



5056 GULF OF MEXICO DRIVE LONGBOAT KEY, FL. 34228



Digitally signed by Matthew Krugh Date: 2023.12.20 12:35:52 -05'00'

PROJECT INFORMATION

BDG PERMIT PLANS FILE Copy of Record

RECEIVED DEC 21 2023 TOWN OF LONGBOAT KEY Planning, Zoning & Building

DRAWING INDEX:

ARCHITECTURE PROJECT INFORMATION SITE PLAN DEMO PLANS PLANS REFLECTED CEILING PLANS ELEVATIONS BUILDING/WALL SECTIONS DETAILS

STRUCTURAL FOUNDATION PLAN STRUCTURAL FLOOR PLANS STRUCTURAL FRAMING NOTES STRUCTURAL GENERAL NOTES STRUCTURAL DETAILS STRUCTURAL DETAILS

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

FBC RESIDENTIAL 7th EDITION:

OCCUPANCY: SINGLE FAMILY BUILDING TYPE: V-8 AREA CALCULATIONS: GROUND FLOOR UNCONDITIONED FIRST FLOOR CONDITIONED GRAND TOTAL: 705 SQ FT 482 SQ FT 1,187 SQ FT

TERMITE PROTECTION:

1. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES... 2. WHEN WORK IS NOT SPECIFICALLY NOTED BUT IS REQUIRED TO COMPLETE THE PROJECT...

GENERAL NOTES:

1. IF IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEMONSTRATE A COMPLETE FINISHED AND FULLY FUNCTIONING FACILITY... 2. WHEN WORK IS NOT SPECIFICALLY NOTED BUT IS REQUIRED TO COMPLETE THE PROJECT...

ABBREVIATIONS:

Table listing abbreviations for materials and components such as FACE BRICK, FACE OF CONCRETE, FACE OF FINISH, etc.

PROJECT SUMMARY:

THIS IS A PERMIT APPLICATION FOR THE RENOVATION OF AN EXISTING ACCESSORY STRUCTURE ON AN EXISTING LOT...

PROJECT LOCATION MAP:

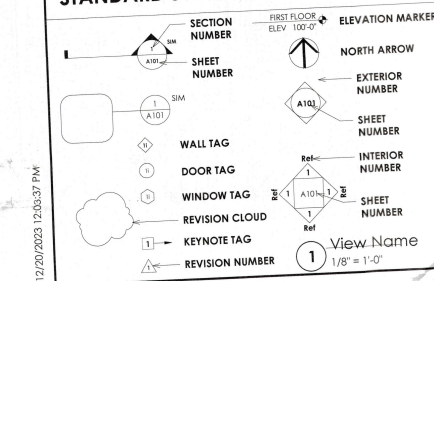


PROJECT DESIGN TEAM:

ARCHITECT: MKR ARCHITECTURE CONTACT: STEPHEN BAULT PHONE: (941) 271-4408

STRUCTURAL ENGINEER: YOUNG & HEDRICK ENGINEERING CONTACT: STEVE HEDRICK PHONE: (941) 306-1225

STANDARD SYMBOLS:



MATERIAL LEGEND:

Table listing material types and their corresponding symbols: BRICK, STRUCTURAL CONCRETE, RIGID INSULATION, etc.

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WESTWATER CONSTRUCTION INC.

5056 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL. 34228

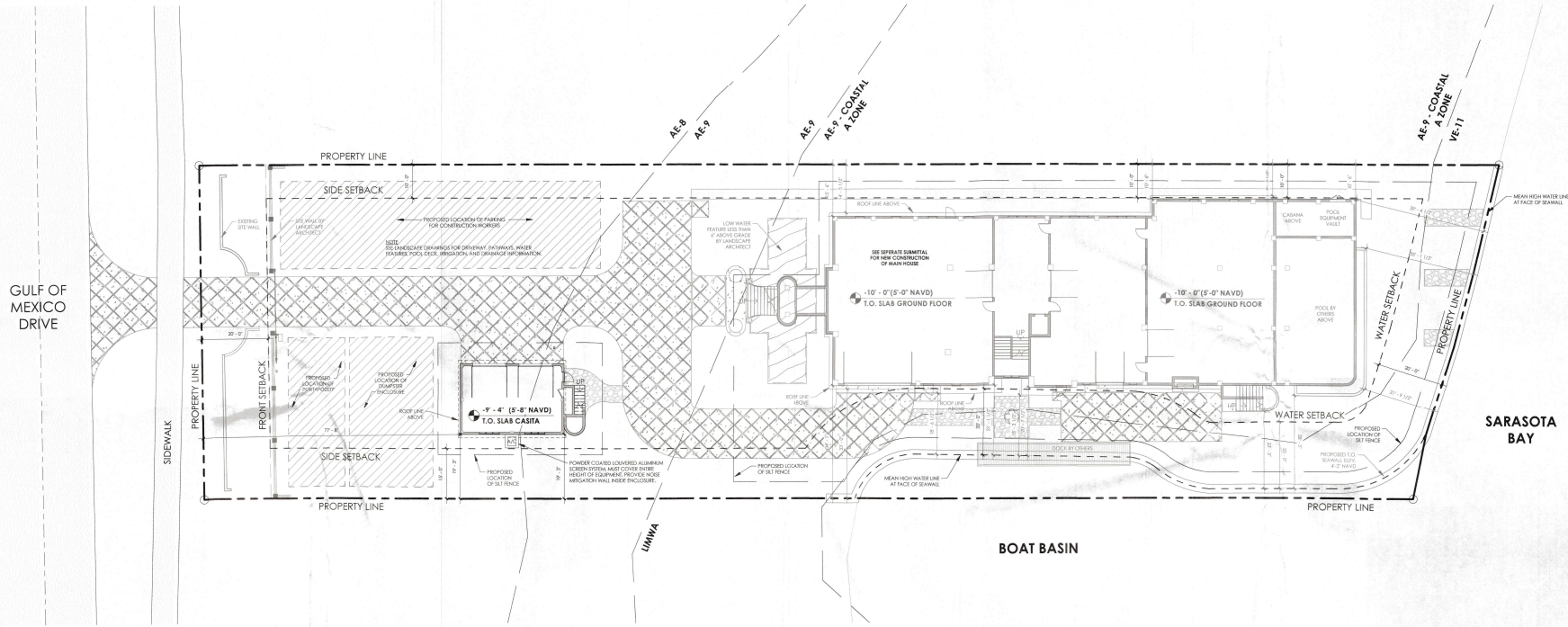


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12/18/23	XXXXXX

SITE PLAN

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PHASE CD
PR NO 23138

A-1



LOT COVERAGE:

1. NON-POOL/SPA AREAS:	5,373 SF
• RESIDENTIAL STRUCTURE:	0 SF
• GARAGE NOT UNDER HOUSING:	0 SF
• ROOF EAVE OVERHANG EXCEEDING 3':	0 SF
• FRONT ENTRY & STAIRS:	391 SF
• REAR ENTRY & REAR STAIRS:	110 SF
• ROGGED LOGGIA:	388 SF
• RAISED TERRACE:	0 SF
• MECHANICAL EQUIPMENT:	0 SF
• ACCESSORY STRUCTURE:	763 SF
• OTHER STRUCTURES/IMPROVEMENTS:	0 SF
2. TOTAL NON-POOL/SPA AREAS:	7,595 SF
3. ELEVATED POOL AREA:	1,884 SF
4. SUBTOTAL LOT COVERAGE SQUARE FOOTAGE:	9,479 SF
5. TOTAL LOT COVERAGE SQUARE FOOTAGE:	9,479 SF
6. TOTAL LOT COVERAGE PERCENTAGE:	24.95%

NON-OPEN SPACE:

1. AT-GRADE IMPROVEMENTS:	4,547 SF
• DRIVEWAY/PARKING:	1,883 SF
• DESIGNATED WALKWAYS/SIDEWALKS:	0 SF
• IMPERMEABLE PATIOS/SLABS:	0 SF
• IMPERMEABLE POOL DECK AT GRADE:	0 SF
• POOL/SPA SHELL AT GRADE:	0 SF
• MECHANICAL EQUIPMENT PADS:	0 SF
• OTHER IMPERVIOUS SURFACE AT GRADE:	733 SF
2. TOTAL AT-GRADE SQUARE FOOTAGE:	7,145 SF
3. TOTAL NON-OPEN SPACE SQUARE FOOTAGE:	11,644 SF
4. TOTAL NON-OPEN SPACE PERCENTAGE:	43.81%

IN THE EVENT OF CITIZEN COMPLAINTS, PLEASE CONTACT:
ERIK KNAPP
(781) 534-4147
ERIK.KNAPP@WESTWATERCONSTRUCTION.COM

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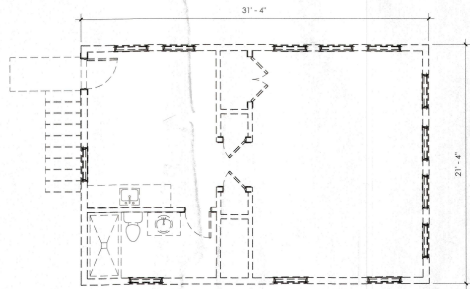
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1 SITE PLAN
1/16" = 1'-0"

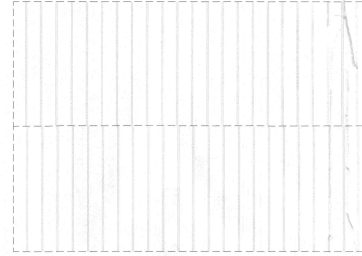
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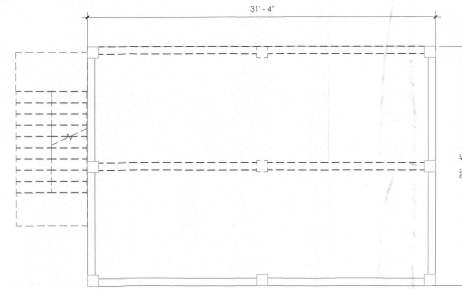
DEMO PLAN LEGEND	
	EXISTING TO BE DEMOLISHED
	EXISTING TO REMAIN



