A NEW CUSTOM RESIDENCE FOR

MR & MRS WITHERS

670 Old Compass Rd | Longboat Key, Florida | 34228

LOT 91 | EMERALD HARBOR | TOWN OF LONGBOAT KEY

GENERAL NOTES

1. DRAWINGS: DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS AND NOTES SHALL CONTROL. CONTACT THE SUPERINTENDENT WITH ANY CONFLICTS IN THE PLANS BEFORE BEGINNING WORK. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO STRUCTURAL ITEMS AND DO NOT INCLUDE FINISHES. DIMENSIONS, SIZES, MEASUREMENTS AND LOCATION INSTRUCTIONS ARE NOMINAL AND APPROXIMATE AND MAY VARY FROM WHAT IS SPECIFIED OR REQUIRED.
2. ON-SITE VERIFICATION: OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB-CONTRACTORS. EACH SUB-CONTRACTOR SHALL REPORT ANY DISCREPANCY OR OTHER QUESTIONS PERTAINING TO THE DRAWINGS TO THE JOHN CANNON HOMES, INC. SUPERINTENDENT, OTHERWISE ACCEPTING FULL RESPONSIBILITY FOR ANY ERRORS, OMISSIONS & DISCREPANCIES TO PLANS AS NOTED.
3. APPLICABLE CODES: IT IS THE INTENT THAT THESE DRAWINGS BE IN CONFORMANCE WITH THE 2020 FBC, 2017 NEC AND ALL APPLICABLE LOCAL COUNTY, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND RESTRICTIVE COVENANTS GOVERNING THE SITE.
4. SCOPE OF WORK: ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS, AND SHALL PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED OR REQUIRED BY ANY CODE WITHIN THE RELEVANT JURISDICTION(S) GOVERNING THE SITE TO COMPLETE THEIR SCOPE OF WORK.
5. MATERIALS: ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
6. CEILING HEIGHTS: MAY BE ADJUSTED AS REQUIRED FOR STRUCTURAL ENGINEERING OR MECHANICAL EQUIPMENT.
7. CABINET DRAWINGS: CONTAINED HEREIN ARE FOR SCHEMATIC LAYOUT ONLY. AS SUCH ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CABINETS ARE TO BE BUILT AND INSTALLED PER APPROVED CABINET DRAWINGS AS SUPPORTED BY CONTRACT DOCUMENTATION.

DESIGN DISCLOSURE

THE PURPOSE OF THIS DISCLOSURE IS TO ACKNOWLEDGE THAT JOHN CANNON HOMES, INC. DESIGNS BUILDING PLANS FOR ITS CUSTOMERS FOR THE PURPOSE OF CONSTRUCTING THEIR HOME, AND MAKES NO CLAIMS AS TO REPRESENTING ITSELF AS AN ARCHITECT OR EXPERT IN THE FUNCTIONAL UTILITY OF HOUSE DESIGN. IN AS SUCH, NO REPRESENTATIONS ARE MADE AS TO THE AESTHETICS OR FUNCTIONALITY OF THE HOUSE'S OVERALL DESIGN AND LAYOUT. **YOUR CONTRACT AND THESE PLANS ARE CUSTOM, ALTHOUGH THEY MAY BE BASED UPON A JOHN CANNON HOMES MODEL. THESE PLANS WILL BE USED AS DRAWN FOR CONSTRUCTION PURPOSES; PLEASE REVIEW THEM CAREFULLY. THERE MAY BE DESIGN CHANGES, ADDITIONS, DELETIONS, SUBSTITUTIONS, DEVIATIONS AND / OR ALTERATIONS FROM WHAT IS SHOWN IN OUR MODELS OR YOUR PLANS SIGNED AT CONTRACT.** JOHN CANNON HOMES, INC. FULLY REPRESENTS THE DESIGN OF THE HOUSE'S STRUCTURAL INTEGRITY TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND GOVERNMENTAL REQUIREMENTS. THESE COPYRIGHTED PLANS ARE THE PROPERTY OF JOHN CANNON HOMES, INC. IN SO MUCH ANY UNAUTHORIZED USE, DUPLICATION, OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM JOHN CANNON HOMES, INC. IT IS SUGGESTED THAT ANY CUSTOMER HAVING QUESTIONS OR CONCERNS REGARDING THE FUNCTIONAL UTILITY OF THE HOUSE'S DESIGN AND / OR LAYOUT (I.E. ROOM LAYOUT, SIZE AND / OR CONFIGURATION, DOOR AND WINDOW LOCATIONS, ETC.) TO CONTACT AN ARCHITECT OR SIMILAR EXPERT IN THE FIELD OF HOUSE DESIGN AND LAYOUT TO ASSIST THEM IN RESOLVING THOSE QUESTIONS OR CONCERNS. ANY COSTS INCURRED IN OBTAINING THIS ASSISTANCE ARE THE SOLE RESPONSIBILITY OF THE CUSTOMER, AND ADDITIONAL COSTS COULD BE INCURRED SHOULD CHANGES TO THE BUILDING PLANS BE REQUESTED. FURTHERMORE, THESE PLANS ARE A GRAPHIC REPRESENTATION OF THE PRELIMINARY DESIGN OF A HOUSE. ACTUAL PLACEMENT OF THE HOUSE ON THE LOT, ROOM SIZES, WINDOW SIZES AND PLACEMENT, DOOR SIZES AND PLACEMENT, EQUIPMENT LOCATIONS AND OTHER ITEMS MAY CHANGE AS REQUIRED BY BUILDING CODES, LOCAL ORDINANCES, AND STRUCTURAL REQUIREMENTS AFTER ENGINEERING.

EROSION & SEDIMENT CONTROL NOTES

1. WHEN RAINFALL AND RUNOFF OCCURS, DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHGE OUTFALLS MUST BE PROVIDED BY SOMEONE KNOWLEDGEABLE AND EXPERIENCED IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE.
2. DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK D/
3. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTIONE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANT COVERING OF EXPOSED SOIL IS ESTABLISHED.
4. ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCT. UNLESS OTHERWISE APPROVED, A SURFACE MOUNTED AND ATTACHABLE, U-SHAPED FILTER BAG IS REQUIRED FOR ALURB INLET CATCH BASINS.
5. SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED EK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS.
6. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
7. SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT O ONE-THIRD OF THE BARRIER HEIGHT, AND PRIOR TO THE CONTROL MEASURES REMOVAL.
8. CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDD BY 50% AND AGAIN AT COMPLETION OF PROJECT.
9. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOS
10. THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WAST SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTI
11. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY IRIAN ZONE.
12. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSN AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS, STATE,D FEDERAL REGULATIONS.
13. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND / SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENOR APPROVED EQUAL.
14. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPS THAT MUST BE INSTALLED INCLUDE: GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPS MUST BE MAINTAINED FOR THE DUION OF THE PROJECT.
15. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST; THE TYPE AN PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.
16. ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED A. AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG).
17. THE ESC PLAN MUST BE KEPT ONSITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
18. THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS, ING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH REGULATIONS.
19. IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPS MUST BE USED WHICH MAY INCLUDE THE APPLICATION FINE WATER SPRAYING.

TYPICAL ABBREVIATIONS

THIS LIST CONTAINS GENERAL ABBREVIATIONS WHICH MAY BE USED THROUGHOUT THIS PROJECT. ADDITIONAL ABBREVIATIONS AND SYMBOLS CAN BE FOUND WITHIN THE RELEVANT SHEET'S LEGEND AND/OR NOTES.

ABV	ABOVE	CP	CROWN PERIMETER	HB	HOSE BIBB	REF	REFRIGERATOR
AFF	ABOVE FINISHED FLOOR	DFE	DESIGN FLOOD ELEVATION	LAV	LAVATORY	SGD	SLIDING GLASS DOOR
AHU	AIR HANDLER UNIT	DC	DISAPPEARING CORNER	MFG	MANUFACTURER	SF	SQUARE FEET (FOOT)
ALUM	ALUMINUM	DISP	DISPOSAL	MAX	MAXIMUM	SI	SQUARE INCH(ES)
ARCH	ARCHITECTURAL	DIST	DISTANCE	MECH	MECHANICAL	SHWR	SHOWER
BFE	BASE FLOOD ELEVATION	ELEC	ELECTRICAL	MIN	MINIMUM	SH	SINGLE HUNG WINDOW
BLDG	BUILDING	ELEV	ELEVATION	MIR	MIRROR	SPECS	SPECIFICATIONS
CAB	CABINET	ENG	ENGINEER	NAVD	NORTH AMERICAN VERTICAL DATUM	STRUCT	STRUCTURAL
CALC	CALCULATION(S)	EQUIP	EQUIPMENT			T&G	TONGUE AND GROOVE
CA	CASEMENT WINDOW	FF	FINISHED FLOOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	TYP	TYPICAL
CI-##	CONTRACT ITEMIZATION	FG	FIXED GLASS			UC	UNDER COUNTER
CA-##	CUSTOMER ACCOMMODATION	FLR	FLOOR	OC	ON CENTER	VEST	VESTIBULE
CLG	CEILING	FR DR	FRENCH DOOR	OHD	OVERHEAD DOOR	WC	WATER CLOSET
CMU	CONCRETE MASONRY UNIT	HDR	HEADER	PKT	POCKET DOOR	WH	WATER HEATER
CONC	CONCRETE	HVAC	HEAT & AIR CONDITIONING	RA	ROOM AREA	WIC	WALK IN CLOSET

DESIGN CRITERIA

AREA CALCULATIONS

BUILDING AREAS

LIVING	4022	SQ FT
GARAGE	1063	SQ FT
ENTRY	70	SQ FT
FRIEND'S ENTRY	35	SQ FT
LANAI	602	SQ FT
TOTAL UNDER ROOF	5792	SQ FT
LOWER POOL AREA	1365	SQ FT
UPPER POOL AREA	336	SQ FT

BUILDING CODE

2020 Florida Building Code, 7th Edition
2017 National Electric Code

PROJECT SPECIFIC INFORMATION

PARCEL ID: 7889500000

JURISDICTION: TOWN OF LONGBOAT KEY

ZONING: R-4SF

FEMA FLOOD ZONE: AE

BASE FLOOD ELEVATION: 8'-0" NAVD

DESIGN FLOOD ELEVATION: 9'-6" NAVD

LOT SIZE: 19,689 +/- SF

ALLOWABLE BUILDING COVERAGE: 35% (6,891 SF)

ACTUAL BUILDING COVERAGE: 29% (5,792 SF)

ALLOWABLE IMPERVIOUS LOT COVERAGE: 75% (14,767 SF)

ACTUAL IMPERVIOUS LOT COVERAGE: 48% (9,463 SF)

DRAWING SHEET INDEX

A0.0	COVER SHEET
A1.0	SITE AND DRAINAGE PLAN
A2.0	GROUND LEVEL FLOOR PLAN
A2.0d	GROUND LEVEL DIMENSION PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS (FRONT & REAR)
A4.1	EXTERIOR ELEVATIONS (SIDES)
A6.0	GROUND LEVEL ELECTRICAL PLAN
A7.0	SCHEDULES & NOTES
D1.0	INTERIOR DETAILS
D2.0	EXTERIOR DETAILS
S1	FOUNDATION PLAN
S1.1	FOUNDATION DETAILS
S2	GROUND LEVEL STRUCTURAL PLAN
S3	MAIN LEVEL FRAMING PLAN
S3.1	ROOF FRAMING PLAN
S4	STRUCTURAL GENERAL NOTES
S4.1	STRUCTURAL DETAILS
S4.2	STRUCTURAL DETAILS

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Planning, Zoning & Building

THIS DRAWING INDEX REPRESENTS A COMPLETE SET OF SHEETS REQUIRED FOR PERMITTING AND CONSTRUCTION OF THIS RESIDENCE, AND MAY REFLECT DRAWINGS NOT YET ISSUED IN PROGRESS SETS.

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A NEW CUSTOM RESIDENCE FOR
MR. & MRS. WITHERS
670 Old Compass Rd | Longboat Key, Florida | 34228
Lot 91 | Emerald Harbor | Town of Longboat Key

REV #	DATE	DESCRIPTION	BY	CK	APP
-	10.19.2021	PERSCH REVIEW COMMENTS	DB	BS	BS
-	11.08.2021	CONSTRUCTION DOCS CHECK SET	DB		
-	12.20.2021	PERMIT DOCUMENTS CHECK SET	DB	BS	
-	04.28.2022	PERMIT DOCUMENTS CHECK SET	DB		
-	06.29.2022	PERMIT DOCUMENTS	DB		
1	08.26.2022	PERMIT REVISIONS	DB		
2	09.20.2022	POST PERMIT RFI REVISIONS	DB		
3	10.21.2022	POST PERMIT RFI REVISIONS	DB		
4	11.11.2022	POST PERMIT RFI REVISIONS	DB		
5	12.22.2022	POST PERMIT RFI REVISIONS	DB		

DRAWING TITLE

COVER SHEET

SHEET NUMBER

A0.0

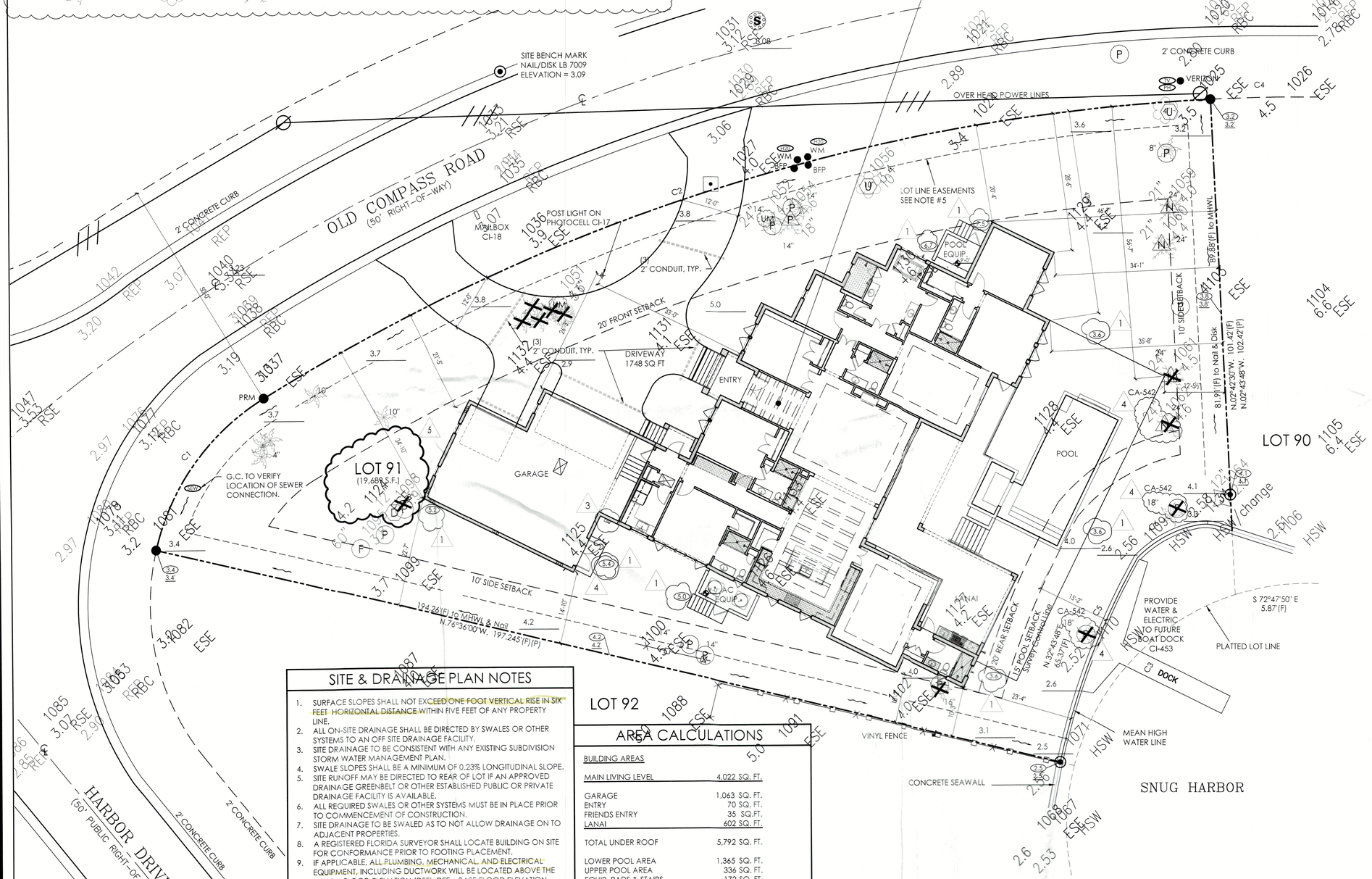
CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1(F)	50.00'	45°20'18"	N.36°01'28"E.	38.54'	39.57'
C1(P)	50'				39'
C2(F)	419.74'	28°31'52"	S.72°57'33"W.	206.86'	209.02'
C2(P)	419.74'				209.016'
C3(F)	50.00'	58°59'00"	N.42°40'05"E.	49.23'	51.47'
C3(P)	50'				51.492'
C4(F)(P)	419.74'	2°43'48"	N.88°35'23"E.	20.00'	20.00'
C5(F)	127.56'	20°35'09"	N.21°15'28"E.	45.59'	45.83'
C6(F)	12.63'	71°45'40"	N.65°58'48"E.	14.81'	15.82'

