, DATED NOVEMBER XX, 2000. SOIL BORING LOGS AND SITE PREPARATION PROCEDURES ARE INCLUDED IN THE PROJECT SOILS REPORT WHICH IS AN INTEGRAL PART OF THESE CONTRACT DOCUMENTS.
- ALL SITE WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SOILS REPORT.
- DESIGN SOIL BEARING PRESSURE = 2,000 PSF
- ALL BUILDING FOUNDATIONS AND LOAD BEARING WALLS SHALL BE SUPPORTED ON SHALLOW SPREAD FOUNDATIONS. AN ALLOWABLE BEARING CAPACITY OF 2,000 PSF MAY BE USED.
- VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM PRIOR TO STARTING WORK. LOCATE AND PROTECT ALL UTILITIES WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.
- A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING TEST:
  - ONE DENSITY TEST FOR EACH 2,000 SQUARE FEET OF COMPACTED SUBGRADE AND COMPACTED FILL.
  - ONE DENSITY TEST AT EACH COLUMN FOOTING.
  - ONE DENSITY TEST FOR 100 SQUARE FEET OF WALL FOOTING.
  - ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER, ARCHITECT, STRUCTURAL ENGINEER AND GENERAL CONTRACTOR.
- THE IDEES OF FOOTINGS MAY BE EARTH FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN AND STABLE. OTHERWISE, PLYWOOD FORMS MUST BE USED.

- THE IDEES OF FOOTINGS MAY BE EARTH FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN AND STABLE. OTHERWISE, PLYWOOD FORMS MUST BE USED.

- THE IDEES OF FOOTINGS MAY BE EARTH FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN AND STABLE. OTHERWISE, PLYWOOD FORMS MUST BE USED.

- THE IDEES OF FOOTINGS MAY BE EARTH FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN AND STABLE. OTHERWISE, PLYWOOD FORMS MUST BE USED.

- THE IDEES OF FOOTINGS MAY BE EARTH FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN AND STABLE. OTHERWISE, PLYWOOD FORMS MUST BE USED.

- THE IDEES OF FOOTINGS MAY BE EARTH FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN AND STABLE. OTHERWISE, PLYWOOD FORMS MUST BE USED.

- THE IDEES OF FOOTINGS MAY BE EARTH FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN AND STABLE. OTHERWISE, PLYWOOD FORMS MUST BE USED.

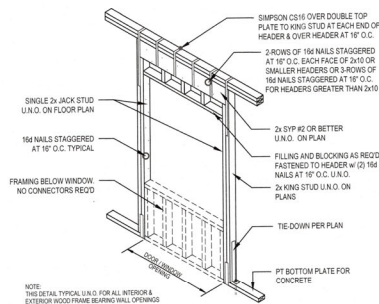
- THE IDEES OF FOOTINGS MAY BE EARTH FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN AND STABLE. OTHERWISE, PLYWOOD FORMS MUST BE USED.

- THE IDEES OF FOOTINGS MAY BE EARTH FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN AND STABLE. OTHERWISE, PLYWOOD FORMS MUST BE USED.

- THE IDEES OF FOOTINGS MAY BE EARTH FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN AND STABLE. OTHERWISE,

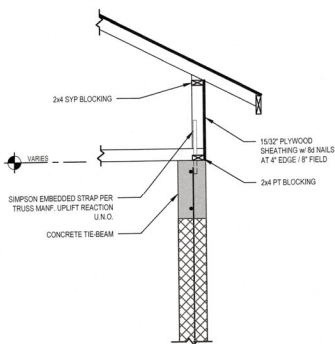






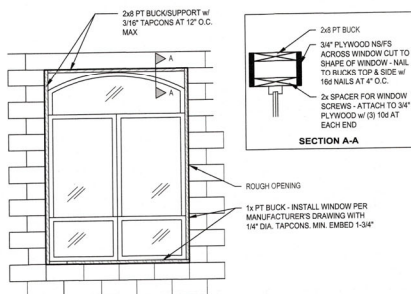
## 1 BEARING WALL HEADER DETAIL

N.T.S.



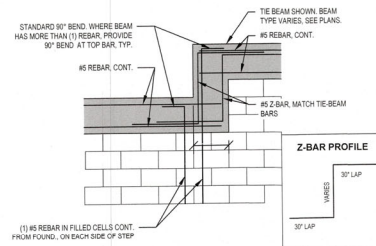
## 5 TYPICAL RAISED HEEL DETAIL

N.T.S.



