

BOUNDARY SURVEY
 OF PARCEL LYING IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 16 EAST,
 MANATEE COUNTY, FLORIDA

CERTIFIED TO:
CARL WEBB



Scale: 1" = 30'
 Date of Survey: 06/16/2023
 Drawn by: AG
 Job: P23001522

REVISIONS:
 DATE: 06/21/2023 BY: [Signature]
 ADDRESS: [Address]

NPDES

LOT 56,
 HERALD HARBOR, UNIT No. 1,
 AS RECORDED IN PLAT BOOK 11, PAGE 53
 A SUBDIVISION IN SECTION 23, TWP. 35 S., R. 16 E.,
 MANATEE COUNTY FLORIDA
 ADDRESS: 780 HERALD HARBOR DR.,
 LONGLEAF, FLORIDA
 LOT SIZE: 15783 SQ FT ±

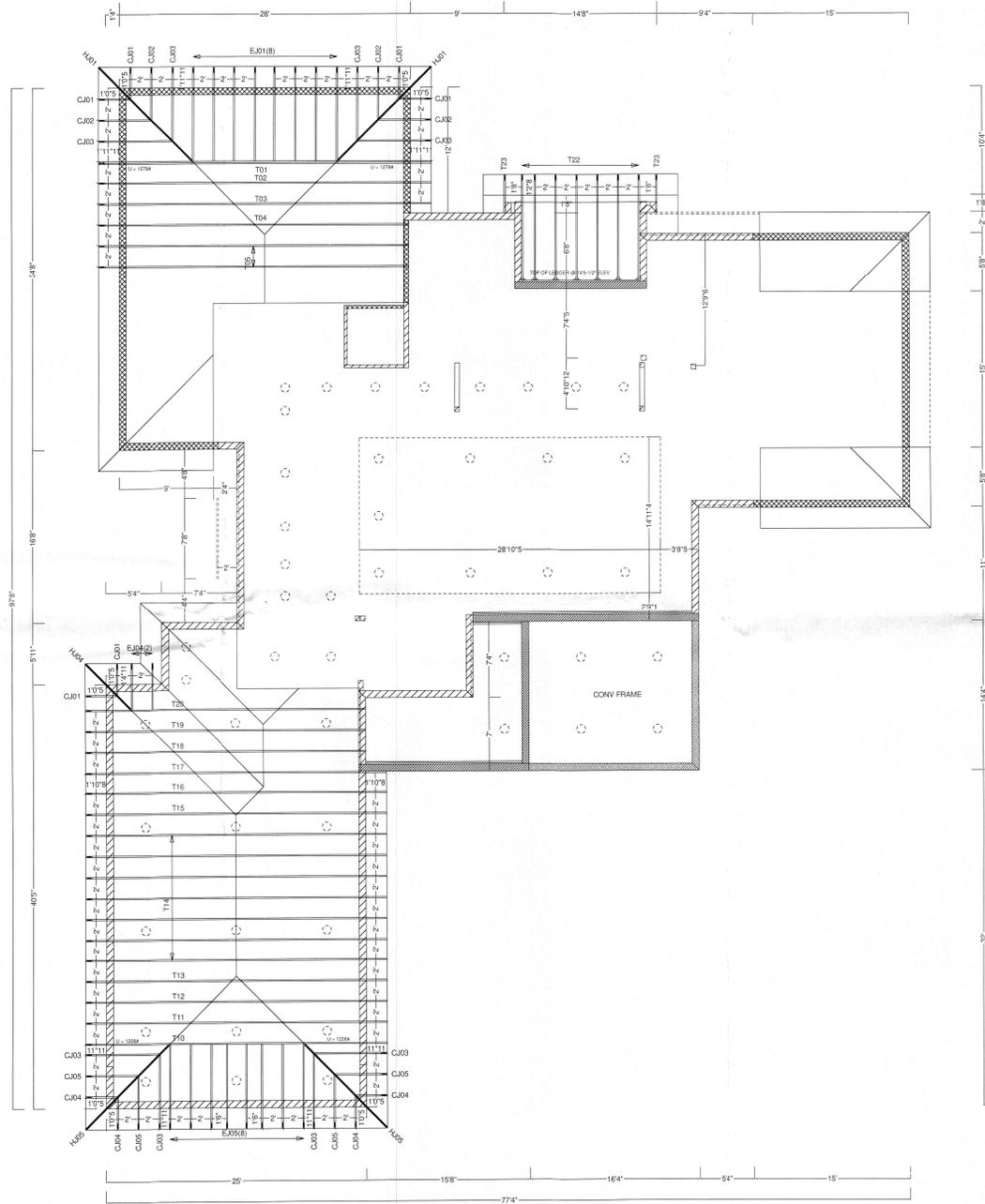
Curve Table				
Curve #	Length	Radius	Delta	Chord Direction

- NOTES:
1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF N.89°12'11"E BEING THE NORTH LINE OF PARCEL SURVEYED HEREON.
 2. THE RELATIVE ERROR OF CLOSURE OF THIS SURVEY IS WITHIN THE ACCURACY ALLOWED FOR THIS TYPE OF SURVEY.
 3. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS.
 4. RE-USE OF THIS SURVEY FOR THE PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. THOSE COUNTRIES TO:
 5. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.U.M. PANEL NO. 12061C0291 DATED 08/10/2021 (SUBJECT TO VERIFICATION) (INFORMATION SCALED FROM FEMA MAP.)
 6. UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS. STRUCTURES OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR OTHER CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES LONGER THAN THOSE SHOWN HEREON MAY EXIST.
 7. ELEVATIONS IF SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD83).
 8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, NO INFORMATION REGARDING EASEMENTS RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST.
 9. A MEAN HIGH WATER SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY.
 10. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS PART OF THIS SURVEY.
 11. BUILDING TIES TO THE PROPERTY LINE SHOWN HEREON HAVE BEEN FIELD VERIFIED. BUILDING SETBACK INFORMATION REQUIRED BY SUBJECT COUNTY LAND DEVELOPMENT CODE WAS PROVIDED BY CLIENT AND HAS NOT BEEN CONFIRMED OR INSPECTED BY THIS OFFICE.
 12. THE CLIENT AGREES TO LIMIT THE SURVEYOR'S LIABILITY TO THE CLIENT ON THE PROJECT DUE TO ANY CLAIM OF ANY NATURE WHATSOEVER ARISING OUT OF OR RELATING TO THIS SURVEY, SUCH AS THE TOTAL AGGREGATE LIABILITY OF THE SURVEYOR TO ALL THOSE NAMED SHALL NOT EXCEED THE SURVEYOR'S TOTAL FEE FOR SERVICES RENDERED.