LEGEND

(P) -DENOTES PLAT DATA
(F) -DENOTES FIELD MEASUREMENT
MHWL -DENOTES MEAN HIGH WATER LINE
-DENOTES WOOD PILING
-DENOTES SANITARY SEWER CLEANOUT
-DENOTES SANITARY SEWER MAN HOLE
-DENOTES WOOD UTILITY POWER POLE
-DENOTES CEDAR TREE & SIZE
-DENOTES FIG TREE & SIZE
-DENOTES NORFOLK PINE TREE & SIZE
-DENOTES PINE TREE & SIZE
-DENOTES SEA GRAPE TREE & SIZE
-DENOTES UMBRELLA TREE & SIZE
-DENOTES UNKNOWN TREE & SIZE
-DENOTES PALM TREE
-DENOTES SPOT ELEVATION
-DENOTES OVERHEAD UTILITY WIRE

PALM TREE OAK TREE PINE TREE FICUS TREE



SITE & DRAINAGE PLAN NOTES

1. SURFACE SLOPES SHALL NOT EXCEED ONE FOOT VERTICAL RISE IN SIX FEET HORIZONTAL DISTANCE WITHIN FIVE FEET OF ANY PROPERTY LINE.
2. ALL ON-SITE DRAINAGE SHALL BE DIRECTED BY SWALES OR OTHER SYSTEMS TO AN OFF SITE DRAINAGE FACILITY.
3. SITE DRAINAGE TO BE CONSISTENT WITH ANY EXISTING SUBDIVISION STORM WATER MANAGEMENT PLAN.
4. SWALE SLOPES SHALL BE A MINIMUM OF 0.23% LONGITUDINAL SLOPE.
5. SITE RUNOFF MAY BE DIRECTED TO REAR OF LOT IF AN APPROVED DRAINAGE GREENBELT OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY IS AVAILABLE.
6. ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. SITE DRAINAGE TO BE SWALED AS TO NOT ALLOW DRAINAGE ON TO ADJACENT PROPERTIES.
8. A REGISTERED FLORIDA SURVEYOR SHALL LOCATE BUILDING ON SITE FOR CONFORMANCE PRIOR TO FOOTING PLACEMENT.
9. IF APPLICABLE, ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT, INCLUDING DUCTWORK WILL BE LOCATED ABOVE THE DESIGN FLOOD ELEVATION (DFE). DFE = BASE FLOOD ELEVATION (BFE) + 1'-0" FREEBOARD.
10. IF APPLICABLE, ALL MATERIALS BELOW THE DFE WILL BE MADE OF FLOOD RESISTANT MATERIAL.
11. IF APPLICABLE, NO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT, WILL BE INSTALLED IN THE ELEVATOR SHAFT UNLESS IT IS REQUIRED FOR THE ELEVATOR OPERATION.
12. ALL TOPOGRAPHIC INFORMATION IS SHOWN IN NAVD.
13. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO STRUCTURAL ITEMS AND DO NOT INCLUDE FINISHES. DIMENSIONS, SIZES, MEASUREMENTS AND LOCATION INSTRUCTIONS ARE NOMINAL AND APPROXIMATE AND MAY VARY FROM WHAT IS SPECIFIED

AREA CALCULATIONS

BUILDING AREAS	
MAIN LIVING LEVEL	4,022 SQ. FT.
GARAGE	1,063 SQ. FT.
ENTRY	70 SQ. FT.
FRIENDS ENTRY	35 SQ.FT.
LANAI	602 SQ. FT.
TOTAL UNDER ROOF	5,792 SQ. FT.
LOWER POOL AREA	1,365 SQ. FT.
UPPER POOL AREA	336 SQ. FT.
EQUIP. PADS & STAIRS	172 SQ. FT.
LANDSCAPE PADS	50 SQ. FT.
DRIVEWAY	1,748 SQ. FT.
TOTAL ADDITIONAL COVERAGE	3,671 SQ. FT.

ALLOWABLE BUILDING COVERAGE: 35% (6,891 SF)
ACTUAL BUILDING COVERAGE: 29% (5,792 SF)
ALLOWABLE IMPERVIOUS LOT COVERAGE: 75% (14,767 SF)
ACTUAL IMPERVIOUS LOT COVERAGE: 48% (9,463 SF)

LEGEND

= PROPERTY LINE
= SETBACKS
= EASEMENT
= CENTERLINE
= SILT FENCE
= FENCING AS NOTED
= EXISTING ELEVATION
= PROPOSED ELEVATION
= HIGH POINT
= FLOW
= POWER
= PHONE
= TV
= GATE VALVE
= WATER
= GAS
= SEWER
= FIRE HYDRANT
= RECLAIMED WATER
= TREE TO REMAIN
= TREE TO BE REMOVED

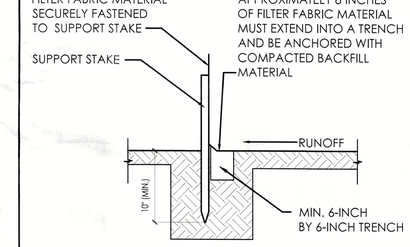
TREE DISCLOSURE

THE PURPOSE OF THIS DISCLOSURE IS TO ACKNOWLEDGE THAT JOHN CANNON HOMES, INC. MIGHT NEED TO TRIM EXISTING TREES IN ORDER TO BUILD THIS HOUSE, BUT JOHN CANNON HOMES, INC DOESN'T WARRANTY OR GUARANTEE SURVIVAL.

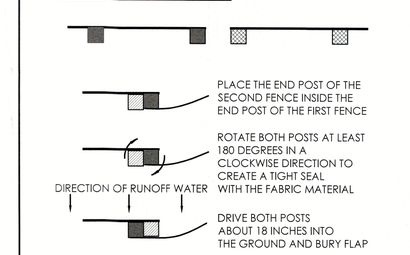
SILT FENCE DETAILS & NOTES

1. STAKES SPACED @ 8" MAXIMUM. USE 2" X 2" WOOD OR EQUIVALENT STEEL STAKES.
2. SILT FENCE TO BE INSTALLED AT PERIMETER OF CONSTRUCTION AREA ALONG PROPERTY LINE AS PER SURVEY/PLAN AND WILL REMAIN IN PLACE DURING CONSTRUCTION. MAY BE ADJUSTED AS NEEDED TO ACCOMMODATE INSTALLATION OF FENCING, WALLS, LANDSCAPING, AND TREE RELOCATIONS. A DOUBLE SILT SCREEN SHALL BE MAINTAINED ALONG THE SHORELINE AND UPSTREAM OF MANGROVES.
3. PERMANENT LANDSCAPING MUST BE PROTECTED FROM DAMAGE DURING THE CONSTRUCTION PROCESS. THIS INCLUDES BOXING THE TREE TRUNKS BEHIND A 2 X 4 "FENCE" WHICH ALSO SURROUNDS THE ROOTS.
4. FILTER FABRIC FENCE MUST BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.
5. SILT FENCE TO BE INSPECTED AFTER EACH STORM EVENT AND TO BE MAINTAINED AS REQUIRED.
6. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.
7. EXISTING DRAINAGE SHALL BE MAINTAINED OR IMPROVED TO MATCH SWALE DETAIL.
8. ANY SECTION OF FILTER FABRIC FENCE WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.

STANDARD FILTER FABRIC FENCE (not to scale)

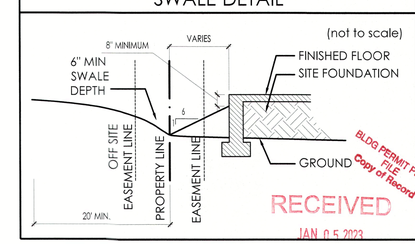


JOINING SILT FENCES (not to scale)



SWALE DETAIL

(not to scale)



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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

SITE AND DRAINAGE PLAN

SCALE: 3/32" = 1'-0"

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REV #	DATE	DESCRIPTION	BY	CK	APP
0	09.17.2021	PERMIT DRAWINGS	DS	BS	BS
1	07.08.2021	CONSTRUCTION PLANS SET	DS	BS	BS
2	10.25.2021	PERMIT DOCUMENTS - CHECK SET	DS	BS	
3	02.28.2022	PERMIT DOCUMENTS - CHECK SET	DS	BS	
4	06.24.2022	PERMIT DOCUMENTS	DS		
5	07.01.2022	POST PERMIT SET REVISIONS	DS	BS	
6	07.18.2022	POST PERMIT SET REVISIONS	DS	BS	
7	11.29.2022	POST PERMIT SET REVISIONS	DS	BS	
8	12.22.2022	POST PERMIT SET REVISIONS	DS	BS	
9	12.23.2022	POST PERMIT SET REVISIONS	DS	BS	

DRAWING TITLE

SITE AND DRAINAGE PLAN

SHEET NUMBER

A1.0

FLOOD FLAP FLO-THRU VENT SCHEDULE

GARAGE	SQUARE FOOTAGE	NO. OF VENTS PROVIDED	SIZE OF VENT PROVIDED	DRAIN CAPACITY PROVIDED	DRAIN CAPACITY REQUIRED
3 CAR	1063	5	8 x 16	1100	1063

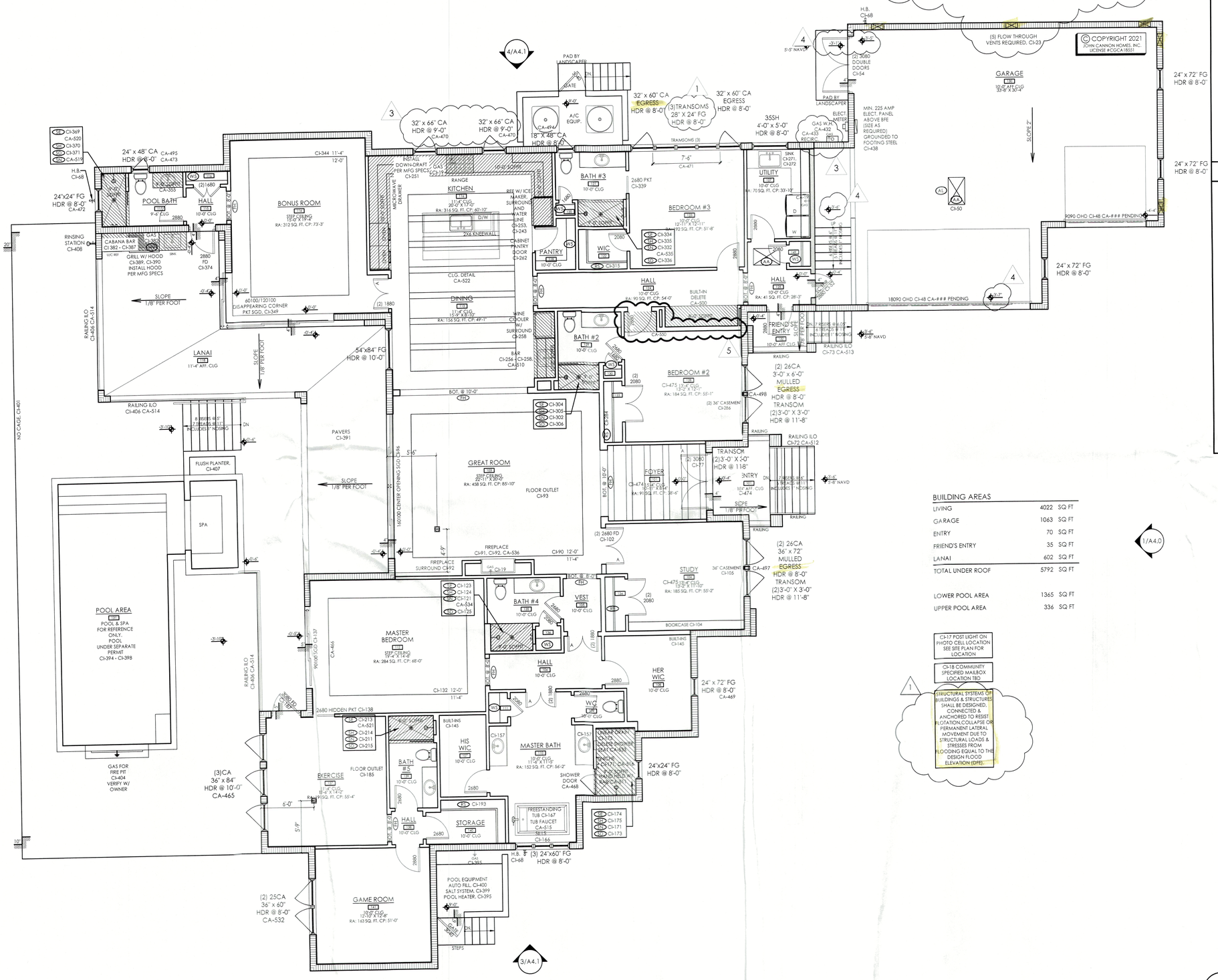
EACH (FFWF08IT-W FLOOD FLAP) VENT IS CERTIFIED AS AN ENGINEERED OPENING TO COVER 220' OF ENCLOSED AREA BELOW FLOOD LEVEL

GENERAL NOTES

1. ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
2. CEILING HEIGHTS MAY BE ADJUSTED AS REQUIRED FOR STRUCTURAL ENGINEERING OR MECHANICAL EQUIPMENT.
3. COORDINATE POOL AND PLUMBING SLEEVES WITH POOL CONTRACTOR PRIOR TO POURING THE FOUNDATION.
4. CABINET DRAWINGS CONTAINED HEREIN ARE FOR SCHEMATIC LAYOUT ONLY, AS SUCH ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CABINETS ARE TO BE BUILT AND INSTALLED PER THE APPROVED CABINET DRAWINGS AS SUPPORTED BY CONTRACT DOCUMENTATION.
5. CRACK SUPPRESSION APPLIED AT ALL EXISTING SLAB
6. CRACKS/JOINTS AT ALL TILED AREA.
7. SOLID CORE INTERIOR DOORS WITH 3 1/4" FINGER JOINT CASING.
8. IF APPLICABLE, ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT, INCLUDING DUCTWORK WILL BE LOCATED ABOVE THE DESIGN FLOOD ELEVATION (DFE). DFE = BASE FLOOD ELEVATION (BFE) + 1'-0" FREEBOARD.
9. IF APPLICABLE, ALL MATERIALS BELOW THE DFE WILL BE MADE OF FLOOD RESISTANT MATERIAL.
10. IF APPLICABLE, NO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT, WILL BE INSTALLED IN THE ELEVATOR SHAFT UNLESS IT IS REQUIRED FOR THE ELEVATOR OPERATION.

LEGEND

- AA 22"X36" ATTIC ACCESS
- AH AHU IN ATTIC
- AL 10' STEP LADDER W/STORAGE HOOK @ATTIC ACCESS
- CA ARCHED OPENING—SEE INTERIOR DETAILS
- CO SQUARE CASED OPENING
- AW AQUARIUM WINDOW TEMPERED GLASS.
- BT BAR TOP ON 30" HIGH KNEE WALL (2X6)
- CP CONCRETE PAD AND STAIR
- CS CORNER SHELF
- DV DRYER VENT TO EXTERIOR DAMPERED AND NON-SCREENED
- FH FLAT HEADER - HEIGHT NOTED
- GB GLASS BLOCK
- HM HOOD VENT TO BE INSTALLED PER MFG SPECS
- LW LINEN OR PANTRY CLOSET WITH 5 (16" DEEP) WOOD SHELVES
- MC MEDICINE CABINET – 14" X 24" TOP AT 70"
- PR 1 1/2" DIA. GRABRAIL 36" ABOVE STAIR TREAD NOSING OR ADJACENT FLOOR
- SG HANDRAIL 36" ABOVE STAIR TREAD NOSING OR ADJACENT FLOOR W/BALLUSTERS W/ NO SPACE 4" OR GREATER
- RS 36" HIGH RAILING W/ BALUSTERS W/ NO SPACE 4" OR GREATER
- RW RAIN SHOWER HEAD
- RS ROD AND SHELF
- SE SHOWER ENCLOSURE TEMPERED GLASS
- SG SHOWER GLASS - TEMPERED GLASS IN ALUM FRAME 2' TO 8' AFF
- SN SHAMPOO NICHE 12" X 13" TOP AT – VARIES
- SS SHOWER SEAT
- SH SHOWER HEAD
- WS WOOD SHELVING
- WW 4'-0" KNEE WALL WITH STANDARD CAP



BUILDING AREAS		
LIVING	4022	SQ FT
GARAGE	1063	SQ FT
ENTRY	70	SQ FT
FRIEND'S ENTRY	35	SQ FT
LANAI	602	SQ FT
TOTAL UNDER ROOF	5792	SQ FT
LOWER POOL AREA	1365	SQ FT
UPPER POOL AREA	336	SQ FT

CI-17 POST LIGHT ON PHOTO CELL LOCATION SEE SITE PLAN FOR LOCATION

CI-18 COMMUNITY SPECIFIED MAILBOX LOCATION TBD

STRUCTURAL SYSTEMS OF BUILDINGS & STRUCTURES SHALL BE DESIGNED, CONNECTED & ANCHORED TO RESIST FLOTATION,COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS & STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION (DFE).

