# BROWN RESIDENCE

## 510 GOLF LINKS LANE
## LONGBOAT KEY, FL



WIND LOAD DATA PROVIDED AS DUPLICATE AND FOR INFORMATIONAL PURPOSES ONLY. REFER TO STRUCTURAL PAGE S4.0 FOR CURRENT AND ACCURATE LOADING INFORMATION AND ENGINEERING.

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION. THE FOLLOWING SUPERIMPOSED LOADS HAVE BEEN UTILIZED:

ROOF:
LIVE LOAD - 20 PSF

FLOOR:
LIVE LOAD - 40 PSF
DEAD LOAD - 25 PSF

WIND: ASCE 7-16
ULTIMATE WIND SPEED - 150 MPH
ALLOWABLE WIND SPEED - 116 MPH
EXPOSURE - D
FULLY ENCLOSED STRUCTURE
RISK CATEGORY - II

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

# ABBREVIATIONS

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

| | | |
|---|---|---|
| A | A.B. | ANCHOR BOLT |
| | ABV | ABOVE |
| | A/C | AIR CONDITIONING |
| | ACC | ACCESS |
| | AC.T. | ACOUSTICAL TILE (CLG) |
| | AFF | ABOVE FINISH FLOOR |
| | A.D. | AREA DRAIN |
| | ADD | ADDENDUM |
| | ADH | ADHESIVE |
| | ADJ | ADJUSTABLE |
| | AGG | AGGREGATE |
| | A.H.U. | AIR HANDLING UNIT |
| | ALT | ALTERNATE |
| | ALUM | ALUMINUM |
| | A.P. | ACCESS PANEL |
| | APX | APPROXIMATE |
| | ARCH. | ARCHITECT(URAL) |
| | ASPH | ASPHALT |
| | A.T. | ASPHALT TILE |
| | AUTO | AUTOMATIC |
| | AVG | AVERAGE |
| | AWNG | AWNING |
| B | B36 | 36" WIDE BASE CAB. |
| | BD | BOARD |
| | BF | BI-FOLD (DOOR) |
| | BIT. | BITUMINOUS |
| | BLKG | BLOCKING |
| | BLDG | BUILDING |
| | BLK | BLOCK (CMUs) |
| | BLKG | BLOCKING |
| | BM | BEAM |
| | B.M. | BENCH MARK |
| | BP | BI-PASS (DOOR) |
| | BRG | BEARING |
| | BRK | BRICK |
| | B.S. | BOTH SIDES |
| | BSMT | BASEMENT |
| | BTM | BOTTOM |
| | BTWN | BETWEEN |
| | BVL | BEVELED |
| | B.W. | BOTH WAYS |
| C | CAB | CABINET |
| | CEM | CEMENT |
| | CER | CERAMIC |
| | CF | CUBIC FOOT |
| | CHAM | CHAMFER |
| | C.I.P. | CAST-IN-PLACE CONC |
| | CIR | CIRCLE |
| | CIRC | CIRCUMFERENCE |
| | C.J. | CONTROL JOINT |
| | CL | CLOSET OR CENTER LINE |
| | CLG | CEILING |
| | CLR | CLEAR(ANCE) |
| | CLS | CLOSURE OR CLOSER (DOOR) |
| | CMU | CONCRETE MASONRY UNIT |
| | C.O. | CASED OPENING |
| | COL | COLUMN |
| | COMB | COMBINATION |
| | CONC | CONCRETE |
| | COND | (AC) CONDENSER |
| | CONST | CONSTRUCTION |
| | CONT | CONTINUOUS |
| | CONTR | CONTRACTOR |
| | CORR | CORRUGATED |
| | CPT | CARPET |
| | CSMT | CASEMENT |
| | C.T. | CERAMIC TILE |
| | CTR | CENTER OR COUNTER |
| D | D | DRYER |
| | DBL | DOUBLE |
| | DECO | DECORATIVE |
| | DEM | DEMOLISH, DEMOLITION |
| | DET | DETAIL |
| | DH | DOUBLE HUNG |
| | DIAM | DIAMETER |
| | DIM | DIMENSION |
| | DN | DOWN |
| | DR | DOOR |
| | DS | DOWNSPOUT |
| | DTL | DETAIL |
| | DW | DISH WASHER |
| | DWG | DRAWING |
| | DWR | DRAWER |
| E | EA | EACH |
| | E.J. | EXPANSION JOINT |
| | EL | ELEVATION |
| | ELEC | ELECTRIC(AL) |
| | EQ | EQUAL |
| | EST | ESTIMATE |
| | EXG | EXISTING |
| | EXT | EXTERIOR |
| F | FAS | FASTEN(ER) |
| | F.B.O. | FURNISHED BY OTHERS |
| | F.D. | FLOOR DRAIN |
| | F.E. | FIRE EXTINGUISHER |
| | F.F. | FINISH FLOOR (LINE) |
| | F.G. | FIXED GLASS |
| | FIN | FINISH |
| | FLG | FLASHING |
| | FLR | FLOOR(ING) |
| | FN | FENCE |
| | FND | FOUNDATION |
| | F.O. | FACE OF |
| | FP | FIREPLACE |
| | FR | FRAME(D)(ING) |
| | FTG | FOOTING |
| | FUR | FURRED(ING) |
| G | GA | GAUGE |
| | G.B. | GYPSUM (WALL) BOARD |
| | G.C. | GENERAL CONTRACTOR |
| | GD | GRADE OR GRADING |
| | G.D.O. | GARAGE DOOR OPENER |
| | GFI | GROUND FAULT INTERRUPTER |
| | GL | GLASS OR GLAZING |
| H | 42"H | 42" HIGH (WALL) |
| | HB | HOSE BIBB |
| | H.C. | HOLLOW CORE |
| | HD | HEAD |
| | HDR | HEADER |
| | HDW | HARDWARE |
| | HGT | HEIGHT |
| | H.M. | HOLLOW METAL |
| | HORZ | HORIZONTAL |
| | HR | HOUR |
| | HS | HORIZONTAL SLIDER |
| | HVAC | HEATING/VENTILATING/AIR COND. |
| I | I.D. | INSIDE DIAMETER |
| | I.L.O. | IN LIEU OF |
| | INSUL | INSULATED(TION) |
| | INTR | INTERIOR |
| J | JST | JOIST (FLOOR OR ROOF) |
| | JT | JOINT |
| K | KD | KNOCKDOWN (CEILING) |
| | KIT | KITCHEN |
| | KO | KNOCKOUT |
| | KPL | KICKPLATE (ON DOOR) |
| | K/S | KNEE SPACE |
| L | LAM | LAMINATE(D) |
| | LAV | LAVATORY (SINK) |
| | LIV | LIVING |
| | LL | LIVE LOAD |
| | LT | LIGHT |
| | L.T. | LAUNDRY TUB |
| | LTL | LINTEL |
| | LVL | LAM VENEER LUMBER (BEAMS) |
| | LVR | LOUVER |
| M | MAX | MAXIMUM |
| | MAS | MASONRY |
| | MATL | MATERIAL |
| | MC | MEDICINE CABINET |
| | MECH | MECHANICAL |
| | MFR. | MANUFACTURER |
| | MH | MANHOLE |
| | MIN | MINIMUM |
| | MIR | MIRROR |
| | MISC | MISCELLANEOUS |
| | MLD | MOULDING |
| | M.O. | MASONRY OPENING |
| | MTL | METAL |
| | MT | MOUNTED(ING) |
| | MULL | MULLION OR MULLED |
| N | N/A | NOT APPLICABLE |
| | NIC | NOT IN CONTRACT |
| | NOM | NOMINAL |
| | NTS | NOT TO SCALE |
| | NGVD | NAT. GEODETIC VERTICAL DATUM |
| O | OA | OVERALL |
| | OBS | OBSCURE (GLASS) |
| | O.C. | ON CENTER |
| | O.CAB. | OVERHEAD CABINET |
| | O.D. | OUTSIDE DIAMETER |
| | O.G.D. | OVERHEAD GARAGE DOOR |
| | OH | OVERHEAD |
| | OPNG | OPENING |
| | OPT | OPTIONAL |
| | OSB | ORIENTED STRAND BOARD |
| P | PAR. | PARALLEL |
| | P.BD. | PARTICLE BOARD |
| | PC CONC. | PRECAST CONCRETE |
| | PED | PEDESTAL (SINK) |
| | PL | PLATE (HEIGHT) |
| | P.LAM. | PLASTIC LAMINATE |
| | PLAS | PLASTER |
| | PNL | PANEL |
| | PNT | PAINT(ED) |
| | PR | PAIR (OF) |
| | PREFAB | PREFABRICATED |
| | PSF | POUNDS PER SQ FOOT |
| | PSI | POUNDS PER SQ INCH |
| | PT | PRESSURE TREATED (WD) |
| | PVC | POLYVINYL CHLORIDE |
| | PLYWD | PLYWOOD |
| Q | Q.T. | QUARRY TILE |
| R | R | RISER (ON STAIRS) |
| | R/A | RETURN AIR |
| | R.B. | RUBBER BASE |
| | RAD | RADIUS |
| | RD | ROOF DRAIN |
| | REF | REFRIGERATOR |
| | REQ | REQUIRED |
| | REV | REVISION(S), REVISED |
| | REINF | REINFORCED(ING) |
| | RJB | REINFORCED JUNCTION BOX |
| | RM | ROOM |
| | R.O. | ROUGH OPENING |
| | R.O.W. | RIGHT OF WAY |
| | R&S | ROD AND SHELF(S) |
| S | SC | SOLID CORE (DOOR) |
| | SCH | SCHEDULE |
| | SD | SMOKE DETECTOR |
| | SEC | SECTION |
| | S.F. | SQUARE FEET |
| | S.G.D. | SLIDING GLASS DOOR |
| | SH | SINGLE HUNG |
| | SHT | (DRAWING) SHEET |
| | SHTHG | SHEATHING |
| | SIM | SIMILAR |
| | SL | SIDELIGHT OR SLEEVE |
| | SPEC | SPECIFICATIONS |
| | SPK | (AUDIO) SPEAKER(S) |
| | S.ST. | STAINLESS STEEL |
| | STD | STANDARD |
| | STO | STORAGE |
| | STL | STEEL |
| | STR | STRUCTURAL |
| | SQ | SQUARE |
| T | T | TREAD (AT STAIRS) |
| | TB | TOWER BAR |
| | TBD | TO BE DETERMINED |
| | TEMP | TEMPERED |
| | T&G | TONGUE & GROOVE |
| | TEL | TELEPHONE |
| | THK | THICK(NESS) |
| | TOC | TOP OF CONCRETE |
| | TOM | TOP OF MASONRY |
| | TOW | TOP OF WINDOW |
| | TP | TOILET PAPER HOLDER |
| | TV | TELEVISION OUTLET |
| | TYP | TYPICAL |
| U | UC | UNDERCUT(DOOR) |
| | UNO | UNLESS NOTED OTHERWISE |
| V | VB | VB VANITY BASE |
| | VB | V.B. VAPOR BARRIER |
| | VERT | VERT VERTICAL |
| | VT | V.T. VINYL TILE |
| W | W | WIDE OR WASHING MACH |
| | WC | WATER CLOSET |
| | WD | WOOD |
| | WF | WIDE FLANGE (STL BEAM) |
| | WH | WATER HEATER |
| | WIC | WALK-IN CLOSET |
| | WIN | WINDOW |
| | W/ W/O | WITH OR WITHOUT |
| | WP | WATERPROOF(ING) |
| | WS | WATER SOFTENER |
| | WWM | WELDED WIRE MESH |

# PROJECT RECORD

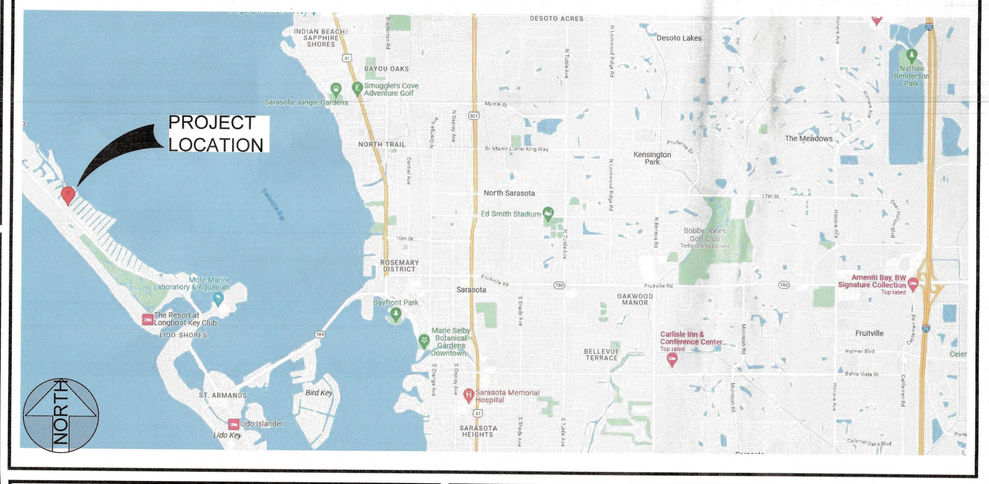
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# SYMBOLS

- ELEVATION KEY OR SECTION KEY SHEET NUMBER
- DETAIL NUMBER OR SECTION KEY SHEET NUMBER
- ANGLE
- CENTERLINE
- HB HOSE BIBB (FREEZE PROOF)
- GAS LINE STUB
- d PENNY
- PERPENDICULAR
- PL PLATE
- Ø ROUND OR DIAMETER

- EARTH
- SAND OR GRAVEL FILL
- WOOD STUD PARTITION
- 3-2X4 WOOD POST OR 2-2X6 UNLESS OTHERWISE NOTED
- BRICK
- CONCRETE BLOCK
- CONCRETE
- STEEL
- DIMENSIONAL LUMBER
- BLOCKING
- FINISH GRADE WOOD
- PLYWOOD
- INSULATING SHEATHING
- BATT INSULATION
- RIGID INSULATION
- WATER CLOSET
- LAVATORY

# LOCATION MAP




# SHEET LIST


| | |
|---|---|
| CVR | GENERAL NOTES, SUMMARY, LOCATION MAP, SCOPE OF WORK |
| A1 | GROUND FLOOR SLAB PLAN |
| A2 | UPPER FLOOR PLUMBING LAYOUT |
| A3 | GROUND FLOOR PLAN |
| A4 | GROUND FLOOR DIMENSION PLAN |
| A5 | UPPER FLOOR PLAN |
| A6 | ROOF LAYOUT |
| A7 | ELEVATIONS |
| A8 | ELEVATIONS |
| A9 | BUILDING SECTION |
| E1 | GROUND FLOOR ELECTRICAL LAYOUT |
| E2 | UPPER FLOOR ELECTRICAL LAYOUT |
| S1 | FOUNDATION PLAN |
| S1.1 | FOUNDATION DETAILS |
| S2 | FIRST FLOOR STRUCTURAL PLAN |
| S2.1 | SECOND FLOOR STRUCTURAL PLAN |
| S3 | FIRST FLOOR FRAMING PLAN |
| S3.1 | ROOF FRAMING PLAN |
| S4.0 | STRUCTURAL DETAILS |
| S4.1 | STRUCTURAL DETAILS |
| S4.2 | STRUCTURAL DETAILS |
| S4.3 | STRUCTURAL DETAILS |


# SCOPE OF WORK

NEW CUSTOM RESIDENCE

Permit # PB24-0024
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
FEB 16 2024
APPROVED
Reviewer: [signature]

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TOWN OF LONGBOAT KEY
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THESE DRAWINGS HAVE BEEN ELECTRONICALLY SIGNED AND SEALED BY **STEPHEN E. HEDRICK II, PE,** USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
**SIGNED: STRUCTURAL ONLY**
**DATE SEALED: 01.11.2024**

STEPHEN E HEDRICK II LICENSE No. 81830 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen E Hedrick II
2024.01.11 11:30:37-05'00'

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1305 5th Street
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1556 MAIN STREET, SARASOTA, FL 34236
BRISTAHOMES.COM 941.373.0000 LIC #CBC1260465


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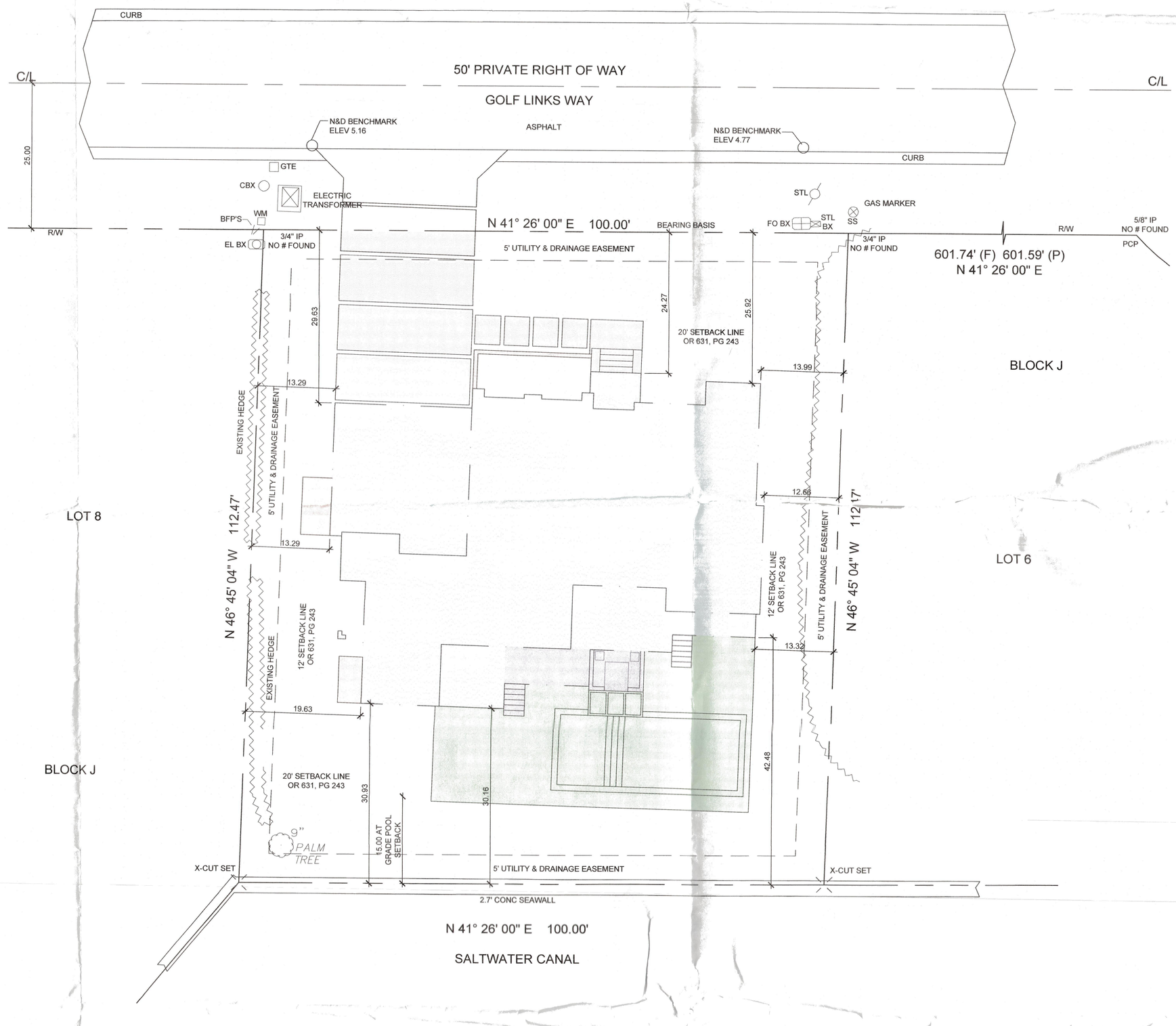
BROWN RESIDENCE
510 GOLF LINKS LANE
LONGBOAT KEY, FL


Brista Homes, Inc. Lic: CBC060465
1556 Main St, Sarasota, FL 34236
Phone: 941.373.0000 Fax: 941.702.4201
510 Golf Links Ln, LBK FL 34228
Owner: 510 Golf LLC
Parcel ID: 0087160000


ISSUE DATE
11/01/2023

COVER PAGE

SHEET NUMBER
CVR




SCHEMATIC SITE LAYOUT
SCALE: 1 : 20

LOT INFORMATION:
510 GOLF LINKS LANE
BROWN RESIDENCE

| | |
|---|---|
| ZONING: | R4SF |
| MAX BLDG HGT: | 30' |
| BASE FLOOD ELEVATION: | AE10 |
| BLDG SETBACKS: | |
| FRONT: | 20' |
| REAR: | 20' |
| SIDES: | 12' |
| MAX BLDG COVERAGE: | 30% |

| IMPERVIOUS CALCULATIONS | |
|---|---|
| TOTAL LOT | 11,240 S.F. |
| HOUSE FOOTPRINT | 3,332 S.F. |
| CONCRETE | 100 S.F. |
| DRIVEWAY AND WALK | 792 S.F. |
| RAISED SPA | 195 S.F. |
| POOL AT GRADE | 1,190.5 S.F. |
| TOTAL IMPERVIOUS | 5,609.5 S.F. |
| TOTAL COVERAGE % | 49.90% |
| MAX ALLOWABLE IMPERVIOUS COVERAGE | 50% (5,620 S.F.) |

| BUILDING COVERAGE CALCULATIONS | |
|---|---|
| TOTAL LOT | 11,240 S.F. |
| HOUSE FOOTPRINT | 3,332 S.F. |
| TOTAL HOUSE % | 29.64% |
| MAX ALLOWABLE BLDG COVERAGE | 30% (3,372 S.F.) |
| RAISED SPA | 195 S.F. |
| TOTAL RAISED SPA % | 1.73% |
| MAX ALLOWABLE SPA COVERAGE | 5% (562 S.F.) |

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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1356 5th Street
Sarasota, FL 34236
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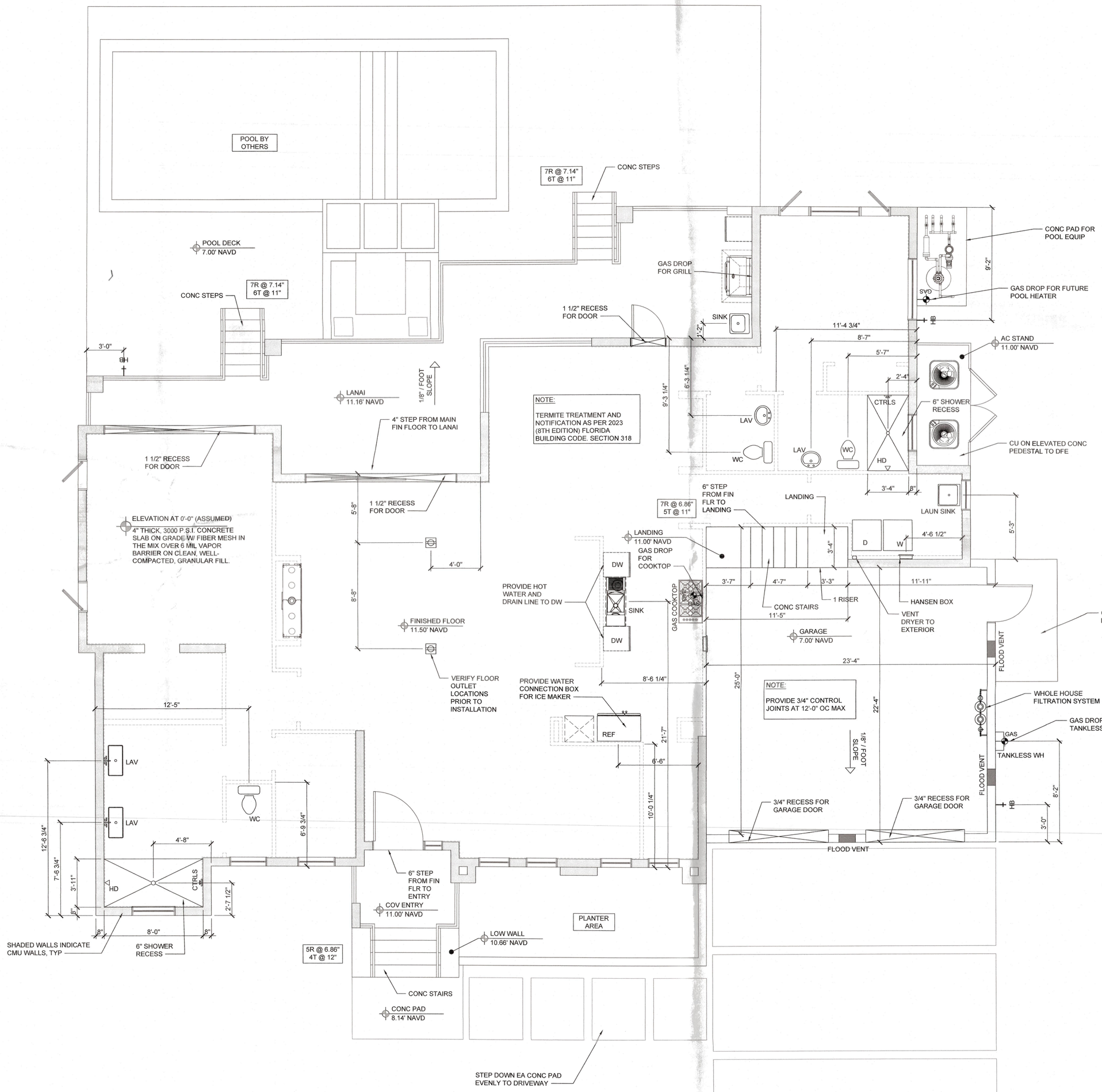
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BRISTAHOMES.COM | 941.373.0000 | LIC #CBC059143

BROWN RESIDENCE
510 GOLF LINKS LANE
LONGBOAT KEY, FL

ISSUE DATE
11/01/2023

SITE LAYOUT

SHEET NUMBER
ST-1




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

## WATER HEATER DRAIN PAN NOTES:

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

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

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

## GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

## FLOW VENT CALCULATIONS

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

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

FLOOD VENT AREA REQUIRED (GARAGE) - 561 S.F. ENCLOSED GARAGE AREA. = 561 SQ. IN. VENT AREA REQUIRED.