APPROVED
 JUN 09 2023
 RECEIVED
 JUN 09 2023
 PLANNING DEPARTMENT

LEGEND

<ul style="list-style-type: none"> 1. 1/2" FR NO ID # 2. 3/4" FR NO ID # 3. 4" x 4" C.M.F. NO ID # 4. 6" FR NO ID (CLEANING) 0.47 SOUTH 0.37 EAST 5. 8" FR NO ID # 6. 12" FR NO ID # 7. 18" FR NO ID # 8. 24" FR NO ID # 9. 30" FR NO ID # 10. 36" FR NO ID # 11. 42" FR NO ID # 12. 48" FR NO ID # 13. 54" FR NO ID # 14. 60" FR NO ID # 15. 66" FR NO ID # 16. 72" FR NO ID # 17. 78" FR NO ID # 18. 84" FR NO ID # 19. 90" FR NO ID # 20. 96" FR NO ID # 21. 102" FR NO ID # 22. 108" FR NO ID # 23. 114" FR NO ID # 24. 120" FR NO ID # 25. 126" FR NO ID # 26. 132" FR NO ID # 27. 138" FR NO ID # 28. 144" FR NO ID # 29. 150" FR NO ID # 30. 156" FR NO ID # 31. 162" FR NO ID # 32. 168" FR NO ID # 33. 174" FR NO ID # 34. 180" FR NO ID # 35. 186" FR NO ID # 36. 192" FR NO ID # 37. 198" FR NO ID # 38. 204" FR NO ID # 39. 210" FR NO ID # 40. 216" FR NO ID # 41. 222" FR NO ID # 42. 228" FR NO ID # 43. 234" FR NO ID # 44. 240" FR NO ID # 45. 246" FR NO ID # 46. 252" FR NO ID # 47. 258" FR NO ID # 48. 264" FR NO ID # 49. 270" FR NO ID # 50. 276" FR NO ID # 51. 282" FR NO ID # 52. 288" FR NO ID # 53. 294" FR NO ID # 54. 300" FR NO ID # 55. 306" FR NO ID # 56. 312" FR NO ID # 57. 318" FR NO ID # 58. 324" FR NO ID # 59. 330" FR NO ID # 60. 336" FR NO ID # 61. 342" FR NO ID # 62. 348" FR NO ID # 63. 354" FR NO ID # 64. 360" FR NO ID # 65. 366" FR NO ID # 66. 372" FR NO ID # 67. 378" FR NO ID # 68. 384" FR NO ID # 69. 390" FR NO ID # 70. 396" FR NO ID # 71. 402" FR NO ID # 72. 408" FR NO ID # 73. 414" FR NO ID # 74. 420" FR NO ID # 75. 426" FR NO ID # 76. 432" FR NO ID # 77. 438" FR NO ID # 78. 444" FR NO ID # 79. 450" FR NO ID # 80. 456" FR NO ID # 81. 462" FR NO ID # 82. 468" FR NO ID # 83. 474" FR NO ID # 84. 480" FR NO ID # 85. 486" FR NO ID # 86. 492" FR NO ID # 87. 498" FR NO ID # 88. 504" FR NO ID # 89. 510" FR NO ID # 90. 516" FR NO ID # 91. 522" FR NO ID # 92. 528" FR NO ID # 93. 534" FR NO ID # 94. 540" FR NO ID # 95. 546" FR NO ID # 96. 552" FR NO ID # 97. 558" FR NO ID # 98. 564" FR NO ID # 99. 570" FR NO ID # 100. 576" FR NO ID # 101. 582" FR NO ID # 102. 588" FR NO ID # 103. 594" FR NO ID # 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CAMLIN HOMES
 SMITH RESIDENCE - LOWER ROOF
 780 EMERALD HARBOR DR
 LONGBOAT KEY, FL
 KJ# 230310L

KIMAL LUMBER AND HARDWARE
 ENGINEERED WOOD PROD. DIV.
 VENICE, FL
 ALPINE ENGINEERING

4 1/2 TC PITCH
 FLAT BC PITCH
 MIXED TOP CHORD
 2'0" O.H. (PL)
 8" BEARING
 FBC2020 - 7TH EDITION
 TPI 2014
 55 PSF DESIGN LOAD
 20 PSF TC/LL
 25 PSF TC/DL
 10 PSF BC/DL
 (10 PSF BC/LL NON-CONCURRENT)
 1.25 DUR. FACTOR
 ASCE7-16 WINDLOAD
 150 MPH
 EXPOSURE D
 ENCLOSED
 10 PSF DEADLOAD TO RESIST UPLIFT
 1608 - TRUSSED SQFT
 24" S442 FLOOR TRUSSES
 MIXED CHORDS
 16" O.C. (MAX.)
 MIXED BEARING
 FBC2020 - 7TH EDITION
 TPI 2014
 65 PSF DESIGN LOAD
 40 PSF TC/LL
 20 PSF TC/DL
 5 PSF BC/DL
 1.00 DUR. FACTOR

FINAL LAYOUT
 FOR PERMIT PURPOSES

-  70° ELEV
-  114° ELEV
-  128° ELEV
-  134° ELEV
-  140° ELEV

(SEALED TRUSS PROFILES WILL REFLECT A
 5'0" HIGHER BEARING ELEVATION.)

NOTICE:
 BACKCHARGES WILL NOT BE
 ACCEPTED, REGARDLESS OF FAULT,
 WITHOUT 48 HR. PRIOR NOTIFICATION
 AND INSPECTION BY KIMAL LUMBER

VERIFY ALL DIMENSIONS, CONDITIONS,
 ETC. AND RETURN APPROVED COPY TO KIMAL LUMBER
 SIGNED: *Carol Webb, Camlin Custom Homes 9-22-2023* DATE: _____

REQUESTED/ESTIMATED DELIVERY DATE: _____

DESIGNED: 05/05/23 MS
 REVISED: 6/02/23 MS (BEARING LEGEND)
 REVISED: 9/21/23 MS (NEW PRINTS)