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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

JOHN CANNON HOMES
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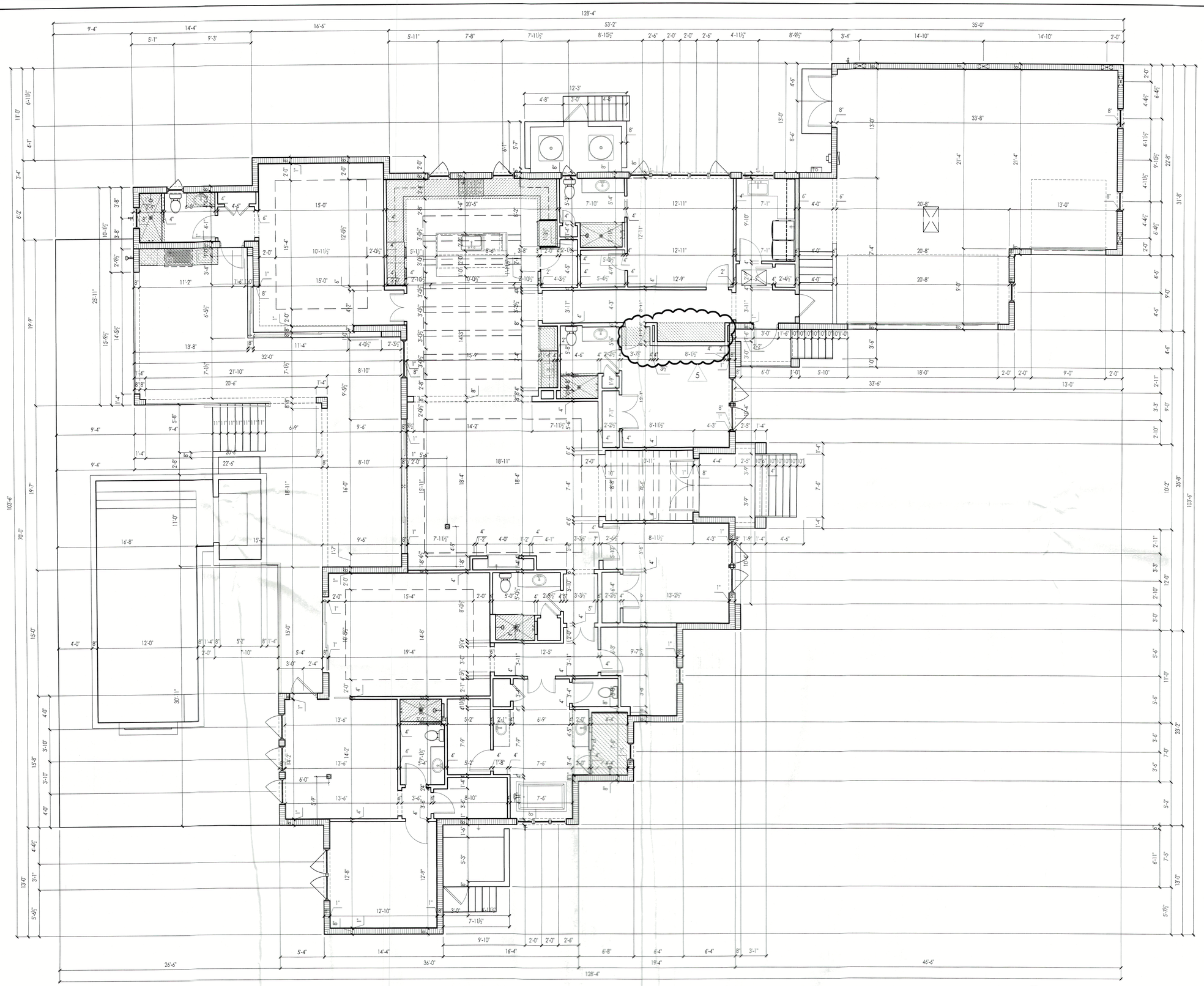
A NEW CUSTOM RESIDENCE FOR
MR. & MRS. WITHERS
670 Old Compass Rd | Longboat Key
Lot 91 | Emerald Harbor | Town of Longboat Key

REV #	DATE	DESCRIPTION	BY	CK	APP
1	01.03.2022	CONSTRUCTION DOCUMENTS	DS	SS	SS
1	01.28.2022	CONSTRUCTION DOCUMENTS	DS	SS	
1	01.24.2022	CONSTRUCTION DOCUMENTS	DS	SS	
1	02.09.2022	PERMIT DOCUMENTS	DS	SS	
1	05.05.2022	PERMIT DOCUMENTS REV 1	DS	SS	
1	05.18.2022	POST PERMIT REVISIONS	DS	SS	
1	11.04.2022	POST PERMIT REVISIONS	DS	SS	
1	11.21.2022	POST PERMIT REVISIONS	DS	SS	
1	12.14.2022	POST PERMIT REVISIONS	DS	SS	

DRAWING TITLE
GROUND LEVEL FLOOR PLAN

SHEET NUMBER
A2.0



GROUND LEVEL DIMENSION PLAN
SCALE: 3/16" = 1'-0"

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Lot 91 | Emerald Harbor | Town of Longboat Key

REV #	DATE	DESCRIPTION	BY	CK	APP
-	09.19.2022	DESIGN DEVELOPMENT	DR	BS	BS
-	11.08.2022	CONTRACTOR PDCS CHECK SET	DR	BS	
-	11.28.2022	CONTRACTOR PDCS CHECK SET	DR		
1	12.14.2022	PERMIT DOCUMENTS	DR		
-	12.14.2022	PERMIT DOCUMENTS	DR		
1	12.29.2022	POST PERMIT REVISIONS	DR		
2	01.04.2023	POST PERMIT REVISIONS	DR		
3	03.03.2023	POST PERMIT REVISIONS	DR		
4	11.04.2023	POST PERMIT REVISIONS	DR		
5	11.17.2023	POST PERMIT REVISIONS	DR		
6	11.29.2023	POST PERMIT REVISIONS	DR		

DRAWING TITLE

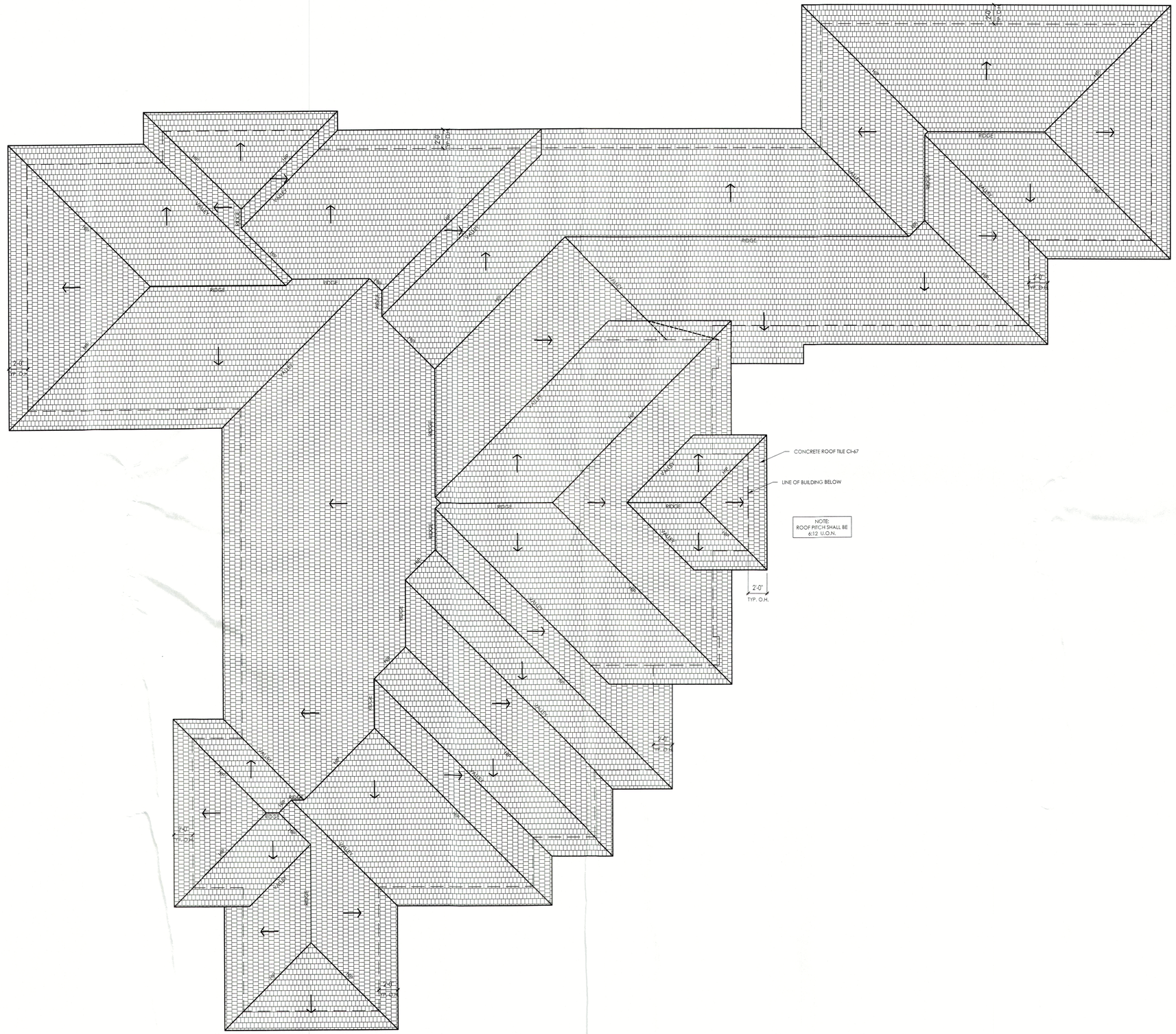
GROUND LEVEL DIMENSION PLAN

SHEET NUMBER

A2.0d

ROOF VENTS

GARAGE : 1,063 SF ROOF VENT: 255 SI EVE VENT: 255 SI VENTS REQUIRED: 3	ENTRY: 70 SF ROOF VENT: 17 SI EVE VENT: 17 SI VENTS REQUIRED: 1	LANAI: 602 SF ROOF VENT: 145 SI EVE VENT: 145 SI VENTS REQUIRED: 2



NOTE:
ROOF PITCH SHALL BE 6:12 U.O.N.

ROOF PLAN
SCALE: 3/16" = 1'-0"

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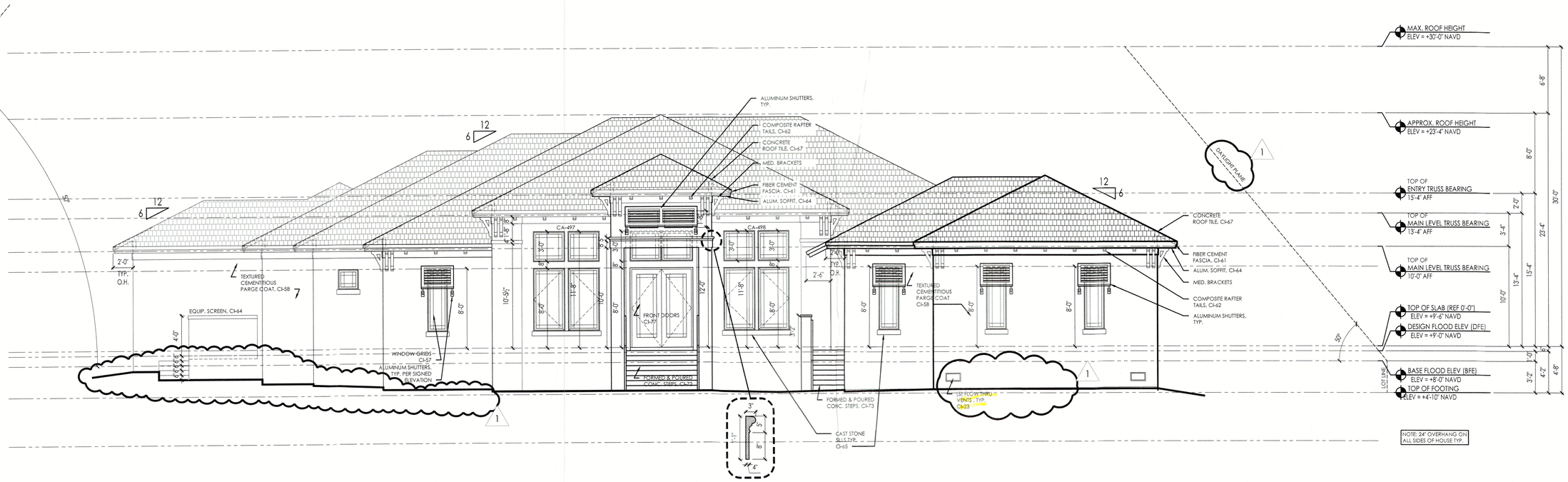
REV #	DATE	DESCRIPTION	BY	CK	APP
—	04.29.2021	PRELIMINARY REVIEW	CLS	DWA	
—	06.14.2021	PLAN REVISIONS	CLS	DWA	
1	07.01.2021	PLAN REVISIONS	CLS		
2	09.14.2021	DRAWING UPDATE	CLS		
3	11.05.2021	CONSTRUCTION DOCS CHECK SET	DS	SS	
4	01.24.2022	CONSTRUCTION DOCUMENTS	DS		
5	02.28.2022	PERMIT DOCUMENTS	DS		
6	04.29.2022	PERMIT DOCUMENTS	DS		
7	06.08.2022	PERMIT DOCUMENTS REV1	DS		

