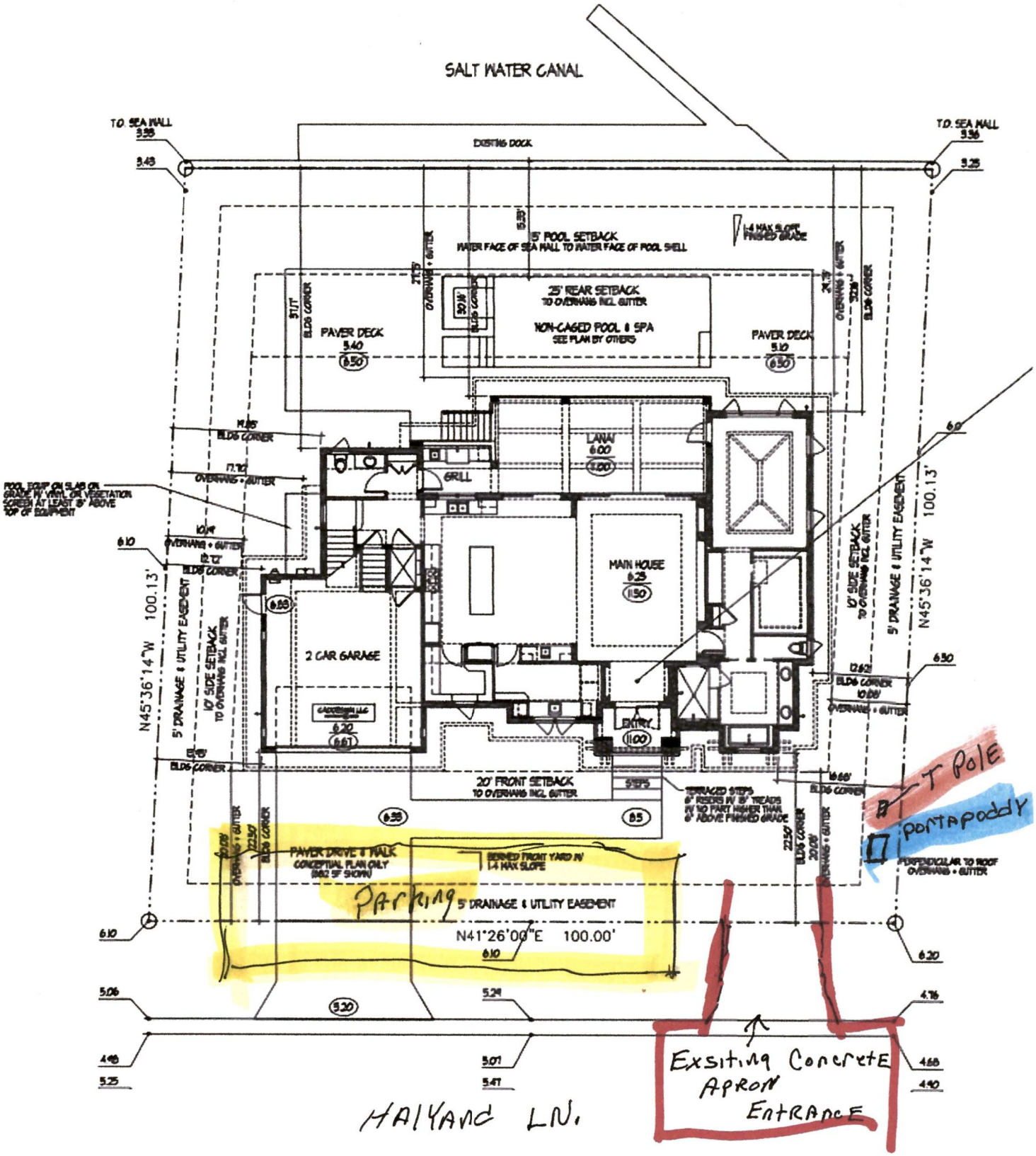
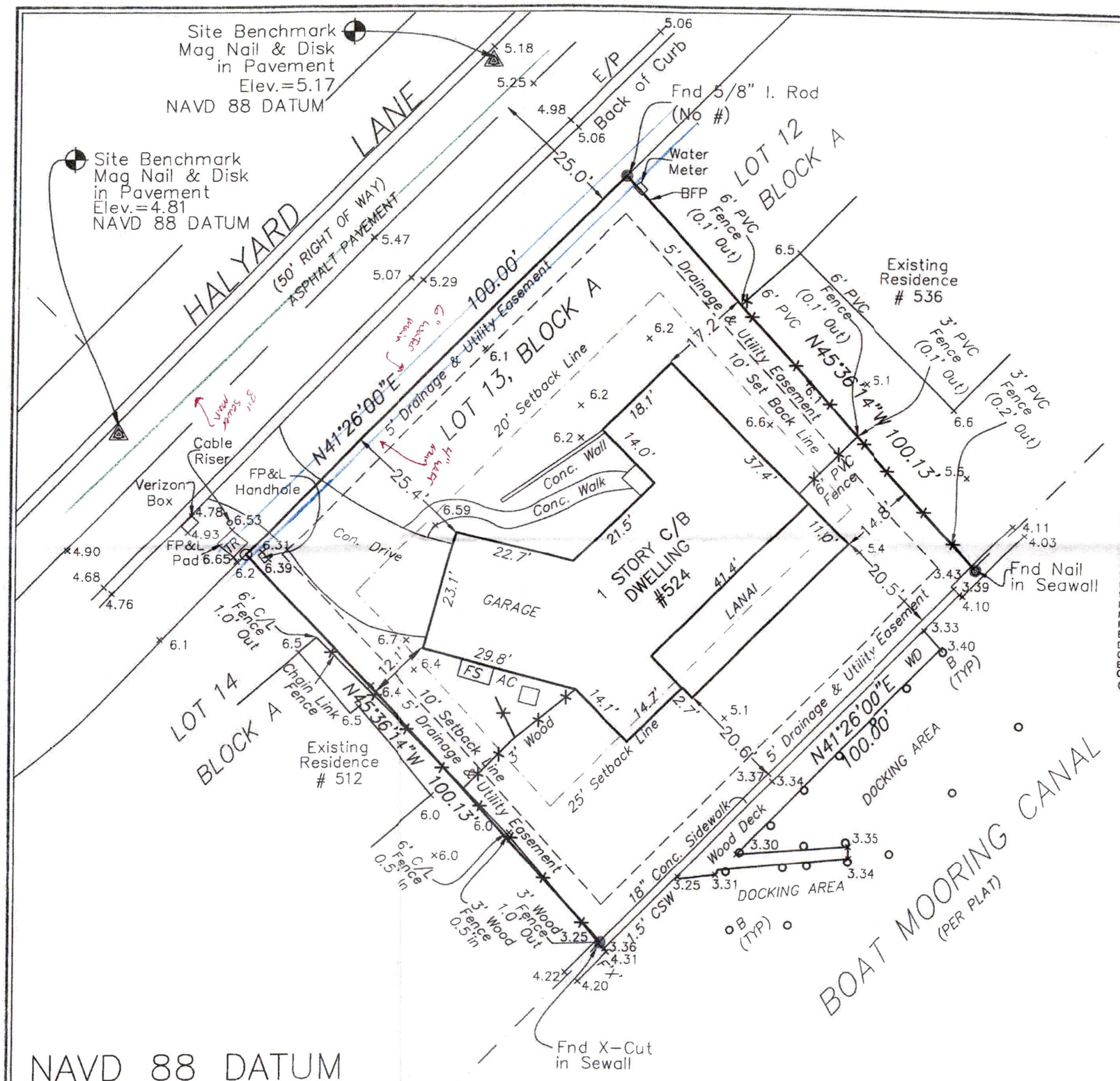


RECEIVED
FEB 2 8 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

APPLICANT



LEGAL DESCRIPTION:

Lot 13, BLOCK A COUNTRY CLUB SHORES, UNIT 4, according to the Plat thereof, as recorded in Plat Book 17, Page 16, of the Public Records of Sarasota County, Florida.

NOTE:

1. Subject to all easements and restrictions of record.
2. Improvements such as, but not limited to, underground utilities, landscape features, etc. have not been located or graphically shown.
3. Date of most recent field survey: 12/12/2023
4. This property appears on FEMA Flood Map #12115C0126 F, dated 11/4/2016, Zone: AE (Elev. 10)
5. This survey performed with___ without X benefit of Title Abstract.
6. Bearings, if shown, based on the Southerly R/W line of Halyard Lane having a bearing of N41°26'00"E (per record plat).
7. The expected use of the land, as classified in the Standards of Practice (5J-17 FAC), is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
8. Elevations based on NGS Benchmark #A-715 with a published elevation of 7.74 NAVD 88 DATUM.

LEGEND:

Fnd.	Found	P.C.P.	Permanent Control Point
Pro	Pro-rated Distance	P.R.M.	Permanent Reference Monument
C.M.	Concrete Monument	(R)	Indicates Radial Bearing
N	North	C.L.F.	Chain Link Fence
S	South	C.B.	Concrete Block
E	East	Esmt.	Easement
W	West	P.B./Pg.	Plat Book/Page
P	Plat Dimension	O.R./Pg.	Official Record Book/Page
M	Measured Dimension	Str.	Structure
R/W	Right of way	R=	Radius of Curve
E/P	Edge of Pavement	Δ=	Delta of Curve
D	Deed Dimension	L=	Arc Length of Curve
O.A.	Overall Dimension	Ch=	Chord Length of Curve
B-B	Back to Back Curb Dimension		Indicates Spot Elevation
O.U.L.	Overhead Utility Line		
O	Indicates a 5/8" I. Rod w/Cap #3868 Set		

Certified to:
524 Halyard CCS, LLC
Berlin Patten Ebling

RECEIVED
FEB 2 8 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

SURVEYOR'S CERTIFICATION

I hereby certify that this topographic survey was prepared under my direction and supervision, that it is a true representation of the land as shown and described hereon to the best of my knowledge and belief and that it meets the "Standards of Practice for land surveying in the State of Florida" Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

Date of Certificate: 12/12/2023

Lawrence R. Weber
Professional Surveyor and Mapper
Florida License No. 3868

LAWRENCE R. WEBER No. 3868 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

WEBER ENGINEERING & SURVEYING, INC.
4596 Ashton Road ~ Sarasota, Florida 34233
Telephone: (941) 921-3914 ~ Fax: (941) 924-3094
www.weberengineering.com
Surveying & Mapping Business Authorization No. LB 4010
Engineering Business Authorization No. EB 4010

BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 13, BLOCK A
COUNTRY CLUB SHORES
UNIT 4 P.B. 17, PG. 16
Section 21, Township 36 South, Range 17 East
Town of Longboat Key, Sarasota County, Florida

NORTH

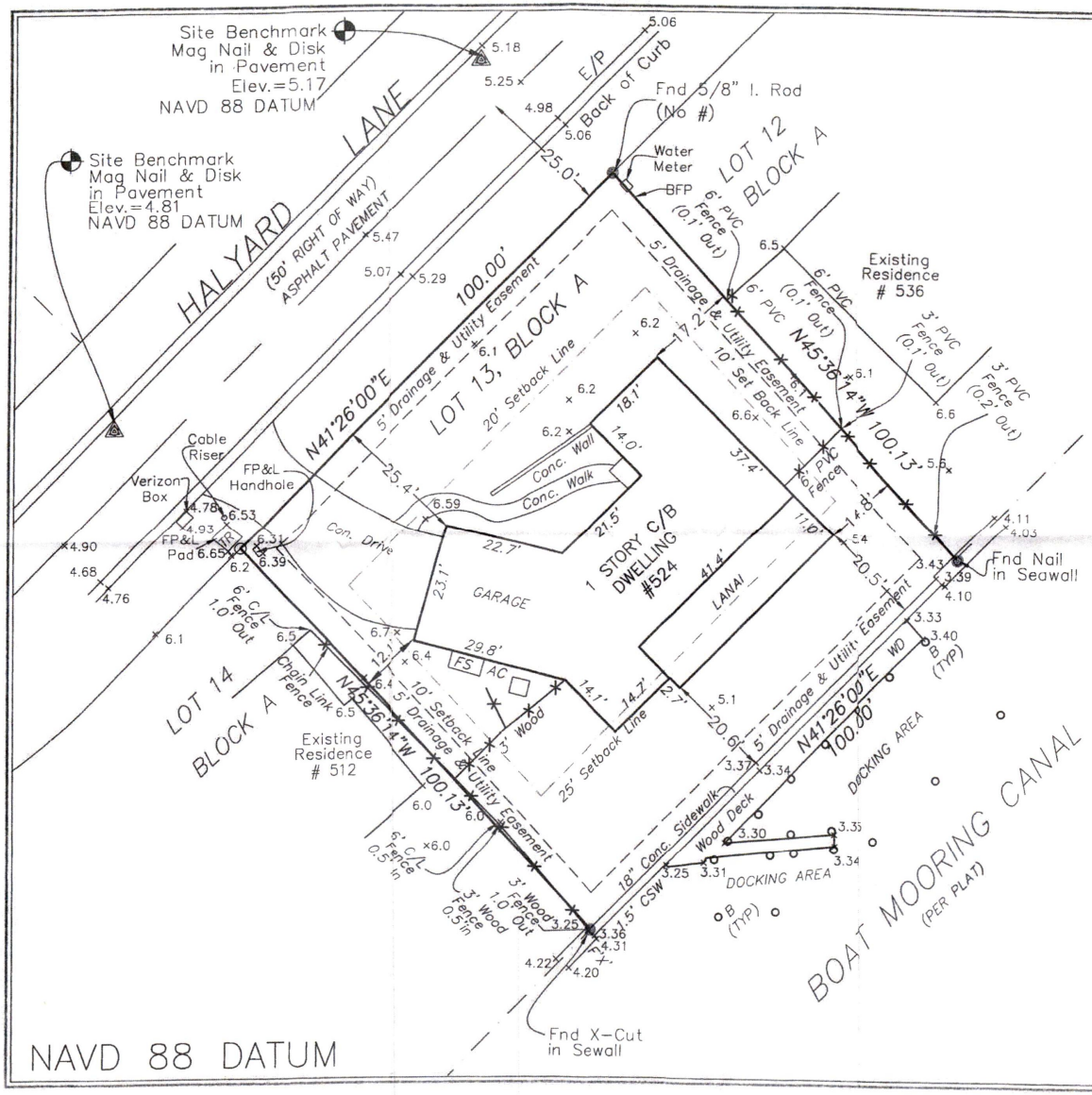
0 10' 20'
Scale: 1"=20'

Revisions:

Date	Description
12/12/2023	Survey Update

Job # 2022057
Dwg # BL-17291
Date: 5/9/2022
Drawn by: CB
Checked by:

DRAINAGE PLAN



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O.U.L.	Overhead Utility Line		

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Certified to:
524 Halyard CCS, LLC
Berlin Patten Ebling

RECEIVED
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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Date of Certificate:

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LOT 13, BLOCK A
COUNTRY CLUB SHORES
UNIT 4 P.B. 17, PG. 16
Section 21, Township 36 South, Range 17 East
Town of Longboat Key, Sarasota County, Florida

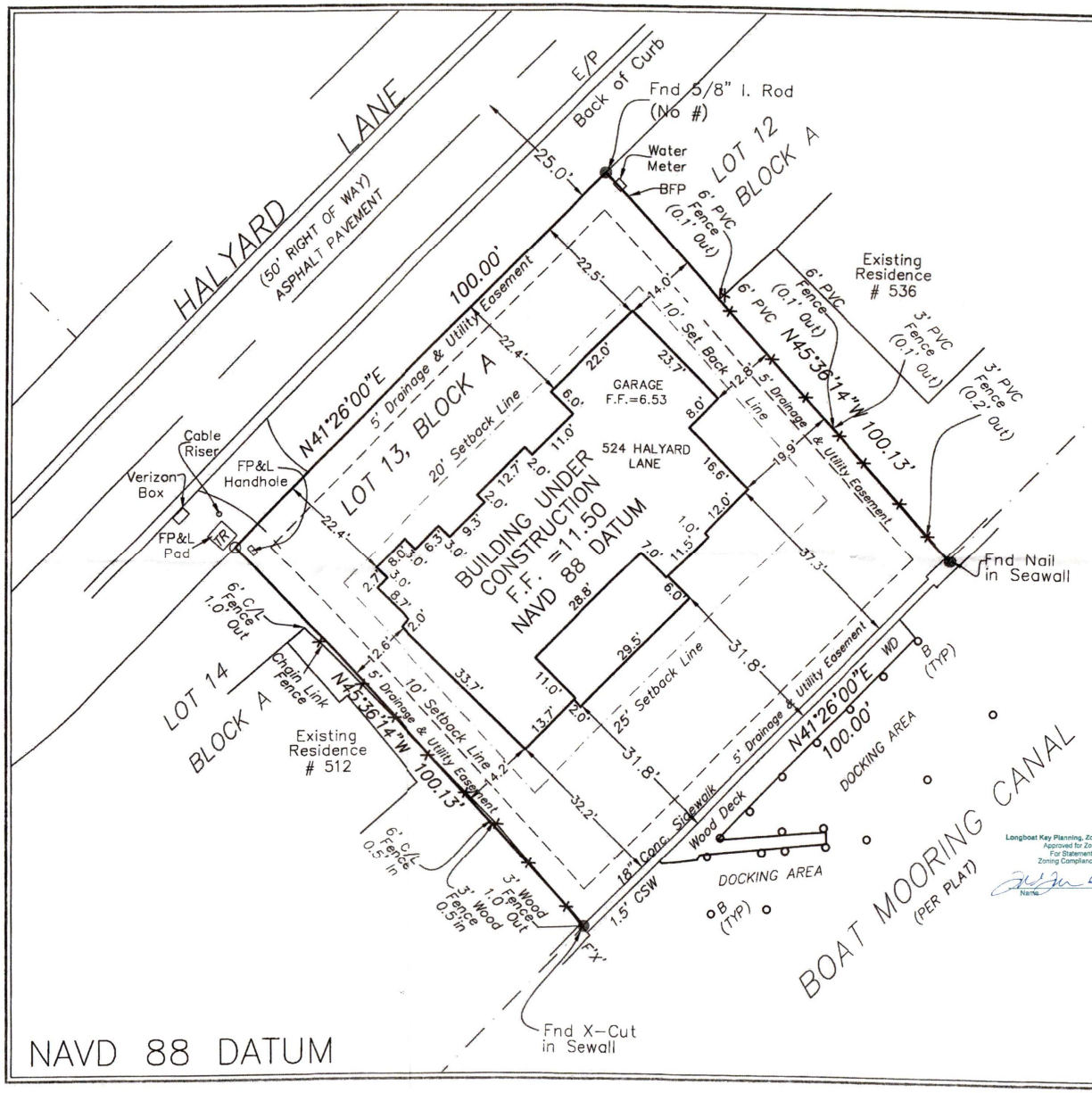
NORTH
0 10' 20'
Scale: 1"=20'

BLDG PERMIT PLANS
FILE
Copy of Record

BLDG PERMIT PLANS
APPLICANT
Copy of Record

Revisions:	Description
Date	
12/12/2023	Survey Update

Job # 2022057
Dwg # BL-17291
Date: 5/9/2022
Drawn by: CB
Checked by:



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O Indicates a 5/8" I. Rod w/Cap #3868 Set

Certified to:
524 Halyard CCS, LLC
Berlin Patten Ebling

Longboat Key Planning, Zoning & Building
Approved for Zoning
For Statement of
Zoning Compliance Only
Name
6/6/24
Date

SURVEYOR'S CERTIFICATION

I hereby certify that this topographic survey was prepared under my direction and supervision, that it is a true representation of the land as shown and described hereon to the best of my knowledge and belief and that it meets the "Standards of Practice for land surveying in the State of Florida" Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

Date of Certificate: 6/4/2024

Lawrence R. Weber
Professional Surveyor and Mapper
Florida License No. 3868

STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

RECEIVED
JUN 05 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

P024-0135

WEBER ENGINEERING & SURVEYING, INC.
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BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 13, BLOCK A
COUNTRY CLUB SHORES
UNIT 4 P.B. 17, PG. 16
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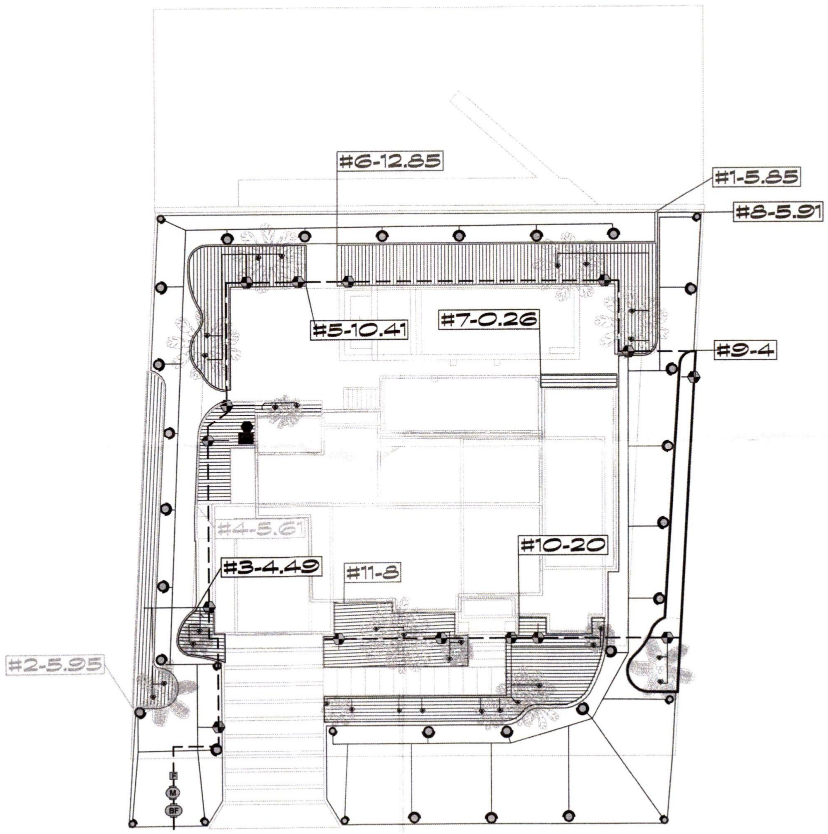


01 IRRIGATION PLAN
SCALE: 1"=10'-0"

SCALE: 1"=10'-0"
0 5 10 20 30 40 50

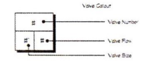
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
CORNER	Hunter MP Corner PROS-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.	9	40	
1000	Hunter MP1000 PROS-04-PRS40-CV Turf Rotator, 4in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	26	40	
25 50 10 20	Hunter PROS-PRS30-00-PCN Flood Bubbler, on fixed riser.	30	15	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Area to Receive Dripline Hunter HDL-06-12-COP HDL-06-12-COP: Copper oxide-infused Hunter Dripline with 0.6 GPH flow. Light brown tubing with gray striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	2,098 lf	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICV-G 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	15	
M	Hunter IBV 1" 1in., 1-1/2in., 2in., and 3in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	1	
BF	Superior ASB 1" 3/4in. and 1in. NPT, Red Brass Anti-Siphon Body Valve. Backflow Device.	1	
	Hunter X2-1400-WAND 14-Station Controller, Residential Use. Plastic Cabinet, Indoor, with 3 Independent Programs, and Wi-Fi Module Kit. 120 VAC.	1	
	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	1	
F	Hunter HFR-100-075-25 Filter and Regulator Combo Kit,1in. MPT inlet x 3/4in. FPT outlet filter with 150 mesh stainless steel screen. Pressure regulated at 25 PSI.	1	
	Irrigation Lateral Line: PVC Schedule 40	910.2 lf	
	Irrigation Mainline: PVC Schedule 40	325.8 lf	

Valve Callout



IRRIGATION GENERAL NOTES

GENERAL REQUIREMENTS

A. Contractor shall furnish all labor, materials, equipment, and incidentals required for a complete and operable irrigation system per these drawings and specifications.
B. All work shall comply with Town of Longboat Key Code Chapter 55, Florida Irrigation Society Standards, and manufacturer's recommendations.
C. Verify existing water service, static pressure, and backflow device location prior to construction.

CONTROLLER & SMART WATER MANAGEMENT

A. Controller: Hunter X2-1400 with WAND Wi-Fi module, 14-station, mounted in weatherproof enclosure.
B. Controller to be programmed with three independent programs:
- Program A - Turf (MP Rotator)
- Program B - Palms (Bubblers)
- Program C - Shrubs & Groundcovers (Dripline)

C. Include Hunter WR-CLIK rain sensor located in full rainfall exposure within 1000 ft of controller.
D. Controller shall comply with Florida Statute 373.62 for automatic shutoff during rainfall.

HYDROZONES & PRESSURE REGULATION

A. Separate zones by plant type and water demand:
1. Turf Zones: MP Rotator heads (Hunter PROS-04-PRS40-XX), regulated to 40 PSI at head.
2. Palm Zones: Hunter PROS-PR30-POP-PCN bubbler heads @ 15 PSI.
3. Shrub/Micro Zones: Hunter HDL-COP dripline @ 0.6 GPH per emitter, 12" spacing, regulated to 25 PSI.

B. Each manifold to include filter/regulator assembly (Hunter HFR-100-075-25) per drip/micro zone.
C. Do not mix rotors, bubblers, and dripline on the same valve.

