

PROJECT TEAM

GENERAL CONTRACTOR
TRINITY CUSTOM HOMES
2017 FIESTA DR
SARASOTA, FL 34231
(941) 209-5801
LICENSE# CGC1533201
CBC1259609

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

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

STRUCTURAL ENGINEER
YOUNG & HEDRICK
6771 PROFESSIONAL PARKWAY WEST
LAKEWOOD RANCH, FL 34240
(941) 306-1225

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

HAUSSLER RESIDENCE

608 CUTTER LN, LONGBOAT KEY FL, 34228

PERMIT SET

DRAWING LIST

ARCHITECTURAL

A0.00	COVER SHEET
A0.10	SITE PLAN
A1.00	GROUND FLOOR PLAN
A1.10	FIRST FLOOR PLAN
A1.20	SECOND FLOOR PLAN
A1.30	ROOF PLAN
A1.40	GROUND FLOOR REFLECTED CEILING PLAN
A1.50	FIRST FLOOR REFLECTED CEILING PLAN
A1.60	SECOND FLOOR REFLECTED CEILING PLAN
A1.70	GROUND FLOOR ELECTRICAL PLAN
A1.80	FIRST FLOOR ELECTRICAL PLAN
A1.90	SECOND FLOOR ELECTRICAL PLAN
A1.95	ELECTRICAL LEGEND & LIGHT FIXTURE SCHEDULE
A2.00	EXTERIOR ELEVATION FRONT (WEST)
A2.10	EXTERIOR ELEVATION (SOUTH)
A2.20	EXTERIOR ELEVATION BAY (NORTH)
A2.30	EXTERIOR ELEVATION CANAL (EAST)
A3.00	BUILDING SECTION
A3.10	BUILDING SECTION
A3.20	BUILDING SECTION
A3.30	BUILDING SECTION
A3.40	BUILDING SECTION
A3.50	BUILDING SECTION
A3.60	WALL SECTIONS
A3.70	STAIR AND RAILING DETAILS
A5.00	MISCELLANEOUS DETAILS
A5.10	DOOR & WINDOW DETAILS
A6.00	WINDOW SCHEDULE
A6.10	DOOR SCHEDULES

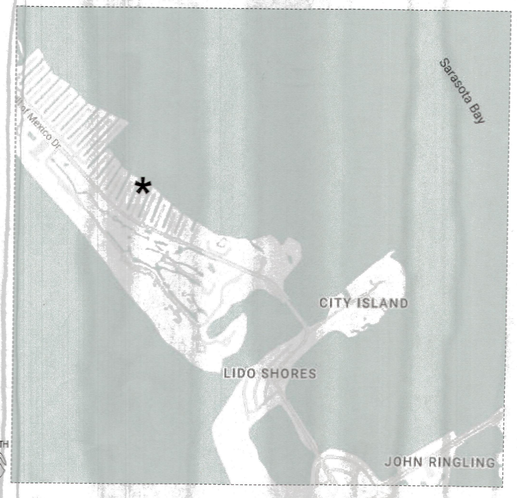
STRUCTURAL

S1.0	FOUNDATION PLAN
S1.1	FOUNDATION DETAILS
S1.2	FOUNDATION DETAILS
S2.0	GROUND FLOOR STRUCTURAL PLAN
S2.1	FIRST FLOOR STRUCTURAL PLAN
S2.2	SECOND FLOOR STRUCTURAL PLAN
S3.0	FIRST FLOOR FRAMING PLAN
S3.1	SECOND FLOOR FRAMING PLAN
S3.2	ROOF FRAMING PLAN
S4.0	STRUCTURAL GENERAL NOTES
S4.1	STRUCTURAL DETAILS
S4.2	STRUCTURAL DETAILS
S4.3	STRUCTURAL DETAILS
S4.4	STRUCTURAL DETAILS

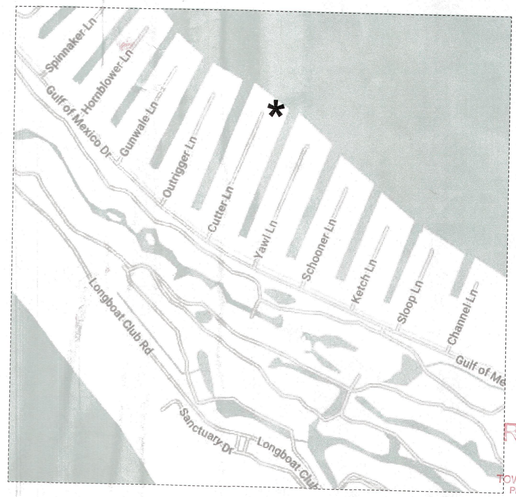
MECHANICAL

M1.0	HVAC LAYOUT - FIRST FLOOR
M1.1	HVAC LAYOUT - SECONDFLOOR
M2.0	HVAC SCHEDULES, DETAILS & NOTES

VICINITY MAP



LOCATION MAP



Permit # PB23-1453
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
FEB 07 2024
APPROVED
Reviewer: Jonathan

BLDG PERMIT PLANS
FILE
Copy of Record

RECEIVED
DEC 22 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

© 2023 DSDG ARCHITECTS DO NOT SCALE DRAWING. TO THE BEST OF MY KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAW OF FLORIDA

12/21/23
Mark E. Sultana, AIA
AR 94536

REVISIONS

No.	Date

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
1348 FRUITVILLE ROAD, SUITE 204
SARASOTA, FLORIDA 34236
Tel (941) 955-5645
Fax (941) 955-7354
www.dsdgpc.com
AA 0003861

DS DG

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228
PERMIT SET 12/21/23

COVER SHEET

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A0.00

SARASOTA COUNTY

LOT ZONING: R4SF
SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL
FLOOD ZONE: AE (EL. 10)

REQUIRED BUILDING SETBACKS

FRONT (STREET)	20'-0"
SIDE YARD (MIN, COMBINED)	8'-0"MIN, 20'-0"
REAR	20'-0"
MAX BUILDING COVERAGE	30%
MINIMUM OPEN SPACE	50%

LEGAL DESCRIPTION:
LOT 1, BLK H, COUNTRY CLUB SHORES UNIT 2, PLAT BOOK 16, PAGE 29, SARASOTA COUNTY, TOWN OF LONGBOAT KEY, FLORIDA

THIS STRUCTURE HAS BEEN DESIGNED PER THE 2020 FLORIDA BUILDING CODE AND HAS BEEN DESIGNED FOR WIND VELOCITIES OF 160 MPH w/ 3-SEC. GUST. NORM DESIGN WIND SPEED 116 MPH W/ 3-SEC. GUST.

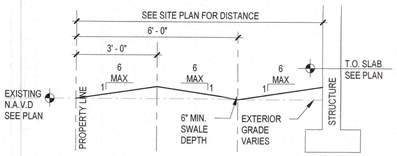
TYPE V CONSTRUCTION, UNNSPRINKLERED, UNPROTECTED

SURVEY INFORMATION PROVIDED BY;
JIM AMBERGER LAND SURVEYING, LLC
1055 SOUTH TAMIAMI TRAIL
SUITE 110-B
SARASOTA, FL 34236
(P) 941.955.6333

AREA TABULATIONS

TOTAL LOT AREA (UPLAND)	13,496.00 SQUARE FEET
BUILDING INFORMATION	
MAIN RESIDENCE LOWER LEVEL ENTRY	138.7 SQUARE FEET
MAIN RESIDENCE FIRST LEVEL (A/C LIVING)	3,151.0 SQUARE FEET
MAIN RESIDENCE SECOND LEVEL (A/C LIVING)	2,142.0 SQUARE FEET
TOTAL A/C AREA	5,431.7 SQUARE FEET
COVERED AREAS	1,207.0 SQUARE FEET
GARAGE & STORAGE AREAS	866.2 SQUARE FEET
FEMA ELEVATION (B.F.E.)	10.00 FEET N.A.V.D.
DESIGN FLOOD ELEVATION (B.F.E. +1')	11.00 FEET N.A.V.D.
MAX. BUILDING HT.	30.00 FEET (ABOVE D.F.E. TO TOP OF ROOF)

TYPE V CONSTRUCTION, UNSPRINKLERED, UNPROTECTED



2 SITE SWALE DETAIL
3/8" = 1'-0"

SITE BENCHMARK
NAIL W/DISK
IN SEAWALL
ELEV.=3.41

SARASOTA BAY

FACE OF SEAWALL
& APPROX. LOC.
MEAN HIGH WATER LINE
(AMHWL)
TOP OF SEAWALL
ELEV=4.7±

PLATTED
LOT LINE

S79°20'12"E
8.91'

9'±
ALONG
AMHWL

S28°52'44"W
8.77'

S59°31'E(P) 128'± ALONG AMHWL 134'(P)

NAIL
W/DISK
(PSM#4349)

LINE OF SWALE
SEE DETAIL
2/A0.10

DASHED LINE
OF SILT FENCE

DRAINAGE
DIRECTION

SETBACK

NON-SLIP PORCELAIN
PAVERS ON CONCRETE SLAB,
SLOPE TO CONCEALED
DRAIN, TYP.

-0' - 4" T.O. POOL DECK H.P.
5.33' NAVD

REAR SETBACK

581'(P)

5' D&U ESMT.

5.12' NAVD

10'-0"
SETBACK

SIDE SETBACK

5' DRAINAGE & UTILITY EASEMENT

N20°13'00"E
69'± AMHWL

PROPERTY LINE

POOL & SPA
UNDER SEPERATE
PERMIT

T.O. DECK SLAB H.P.
+5' - 0"
10.67' NAVD

SUN SHELF

SPA

LOT 1 BLOCK J
LANDS DESCRIBED IN
O.R. INST.#2022121388

TAKE ALL ROOF DRAINS
TO BUBBLER BOX MIN 8'
FROM HOUSE, TYP.

LOT 1 BLOCK H
(13,498 SQ. FT.± UPLAND)
(13,521 SQ. FT.± PER PLAT)
(VACANT)
ADDRESS: #608 CUTTER LANE

+5' - 4" T.O. MAIN SLAB
11.00' NAVD

PLANTER

T.O. DECK SLAB H.P.
-0' - 4"
10.67' NAVD

REFLECTING
POOL EXTENDS
BELOW ENTRY

FRONT SETBACK

20'-0"
SETBACK

5/8" I.R.
(PSM#4349)

8'-1 3/4"

ROYAL
PALM

LINE OF EASEMENT

PROPERTY LINE

DASHED LINE
OF SILT FENCE

5.08'
7'- 0"

17'- 0"

7'- 0"

5' D&U ESMT.

20'-0"

15'-5 1/2"

6" 7'-0" 6" 6" 6" 6" 2'-1" 1'-10" 2'-1" 6"

13'-4 1/2"

5.25' NAVD

3/8" / 1'-0"

+0' - 0" T.O. GARAGE SLAB H.P.
5.67' NAVD

G.C. TO VERIFY CURB
CUT w/ TOWN OF
LONGBOAT KEY
REQUIREMENTS AND
STANDARDS

CUSTOM PATTERN
BROOM FINISH
CONCRETE DRIVEWAY,
CONFIRM MATERIAL
w/OWNER & ARCHITECT

ELEC
METER

TANKLESS
WH

LINE OF FENCE
ENCLOSURE

PROPERTY LINE

S69°47'00"E 120'(M) 120'(P)

TAKE ALL ROOF DRAINS
TO BUBBLER BOX MIN 8'
FROM HOUSE, TYP.

SITE BENCHMARK
MAG NAIL W/DISK
IN PAVEMENT
ELEV.=5.21

5/8" I.R.
W/CAP
(# ILLEGIBLE)

E/P

TTER LANE
UBLIC RIGHT-OF-WAY)
SPHALT PAVEMENT)

LOT 2 BLOCK H
LANDS DESCRIBED IN
O.R. 2478, PG. 2008

FACE OF SEAWALL
& APPROX. LOC.
MEAN HIGH WATER LINE
(AMHWL)
TOP OF SEAWALL
ELEV=4.7±

108'(P)

S20°13'00"W(P)

99'± ALONG AMHWL

BOAT MOORING CANAL

LINE OF SWALE
SEE DETAIL
2/A0.10

NAIL
W/DISK
(PSM#4349)

4" C.L.F. 3.4' IN

WALL 2.2' IN

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	57.00'	105.30'	105° 47'00"	73.96'	S10° 44'34"E

LEGEND:

X.X	PROPOSED GRADE
X.X	EXISTING GRADE TO REMAIN
X	TREE TO BE REMOVED
---------	3'H. TREE CONSTRUCTION BARRIER

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

NORTH

BLDG PERMIT PLANS
FILE
Copy of Record

RECEIVED
FEB 06 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Town of Longboat Key
Planning, Zoning and Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
941-316-1998
941-316-1970 FAX

SINGLE-FAMILY COVERAGE CALCULATIONS – ZONING

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

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

NON-OPEN SPACE is that area of a lot covered by structure/building/improvements included in Lot Coverage, driveways/parking and walkways (pervious or impervious), swimming pool shells and decks, and any at-grade impermeable feature. Grade from a structure to property line cannot exceed 1:4 slope (Town Zoning Code Section 158.118). Maximum allowable Non-Open Space coverage is established in Town Code Section 158.030(E) or other project approvals by resolution or ordinance.

LOT SIZE is calculated as the area within platted lines except:

- Where a lot line lies within a public/private street, the edge of the street or the right-of-way shall be considered the lot line
- Where a lot line lies within a public or private waterway, the Erosion Control Line, Mean High Water Line, water right-of-way, bulkhead or bulkhead line, whichever is most landward, shall be considered the lot line (Town Code Section 158.144, Lot Lines)

LOT SIZE, -BUILDABLE: 13,498 sf square feet, as supported by submitted signed/sealed survey

SITE ADDRESS:

Street Address: 608 CUTTER LN LONGBOAT KEY, 34228 Unit #

Condominium/Complex Name:

COUNTY: ☐ MANATEE ☒SARASOTA LOT (S)#: 1 PARCEL #: BLK H

Lot Coverage Calculation (in square feet):

1. **Non-Pool/Spa Areas**
   - Residential Structure (from exterior walls/columns) Existing: ____ This Permit: 3,348 By Others: ____
   - Garage/Carport (not under house) Existing: ____ This Permit: ____ By Others: ____
   - Roof Eave Overhang (exceeding 3 ft. in depth) Existing: ____ This Permit: ____ By Others: ____
   - Front Entry & Front Stairs (roofed and unroofed) Existing: ____ This Permit: 165 By Others: ____
   - Rear Entry & Rear Stairs (roofed and unroofed) Existing: ____ This Permit: 89 By Others: ____
   - Roofed Porch, Lanai and/or Caged Room, Screened Room Existing: ____ This Permit: 411 By Others: ____
   - Raised Deck or Terrace (>6 inches above finished grade) Existing: ____ This Permit: ____ By Others: ____
   - Mechanical Equipment (i.e., A/C, pool) Existing: ____ This Permit: 21 By Others: ____
   - Accessory Structure (i.e., gatehouse, clubhouse, shed, gazebo, etc.) Existing: ____ This Permit: ____ By Others: ____
   - Other Buildings/Structures/Improvements (>6 inches above finished grade) Existing: ____ This Permit: ____ By Others: ____
2. **Total Non-Pool/Spa Areas** Existing: ____ This Permit: 4,034 By Others: ____
3. **Elevated/Caged Pool/Spa Areas (including stairs)** Existing: ____ This Permit: ____ By Others: ____
4. **Subtotal Lot Coverage Square Footages (lines 2 + 3)** Existing: ____ This Permit: 4,034 By Others: ____
5. **Total Lot Coverage Square Footage (sum of 'existing', 'this permit', and 'by others' in line 4)** Square Feet 4,034
6. **Total Lot Coverage Percentage** Square Feet (line 5) 4,034 divided by Lot Size = 29.8% %

Town of Longboat Key
Single-Family Coverage Calculations - Zoning
Page 2 of 2

Non-Open Space Calculation (in square feet):

1. **At-Grade Improvements**
   - Driveway/Parking Areas (as per site plan) (all surface types) Existing: ____ This Permit: 819.8 By Others: ____
   - Designated Walkways/Sidewalks (as Per site plan) (all surface types) Existing: ____ This Permit: ____ By Others: 118.0
   - Impermeable Patios, Slabs, etc. Existing: ____ This Permit: ____ By Others: 264.5
   - Impermeable Pool Deck (at-grade) Existing: ____ This Permit: ____ By Others: 670.1
   - Pool/Spa Shell (at-grade) Existing: ____ This Permit: ____ By Others: 599.8
   - Mechanical Equipment Pads (i.e., A/C, pool) (at-grade) Existing: ____ This Permit: ____ By Others: ____
   - Other Impervious Surface (at-grade) Existing: ____ This Permit: ____ By Others: ____
2. **Total At-Grade Square Footage (sum of 'existing', 'this permit', and 'by others' in line 7)** Square Feet 2,471.2
3. **Total Non-Open Space Square Footage** Line 5 + 8 = 6,505.2 Square Feet
4. **Total Non-Open Space Percentage** Square Feet (line 9) 6,505.2 divided by Lot Size = 48.1 %

Revised 03/17/2023

DRAINAGE PLAN NOTES

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

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

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

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

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

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

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

8.) ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MAINTAINED DURING THE COURSE OF CONSTRUCTION UNTIL FINAL INSPECTIONS HAVE BEEN APPROVED.

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

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

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

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

13.) IF PARKING ON PUBLIC STREET IS NECESSARY ALL VEHICLES WILL BE PARKED ON ONE SIDE OF THE ROAD WITH TRAFFIC. PARKING SHALL NOT BLOCK DRIVEWAYS OR MAILBOXES AND SHALL PROVIDE FOR EMERGENCY VEHICLES ACCESS.

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

15.) A DOUBLE ROW OF SILT FENCE SHALL BE INSTALLED PRIOR TO ANY EXCAVATION AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

GENERAL SITE PLAN NOTES

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

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

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

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

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

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© 2023 DSDG ARCHITECTS DO NOT SCALE DRAWING. TO THE BEST OF MY KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAW OF FLORIDA.

Adam E. Sutens, AIA
FL #93538
12/21/23

REVISIONS
No. 1 Date 1/25/2024

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
1348 FRUITVILLE ROAD; SUITE 204
SARASOTA, FLORIDA 34236
Tel (941) 955-5645
Fax (941) 955-7354
www.dsdgnc.com
AA 0003661

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228
PERMIT SET 12/21/23

SITE PLAN

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A0.10

GENERAL NOTES

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

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

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

4.) WINDOWS ARE DIMENSIONED TO CENTERLINE.

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

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

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

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

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

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

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

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

13.) G.C. TO VERIFY LOCATION AND CLEARANCE REQUIREMENTS OF ALL MECHANICAL EQUIPMENT.

14.) G.C. TP COORDINATE ALL HOSE BIBB HEIGHTS AND LOCATIONS WITH LANDSCAPE DRAWINGS AND OWNER.

15.) G.C. TO VERIFY LOCATION AND CLEARANCE REQUIREMENTS OF ALL MEP, POOL EQUIPMENT AND GENERATOR.

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

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

18.) CABINETRY SHOP DRAWINGS TO BE SUBMITTED AND CONFIRMED WITH OWNER, ARCHITECT, AND INTERIOR DESIGNER

WALL LEGEND - BELOW LOWEST HORIZONTAL MEMBER

PARTITION WALL - 4" (U.N.O.)
5/8" 'DENSGLASS' GYP/FIBER PANELS ON EACH SIDE OF METAL STUDS @ 16" O.C.

PARTITION WALL - 4" (U.N.O.)
5/8" 'DENSGLASS' GYP/FIBER PANELS ON EACH SIDE OF METAL STUDS @ 16" O.C. W/ SOUND ATTENUATION BATT INSULATION BETWEEN STUDS

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

CMU WALL 8" (U.N.O.)
5/8" 'DENSGLASS' GYP/FIBER PANELS OVER 1X2 P.T. FURRING STRIPS OVER 3/4" RIGID INSULATION OVER 8" CMU WALL. EXTERIOR SIDE TO BE CEMENTITIOUS COATED

FRANGIBLE CMU WALL - BREAKAWAY 8" (U.N.O.)
INTERIOR SIDE TO BE CEMENTITIOUS COATED PAINTED SMOOTH FINISH 8" CMU WALL
EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU
NOTE: DO NOT ATTACH ANY ELECTRICAL OR PLUMBING UTILITIES TO FRANGIBLE WALLS

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

CONCRETE WALL OR COLUMN - 8" (U.N.O.)
5/8" 'DENSGLASS' GYP/FIBER PANELS OVER 1X2 P.T. FURRING STRIPS OVER 3/4" RIGID INSULATION OVER 8" CONCRETE WALL
EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU

NOTE: ALL MATERIALS BELOW SITE SPECIFIC LOWEST HORIZONTAL MEMBER SHOULD BE APPROVED WATER RESISTANT MATERIALS PER FEMA TECH BULLETIN #2. AUGUST 2008 (IE. WINDOWS, DOORS, JAMBS, STAIRS, WALLS ETC.)

FLOOD VENT...

ROOM NO.	ROOM NAME	Area	Vent Area Req'd	Vent Area Provided	Vent Type
001	GARAGE	735 SF	* 1000 SI	* 1000 SI	A
002	LOWER ENTRY	141 SF	139 SI	200 SI	A
003	STORAGE	42 SF	42 SI	200 SI	A

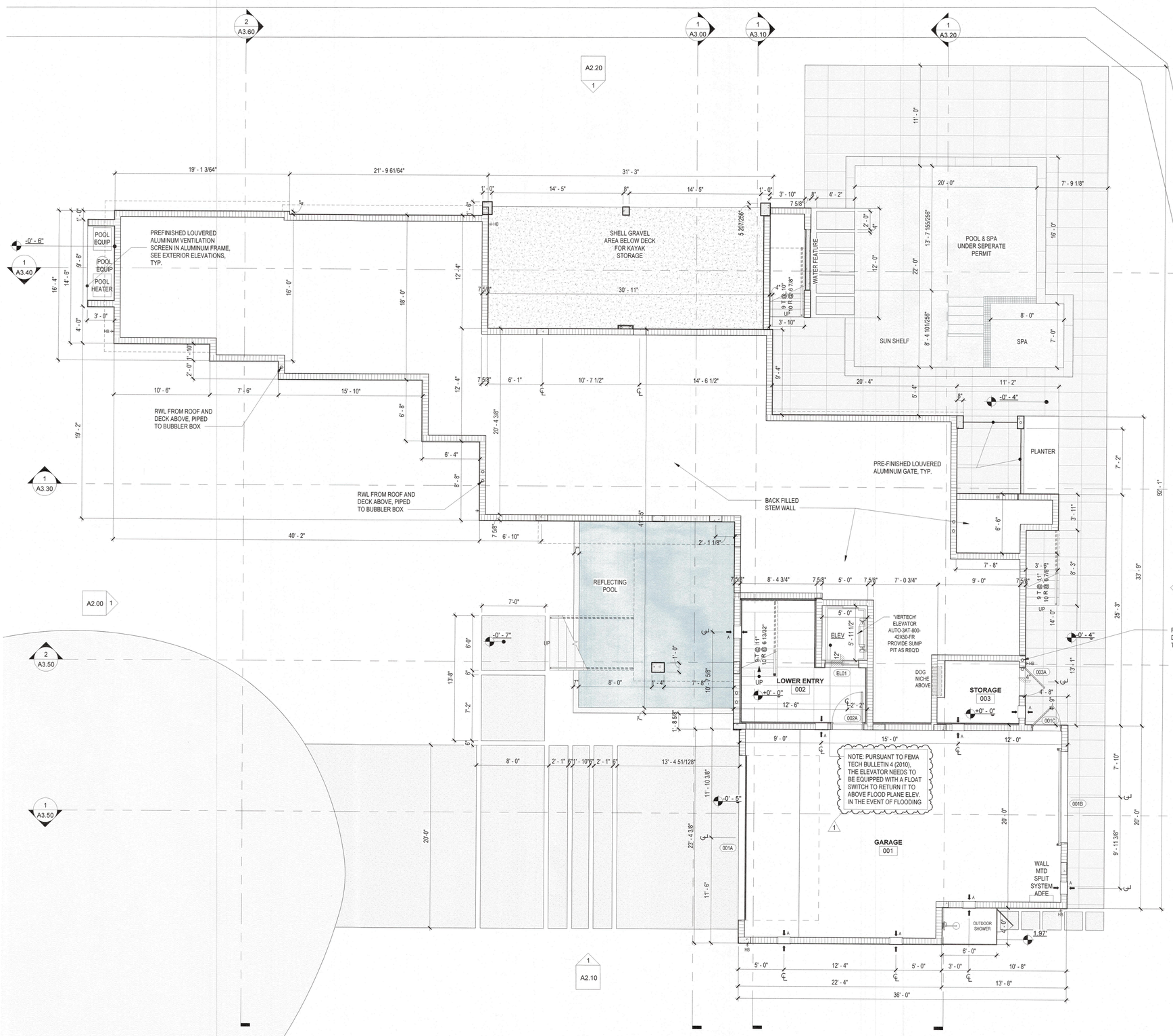
*002 LOWER ENTRY + 003 STORAGE TO DRAIN INTO 001 GARAGE 1 =
TOTAL PERIMETER 916SF, TOTAL PERIMETER VENT AREA PROVIDED 1000 SI (5) TYPE A



TYPE "A" - CERTIFIED 200 SQ. FT. FLOOD VENT, TRIM, & SLEEVE
FLOW THRU UNIT "A" BY: SMART VENT - PIVOTING SOLID INSULATED FACE VENT #1540-520 / TRIM & SLEEVE #1540-531-12

TYPE "B" - CERTIFIED 200 SQ. FT. FLOOD VENT, TRIM, & SLEEVE
FLOW THRU UNIT "B" BY: SMART VENT - PIVOTING SOLID NON-INSULATED FACE VENT #1540-510 / TRIM & SLEEVE #1540-531-12

TYPE "D" - CERTIFIED 800 SQ. FT. FLOOD VENT, TRIM, & SLEEVE
FLOW THRU UNIT "D" BY: SMART VENT - PIVOTING SOLID INSULATED FACE VENT #1540-150203E TRIM & SLEEVE #1540-531-12



1 GROUND FLOOR PLAN
3/16" = 1'-0"

NORTH

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REVISIONS

No.	Date
1	1/25/2024

Mark E. Sultana, AIA
AR 94356
12/21/23

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228
PERMIT SET 12/21/23

GROUND FLOOR PLAN

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A1.00

© 2023 DSDG ARCHITECTS DO NOT SCALE DRAWING. TO THE BEST OF MY KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAW OF FLORIDA.

GENERAL NOTES

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

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

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

4.) WINDOWS ARE DIMENSIONED TO CENTERLINE.

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

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

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

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

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

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

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

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

13.) G.C. TO VERIFY LOCATION AND CLEARANCE REQUIREMENTS OF ALL MECHANICAL EQUIPMENT.

14.) G.C. TP COORDINATE ALL HOSE BIBB HEIGHTS AND LOCATIONS WITH LANDSCAPE DRAWINGS AND OWNER.

15.) G.C. TO VERIFY LOCATION AND CLEARANCE REQUIREMENTS OF ALL MEP, POOL EQUIPMENT AND GENERATOR.

16.) ALL NEW CONSTRUCTION REQUIRED TO PASS THE BLOWER DOOR TEST PER 2017 ENEERGY CONSERVATION COADE R402.4

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

18.) CABINETRY SHOP DRAWINGS TO BE SUBMITTED AND CONFIRMED WITH OWNER, ARCHITECT, AND INTERIOR DESIGNER

WALL LEGEND

PARTITION WALL - 4" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2X4 'TIMBERSTRAND' STUDS @ 16" O.C.

PARTITION WALL - 4" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2X4 'TIMBERSTAND' STUDS @ 16" O.C.
W/ SOUND ATTENUATION BATT INSULATION BETWEEN STUDS

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

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

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

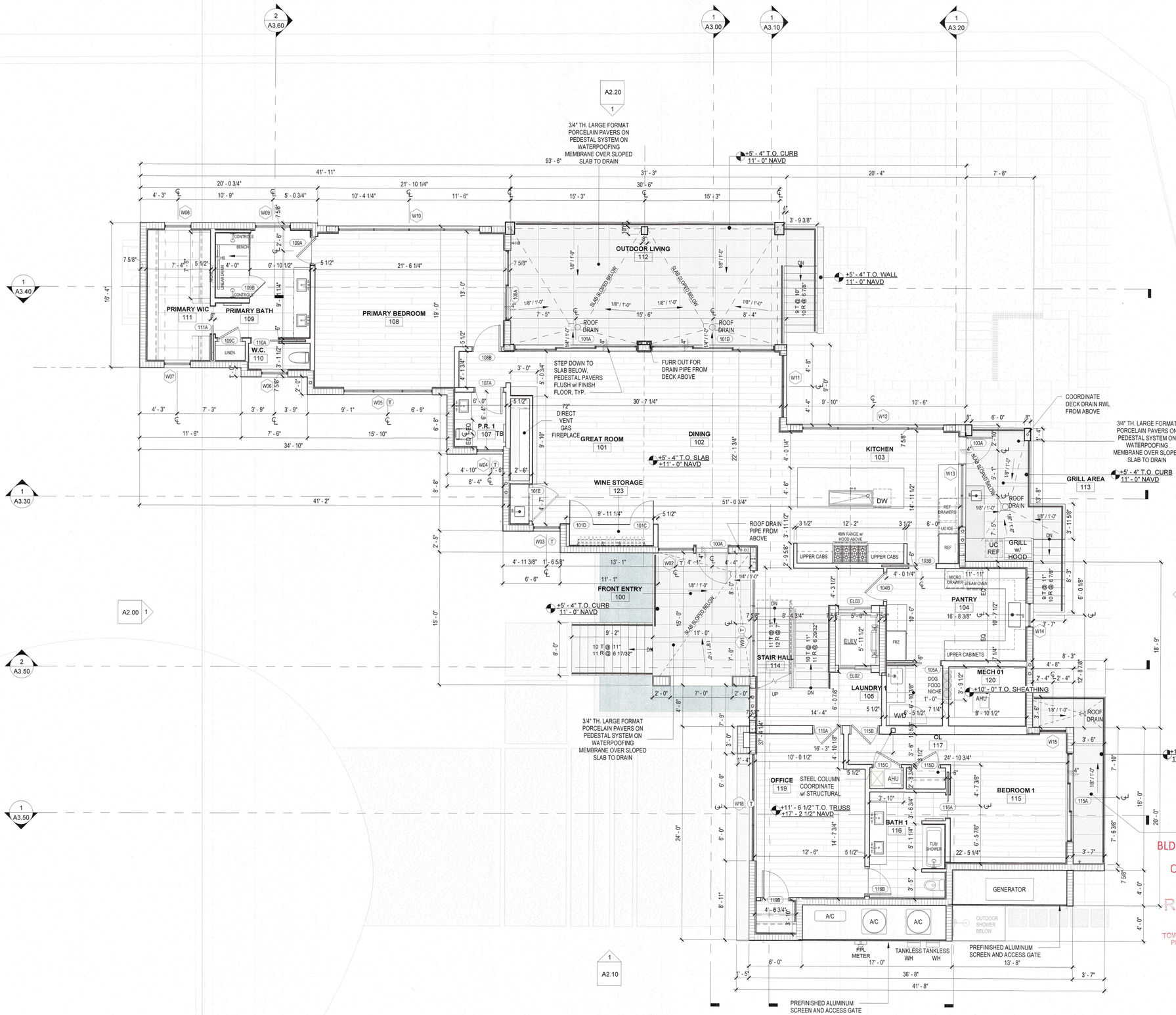
CONCRETE WALL OR COLUMN - 8" (U.N.O.)
5/8" GYP. BD. OVER 1X2 P.T. FURRING STRIPS OVER 3/4" RIGID
INSULATION OVER 8" CONCRETE WALL
EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU (U.N.O.)

CMU WALL 8" (U.N.O.)
5/8" GYP. BD. OVER 1X2 P.T. FURRING STRIPS OVER 3/4"
RIGID INSULATION OVER 8" CMU WALL.
EXTERIOR SIDE TO BE 'HARDIE-PLANK' LAP SIDING INSTALL ON 1x2 P.T.
FURRING OVER LIGUID APPLIED WATERPROOFING

CONCRETE WALL OR COLUMN - 8" (U.N.O.)
5/8" GYP. BD. OVER 1X2 P.T. FURRING STRIPS OVER 3/4" RIGID
INSULATION OVER 8" CONCRETE WALL
EXTERIOR SIDE TO BE 'HARDIE-PLANK' LAP SIDING INSTALL ON 1x2 P.T.
FURRING OVER LIGUID APPLIED WATERPROOFING

NOTE: ALL EXTERIOR STUD WALLS TO BE EXTERIOR GRADE PLYWOOD. EXTERIOR FINISH TO BE 7/8" SAND FINISH PAINTED CEMENTITIOUS COATING OVER PAPER BACKED GALV. MTL LATH ON GRACE PEEL & STICK AIR VAPOR BARRIER (U.N.O.)

NOTE: ALL 5/8". GYP. BOARD WALLS TO BE GIVEN A LEVEL 5 FINISH



1 FIRST LIVING LEVEL PLAN
3/16" = 1'-0"

NORTH

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12/21/23
Mark E. Sultana, AIA
AR 94536

REVISIONS
No. Date

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AA 0003661

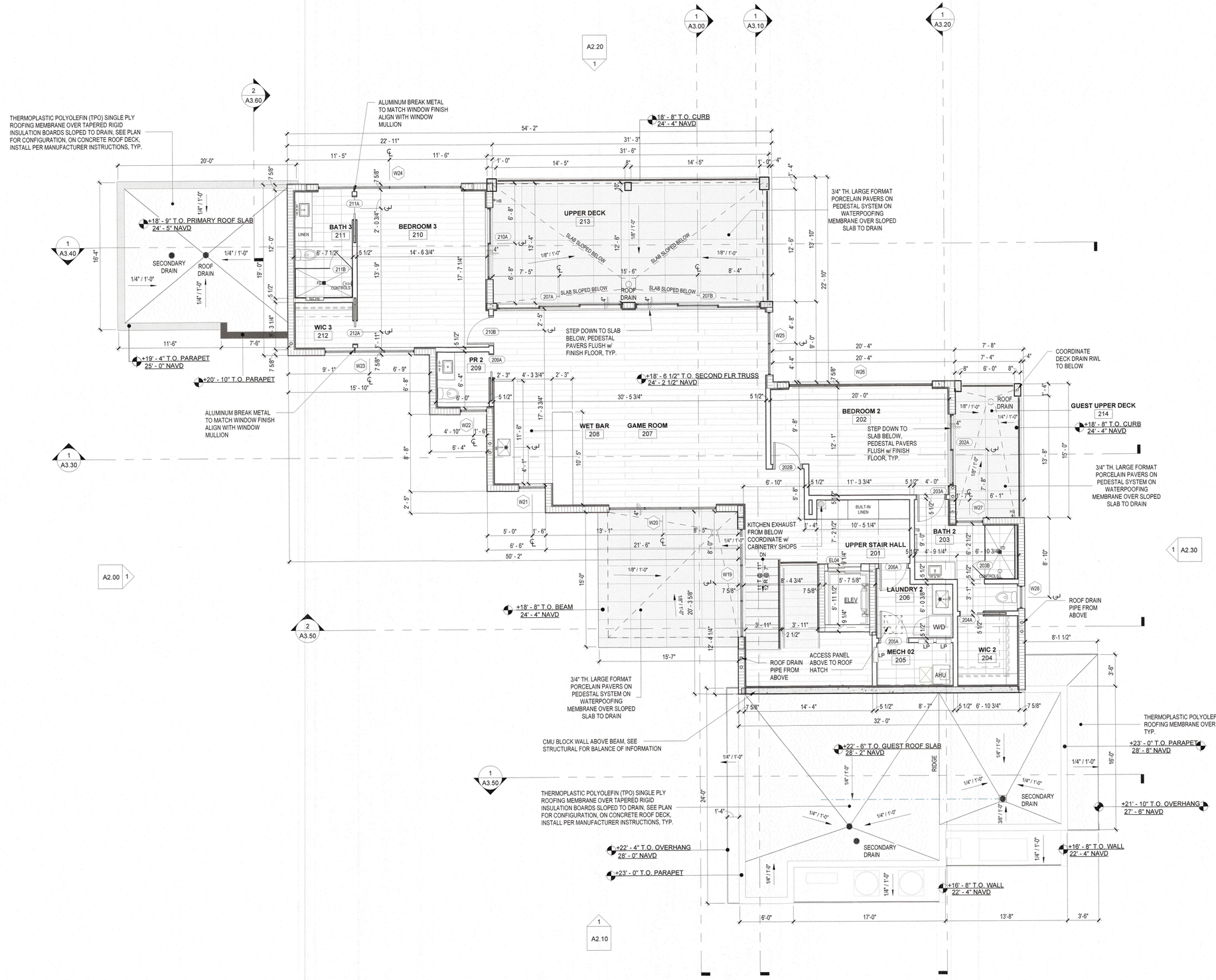
HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228

PERMIT SET 12/21/23

FIRST FLOOR PLAN

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A1.10



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1 SECOND FLOOR PLAN
3/16" = 1'-0"

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12/21/23
Mark E. Sultana, AIA
AR 94536

REVISIONS
No. Date

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AA 0003661

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228
PERMIT SET 12/21/23

SECOND FLOOR PLAN

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A1.20

ROOF NOTES

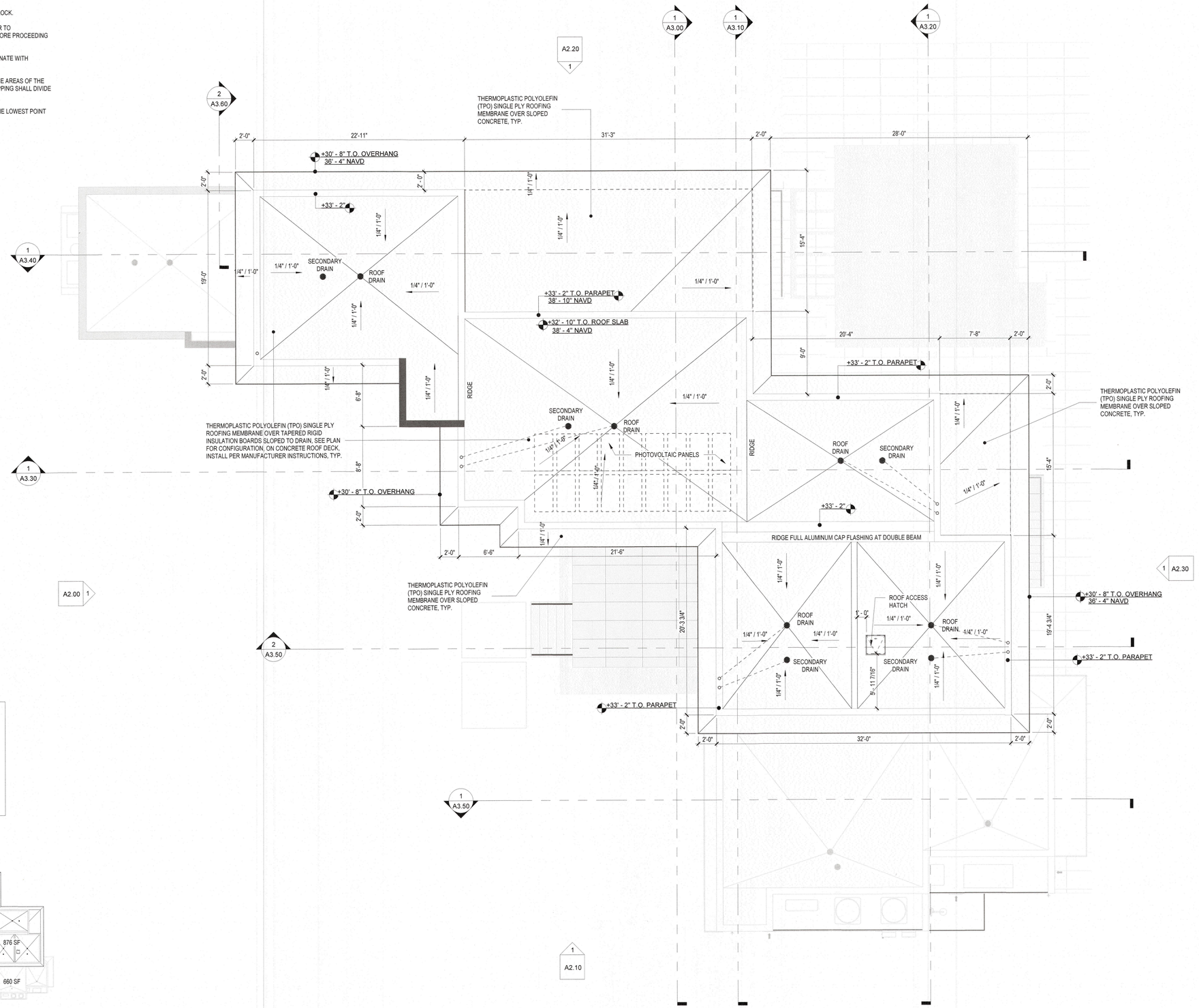
1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONCRETE BLOCK.