DRAWING TITLE

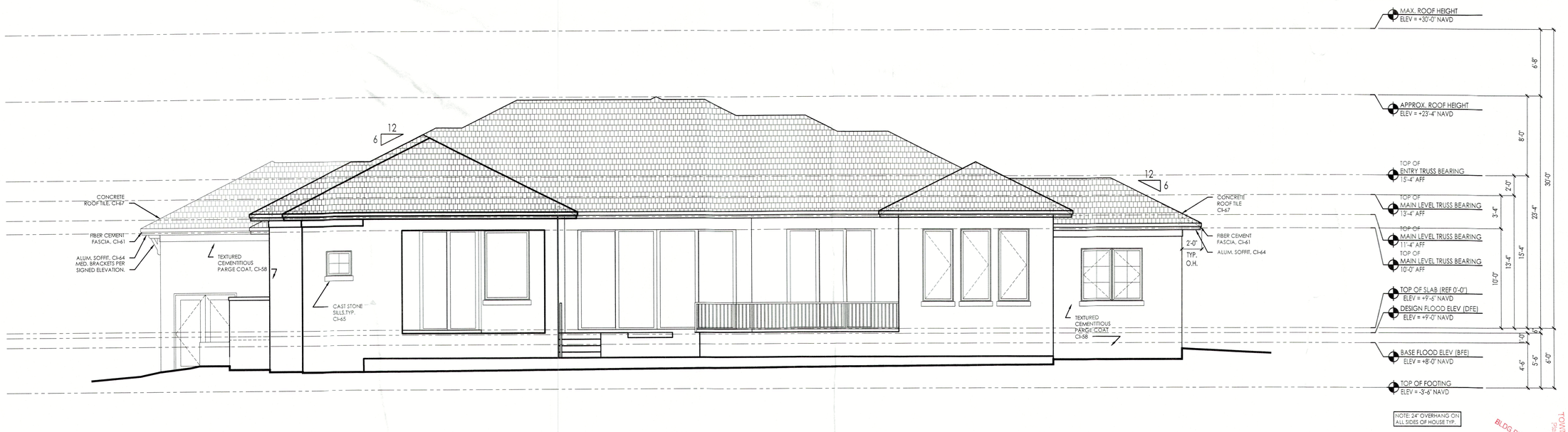
ROOF PLAN

SHEET NUMBER

A3.0



1 A4 FRONT (WEST) ELEVATION
SCALE: 3/16" = 1'-0"



2 A4 REAR (EAST) ELEVATION
SCALE: 3/16" = 1'-0"

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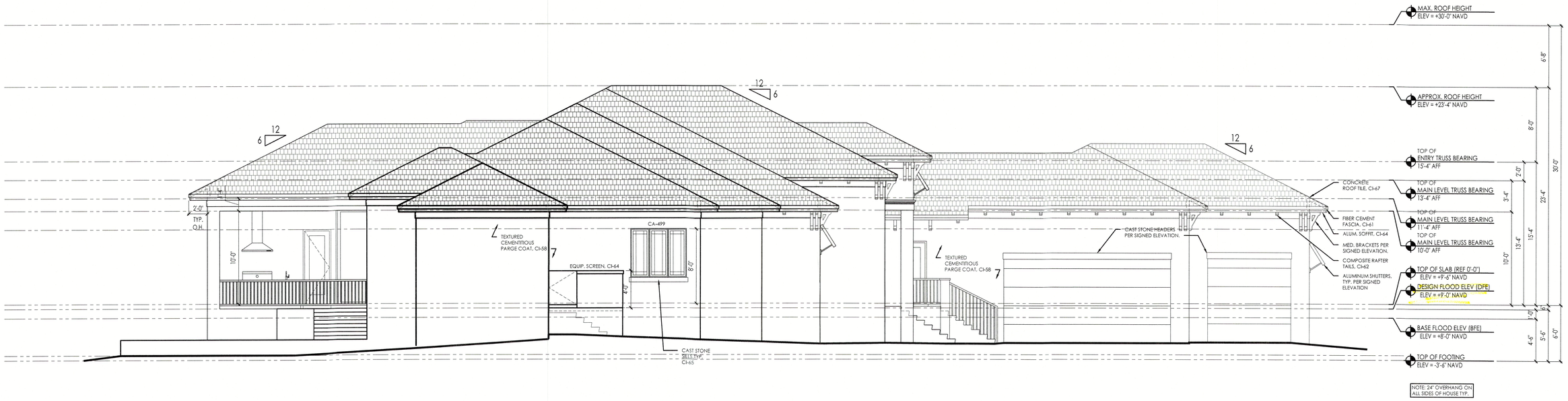
REV #	DATE	DESCRIPTION	BY	CK	APP
-	10-26-2021	PRE-CONTRACT DESIGN	DWN	DTD	
-	03-14-2022	PLAN REVISIONS	CLB	DB	
-	03-18-2022	PLAN REVISIONS	CLB	DB	
-	05-18-2022	INTERIOR REVISIONS	DB	BS	
-	05-24-2022	CONSTRUCTION DOCUMENTS SET	DB		
-	06-01-2022	CONSTRUCTION DOCUMENTS	DB		
-	06-08-2022	PERMIT DOCUMENTS SET	DB		
-	06-08-2022	PERMIT DOCUMENTS REV1	DB		

DRAWING TITLE

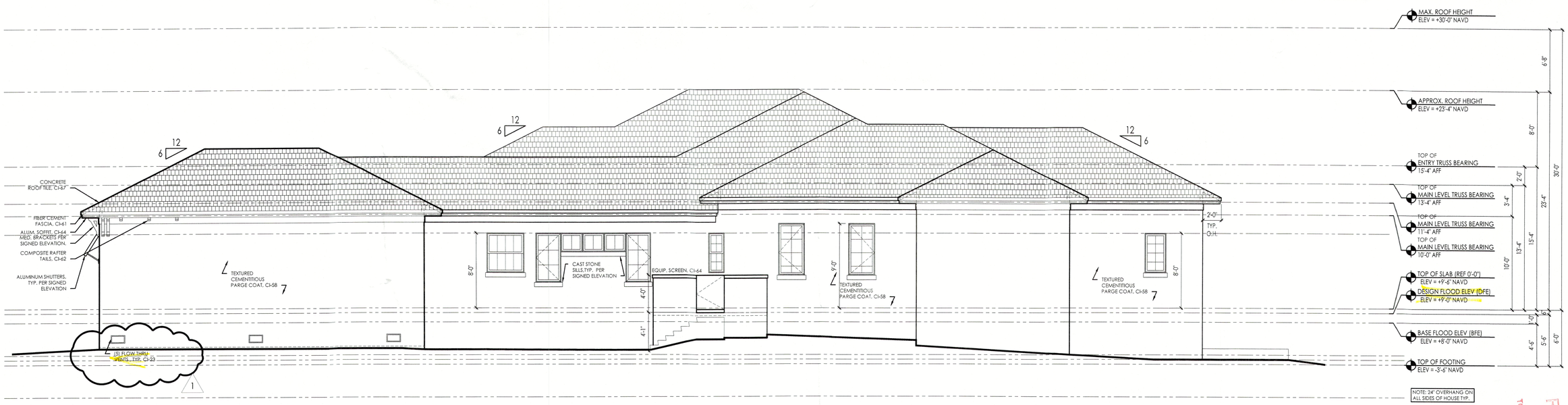
EXTERIOR ELEVATIONS

SHEET NUMBER

A4.0



1 A4.1 RIGHT SIDE (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"



2 A4.1 LEFT SIDE (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

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Lot 91 | Emerald Harbor | Town of Longboat Key

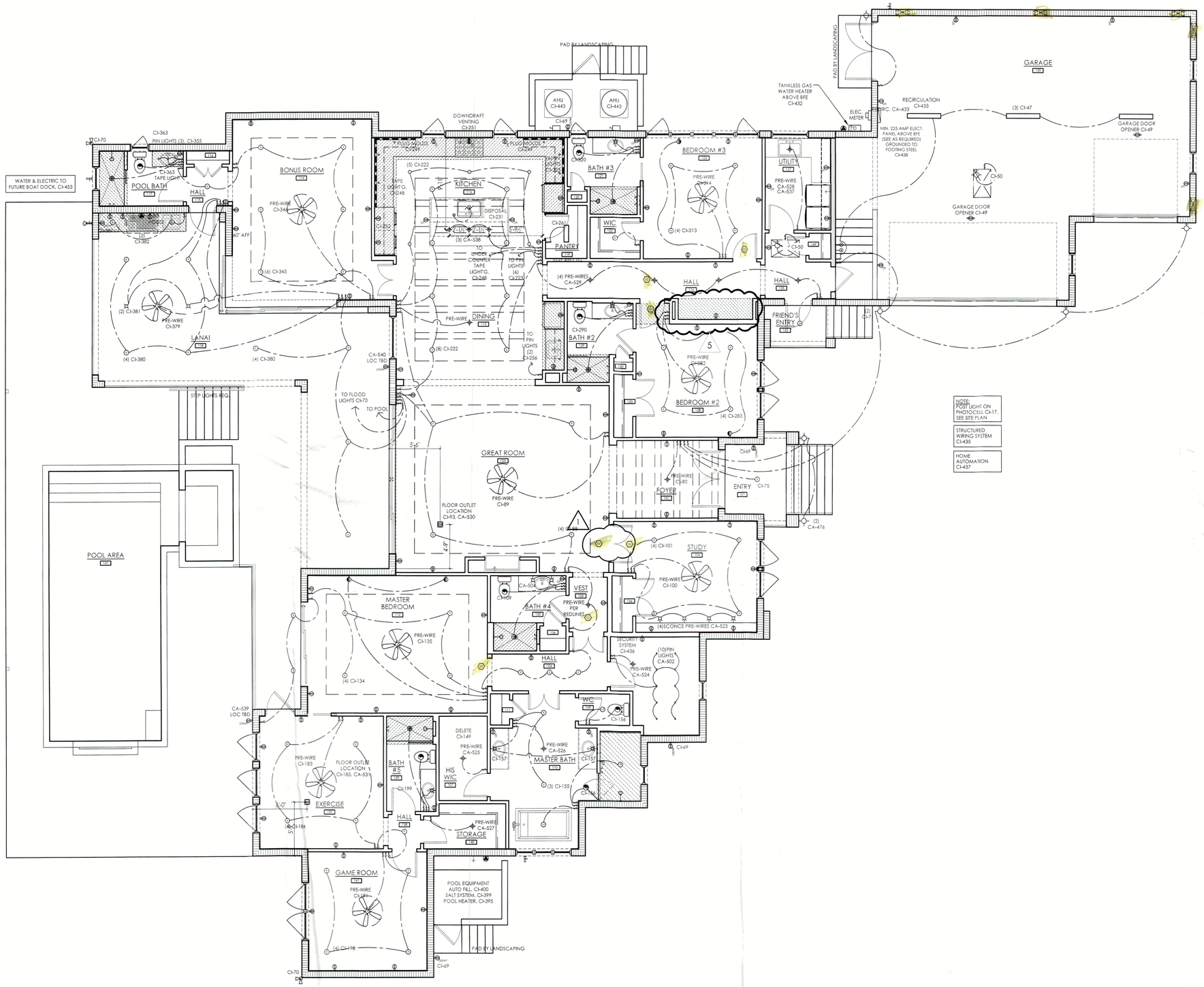
REV #	DATE	DESCRIPTION	BY	CK.	APP
–	03.05.2021	PRE-CONTRACT DESIGN	DWM	CLB	
–	03.14.2021	PLAN REVISIONS	CLB	DWM	
–	07.01.2021	PLAN REVISIONS	CLB		
–	07.07.2021	DESIGN DEVELOPMENT	CLB	DB	BE
–	12.28.2021	CONSTRUCTION DOCS CHECK SET	DB	BE	
–	01.24.2022	CONSTRUCTION DOCS UPDATE	DB	BE	
–	02.28.2022	PERMIT DOCUMENTS	DB	DB	
–	04.29.2022	PERMIT DOCUMENTS REV1	DB	DB	
–	06.08.2022	PERMIT DOCUMENTS REV2	DB		

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A4.1



ELECTRICAL SYMBOL LEGEND

LIGHTING	
	LED RECESSED CEILING LIGHT - 6"
	LED RECESSED CEILING LIGHT - 4"
	SEALED LED RECESSED CEILING LIGHT
	PRE-WIRE FOR PENDANT LIGHT FIXTURE
	PRE-WIRE FOR CEILING MOUNTED FIXTURE/CHANDELIER
	DIRECTIONAL CEILING LIGHT
	PRE-WIRE FOR WALL SCONCE
	FLOOD LIGHT - SOFFIT MOUNTED
	WALL MOUNTED EXTERIOR LIGHT
	LINEAR LED SURFACE MOUNTED LIGHT
	LED LIGHTING UNDER CABINETS
SWITCHES	
$	SINGLE POLE SWITCH
$3	3-WAY SWITCH
$4	4-WAY SWITCH
$DM	DIMMER SWITCH
	PUSHBUTTON SWITCH
	AIR SWITCH
	GARBAGE DISPOSAL
OUTLETS	
	DUPLEX OUTLET
WP	WEATHERPROOF OUTDOOR DUPLEX OUTLET
GFI	GROUND FAULT INDICATOR DUPLEX OUTLET
	SPECIAL CONNECTION
220	220v OUTLET
	SPLIT DUPLEX OUTLET, ONE SIDE SWITCHED
	QUADRUPLEX OUTLET
	DUPLEX FLOOR OUTLET
	PLUGMOLD/OULET STRIP
	DISCONNECT - EQUIPMENT OUTLET AS REQUIRED
USB	USB OUTLET
OTHER	
ATTIC	ATTIC ACCESS LIGHT/SWITCH
	EXHAUST FAN
DB	DOORBELL
CH	DOORBELL CHIME
	GARAGE DOOR OPENER
SD	SMOKE/CARBON MONOXIDE DETECTOR
TV	CABLE TELEVISION
GAS	GAS CONNECTION
	PRE-WIRE FOR CEILING FAN

ELECTRICAL NOTES

1. STRUCTURED WIRING SYSTEM: (6) ACTIVE DUAL PORT JACKS (6 TV/6 DATA) WITH STRUCTURED WIRE ENCLOSURE AND 110 OUTLET, ONE MINI HOUSE CONTROLLER.
2. ALL ELECTRICAL TO BE INSTALLED ABOVE BFE.
3. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS INDICATED ON PLANS, TO INCLUDE GARAGES, UTILITY ROOMS, KITCHEN, BATHS, DOCK, AND ALL EXTERIOR OUTLETS.
4. ALL OUTLETS NOT REQUIRED TO BE GFCI OUTLETS MUST BE ARC-FAULT WITH TAMPER PROOF SWITCHES.
5. PROVIDE A SWITCH FOR POOL LIGHT, IF UPGRADE CONTROL SYSTEM IS PROVIDED NO SWITCH REQUIRED.
6. FOR LOW VOLTAGE AND SUPPORTING ELECTRICAL INFORMATION, PLEASE SEE LOW VOLTAGE DRAWINGS PROVIDED BY OTHERS.
7. NO EXPOSED CONDUIT IN GARAGE OR ON EXTERIOR OF HOME.
8. 18" CLEAR (MIN.) ON ALL WIC LIGHTS.
9. VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER.
10. PLANS ARE INTENDED TO CONFORM WITH 2017 NEC ELECTRICAL CODE. ELECTRICAL LOCATIONS SHOWN ON DRAWINGS MAY BE CHANGED TO COMPLY W/ NATIONAL AND MUNICIPAL BUILDING AND ELECTRICAL CODES. BUILDER WILL NOT GUARANTEE LOCATION OR QUANTITY OF OUTLETS AND / OR SWITCHES SHOWN.

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Planning, Zoning & Building

GROUND LEVEL ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

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REV #	DATE	DESCRIPTION	BY	CK.	APP
1	07.10.2021	DESIGN DEVELOPMENT	DS	BS	BS
2	11.08.2021	CONSTRUCTION DOCS CHECK SET	DS	BS	
3	01.28.2022	PERMIT CONSTRUCTION DOCUMENTS	DS		
4	03.18.2022	REVISED PERMIT SET	DS		
5	04.29.2022	PERMIT DOCUMENTS	DS		
6	05.27.2022	POST PERMIT SET REVISIONS	DS		
7	09.30.2022	POST PERMIT SET REVISIONS	DS		
8	12.14.2022	POST PERMIT SET REVISIONS	DS		
9	12.29.2022	POST PERMIT SET REVISIONS	DS		

DRAWING TITLE
GROUND LEVEL ELECTRICAL PLAN

SHEET NUMBER
A6.0

WINDOWS — MAIN FLOOR

LOCATION	QTY.	UNIT CALLOUT	SQ. FT.	WIND ZONE C/5 SIGN PSI POSIT.	SIGN PSI NEGAT.	MFR. PSI POSIT.	MFR. PSI NEGAT.	MFG.	NOTES	STATE OF FL. APPROVAL # OR NOA #	EXPIRAT. DATE
FOYER	2	36" X 36" FG TRANSOM MULLED	18	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
BEDROOM 2	2	26 CA EGRESS	15	33.0	42.9	50.0	50.0	PGT	IMPACT	20-0402.03	09-17-25
BEDROOM 2	2	36" x 36" FG TRANSOM	6	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
GARAGE	3	24" X 72" FG	10	33.0	42.9	65.0	70.0	PGT	IMPACT	20-0401.03	07-30-25
UTILITY	1	48" X 48" SH 1	16	33.0	42.9	50.0	50.0	PGT	IMPACT	20-0401.03	07-30-25
BEDROOM 3	2	32" X 60" CA EGRESS	13.33	33.0	42.9	50.0	50.0	PGT	IMPACT	20-0402.03	09-17-25
BEDROOM 3	3	28" X 24" FG TRANSOM	4.67	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
BATH 3	1	24" X 48" CA 1	8	33.0	42.9	50.0	50.0	PGT	IMPACT	20-0402.03	09-17-25
KITCHEN	2	32" X 66" CA	14.67	33.0	42.9	65.0	70.0	PGT	IMPACT	20-0402.03	09-17-25
POOL BATH	1	24" X 48" CA	8	33.0	42.9	65.0	70.0	PGT	IMPACT	20-0402.03	09-17-25
POOL BATH	1	24" x 24" FG	4	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
DINING ROOM	1	54" x 84" FG	22.5	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
EXERCISE	3	36" X 84" CA	31.5	33.0	42.9	50.0	50.0	PGT	IMPACT	20-0402.03	09-17-25
GAME ROOM	2	25 CA EGRESS	15	33.0	42.9	50.0	50.0	PGT	IMPACT	20-0402.03	09-17-25
MASTER BATH	3	24" X 60" FG	8	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
MASTER BATH	1	24" x 24" FG	4	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25
HER WIC	1	24" X 72" FG	10	33.0	42.9	65.0	70.0	PGT	IMPACT	19-1126.10	04-30-25
STUDY	2	26 CA EGRESS	15	33.0	42.9	50.0	50.0	PGT	IMPACT	20-0402.03	09-17-25
STUDY	2	36" x 36" FG TRANSOM	6	34.4	46.1	50.0	50.0	PGT	IMPACT	19-1126.10	04-30-25