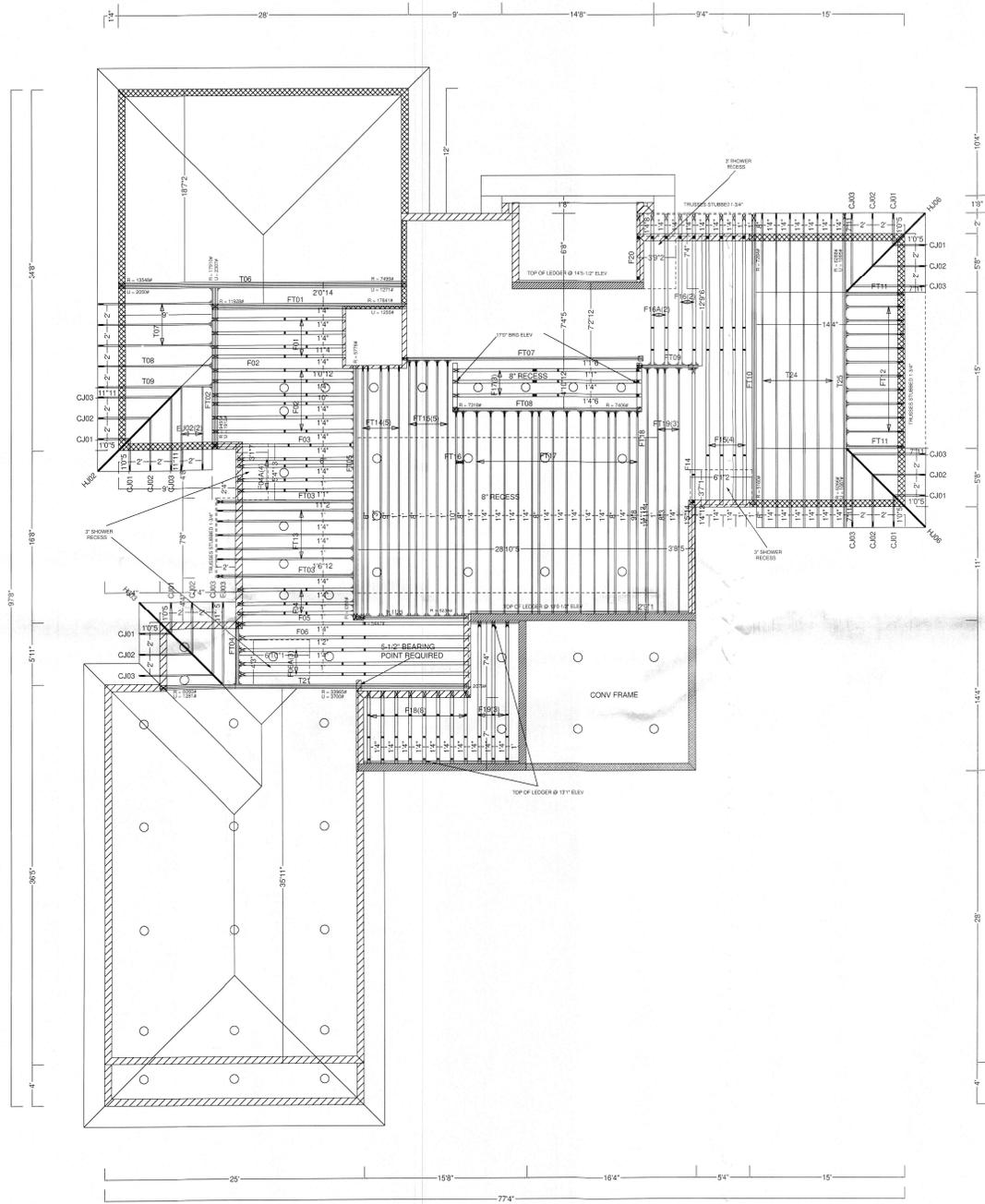
THIS LAYOUT WAS DESIGNED FROM THE PLANS DATED: 9/01/23
 PLEASE VERIFY THAT THIS DATE IS FROM THE MOST CURRENT SET OF PLANS

BLDG PERMIT PLANS
 FILE
 Copy of Record

Print # *DB 23-0612*
 REVIEWED FOR CODE COMPLIANCE
 LONGBOAT KEY BUILDING DEPT.

AUG 15 2024
 APPROVED
 Reviewer: *[Signature]*

RECEIVED
 AUG 14 2024
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building



CAMLIN HOMES
SMITH RESIDENCE - FLOOR
780 EMERALD HARBOR DR
LONGBOAT KEY, FL
KJ# 230309

KIMAL LUMBER AND HARDWARE
ENGINEERED WOOD PROD. DIV.
VENICE, FL
ALPINE ENGINEERING

4/12 TC PITCH
FLAT BC PITCH
MIXED TOP CHORD
2" O.H. (PL)
8" BEARING
FBC2020 - 7TH EDITION
TPI 2014
55 PSF DESIGN LOAD
20 PSF TC/LL
25 PSF TC/DL
10 PSF BC/DL
(10PSF BC/LL NON-CONCURRENT)
1.25 DUR. FACTOR
ASCE7-16 WINDLOAD
150 MPH
EXPOSURE D
ENCLOSED
10 PSF DEADLOAD TO RESIST UPLIFT
2505 - TRUSS SOFT
24" S412 FLOOR TRUSSES
MIXED CHORDS
16" O.C. (MAX.)
MIXED BEARING
FBC2020 - 7TH EDITION
TPI 2014
65 PSF DESIGN LOAD
40 PSF TC/LL
20 PSF TC/DL
5 PSF BC/DL
1.00 DUR. FACTOR

FINAL LAYOUT
FOR PERMIT PURPOSES

- 7'0" ELEV
- 11'4" ELEV
- 12'8" ELEV
- 13'4" ELEV
- 14'0" ELEV

(SEALED TRUSS PROFILES WILL REFLECT A
5'0" HIGHER BEARING ELEVATION.)