VALVES & CONTROLS

A. Valves: Hunter PGV Series 1" electric remote control valves with flow control.
B. Master valve: Hunter IBV brass globe valve (as shown).
C. Backflow prevention: Superior ABS type anti-siphon body valve, per local plumbing code.
D. All solenoid wiring in continuous runs of UF-rated irrigation wire with waterproof connectors (3M DBR/Y or equal).

PIPING

A. Mainline: 1" PVC Schedule 40, solvent-welded, minimum 18" burial depth.
B. Laterals: ¾" or ½" PVC Schedule 40, minimum 12" burial depth.
C. All PVC solvent cement and primer to meet ASTM D2564 and D2855.
D. Flush lines prior to installing emitters or nozzles.

INSTALLATION STANDARDS

A. Install all sprinklers level with finished grade.
B. Space MP Rotators head-to-head for matched precipitation.
C. Maintain 12" clearance between dripline runs and impervious edges.
D. Provide flush caps and air-relief valves at all dripline ends and high points.
E. Keep 24" clearance from electrical and 36" from sanitary utilities.

TESTING & ADJUSTMENT

A. Test mainline at 150% operating pressure for 2 hours—no leakage allowed.
B. Check zone pressure at furthest head; adjust PR devices as necessary.
C. Program controller for cycle-and-soak irrigation to minimize runoff.
D. Demonstrate system to Owner and provide operational instructions.

FINAL DOCUMENTATION & WARRANTY

A. Provide as-built record drawings showing valve numbers, lateral routing, and final flow per zone.
B. Deliver Hunter warranty information and O&M manual.
C. Contractor shall warrant irrigation system for one year against defects in materials and workmanship.

WATERING RECOMMENDATIONS (INITIAL PROGRAMMING)

Zone	Type	Run Time	Frequency	Notes
A	MP Rotator Turf	30-40 min	3x per week	Cycle & soak 2-3 passes
B	Palm Bubblers	20-25 min	2x per week	Deep soak, reduce after establishment
C	Shrub / Dripline	45-60 min	2x per week	Adjust seasonally per Solar-Sync

COMPLIANCE STATEMENT

This irrigation system has been designed for efficient water use with separate hydrozones, pressure regulation, and rain shutoff per Chapter 55 of the Town Code.

RECEIVED
OCT 10
TOWN OF

SHEET NUMBER
IR-1

SCALE: 1"=10'-0"
N

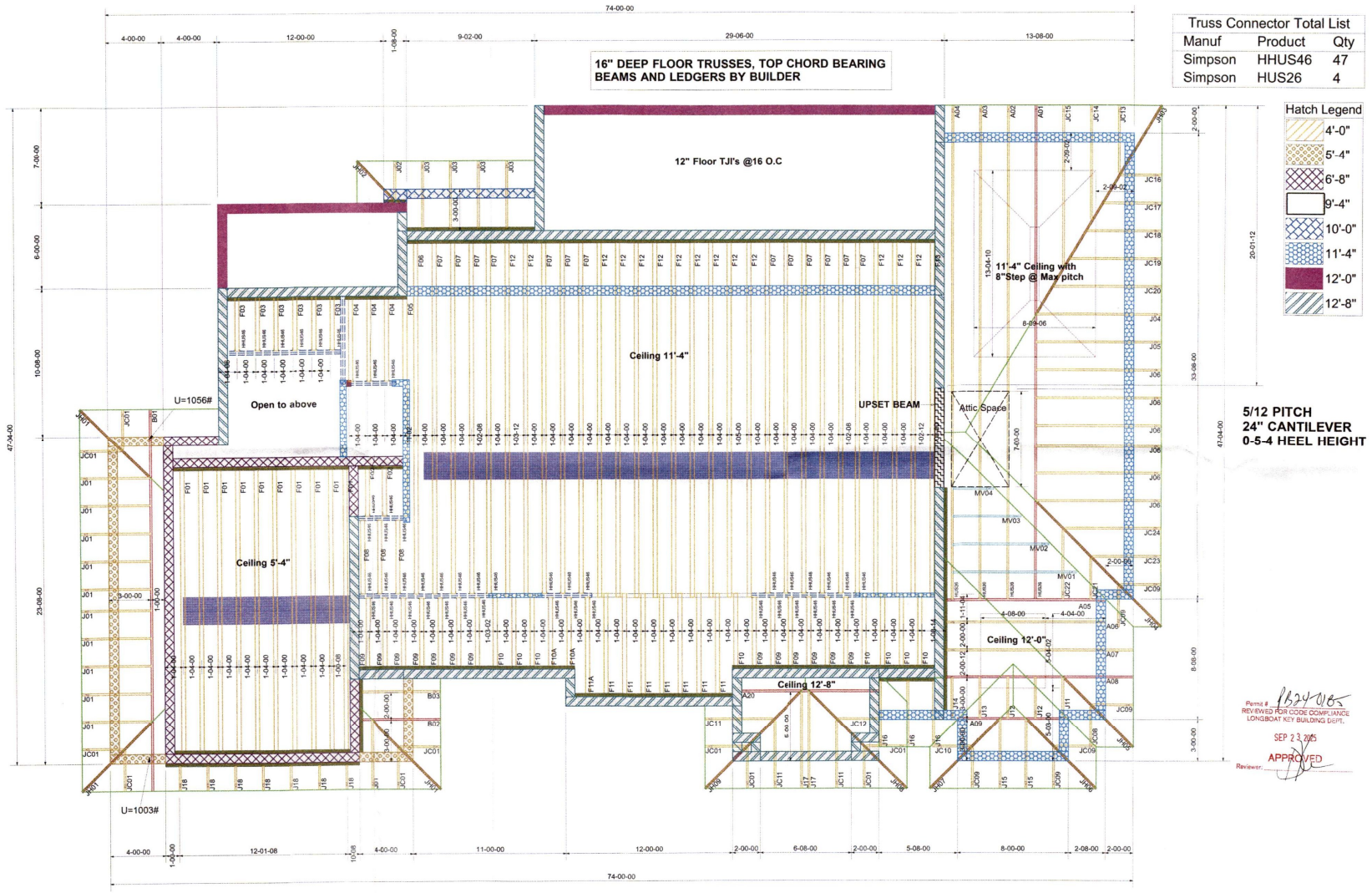
DESIGN: STEVEN SOTO
DRAWN: STEVEN SOTO
DATE: 10.06.2025
REVISED:

OWNER:
A:
CIVIL:
A:
ARCHITECT:
A:

ROB HUNT
524 HALYARD LN, LONGBOAT, FL 34228
PSL ID: 250910

SITE INFORMATION OBTAINED FROM PUBLIC GIS AND AERIAL DATA SOURCES.
BASE MAP CREATED FROM AVAILABLE GIS TOPOGRAPHY, PARCEL, AND UTILITY DATA COMPILED BY THE DESIGNER. LOCATION, DIMENSIONS, AND ELEVATIONS SHOWN ARE APPROXIMATE AND FOR DESIGN REFERENCE ONLY.
FIELD VERIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.

PLANT SOURCE LANDSCAPE



Truss Connector Total List		
Manuf	Product	Qty
Simpson	HHUS46	47
Simpson	HUS26	4

Loading Criteria		
	Roof	Floor
TCLL	20.000	40.000
TCDL	25.000	10.000
BCLL		
BCDL	10.000	5.000
FBC2023/TPI2014		
Duration	1.25	1.00
Wind Std.	ASCE 7-22	
Wind Speed	160.0 mph	
Wind Cat.	II	
Wind Exp.	D	

All reactions < 5000 lbs & uplifts < 1000 lbs unless shown on layout

Designed by: Platinum Global 3 Nhi Do

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult "Bracing of Wood Trusses" available from the Truss Plate Institute, 583 D'Onifrio Drive; Madison, WI 53179.

SHOP DRAWING APPROVAL

THIS LAYOUT IS THE SOLE SOURCE FOR FABRICATION OF TRUSSES AND VOIDS ALL PREVIOUS ARCHITECTURAL OR OTHER TRUSS LAYOUTS. REVIEW AND APPROVAL OF THIS LAYOUT MUST BE RECEIVED BEFORE ANY TRUSSES WILL BE BUILT. VERIFY ALL CONDITIONS TO INSURE AGAINST CHANGES THAT WILL RESULT IN EXTRA CHARGES TO YOU.

REVIEWED BY:_____ APPROVED
BY:_____ DATE:_____

Permit # B24-085
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
SEP 23 2025
APPROVED
Reviewer:

DJ TRUSSES UNLIMITED, INC.
3125 Reynolds Rd.
Lakeland, FL 33803
(Ph) 863-687-4796
(Fax) 863-687-9820

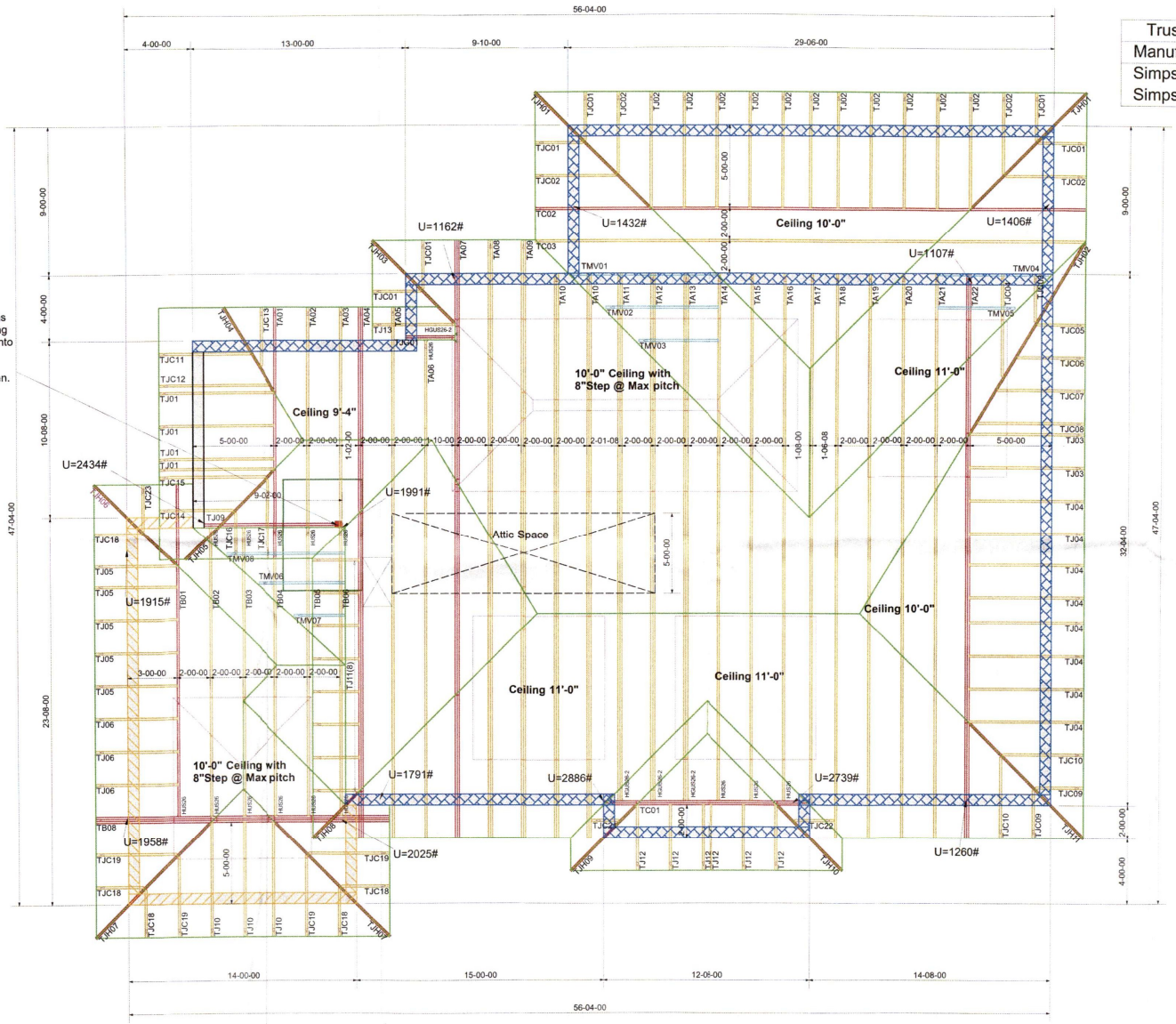
Customer: Coachman Homes Inc.
Job Name: 524 Halyard Lane
Model: Roof
Address: 524 Halyard Lane
Lot: Subdivision:
Order #: 123-4834-1
Designer: Platinum Global 3 Nhi Do
Date: 9/12/2025

RECEIVED
SEP 15 2025
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

d this area to match as much as
e plan. Please confirm if anything
hanged. And I added the post into
wall.

been adjusted to match the plan.

to support TJ09



Truss Connector Total List		
Manuf	Product	Qty
Simpson	HGUS26-2	4
Simpson	HUS26	15

Hatch Legend

- 4'-0"
- 5'-4"
- 6'-8"
- 9'-4"
- 10'-0"
- 11'-4"
- 12'-0"
- 12'-8"

5/12 PITCH
3/12 PITCH
24" CANTILEVER
0-5-4 HEEL HEIGHT

Loading Criteria		
	Roof	Floor
TCLL	20.000	40.000
TCDL	25.000	10.000
BCLL		
BCDL	10.000	5.000
FBC2023/TPI2014		
Duration	1.25	1.00
Wind Std.	ASCE 7-22	
Wind Speed	160.0 mph	
Wind Cat.	II	
Wind Exp.	D	

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REVIEWED BY:_____ APPROVED
BY:_____ DATE:_____

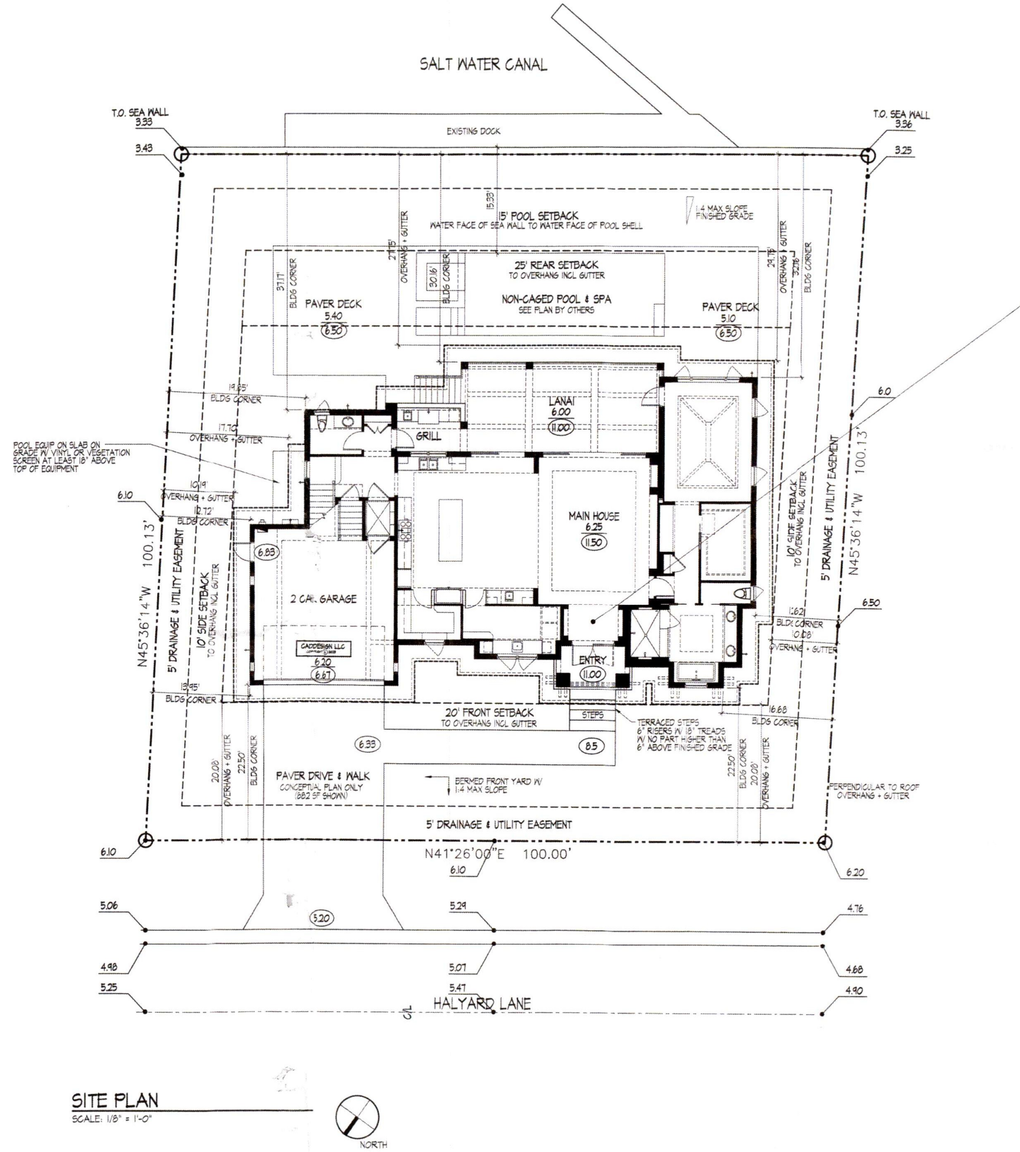
Permit # PB24-0185
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
SEP 23 2025
APPROVED
Reviewer:

RECEIVED
SEP 15 2025
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

DJ TRUSSES UNLIMITED, INC.
3125 Reynolds Rd.
Lakeland, FL 33803
(Ph) 863-687-4796
(Fax) 863-687-9820

Customer: Coachman Homes Inc.
Job Name: 524 Halyard Lane
Model: Roof
Address: 524 Halyard Lane
Lot: Subdivision:
Order No.: J23-4834-1
Designer: Platinum Global 3 Nhi Do
Date: 9/12/2025

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



SITE PLAN

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

NORTH

PROPOSED RESIDENCE:

2 STORY CMU CONSTRUCTION

JURISDICTION:
TOWN OF LONGBOAT KEY
SARASOTA COUNTY

ZONING:
R-4SF - SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL

BUILDING SETBACKS:
FRONT: 20'
SIDE: 10' EACH / 20' TOTAL
REAR: 25' TO WATER FACE OF CANAL

POOL SETBACKS:
15' WATER FACE OF POOL SHELL TO WATER FACE OF CANAL

FEMA FLOOD MAP #:
12115C0126 F

FLOOD ZONE = AE (EL 10)
11.50' NAVD = T.O. 1ST FLOOR LEVEL
11.0' NAVD = DFE (BFE + 12" FREEBOARD)
10.0' NAVD = BFE

T.O. 1ST FLOOR LEVEL =
MIN. 24" ABOVE CROWN OF ADJACENT STREET
MIN. 8" ABOVE THE HIGHEST ADJACENT GRADE

GENERAL NOTES:

1. SEE SIGN & SEALED DRAINAGE PLAN BY LANDSCAPE ARCHITECT OR CIVIL ENGINEER FOR FINISHED GRADE ELEVATIONS, AND FINAL LAYOUT FOR DRIVES & WALKS.
2. NO PORTION OF THE DRIVE, TERRACED WALKS OR STEPS SHALL BE HIGHER THAN 6" ABOVE FINISHED GRADE FORWARD OF THE SETBACK LINES.
3. CONSTRUCTION TYPE: V (ROMAN NUMERAL 5)

ENGINEER'S GENERAL NOTES:

1. THIS DESIGN COMPLIES WITH THE FOLLOWING: STRICTURAL SYSTEMS OF BUILDINGS & STRUCTURES ARE DESIGNED, CONNECTED & ANCHORED TO RESIST FLOATATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS & STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION (DFE)
2. FBC 2023, 7TH EDITION, SECTIONS 1612 & 3109 FBC 2023, 7TH EDITION, RESIDENTIAL SECTION R322.1.2 FEMA TB #9 ADN ASCE 24.

CONSTRUCTION TYPE:

CONSTRUCTION TYPE: V (ROMAN NUMERAL 5)

Permit # PB24.0185
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
MAR 0 4 2024
APPROVED
Reviewer: Jonathan

INDEX OF DRAWINGS:

SHEET	DESCRIPTION
A-1	SITE PLAN
A-2	FOUNDATION PLAN
A-3	1ST LEVEL FLOOR PLAN
A-4	2ND LEVEL FLOOR PLAN
A-5	DAYLIGHT PLANE DIAGRAM
A-6	EXTERIOR ELEVATIONS
A-7	EXTERIOR ELEVATIONS
A-8	EXTERIOR DETAILS
A-9	2ND LEVEL FLOOR FRAMING PLAN 1ST LEVEL ROOF / RECESSED CEILING PLAN
A-10	2ND LEVEL ROOF / RECESSED CEILING PLAN
A-11	1ST LEVEL DROPPED CEILING PLAN
A-12	2ND LEVEL DROPPED CEILING PLAN
A-13	1ST LEVEL ELECTRICAL FLOOR PLAN
A-14	2ND LEVEL ELECTRICAL FLOOR PLAN
T-1.0	STRUCTURAL DETAILS & SCHEDULES
T-2.0	STRUCTURAL DETAILS & SCHEDULES
T-3.0	STRUCTURAL DETAILS & SCHEDULES

Digitally signed by Renato Carotti

SITE NOTES:

1. COMPACT BACK FILL 5'-0" FROM STRUCTURE. MINIMUM ALLOWABLE BEARING CAPACITY SHALL BE 2000 PSF.
2. SURFACE SLOPES SHALL NOT EXCEED ONE FOOT VERTICAL RISE IN 6 FEET HORIZONTAL DISTANCE WITHIN 5'-0" FEET OF ANY PROPERTY LINE.
3. THE DISCHARGE OF STORM WATER FROM THE PARCEL SHALL DRAIN TO THE STREET, DRAINAGE GREENBELT, OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY, WITHOUT ADVERSELY AFFECTING THE PROPER DRAINAGE OF ADJOINING PARCELS OF LAND. STORMWATER RUN OFF SHALL BE DISPOSED OF ON-SITE OR DIVERTED INTO AN APPROVED DRAINAGE STRUCTURE OR CHANNEL. SEE 205 6.1b (3) (a) LAND AND DEVELOPMENT CODE.
4. SITE DRANAIGE MUST BE CONSISTENT WITH SUBDIVISION STORMWATER MANAGEMENT PLAN.
5. SWALE SLOPES WILL BE A MINIMUM OF 0.2% LONGITUTINAL SLOPE.
6. SITE RUNOFF MAY BE DIRECTED TO REAR OF LOT AS SHOWN ON PLAN
7. ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. THE ELEVATION OF THE FIRST FLOOR SHALL BE A MINIMUM OF 8 INCHES ABOVE HIGHEST ADJACENT GRADE (202B.9 (a) L.U.C.
9. VERIFY IF COMMUNITY CONCRETE SIDEWALK IS REQUIRED.
10. IRRIGATION / SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN ONE FOOT OF BUILDING.
11. CONDENSATE / ROOF DOWNSPOUTS SHALL DISCHARGE A MINIMUM OF ONE FOOT FROM BUILDING.
12. SYMBOLS & ABBREVIATIONS KEY:

= NEW TREE
X.XX = EXISTING ELEVATION NAVD
(X.XX) = PROPOSED ELEVATION NAVD

BLDG PERMIT PLANS FILE
Copy of Record

LOT COVERAGE CALCULATION:

TOTAL LOT AREA	10,013 SQ FT
NON-POOL / SPA AREAS	
RESIDENTIAL STRUCTURE	1,917 SQ FT
ENTRY	61 SQ FT
2 CAR GARAGE, STAIRS, ELEVATOR & STORAGE	557 SQ FT
LANAI, DINING LANAI & GRILL	440 SQ FT
POOL STAIRS	27 SQ FT
TOTAL LOT COVERAGE SQ FTG	3,002 SQ FT
TOTAL LOT COVERAGE %	29.98 %
(TOTAL ALLOWABLE)	(30.00 %)

NON-OPEN SPACE CALCULATION:

AT-GRADE IMPROVEMENTS	
PAVER DRIVE & TERRACED WALK WITHIN LOT LINES	650 SQ FT
POOL & PAVER DECK	1,290 SQ FT
POOL EQUIP PAD	50 SQ FT
TOTAL AT-GRADE SQ FTG	1,990 SQ FT
TOTAL LOT COVERAGE SQ FTG	3,002 SQ FT
TOTAL NON-OPEN SPACE SQ FTG	4,992 SQ FT
TOTAL NON-OPEN SPACE %	49.85 %
(TOTAL ALLOWABLE)	(50.00 %)