 **2** 1ST FLOOR DEMO PLAN
3/16" = 1'-0"



 **3** ROOF DEMO PLAN
3/16" = 1'-0"



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

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WESTWATER
CONSTRUCTION

5056 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL. 34228



ISSUANCE	12/18/23
DATE	XX/XX/XX
SCALE	XXXX
PROJECT	XXXXXXXXXXXXXXXXXXXX

DEMO PLANS

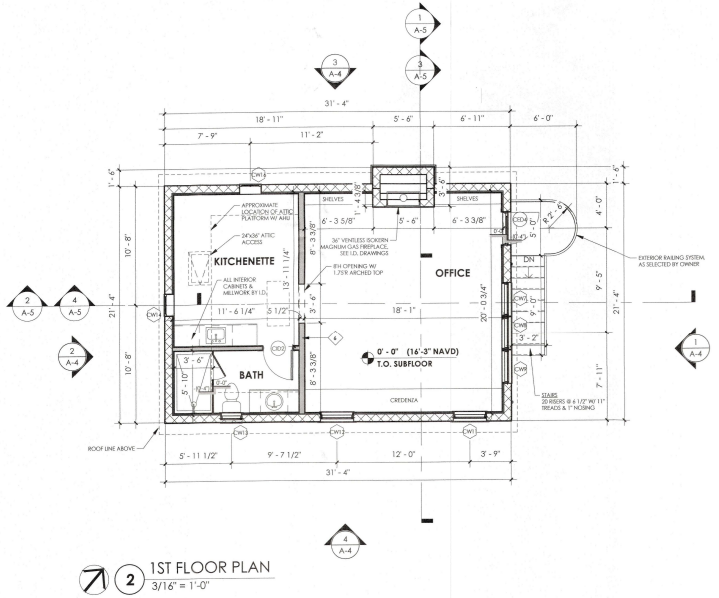
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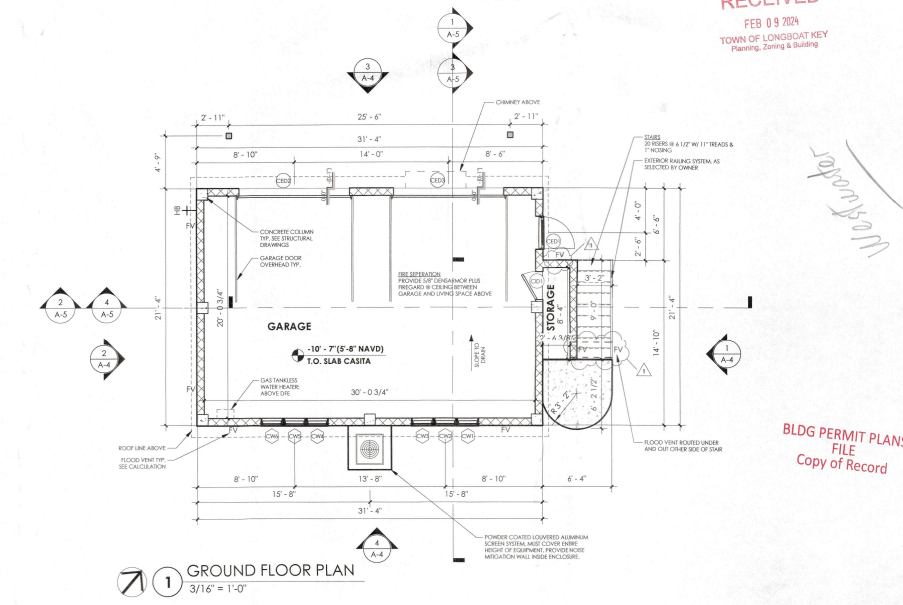
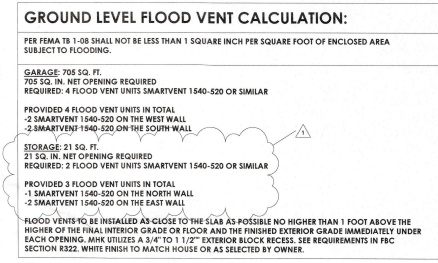
CASITA WINDOW SCHEDULE						
TAG	WIDTH	HEIGHT	SILL HEIGHT	TYPE	Manufacturer	LOCATION
CW1	2'-0"	5'-0"	2'-8"	FIXED	ES - PRESTIGE LINE	GARAGE
CW2	2'-0"	5'-0"	2'-8"	FIXED	ES - PRESTIGE LINE	GARAGE
CW3	2'-0"	5'-0"	2'-8"	FIXED	ES - PRESTIGE LINE	GARAGE
CW4	2'-0"	5'-0"	2'-8"	FIXED	ES - PRESTIGE LINE	GARAGE
CW5	2'-0"	5'-0"	2'-8"	FIXED	ES - PRESTIGE LINE	GARAGE
CW6	2'-0"	5'-0"	2'-8"	FIXED	ES - PRESTIGE LINE	GARAGE
CW7	3'-0"	6'-6"	1'-6"	FIXED	ES - PRESTIGE LINE	OFFICE
CW8	3'-0"	6'-6"	1'-6"	FIXED	ES - PRESTIGE LINE	OFFICE
CW9	3'-0"	6'-6"	1'-6"	FIXED	ES - PRESTIGE LINE	OFFICE
CW10	2'-3"	2'-3"	11'-6"	ROUND FIXED	ESW - PRESTIGE LINE	OFFICE
CW11	3'-0"	5'-4"	2'-8"	CASEMENT	ESW - PRESTIGE LINE	OFFICE
CW12	3'-0"	5'-4"	2'-8"	CASEMENT	ESW - PRESTIGE LINE	OFFICE
CW13	2'-0"	4'-0"	4'-0"	FIXED	ES - PRESTIGE LINE	BATH
CW14	2'-0"	4'-6"	3'-0"	ARCH TOP FIXED	ESW - PRESTIGE LINE	KITCHENETTE
CW15	2'-3"	2'-3"	11'-6"	ROUND FIXED	ESW - PRESTIGE LINE	KITCHENETTE
CW16	2'-0"	4'-6"	3'-0"	ARCH TOP FIXED	ESW - PRESTIGE LINE	KITCHENETTE

CASITA DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	TYPE	Manufacturer	MATERIAL	LOCATION	COMMENTS
CED1	3'-0"	7'-6"	SWING	ES - PRESTIGE LINE	ALUMINUM	GARAGE	NO GLASS
CED2	10'-0"	7'-6"	SECTIONAL	CLOPAY - CANYON RIDGE MODERN	STEEL INLAY/COMPOSITE CLADDING	GARAGE	6" MAHOGONY PLANK - DARK FINISH
CED3	10'-0"	7'-6"	SECTIONAL	CLOPAY - CANYON RIDGE MODERN	STEEL INLAY/COMPOSITE CLADDING	GARAGE	6" MAHOGONY PLANK - DARK FINISH
CED4	3'-0"	8'-0"	SWING	ES - PRESTIGE LINE	ALUMINUM	OFFICE	
CID1	2'-4"	6'-8"	SWING	TBD	TBD	GARAGE	
CID2	2'-8"	8'-0"	SWING	TBD	TBD	BATH	

- NOTES:**
- WINDOW GLASS SHALL BE 366 CLEAR LOW-E LARGE MISSILE IMPACT RATED PER FBC RESIDENTIAL - 7TH EDITION (2020)
 - WINDOW AND DOOR MANUFACTURERS SHALL VERIFY ALL QUANTITIES PRIOR TO MANUFACTURING.
 - MULLIONS TO BE APPLIED TO EXTERIOR AND INTERIOR OF GLASS; IF GLASS IS INSULATED, SPACER BAR TO BE PROVIDED INSIDE OF GLASS BETWEEN MULLIONS.
 - AT ALL WINDOWS AND DOORS THAT OPEN DIRECTLY TO THE POOL/SPA, POOL ALARMS SHALL BE INSTALLED IN COMPLIANCE WITH THE 2020 FLORIDA BUILDING CODE, SEVENTH EDITION.
 - INTERIOR DOOR PANEL DESIGN AS APPROVED BY OWNER, INTERIOR DESIGN TEAM OR ARCHITECT.
 - ALL EXTERIOR DOOR PANEL DESIGNS TO BE APPROVED BY OWNER.