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AND INSPECTION BY KIMAL LUMBER

VERIFY ALL DIMENSIONS, CONDITIONS,
ETC. AND RETURN APPROVED COPY TO KIMAL LUMBER

SIGNED: DATE: 9/1/23

REQUESTED/ESTIMATED DELIVERY DATE: _____

DESIGNED: 05/05/23 MS
REVISED: 06/02/23 MS (BEARING LEGEND)
REVISED: 8/28/23 MS (SHOWER RECESSES)

THIS LAYOUT WAS DESIGNED FROM THE PLANS DATED: 5/6/22
PLEASE VERIFY THAT THIS DATE IS FROM THE MOST CURRENT SET OF PLANS

BLDG PERMIT PLANS
FILE
Copy of Record

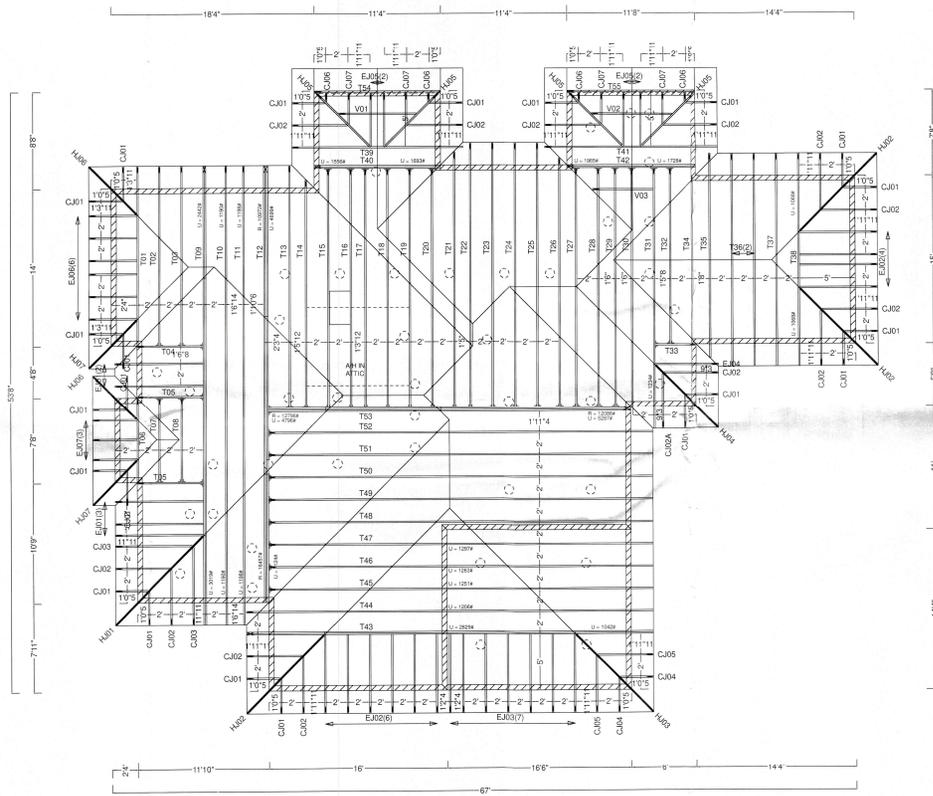
Permit # PS 23-0612
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.

AUG 15 2024

APPROVED
Reviewer:

RECEIVED

AUG 14 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building



CAMLIN HOMES
SMITH RESIDENCE - UPPER ROOF
780 EMERALD HARBOR DR
LONGBOAT KEY, FL
KJ# 230310

KIMAL LUMBER AND HARDWARE
ENGINEERED WOOD PROD. DIV.
VENICE, FL
ALPINE ENGINEERING

4/12 TC PITCH
FLAT BC PITCH
MIXED TOP CHORD
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ASCE7-16 WINDLOAD
150 MPH
EXPOSURE D
ENCLOSED
10 PSF DEADLOAD TO RESIST UPLIFT
2505 - TRUSSED SOFT
FRAM LUMBER
FOR PERMIT PURPOSES

 28'4" ELEV

HANGERS:
T33 USE TH00H3-S054.5
ALL OTHERS USE HUS28

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WITHOUT 48 HR. PRIOR NOTIFICATION
AND INSPECTION BY KIMAL LUMBER

VERIFY ALL DIMENSIONS, CONDITIONS,
ETC. AND RETURN APPROVED COPY TO KIMAL LUMBER

SIGNED:  DATE: 8/11/23

REQUESTED/ESTIMATED DELIVERY DATE: _____

DESIGNED: 05/01/23 MS

THIS LAYOUT WAS DESIGNED FROM THE PLANS DATED: 5/6/22
PLEASE VERIFY THAT THIS DATE IS FROM THE MOST CURRENT SET OF PLANS

RECEIVED

AUG 14 2023
TOWN OF LONGBOAT KEY
- Planning, Zoning & Building -

CONTRACTOR

Camlin Home Corporation
1962 Main Street - Suite 310
Sarasota, Florida 34236

Phone: 941.748.1822
Kenneth D. Keating
License # CBC 027060

THE DESIGNER HEREBY CERTIFIES THAT THE DESIGNER HAS REVIEWED THE SUBMITTED DRAWINGS OF ALL DIMENSIONS AND CONDITIONS REQUIRED FOR THE PROJECT. THE DESIGNER, ENGINEER OR ARCHITECT IS NOT RESPONSIBLE FOR THE PROJECT IF THE DESIGNER, ENGINEER OR ARCHITECT HAS NOT REVIEWED THE PROJECT AND HAS NOT SIGNED A SEAL. THESE PLANS FOR CONSTRUCTION AND ANY MODIFICATIONS ARE SOLELY RESPONSIBLE FOR THE DESIGNER, ENGINEER OR ARCHITECT AND EMPLOYERS PERFORMING WITH ANY WORK AND SHALL BE RESPONSIBLE TO THE DESIGNER. CONTRACTOR SHALL VERIFY.

DATE: 09/23/2023

SMITH RESIDENCE
780 Emerald Harbor Drive
Longboat Key, Florida 34228

PERMIT SET

NPDES RECEIVED

ADDENDUM / REVISION

No.	Date	Description
1	7/7/2023	Value Engineering

SCALE

1" = 10'-0"

DRAWN BY

MB

CHECKED BY

MB

DATE

May 30, 2023

SHEET TITLE

COVER SHEET AND SITE PLAN AND DRAINAGE PLAN

SHEET NUMBER

TO

ZONING CODE

PARCEL NUMBER: 7884-80-0009
 FLOOD ZONE: AE (EL. 9')
 DESIGN FLOOD ELEVATION: +12'-6" DFE (EL. +10')
 FEMA MAP: 12081C0291F
 OCCUPANCY TYPE: R-3
 CONSTRUCTION TYPE: SPRINKLER
 WIND DESIGN: 150mph
 RISK CATEGORY: 2
 EXPOSURE CATEGORY: D

SETBACK REQUIREMENTS
 FRONT: 20'-0"
 SIDE: MIN. 8'-0", COMBINED 20'-0"
 REAR: 20'-0"
 POOL (RAISED): 20'-0"
 POOL (AT GRADE): 15'-0"
 WATER FRONT SETBACK: 20'-0"