FLOOD VENTILATION PROVIDED: 3 WALL VENTS @ 200 SQ. IN. EA. = 600 SQ. IN. PROVIDED

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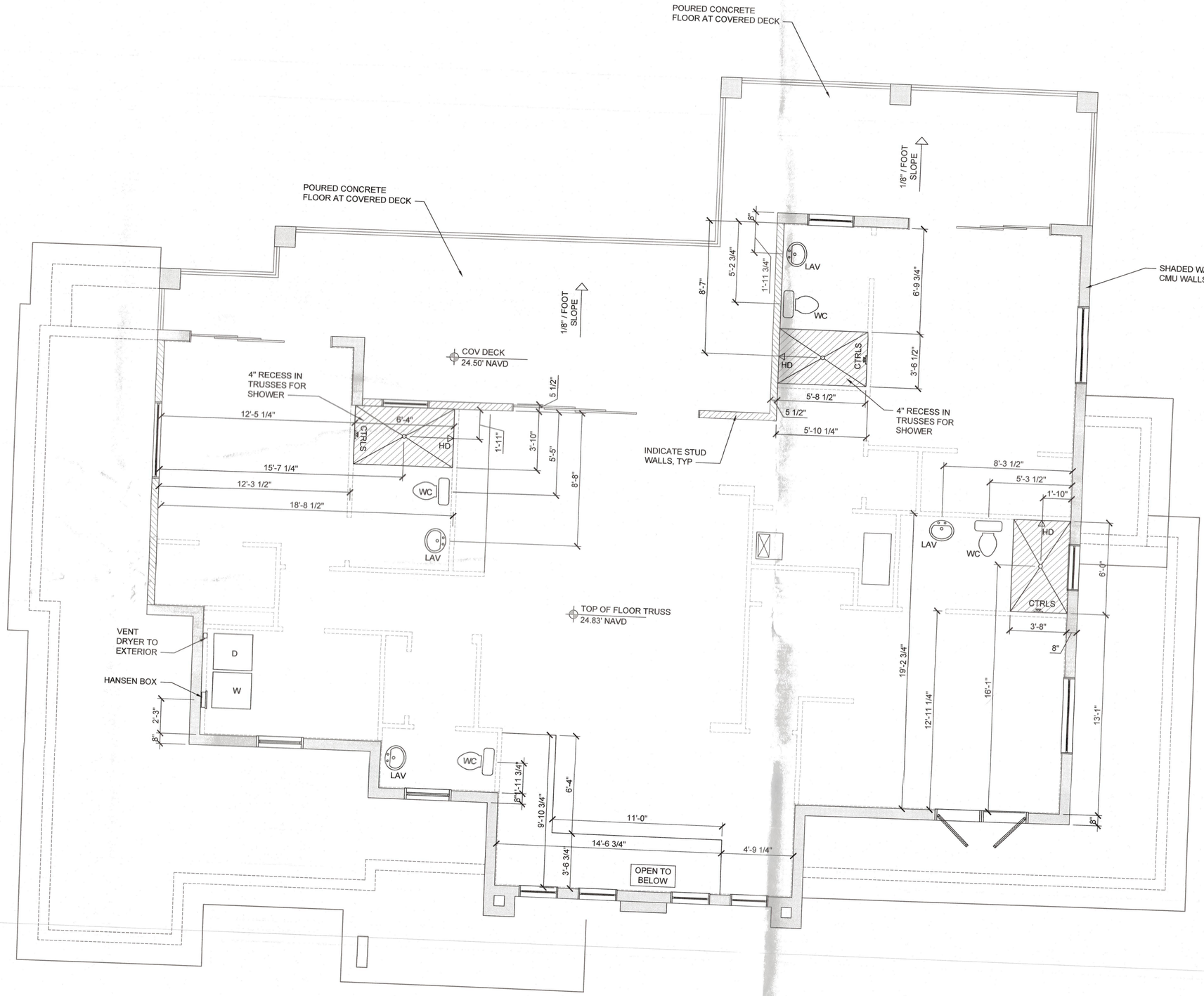
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510 GOLF LINKS LANE
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11/01/2023

SLAB PLAN

SHEET NUMBER
A1




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

## GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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


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UPPER FLOOR PLUMBING

## WALL LEGEND

- 3 1/2" INTERIOR STUD WALL
- 5 1/2" INTERIOR STUD WALL
- 7 1/4" INTERIOR STUD WALL
- 8 x16 CMU WALL 11'-4" AFF
- 8 x16 CMU WALL 11'-4" AFF - PT FURRING ONE SIDE
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- 3 1/2" INTERIOR STUD WALL W/ SOUND BATTING
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- 5 1/2" INTERIOR BEARING WALL

## FLORIDA PRODUCT APROVAL LIST

| PRODUCT CATEGORY | SUBCATEGORY | MANUFACTURER | MODEL | FL APPROVAL NO. |
|---|---|---|---|---|
| WINDOWS | CASEMENT | PGT | CA740 | FL245.2 |
| WINDOWS | FIXED | PGT | PW7720A | FL243.8 |
| EXTERIOR DOORS | SLIDING DOOR ASSEMBLIES | PGT | SGD770 | FL251.4 |
| EXTERIOR DOORS | SWINGING DOOR ASSEMBLIES | PGT | FD750 | FL253.4 |
| ROOFING | MODIFIED BITUMEN ROOF | POLYGLASS | MODIFIED BITUMEN ROOF | FL1654.1 |
| EXTERIOR DOORS | SECTIONAL EXTERIOR DOOR | RAYNOR GARAGE DOORS | AV300 | 16225.1 |
| EXTERIOR DOORS | SWINGING DOOR ASSEMBLIES | THERMA-TRU CORP | FIBER-CLASSIC AND SMOOTHSTAR | FL20468.4 |
| STRUCTURAL COMPONENTS | RESULT OF A NEW TECH | SMART VENT | 1540-520 | FL5822.3 |
| | | | | |
| | | | | |

## AREA CALCULATIONS

| | |
|---|---|
| GROUND FLOOR HABITABLE | 2,358 SQ FT |
| UPPER FLOOR HABITABLE | 1,847 SQ FT |
| TOTAL HABITABLE SPACE | 4,206 SQ FT |
| GARAGE | 561 SQ FT |
| COVERED ENTRY | 49 SQ FT |
| COVERED LANAI | 243 SQ FT |
| COVERED OUTDOOR DINING | 117 SQ FT |
| UPPER COVERED DECK | 580 SQ FT |
| TOTAL UNDER ROOF: | 5,755 SQ FT |
| OPEN DECK | 91 SQ FT |
| OBSERVATION DECK | 200 SQ FT |
| TOTAL SQUARE FOOTAGE: | 6,046 SQ FT |

## REQUIRED SAFETY GLAZING IN HAZ. LOCATIONS

2406.3 HAZARDOUS LOCATIONS

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

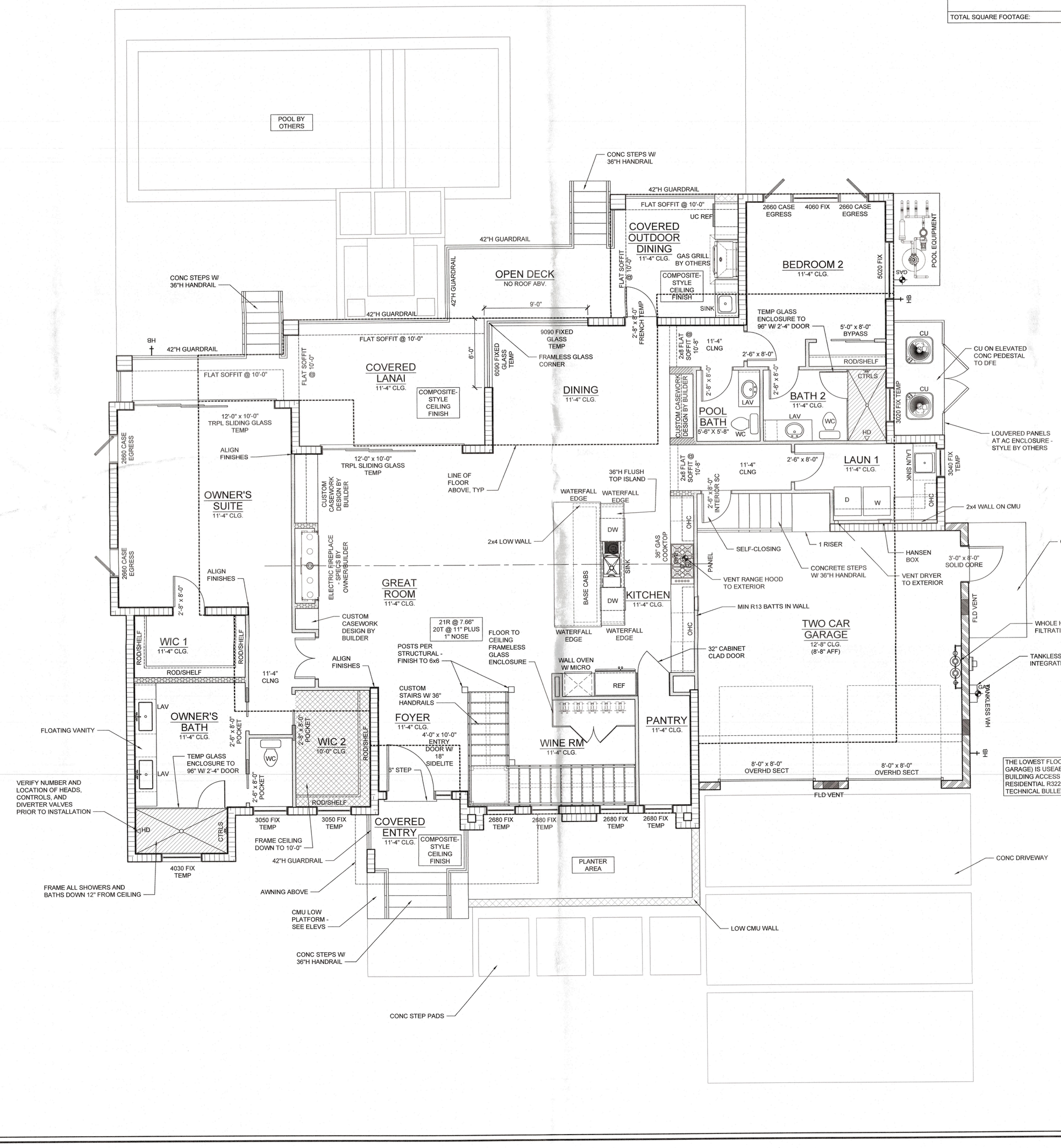
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4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   - 4.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT (0.84 M SQ.).
   - 4.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
   - 4.3. TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   - 4.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
5. ALL GLAZING IN RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURAL BALUSTER PANELS AND NON STRUCTURAL IN-FILL PANELS.
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## ROUGH OPENING NOTE:

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

## FLOOR PLAN GENERAL NOTES:

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3. CONDENSATE/ROOF DOWNSPOUTS WILL DISCHARGE A MINIMUM OF 12" FROM BLDG. IRRIGATION/SPRINKLER SYSTEMS - INCLUDING ALL RISERS AND SPRAY - SHALL NOT BE INSTALLED WITHIN 12" OF THE BLDG.
4. CONTRACTOR TO ENSURE THAT PLUMBING AND TUB DECK DIMENSIONS PROPERLY COORDINATE WITH FINAL TUB CHOSEN. CONTRACTOR MUST VERIFY DECK DIMENSIONS AND PLUMBING WITH CHOSEN TUB PRIOR TO INSTALLING EITHER.
5. ALL WINDOWS AND GLASS DOORS NOT IMPACT RATED MUST BE PROTECTED BY CORRUGATED METAL PANELS OR ANOTHER APPROVED METHOD. PLYWOOD COVERINGS ARE NOT ACCEPTABLE. INSTALL ALL PROTECTIONS PER MANUFACTURER'S DETAILS AND INSTRUCTIONS.
6. ALL INTERIOR FLAT SOFFITS TO BE PER PLANS.
7. ALL INTERIOR DOORS TO BE SOLID CORE




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

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BRISTAHOMES
1556 MAIN STREET, SARASOTA, FL 34236

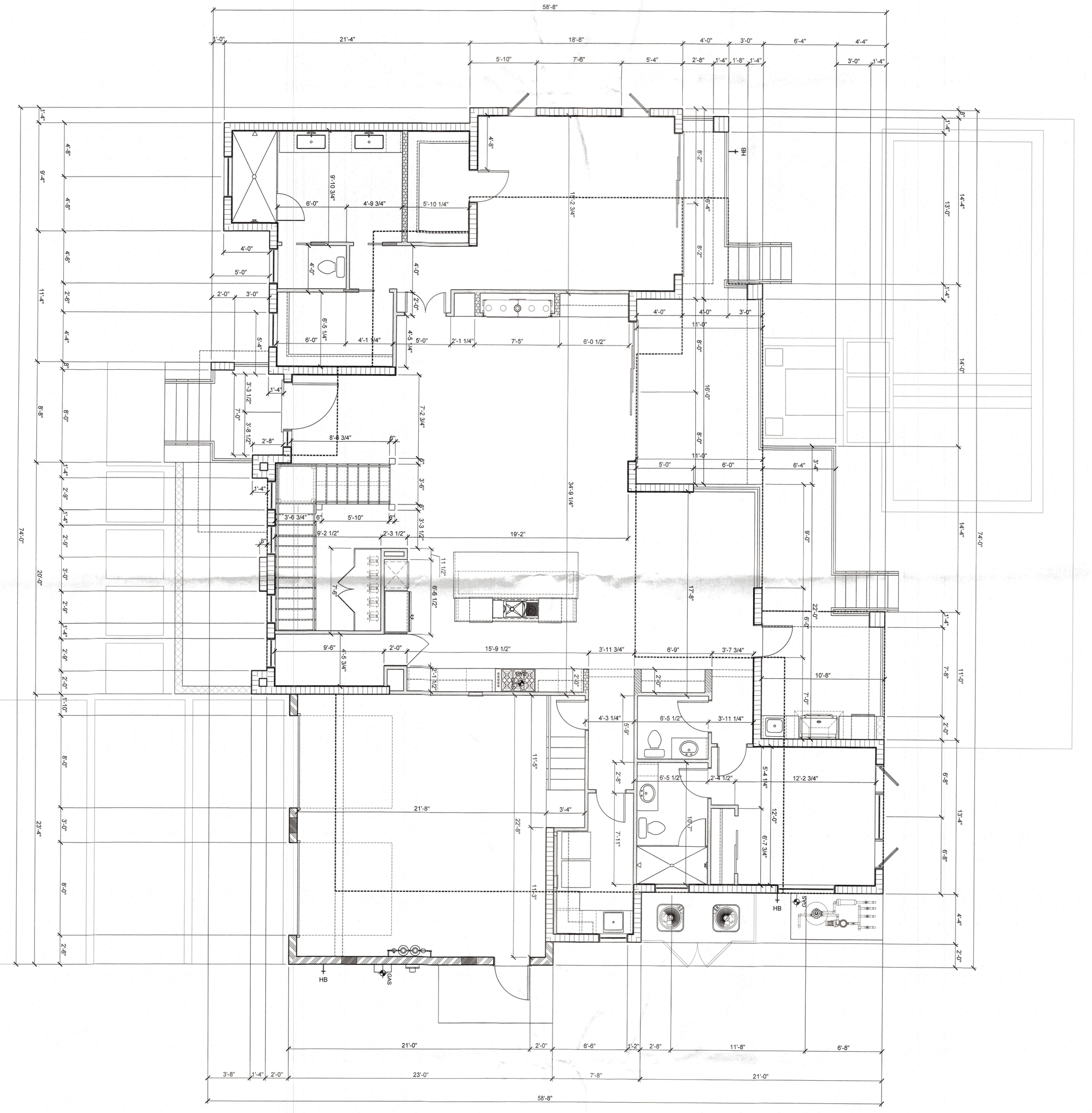

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GROUND FLOOR PLAN

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




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GROUND FLOOR DIMENSION PLAN

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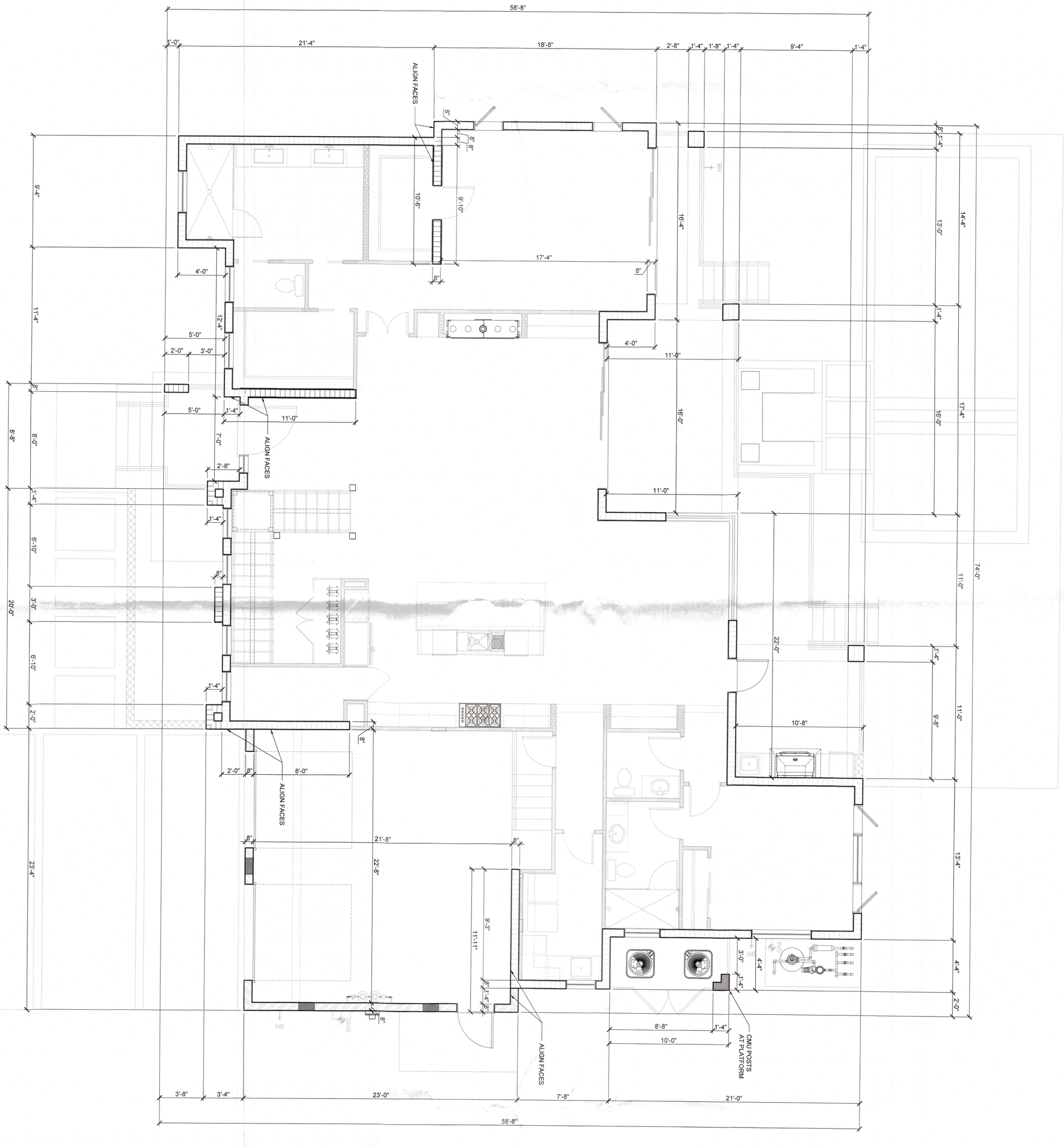
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LONGBOAT KEY, FL


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(O) 941.465.0036


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OVERALL AND CMU DIMENSION PLAN
SCALE: 1/4" = 1'-0"




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FILE
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SHEET NUMBER
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OVERALL & CMU
DIMENSION PLAN

ISSUE DATE
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BROWN RESIDENCE
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LONGBOAT KEY, FL


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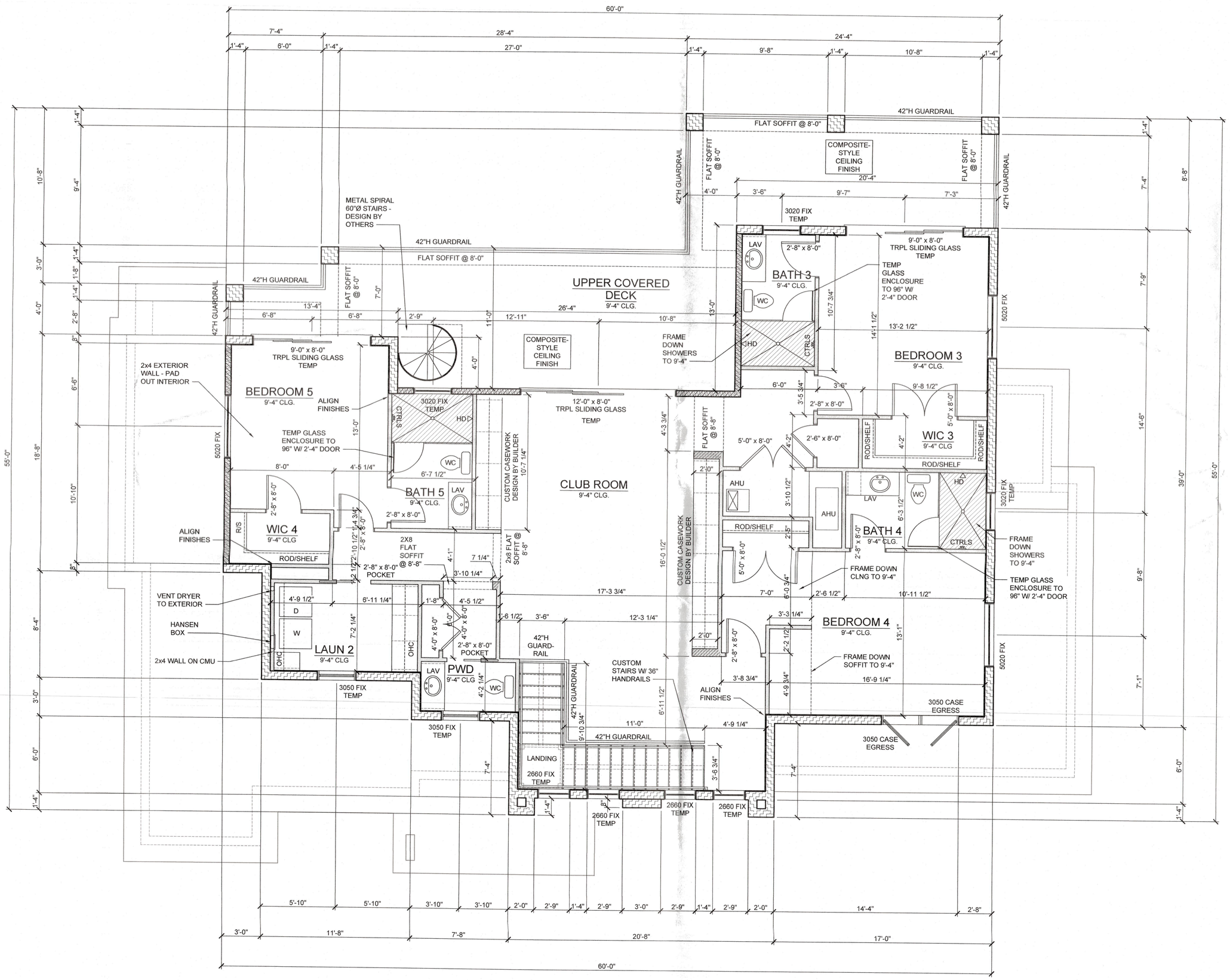
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UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