- GENERAL NOTES**
- ALL BUILDING MATERIALS BELOW THE BFE MUST BE FLOOD DAMAGE-RESISTANT. ONLY CLASS 4 AND CLASS 5 MATERIALS ARE ACCEPTABLE FOR AREAS BELOW THE BFE AS NOTED IN TABLE 2 IN FEMA TECHNICAL BULLETIN #2.
 - GARAGE WALLS AND CEILING THAT ABUT INTERIOR LIVING SPACES SHALL BE FINISHED WITH 5/8" "DENSARMOR PLUS" FIBROGLASS.
 - UNLESS OTHERWISE NOTED OR REQUIRED INTERIOR WALL TYPE SHALL BE 5/8" DRYWALL ON BOTH SIDES ON 2" X 4" WD. FRAMING @ 16" O.C. FINISHED AS DIRECTED.
 - 4" CMU WALL
 - 8" CMU WALL W/ 1 1/2" RIG CHANNELS FURRED OUT TO COLUMN
 - 8" CONC. WALL
 - 2X12 WALL
 - 12" CMU WALL W/ STUCCO ON BOTH SIDES
 - INTERIOR DIMENSIONS TO FACE OF CMU OR STUD
 - STUCCO CONTROL JOINTS AT ALL LOCATIONS WHERE BREAKAWAY WALLS MEET STRUCTURE
 - AT PLUMBING WET WALLS, CONFIRM FINISH SELECTED SO THAT TILE BACKER BD. IS PROVIDED AS REQUIRED. WET WALLS WILL TYPICALLY GET WATER RESISTANT BOARD.
 - PROVIDE FULL DEPTH SOUND ATTENUATION BATT INSULATION AT ALL FRAMED WALLS.
 - THE RESIDENCE SHALL HAVE A REMOTE CONTROLLED WATER SHUTOFF SYSTEM AT ALL MAJOR APPLIANCES UTILIZING EXTERNAL HOSES. THE REFRIGERATOR DISHWASHER AND LAUNDRY WASHER SHALL BE MONITORED. THE SHUTOFF SYSTEM WILL BE CAPABLE OF SENDING A SIGNAL TO THE OWNER'S HOME MONITORING SERVICE AND WILL AUTOMATICALLY SHUT OFF THE WATER SUPPLY TO THE APPLIANCE. USE "FLO-N-STOP" WIRELESS REMOTE CONTROLLED WATER SECURITY SYSTEM (FLO-N-STOP-COM) OR EQUAL.
 - CONTRACTOR SHALL COORDINATE QUANTITY OF WATER HEATERS NEEDED FOR HOT WATER SYSTEM. LOCATION(S) TO BE DETERMINED BASED UPON SYSTEM REQUIREMENTS.
 - HOSE BIBS SHALL HAVE RECESSED INTO CMU WALL "BRADLEY SINGLE VALUE HOSE BOX" OR EQUAL. IN COMPLIANCE WITH THE FBC - RESIDENTIAL, 7TH EDITION (2020).
 - BUILDER SHALL LAYOUT 1ST LEVEL SLAB PRIOR TO BEGINNING INTERIOR WALLS. IN ORDER TO FIND DISCREPANCIES.
 - POOL ALARMS TO BE INSTALLED AT EACH DOOR AND WINDOW WITH DIRECT ACCESS TO POOL/SPA AREA. IN COMPLIANCE WITH THE FBC - RESIDENTIAL, 7TH EDITION (2020).
 - IF THERE IS NO SCREEN CAGE @ POOL/SPA, A SAFETY FENCE AROUND THE POOLS IS REQUIRED.
 - CABINETS AND COUNTERTOPS, MIRRORS, PLUMBING FIXTURES, APPLIANCES, SHOWER ENCLOSURES, CLOSET STORAGE SYSTEMS, VANITIES AND MISCELLANEOUS MILLWORK IS BY OTHERS.
 - A/C COMPRESSORS TO BE INSTALLED AT OR ABOVE 12'-0" NAVD.
 - STAINLESS STEEL OR HOT-DIPPED GALVANIZED FASTENERS AND CONNECTORS ARE REQUIRED BELOW BFE AND RECOMMENDED IN ALL AREAS EXPOSED TO AIRBORNE SALTS AS NOTED IN FEMA TECHNICAL BULLETIN 2.
 - ALL ICY/NEEN SPRAY FOAM INSULATIONS TO BE OPEN CELL.
- KITCHEN NOTES:**
- EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE EQUAL TO THE EXHAUST RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
 - MAKE UP AIR VENT TO BE INTEGRATED INTO CABINETS WHERE NECESSARY PER INTERIOR DESIGN DRAWINGS.
 - FINAL CABINET AND APPLIANCE PLAN SUBJECT TO FINAL INTERIOR DESIGN DRAWINGS.



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WESTWATER CONSTRUCTION

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12/18/23	XX/XX/XX
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REFLECTED CEILING PLANS

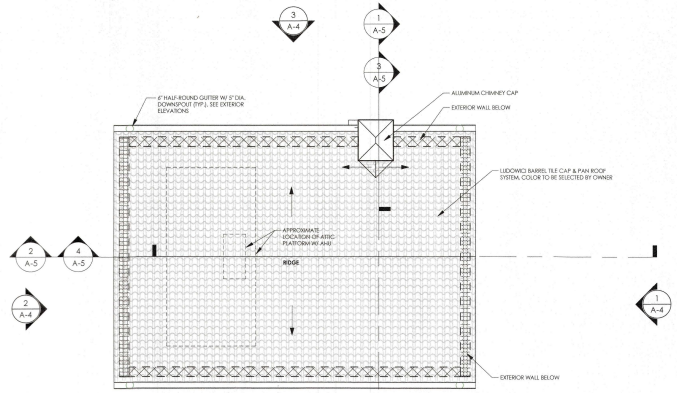
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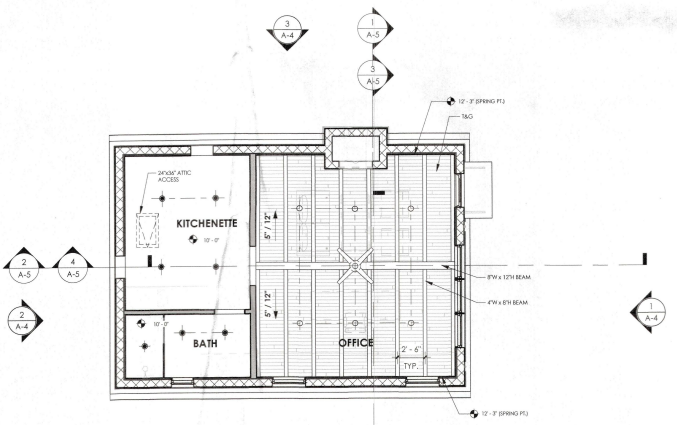
- GENERAL ROOF NOTES**
- 0'-4" OVERHANGS TYPICAL UNLESS NOTED OTHERWISE
 - 5/12 ROOF PITCH TYPICAL UNLESS NOTED OTHERWISE
 - ALL NON-GALVALUM EXPOSED VERTICAL FLASHINGS TO BE PAINTED TO MATCH FIELD COLOR OF HOUSE.
 - NO SLOPE ROOF AREAS TO BE GAF 80 MIL TPO MEMBRANE SHEET.
 - 6" HALF-ROUND ALUM. GUTTER WITH 5" DIA. DOWNSPOUT. (TYP.)

ROOF BEARING HEIGHT LEGEND

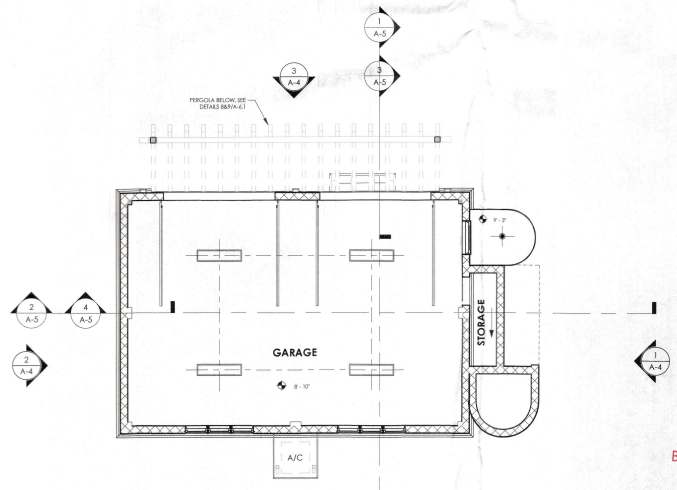
	12'-0" RAFTER BEARING HEIGHT AT CASITA
	RAKED BEAM



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



2 1ST FLOOR RCP
3/16" = 1'-0"



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

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WEATHERING THROUGH THE STORMS OF LIFE. WE DESIGN ARCHITECTURE THAT WITHSTANDS THE TESTS OF TIME AND CHANGE. WE ARE ARCHITECTS AND DESIGNERS OF THE ARCHITECTURE AND ENVIRONMENT. WE ARE PASSIONATE ABOUT OUR WORK AND WE ARE COMMITTED TO EXCELLENCE. WE ARE MAKING ARCHITECTURE COME TO LIFE.