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

3.) SEE STRUCTURAL FOR BALANCE OF ROOF FRAMING INFORMATION AND COORDINATE WITH APPROVED TRUSS DRAWINGS

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

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

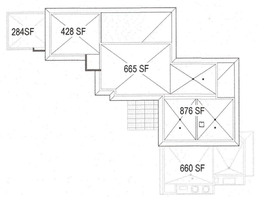


ROOF DRAINAGE CALCS

TOTAL ROOF AREA COMBINED: 1,969 SF
#1 4" ROOF DRAIN = 1,504 SF
#2 4" ROOF DRAIN = 1,504 SF
#3 4" ROOF DRAIN = 1,504 SF
#4 4" ROOF DRAIN = 1,504 SF
#5 4" ROOF DRAIN = 1,504 SF

TOTAL DRAINAGE = 7,520 SF

NOTE: THESE NUMBERS ARE CALCULATED USING (1) 4" HORIZ PIPE @1% SLOPE & 5"/HR RAINFALL = 1,504 S.F. ROOF AREA



1 ROOF DRAINAGE CALCS
1/32" = 1'-0"

2 T.O. MAIN ROOF PARAPET
3/16" = 1'-0"

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AA 0003661

REVISIONS
No. Date

Mark E. Sultana, AIA
AR 94356
12/21/23

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228
PERMIT SET 12/21/23

ROOF PLAN

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A1.30

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RCP NOTES

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

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

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

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

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

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

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

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

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

9.) SEE LIGHTING SCHEDULE AND ELECTRICAL LEGEND FOR BALANCE OF INFO.

10.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS SEE 2020 ENERGY CONSERVATION CODE SECTION 404

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

12.) TURTLE LIGHTING REQUIRED LOCATIONS AS NOTED, SEE LIGHTING SCHEDULE FOR BALANCE OF INFORMATION

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

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

15.) AUTOMATIC WINDOW SHADE LOCATIONS TO BE INTEGRATED WITH WINDOW AND DOOR CASING, CONFIRM ALL LOCATIONS AND SHADE TYPE WITH OWNER. SHADE SELECTIONS TO BE CONFIRMED WITH OWNER AND INTERIOR DESIGNER. CONFIRM ALL CONTROLS AND WIRING WITH AV AND MANUFACTURER.

ELECTRICAL LEGEND

FIXTURE SYMBOLS

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

SWITCHING

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

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

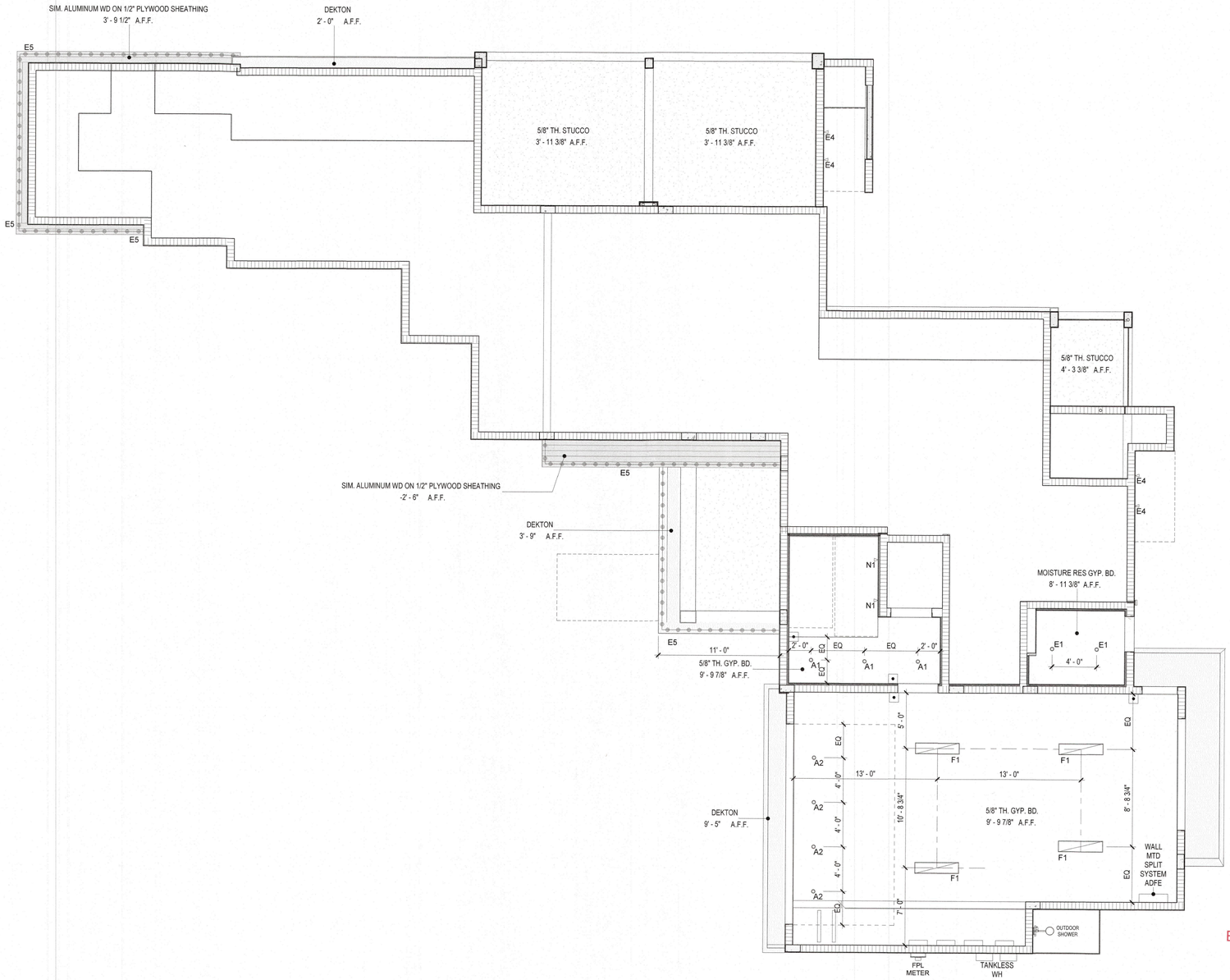
- DUPLEX RECEPTACLE
- ABOVE COUNTER LOCATED DUPLEX RECEPTACLE
- WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED - ONE NON-SWITCHED (WHEN WIRED IN TANDEM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)
- 220 220 VOLT RECEPTACLE
- CEILING OUTLET
- FLOOR OUTLET - BOX TO ALLOW FOR RECESSED PLUG
- FLIP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

LIGHT FIXTURES

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

MISC.

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



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1 GROUND FLR REFLECTED CEILING PLAN
3/16" = 1'-0"

NORTH

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STATE OF FLORIDA
Mark E. Sultana, AIA
AR 94536
12/21/23

REVISIONS
No. Date

DSDG ARCHITECTS
ARCHITECTURE
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INTERIOR DESIGN
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AA 0003861

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228
PERMIT SET 12/21/23

GROUND FLOOR REFLECTED CEILING PLAN

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A1.40

RCP NOTES

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

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

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

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

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

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

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ELECTRICAL LEGEND

FIXTURE SYMBOLS

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USB	- UNIVERSAL SERIAL BUS RECEPTACLE PORT
VP	- VAPOR PROOF FIXTURE
WCR	- RECEPTACLE WITHIN CABINET W/ GFI PROTECTION
WP	- WEATHER PROTECTED

SWITCHING

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

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

LIGHT FIXTURES

- RECESSED CEILING LIGHT FIXTURE
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- SURFACE MOUNTED CEILING LIGHT FIXTURE
- PENDANT - CEILING MOUNTED
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MISC.

- S/C — SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED W/ BATTERY BACK-UP
- ELECTRICAL PANEL
- T — THERMOSTAT
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- cm — DOOR CHIME
- CEILING MOUNTED EXHAUST FAN
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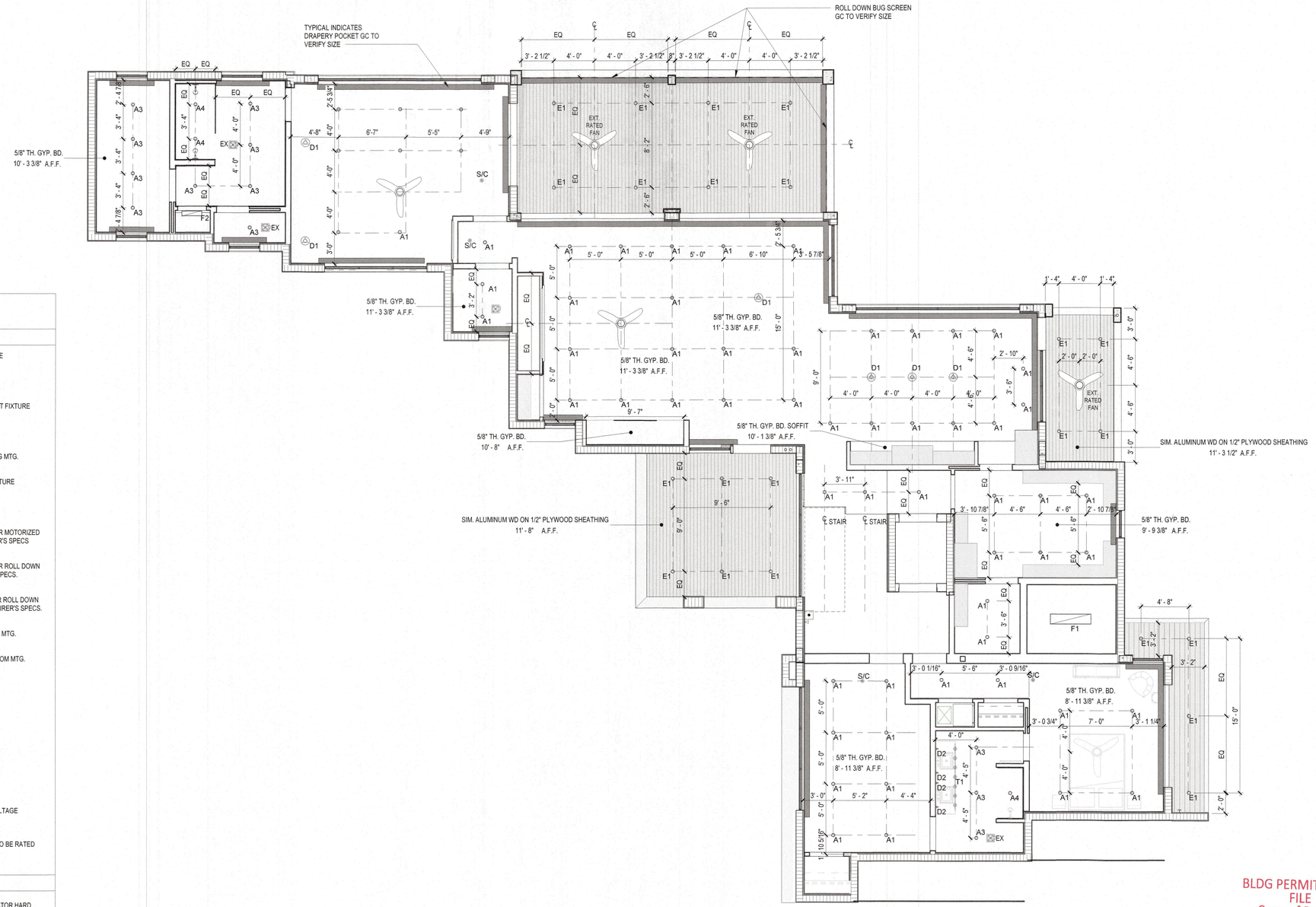

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1 FIRST FLOOR REFLECTED CEILING PLAN
3/16" = 1'-0"

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AA 0003661

REVISIONS

No.	Date

Mark E. Sultana, AIA
AR 94536
12/21/23

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228
PERMIT SET 12/21/23

FIRST FLOOR REFLECTED CEILING PLAN

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A1.50

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RCP NOTES

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

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

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

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

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

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

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

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

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

9.) SEE LIGHTING SCHEDULE AND ELECTRICAL LEGEND FOR BALANCE OF INFO.

10.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS SEE 2020 ENERGY CONSERVATION CODE SECTION 404

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

12.) TURTLE LIGHTING REQUIRED LOCATIONS AS NOTED, SEE LIGHTING SCHEDULE FOR BALANCE OF INFORMATION

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

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

15.) AUTOMATIC WINDOW SHADE LOCATIONS TO BE INTEGRATED WITH WINDOW AND DOOR CASING, CONFIRM ALL LOCATIONS AND SHADE TYPE WITH OWNER. SHADE SELECTIONS TO BE CONFIRMED WITH OWNER AND INTERIOR DESIGNER. CONFIRM ALL CONTROLS AND WIRING WITH AV AND MANUFACTURER.

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

ELECTRICAL LEGEND

FIXTURE SYMBOLS

ALHM	- ABOVE LOWEST HORIZONTAL MEMBER
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ADFE	- ABOVE DESIGN FLOOD ELEVATION PLANE
C	- RECESSED CLOCK RECEPTACLE
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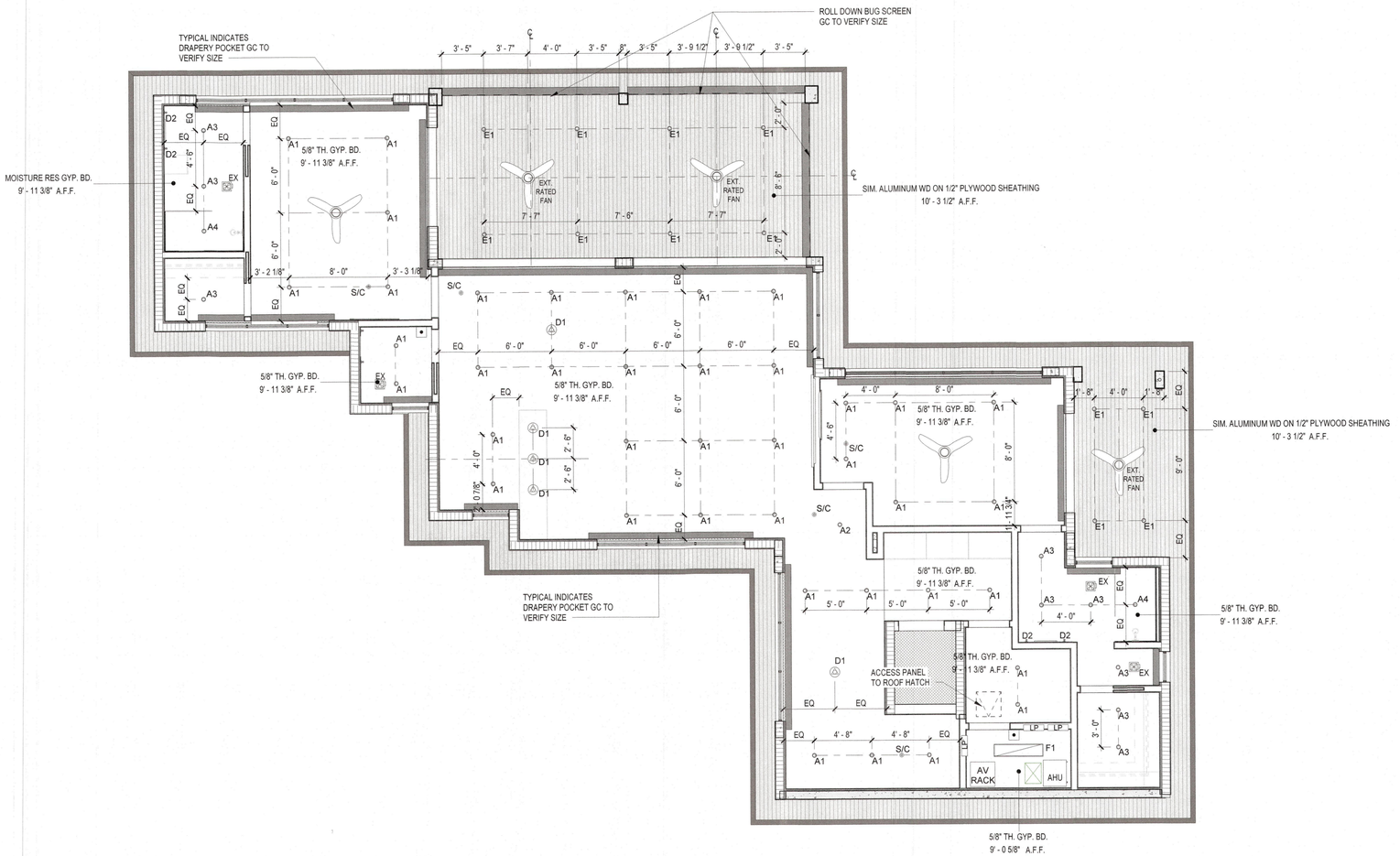

1 SECOND FLOOR REFLECTED CEILING PLAN
3/16" = 1'-0"

NORTH

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12/21/23
Mark E. Sultana, AIA
AR 94536

REVISIONS
No. | Date

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AA 0003661

HAUSSLER RESIDENCE

608 CUTTER LANE, LONGBOAT KEY, FL 34228

PERMIT SET 12/21/23

SECOND FLOOR REFLECTED CEILING PLAN

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A1.60

GENERAL ELECTRICAL NOTES

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

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

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

4.) ALL ELECTRICAL OUTLETS & SWITCHES INCLUDING ELECTRICAL PANELS TO BE MOUNTED ABOVE BASE FLOOD ELEVATION (ADFE) AND FDEP LOWEST HORIZONTAL MEMBER WHEN REQ'D.

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

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

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

8.) PROVIDE EXTERIOR GARAGE DOOR CONTROL PANEL.

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

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

11.) CLOSET LIGHTING:
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13.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2020 ENERGY CONSERVATION CODE SECTION R404.

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

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ELECTRICAL LEGEND

FIXTURE SYMBOLS

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LIGHT FIXTURES

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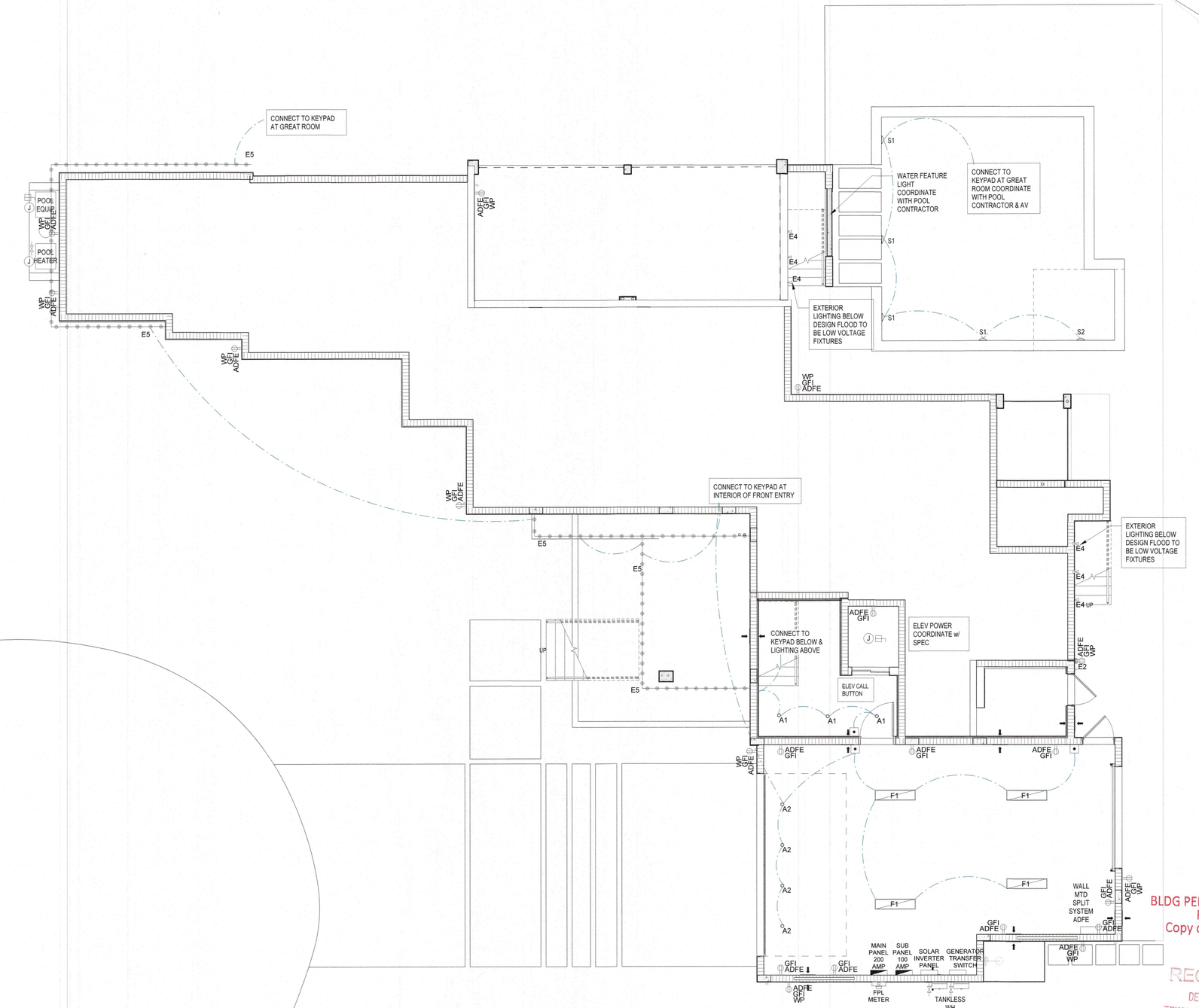

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1 GROUND FLOOR ELECTRICAL PLAN
3/16" = 1'-0"

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AA 0003661

REVISIONS

No.	Date

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228
PERMIT SET 12/21/23

GROUND FLOOR ELECTRICAL PLAN

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A1.70

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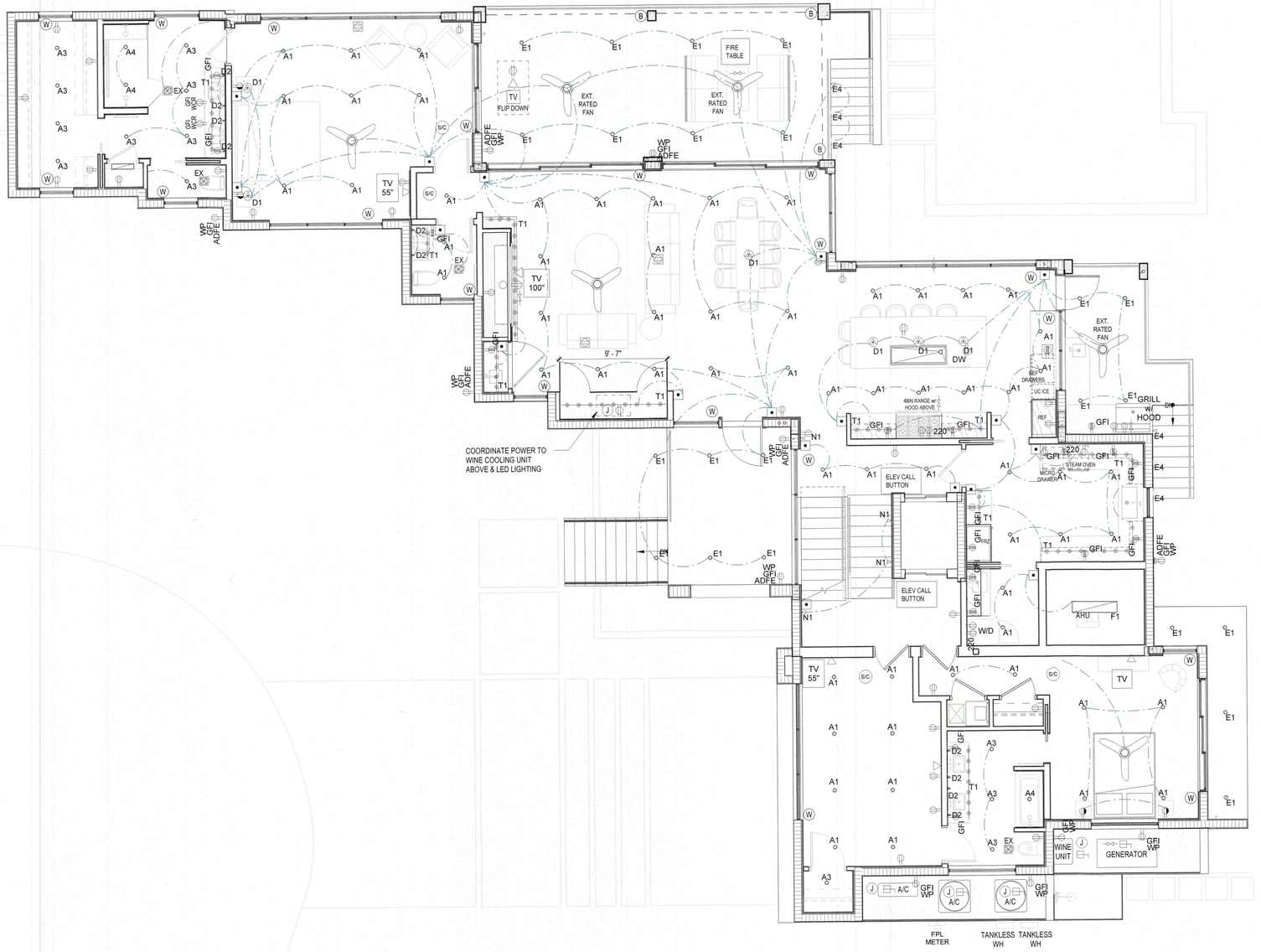

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12/21/23
Mark E. Sultana, AIA
AR 94538

REVISIONS

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FIRST FLOOR ELECTRICAL PLAN

PROJECT: HAUSSLER
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DATE 12/21/23

SHEET NO.
A1.80

GENERAL ELECTRICAL NOTES

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

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

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

4.) ALL ELECTRICAL OUTLETS & SWITCHES INCLUDING ELECTRICAL PANELS TO BE MOUNTED ABOVE BASE FLOOD ELEVATION (ADFE) AND FDEP LOWEST HORIZONTAL MEMBER WHEN REQ'D.

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

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

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

8.) PROVIDE EXTERIOR GARAGE DOOR CONTROL PANEL.

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

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

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

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

13.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2020 ENERGY CONSERVATION CODE SECTION R404.

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

15.) SEE SHT. A1.95 FOR ELECTRICAL LEGEND AND LIGHTING FIXTURE SCHEDULE

ELECTRICAL LEGEND

FIXTURE SYMBOLS

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

SWITCHING

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

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

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

LIGHT FIXTURES

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

MISC.

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



1 SECOND FLOOR ELECTRICAL PLAN
3/16" = 1'-0"

NORTH

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STATE OF FLORIDA — Mark E. Sullana, AIA — AR 94538 — 12/21/23

REVISIONS

No.	Date

DSDG ARCHITECTS
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INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
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Fax: (941) 955-2354
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Planning, Zoning & Building

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228

PERMIT SET 12/21/23

SECOND FLOOR ELECTRICAL PLAN

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A1.90

ELECTRICAL LEGEND

FIXTURE SYMBOLS

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

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- FLIP UP DUPLEX RECEPTACLE - FLUSH W/ COUNTER TOP
- CAT 5
- TV — CABLE TV
- DISCONNECT

LIGHT FIXTURES

- RECESSED CEILING LIGHT FIXTURE
- RECESSED WALL WASH FIXTURE
- SURFACE MOUNTED CEILING LIGHT FIXTURE
- PENDANT - CEILING MOUNTED
- 3-HEAD LIGHT ASSEMBLY - CEILING MTG.
- WALL MOUNTED FLOOD LIGHT FIXTURE
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- SURFACE MOUNTED LED
- SURFACE MOUNTED LED
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- SP — SURFACE MOUNTED SPEAKER
- A — ALARM PANEL

LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	MFR	CATALOG No.	LAMP
A1	GENERAL RECESSED - TRIMMED ROUND DOWNLIGHT	LUMENPULSE	LCRS A FD 120 R L13 30K 80 W DA1 SB MWH RD MWH NC 1 NA	-
A1-VE	GENERAL RECESSED - TRIMMED ROUND DOWNLIGHT - VE OPTION	DALS	RGM4-CC WH RFP-46	12W/1200LM LED 3000K
A2	SLOPED CEILING RECESSED - ROUND DOWNLIGHT TRIMMED	LUMENPULSE	LCRS A AD 120 R L13 30K 80 M DA1 ADB MWH RD MWH NC 1 NA	-
A2-VE	SLOPED CEILING RECESSED - ROUND DOWNLIGHT TRIMMED - VE OPTION	DALS	RGM4-CC WH RFP-46	12W/1200LM LED 3000K
A3	CLOSET RECESSED - w/ LENS TRIMMED ROUND DOWNLIGHT	LUMENPULSE	LCRS A FD 120 R L13 30K 80 W DA1 SB MWH RD MWH NC 1 SL	-
A3-VE	CLOSET RECESSED - w/ LENS TRIMMED ROUND DOWNLIGHT - VE OPTION	DALS	RGM4-CC WH RFP-46	12W/1200LM LED 3000K
A4	SHOWER RECESSED - w/ LENS TRIMMED ROUND, FINISH TBD	LUMENPULSE	LCRS A SH 120 R L10 30K 80 M DA1 DR MWH NC 1 SL	-
A4-VE	SHOWER RECESSED - w/ LENS TRIMMED ROUND, FINISH TBD - VE OPTION	DALS	RGM4-CC WH RFP-46	12W/1200LM LED 3000K
A5	WALL WASH RECESSED - TRIMMED ROUND DOWNLIGHT	LUMENPULSE	LCRS A WA 120 R L13 30K 80 AWW DAMC SB MWH RD MWH NC 1 NA	-
A5	WALL WASH RECESSED - TRIMMED ROUND DOWNLIGHT - VE OPTION	DALS	RGM4-CC WH RFP-46	12W/1200LM LED 3000K
D1	DECORATIVE PENDANT FIXTURE - SELECTED BY OWNER		ALL BUT FIXTURE COST IN BID, CONFIRM HEIGHT w/ I.D.	-
D2	DECORATIVE WALL SCONCE FIXTURE - SELECTED BY OWNER		ALL BUT FIXTURE COST IN BID, CONFIRM HEIGHT w/ I.D.	-
D3	DECORATIVE WALL/CABINET PICTURE LIGHT FIXTURE - SELECTED BY OWNER		ALL BUT FIXTURE COST IN BID, CONFIRM HEIGHT w/ I.D.	-
E1	EXTERIOR RECESSED w/ LENS - ROUND DOWNLIGHT	HUNZA	EAVE/L D10 SS 38 3000K LF	100LM/WATT 3000K
E1-VE	EXTERIOR RECESSED w/ LENS - ROUND DOWNLIGHT	LUMENPULSE	LCRS A WA 120 R L13 30K 80 AWW DAMC SB MWH RD MWH NC 1 NA	-
E2	EXTERIOR WALL SCONCE - CONFIRM w/ OWNER AND ID	-	-	-
E3	EXTERIOR DOWNLIGHT - SURFACE MOUNTED	BK LIGHTING	SM-AP11-LED-C26-BW-SAP-12-11-E	42W LED 3000K
E4	EXTERIOR WALL MOUNTED RECESSED STEP LIGHT	HUNZA	SLS/L/D10 SS - CONFIRM MOUNTING	3000K
E5	EXTERIOR RATED LED LINEAR, SQUARE PROFILE, SIDE BENDING, DIMMABLE	LLI ARCH LIGHTING	LLI-N3.7W-67-SSS-30K-24V-CONFIRM LENGTHS	152 LM/FT, 3000K
H	EXTERIOR SECURITY FIXTURE FLOODLIGHT w/MOTION SENSOR	B-K LIGHTING	DS-LED-E65-MFL-A9-WHP-12-11-A	7W LED 3000K
F1	FLUSH MOUNT RECTANGLE 4FT	LITHONIA	FMLWL 48 4' LED WRAP-STATIC WHITE-85-30-BLANK-120V	111LM/W LED 3000K
F2	FLUSH MOUNT RECTANGLE 2FT	LITHONIA	FMLWL 24 2' LED WRAP-STATIC WHITE-85-30-BLANK-120V	107LM/W LED 3000K
N1	NIGHT LIGHT - INTERIOR WALL MOUNTED PATH LIGHT	DALS	LEDSTEP005D**3W 100LM 80CRI 3000K 120V	100LM 3000K
P	ATTIC LIGHT	LITHONIA	OVT-1501-120 w/ OUTLET	UP TO 150W
S1	SUBMERSIBLE POOL LIGHT - LARGE - BY POOL CONTRACTOR	-	-	-
S2	SUBMERSIBLE POOL LIGHT - SMALL - BY POOL CONTRACTOR	-	-	-
T1	UNDER CABINET LIGHTING	JUNO	SL412 20FT 30K 95CRI/SM1 FR SA - ACCESSORIES	275LM/FT LED 3000K
T2	COVE LIGHTING	JUNO	KBM-F-H-30K-EPF EC; CVE; MB-KBF-F-H-2IN	122LM/FT LED 3000K

NOTE:
1.) ALL CAN LIGHTS AND EXTERIOR SCONCES TO BE LED FIXTURES.
2.) WOOD CEILING RECESSED CAN TRIM FINISH TO BE CONFIRMED w/ FINAL CEILING FINISH, ARCHITECT AND INTERIOR DESIGNER
3.) ALL LIGHTING FIXTURE AND LAMP COLOR TEMPERATURES TO BE 3000K

GENERAL ELECTRICAL NOTES

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

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

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

13.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2020 ENERGY CONSERVATION CODE SECTION R404.