DOORS — 1ST FLOOR

LOCATION	QTY.	UNIT CALLOUT	SQ. FT.	WIND ZONE C/5 SIGN PSI POSIT.	SIGN PSI NEGAT.	MFR. PSI POSIT.	MFR. PSI NEGAT.	MFG.	NOTES	STATE OF FL. APPROVAL # OR NOA #	EXPIRAT. DATE
FOYER	1	(2)3'-0" x 8'-0" IN SWING DOUBLE DOOR	48	30.9	33.8	50.0	55.0	THERMATRU	IMPACT	FL-20470.12	12-31-22
FRIEND ENTRY	1	2880 O/S IMPACT SINGLE DOOR	21.33	32.1	41.1	50.0	55.0	THERMATRU	IMPACT	FL-21142.10	12-31-22
GARAGE	1	18090 OVERHEAD GARAGE DOOR	128	28.3	33.9	46.0	52.0	CLOPLAY	IMPACT	20-0922.17	04-11-23
GARAGE	1	9090 OVERHEAD GARAGE DOOR	72	30.1	37.0	54.0	60.0	CLOPLAY	IMPACT	18-0522.02	08-01-23
GARAGE	1	6080 O/S IMPACT DOUBLE DOOR	144	28.3	33.9	60.0	60.0	PGT	IMPACT	20-0401.03	07-30-25
POOL BATH	1	2880 GLAZED O/S IMPACT SINGLE DOOR	21.33	32.1	41.1	50.0	55.0	THERMATRU	IMPACT	FL-21142.10	12-31-22
BONUS ROOM	1	60100/120100 SGD PKT. DISP. CORNER	60/120	28.3	33.9	60.0	60.0	PGT	IMPACT	20-0401.03	07-30-25
GREAT ROOM	1	160100 SGD CENTER OPENING	160	28.3	33.9	60.0	60.0	PGT	IMPACT	19-1126.04	03-24-25
MASTER BEDROOM	1	90100 SGD	90	28.3	33.9	60.0	60.0	PGT	IMPACT	19-1126.04	03-24-25
EXERCISE ROOM	1	3080 GLAZED O/S IMPACT SINGLE DOOR	24	32.1	41.1	50.0	55.0	THERMATRU	IMPACT	FL-21142.10	12-31-22

PRODUCT APPROVAL

CATEGORY	SUB CATEGORY	PRODUCT DESCRIPTION	MANUFACTURER	STATE OF FL. APPROVAL # OR NOA #	EXPIRAT. DATE
WINDOWS					
	FIXED	SERIES PW-5520 VINYL FIXED WINDOWS	PGT	19-1126.10	04-30-25
	CASEMENT	SERIES CA-5540 VINYL CASEMENT WINDOW	PGT	20-0402.03	09-17-25
	SINGLE HUNG	SERIES SH-5500 VINYL SINGLE HUNG WINDOW	PGT	20-0401.03	07-30-25
EXT. DOORS					
	SINGLE	THERMATRU I/S O/S IMPACT SINGLE GLAZED	THERMATRU	FL-21142.10	12-31-22
	DOUBLE	THERMATRU I/S O/S IMPACT DOUBLE GLAZED	THERMATRU	FL-20470.12	12-31-22
	SGD	SERIES 770HP ALUMINIUM SLIDING GLASS DOORS	PGT	19-1126.04	03-24-25
	SGD CORNER	SERIES SGD-770 ALUMINIUM SLIDING GLASS DOORS 90 & 135 DEGREE	PGT	20-0401.03	07-30-25
	SGD	SERIES 5570/2770 VINYL SLIDING GLASS DOOR	PGT	21-0205.03	04-14-26
	GARAGE OHD	W8 SECTIONAL GARAGE DOOR UP TO 16'	CLOPAY	18-0522.02	08-01-23
	GARAGE OHD	W6 DP37 STEEL SECTIONAL GARAGE DOOR UP TO 18'	CLOPAY	20-0922.17	04-11-23
	GARAGE OHD	CANYON RIDGE W8 DP54 STEEL SECTIONAL GARAGE DOOR UP TO 9'	CLOPAY	20-0512.04	07-16-25
	GARAGE OHD	CANYON RIDGE W8 DP46T STEEL SECTIONAL GARAGE DOOR UP TO 16'	CLOPAY	20-0526.02	07-30-25
MISC.					
	ROOFING TILE	CONCRETE ROOF TILE	EAGLE ROOFING	21-0315.03	10-05-26
	UNDERLAYMENT	BORAL TILESEAL	BORAL	18-0502.03	08-02-23
	ROOF VENTS	O'HAGINS CLOAKED VENT TILE	O'HAGINS	19-0109.02	04-04-24
	SIDING/SOFFIT	FIBER CEMENT SIDING/SOFFIT	JAMIES HARDIE	22-0315.07	05-01-27

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A NEW CUSTOM RESIDENCE FOR
MR. & MRS. WITHERS
670 Old Compass Rd | Longboat Key, Florida | 34228
Lot 91 | Emerald Harbor | Town of Longboat Key

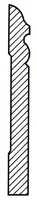
REV #	DATE	DESCRIPTION	BY	CK	APP.
1	11/29/2021	PLAN REVISIONS	CLB	DWA	
1	02.14.2022	PLAN REVISIONS	CLB		
1	03.01.2022	PLAN REVISIONS	CLB		
1	04.11.2022	CONSTRUCTION DOCS REVIEW SET	CLB	RS	RS
1	17.05.2022	CONSTRUCTION DOCS CHECK SET	CLB		
1	01.04.2022	CONSTRUCTION DOCUMENTS	CLB	CS	
1	04.29.2022	PERMIT DOCUMENTS REVIEW SET	CLB	CS	CS
1	06.06.2022	PERMIT DOCUMENTS SET	CLB	CS	

DRAWING TITLE

SCHEDULES AND NOTES

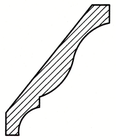
SHEET NUMBER

A7.0



BASE - STANDARD

BASE 5180
9/16" x 5 1/4"
FINGER JOINT
PAINT GRADE



CROWN - STANDARD

CROWN 5 1/4"
PROJ. CUT 4 1/4"
PROJ. DOWN 4 3/4"
LUM46
FINGER JOINT
PAINT GRADE

CASING - STANDARD

COLONIAL CASING
LUM46
3 1/4" x 3/4"
FINGER JOINT
PAINT GRADE

CHAIR RAIL - STANDARD

CHAIR RAIL
2 3/8" x 1 1/16"
LUM980
FINGER JOINT
PAINT GRADE

STOP - STANDARD

STOP
ALL FREMLINGS AND POCKETS
3/8" x 1 1/4"
FINGER JOINT
PAINT GRADE

MOLDING - STANDARD

A-9 MOLDING
1" x 5/8"
FINGER JOINT
PAINT GRADE

BRICK MOLD - STANDARD

BRICK MOLD
LUM116
11/16" x 1 5/8"
FINGER JOINT
PAINT GRADE

BED MOLD - STANDARD

BED MOLD
LUM78
9/16" x 1 5/8"
FINGER JOINT
PAINT GRADE

BRICK MOLD - VINYL

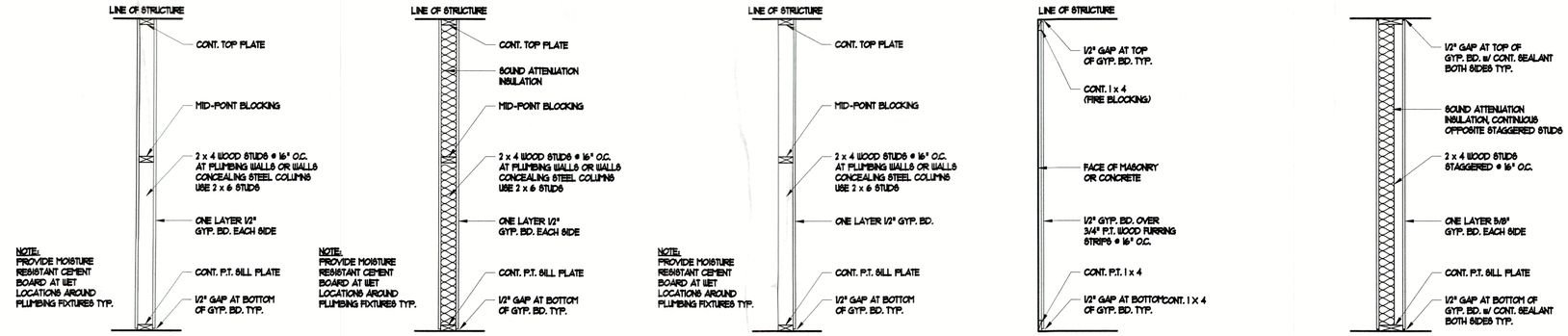
BRICK MOLD
VINYL MATERIAL
LUM180
1 1/4" x 2"

DETAIL MOLD- STANDARD

N4 MOLD
1/2" x 7/16"
FINGER JOINT
PAINT GRADE

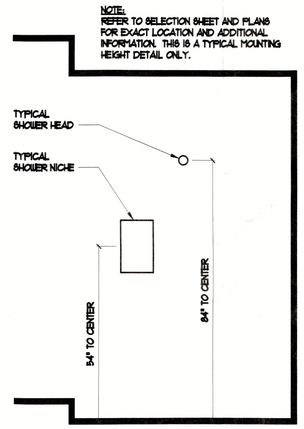
STANDARD TRIM PROFILES

SCALE: 6" = 1'-0"



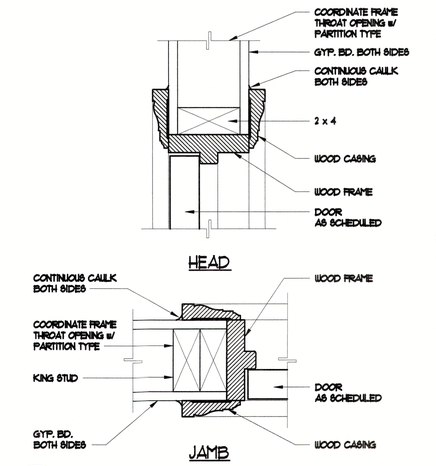
1 TYPICAL PARTITION DETAILS

SCALE: 3/4" = 1'-0"



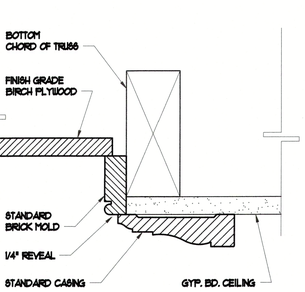
2 TYP. MOUNTING HEIGHTS

SCALE: N.T.S.



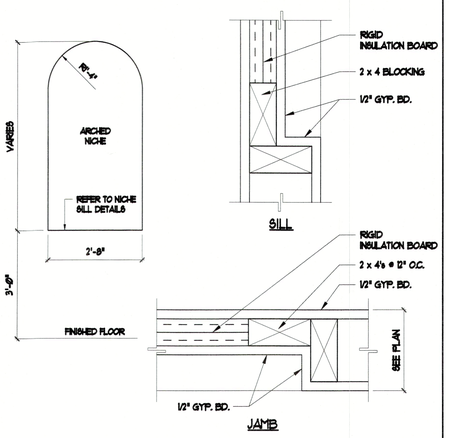
3 INTERIOR DOOR TRIM

SCALE: 3" = 1'-0"



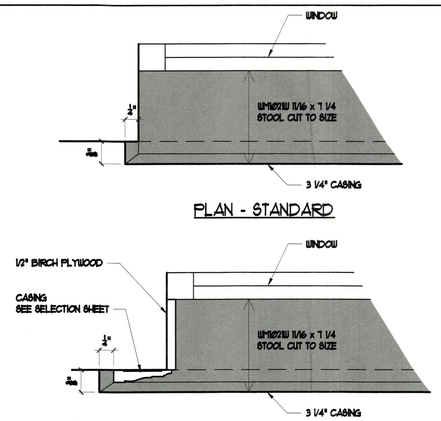
4 ATTIC ACCESS DETAIL

SCALE: 6"=1'-0"



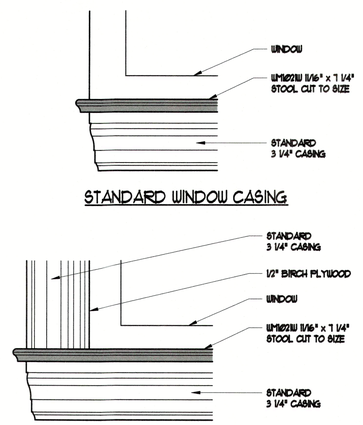
5 INT NICHE DETAILS

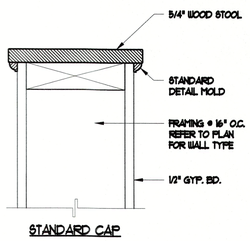
SCALE: 1/2"=1'-0"



6 OPENING TRIM OUT

SCALE: 3" = 1'-0"





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7 KNEE WALL CAP

SCALE: 3" = 1'-0"

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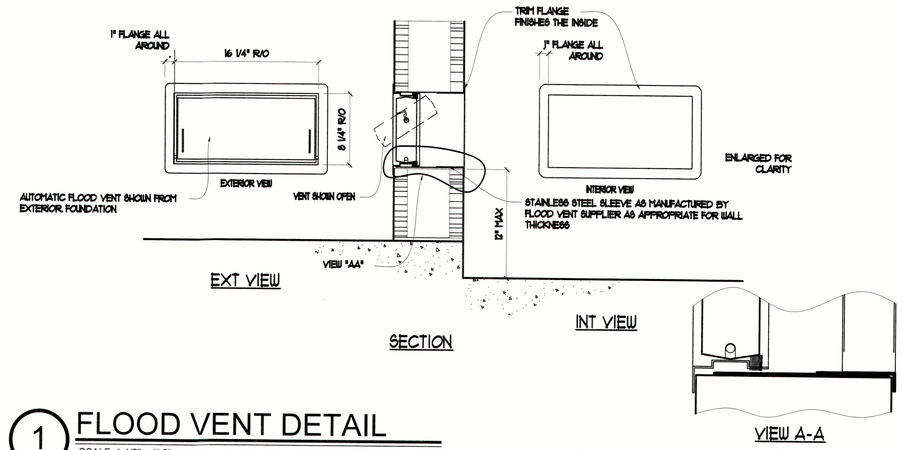
A NEW CUSTOM RESIDENCE FOR
MR. & MRS. WITHERS
670 Old Compass Rd | Longboat Key, Florida | 34228
Lot 91 | Emerald Harbor | Town of Longboat Key

REV #	DATE	DESCRIPTION	BY	CK	APP
-	05.24.2021	PRELIMINARY PLAN REVIEW	CHV	SSR	
-	07.01.2021	PLAN REVISIONS	CLB		
-	07.19.2021	PLAN REVISIONS	CLB		
-	11.29.2021	CONSTRUCTION DOCS FOR BID	CB	SS	
-	01.24.2022	CONSTRUCTION DOCUMENTS	CB		
-	03.28.2022	PERMIT DOCUMENTS REV1	CB		
-	04.29.2022	PERMIT DOCUMENTS REV2	CB		
-	05.08.2022	PERMIT DOCUMENTS REV1	CB		

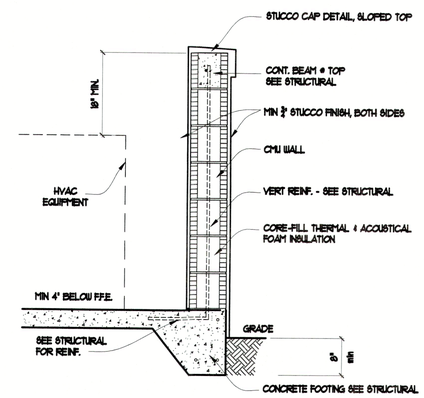
DRAWING TITLE
INTERIOR & TRIM DETAILS

SHEET NUMBER
D1.0



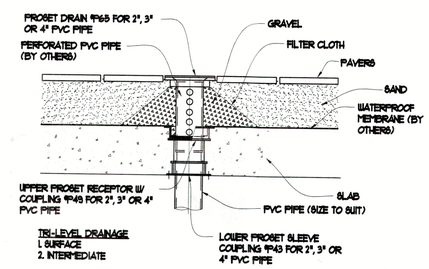
1 FLOOD VENT DETAIL

SCALE: 1-1/2" = 1'-0"