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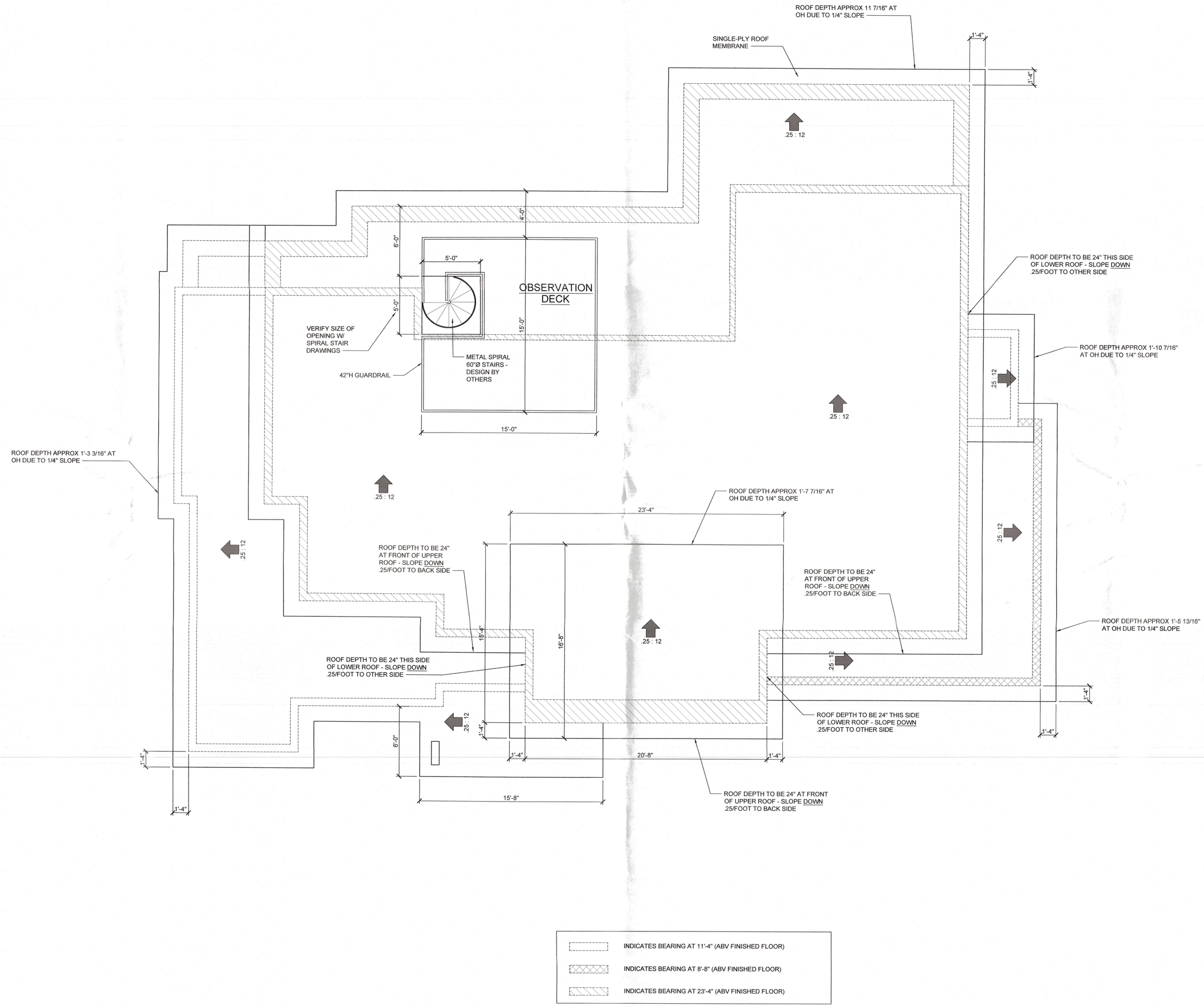

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UPPER FLOOR PLAN

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ROOF LAYOUT
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ROOF LAYOUT

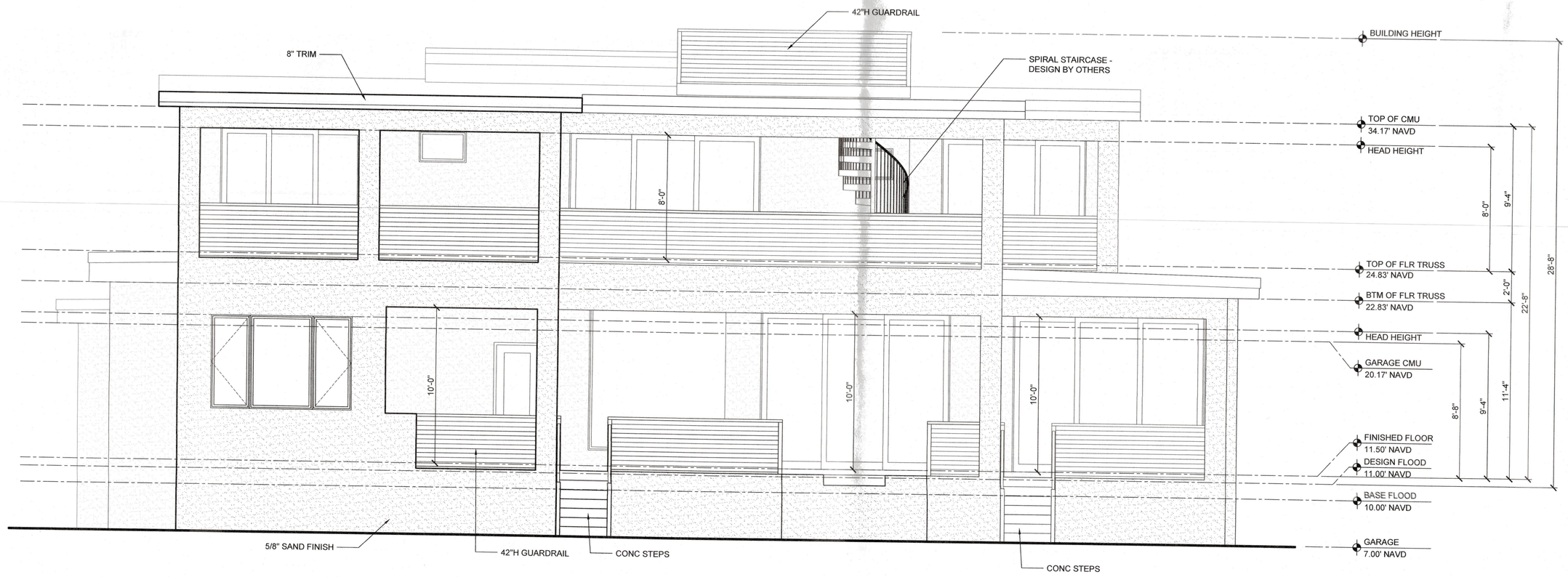
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EXTERIOR ELEVATION GENERAL NOTES:

1. CEMENT PLASTER FINISH OVER CONCRETE MASONRY SHALL BE 5/8" THICK SMOOTH FINISH PER ASTM 926.
2. CEMENT PLASTER FINISH OVER WOOD FRAMED WALLS SHALL BE 7/8" (3-COAT) SMOOTH FINISH, OVER ASPHALT IMPREGNATED PAPER BACK WIRE LATH, OVER HOUSE WRAP OVER EXTERIOR SHEATHING PER STRUCTURAL DRAWINGS. LATHE TO BE FURRED OUT FROM BACKING BY AN APPROVED METHOD, FBCR 8TH EDITION (2023) R703.6.
3. ELEVATIONS: BANDING, MOLDING, COLUMNS & TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OF RAISED BANDING.
4. WEEP SCREED SHALL BE IN ACCORDANCE WITH FBCR 8TH EDITION (2023) 703.6.2.1
5. ASSUMED AVERAGE STONE DEPTH =2"
6. WHERE A BRICK LEDGE OR STUCCO BAND IS LOCATED ADJACENT TO STONE, MINIMUM THICKNESS OF LEDGE/BAND IS 3" SO THAT LEDGE/BAND IS 1" PROUD OF STONE
7. ALL STONE IS AN APPLIED STONE VENEER - STYLE BY OTHERS




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




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

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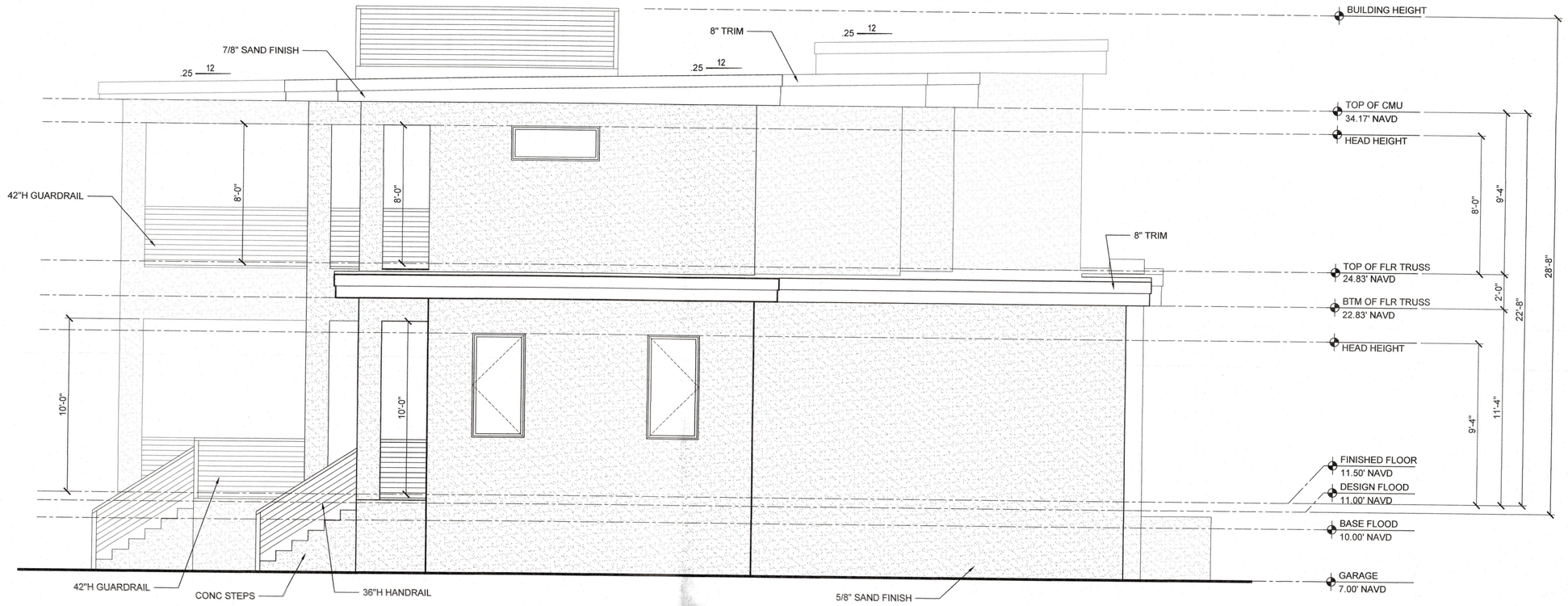
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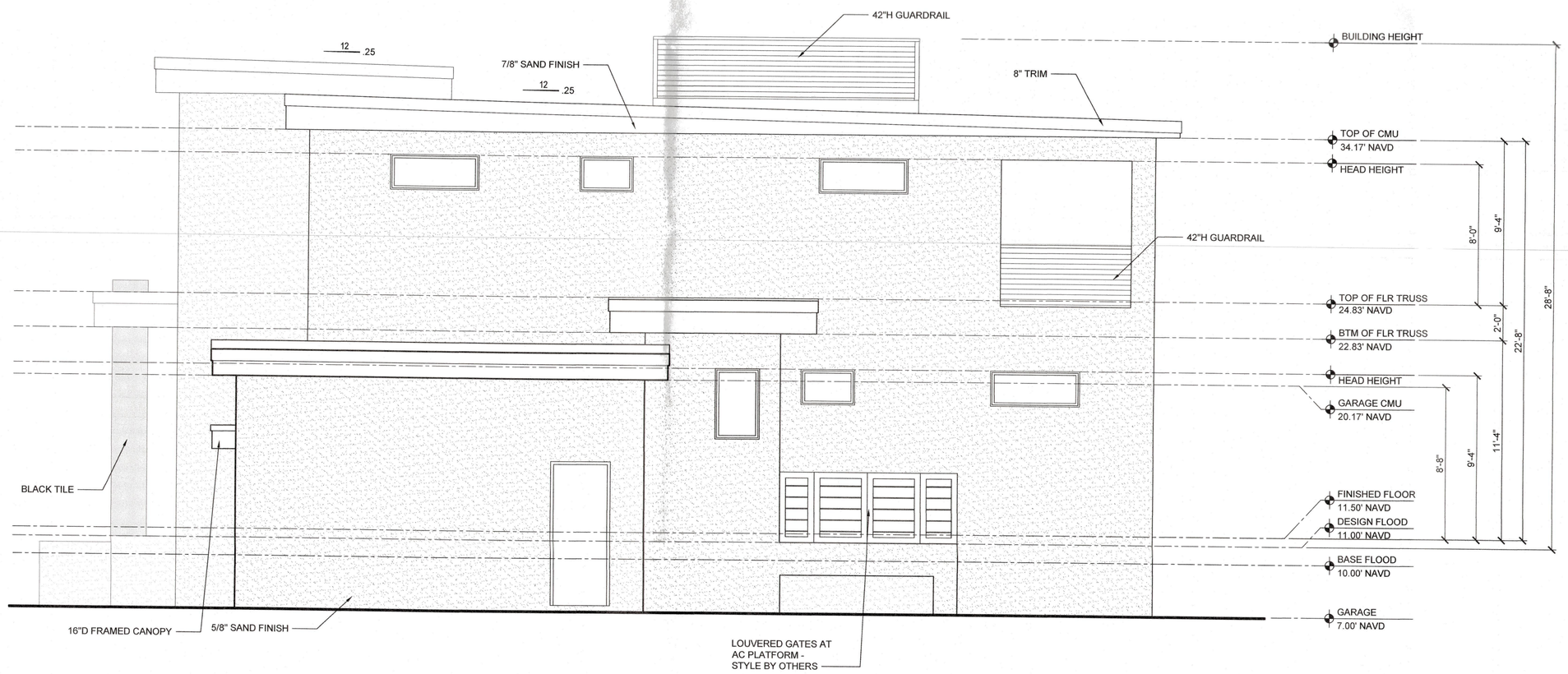
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SHEET NUMBER
A7




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




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

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1. CEMENT PLASTER FINISH OVER CONCRETE MASONRY SHALL BE 5/8" THICK SMOOTH FINISH PER ASTM 926.
2. CEMENT PLASTER FINISH OVER WOOD FRAMED WALLS SHALL BE 7/8" (3-COAT) SMOOTH FINISH, OVER ASPHALT IMPREGNATED PAPER BACK WIRE LATH, OVER HOUSE WRAP OVER EXTERIOR SHEATHING PER STRUCTURAL DRAWINGS. LATHE TO BE FURRED OUT FROM BACKING BY AN APPROVED METHOD, FBCR 8TH EDITION (2023) R703.6.
3. ELEVATIONS: BANDING, MOLDING, COLUMNS & TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OF RAISED BANDING.
4. WEEP SCREED SHALL BE IN ACCORDANCE WITH FBCR 8TH EDITION (2023) 703.6.2.1
5. ASSUMED AVERAGE STONE DEPTH =2"
6. WHERE A BRICK LEDGE OR STUCCO BAND IS LOCATED ADJACENT TO STONE, MINIMUM THICKNESS OF LEDGE/BAND IS 3" SO THAT LEDGE/BAND IS 1" PROUD OF STONE
7. ALL STONE IS AN APPLIED STONE VENEER - STYLE BY OTHERS

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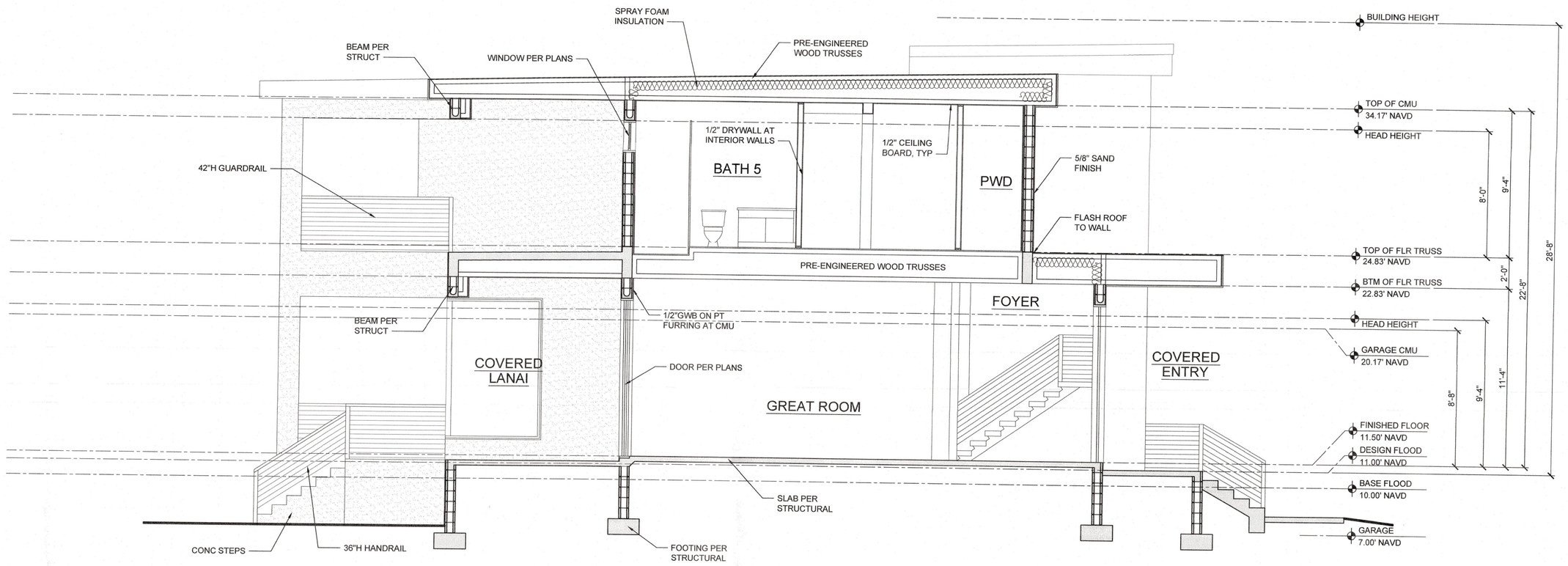

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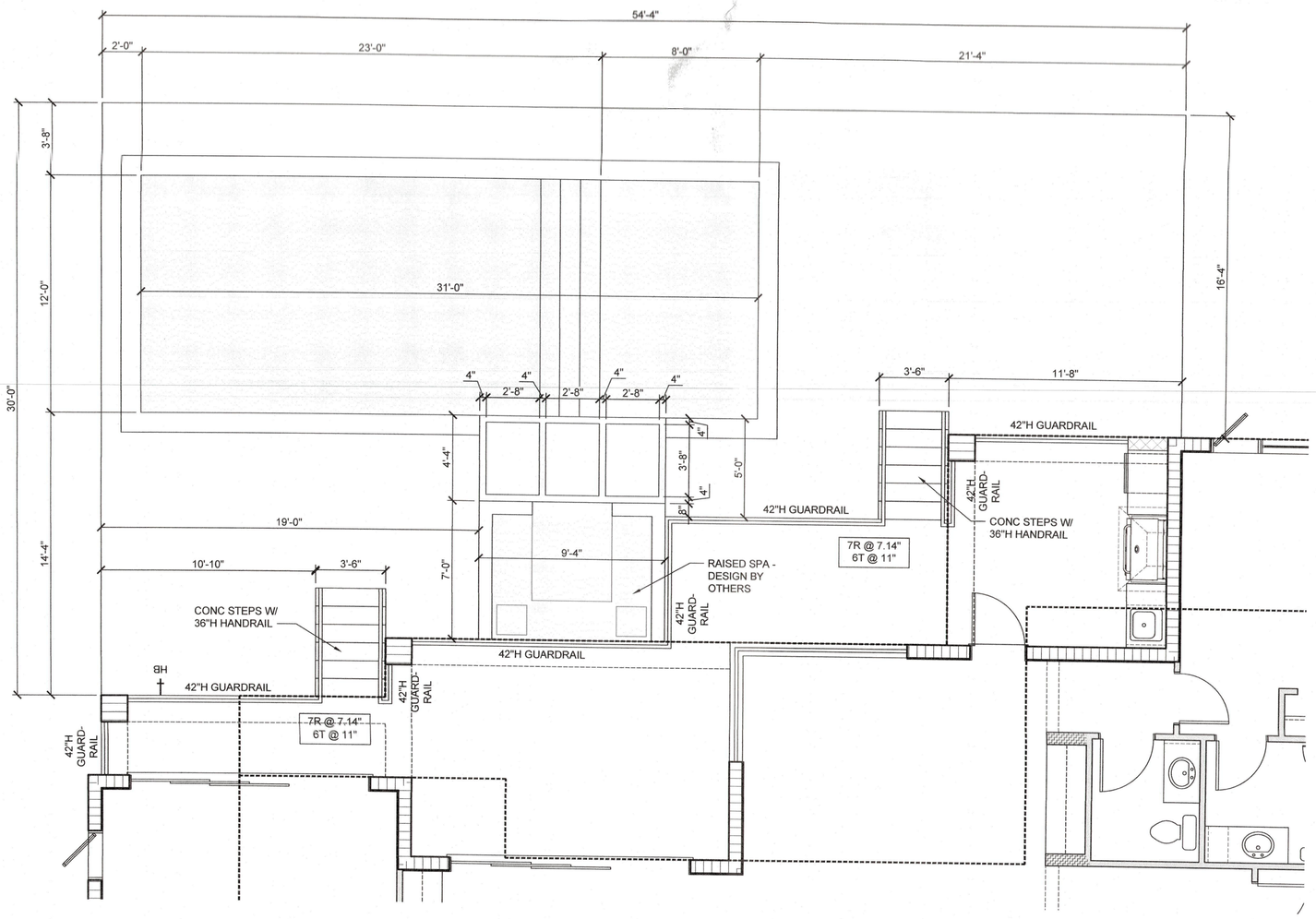
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COVER PAGE

SHEET NUMBER
A8




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




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

HEADROOM MINIMUM 6'-8" PER FBC R311.7.2

HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING. HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS. HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS. HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND BE SMOOTH WITH NO SHARP EDGES/CORNERS.

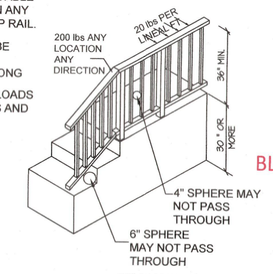
STAIR AND RAILING SUPPLIER INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL SHOULD COMPLY W/ FBC 8TH EDITION 2023 (RESIDENTIAL)

THE HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 20 LBS PER LINEAL FOOT APPLIED HORIZONTALLY ALONG THE TOP RAIL.
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS PER FBC R301 AND TABLE R301.5 GUARDS AND HANDRAILS: 200 PSF GUARDRAILS IN-FILL COMPONENTS: 50 PSF STAIRS: 40 PSF

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

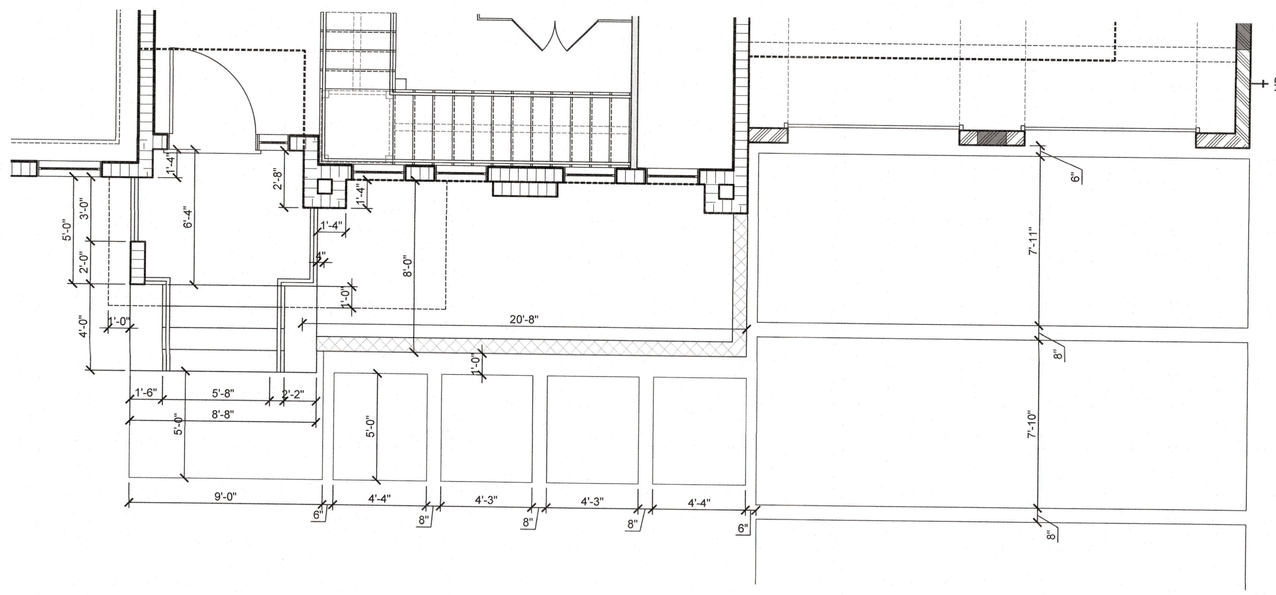
THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.




THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THE BUILDING CODE AND IS ONLY AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

# HANDRAIL DETAIL

SCALE: N.T.S.




FRONT ENTRY LAYOUT
SCALE: 1/4" = 1'-0"

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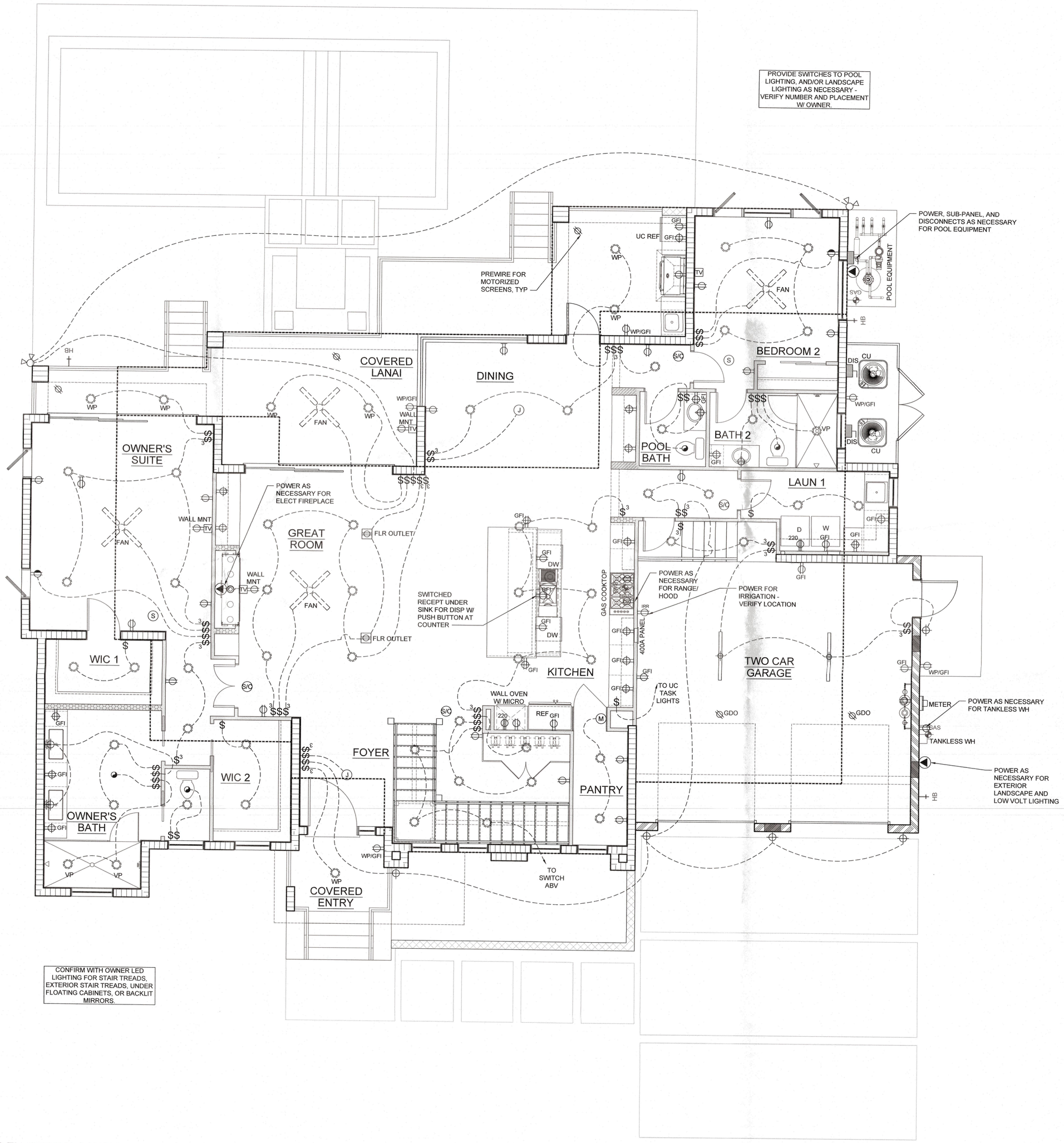
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SECTION/ ENLARGED PLANS

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

## GENERAL ELECTRICAL NOTES:

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE FBC 8TH EDITION (2023), RESIDENTIAL, PART 8-ELECTRICAL (2020 NATIONAL ELECTRIC CODE)

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

## ELECTRICAL SYMBOL KEY

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

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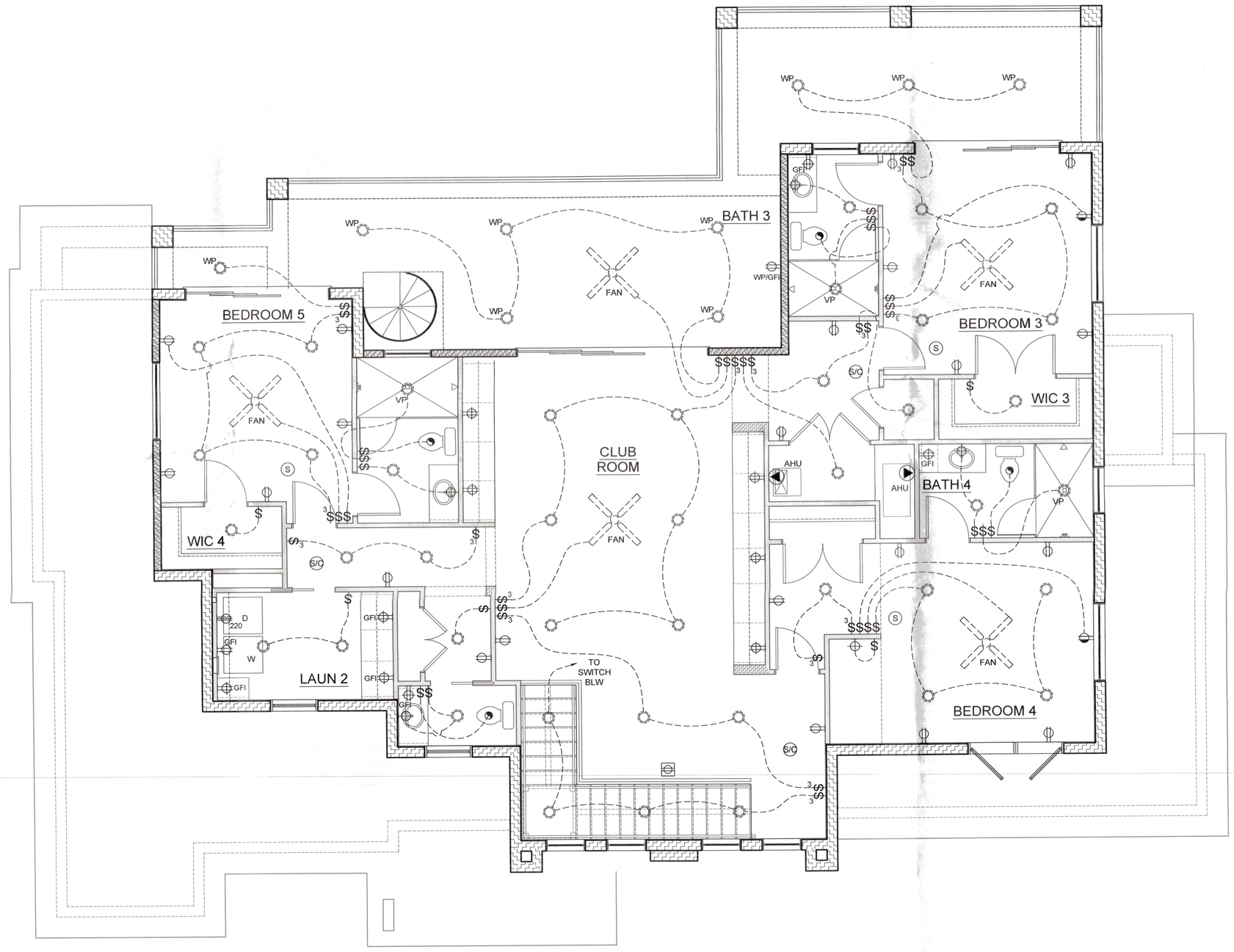
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SHEET NUMBER
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UPPER FLOOR ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

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| | CEILING (RECESSED) MNTD EXHAUST FAN - 12x12 HOUSING |
| J | WALL MNTD JUNCTION BOX FOR SCONCE |
| | WALL MOUNT LIGHT |
| VP | 4" RECESSED CAN LIGHT - VAPOR PROOF |
| | 24" SURFACE MOUNTED FLUORESCENT LIGHT |
| | FLOOD LIGHTS (SINGLE OR MULTIPLE) |
| FAN | CEILING FAN ONLY |
| FAN/LIGHT | CEILING FAN / LIGHT COMBINATION |
| | 48" SURFACE MOUNTED FLUORESCENT LIGHT |
| **OUTLETS** | |
| | DUPLEX OUTLET |
| GFI | GFI OUTLET |
| 220 WP | 220V WATERPROOF GFI OUTLET |
| USB W | SWITCHED 1/2 HOT DUPLEX OUTLET |
| 220 GFI | 220V OUTLET |
| USB | USB OUTLET |
| | COUNTER HEIGHT GFI OUTLET |
| | QUADRUPLEX OUTLET |
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| | DATA (NETWORK) OUTLET |
| | SPECIAL PURPOSE OR DEDICATED CIRCUIT |
| | CEILING MOUNTED DUP. OUTLET |
| | FLOOR MOUNTED DUP. OUTLET |
| **SWITCHES** | |
| S | SINGLE POLE SWITCH |
| S3 | THREE-WAY SWITCH |
| S4 | FOUR-WAY SWITCH |
| DISC | ELECTRICAL DISCONNECT |
| **MISC FIXTURES** | |
| | |
| CO | SURFACE MOUNTED CARBON MONOXIDE DETECTOR |
| S | SURFACE MOUNTED SMOKE DETECTOR |
| CO/S | SURFACE MOUNTED CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBINATION |
| | ELECTRIC METER |
| PANEL | ELECTRICAL PANEL |
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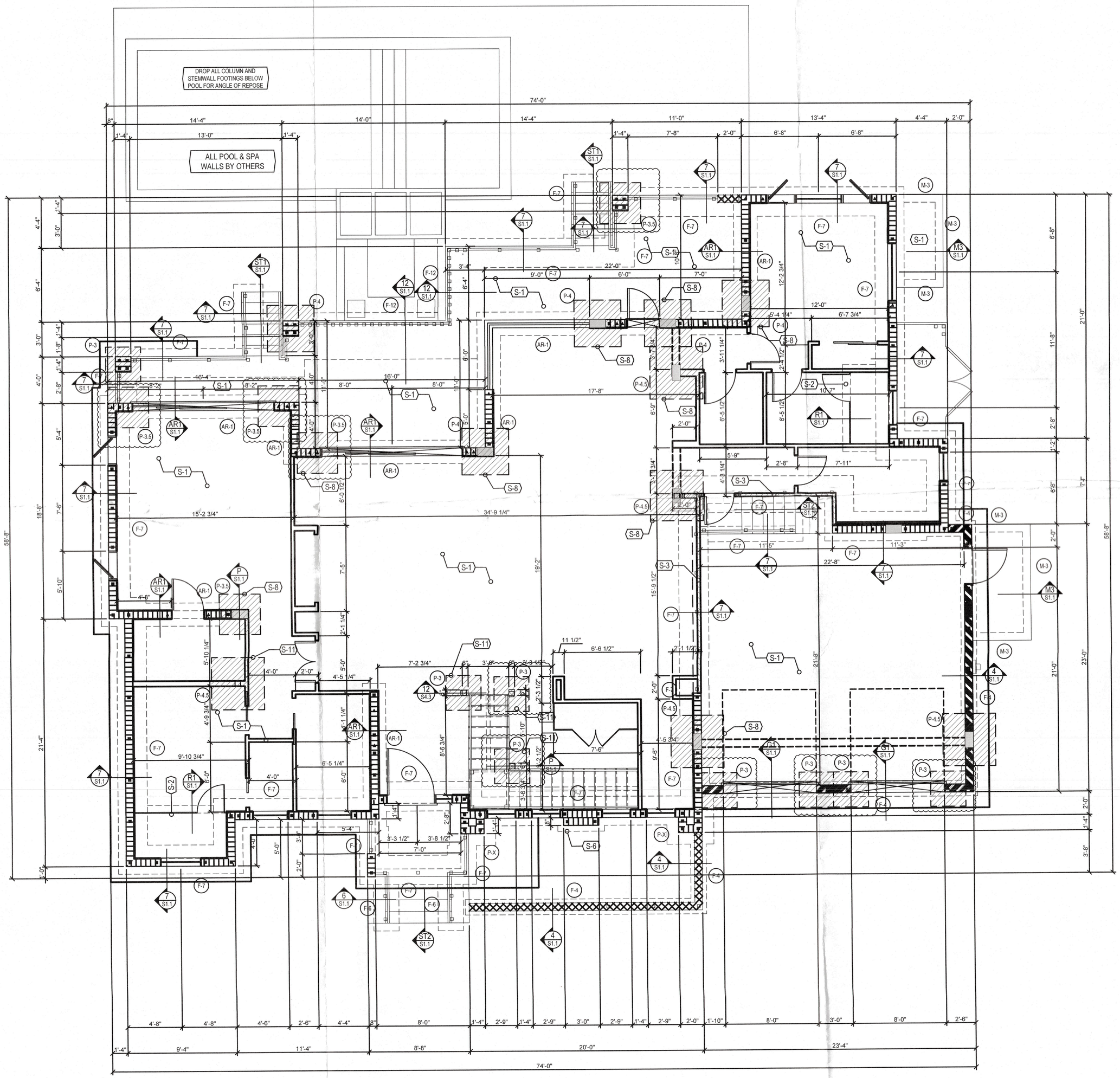
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## DIMENSION NOTES

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

## FOUNDATION NOTES

1. DO NOT SCALE FOOTING SIZE FROM PLAN.
2. SEE FOUNDATION / STEMWALL SECTIONS ON SHEET S1.1&S1.2 FOR SIZES.

2A. WALL REIN. SHOWN ON PLAN IS ABOVE THE SLAB IN MOST CASES. SEE STEMWALL REINF. REQ'S. BELOW SLAB

3. ISOLATED PAD FOOTINGS AND MONOLITHIC FOOTINGS CAN BE POURED INTEGRALLY, BOTTOMS AT THE SAME ELEVATION.
4. REFER TO DETAIL ON SHEET S1.1 FOR SHOWER RECESS REQUIREMENTS.
5. USE BORA-CARE FOR TERMITE PROTECTION IN ACCORDANCE WITH FBC SECTION R318.
6. MOISTURE PROTECTION BY OTHERS.
7. TOP OF ALL FOUNDATIONS SHALL BE A MINIMUM OF 6" BELOW ADJACENT GRADE / PAVERS / SLAB.
8. GC TO VERIFY STEMWALL HEIGHTS IN FIELD.

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www.YHEngineers.com · tel (941)306-1225

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**SIGNED: STRUCTURAL ONLY**
**DATE SEALED: 04.11.2024**

STEPHEN E HEDRICK II LICENSE No. 81830 STATE OF FLORIDA PROFESSIONAL ENGINEER
Stephen E Hedrick II
2024.04.11 09:58:45-04'00'

STEPHEN E. HEDRICK II, PE
FLPE# 81830

## CONCRETE SLAB NOTES

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

## FILLED CELLS LEGEND

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

## STRUCTURAL NOTES (S-1)

| MARK | DESCRIPTION |
|---|---|
| S-1 | SLAB ON GRADE: 4" CONCRETE SLAB W/ FIBERMESH SLOPE TO DRAIN AS REQ'D. |
| S-2 | SLAB: RECESS SLAB 4" AT SHOWER REFER TO DETAIL ON SHEET S1.1 |
| S-3 | LOAD BEARING WALL: ATTACH PT. BOTTOM PLATE TO FOOTING WITH 5/8" x 6" TITEN HDs AT 16" O.C. MIN. (2) PER WALL SEGMENT |
| S-4 | HOUSE AND POOL STEMWALLS SHALL BE INTEGRAL |
| S-5 | COORDINATE FOUNDATION AND STEMWALL W/ POOL CONTRACTOR |
| S-6 | FOOTING: INCREASE FOOTING WIDTH MIN. 6" PAST CMU ON EACH SIDE W/ (1) #5 REBAR AT 8' O.C., EACH WAY, BOTTOM |
| S-7 | GC TO PROVIDE WATERPROOFING ON BOTH SIDES OF STEMWALL |
| S-8 | PAD FOOTING AT STEMWALL FOOTING ELEVATION, BLOCK COLUMN TO EXTEND DOWN TO LOW FOOTING |
| S-9 | FOOTING ELEV. MAY BE BROUGHT UP, TOP OF FOOTING MIN. 8" BELOW GRADE/FILL |
| S-10 | IF BEARING WALL IS LOCATED DIRECTLY OVER STEMWALL FOOTING, CONSTRUCT ANGLE OF REPOSE CMU WALL TO STEMWALL FTG. DON'T NEED ADDITIONAL ANGLE OF REPOSE FOOTING. |
| S-11 | PAD FOOTING AT SLAB LEVEL. |

## PAD FOOTING SCHEDULE (P-1)

| MARK | SIZE | REINFORCING | REMARKS |
|---|---|---|---|
| P-3 | 36" x 36" x 12" PAD | (5) #5s EACH WAY | SEE PAD FOOTING DETAIL P ON SHEET S1.1 |
| P-3.5 | 42" x 42" x 12" PAD | (5) #5s EACH WAY | SEE PAD FOOTING DETAIL P ON SHEET S1.1 |
| P-4 | 48" x 48" x 12" PAD | (6) #5s EACH WAY | SEE PAD FOOTING DETAIL P ON SHEET S1.1 |
| P-4.5 | 54" x 54" x 12" PAD | (6) #5s EACH WAY | SEE PAD FOOTING DETAIL P ON SHEET S1.1 |
| P-5 | 60" x 60" x 18" PAD | (7) #5s EACH WAY | SEE PAD FOOTING DETAIL P ON SHEET S1.1 |
| P-6 | 72" x 72" x 18" PAD | (9) #5s EACH WAY | SEE PAD FOOTING DETAIL P ON SHEET S1.1 |
| P-X | 12" PAD - EXTEND 6" BEYOND CMU | #5s AT 8' O.C. EACH WAY | - |

## WALL FOOTING SCHEDULE (F-1)

| MARK | SIZE / TYPE | REINFORCING | REMARKS |
|---|---|---|---|
| F-1 | 12"H x 16"W THICK. SLAB | (2) #5s CONT. | REFER TO THICKENED SLAB DETAIL ON SHEET S1.1 |
| F-2 | 12"H x 24"W THICK. SLAB | (3) #5s CONT. | REFER TO THICKENED SLAB DETAIL ON SHEET S1.1 |
| AR-1 | 12"H x 24"W STRIP FTG. | (3) #5s CONT. | REFER TO DETAIL AR1 ON SHEET S1.1 |
| F-4 | 10"H x 16"W STRIP FTG. | (2) #5s CONT. | REFER TO 4 COURSE DETAIL ON SHEET S1.1 |
| F-5 | 12"H x 24"W STRIP FTG. | (3) #5s CONT. #5s AT 16" O.C. TRANS. | REFER TO 5 COURSE DETAIL ON SHEET S1.1 |
| F-6 | 12"H x 26"W STRIP FTG. | (4) #5s CONT. #5s AT 16" O.C. TRANS. | REFER TO 6 COURSE DETAIL ON SHEET S1.1 |
| F-7 | 12"H x 30"W STRIP FTG. | (4) #5s CONT. #5s AT 16" O.C. TRANS. | REFER TO 7 COURSE DETAIL ON SHEET S1.1 |
| F-8 | 12"H x 34"W STRIP FTG | (5) #5s CONT. #5s AT 16" O.C. TRANS. | REFER TO 8 COURSE DETAIL ON SHEET S1.1 |
| F-12 | 12"H x 48"W STRIP FTG | (6) #5s CONT. #5s AT 8" O.C. TRANS. | REFER TO 12 COURSE DETAIL ON SHEET S1.1 |
| M-3 | 8"H x 12"W THICK. SLAB | (1) #5s CONT. | REFER TO SLAB EDGE DETAIL M3 ON SHEET S1.1 |

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PLANNING, ZONING & BUILDING

THE STRUCTURAL SYSTEMS OF THE BUILDING IS DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION (DFE). FBC 2023 - 8TH EDITION - RESIDENTIAL - SECTION R322.1.2, FEMA TB #9, NFIP CFR 44 SEC 60.3(A)(3) AND ASCE 24

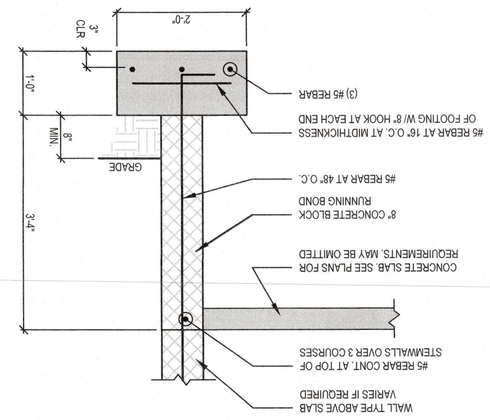
BLDG PERMIT PLANS
FILE
Copy of Record

A Custom Home for:
**BROWN RESIDENCE:**
510 GOLF LINKS LANE LONGBOATKEY, FL

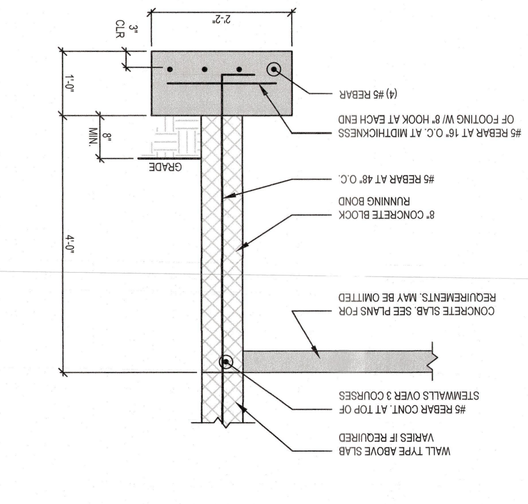
# FOUNDATION PLAN
1/4" = 1' - 0"

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|---|---|
| BY | DATE |
| NPM | 04.11.2024 |
| - | - |
| - | - |
| - | - |
| - | - |
| - | - |
| NPM | 12.08.2023 |