SITE PLAN

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

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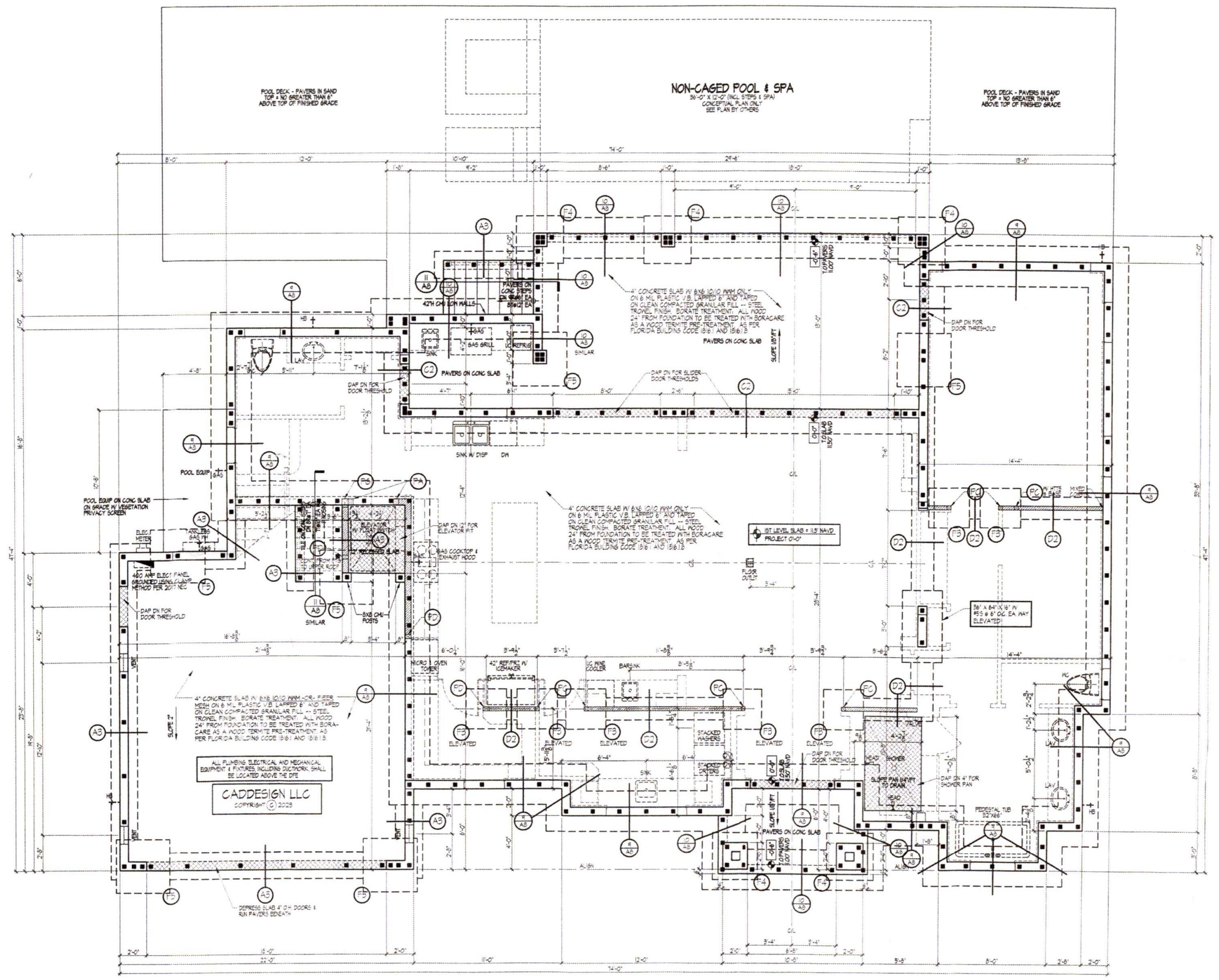
CAROTTI ENGINEERING LLC

COACHMAN HOMES, INC.
Builders of Fine Custom Homes
Remodels & Additions

CADDesign
Custom Residential Design Services LLC

524 HALYARD LANE
524 HALYARD LANE, LONGBOAT KEY, FL 34228
LOT 13, BLOCK A, COUNTRY CLUB SHORES, UNIT 4
TOWN OF LONGBOAT KEY



FOUNDATION PLAN

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

RESERVED:

CMU STEM WALL HEIGHTS:

MAX # OF CMU COURSES REQUIRED AT EACH LOCATION

4 COURSE	MAIN HOUSE
5 COURSE	VERANDA & GRILL
8 COURSE	MAIN ENTRY
3 COURSE	2 CAR GARAGE

BLDG PERMIT PLANS FILE
Copy of Record

PLAN SYMBOL LEGEND:

- AH — AHU - FIELD VERIFY INSTALLATION REQ'S
- DV — DRYER VENT TO EXTERIOR DAMPERED AND NON-SCREENED
- 0'-0" — SPOT ELEVATION @ 1ST LEVEL = MEASURED FROM FINISHED SLAB; SPOT ELEVATION @ UPPER LEVELS = MEASURED FROM T.O. SUBFLOOR
- FILLED CELL W/ (1) #5 REBAR FROM FOOTING TO TIE BEAM STEEL
- INTERIOR LOAD-BEARING STUD WALL

TERMITE CONTROL:

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FOUNDATION PLAN

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

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RENATO A. CAROTTI LICENSE No. 64764 STATE OF FLORIDA PROFESSIONAL ENGINEER

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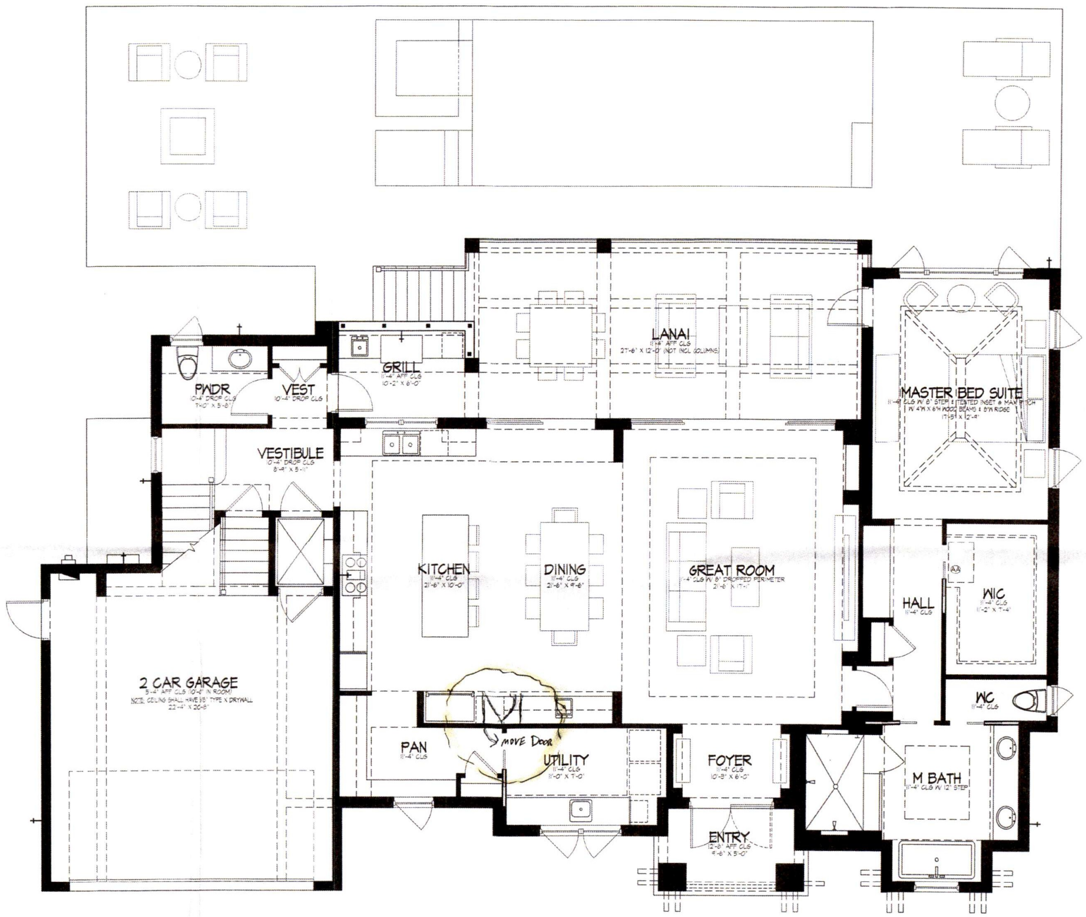
LOT 13, BLOCK A, COUNTRY CLUB SHORES, UNIT 4
TOWN OF LONGBOAT KEY



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

RESERVED:

GENERAL NOTES:

1. SEE DETAIL SHEETS FOR GENERAL NOTES & FRAMING LEGENDS
2. PROVIDE INSPECTION PORTS @ ALL DOWNPOURS. DOWELS TO BE HOOKED AND TIED PRIOR TO INSPECTION.
3. PROVIDE 29" CLEAR ACCESS TO AT LEAST ONE FULL BATH.
4. VERIFY IF GAS POINTS ARE REQ'D AT THE FOLLOWING LOCATIONS. RANGE, DRYER, WATER HEATER, GRILL, AND FIREPLACE.
5. WINDOWS ARE TO BE ALUMINUM OR VINYL UNLESS NOTED.
6. ALL WINDOWS ADN EXTERIOR GLASS DOORS TO HAVE TINTED GLASS.
7. PROVIDE TEMPERED GLASS AT THE FOLLOWING LOCATIONS IF APPLICABLE: SHOWER DOORS, EXTERIOR DOORS, WITHIN 2' OF DOOR, WITHIN 18" AFF, IN WET AREAS.
8. PROVIDE INSULATION AT WALLS, CELILINGS & ATTIC SPACES PER BUILDER'S ENERGY FORM.

FLOW-THRU VENTS:

SYMBOL USED:

2 CAR GARAGE W/ STAIRS & ELEVATOR PIT / STORAGE:
(3) 8"X16" FLOW-THRU VENTS W/ 200 SQ FT OF RELIEF EACH
580 SQ. FT. TOTAL VENT AREA REQ'D
600 SQ. FT. TOTAL VENT AREA PROVIDED

GENERAL NOTES:
1. GARAGE AREA INCLUDES THICKNESS OF EXTERIOR WALLS
2. BOTTOM OF VENTS SHALL BE NO GREATER THAN 12" ABOVE FINISHED INTERIOR OR EXTERIOR GRADE OR INTERIOR FLOOR - WHICHEVER IS HIGHER, PER FEMA TECHNICAL BULLETIN 1 / MARCH 2020 / FIGURE 15
3. PROVIDE 8" CONTINUOUS LINTEL OVER EACH VENT - TYP.
4. PROVIDE (1) VENT AT BASE OF EACH INTERIOR DOOR LEADING TO AN UNVENTED SPACE / CLOSET.

FINISH SCHEDULE BELOW DFE:

NOTE: ALL WALLS & DOORS BELOW DFE SHALL BE CONSTRUCTED OF FLOOD RESISTANT MATERIALS FROM FLOOR TO CEILING AS FOLLOWS:

1. CMU WALLS - 8X8X16 CMU CONSTRUCTION W/ PARGE SKIM COAT FINISH
2. STUD WALLS - 2X4 OR 2X6 PT STUD CONSTRUCTION W/ ½" DUROCK CEMENT BOARD - NO INSULATION BELOW DFE SHALL OCCUR AT ANY STUD WALLS
3. STEPS - CONCRETE OR PT LUMBER & PLYWOOD PER ENGINEER'S DETAIL SHEETS
4. SWING DOORS - STEEL OR FIBERGLASS
5. O.H. GARAGE DOORS - STEEL
6. FLOOR - SEALED CONCRETE

PLAN SYMBOL LEGEND:

- AA 22"X36" ATTIC ACCESS
- AH AHU - FIELD VERIFY INSTALLATION REQ'S
- DV DRYER VENT TO EXTERIOR DAMPERED AND NON-SCREENED
- G1 GRABRAIL 36" ABOVE STAIR TREAD NOSING
- G2 GRABRAIL 36" ABOVE STAIR TREAD NOSING OR 36" ABOVE ADJACENT FLOOR &/ BALLUSTERS HAVING NO SPACE 4" OR GREATER
- G3 36"H GRABRAIL W/ BALUSTERS HAVING NO SPACE 4" OR GREATER
- SE SHOWER ENCLOSURE— FRAMELESS TEMP GLASS W/ SWING OR SLIDING DOOR
- SN SHAMPOO NICHE 18"W X 14"H X 4"D BOTT @ 48" AFF
- 0'-0" SPOT ELEVATION @ 1ST LEVEL = MEASURED FROM FINISHED SLAB; SPOT ELEVATION @ UPPER LEVELS = MEASURED FROM T.O. SUBFLOOR
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BUILDING AREA CALCULATIONS:

1ST LEVEL A/C	1,917 SQ FT
2ND LEVEL A/C	1,820 SQ FT
TOTAL A/C LIVING SPACE	3,737 SQ FT
ENTRY	61 SQ FT
2 CAR GARAGE, STAIRS, ELEVATOR & STORAGE	557 SQ FT
LANAI, DINING LANAI & GRILL	440 SQ FT
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TOTAL NON-A/C SPACE	1,323 SQ FT
TOTAL UNDER ROOF SPACE (AC + NON-A/C)	5,060 SQ FT
A/C COMPRESSOR PLATFORM	79 SQ FT
POOL STAIRS	27 SQ FT
TOTAL NON-ROOFED SPACE	108 SQ FT

Permit #: PB24-0185
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
SEP 23 2025
APPROVED
Reviewer:

1ST LEVEL FLOOR PLAN

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

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ENGINEER'S NOTE:

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rncarotti@yahoo.com

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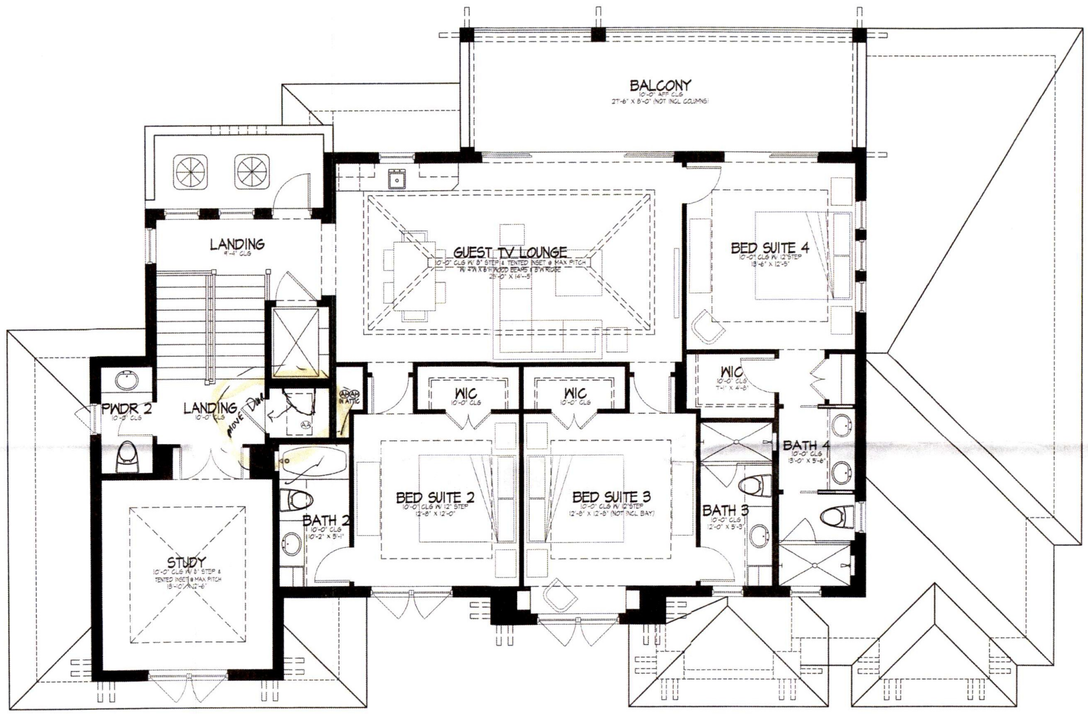
LOT 13, BLOCK A, COUNTRY CLUB SHORES, UNIT 4
TOWN OF LONGBOAT KEY

REVISIONS:
1 2/23/24
2 6/25/24

ISSUED: 2/9/24
DRAWN: CADDesign

A-3



2ND LEVEL FLOOR PLAN

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

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APPROVED
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2ND LEVEL FLOOR PLAN

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

ENGINEER'S NOTE:

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www.caddesign.us shawnambrose@caddesign.us
Ph: (941) 371-9933

524 HALYARD LANE

A NEW SINGLE FAMILY RESIDENCE AT
524 HALYARD LANE, LONGBOAT KEY, FL 34228
LOT 13, BLOCK A, COUNTRY CLUB SHORES, UNIT 4
TOWN OF LONGBOAT KEY

REVISIONS:
1 2/23/24
2 6/25/24

ISSUED: 2/9/24
DRAWN: CADDesign

A-4

DAYLIGHT PLANE DIAGRAM

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

BLDG PERMIT PLANS
FILE
Copy of Record

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FEB 2 8 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

ENGINEER'S NOTE:

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racarotti@yahoo.com

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RENATO A. CAROTTI
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PROFESSIONAL ENGINEER

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Remodels & Additions
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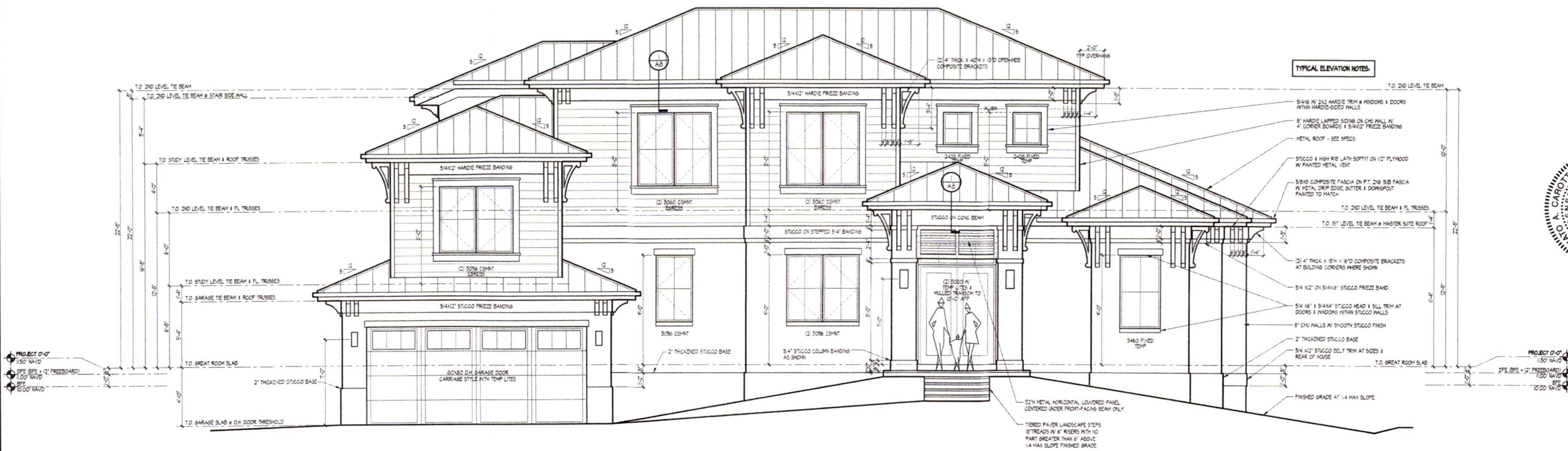
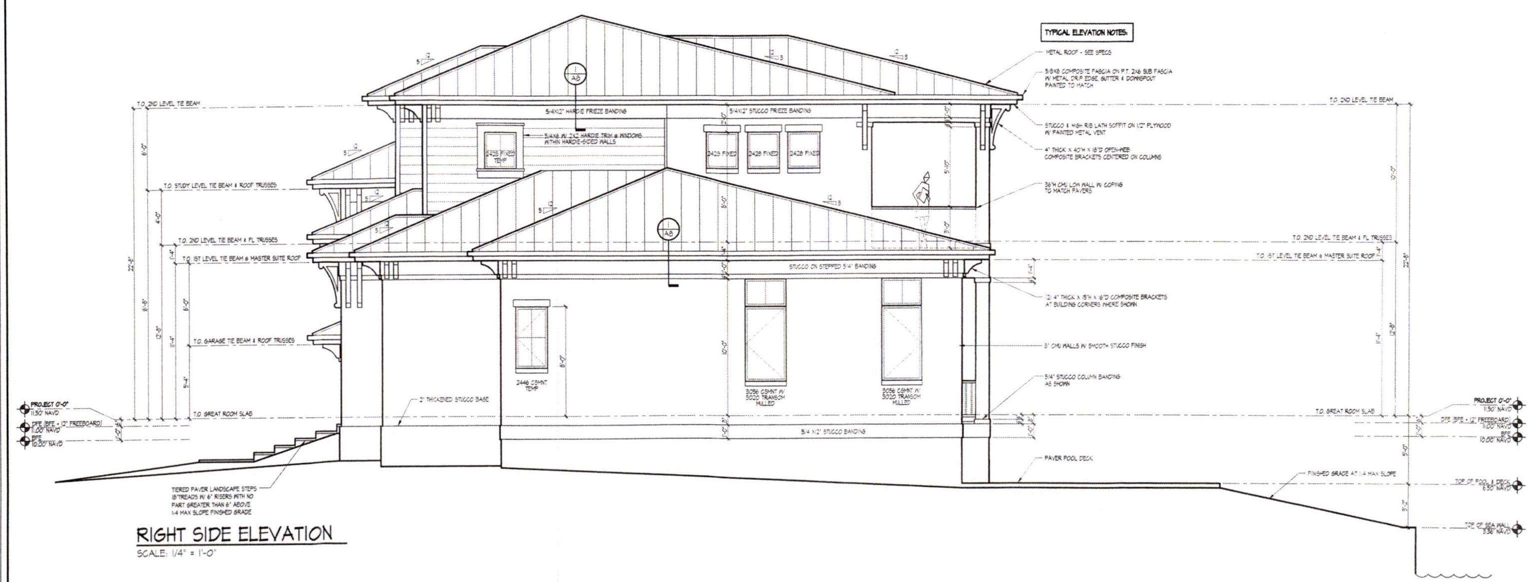
A-5



FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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

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REVISIONS:
△1 2/23/24

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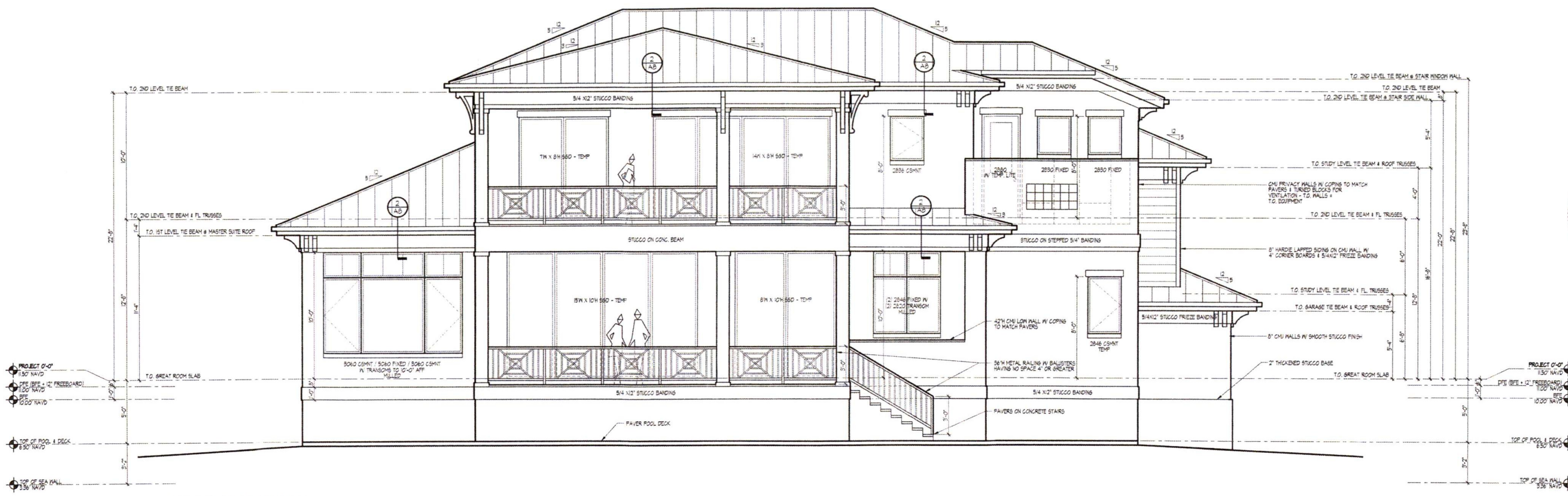
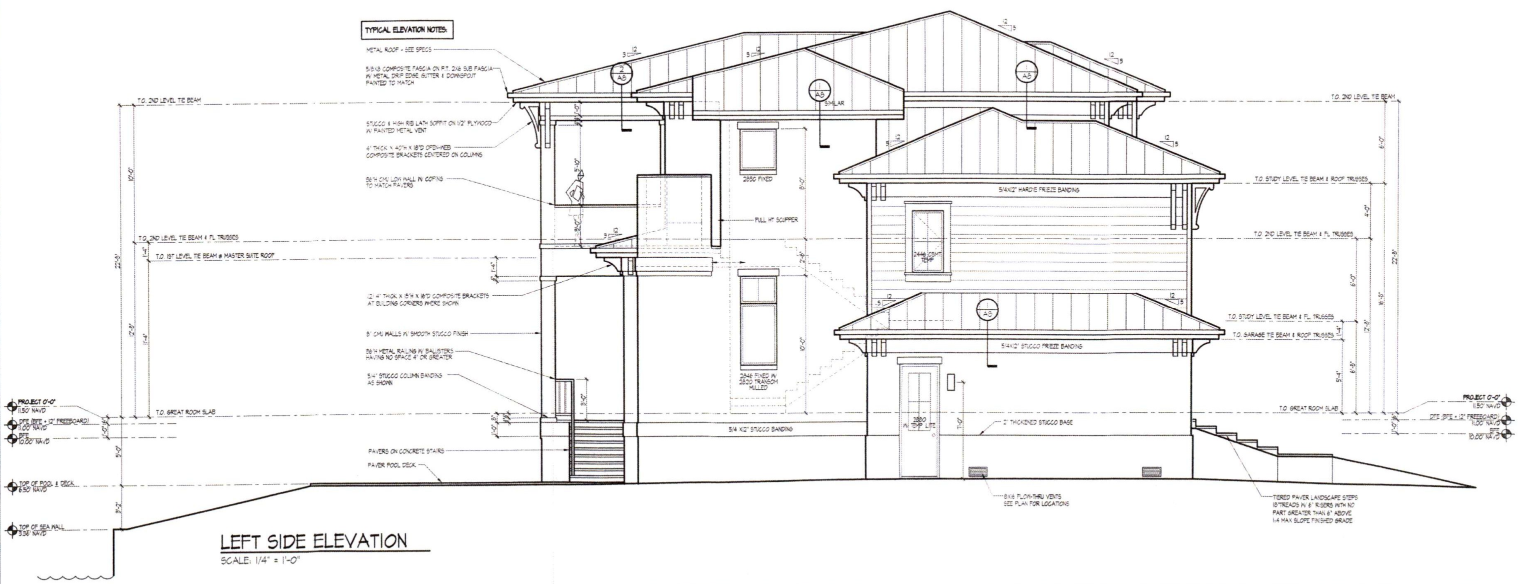
DRAWN: CADDesign