WEST WATER CONTRACTORS, LLC
 1000 W. WINDY HILL DRIVE, SUITE 100
 LONGBOAT KEY, FL 34628

5056 GULF OF MEXICO DRIVE
 LONGBOAT KEY, FL. 34228

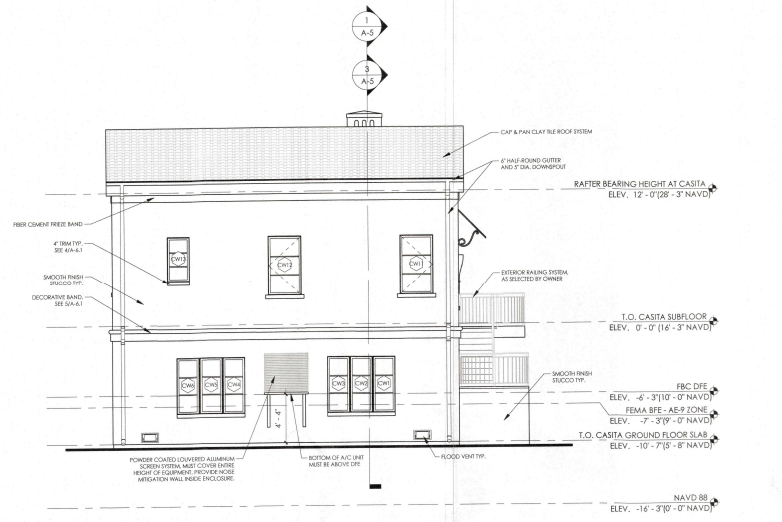


ISSUANCE	XXXX
DATE	XXXX/XX/XX

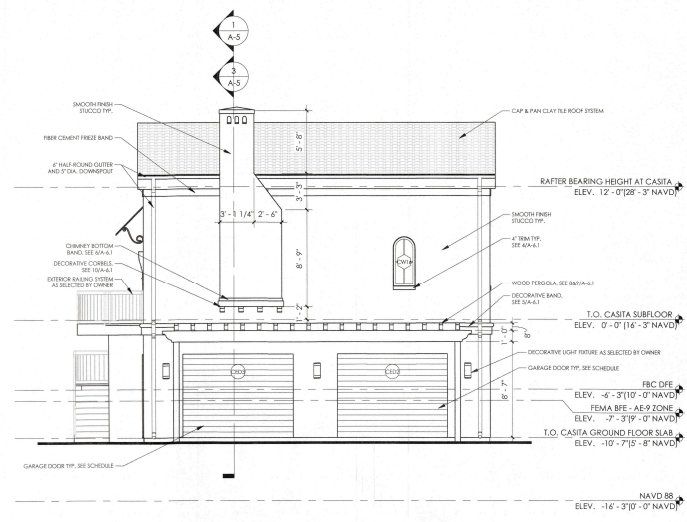
ELEVATIONS

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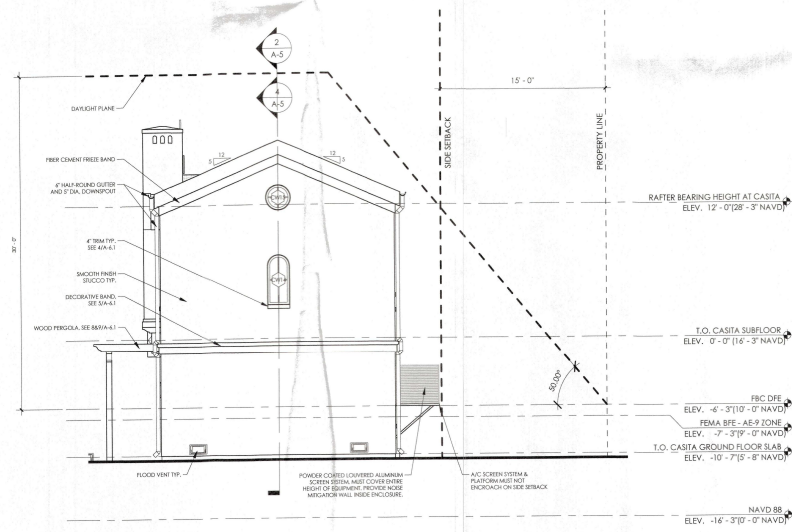
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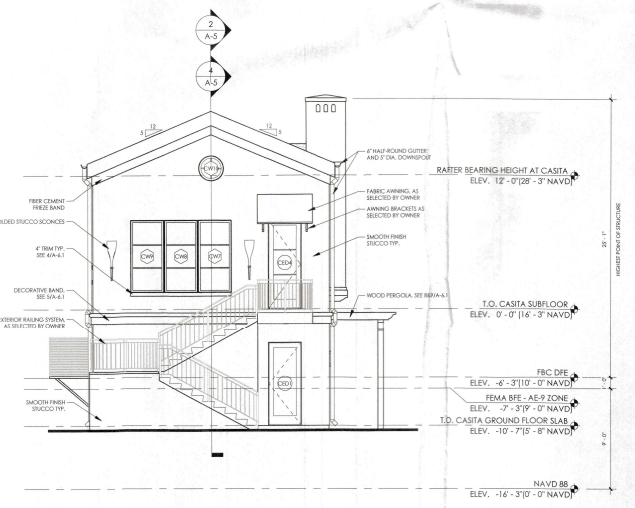
4 SOUTH ELEVATION
 3/16" = 1'-0"



3 NORTH ELEVATION
 3/16" = 1'-0"



2 WEST ELEVATION
 3/16" = 1'-0"

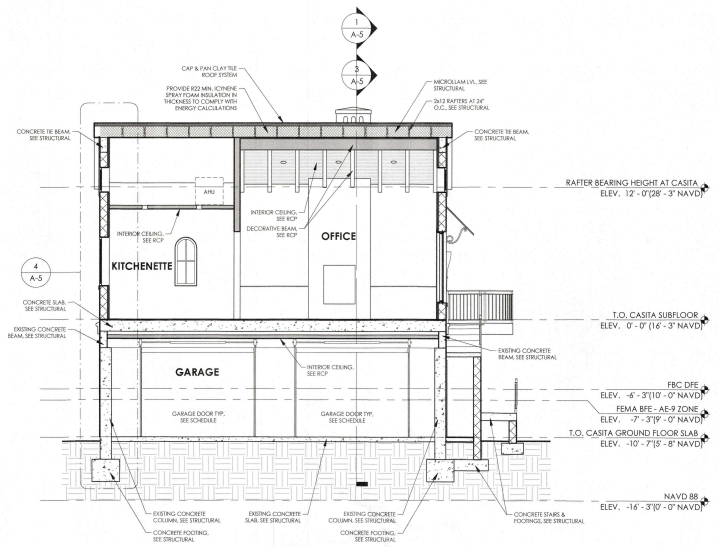
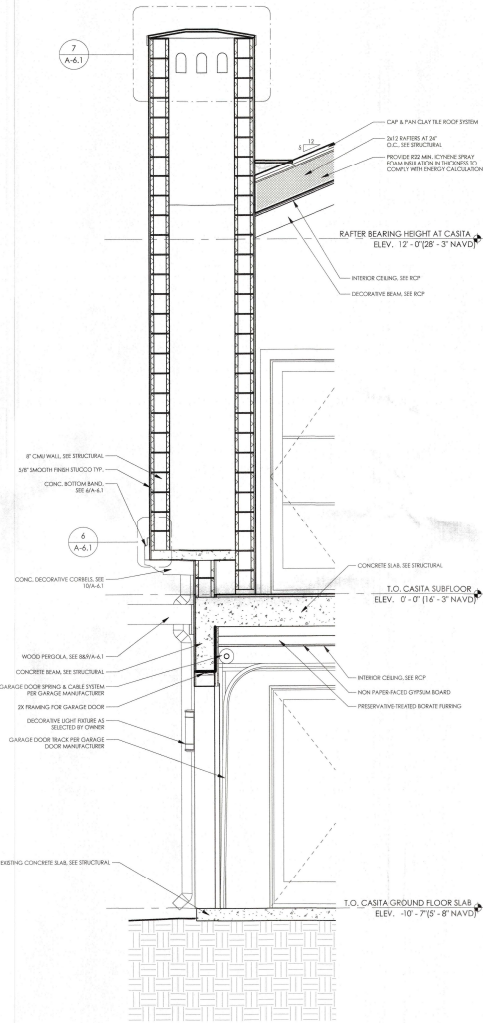
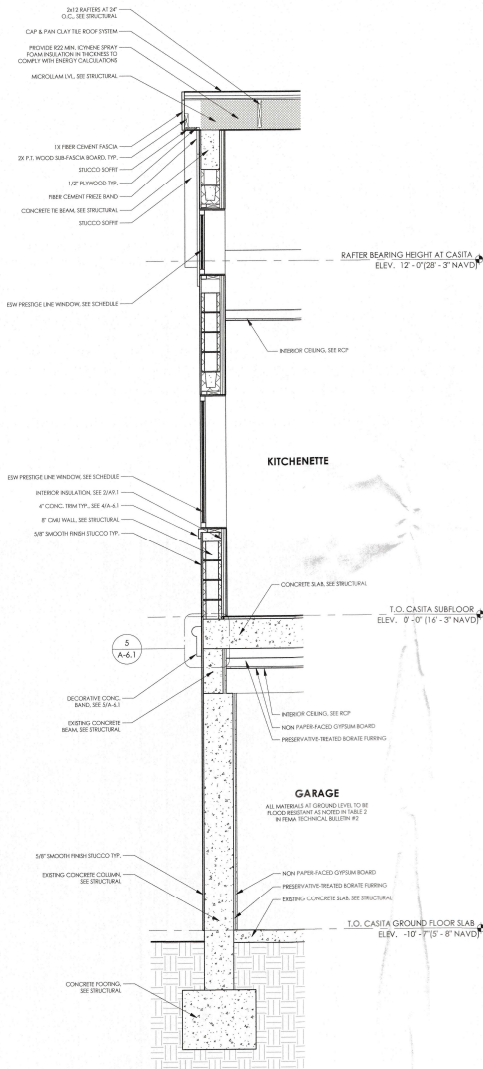


1 EAST ELEVATION
 3/16" = 1'-0"

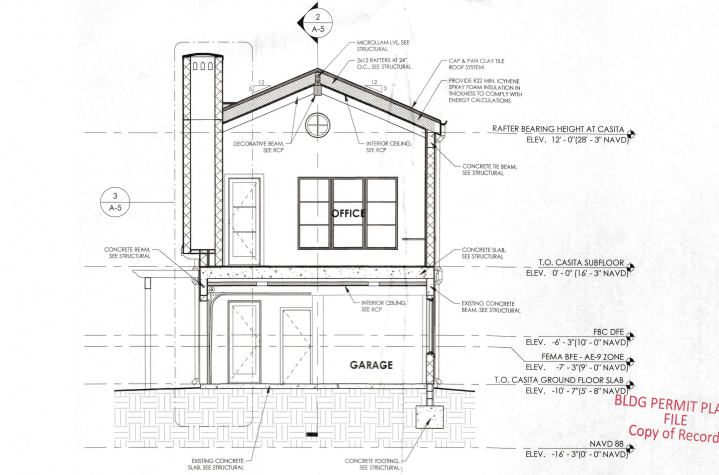
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2 BUILDING SECTION - EAST/WEST
3/16" = 1'-0"