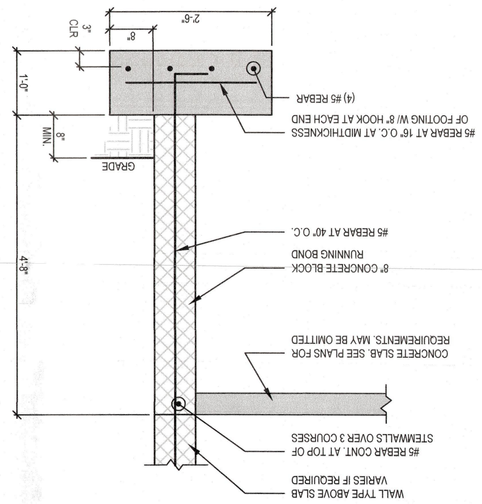
**S1.0**



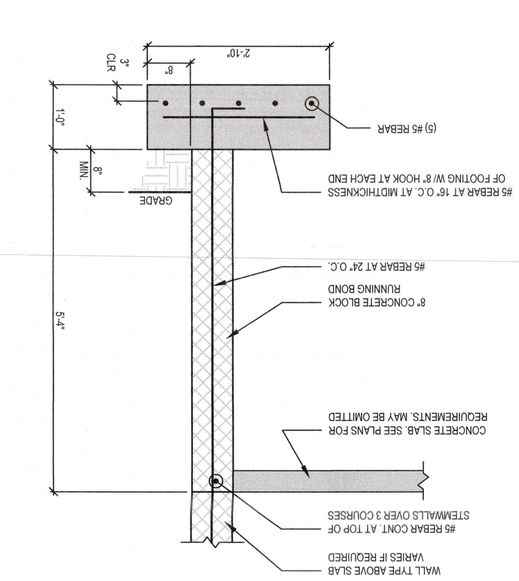

## 5 5 COURSE STEMWALL
NTS



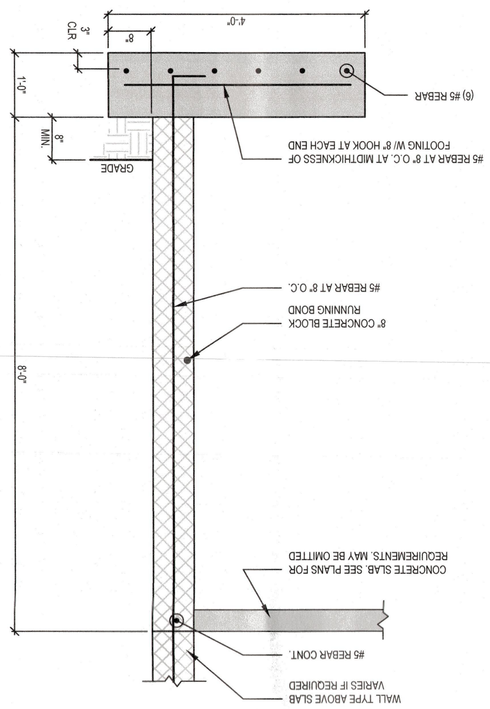

## 6 6 COURSE STEMWALL
NTS



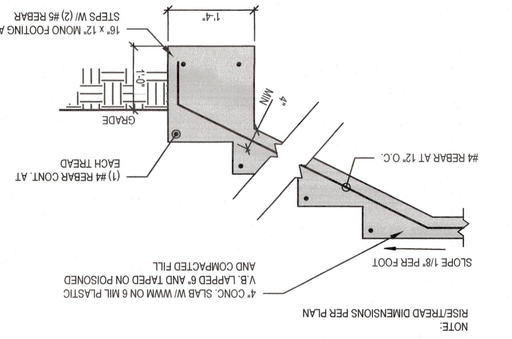

## 7 7 COURSE STEMWALL
NTS



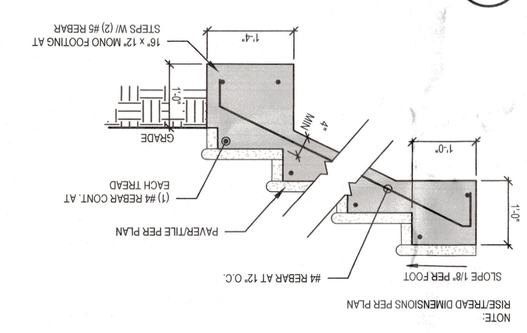

## 8 8 COURSE STEMWALL
NTS




## 12 12 COURSE STEMWALL
NTS



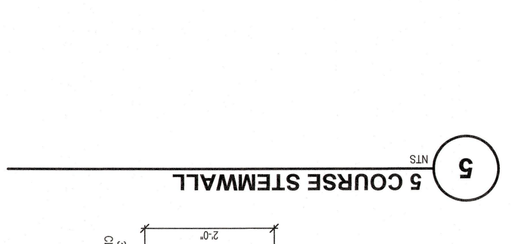

## ST2 STAIR ON GRADE WITHOUT PAVERS DETAIL
3/4" = 1'-0"




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




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

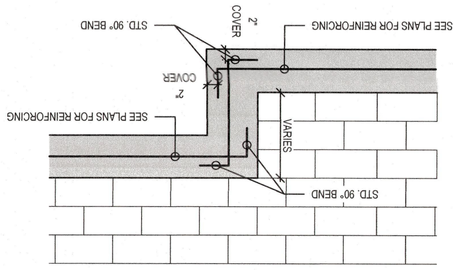



## T THICKENED SLAB FOOTING, TYP.
1'-0" = 1'-0"

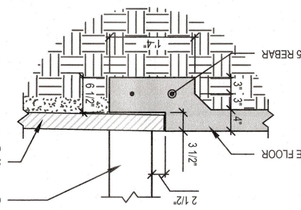



## P PAD FOOTING, TYP.
1'-0" = 1'-0"

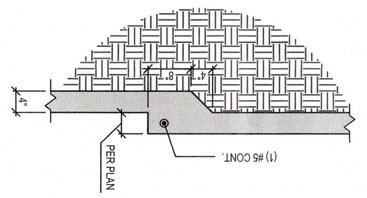


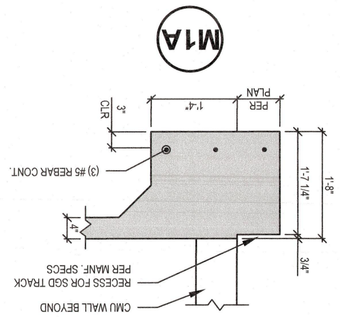

## G1 GARAGE DOOR RECESS
3/4" = 1'-0"



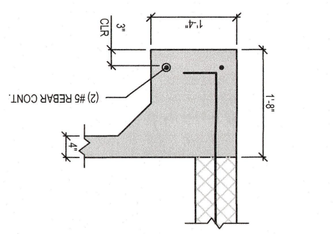

## R1 SLAB RECESS - SHOWER
3/4" = 1'-0"



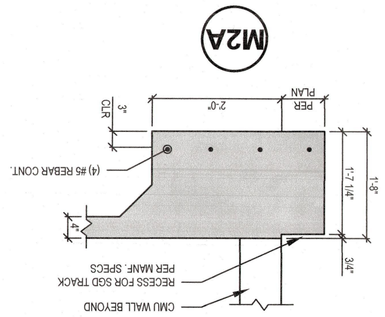

## MONO FOOTING SECTIONS
3/4" = 1'-0"



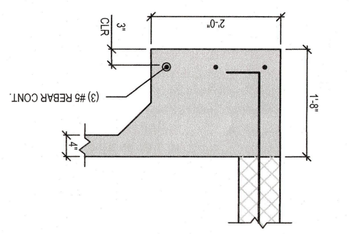

## M1A



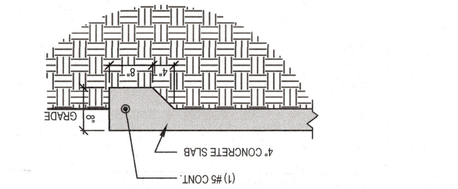

## M1



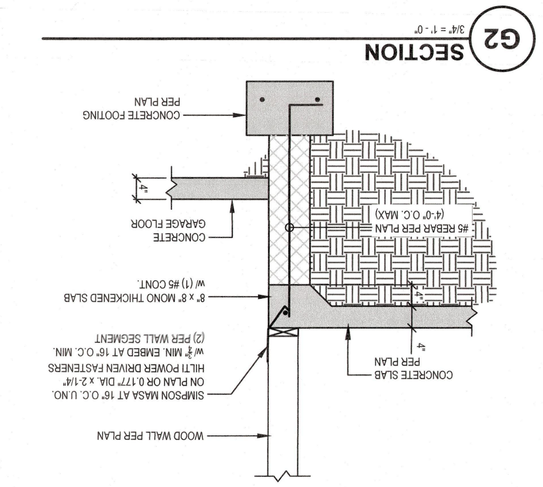

## M2A




## M2



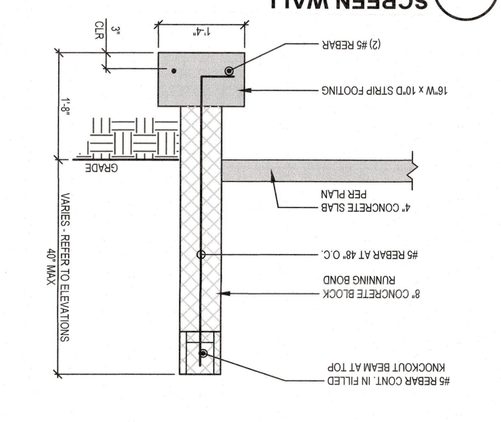

## M3 SLAB EDGE - EQUIPMENT PAD
3/4" = 1'-0"




## G2 SECTION
3/4" = 1'-0"




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




## SW2 SCREEN WALL
3/4" = 1'-0"




## ARI ANGLE OF REPOSE
Scale




## 1 SECTION
Scale

NOTE: FLASHING AND WATERPROOFING BY BUILDER




## 4 UP TO 4 COURSE STEMWALL
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| - | - |
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| - | - |
| - | - |
| - | - |
| - | - |
| NPM | 12.08.2023 |

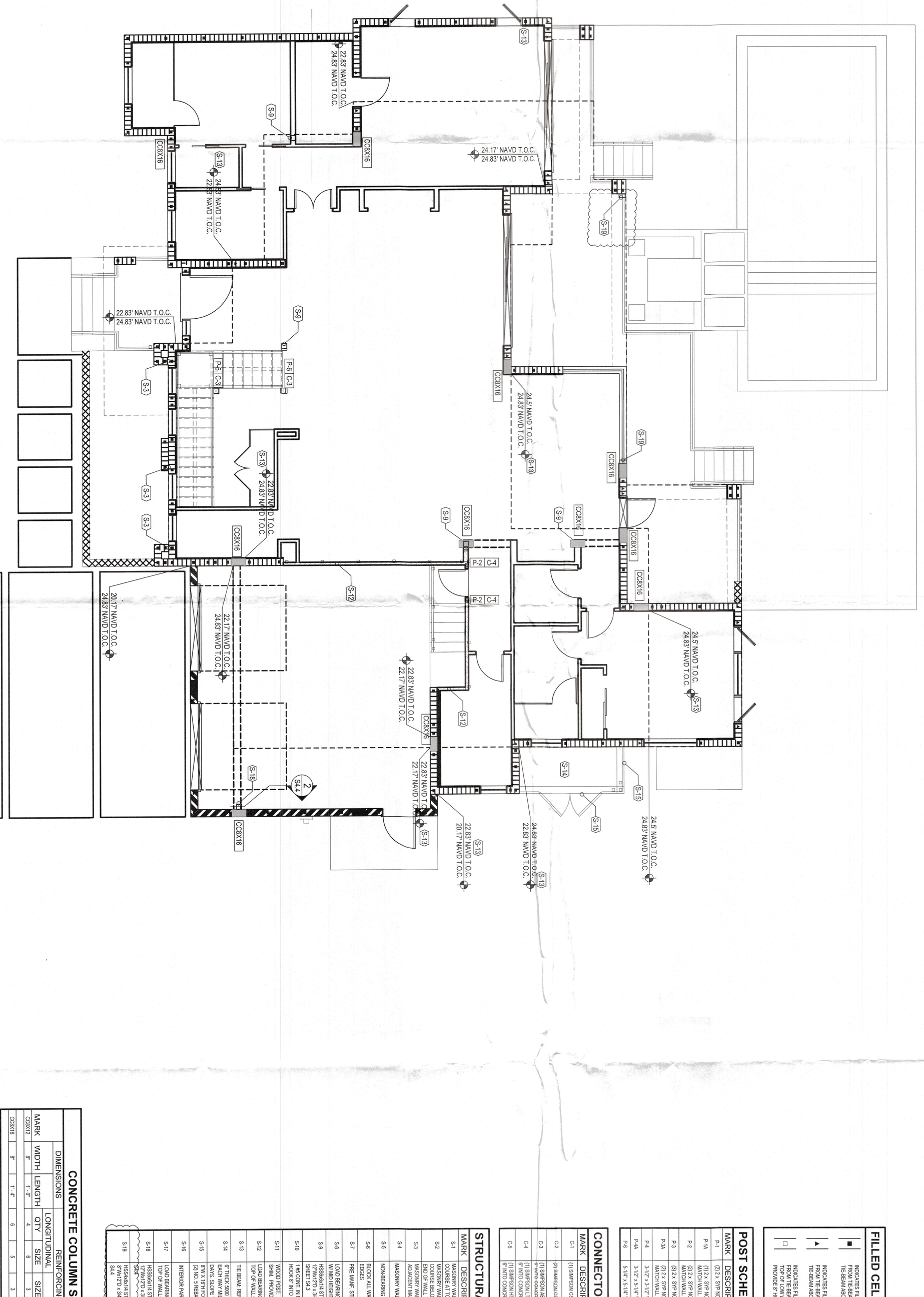
**S1.1**

# FOUNDATION DETAILS
N.T.S.

A Custom Home for:
**BROWN RESIDENCE:**
510 GOLF LINKS LANE LONGBOATKEY, FL

STEPHENE E. HEDRICK, PE
FL#54 81830
STATE OF FLORIDA
No. 81830
PROFESSIONAL ENGINEER
YOUNG & HEDRICK STRUCTURAL ENGINEERING
FBPE# 34899
6771 Professional Parkway West
Suite #201 - Lakewood Ranch, FL 34240
www.YHEngineers.com Tel (941) 306-1225

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## DIMENSION NOTES

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

## FILLED CELLS LEGEND

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

## POST SCHEDULE P-1

| MARK | DESCRIPTION |
|---|---|
| P-1 | (2) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS |
| P-1A | (1) 2 x SYP NO. 2 KING STUDS W/ ADDL JACK STUD MATCH WALL THICKNESS |
| P-2 | (2) 2 x SYP NO. 2 KING STUDS W/ ADDL JACK STUD MATCH WALL THICKNESS |
| P-3 | (3) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS |
| P-3A | (2) 2 x SYP NO. 2 KING STUDS W/ ADDL (2) 2 x JACK STUD MATCH WALL THICKNESS |
| P-4 | 3-1/2" X 3-1/2" VERSA-LAM 1.8 2750 COLUMN |
| P-4A | 3-1/2" X 5-1/4" VERSA-LAM 1.8 2750 COLUMN |
| P-6 | 5-1/4" X 5-1/4" VERSA-LAM 1.8 2750 COLUMN |

## CONNECTOR SCHEDULE C-1

| MARK | DESCRIPTION |
|---|---|
| C-1 | (1) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW |
| C-2 | (2) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW |
| C-3 | (1) SIMPSON ABU66 W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=1905#) |
| C-4 | (1) SIMPSON LTT19 W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=1310#) |
| C-5 | (1) SIMPSON HTT4KT W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=5445#) |

## STRUCTURAL NOTES S-1

| MARK | DESCRIPTION |
|---|---|
| S-1 | MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE AT TOP OF WALL |
| S-2 | MASONRY WALL (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE BELOW SILL. EXTEND 24" BEYOND OPENING OR TO END OF WALL |
| S-3 | MASONRY WALL: CMU BUMP-OUT SHALL BE INTEGRAL WITH ADJACENT MASONRY |
| S-4 | MASONRY WALL: FILL ALL CELLS |
| S-5 | NON-BEARING MULLIONS BY WINDOW MANF. |
| S-6 | BLOCK ALL WALL SEAMS W/ 8D NAILS AT 4" O.C. AT PANEL EDGES |
| S-7 | PRE-MANF. STEEL STAIRS BY OTHERS. |
| S-8 | LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. W/ MID-HEIGHT BLOCKING. |
| S-9 | HSS6x6x1/4 STEEL COLUMN w/ 7"Wx10"Dx1" TOP PLATE AND 12"Wx12"D x 3/4" BASE PLATE REFER TO DETAIL 11 AND 12, 13 SHEET S4.3 |
| S-10 | 1 #5 CONT. IN FILLED COURSE BELOW WINDOW OPENING HOOK 8" INTO FILLED CELL ON EACH END. |
| S-11 | WOOD POST: BEAR DIRECTLY ON CONCRETE SLAB OR STEEL SHIM. PROVIDE MOISTURE PROTECTION AS REQUIRED. |
| S-12 | LOAD BEARING WALL: 2X SYP STUDS AT 16" O.C. TOP OF WALL: 22.83' NAVD |
| S-13 | TIE BEAM: REFER TO TIE BEAM STEP DETAIL ON SHEET S4.1 |
| S-14 | 6" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY MID HEIGHT. MIN. DEPTH OF 6". SHORE MIN. OF 28 DAYS. SLOPE TOP 2%FT |
| S-15 | 8"W X 15"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP & BOTTOM. W/ NO. 3 TIES AT 6" O.C. |
| S-16 | INTERIOR PART OF COLUMN IS BUILT OUT NON-STRUCTURAL |
| S-17 | LOAD BEARING WALL: 2X SYP STUDS AT 16" O.C. TOP OF WALL: 34.17' NAVD |
| S-18 | HSS6x6x1/4 STEEL COLUMN w/ 7"Wx10"Dx1.5" TOP PLATE AND 12"Wx12"D x 3/4" BASE PLATE REFER TO DETAIL 1 AND 2, SHEET S4.4 |
| S-19 | HSS4x8x1/4 STEEL COLUMN w/ 6"Wx4"Dx3/4" TOP PLATE AND 8"Wx12"D x 3/4" BASE PLATE REFER TO DETAIL 6 AND 7, SHEET S4.4 |

## CONCRETE COLUMN SCHEDULE

| MARK | DIMENSIONS | | REINFORCING | | | | COMMENTS/ DETAILS |
|---|---|---|---|---|---|---|---|
| | | | LONGITUDINAL | | TIES | | |
| | WIDTH | LENGTH | QTY | SIZE | SIZE | SPACING | |
| CC8X12 | 8" | 1'-0" | 4 | 6 | 3 | 8" | 4000 PSI CONC. 9.10/S4.3 |
| CC8X16 | 8" | 1'-4" | 6 | 5 | 3 | 8" | 4000 PSI CONC. 9.10/S4.3 |

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www.YHEngineers.com ■ Tel (941)306-1225

STEPHEN E. HEDRICK II, PE
FLPE# 81830

A Custom Home for:

**BROWN RESIDENCE:**

510 GOLF LINKS LANE LONGBOATKEY, FL

**FIRST STRUCTURAL FLOOR PLAN**

1/4" = 1' - 0"

| REVISIONS | |
|---|---|
| BY | DATE |
| NPM | 04.11.2024 |
| NPM | 07.24.2024 |
| NPM | 09.03.2024 |
| NPM | 11.06.2024 |
| - | - |
| - | - |
| NPM | 12.08.2023 |

**S2.0**

## DIMENSION NOTES

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

## FILLED CELLS LEGEND

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

## POST SCHEDULE (P-1)

| MARK | DESCRIPTION |
|---|---|
| P-1 | (2) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS |
| P-1A | (1) 2 x SYP NO. 2 KING STUDS W/ ADDL JACK STUD MATCH WALL THICKNESS |
| P-2 | (2) 2 x SYP NO. 2 KING STUDS W/ ADDL JACK STUD MATCH WALL THICKNESS |
| P-3 | (3) 2 X SYP NO. 2 STUDS - MATCH WALL THICKNESS |
| P-3A | (2) 2 x SYP NO. 2 KING STUDS W/ ADDL (2) 2 x JACK STUD MATCH WALL THICKNESS |
| P-4 | 3-1/2" X 3-1/2" VERSA-LAM 1.8 2750 COLUMN |
| P-4A | 3-1/2" X 5-1/4" VERSA-LAM 1.8 2750 COLUMN |
| P-6 | 5-1/4" X 5-1/4" VERSA-LAM 1.8 2750 COLUMN |

## CONNECTOR SCHEDULE (C-1)

| MARK | DESCRIPTION |
|---|---|
| C-1 | (1) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW |
| C-2 | (2) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW |
| C-3 | (1) SIMPSON ABU66 W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=1906#) |
| C-4 | (1) SIMPSON LTT19 W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=1310#) |
| C-5 | (1) SIMPSON HTT5KT W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=5445#) |

## STRUCTURAL NOTES (S-1)

| MARK | DESCRIPTION |
|---|---|
| S-1 | MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE AT TOP OF WALL |
| S-2 | MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE BELOW SILL. EXTEND 24" BEYOND OPENING OR TO END OF WALL |
| S-3 | MASONRY WALL: CMU BUMP-OUT SHALL BE INTEGRAL WITH ADJACENT MASONRY |
| S-4 | MASONRY WALL: FILL ALL CELLS |
| S-5 | NON-BEARING MULLIONS BY WINDOW MANF. |
| S-6 | BLOCK ALL WALL SEAMS W/ 8D NAILS AT 4" O.C. AT PANEL EDGES |
| S-7 | PRE-MANF. STEEL STAIRS BY OTHERS. |
| S-8 | LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. W/ MID HEIGHT BLOCKING. |
| S-9 | HSS6x6x1/4 STEEL COLUMN w/ 7"W x10"D x3/8" TOP PLATE AND 12"W x12"D x 3/4" BASE PLATE REFER TO DETAIL 11 AND 12, 13 SHEET S4.3 |
| S-10 | 1 #5 CONT. IN FILLED COURSE BELOW WINDOW OPENING HOOK 8" INTO FILLED CELL ON EACH END. |
| S-11 | WOOD POST: BEAR DIRECTLY ON CONCRETE SLAB OR STEEL SHIM. PROVIDE MOISTURE PROTECTION AS REQUIRED. |
| S-12 | LOAD BEARING WALL: 2X SYP STUDS AT 16" O.C. TOP OF WALL: 22.83' NAVD |
| S-13 | TIE BEAM: REFER TO TIE BEAM STEP DETAIL ON SHEET S4.1 |
| S-14 | 6" THICK 5000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY MID HEIGHT. MIN. DEPTH OF 6". SHORE MIN. OF 28 DAYS. SLOPE TOP $\frac{1}{4}$"/FT. |
| S-15 | 8"W X 16"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP & BOTTOM W/ NO. 3 TIES AT 8" O.C. |
| S-16 | INTERIOR PART OF COLUMN IS BUILT OUT NON-STRUCTURAL |
| S-17 | LOAD BEARING WALL: 2X SYP STUDS AT 16" O.C. TOP OF WALL: 34.17' NAVD |

## CONCRETE COLUMN SCHEDULE

| MARK | DIMENSIONS | | REINFORCING | | | | COMMENTS/ DETAILS |
|---|---|---|---|---|---|---|---|
| | | | LONGITUDINAL | | TIES | | |
| | WIDTH | LENGTH | QTY | SIZE | SIZE | SPACING | |
| CC8X12 | 8" | 1'-0" | 4 | 6 | 3 | 8" | 4000 PSI CONC. S 10/S4.3 |
| CC8X16 | 8" | 1'-4" | 6 | 5 | 3 | 8" | 4000 PSI CONC. S 10/S4.3 |

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A Custom Home for:

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510 GOLF LINKS LANE LONGBOATKEY, FL

# SECOND STRUCTURAL FLOOR PLAN

1/4" = 1' - 0"

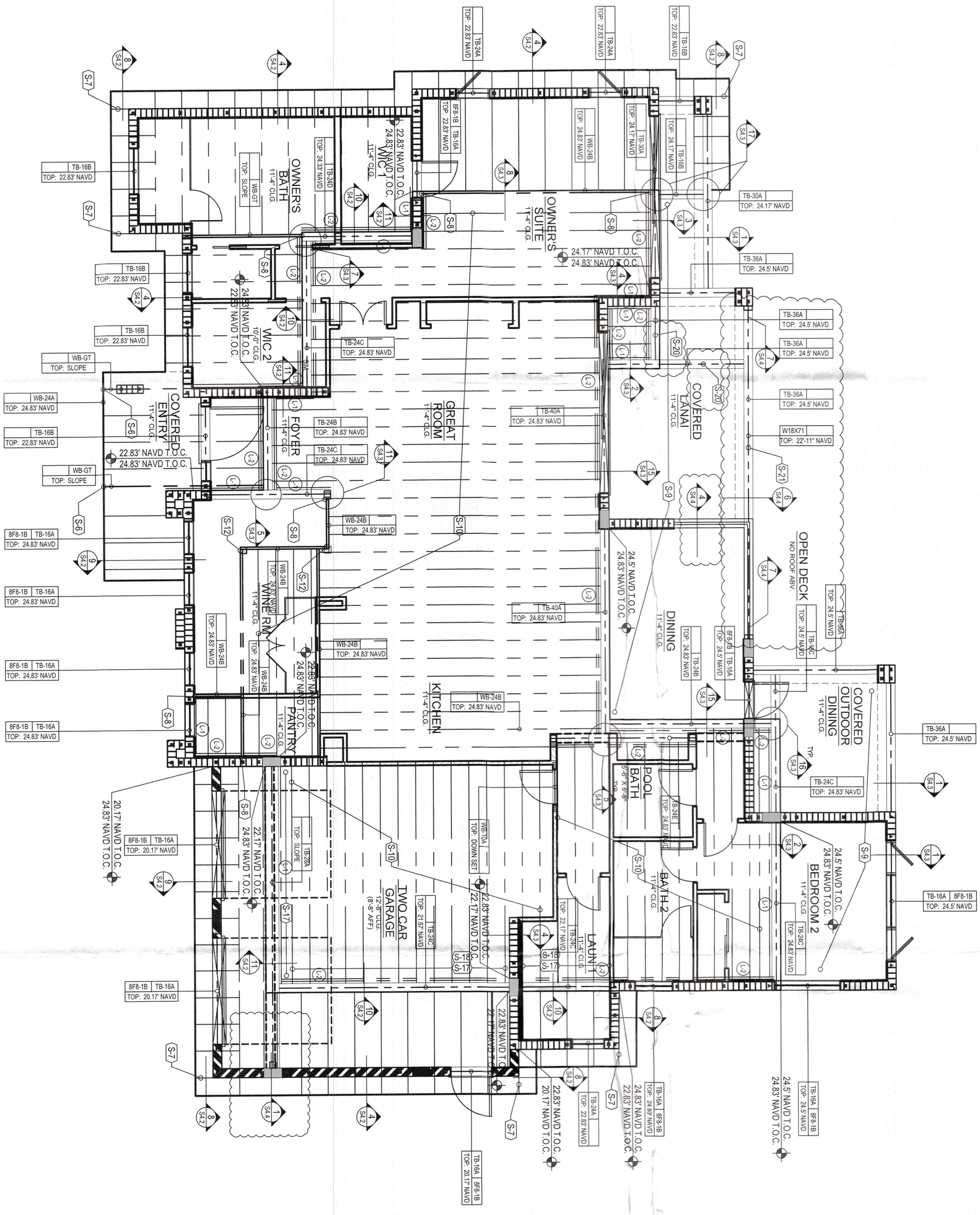
| REVISIONS | |
|---|---|
| BY | DATE |
| - | - |
| - | - |
| - | - |
| - | - |
| - | - |
| NPM | 12.08.2023 |

