

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	EROSION & SEDIMENT CONTROL NOTES	TYPICAL ABBREVIATIONS	DRAWING SHEET INDEX																																																																																																																																																																																																																																																																																																																																																																																																						
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>5. MATERIALS: ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.</p> <p>6. CABINET HEIGHTS: MAY BE ADJUSTED AS REQUIRED FOR STRUCTURAL ENGINEERING OR MECHANICAL EQUIPMENT.</p> <p>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.</p>	<p>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.</p> <p>2. DURING WET WEATHER PERIODS, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.</p> <p>4. ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION, UNLESS OTHERWISE APPROVED. A SURFACE MOUNTED AND ATTACHABLE, U-SHAPED FILTER BAG IS REQUIRED FOR ALL RIBBON INLET CATCH BASINS.</p> <p>5. SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED EX ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVED FROM CAUSING A REOCCURENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS.</p> <p>6. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGEWAYS, OR WATER BODIES.</p> <p>7. SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF ONE-THIRD OF THE BARRIERS HEIGHT, AND PRIOR TO THE CONTROL MEASURES REMOVAL.</p> <p>8. CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDDED BY 50% AND AGAIN AT COMPLETION OF PROJECT.</p> <p>9. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL. 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 CONSTRUCTION.</p> <p>11. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURERS 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.</p> <p>12. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROIN AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS, STATE & FEDERAL REGULATIONS.</p> <p>13. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND P 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 FENIR APPROVED EQUAL.</p> <p>14. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPs THAT MUST BE INSTALLED INCLUDE: GRAVEL CONSTRUCTION ENTRANCE, PERMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPs MUST BE MAINTAINED FOR THE DION OF THE PROJECT.</p> <p>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.</p> <p>16. ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATEDEA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG).</p> <p>17. THE ESC PLAN MUST BE KEPT ON-SITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.</p> <p>18. THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. IN THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADDED AS NEEDED TO MAINTAIN COMPLIANCE WITH REGULATIONS.</p> <p>19. IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPs MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF FINE WIND SPRAYING.</p>	<p>THIS LIST CONTAINS GENERAL ABBREVIATIONS WHICH MAY BE USED THROUGHOUT THIS PROJECT. ADDITIONAL ABBREVIATIONS AND SYMBOLS CAN BE FOUND WITHIN THE RELEVANT SHEETS LEGEND AND/OR NOTES.</p> <table border="0"> <tr> <td>ABV ABOVE</td> <td>CP CROWN PERMETER</td> <td>HB HOSE BIBB</td> <td>REF REFRIGERATOR</td> </tr> <tr> <td>AFR ABOVE FINISHED FLOOR</td> <td>DFE DESIGN FLOOD ELEVATION</td> <td>LAV LAVATORY</td> <td>SOD SODDING GLASS DOOR</td> </tr> <tr> <td>AH2 AIR HANDLER UNIT</td> <td>DC DECRYSTALIZING CORNER</td> <td>MFC MANUFACTURER</td> <td>SF SQUARE FEET (FOOT)</td> </tr> <tr> <td>ALUM ALUMINUM</td> <td>DEP DISPOSAL</td> <td>MAX MAXIMUM</td> <td>SI SQUARE INCHES)</td> </tr> <tr> <td>ARCH ARCHITECTURAL</td> <td>DST DISTANCE</td> <td>MECH MECHANICAL</td> <td>SHWR SHOWER</td> </tr> <tr> <td>BFE BASE FLOOD ELEVATION</td> <td>ELEC ELECTRICAL</td> <td>MN MIRROR</td> <td>SH SINGLE HUNG WINDOW</td> </tr> <tr> <td>BLDG BUILDING</td> <td>ELEV ELEVATION</td> <td>MR MARKER</td> <td>SPICE SPECIFICATOR</td> </tr> <tr> <td>CB CABINET</td> <td>ENG ENGINEER</td> <td>NAVD NORTH AMERICAN 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Edition 2017 National Electric Code</p> <p><u>PROJECT SPECIFIC INFORMATION</u> PARCEL ID: 788950000 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: 19,889 +/- SF ALLOWABLE BUILDING COVERAGE: 35% (6,891 SF) ACTUAL BUILDING COVERAGE: 29% (5,792 SF) ALLOWABLE IMPERVIOUS LOT COVERAGE: 75% (14,676 SF) ACTUAL IMPERVIOUS LOT COVERAGE: 48% (9,463 SF)</p> <p><u>AREA CALCULATIONS</u></p> <table border="0"> <tr> <td>BUILDING AREAS</td> <td></td> <td></td> </tr> <tr> <td>LIVING</td> <td>4022</td> <td>SQ FT</td> </tr> <tr> <td>GARAGE</td> <td>1063</td> <td>SQ FT</td> </tr> <tr> <td>ENTRY</td> <td>70</td> <td>SQ FT</td> </tr> <tr> <td>FRENCH ENTRY</td> <td>35</td> <td>SQ FT</td> </tr> <tr> <td>LANAI</td> <td>602</td> <td>SQ FT</td> </tr> <tr> <td>TOTAL UNDER ROOF</td> <td>5792</td> <td>SQ FT</td> </tr> <tr> <td>LOWER POOL AREA</td> <td>1366</td> <td>SQ FT</td> </tr> <tr> <td>UPPER POOL AREA</td> 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YET ISSUED IN PROGRESS SETS.</p>	NO.	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JOHN CANNON HOMES, INC.
 670 Old Compass Rd | Longboat Key, Florida | 34228
 941.225.0331 | 941.225.1237
 john@johncannonhomes.com

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

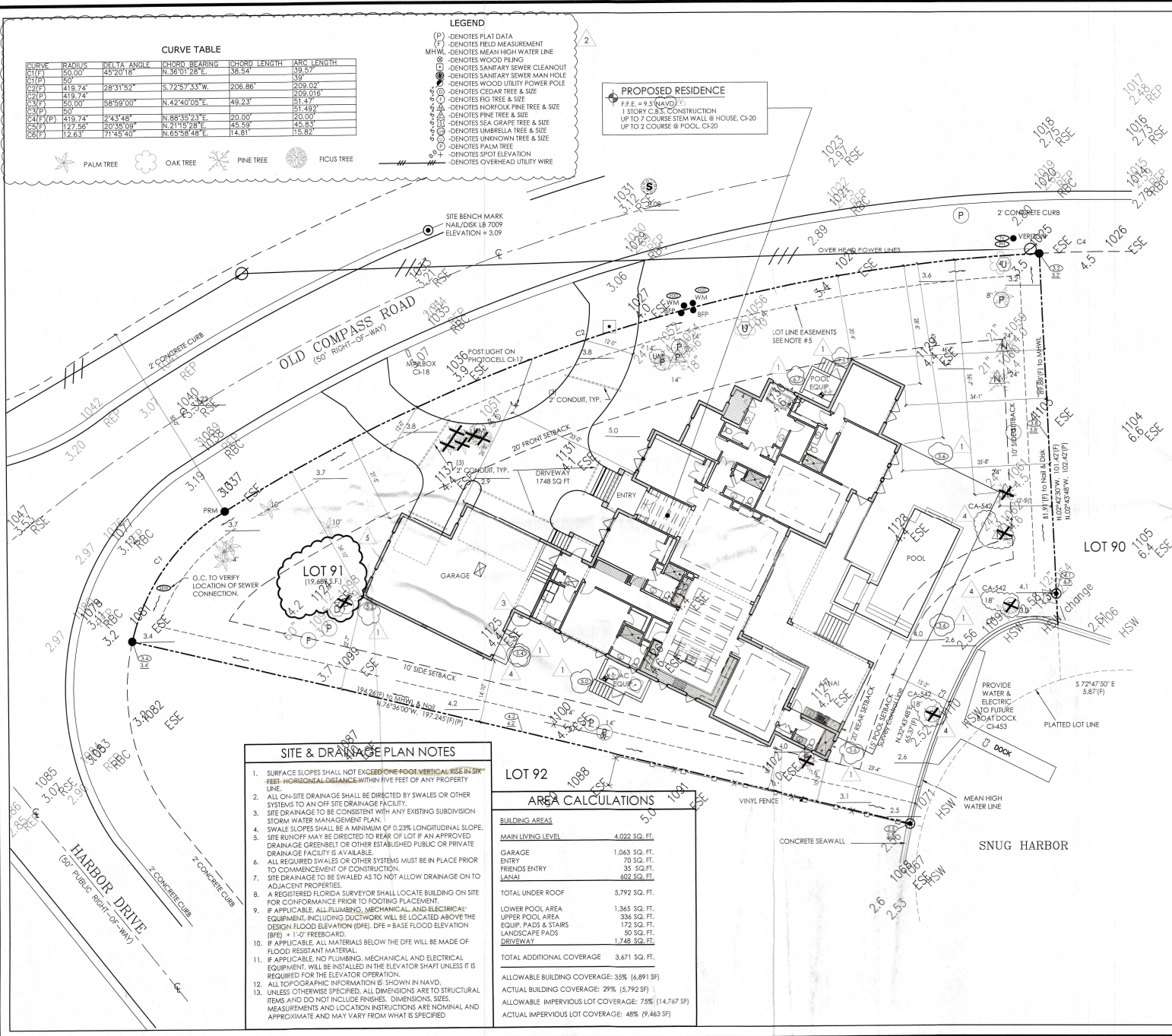
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CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1(P)	50.00'	45°20'18"	N.36°01'28"E.	38.54'	39.57'
2(P)	50'	90°	S.72°47'33"W.	208.88'	209.02'
3(P)	419.74'	28°31'52"	S.72°47'33"W.	49.23'	209.016'
4(P)	50.00'	58°59'00"	N.42°40'05"E.	49.23'	51.47'
5(P)	50'	90°	S.72°47'33"W.	208.88'	209.02'
6(P)	419.74'	28°31'52"	N.42°40'05"E.	49.23'	209.016'
7(P)	12.63'	71°45'40"	N.65°58'48"E.	14.81'	15.82'