A-6



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

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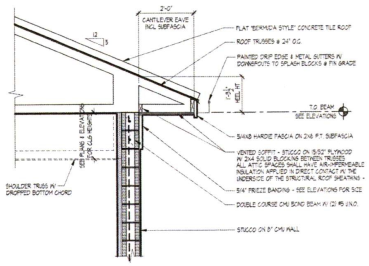
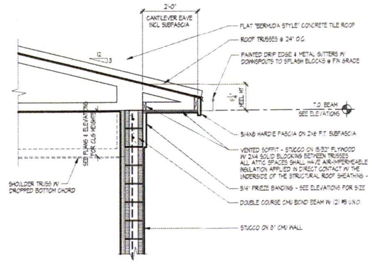


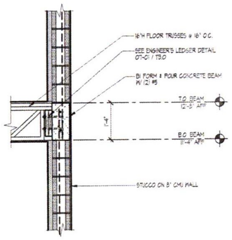
1 **5/12 CANTILEVER EAVE**
SCALE: 1/2" = 1'-0"



2 **3/12 CANTILEVER EAVE**
SCALE: 1/2" = 1'-0"

3 **RESERVED**
SCALE: 1/2" = 1'-0"

4 **RESERVED**
SCALE: 1/2" = 1'-0"

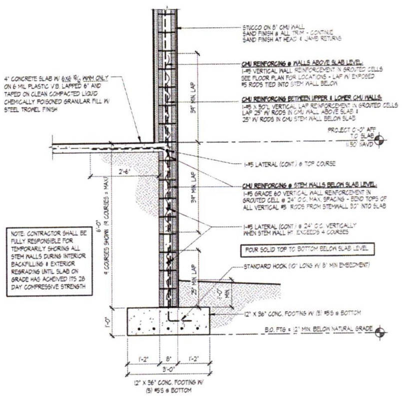


5 **TIE BEAM @ FLOOR TRUSSES**
SCALE: 1/2" = 1'-0"

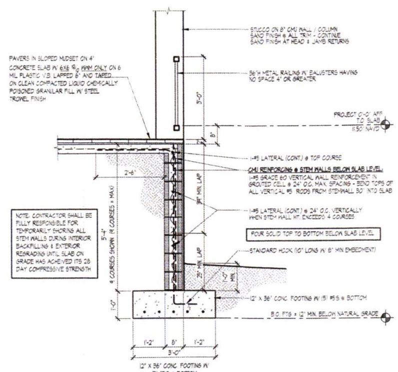
6 **RESERVED**
SCALE: 1/2" = 1'-0"

7 **RESERVED**
SCALE: 1/2" = 1'-0"

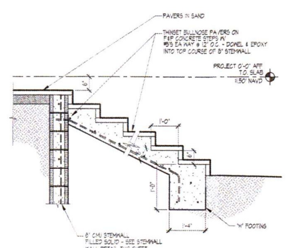
8 **RESERVED**
SCALE: 1/2" = 1'-0"



9 **CMU STEMWALL @ HOUSE**
SCALE: 1/2" = 1'-0"



10 **CMU STEMWALL @ LANAI**
SCALE: 1/2" = 1'-0"



11 **CONCRETE POOL STAIRS**
SCALE: 1/2" = 1'-0"

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524 HALYARD LANE

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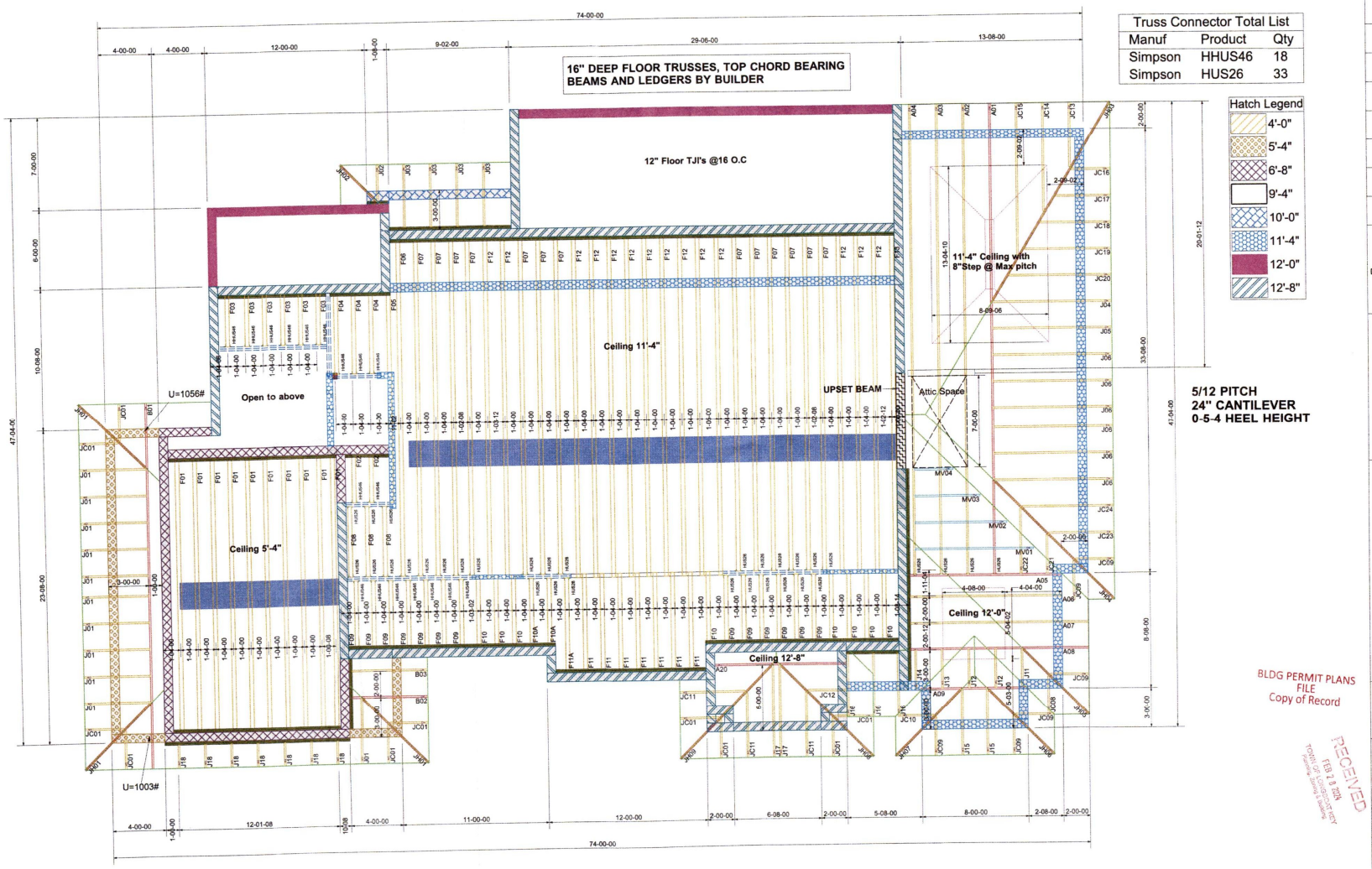
TOWN OF LONGBOAT KEY

REVISIONS:
△ 2/23/24

ISSUED: 2/9/24
DRAWN: CADDesign

A-8



Truss Connector Total List		
Manuf	Product	Qty
Simpson	HHUS46	18
Simpson	HUS26	33

Hatch Legend

- 4'-0"
- 5'-4"
- 6'-8"
- 9'-4"
- 10'-0"
- 11'-4"
- 12'-0"
- 12'-8"

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Loading Criteria		
	Roof	Floor
TCLL	20.000	40.000
TCDL	25.000	10.000
BCLL		
BCDL	10.000	5.000
FBC2023/TPI2014		
Duration	1.25	1.00
Wind Std.	ASCE 7-22	
Wind Speed	160.0 mph	
Wind Cat.	II	
Wind Exp.	C (Scattered Obstructions)	

All reactions < 5000 lbs & uplifts < 1000 lbs unless shown on layout

Designed by: Platinum Global 3 Nhi Do

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult "Bracing of Wood Trusses" available from the Truss Plate Institute, 583 D'Onifrio Drive; Madison, WI 53179.

SHOP DRAWING APPROVAL

THIS LAYOUT IS THE SOLE SOURCE FOR FABRICATION OF TRUSSES AND VOIDS ALL PREVIOUS ARCHITECTURAL OR OTHER TRUSS LAYOUTS. REVIEW AND APPROVAL OF THIS LAYOUT MUST BE RECEIVED BEFORE ANY TRUSSES WILL BE BUILT. VERIFY ALL CONDITIONS TO INSURE AGAINST CHANGES THAT WILL RESULT IN EXTRA CHARGES TO YOU.

REVIEWED BY:_____ APPROVED BY:_____ DATE:_____

DJ TRUSSES UNLIMITED, INC.
3125 Reynolds Rd.
Lakeland, FL 33803
(Ph) 863-687-4796
(Fax) 863-687-9820

Customer: Coachman Homes Inc.

Job Name: 524 Halyard Lane

Model: First Level

Address: 524 Halyard Lane

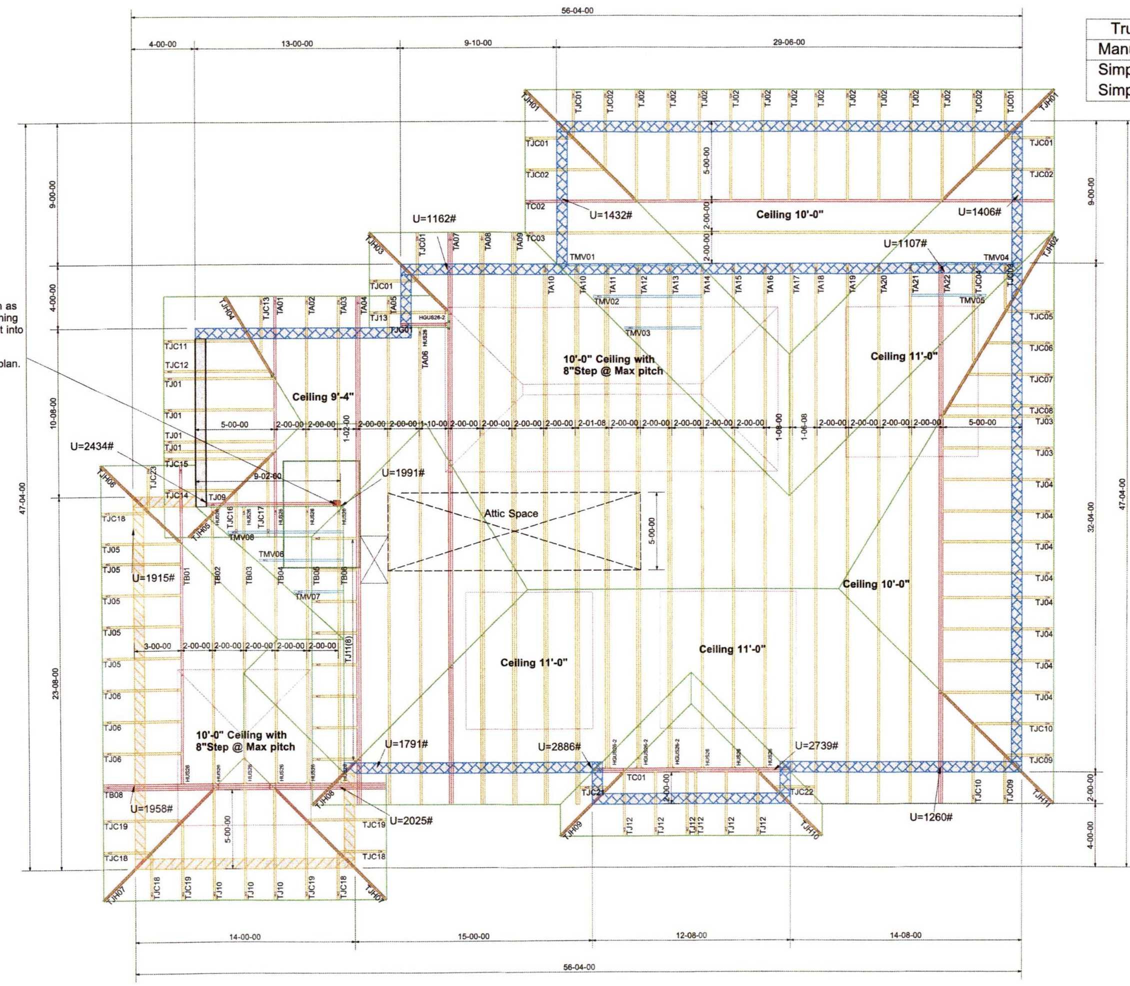
Lot: Subdivision:

Order # J23-4834-1 | Designer: Platinum Global 3 Nhi Do | Date: 2/5/2024

I have adjusted this area to match as much as possible to the plan. Please confirm if anything needs to be changed. And I added the post into the elevator's wall.

AA panel had been adjusted to match the plan.

Post required to support TJ09



Truss Connector Total List		
Manuf	Product	Qty
Simpson	HGUS26-2	4
Simpson	HUS26	15

Hatch Legend

- 4'-0"
- 5'-4"
- 6'-8"
- 9'-4"
- 10'-0"
- 11'-4"
- 12'-0"
- 12'-8"

5/12 PITCH
3/12 PITCH
24" CANTILEVER
0-5-4 HEEL HEIGHT

Loading Criteria

	Roof	Floor
TCLL	20.000	40.000
TCDL	25.000	10.000
BCLL		
BCDL	10.000	5.000
FBC2023/TPI2014		
Duration	1.25	1.00
Wind Std.	ASCE 7-22	
Wind Speed	160.0 mph	
Wind Cat.	II	
Wind Exp.	C (Scattered Obstructions)	

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3125 Reynolds Rd.
Lakeland, FL 33803
(Ph) 863-687-4796
(Fax) 863-687-9820

Customer: Coachman Homes Inc.

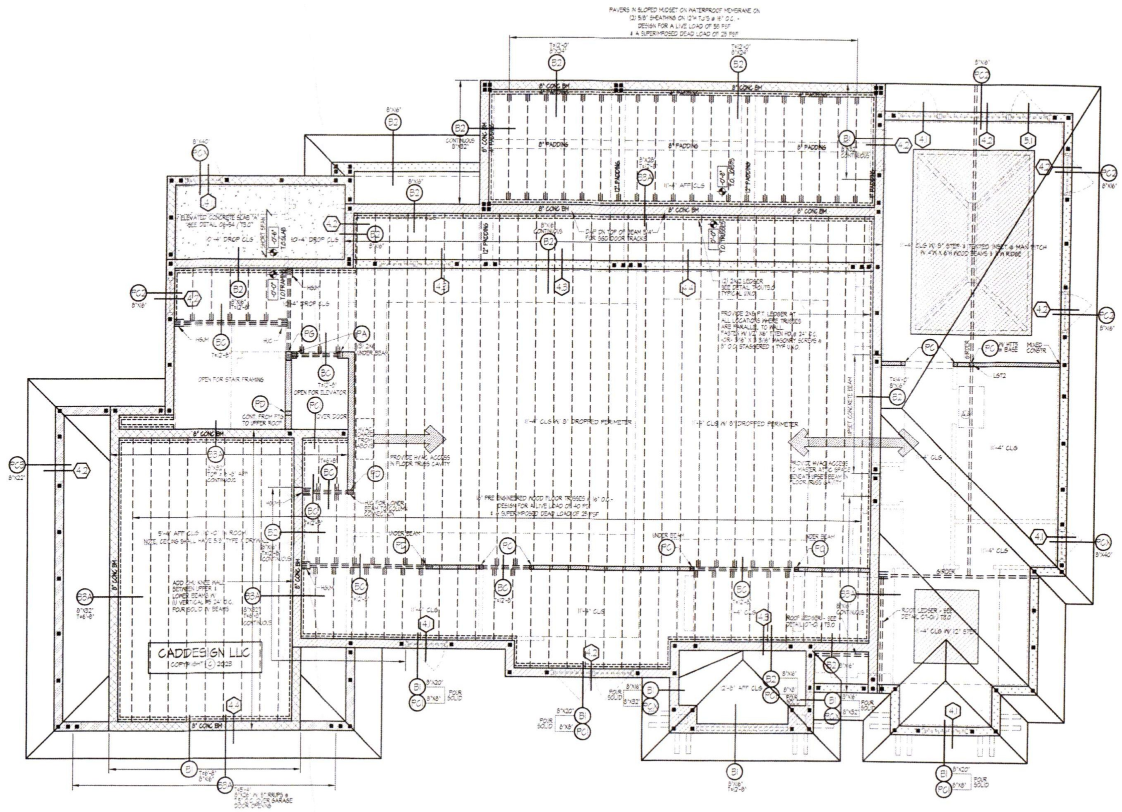
Job Name: 524 Halyard Lane

Model: Roof

Address: 524 Halyard Lane

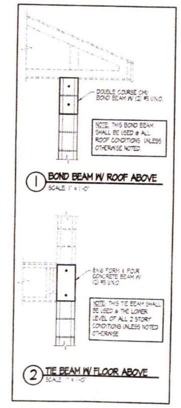
Lot: Subdivision:

Order #	Designer	Date
J23-4834-1	Platinum Global 3 Nhi Do	2/5/2024



2ND LEVEL FLOOR FRAMING PLAN
1ST LEVEL ROOF & RECESSED CLG PLAN

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



WOOD BEAM SCHEDULE:

BA	BB	BC	BD	BE	BF	BG
(2) 2X12	(3) 2X12 W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	(2) 1 3/4" x 16"	(3) 1 3/4" x 16"	(2) 1 3/4" x 24"	(3) 1 3/4" x 24"	(4) 1 3/4" x 24"

(BC–BG): 1.9E MICROLAM LVL BEAMS

WOOD POST SCHEDULE:

PA	PB	PC	PD	PE	PF	PG
BUILT-UP POST SEE PLANS FOR # OF STUDS USED	3 1/2" X 3 1/2" S.Y.P.	3 1/2" X 3 1/2" PARALLAM	3 1/2" X 5 1/2" PARALLAM	3 1/2" X 7 1/4" PARALLAM	5 1/2" X 5 1/2" PARALLAM	5 1/2" X 7 1/4" PARALLAM

FRAMING NOTES:

1. FRAMING PLANS IN THIS CD SET SHALL DEFER TO TRUSS MFR'S TRUSS DRAWINGS FOR ACTUAL TRUSS SIZES, LOCATION AND ANCHOR REQ'S.
2. ATTACH ALL LVL PLIES ACCORDING TO MFR'S SPECS.
3. NO NAILED FASTENERS INTO NARROW FACE (PARALLEL TO GLUE LINE) OF WOOD STRUCTURAL COLUMNS.
4. FRAMER TO INCLUDE CHASES FOR A/C, DROPPED CEILINGS, AND MINOR ADJUSTMENTS NOTED BY SUPERVISOR PRIOR TO FINAL FRAMING. EXTERIOR ELEVATIONS WILL REQUIRE CERTAIN FRAMING BUILD-OUTS AND PAD DOWNS NOTED BY SUPERVISOR.
5. THE TOPS OF ALL MASONRY WALLS, BEAMS & PARAPETS ARE MEASURED ABOVE THE GREAT ROOM SLAB WHICH WILL SERVE AS "PROJECT 0'-0"
6. ALL INTERIOR CEILING & SOFFIT HEIGHTS ARE MEASURED ABOVE FINISHED FLOOR IN EACH ROOM AS SHOWN ON THE PLANS, OR IF OUTDOORS, ABOVE THE FLOOR OF THE ADJACENT INTERIOR ROOM.

TRUSS TIEDOWNS:

TO CONCRETE:
SIMPSON HETA20 TYPICAL UNLESS NOTED OTHERWISE
O: (2) SIMPSON HETA20 ONE ON EACH SIDE
TO WOOD:
SIMPSON H10 TYPICAL UNLESS NOTED OTHERWISE
ADDITIONAL HARDWARE REQUIRED AS NOTED ON PLANS

ROOF TRUSS PROFILES:

1. 24" CANTILEVERED EAVES - SEE ELEVATIONS
2. RAKES DIMENSIONED ON ELEVATIONS
3. 2X8 PLUMB CUT FASCIA W/ FLAT / HORIZONTAL SOFFITS
4. ROOF PITCHES PER ELEVATIONS
5. ALL TRUSSES WITH EXPOSED RAISED HEELS SHALL BE HELD BACK 1 1/4" FROM FACE OF MASONRY TO ENSURE FLUSH STUCCO WHERE THE JOINT BETWEEN PLYWOOD & MASONRY IS VISIBLE.
6. PROVIDE SHOULDER BEARING TRUSSES PER ELEVATIONS & PLANS WHERE EXTERIOR MASONRY WALL OR BEAM IS HIGHER THAN CEILING HEIGHTS OF THE ADJACENT ROOMS

ASCE 7 DESIGN WIND PRESSURES @ WINDOW & DOOR OPENINGS:

DESIGN CRITERIA = V ULT 160 MPH
RISK CATEGORY = 2
EXPOSURE = D

MRK	EFFECTIVE WIND AREA	SAMPLE OPENING SIZES			ZONE	WIND PRESSURE (LB / SQ FT)		GCP	
		WIDTH (FT.)	LNGTH (FT.)	AREA (SQ FT.)		POSITIVE	NEGATIVE	POSITIVE	NEGATIVE
4.1	10	5	2	10.00	4	45.8	-49.8	1.00	-1.10
4.2	20	5	4	20.00	4	43.8	-47.6	0.95	-1.05
4.3	50	5	10	50.00	4	41.2	-45.0	0.88	-0.98
4.4	100	10	10	100.00	4	39.0	-42.8	0.82	-0.92
4.5	500	10	50	500.00	4	34.2	-38.0	0.70	-0.80
5.1	10	5	2	10.00	5	45.8	-61.4	1.00	-1.40
5.2	20	5	4	20.00	5	43.8	-57.5	0.95	-1.29
5.3	50	5	10	50.00	5	41.2	-51.8	0.88	-1.15
5.4	100	10	10	100.00	5	39.0	-47.6	0.82	-1.05
5.5	500	10	50	500.00	5	34.2	-38.0	0.70	-0.80

NOTES:
1. THESE ARE ALLOWABLE STRESS LOADS (ASD) USED FOR WINDOWS & DOORS
2. A HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT OF 1.66 ASSOCIATED WITH A MEAN ROOF HEIGHT OF 30' HAS BEEN USED
3. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE, USE THE HIGHER LOADS ASSOCIATED WITH THE LOWER AREAS

INTERNAL PRESSURE COEFFICIENTS FOR BUILDINGS, GCPI

CONDITION	GCPI MAX +	GCPI MAX -
PARTIALLY ENCLOSED (LANAI'S/PORCHES/ETC.)	0.55	-0.55
ENCLOSED	0.18	-0.18

MASONRY WALLS & BEAMS SCHEDULE:

MEASURED FROM PROJECT 0'-0" (T.O. GREAT ROOM SLAB) TO TOP OF MASONRY U.N.O.