**S2.1**

STEPHEN E. HEDRICK II * LICENSE * No. 81830 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *
STEPHEN E. HEDRICK II, PE
FLPE# 81830

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## STRUCTURAL NOTES (S-1)

| MARK | DESCRIPTION |
|---|---|
| S-1 | TIE BEAM: REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.1 |
| S-2 | PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. |
| S-3 | ATTACH EACH ROOF TRUSS TO TOP OF WOOD WALL W/ I-SIMPSON H10A UNO. |
| S-4 | ATTACH EACH ROOF TRUSS TO TOP OF BLOCK WALL W/ I-SIMPSON HETA16 UNO. |
| S-5 | OBSERVATION DECK FLAT ROOF TRUSS TO BE DESIGNED FOR THE 40 PSF LIVE LOAD. SLOPE TOP AS REQ'D. |
| S-6 | SIMPSON HUC410 FOR THE GIRDER TRUSS TO THE STRUCTURAL RIM BORAD |
| S-7 | DROP TOP CHORD END TRUSS. |
| S-8 | HANGER: SIMPSON HUC210-2 (MAX) WITH (18) 1/4" x 1.34" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE. PAD OUT END OF TRUSS FOR HANGER W/ 2x4 SYP. VERTICAL W/ (10) 12d NAILS TO TRUSS IF REQUIRED. |
| S-9 | 8" THICK 5000 PSI CANTILEVER CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM. 1" CONCRETE COVER. MIN. DEPTH OF 8". SHORE MIN. OF 28 DAYS. SLOPE TOP 8"/FT |
| S-10 | 24" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 24.83' NAVD |
| S-11 | ROOF TRUSS TO STEP UP/OVER AT BEARING & CANTILEVER AS REQ'D. , H10A AT WOOD, HETA16 AT CONCRETE / MASONRY |
| S-12 | CONNECT THE GIRDER TRUSS TO TOP OF THE POST W/ 2-HTS16 UNO. |
| S-13 | NO.5 REBAR IN FILLED CELL ON EACH SIDE OF THE OPENINGS. 6" HOOK INTO BEAMS ABOVE & BELOW |
| S-14 | REBAR TO PASS THROUGH INTERSECTING BEAMS CONTINUOUSLY |
| S-15 | 4" SHOWER RECESS IN THE FLOOR TRUSS |
| S-16 | CANTILEVER ROOF TRUSS |
| S-17 | STEP TRUSSES AS REQ'D. FOR ELEVATED ROOF AREA |
| S-18 | LEDGERS ATTACHED TO MASONRY WALL ABOVE TIE-BEAM |
| S-19 | 1-NO.8 CONT. IN FILLED COURSE FOR LEDGER ATTACH. |
| S-20 | SAW CUT THE BOTTOM 17" OF THE EXISTING 36" DEEP TB PRIOR TO CUT SCAN OR X-RAY TOP PORTION OF BEAM TO LOCATE 2-#5 T& B W/ #3 TIES @ 8" O.C. CARE TO BE TAKEN TO NOT DAMAGE BARS. ( APPLY ANTI RUSTING AGENT TO CUT TIES ) |
| S-21 | SAW CUT THE BOTTOM 29" OF THE EXISTING 48" DEEP TB PRIOR TO CUT SCAN OR X-RAY TOP PORTION OF BEAM TO LOCATE 2-#5 T& B W/ #3 TIES @ 8" O.C. CARE TO BE TAKEN TO NOT DAMAGE BARS. ( APPLY ANTI RUSTING AGENT TO CUT TIES ) |

## WOOD BEAM SCHEDULE

WB-XX
TOP: X' - X" AFF

| MARK | DESCRIPTION | TYPE |
|---|---|---|
| WB-10A | (2) 2x10 SYP NO.2 WOOD BEAM W/ (1) 1/2" CDX PLYWOOD FLITCH PLATES | 1 |
| WB-10B | (3) 2x10 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES | 2 |
| WB-12B | (3) 1-3/4" x 11 7/8" 2.0E MICRO.LAM LVL | 2 |
| WB-24A | (2) 1-3/4" x 24" 2.0E MICRO.LAM LVL | 2 |
| WB-24B | 24" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANF. | 3 |
| WB-GT | PRE-ENGINEERED WOOD ROOF GIRDER TRUSS BY TRUSS MANF. | 3 |

TYPE 1 | TYPE 2 | TYPE 3

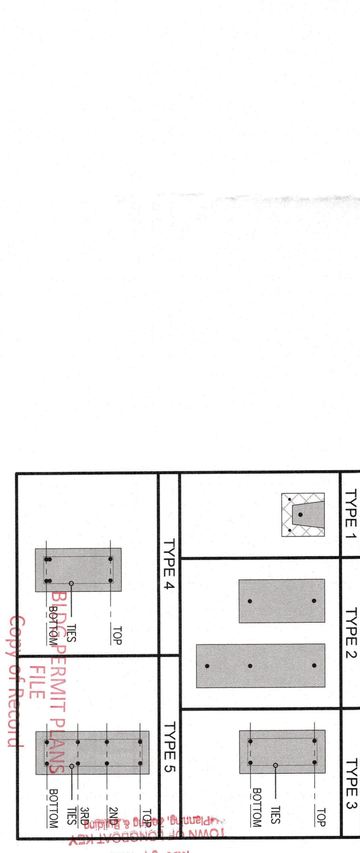
NOTES:
1. TYPE 1 BEAMS - NAIL (2) PLY BEAMS TOGETHER WITH (2) ROWS OF 12d NAILS AT 12" O.C. ADD ADDTL SYP PLIES AND FLITCH PLATES AS REQ'D TO MATCH WALL THICKNESS
2. TYPE 2 BEAMS - REFER TO SHEET S4.0 FOR LVL NAILING / BOLTING PATTERNS.
3. TYPE 3 BEAMS - ATTACHMENT OF WOOD GIRDERS PER TRUSS MANUFACTURER.

## CONCRETE BEAM SCHEDULE

TB-XX
TOP: X' - X" AFF

| MARK | DESCRIPTION | TYPE |
|---|---|---|
| 8F8-1B | 8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO.5 REBAR | 1 |
| TB-16A | 8"W X 16"H FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM | 2 |
| TB-16B | 8"W X 16"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 8" O.C. | 3 |
| TB-16C | 8"W x 16"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (4) NO. 6 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 3 |
| TB-20C | 8"W X 20"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (4) NO. 5 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 4 |
| TB-20B | 16"W X 20"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 4 |
| TB-24A | 8"W x 24"H FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, MIDDLE (1) NO. 5 REBAR, BOTTOM | 2 |
| TB-24B | 8"W X 24"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 16" O.C. | 3 |
| TB-24C | 8"W X 24"H FORM & POUR CONCRETE BEAM (4) NO. 5 REBAR, TOP (4) NO. 5 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 4 |
| TB-24D | 8"W X 24"H FORM & POUR CONCRETE BEAM (4) NO. 5 BUNDLED TOP, REBAR (4) NO. 5 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 4 |
| TB-24E | 8"W X 24"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (4) NO. 6 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 4 |
| TB-28A | 12"W X 28"H FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR, TOP (2) NO. 5 REBAR, MIDDLE (6) NO. 6 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 5 |
| TB-30A | 8"W X 30"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, MIDDLE (4) NO. 5 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 5 |
| TB-40A | 8"W X 40"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, 2ND LY. (2) NO. 5 REBAR, 3RD LY. (4) NO. 6 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 5 |

TYPE 1 | TYPE 2 | TYPE 3 | TYPE 4 | TYPE 5




## GENERAL NOTES

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

## DIMENSION NOTES

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

## LEDGER / RIMBOARD SCHEDULE (L-1)

| MARK | DESCRIPTION |
|---|---|
| L-1 | (1) 2 x 8 PT LEDGER OR BETTER SEE TRUSS PARALLEL TO LEDGER DETAIL ON S4.2 |
| L-2 | (2) 2 x 8 PT LEDGER OR BETTER SEE TRUSS PERPENDICULAR TO LEDGER DETAIL ON S4.2 |

NOTE:
1. TITEN HDS SHALL BE STAGGERED TO AVOID INTERFERENCE FROM OPPOSITE SIDE AS REQ'D.
2. ADD ADDTL LEDGER PLY AS REQ'D. AT DIAGONAL TRUSSES TO PROVIDE FULL BEARING


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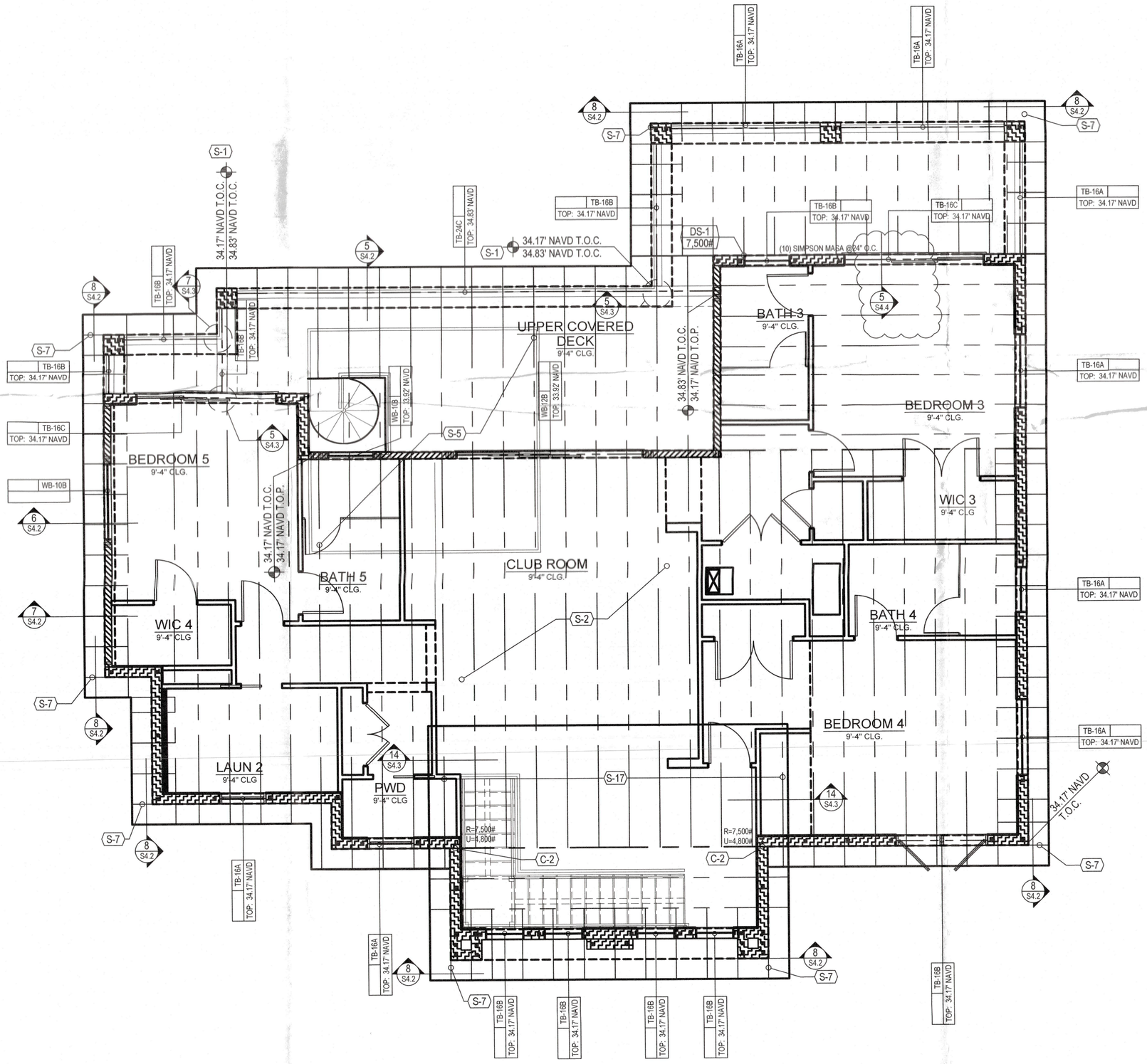
510 GOLF LINKS LANE LONGBOATKEY, FL

**FIRST FRAMING FLOOR PLAN**

1/4" = 1' - 0"

| REVISIONS | BY | DATE |
|---|---|---|
| | NPM | 04.11.2024 |
| | NPM | 07.24.2024 |
| | NPM | 09.03.2024 |
| | NPM | 11.06.2024 |
| | - | - |
| | - | - |
| | NPM | 12.08.2023 |

**S3.0**




## DRAG STRUT SCHEDULE

DS-1 / 7,500#

| MARK | DESCRIPTION |
|---|---|
| DS-1 | WIND DRAG STRUT TRUSS TO TRANSFER 7,500# FROM ROOF DIAPHRAGM TO CMU WALL BELOW<br>1. ALIGN DRAG STRUT WITH THE OUTSIDE OF CMU WALL.<br>2. ATTACH TRUSS BOTTOM CHORD TO WALL WITH (10) SIMPSON MASA AT 24" O.C. MIN.<br>3. NAIL ROOF SHEATHING ABOVE WITH 10d RING-SHANK NAILS AT 4" O.C.<br>4. INSTALL ADDITIONAL TIE-DOWNS FOR UPLIFT AS REQUIRED. |

## GENERAL NOTES

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

## DIMENSION NOTES

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

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FBPE# 34899

STEPHEN E. HEDRICK II PE
FLPE# 81830

## LEDGER / RIMBOARD SCHEDULE

L-1

| MARK | DESCRIPTION |
|---|---|
| L-1 | (1) 2 x 8 PT LEDGER OR BETTER<br>SEE TRUSS PARALLEL TO LEDGER DETAIL ON S4.2 |
| L-2 | (2) 2 x 8 PT LEDGER OR BETTER<br>SEE TRUSS PERPENDICULAR TO LEDGER DETAIL ON S4.2 |

NOTE:
1. TITEN HDS SHALL BE STAGGERED TO AVOID INTERFERENCE FROM OPPOSITE SIDE AS REQ'D.
2. ADD ADD'L. LEDGER PLY AS REQ'D. AT DIAGONAL TRUSSES TO PROVIDE FULL BEARING

## TRUSS / GIRDER TIE-DOWN SCHEDULE

C-1

| MARK | DESCRIPTION |
|---|---|
| C-1 | 2- SIMPSON HETA16, U= 3,620# |
| C-2 | 1- SIMPSON VGT, U= 4,940# |
| NOTE: SIMPSON HETA16 AT EACH TRUSS/GIRDER UNO | |

## DRAG STRUT SCHEDULE

DS-1 / 7,500#

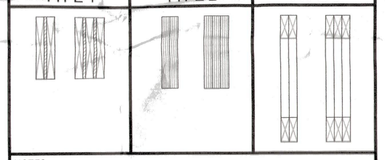
| MARK | DESCRIPTION |
|---|---|
| DS-1 | WIND DRAG STRUT TRUSS TO TRANSFER 7,500# FROM ROOF DIAPHRAGM TO CMU WALL BELOW<br>1. ALIGN DRAG STRUT WITH THE OUTSIDE OF CMU WALL.<br>2. ATTACH TRUSS BOTTOM CHORD TO WALL WITH (10) SIMPSON MASA AT 24" O.C. MIN.<br>3. NAIL ROOF SHEATHING ABOVE WITH 10d RING-SHANK NAILS AT 4" O.C.<br>4. INSTALL ADDITIONAL TIE-DOWNS FOR UPLIFT AS REQUIRED. |

## WOOD BEAM SCHEDULE

WB-XX / TOP: X' - X" AFF

| MARK | DESCRIPTION | TYPE |
|---|---|---|
| WB-10A | (2) 2x10 SYP NO.2 WOOD BEAM W/ (1) 1/2" CDX PLYWOOD FLITCH PLATES | 1 |
| WB-10B | (3) 2x10 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES | 2 |
| WB-12B | (3) 1-3/4" x 11 7/8" 2.0E MICROLLAM LVL | 2 |
| WB-24A | (2) 1-3/4" x 24" 2.0E MICROLLAM LVL | 2 |
| WB-24B | 24" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANF. | 3 |
| WB-GT | PRE-ENGINEERED WOOD ROOF GIRDER TRUSS BY TRUSS MANF. | 3 |

TYPE 1 | TYPE 2 | TYPE 3



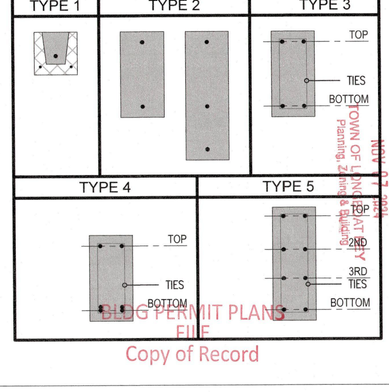
NOTES:
1. TYPE 1 BEAMS - NAIL (2) PLY BEAMS TOGETHER WITH (2) ROWS OF 12d NAILS AT 12" O.C. ADD ADD'L SYP PLIES AND FLITCH PLATES AS REQ'D TO MATCH WALL THICKNESS
2. TYPE 2 BEAMS - REFER TO SHEET S4.0 FOR LVL NAILING / BOLTING PATTERNS.
3. TYPE 3 BEAMS - ATTACHMENT OF WOOD GIRDERS PER TRUSS MANUFACTURER.

## CONCRETE BEAM SCHEDULE

TB-XX / TOP: X' - X" AFF

| MARK | DESCRIPTION | TYPE |
|---|---|---|
| 8F8-1B | 8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO.5 REBAR | 1 |
| TB-16A | 8"W X 16"H FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM | 2 |
| TB-16B | 8"W X 16"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 8" O.C. | 3 |
| TB-16C | 8"W x 16"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (4) NO. 5 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 3 |
| TB-20B | 16"W X 20"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 4 |
| TB-20C | 8"W X 20"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (4) NO. 5 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 4 |
| TB-24A | 8"W x 24"H FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, MIDDLE (1) NO. 5 REBAR, BOTTOM | 2 |
| TB-24B | 8"W X 24"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 10" O.C. | 3 |
| TB-24C | 8"W X 24"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (4) NO. 5 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 4 |
| TB-24D | 8"W X 24"H FORM & POUR CONCRETE BEAM (4) NO. 5 BUNDLED TOP, REBAR (4) NO. 5 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 4 |
| TB-24E | 8"W X 24"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (4) NO. 6 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 4 |
| TB-28A | 12"W X 28"H FORM & POUR CONCRETE BEAM (3) NO. 5 REBAR, TOP (2) NO. 5 REBAR, MIDDLE (6) NO. 6 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 5 |
| TB-30A | 8"W X 30"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, MIDDLE (4) NO. 5 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 5 |
| TB-36A | 8"W X 36"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR,2ND LAYER. (2) NO. 5 REBAR, 3RD LAYER. (4) NO. 6 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 5 |
| TB-40A | 8"W X 40"H FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, 2ND LY. (2) NO. 5 REBAR, 3RD LY. (4) NO. 6 BUNDLED BOTTOM, REBAR NO. 3 TIES AT 8" O.C. | 5 |

TYPE 1 | TYPE 2 | TYPE 3




TYPE 4 | TYPE 5




## STRUCTURAL NOTES

S-1

| MARK | DESCRIPTION |
|---|---|
| S-1 | TIE BEAM: REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.1 |
| S-2 | PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. |
| S-3 | ATTACH EACH ROOF TRUSS TO TOP OF WOOD WALL W/1-SIMPSON H10A UNO. |
| S-4 | ATTACH EACH ROOF TRUSS TO TOP OF BLOCK WALL W/1-SIMPSON HETA16 UNO. |
| S-5 | OBSERVATION DECK FLAT ROOF TRUSS TO BE DESIGNED FOR THE 40 PSF LIVE LOAD,SLOPE TOP AS REQ'D. |
| S-6 | SIMPSON HUC410 FOR THE GIRDER TRUSS TO THE STRUCTURAL RIM BORAD |
| S-7 | DROP TOP CHORD END TRUSS. |
| S-8 | HANGER: SIMPSON HUC210-2 (MAX) WITH (18) 1/4" x 1-3/4" TITEN 2 FASTENERS - HOLD BEAM BACK TO MAINTAIN MIN. 1-1/2" FASTENER EDGE DISTANCE. PAD OUT END OF TRUSS FOR HANGER W/ 2x4 SYP, VERTICAL W/ (10) 12d NAILS TO TRUSS IF REQUIRED. |
| S-9 | 8" THICK 5000 PSI CANTILEVER CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM. 1½" CONCRETE COVER. MIN. DEPTH OF 8", SHORE MIN. OF 28 DAYS. SLOPE TOP ¼"/FT |
| S-10 | 24" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 24.83' NAVD |
| S-11 | ROOF TRUSSE TO STEP UP/OVER AT BEARING & CANTILEVER AS REQ'D., H10A AT WOOD, HETA16 AT CONCRETE / MASONRY |
| S-12 | CONNECT THE GIRDER TRUSS TO TOP OF THE POST W/ 2-HTS16 UNO. |
| S-13 | NO.5 REBAR IN FILLED CELL ON EACH SIDE OF THE OPENINGS, 8" HOOK INTO BEAMS ABOVE & BELOW |
| S-14 | REBAR TO PASS THROUGH INTERSECTING BEAMS CONTINUOUSLY |
| S-15 | 4" SHOWER RECESS IN THE FLOOR TRUSS |
| S-16 | CANTILEVER ROOF TRUSS |
| S-17 | STEP TRUSSES AS REQ'D. FOR ELEVATED ROOF AREA |
| S-18 | LEDGERS ATTACHED TO MASONRY WALL ABOVE TIE-BEAM |
| S-19 | 1-NO.5 CONT. IN FILLED COURSE FOR LEDGER ATTACH. |
| S-20 | SAW CUT THE BOTTOM 17" OF THE EXISTING 36" DEEP TB. PRIOR TO CUT SCAN OR X-RAY TOP PORTION OF BEAM TO LOCATE 2 #5 T& B W/ #3 TIES @ 8" O.C., CARE TO BE TAKEN TO NOT DAMAGE BARS. ( APPLY ANTI RUSTING AGENT TO CUT TIES ) |
| S-21 | SAW CUT THE BOTTOM 29" OF THE EXISTING 48" DEEP TB. PRIOR TO CUT SCAN OR X-RAY TOP PORTION OF BEAM TO LOCATE 2 #5 T& B W/ #3 TIES @ 8" O.C., CARE TO BE TAKEN TO NOT DAMAGE BARS. ( APPLY ANTI RUSTING AGENT TO CUT TIES ) |

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

| REVISIONS | |
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| BY | DATE |
| NPM | 04.11.2024 |
| NPM | 07.24.2024 |
| NPM | 09.03.2024 |
| NPM | 11.06.2024 |
| - | - |
| - | - |
| NPM | 12.08.2023 |

S3.1

## GENERAL NOTES

1. FBC REFERS TO 20230 FLORIDA BUILDING CODE, 8TH EDITION.
2. FBC-R REFERS TO 2023 FLORIDA BUILDING CODE, 8TH 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. !ALL TEMPORARY ERECTION BRACING AND TIE RODS SHALL REMAIN IN PLACE UNTIL ALL STRUCTURAL MEMBERS ARE PROPERLY ALIGNED AND CONNECTED AND SHALL NOT BE REMOVED WITHOUT WRITTEN APPROVAL OF THE TESTING AGENCY.
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 2023 FLORIDA BUILDING CODE, 8TH 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 - 150 MPH
- ALLOWABLE WIND SPEED - 116 MPH
- EXPOSURE - D
- INTERNAL PRESSURE COEFFICIENT- FULLY ENCLOSED STRUCTURE - 0.18
- RISK CATEGORY - II

## SITE WORK

1. ALL SITE WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SOILS REPORT.
2. DESIGN SOIL BEARING PRESSURE = 2,000 PSF
3. 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.
4. 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.
5. 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 15/32" CD PLYWOOD SHEATHING OR EQUAL FASTENED WITH 8d RING-SHANK NAILS AT 4" O.C. EDGES AND 8" 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 FABRICATION.

## 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 IM 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.

## 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 CLEAR AREA OF 10 SQUARE INCHES.
17. WHERE BOND BEAMS ARE INTERRUPTED BY STRUCTURAL STEEL COLUMNS OR BEAMS, BOND BEAM REINFORCING SHALL BE WELDED TO THE COLUMN TO PROVIDE CONTINUITY OF THE BOND BEAM. 18. NO BACKFILLING AGAINST BASEMENT AND RETAINING WALLS SHALL BE PERFORMED UNTIL THE GROUT AND SUPPORTING FLOORS HAVE REACHED 100% OF THE DESIGN STRENGTH.