- ### LEGEND
- (P) - DENOTES PLAT DATA
 - (M) - DENOTES FIELD MEASUREMENT
 - (H) - DENOTES MEAN HIGH WATER LINE
 - (W) - DENOTES WOOD PILING
 - (S) - DENOTES SANITARY SEWER CLEANOUT
 - (SS) - DENOTES SANITARY SEWER MAN HOLE
 - (U) - DENOTES WOOD UTILITY POWER POLE
 - (C) - DENOTES CEDAR TREE & SIZE
 - (F) - DENOTES FIG TREE & SIZE
 - (N) - DENOTES NORFOLK PINE TREE & SIZE
 - (P) - DENOTES PINE TREE & SIZE
 - (S) - DENOTES SEA GRAPE TREE & SIZE
 - (U) - DENOTES UMBRELLA TREE & SIZE
 - (U) - DENOTES UNKNOWN TREE & SIZE
 - (P) - DENOTES PALM TREE
 - (E) - DENOTES SPOT ELEVATION
 - (W) - DENOTES OVERHEAD UTILITY WIRE

PROPOSED RESIDENCE
 F.F.E. = 9.1 (AVD)
 1 STORY C.S. CONSTRUCTION
 UP TO 7 COURSE STEM WALL @ HOUSE, CI-20
 UP TO 2 COURSE @ POOL, CI-20



- ### SITE & DRAINAGE PLAN NOTES
- SURFACE SLOPES SHALL NOT EXCEED ONE FOOT VERTICAL RISE IN SIX FEET HORIZONTAL DISTANCE WITHIN FIVE FEET OF ANY PROPERTY LINE.
 - ALL ON-SITE DRAINAGE SHALL BE DIRECTED BY SWALES OR OTHER SYSTEMS TO AN OFF-SITE DRAINAGE FACILITY.
 - SITE DRAINAGE TO BE CONSISTENT WITH ANY EXISTING SUBDIVISION STORM WATER MANAGEMENT PLAN.
 - SWALE SLOPES SHALL BE A MINIMUM OF 0.23% LONGITUDINAL SLOPE. SITE RUNOFF MAY BE DIRECTED TO REAR OF LOT IF AN APPROVED DRAINAGE GREENBELT OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY IS AVAILABLE.
 - ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - SITE DRAINAGE TO BE SWALED AS TO NOT ALLOW DRAINAGE ON TO ADJACENT PROPERTIES.
 - A REGISTERED FLORIDA SURVEYOR SHALL LOCATE BUILDING ON SITE FOR CONFORMANCE PRIOR TO FOOTING PLACEMENT.
 - 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.
 - IF APPLICABLE, ALL MATERIALS BELOW THE DFE WILL BE MADE OF FLOOD RESISTANT MATERIAL.
 - IF APPLICABLE, NO PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT WILL BE INSTALLED IN THE ELEVATOR SHAFT UNLESS IT IS REQUIRED FOR THE ELEVATOR OPERATION.
 - ALL TOPOGRAPHIC INFORMATION IS SHOWN IN NAVD.
 - 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

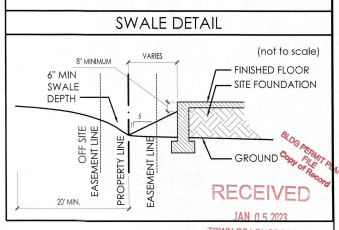
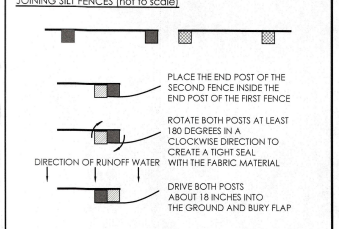
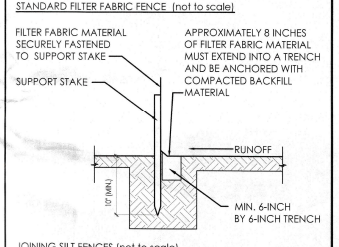
BUILDING AREAS	
MAIN LIVING LEVEL	4,022 SQ. FT.
GARAGE	1,043 SQ. FT.
ENTRY	70 SQ. FT.
FRIENDS ENTRY	602 SQ. FT.
LANAI	35 SQ. FT.
TOTAL UNDER ROOF	5,792 SQ. FT.
LOWER POOL AREA	1,365 SQ. FT.
UPPER POOL AREA	334 SQ. FT.
EQUIP. PADS & STAIRS	172 SQ. FT.
LANDSCAPE PADS	50 SQ. FT.
DRIVEWAY	1,748 SQ. FT.
TOTAL ADDITIONAL COVERAGE	3,671 SQ. FT.
ALLOWABLE BUILDING COVERAGE: 35% (4,891 SF)	
ACTUAL BUILDING COVERAGE: 29% (5,792 SF)	
ALLOWABLE IMPERVIOUS LOT COVERAGE: 75% (11,477 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
 - 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
- STAKES SPACED @ 8' MAXIMUM. USE 2" X 2" WOOD OR EQUIVALENT STEEL STAKES.
 - 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.
 - 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.
 - 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.
 - SILT FENCE TO BE INSPECTED AFTER EACH STORM EVENT AND TO BE MAINTAINED AS REQUIRED.
 - SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.
 - EXISTING DRAINAGE SHALL BE MAINTAINED OR IMPROVED TO MATCH SWALE DETAIL.
 - ANY SECTION OF FILTER FABRIC FENCE WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.



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SITE AND DRAINAGE PLAN
 SCALE: 3/32" = 1'-0"

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 6775 Highway 90, Longboat Key, FL 34958
 941.343.8151 | FAX: 941.343.8157
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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

NO.	DATE	DESCRIPTION	BY	CHK	APP
1	12/15/21	ISSUED FOR PERMIT	JL	MS	MS
2	12/15/21	ISSUED FOR PERMIT	JL	MS	MS
3	12/15/21	ISSUED FOR PERMIT	JL	MS	MS
4	12/15/21	ISSUED FOR PERMIT	JL	MS	MS
5	12/15/21	ISSUED FOR PERMIT	JL	MS	MS
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8	12/15/21	ISSUED FOR PERMIT	JL	MS	MS
9	12/15/21	ISSUED FOR PERMIT	JL	MS	MS
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17	12/15/21	ISSUED FOR PERMIT	JL	MS	MS
18	12/15/21	ISSUED FOR PERMIT	JL	MS	MS
19	12/15/21	ISSUED FOR PERMIT	JL	MS	MS
20	12/15/21	ISSUED FOR PERMIT	JL	MS	MS

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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	1043	5	8 x 14	1100	1043

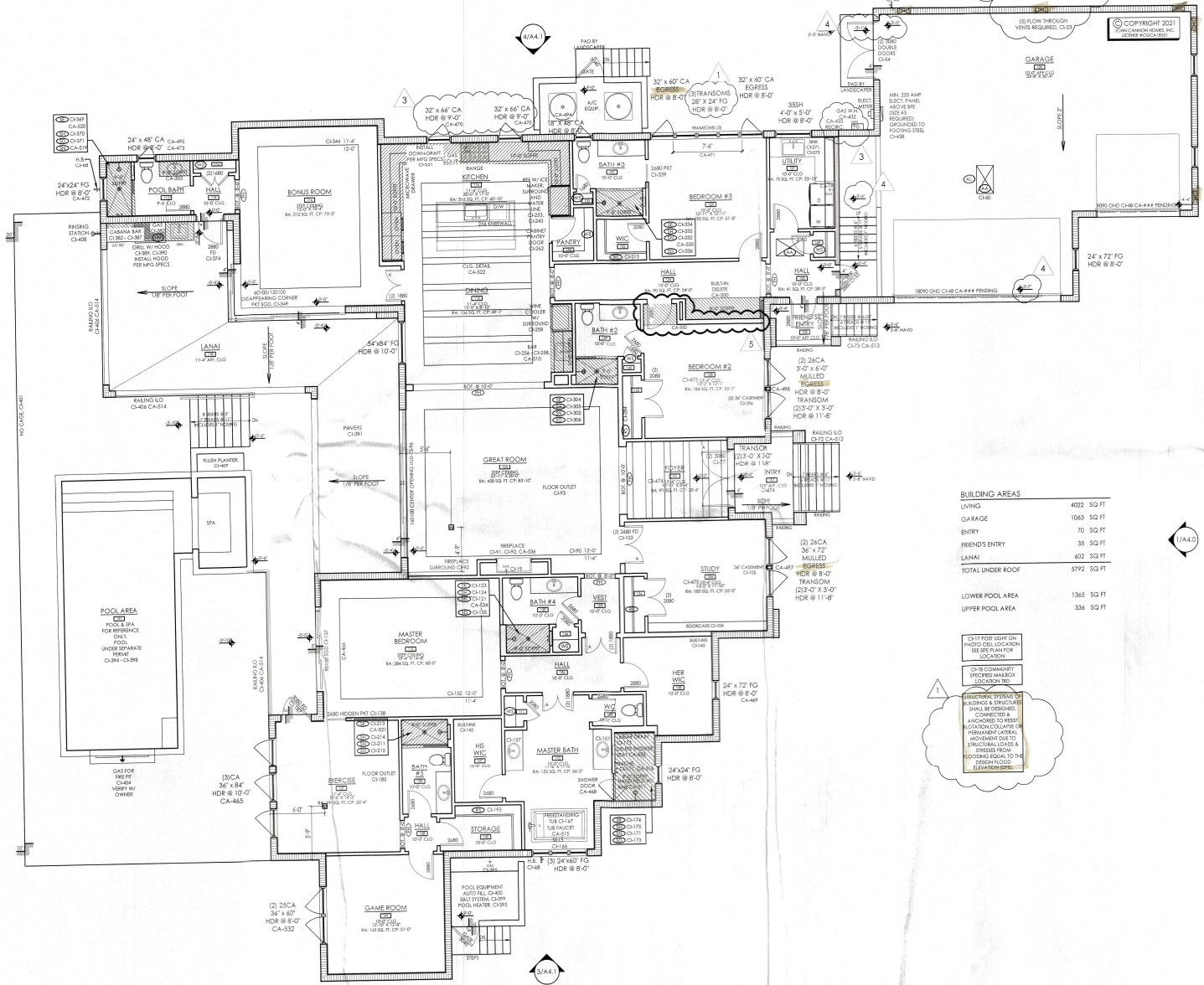
Each (F)W/B/W/Flood Flap/Vent is Certified as an Engineered Opening to Cover 220% of Enclosed Area Below Flood Level