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

15.) SEE SHT. A1.95 FOR ELECTRICAL LEGEND AND LIGHTING FIXTURE SCHEDULE

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Planning, Zoning & Building

STATE OF FLORIDA
MARK E. SULTANA
AR 94538
12/21/23
Mark E. Sultana, AIA
AR 94538

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AA 0003661

REVISIONS

No.	Date

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228
PERMIT SET 12/21/23

ELECTRICAL LEGEND & LIGHT FIXTURE SCHEDULE

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A1.95

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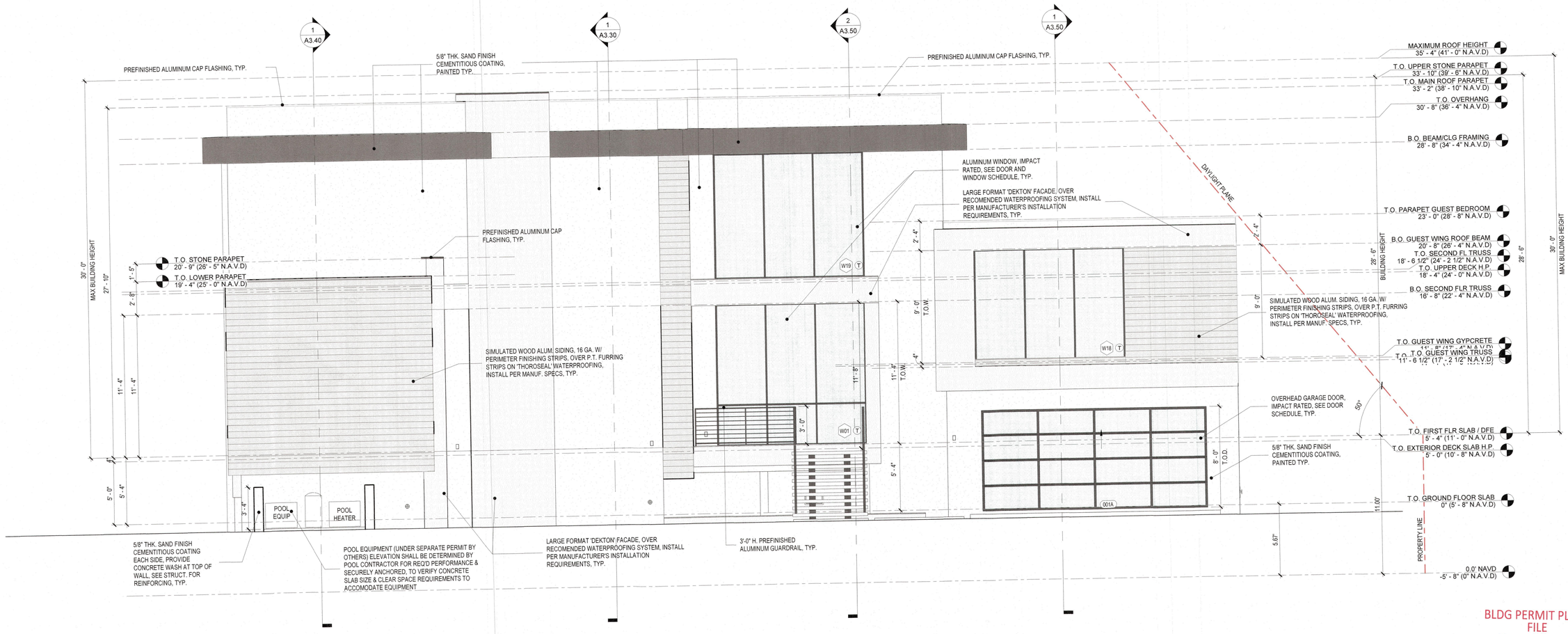

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1 FRONT ELEVATION (WEST)
1/4" = 1'-0"

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Mark E. Sultana, AIA
AR 94536
12/21/23

REVISIONS

No.	Date

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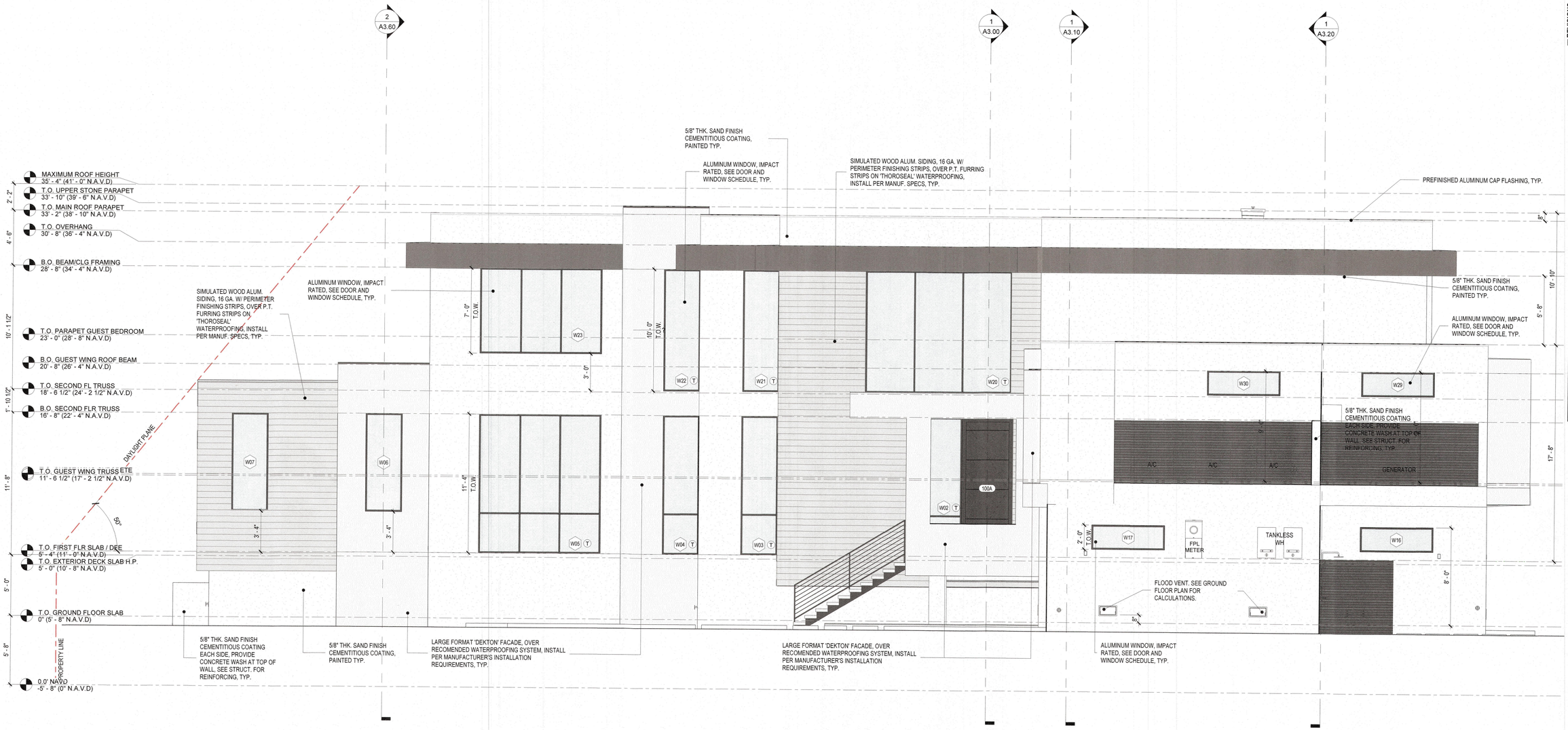
AA 0003661

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228
PERMIT SET 12/21/23

EXTERIOR ELEVATION FRONT (WEST)

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A2.00



1 SIDE ELEVATION (SOUTH)
1/4" = 1'-0"

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Mark E. Sultana, AIA
AR 94536
12/21/23

REVISIONS

No.	Date

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www.dsdginc.com
AA 0003661

DS DG

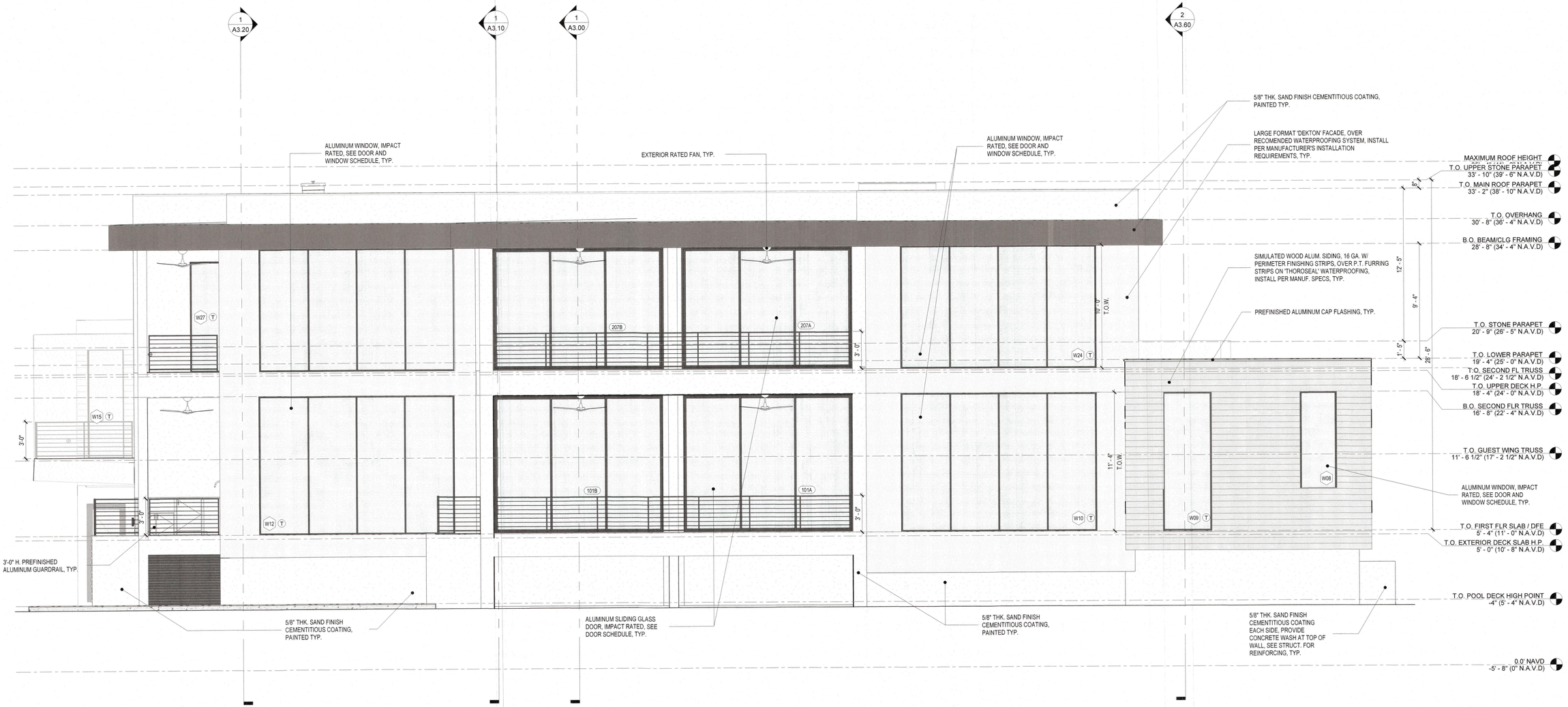
HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228

PERMIT SET 12/21/23

EXTERIOR ELEVATION (SOUTH)

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A2.10



1 BAY ELEVATION (NORTH)
1/4" = 1'-0"

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Mark E. Sultana, AIA
AR 94536
12/21/23

REVISIONS
No. Date

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AA 0003661

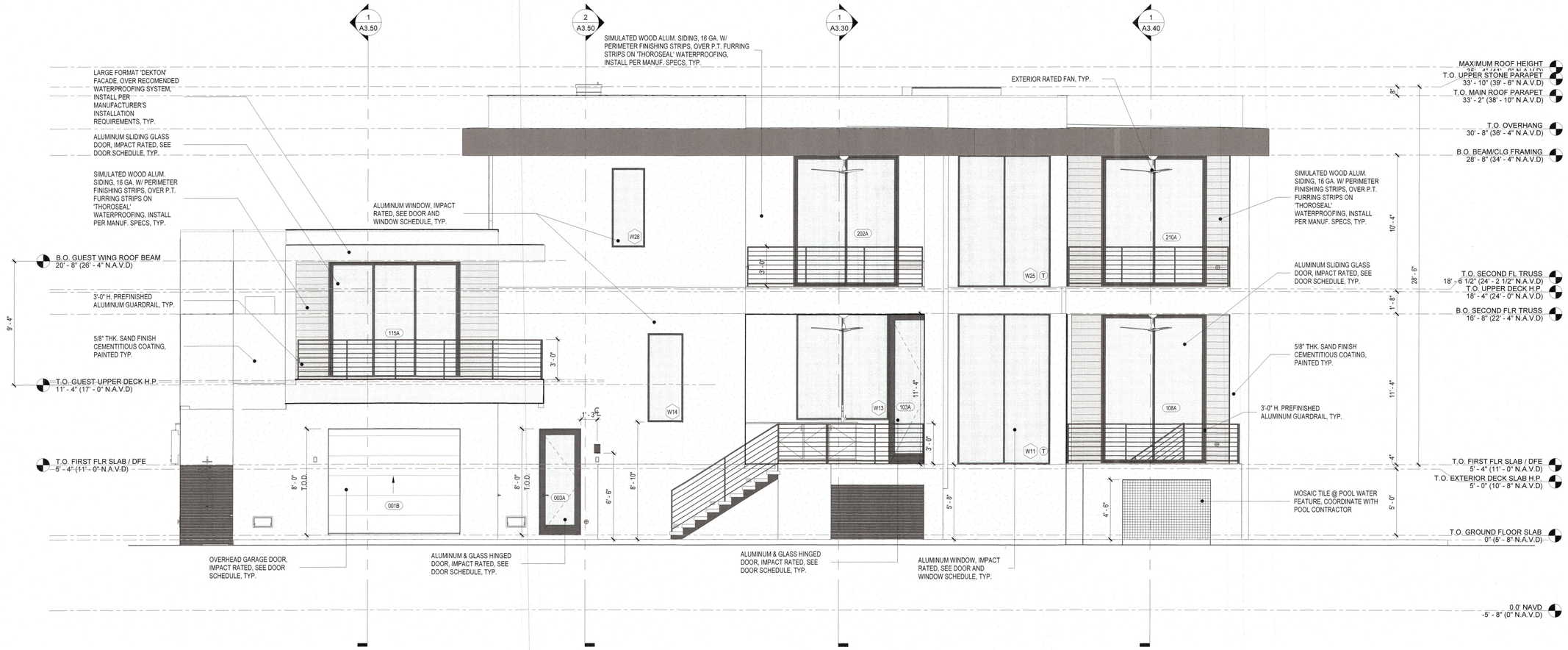
HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228

PERMIT SET 12/21/23

EXTERIOR ELEVATION BAY (NORTH)

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A2.20



1 CANAL ELEVATION (EAST)
1/4" = 1'-0"

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STATE OF FLORIDA
12/21/23
Mark E. Sultana, AIA
AR 94536

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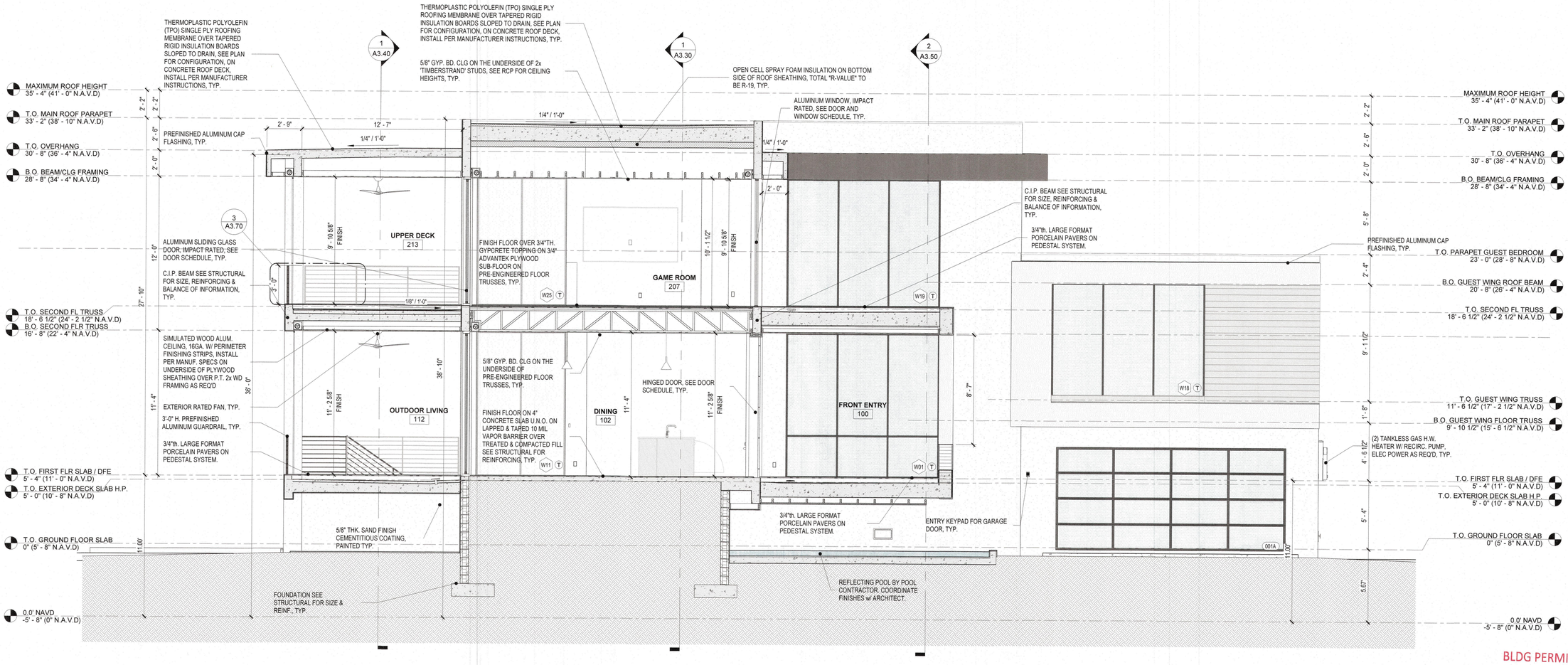
AA 0003661

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228
PERMIT SET 12/21/23

EXTERIOR ELEVATION CANAL (EAST)

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A2.30



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

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12/21/23
Mark E. Sultana, AIA
AR 94538

REVISIONS
No. Date

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

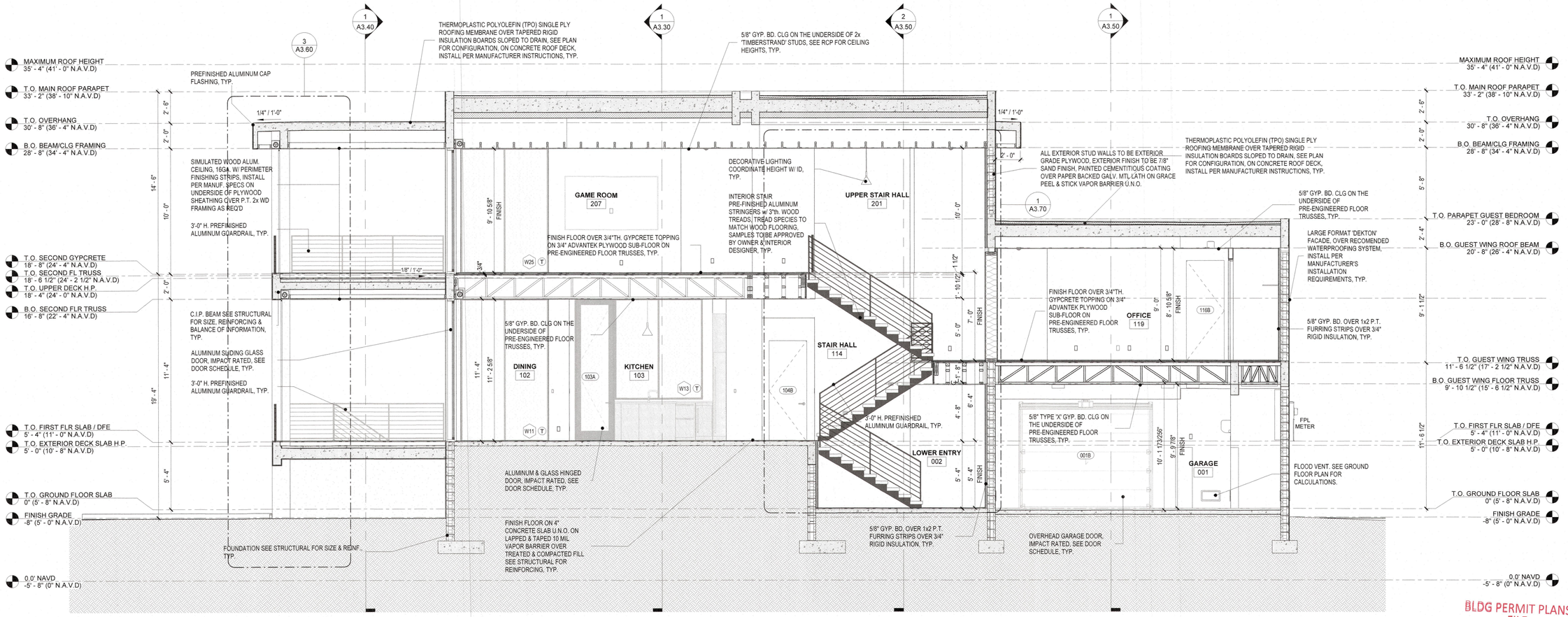
1348 FRUITVILLE ROAD, SUITE 204
SARASOTA, FLORIDA 34236
Tel (941) 955-5544
Fax (941) 955-7354
www.dsdginc.com
AA 0003661

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228
PERMIT SET 12/21/23

BUILDING SECTION

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A3.00



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

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

12/21/23
Mark E. Sultana, AIA
AR 94536

REVISIONS
No. Date

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PERMIT SET 12/21/23

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A3.10

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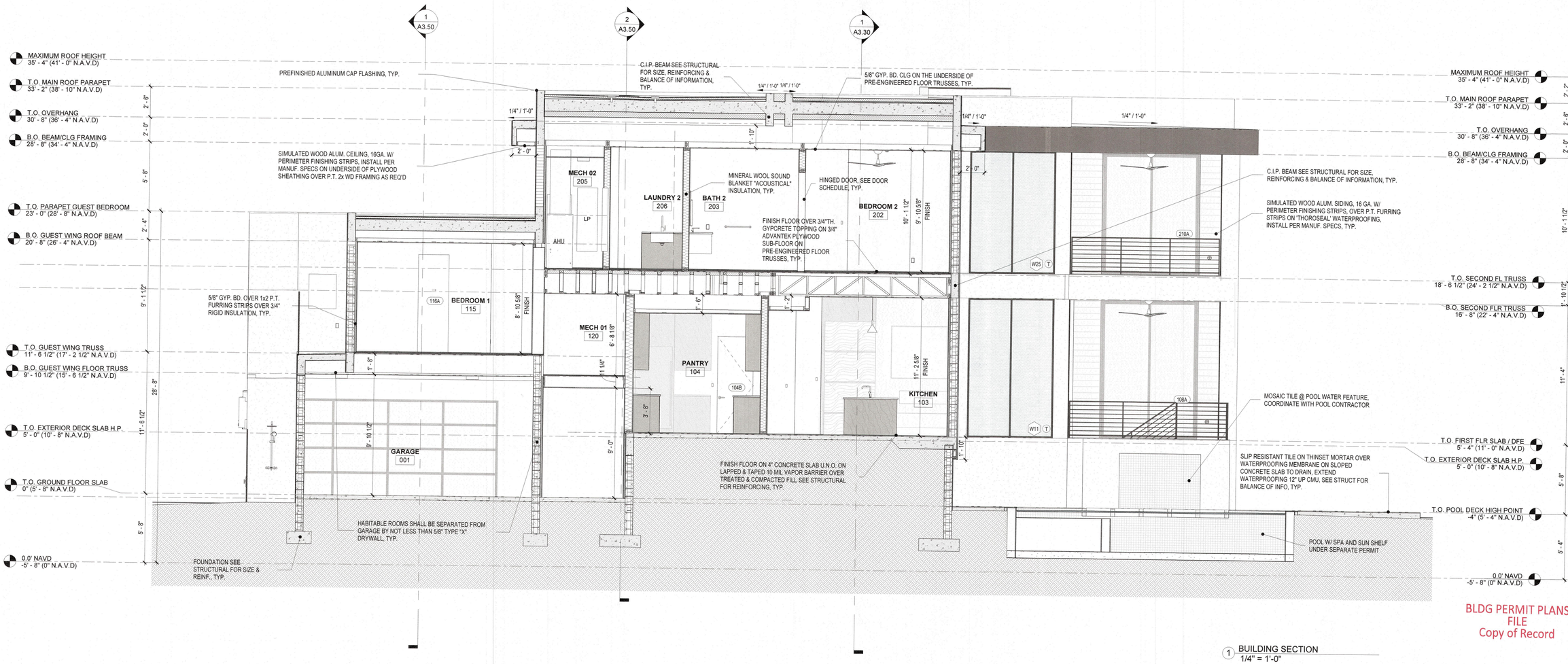

1 BUILDING SECTION
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STATE OF FLORIDA
12/21/23
Mark E. Sultana, AIA
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BUILDING SECTION

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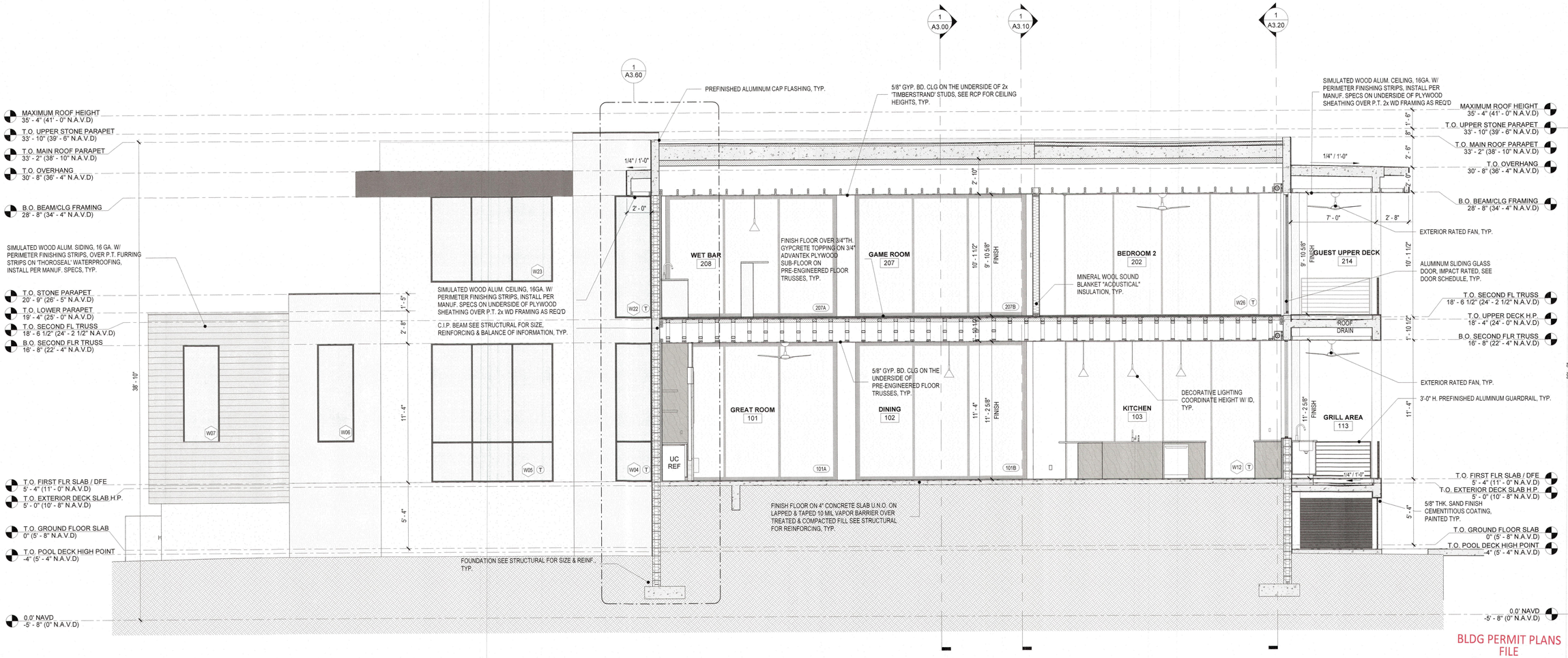
SHEET NO.
A3.20



1 BUILDING SECTION
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12/21/23

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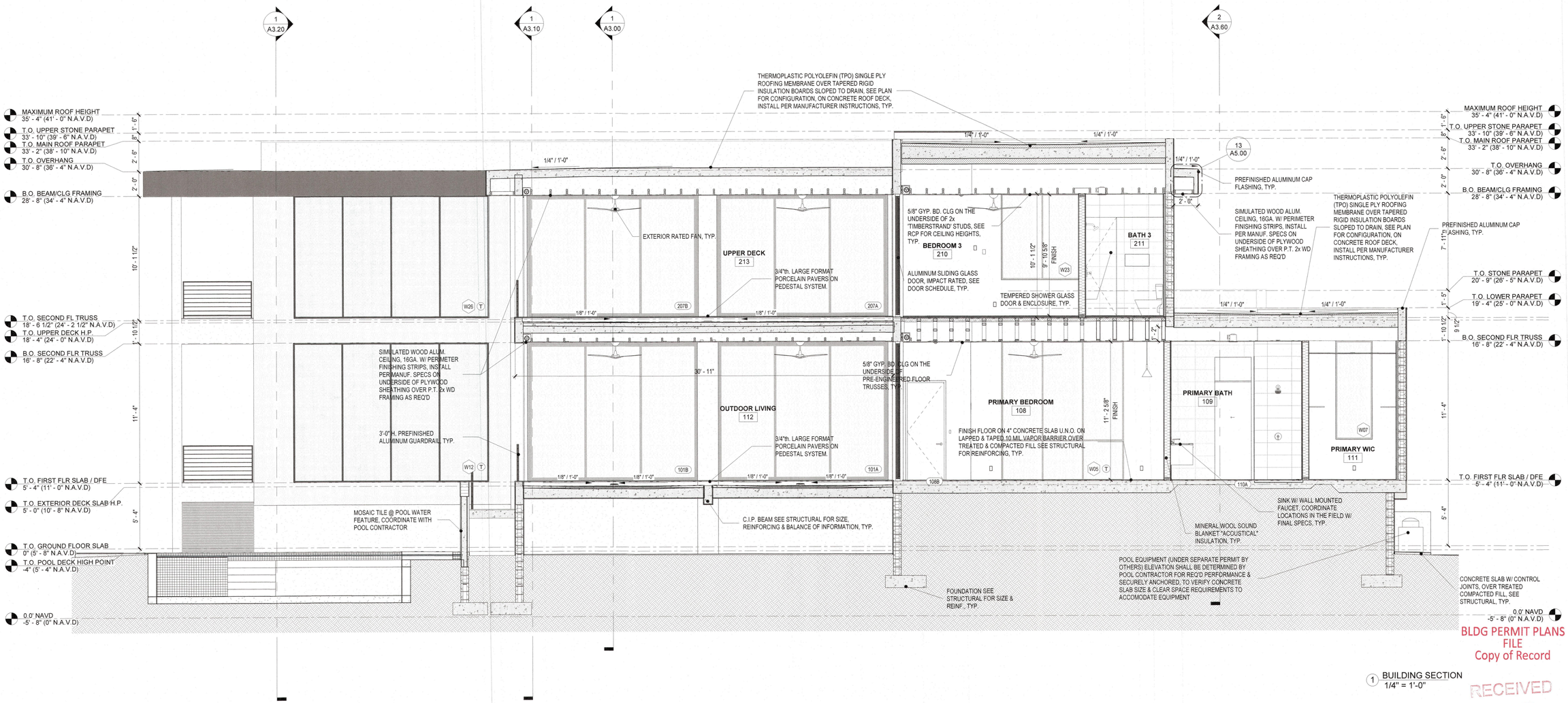

1 BUILDING SECTION
1/4" = 1'-0"

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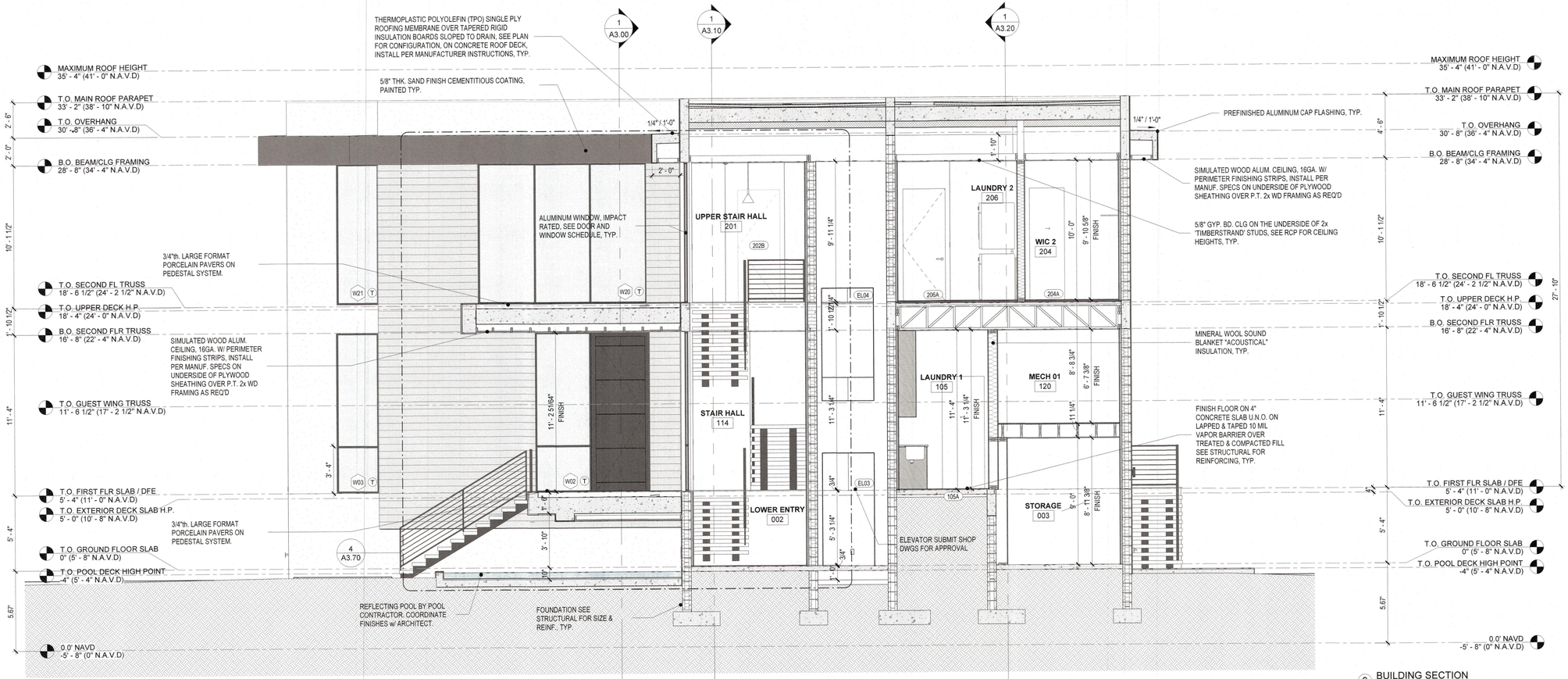
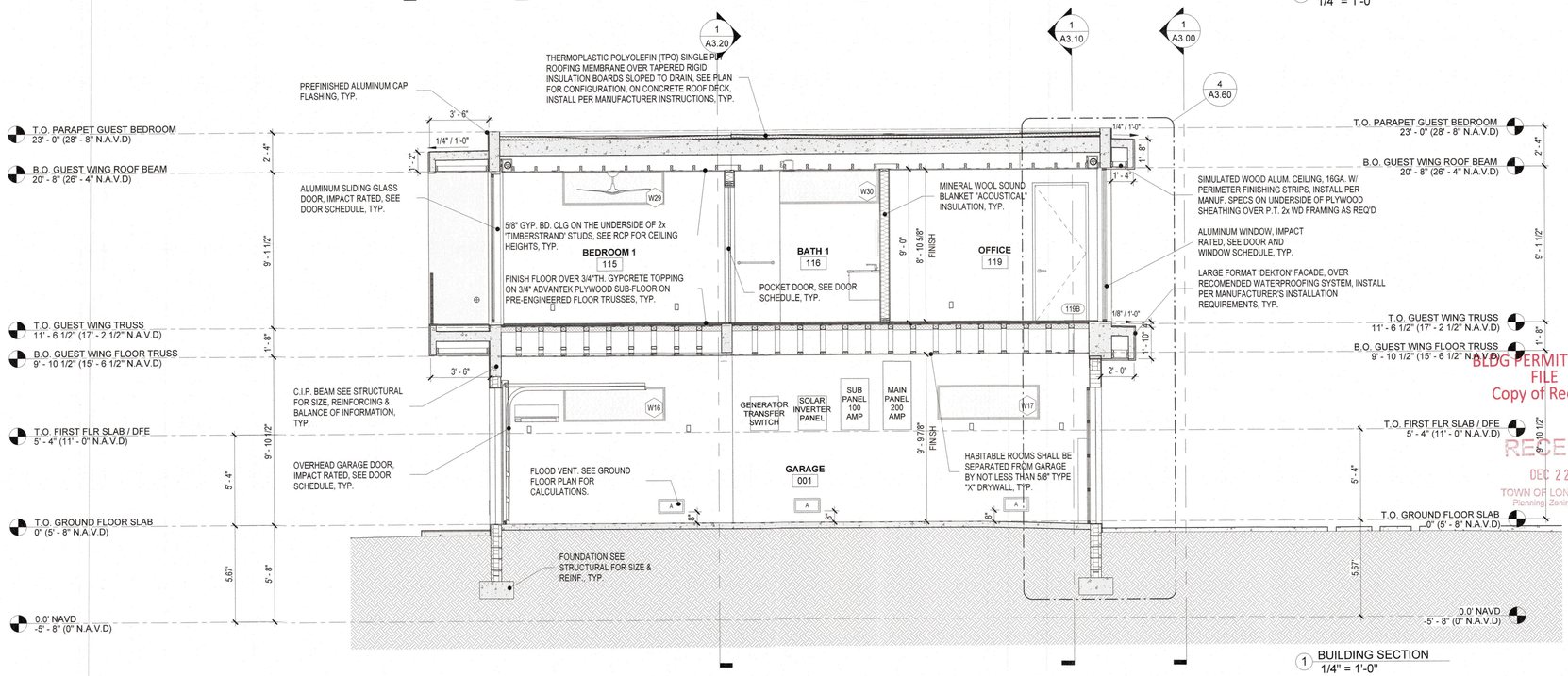
A3.40