MAX. BUILDING HEIGHT: (FROM DESIGN FLOOD ELEVATION + 10'-0")
 ALLOWED: 30'-0"
 PROPOSED: 29'-8"

DAYLIGHT PLANE ANGLE:
 50 DEGREES MEASURED FROM HORIZONTAL SIDE PROPERTY LINES, BEGINNING AT 10' DFE LEVEL

LOT INFORMATION:
 INFORMATION ON THIS SITE OBTAINED FROM PROPERTY APPRAISER

LOT AREA: 15,769 SQFT
 MAXIMUM LOT COVERAGE: 30.00% = 4,730 SQFT
 ALLOWED: 30.00% = 4,730 SQFT
 PROPOSED: 29.59% = 4,667 SQFT

IMPERVIOUS SURFACE COVERAGE:
 ALLOWED: 50.00% = 7,885 SQFT
 PROPOSED: 45.10% = 7,112 SQFT

SINGLE FAMILY COVERAGE CALCULATIONS - ZONING

LOT COVERAGE CALCULATION
 1.0 NON-POOL/SPA AREAS
 Residential Structure: 2,513 SQFT
 Garage / Carport: 1,374 SQFT
 Roof Eave Overhang: 0 SQFT
 Front Entry and Front Stairs: 170 SQFT
 Rear Entry and Rear Stairs: 108 SQFT
 Roofed Deck or Terrace: 0 SQFT
 Roofed Porch, Lanai and/or Caged Room: 471 SQFT
 Elevated Mechanical Equipment pad: 31 SQFT
 Accessory Structure: 0 SQFT
 Other Buildings/Structures/Improvements: 0 SQFT

1.1 TOTAL NON-POOL/SPA AREAS: 0 SQFT
 2.0 ELEVATED /CAGED POOL / SPA AREAS: 0 SQFT
 3.0 SUBTOTAL LOT COVERAGE SQUARE FOOTAGES: 4,667 SQFT

4.0 TOTAL LOT COVERAGE PERCENTAGE: 29.59%
 4,667 (LOT SIZE) = 29.59%
 15,769 (LOT SIZE)

AT-GRADE IMPROVEMENTS
 Driveway/Parking Areas: 492 SQFT
 Designated Walkways/Sidewalks: 193 SQFT
 Pool_Spa (At-Grade): 1,780 SQFT
 8.0 Total At-Grade: 2,465 SQFT

7.0 Total Non-Open Spaces: 7,112 SQFT
 7,112 (LOT SIZE) = 45.10%
 15,769 (LOT SIZE)

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION	REV. 1
T0	COVER SHEET AND SITE PLAN / SHEET FLOW DIAGRAM	X
T1	STAGING PLAN	X
T2	BUILDING SYSTEMS AND GENERAL SPECIFICATIONS	X
A1-0	GROUND FLOOR PLAN	X
A1-1	FIRST FLOOR PLAN	X
A1-2	SECOND FLOOR PLAN	X
A1-2	ROOF PLAN	X
A2-1	EXTERIOR ELEVATIONS	X
A2-2	EXTERIOR ELEVATIONS	X
A4-0	REFLECTED CEILING PLAN - GROUND FLOOR	X
A4-1	REFLECTED CEILING PLAN - FIRST FLOOR	X
A4-2	REFLECTED CEILING PLAN - SECOND FLOOR	X
A5-1	BUILDING SECTIONS	X
A6-1	WINDOW SCHEDULE AND NOTES	X
A6-2	DOOR SCHEDULE AND NOTES	X
A6-3	WINDOW AND DOOR DETAILS	X
A8-1	ELEVATOR DETAIL	X
A8-2	STAIR PLANS	X
A8-3	DETAILS	X
M1-1	MECHANICAL PLAN - FIRST FLOOR	X
M1-2	MECHANICAL PLAN - SECOND FLOOR	X
E1-0	ELECTRICAL FLOOR PLAN - GROUND FLOOR	X
E1-1	ELECTRICAL FLOOR PLAN - FIRST FLOOR	X
E1-2	ELECTRICAL FLOOR PLAN - SECOND FLOOR	X
S1-0	FOUNDATION PLAN	X
S1-1	FOUNDATION PLAN WITHIN	X
S2-0	GROUND STRUCTURAL FLOOR PLAN	X
S2-1	FIRST STRUCTURAL FLOOR PLAN	X
S2-2	SECOND STRUCTURAL FLOOR PLAN	X
S3-0	FIRST FLOOR FRAMING PLAN	X
S3-1	ROOF FRAMING PLAN	X
S4-0	STRUCTURAL GENERAL NOTES	X
S4-1	STRUCTURAL DETAILS	X
S4-2	STRUCTURAL DETAILS	X
S4-3	STRUCTURAL DETAILS	X
S4-4	STRUCTURAL DETAILS	X

COMPLIANCE STATEMENT

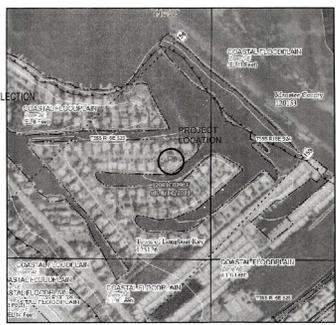
TO THE BEST OF MY KNOWLEDGE:
 PROPOSED DESIGN AND SPECIFICATIONS COMPLY WITH FLORIDA ADMINISTRATIVE CODE, SECTION 628-33.007

THIS BUILDING HAS BEEN DESIGNED IN COMPLIANCE WITH ANSII/ASCE 7-10 FOR MINIMUM DESIGN LOADS TO WITHSTAND WIND SPEED OF 150 MPH.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE ANSII/ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, SECTION 6. TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 160 MPH.

PLANS AND SPECIFICATIONS CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH WIND BORNE DEBRIS REGION AS DEFINED AND SET FORTH BY THE FLORIDA BUILDING CODE, RESIDENTIAL 7TH ADDITION 2020.