1 BUILDING SECTION - NORTH/SOUTH
3/16" = 1'-0"

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WESTWATER CONTRACTORS

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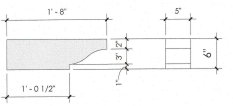


12/19/23	XXXXXX
ISSUANCE	XXXXXX

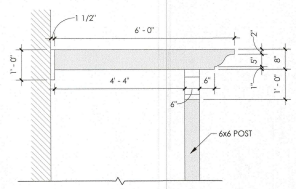
DETAILS

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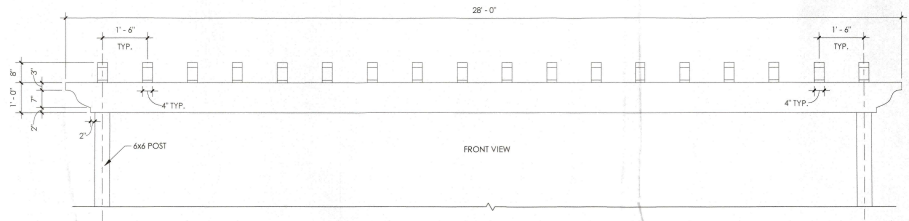
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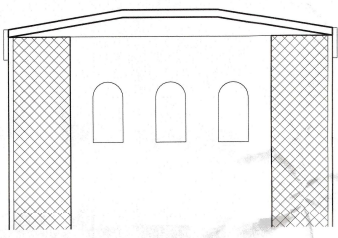
10 CORBEL DETAIL
1" = 1'-0"



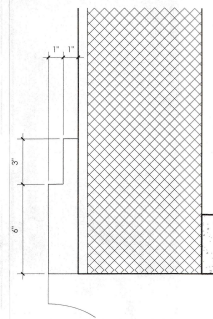
9 PERGOLA DETAIL
1/2" = 1'-0"



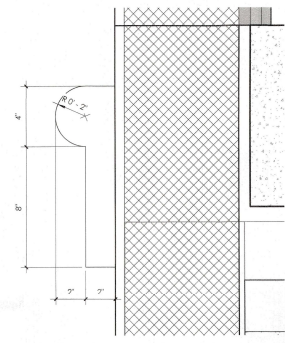
8 PERGOLA DETAIL
1/2" = 1'-0"



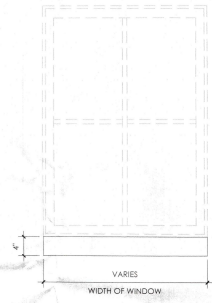
7 CHIMNEY CAP DETAIL
1 1/2" = 1'-0"



6 CONCRETE BAND DETAIL
3" = 1'-0"



5 DECORATIVE BAND DETAIL
3" = 1'-0"

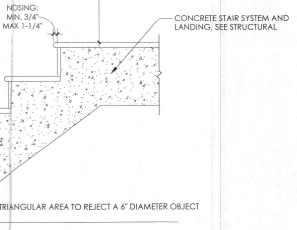


4 TYPICAL WINDOW TRIM DETAIL
1" = 1'-0"

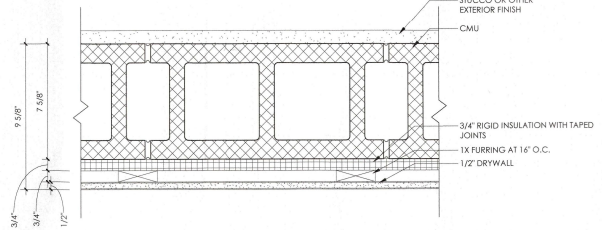
NOTE:
1. PROVIDE MINIMUM 6'-6" HEIGHT CLEARANCE AT ANY POINT ALONG THE STAIR. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY PRIOR TO CONSTRUCTION OF STAIR.
2. RAILING TO BE CONTINUOUS UNLESS OTHERWISE SHOWN IN PLAN. REFER TO INTERIOR DESIGN DRAWINGS.
3. SEE PLAN FOR RISE AND RUN INFORMATION

CIRCULAR HANDRAILS ARE TO BE A MIN. 1-1/4" DIAMETER AND 2" MAX. NON-CIRCULAR HANDRAIL SECTIONS SHALL BE A MIN. PERIMETER DIMENSION OF 4" AND A MAX. OF 4-1/4"

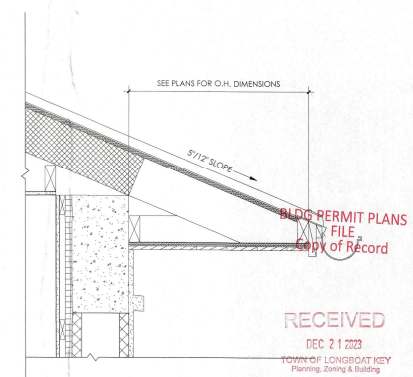
TERMINATE HAND RAIL AT TREAD NOSING AND RETURN TO WALL IF AN OUTSIDE RUN
SPACING BETWEEN GUARDS TO REJECT A 4" DIAMETER OBJECT
RISER, AS SELECTED BY OWNER
TREAD, AS SELECTED BY OWNER
CONCRETE STRINGER



3 TYPICAL EXTERIOR STAIR DETAIL
1" = 1'-0"



2 TYPICAL EXTERIOR WALL ASSEMBLY
3" = 1'-0"

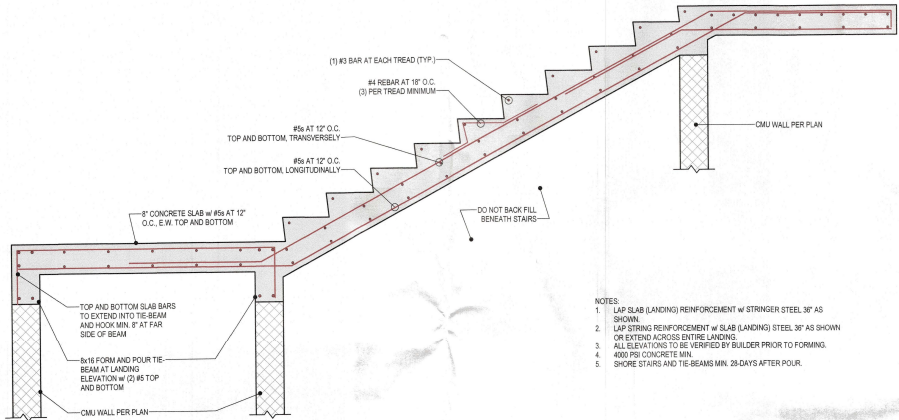


1 5/12 ROOF EAVE DETAIL
1 1/2" = 1'-0"

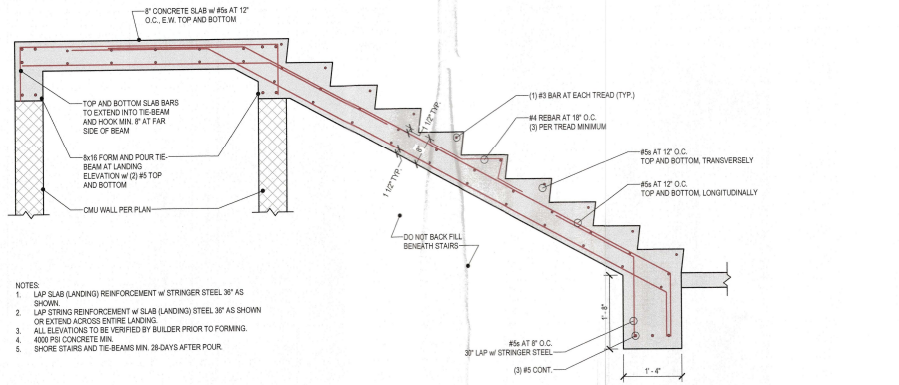
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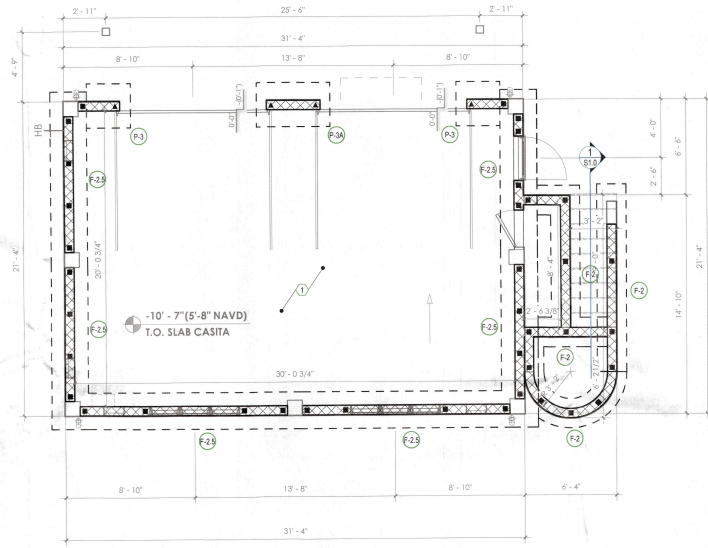
2 SECTION - CONCRETE STAIRS
3/4" = 1'-0"



1 SECTION - CONCRETE STAIRS
3/4" = 1'-0"

- NOTES:
- LAP SLAB (LANDING) REINFORCEMENT w/ STRINGER STEEL 3/8" AS SHOWN.
 - LAP STRING REINFORCEMENT w/ SLAB (LANDING) STEEL 3/8" AS SHOWN OR EXTEND ACROSS ENTIRE LANDING.
 - ALL ELEVATIONS TO BE VERIFIED BY BUILDER PRIOR TO FORMING.
 - 4000 PSI CONCRETE MIN.
 - SHORE STAIRS AND TIE-BEAMS MIN. 28 DAYS AFTER POUR.