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



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

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PERMIT SET 12/21/23

BUILDING SECTION

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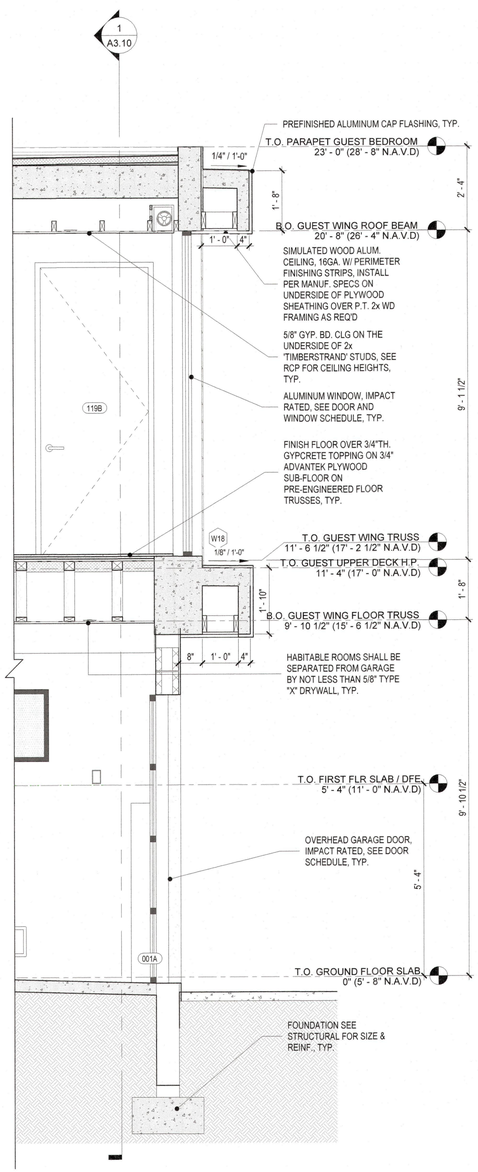
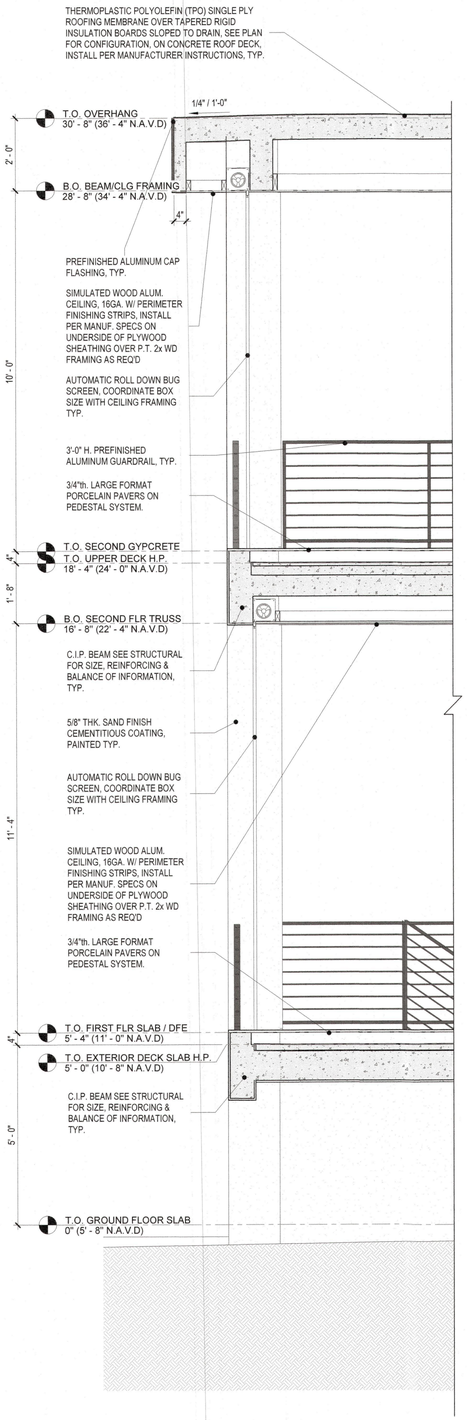
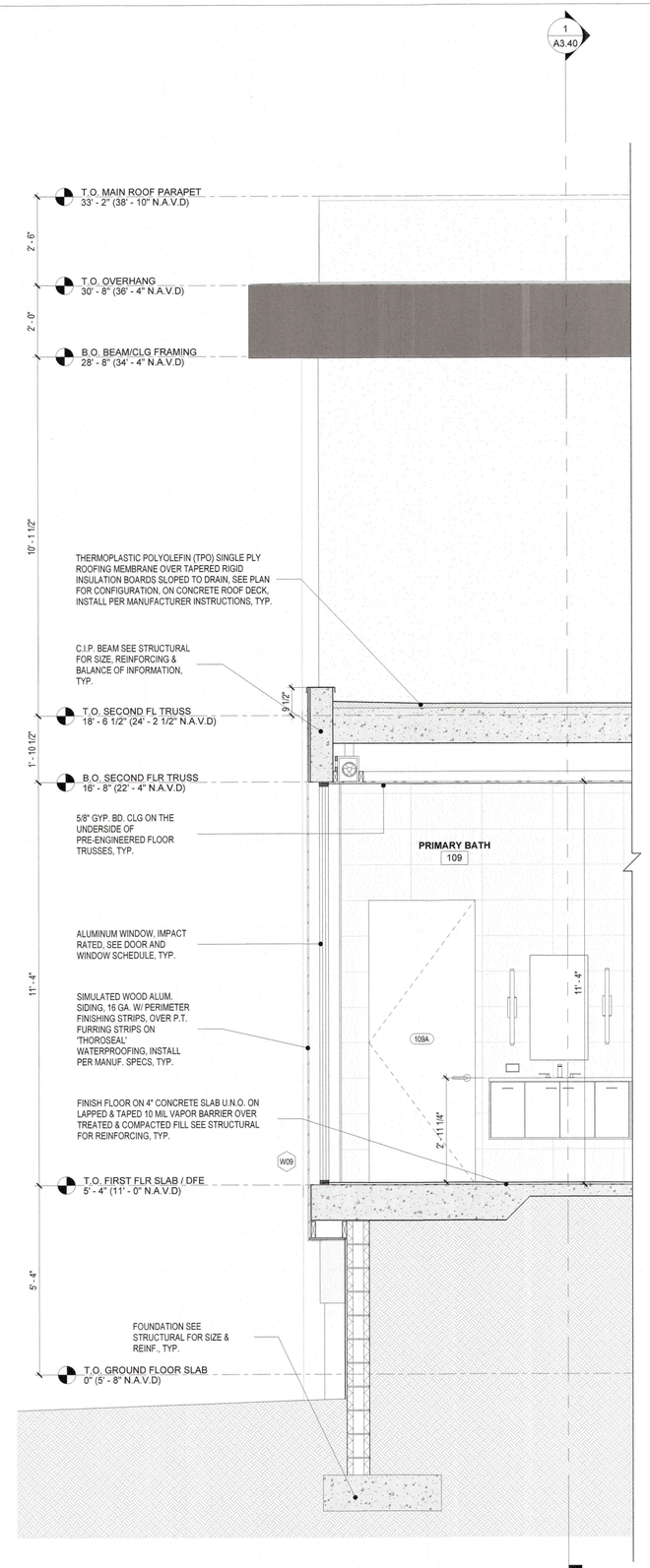
A3.50



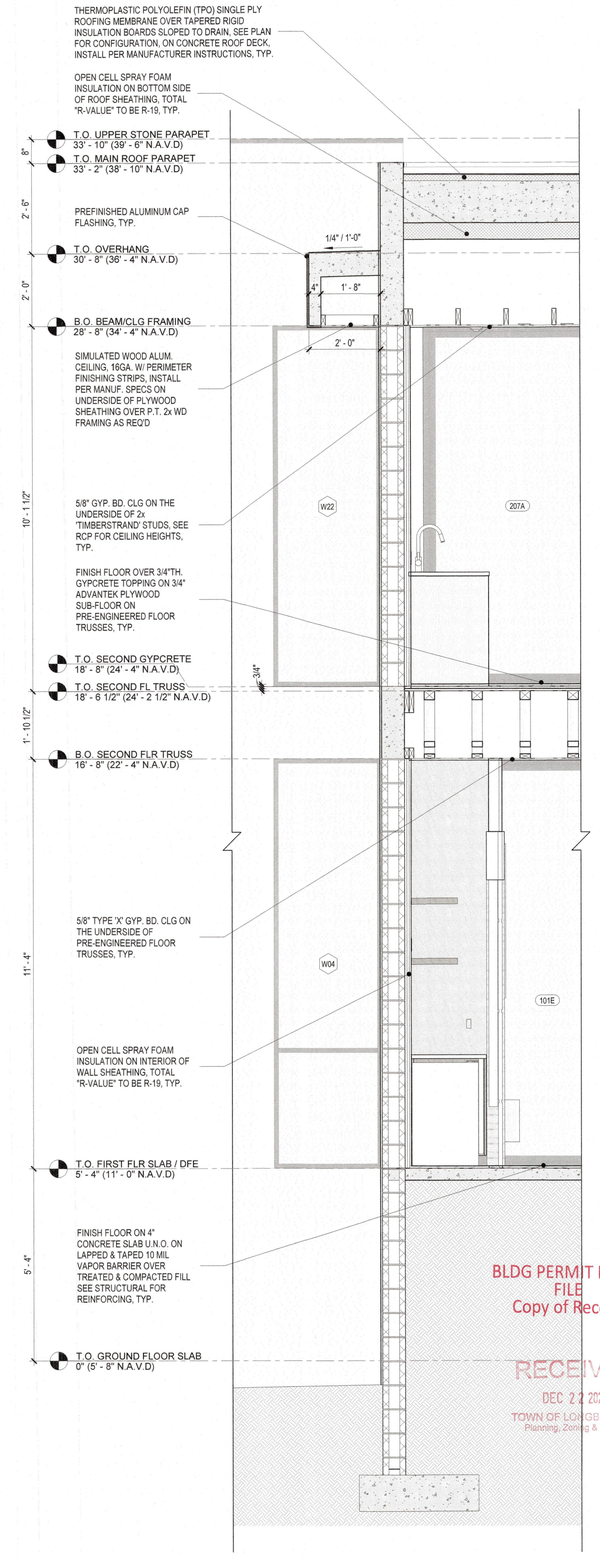
4 WALL SECTION - GUEST WING
1/2" = 1'-0"



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



2 WALL SECTION - PRIMARY BATH
1/2" = 1'-0"



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

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608 CUTTER LANE, LONGBOAT KEY, FL 34228
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WALL SECTIONS

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DATE 12/21/23

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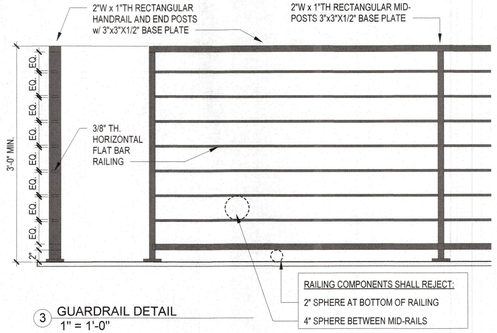
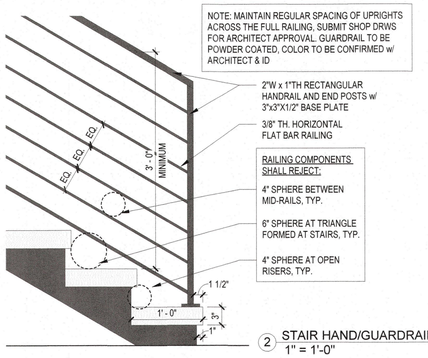
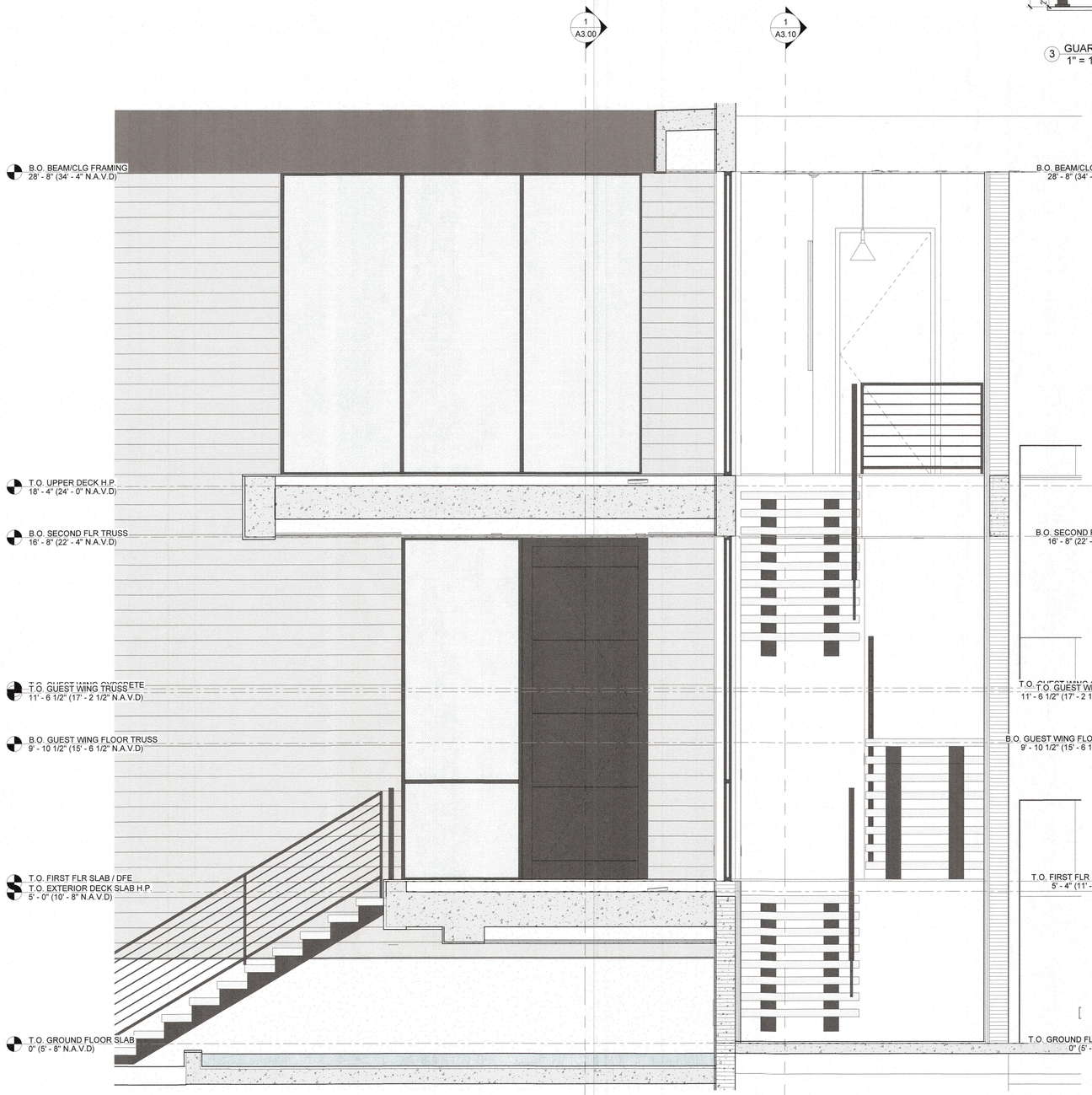


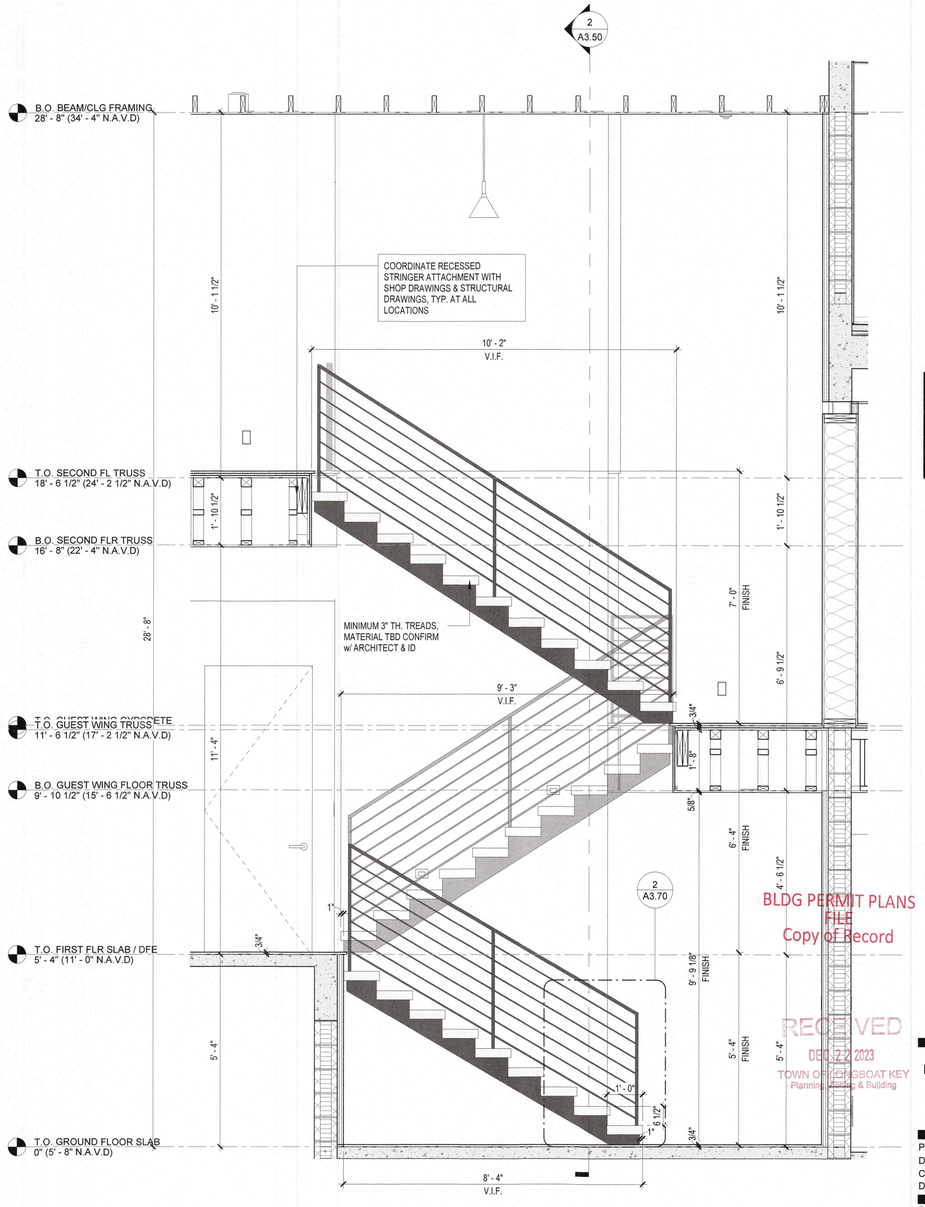
3 GUARDRAIL DETAIL
1" = 1'-0"



2 STAIR HAND/GUARDRAIL DETAIL
1" = 1'-0"



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



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

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HAUSSLER RESIDENCE

608 CUTTER LANE, LONGBOAT KEY, FL 34228

PERMIT SET 12/21/23

STAIR AND RAILING DETAILS

PROJECT: HAUSSLER
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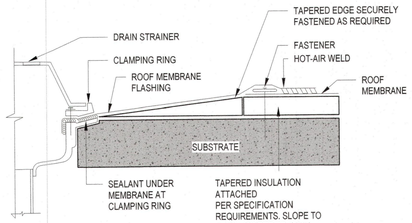
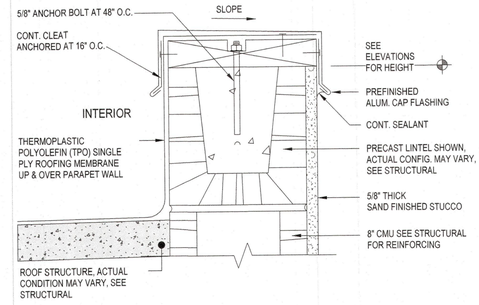
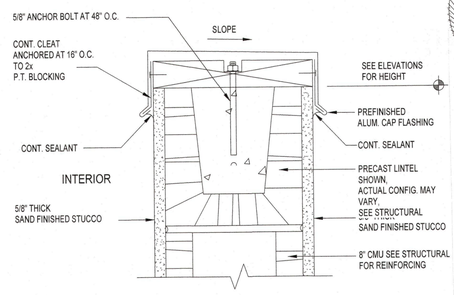


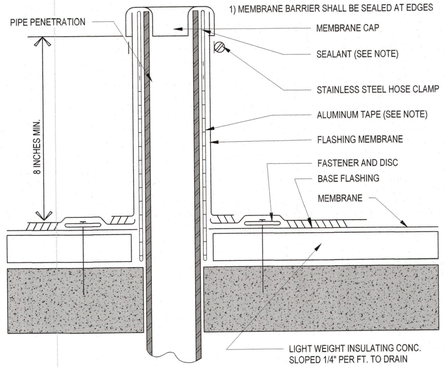
4 ROOF DRAIN DETAIL
1" = 1'-0"



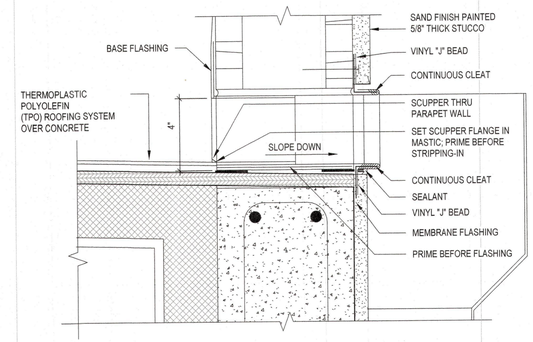
8 PARAPET CAP
3" = 1'-0"



12 PARAPET CAP STUCCO BOTH SIDES
3" = 1'-0"



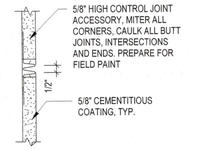
2 ROOF VENT STACK FLASHING DETAIL
6" = 1'-0"



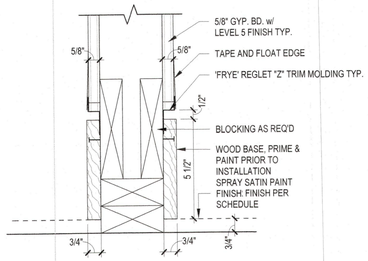
7 SCUPPER DETAIL
3" = 1'-0"

NOTE:
SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF CONTROL JOINTS.

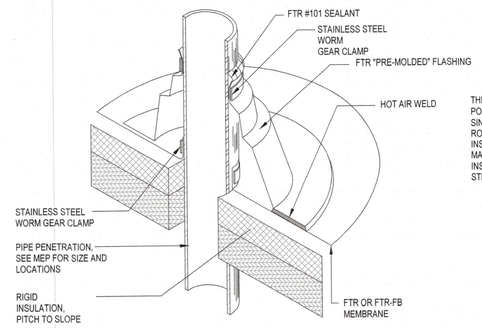
NOTE:
CEILING CONTROL JOINTS EVERY 12'-0" OR TO ALIGN WITH WALL CONTROL JOINTS.



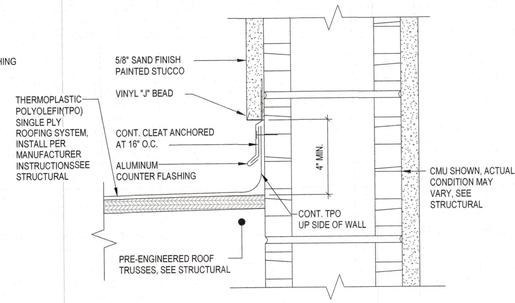
10 CONTROL JOINT
1 1/2" = 1'-0"



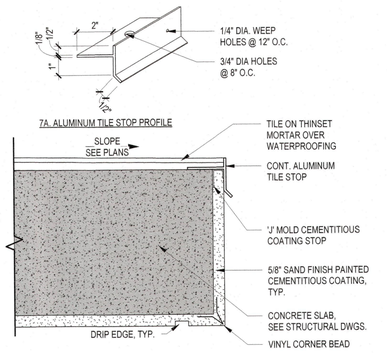
1 RECESSED INTERIOR BASE
3" = 1'-0"



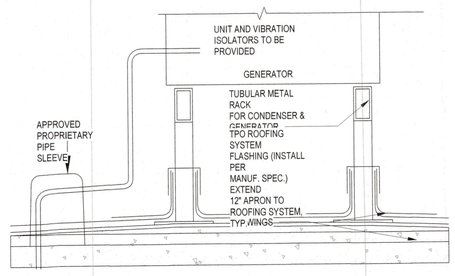
11 PIPE FLASHING
3" = 1'-0"



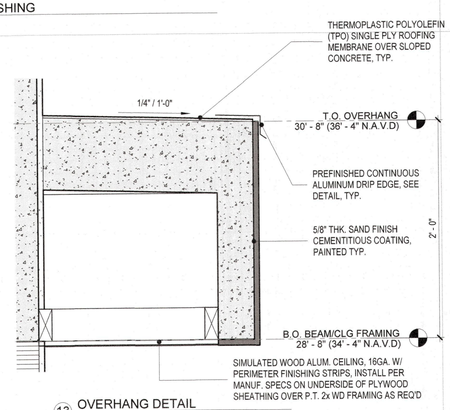
6 COUNTER FLASHING
3" = 1'-0"



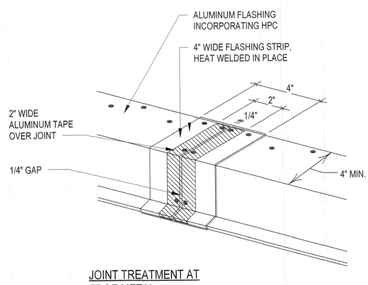
3 ALUMINUM TILE STOP
3" = 1'-0"



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

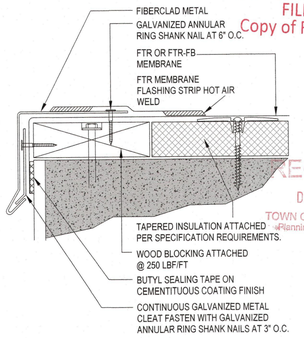


13 OVERHANG DETAIL
1 1/2" = 1'-0"



JOINT TREATMENT AT EDGE METAL

NOTE: GUTTER SYSTEM NOT SHOWN FOR CLARITY



5 DRIP EDGE DETAIL
1 1/2" = 1'-0"

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12/21/23
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AR 94586

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MISCELLANEOUS DETAILS

PROJECT: HAUSSLER
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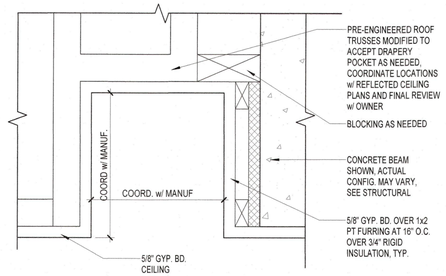
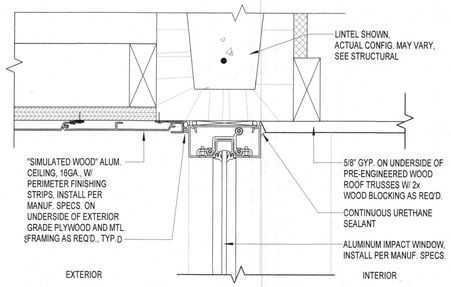
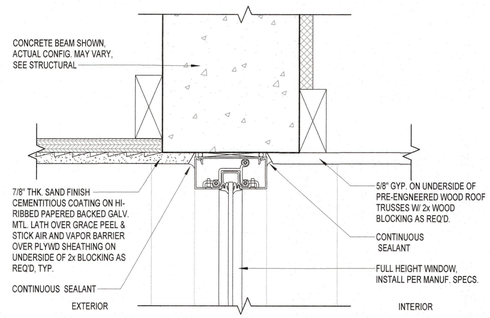
A5.00



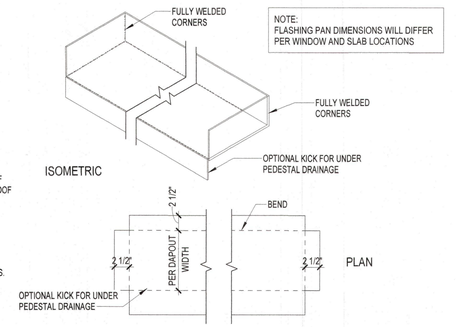
16 SHADE POCKET
3" = 1'-0"



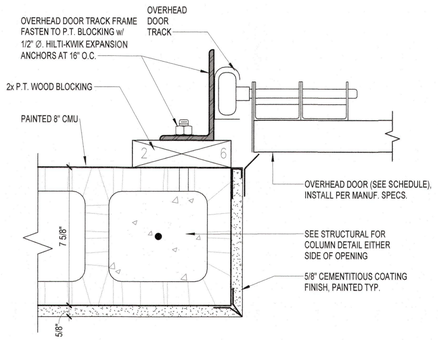
13 WINDOW HEAD FLUSH SIM. WD
3" = 1'-0"



10 WINDOW HEAD FLUSH STUCCO
3" = 1'-0"

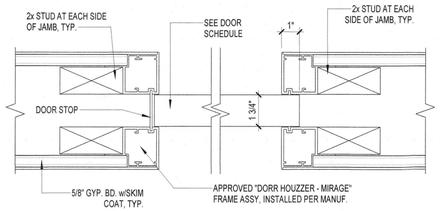


6 SILL FLASHING
1" = 1'-0"

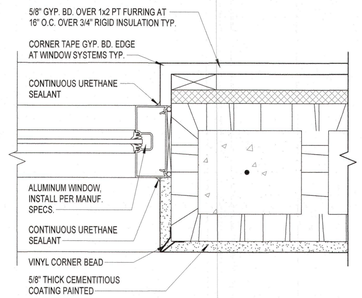


2 GARAGE DOOR JAMB
3" = 1'-0"

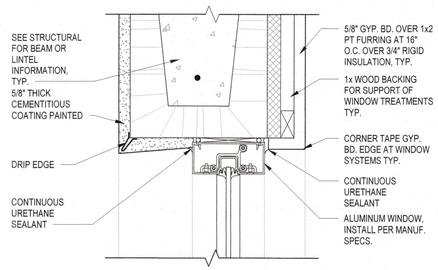
NOTE:
"DORR HOUZZER" DOORS TO BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS, CONFIRM AND COORDINATE FINISH FLOOR AND DRYWALL INSTALLATION AS PER DOOR FRAME REQUIREMENTS



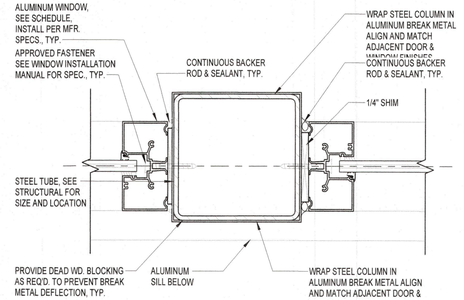
15 DORR HOUZZER POCKET DOOR JAMB
3" = 1'-0"



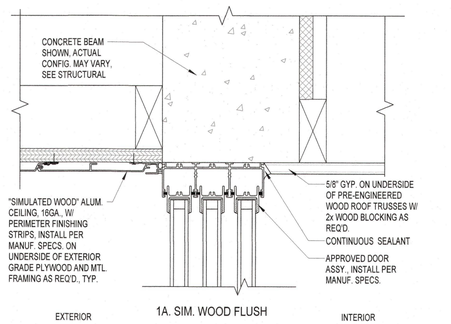
12 WINDOW JAMB
3" = 1'-0"

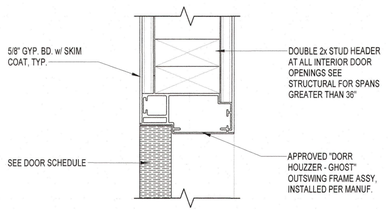


9 WINDOW HEAD STUCCO
3" = 1'-0"

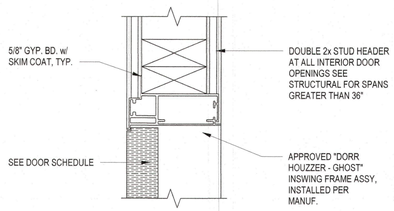


5 WINDOW STEEL COLUMN MULL
3" = 1'-0"

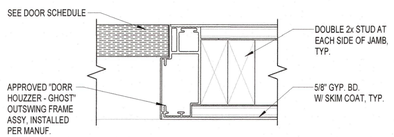




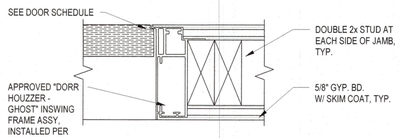
14A. HEAD



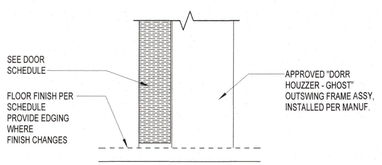
11A. HEAD



14B. JAMB

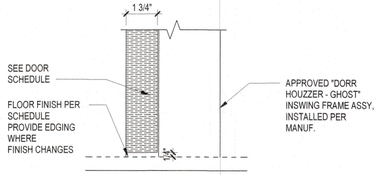


11B. JAMB



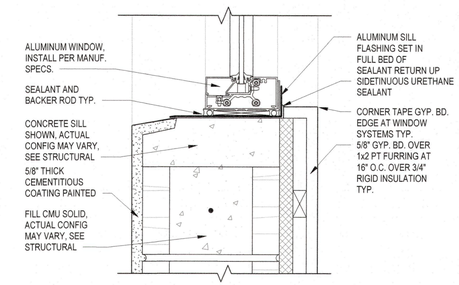
14C. SILL

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

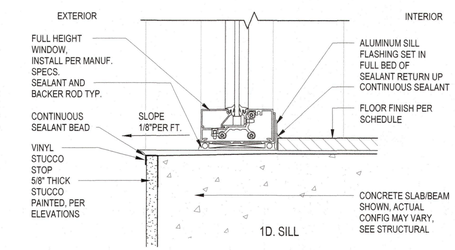


11C. SILL

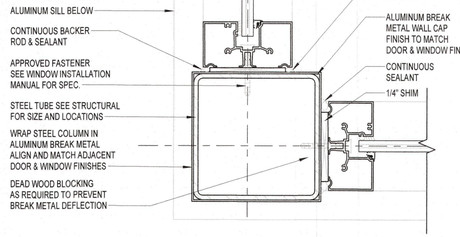
NOTE:
"DORR HOUZZER" DOORS TO BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS, CONFIRM AND COORDINATE FINISH FLOOR AND DRYWALL INSTALLATION AS PER DOOR FRAME REQUIREMENTS



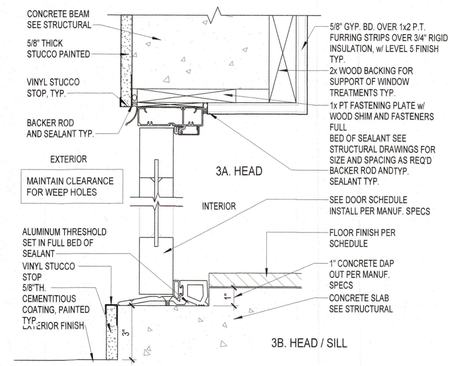
8 WINDOW SILL STUCCO
3" = 1'-0"



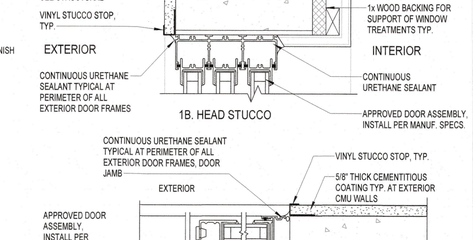
1D. SILL

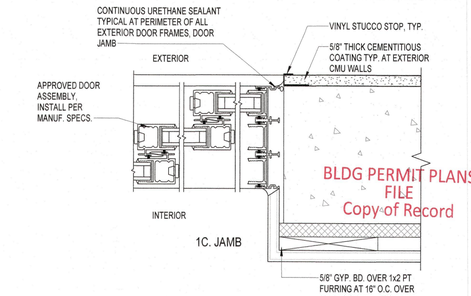


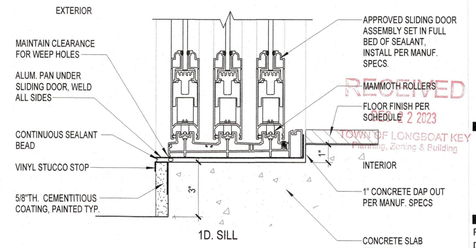
4 WINDOW STEEL COLUMN CORNER
3" = 1'-0"



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







1 SLIDING DOOR
3" = 1'-0"

BLDG PERMIT PLANS
FILE
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
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SARASOTA, FLORIDA 34236
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AA 0003661

Mark E. Sultana, AIA
AR 94538
12/21/23

REVISIONS
No. Date

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228

PERMIT SET 12/21/23

DOOR & WINDOW DETAILS

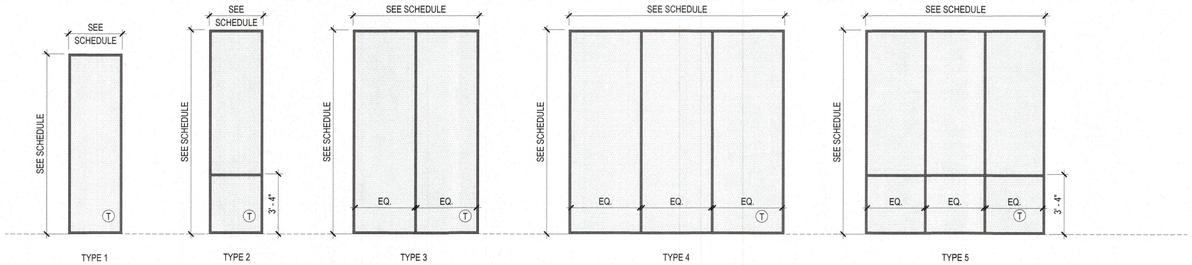
PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

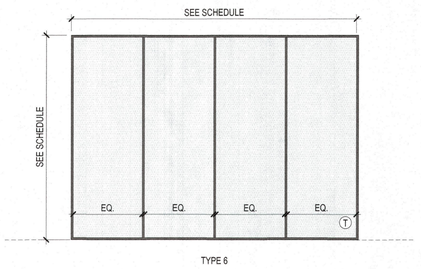
SHEET NO.
A5.10

© 2023 DSDG ARCHITECTS DO NOT SCALE DRAWING. TO THE BEST OF MY KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAW OF FLORIDA.