## WIND LOAD SCHEDULE

## COMPONENT AND CLADDING LOADS

| ZONE | ZONE DESCRIPTION | TRIBUTARY AREA (SQ. FT.) | POSITIVE (+ PSF) | NEGATIVE

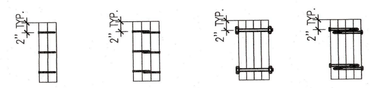
## TRUSS UPLIFT ANCHORS - MASONRY / CONCRETE

TRUSS ANCHORS TO MASONRY OR CONCRETE BE AS FOLLOWS:
(REFER TO SIMPSON 2021-23 CATALOG #C-C-2021)
OTHER BRANDS OF CONNECTORS MAY BE SUBSTITUTED IF BOTH UPLIFT AND LATERAL LOAD CAPACITIES ARE EQUAL OR GREATER THAN CONNECTORS SPECIFIED.

| TYPE MEMBER | NOMINAL UPLIFT CAPACITY | CONNECTOR TYPE | PRODUCT APPROVAL # | NAILS TO TRUSS FOR NOMINAL UPLIFT | NOTES AND COMMENTS |
|---|---|---|---|---|---|
| SINGLE PLY, CMU | 595# | SIMPSON HM9KT | FL11473.6 | (4) SDS 1/4" X 1-1/2" LONG TO TRUSS AND (5) 1/4" X 2-1/4" SIMPSON TITEN SCREW TO CMU | POST INSTALLED |
| SINGLE PLY, CONCRETE | 595# | SIMPSON HM9KT | FL11473.6 | (4) SDS 1/4" X 1-1/2" LONG TO TRUSS AND (5) 1/4" X 1-3/4" SIMPSON TITEN SCREW TO CMU | POST INSTALLED |
| SINGLE PLY | 1065# | SIMPSON H10S | FL11478.4 | (8) 8d X 1-1/2" LONG TO TRUSS AND (2) 3/8" X 4" SIMPSON TITEN SCREW TO CMU | POST INSTALLED |
| | 1450# | SIMPSON META12 | FL11473.4 | (7) 10d x 1-1/2" LONG | - |
| | 1520# | SIMPSON HETA12 | FL11473.4 | (7) 10d x 1-1/2" LONG | - |
| | 1810# | SIMPSON HETA16 | FL11473.4 | (9) 10d x 1-1/2" LONG | - |
| | 1810# | SIMPSON HETA20 | FL11473.4 | (9) 10d x 1-1/2" LONG | - |
| | 1985# | (2) SIMPSON META12 | FL11473.4 | (10) 10d x 1-1/2" LONG | NOTE 1 |
| | 2035# | (2) SIMPSON HETA12 | FL11473.4 | (10) 10d x 1-1/2" LONG | NOTE 1 |
| | 2035# | (2) SIMPSON HETA20 | FL11473.4 | (10) 10d x 1-1/2" LONG | NOTE 1 |
| SINGLE OR MULTI-PLY, CMU | 860# | SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C. | FL11473.11 FL11473.6 | (7) 10d TO TRUSS AND (4) 1/4" x 2-1/4" SIMPSON TITEN SCREW TO CMU | POST INSTALLED, MISSING EMBEDS |
| | 1175# | SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C. | FL11473.11 FL11473.6 | (8) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE | POST INSTALLED, MISSING EMBEDS |
| SINGLE OR MULTI-PLY, CONCRETE | 860# | SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C. | FL11473.11 FL11473.6 | (7) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE | POST INSTALLED, MISSING EMBEDS |
| | 1175# | SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C. | FL11473.11 FL11473.6 | (8) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE | POST INSTALLED, MISSING EMBEDS |
| SINGLE OR MULTI PLY | 3330# | SIMPSON MGT | FL11470.7 | (22) 10d x 1-1/2" LONG | NOTE 2 |
| DOUBLE PLY | 2150# | SIMPSON LGT2 | FL11470.6 | (16) 10d SINKERS | POST INSTALLED, NOTE 4 |
| | 10980# | SIMPSON HGT-2 | FL10456.10 FL10866.10 | (16) 10d | NOTE 3 |
| DOUBLE OR TRIPLE PLY, CMU | 1900# | (2) SIMPSON META12 | FL11473.3 | (14) 16d | NOTE 1 |
| | 2500# | (2) SIMPSON HETA12 | FL11473.3 | (12) 16d | NOTE 1 |
| DOUBLE OR TRIPLE PLY, CONCRETE | 2565# | (2) SIMPSON META12 | FL11473.3 | (14) 16d | NOTE 1 |
| | 2700# | (2) SIMPSON HETA12 | FL11473.3 | (12) 16d | NOTE 1 |
| | 3350# | (2) SIMPSON HHETA12 | FL11473.9 | (14) 16d | NOTE 1 |
| TRIPLE PLY | 3285# | SIMPSON LGT3-SDS2.5 | FL11470.6 | (12) SDS 1/4" x 2-1/2" LONG | POST INSTALLED, NOTE 5 |
| | 10790# | SIMPSON HGT-3 | FL10456.8 FL10866.10 | (16) 10d | NOTE 3 |
| QUAD PLY | 11455# | SIMPSON HGT-4 | FL10456.8 FL10866.10 | (16) 10d | NOTE 3 |
| MULTI PLY | 1450# | SIMPSON META12 | FL11473.3 | (6) 16d | - |
| | 1520# | SIMPSON HETA12 | FL11473.3 | (7) 16d | - |
| | 1810# | SIMPSON HETA16 | FL11473.3 | (8) 16d | - |

NOTES:
1. FOR (2) CONNECTORS: (A) THE NAILS SHALL NOT BE DRIVEN IN CONFLICT WITH EACH OTHER OR THE SECOND CONNECTOR, AND (B) STRAPS SHALL NOT OVERLAP THE 2ND CONNECTOR.
2. FASTENER TO CMU/CONCRETE: (1) 5/8" ALL-THREAD BOLT W/ SIMPSON SET EPOXY-TIE ADHESIVE W/ 12" MIN. EMBED DEPTH
3. FASTENER TO CMU/CONCRETE: (2) 3/4" ALL-THREAD BOLT W/ SIMPSON SET EPOXY-TIE ADHESIVE W/ 12" MIN. EMBED DEPTH
4. FASTENER TO CMU WALL: (7) 1/4"x21/4" LONG SIMPSON TITEN SCREW
   FASTENER TO CONCRETE WALL: (7) 1/4"x13/4" SIMPSON TITEN SCREW
5. FASTENER TO WALL: (4) 3/8"x5" LONG SIMPSON TITEN HD

## MULTIPLE MEMBER CONNECTION FOR 1.9E MICROLLAM LVL BEAMS

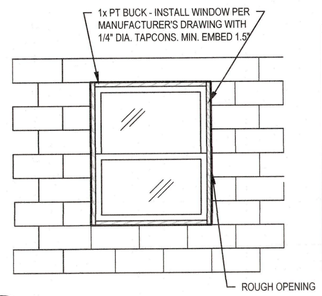



2 PIECES - 1-3/4" WIDE:
- MINIMUM (2) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS LESS THAN 14" DEEP
- MINIMUM (3) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 14"

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.

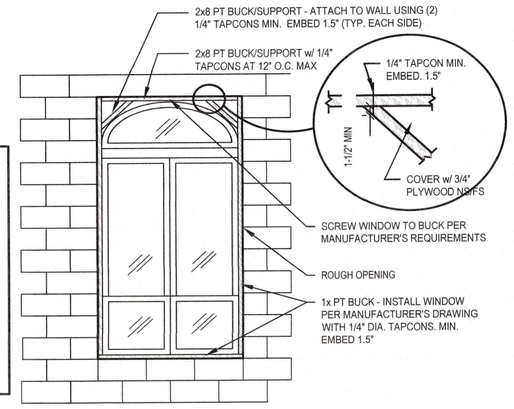
GENERAL NOTES:
- A307 BOLTS WITH WASHERS REQUIRED. BOLT HOLES TO BE 9/16" DIA.
- SCREWS MUST HAVE SELF-DRILLING TIPS AND MINIMUM BENDING YIELD STRENGTH OF 217,000 PSI.
- 6" LONG SCREWS REQUIRED • CONNECTION INSTRUCTIONS ON PLAN SUPERSEDE PRECEDING.



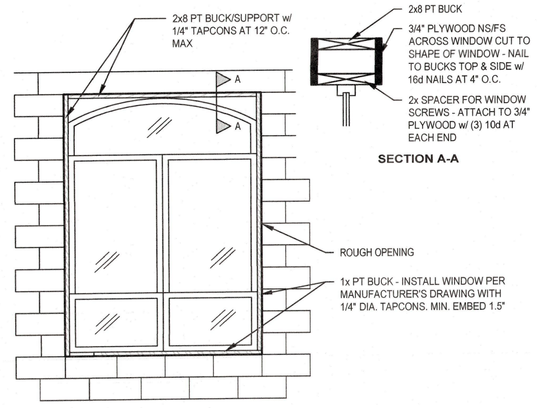

1 **TYPICAL WINDOW DETAIL**
NTS

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.

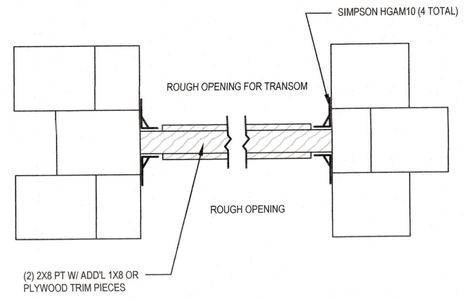
GENERAL CONNECTIONS NOTES
1. CONNECTIONS SHOWN ON DRAWINGS ARE RECOMMENDED.
2. OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH USP, SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.



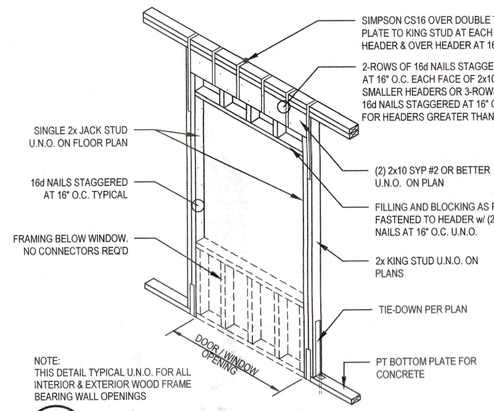

2 **ELLIPTICAL WINDOW DETAIL**
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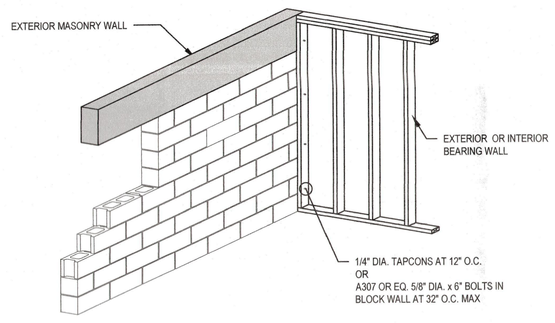

3 **EYEBROW WINDOW DETAIL**
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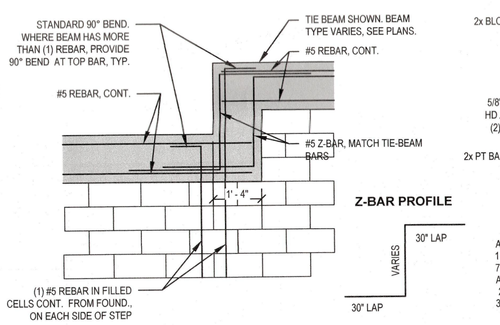

4 **WOOD HEADER BEAM DETAIL**
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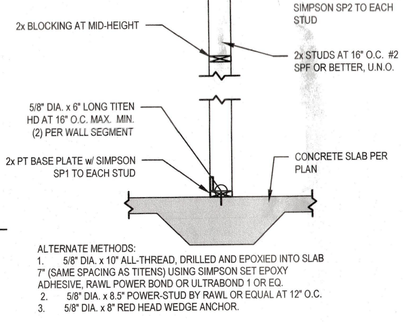

5 **BEARING WALL HEADER DETAIL**
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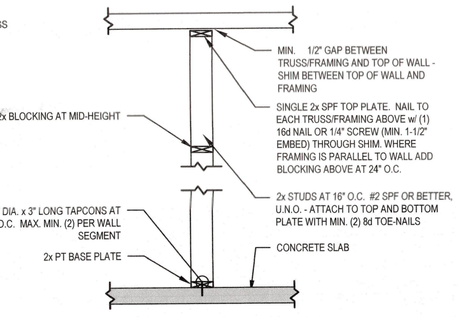

6 **MIXED CONSTRUCTION DETAIL**
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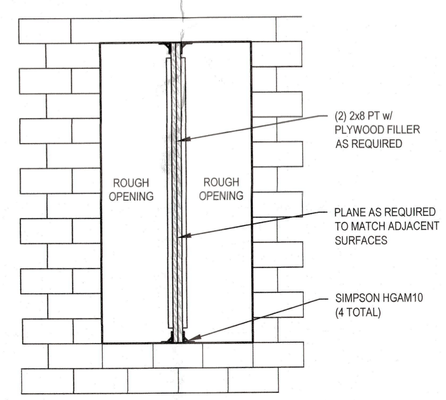

7 **TIE BEAM STEP**
NTS




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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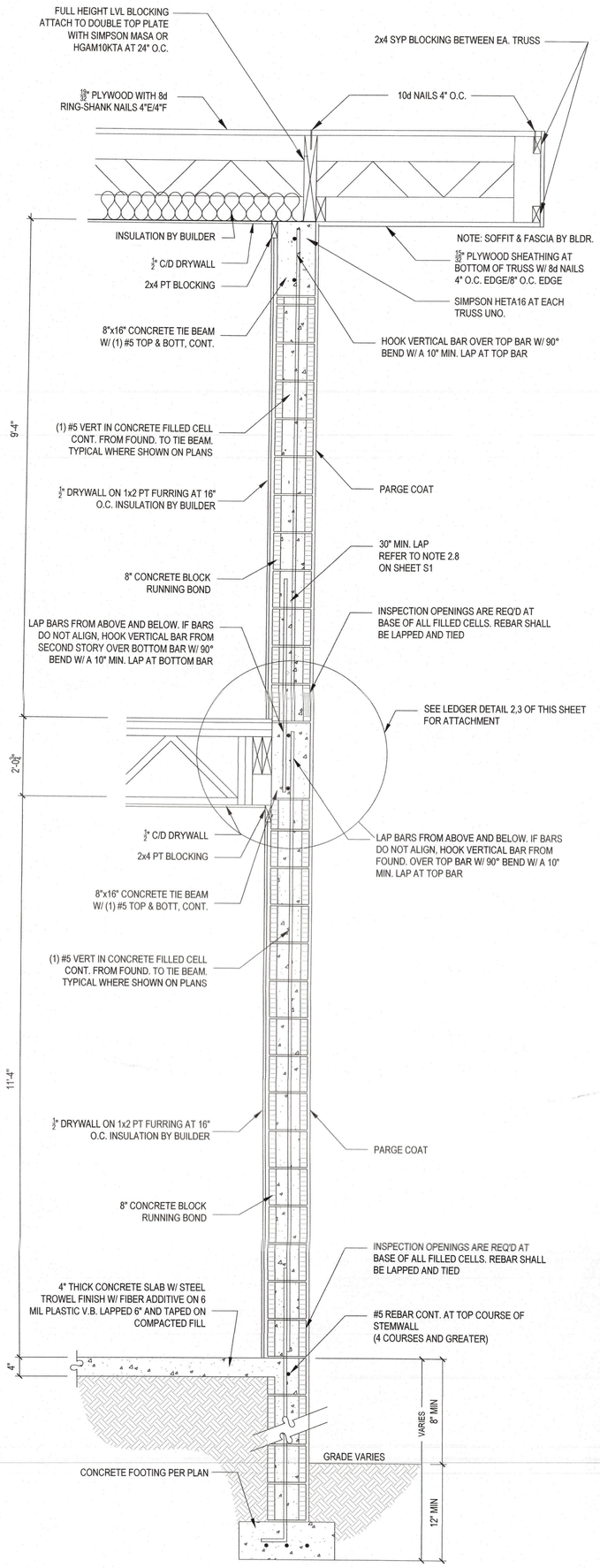
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**BROWN RESIDENCE**
510 GOLF LINKS LANE LONGBOAT KEY

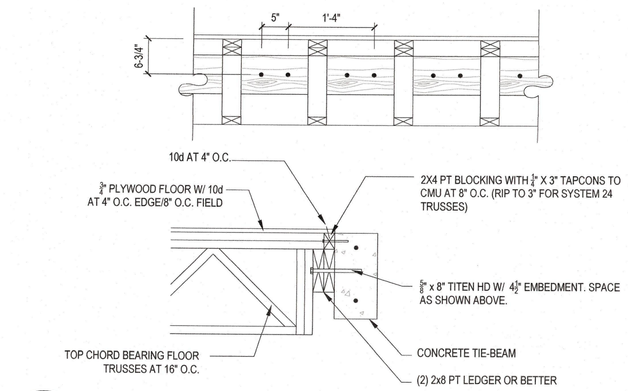
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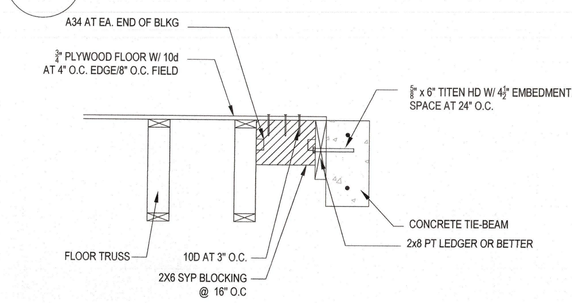
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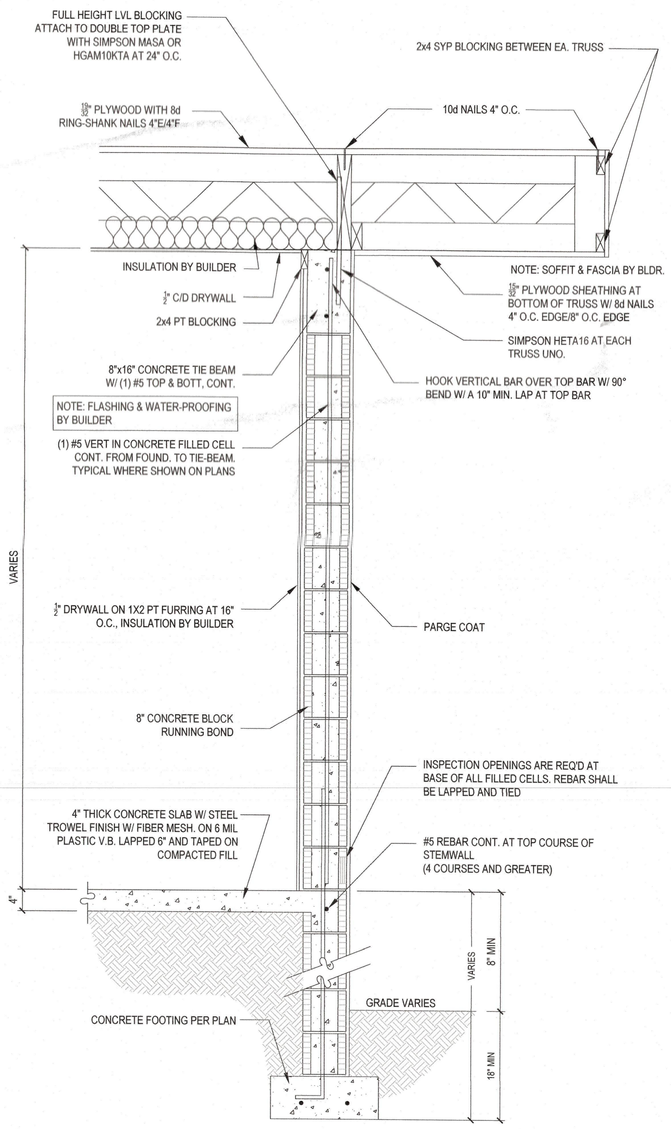

## 1 TYPICAL TWO STORY MASONRY WALL SECTION
NTS



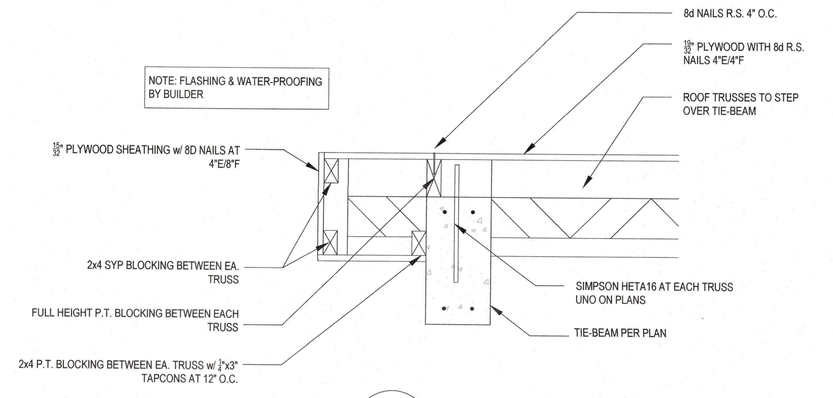

## 2 TRUSSES PERPENDICULAR TO LEDGER
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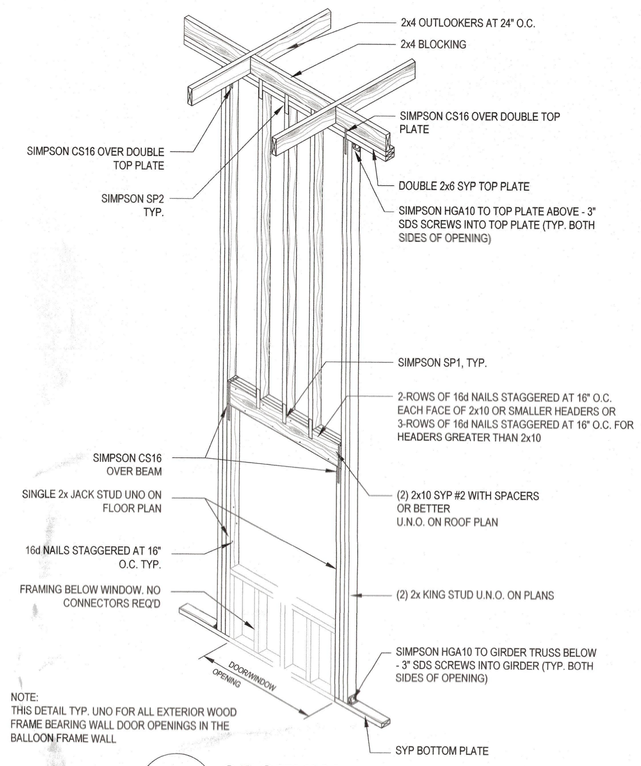

## 3 TRUSSES PARALLEL TO LEDGER
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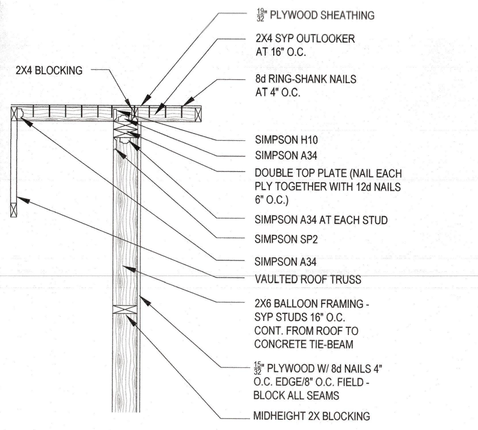

## 4 TYPICAL ONE STORY WALL SECTION
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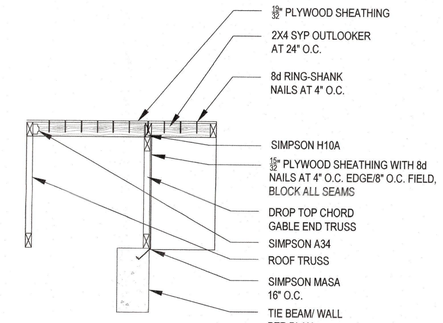

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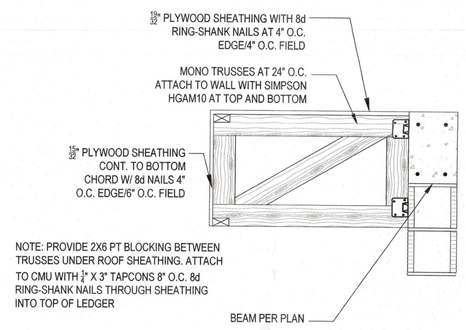

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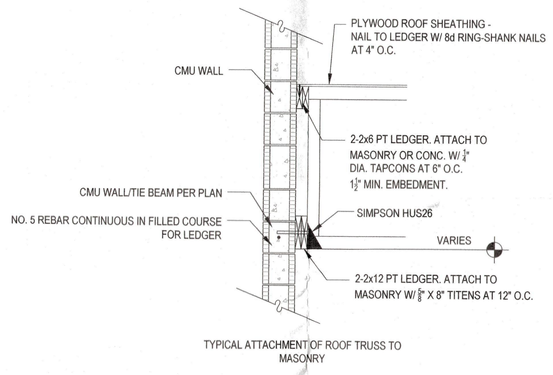