- NOTES:
- LAP SLAB (LANDING) REINFORCEMENT w/ STRINGER STEEL 3/8" AS SHOWN.
 - LAP STRING REINFORCEMENT w/ SLAB (LANDING) STEEL 3/8" AS SHOWN OR EXTEND ACROSS ENTIRE LANDING.
 - ALL ELEVATIONS TO BE VERIFIED BY BUILDER PRIOR TO FORMING.
 - 4000 PSI CONCRETE MIN.
 - SHORE STAIRS AND TIE-BEAMS MIN. 28 DAYS AFTER POUR.



DIMENSION NOTES

SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

GENERAL NOTES

- DO NOT SCALE FOOTING SIZE FROM PLAN - SEE FOUNDATION / STEPMALL SECTIONS FOOTING SIZES.
- ISOLATED PAD FOOTINGS AND MONOLITHIC FOOTINGS CAN BE POURED INTEGRALLY. BOTTOMS AT SAME ELEVATION.
- USE SENTICRON FOR TERMITE PROTECTION IN ACCORDANCE WITH FBC SECTION R318.
- SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.
- REINFORCEMENT IN FOOTINGS IS 3" FROM BOTTOM U.N.O.
- THE GC SHALL PROVIDE A SOILS REPORT TO THE EGR PRIOR TO START OF CONSTRUCTION.



Stephen E. Hedrick II
2023.11.21 22:00:33-0007
STEPHEN E. HEDRICK II, P.E.
FLPE# 81830

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SIGNED: STRUCTURAL ONLY
DATE SEALED: 11.21.2023

KEYED NOTES

- SLAB ON GRADE. EXISTING CONCRETE TO REMAIN. REPAIR / PATCH AS REQUIRED TO MATCH EXISTING THICKNESS.

FILLED CELLS LEGEND

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

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FOOTING SCHEDULE

MARK	SIZE / TYPE	REINFORCING	REMARKS
F-2	12" x 24" STRIP FTG.	(1) #5 CONT. TOP & BOTTOM (3) TIES AT 10" O.C.	
F-2.5	24" x 30" W GRADE BEAM	(1) #5 CONT. TOP & BOTTOM (3) TIES AT 10" O.C.	

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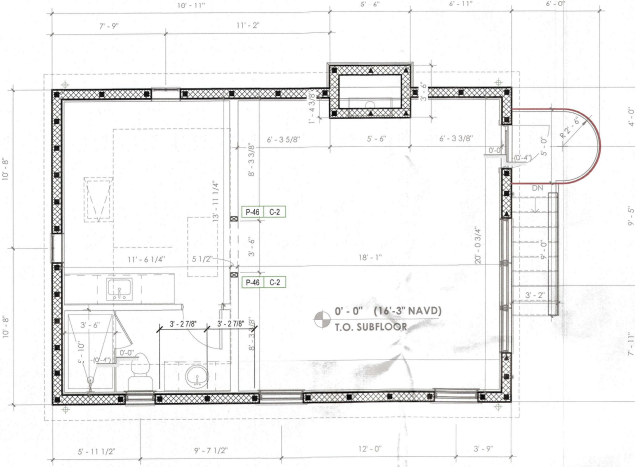
FOUNDATION PLAN
As indicated

REVISIONS	
BY	DATE
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DIMENSION NOTES
SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

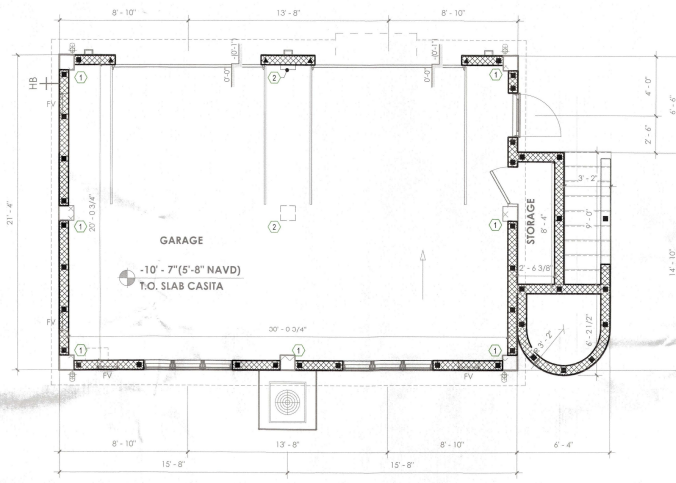
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 PROFESSIONAL ENGINEER
 STEPHEN E. HEDRICK, P.E.
 FLPE# 81830



2 FIRST FLOOR STRUCTURAL PLAN
1/4" = 1'-0"

POST SCHEDULE	
MARK	DESCRIPTION
P.46	3/12" x 5/16" VERSALUM 1.8.2750

CONNECTOR SCHEDULE	
MARK	DESCRIPTION
C-2	(1) SIMPSON HTTS w/ 5/8" ALL-THREAD DRILLED & EPOXYED 6" INTO FOOTING BELOW w/ SIMPSON SET EPOXY



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

FILLED CELLS LEGEND

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

KEYED NOTES

- 1 EXISTING CONCRETE COLUMN TO REMAIN
- 2 EXISTING CONCRETE COLUMN TO BE DEMO'D

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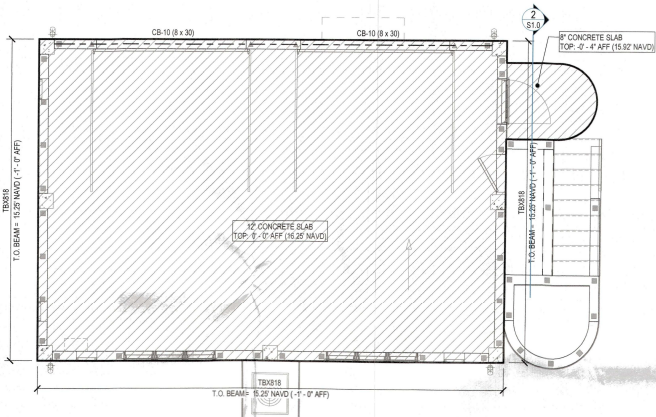
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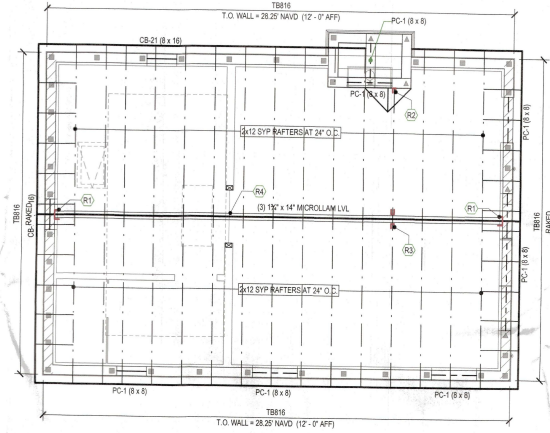
STRUCTURAL FLOOR PLANS
1/4" = 1'-0"

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BY	DATE

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



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

CONCRETE SLAB NOTES

ALL ELEVATED CONCRETE SLABS SHALL BE 4000 PSI CAST-IN-PLACE.

MAIN INTERIOR SLAB: 12" THICKNESS
w/ #6 @ 12" O.C. TOP, EACH WAY
#8 @ 12" O.C. BOTTOM, EACH WAY

ENTRY SLAB - CANTILEVER: 8" MINIMUM THICKNESS
w/ #6 @ 12" O.C. TOP, EACH WAY
#8 @ 12" O.C. BOTTOM, EACH WAY

GENERAL NOTES

- FILL ALL CELLS ABOVE PRECAST LINTELS.
- ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE MOISTURE PROTECTED OR PRESURE TREATED.
- ALL CONCRETE BEAMS AND LINTELS 6" OR LOWER SHALL BE SHORED FOR A MINIMUM OF 30 DAYS AFTER CONCRETE GROUT HAS BEEN POURED.
- PRE-ENGINEERED WOOD TRUSS SHOP DRAWINGS SHALL BE APPROVED BY THE EOR PRIOR TO FABRICATION.

KEYED NOTES

- HANGER: SIMPSON HUB12 w/ (2) 1/4" x 1-3/4" SIMPSON TITEN TURBO TO CONCRETE / MASONRY. PROVIDE 2" MIN. EDGE DISTANCE.
- HANGER: SIMPSON HUB8 w/ (6) 1/4" x 1-3/4" SIMPSON TITEN TURBO TO CONCRETE / MASONRY. PROVIDE 2" MIN. EDGE DISTANCE.
- HANGER: SIMPSON LRU2122. TYPICAL AT ROOF RAFTERS.
- TIE DOWN: (3) SIMPSON HTS20 TO POST BELOW.

BEARING HEIGHT LEGEND



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MARK	SIZE (W x H)	ELEV. (NAVD)	REINFORCING				REMARKS
			TOP	MID	BOTT.	STIRRUPS	
PC-1	8 x 8	ABOVE HDR					(R) - 18" IT PRECAST LINTEL FULLY GROUTED
CB-10	8 x 30	15'-3"	(2) #5	(2) #5	(2) #5	#3 @ 12" O.C.	
CB-21	8 x 16	ABOVE OPENING	(2) #5		(2) #5	#3 @ 9" O.C.	