WINDOW SCHED

MARK	TYPE	WD.	HGT.	MATL.	GLAZING	HEAD	JAMB	SILL	FRAME MATL.	FINISH	REMARKS
W01	5	12' - 0"	11' - 4"	CLEAR	SOLARBAN XL70	13/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W02	2	4' - 0"	11' - 4"	CLEAR	SOLARBAN XL70	13/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W03	2	3' - 0"	11' - 4"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W04	2	3' - 0"	11' - 4"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W05	4	10' - 0"	11' - 4"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W06	TYPE 1	3' - 0"	8' - 0"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED
W07	TYPE 1	3' - 0"	8' - 0"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED
W08	TYPE 1	3' - 0"	8' - 0"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED
W09	TYPE 1	4' - 0"	11' - 4"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED
W10	6	16' - 0"	11' - 4"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W11	3	7' - 0"	11' - 4"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W12	6	16' - 0"	11' - 4"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W13	3	7' - 0"	8' - 0"	CLEAR	SOLARBAN XL70	13/A5.10	12/A5.10	8/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W14	8	2' - 8"	6' - 8"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	8/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED
W15	TYPE 1	3' - 0"	9' - 0"	CLEAR	SOLARBAN XL70	13/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED
W16	TYPE 1	6' - 0"	2' - 0"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	8/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED
W17	TYPE 1	6' - 0"	2' - 0"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	8/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED
W18	4	12' - 0"	9' - 0"	CLEAR	SOLARBAN XL70	10/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W19	4	12' - 0"	10' - 0"	CLEAR	SOLARBAN XL70	13/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W20	4	12' - 0"	10' - 0"	CLEAR	SOLARBAN XL70	13/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W21	TYPE 1	3' - 0"	10' - 0"	CLEAR	SOLARBAN XL70	13/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED
W22	TYPE 1	3' - 0"	10' - 0"	CLEAR	SOLARBAN XL70	13/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED
W23	4	10' - 0"	7' - 0"	CLEAR	SOLARBAN XL70	13/A5.10	12/A5.10	8/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W24	6	16' - 0"	10' - 0"	CLEAR	SOLARBAN XL70	13/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W25	3	7' - 0"	10' - 0"	CLEAR	SOLARBAN XL70	13/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W26	6	16' - 0"	10' - 0"	CLEAR	SOLARBAN XL70	13/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED ,TEMPERED PER CODE
W27	TYPE 1	3' - 0"	9' - 0"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	7/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED
W28	7	2' - 6"	6' - 0"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	8/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED
W29	TYPE 1	6' - 0"	2' - 0"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	8/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED
W30	TYPE 1	6' - 0"	2' - 0"	CLEAR	SOLARBAN XL70	9/A5.10	12/A5.10	8/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVRESTORM'	IMPACT INSULATED





WINDOW NOTES

1.) G.C. TO VERIFY ALL WINDOW ROUGH AND MASONRY OPENINGS BEFORE ORDERING
2.) EXACT WINDOW SIZES SHALL BE VERIFIED BY G.C. AND WINDOW MANUFACTURER
3.) WINDOW MANUFACTURER TO MEET ALL DESIGN PRESSURES NOTED ON STRUCTURAL DRAWINGS
- REFER TO ATTACHED PRODUCT CONTROL NOTICE OF ACCEPTANCE
4.) REFER TO EXTERIOR ELEVATIONS FOR MUNTIN PATTERNS
5.) GLASS FOR ALL EXTERIOR WINDOWS TO BE SOLARBAN 70XL' LOW-E IMPACT INSULATED CLEAR GLASS OR EQUAL W/ SENTRYGLAS PLUS INTERLAYER (SGP)
6.) WATER PROOFING AT EXTERNAL WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/WDMA 250-10
7.) WINDOWS LISTED AS OPAQUE TO BE MADE WITH A WHITE PVB INNER LAYER - "ARCTIC SNOW" IN COLOR
8.) WINDOWS LABELED AS EGRESS SHALL MEET FBC-R310 REQUIREMENTS
9.) TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS SHALL MEET FBC-R SECTION R308.4 & FBC-R 2406. SEE ELEVATIONS IN WINDOW SCHEDULE FOR TEMPERED - T SYMBOL
10.) SUBMIT SHOP DRAWINGS FOR ARCHITECT AND CLIENT APPROVAL, TO BE REVIEWED BY G.C. PRIOR TO SUBMITTAL TO ARCHITECT
11.) FINISH AND GLASS SAMPLES TO BE SUBMITTED TO OWNER FOR APPROVAL
12.) ALL WINDOWS TO BE INSTALLED AS PER MANUFACTURER FLORIDA PRODUCT APPROVAL NOA DOCUMENTS
13.) ALL EXTERIOR PREFINISHED FRAMES TO BE DURANAR 'SILVERSTORM', SUBMIT SAMPLE AS PER FINAL MANUFACTURER FOR CLIENT APPROVAL

BLDG PERMIT PLANS
FILE
Copy of Record

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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STATE OF FLORIDA
12/21/23
Mark E. Sultana, AIA
AR 94226
REGISTERED ARCHITECT

REVISIONS
No. Date

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
1348 FRUITVILLE ROAD, SUITE 204
SARASOTA, FLORIDA 34236
Tel (941) 955-5645
Fax (941) 955-7354
www.dsdgmc.com
AA 0003861

HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228
PERMIT SET 12/21/23

WINDOW SCHEDULE

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

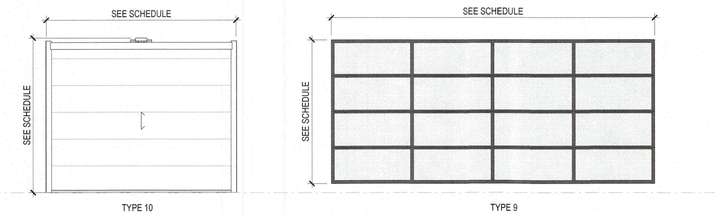
SHEET NO.
A6.00

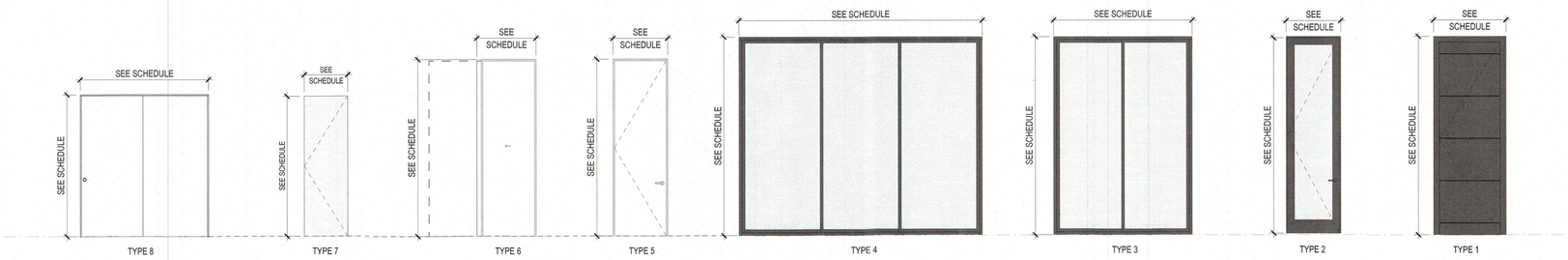
DOOR SCHEDULE

DOOR NO.	TYPE	WD.	HGT.	THK.	PANEL MATL.	PANEL FINISH	HEAD	JAMB	SILL	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	STYLE	REMARKS
001A	9	18' - 0"	8' - 0"	2"	OPAQUE GLASS	--	--	2/A5.10	--	ALUMINUM	PRE-FINISHED	--	OVERHEAD SECTION GARAGE DOOR	IMPACT INSULATED GARAGE DOOR W/ EXTERIOR KEYPAD
001B	10	10' - 0"	8' - 0"	2"	ALUMINUM	PREFINISHED	--	2/A5.10	--	ALUMINUM	PRE-FINISHED	--	OVERHEAD SECTION GARAGE DOOR	IMPACT INSULATED GARAGE DOOR W/ EXTERIOR KEYPAD
001C	2	3' - 0"	7' - 11"	1 3/8"	ALUMINUM/GLASS	SOLARBAN XL70	3A/A5.10	--	3B/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVERSTORM'	LOCK/KEYED	EXTERIOR SINGLE SWING TERRACE DOOR	IMPACT INSULATED OPAQUE GLASS
002A	5	3' - 4"	8' - 0"	1 3/4"	COMPOSITE	PAINTED	14A//A5.10	14B/A5.10	14C/A5.10	ALUMINUM	PAINTED	DEAD BOLT	OUTSWING - DORR HOUZZER	20 MINUTE FIRE RATED WITH CLOSER
003A	2	3' - 0"	7' - 11"	1 3/8"	ALUMINUM/GLASS	SOLARBAN XL70	3A/A5.10	--	3B/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVERSTORM'	LOCK/KEYED	EXTERIOR SINGLE SWING TERRACE DOOR	IMPACT INSULATED OPAQUE GLASS
100A	1	3' - 6"	11' - 0"	1 3/4"	TBD	PAINTED	3A/A5.10	--	3B/A5.10	ALUMINUM	PREFINISHED	DEAD BOLT	EXTERIOR FRONT DOOR TBD	IMPACT INSULATED FLUSH PANEL DOOR
101A	4	14' - 0"	11' - 4"	7"	ALUMINUM/GLASS	SOLARBAN XL70	1A/A5.10	1C/A5.10	1D/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVERSTORM'	LOCK	EXTERIOR 3 PANEL SLIDING GLASS DOOR	SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS
101B	4	14' - 0"	11' - 4"	7"	ALUMINUM/GLASS	SOLARBAN XL70	1A/A5.10	1C/A5.10	1D/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVERSTORM'	LOCK	EXTERIOR 3 PANEL SLIDING GLASS DOOR	SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS
101C	11	2' - 8"	10' - 0"	3/8"	TEMPERED GLASS	CLEAR	--	--	--	--	--	PASSAGE	FRAMELESS GLASS DOOR	WINE STORAGE - HARDWARE TO BE CONFIRMED
101D	11	2' - 8"	10' - 0"	3/8"	TEMPERED GLASS	CLEAR	--	--	--	--	--	PASSAGE	FRAMELESS GLASS DOOR	WINE STORAGE - HARDWARE TO BE CONFIRMED
101E	-	4' - 2"	9' - 3"	1 3/8"	WOOD VENEER w/ MTL	CABINETRY FINISH	--	--	--	WOOD	CABINETRY FINISH	PASSAGE	HIDDEN DOOR INTEGRATED w/ CABINETRY	HARDWARE TO BE COORDINATED w/ MWC
103A	2	3' - 0"	11' - 2"	1 3/8"	ALUMINUM/GLASS	SOLARBAN XL70	3A/A5.10	--	3B/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVERSTORM'	LOCK/KEYED	EXTERIOR SINGLE SWING TERRACE DOOR	SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS
103B	6	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	--	15/A5.10	--	ALUMINUM	PAINTED	PASSAGE	POCKET - DORR HOUZZER	PRE-HUNG TRIMLESS 6" FRAME
104B	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	14A/A5.10	14B/A5.10	14C/A5.10	ALUMINUM	PAINTED	PASSAGE	OUTSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
105A	6	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	--	15/A5.10	--	ALUMINUM	PAINTED	PASSAGE	POCKET - DORR HOUZZER	PRE-HUNG TRIMLESS 6" FRAME
107A	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	11A/A5.10	11B/A5.10	11C/A5.10	ALUMINUM	PAINTED	PASSAGE	INSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
108A	3	8' - 0"	11' - 4"	1 3/4"	ALUMINUM/GLASS	PREFINISHED/CLEAR	1A/A5.10	1C/A5.10	1D/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVERSTORM'	LOCK	EXTERIOR 2 PANEL SLIDING GLASS DOOR	SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS
108B	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	11A/A5.10	11B/A5.10	11C/A5.10	ALUMINUM	PAINTED	PASSAGE	INSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
109A	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	11A/A5.10	11B/A5.10	11C/A5.10	ALUMINUM	PAINTED	PRIVACY	INSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
109B	7	2' - 6"	10' - 0"	3/8"	TEMPERED GLASS	CLEAR	--	--	--	--	--	--	FRAMELESS SHOWER GLASS DOOR	CONFIRM HARDWARE w/ INTERIOR DESIGNER
109C	5	2' - 6"	10' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	14A/A5.10	14B/A5.10	14C/A5.10	ALUMINUM	PAINTED	PASSAGE	OUTSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
110A	6	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	--	15/A5.10	--	ALUMINUM	PAINTED	PRIVACY	POCKET - DORR HOUZZER	PRE-HUNG TRIMLESS 6" FRAME
111A	6	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	--	15/A5.10	--	ALUMINUM	PAINTED	PASSAGE	POCKET - DORR HOUZZER	PRE-HUNG TRIMLESS 6" FRAME
115A	4	10' - 0"	9' - 0"	7"	CLEAR GLASS	SOLARBAN XL70	1A/A5.10	1C/A5.10	1D/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVERSTORM'	LOCK	EXTERIOR 3 PANEL SLIDING GLASS DOOR	SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS
115B	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	11A/A5.10	11B/A5.10	11C/A5.10	ALUMINUM	PAINTED	PRIVACY	INSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
115C	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	14A/A5.10	14B/A5.10	14C/A5.10	ALUMINUM	PAINTED	PASSAGE	OUTSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
115D	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	14A/A5.10	14B/A5.10	14C/A5.10	ALUMINUM	PAINTED	PASSAGE	OUTSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
116A	6	2' - 6"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	--	15/A5.10	--	ALUMINUM	PAINTED	PRIVACY	POCKET - DORR HOUZZER	PRE-HUNG TRIMLESS 6" FRAME
116B	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	11A/A5.10	11B/A5.10	11C/A5.10	ALUMINUM	PAINTED	PRIVACY	INSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
119A	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	11A/A5.10	11B/A5.10	11C/A5.10	ALUMINUM	PAINTED	PRIVACY	INSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
119B	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	14A/A5.10	14B/A5.10	14C/A5.10	ALUMINUM	PAINTED	PASSAGE	OUTSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
202A	3	8' - 0"	10' - 0"	1 3/4"	ALUMINUM/GLASS	SOLARBAN XL70	1A/A5.10	1C/A5.10	1D/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVERSTORM'	LOCK	EXTERIOR 2 PANEL SLIDING GLASS DOOR	SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS
202B	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	11A/A5.10	11B/A5.10	11C/A5.10	ALUMINUM	PAINTED	PRIVACY	INSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
203A	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	11A/A5.10	11B/A5.10	11C/A5.10	ALUMINUM	PAINTED	PRIVACY	INSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
203B	7	2' - 0"	8' - 0"	3/8"	TEMPERED GLASS	CLEAR	--	--	--	--	--	--	FRAMELESS SHOWER GLASS DOOR	CONFIRM HARDWARE w/ INTERIOR DESIGNER
204A	6	2' - 6"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	--	15/A5.10	--	ALUMINUM	PAINTED	PASSAGE	POCKET - DORR HOUZZER	PRE-HUNG TRIMLESS 6" FRAME
205A	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	14A/A5.10	14B/A5.10	14C/A5.10	ALUMINUM	PAINTED	PASSAGE	OUTSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
206A	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	11A/A5.10	11B/A5.10	11C/A5.10	ALUMINUM	PAINTED	PASSAGE	INSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
207A	4	14' - 0"	10' - 0"	7"	ALUMINUM/GLASS	SOLARBAN XL70	1A/A5.10	1C/A5.10	1D/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVERSTORM'	LOCK	EXTERIOR 3 PANEL SLIDING GLASS DOOR	SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS
207B	4	14' - 0"	10' - 0"	7"	ALUMINUM/GLASS	SOLARBAN XL70	1A/A5.10	1C/A5.10	1D/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVERSTORM'	LOCK	EXTERIOR 3 PANEL SLIDING GLASS DOOR	SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS
209A	6	2' - 6"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED				ALUMINUM	PAINTED			
210A	3	8' - 0"	10' - 0"	1 3/4"	ALUMINUM/GLASS	SOLARBAN XL70	1A/A5.10	1C/A5.10	1D/A5.10	ALUMINUM	DURANAR 'SUNSTORM SILVERSTORM'	LOCK	EXTERIOR 2 PANEL SLIDING GLASS DOOR	SOLARBAN 70XL LOW-E IMPACT INSULATED CLEAR GLASS
210B	5	3' - 0"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	11A/A5.10	11B/A5.10	11C/A5.10	ALUMINUM	PAINTED	PRIVACY	INSWING - DORR HOUZZER	PRE-HUNG TRIMLESS
211A	6	2' - 6"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	--	15/A5.10	--	ALUMINUM	PAINTED	PRIVACY	POCKET - DORR HOUZZER	PRE-HUNG TRIMLESS 6" FRAME
211B	7	2' - 6"	8' - 0"	3/8"	TEMPERED GLASS	CLEAR	--	--	--	--	--	--	FRAMELESS SHOWER GLASS DOOR	CONFIRM HARDWARE w/ INTERIOR DESIGNER
212A	6	2' - 6"	8' - 0"	1 3/4"	SOLID CORE WOOD	PAINTED	--	15/A5.10	--	ALUMINUM	PAINTED	PASSAGE	POCKET - DORR HOUZZER	PRE-HUNG TRIMLESS 6" FRAME
EL01	ELEV	3' - 8 1/4"	8' - 0"	1 1/2"	METAL	TBD	--	--	--	METAL	TBD	--	AUTOMATIC ELEVATOR DOOR	CONFIRM FINISHES w/ ARCHITECT AND ID
EL02	ELEV	3' - 8 1/4"	8' - 0"	1 1/2"	METAL	TBD	--	--	--	METAL	TBD	--	AUTOMATIC ELEVATOR DOOR	CONFIRM FINISHES w/ ARCHITECT AND ID
EL03	ELEV	3' - 8 1/4"	8' - 0"	1 1/2"	METAL	TBD	--	--	--	METAL	TBD	--	AUTOMATIC ELEVATOR DOOR	CONFIRM FINISHES w/ ARCHITECT AND ID
EL04	ELEV	3' - 8 1/4"	8' - 0"	1 1/2"	METAL	TBD	--	--	--	METAL	TBD	--	AUTOMATIC ELEVATOR DOOR	CONFIRM FINISHES w/ ARCHITECT AND ID

DOOR NOTES

1.) G.C. TO VERIFY ALL DOOR ROUGH AND MASONRY OPENINGS, SILL CONDITIONS BEFORE ORDERING
2.) EXACT DOOR SIZES SHALL BE VERIFIED BY G.C. AND DOOR MANUFACTURER
3.) DOOR MANUFACTURER TO MEET ALL DESIGN PRESSURES NOTED ON STRUCTURAL DRAWINGS
- REFER TO ATTACHED PRODUCT CONTROL NOTICE OF ACCEPTANCE
4.) REFER TO EXTERIOR ELEVATIONS FOR MUNTIN PATTERNS
5.) GLASS FOR ALL EXTERIOR DOORS TO BE 'SOLARBAN 70XL' LOW-E IMPACT INSULATED CLEAR GLASS OR EQUAL W/ SENTRYGLAS PLUS INTERLAYER (SGP)
6.) WATER PROOFING AT EXTERNAL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/WDMA 400-13.
7.) WINDOWS LISTED AS OPAQUE TO BE MADE WITH A WHITE PVB INNER LAYER - "ARCTIC SNOW" IN COLOR
8.) WINDOWS LABELED AS EGRESS SHALL MEET FBC-R310 REQUIREMENTS
9.) TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS SHALL MEET FBC-R SECTION R308.4 & FBC-R 2406. SEE ELEVATIONS IN WINDOW SCHEDULE FOR TEMPERED - T SYMBOL
10.) SUBMIT SHOP DRAWINGS FOR ARCHITECT AND CLIENT APPROVAL, TO BE REVIEWED BY G.C. PRIOR TO SUBMITTAL TO ARCHITECT
11.) FINISH AND GLASS SAMPLES TO BE SUBMITTED TO OWNER FOR APPROVAL
12.) ALL DOORS TO BE INSTALLED AS PER MANUFACTURER FLORIDA PRODUCT APPROVAL NOA DOCUMENTS
13.) SEE FLOOR PLANS FOR ALL DOOR SWING DIRECTIONS
14.) ALL DOOR HARDWARE TO BE APPROVED/SELECTED BY OWNER. G.C. TO COORDINATE COMPATIBILITY WITH DOOR MANUFACTURER
15.) ALL EXTERIOR PREFINISHED FRAMES TO BE DURANAR 'SILVERSTORM', SUBMIT SAMPLE AS PER FINAL MANUFACTURER FOR CLIENT APPROVAL





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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

DSDG ARCHITECTS
ARCHITECTURE
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INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
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Fax (941) 955-2354
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AA 0003661

Mark E. Sultana, AIA
AR 94536
12/21/23

REVISIONS
No. Date

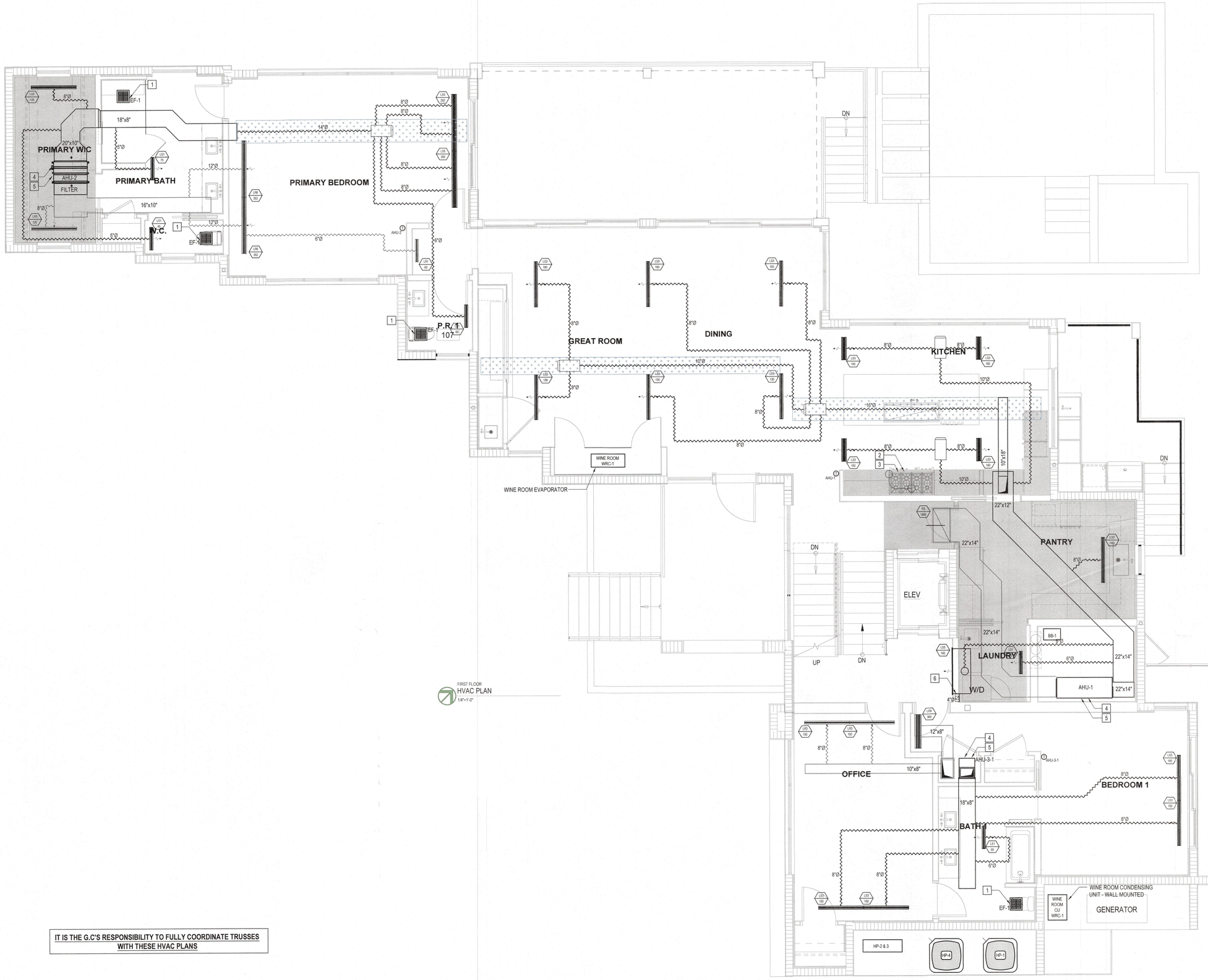
HAUSSLER RESIDENCE
608 CUTTER LANE, LONGBOAT KEY, FL 34228
PERMIT SET 12/21/23

DOOR SCHEDULES

PROJECT: HAUSSLER
DRAWN BY: MLA
CHECKED BY: MES
DATE 12/21/23

SHEET NO.
A6.10

© 2023 DSDG ARCHITECTS DO NOT SCALE DRAWING. TO THE BEST OF MY KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAW OF FLORIDA.



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

IT IS THE G.C'S RESPONSIBILITY TO FULLY COORDINATE TRUSSES WITH THESE HVAC PLANS

FINAL LOCATION OF DIFFUSERS TO BE FULLY CO-ORDINATED WITH LIGHTING & TRUSS LAYOUT AND ARCHITECT/OWNER

DISCLAIMER

ESC DOES NOT ACCEPT LIABILITY FOR THE DESIGN OF THE SYSTEM UNLESS ESC ARE GIVEN THE OPPORTUNITY TO FULLY VERIFY PRE- DRYWALL THAT THE INSTALLATION MEETS THE REQUIREMENTS DETAILED ON THIS DRAWING.

LEGEND

- 4"Ø — RIGID DUCT (METAL UNLESS OTHERWISE INDICATED)
- 4"Ø — ALUMINUM FLEX DUCT
- 4"Ø — FLEXIBLE DUCT
- SUPPLY REGISTER
- RETURN REGISTER
- SUPPLY BAR GRILLE
- RETURN BAR GRILLE
- THERMOSTAT / ZONE CONTROL
- FLOW DIRECTION
- MZD — MOTORIZED ZONE DAMPER
- MOAD — MOTORIZED OUTDOOR AIR DAMPER
- MD — MANUAL DAMPER

HVAC KEY NOTES

1. BATH FAN EXHAUST TO TERMINATE VIA ROOF UNLESS DETAILED OTHERWISE
2. COOKTOP TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE. EXACT SIZE & LOCATION OF VENT T.B.C. BETWEEN MECHANICAL CONTRACTOR, GC & ARCHITECT
3. SHOULD RANGE EXHAUST HOOD BE CAPABLE OF EXHAUSTING IN EXCESS OF 800CFM THE SYSTEM SHALL MEET CLAUSE 505.2 OF THE FLORIDA MECHANICAL CODE 2020
4. LOCATION OF REFRIGERATION ROUTING AND CONDENSATE DISPOSAL ROUTING T.B.C. WITH G.C.
5. SHOULD BUILDER BELIEVE HOUSE AIR TIGHTNESS WILL BE BELOW 3 ACH50 MECHANICAL VENTILATION SHALL BE PROVIDED.
6. DRYER TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE.
7. OUTDOOR GRILL TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE.

INDICATES REQUIRED DUCT CHASE/GIRDER TRUSS OPENING

INDICATES CEILING DROP/SOFFIT REQUIRED

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Planning, Zoning & Building

esc
Energy & Sustainability Consultants
1949 TRAFFORD VILLE ROAD SARASOTA, FLORIDA 34236 USA
PHONE: 941.312.1170
INFO@ESC-FL.COM

HAUSSLER RESIDENCE
608 CUTTER LANE
LONGBOAT KEY FLORIDA

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INITIAL DATE: 10.04.23 CURRENT AS OF: 10.04.23

PERMIT SET - 11.30.23

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

HVAC LAYOUT - FIRST FLOOR

State of Florida
License #CAC1817472
Karl Handley-White
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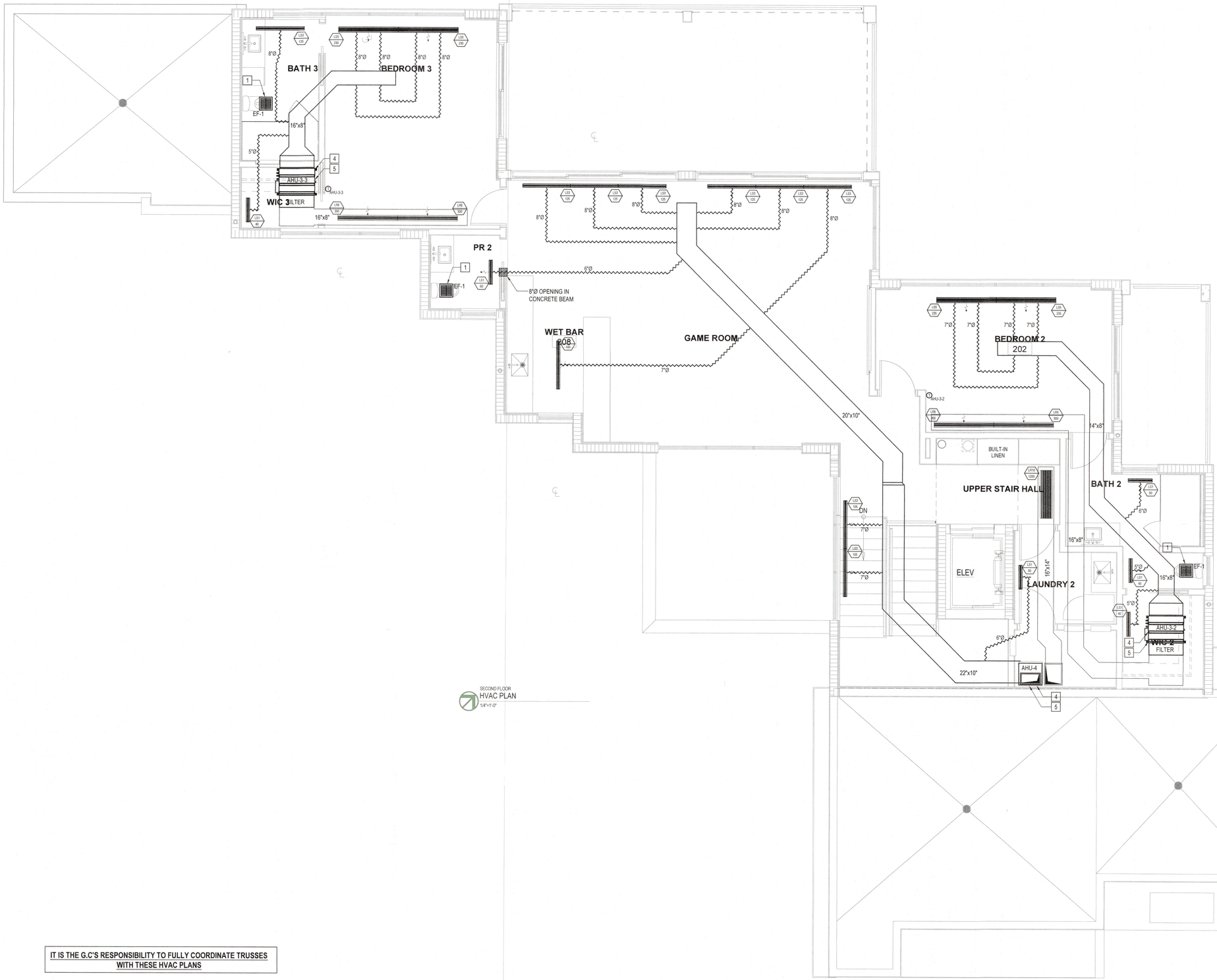
SHEET M1.0



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LEGEND

4"Ø	RIGID DUCT (METAL UNLESS OTHERWISE INDICATED)
4"Ø	ALUMINUM FLEX DUCT
4"Ø	FLEXIBLE DUCT
	SUPPLY REGISTER
	RETURN REGISTER
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MZD	MOTORIZED ZONE DAMPER
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HVAC KEY NOTES

1. BATH FAN EXHAUST TO TERMINATE VIA ROOF UNLESS DETAILED OTHERWISE
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INDICATES REQUIRED DUCT CHASE/GIRDER TRUSS OPENING

INDICATES CEILING DROP/SOFFIT REQUIRED

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Planning, Zoning & Building

PERMIT SET - 11.30.23

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

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608 CUTTER LANE
LONGBOAT KEY FLORIDA

INITIAL DATE: 10.04.23 CURRENT AS OF: 10.04.23

State of Florida
License #CAC1817472

Karl Handley-White

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SHEET M1.1

HVAC LAYOUT - SECOND FLOOR

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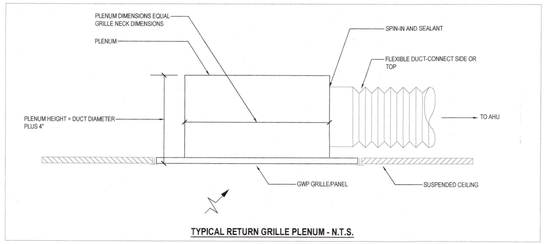
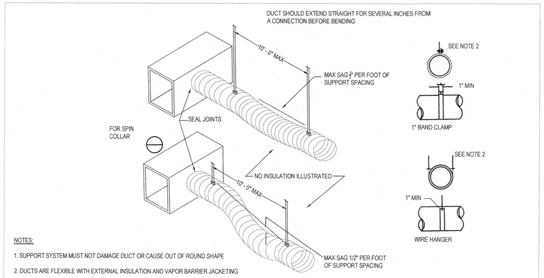


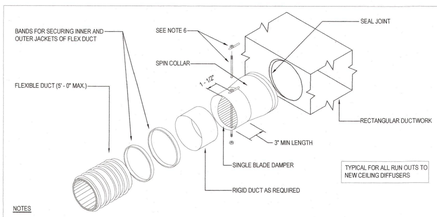
TYPICAL RETURN GRILLE PLENUM - N.T.S.



NOTES:

1. SUPPORT SYSTEM MUST NOT DAMAGE DUCT OR CAUSE OUT OF ROUND SHAPE
2. DUCTS ARE FLEXIBLE WITH EXTERNAL INSULATION AND VAPOR BARRIER JACKETING
3. MIN CENTER LINE BEND RADIUS IS ONE DIA, (OR INSIDE RADIUS OF D/2)

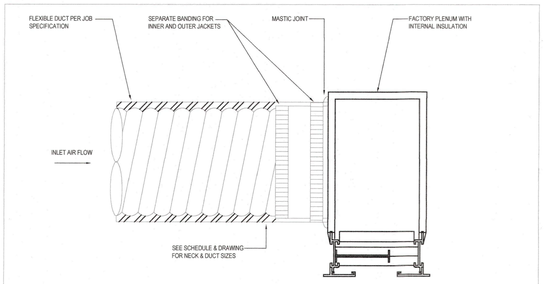
TYPICAL FLEX DUCT SUPPORT REQUIREMENTS - N.T.S.

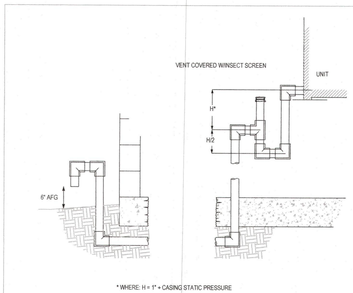


NOTES

1. SUPPORT AS REQUIRED.
2. BAND FLEX TO COLLAR 1/2" MINIMUM FROM OUTBOARD END OF COLLAR.
3. INSTALL SPIN COLLAR DAMPER IN OPEN POSITION; FINAL ADJUSTMENT BY ADJUSTING CONTRACTOR.
4. POP RIVET OR SHEET METAL SCREWS, MINIMUM 3 EA AT 120° INTERVALS, CONNECTING STOVEPIPE TO COLLAR. ENSURE RIVETS OR SCREWS DO NOT INTERFERE W/DAMPER
5. TAPE AND SEAL JOINTS TO PREVENT LEAKAGE.
6. INSTALL LOCKING QUADRANT AND HANDLE ON BOTTOM OF DUCT FOR EASY SERVICE (SHOWN ON TOP FOR EASE OF ILLUSTRATION ONLY).

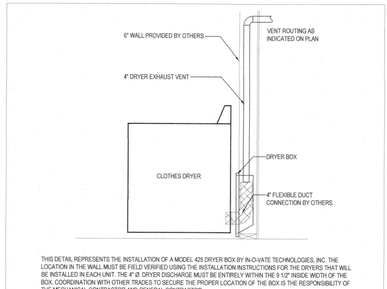
TYPICAL SPIN COLLAR DUCT CONNECTOR WITH DAMPER - N.T.S.





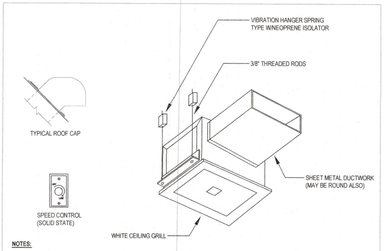
* WHERE: H = 1" + CASING STATIC PRESSURE

CONDENSATE PIPING UNDER SLAB - N.T.S.



THIS DETAIL REPRESENTS THE INSTALLATION OF A MODEL 425 DRYER BOX BY IN-O-VATE TECHNOLOGIES, INC. THE LOCATION IN THE WALL MUST BE FIELD VERIFIED USING THE INSTALLATION INSTRUCTIONS FOR THE DRYERS THAT WILL BE INSTALLED IN EACH UNIT. THE 4" Ø DRYER DISCHARGE MUST BE ENTIRELY WITHIN THE 9 1/2" INSIDE WIDTH OF THE BOX. COORDINATION WITH OTHER TRADES TO SECURE THE PROPER LOCATION OF THE BOX IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR AND GENERAL CONTRACTOR.

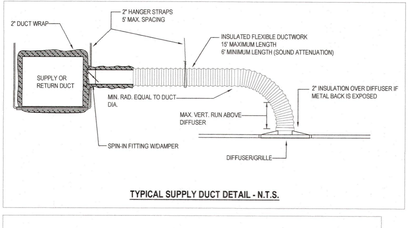
DRYER BOX EXHAUST CONNECTION - N.T.S.



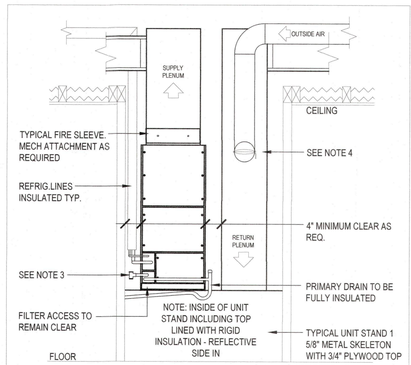
NOTES:

1. PROVIDE BACK DRAFT DAMPER W/BIRD SCREEN
2. FLASH & SEAL ROOF CAP
3. PROVIDE INTERNAL ISOLATION AND SOUND INSULATION
4. SUPPORT FAN FROM STRUCTURE

EXHAUST FAN DETAIL - N.T.S.

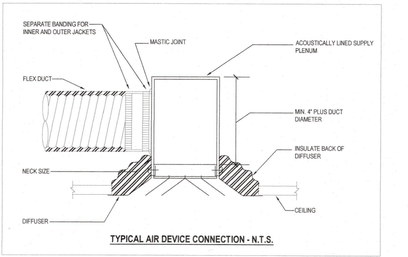


TYPICAL SUPPLY DUCT DETAIL - N.T.S.