7'-4" AFF	12'-8" AFF	22'-8" AFF	RESERVED
8'-0" AFF	12'-0" AFF	22'-0" AFF	SLOPED T.O.M.
5'-4" AFF	11'-4" AFF	16'-8" AFF	23'-8" AFF

2ND FLOOR FRAMING PLAN
1ST LEVEL ROOF & REC'D CLG PLAN

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

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△ 2/23/24

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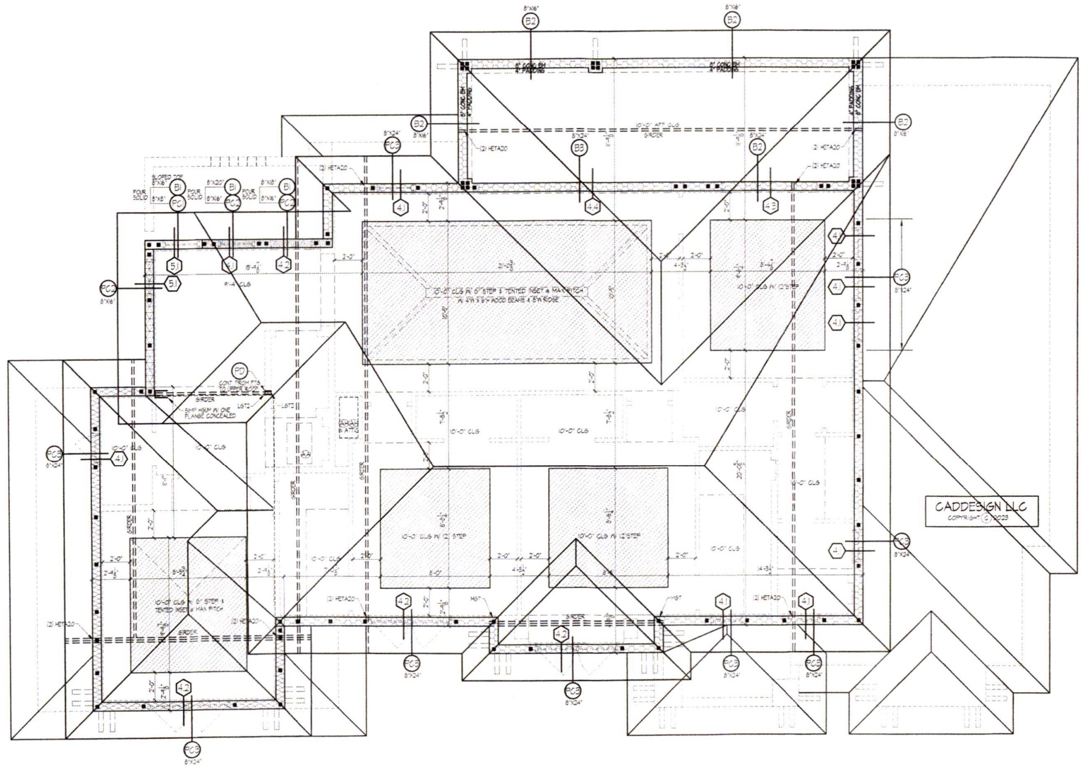
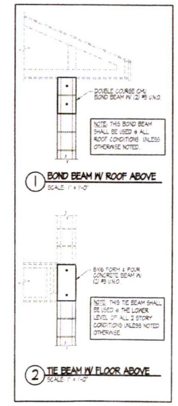


2ND LEVEL ROOF & RECESSED CLG PLAN

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



1 BOND BEAM W/ ROOF ABOVE
SCALE: 1" = 1'-0"

2 TIE BEAM W/ FLOOR ABOVE
SCALE: 1" = 1'-0"

WOOD BEAM SCHEDULE:

BA, BB, BC, BD, BE, BF, BG

(2) 2X12 ... PLYWOOD FLITCH PLATES ... 1 3/4" MICROLAM LVL BEAMS

WOOD POST SCHEDULE:

PA	PB	PC	PD	PE	PF	PG
BUILT-UP POST SEE PLANS FOR # OF STUDS USED	3 1/2" X 3 1/2" S.Y.P.	3 1/2" X 3 1/2" PARALLAM	3 1/2" X 5 1/2" PARALLAM	3 1/2" X 7 1/4" PARALLAM	5 1/2" X 5 1/2" PARALLAM	5 1/2" X 7 1/4" PARALLAM

FRAMING NOTES:

1. FRAMING PLANS IN THIS CD SET SHALL DEFER TO TRUSS MFR'S TRUSS DRAWINGS FOR ACTUAL TRUSS SIZES, LOCATION AND ANCHOR REQ'S.
2. ATTACH ALL LVL PLIES ACCORDING TO MFR'S SPECS.
3. NO NAILED FASTENERS INTO NARROW FACE (PARALLEL TO GLUE LINE) OF WOOD STRUCTURAL COLUMNS.
4. FRAMER TO INCLUDE CHASES FOR A/C, DROPPED CEILINGS, AND MINOR ADJUSTMENTS NOTED BY SUPERVISOR PRIOR TO FINAL FRAMING. EXTERIOR ELEVATIONS WILL REQUIRE CERTAIN FRAMING BUILD-OUTS AND PAD DOWNS NOTED BY SUPERVISOR.
5. THE TOPS OF ALL MASONRY WALLS, BEAMS & PARAPETS ARE MEASURED ABOVE THE GREAT ROOM SLAB WHICH WILL SERVE AS "PROJECT 0'-0""
6. ALL INTERIOR CEILING & SOFFIT HEIGHTS ARE MEASURED ABOVE FINISHED FLOOR IN EACH ROOM AS SHOWN ON THE PLANS, OR IF OUTDOORS, ABOVE THE FLOOR OF THE ADJACENT INTERIOR ROOM.

TRUSS TIEDOWNS:

TO CONCRETE:
SIMPSON HETA20 TYPICAL UNLESS NOTED OTHERWISE
O: (2) SIMPSON HETA20 ONE ON EACH SIDE
TO WOOD:
SIMPSON H10 TYPICAL UNLESS NOTED OTHERWISE
ADDITIONAL HARDWARE REQUIRED AS NOTED ON PLANS

ROOF TRUSS PROFILES:

1. 24" CANTILEVERED EAVES - SEE ELEVATIONS
2. RAKES DIMENSIONED ON ELEVATIONS
3. 2X8 PLUMB CUT FASCIA W/ FLAT / HORIZONTAL SOFFITS
4. ROOF PITCHES PER ELEVATIONS
5. ALL TRUSSES WITH EXPOSED RAISED HEELS SHALL BE HELD BACK 1 1/4" FROM FACE OF MASONRY TO ENSURE FLUSH STUCCO WHERE THE JOINT BETWEEN PLYWOOD & MASONRY IS VISIBLE.
6. PROVIDE SHOULDER BEARING TRUSSES PER ELEVATIONS & PLANS WHERE EXTERIOR MASONRY WALL OR BEAM IS HIGHER THAN CEILING HEIGHTS OF THE ADJACENT ROOMS

ASCE 7 DESIGN WIND PRESSURES @ WINDOW & DOOR OPENINGS:

DESIGN CRITERIA = V ULT 160 MPH
RISK CATEGORY = 2
EXPOSURE = D

MRK	EFFECTIVE WIND AREA	SAMPLE OPENING SIZES			ZONE	WIND PRESSURE (LB / SQ FT)		GCP	
		WIDTH (FT.)	LNGTH (FT.)	AREA (SQ FT.)		POSITIVE	NEGATIVE	POSITIVE	NEGATIVE
41	10	5	2	10.00	4	45.8	-49.5	1.00	-1.10
42	20	5	4	20.00	4	43.8	-47.6	0.95	-1.05
43	50	5	10	50.00	4	41.2	-45.0	0.88	-0.98
44	100	10	10	100.00	4	39.0	-42.8	0.82	-0.92
45	500	10	50	500.00	4	34.2	-38.0	0.70	-0.80
51	10	5	2	10.00	5	45.8	-61.4	1.00	-1.40
52	20	5	4	20.00	5	43.8	-57.3	0.95	-1.29
53	50	5	10	50.00	5	41.2	-51.8	0.88	-1.15
54	100	10	10	100.00	5	39.0	-47.6	0.82	-1.05
55	500	10	50	500.00	5	34.2	-38.0	0.70	-0.80

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2ND LEVEL ROOF & RECESSED CLG PLAN

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

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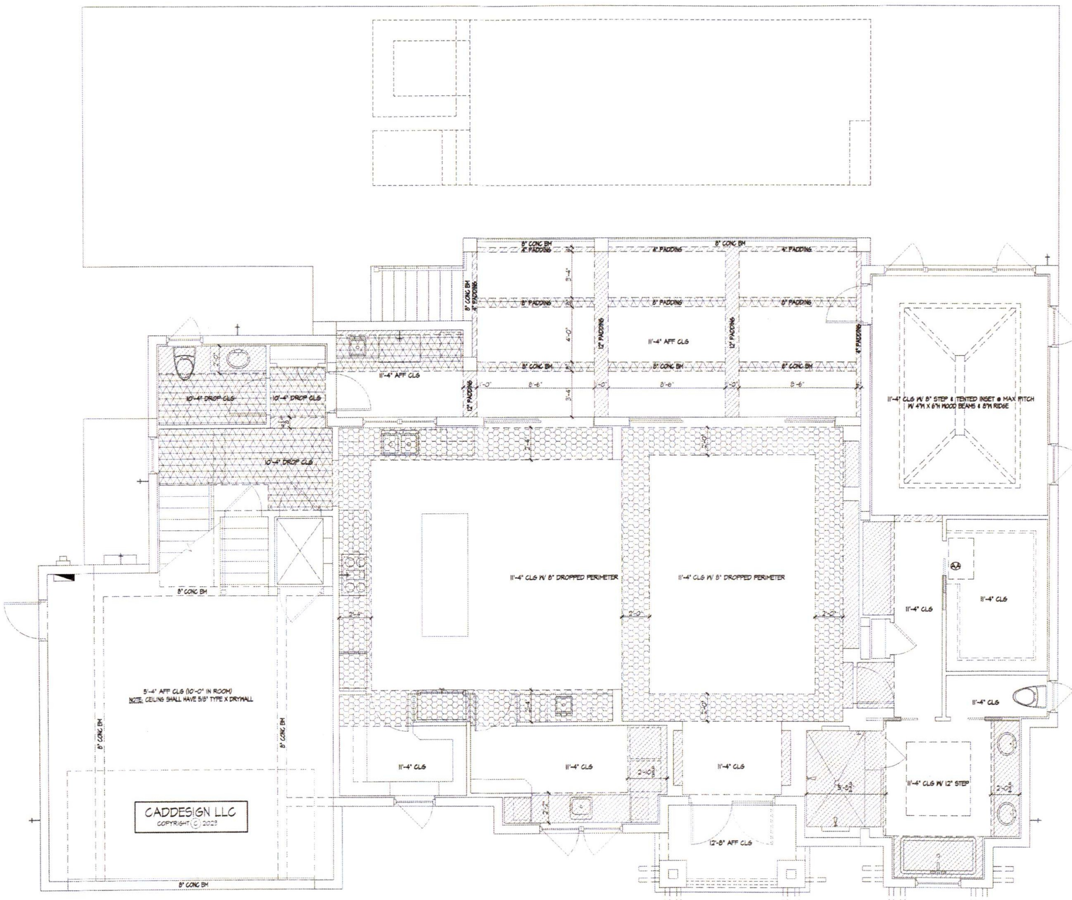

1ST LEVEL DROPPED CEILING PLAN

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

RESERVED:

DROPPED SOFFIT SCHEDULE:

MEASURED TO UNDERSIDE OF SOFFIT FROM T.O. SLAB OR FLOOR TRUSS IN A/C LIVING SPACE, OR NEAREST ADJACENT A/C LIVING SPACE IF SOFFIT IS OUTDOORS U.N.O.

8'-8" AFF	10'-0" AFF	20'-8" AFF	RESERVED
8'-4" AFF	9'-4" AFF	10'-8" AFF	RESERVED
8'-0" AFF	9'-0" AFF	10'-4" AFF	10'-8" AFF

1ST LEVEL DROPPED CLG PLAN

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

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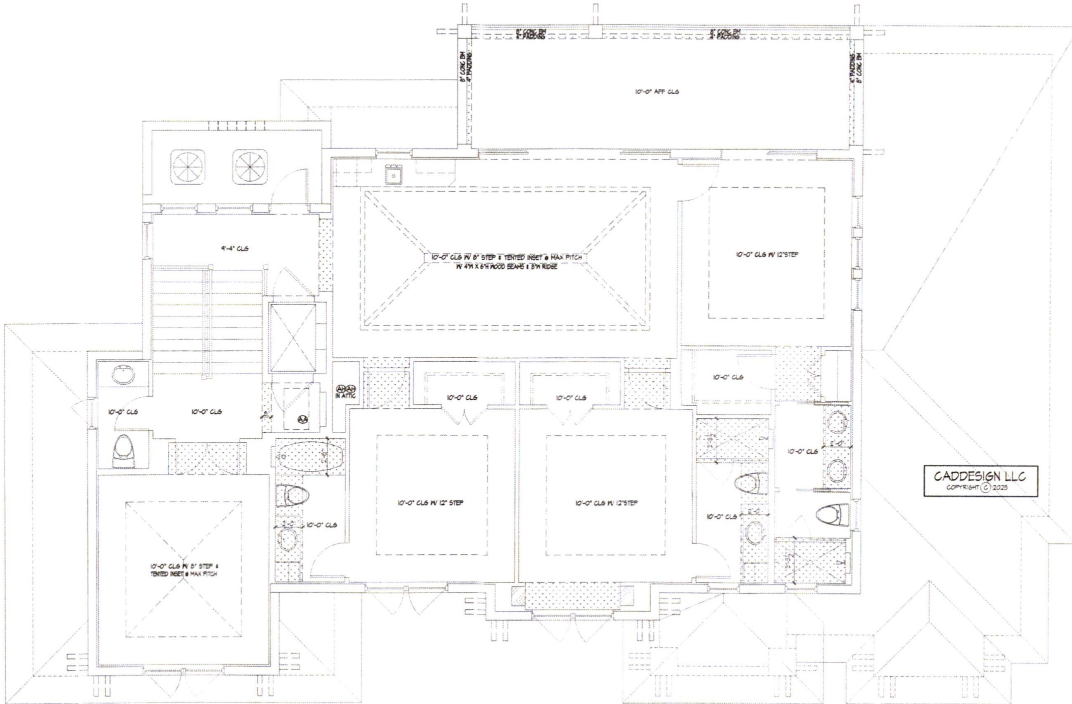

2ND LEVEL DROPPED CEILING PLAN

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

RESERVED:

DROPPED SOFFIT SCHEDULE:

MEASURED TO UNDERSIDE OF SOFFIT FROM T.O. SLAB OR FLOOR TRUSS IN A/C LIVING SPACE, OR NEAREST ADJACENT A/C LIVING SPACE IF SOFFIT IS OUTDOORS U.N.O.

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2ND LEVEL DROPPED CLG PLAN

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

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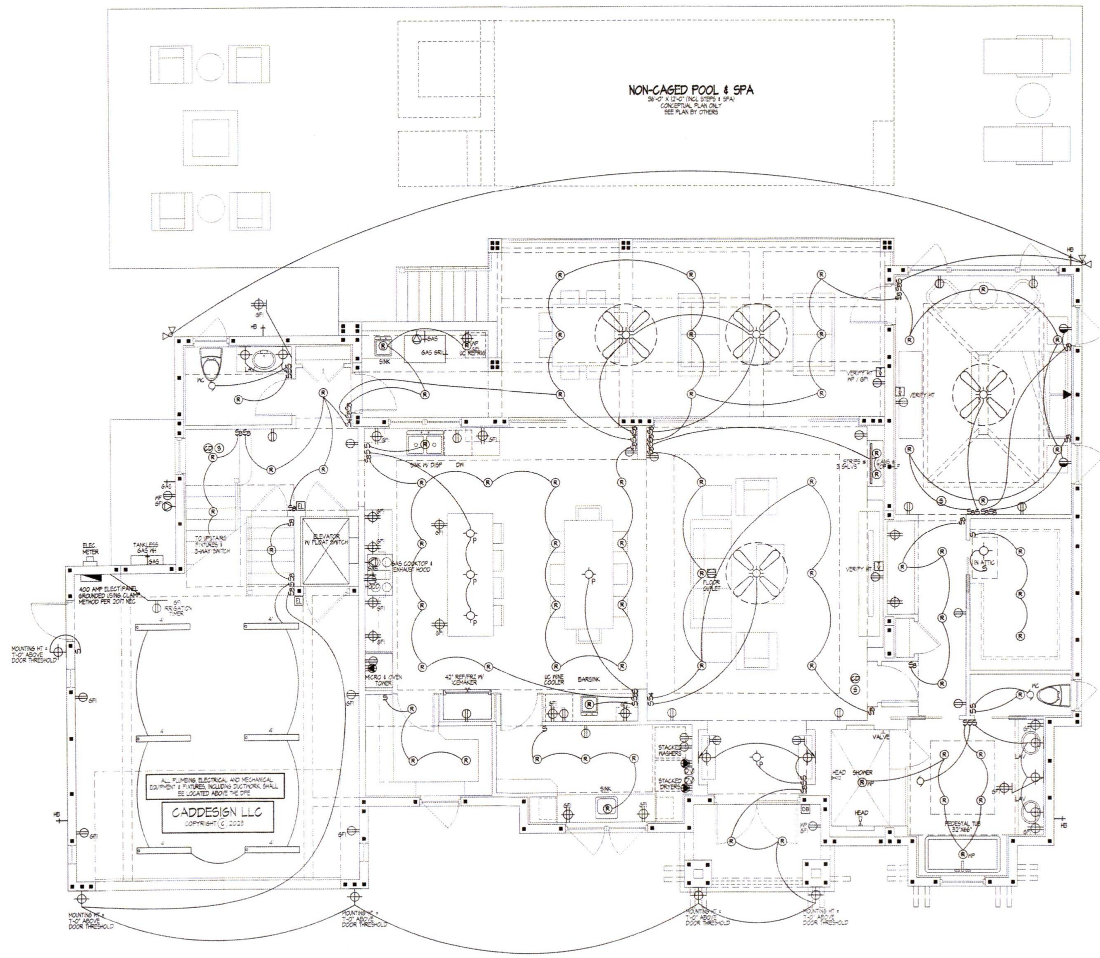

1ST LEVEL ELECTRICAL PLAN

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

RESERVED:

ELECTRICAL SYMBOL LEGEND:

- DUPLEX OUTLET
- DUPLEX OUTLET ABOVE COUNTERTOP LEVEL
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR - VERIFY LOCATION
- 220 VOLT OUTLET
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LED LIGHT FIXTURE
- RECESSED LED LIGHT FIXTURE
- RECESSED LED LIGHT FIXTURE-VAPOR RETARD
- RECESSED MINI-LED LIGHT FIXTURE
- RECESSED LED WALL WASHER LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- STRIP LED FIXTURE
- FLOOD LIGHT
- EXHAUST FAN
- ROUGH-IN FOR CEILING FAN & LIGHT
- S WALL SWITCH
- S_3 THREE-WAY WALL SWITCH
- S_4 FOUR-WAY WALL SWITCH
- S_D DIMMER SWITCH
- SWITCH FOR O.H. DOOR OPENER
- C COMPUTER CABLE
- CV CENTRAL VAC PLUG-IN
- DB DOORBELL
- EC ELECTRIC CAR OUTLET
- EL ELEVATOR CONTROL
- F FAN CONTROL
- IC INTERCOM PANEL
- TV TELEVISION
- SD SMOKE DETECTOR
- CD CARBON DETECTOR
  (HARD-WIRED W/ BATTERY BACKUP & INTERCONNECTED)
- SP STEREO SPEAKER
- SPW STEREO SPEAKER PREWIRE
- TELEPHONE
- DISCONNECT SWITCH

SPECIAL ELECTRICAL NOTES:

DIMMER SWITCHES:
PROVIDE DIMMER SWITCHES AT THE FOLLOWING LOCATIONS:

1. GREAT ROOM
2. KITCHEN
3. DINING
4. MAIN LANAI
5. STUDY / EXERCISE
6. ALL BEDROOMS
7. GUEST TV LOUNGE
8. GUEST LANAI

SPEAKER PRE-WIRES::
PROVIDE (2) CEILING SPEAKER PREWIRES AT THE FOLLOWING LOCATIONS:

1. GREAT ROOM
2. KITCHEN
3. DINING
4. MAIN LANAI
5. GUEST LANAI

ELECTRICAL NOTES:

1. ELECTRICAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING- POWER FOR CONNECTIONS TO EQUIPMENT PROVIDED AND INSTALLED BY OTHER TRADES, I.E. HVAC EQUIP.
2. SEE SITE PLAN FOR LOCATIONS OF ADD'TL. LIGHTING COMPONENTS
3. DRAWINGS ARE SCHEMATIC ONLY, AND ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL REQ'D FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES & ORDINANCES.
4. NOTIFY BUILDER FOR FIELD VERIFICATIONS AND APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, AND ELECTRICAL OUTLETS PRIOR TO WIRING. BUILDER RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS.
5. ALL ELECTRICAL COMPONENTS TO BE INSTALLED ABOVE FLOOD ELEVATION
6. PROVIDE AND INSTALL LOCALLLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
8. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR: 42"....SWITCHES 14"....OUTLETS 14"....TELEPHONE 14"....TELEVISION
9. EXACT FIXTURE LOCATIONS TO BE CHOSEN & VERIFIED BY OWNER(S)
10. ELECTRICAL PANEL TO BE GROUNDED TO FOOTING STEEL.
11. OWNER AND/ OR CONTRACTOR TO VERIFY EXISTENCE AND LOCATION OF SECURITY, INTERCOM, OR CENTRAL VACUUM SYSTEMS- REFER TO SHOP DRAWINGS FOR SPECIFICATIONS.
12. OWNER TO LOCATE ELECTRIC, CATV, AND SPEAKER WIRE LOCATIONS IN ACTIVITY ROOM FEATURE WALL @ ELECTRIC WALK-THRU. DRAWINGS FOR SPECIFICATIONS.
13. ALL OUTLETS NOT REQUIRED TO BE GFI SHALL BE ARC-FAULT WITH TAMPER-PROOF SWITCH
14. AT LEAST 50% OF ALL NEW LIGHTING WILL BE HIGH-EFFICIENCY LAMPS PER 2010 ENERGY CONSERVATION CODE SECTION 505
15. ALL EXTERIOR ELECTRICAL FIXTURES MUST BE RATED FOR EXTERIOR USE
16. ALL PLUMBING, ELECTRICAL AND MECHANICAL EQUIPMENT, FIXTURES & DUCTWORK SHALL BE LOCATED ABOVE THE DFE PER THE FEMA FLOOD ZONE DESIGNATED ON THE PLANS

1ST LEVEL ELEC PLAN

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

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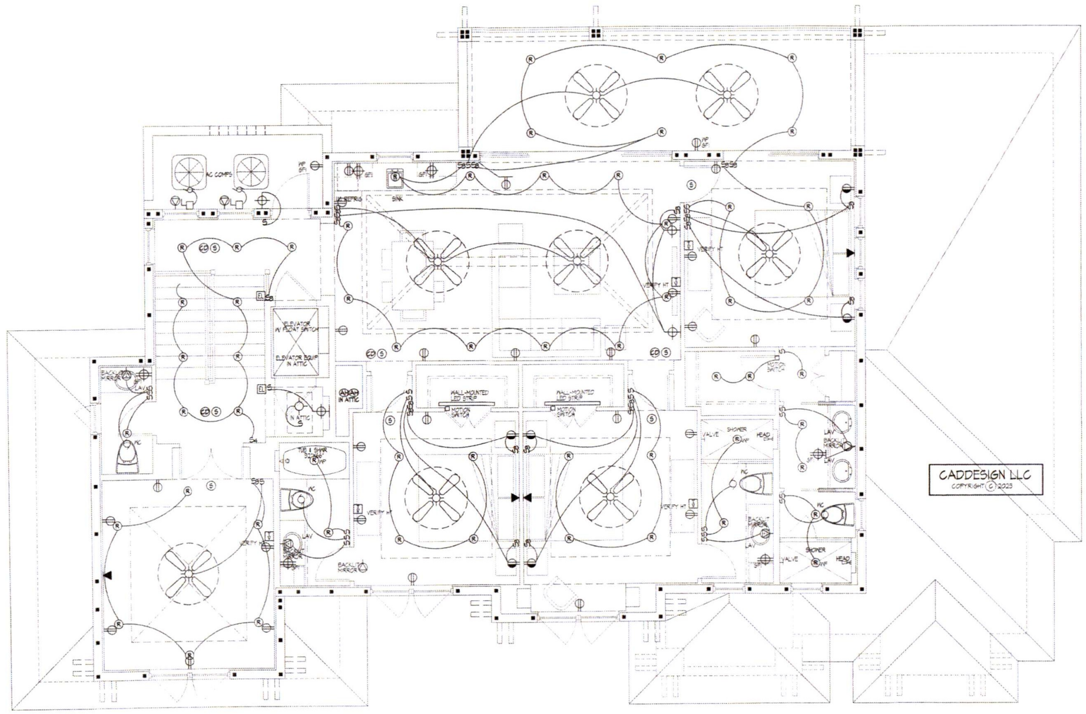
524 HALYARD LANE

524 HALYARD LANE, LONGBOAT KEY, FL 34228
LOT 13, BLOCK A, COUNTRY CLUB SHORES, UNIT 4
TOWN OF LONGBOAT KEY

REVISIONS:
△ 2/23/24

ISSUED: 2/9/24
DRAWN: CADDesign

A-13



2ND LEVEL ELECTRICAL PLAN

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

RESERVED:

ELECTRICAL SYMBOL LEGEND:

- DUPLEX OUTLET
- DUPLEX OUTLET ABOVE COUNTERTOP LEVEL
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR - VERIFY LOCATION
- 220 VOLT OUTLET
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LED LIGHT FIXTURE
- RECESSED LED LIGHT FIXTURE
- RECESSED LED LIGHT FIXTURE-VAPOR RETARD
- RECESSED MINI-LED LIGHT FIXTURE
- RECESSED LED WALL WASHER LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- STRIP LED FIXTURE
- FLOOD LIGHT
- EXHAUST FAN
- ROUGH-IN FOR CEILING FAN & LIGHT
- S WALL SWITCH
- S_3 THREE-WAY WALL SWITCH
- S_4 FOUR-WAY WALL SWITCH
- S_D DIMMER SWITCH
- SWITCH FOR O.H. DOOR OPENER
- C COMPUTER CABLE
- CV CENTRAL VAC PLUG-IN
- DB DOORBELL
- EC ELECTRIC CAR OUTLET
- EL ELEVATOR CONTROL
- F FAN CONTROL
- IC INTERCOM PANEL
- TV TELEVISION
- SD SMOKE DETECTOR — HARD-WIRED W/ BATTERY BACKUP & INTERCONNECTED
- CD CARBON DETECTOR — HARD-WIRED W/ BATTERY BACKUP & INTERCONNECTED
- SP STEREO SPEAKER
- SPW STEREO SPEAKER PREWIRE
- TELEPHONE
- DISCONNECT SWITCH

SPECIAL ELECTRICAL NOTES:

DIMMER SWITCHES:
PROVIDE DIMMER SWITCHES AT THE FOLLOWING LOCATIONS:

1. GREAT ROOM
2. KITCHEN
3. DINING
4. MAIN LANAI
5. STUDY / EXERCISE
6. ALL BEDROOMS
7. GUEST TV LOUNGE
8. GUEST LANAI

SPEAKER PRE-WIRES::
PROVIDE (2) CEILING SPEAKER PREWIRES AT THE FOLLOWING LOCATIONS:

1. GREAT ROOM
2. KITCHEN
3. DINING
4. MAIN LANAI
5. GUEST LANAI

ELECTRICAL NOTES:

1. ELECTRICAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: POWER FOR CONNECTIONS TO EQUIPMENT PROVIDED AND INSTALLED BY OTHER TRADES, I.E., HVAC EQUIP.
2. SEE SITE PLAN FOR LOCATIONS OF ADDT'L LIGHTING COMPONENTS
3. DRAWINGS ARE SCHEMATIC ONLY, AND ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL REQ'D FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES & ORDINANCES.
4. NOTIFY BUILDER FOR FIELD VERIFICATIONS AND APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, AND ELECTRICAL OUTLETS PRIOR TO WIRING. BUILDER RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS.
5. ALL ELECTRICAL COMPONENTS TO BE INSTALLED ABOVE FLOOD ELEVATION
6. PROVIDE AND INSTALL LOCALLLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
8. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR. 42"...SWITCHES 14"...OUTLETS 14"...TELEPHONE 14"...TELEVISION
9. EXACT FIXTURE LOCATIONS TO BE CHOSEN & VERIFIED BY OWNER(S)
10. ELECTRICAL PANEL TO BE GROUNDED TO FOOTING STEEL.
11. OWNER AND/ OR CONTRACTOR TO VERIFY EXISTENCE AND LOCATION OF SECURITY, INTERCOM, OR CENTRAL VACUUM SYSTEMS- REFER TO SHOP DRAWINGS FOR SPECIFICATIONS.
12. OWNER TO LOCATE ELECTRIC, CATV, AND SPEAKER WIRE LOCATIONS IN ACTIVITY ROOM FEATURE WALL @ ELECTRIC WALK-THRU. DRAWINGS FOR SPECIFICATIONS
13. ALL OUTLETS NOT REQUIRED TO BE GFI SHALL BE ARC-FAULT WITH TAMPER-PROOF SWITCH
14. AT LEAST 50% OF ALL NEW LIGHTING WILL BE HIGH-EFFICIENCY LAMPS PER 2010 ENERGY CONSERVATION CODE SECTION 505
15. ALL EXTERIOR ELECTRICAL FIXTURES MUST BE RATED FOR EXTERIOR USE
16. ALL PLUMBING, ELECTRICAL AND MECHANICAL EQUIPMENT, FIXTURES & DUCTWORK SHALL BE LOCATED ABOVE THE DFE PER THE FEMA FLOOD ZONE DESIGNATED ON THE PLANS

2ND LEVEL ELEC PLAN

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

BLDG PERMIT PLANS FILE
Copy of Record

ENGINEER'S NOTE:

THIS BUILDING STRUCTURE HAS BEEN DESIGNED IN GENERAL ACCORDANCE WITH THE FLORIDA RESIDENTIAL CODE 2023 FOR GRAVITY LOADS AND DESIGN PRESSURES GENERATED BY AN ULTIMATE WIND SPEED OF 160 MPH. CONTRACTOR SHALL CONSULT THESE DRAWINGS FOR ADDITIONAL STRUCTURAL NOTES AND SPECIFICATIONS AND SHALL CONFIRM ALL FIELD MATERIAL CONFORMANCE AND SITE CONDITIONS. ANY DISCREPANCIES OF DIMENSIONS, PRODUCT AVAILABILITY, MODIFICATIONS, OR GENERAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY, AND BEFORE PROCEEDING WITH AFFECTED WORK. CONTRACTOR SHALL PROVIDE ENGINEER WITH TRUSS MANUFACTURER'S DRAWINGS AND LAYOUT FOR REVIEW AND STRUCTURAL INTERFACE ASSESSMENT PRIOR TO START OF CONSTRUCTION.
THESE DRAWINGS, WHEN SIGNED AND SEALED, ARE AN INDICATION THAT THE ENGINEER OF RECORD HAS REVIEWED THE STRUCTURAL COMPONENTS ONLY OF THE STRUCTURE FOR CONFORMANCE WITH THE FLORIDA RESIDENTIAL CODE 2023. NO OTHER CERTIFICATION, INCLUSIVE OF ARCHITECTURAL ELEMENTS AND DIMENSIONAL ACCURACY, ETC. IS EXPRESSED OR IMPLIED.

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LOT 13, BLOCK A, COUNTRY CLUB SHORES, UNIT 4
TOWN OF LONGBOAT KEY

REVISIONS: △ 2/23/24
ISSUED: 2/9/24
DRAWN: CADDesign

A-14

GENERAL NOTES AND SPECIFICATIONS

DESIGN PARAMETERS - This engineered *construction document* has been designed to comply with the minimum provisions set forth in the suite of volumes known as the *Florida Building Code, 8th Edition* (FBC 2023) with current amendments, inclusive of ASCE 7-22 design load provisions. As outlined and defined in Chapter 16, and if not otherwise explicitly stated within the attached *construction documents*, this structure has been designed as follows :
- RISK CATEGORY II (Roman Numeral "Two") in an EXPOSURE ~~Category B~~ (UNLESS NOTED OTHERWISE IN PLANS).
- DESIGN WIND SPEED, ULT. [NOMINAL] (NOTED IN PLANS), ENCLOSED, with an INTERNAL PRESSURE COEFFICIENT of ± 0.18,
- HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT shall be 1.00 (UNLESS NOTED OTHERWISE IN PLANS),
- FLOOD DESIGN CLASS, where if within a "Special Flood Hazard Area", shall have the FIRM panel and elevations (NOTED ON PLANS).

DESIGN PROPERTY - This engineered *construction document* and all other engineering specifications and details attached hereto represent the property of Carotti Engineering LLC, as an extension of intellectual property and copyright. The information contained herein shall not be utilized, signed or sealed by other professionals nor reproduced by any other company and/or individual. No part of this publication may be reproduced, stored in a retrieval system, used outside of the original intent, nor transmitted in any form or by any means (electronic, mechanical, photocopying, recording or otherwise, except as required and conducted by the authority having jurisdiction) without express written permission from Carotti Engineering LLC.

DESIGN INTENTS & PURPOSE - It is the express responsibility of the general contractor/owner, every subcontractor and individual working on this structure to read, familiarize, understand and implement these specifications. Should any part become unclear, or questions arise, the Engineer of Record at Carotti Engineering LLC shall be contacted immediately for assistance and clarification. In the event contradictions develop between the specific drawings and the specifications on this sheet:
1) This specification sheet governs unless specifically and explicitly detailed and directed otherwise on plans, AND
2) The Engineer of Record at Carotti Engineering LLC shall be informed immediately for clarification PRIOR TO further construction.

ALTERNATES - Alternate methods or products provided herein are designated as "-ALT-" or "-OR-". Alternates are listed specifically, allowing for flexibility in product procurement and does NOT constitute engineering by others. These alternates are approved by the Engineer of Record for use on this structure and can be used interchangeably. Alternates not specifically listed herein shall not be utilized without express written consent from the Engineer of Record PRIOR TO construction.

APPLICABILITY / SEVERABILITY - This collection of details represent standard/minimum acceptable construction practices for the attached project in accordance with the standards/codes list above. Where details contained herein are not applicable to the project attached hereto, those details may be safely disregarded. The balance of details will remain in force. Where details are physically and/or visually marked out then later required, the general contractor/owner must obtain express written consent from the E.O.R. for use PRIOR TO construction.

ANCHORING & BOLTS - All anchor bolts (J-bolts, L-bolts, & All Threaded Rods (ATR)) shall be ASTM F1556, Grade 36 U.N.O. All drill & epoxy anchors shall be ATR & shall follow the schedule herein unless noted specifically in the plans. Any anchor bolt directly installed at wood sill plates shall have a nut & 3" square galvanized washer. Contractor shall ensure that all bolts, pre- or post- installed into concrete/masonry are properly installed, inspected as required and tightened. All adhesive anchors shall be installed into concrete/masonry having a minimum age of 21 days at time of anchor installation. Mechanical anchors are not allowed in prefabricated metal hold-downs.

COATINGS & COVERINGS - Cementitious coatings where noted on the exterior of the structure is Plaster-Exterior (Stucco), as defined in, and shall comply with, ASTM C926 (see detail). Where over wood stud walls, Plaster-Exterior (Stucco) shall comply with ASTM C926 7/8" thick, 3 coat system over metal lath on 15/32" minimum APA rated wood structural panel and shall meet all specifications set forth in the FBC. All gypsum board materials shall conform to the appropriate standards listed in FBC,B 2023 Table 2506.2 and Chapter 35 and, where required for fire protection, shall conform to the provisions of Chapter 7.

COLD FORMED STEEL - (A) Rigid Connector Clips: Manufacturer's standard rigid connector clips for continuous transfer of loads from framing members to foundation. ASTM A 653/A 653M, structural steel of grade, thickness and coating (Mill certified ASTM A653 SS Grades 33, 40, 50 w/ Corrosion Protection: G90 (min.) at a material thickness as noted per design. All products must be stamped or ink-jetted to indicate manufacturer & model number. (B) Vertical Deflection Clips: Manufacturer's standard deflection clips, capable of accommodating upward and downward vertical displacement of primary structure through positive mechanical attachment to stud web. Mechanical attachment to structure and screw attachment to stud web with the following requirements: Slip Mechanism: The use of standard self-drilling screws to provide the slip mechanism is not permitted. Either shouldered screws with oversized washer heads or bushings must be provided by manufacturer to ensure proper vertical movement. All products must be stamped or ink-jetted to indicate manufacturer and model number (Mill certified ASTM A653 SS Grades 33, 40, 50, w/ Corrosion Protection: G90 (min.) at a material thickness as noted per design. All products must be stamped or ink-jetted to indicate manufacturer & model number. (C) Custom Connectors: Manufacturer's non-standard vertical deflection and rigid connectors are not allowed. Connectors fabricated at the job site are not permitted.

CONCRETE - Concrete construction, components, & workmanship shall conform to the FBC,B 2023 Chapter 19, inclusive of ACI 318. Concrete shall meet all provisions of ACI 318 for quality, mixing, formwork, placement & construction joints. Structural concrete, including structural plain concrete, shall have a minimum compressive stress of 3000 psi at 28 days (unless specifically noted) & shall have a maximum slump of 3 to 5 inches. Concrete reinforcement shall follow the details contained in these documents and ACI 318. Main reinforcement ("rebar") shall be minimum Grade 60 and shall conform to all ASTM specifications in ACI 318. Concrete slabs, 4" thick or less, supported directly on the ground shall be reinforced with 6x6 W1.4 x W1.4 wire mesh in the center or upper third of thickness -or- in residential applications only, with synthetic fiber reinforcement as per FBC,B 2023 Section 1907. Concrete supplier shall provide upon request, the mix designs to demonstrate conformance. No water shall be added in situ to any supplied mix.

ENERGY EFFICIENCY - Energy efficiency construction, components and workmanship shall conform to the Florida Building Code, Energy Conservation 2023 Volume. Minimum insulation requirements are shown on the cross section details of the engineered construction documents. Products shall conform to the requirements of the FBC 2023 and shall match the thickness and values shown on the project's energy calculations unless noted otherwise.

FASTENERS - The number and size of fasteners shall comply with the FBC,B 2023 Chapter 23 for in-field framing members and with all manufacturers' specifications where applicable. All roof sheathing shall be fastened a minimum 6" everywhere with RSRS (Roof Sheathing Ring Shank nails) (electroplated -or- hot dipped galvanized) unless noted otherwise. Common or box nails (electroplated -or- hot dipped galvanized) are not permitted on the roof. Mechanical anchors are not allowed in prefabricated metal hold-downs.

FLASHING - Flashing shall be corrosion resistant metal with a thickness of not less than 0.0179 inch (26 gage (0.551 mm) galvanized sheet). Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture-permeable materials and at intersections with parapet walls and other penetrations through the roof plane and roof edges. As a minimum, flashing shall be installed at wall and roof intersections, at gutters, wherever there is a change in roof slope or direction. All flashing shall be attached in accordance with flashing details contained in these drawings.

MASONRY - Masonry construction, components, and workmanship shall conform to the FBC,B 2023 Chapter 21, inclusive of TMS 402/602. Concrete masonry units (CMU) conforming to ASTM C55, C73, C90, & C744 shall be designed in compliance with TMS 402/602. All masonry shall be placed in running bond with Type M or S mortar conforming to Table R606.2.8 or ASTM C270. Stack bond is prohibited. Reinforcement ("rebar") shall be minimum Grade 60, shall conform to all ASTM specifications in ACI 318, and shall follow the details contained in these documents. Grout shall conform to Table R606.2.12 or ASTM C476, be 2500 psi minimum, have a maximum delivery slump of 8 to 11 inches & a maximum placement slump of 6 inches. Watered down mortar mix is not allowed for grout applications. It is the express responsibility of the Mason subcontractor to insure that all stability bracing during masonry construction be provided and installed in strict accordance with the standard practice for bracing masonry walls for all walls under construction.

PRODUCT MANUFACTURERS - The specifications of all product manufacturers providing material incorporated in this structure shall be followed explicitly. Florida Product Approvals, or N.O.A.'s shall be provided upon request. These plans are not intended to supersede or override manufacturer's specifications. Conflicts shall be brought to the attention of the Engineer of Record PRIOR TO further construction.

ROOF COVERING (FBC,B 2023 §1507)- Roof assemblies, with appropriate underlayment, shall conform to one of the following:
Underlayment: Unless otherwise noted, underlayment for asphalt shingles, metal roof panels, metal roof shingles, mineral surfaced roll roofing, slate shingles, wood shingles, and wood shakes shall conform to the applicable standards listed in the FBC,B 2023. Underlayment materials required to comply with ASTM D226, D1070, D4869, D6757 and D8257 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated. Underlayment shall be applied and attached in accordance with §1507.
I. Asphalt Shingles: Asphalt shingles shall conform to ASTM D3161, ASTM D7158 or TAS 107 for wind resistance.
Fasteners: Fasteners for asphalt shingles shall be galvanized, stainless steel, aluminum or copper roofing nails, minimum 12 gauge [0.105 inch (2.67 mm)] shank with a minimum 3/8" diameter (9.5 mm) head, of a length to penetrate through the roofing materials and a minimum of 3/4" (19.1 mm) into the roof sheathing. Where the roof sheathing is less than 3/4" (19.1 mm) thick, the nails shall penetrate through the sheathing. Asphalt shingles shall be secured to the roof with not less than four fasteners per strip shingle or two fasteners per individual shingle. Nails shall conform to ASTM F1667 and shall meet the corrosion resistance of ASTM A641. Class 1 corrosion resistance by coating, electro galvanization, mechanical galvanization, nonferrous metal and alloys or other suitable corrosion resistant material. Clips shall be corrosion resistant meeting the 1.50 oz. per. sq. ft. (0.458 kg/m2) according to ASTM A153 corrosion resistance by coating, electro galvanization, mechanical galvanization, nonferrous metal and alloys or other suitable corrosion resistant material. Stainless steel clips shall conform to ASTM A167, Type 304.
II. Clay and Concrete Tile: Clay roof tile shall comply with ASTM C1167, concrete roof tile shall comply with ASTM C1492. Roof tile transverse breaking strength shall be determined according to Section 5.3 of ASTM C1167 and in accordance with the FBC 2023. The absorption of concrete roof tiles shall be according to Section 8 of ASTM C140 & C67.
A) Fasteners: Clay and concrete tiles shall be applied in accordance with the FBC 2023 and the manufacturer's installation instructions, or recommendations of FRSA/TRI, 7th Edition. Tile fasteners shall be corrosion-resistant and not less than 11 gage (0.120", 3.0 mm), 5/16" (8.0 mm) head, and of sufficient length to penetrate the deck a minimum of 3/4" (19.1 mm) or through the thickness of the deck, whichever is less. Attaching wire for clay or concrete tile shall not be smaller than 0.083 inch (2.1mm). Perimeter fastening areas include three tile courses but not less than 36 inches (914mm) from either side of hips, ridges, edges of eaves, and gable rakes.
III. Other Roofing Assemblies: Roofing materials not specifically listed here shall conform to the FBC,B 2023 Chapter 15, inclusive of all applicable ASTM standards for construction, application, testing and performance. Contractor shall ensure testing and N.O.A. information is available for the Engineer of Record and/or Building Official review PRIOR TO use.

ROOF SHEATHING & ATTACHMENT - All roof sheathing shall be min. 19/32" APA-Rated Wood Structural Sheathing (40/20) fastened a minimum 6" on edge and in field (4" everywhere in Exposure D areas) with ASTM F1667 RSRS-4 (3" x 0.120") (Roof Sheathing Ring Shank) nails (electroplated -or- hot dipped galvanized) unless noted otherwise. For 170mph Exposure D areas, roof sheathing shall be min. 23/32" (48/24). Roof sheathing thickness shall be increased where required by roof covering product approvals. Common or box nails (electroplated -or- hot dipped galvanized) are not permitted.

SOIL - Foundations shall be built on undisturbed soil or structural fill material. Where shallow foundations bear on structural fill material, the fill shall comply with the provisions of an approved geotechnical report and shall be placed in lifts of not more than 12" loose thickness, with each lift compacted to at least 95% of its maximum standard Proctor density (ASTM 2012f) or 90% of its maximum modified Proctor density (ASTM 2012e). Stem wall fill shall follow the same requirements. Soils below all footings shall also be tested. All structural fill material shall be SP or SM material as defined by the Uniform Soil Classification System. Any questionable soil shall be removed or brought to the attention of the Engineer of Record for evaluation. Soil bearing capacity is based upon 2,000 PSF allowable. Wood grade stakes are prohibited.

STRUCTURAL STEEL - All Structural Steel shall adhere to the codes, provisions, and specifications provided herein:
A) Design - AISC "Specification for the Design, Fabrication, & Erection of Structural Steel for Buildings"- Latest Edition
B) Welds - "American Welding Society, AWS D1.1- Latest Edition. Use min. E70 electrodes
C) Bolts & Bolting - "Specifications for Structural Joints using ASTM A325 or A490 bolts" Use bearing A325 bolts threads across the shear plane. Bolts shall be fully tightened by an acceptable method such as "Turn of the Nut" method
D) Structural steel shapes - ASTM A992; Steel plates, bars, angles, etc. - ASTM A36
E) Steel Pipe - ASTM A53 Gr.B; Steel HSS - ASTM A500 Gr. C
F) Structural Steel Anchor Bolts & All-Thread Rod (ATR) - ASTM F1556 U.N.O
G) Framing connections shall be double angle type unless specifically noted in plans. Connections shall be designed for minimum 60% of total load capacity derived from the uniform load tables, part 2 of AISC code.
H) No openings shall be allowed in steel members unless shown in the plans. Allowable openings, copes, & other steel cuttings shall have a ½" minimum radius.

DESIGN SCOPE - This total document, when appropriately signed and sealed, is presented as *construction documents* as defined within Chapter 2 of the FBC 2023 for the purposes of obtaining a construction permit. The structural elements contained herein are under the responsible charge of the Engineer of Record at Carotti Engineering LLC. Incidental elements outside of structural engineering but required for the project (including but not limited to: architectural, electrical, mechanical, plumbing, site/lot drainage, etc.) shall adhere to the provisions in the FBC 2023 and any reference documents listed therein. Under Florida Statues Chapter 471.003(3) - No licensed engineer whose principal practice is civil or structural engineering, or employee or subordinate under the responsible supervision or control of the engineer, is precluded from performing architectural services which are purely incidental to her or his engineering practice.

DESIGN CODES - Where this engineered *construction document* represents a RESIDENTIAL structure allowed under the Florida Building Code, Residential 2023 (FBC,R 2023), all references shall be interpreted as the FBC,R 2023 (with current amendments) and the FBC,B 2023, (with current amendments). Standards and practices not covered within the Residential Volume shall be in accordance with the Building Volume. Residential structures have been designed in accordance with Section R301 of the Residential Volume; Chapter 16: Structural Design of the Building Volume; ASCE 7-22 and ASCE 24-14 for determining all applicable design loads and load cases, including wind and flood loadings based upon design criteria listed herein.

EXISTING STRUCTURES - All repairs, alterations, additions, reconfigurations, and/or replacement of structural elements shall be in compliance with the Florida Building Code, Existing 2023 (FBC,E 2023). The scope of said work shall be described in the engineered *construction documents*. All references to the FBC,E 2023 shall be interpreted as the Florida Building Code 2023, Existing Volume (with current amendments) and the FBC,B 2023, (with current amendments). Standards and practices not covered within the Existing Volume shall be in accordance with the Building Volume. Residential structural additions have been designed in accordance with Section R301 of the Residential Volume; Chapter 16: Structural Design, of the Building Volume; ASCE 7-22 and ASCE 24-14 for determining all applicable design loads and load cases, including wind and flood loadings based upon design criteria listed herein.

SYSTEMS & UTILITIES - All new systems and utilities to be incorporated into this structure shall conform to the FBC 2023 and the respective code minimums as listed below. No permanent ceiling attachments (fans, lights, HVAC, etc.) shall be less than seven (7) feet in height from finished floor.
A) ALUMINUM - All aluminum and screening workmanship, products, and service shall conform to the FBC 2023. Structural aluminum members shall have an actual wall thickness no less than 0.040 inches and screen density shall be a maximum of 20x20 mesh.
B) ELECTRICAL - All electrical workmanship, products, and service shall conform to the FBC 2023, as well as the latest approved revisions of the NEC,
C) FIRE PREVENTION & RATING - This signed & sealed product does not include certification of fire ratings or sprinkler systems if applicable. Contractor shall ensure that all provisions of the FBC 2023 fire resistance provisions are met or exceeded. All provisions related to fire prevention shall comply with the Florida Fire Prevention Code,
D) GAS - All gas workmanship, products, and service shall conform to all provision of the National Fuel Gas Code (NFPA 54), and Standard for the storage and handling (NFPA 56),
E) MECHANICAL - All mechanical workmanship, products, and service shall conform to all provisions of the FBC 2023,
F) PLUMBING - All plumbing workmanship, products, and service shall conform to all provisions of the FBC 2023.

TERMITE TREATMENT - All termite provisions of the FBC,B 2023 Chapter 18 §1816 shall be met and performed by properly trained and certified technicians. A weather resistant job site posting board shall be provided to receive duplicate Treatment Certificates. When each required protective treatment is completed, a copy for the person the permit is issued to shall be issued, with a duplicate copy for the building permit files. The Treatment Certificate shall provide the product used, identification of the applicator, date and time of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval. Upon completion of all treatments, the final certificate shall be permanently posted in an obvious and accessible location, on the electrical panel control box or the hot water heater. All areas under solid surfaces that abut a treated pour area, e.g. driveways, sidewalks, lanais, pool decks, etc., shall be treated prior to new/second pour. No shrubs or sprinkler heads shall be placed within (1) foot of structure. No condensate lines/roof down spouts shall discharge within (1) one foot of the structure. Any overhangs less than 6" shall have gutters with down spouts projected a minimum 12" away from structure.

WEATHERPROOFING - This engineered construction document does not include "all inclusive" provisions for weatherproofing or water intrusion prevention. Contractor shall take all steps necessary to provide a waterproof structure & shall accept responsibility for same.

TRUSS SYSTEMS - Unless specifically noted on plans, the loadings below shall be used for pre-engineered truss design for all applicable load cases within ASCE 7-22:

	ROOF (PSF) (METAL/SHINGLE)	ROOF (PSF) (TILE)		FLOOR (PSF) (ALL)
TCLL	20	20	TCLL	40
TCDL	15	25	TCDL	20
BCDL	10	10	BCDL	5
TOTAL	45	55	TOTAL	65

Roof trusses shall also be designed for a 10 psf non-concurrent bottom chord live load. Roof trusses are allowed to be designed with a duration factor of 1.25 for load cases containing Lr and 1.60 for load cases containing W when designing in ASD. Where delegated, the Truss Design Engineer shall be responsible for the individual components of the engineered truss system and shall bear said engineer's signature and seal. Where delegated, the Truss System Engineer shall be responsible for the truss system, including inter-member connections, overall bracing and placement and shall bear said engineer's signature and seal. All work by the delegated engineers shall be in compliance with the Florida Administrative Code 61G15-31.003. A derivation for the determination of these loads can be provided upon request.