GENERAL NOTES

1. ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S 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 3/16" 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

- 22"x36" ATTIC ACCESS
- A/R IN ATTIC
- 10 STEP LADDER W/STORAGE HOOK @ATTIC ACCESS
- ARCHED OPENING—SEE INTERIOR DETAILS
- SQUARE CASSED OPENING
- AQUARIUM WINDOW TEMPERED GLASS
- BAR/TOP ON 30" HIGH KNEE WALL (2x4)
- CONCRETE PAD AND STAR
- CORNER SHELVE
- CRYER VENT TO EXTERIOR DAMPERED AND NON-SCREENED
- FLAT HEADER - HEIGHT NOTED
- GLASS BLOCK
- HOOD VENT TO BE INSTALLED PER MFG SPECS
- LINEN OR PANTRY CLOSET WITH 5 (1/4" DEEP) WOOD SHELVES
- MEDICINE CABINET - 14" X 24" TOP AT 70"
- 1 1/2" DIA. GRABRAIL 36" ABOVE STAIR TREAD NOSING
- HANDRAIL 36" ABOVE STAIR TREAD NOSING OR 40% IN-CENT FLOOR W/BALLUSTERS W/ NO SPACE 4" OR GREATER
- 36" HIGH RAILING W/ BALLUSTERS W/ NO SPACE 4" OR GREATER
- RAIN SHOWER HEAD
- ROD AND SHELVE
- SHOWER ENCLOSURE TEMPERED GLASS
- SHOWER GLASS - TEMPERED GLASS IN ALUM. FRAME 2" TO 8" AFF
- SHAMPOO NICHES 12" X 13" TOP AT 1 - VANES
- SHOWER SEAT
- WOOD SHELVING
- 4'-0" KNEE WALL WITH STANDARD CAP



BUILDING AREAS

LIVING	4022 SQ FT
GARAGE	1043 SQ FT
ENTRY	70 SQ FT
FRIENDS 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

CH-17 POSE LIGHT ON PHOTO CELL LOCATION SEE FLOOR PLAN LOCATION

IF 1/8" BORE HOLE SPOURED WALLBOX LOCATION SEE

IF BORE HOLE SPOURED WALLBOX LOCATION SEE

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

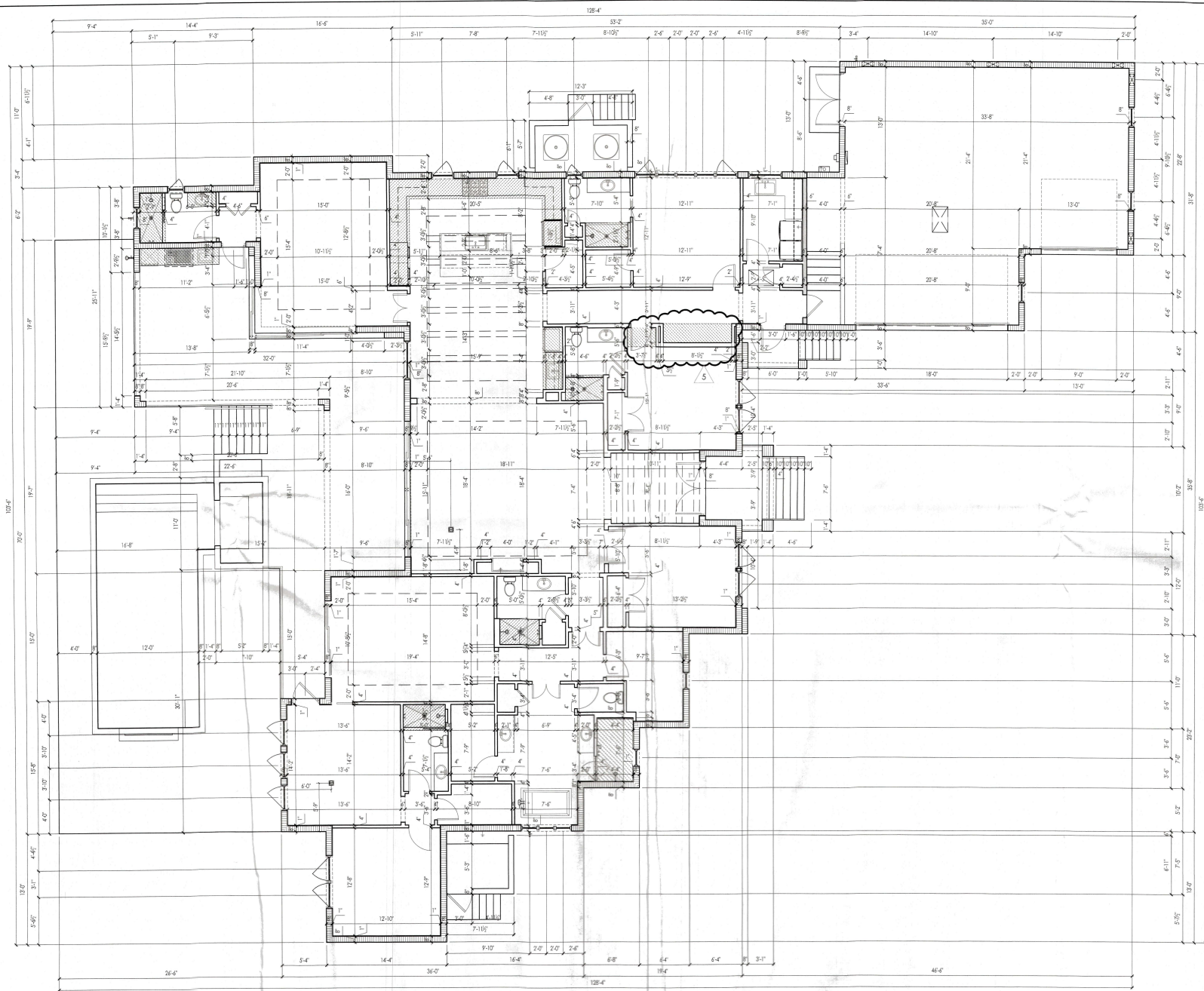


JOHN CANNON HOMES, INC.
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A NEW CUSTOM RESIDENCE FOR
MR. & MRS. WITHERS
670 Old Compass Rd | Longboat Key, Florida | 34928
Lot 91 Emerald Harbor | Town of Longboat Key

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1		ISSUED FOR PERMIT			
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GROUND LEVEL FLOOR PLAN
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GROUND LEVEL DIMENSION PLAN
 SCALE: 3/16" = 1'-0"



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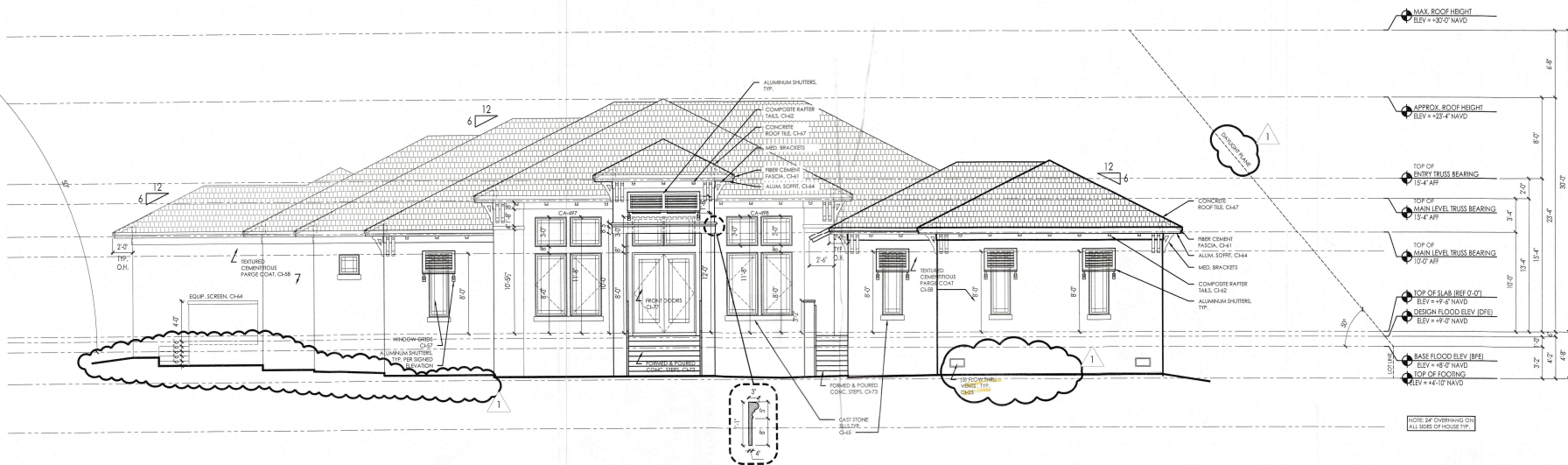
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MR. & MRS. WITHERS
 670 Old Compass Rd | Longboat Key, Florida | 34228
 Lot 911 Emerald Harbor | Town of Longboat Key