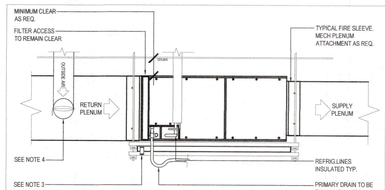


TYPICAL VERTICAL AHU DETAIL

1. DETAIL IS DIAGRAMMATIC ONLY - ACTUAL FIELD APPLICATIONS WILL VARY - ALL SIZES VARY DUE TO UNIT SIZE AND HEIGHT OF STAND - CONTACT ON SITE SUPERVISOR FOR CLARIFICATION
2. INSTALLATION IS TO CONFORM TO ALL APPLICABLE BUILDING CODE GUIDELINES AT ALL TIMES. SUB CONTRACTOR TO FIELD VERIFY CLOSET/STAND DIMENSIONS PRIOR TO DRYWALL INSTALLATION
3. SECONDARY DRAIN LINE TO BE PROVIDED WITH WATER DETECTION DEVICE WIRED FOR UNIT SHUTDOWN WHEN CONDENSATE IS PRESENT IN LINE
4. WHEN PRESENT ON PLAN, OUTSIDE AIR TO RETURN PLENUM TO BE CONTROLLED BY DAMPER APPARATUS ACCESSIBLE FROM INTERIOR OF MECHANICAL UNIT CLOSET



TYPICAL AIR DEVICE CONNECTION - N.T.S.



NOTES:

1. DETAIL IS DIAGRAMMATIC ONLY - ACTUAL FIELD APPLICATIONS WILL VARY - ALL SIZES VARY DUE TO UNIT SIZE AND MACHINE LOCATION - CONTACT ON SITE SUPERVISOR FOR CLARIFICATION
2. INSTALLATION IS TO CONFORM TO ALL APPLICABLE BUILDING CODE GUIDELINES AT ALL TIMES. SUB CONTRACTOR TO FIELD VERIFY ALL TRUSS SPACING, ACCESS AND CLEARANCE DIMENSIONS PRIOR TO MACHINE INSTALLATION
3. WATER DETECTION DEVICE WIRED FOR UNIT SHUTDOWN (WHEN CONDENSATE IS PRESENT) IS TO BE INSTALLED IN SECONDARY DRAIN PAN
4. WHEN PRESENT ON PLAN, OUTSIDE AIR TO RETURN PLENUM TO BE CONTROLLED BY ACCESSIBLE DAMPER APPARATUS

TYPICAL AIR HANDLER INSTALLATION HORIZONTAL - N.T.S.

VENTILATION SCHEDULE	
TAG	EF-1
MANUFACTURER	PANASONIC
MODEL	FV-05-11VKS1
ELECTRICAL DATA (V-PH-HZ)	120 / 1 / 60
CFM	50 - 110 CFM
STATIC PRESSURE	0.5
NOTES	1, 2

EXHAUST NOTES

1. INLINE BACKDRAFT DAMPER TO BE INSTALLED AS CLOSE TO VENT TERMINATION AS POSSIBLE
2. LOUVER, WALL OR ROOF CAP W/ANIMAL SCREEN.
3. WALL/SOFFIT VENT TERMINATIONS TO BE MANUFACTURED BY SEIHO

HEAT PUMP SPLIT SYSTEM EQUIPMENT SCHEDULE			
SYSTEM TAG - NUMBER	HP - 1 / AHU - 1	HP - 2 / AHU - 2	HP - 4 / AHU - 4
MANUFACTURER	TRANE	MITSUBISHI	TRANE
NOMINAL SIZE	5.0 TON	2.5 TON	3.0 TON
SYSTEM ARI RATING	18.0 SEER2 / 9.0 HSPF2	18.5 SEER / 9.1 HSPF2	18.0 SEER / 9.0 HSPF
TOTAL COOLING CAPACITY	51,700 BTUH	19,235 BTUH	33,300 BTUH
SENSIBLE COOLING CAPACITY	39,200 BTUH	27,221 BTUH	26,200 BTUH
HEATING CAPACITY	53,600 BTUH	25,592 BTUH	32,500 BTUH
TOTAL AIR FLOW CFM / ESP	2000 / 0.5"	884 / 0.5"	1200 / 0.5"
OUTSIDE AIR CFM	-	-	-
CONDENSING UNIT MOD. #	4TWV8060	PUZ-A30NHA7	4TWV6036
ELECTRICAL DATA (V / PH / HZ)	208 / 230 / 1 / 60	208 / 230 / 1 / 60	208 / 230 / 1 / 60
COMPRESSOR RLA	27.5	7.0	18.1
COMPRESSOR LRA	12.0	11.0	10.2
COMPRESSOR MCA	37.0	19.0	25.0
COMPRESSOR MOP	50	25	35
FAN FLA	2.8	0.4	2.8
WEIGHT	250	153	208
AIR HANDLER MOD. #	TAM9A0C60	PEAD-A30AA8	TAM9C0C36
ELECTRICAL DATA (V / PH / HZ)	200 - 230 / 1 / 60	200 - 230 / 1 / 60	200 - 230 / 1 / 60
KW INPUT	8.0	-	5.0
FAN HP / kW	1 HP	-	1/2 HP
FAN MOTOR SPEED	VARIABLE	VARIABLE	VARIABLE
FAN FLA	6.4	1.84	3.5
AIR HANDLER MCA	48.0	2.3	29.0
AIR HANDLER MOP	50	-	30
WEIGHT	163	67	146

EQUIPMENT NOTES

1. COOLING CAPACITIES BASED ON 75°F DB, 63°F WB AIR ENTERING INDOOR COIL, 95°F AIR ENTERING OUTDOOR COIL
2. PROVIDE CONDENSATE DRAIN TRAPS COMPLETE WITH FLOAT SWITCH. FLOAT SWITCHES SHALL SHUT DOWN UNIT WHEN TRIGGERED
3. EQUIPMENT SHALL NOT BE USED DURING CONSTRUCTION. TEMPORARY UNITS SHALL BE USED SHOULD COOLING BE REQUIRED DURING CONSTRUCTION
4. ALL EQUIPMENT SHALL BE PROTECTED DURING CONSTRUCTION
5. ON CERTIFICATE OF OCCUPATION ALL FILTERS SHALL BE REPLACED
6. AIR HANDLERS TO BE PROVIDED WITH SECONDARY DRAIN PANS/PROTECTION

PROJECT EQUIPMENT NOTES

1. AHU'S TO BE PROVIDED WITH DUAL DISCONNECT - FAN & HEAT
2. TRANE XL1050 CONTROLLERS TO BE PROVIDED & LOCATIONS OF CONTROLLERS SHALL BE COORDINATED WITH ARCHITECT
5. MITSUBISHI SYSTEM TO BE PROVIDED WITH PAC INTERFACE AND CONTROLLED BY TRANE XL1050 CONTROLLER
6. 12 YEAR WARRANTY TO BE PROVIDED ON ALL EQUIPMENT

WINE ROOM EQUIPMENT SCHEDULE	
SYSTEM TAG - NUMBER	WRC - 1 / WRE - 1
MANUFACTURER	WHISPERKOOL
MODEL	CEILING MOUNT 4000
TOTAL COOLING CAPACITY	3,950 BTUH
TOTAL AIR FLOW CFM	321
COLOR	WHITE

PROJECT EQUIPMENT NOTES

1. STANDARD CONTROLLER WITH BOTTLE PROBE TO BE PROVIDED & LOCATION OF CONTROLLER SHALL BE COORDINATED WITH ARCHITECT
2. CONDENSER TO BE BE PROVIDED WITH EXTERIOR CONDENSER HOUSING
3. SUITABLE ACCESS FOR MAINTENANCE TO BE PROVIDED

LINEAR DIFFUSER SCHEDULE							
TAG	SIZE/SLOT	NECK	SLOTS	MANUFACTURER	MODEL	COLOR	COMMENTS
LS1	24" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS2	24" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS3	48" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS4	48" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS5	60" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS6	60" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS7	72" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS8	72" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR1	24" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR2	24" x 2.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR3	48" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR4	48" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR5	60" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR6	60" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR7	72" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR8	72" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR9	36" x 1.0"	PER PLAN	3	PRICE	SDR100	WHITE	TYPE 8 CONCEALED FRAME
LR10	48" x 1.0"	PER PLAN	6	PRICE	SDR100	WHITE	TYPE 8 CONCEALED FRAME

NOTES

1. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
2. ALL LINEAR DIFFUSERS ARE TO BE COMPLETE WITH INSULATED PLENUM
3. PLENUMS TO BE FIELD FABRICATED TO SUIT SITE CONDITIONS
4. LINEAR SLOT END CONDITIONS TO BE AS REQUIRED TO MEET PLANS

VRF EQUIPMENT SCHEDULE					
SYSTEM NUMBER	OUTDOOR UNIT		INDOOR UNITS		
THREE	TAG NUMBER	HP - 3	AHU - 3-1	AHU - 1-2	AHU - 1-3
	MANUFACTURER	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI
	MODEL NAME	MXZ-SM60NAM2	SVZ-KP18	PEAD-A18AA8	
	RATED COOLING CAPACITY	54,016 BTUH	18,005 BTUH	18,005 BTUH	18,005 BTUH
	SENSIBLE COOLING CAPACITY	44,167 BTUH	15,291 BTUH	14,438 BTUH	14,438 BTUH
	RATED HEATING CAPACITY	58,079 BTUH	21,049 BTUH	18,515 BTUH	18,515 BTUH
	SYSTEM ARI RATING	15.5 SEER2 / 8.6 HSPF2	-	-	-
	POWER SUPPLY (V / HZ / PH)	208 / 230 / 60 / 1	208 / 230 / 60 / 1	208 / 230 / 60 / 1	208 / 230 / 60 / 1
	MCA / MOP	208 / 230 / 60 / 1	POWERED BY OUTDOOR	POWERED BY OUTDOOR	POWERED BY OUTDOOR
	AIR FLOW RATE	N/A	675 CFM	600 CFM	600 CFM
	EXTERNAL STATIC PRESSURE	N/A	0.6 IN W.G	0.6 IN W.G	0.6 IN W.G
	WEIGHT	302 LBS	93 LBS	60 LBS	60 LBS

EQUIPMENT NOTES

1. COOLING CAPACITIES BASED ON 80°F DB, 67°F WB AIR ENTERING INDOOR COIL, 95°F AIR ENTERING OUTDOOR COIL
2. PROVIDE CONDENSATE DRAIN TRAPS COMPLETE WITH FLOAT SWITCH. FLOAT SWITCHES SHALL SHUT DOWN UNIT WHEN TRIGGERED
3. EQUIPMENT SHALL NOT BE USED DURING CONSTRUCTION. TEMPORARY UNITS SHALL BE USED SHOULD COOLING BE REQUIRED DURING CONSTRUCTION
4. ALL EQUIPMENT SHALL BE PROTECTED DURING CONSTRUCTION
5. ON CERTIFICATE OF OCCUPATION ALL FILTERS SHALL BE REPLACED
6. AIR HANDLERS TO BE PROVIDED WITH SECONDARY DRAIN PANS

PROJECT EQUIPMENT NOTES

1. SYSTEMS TO BE PROVIDED WITH BRANCH CONTROLLER PAC-MKA51BC. ALL CONNECTIONS TO BE FULLY INSULATED AND SECONDARY DRAIN PAN PROVIDED.
2. REFRIGERANT LINE LENGTHS TO BE VERIFIED PRIOR TO INSTALLATION & HVAC CONTRACTOR TO VERIFY WITH DIAMOND SYSTEM BUILDER
3. PAC INTERFACE TO BE PROVIDED WITH EACH SYSTEM SO TO ALLOW TRANE XL1050 CONTROLLERS TO BE USED.
4. FILTER CABINETS TO BE PROVIDED ON ALL SYSTEMS.
5. 12 YEAR WARRANTY TO BE PROVIDED ON ALL EQUIPMENT.
6. SUITABLE ACCESS TO BE PROVIDED IN ORDER TO FULLY SERVICE EQUIPMENT.

STANDARD HVAC NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THESE PLANS, STATE, LOCAL, & NATIONAL CODES.
2. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW EVERY DETAIL. THE HVAC CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE WORKING INSTALLATION.
3. THE DUCT DESIGN AS SHOWN TAKES INTO ACCOUNT THE STATIC PRESSURES AND SYSTEM LOSSES FROM THE EQUIPMENT AND ACCESSORIES SHOWN AS SCHEDULED. **VARIATIONS FROM THIS EQUIPMENT, DUCTWORK OR ROUTING LOCATIONS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION.**
4. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR AS REGISTERED OR CERTIFIED IN THE STATE OF FLORIDA.
5. WHEN APPLICABLE -THE CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
7. DUCTWORK IS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, SMACNA MANUALS AND THE FOLLOWING SCHEDULE:

   RIGID RECTANGULAR DUCT - GALVANIZED SHEET METAL DUCT SECTIONS, USE SMACNA APPROVED CONNECTION APPROACH. EXTERNALLY INSULATED WITH R6 FOIL BACKED INSULATION AND VAPOR BARRIER. ALL RECTANGULAR DUCT ELBOWS SHALL BE MADE "SOFT" BY UTILIZING ANGLES LESS THAN 90 DEGREES. UTILIZE TURNING VANES AT ALL 90 DEGREE ELBOWS AND T-SECTIONS.

   FIBREBOARD RECTANGULAR DUCT - FIBERGLASS DUCT BOARD, MINIMUM R6 INSULATION. ANY RECTANGULAR DUCT ELBOWS SHALL BE MADE "SOFT" BY UTILIZING ANGLES LESS THAN 90 DEGREES OR UTILIZE TURNING VANES AT ALL 90 DEGREE ELBOWS AND T-SECTIONS. BLACKBOARD WHERE VISIBLE.

   RIGID ROUND DUCT - GALVANIZED SHEET METAL, WRAPPED WITH R6 FOIL BACKED EXTERNAL INSULATION AND VAPOR BARRIER.

   FLEXIBLE DUCTS - FLEXIBLE WIRE REINFORCED DUCT WITH R6 FOIL BACKED EXTERNAL INSULATION AND VAPOR BARRIER.

   EXHAUST DUCT - GALVANIZED SHEET METAL, UNINSULATED.

8. AIR DISTRIBUTION DEVICES TO BE AS SCHEDULED, REFER TO PLANS FOR AIR PATTERN DIRECTIONS AND PROVIDE PATTERN CONTROLLERS AS REQUIRED.
9. ALL DUCT SIZES INDICATE INSIDE "FREE AREA" DIMENSIONS.
10. THERMOSTATS SHALL BE PRGRAMMABLE TYPE, C/W INTEGRATED HUMIDISTAT OR APPROVED EQUAL & MOUNTED 54" ABOVE FINISHED FLOOR.
11. THE HVAC CONTRACTOR SHALL COMPLY FULLY WITH THE REQUIREMENTS OF ANSI/ACCA STANDARD 5 'HVAC QUALITY INSTALLATION SPECIFICATION' WITH PARTICULAR REFERENCE TO SECTIONS 4 THRU 6.
12. THE HVAC CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN 1 YEAR FROM THE DATE OF ACCEPTANCE, UNLESS OTHERWISE NOTED.
13. ALL EQUIPMENT, THERMOSTATS, SENSORS AND CONTROL PANELS SHALL BE CLEARLY AND PERMANENTLY MARKED WITH THE SYSTEM NUMBER IT SERVES. EQUIPMENT TAGS SHALL BE ENGRAVED OR EMBOSSED AND SECURED BY RIVETS OR SCREWS NEAR THE MANUFACTURES NAME PLATE
14. THE ENTIRE DUCT SYSTEM TO BE FABRICATED AND INSTALLED IN ANTICIPATION OF PERFORMANCE TESTING. ALL REGISTER BOXES AND PLENUMS SHALL BE SEALED AS PART OF THE ROUGH-IN PROCESS.
15. THE HVAC CONTRACTOR SHALL SEAL ALL OPEN DUCTS, REGISTERS, VENTS AND EQUIPMENT IN ORDER TO MINIMIZE CONTAMINATION DURING CONSTRUCTION.
16. THE FINAL LOCATION FOR ALL CEILING ELEMENTS IS TO BE CO-ORDINATED ON SITE PRIOR TO INSTALLATION.
17. THE HVAC CONTRACTOR SHALL PROVIDE OWNER DOCUMENTION AND INSTRUCTION IN ACCORDANCE WITH ANSI/ACCA STANDARD 5 'HVAC QUALITY INSTALLATION SPECIFICATION' SECTION 6.

STANDARD MEP COORDINATION APPROACH

1. THE MECHANICAL DESIGN AND EQUIPMENT SELECTION HAS BEEN COORDINATED WITH PLUMBING AND ELECTRICAL REQUIREMENTS AND WITH ARCHITECTURAL DRAWINGS THAT WERE AVAILABLE AT THE TIME OF DESIGN. THE MECHANICAL CONTRACTOR SHALL NOTIFY THE GC/CM OF FIELD CONDITIONS THAT MAY REQUIRE ALTERNATE DUCT SIZES OR ROUTING PRIOR TO MAKING SUCH CHANGES
2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER TO SUPERVISE THE COORDINATION ALL COMPONENTS OF THE BUILDING DESIGN, INCLUDING BUT NOT LIMITED TO THE ROOF TRUSSES, STRUCTURAL MEMBERS AND ARCHITECTURAL FEATURES, TO ENSURE FULL AND COMPLETE COMPLIANCE WITH THE DESIGN DOCUMENTS. THIS WILL REQUIRE THE REVIEW OF SHOP DRAWINGS BEFORE MANUFACTURING OF THESE COMPONENTS. ANY FAILURE TO COORDINATE THE WORK IS SOLELY THE RESPONSIBILITY OF THE GC/CM

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FILE
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

HVAC SCHEDULES, DETAILS & NOTES
N.T.S.

esc
Energy & Sustainability Consultants
1543 PRIMROSE ROAD SARASOTA, FLORIDA 34236 USA
TEL: (941) 957-1100
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PERMIT SET - 11.30.23

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

INITIAL DATE: 10.04.23 CURRENT AS OF: 10.04.23

HVAC SCHEDULES & DETAILS & NOTES

State of Florida
License #CAC1817472
Karl Handley-White

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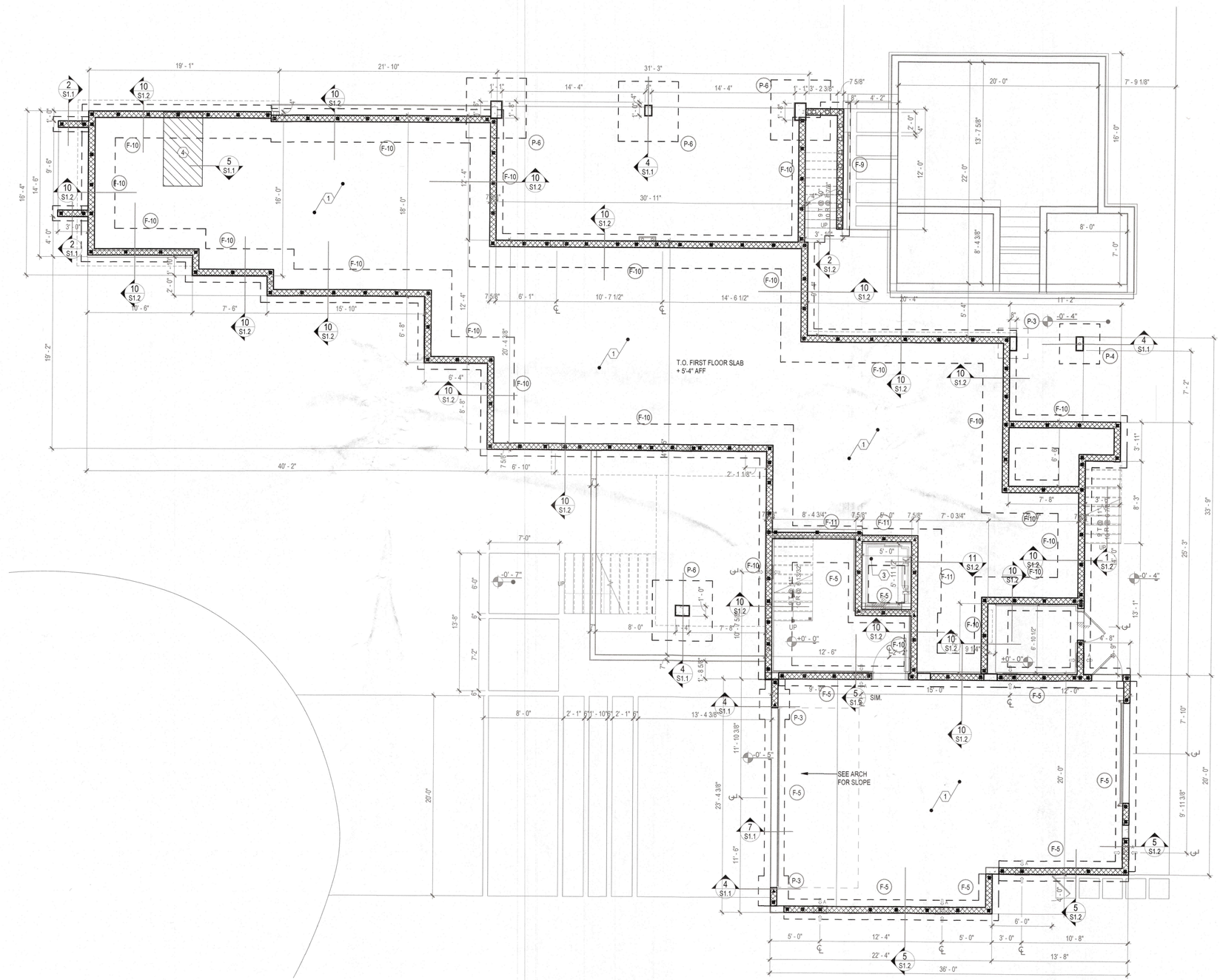

KEYED NOTES

1. SLAB ON GRADE: 4" CONCRETE SLAB - SLOPE TO DRAIN AS REQUIRED.
2. TOP OF FOOTING: MINIMUM OF 6" BELOW GRADE.
3. RECESS ELEVATOR PIT PER MANUFACTURER'S SPECIFICATIONS
4. SLAB: RECESS SLAB 4" AT SHOWER

GENERAL NOTES

1. DO NOT SCALE FOOTING SIZE FROM PLAN - SEE FOUNDATION / STEMWALL SECTIONS FOOTING SIZES.
2. ISOLATED PAD FOOTINGS AND MONOLITHIC FOOTINGS CAN BE POURED INTEGRALLY. BOTTOMS AT SAME ELEVATION.
3. USE SENTRICON FOR TERMITE PROTECTION IN ACCORDANCE WITH FBC SECTION R318.
4. SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.
5. REINFORCEMENT IN FOOTINGS IS 3" FROM BOTTOM U.N.O.
6. VERIFY STEMWALL HEIGHT IN FIELD - MAXIMUM 4 COURSES.
7. FOUNDATION DESIGN BASED ON 2,000 PSF BEARING CAPACITY PER GEOTECH REPORT PERFORMED BY UNIVERSAL ENGINEERING SERVICES, NO: 230296, DATED: 07/06/2023

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FBPE# 34899

JODY D. YOUNG JR. LICENSE No. 70781 STATE OF FLORIDA PROFESSIONAL ENGINEER
JODY D. YOUNG, JR, PE
FL LIC# 70781

FILLED CELLS LEGEND

- INDICATES FILLED CELL w/ (1) #5 REBAR FROM FOOTING TO TIE BEAM STEEL (OR TIE BEAM TO TIE BEAM)
- INDICATES FILLED CELL w/ (2) #5 REBAR FROM FOOTING TO TIE BEAM STEEL (OR TIE BEAM TO TIE BEAM)
- INDICATES FILLED CELL w/ (1) #5 REBAR FROM FOOTING TO TOP OF STEMWALL OR TO SILL BELOW WINDOW.

CONCRETE SLAB NOTES

SLAB ON GRADE:
4" CONCRETE SLAB - 3000 PSI w/ FIBERMESH w/ 6 MIL VAPOR BARRIER OVER MECHANICALLY COMPACTED FILL.
TREAT SOIL w/ SENTRICON TERMITE POISONING

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COLUMN FOOTING SCHEDULE

MARK	SIZE	REINFORCING	REMARKS
P-3	36" X 36" X 12"H PAD	(5) #5s EACH WAY BOTTOM	REFER TO TYP. PAD FOOTING DETAIL ON S1.1
P-4	48" X 48" X 18"H PAD	(6) #5s EACH WAY BOTTOM	REFER TO TYP. PAD FOOTING DETAIL ON S1.1
P-6	72" X 72" X 24"H PAD	(9) #5s EACH WAY TOP & BOTTOM	REFER TO TYP. PAD FOOTING DETAIL ON S1.1

FOOTING SCHEDULE

MARK	SIZE/ / TYPE	REINFORCING	REMARKS
F-4	12"H x 18"W STRIP FTG.	(2) #5s CONT.	
F-5	12"H x 24"W STRIP FTG.	5 COURSE STEMWALL. REFER TO DETAIL ON SHEET S1.2	
F-9	12"H x 36"W STRIP FTG.	9 COURSE STEMWALL. REFER TO DETAIL ON SHEET S1.2	
F-10	12"H x 40"W STRIP FTG.	10 COURSE STEMWALL. REFER TO DETAIL ON SHEET S1.2	
F-11	12"H x 44"W STRIP FTG.	11 COURSE STEMWALL DETAIL. REFER TO DETAIL ON SHEET S1.2	

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Digitally signed by Jody D Young Jr.
Date: 2024.06.05 11:49:00-04'00'

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SIGNED: STRUCTURAL ONLY
DATE SEALED: June 05, 2024

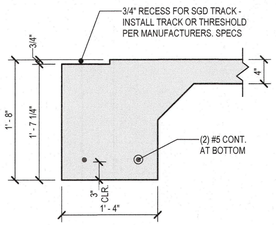
A New Residence for:
HAUSSLER
608 CUTTER LANE, LONGBOAT KEY, FL 34228

FOUNDATION PLAN
3/16" = 1'-0"

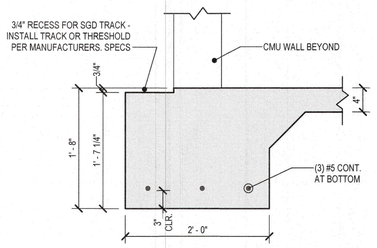
REVISIONS	
BY	DATE
NPM	03.12.2024
NPM	04.05.2024
NPM	11.01.2023

S1.0

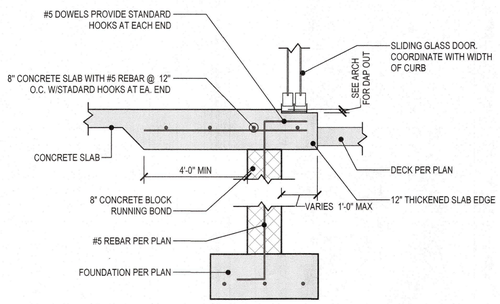
6/5/2024 11:36:45 AM K:_Projects\DSDG\2023\Haussler\06052024 Rev-3\Haussler_S_24.rvt



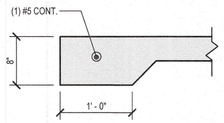
SD1 **SECTION1**
1" = 1'-0"



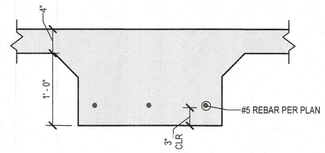
SD2 **SECTION**
1" = 1'-0"



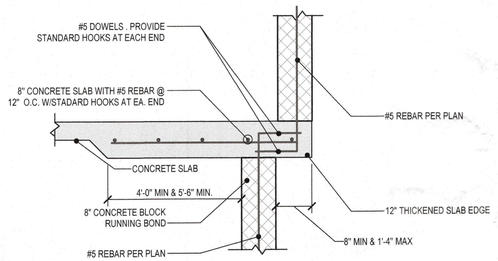
SD3 **SLIDING GLASS DOOR RECESS**
3/4" = 1'-0"



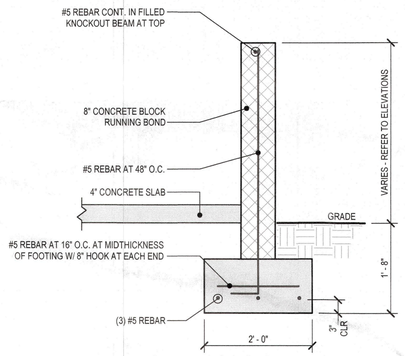
C1 **SLAB - THICKENED EDGE1**
1" = 1'-0"



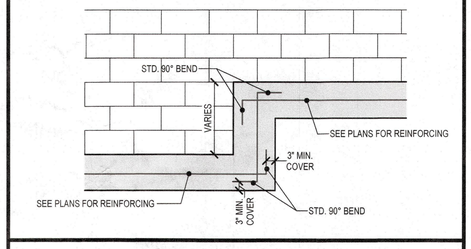
1 **SECTION**
1" = 1'-0"



C2 **Slab - Cantilever Edge**
3/4" = 1'-0"

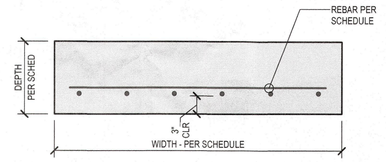


2 **SCREEN WALL**
3/4" = 1'-0"

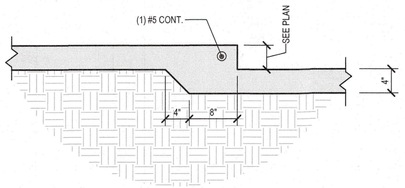


FOOTER STEP DETAIL

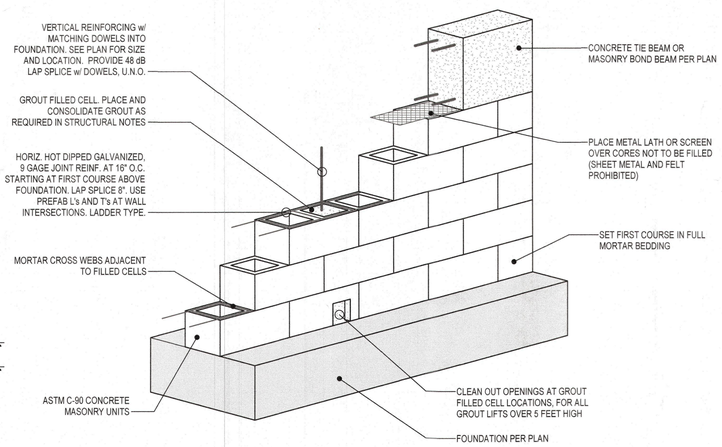
3 **FOOTER STEP DETAIL**
1/2" = 1'-0"



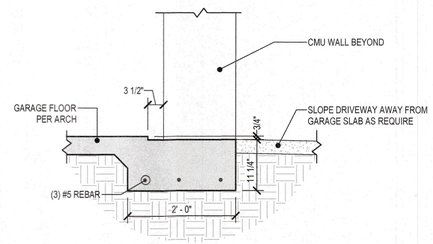
4 **TYPICAL PAD FOOTING**
1" = 1'-0"



5 **TYPICAL RECESS AT SHOWER**
1" = 1'-0"



6 **TYPICAL MASONRY WALL**
3/4" = 1'-0"



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

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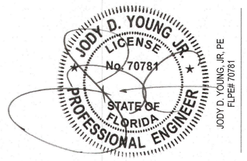


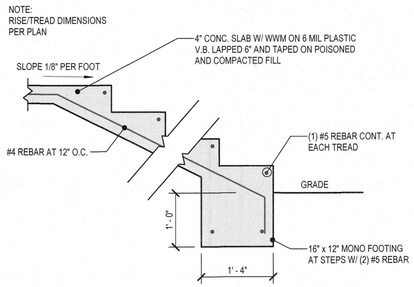
A New Residence for:
HAUSSLER
608 CUTTER LANE, LONGBOAT KEY, FL 34228

FOUNDATION DETAILS
As indicated

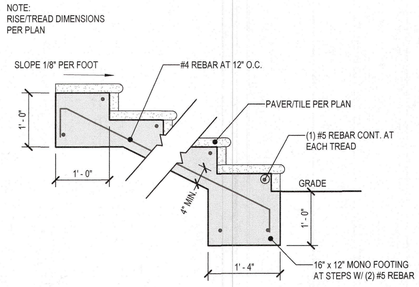
REVISIONS	
BY	DATE
NPM	11.01.2023

S1.1

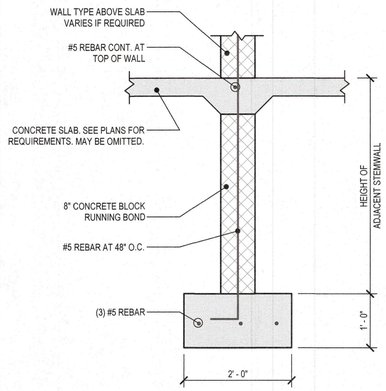
6/5/2024 11:36:45 AM K:_Projects\DSDG\2023\Haussler\06052024 Rev-3\Haussler_S_24.rvt



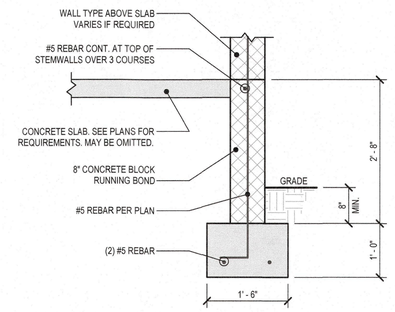
1 STAIRS ON GRADE DETAIL
3/4" = 1'-0"



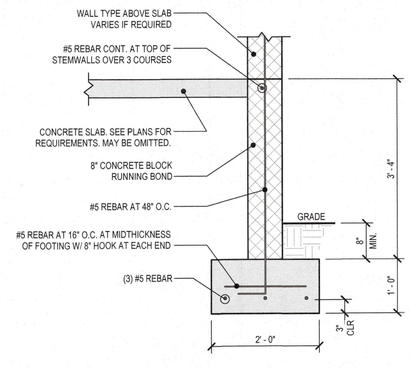
2 STAIRS ON GRADE DETAIL
3/4" = 1'-0"



3 ANGLE OF REPOSE DETAIL
3/4" = 1'-0"

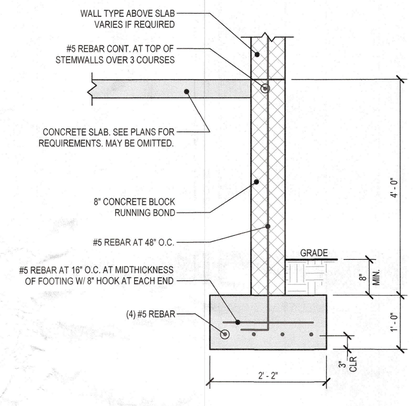


4 4 COURSE STEMWALL
3/4" = 1'-0"



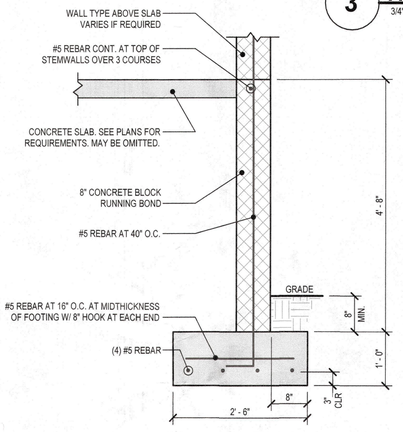
5 COURSE STEMWALL

5 5 COURSE STEMWALL
3/4" = 1'-0"



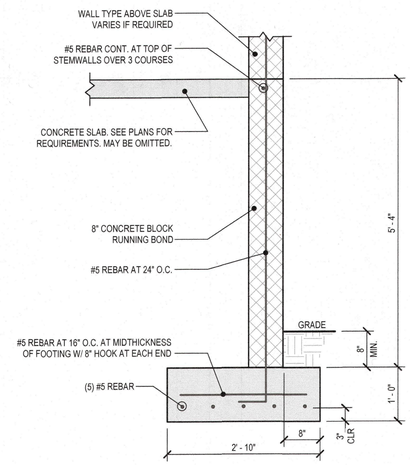
6 COURSE STEMWALL

6 6 COURSE STEMWALL
3/4" = 1'-0"



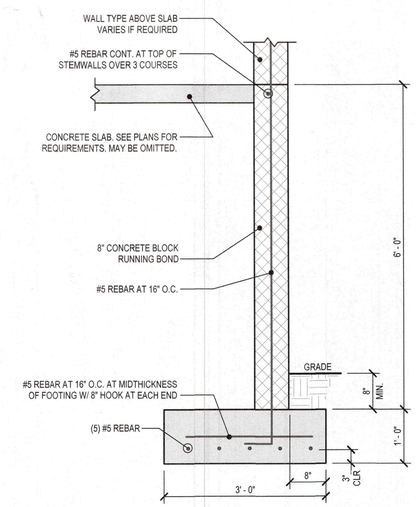
7 COURSE STEMWALL

7 7 COURSE STEMWALL
3/4" = 1'-0"



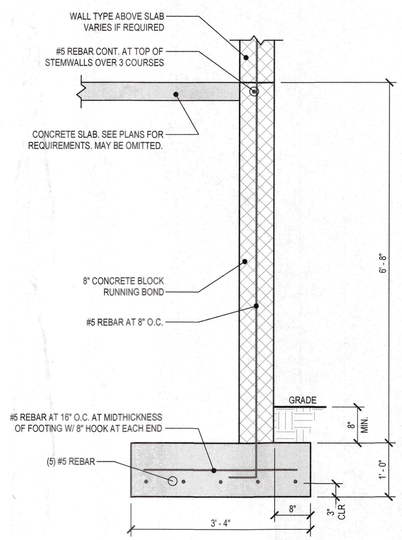
8 COURSE STEMWALL

8 8 COURSE STEMWALL
3/4" = 1'-0"



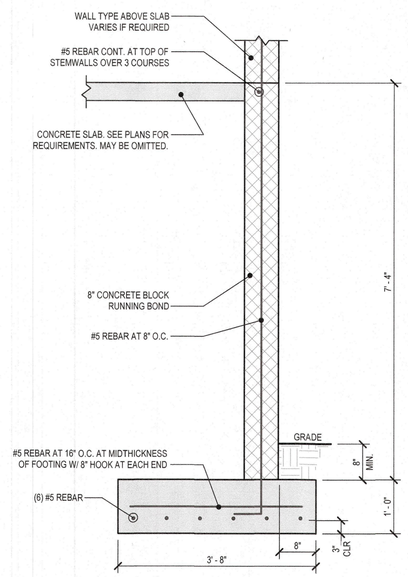
9 COURSE STEMWALL

9 9 COURSE STEMWALL
3/4" = 1'-0"



10 COURSE STEMWALL

10 10 COURSE STEMWALL
3/4" = 1'-0"



11 COURSE STEMWALL

11 11 COURSE STEMWALL
3/4" = 1'-0"

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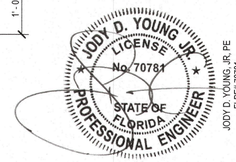


JODY D. YOUNG, JR. PE
FL P# 70781

A New Residence for:
HAUSSLER
608 CUTTER LANE, LONGBOAT KEY, FL 34228

FOUNDATION DETAILS
3/4" = 1'-0"

REVISIONS	
BY	DATE

NPM	11.01.2023

S1.2

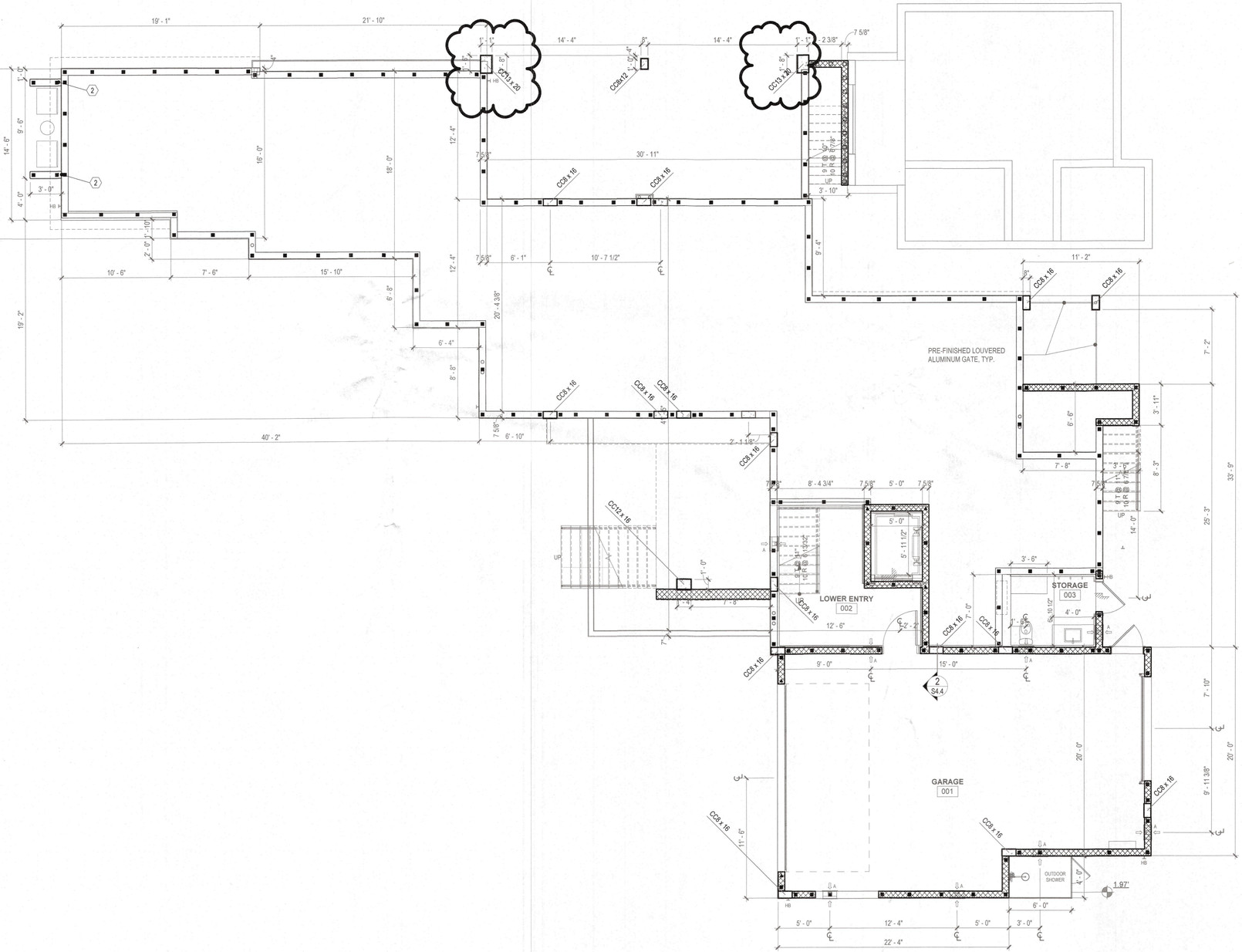
6/5/2024 11:36:46 AM K:_Projects\DSDG\2023\Haussler\06052024 Rev-3\Haussler_S_24.rvt

KEYED NOTES

1 MASONRY WALL: PROVIDE (1) #5 CONT. IN FULLY GROUTED COURSE AT THE TOP OF THE WALL

2 INTERLACE MASNORY UNITS W/ WALL

3 CONCRETE COLUMN: REFER TO TIE COLUMN DETAIL ON SHEET S4.4 FOR INTERGRATION WITH ADJACENET MASONRY



FILLED CELLS LEGEND

INDICATES FILLED CELL w/ (1) #5 REBAR FROM FOOTING TO TIE BEAM STEEL (OR TIE BEAM TO TIE BEAM)

INDICATES FILLED CELL w/ (2) #5 REBAR FROM FOOTING TO TIE BEAM STEEL (OR TIE BEAM TO TIE BEAM)

INDICATES FILLED CELL w/ (1) #5 REBAR FROM FOOTING TO TOP OF STEMWALL OR TO SILL BELOW WINDOW.