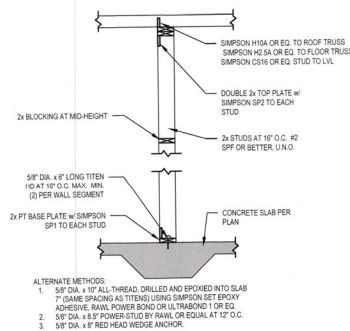
## 9 EYEBROW WINDOW DETAIL

N.T.S.



## 2 TIE-BEAM

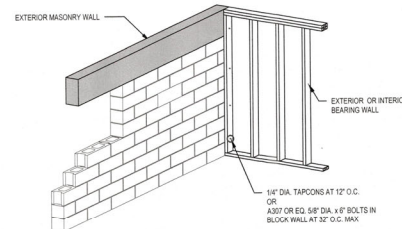
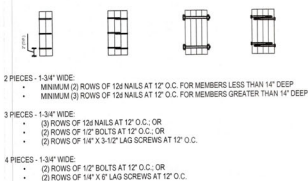
N.T.S.



## 6 INTERIOR BEARING WALL DETAIL

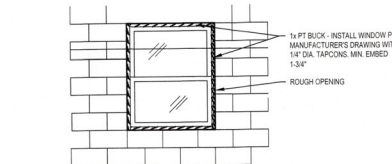
N.T.S.

### MULTIPLE MEMBER CONNECTION FOR 1.9E MICROLAM LVL BEAMS



## 3 MIXED CONSTRUCTION DETAIL

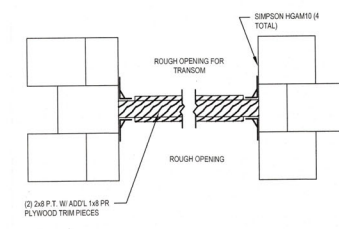
N.T.S.



- WINDOW / DOOR INSTALLATION**
- SEE MANUFACTURER'S DRAWINGS FOR DETAILS AND SPACING OF TAPCONS / BOLTS.
  - DETAILS B OR C MAY BE USED FOR PAN / HALF CIRCLE WINDOWS U.N.O.
  - PRECAST WINDOW SILLS SHALL BE WIND RESISTANT PRECAST WINDOW SILLS AS MANUFACTURED BY CANTONITE OR EQUAL.
  - WINDOW DETAILS B AND C MAY BE USED INTERCHANGEABLY AND AT SILL FOR ROUND AND OVAL WINDOWS.
  - WOOD FILLER MAY BE USED AS REQUIRED TO MAINTAIN 1/4" GAP OR LESS AT CORNER OF ROUND AND SQUARE WINDOWS.
- GENERAL CONNECTIONS NOTES**
- CONNECTIONS SHOWN ON DRAWINGS ARE RECOMMENDED.
  - OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH U.S.P. SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.

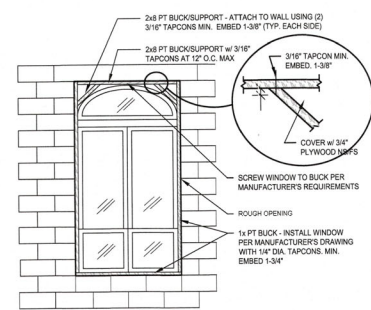
## 7 TYPICAL WINDOW DETAIL

N.T.S.



## 4 WOOD HEADER BEAM DETAIL

N.T.S.



## 8 ELLIPTICAL WINDOW DETAIL

N.T.S.

BLDG PERMIT PLANS  
FILE  
Copy of Record

RECEIVED  
DEC 29 2023  
TOWN OF LONGROAT KEY  
Planning, Zoning & Building

YOUNG & HEDRICK ENGINEERING, LLC. ALL RIGHTS RESERVED  
YOUNG & HEDRICK ENGINEERING  
FUTURE 34899  
6771 Professional Parkway West  
Suite 200 - Lakewood Ranch, FL 34240  
www.yhengineering.com • Tel: (941) 348-1235

JOE D. YOUNG  
LICENSE  
No. 10781  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
2007 EPOCH 2023