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1	12/15/22	ISSUED FOR PERMIT
2	12/15/22	ISSUED FOR PERMIT
3	12/15/22	ISSUED FOR PERMIT
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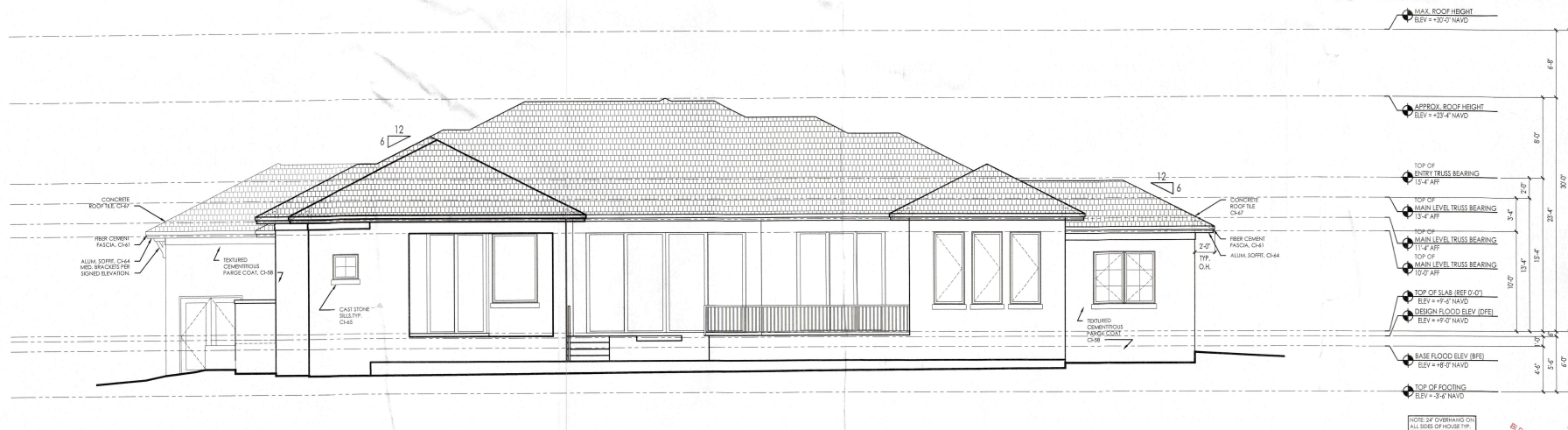
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 GROUND LEVEL DIMENSION PLAN
 SHEET NUMBER

A2.0d

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01	06/15/2021	ISSUED FOR PERMIT	JCW	JCW	JCW
02	06/15/2021	REVISIONS	JCW	JCW	JCW
03	06/15/2021	REVISIONS	JCW	JCW	JCW
04	06/15/2021	REVISIONS	JCW	JCW	JCW
05	06/15/2021	REVISIONS	JCW	JCW	JCW
06	06/15/2021	REVISIONS	JCW	JCW	JCW
07	06/15/2021	REVISIONS	JCW	JCW	JCW
08	06/15/2021	REVISIONS	JCW	JCW	JCW
09	06/15/2021	REVISIONS	JCW	JCW	JCW
10	06/15/2021	REVISIONS	JCW	JCW	JCW

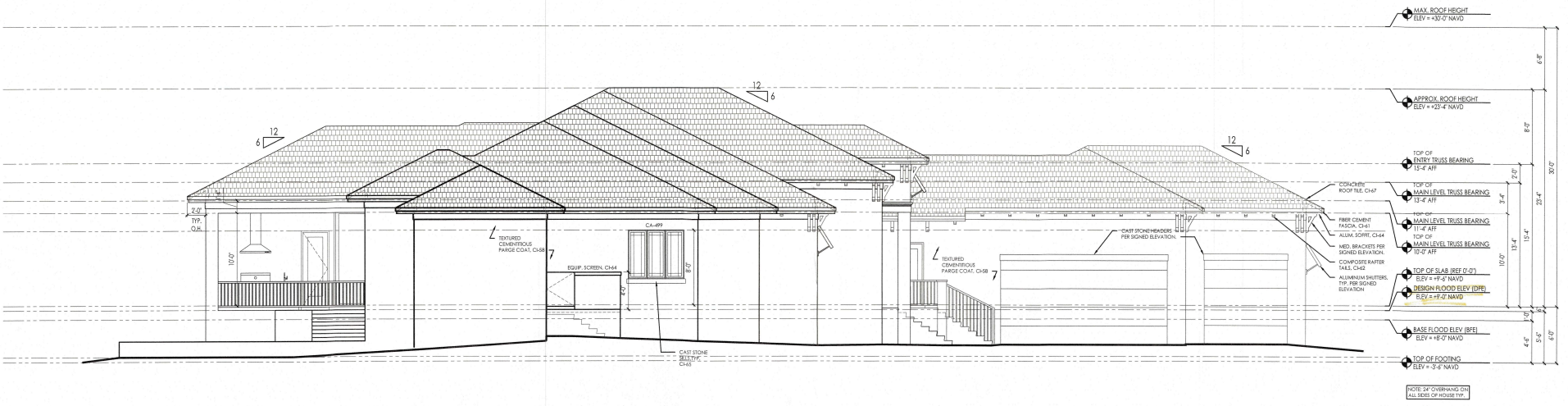


1 FRONT (WEST) ELEVATION
 SCALE: 3/16" = 1'-0"

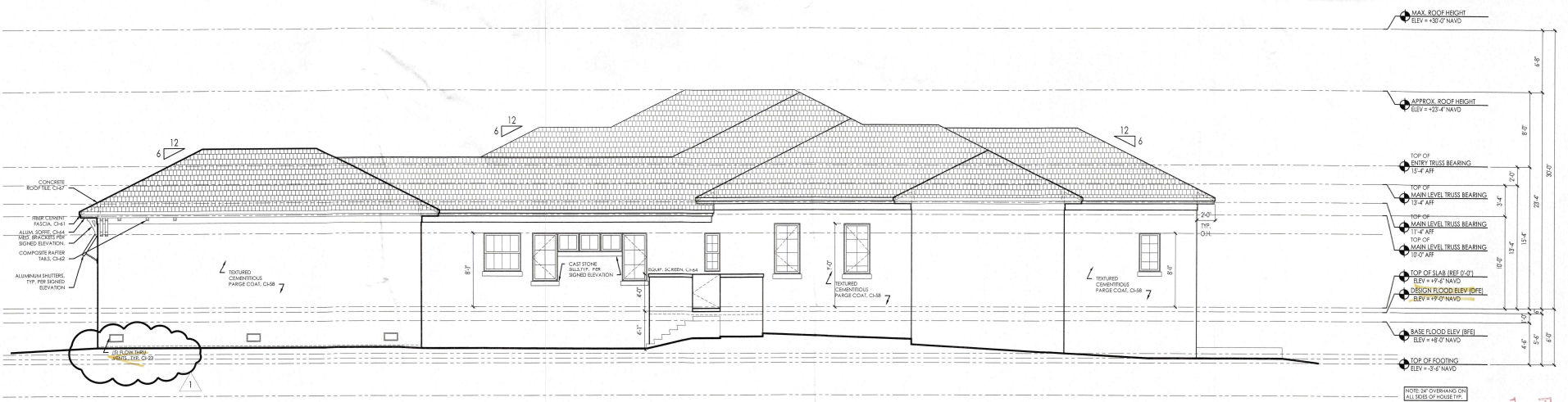


2 REAR (EAST) ELEVATION
 SCALE: 3/16" = 1'-0"

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



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



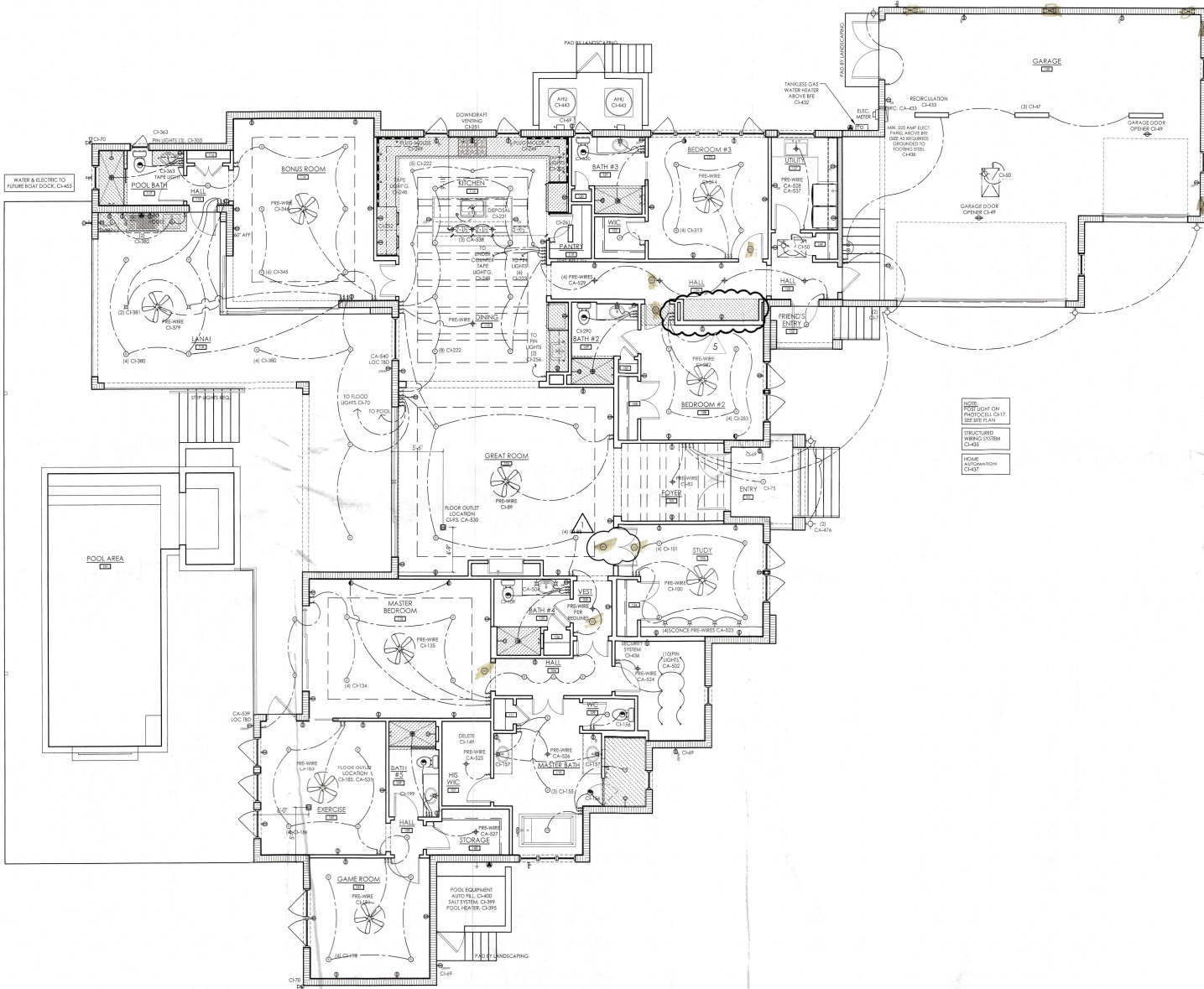
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Lot 911 Emerald Harbor | Town of Longboat Key