MARK	SIZE (W x H)	ELEV. (NAVD)	REINFORCING				REMARKS
			BOTT.	MID	TOP	STIRRUPS	
BB816	8 x 16	PER PLAN	(1) #5				
TB816	8 x 16	PER PLAN	(2) #5		(2) #5		(2) COURSE K.O. BLOCK
TE816	8 x 16	PER PLAN	(2) #5		(2) #5		

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LONGBOAT KEY, FL 34228

STRUCTURAL FRAMING PLANS
1/4" = 1'-0"

REVISIONS	BY	DATE

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GENERAL NOTES

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

CONCRETE / MASONRY NOTES

- ALL CONCRETE SHALL BE Fc = 4000 PSI.
- MASONRY SHALL USE TYPE S MORTAR, Fm = 1900 PSI.
- REINFORCING STEEL SHALL SATISFY ASTM A615, GRADE 60. FOOTINGS MAY USE GRADE 40.
- WHERE INDICATED ON FLOOR PLANS, PROVIDE CONCRETE FILLED CELL WITH REINFORCING STEEL FROM FOOTING TO THE BEAM/HOOKED A-TIE BEFORE INSPECTION. IF GROUT LIFT EXCEEDS 4'-0", AN INSPECTION HOLE TO VERIFY GROUTING SHALL BE PROVIDED AT THE BOTTOM CELL.
- PROVIDE (1) #5 VERTICAL REINFORCING STEEL ELECTRICAL GROUND TO FOUNDATION STEEL.
- 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.
- LAP LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE THAT FOR THE INDIVIDUAL BAR, INCREASED 20% FOR THREE-BAR BUNDLE, AND 33% FOR FOUR-BAR BUNDLE.
- INDIVIDUAL BARS WITHIN A BUNDLE TERMINATED WITHIN THE SPAN OF THE BEAM SHALL TERMINATE AT DIFFERENT POINTS WITH AT LEAST 40% STAGGER.
- A FILLED CELL WITH (1) #5 VERTICAL SHALL BE LOCATED AT GIRDER TRUSSES WITH UPLIFT EXCEEDING 2000LBS U.O.
- MINIMUM CONCRETE COVER 3" CAST AGAINST SOIL AND 1-1/2" ELSE U.O. MAXIMUM CONCRETE COVER 6" U.O.
- EMBEDDED ANCHORS/TIEDOWNS SHALL MIN 2" COVER.
- MASONRY WALLS SHALL BE BRACED IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" MASON CONTRACTORS ASSOCIATION OF AMERICA, JULY 2001.
- THE CONCRETE BEAM AT THE TOP OF ALL WALLS SHALL BE AN 8" X 16" WITH (2) #6 CONTINUOUS TOP AND BOTTOM.
- BEAM SIZES SHOWN ON DRAWINGS ARE MINIMUM NOMINAL DIMENSIONS. BEAMS SIZES MAY BE INCREASED BY UP TO 10% TO ACCOMMODATE ON-SITE BEAM REQUIREMENTS PROVIDED THAT THE DISTANCE BETWEEN THE TOP AND BOTTOM REINFORCING STEEL REMAINS THE SAME OR IS INCREASED.
- REINFORCING STEEL LAP LENGTH IN CONCRETE AND/OR MASONRY SHALL BE:
 - #3 REBAR 30"
 - #4 REBAR 36"
 - #5 REBAR 42"

SHORING NOTES

- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYRS AND TIEDOWNS.
- 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 RESOURCES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.

WOOD NOTES

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

DESIGN LOADS AND NOTES

- ROOF TRUSSES - D + L
 - A: 50PSF W/ 1.33 STRESS INCREASE FACTOR OR
 - B: 40PSF W/ 1.33 STRESS INCREASE FACTOR OR
 - C: 41PSF W/ 1.00 STRESS INCREASE FACTOR.
- FLOOR TRUSSES - D + L
 - A: 60PSF W/ 1.00 STRESS INCREASE FACTOR.
- DL = 10 PSF IN COMBINATION WITH WIND LOADS.
- MEAN ROOF HEIGHT SHALL BE DETERMINED BY CONTRACTOR.
- LATERAL LOADS AT TOP OF EXTERIOR WALLS SHALL BE BASED ON 40.4 PSF ON WALL.
- LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT U.O.
- TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSES AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS.
- TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS AND RESISTANCE WITH WIND. THIS APPLIES TO TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON EXTERIOR WALLS.
- 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 BECAUSE OF CONSTRUCTION. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR SUCH MEASURES.

WIND NOTES

- WIND LOADS ARE BASED ON A WIND VELOCITY OF 160 MPH APPLIED FOR A FULLY ENCLOSED STRUCTURE.
- THIS BUILDING IS DESIGNED AS FULLY ENCLOSED BUILDING BASED ON ALL OPENINGS BEING PROTECTED BY MEANS OF IMPACT GLASS.
- WIND DESIGN LOADS WERE DETERMINED BASED ON THE FOLLOWING:
 - WIND SPEED: 160 MPH
 - BUILDING CATEGORY: II
 - WIND EXPOSURE: D
 - INTERNAL PRESSURE COEFFICIENT: ±0
 - FULLY ENCLOSED BUILDING

PEST/DECAY PROTECTION NOTES

- ALL PLANTINGS AND IRRIGATION (SPRINKLER SYSTEMS AND RISERS FOR SPRAY AREAS) SHALL BE AT LEAST 6" FROM BUILDING STEMWALLS.
- SOIL TREATMENTS FOR TERMITES SHALL MEET THE REQUIREMENTS OF FBC SECTION R302. SENTRICON SHALL BE USED.
- WOOD GRADE STAKES SHALL NOT BE USED.
- PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH FBC SECTIONS R312 AND R313.
- ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF FBC SECTIONS R303.2.5, R303.8, R303.2 AND R305.

GARAGE NOTES

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

GENERAL CONNECTIONS NOTES

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

TYPICAL WALL SECTION NOTES

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

WATERPROOFING NOTES

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

ROOF FRAMING NOTES

- THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FBC-R.
- DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH FBC SECTION 1609. SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.
- ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF FITCH LUMBER SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT LOADS.
- PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.
- ROOF SHEATHING SHALL BE 1932' CD PLYWOOD SHEATHING OR EQUAL FASTENED WITH 8d NAILS SPACING 12" O.C. EDGES AND 16" O.C. FIELD WITHIN 4'-0" OF RIDGES AND EDGES OF ROOF AND 3' O.C. WITHIN 4'-0" OF EXTERIOR ROOF CORNERS.
- CONTRACTOR SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.
- TRUSS LAYOUT AND PROFILES SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND ACCEPTANCE PRIOR TO PRODUCTION.

FRAMING NOTES

- ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER U.O.
- EXTERIOR FRAME WALLS, BEARING OR NON-BEARING SHALL BE SHEATHED WITH 1932' PLYWOOD OR EQUAL. BLOCKED AND NAILED WITH 8d NAILS AT 4' O.C. EDGES, 6" O.C. FIELD.
- SHEAR WALL AND EXTERIOR WALL PLYWOOD SHEATHING SHALL BE BLOCKED.
- TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON PSL OR SYP POSTS, U.O. WHERE REQUIRED, SHIMS TO BE ASH STEEL U.O.
- PSL OR SYP POST SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE U.O.
- UPLIFTS AND REACTIONS SHOWN ON MANUFACTURED TRUSS PLANS SHALL BE USED U.O. ON ENGINEER'S SEALED ROOF LAYOUT PLAN.
- BUILD-OUTS SHALL BE ATTACHED TO THE MASONRY/CONCRETE WITH 3/8" TAPCONS AT 16" O.C. WITH MINIMUM EMBEDMENT OF 1.38".
- FLOOR SHEATHING SHALL BE 3/4" PLYWOOD SHEATHING OR EQUAL. FASTEN WITH 10d NAILS AT 4' O.C. EDGES AND 6" O.C. FIELD U.O.

DRAFTSTOPPING NOTES

- WHERE THE FLOOR / CEILING ASSEMBLY IS CONSTRUCTED FROM COMBUSTIBLE, OPEN WEB TRUSS OR PERFORATED MEMBERS, DRAFTSTOP MATERIAL SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQ. FT. AND INSTALLED PER FBC R302.12.
- DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
- DRAFTSTOPPING MATERIAL SHALL BE IN ACCORDANCE WITH FBC R302.12.1.

EXTERIOR CEILING NOTES

- ENTRY / LANA / CABANA CEILING AREAS EXPOSED TO WIND: PROVIDE 3/4" BRACING AT 16" O.C. AT THE BOTTOM CHORD OF ALL TRUSSES. PROVIDE 1/2" EXTERIOR GYPSUM OR WALL OR 1932' EXTERIOR GRADE PLYWOOD SHEATHING WITH 8d NAILS AT 6" O.C. FIELD, 4" O.C. EDGES.

TRUSS/FRAME CONNECTION NOTES

- ROOF TRUSSES: USE SIMPSON H10A OR H10A-2 AT EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS 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 TIEDOWNS AS REQUIRED TO MEET UPLIFT LOADS.
- 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.

MULTIPLE MEMBER CONNECTION FOR 1.9E MICROLAM LVL BEAMS



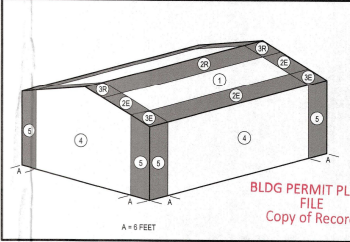
- 2 PICES: 1-3/4" WIDE
 - (1) MINIMUM (2) ROWS OF 10d NAILS AT 12" O.C. FOR MEMBERS LESS THAN 14" DEEP
 - (2) MINIMUM (3) ROWS OF 10d NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 14" DEEP
- 3 PICES: 1-3/4" WIDE
 - (1) ROWS OF 12d NAILS AT 12" O.C. OR
 - (2) ROWS OF 1/2" BOLTS AT 12" O.C. OR
 - (2) ROWS OF 1/4" X 3-1/2" LAG SCREWS AT 12" O.C.
- 4 PICES: 1-3/4" WIDE
 - (1) ROWS OF 1/2" BOLTS AT 12" O.C. OR
 - (2) ROWS OF 1/4" X 3" LAG SCREWS AT 12" O.C.