2 SOUND SCREEN WALL

SCALE: 3/4" = 1'-0"



3 PATIO DRAIN DETAIL

SCALE: 1/2" = 1'-0"

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A NEW CUSTOM RESIDENCE FOR
MR. & MRS. WITHERS
670 Old Compass Rd | Longboat Key, Florida | 34228
Lot 91 | Emerald Harbor | Town of Longboat Key

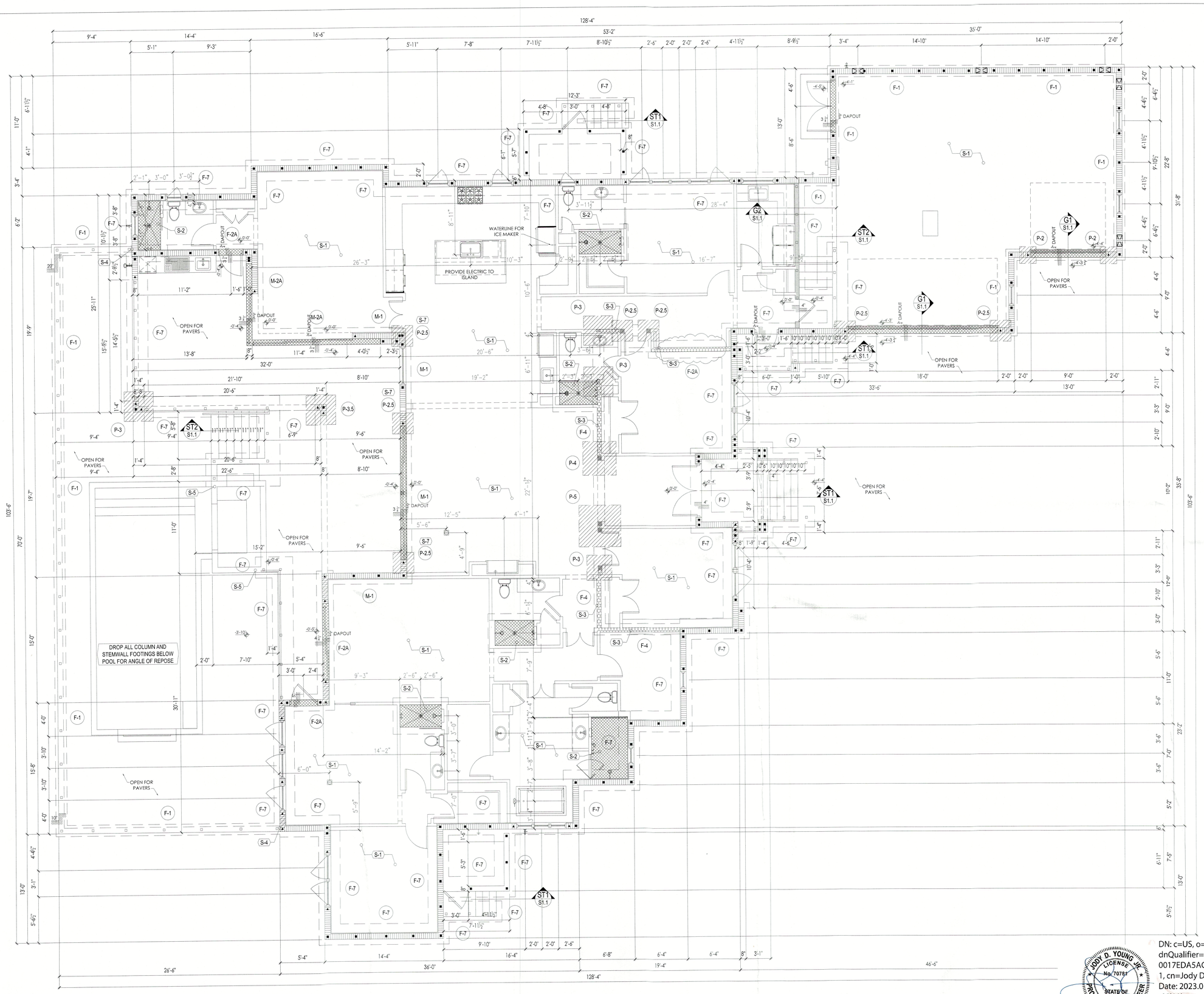
REV #	DATE	DESCRIPTION	BY	CK	APP
-	12.14.2020	PRELIM. PROGRESS SET	EWM	KWA	
-	06.18.2021	PLAN REVISIONS	EWM	KWA	
-	07.01.2021	PLAN REVISIONS	CLB	KWA	
-	07.19.2021	PERMIT DOCUMENTS	CLB	KWA	
-	11.29.2021	CONSTRUCTION DOCS. PHASE SET	DB	SS	
-	01.24.2022	CONSTRUCTION DOCUMENTS	DB	SS	
-	04.29.2022	PERMIT DOCUMENTS REV.	DB		
-	05.27.2022	PERMIT DOCUMENTS REV.	DB		
-	06.08.2022	PERMIT DOCUMENTS REV.	DB		

DRAWING TITLE

MISC EXTERIOR DETAILS

SHEET NUMBER

D2.0



FOUNDATION NOTES

1. DO NOT SCALE FOOTING SIZE FROM PLAN.
2. SEE FOUNDATION / STEMWALL SECTIONS ON SHEET S1.1 FOR SIZES.
3. ISOLATED PAD FOOTINGS AND MONOLITHIC FOOTINGS CAN BE POURED INTEGRALLY. BOTTOMS AT THE SAME ELEVATION.
4. REFER TO DETAIL ON SHEET S1.1 FOR SHOWER RECESS REQUIREMENTS.
5. USE BORA-CARE FOR TERMITE PROTECTION IN ACCORDANCE WITH FBC SECTION R218.
6. MOISTURE PROTECTION BY OTHERS.
7. TOP OF ALL FOUNDATIONS SHALL BE A MINIMUM OF 6" BELOW ADJACENT GRADE / PAVERS / SLAB.

DIMENSION NOTES

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

CONCRETE SLAB NOTES

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

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6771 Professional Parkway West
Suite #201 - Lakewood Ranch, FL 34240
www.YHEngineers.com Tel (941)306-1225
FBPE# 34899

JODY D. YOUNG, PE
FLPE# 70781

FILLED CELLS LEGEND

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

STRUCTURAL NOTES (S-1)

MARK	DESCRIPTION
S-1	SLAB ON GRADE: 4" CONCRETE SLAB W/ FIBERMESH SLOPE TO DRAIN AS REQ'D.
S-2	SLAB: RECESS SLAB 4" AT SHOWER REFER TO DETAIL ON SHEET S1.1
S-3	LOAD BEARING WALL: ATTACH PT. BOTTOM PLATE TO FOOTING WITH 5/8" x 6" TITEN HDs AT 12" O.C. MIN. (2) PER WALL SEGMENT
S-4	HOUSE AND POOL STEMWALLS SHALL BE INTEGRAL
S-5	COORDINATE FOUNDATION AND STEMWALL W/ POOL CONTRACTOR
S-6	FOOTING: INCREASE FOOTING WIDTH MIN. 6" PAST CMU ON EACH SIDE W/ (1) #5 REBAR AT 8" O.C., EACH WAY, BOTTOM
S-7	TOP OF FOOTING MUST BE MIN. 6" BELOW GRADE.

WALL FOOTING SCHEDULE (F-1)

MARK	SIZE / TYPE	REINFORCING	REMARKS
F-1	10"H x 16"W STRIP FTG.	(2) #5s CONT.	REFER TO 4 COURSE DETAIL ON SHEET S1.1
F-2	12"H x 24"W STRIP FTG.	(3) #5s CONT.	REFER TO 5 COURSE DETAIL ON SHEET S1.1
F-2A	12"H x 24"W STRIP FTG.	(3) #5s CONT.	REFER TO ANGLE OF REPOSE ON SHEET S1.1
F-3	12"H x 26"W STRIP. FTG.	(4) #5s CONT.	REFER TO 6 COURSE DETAIL ON SHEET S1.1
F-4	12"H x 16"W THICK. SLAB	(2) #5s CONT.	REFER TO THICKENED SLAB FOOTING, TYP. ON SHEET S1.1
F-7	12"H x 30"W STRIP FTG.	(4) #5s CONT. #5s AT 16" O.C. TRANS	REFER TO 7 COURSE DETAIL ON SHEET S1.1
M-1	20"H x 16"W THICK. SLAB	(2) #5s CONT.	REFER TO "M-1" DETAIL ON SHEET S1.1

PAD FOOTING SCHEDULE (P-1)

MARK	SIZE	REINFORCING	REMARKS
P-2	24" x 24" x 12" PAD	(3) #5s EACH WAY	-
P-2.5	30" x 30" x 12" PAD	(3) #5s EACH WAY	-
P-3	36" x 36" x 12" PAD	(5) #5s EACH WAY	-
P-3.5	42" x 42" x 12" PAD	(5) #5s EACH WAY	-
P-4	48" x 48" x 12" PAD	(6) #5s EACH WAY	-
P-4.5	54" x 54" x 12" PAD	(6) #5s EACH WAY	-
P-5	60" x 60" x 24" PAD	(8) #5s EACH WAY	-
P-X	12" PAD - EXTEND 6" BEYOND CMU	#5s AT 8" O.C. EACH WAY	-

A Custom Home for:
MR. & MRS. WITHERS
670 OLD COMPASS RD, LONGBOAT KEY, FL 34228

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

JODY D. YOUNG JR. LICENSE No. 70781 STATE OF FLORIDA PROFESSIONAL ENGINEER

DN: c=US, o=Florida, dnQualifier=A01410D0000017EDA5AC3A7000C2DA1, cn=Jody D Young Jr.
Date: 2023.01.04 12:32:08 -05'00'
Adobe Acrobat version: 2022.003.20282

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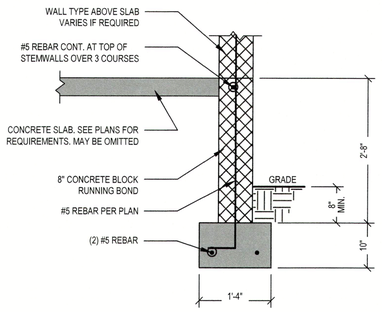
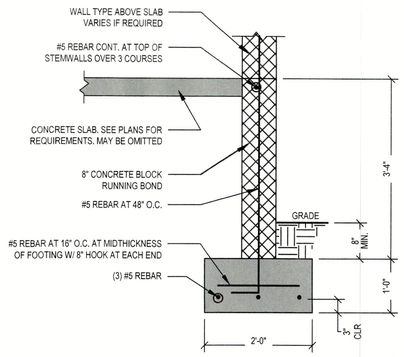
REVISIONS

BY	DATE
AO	01.03.23
-	-
-	-
-	-
-	-
-	-
AO	03.15.2022

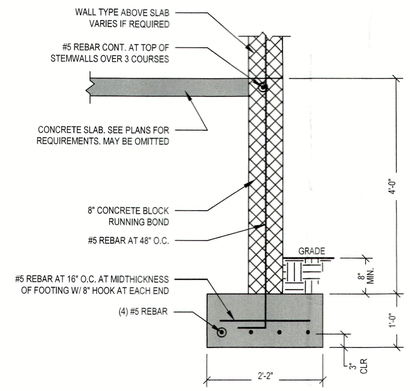
S1.0



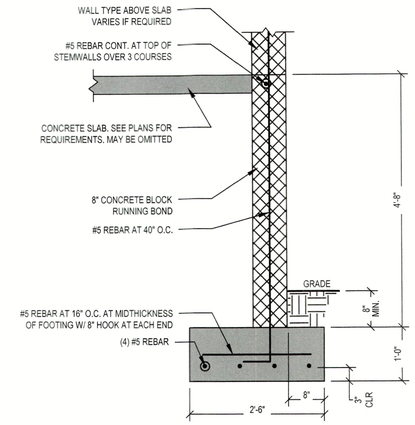
UP TO 4 COURSE STEMWALL



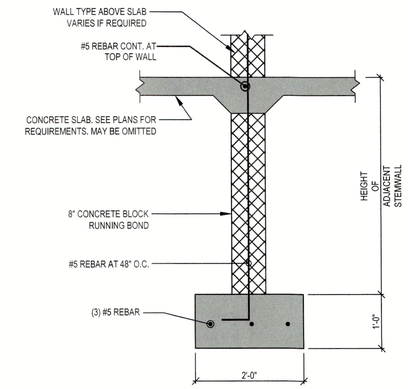
5 COURSE STEMWALL



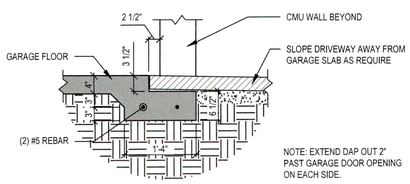
6 COURSE STEMWALL



7 COURSE STEMWALL

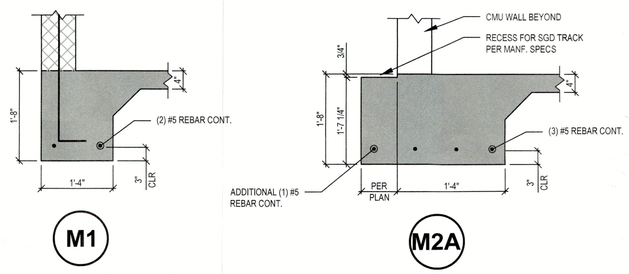


ANGLE OF REPOSE



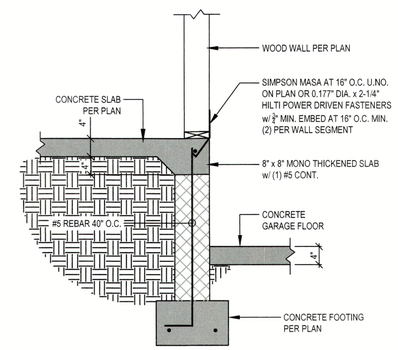
G1 GARAGE DOOR RECESS

3/4" = 1' - 0"



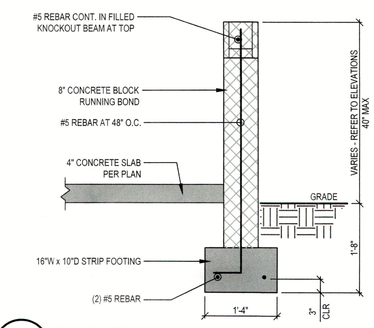
MONO FOOTING SECTIONS

3/4" = 1' - 0"



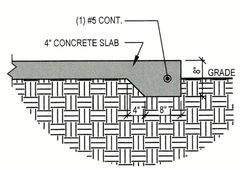
G2 SECTION

3/4" = 1' - 0"



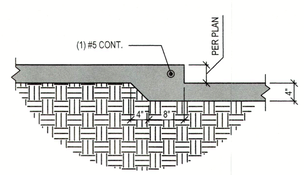
SW1 SCREEN WALL

3/4" = 1' - 0"



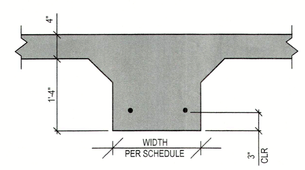
M3 SLAB EDGE - EQUIPMENT PAD

3/4" = 1' - 0"



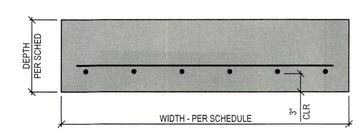
R1 SLAB RECESS - SHOWER

3/4" = 1' - 0"



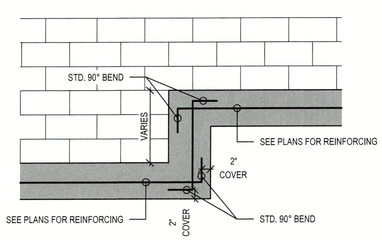
THICKENED SLAB FOOTING, TYP.

1" = 1' - 0"



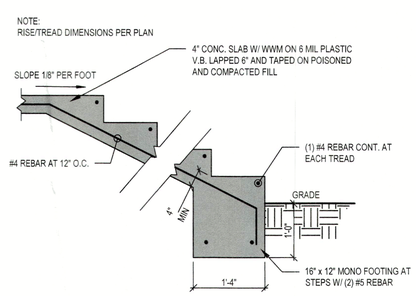
PAD FOOTING, TYP.