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1	07/01/21	ISSUED FOR PERMIT	JCW	JCW
2	07/01/21	REVISIONS	JCW	JCW
3	07/01/21	REVISIONS	JCW	JCW
4	07/01/21	REVISIONS	JCW	JCW
5	07/01/21	REVISIONS	JCW	JCW
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8	07/01/21	REVISIONS	JCW	JCW
9	07/01/21	REVISIONS	JCW	JCW
10	07/01/21	REVISIONS	JCW	JCW

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EXTERIOR ELEVATIONS
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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-WAY SWITCH
⊕	4-WAY SWITCH
⊕	DIMMER SWITCH
⊕	PUSHBUTTON SWITCH
⊕	AIR SWITCH
⊕	GARBAGE DISPOSAL
OUTLETS	
⊕	DUPLEX OUTLET
⊕	WEATHERPROOF OUTDOOR DUPLEX OUTLET
⊕	GROUND FAULT INDICATOR DUPLEX OUTLET
⊕	SPECIAL CONNECTION
⊕	220v OUTLET
⊕	SPLIT DUPLEX OUTLET, ONE SIDE SWITCHED
⊕	QUADRUPLUX OUTLET
⊕	DUPLEX FLOOR OUTLET
⊕	PLUG/MOLD OUTLET STRIP
⊕	DISCONNECT - EQUIPMENT OUTLET AS REQUIRED
⊕	USB OUTLET
OTHER	
⊕	ATTIC ACCESS LIGHT/SWITCH
⊕	EXHAUST FAN
⊕	DOORBELL
⊕	DOORBELL CHIME
⊕	GARAGE DOOR OPENER
⊕	SMOKE/CARBON MONOXIDE DETECTOR
⊕	CABLE TELEVISION
⊕	GAS CONNECTION
⊕	PRE-WIRE FOR CEILING FAN

- ### ELECTRICAL NOTES
- STRUCTURED WIRING SYSTEM: (6) ACTIVE DUAL PORT JACKS (6 TV/6 DATA) WITH STRUCTURED WIRE ENCLOSURE AND 110 OUTLET, ONE MINI HOUSE CONTROLLER.
 - ALL ELECTRICAL TO BE INSTALLED ABOVE BFE.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS INDICATED ON PLANS, TO INCLUDE GARAGES, UTILITY ROOMS, KITCHEN, BATHS, DOCK, AND ALL EXTERIOR OUTLETS.
 - ALL OUTLETS NOT REQUIRED TO BE GFCI OUTLETS MUST BE ARC-FAULT WITH TAMPER PROOF SWITCHES.
 - PROVIDE A SWITCH FOR POOL LIGHT, IF UPGRADE CONTROL SYSTEM IS PROVIDED NO SWITCH REQUIRED.
 - FOR LOW VOLTAGE AND SUPPORTING ELECTRICAL INFORMATION, PLEASE SEE LOW VOLTAGE DRAWINGS PROVIDED BY OTHERS.
 - NO EXPOSED CONDUIT IN GARAGE OR ON EXTERIOR OF HOME.
 - 18" CLEAR (MIN.) ON ALL W/C LIGHTS.
 - VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER.
 - 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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670 Old Compass Rd | Longboat Key, Florida | 34228
Lot 91 | Emerald Harbor | Town of Longboat Key

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

DRAWING TITLE
GROUND LEVEL ELECTRICAL PLAN
SHEET NUMBER
A6.0

REV	DATE	BY	DESCRIPTION
1	05/11/21	JL	ISSUED FOR PERMIT
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3	05/11/21	JL	ISSUED FOR PERMIT
4	05/11/21	JL	ISSUED FOR PERMIT
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9	05/11/21	JL	ISSUED FOR PERMIT
10	05/11/21	JL	ISSUED FOR PERMIT

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SCHEDULES AND NOTES

SHEET NUMBER

A7.0

LOCATION	QTY.	UNIT CALLOUT	SQ. FT.	WIND ZONE O/S		MFG.	NOTES	STATE OF FL. APPROVAL # OR NOA #	EXPIRAT. DATE		
				SIGN. POSIT.	MFR. PSI						
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 22" FG	10	33.0	42.9	65.0	70.0	PGT	IMPACT	20-0401.03	07-30-25
UTILITY	1	48" X 48" SH	16	33.0	42.9	50.0	50.0	PGT	IMPACT	20-0401.03	07-30-25
BEDROOM 3	2	32" X 20" CA EGRESS	13.33	33.0	42.9	50.0	50.0	PGT	IMPACT	20-0402.03	09-17-25
BEDROOM 3	3	26" X 26" 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 24" CA	8	33.0	42.9	50.0	50.0	PGT	IMPACT	20-0402.03	09-17-25
KITCHEN	2	24" X 24" CA	14.67	33.0	42.9	65.0	70.0	PGT	IMPACT	20-0402.03	09-17-25
POOL BATH	1	24" X 24" CA	8	33.0	42.9	65.0	70.0	PGT	IMPACT	20-0402.03	09-17-25
DINING ROOM	1	24" X 24" FG	4	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 22" 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

LOCATION	QTY.	UNIT CALLOUT	SQ. FT.	WIND ZONE O/S		MFG.	NOTES	STATE OF FL. APPROVAL # OR NOA #	EXPIRAT. DATE		
				SIGN. POSIT.	MFR. PSI						
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	60120	28.3	33.9	60.0	60.0	PGT	IMPACT	20-0401.03	07-30-25
GREAT ROOM	1	140100 SGD CENTER OPENING	140	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

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 1/5 O/S IMPACT SINGLE GLAZED	THERMATRU	FL-21142.10	12-31-22
	DOUBLE	THERMATRU 1/5 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'	CLOPLAY	18-0522.02	08-01-23
	GARAGE OHD	W6 DP37 STEEL SECTIONAL GARAGE DOOR UP TO 18'	CLOPLAY	20-0922.17	04-11-23
	GARAGE OHD	CANYON RIDGE W8 DP54 STEEL SECTIONAL GARAGE DOOR UP TO 9'	CLOPLAY	20-0512.04	07-16-25
	GARAGE OHD	CANYON RIDGE W8 DP46T STEEL SECTIONAL GARAGE DOOR UP TO 16'	CLOPLAY	20-0526.02	07-30-25
	MISC.	ROOFING TILE	CONCRETE ROOF TILE	EAGLE ROOFING	21-0315.03
UNDERLAYMENT		BORAL TILES/BAL	BORAL	18-0302.03	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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NO.	DATE	DESCRIPTION
1	06/02/22	ISSUED FOR PERMIT
2	06/02/22	ISSUED FOR PERMIT
3	06/02/22	ISSUED FOR PERMIT
4	06/02/22	ISSUED FOR PERMIT
5	06/02/22	ISSUED FOR PERMIT
6	06/02/22	ISSUED FOR PERMIT
7	06/02/22	ISSUED FOR PERMIT

BASE - STANDARD
BASE DIMS 3/8" x 8 1/4"
FINGER JOINT
PAINT GRADE

CROWN - STANDARD
CROWN 3 1/2"
PROJ. OUT 4 1/4"
FINGER JOINT
PAINT GRADE

COLONIAL CASING
1/4" x 3 1/2"
FINGER JOINT
PAINT GRADE

CHAIR RAIL - STANDARD
CHAIR RAIL 2 3/8" x 1 1/8"
LIP DIMS
FINGER JOINT
PAINT GRADE

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

MOLDING - STANDARD
A-B HOLDING
1 7/8" x 3/8"
FINGER JOINT
PAINT GRADE

BRICK MOLD - STANDARD
BRICK MOLD
LIP DIMS 1/8" x 1 3/8"
FINGER JOINT
PAINT GRADE

BED MOLD - STANDARD
BED MOLD
LIP DIMS 3/8" x 1 3/8"
FINGER JOINT
PAINT GRADE

BRICK MOLD - VINYL
BRICK MOLD
VINYL MATERIAL
LIP DIMS 1 1/8" x 2"

DETAIL MOLD - STANDARD
1/4" MOLD
1/2" x 1 1/8"
FINGER JOINT
PAINT GRADE

STANDARD TRIM PROFILES
SCALE: 6" = 1'-0"

1 TYPICAL INTERIOR PARTITION
APPROXIMATE STC RATING = 32

LINE OF STRUCTURE
CONT. TOP PLATE
MID-POINT BLOCKING
2 x 4 WOOD STUDS @ 16" O.C. AT FLUERING WALLS OR WALLS CONCREALINE STEEL COLUMNS USE 2 x 6 STUDS
ONE LAYER 1/2" GYP. BD. EACH SIDE
CONT. P.T. GILL PLATE
1/2" GAP AT BOTTOM OF GYP. BD. TYP.