STRUCTURAL DETAILS  
AS INDICATED

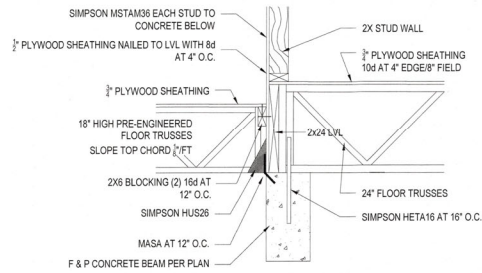
REVISIONS

BY	DATE
NPM	12.28.2023
AD	06.07.2023

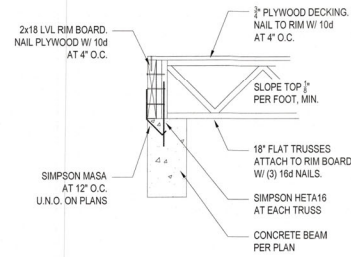
S4.2

BI  
BOTTOM  
JAT KEY, FL

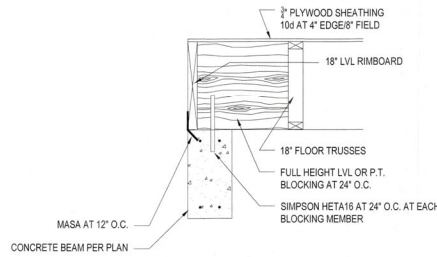




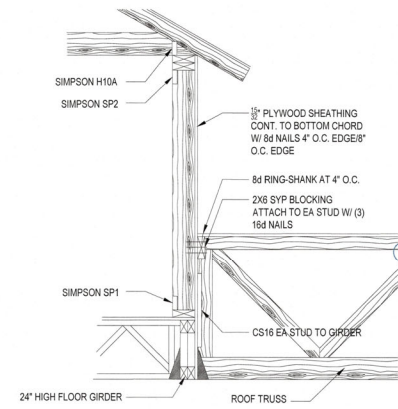
**1 SECTION**  
NTS



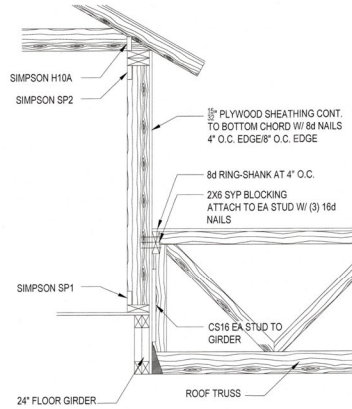
**2 SECTION**  
NTS



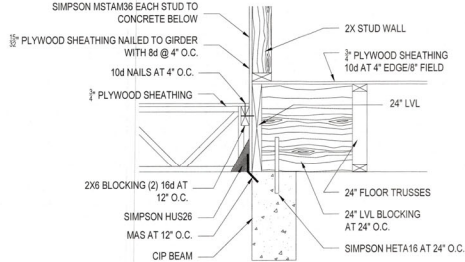
**3 SECTION**  
NTS



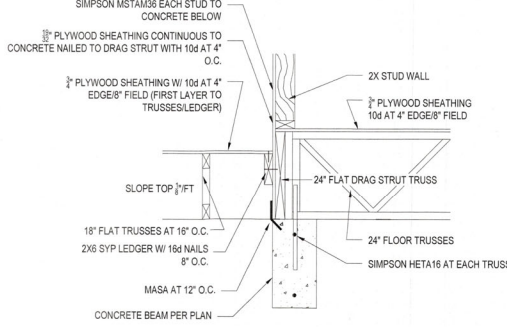
**4 SECTION**  
NTS



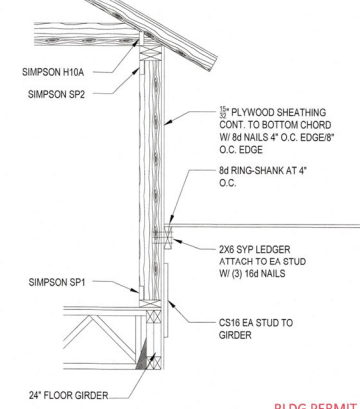
**5 SECTION**  
NTS



**6 SECTION**  
NTS



**7 SECTION**  
NTS



**8 SECTION**  
NTS

BLDG PERMIT PLANS  
FILE  
Copy of Record

RECEIVED  
DEC 29 2023  
TOWN OF LONGROAT KEY  
Planning, Zoning & Building

© 2023 YOUNG & HEDRICK ENGINEERING, LLC. ALL RIGHTS RESERVED  
FEBPEP 348/99

**YOUNG & HEDRICK**  
STRUCTURAL ENGINEERING

0721 Professional Parkway West  
Suite #201 - Lakewood Ranch, FL 34240  
www.YHEngineers.com Tel: (941) 866-1225

STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
NO. 70781  
JOSHUA D. YOUNG