1" = 1' - 0"



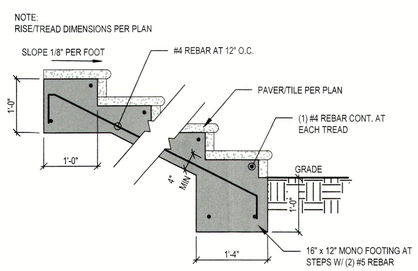
FOOTER STEP DETAIL, TYPICAL

1/2" = 1' - 0"



ST2 STAIR ON GRADE w/ PAVERS DETAIL

3/4" = 1' - 0"



ST1 STAIR ON GRADE w/ PAVERS DETAIL

3/4" = 1' - 0"

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JODY D. YOUNG, PE
FL PE# 70781

A Custom Home for:
MR. & MRS. WITHERS
670 OLD COMPASS RD, LONGBOAT KEY, FL 34228

FOUNDATION DEATILS
AS INDICATED

REVISIONS	
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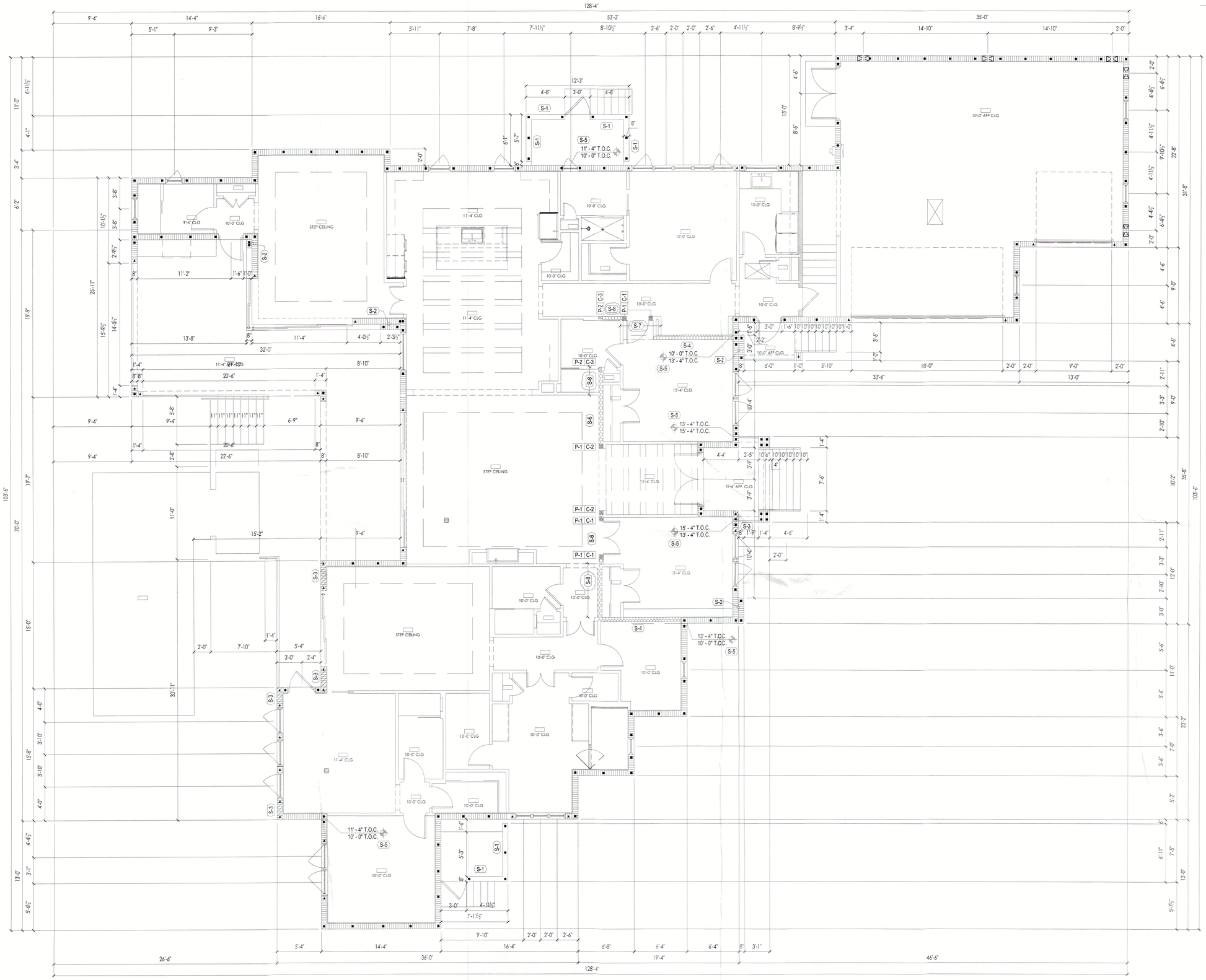

DIMENSION NOTES

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

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JODY D. YOUNG, PE
FL#34701

FILLED CELLS LEGEND

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

POST SCHEDULE (P-1)

MARK	DESCRIPTION
P-1	(2) 2 x SPF NO. 2 JACK STUDS W/ ADD'L KING STUD MATCH WALL THICKNESS
P-2	3-1/2" x 5-1/2" VERSA-LAM 1.8 2750 COLUMN

CONNECTOR SCHEDULE (C-1)

MARK	DESCRIPTION
C-1	(1) SIMPSON LTT19 W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=1310#)
C-2	(1) SIMPSON HTT4 W/ 5/8 " DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=3610#)
C-3	(1) SIMPSON HTT5KT W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=5445#)
C-4	(1) SIMPSON HDQ8 W/ 7/8 " DIA. ALL-THREAD. DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=7630#)

STRUCTURAL NOTES (S-1)

MARK	DESCRIPTION
S-1	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE AT TOP OF WALL
S-2	MASONRY WALL: CMU BUMP-OUT SHALL BE INTEGRAL WITH ADJACENT MASONRY
S-3	MASONRY WALL: FILL ALL CELLS
S-4	LOAD BEARING WALL: 2x SYP STUDS AT 12" O.C. TOP OF WALL: 13' - 4" AFF
S-5	TIE BEAM: REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.1
S-6	LOAD BEARING WALL: 2x SYP STUDS AT 12" O.C. TOP OF WALL: 11' - 4" AFF
S-7	LOAD BEARING WALL: 2x SYP STUDS AT 12" O.C. TOP OF WALL: 12' - 0" AFF
S-8	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 10' - 0" AFF

A Custom Home for:
MR. & MRS. WITHERS
670 OLD COMPASS RD, LONGBOAT KEY, FL 34228

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

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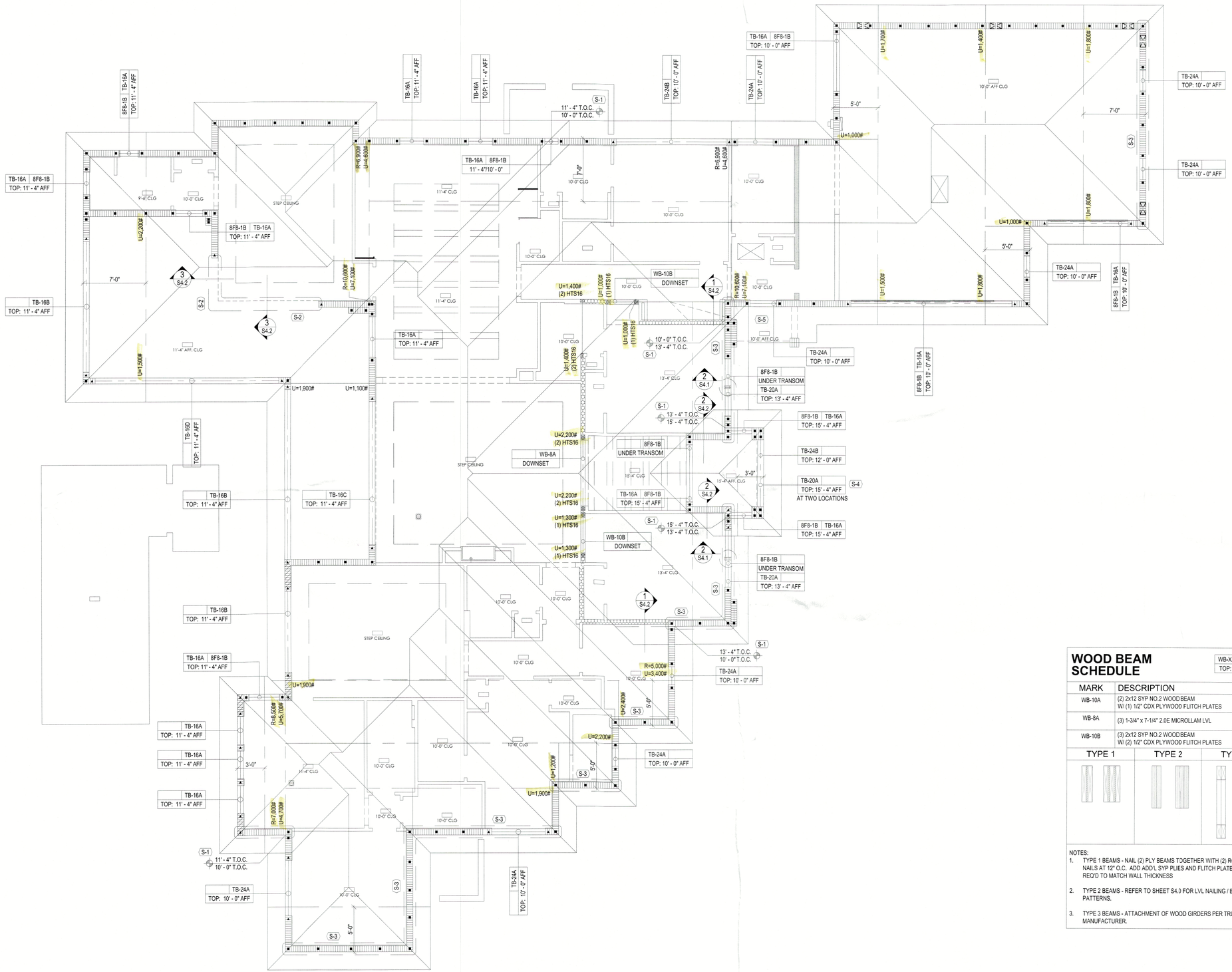

GENERAL NOTES

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

DIMENSION NOTES

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

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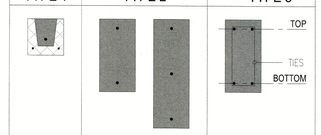
JODY D. YOUNG, PE
FL-PE#70781

CONCRETE BEAM SCHEDULE

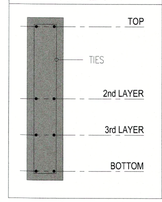
TB-XX
TOP: X' - X" AFF

MARK	DESCRIPTION	TYPE
8F8-1B	8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO.5 REBAR	1
TB-16A	8" x 16" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM	2
TB-16B	8" x 16" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-16C	8" x 16" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 6 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3
TB-16D	8" x 16" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (4) NO. 5 REBAR, BOTTOM, BUNDLED NO. 3 TIES AT 6" O.C.	3
TB-20A	8" x 20" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 8" O.C.	3
TB-24A	8" x 24" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, MIDDLE (1) NO. 5 REBAR, BOTTOM	2
TB-24B	8" x 24" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 10" O.C.	3

TYPE 1 | TYPE 2 | TYPE 3



TYPE 4

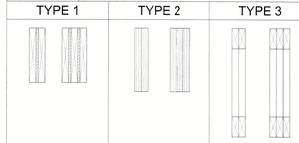


WOOD BEAM SCHEDULE

WB-XX
TOP: X' - X" AFF

MARK	DESCRIPTION	TYPE
WB-10A	(2) 2x12 SYP NO.2 WOOD BEAM W/ (1) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-8A	(3) 1-3/4" x 7-1/4" 2.0E MICROLLAM LVL	2
WB-10B	(3) 2x12 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1

TYPE 1 | TYPE 2 | TYPE 3



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

STRUCTURAL NOTES

S-1

MARK	DESCRIPTION
S-1	TIE BEAM: REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.1
S-2	NON-BEARING HEADER SUSPENDED FROM TRUSSES ABOVE - MAXIMUM ALLOWABLE TRUSS DEFLECTION OF $\frac{1}{240}$ OVER DOORS/WINDOWS.
S-3	ATTACH EACH ROOF TRUSS TO TOP OF WALL WITH 2-SIMPSON HETA16 - INSTALL ONE STRAP ON EACH SIDE OF TRUSS WITH SPOONS FACING OUTWARD AND STRAPS SPACED NO MORE THAN 1/8" WIDER THAN TRUSS WIDTH.
S-4	NO.5 REBAR IN FILLED CELL ON EACH SIDE OF THE OPENINGS, 8" HOOK INTO BEAMS ABOVE & BELOW
S-5	CANTILEVER TRUSSES AT THIS LOCATION

A Custom Home for:
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ROOF FRAMIGN PLAN
3/16" = 1' - 0"

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GENERAL NOTES

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

CONCRETE / MASONRY NOTES

1. ALL CONCRETE SHALL BE F'c = 3000 PSI.
2. MASONRY SHALL USE TYPE S MORTAR, F'm = 1900 PSI.
3. REINFORCING STEEL SHALL SATISFY ASTM A615, GRADE 60. FOOTINGS MAY USE GRADE 40.
4. WHERE INDICATED ON FLOOR PLANS, PROVIDE CONCRETE FILLED CELL WITH REINFORCING STEEL FROM FOOTING TO TIE BEAM HOOKED & TIED BEFORE INSPECTION. IF GROUT LIFT EXCEEDS 4'-0", AN INSPECTION HOLE TO VERIFY GROUTING SHALL BE PROVIDED AT THE BOTTOM CELL.
5. PROVIDE (1) #5 VERTICAL REINFORCING STEEL ELECTRICAL GROUND TO FOUNDATION STEEL.
6. FOUNDATION DOWELS AND VERTICAL REINFORCING SPACES AS SHOWN ON FLOOR PLANS. IN THE EVENT OF CONFLICTS, THE FLOOR PLANS SHALL TAKE PRECEDENCE OVER THE FOUNDATION PLAN. ALL FOOTINGS TO BE SMOOTH AND LEVEL.
7. LAP LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE THAT FOR THE INDIVIDUAL BAR, INCREASED 20% FOR THREE-BAR BUNDLE, AND 33% FOR FOUR-BAR BUNDLE.
8. INDIVIDUAL BARS WITHIN A BUNDLE TERMINATED WITHIN THE SPAN OF THE BEAM SHALL TERMINATE AT DIFFERENT POINTS WITH AT LEAST 40 dB STAGGER.
9. A FILLED CELL WITH (1) #5 VERTICAL SHALL BE LOCATED AT GIRDER TRUSSES WITH UPLIFT EXCEEDING 2000LBS U.N.O.
10. MINIMUM CONCRETE COVER 3" CAST AGAINST SOIL AND 1-1/2" ELSE U.N.O. MAXIMUM CONCRETE COVER 6" U.N.O.
11. EMBEDDED ANCHORS / TIEDOWNS SHALL MIN 2" COVER.
12. MASONRY WALLS SHALL BE BRACED IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" MASON CONTRACTORS ASSOCIATION OF AMERICA, JULY 2001.
13. THE CONCRETE TIE BEAM AT THE TOP OF ALL WALLS SHALL BE AN 8" X 16" WITH (1) #5 CONTINUOUS TOP AND BOTTOM.
14. BEAM SIZES SHOWN ON DRAWINGS ARE MINIMUM NOMINAL DIMENSIONS. BEAMS SIZES MAY BE INCREASED BY UP TO 12" TO ACCOMMODATE ON-SITE BEAM REQUIREMENTS PROVIDED THAT THE DISTANCE BETWEEN THE TOP AND BOTTOM REINFORCING STEEL REMAINS THE SAME OR IS INCREASED.
15. REINFORCING STEEL LAP LENGTH IN CONCRETE AND/OR MASONRY SHALL BE:
    #5 REBAR: 30"
    #6 REBAR: 36"
    #7 REBAR: 45"

WOOD NOTES

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

SHORING NOTES

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

WATERPROOFING NOTES

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

DESIGN LOADS AND NOTES

1. ROOF TRUSSES - D + L
   A. 55PSF W/ 1.33 STRESS INCREASE FACTOR, OR
   B. 45PSF W/ 1.25 STRESS INCREASE FACTOR, OR
   C. 41PSF W/ 1.00 STRESS INCREASE FACTOR
2. FLOOR TRUSSES - D + L
   A. 65PSF W/ 1.00 STRESS INCREASE FACTOR.
3. DL = 10 PSF IN COMBINATION WITH WIND LOADS.
4. MEAN ROOF HEIGHT SHALL BE DETERMINED BY CONTRACTOR.
5. LATERAL LOADS AT TOP OF EXTERIOR WALLS SHALL BE BASED ON 40.4 PSF ON WALL.
6. LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT U.N.O.
7. TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSESS AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS.
8. TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS IN ACCORDANCE WITH ITEM 5. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON EXTERIOR WALLS.
9. NO PROVISIONS HAS BEEN MADE IN THE STRUCTURAL DESIGN FOR TEMPORARY CONDITIONS OCCURRING DURING CONSTRUCTION, UNLESS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING REQUIRED TO RESIST STRESSES OR INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR SUCH MEASURES.