NOTE: PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT SET LOCATIONS AROUND FLUERING FITTINGS TYP.

2 TYPICAL BATHROOM PARTITION
APPROXIMATE STC RATING = 31

LINE OF STRUCTURE
CONT. TOP PLATE
SOUND ATTENUATION INSULATION
MID-POINT BLOCKING
2 x 4 WOOD STUDS @ 16" O.C. AT FLUERING WALLS OR WALLS CONCREALINE STEEL COLUMNS USE 2 x 6 STUDS
ONE LAYER 1/2" GYP. BD. EACH SIDE
CONT. P.T. GILL PLATE
1/2" GAP AT BOTTOM OF GYP. BD. TYP.

NOTE: PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT SET LOCATIONS AROUND FLUERING FITTINGS TYP.

3 TYPICAL ONE SIDED PARTITION

LINE OF STRUCTURE
CONT. TOP PLATE
MID-POINT BLOCKING
2 x 4 WOOD STUDS @ 16" O.C. AT FLUERING WALLS OR WALLS CONCREALINE STEEL COLUMNS USE 2 x 6 STUDS
ONE LAYER 1/2" GYP. BD.
CONT. P.T. GILL PLATE
1/2" GAP AT BOTTOM OF GYP. BD. TYP.

NOTE: PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT SET LOCATIONS AROUND FLUERING FITTINGS TYP.

4 TYPICAL FURRING ON MASONRY

LINE OF STRUCTURE
1/2" GAP AT TOP OF GYP. BD. TYP.
CONT. 1 x 4 (FREE BLOCKING)
FACE OF MASONRY OR CONCRETE
1/2" GYP. BD. OVER 3/4" x 1/2" WOOD FURRING STRIPS @ 16" O.C.
CONT. P.T. 1 x 4
1/2" GAP AT BOTTOM CONT. 1 x 4 OF GYP. BD. TYP.

5 OPTIONAL SOUND ATTENUATION PARTITION
APPROXIMATE STC RATING = 46

1/2" GAP AT TOP OF GYP. BD. w/ CONT. SEALANT BOTH SIDES TYP.
SOUND ATTENUATION INSULATION CONTINUOUS OPPOSITE STAGGERED STUDS
2 x 4 WOOD STUDS STAGGERED @ 16" O.C.
ONE LAYER 5/8" GYP. BD. EACH SIDE
CONT. P.T. GILL PLATE
1/2" GAP AT BOTTOM OF GYP. BD. w/ CONT. SEALANT BOTH SIDES TYP.

1 TYPICAL PARTITION DETAILS
SCALE: 3/4" = 1'-0"

2 TYP. MOUNTING HEIGHTS
SCALE: N.T.S.

NOTE: REFER TO SELECTION SHEET AND PLAN FOR EXACT LOCATION AND ADDITIONAL INFORMATION. THIS IS A TYPICAL MOUNTING HEIGHT DETAIL ONLY.

TYPICAL SICKER HEAD
TYPICAL SICKER NICHE
8 1/4" TO CENTER
8 1/4" TO CENTER

3 INTERIOR DOOR TRIM
SCALE: 3" = 1'-0"

COORDINATE FRAME THROAT OPENING w/ PARTITION TYPE
GYP. BD. BOTH SIDES
CONTINUOUS CALK BOTH SIDES
2 x 4
WOOD CASING
WOOD FRAME
DOOR AS SCHEDULED

HEAD

COORDINATE FRAME THROAT OPENING w/ PARTITION TYPE
KING STUD
GYP. BD. BOTH SIDES
WOOD FRAME
DOOR AS SCHEDULED
WOOD CASING

JAMB

4 ATTIC ACCESS DETAIL
SCALE: 6" = 1'-0"

BOTTOM CHORD OF TRUSS
FINISH GRADE BIRCH PLYWOOD
STANDARD BRICK MOLD
1/4" REVEAL
STANDARD CASING
GYP. BD. CEILING

5 INT NICHE DETAILS
SCALE: 1/2" = 1'-0"

ARCHED NICHE
REFER TO NICHE ALL DETAILS
2'-0"

FINISHED FLOOR
1/2" GYP. BD.

RIGID INSULATION BOARD
2 x 4 BLOCKING
1/2" GYP. BD.

BILL
RIGID INSULATION BOARD
2 x 4 @ 16" O.C.
1/2" GYP. BD.

JAMB
1/2" GYP. BD.

6 OPENING TRIM OUT
SCALE: 3" = 1'-0"

INDOOR
3 1/4" CASING
SPIGOTS 5/8" x 1 1/4" STOOL CUT TO SIZE

PLAN - STANDARD

1/2" BIRCH PLYWOOD
INDOOR
3 1/4" CASING
SPIGOTS 5/8" x 1 1/4" STOOL CUT TO SIZE

PLAN - w/ OPTIONAL CASING

CASING SEE SELECTION SHEET

STANDARD WINDOW CASING

INDOOR
SPIGOTS 5/8" x 1 1/4" STOOL CUT TO SIZE
STANDARD 3 1/4" CASING

OPTIONAL WINDOW CASING

INDOOR
1/2" BIRCH PLYWOOD
SPIGOTS 5/8" x 1 1/4" STOOL CUT TO SIZE
STANDARD 3 1/4" CASING

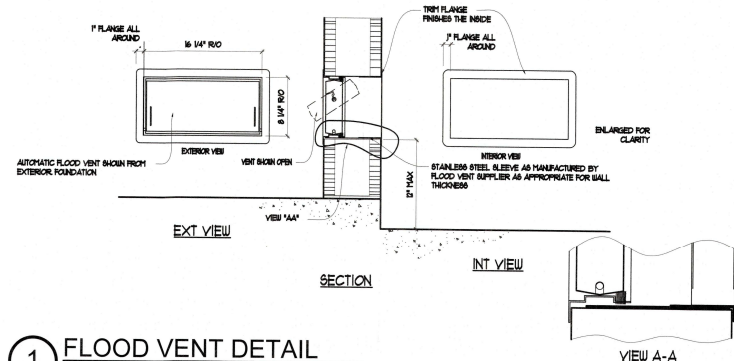
7 KNEE WALL CAP
SCALE: 3" = 1'-0"

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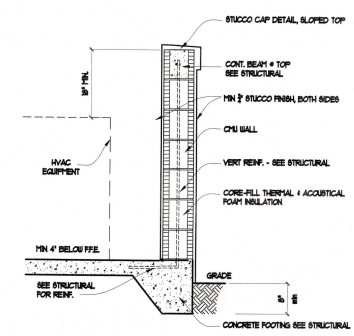
8 1/4" WOOD STOOL
STANDARD DETAIL HOLD
FRAMING @ 16" O.C. REFER TO PLAN FOR WALL TYPE
1/2" GYP. BD.

STANDARD CAP

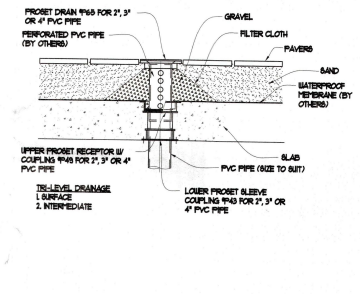
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TOWN OF LONGBOAT KEY
Permitting, Planning & Building



1 FLOOD VENT DETAIL
SCALE: 1/12" = 1'-0"



2 SOUND SCREEN WALL
SCALE: 3/16" = 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	CHK	APP
1	06/01/2022	ISSUED FOR PERMIT	JCW	JCW	JCW
2	06/01/2022	REVISIONS	JCW	JCW	JCW
3	06/01/2022	REVISIONS	JCW	JCW	JCW
4	06/01/2022	REVISIONS	JCW	JCW	JCW
5	06/01/2022	REVISIONS	JCW	JCW	JCW
6	06/01/2022	REVISIONS	JCW	JCW	JCW
7	06/01/2022	REVISIONS	JCW	JCW	JCW
8	06/01/2022	REVISIONS	JCW	JCW	JCW
9	06/01/2022	REVISIONS	JCW	JCW	JCW
10	06/01/2022	REVISIONS	JCW	JCW	JCW

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MISC EXTERIOR DETAILS
SHEET NUMBER

D2.0

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TOWN OF LONGBOAT KEY
Planning & Zoning Department

GENERAL NOTES

- FBC REFERS TO 2020 FLORIDA BUILDING CODE, 7TH EDITION.
- FBC-R REFERS TO 2020 FLORIDA BUILDING CODE, 7TH EDITION. RESIDENTIAL.
- COMPACT BACK FILL 5'-0" FROM STRUCTURE. THE BUILDING AREA PLUS A MARGIN OF 4" 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 STEMMWALLS 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 MANUFACTURER TRUSS PLAN PRIOR TO PLACEMENT OF STEMMWALL OR MONOLITHIC FOOTING.
- PUMBER IS 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 = 3000 PSI.
- MASONRY SHALL USE TYPE S MORTAR, Fm = 1900 PSI.
- REINFORCING STEEL SHALL SATISFY ASTM A618, 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 1 TIED 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 DOWNLAYS 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 DB STAGGER.
- A FILLED CELL WITH (1) #5 VERTICAL STEEL BE LOCATED AT OTHER TRUSSES WITH LIFT EXCEEDING 2000LBS U.S.O.
- MINIMUM CONCRETE COVER 3" CAST AGAINST SOIL AND 1-1/2" EDGE U.N.O. MAXIMUM CONCRETE COVER 6" U.N.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.
- WOOD GARAGE STAKES SHALL NOT BE USED.
- PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH FBC SECTIONS R307.1 AND R308.
- INTERNAL PRESSURE COEFFICIENT 0.18 FULLY ENCLOSED BUILDING.
- WOOD EXPOSURE: D
- WOOD EXPOSURE: D
- INTERNAL PRESSURE COEFFICIENT 0.18 FULLY ENCLOSED BUILDING.