REVISIONS

BY	DATE
NPM	12.28.2023
AO	06.07.2023

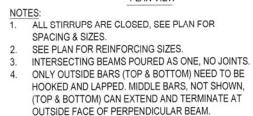
**S4.3**

**STRUCTURAL DETAILS**  
AS INDICATED

REVISIONS

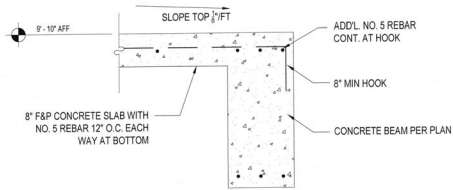
BY	DATE
NPM	12.28.2023
AO	06.07.2023

**S4.3**



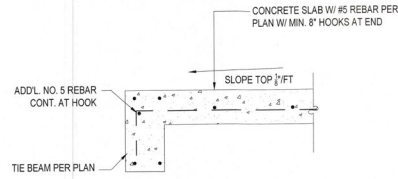
RECEIVED  
DEC 29 2023  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building





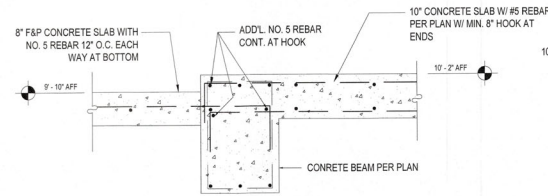
NOTE: TIES ARE NOT SHOWN

1 SECTION  
NTS

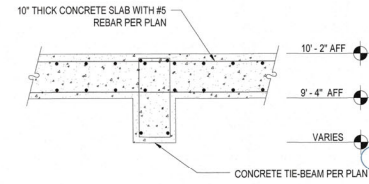


NOTE: TIES ARE NOT SHOWN

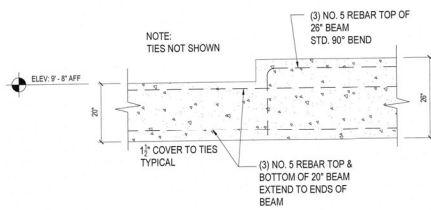
2 SECTION  
NTS



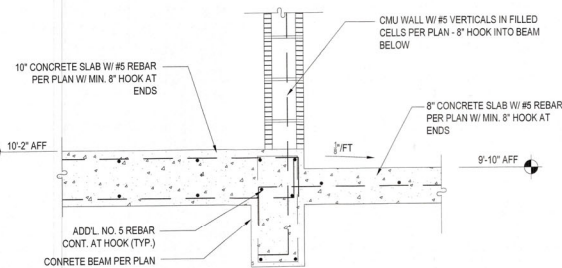
3 SECTION  
NTS



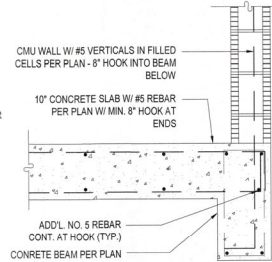
4 SECTION  
NTS



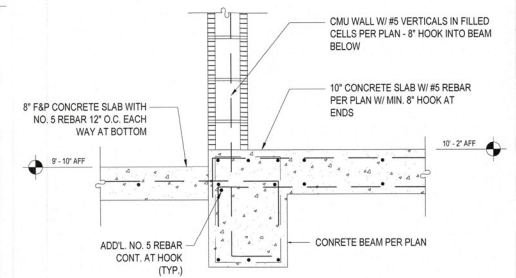
5 SECTION  
NTS



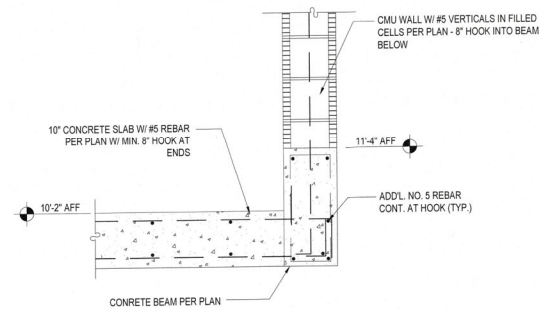
6 SECTION  