RECTANGULAR CONCRETE COLUMN SCHEDULE

MARK	DIMENSIONS WIDTH	DIMENSIONS DEPTH	REINFORCING LONGITUDINAL QTY	LONGITUDINAL SIZE	TIES SIZE	TIES SPACING	COMMENTS
CC8 x 14	8"	1' - 2"	4	6	3	8"	
CC8 x 16	8"	1' - 4"	4	6	3	8"	SEE SECTIONS 3 & 4 ON S4.4
CC8 x 18	8"	1' - 6"	4	6	3	8"	SEE SECTIONS 3 & 4 ON S4.4
CC8x12	8"	1' - 0"	4	6	4	12"	SEE SECTIONS 3 & 4 ON S4.4
CC12 x 16	1' - 0"	1' - 4"	6	6	3	12"	SEE SECTIONS 3 & 4 ON S4.4
CC12x12	1' - 0"	1' - 0"	4	6	4	12"	SEE SECTIONS 3 & 4 ON S4.4
CC13 x 20	1' - 1"	1' - 8"	6	6	3	12"	SEE SECTIONS 3 & 4 ON S4.4

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JODY D. YOUNG, JR. PE
FL/PE# 70781

A New Residence for:
HAUSSLER
608 CUTTER LANE, LONGBOAT KEY, FL 34228

GROUND FLOOR STRUCTURAL PLAN
3/16" = 1'-0"

REVISIONS BY	DATE
NPM	03.12.2024
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NPM	06.05.2024

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S2.0

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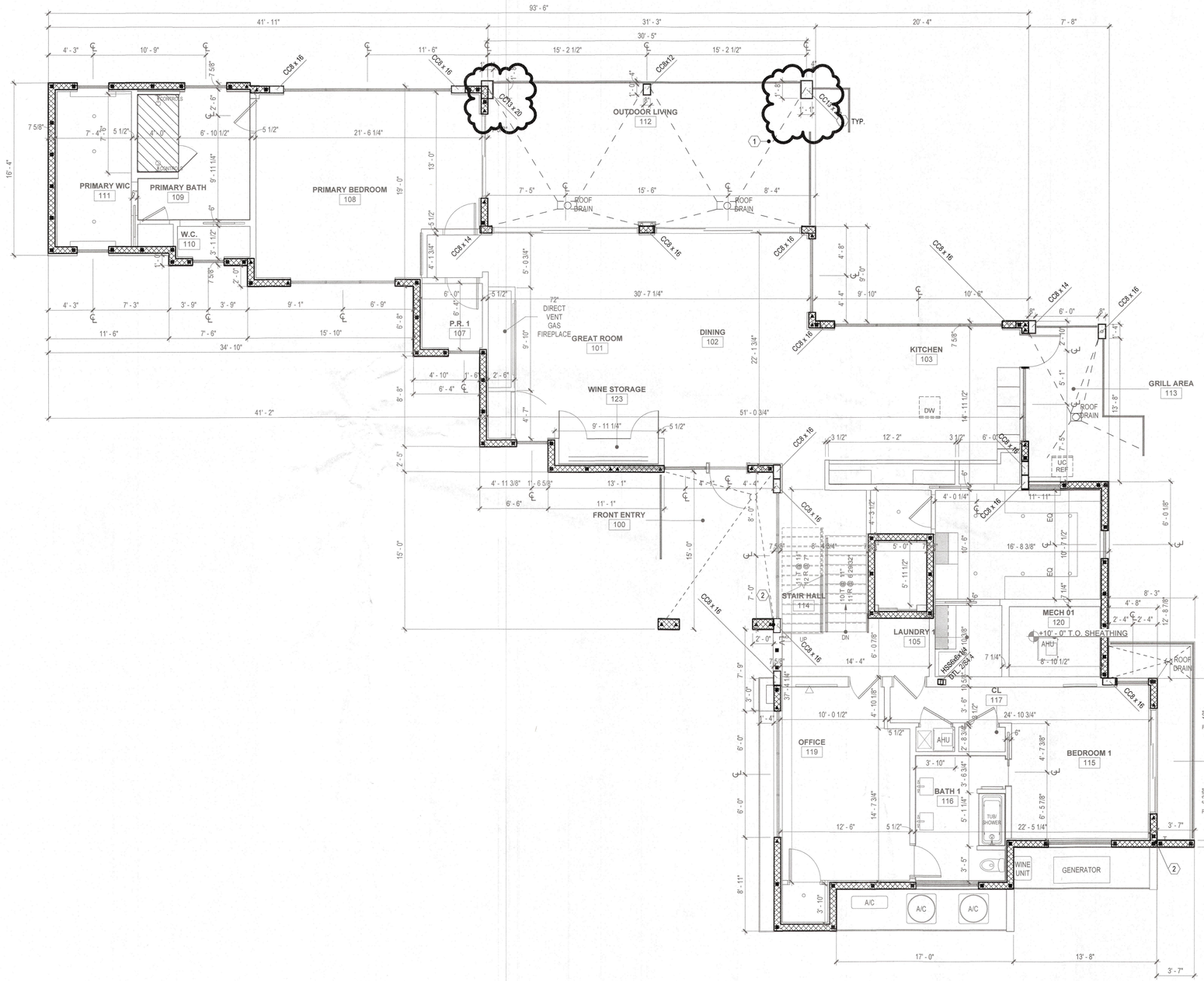

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CC12x20	1' - 0"	1' - 8"	4	6	3	12"	SEE SECTIONS 3 & 4 ON S4.4
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FIRST FLOOR STRUCTURAL PLAN
3/16" = 1'-0"

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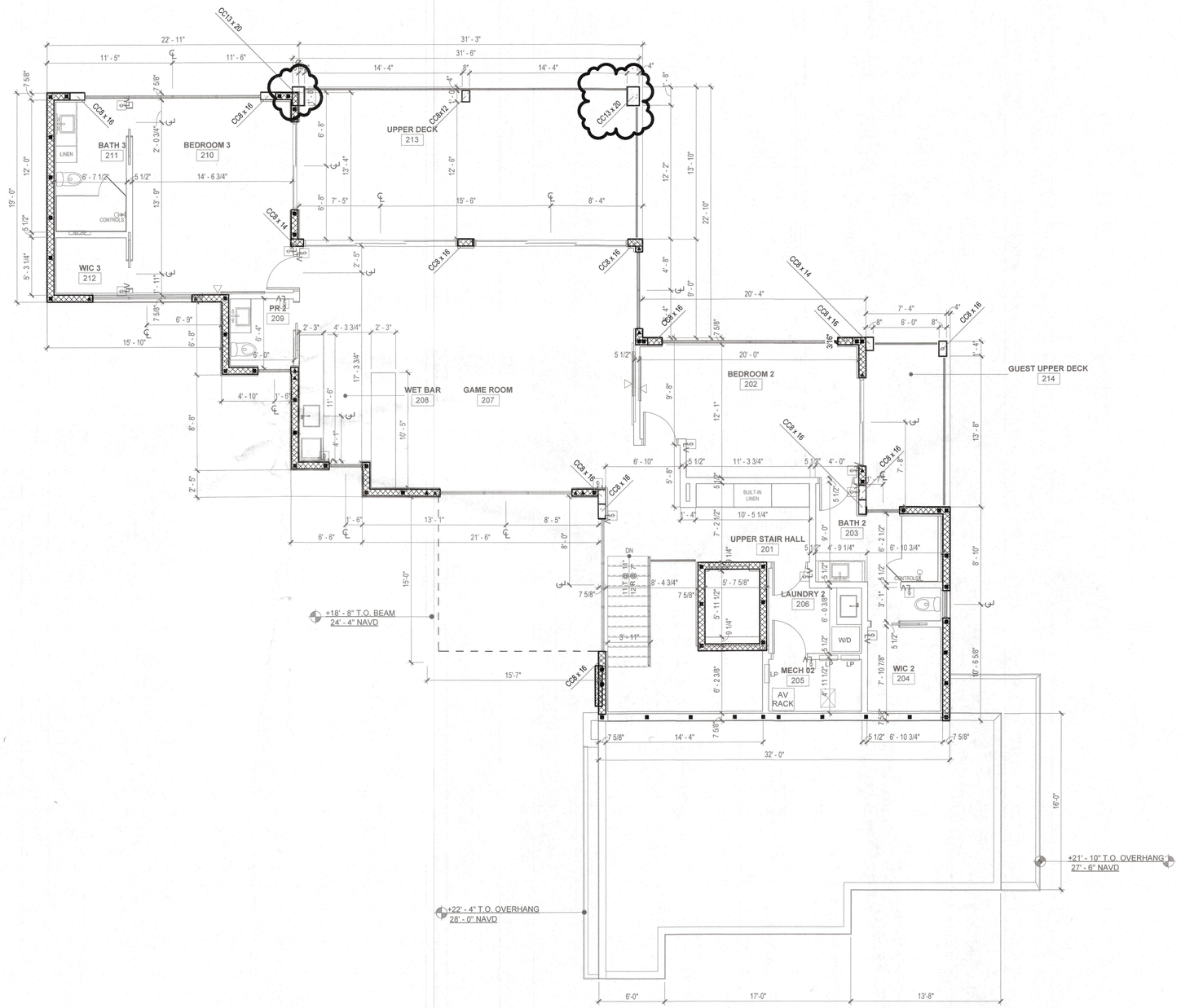

KEYED NOTES

1. MASONRY WALL: PROVIDE (1) #5 CONT. IN FULLY GROUTED COURSE AT THE TOP OF THE WALL
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CC8 x 18	8"	1' - 6"	4	6	3	8"	SEE SECTIONS 3 & 4 ON S4.4
CC8x12	8"	1' - 0"	4	6	4	12"	SEE SECTIONS 3 & 4 ON S4.4
CC12 x 16	1' - 0"	1' - 4"	6	6	3	12"	SEE SECTIONS 3 & 4 ON S4.4
CC12 x 18	1' - 0"	1' - 6"	6	6	3	12"	SEE SECTIONS 3 & 4 ON S4.4
CC13 x 20	1' - 1"	1' - 8"	6	6	3	12"	SEE SECTIONS 3 & 4 ON S4.4

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A New Residence for:
HAUSSLER
608 CUTTER LANE, LONGBOAT KEY, FL 34228

SECOND FLOOR STRUCTURAL PLAN
3/16" = 1'-0"

REVISIONS	
BY	DATE
NPM	03.12.2024
NPM	04.05.2024
NPM	06.05.2024
NPM	11.01.2023

S2.2

6/5/2024 11:36:48 AM K:_Projects\DSDG\2023\Haussler\06052024 Rev-3\Haussler_S_24.rvt

KEYED NOTES

1. 12" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, 1-1/2 " CONCRETE COVER, MIN DEPTH 12", SHORE MIN. OF 28 DAYS.
2. 14" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 8" O.C. EACH WAY TOP & BOTTOM, 1-1/2 " CONCRETE COVER, MIN. DEPTH OF 14", SHORE MIN. OF 28 DAYS.
3. 10" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY TOP&BOTTOM, 1-1/2 " CONCRETE COVER, MIN DEPTH OF 10", SHORE MIN. OF 28 DAYS.
4. SHORE CONCRETE BEAM/SLAB FOR MININUM OF 28 DAYS AFTER CONCRETE HAS BEEN POURED.
5. 24" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C.
6. HANGER: SIMPSON HGUM5.25-SDS (H=11") WITH (8) 5/8" x 5" TITEN HDs - PAD OUT GIRDER TRUSS AS REQ'D
7. 6" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY AT MID DEPTH, SHORE MIN. 28 DAYS, MAINTAIN 6" DEPTH.
8. 20" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C.
9. TIE BEAM: REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.1
10. SLAB ON GRADE: 4" CONCRETE SLAB - SLOPE TO DRAIN AS REQUIRED.
11. HANGER: SIMPSON HUC210-2 WITH (18) 1/4" x 1-3/4" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE
12. 4" SHOWER RECESS IN THE FLOOR TRUSSES
13. 11" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, 1-1/2 " CONCRETE COVER, MIN DEPTH 11", SHORE MIN. OF 28 DAYS.
14. 24" WIDE HVAC CHASE AS PER MEP
15. 2x12 SYP FLOOR JOISTS AT 16" O.C. WITH SIMPSON LSU210 AT BOTH ENDS
16. (2) 1-3/4" x 11-7/8" 2.0E MICROLLAM LVL BEAM

LEDGER/RIM BOARD SCHED.

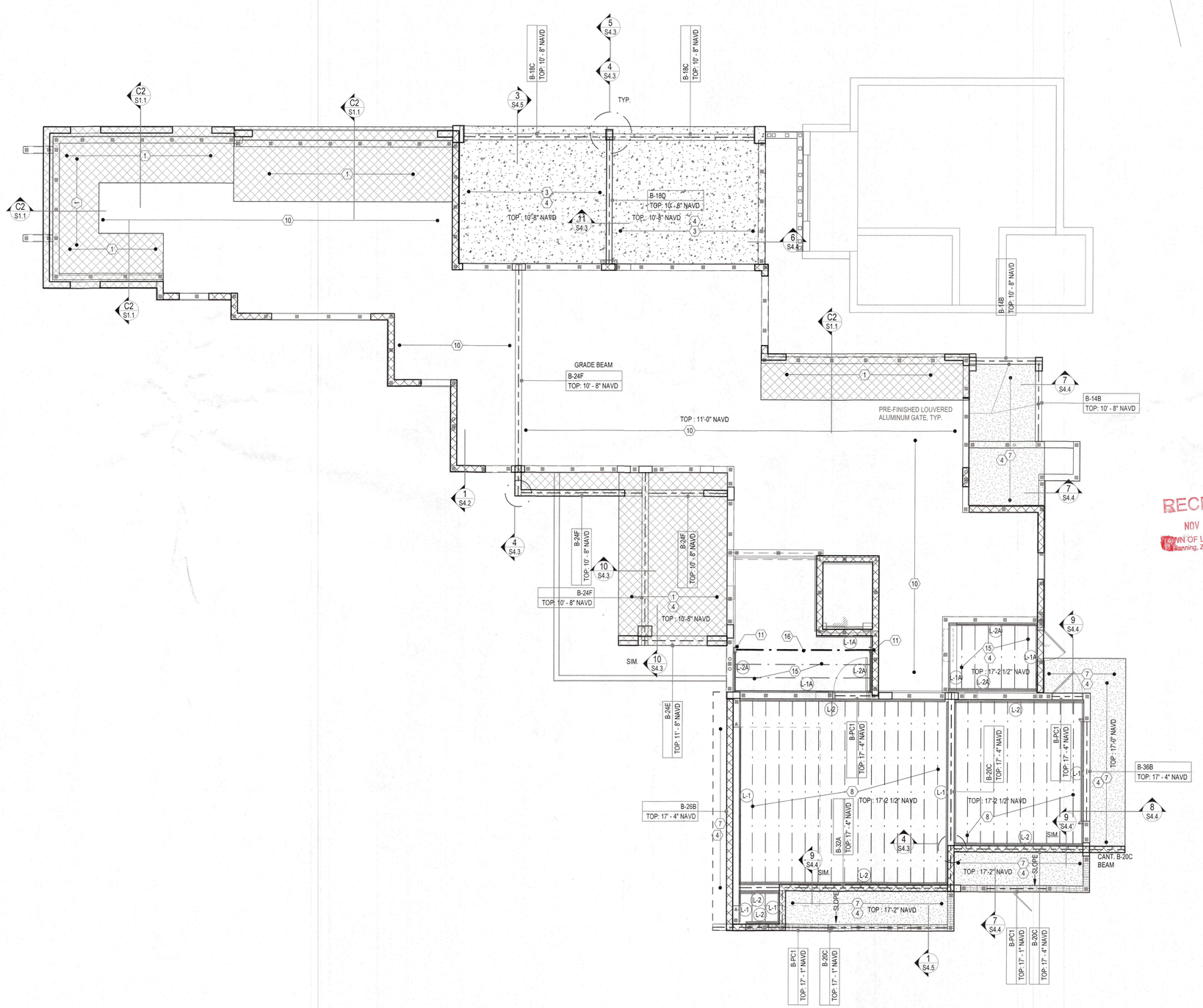
MARK	DESCRIPTION	REMARKS
L-1	(1) 2X8 PT LEDGER OR BETTER	SEE TRUSS PARALLEL TO LEDGER DETAIL
L-1A	(1) 2X12 PT LEDGER OR BETTER	SEE TRUSS PARALLEL TO LEDGER DETAIL
L-2	(2) 2X8 PT LEDGER OR BETTER	SEE TRUSS PERPENDICULAR TO LEDGER DETAIL
L-2A	(2) 2X12 PT LEDGER OR BETTER	SEE TRUSS PERPENDICULAR TO LEDGER DETAIL

GENERAL NOTES

1. FILL ALL CELLS ABOVE PRECAST LINTELS.
2. ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE MOISTURE PROTECTED OR PRESSURE TREATED.

WALL / BEAM HEIGHT LEGEND

- T.O. WALLTIE BEAM ELEVATION: 38' - 10" NAVD
- T.O. WALLTIE BEAM ELEVATION: 28' - 4" NAVD
- T.O. WALLTIE BEAM ELEVATION: 25' - 0" NAVD
- T.O. WALLTIE BEAM ELEVATION: 17' - 1" NAVD



CONCRETE BEAM SCHEDULE

MARK	DESCRIPTION
B-14B	8" x 14" F&P CONCRETE BEAM w/ (2)#5 TOP & (2)#5 BOTTOM #3 TIES AT 8" O.C.
B-18B	8" x 18" F&P CONCRETE BEAM w/ (2)#5 TOP & (2)#5 BOTTOM #3 TIES AT 6" O.C.
B-18C	8" x 18" F&P CONCRETE BEAM w/ (2)#6 TOP & (2)#6 BOTTOM #3 TIES AT 6" O.C.
B-18D	8"x18" F&P CONCRETE BEAM w/ (2)#7 TOP & (2)#7 BOTTOM #3 TIES AT 6" O.C.
B-20B	8"x20" F&P CONCRETE BEAM w/ (2)#5 TOP & (2)#5 BOTTOM #3 TIES AT 8" O.C.
B-20C	8" x 20" F&P CONCRETE BEAM w/ (2)#7 TOP & (4) #7 BUNDLED BOTTOM #3 TIES AT 4" O.C.
B-20D	12" x 20" F&P CONCRETE BEAM w/ (3)#7 TOP & (6) #7 BUNDLED BOTTOM #3 TIES AT 4" O.C.
B-22.5B	8" x 22.5" F&P CONCRETE BEAM w/ (2)#5 TOP, (2)#5 MIDDLE & (2)#5 BOTTOM #3 TIES AT 6" O.C.
B-24A	8" x 24" F&P CONCRETE BEAM w/ (1)#5 TOP, (1)#5 MIDDLE, (1)#5 BOTTOM
B-24B	8" x 24" F&P CONCRETE BEAM w/ (2)#5 TOP, (2)#5 MIDDLE & (2)#5 BOTTOM #3 TIES AT 6" O.C.
B-24E	12" x 24" F&P CONCRETE BEAM w/ (3)#7 TOP & (3)#7 BOTTOM #3 TIES AT 10" O.C.
B-24F	8" x 24" F&P CONCRETE BEAM w/ (4)#7 BUNDLED TOP & (4)#7 BUNDLED BOTTOM #3 TIES AT 6" O.C.
B-26B	16" x 26" F&P CONCRETE BEAM w/ (4)#5 TOP & (6) #7 BUNDLED BOTTOM #3 TIES AT 10" O.C.
B-28B	8" x 28" F&P CONCRETE BEAM w/ (2)#5 TOP, (2)#5 MIDDLE & (2)#5 BOTTOM #3 TIES AT 6" O.C.
B-28C	8" x 28" F&P CONCRETE BEAM w/ (2)#7 TOP & (2)#7 BOTTOM #3 TIES AT 10" O.C.
B-29A	8" x 29" F&P CONCRETE BEAM w/ (2)#5 TOP, (2)#5 MIDDLE & (4)#7 BUNDLED BOTTOM #3 TIES AT 8" O.C.
B-32A	8"x32" F&P CONCRETE BEAM w/ (2)#5 TOP, (2)#5 MIDDLE & (4)#7 BUNDLED BOTTOM #3 TIES AT 12" O.C.
B-36B	8"x36" F&P CONCRETE BEAM w/ (2)#5 TOP, (2)#5 MIDDLE & (2)#6 BOTTOM #3 TIES AT 12" O.C.
B-36D	8" x 36" F&P CONCRETE BEAM w/ (2)#7 TOP, (2)#5 MIDDLE & (2)#7 BOTTOM #3 TIES AT 12" O.C.
B-42A	8"x42" F&P CONCRETE BEAM w/ (2)#6 TOP, 2-LAYERS (2)#5 MIDDLE & (2)#6 BOTTOM #3 TIES AT 8" O.C.
B-54A	8" x 54" F&P CONCRETE BEAM w/ (2)#5 TOP, 2-LAYERS (2) #5 MIDDLE & (2)#7 BOTTOM #3 TIES AT 12" O.C.
B-PC1	8" x 8" PRECAST BEAM w/ (1) #5 CONT. FILLED SOLID w/ 16" TIE-BEAM AT TOP OF WALL w/ (1) #5 TOP & BOTT FILL ALL CELLS ABOVE PRECAST LINTEL
TB-22.5C	8" x 22.5" F&P CONCRETE BEAM w/ (2)#5 TOP & (4)#5 BOTTOM, BUNDLED #3 TIES AT 10" O.C.

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3. 10" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY TOP&BOTTOM, 1-1/2 " CONCRETE COVER, MIN DEPTH OF 10", SHORE MIN. OF 28 DAYS.
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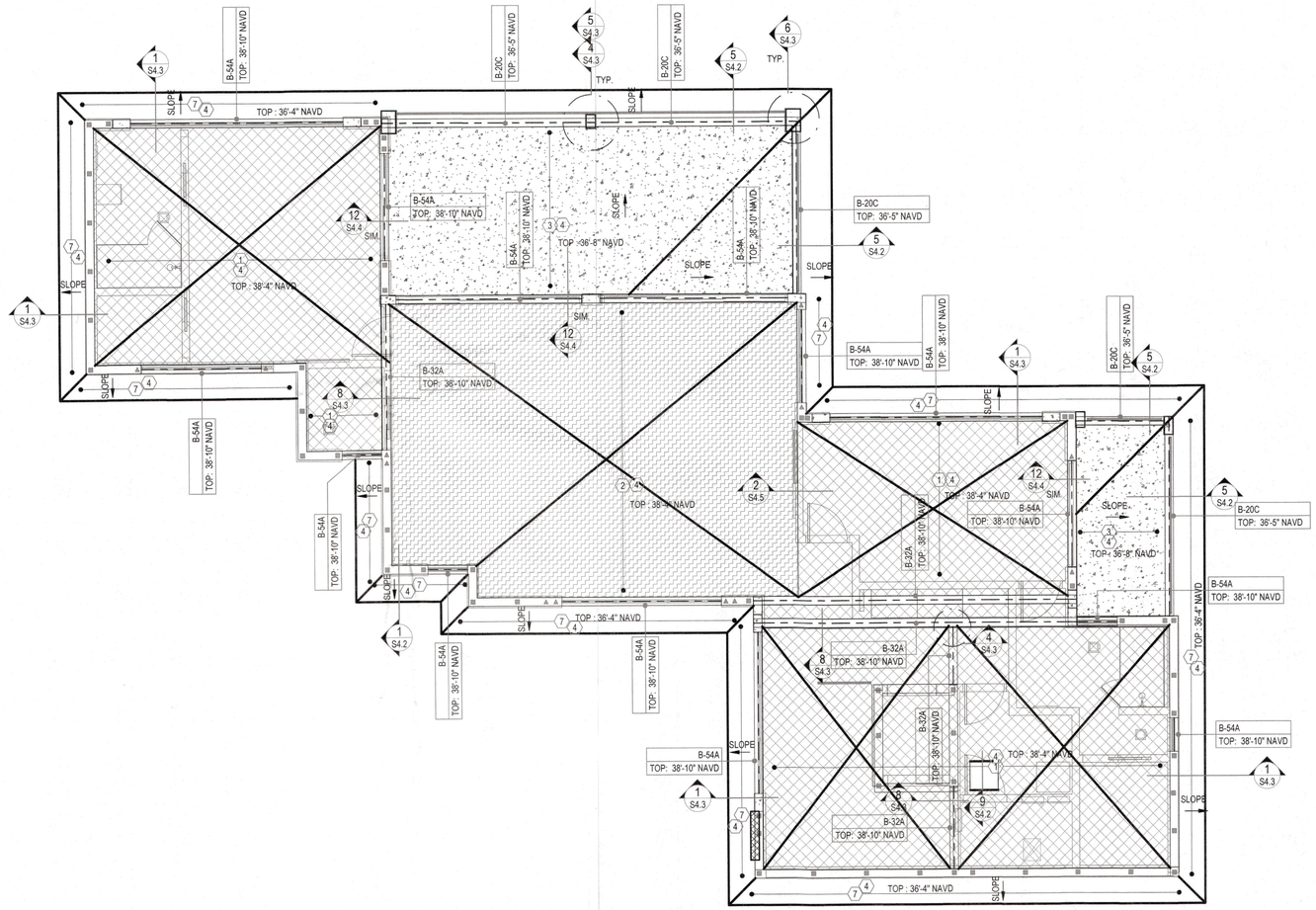

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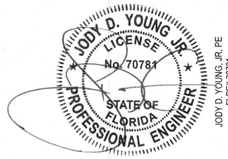

JODY D. YOUNG, JR, PE
FLPE# 70781

A New Residence for:
HAUSSLER
608 CUTTER LANE, LONGBOAT KEY, FL 34228

ROOF FRAMING PLAN
3/16" = 1'-0"

REVISIONS	
BY	DATE
NPM	03.12.2024
NPM	04.05.2024

NPM	11.01.2023

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GENERAL NOTES

1. FBC REFERS TO 2020 FLORIDA BUILDING CODE, 7TH EDITION.
2. FBC-R REFERS TO 2020 FLORIDA BUILDING CODE, 7TH EDITION, RESIDENTIAL.
3. COMPACT BACK FILL 5'-0" FROM STRUCTURE. THE BUILDING AREA PLUS A MARGIN OF 5'-0" AFF OUTSIDE PERIMETER LINES SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
4. CONTACT SOILS FOR FOUNDATIONS SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
5. CONTACT SOILS FOR FOUNDATIONS SHALL BE TESTED AFTER COMPACTION.
6. FILL WITHIN STEMWALLS SHALL BE PLACED AND COMPACTED PER THE RECOMMENDATIONS OF GEOTECHNICAL REPORT.
7. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 2000 PSF.
8. CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.
9. PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WIDE FLANGE MEMBERS SHALL CONFORM TO ASTM SPECIFICATION A-992 U.N.O. PLATES, ANGLES, CHANNELS AND BARS SHALL BE A-36.
2. TUBES SHALL CONFORM TO ASTM A-500 GRADE B. PIPES SHALL CONFORM TO ASTM A-53 TYPE E OR S GRADE B.
3. HIGH STRENGTH STEEL BOLTS SHALL CONFORM TO ASTM A-325 OR A-490. ANCHOR RODS SHALL CONFORM TO ASTM F-1554 GRADE 36.
4. WELDING ELECTRODES SHALL BE E-70XX.
5. SINGLE PLATE SHEAR (SHEAR TABS) AND SINGLE ANGLE CONNECTIONS ARE NOT ALLOWED EXCEPT WHERE SPECIFICALLY SHOWN ON DRAWINGS.
6. WHEN BEAM FLANGES ARE COPED MORE THAN DISTANCE K, SHEAR AND MOMENT CAPACITY OF THE REMAINING WEB MUST BE CHECKED BY THE DETAILER, UNLESS CONNECTION CLIP ANGLES ARE EXTENDED 1" BEYOND THE COPE.
7. ALL BUTT WELDS SHALL BE FULL PENETRATION BUTT WELDS.
8. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
9. FABRICATE AND ERECT STEEL BEAMS WITH THE NATURAL CAMBER UP. ANY ADDITIONAL CAMBER IS CALLED OUT ON THE DRAWINGS AS "C = 1-1/2"".
10. STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - THE MINIMUM PLATE THICKNESS SHALL BE .....1/2" (U.N.O.)
    - THE MINIMUM BOLT DIAMETER SHALL BE .....3/4" (U.N.O.)
    - THE MINIMUM THROAT SHALL BE .....3/16" (U.N.O.)
11. BASE PLATES, BEAMS, COLUMNS AND HARDWARE EXPOSED TO SOIL SHALL BE COVER WITH MINIMUM OF 3" CONCRETE PRIOR TO BACKFILL. STEEL NOT PROTECTED WITH CONCRETE SHALL BE COATED WITH BITUMASTIC.
12. STEEL LINTELS AND SHELF ANGLES ARE TO BE GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A384.
13. GALVANIZED STEEL AND ITS CONNECTORS SHALL CONFORM TO ASTM A123, ASTM A153, ASTM A384, AND THE RECOMMENDATIONS OF THE "AMERICAN HOT DIP GALVANIZERS ASSOCIATION STANDARD SPECIFICATION". ABRADED, SCRAPED, AND FIELD WELDED AREAS SHALL BE REPAIRED WITH ZINC-RICH PAINT.
14. 1ALL 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.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES.
16. 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.
17. 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 ENGAGED 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.
18. 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.

EXTERIOR CEILING NOTES

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

TYPICAL WALL SECTION NOTES

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

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:
- LIVE LOAD - 20 PSF

FLOOR:
- LIVE LOAD - 40 PSF (NON-REDUCIBLE)
- DEAD LOAD (SUPERIMPOSED) - 25 PSF
- STAIRS - 100 PSF

WIND: ASCE 7-16
- ULTIMATE WIND SPEED - 160 MPH
- ALLOWABLE WIND SPEED - 126 MPH
- EXPOSURE - D
- INTERNAL PRESSURE COEFFICIENT - 0.18
- FULLY ENCLOSED STRUCTURE
- RISK CATEGORY - II

SITE WORK

1. FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC., UES REPORT NO.: 230296 DATED JULY 6, 2023. SOIL BORING LOGS AND SITE PREPARATION PROCEDURES ARE INCLUDED IN THE PROJECT SOILS REPORT WHICH IS AN INTEGRAL PART OF THESE CONTRACT DOCUMENTS.
2. ALL SITE WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SOILS REPORT.
3. DESIGN SOIL BEARING PRESSURE = 2,000 PSF
4. ALL BUILDING COLUMNS AND LOAD BEARING WALLS SHALL BE SUPPORTED ON SHALLOW SPREAD FOUNDATIONS. AN ALLOWABLE BEARING CAPACITY OF 2,000 PSF MAY BE USED.
5. 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.
6. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING TEST
   A. ONE DENSITY TEST FOR EACH 2,000 SQUARE FEET OF COMPACTED SUBGRADE AND COMPACTED FILL
   B. ONE DENSITY TEST AT EACH COLUMN FOOTING
   C. ONE DENSITY TEST PER 50 FEET OF WALL FOOTING
   D. ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER, ARCHITECT, STRUCTURAL ENGINEER AND GENERAL CONTRACTOR
7. THE SIDES OF FOOTINGS MAY BE EARTH-FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN AND STABLE; OTHERWISE, PLYWOOD FORMS MUST BE USED.

PEST/DECAY PROTECTION NOTES

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

GARAGE NOTES

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

WOOD NOTES

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

SHORING NOTES

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

ROOF FRAMING NOTES

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

FRAMING NOTES

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

GENERAL CONNECTIONS NOTES

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

DRAFTSTOPPING NOTES

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

TRUSS/FRAME CONNECTION NOTES

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

WATERPROOFING NOTES

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

CONCRETE NOTES

GENERAL :

1. ALL CAST IN PLACE CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-14, THE ACI MANUAL OF STANDARD PRACTICE, AND THE CRSI MANUAL OF STANDARD PRACTICE.
2. ALL CONCRETE SHALL BE NORMAL WEIGHT 145 PCF 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
3. CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS.
4. SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.
5. THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED 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 OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D 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 ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.
6. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREDATION OF AGGREGATE. HOPPERS, VERTICAL CHUTES, OR TRUNKS SHALL BE USED IN SUFFICIENT NUMBERS SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED SIX FEET AND TO ENSURE THAT THE CONCRETE IS KEPT LEVEL AT ALL TIMES.
7. SAND BLAST EXISTING CONCRETE TO 1/4" AMPLITUDE BEFORE FRESH CONCRETE IS PLACED AGAINST CONCRETE IN PLACE. THE CONTACT SURFACE OF CONCRETE IN-PLACE SHALL BE THOROUGHLY CLEANED. ALL LAITANCE SHALL BE REMOVED AND THE CONTACT SURFACES SHALL BE THOROUGHLY SLOSHED WITH GROUT CONSISTING OF ONE PART SAND TO ONE PART CEMENT WITH MINIMUM WATER.
8. EMBEDDED ANCHORS / TIEDOWNS SHALL MIN 2" COVER.
9. BEAM SIZES SHOWN ON DRAWINGS ARE MINIMUM NOMINAL DIMENSIONS. BEAMS SIZES MAY BE INCREASED BY UP TO 12" TO ACCOMMODATE ON-SITE BEAM REQUIREMENTS PROVIDED THAT THE DISTANCE BETWEEN THE TOP AND BOTTOM REINFORCING STEEL REMAINS THE SAME OR IS INCREASED.