SEP 19 2023
 TOWN OF LONGBOAT KEY
 PERMIT SET



GENERAL NOTES

THESE PLANS INCLUDE THE DETAILS AND METHODS SHOWING HOW COMPLIANCE WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUNOFF WILL BE ACCOMPLISHED. THIS IS A PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND REQUIRED BY FEMA. PLEASE INDICATE ON THE PLANS "BEST MANAGEMENT PRACTICES" (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF "STORM WATER RUN-OFF" FLORIDA BUILDING CODE, TOWN OF LONGBOAT KEY CODE AND EPA CLEAN WATER ACT OF 1972

NOA'S (MIAMI DADE NOTICE OF APPROVALS) OR FPA (FLORIDA PRODUCT APPROVALS) SPECIFICATIONS & INSTALLATION INSTRUCTIONS ALONG WITH AN NOA INDEX COVER SHEET WHICH IS CROSS REFERENCED TO MATCH THE DOOR AND WINDOW SCHEDULES IS INCLUDED WITH THESE PLANS. NOA'S OR FPA'S ARE REQUIRED FOR ALL EXTERIOR COMPONENTS AND CLADDING FOR THE PROPOSED STRUCTURE. THIS INCLUDES WINDOWS, DOORS, GARAGE OVERHEAD DOORS, SOFFIT, SIDING, ROOFING & OTHER MANUFACTURED PRODUCTS BEING USED ON THIS PROJECT. AN NOA INDEX LEGEND WHICH MATCHES THE ONE ON THE COVER SHEET IS ALSO SHOWN ON EACH FLOORPLAN. THIS WILL IDENTIFY WHICH NON PRODUCT APPROVAL GOES WITH EACH OPENING IN OUR EFFORTS TO EXPEDITE THE PLAN REVIEW AND INSPECTION PURPOSES AS WELL AS SAVING TIME ON OUR INSTALLATION OF THESE PRODUCTS - 2020 FBC 107.2.1

BASED ON THE CONSTRUCTION DRAWING ELEVATION CERTIFICATE AND CURRENT BOUNDARY TOPOGRAPHIC SURVEY SUBMITTED FOR THIS PERMIT, PLEASE REVIEW THE FOLLOWING AS COMPARED TO THE ATTACHED PLANS

SPECIAL FLOOD HAZARD AREA AE BASE FLOOD ELEVATION 9'-0" DATUM 08.10.2021

DESIGN FLOOD ELEVATION: +12' FIRM MAP PANEL MAP DATE

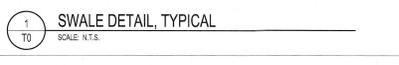
MECHANICAL, ELECTRICAL, & PLUMBING EQUIPMENT SHALL BE ELEVATED AT OR ABOVE THE DESIGN FLOOD ELEVATION (DFE) IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.6, TOWN CODE 154.20(2)(6), ASCE 24-14 CH.7, AND FEMA/FIP TECHNICAL BULLETIN #4

FLOOD RESISTANT MATERIALS - ALL BUILDING MATERIALS INSTALLED BELOW THE DFE SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS AT MINIMUM, CAN WITHSTAND FLOOD WATERS FOR 72 HOURS WITHOUT DAMAGE. FEMA TECHNICAL BULLETIN #2 AND FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.8

PLAN DESIGN BASED ON FLOOD-RESISTANT CONSTRUCTION PROVIDE A NOTE STATING THE FOLLOWING:
 R322.1.2 STRUCTURAL SYSTEMS, STRUCTURAL CONSTRUCTION OF BUILDINGS AND STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION FBC 2020 - 7TH EDITION - RESIDENTIAL - SECTION R322.1.2, FEMA TB #9, NFP CFR 44 SEC 80.5(A)(3) AND ASCE 24

ELEVATOR ENCLOSURES - ASCE 24 REQUIRES THE FOLLOWING FOR ELEVATORS: ELEVATOR COMPONENTS LOCATED BELOW THE DFE, SHOULD BE CONSTRUCTED OF FLOOD DAMAGE-RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING, AND IF AN ELEVATOR CAB IS DESIGNED TO PROVIDE ACCESS TO AREAS BELOW THE DFE, IT MUST BE EQUIPPED WITH CONTROLS THAT PREVENT THE CAB FROM DESCENDING INTO FLOODWATERS. FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.6 AND FEMA TECHNICAL BULLETIN #4

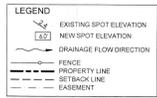
THE LOWEST FLOOR (ENCLOSURE OR ATTACHED GARAGE) IS USABLE SOLELY FOR VEHICLE PARKING, RUBBER ACCESS OR LIMITED STORAGE PER FBC 2020 - RESIDENTIAL R322.1.5, ASCE 24 SEC 4.6 AND FEMA TECHNICAL BULLETIN 5 - FREE OF OBSTRUCTION SEC 6.4.1