NTS



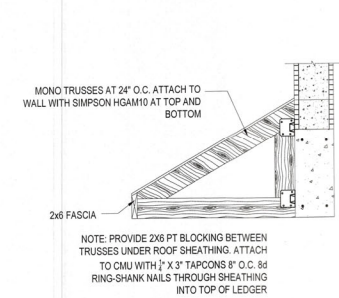
7 SECTION  
NTS



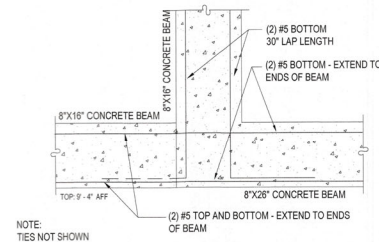
8 SECTION  
NTS



9 SECTION  
NTS

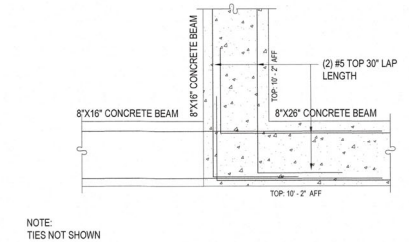


10 SECTION  
NTS



MIDDLE & BOTTOM PROFILE

11 SECTION  
NTS



TOP PROFILE

12 SECTION  
NTS

BLDG PERMIT PLANS  
FILE  
Copy of Record

RECEIVED  
DEC 29 2023  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

REVISIONS  
BY DATE  
NPM 12.28.2023

AO 06.07.2023

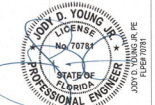
S4.5

STRUCTURAL DETAILS  
AS INDICATED

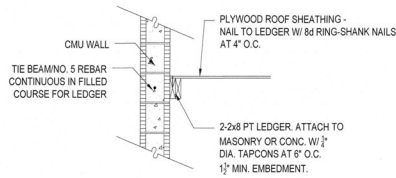
BI  
BOTTOM V

EC

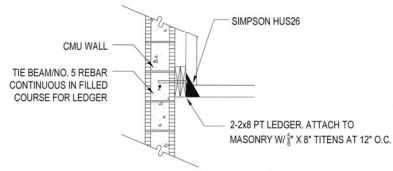
DAT KEY, FL



YOUNG & HEDRICK  
STRUCTURAL ENGINEERING  
1977 Professional Parkway West  
Suite 200 - Lakewood Ranch, FL 34240  
www.YHEngineers.com Tel 941.306.1225