DESIGN LOADS AND NOTES

- ROOF TRUSSES - D + L
- ASPPF W/ 1.33 STRESS INCREASE FACTOR, OR
B. ASPPF W/ 1.25 STRESS INCREASE FACTOR, OR
C. ASPPF W/ 1.00 STRESS INCREASE FACTOR
- FLOOR TRUSSES - D + L
- ASPPF W/ 1.00 STRESS INCREASE FACTOR
- CL + 10'PSF IN COMBINATION WITH WIND LOADS
- MEASUREMENT HEIGHT SHALL BE DETERMINED BY CONTRACTOR.
- LATERAL LOADS IN 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.N.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 IN ACCORDANCE WITH ITEM 5. THIS APPLIES TO ALL TRUSSES WITH 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 MEASURES TO RESIST STRESSES OR INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR SUCH MEASURES.

WIND NOTES

- WIND LOADS ARE BASED ON A WIND VELOCITY OF 100 MPH APPLIED FOR A FULLY ENCLOSED STRUCTURE.
- THIS BUILDING IS DESIGNED AS FULLY ENCLOSED BUILDING BASED ON ALL OPENINGS BEING PROTECTED OR HAVING MINIBLE IMPACT GLASSING.
- WIND DESIGN LOADS WERE DETERMINED BASED ON THE FOLLOWING:
BASIC WIND SPEED: 100 MPH
WIND EXPOSURE: D
INTERNAL PRESSURE COEFFICIENT 0.18
FULLY ENCLOSED BUILDING

PEST/DECAY PROTECTION NOTES

- ALL PLANTINGS AND IRRIGATION / SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE 4" LEAST 1" FROM BUILDING STEMMWALLS
- SOIL TREATMENTS FOR TERMITES SHALL MEET THE REQUIREMENTS OF FBC SECTION R303. SENTRONAM SHALL BE USED.
- WOOD GARAGE STAKES SHALL NOT BE USED.
- PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH FBC SECTIONS R307 AND R308.
- ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF FBC SECTIONS R703.7, R703.8, R903.2 AND R905.

GARAGE NOTES

- OPENINGS FROM GARAGE INTO LIVING SPACE OF RESIDENCE SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.
- DUCTS IN THE GARAGE AND DUCT PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.
- GARAGE AND LIVING SPACE SEPARATION SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.6.
- GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC FOR WIND LOADS AS DEFINED IN ROOF FRAMING AND WIND NOTES.

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 TRUSS MEMBER SIZE, SPACING, SPICES 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 1/2" CD PLYWOOD SHEATHING OR EQUAL FASTENED WITH 80 RINGS-SHANK NAILS AT 4" O.C. EDGES AND 6" O.C. FIELD WITH 1/4" OF RIDGES AND EDGES OF ROOF AND 6" O.C. WITHIN 4'-0" OF EXTERIOR ROOF CORNERS.
- CONTRACTORS 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.N.O.
- EXTERIOR FRAME WALLS, BEARING OR NON-BEARING SHALL BE SHEATHED WITH 1/2" PLYWOOD OR EQUAL, BLOCKED AND NAILED WITH 80 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 PILING OR SYP POSTS, U.N.O. WHERE REQUIRED; SHIMS TO BE 3/4" STEEL U.N.O.
- PSL OR SYP POST SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE U.N.O.
- UPLIFTS AND REACTIONS SHOWN ON MANUFACTURED TRUSS PLANS SHALL BE USED U.N.O. ON ENGINEER'S SEALED ROOF/FLOOR LAYOUT PLAN.
- BUILD-OUTS SHALL BE ATTACHED TO THE MASONRY/CONCRETE WITH 3/16" TIEBACKS AT 18" O.C. WITH MINIMUM EMBEDMENT OF 1-3/4" IN CONCRETE.
- ROOF SHEATHING SHALL BE 3/4" PLYWOOD SHEATHING OR EQUAL, FASTENED WITH 106 NAILS AT 6" O.C. EDGES AND 8" O.C. FIELD U.N.O.

TRUSS/FRAME CONNECTION NOTES

- ROOF TRUSSES: USE SIMPSON H10A OR H10A-A1 EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIE-DOWNS FOR UPLIFTS IN EXCESS OF GIVEN ALLOWABLE VALUES. WHERE H10A OR H10A-A1 CANNOT BE USED (E.G. SPLV GIRDERS, CORNERS, ETC.) USE SIMPSON H12A PLUS ADDITIONAL TIE-DOWNS AS REQUIRED TO MEET UPLIFT LOADS.
- FLOOR TRUSSES: USE SIMPSON H24A AT EACH TRUSS (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIE-DOWNS AS REQUIRED TO MEET UPLIFT LOADS.

GENERAL CONNECTIONS NOTES

- CONNECTIONS SHOWN ARE RECOMMENDED, BUT OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED THE UPLIFT 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.

DRAFTSTOPPING NOTES

- WHERE THE FLOOR / CEILING ASSEMBLY IS CONSTRUCTED FROM CONCRETE, GYPSUM TRUSS OR PERFORATED MEMBERS, DRAFTSTOP SPACE DOES NOT EXCEED 1000 SQ. IN. AND IS 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 2x4 BLOCKING AT 48" O.C. AT THE BOTTOM CHORD OF ALL TRUSSES. PROVIDE 5/8" EXTERIOR GRADE DRYWALL OR 1/2" EXTERIOR GRADE PLYWOOD SHEATHING WITH 80 NAILS AT 6" O.C. FIELD / 4" O.C. EDGES.

TRUSS UPLIFT ANCHORS - MASONRY / CONCRETE

TRUSS ANCHORS TO MASONRY OR CONCRETE BE AS FOLLOWS: (REFER TO SIMPSON 2019-2020 CATALOG HC-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 HMRKT	FL114736	(4) 50S 1/4" X 1-1/2" LONG TO TRUSS AND (5) 1/4" X 3-1/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
SINGLE PLY CONCRETE	595#	SIMPSON HMRKT	FL114736	(4) 50S 1/4" X 1-1/2" LONG TO TRUSS AND (5) 1/4" X 3-1/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
	1065#	SIMPSON H10S	FL114784	(8) 84 1/4" X 1-1/2" LONG TO TRUSS AND (2) 5/8" X 4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
	1450#	SIMPSON META12	FL114733	(7) 106 X 1-1/2" LONG	-
	1520#	SIMPSON META12	FL114733	(7) 106 X 1-1/2" LONG	-
	1610#	SIMPSON META18	FL114733	(9) 106 X 1-1/2" LONG	-
	1610#	SIMPSON META20	FL114733	(9) 106 X 1-1/2" LONG	-
	1985#	(2) SIMPSON META12	FL114733	(10) 106 X 1-1/2" LONG	NOTE 1
	2035#	(2) SIMPSON META12	FL114733	(10) 106 X 1-1/2" LONG	NOTE 1
	2035#	(2) SIMPSON META20	FL114733	(10) 106 X 1-1/2" LONG	NOTE 1
	800#	SIMPSON HTSM18 EA TRUSS + SIMPSON H24M AT 48" O.C.	FL114731 FL114735	(7) 106 TO TRUSS AND (4) 1/4" X 3-1/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED. MISSING EMBEDS
	1175#	SIMPSON HTSM18 EA TRUSS + SIMPSON H24M AT 48" O.C.	FL114731 FL114735	(8) 106 TO TRUSS AND (4) 1/4" X 3-1/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED. MISSING EMBEDS
	800#	SIMPSON HTSM18 EA TRUSS + SIMPSON H24M AT 48" O.C.	FL114731 FL114735	(7) 106 TO TRUSS AND (4) 1/4" X 3-1/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED. MISSING EMBEDS
	1175#	SIMPSON HTSM18 EA TRUSS + SIMPSON H24M AT 48" O.C.	FL114731 FL114735	(8) 106 TO TRUSS AND (4) 1/4" X 3-1/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED. MISSING EMBEDS
	3330#	SIMPSON MGT	FL114702	(22) 106 X 1-1/2" LONG	NOTE 2
	2150#	SIMPSON LGT2	FL114706	(16) 106 SINKERS	POST INSTALLED. NOTE 4
	10950#	SIMPSON HGT-2	FL106610 FL106610	(16) 106	NOTE 3
	1900#	(2) SIMPSON META12	FL114733	(14) 106	NOTE 1
	2950#	(2) SIMPSON META12	FL114733	(12) 106	NOTE 1
	2700#	(2) SIMPSON META12	FL114733	(14) 106	NOTE 1
	3350#	(2) SIMPSON H-META12	FL114739	(14) 106	NOTE 1
	3350#	SIMPSON LGT3-S02.5	FL114706	(14) 106	NOTE 3
	10530#	SIMPSON HGT-3	FL106619 FL106610	(16) 106	NOTE 3
	8500#	SIMPSON HGT-4	FL106620 FL106610	(16) 106	NOTE 3
	1450#	SIMPSON META12	FL114733	(8) 106	-
	1520#	SIMPSON META12	FL114733	(7) 106	-
	1610#	SIMPSON META18	FL114733	(8) 106	-

- NOTES:
- 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.
 - FASTENER TO CAL/CONCRETE: (1) 5/8" ALL-THREAD BOLT W/ SIMPSON SET EPOXY THE ADHESIVE W/ 12" MIN. EMBED DEPTH
 - FASTENER TO CAL/CONCRETE: (2) 3/4" ALL-THREAD BOLT W/ SIMPSON SET EPOXY THE ADHESIVE W/ 12" MIN. EMBED DEPTH
 - FASTENER TO CMU WALL: (1) 1/4" X 1-1/2" LONG SIMPSON TITEN SCREW
 - FASTENER TO CONCRETE WALL: (1) 1/4" X 3-1/4" SIMPSON TITEN SCREW
 - FASTENER TO WALL: (4) 3/8" X 1-1/2" LONG SIMPSON TITEN HD

TYPICAL WALL SECTION NOTES

- INSTALLATION OF LATH SHALL MEET THE REQUIREMENTS OF SECTION R703.1.1 OF THE FBC-R.
- PLASTERING WITH PORTLAND CEMENT PLASTER SHALL MEET THE REQUIREMENTS OF SECTION R703.2 OF THE FBC-R.
- INSTALLATION OF WATER RESISTIVE BARRIER SHALL MEET THE REQUIREMENTS OF R703.3 OF THE FBC-R.
- INSTALLATION OF FLASHING SHALL MEET THE REQUIREMENTS OF R703.4 OF THE FBC-R.