FAMILY OF PRODUCTS

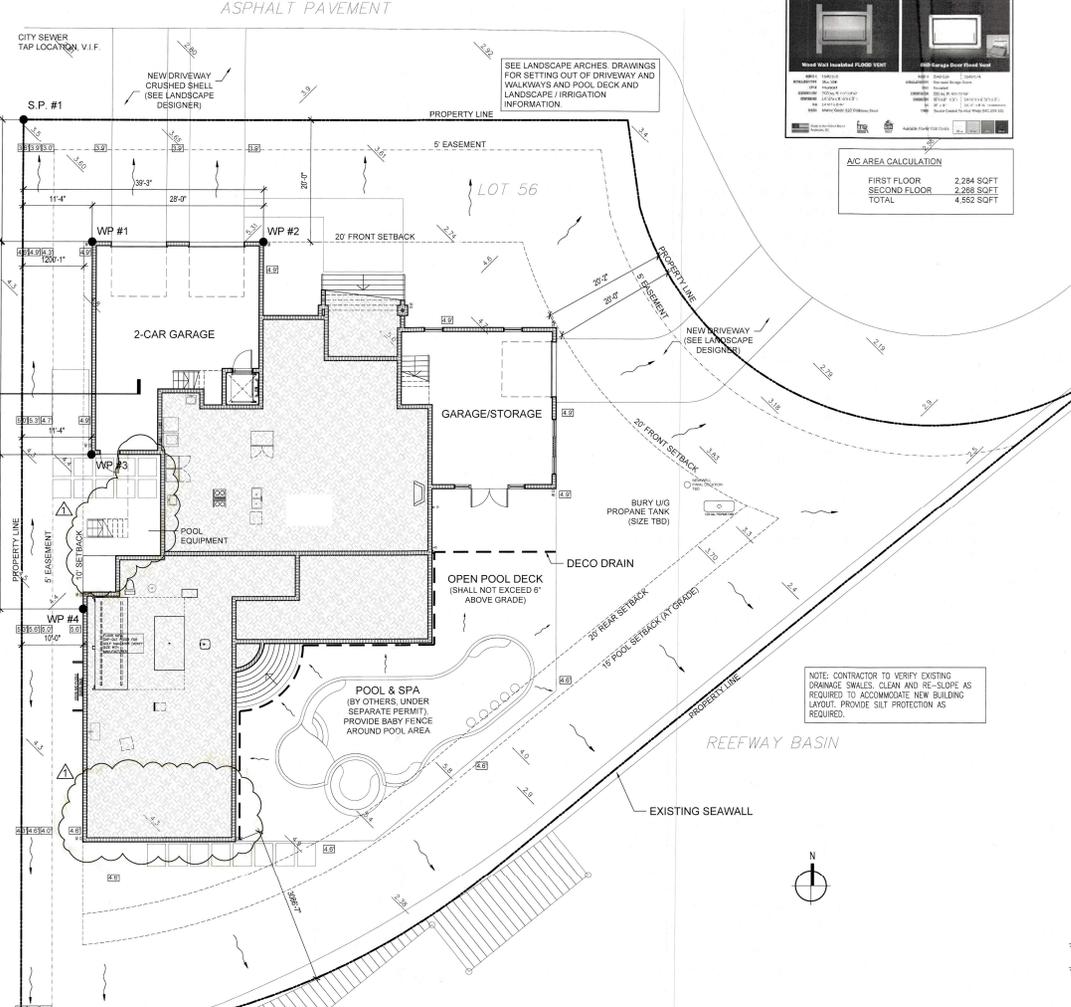
Smart Vent Selection

AC AREA CALCULATION
 FIRST FLOOR: 2,284 SQFT
 SECOND FLOOR: 2,288 SQFT
 TOTAL: 4,572 SQFT



NOTE: IT IS RECOMMENDED DUE TO BUILD SETBACKS AND THERE CLOSE PROXIMITY TO THE NEW BUILDING LINES THAT THE GENERAL CONTRACTOR PROVIDE THE SURROUNDING OF RESOURCES FOR SUE OR TO AN ELEVATING SURVEYOR SHALL PROVIDE CORROBORATION OF THE NEW BUILDING SUE. THIS SHALL FOOTER AND GRADE BEAM LOCATIONS PRIOR TO POURING CONCRETE.

(50' RIGHT OF WAY)
 EMERALD HARBOR DRIVE
 ASPHALT PAVEMENT



STORM WATER DRAINAGE NOTE

FINISH GRADE SURFACE SLOPES SHALL NOT EXCEED 12" VERTICAL RISE IN 6" HORIZONTAL RUN WITHIN 5' DISTANCE FROM ANY PROPERTY LINE. OTHER SLOPES SHALL NOT EXCEED 12" VERTICAL RISE IN 4" HORIZONTAL RUN.

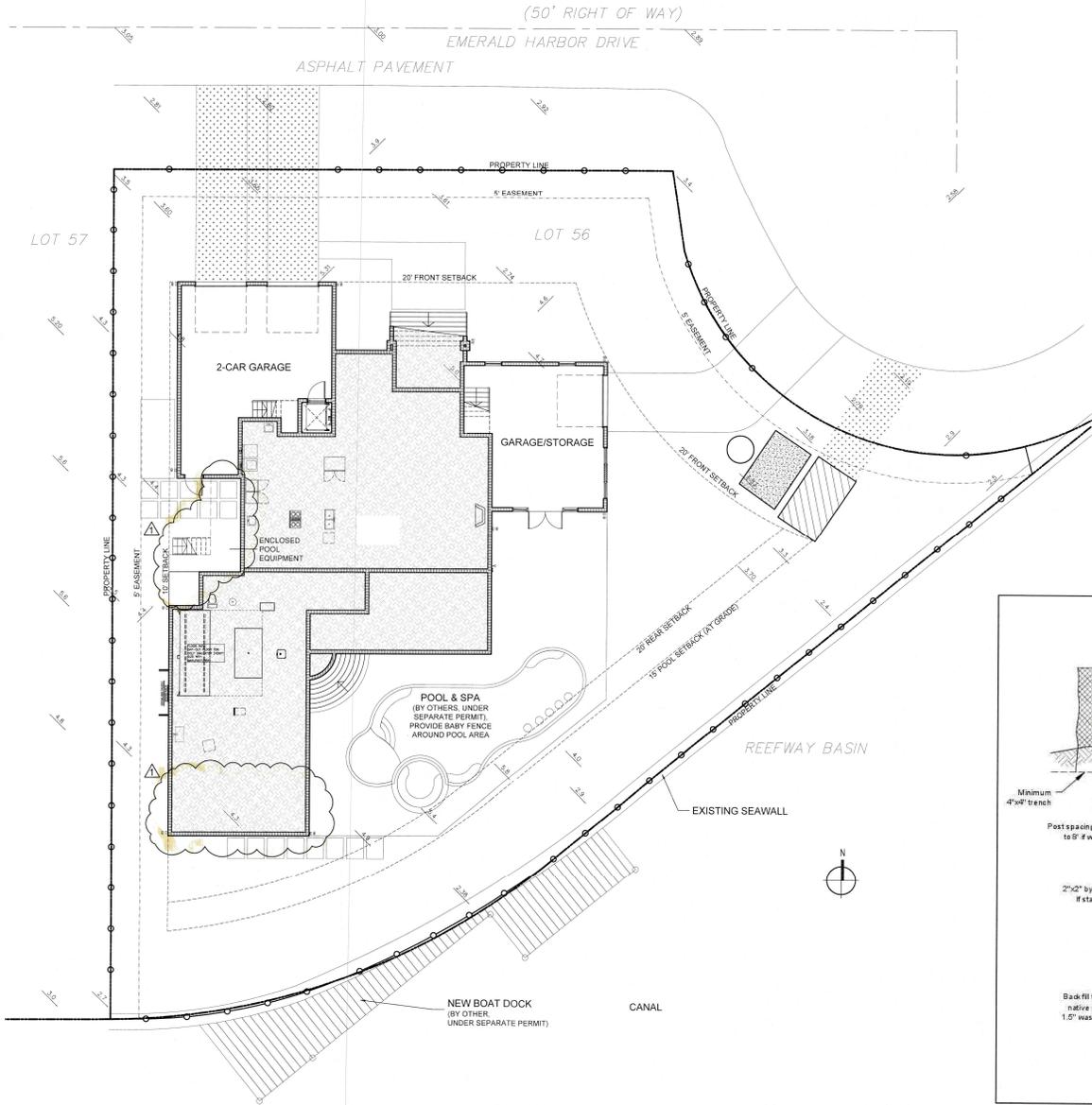
THE DISCHARGE OF STORM WATER FROM THE PARCEL SHALL DRAIN TO THE STREET CURB. NO WATER RUN OFF ONTO ANY ADJUTING PROPERTIES.