TYPICAL ATTACHMENT OF ROOF SHEATHING TO MASONRY



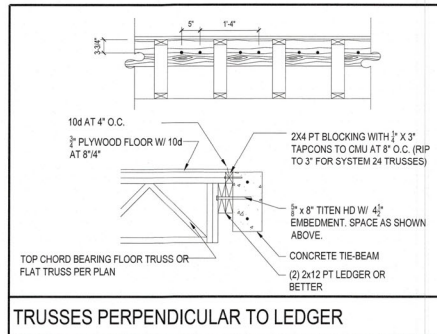
TYPICAL ATTACHMENT OF ROOF TRUSS TO MASONRY

# 1 SECTION

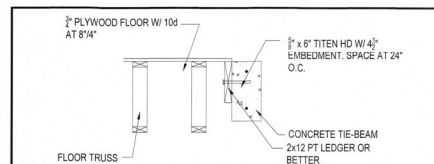
# 2 SECTION

# 3 SECTION

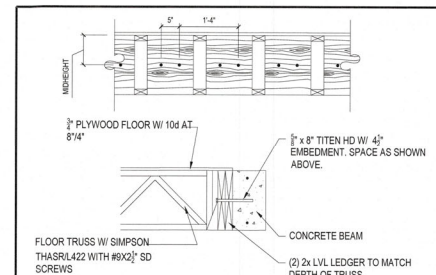
# 4 SECTION



TRUSSES PERPENDICULAR TO LEDGER



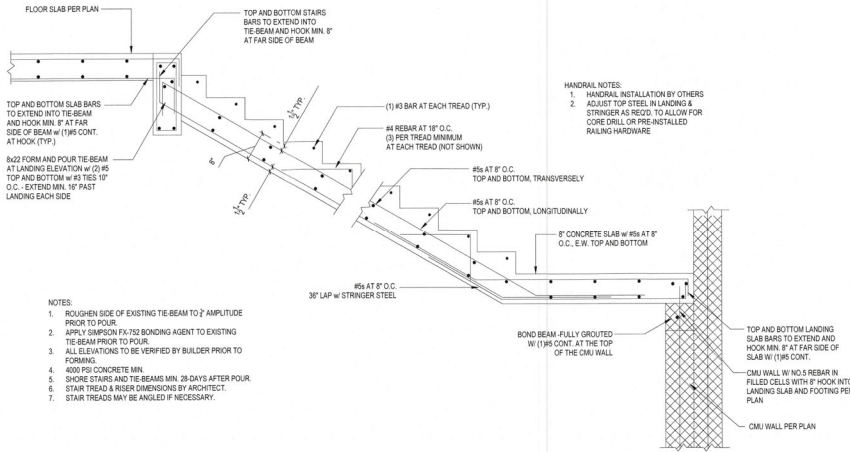
TRUSSES PARALLEL TO LEDGER



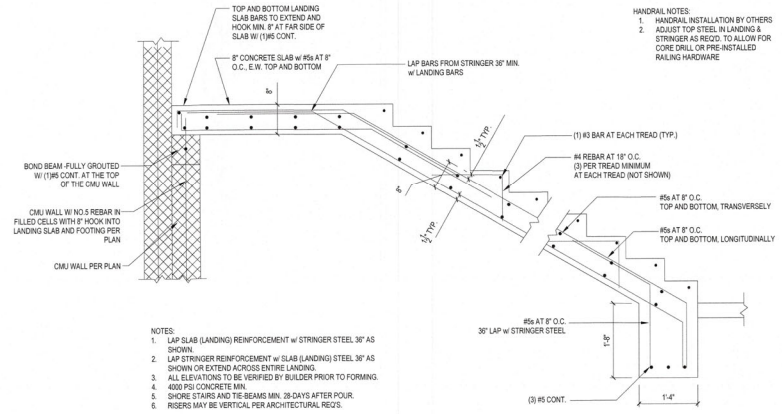
TRUSSES DIAGONAL TO LEDGER

REVISIONS	
BY	DATE
NPM	12.28.2023
AO	06.07.2023

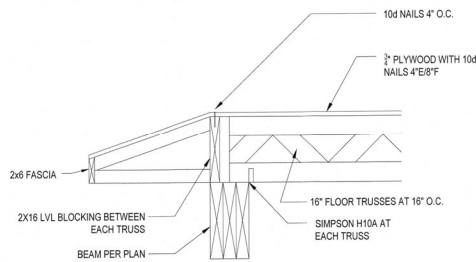




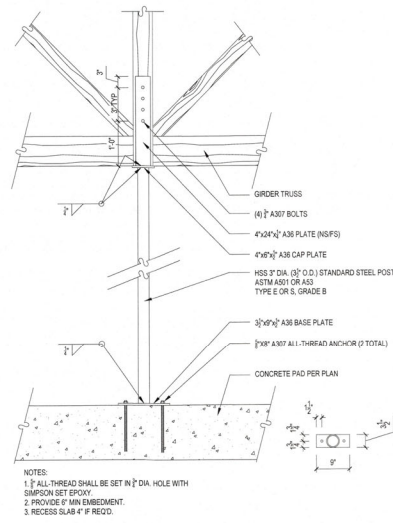
**1 SECTION**  
NTS



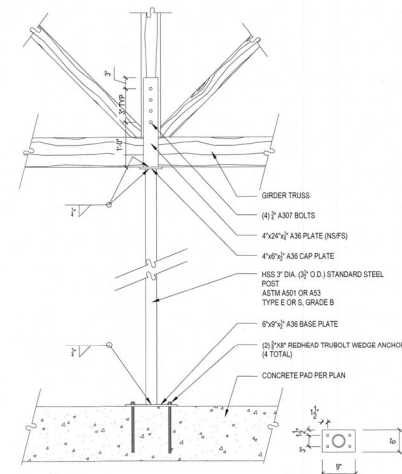
**2 SECTION**  
NTS



**3 SECTION**  
NTS



**4 SECTION**  
NTS



**5 SECTION**  
NTS

**4 SECTION**  
NTS

BLDG PERMIT PLANS  
FILE  
Copy of Record

RECEIVED  
DEC 29 2023  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building