MULTIPLE MEMBER CONNECTION FOR 1.9E MICROLAM LVL BEAMS



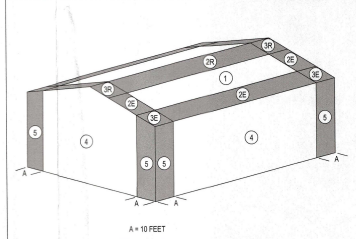
- 2 PILES - 1-3/4" WIDE
- MINIMUM (2) ROWS OF 126 NAILS AT 12" O.C. FOR MEMBERS LESS THAN 14" DEEP
 - MINIMUM (2) ROWS OF 126 NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 14" DEEP
- 3 PILES - 1-3/4" WIDE
- (3) ROWS OF 126 NAILS AT 12" O.C. OR
 - (2) ROWS OF 12 BOLTS AT 12" O.C. OR
 - (2) ROWS OF 14" X 3-1/2" LAG SCREWS AT 12" O.C.
- 4 PILES - 1-3/4" WIDE
- (3) ROWS OF 12 BOLTS AT 12" O.C. OR
 - (2) ROWS OF 14" X 3-1/2" LAG SCREWS AT 12" O.C.

- GENERAL NOTES:
- ADD BOLTS WITH WASHERS REQUIRED. BOLT HOLES TO BE 1/16" DIA.
 - SCREWS MUST HAVE SELF-DRILLING TIPS AND MINIMUM BENDING WELD STRENGTH OF 217,000 PSI.
 - IF 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
2a	OVERHANG	LESS THAN 20	34.3	78.1
		20 - 100	29.6	76.0
		GREATER THAN 100	18.7	55.1
2b, 2c	ROOF - INTERIOR EDGE ZONE	LESS THAN 20	34.3	85.1
		20 - 100	29.6	76.0
		GREATER THAN 100	18.7	55.1
2d, 2e	ROOF - INTERIOR END, REAR ZONES CORNER ZONES	LESS THAN 20	34.3	104.6
		20 - 100	29.6	91.6
		GREATER THAN 100	18.7	61.5
3r	OVERHANG	LESS THAN 20	140.5	140.5
		LESS THAN 20	27.9	134.8
		20 - 100	25.2	110.0
4	ROOF - END RIDGE ZONE	GREATER THAN 100	18.7	77.3
		LESS THAN 20	162.7	162.7
		LESS THAN 20	46.1	50
5	WALL, INTERIOR ZONE	20 - 100	44.0	47.9
		GREATER THAN 100	39.2	43.1
		LESS THAN 20	41.6	61.7
5	WALL CORNER ZONE	20 - 100	44.0	57.5
		GREATER THAN 100	39.1	47.9

ROOF AND WALL ZONES FOR COMPONENTS AND CLADDING WIND PRESSURES



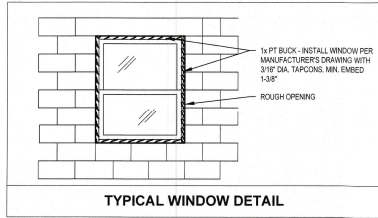
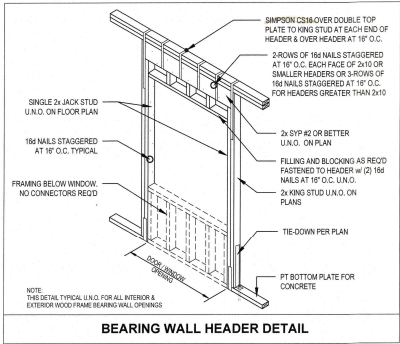
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS FOR THIS RESIDENCE COMPLY WITH THE APPLICABLE STRUCTURAL PROVISIONS OF THE 2020 EDITION OF THE FLORIDA BUILDING CODE, 7TH EDITION RESIDENTIAL (FBC-R).

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 JOSEF D. HEDRICK LICENSE # 10787
 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

STRUCTURAL DETAILS
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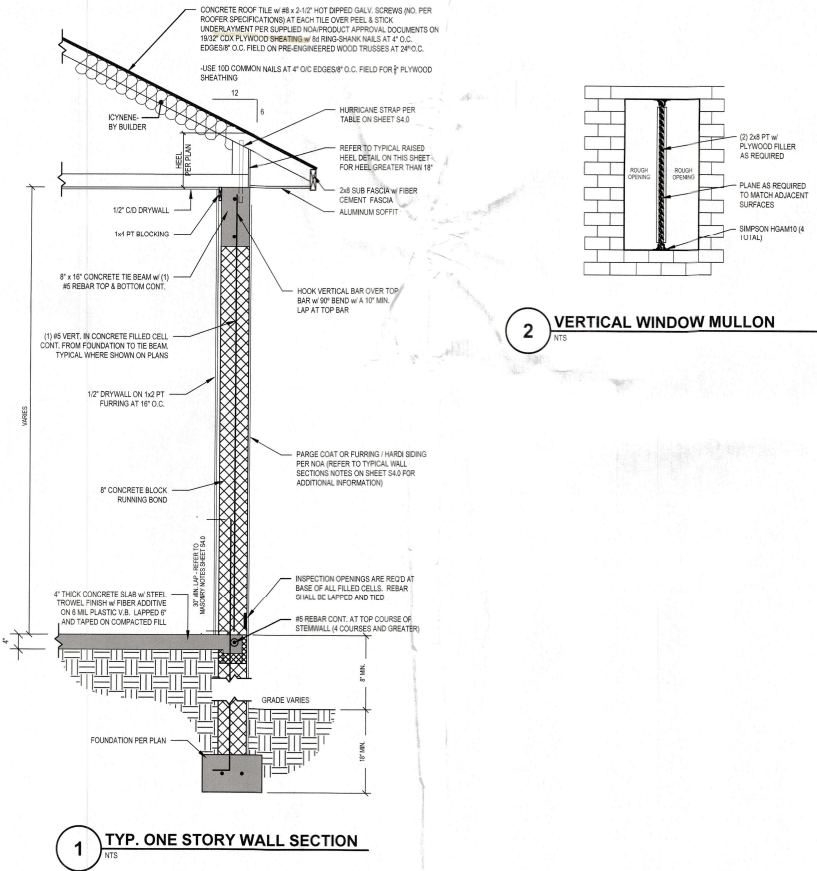
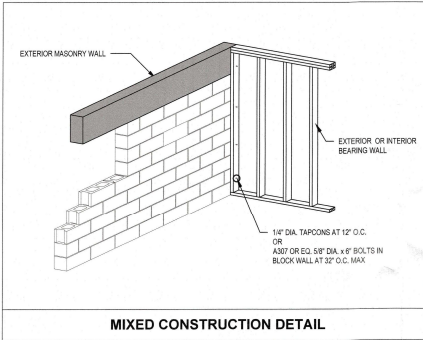
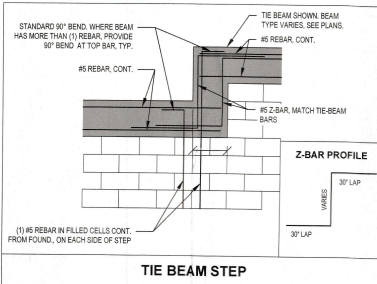


WINDOW / DOOR INSTALLATION

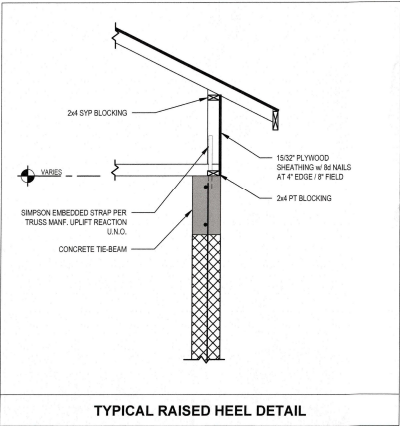
- SEE MANUFACTURER'S DRAWINGS FOR DETAILS AND SPACING OF TAPCONS / BOLTS.
- DETAILS B OR C MAY BE USED FOR 1/4" HALF CIRCLE WINDOWS U.N.O.
- PRECAST WINDOW SILLS SHALL BE WIND RESISTANT PRECAST WINDOW SILLS AS MANUFACTURED BY CASTCRETE OR EQUAL.
- WINDOW DETAILS B AND C MAY BE USED INTERCHANGEABLY AND AT ALL 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 CONNECTIONS 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 IBCP, SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.



2 VERTICAL WINDOW MULLON



FIELD JOINT PLANS
Copy of Record

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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 2017

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

STRUCTURAL DETAILS
 AS INDICATED

REVISIONS	BY	DATE
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