WINDOWS / DOORS - Exterior windows and glass doors shall be tested by an approved independent testing laboratory and bear an AAMA, WDMA or other approved label identifying the manufacturer, performance characteristics and approved product evaluation entity indicating compliance with the requirements of the following specification: ANSI/AAMA/NWWDA 101/I.S.2. Window and door assemblies shall be attached in strict accordance with the published manufacturer recommendations to achieve resistance to the design wind loading for this structure as noted on the plans and shall include the specification of buck strip materials and anchoring. Wood cribs above arched windows shall comply with drawing detail contained herein. All shim materials shall be made from materials capable of sustaining applicable loads, and located and applied in a thickness capable of withstanding those loads. The design responsibility for the installation of doors and windows is delegated to the specialty engineer of the manufacturer as reinforced within all testing data required submitted in conjunction with this plan. Opening perimeters have been designed to transmit imposed design loads to the Main Wind Force Resisting System.

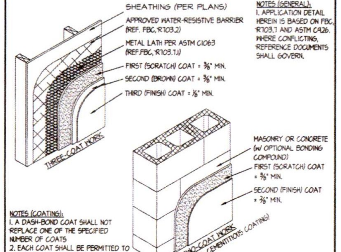
WOOD - All wood products (including solid sawn, heavy timber, and engineered wood) and workmanship shall confirm to all provisions of the FBC 2023 and the National Design Specification for Wood Construction (NDS). The minimum wood product standard shall be SPF #2, U.N.O. (Truss material minimum grade is SYP No.3) All nominal sized solid sawn members shall be of standard dressed net dimensions. When SYP is specified, a minimum grade of #2 is required. All Parallam & Microllam products specified are Weyerhaeuser products; all installation, fastening requirements and specifications are mandatory. Material substitution is prohibited without the express written consent of the Engineer of Record at Carotti Engineering LLC.

WOOD SHEATHING - Wood structural panels shall conform to DOC PS 1, DOC PS 2, or ANSI/APA PRP 210. Panels shall be identified by a grade or certificate of inspection issued by the approving agency. The maximum allowable spans for wood structural panel wall sheathing shall not exceed the values set forth in the FBC 2023.

@	At	FAB'D	Fabricated	REQ.	Requirement(s)
A.B.	Anchor Bolt	FLR.	Floor	REQ'D	Required
ABV.	Above	FND.	Foundation	RO	Rough Opening
ADD'L	Additional	FTG.	Footing	SCHED.	Schedule
A.F.F.	At Finished Floor (w/o Top)	FIN.	Finish	SGD	Sliding Glass Door
ALUM.	Aluminum	GALV.	Galvanized	SIMP.	Simpson Strong-Tie
ANOD.	Anodized	GR.	Grade	SPECS	Specifications
ATR	All-Threaded Rod	GWB	Gypsum Board	SPF	Spruce Pine Fir
BRNG.	Bearing	HDR.	Header	SQ.	Square
BCDL	Bottom Chord Dead Load	HGT.	Height	STL.	Steel
BCLL	Bottom Chord Live Load	HORIZ.	Horizontal	STD.	Standard
BM.	Beam	HSS	Hollow Structural Section	SWS	Shear Wall System
BLW.	Below	INSL.	Insulation	SYP	Southern Yellow Pine
B.U.C.	Built Up Column	INSP.	Inspection	T&G	Tongue and Groove
B/W	Between	L.B.W.	Load Bearing Wall	T.B.D.	To Be Determined
CLG.	Ceiling	LVL	Laminated Veneer Lumber	TCDL	Top Chord Dead Load
CLR.	Clearance	MAX.	Maximum	TCLL	Top Chord Live Load
CMU	Concrete Masonry Unit	MFR.	Manufacturer	THRU	Through
COL.	Column	MIN.	Minimum	TYP.	Typical
CONC.	Concrete	MONO	Monolithic	U.N.O., UNO	Unless Noted Otherwise
CONN.	Connection	NOM.	Nominal	VERT.	Vertical
CONT.	Continuous	N.T.S.	Not to scale	w/	With
CRS.	Course(s)	o.c.	On Center	WD.	Wood
DBL.	Double	OPNG.	Opening	w/IN	Within
DECO.	Decorative	Para.	Parallel	w/o	Without
EA.	Each	Perp.	Perpendicular	W.W.M.	Welded Wire Mesh
ELEV.	Elevation	PRLLM	Parallam		
E.O.R.	Engineer of Record	PSF	Pounds per Square Foot		
ESPN	Everything SPorts Network	PSI	Pounds per Square Inch		
EXPN.	Expansion	PT	Preservative Treated		
EX'G.	Existing	REF.	Reference		
EXP.	Exposure	REINF.	Reinforcement		

01-01 ABBREVIATIONS

SCALE: N.T.S. TYP. U.N.O.

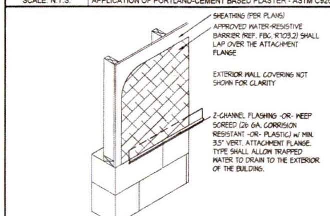


NOTES (GENERAL):
1. APPLICATION DETAIL HEREIN IS BASED ON FBC, R703.7 AND ASTM C926. WHERE CONFLICTING, REFERENCE DOCUMENTS SHALL GOVERN.

NOTES (COATING):
1. A DASH-BOND COAT SHALL NOT REPLACE ONE OF THE SPECIFIED NUMBER OF COATS
2. EACH COAT SHALL BE PERMITTED TO SET BEFORE THE NEXT COAT IS APPLIED.

02-01 PLASTER - EXTERIOR (STUCCO)

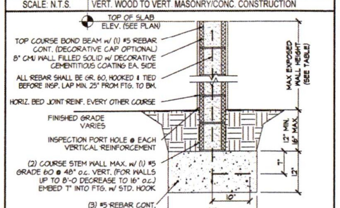
SCALE: N.T.S. APPLICATION OF PORTLAND-CEMENT BASED PLASTER - ASTM C926



NOTES:
1. REQUIRED AT ALL EXTERIOR HORIZONTAL JOINTS BETWEEN WOOD AND MASONRY/CONCRETE CONSTRUCTION (REF. FBC, R703.4)
2. WOOD STUD WALL CONSTRUCTION SHOWN, DETAIL ALSO APPLICABLE AT OTHER WOOD TO MASONRY/CONCRETE CONSTRUCTION I.E. RAISED TRUSS HEEL HEIGHTS GREATER THAN 12", GABLE END WALLS, PONY WALLS

02-02 JOINT FLASHING

SCALE: N.T.S. VERT. WOOD TO VERT. MASONRY/CONC. CONSTRUCTION



NOTE: ECCENTRICITY EXCEEDS CENTER THIRD OF FTG. WIDTH. IF SO REQUIRED, ADD 24" TO FTG. WIDTH TO MAINTAIN FULL SOIL CONTACT AT MAX. WIND LOADING

RISK CAT. I	W = FOOTING WIDTH (INCHES)		
WALL HEIGHT	Exp. B	Exp. C	Exp. D
UP TO 2'-0"	24	24	24
UP TO 5'-0"	24	27	30
UP TO 8'-0"	36	39	42

03-01 FREESTANDING PRIVACY WALL

SCALE: N.T.S. MASONRY CONSTRUCTION

ZONE	EFFECTIVE WIND AREA (sq. ft.)	116 (150)		124 (160)		132 (170)	
		WIND SPEED Vasd (Vult) MPH					
GABLE ROOF 1.5/12 TO 6/12 — 1	10	18.1	-40.8	20.6	-46.4	23.3	-52.3
	20	15.6	-40.8	17.8	-46.4	20.1	-52.3
	50	12.3	-31.5	14.0	-35.8	15.9	-40.4
	100	10.0	-24.3	11.2	-27.6	12.7	-31.2
2	10	18.1	-53.1	20.6	-60.4	23.3	-68.2
	20	15.6	-47.9	17.8	-54.4	20.1	-61.5
	50	12.3	-40.9	14.0	-46.5	15.9	-52.5
	100	10.0	-35.6	11.2	-40.5	12.7	-45.7
3	10	18.1	-57.2	20.6	-65.1	23.3	-73.5
	20	15.6	-51.5	17.8	-58.6	20.1	-66.1
	50	12.3	-43.8	14.0	-49.9	15.9	-56.3
	100	10.0	-38.1	11.2	-43.3	12.7	-48.9

ZONE	EFFECTIVE WIND AREA (sq. ft.)	116 (150)		124 (160)		132 (170)	
		WIND SPEED Vasd (Vult) MPH					
HIP ROOF 1.5/12 TO 6/12 — 1	10	18.1	-40.8	20.6	-46.4	23.3	-52.3
	20	15.6	-40.8	17.8	-46.4	20.1	-52.3
	50	12.3	-31.5	14.0	-35.8	15.9	-40.4
	100	10.0	-24.3	11.2	-27.6	12.7	-31.2
2	10	18.1	-53.1	20.6	-60.4	23.3	-68.2
	20	15.6	-47.9	17.8	-54.4	20.1	-61.5
	50	12.3	-40.9	14.0	-46.5	15.9	-52.5
	100	10.0	-35.6	11.2	-40.5	12.7	-45.7
3	10	18.1	-57.2	20.6	-65.1	23.3	-73.5
	20	15.6	-51.5	17.8	-58.6	20.1	-66.1
	50	12.3	-43.8	14.0	-49.9	15.9	-56.3
	100	10.0	-38.1	11.2	-43.3	12.7	-48.9

ZONE	EFFECTIVE WIND AREA (sq. ft.)	116 (150)		124 (160)		132 (170)	
GABLE ROOF > 6/12 TO 12/12 — 1	10	18.1	-32.5	20.6	-37.0	23.3	-41.8
	20	15.6	-28.8	17.8	-32.8	20.1	-37.0
	50	12.3	-23.9	14.0	-27.2	15.9	-30.7
	100	10.0	-20.2	11.2	-22.9	12.7	-25.9
2	10	18.1	-44.9	20.6	-51.0	23.3	-57.6
	20	15.6	-40.1	17.8	-45.6	20.1	-51.5
	50	12.3	-33.8	14.0	-38.4	15.9	-43.4
	100	10.0	-29.0	11.2	-33.0	12.7	-37.3
3	10	18.1	-44.9	20.6	-51.0	23.3	-57.6
	20	15.6	-40.1	17.8	-45.6	20.1	-51.5
	50	12.3	-33.8	14.0	-38.4	15.9	-43.4
	100	10.0	-29.0	11.2	-33.0	12.7	-37.3

ZONE	EFFECTIVE WIND AREA (sq. ft.)	116 (150)		124 (160)		132 (170)	
HIP ROOF > 6/12 TO 12/12 — 1	10	18.1	-32.5	20.6	-37.0	23.3	-41.8
	20	15.6	-28.8	17.8	-32.8	20.1	-37.0
	50	12.3	-23.9	14.0	-27.2	15.9	-30.7
	100	10.0	-20.2	11.2	-22.9	12.7	-25.9
2	10	18.1	-44.9	20.6	-51.0	23.3	-57.6
	20	15.6	-40.1	17.8	-45.6	20.1	-51.5
	50	12.3	-33.8	14.0	-38.4	15.9	-43.4
	100	10.0	-29.0	11.2	-33.0	12.7	-37.3
3	10	18.1	-44.9	20.6	-51.0	23.3	-57.6
	20	15.6	-40.1	17.8	-45.6	20.1	-51.5
	50	12.3	-33.8	14.0	-38.4	15.9	-43.4
	100	10.0	-29.0	11.2	-33.0	12.7	-37.3

ZONE	EFFECTIVE WIND AREA (sq. ft.)	116 (150)		124 (160)		132 (170)	
4	10	24.3	-26.3	27.6	-30.0	31.2	-33.8
	20	23.2	-25.2	26.4	-28.7	29.8	-32.4
	50	21.8	-23.8	24.8	-27.1	27.9	-30.6
	100	20.6	-22.7	23.5	-25.8	26.5	-29.2
	500	18.1	-20.2	20.6	-22.9	23.3	-25.9
5	10	24.3	-32.5	27.6	-37.0	31.2	-41.8
	20	23.2	-30.3	26.4	-34.5	29.8	-38.9
	50	21.8	-27.5	24.8	-31.2	27.9	-35.3
	100	20.6	-25.2	23.5	-28.7	26.5	-32.4
	500	18.1	-20.2	20.6	-22.9	23.3	-25.9

NOTE: FOR EFFECTIVE WIND AREAS B/W THOSE SHOWN, USE THE HIGHER LOAD ASSOCIATED w/ THE LOWER AREA.

WIND SPEED Vasd (Vult) MPH	GARAGE DOOR SIZE (W x H) 9 x 7	16 x 7
116 (150)	21.3 -24.1	20.4 -22.7
124 (160)	24.3 -27.5	23.3 -26.0
132 (170)	27.6 -31.2	26.4 -29.4

NOTE: ASSUMES DOOR HAS 2' OF WIDTH IN BUILDING'S END ZONE. SEE PLAN IF OTHERWISE

HEIGHT & EXPOSURE ADJUSTMENT COFF.

MEAN ROOF HEIGHT (ft.)	EXPOSURE CATEGORY B	C	D
15	0.82	1.21	1.47
20	0.89	1.29	1.55
25	0.94	1.35	1.61
30	1.00	1.40	1.66
35	1.05	1.45	1.70
40	1.06	1.49	1.74
45	1.10	1.53	1.78
50	1.13	1.56	1.81
55	1.16	1.59	1.84
60	1.19	1.62	1.87

NOTE: ADJUST ALL WIND PRESSURES IN THESE TABLES FOR HEIGHT AND EXPOSURE BY MULTIPLYING BY ADJUSTMENT COFF.

05-01 DESIGN WIND PRESSURES

ASD LOADS UNADJUSTED COMPONENT AND CLADDING PRESSURES (PSF)

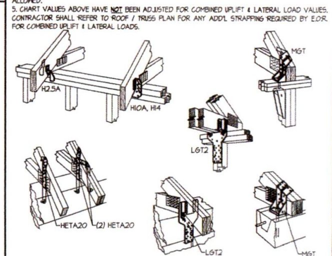
CONNECTER SCHEDULE (UPLIFT ONLY)**

THE FOLLOWING SIMPSON STRONG-TIE PRODUCTS ARE PRESCRIPTIVE AND SHALL NOT BE DEVIATED FROM UNLESS SPECIFICALLY NOTED OTHERWISE. ALL STRAPS AND FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. STRAP VALUES ARE FOR SYP. TO SYP. ONLY

TRUSS TO MASONRY (LBS.)	TRUSS TO WOOD (LBS.)	OTHER CONNECTORS (LBS.)
HM9KT: UP TO 760	H2.5A: UP TO 635	HGA10KT: UP TO 650
HGAM10KTA: UP TO 810	HCP2: UP TO 590	SP1: UP TO 555
HETA20(10-0.148"x1-1/2"): UP TO 1810	H10A: UP TO 1105	SP2: UP TO 1010
(2) HETA20 (ONE EA. SIDE)	H14: UP TO 1275	SPH: UP TO 1415
(1 PLY) - 1920, (2 OR 3 PLY) - 2365	LGT (2 PLY) - 2040	LSTA24: UP TO 1235
LGT (2 PLY) - 2030	LGT (3 PLY) - 3480	LTA2: UP TO 1350
LGT (3 OR 4 PLY) - 3285	LGT (4 PLY) - 4060	MSTAM36: UP TO 1235
HTT5 (26-0.162" x 2-1/2"): UP TO 5090	HTT5 (26-0.162" x 2-1/2"): UP TO 5090	HTT4 (18-0.162" x 2-1/2"): UP TO 4235
MGT (2 PLY OR MORE): UP TO 3965	MGT (2 PLY OR MORE): UP TO 3965	HTT5 (20-0.162" x 2-1/2"): UP TO 4545
VGT (2 PLY MIN): UP TO 4940	VGT (2 PLY MIN): UP TO 4940	HD5B (5/8" A.T.R.): UP TO 4935
HGT: UP TO 9250	HGT: UP TO 11395	HD7B (7/8" A.T.R.): UP TO 7345

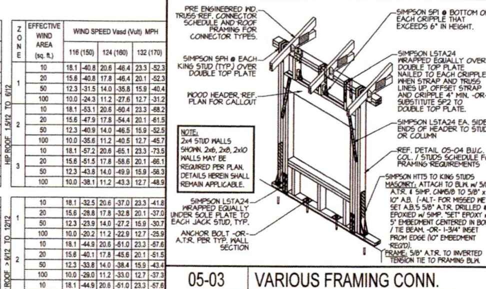
** : SIMPSON STRONG-TIE HIGH WIND GUIDE, F-C-H-HWG20

NOTE:
1. APPROVED TRUSS ENGINEERING DESIGN SHEETS SHALL DETERMINE MINIMUM UPLIFT & LATERAL LOADS.
2. ALL OTHER CONNECTORS SHALL BE SPECIFICALLY NOTED AND APPROVED BY ENGINEER OF RECORD. ANY UPLIFT NOT WITHIN RANGES LISTED ABOVE WILL ALSO REQUIRE A PRE-FAB'D METAL CONNECTOR PRODUCT. THE PRODUCT IS TO MEET UPLIFT AND LATERAL LOAD REQUIREMENTS WHERE NOTED & SHALL BE INSTALLED PER SPECIFICATIONS.
3. ALL MANUFACTURER'S GUIDELINES & RECOMMENDATIONS SHALL GOVERN, INCLUSIVE OF NUMBER AND SIZE OF FASTENERS. INTERPOLATION OF FASTENERS IS ALLOWED, HOWEVER, NO CONNECTOR MAY CONTAIN LESS THAN SEVEN NAILS. ONLY GALVANIZED OR STAINLESS STEEL CONNECTORS & FASTENERS ON TREATED LUMBER.
4. WHERE NOT SPECIFIED ON THE PLANS, ALL ANCHORS FOR PRE-FAB'D METAL HOLD DOWNS SHALL BE "WET-SET" ANCHOR BOLTS -OR- DRILL & EPOXY ATR w/ SIMP. "SET" EPOXY ACCORDING TO VALUES NOTED IN ANCHOR EMBEDMENTS TABLE. MECHANICAL FASTENERS IN PRE-FAB'D HOLD-DOWNS ARE NOT ALLOWED.
5. CHART VALUES ABOVE HAVE NOT BEEN ADJUSTED FOR COMBINED UPLIFT & LATERAL LOAD VALUES. CONTRACTOR SHALL REFER TO ROOF / TRUSS PLAN FOR ANY ADD'L STRAPPING REQUIRED BY E.O.R. FOR COMBINED UPLIFT & LATERAL LOADS.



05-02 CONNECTOR SCHEDULE

SCALE: N.T.S. SIMPSON STRONG-TIE CONNECTORS



05-03 VARIOUS FRAMING CONN.

SCALE: N.T.S. TYP. INTERIOR OR EXTERIOR APPLICATIONS

GRAVITY & UPLIFT LOADS LISTED ON THE PLANS -OR- IN THE SEALED TRUSS ENGINEERING SHEETS SHALL GOVERN COLUMN SUPPORT & CONN. REQUIREMENTS, U.N.O. GRAVITY LOADS EXCEEDING 2400 lbs. ON ANY WOOD L.B.W. WILL REQUIRE A COL. SUPPORT. B.U.C. MEMBERS SHALL BE NAILED TOGETHER w/ 10d (3" x 0.148") NAILS, 6" o.c. STAGGERED & FROM ALTERNATING SIDES, 2½" MAX. TOP & BOT. & 1" MIN. FROM EDGES.

BUILT-UP SOLID SAWN LUMBER COLUMNS (B.U.C.) & ENGINEERED LUMBER

COLUMN	COLUMN HEIGHT 8'	9'-4"	10'	11'-4"	12'
SPF No.2 (3) 2x4	6230	4724	4158	3284	2945
SPF No.2 (3) 2x4	7932	6021	5297	4188	3753
SPF No.2 (3) 2x6	8727	7193	6408	5145	4639
SPF No.2 (3) 2x6	11121	8775	7814	6277	5657
3-1/2" x 3-1/2" PRLLM	7265	5888	5200	4323	3885
3-1/2" x 5-1/4" PRLLM	10900	8833	7800	6483	5825
5-1/4" x 5-1/4" PRLLM	26650	22657	20660	17660	16160

ANCHOR ALL COLUMNS TOP & BOTTOM AS PER CONNECTOR SCHEDULE U.N.O. IN ORDER TO UTILIZE PUBLISHED CAPACITIES FOR PRE-MANUFACTURED CONNECTORS, FASTENERS MUST BE INSTALLED PERPENDICULAR TO THE WIDE FACE OF ALL ENGINEERED LUMBER. ALL GRAVITY LOADS EXCEEDING 4000 lbs. AT WOOD WALLS MUST BE SUPPORTED BY A CONCRETE SPREAD FOOTING.

HEADER STUDS AT OPENINGS

UNBRACED WALL HEIGHT	WALL STUD SPACING	JACK STUDS (KING STUDS) HEADER SPAN UP TO 6'	>6' TO 9'	>9' TO 12'	>12' TO 15'
UP TO 12'	12"	2 (1)	2 (2)	3 (2)	3 (3)
	16"	2 (1)	2 (2)	3 (2)	3 (3)

- STUDS SHALL BE FASTENED TOGETHER PER BUILT-UP COLUMN REQUIREMENTS NOTED ABOVE.
- WHERE STUD COMBINATIONS EXCEED 3 PLIES, ATTACH TOGETHER w/ 1/2" THRU BOLTS @ 16" o.c.

05-04 B.U.C. COL. / STUDS SCHEDULE

SCALE: N.T.S. SOLID SAWN AND ENGINEERED LUMBER

INTERIOR MONOLITHIC FTG. OR PAD (CENTERED) MIN. 16" WIDE, 12" DEEP (NO EDGE WITHIN 12")

SIMPSON "ET-HP" EPOXY		
ATR	EMBEDMENT	TENSION (lbs)
5/8"ø	3/4"ø x 5"	5720
3/4"ø	7/8"ø x 6.75"	8460
SIMPSON "SET-XP" EPOXY		
ATR	EMBEDMENT	TENSION (lbs)
5/8"ø	3/4"ø x 5"	5875
3/4"ø	7/8"ø x 6.75"	8460
SIMPSON "TITEN HD"		
BOLT SIZE	EMBEDMENT	TENSION (lbs)
1/2"ø x 6"	1/2"ø x 4"	2270
5/8"ø x 6"	3/4"ø x 4"	2630

8" CMU BOND BEAM / STEMWALL (CENTERED U.N.O.)

SIMPSON "ET-HP" EPOXY		
ATR	EMBEDMENT	TENSION (lbs)
5/8"ø	3/4"ø x 6"	1345
3/4"ø	7/8"ø x 6"	1345
SIMPSON "SET-XP" EPOXY (MIN. 2¾" EDGE)		
ATR	EMBEDMENT	TENSION (lbs)
5/8"ø	3/4"ø x 15"	2960
3/4"ø	7/8"ø x 21"	4160
SIMPSON "TITEN HD" (MIN. 1¾" EDGE)		
BOLT SIZE	EMBEDMENT	TENSION (lbs)
1/2"ø x 6"	1/2"ø x 4.5"	510
5/8"ø x 6"	5/8"ø x 4.5"	510

FORM & POUR STEP DOWN, MONO FOOTING (1 3/4" EDGE)

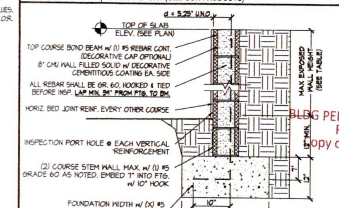
SIMPSON "ET-HP" EPOXY		
ATR	EMBEDMENT	TENSION (lbs)
5/8"ø	3/4"ø x 5"	2860
3/4"ø	7/8"ø x 6.75"	4433
ATR	EMBEDMENT	TENSION (lbs)
5/8"ø	3/4"ø x 5"	3535
3/4"ø	7/8"ø x 6.75"	5075
BOLT SIZE	EMBEDMENT	TENSION (lbs)
1/2"ø x 6"	1/2"ø x 4"	1295
5/8"ø x 6"	3/4"ø x 4"	1499

8"x16" DEEP (MIN.) FORM & POUR BEAM (CENTERED)

SIMPSON "ET-HP" EPOXY		
ATR	EMBEDMENT	TENSION (lbs)
5/8"ø	3/4"ø x 5"	2803
3/4"ø	7/8"ø x 6.75"	3519
ATR	EMBEDMENT	TENSION (lbs)
5/8"ø	3/4"ø x 5"	3406
3/4"ø	7/8"ø x 6.75"	4064
BOLT SIZE	EMBEDMENT	TENSION (lbs)
1/2"ø x 6"	1/2"ø x 4"	2270
5/8"ø x 6"	3/4"ø x 4"	1991

05-05 ANCHOR EMBEDMENTS

SCALE: N.T.S. DRILL & EPOXY (SIMPSON PRODUCTS)



EXPOSED HEIGHT	MAX COURSES	W (INCHES)	X (FTG. REBAR)	VERT. REBAR
UP TO 28"	UP TO 5	24	(3) #5	#5 @ 48" o.c.
UP TO 44"	UP TO 7	42	(5) #5	#5 @ 48" o.c.
UP TO 60"	UP TO 9	60	(7) #5	#5 @ 24" o.c.