WIND NOTES

1. WIND LOADS ARE BASED ON A WIND VELOCITY OF 160 MPH APPLIED FOR A FULLY ENCLOSED STRUCTURE.
2. THIS BUILDING IS DESIGNED AS FULLY ENCLOSED BUILDING BASED ON ALL OPENINGS BEING PROTECTED OR HAVING MISSILE IMPACT GLASS.
3. WIND DESIGN LOADS WERE DETERMINED BASED ON THE FOLLOWING:
   BASIC WIND SPEED: 160MPH
   BUILDING CATEGORY: II
   WIND EXPOSURE: D
   INTERNAL PRESSURE COEFFICIENT: 0.18
   FULLY ENCLOSED BUILDING

PEST/DECAY PROTECTION NOTES

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

GARAGE NOTES

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

ROOF FRAMING NOTES

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

FRAMING NOTES

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

TRUSS/FRAME CONNECTION NOTES

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

GENERAL CONNECTIONS NOTES

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

DRAFTSTOPPING NOTES

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

EXTERIOR CEILING NOTES

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

TRUSS UPLIFT ANCHORS - MASONRY / CONCRETE

TRUSS ANCHORS TO MASONRY OR CONCRETE BE AS FOLLOWS:
(REFER TO SIMPSON 2019-20 CATALOG #C-C-2019)
OTHER BRANDS OF CONNECTORS MAY BE SUBSTITUTED IF BOTH UPLIFT AND LATERAL LOAD CAPACITIES ARE EQUAL OR GREATER THAN CONNECTORS SPECIFIED.

TYPE MEMBER	NOMINAL UPLIFT CAPACITY	CONNECTOR TYPE	PRODUCT APPROVAL #	NAILS TO TRUSS FOR NOMINAL UPLIFT	NOTES AND COMMENTS
SINGLE PLY, CMU	595#	SIMPSON HM9KT	FL11473.6	(4) SDS 1/4" X 1-1/2" LONG TO TRUSS AND (5) 1/4" X 2-1/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
SINGLE PLY, CONCRETE	595#	SIMPSON HM9KT	FL11473.6	(4) SDS 1/4" X 1-1/2" LONG TO TRUSS AND (5) 1/4" X 1-3/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
SINGLE PLY	1065#	SIMPSON H10S	FL11478.4	(8) 8d X 1-1/2" LONG TO TRUSS AND (2) 3/8" X 4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
	1450#	SIMPSON META12	FL11473.3	(7) 10d x 1-1/2" LONG	-
	1520#	SIMPSON HETA12	FL11473.3	(7) 10d x 1-1/2" LONG	-
	1810#	SIMPSON HETA16	FL11473.3	(9) 10d x 1-1/2" LONG	-
	1810#	SIMPSON HETA20	FL11473.3	(9) 10d x 1-1/2" LONG	-
	1985#	(2) SIMPSON META12	FL11473.3	(10) 10d x 1-1/2" LONG	NOTE 1
	2035#	(2) SIMPSON HETA12	FL11473.3	(10) 10d x 1-1/2" LONG	NOTE 1
	2035#	(2) SIMPSON HETA20	FL11473.3	(10) 10d x 1-1/2" LONG	NOTE 1
SINGLE OR MULTI-PLY, CMU	860#	SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(7) 10d TO TRUSS AND (4) 1/4" x 2-1/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED, MISSING EMBEDS
	1175#	SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(8) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED, MISSING EMBEDS
SINGLE OR MULTI-PLY, CONCRETE	860#	SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(7) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED, MISSING EMBEDS
	1175#	SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(8) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED, MISSING EMBEDS
SINGLE OR MULTI PLY	3330#	SIMPSON MGT	FL11470.7	(22) 10d x 1-1/2" LONG	NOTE 2
DOUBLE PLY	2150#	SIMPSON LGT2	FL11470.6	(16) 10d SINKERS	POST INSTALLED, NOTE 4
	10980#	SIMPSON HGT-2	FL10456.10 FL10866.10	(16) 10d	NOTE 3
DOUBLE OR TRIPLE PLY, CMU	1900#	(2) SIMPSON META12	FL11473.3	(14) 16d	NOTE 1
	2500#	(2) SIMPSON HETA12	FL11473.3	(12) 16d	NOTE 1
DOUBLE OR TRIPLE PLY, CONCRETE	2565#	(2) SIMPSON META12	FL11473.3	(14) 16d	NOTE 1
	2700#	(2) SIMPSON HETA12	FL11473.3	(12) 16d	NOTE 1
	3350#	(2) SIMPSON HHETA12	FL11473.9	(14) 16d	NOTE 1
TRIPLE PLY	3285#	SIMPSON LGT3-SDS2.5	FL11470.6	(12) SDS 1/4" x 2-1/2" LONG	POST INSTALLED, NOTE 5
	10530#	SIMPSON HGT-3	FL10456.19 FL10866.10	(16) 10d	NOTE 3
QUAD PLY	9250#	SIMPSON HGT-4	FL10456.20 FL10866.10	(16) 10d	NOTE 3
MULTI PLY	1450#	SIMPSON META12	FL11473.3	(8) 16d	-
	1520#	SIMPSON HETA12	FL11473.3	(7) 16d	-
	1810#	SIMPSON HETA16	FL11473.3	(8) 16d	-

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

TYPICAL WALL SECTION NOTES

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

MULTIPLE MEMBER CONNECTION FOR 1.9E MICROLLAM LVL BEAMS

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

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

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

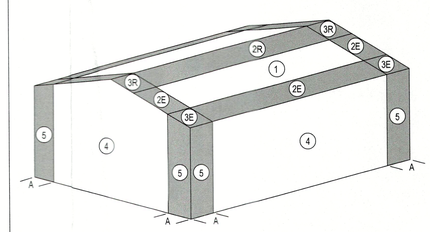
GENERAL NOTES:
- A307 BOLTS WITH WASHERS REQUIRED. BOLT HOLES TO BE 9/16" DIA.
- SCREWS MUST HAVE SELF-DRILLING TIPS AND MINIMUM BENDING YIELD STRENGTH OF 217,000 PSI.
- 6" LONG SCREWS REQUIRED
- CONNECTION INSTRUCTIONS ON PLAN SUPERSEDE PRECEDING.

WIND LOAD SCHEDULE

COMPONENT AND CLADDING LOADS

ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SQ. FT.)	POSITIVE (+ PSF)	NEGATIVE (- PSF)
1	ROOF - INTERIOR ZONE	LESS THAN 20	34.3	65.6
		20 - 100	29.6	65.5
		GREATER THAN 100	18.7	48.2
	OVERHANG	LESS THAN 20		78.1
2e	ROOF - INTERIOR EDGE ZONE	LESS THAN 20	34.3	85.1
		20 - 100	29.6	76.0
		GREATER THAN 100	18.7	55.1
	OVERHANG	LESS THAN 20		95.5
2n, 2r 3e	ROOF - INTERIOR END, RIDGE ZONES CORNER ZONES	LESS THAN 20	34.3	104.6
		20 - 100	29.6	91.6
		GREATER THAN 100	18.7	61.5
	OVERHANG	LESS THAN 20		140.5
3r	ROOF - END RIDGE ZONE	LESS THAN 20	27.9	134.8
		20 - 100	25.2	110.0
		GREATER THAN 100	18.7	77.3
	OVERHANG	LESS THAN 20		162.7
4	WALL, INTERIOR ZONE	LESS THAN 20	46.1	50
		20 - 100	44.0	47.9
		GREATER THAN 100	39.2	43.1
5	WALL, CORNER ZONE	LESS THAN 20	41.6	61.7
		20 - 100	44.0	57.5
		GREATER THAN 100	39.1	47.9

ROOF AND WALL ZONES FOR COMPONENTS AND CLADDING WIND PRESSURES



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

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FLPE# 70781

A Custom Home for:
MR. & MRS. WITHERS
670 OLD COMPASS RD, LONGBOAT KEY, FL 34228

STRUCTURAL DETAILS
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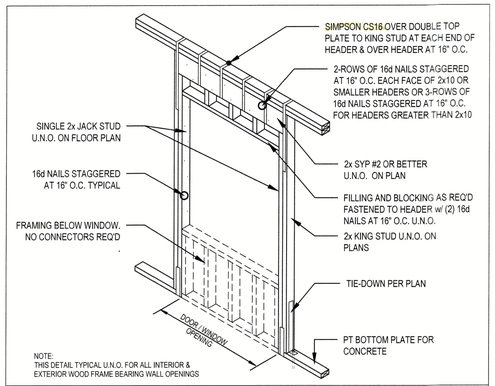
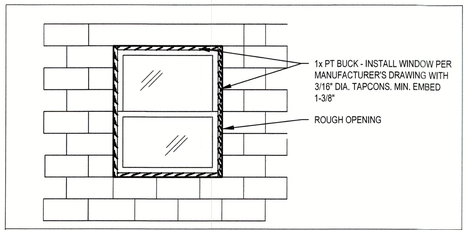


BEARING WALL HEADER DETAIL



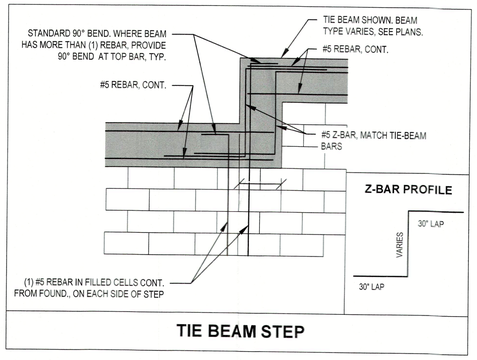
TYPICAL WINDOW DETAIL

WINDOW / DOOR INSTALLATION

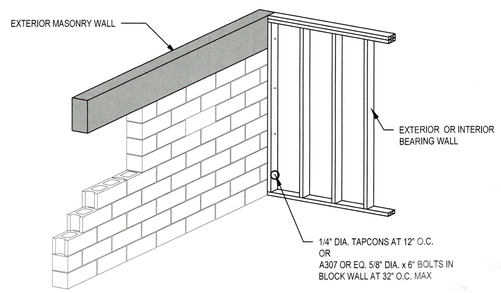
1. SEE MANUFACTURER'S DRAWINGS FOR DETAILS AND SPACING OF TAPCONS / BOLTS.
2. DETAILS B OR C MAY BE USED FOR FAN / HALF CIRCLE WINDOWS U.N.O.
3. PRECAST WINDOW SILLS SHALL BE WIND RESISTANT PRECAST WINDOW SILLS AS MANUFACTURERED BY CASTCRETE OR EQUAL.
4. WINDOW DETAILS B AND C MAY BE USED INTERCHANGEABLY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

GENERAL CONNECTIONS NOTES

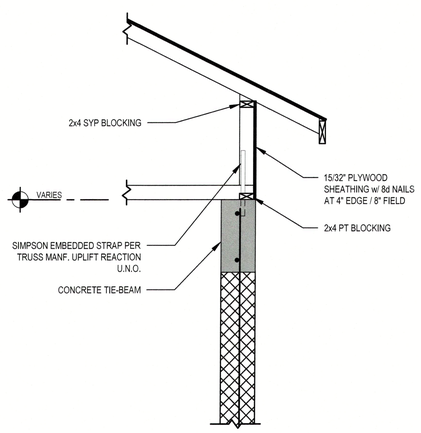
1. CONNECTIONS SHOWN ON DRAWINGS ARE RECOMMENDED.
2. OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH USP, SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.



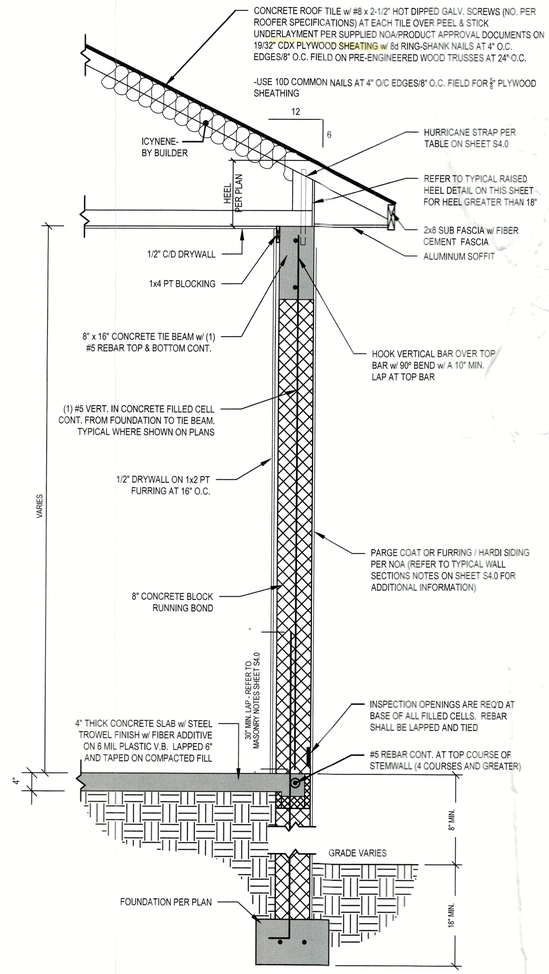
TIE BEAM STEP



MIXED CONSTRUCTION DETAIL



TYPICAL RAISED HEEL DETAIL



1 TYP. ONE STORY WALL SECTION
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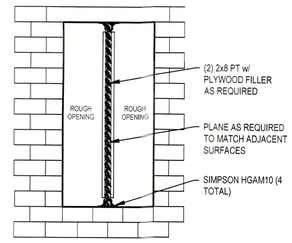

2 VERTICAL WINDOW MULLON
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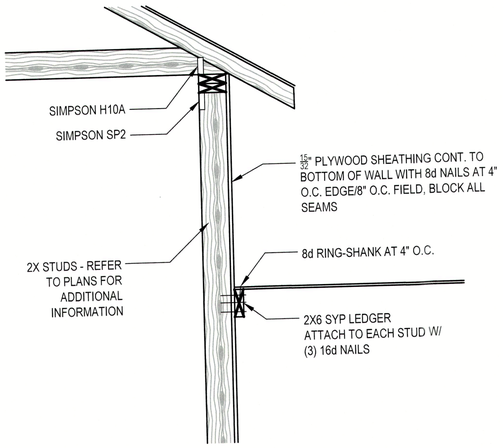

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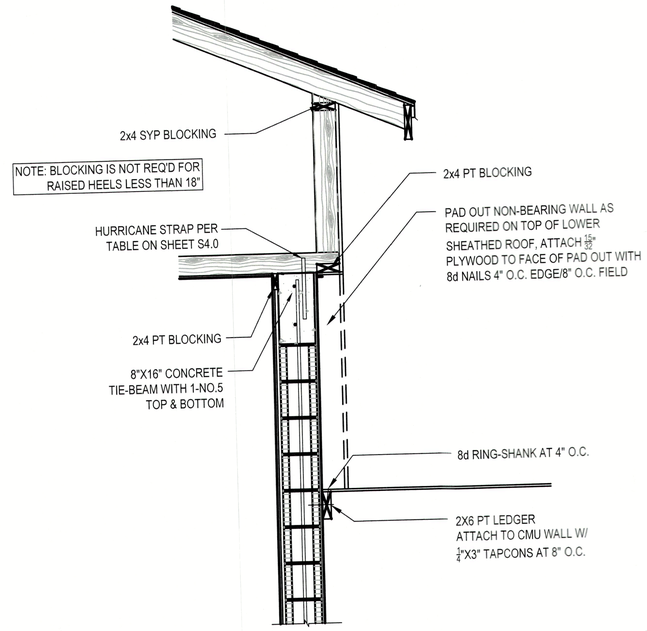

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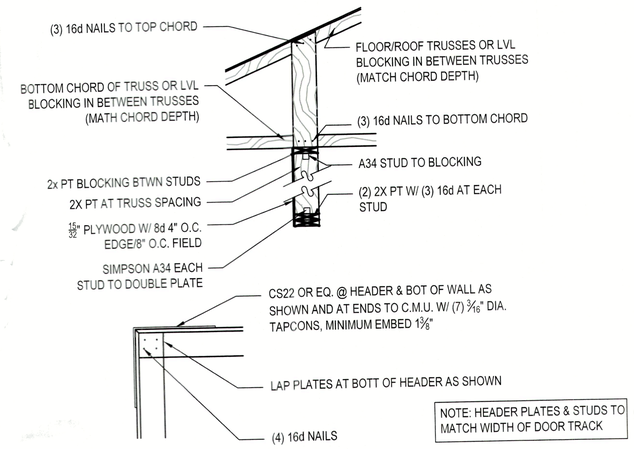

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