PLUMBING SLEEVES / CONDUIT :

1. MINIMUN 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.
2. CONDUIT HAVING OUTSIDE DIAMETER LARGER THAN ONE THIRD OF THE SLAB THICKNESS SHALL NOT BE PERMITTED.
3. CONDUITS THAT CROSS EACH OTHER IN SLAB SHALL NOT CONSUME AT POINT OF INTERSECTION MORE THAN ONE THIRD OF THE SLAB THICKNESS.
4. ALUMINUM CONDUITS ARE NOT PERMITTED IN CONCRETE ELEMENTS.
5. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER.

REINFORCING STEEL :

1. REINFORCING STEEL TO CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.
2. 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.
3. 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.
4. INDIVIDUAL BARS WITHIN A BUNDLE TERMINATED WITHIN THE SPAN OF THE BEAM SHALL TERMINATE AT DIFFERENT POINTS WITH AT LEAST 40 BAR DIA. STAGGER.
5. ALL WELDING OF REINFORCING TO BE DONE WITH E90XX ELECTRODES IN ACCORDANCE WITH A.W.S. SPECIFICATIONS D1.4 (LATEST EDITION).
6. ALL MECHANICAL SPLICES USED MUST BE "TENSION-COMPRESSION" TYPE AND SHALL COMPLY WITH ACI 318 SECTION 12.14.3 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. SPLICE MUST DEVELOP 125% OF REBAR YIELD STRENGTH.
7. UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318: CONCRETE CAST AGAINST EARTH: ALL BARS -3" CONCRETE EXPOSED TO EARTH (FORMED FACE): ALL BARS -2" CONCRETE EXPOSED TO WEATHER: #6 BARS AND GREATER -2" #5 BARS AND SMALLER -1-1/2" WHERE NOT EXPOSED TO EARTH OR WEATHER: SLABS, WALLS AND JOISTS: #14 AND #18 BARS -1-1/2" #11 BARS AND SMALLER -3/4" BEAMS AND COLUMNS: ALL BARS -1-1/2"
8. REINFORCING STEEL LAP LENGTH IN CONCRETE AND/OR MASONRY SHALL BE:
   #5 REBAR: 30"
   #6 REBAR: 36"
   #7 REBAR: 45"

MIX DESIGN / TESTING :

1. SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.
2. THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED 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 OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D 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 ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.
3. ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATNG WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.
4. ALL CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER CHAPTER 5 OF ACI 318.
5. AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE: A. ASTM C143 - "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 4-6 INCHES, PRIOR TO ADDING A SUPER PLASTISIZER. B. ASTM C39 - "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS: 1 AT 7 DAYS, 2 AT 28 DAYS
6. ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARDED.

NON-SHRINK GROUT

1. NON-SHRINK GROUT SHALL BE A HIGH-STRENGTH MORTAR OR GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 psi AT 28 DAYS. THE GROUT IS TO BE NON-METALLIC, NON-CORROSIVE, CEMENT-BASED AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1107. IT SHALL BOND PERMANENTLY TO A CLEAN METAL BASEPLATE AND CONCRETE SUBSTRATE AND WILL NOT SHRINK IN ITS PLASTIC STATE, AS TESTED IN ACCORDANCE WITH ASTM C827.

CHEMICAL ANCHORS

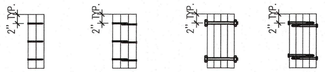
1. SHALL BE AN EQUAL TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-XP " STRUCTURAL ANCHORING ADHESIVE " , HILTI HIT-HY 150 MAX-SD OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

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

MASONRY

1. ALL MASONRY CONSTRUCTION SHALL COMPLY WITH CURRENT EDITION OF ACI 530/ASCE 5/TMS 402, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES".
2. 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'-0" O.C. REINFORCED WITH (2) #5.
3. ALL VERTICAL WALL REINFORCEMENT INTERRUPTED BY WALL OPENINGS, THE EQUAL AMOUNT OF REINFORCING SHALL BE PLACED IMMEDIATELY ADJACENT TO EACH SIDE OF THE OPENINGS.
4. ALL MASONRY CELLS CONTAINING BOLTS OR REINFORCEMENT SHALL BE FILLED WITH (FINE OR COARSE) GROUT PER SPECIFICATIONS.
5. 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 UNCONFINED FALL OF GROUT SHALL NOT EXCEED FIVE FEET AND TO ENSURE THAT THE GROUT IS KEPT LEVEL AT ALL TIMES.
6. GROUT SHALL BE PLACED IN LIFTS NOT EXCEEDING 5 FEET.
7. PROVIDE DOWELS WITH STANDARD BAR HOOK IN FOOTING TO MATCH DIAMETER AND SPACING OF VERTICAL REINFORCEMENT. MINIMUM SPLICE LENGTH = 24 INCHES.
8. PROVIDE 2-#5 CORNER BARS AT ALL BOND BEAM CORNERS TO LAP A MINIMUM OF 48 BAR DIAMETERS (U.N.O.).
9. PROVIDE ADJUSTABLE MASONRY ANCHORS TO STEEL BEAMS AND COLUMNS WHICH ARE EMBEDDED IN MASONRY AT 2'-8" O.C. MAXIMUM.
10. ALL CMU GROUT SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
11. PROVIDE CRACK CONTROL JOINTS AT ALL WALL RETURNS AND JAMBS OF OPENINGS AND AT A MAXIMUM SPACING OF 30-FEET ON CENTER.
12. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 DIAMETERS OF THE REINFORCEMENT OR 10 FEET.
13. ALL CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLIDLY WITH GROUT. ALL GROUT SHALL BE CONSOLIDATED AT TIME OF POURING BY PUDDLING OR VIBRATING AND THEN RECONSOLIDATED AGAIN BY PUDDLING LATER, BEFORE PLASTICITY IS LOST.
14. WHEN THE GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE POUR OF GROUT NOT LESS THAN 1/2 INCH BELOW THE TOP OF THE UPPERMOST UNIT GROUTED.
15. ALL REINFORCED HOLLOW UNIT MASONRY SHALL BE BUILT TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF THE CELLS TO BE FILLED. WALLS AND CROSS WEBS FORMING SUCH CELLS TO BE FILLED SHALL BE FULL-BEDDED IN MORTAR TO PREVENT LEAKAGE OF GROUT.
16. VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL CELL MEASURING NOT LESS THAN 3" AND HAVING A C

MULTIPLE MEMBER CONNECTION FOR 1.9E MICROLLAM LVL BEAMS

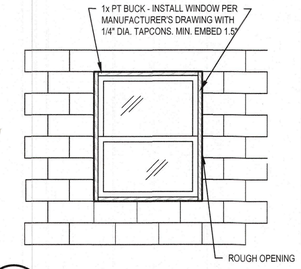


2 PIECES - 1-3/4" WIDE:
- MINIMUM (2) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS LESS THAN 14" DEEP
- MINIMUM (3) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 14"

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

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

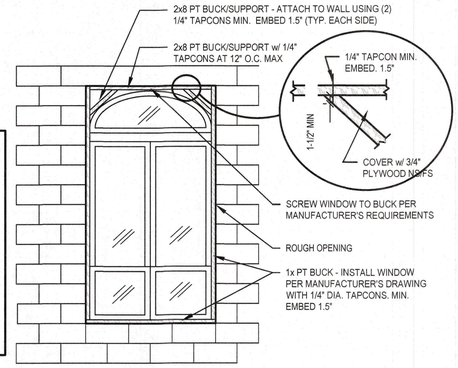
GENERAL NOTES:
- A307 BOLTS WITH WASHERS REQUIRED. BOLT HOLES TO BE 9/16" DIA.
- SCREWS MUST HAVE SELF-DRILLING TIPS AND MINIMUM BENDING YIELD STRENGTH OF 217,000 PSI.
- 6" LONG SCREWS REQUIRED • CONNECTION INSTRUCTIONS ON PLAN SUPERSEDE PRECEDING.



WINDOW / DOOR INSTALLATION
1. SEE MANUFACTURER'S DRAWINGS FOR DETAILS AND SPACING OF TAPCONS / BOLTS.
2. DETAILS B OR C MAY BE USED FOR FAN / HALF CIRCLE WINDOWS U.N.O.
3. PRECAST WINDOW SILLS SHALL BE WIND RESISTANT PRECAST WINDOW SILLS AS MANUFACTURERED BY CASTCRETE OR EQUAL.
4. WINDOW DETAILS B AND C MAY BE USED INTERCHANGEABLY AND AT SILL FOR ROUND AND OVAL WINDOWS.
5. WOOD FILLER MAY BE USED AS REQUIRED TO MAINTAIN 1/4" GAP OR LESS AT CORNER OF ROUND AND SQUARE WINDOWS.

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

1 TYPICAL WINDOW DETAIL
NTS



2 ELLIPTICAL WINDOW DETAIL
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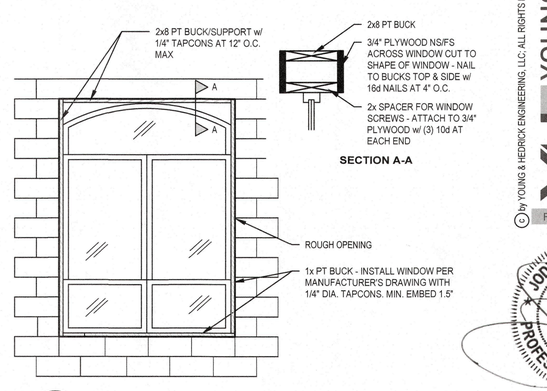

3 EYEBROW WINDOW DETAIL
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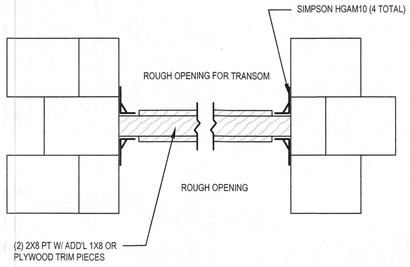

4 WOOD HEADER BEAM DETAIL
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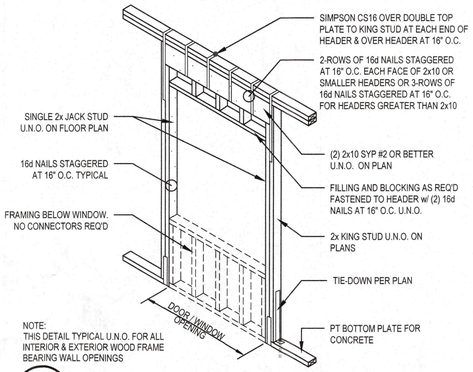

5 BEARING WALL HEADER DETAIL
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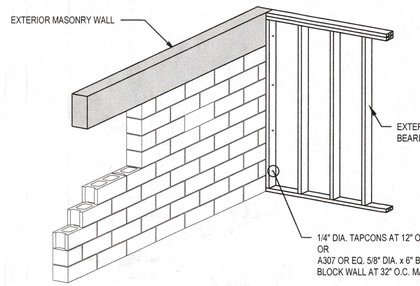

6 MIXED CONSTRUCTION DETAIL
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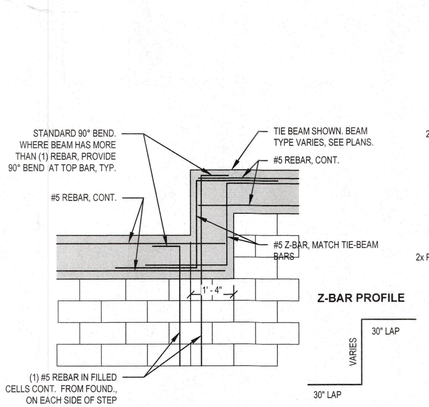

7 TIE BEAM STEP
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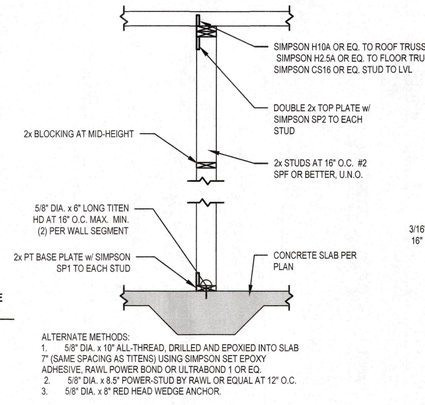

8 INTERIOR BEARING WALL DETAIL
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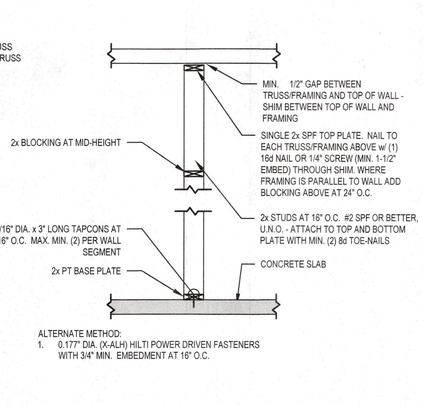

9 INTERIOR NON-BEARING WALL DETAIL
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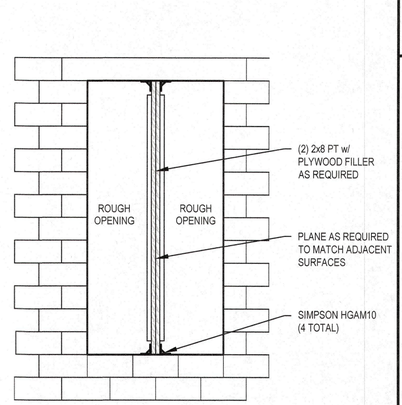

10 VERTICAL WINDOW MULLION
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A Custom Home for:
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608 CUTTER LANE , LONGBOAT KEY, FL 34228

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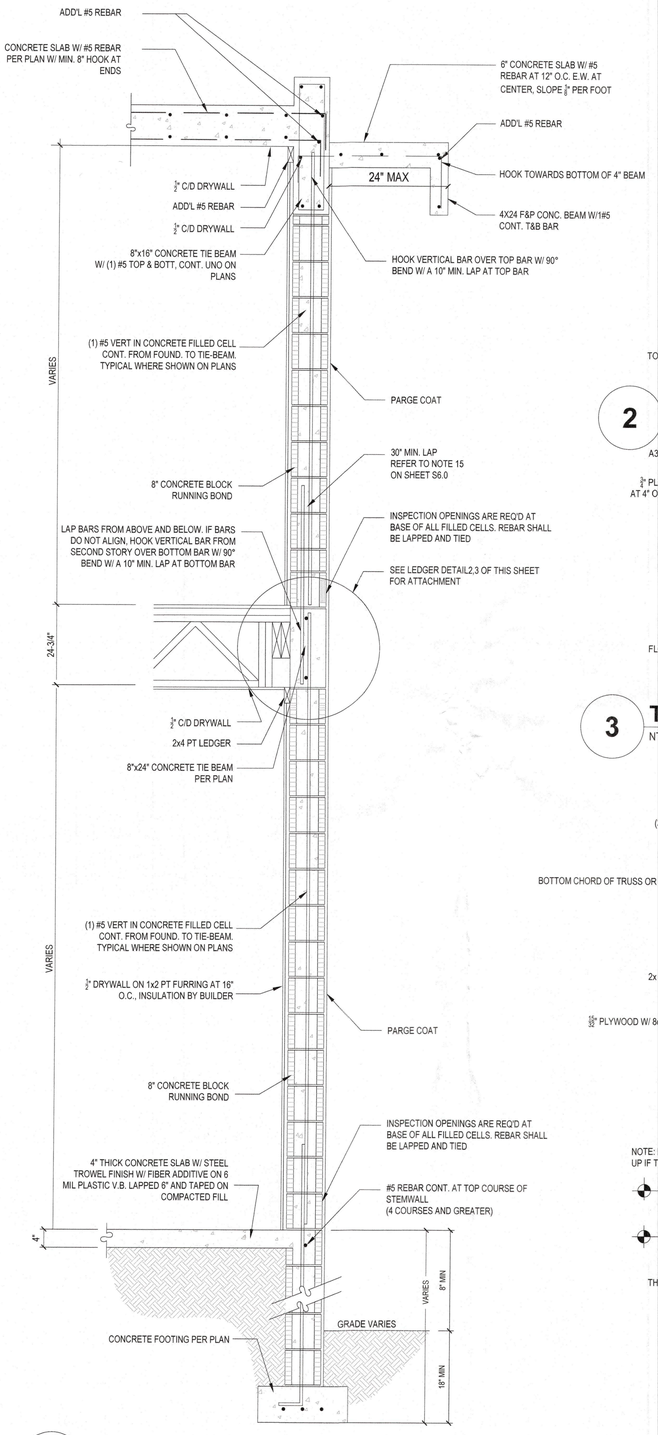

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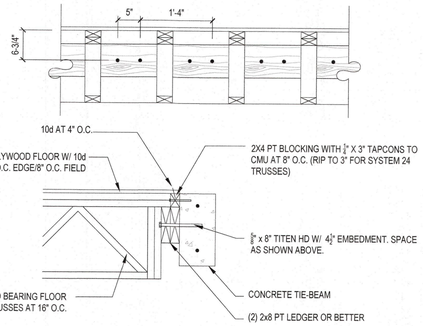

2 TRUSSES PERPENDICULAR TO LEDGER
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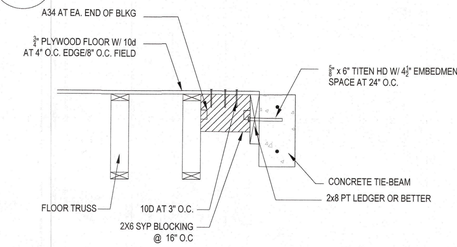

3 TRUSSES PARALLEL TO LEDGER
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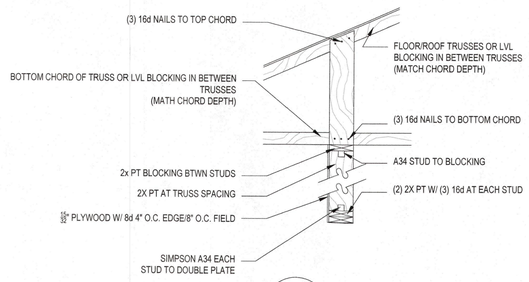

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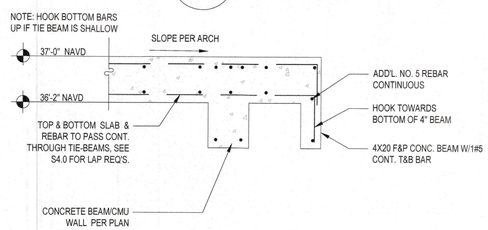

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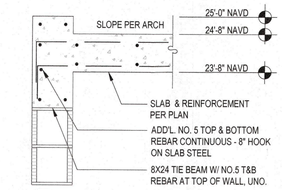

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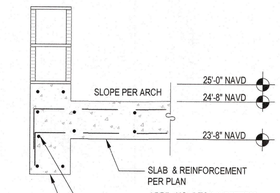

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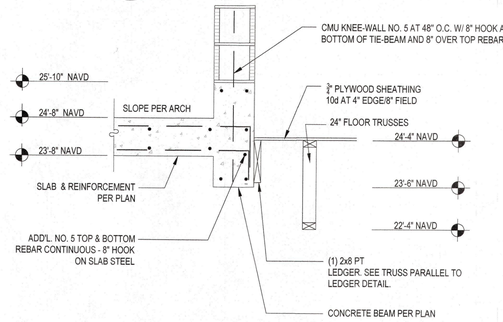

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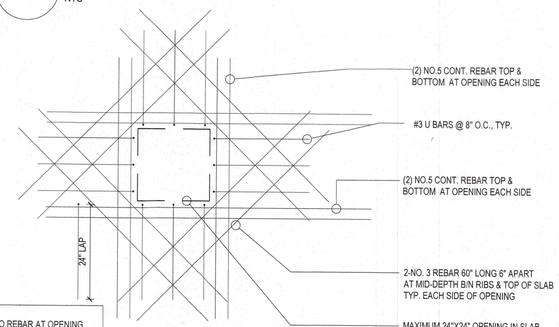

NOTES:
1. PROVIDE 1.5" COVER TO REBAR AT OPENING
2. PROVIDE POUR STOPS ABOVE SLAB ON EACH SIDE OF OPENING LOCATION PRIOR TO POUR
3. THE CONCRETE SLAB SHALL BE ALLOWED TO CURE PRIOR TO CUTTING & REMOVING DECK
3. TRIM REBAR IS IN ADDITION TO TEMPERATURE & SHRINKAGE REINFORCEMENT
4. IF OPENING IS ADJACENT TO TIE-BEAM, TRIM BARS TO PASS THROUGH TIE-BEAMS

9 SECTION
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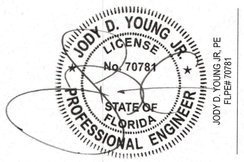

A Custom Home for:

HAUSSLER RESIDENCE

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AS INDICATED

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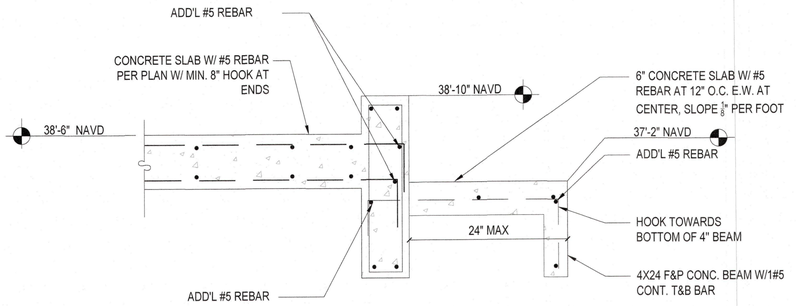

1 **SECTION**
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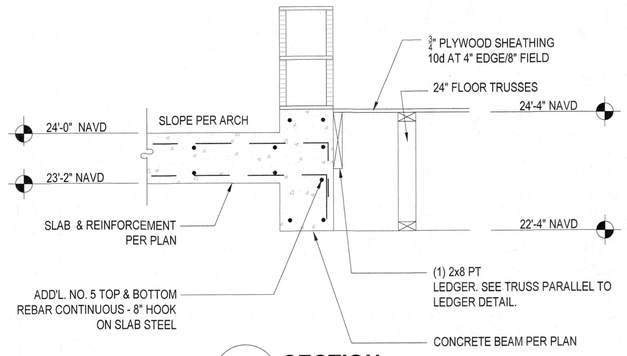

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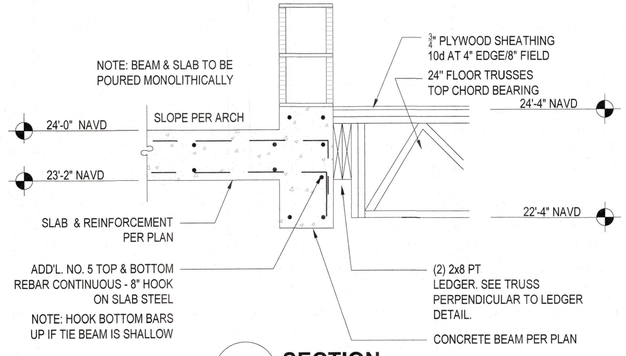

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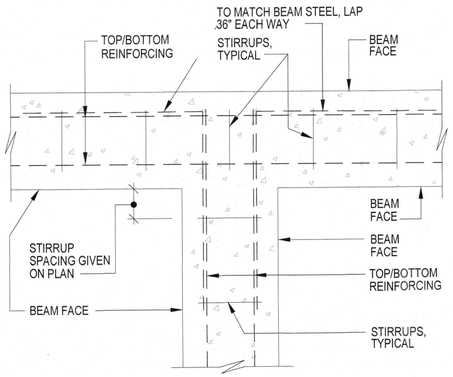

NOTES:
1. ALL STIRRUPS ARE CLOSED, SEE PLAN FOR SPACING & SIZES.
2. SEE PLAN FOR REINFORCING SIZES.
3. INTERSECTING BEAMS POURED AS ONE, NO JOINTS.
4. ONLY OUTSIDE BARS (TOP & BOTTOM) NEED TO BE HOOKED AND LAPPED. MIDDLE BARS, NOT SHOWN, (TOP & BOTTOM) CAN EXTEND AND TERMINATE AT OUTSIDE FACE OF PERPENDICULAR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

4 **INTERSECTING BEAMS DETAIL**
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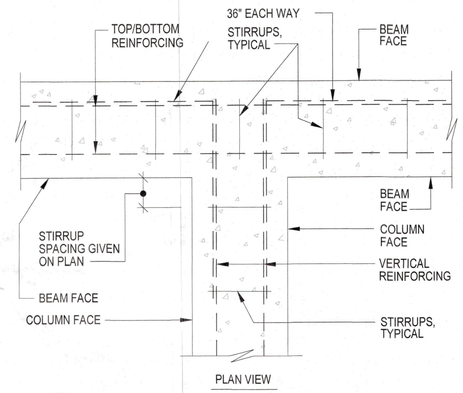
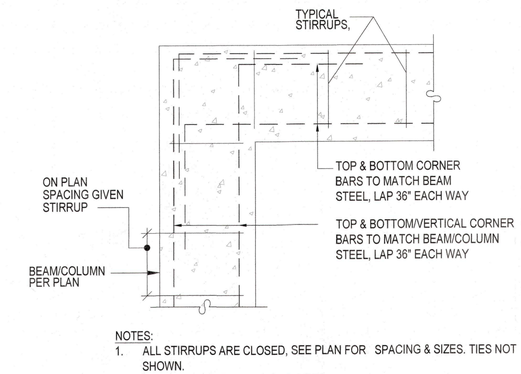


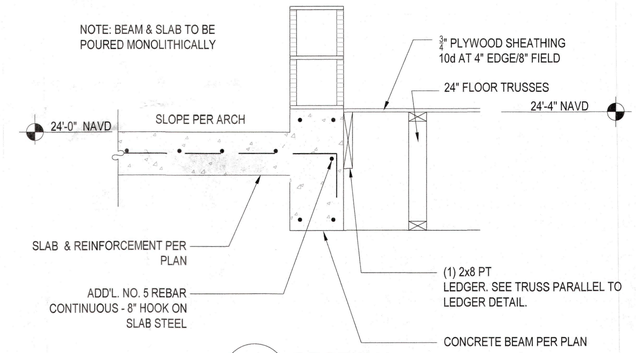
NOTES:
1. ALL STIRRUPS ARE CLOSED, SEE PLAN FOR SPACING & SIZES.
2. SEE PLAN FOR REINFORCING SIZES.
3. INTERSECTING BEAM/COLUMN POURED AS ONE, NO JOINTS.
4. ONLY OUTSIDE BARS (TOP & BOTTOM) NEED TO BE HOOKED AND LAPPED. MIDDLE BARS, NOT SHOWN, (TOP & BOTTOM) CAN EXTEND AND TERMINATE AT OUTSIDE FACE OF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

5 **COLUMN TO BEAM CONNECTION DETAIL**
NTS



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

6 **CORNER BEAM/COLUMN TO BEAM CONNECTION DETAIL**
NTS



7 **SECTION**
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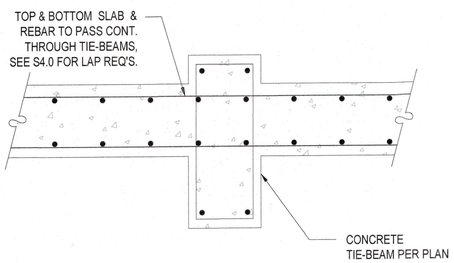

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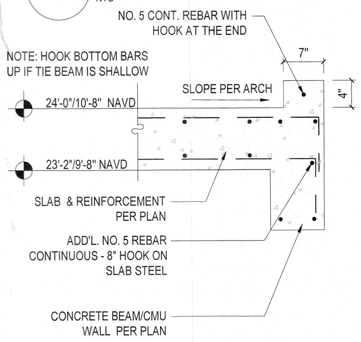

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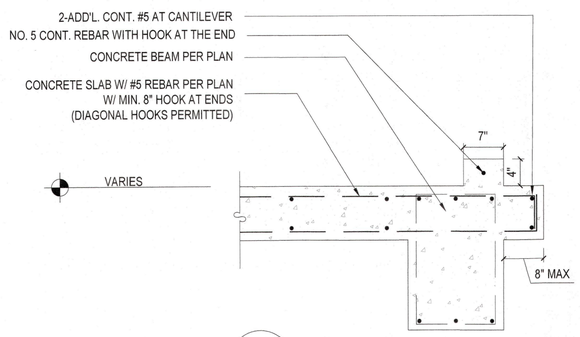

10 **SECTION**
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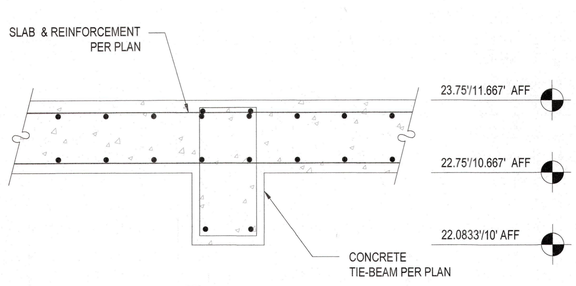

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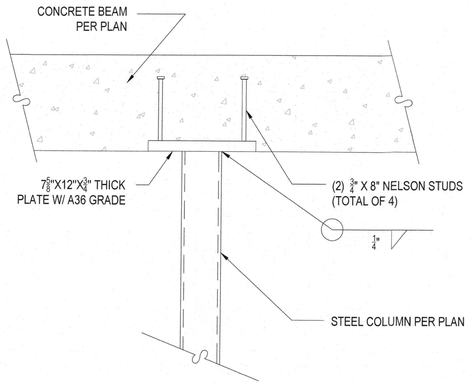
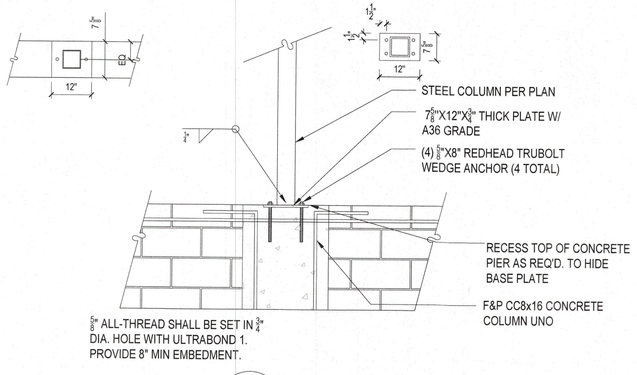


1 SECTION
NTS



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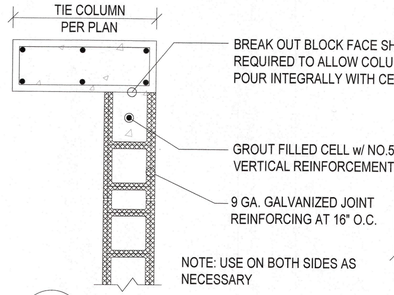

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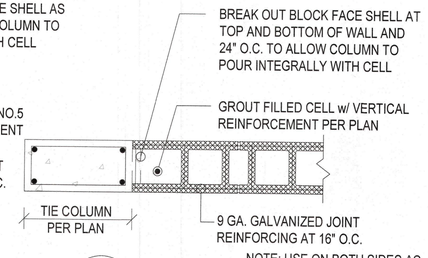

4 SECTION
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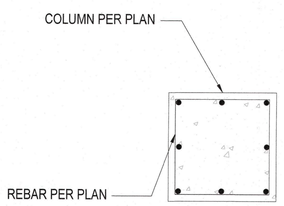

5 F&P COLUMN DETAIL
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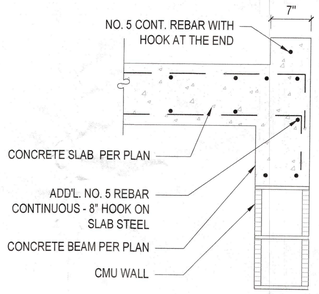

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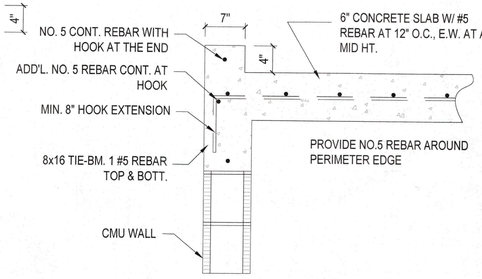

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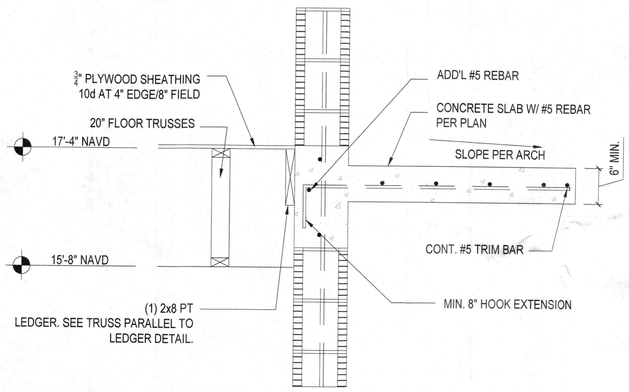

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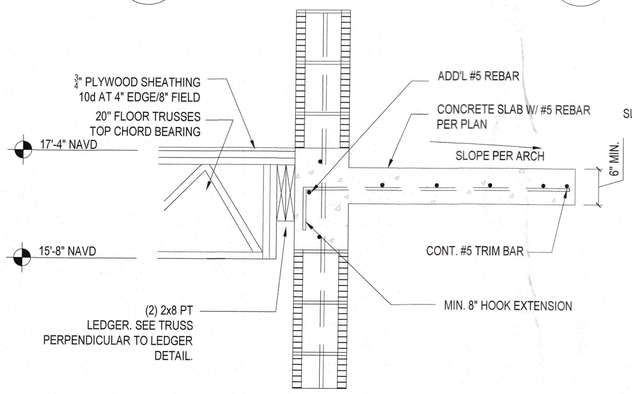

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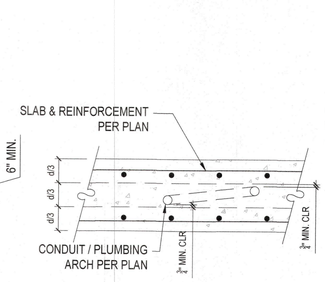
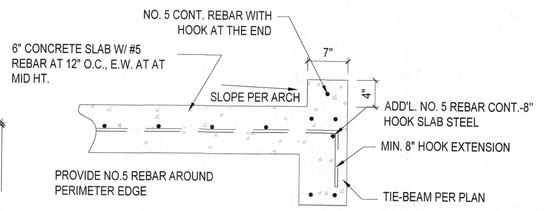


NOTE:
ANY CONDUIT / PLUMBING PIPE DIA GREATER THAN 4" CONTACT EOR FOR APPROVAL.

10 SECTION
NTS



11 SECTION
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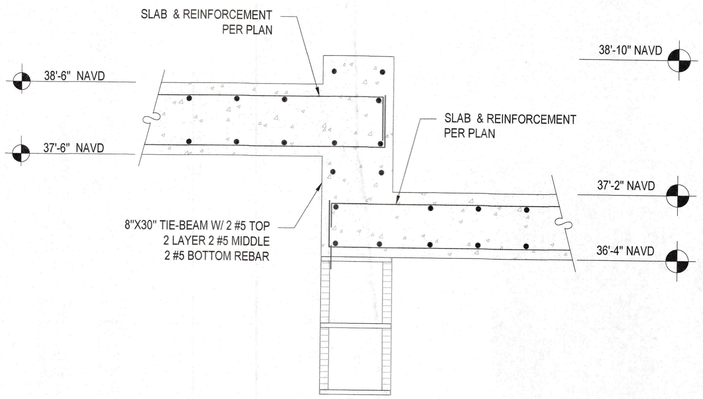

12 SECTION
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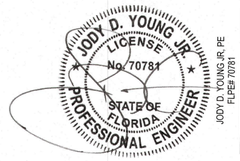
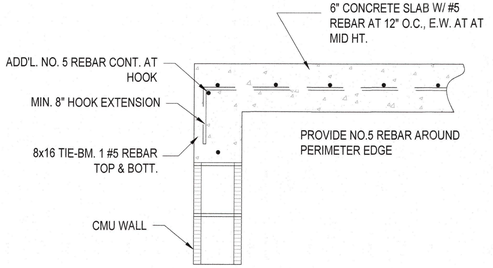


A Custom Home for:
HAUSSLER RESIDENCE
608 CUTTER LANE , LONGBOAT KEY, FL 34228

STRUCTURAL DETAILS
AS INDICATED

REVISIONS	
BY	DATE
NPM	03.12.2024
NPM	04.05.2024
NPM	06.05.2024
-	-
-	-
-	-
NPM	11.01.2023

S4.4



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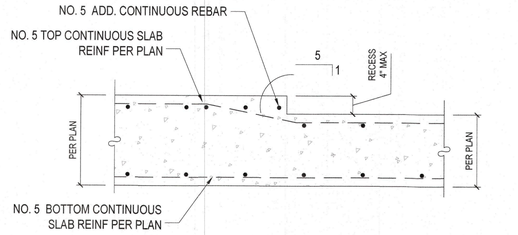
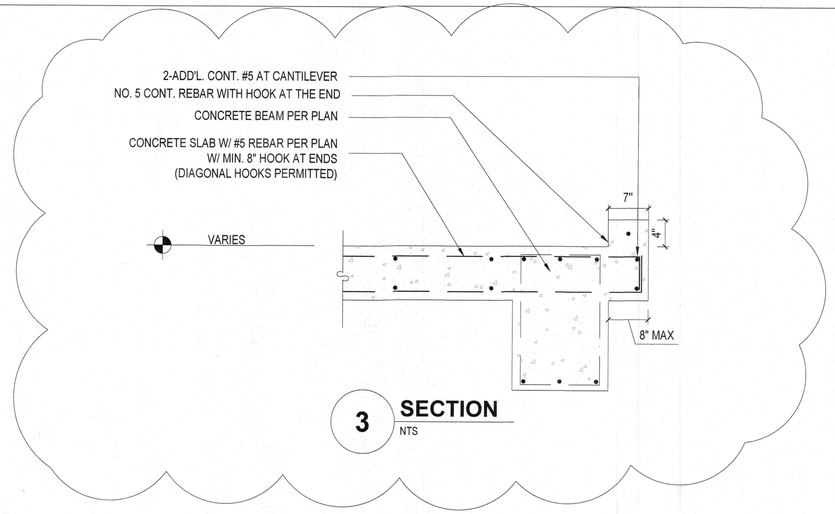
NTS



NOTES:

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

2 SECTION
NTS



3 SECTION
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608 CUTTER LANE , LONGBOAT KEY, FL 34228

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-	-
NPM	11.01.2023

S4.5