03-02 CANTILEVERED RETAINING WALL

SCALE: N.T.S. MASONRY CONSTRUCTION

BLDG PERMIT PLANS FILE Copy of Record

FEB 28 2024 TOWN OF LONGBOAT KEY

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PROPOSED PROJECT FOR
CLIENT NAME
LOCATION
CITY, STATE, ZIP

REVISIONS

REVIEWED & ACCEPTED BY: RCAROTTI

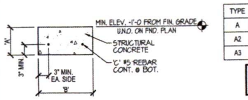
DATE 12.27.2023

CEXXXX

SHEET NO. T-1.0

FOOTING TYPES

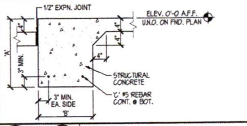
NOTES:
1. FOOTING TYPES ARE NOT INTERCHANGEABLE! TO CHANGE FOOTINGS, PLEASE CONTACT ENGINEER OF RECORD FOR WRITTEN APPROVAL PRIOR TO CONSTRUCTION.
2. FOOTING MAIN REINFORCEMENT SHALL BE GRADE 60 STEEL. STIRRUPS AND PINS MAY BE GRADE 40.
3. FOOTINGS SHALL BE CONTINUOUS FOR THE ENTIRE PROJECT AND SHALL NOT BE INTERCHANGEABLE UNLESS SPECIFICALLY DETAILED ON THE PLANS.



TYPE	CMU COURSES	DIMENSIONS A	B	C
A	UP TO 2	10"	16"	(2)
A2	>2 TO 4	10"	20"	(2)
A3	>4 TO 5	12"	24"	(3)

NOTE: STEM WALL w/ FOOTING UP TO (5) COURSES MAX. UNBALANCED BACK FILL SHALL NOT EXCEED 36".

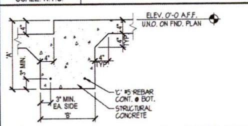
(A) STEMWALL FOOTINGS
SCALE: N.T.S. — SOLID FILLED STEMWALLS UP TO FIVE COURSES MAX.



TYPE	DIMENSIONS A	B	C
B	8"	8"	(1)
H	20"	16"	(2)
H2	20"	20"	(3)

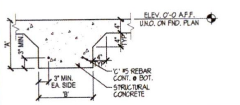
NOTE: LOWER SLAB & EXPN. JOINT OPTIONAL. SEE PLAN

(B) & (H) MONOLITHIC FOOTINGS
SCALE: N.T.S.



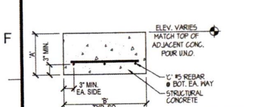
TYPE	DIMENSIONS A	B	C
C	20"	16"	(2)
C2	20"	20"	(3)

(C) INTERIOR STEP - MONOLITHIC
SCALE: N.T.S.



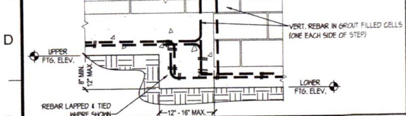
TYPE	DIMENSIONS A	B	C
D	12"	16"	(2)
D2	14"	20"	(3)

(D) MONOLITHIC - INTERIOR
SCALE: N.T.S.

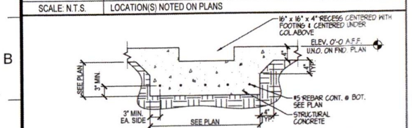


TYPE	DIMENSIONS A	B	C
F	12"	24"	(3)
F2	12"	30"	(5)
F3	12"	36"	(5)
F4	16"	42"	(7)
F5	16"	48"	(7)

(F) SPREAD FOOTINGS
SCALE: N.T.S.



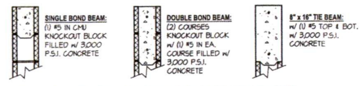
TYP. STEPPED FOOTING
SCALE: N.T.S. — LOCATION(S) NOTED ON PLANS



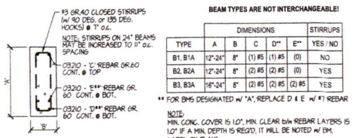
TYP. RECESSED FOOTING
SCALE: N.T.S. — LOCATION(S) NOTED ON PLANS

BEAM TYPES

NOTES:
1. BEAM TYPES ARE NOT INTERCHANGEABLE! TO CHANGE BEAMS, PLEASE CONTACT ENGINEER OF RECORD FOR WRITTEN APPROVAL PRIOR TO CONSTRUCTION.
2. BEAM MAIN REINFORCEMENT SHALL BE GRADE 60 STEEL. STIRRUPS AND PINS MAY BE GRADE 40.
3. BOND BEAM / TIE BEAM SHALL BE CONTINUOUS OVER CMU WALLS FOR THE ENTIRE PROJECT AND SHALL NOT BE INTERCHANGEABLE UNLESS SPECIFICALLY DETAILED ON THE PLANS.



4. BEAM DEPTH AND REINFORCEMENT SHALL BE CONTINUOUS THROUGH VERT. & HORIZ. TRANSITIONS
5. BOND BEAM / TIE BEAM SHALL BE CONTINUOUS OVER CMU WALLS FOR THE ENTIRE PROJECT AND SHALL NOT BE INTERCHANGEABLE UNLESS SPECIFICALLY DETAILED ON THE PLANS.



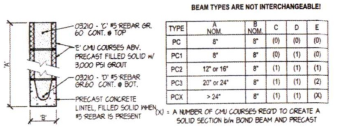
BEAM TYPES ARE NOT INTERCHANGEABLE!

TYPE	DIMENSIONS A	B	C	D**	E**	STIRRUPS YES / NO
B1, B1A	12"-24"	8"	(1) #5	(1) #5	(0)	NO
B2, B2A	12"-24"	8"	(2) #5	(2) #5	(0)	YES
B3, B3A	16"-24"	8"	(2) #5	(2) #5	(2) #5	YES

** FOR BMS DESIGNATED w/ "A", REPLACE D & E w/ #7 REBAR

NOTE: MIN. CONC. COVER IS 1.0", MIN. CLEAR b/w REBAR LAYERS IS 1.0" IF A MIN. DEPTH IS REQ'D, IT WILL BE NOTED w/ BM. LABEL ON PLANS.

B1 - B3A CONC. BEAMS w/ ALTERNATES
SCALE: N.T.S. — UNLESS NOTED OTHERWISE ON PLANS

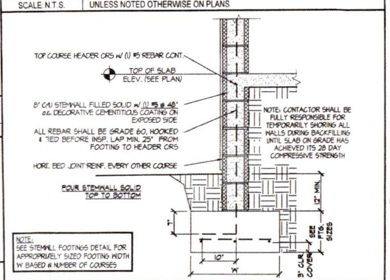


BEAM TYPES ARE NOT INTERCHANGEABLE!

TYPE	A NOM.	B NOM.	C	D	E
PC	8"	8"	(0)	(0)	(0)
PC1	8"	8"	(0)	(1)	(0)
PC2	12" or 16"	8"	(1)	(1)	(1)
PC3	20" or 24"	8"	(1)	(1)	(2)
PCX	> 24"	8"	(1)	(1)	(X)

(X) = A NUMBER OF CMU COURSES REQ'D TO CREATE A SOLID SECTION b/w BOND BEAM AND PRECAST

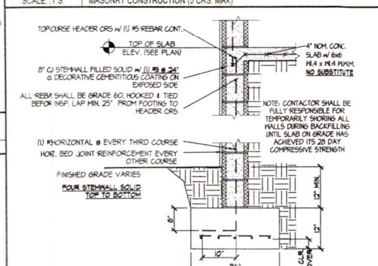
PC - PCX PRECAST BEAMS
SCALE: N.T.S. — UNLESS NOTED OTHERWISE ON PLANS



TOP COURSE HEADER CRS w/ (1) #5 REBAR CONT.
TOP OF SLAB ELEV. (SEE PLAN)
NOTE: CONTACTOR SHALL BE FULLY RESPONSIBLE FOR TEMPORARILY SHORING ALL WALLS DURING BACKFILLING UNTIL SLAB ON GRADE HAS ACHIEVED ITS 28 DAY COMPRESSIVE STRENGTH
HORIZ. BED JOINT REINF. EVERY OTHER COURSE
FOUR STEMWALL SOLID TOP TO BOTTOM

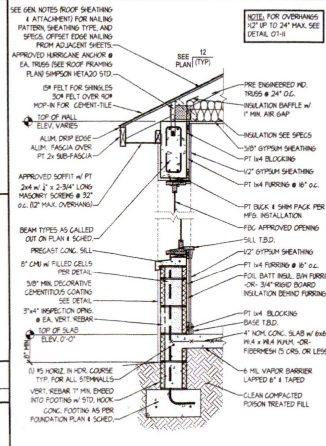
NOTE: SEE STEMWALL FOOTINGS DETAIL FOR APPROPRIATELY SIZED FOOTING WIDTH 'W' BASED ON NUMBER OF COURSES

03-13 STEMWALL CONSTRUCTION
SCALE: N.T.S. — MASONRY CONSTRUCTION (5 CRS. MAX)



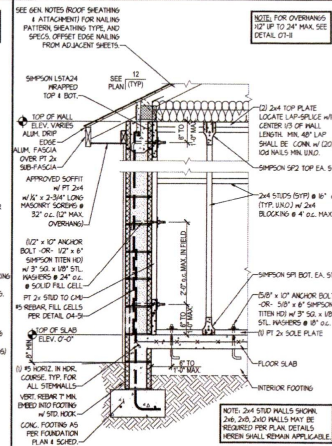
TOP COURSE HEADER CRS w/ (1) #5 REBAR CONT.
TOP OF SLAB ELEV. (SEE PLAN)
NOTE: CONTACTOR SHALL BE FULLY RESPONSIBLE FOR TEMPORARILY SHORING ALL WALLS DURING BACKFILLING UNTIL SLAB ON GRADE HAS ACHIEVED ITS 28 DAY COMPRESSIVE STRENGTH
FINISHED GRADE VARIES
FOUR STEMWALL SOLID TOP TO BOTTOM

03-14 RESTRAINED MASONRY STEMWALL
SCALE: N.T.S. — MASONRY CONSTRUCTION (OVER 5 CRS. UP TO 9 CRS. MAX.)



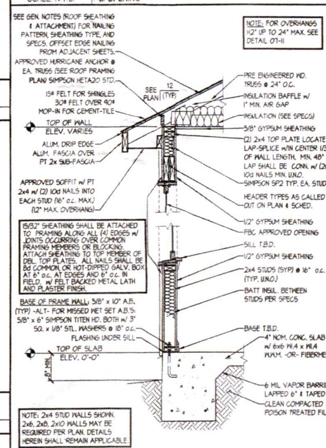
NOTE: 2x4 STUD WALLS SHOWN. 2x6, 2x8, 2x10 WALLS MAY BE REQUIRED PER PLAN. DETAILS HEREIN SHALL REMAIN APPLICABLE.

04-01 TYP. MASONRY WALL SECTION
SCALE: N.T.S. — w/ OPENING



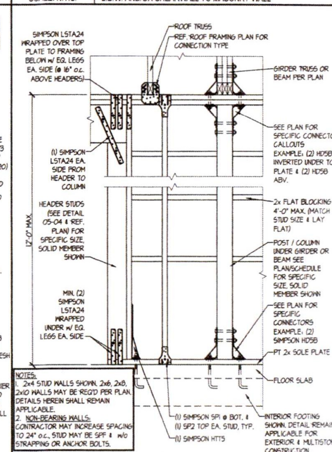
NOTE: 2x4 STUD WALLS SHOWN. 2x6, 2x8, 2x10 WALLS MAY BE REQUIRED PER PLAN. DETAILS HEREIN SHALL REMAIN APPLICABLE.

04-02 MIXED CONSTRUCTION
SCALE: N.T.S. — L.B.W. AND/OR SHEARWALL TO MASONRY WALL

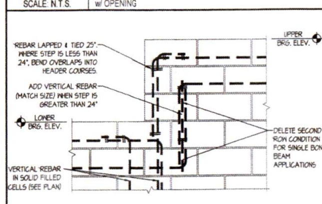


NOTE: 2x4 STUD WALLS SHOWN. 2x6, 2x8, 2x10 WALLS MAY BE REQUIRED PER PLAN. DETAILS HEREIN SHALL REMAIN APPLICABLE.

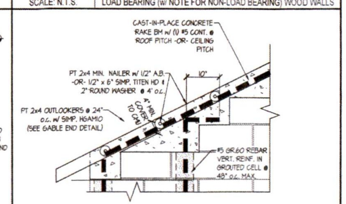
06-01 TYP. WOOD STUD WALL SECTION
SCALE: N.T.S. — w/ OPENING



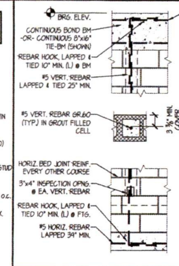
06-02 TYP. WOOD WALL CONNECTIONS
SCALE: N.T.S. — LOAD BEARING (w/ NOTE FOR NON-LOAD BEARING) WOOD WALLS



TYP. STEPPED BOND / TIE BEAM
SCALE: N.T.S. — FOR SINGLE OR DOUBLE COURSE BOND BM & ALL TIE BM



TYP. MASONRY RAKE AT GABLE
SCALE: N.T.S. — FOR SINGLE OR DOUBLE COURSE BOND BM & ALL TIE BM

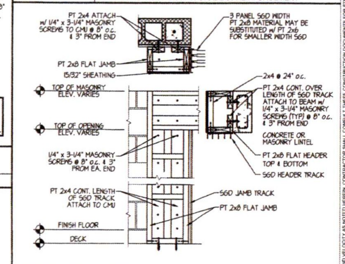


BRG. ELEV.
CONTINUOUS BOND BM -OR- CONTINUOUS 8"x16" TIE-BM (SHOWN)
REBAR HOOK, LAPPED & TIED 10" MIN. (L) @ BM
#5 VERT. REBAR LAPPED & TIED 25" MIN.
FOR MASONRY: #5 HORIZ. REBAR LAPPED 34" MIN. w/ 2" MIN. COVER
#5 VERT. REBAR GR.60 (TYP.) IN GROUT FILLED CELL
3 3/4" MIN. COVER (TYP.)
HORIZ. BED JOINT REINF. EVERY OTHER COURSE
3"x4" INSPECTION OPNG. @ EA. VERT. REBAR
REBAR HOOK, LAPPED & TIED 10" MIN. (L) @ FTG.
#5 HORIZ. REBAR LAPPED 34" MIN.

NOTE: CMU FILL CELL DETAIL IS INCORPORATED HEREIN

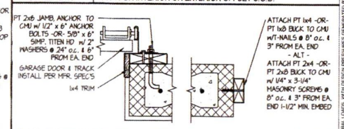
NOTES:
1. PROVIDE (1) #5 REBAR IN GROUTED FILLED CELL AT ALL CORNERS, AT EACH SIDE OF OPENINGS, AT CMU WALL INTERSECTIONS & AT ALL LOCATIONS WHERE GIRDER BEAMS OR GIRDER TRUSSES BEAR. PROVIDE (2) FILLED CELLS (w/ (1) #5 REBAR IN EACH) ON EACH SIDE OF OPENINGS 12'-0" OR GREATER. NO MORE THAN (1) #5 REBAR (EXCLUDING LAPS) IN EACH GROUTED FILLED CELL.
2. GROUT FILLED CELL SPACING SHALL BE NOTED ON PLANS, BUT SHALL NOT EXCEED 6' o.c.
3. ANY (1) #5 REBAR MISSED MAY BE REPLACED BY DRILLING A 3/4" x 5" HOLE, PROPERLY CLEANING & INSTALLING A REPLACEMENT #5 REBAR w/ SIMPSON "SET" EPOXY. THIS PRE-APPROVED REPAIR IS LIMITED TO A MAXIMUM OF THREE VERTICAL REBAR ON ANY ONE STRUCTURE AND NO TWO SIDE BY SIDE. IF EXCEEDED, CONTACT E.O.R. PRIOR TO FURTHER WORK.

04-51 TYP. MASONRY CONSTRUCTION
SCALE: N.T.S. — CMU CONSTRUCTION w/ #5 GRADE 60 REINFORCEMENT



PT 2x4 ATTACH w/ 1/4" x 3-1/4" MASONRY SCREWS TO CMU @ 8" o.c. & 3" FROM END
3 PANEL SGD WIDTH PT 2x8 MATERIAL MAY BE SUBSTITUTED w/ PT 2x6 FOR SMALLER WIDTH SGD
PT 2x8 FLAT JAMB
15/32" SHEATHING
2x4 @ 24" o.c.
TOP OF MASONRY ELEV. VARIES
PT 2x4 CONT. OVER LENGTH OF SGD TRACK ATTACH TO BEAM w/ 1/4" x 3-1/4" MASONRY SCREWS (TYP) @ 8" o.c. & 3" FROM END
TOP OF OPENING ELEV. VARIES
CONCRETE OR MASONRY LINTEL
1/4" x 3-1/4" MASONRY SCREWS @ 8" o.c. & 3" FROM EA. END
PT 2x8 FLAT HEADER TOP & BOTTOM
SGD HEADER TRACK
PT 2x4 CONT. LENGTH OF SGD TRACK ATTACH TO CMU
SGD JAMB TRACK
PT 2x8 FLAT JAMB
FINISH FLOOR
DECK

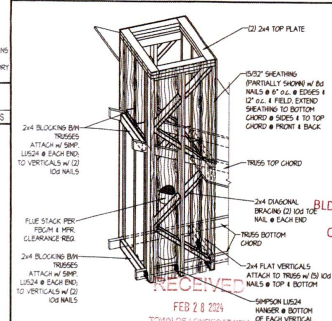
04-52 SGD HEADER & JAMB DETAILS
SCALE: N.T.S. — TYP. FOR INTERIOR OR EXTERIOR OFFSET S.G.D.



PT 2x6 JAMB, ANCHOR TO CMU w/ 1/2" x 6" ANCHOR BOLTS -OR- 5/8" x 6" SIMP. TITEN HD w/ 2" WASHERS @ 24" o.c. & 6" FROM EA. END
GARAGE DOOR & TRACK INSTALL PER MFR. SPEC'S
1x4 TRIM
ATTACH PT 1x4 -OR- PT 1x8 BUCK TO CMU w/T-NAILS @ 8" o.c. & 3" FROM EA. END
- ALT -
ATTACH PT 2x4 -OR- PT 2x8 BUCK TO CMU w/ 1/4" x 3-1/4" MASONRY SCREWS @ 8" o.c. & 3" FROM EA. END 1-1/2" MIN. EMBED

NOTES:
- IF ADDITIONAL LAYERS OF BUCK MATERIAL ARE REQUIRED, ADDITIONAL LUMBER (UP TO & INCLUDING 1-1/2" IN THICKNESS) SHALL BE NAILED AT 12" o.c. w/ 10d NAILS. A BUCK INSPECTION SHALL BE PASSED PRIOR TO ADDING ADDITIONAL LAYERS.
- ANY BUCK STRIP GREATER THAN 4-1/2" WILL NOT BE ALLOWED. SPACE BETWEEN WINDOW/DOOR & MASONRY SHALL BE CONSTRUCTED PER MIXED CONSTRUCTION DETAIL w/ A MIN. OF (1) 5/8" x 6" SIMPSON TITEN HD INTO CONCRETE / MASONRY TOP & BOTTOM.
- 5/8" x 6" SIMPSON TITEN HD's ARE ACCEPTABLE ANCHOR BOLT SUBSTITUTIONS FOR THIS SPECIFIC CONDITION.

04-53 BUCKS & GARAGE DOOR JAMBS
SCALE: N.T.S.



(2) 2x4 TOP PLATE
15/32" SHEATHING (PARTIALLY SHOWN) w/ 8d NAILS @ 6" o.c. @ EDGES & 12" o.c. & FIELD. EXTEND SHEATHING TO BOTTOM CHORD @ SIDES & TO TOP CHORD @ FRONT & BACK
2x4 BLOCKING B/W TRUSSES ATTACH w/ SIMP. LUS24 @ EACH END; TO VERTICALS w/ (2) 10d NAILS
TRUSS TOP CHORD
2x4 DIAGONAL BRACING (2) 10d TOE NAIL @ EACH END
FLUE STACK PER FBC/M & MFR. CLEARANCE REQ.
TRUSS BOTTOM CHORD
2x4 FLAT VERTICALS ATTACH TO TRUSS w/ (5) 10d NAILS @ TOP & BOTTOM
SIMPSON LUS24 HANGER @ BOTTOM OF EACH VERTICAL

TYP. FIREPLACE/CHIMNEY FRAMING
SCALE: N.T.S.

RECEIVED FEB 28 2024 TOWN OF LONGBOAT KEY

BLDG PERMIT PLANS FILE Copy of Record

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PROPOSED PROJECT FOR CLIENT NAME
LOCATION
CITY, STATE, ZIP

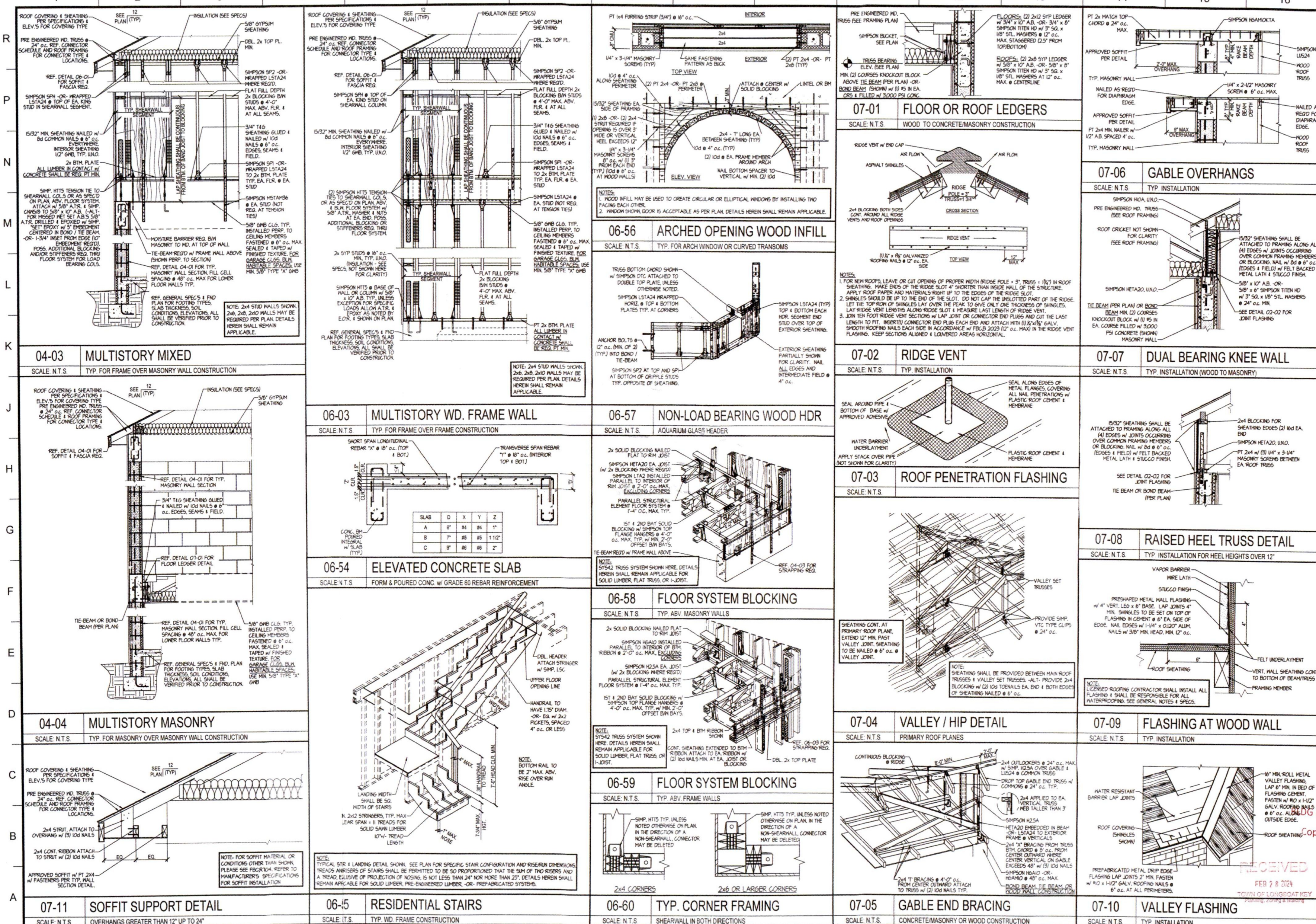
REVISIONS

REVIEWED & ACCEPTED BY: RCAROTTI

DATE 12.27.2023

CEXXXX

SHEET NO. T-2.0



SLAB	D	X	Y	Z
A	6"	#4	#4	1"
B	7"	#5	#5	1 1/2"
C	8"	#6	#6	2"

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Renato Carotti — No. 64784 — State of Florida — Professional Engineer

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PROPOSED PROJECT FOR
CLIENT NAME
LOCATION
CITY, STATE, ZIP

REVISIONS

REVIEWED & ACCEPTED BY: RCAROTTI

DATE 12.27.2023

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