## 7 BALLOON FRAME DETAIL
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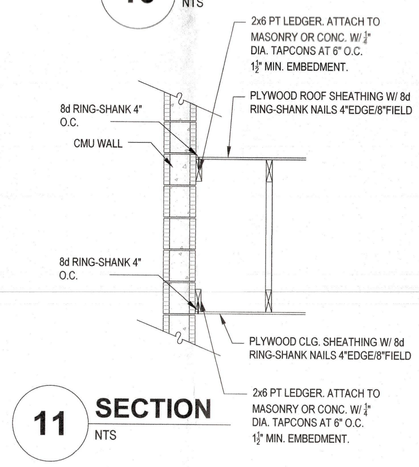

## 8 SECTION
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## 9 SECTION
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## 10 SECTION
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## 11 SECTION
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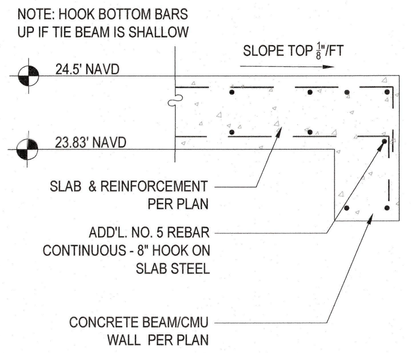
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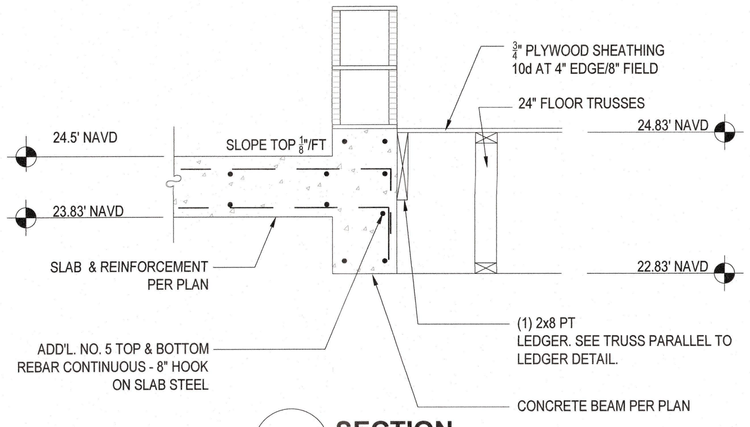
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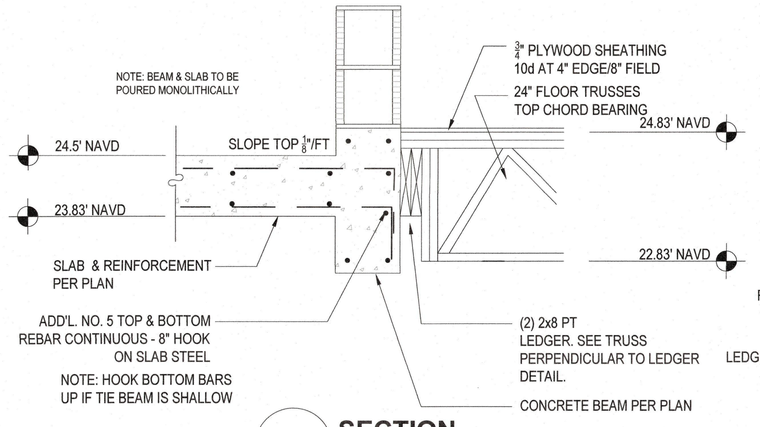
**S4.2**



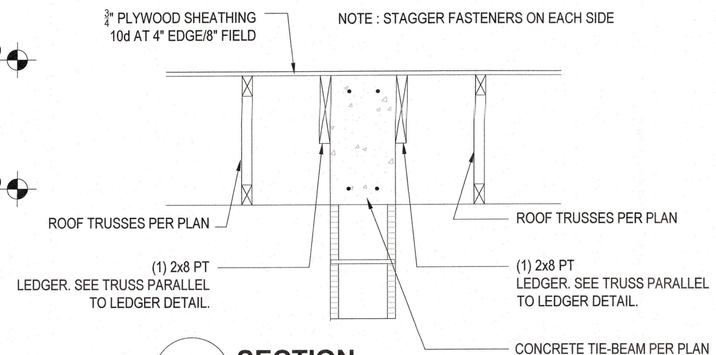

1 **SECTION**
NTS



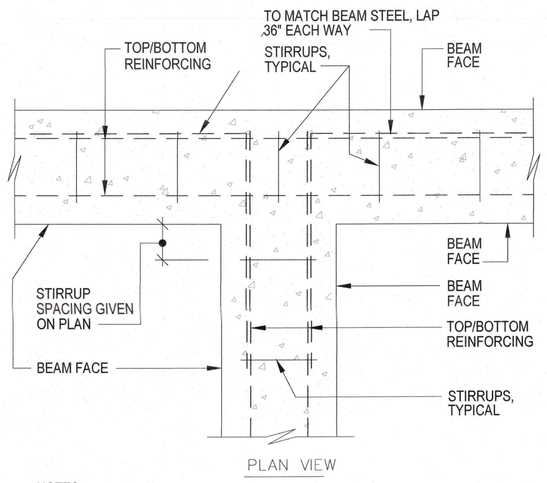

2 **SECTION**
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3 **SECTION**
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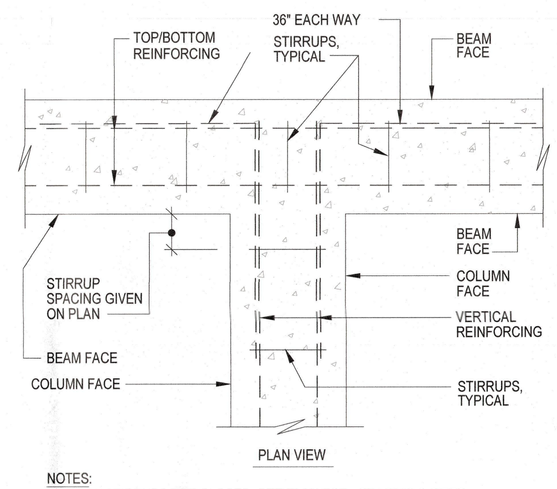



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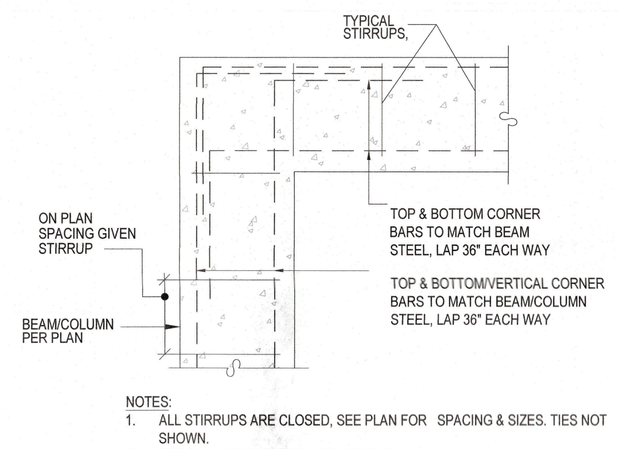

NOTES:
1. ALL STIRRUPS ARE CLOSED, SEE PLAN FOR SPACING & SIZES.
2. SEE PLAN FOR REINFORCING SIZES.
3. INTERSECTING BEAMS POURED AS ONE, NO JOINTS.
4. ONLY OUTSIDE BARS (TOP & BOTTOM) NEED TO BE HOOKED AND LAPPED. MIDDLE BARS, NOT SHOWN, (TOP & BOTTOM) CAN EXTEND AND TERMINATE AT OUTSIDE FACE OF PERPENDICULAR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

5 **INTERSECTING BEAMS DETAIL**
NTS



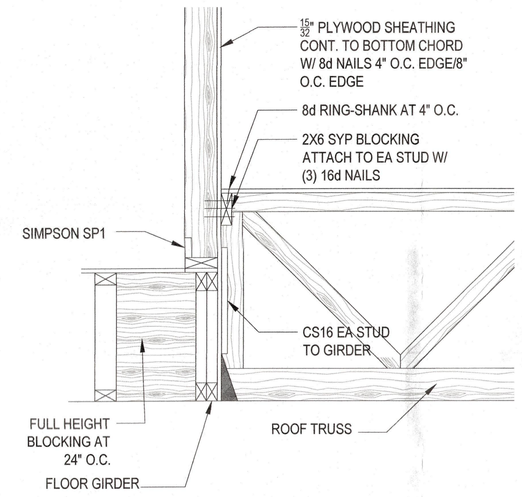

NOTES:
1. ALL STIRRUPS ARE CLOSED, SEE PLAN FOR SPACING & SIZES.
2. SEE PLAN FOR REINFORCING SIZES.
3. INTERSECTING BEAM/COLUMN POURED AS ONE, NO JOINTS.
4. ONLY OUTSIDE BARS (TOP & BOTTOM) NEED TO BE HOOKED AND LAPPED. MIDDLE BARS, NOT SHOWN, (TOP & BOTTOM) CAN EXTEND AND TERMINATE AT OUTSIDE FACE OF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

6 **COLUMN TO BEAM CONNECTION DETAIL**
NTS

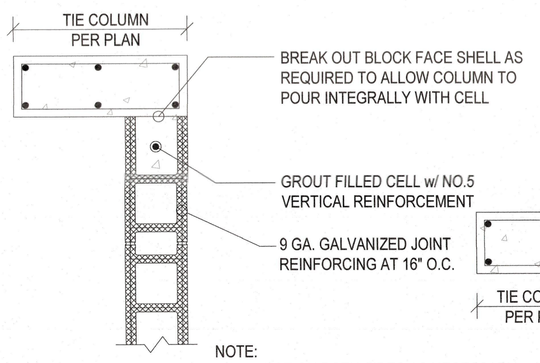



NOTES:
1. ALL STIRRUPS ARE CLOSED, SEE PLAN FOR SPACING & SIZES. TIES NOT SHOWN.
2. SEE PLAN FOR REINFORCING SIZES.
3. INTERSECTING BEAMS/COLUMNS POURED AS ONE, NO JOINTS.
4. ONLY OUTSIDE BARS (TOP & BOTTOM) NEED TO BE HOOKED AND LAPPED. MIDDLE BARS, NOT SHOWN, (TOP & BOTTOM) CAN EXTEND AND TERMINATE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

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

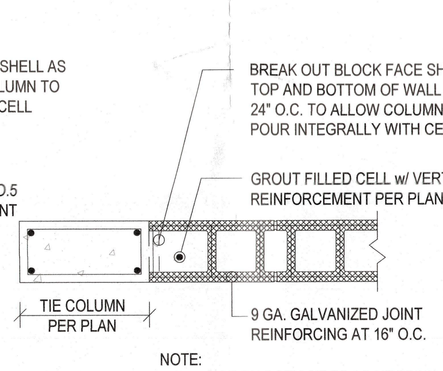



8 **SECTION**
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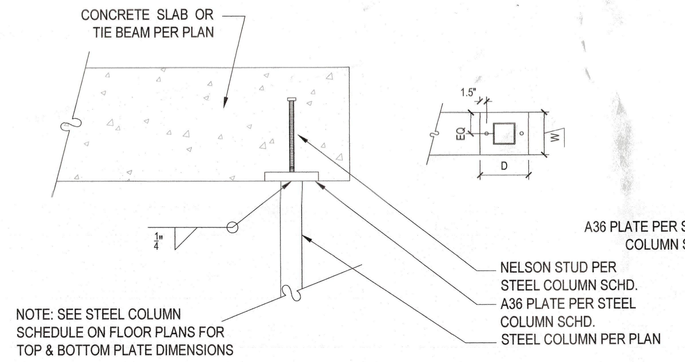

NOTE:
1. USE ON BOTH SIDES AS NECESSARY
2. 4000 PSI CONCRETE

9 **SECTION**
NTS

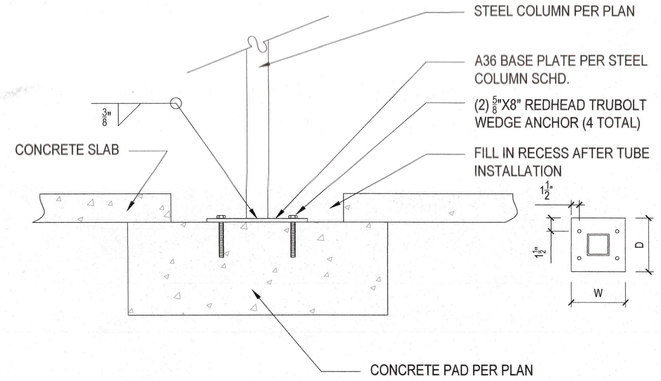



NOTE:
1. USE ON BOTH SIDES AS NECESSARY
2. 4000 PSI CONCRETE

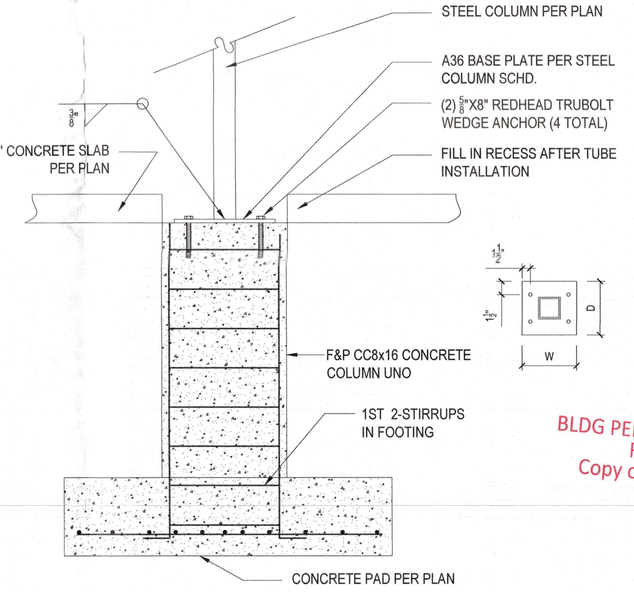
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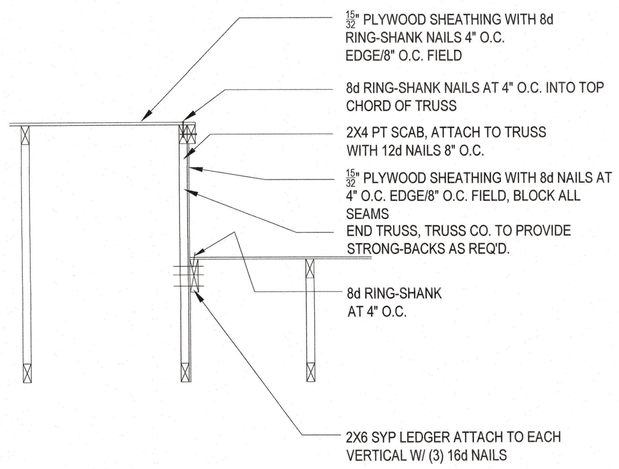

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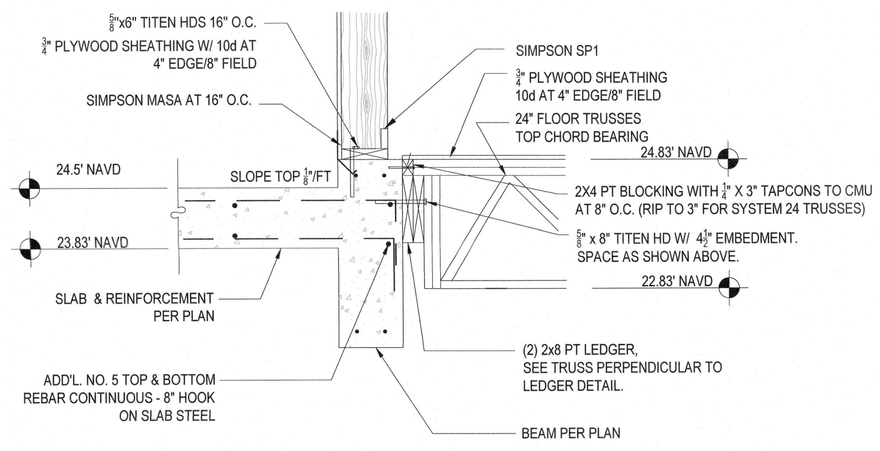

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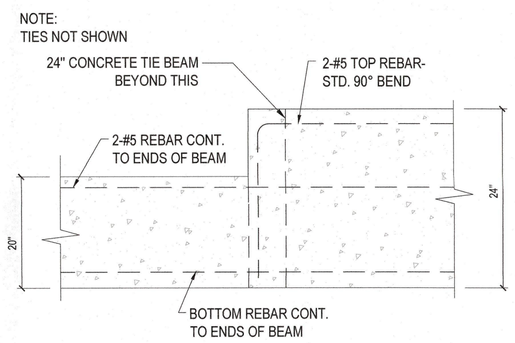

13 **SECTION**
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14 **SECTION**
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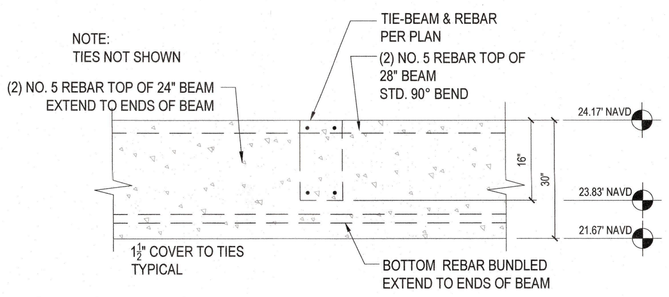



15 **SECTION**
NTS




TIE BEAM STEP

16 **SECTION**
NTS




17 **SECTION**
NTS

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FLORIDA

A Custom Home for:
**BROWN RESIDENCE**
510 GOLF LINKS LANE LONGBOAT KEY

**STRUCTURAL DETAILS**
AS INDICATED

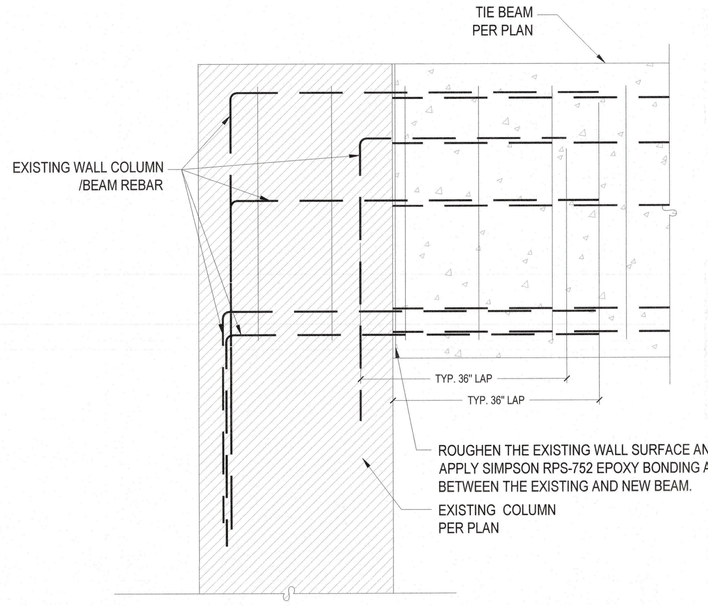
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| NPM | 12.08.2023 |

**S4.3**

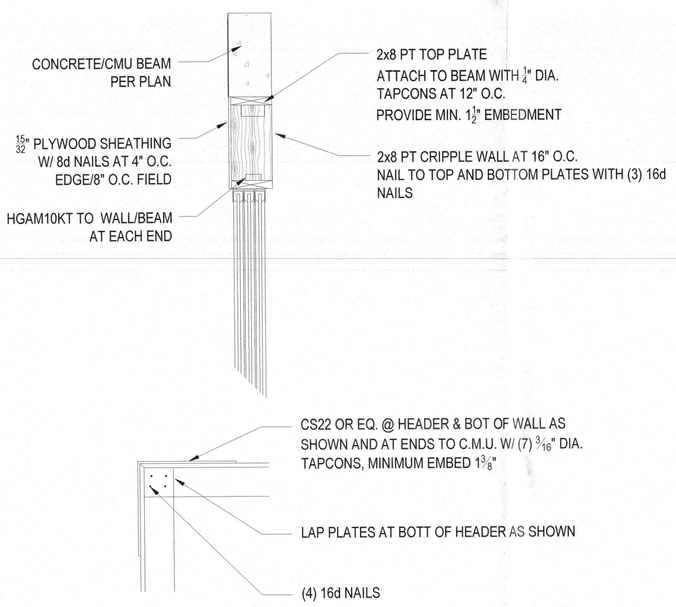
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FL#54165

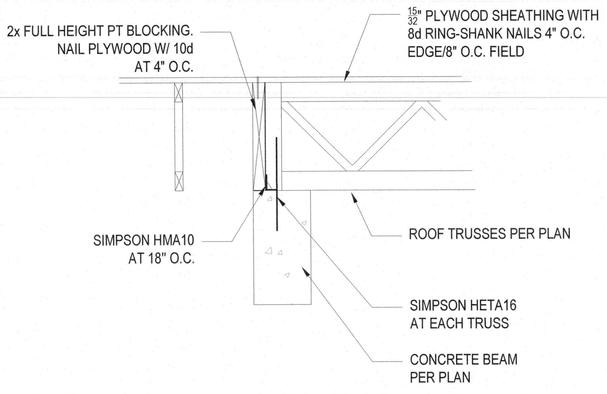



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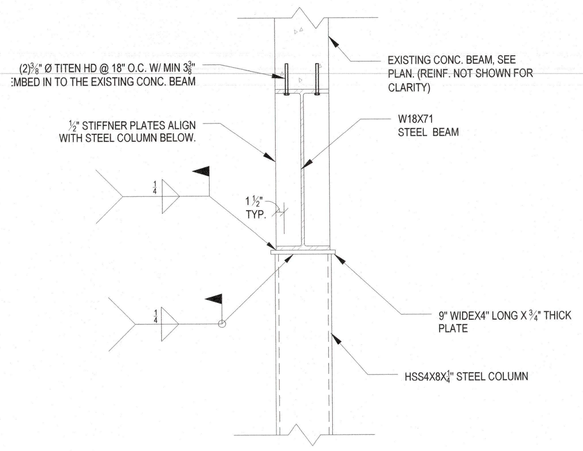



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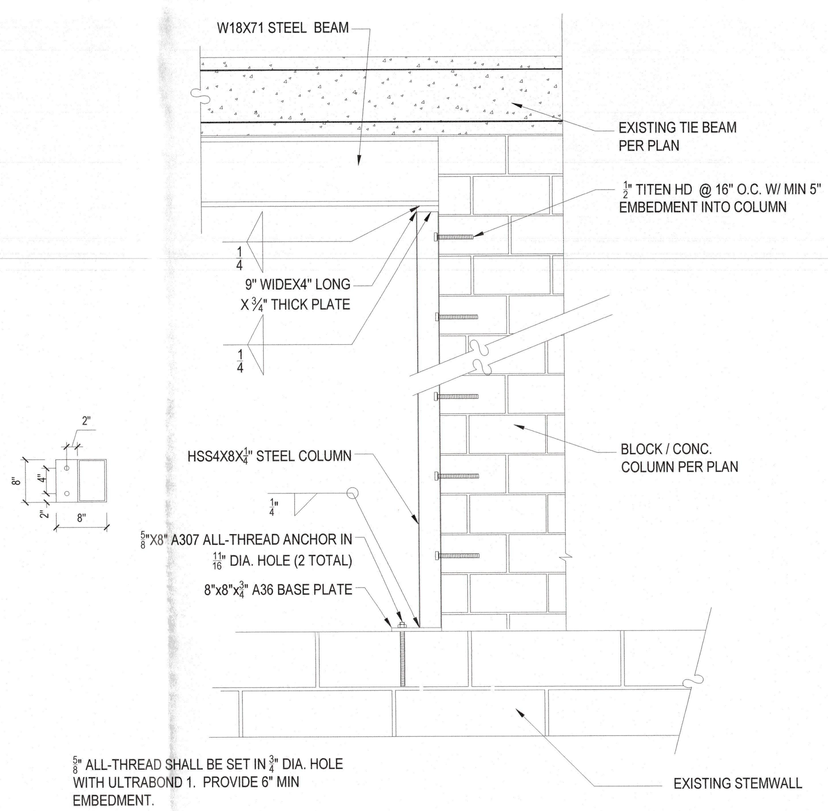
**4 SECTION**
NTS




**5 SECTION**
NTS




**6 WF BM TO COLUMN CONNECTION DETAIL**
NTS




**7 SECTION**
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**STRUCTURAL DETAILS**
AS INDICATED

| REVISIONS | |
|---|---|
| BY | DATE |
| NPM | 04.11.2024 |
| NPM | 07.24.2024 |
| NPM | 09.03.2024 |
| NPM | 11.06.2024 |
| - | - |
| - | - |
| NPM | 12.08.2023 |

**S4.4**