GENERAL NOTES:
 ADD BOLTS TO WAGNERS REQUIRED. BOLT HOLES TO BE 3/16" DIA. SCREWS MUST HAVE SELF-DRILLING TIPS AND MINIMUM BENDING YIELD STRENGTH OF 217,000 PSI.
 8" 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	30.2 57.6
		20 - 100	25.1 57.6
		GREATER THAN 100	15.5 42.3
2a	ROOF - INTERIOR EDGE ZONE	LESS THAN 20	30.2 74.0
		20 - 100	25.1 66.8
		GREATER THAN 100	15.5 48.4
2b, 2c	ROOF - INTERIOR END, RIDGE ZONES / CORNER ZONES	LESS THAN 20	30.2 91.9
		20 - 100	25.1 80.5
		GREATER THAN 100	15.5 54.0
3a	OVERHANG	LESS THAN 20	122.5
		LESS THAN 20	24.5 118.3
		20 - 100	22.1 95.7
4	WALL, INTERIOR ZONE	GREATER THAN 100	15.5 127.9
		LESS THAN 20	40.5 143.0
		20 - 100	38.7 98.7
5	WALL, CORNER ZONE	GREATER THAN 100	34.4 33.0
		LESS THAN 20	40.5 47.2
		20 - 100	38.7 44.0
		GREATER THAN 100	34.4 38.7

ROOF AND WALL ZONES FOR COMPONENTS AND CLADDING WIND PRESSURES



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 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

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 STATE OF FLORIDA
 PLS# 18100

A Casita Renovation for:
5056 GULF OF MEXICO DRIVE
 LONGBOAT KEY, FL 34228

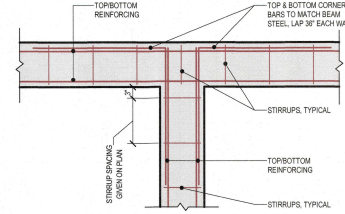
STRUCTURAL GENERAL NOTES
 As indicated

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BY	DATE

SEH 11.22.2023

S4.0

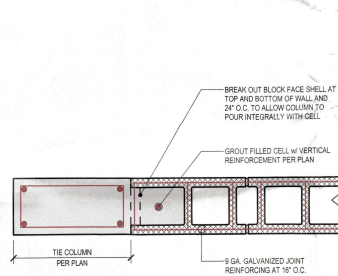
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS FOR THIS RESIDENCE COMPLY WITH THE APPLICABLE STRUCTURAL PROVISIONS OF THE COLLECTION OF THE FLORIDA BUILDING CODE, 7TH EDITION (RESIDENTIAL, FBC-R).



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

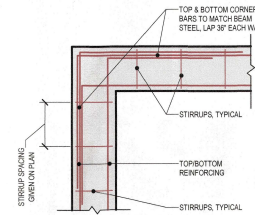
4 TYPICAL INTERSECTION BEAM DETAIL

3/4" = 1'-0"



5 TIE COLUMN DETAIL

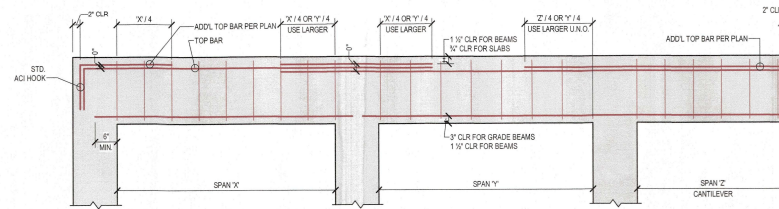
1 1/2" = 1'-0"



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

3 TYPICAL CORNER BEAM DETAIL

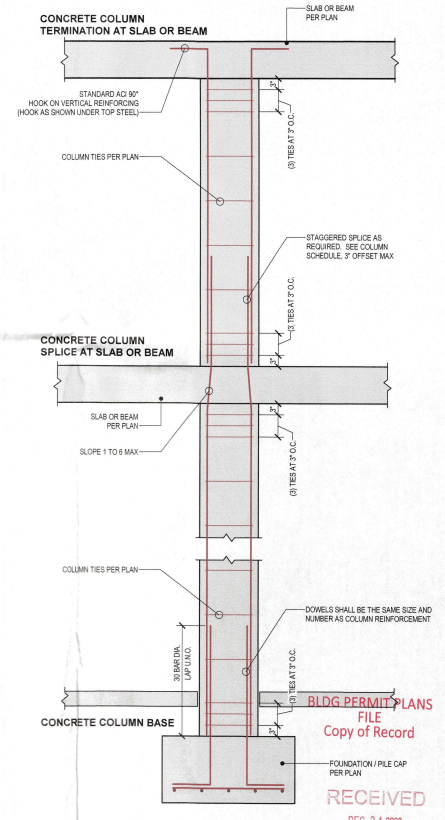
3/4" = 1'-0"



- NOTES:
1. START STIRRUP SPACING AT FACE OF SUPPORT.
 2. ADD (1) #4 LONGITUDINAL WHERE CORNER OF STIRRUP IS VACANT.

2 TYPICAL CONCRETE BEAM / SLAB DIAGRAM

3/4" = 1'-0"



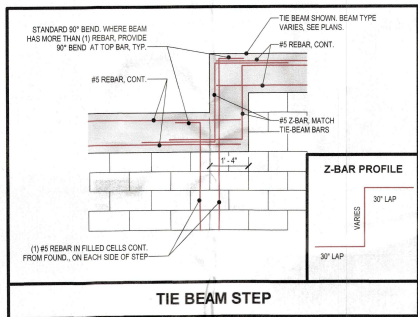
- NOTES:
1. CONCRETE COLUMN TO BE CENTERED ON COLUMN GRID LINE UNLESS NOTED OTHERWISE.
 2. ADDITIONAL SUPPORT TIES REQUIRED FOR EVERY OTHER VERTICAL BAR ALONG EACH FACE OF COLUMN MIN. PROVIDE ADDITIONAL SUPPORT TIES FOR VERTICAL BARS THAT ARE MORE THAN 1' CLEAR FROM SUPPORTED BAR @ CORNER BAR ALONG EACH FACE. ADDITIONAL SUPPORT TIES TO MATCH PRIMARY TIE SIZE AND SPACING. TYPICAL.
 3. LONGITUDINAL BARS TO BE EVENLY SPACED AT EACH FACE OF COLUMN, TYPICAL.

1 TYPICAL CONCRETE COLUMN REINFORCEMENT

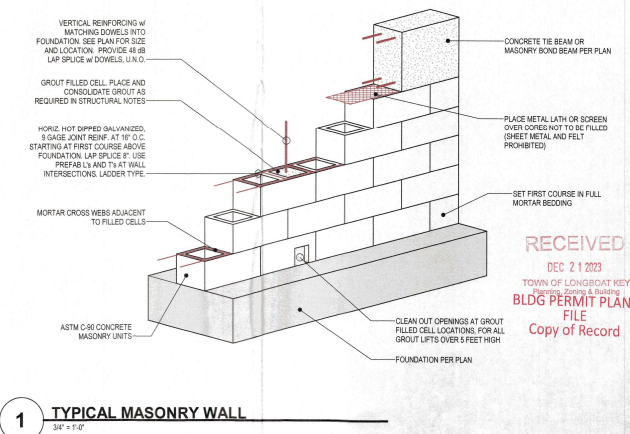
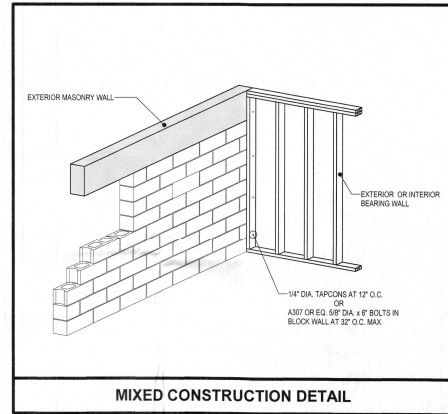
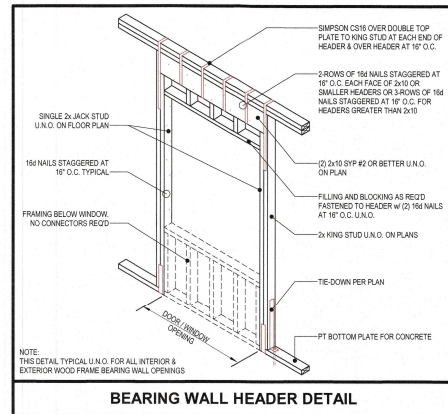
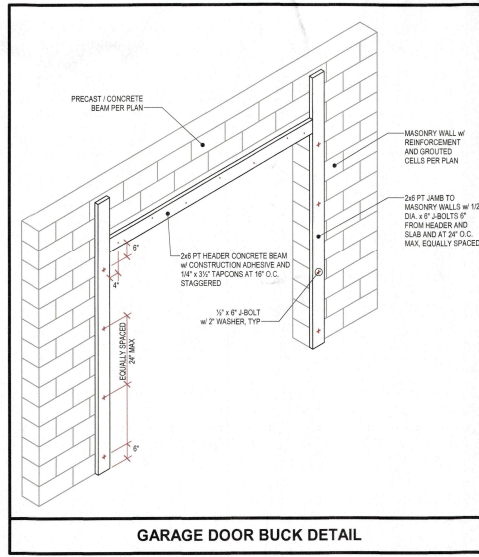
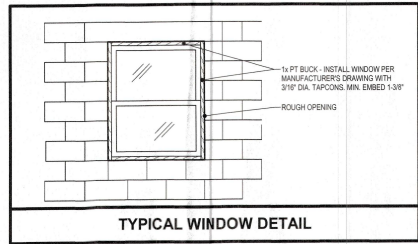
3/4" = 1'-0"



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



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STRUCTURAL ENGINEERING
FEP# 34890

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