REQUIRED SWALES OR DRAINAGE SYSTEMS SHALL BE INSTALLED PRIOR CONSTRUCTION. SWALES SLOPES SHALL BE A MAX. OF 0.2% SLOPE.

STATEMENT OF COMPLIANCE:
 CONTRACTOR SHALL COMPLY WITH "GUIDANCE MANUAL FOR DEVELOPING BEST MANAGEMENT PRACTICES" FOR THE CONSTRUCTION OF SITE RUN-OFF.

LANDSCAPE ARCHITECT SHALL PROVIDE A SMALL RETENTION / DEPRESSION AREA TO ALLOW FOR WATER QUALITY TREATMENT PRIOR TO REAR YARD RUNOFF ENTERING THE CANAL.

PERMIT NO: PB 23-0012
 APPROVED
 REVISED PLAN
 BY: LJC DATE: 9-21-2023



GENERAL NOTES:

1. VERIFY SITE INFORMATION WITH SURVEY
2. VERIFY UTILITY SERVICE ENTRY LOCATION AS REQUIRED
3. NO WOOD GRADE STAKES PERMITTED
4. POOL BY OTHERS

SOIL TREATMENT NOTES:

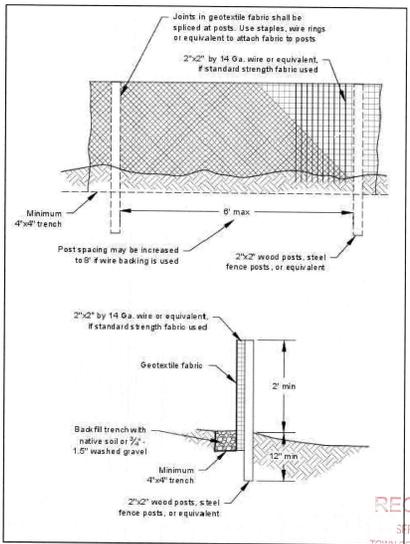
SOIL TREATMENT FOR TERMITES: PROVIDE TERMITE PROTECTION BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, RESIDENTIAL 7TH EDITION 2020.

PROVIDE CERTIFICATE OF COMPLIANCE IN PENETRATING CONCRETE SLAB-ON-GRADE. FLOOR SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS AND SHALL RECEIVE APPLICATION OF TERMITICIDE IN ANNUAL SPACE BETWEEN SLEEVE AND PIPE.

LEGEND

NOTE - NO TPOLE, BURIED POWER LINE

- SILT FENCE
- CONSTRUCTION ENTRANCE
- [Pattern] TEMP. CRUSHED CONCRETE
- [Pattern] DUMPSTER
- [Pattern] WASH OUT
- PORT-A-JOHN



RECEIVED
SEP 19 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

CUSTOM HOME DESIGN & DRAFTING

HausDesign Studio, LLC

6401 35th Avenue West
Bradenton, Florida 34209

Phone: 941 580 4633
info@hausdesignstudio.com

CONTRACTOR

Camlin Home Corporation

1962 Main Street - Suite 310
Sarasota, Florida 34236

Phone: 941 748 1622
Kenneth D. Keating
License # CBC 027060

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DATE: 09/19/2023

SMITH RESIDENCE
780 Emerald Harbor Drive
Longboat Key, Florida 34228

PERMIT SET

PROJECT

ADDENDUM / REVISION		
No.	Date	Description
1	??/??/2023	Value Engineering

SCALE
1" = 10'-0"

DRAWN BY
MB

CHECKED BY
MB

DATE
May 30, 2023

SHEET TITLE
STAGING PLAN

SHEET NUMBER

T0.1

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SMITH RESIDENCE
780 Emerald Harbor Drive
Lampasport, Florida 34228

PERMIT SET

PROJECT

NO.	DATE	DESCRIPTION
1	??,??,2023	Value Engineering

SCALE
AS NOTED

DRAWN BY:
MB

CHECKED BY:
MB

DATE
May 30, 2023

SHEET TITLE
BUILDING SYSTEM AND GENERAL NOTES AND RECEIVED

SEP 19 2023
SHEET NUMBER 03 OF 47
Planning, zoning & building

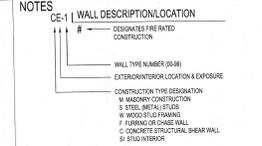
T1

PLD PERMIT PLANS
FILE 2537 of 2626

WALL TYPE MATERIALS LEGEND

- 11 5/8" TILE BACKER BOARD
- 12 1/2" OYSUM WALL BOARD
- 13 5/8" TYPE "X" OYSUM WALL BOARD
- 14 5/8" MOISTURE RESISTANT OYSUM WALL BOARD
- 15 FIBERGLASS LATH
- 16 1/2" PLYWOOD SHEATHING BD
- 17 5/8" PLYWOOD SHEATHING BD
- 18 3/4" PLYWOOD SHEATHING BD
- 19 3/4" MARINE GRADE PLYWOOD SHEATHING BD
- 20 5/8" DECK BOARD
- 4 1/4" MASONRY UNIT
- 8 1/4" MASONRY UNIT
- 7 5/8" PRECAST CONCRETE SHEAR WALL
- 18P MORTAR JNT. RFF SPECIFICATIONS.
- 19 1/8" MASONRY UNIT
- 20 1/8" MASONRY UNIT
- 78P CEMENT PLASTER
- 59P CEMENTitious BOARD
- 58P CEMENT PLASTER
- WALL TILE (TBD OWNER OVER THIN SET)
- 80M RUBBER SHOWER PAN 1" @ 6" O.C.
- 7" MTL. STD. SEE SPECIFICATIONS
- 3-1/2" MTL. STD. SEE SPECIFICATIONS
- 3-5/8" MTL. STD. SEE SPECIFICATIONS
- 4" MTL. STD. SEE SPECIFICATIONS
- 5-1/2" MTL. STD. SEE SPECIFICATIONS
- 5-6/8" MTL. STD. SEE SPECIFICATIONS
- 8" MTL. STD. SEE SPECIFICATIONS
- 10" MTL. STD. SEE SPECIFICATIONS
- 12" MTL. STD. SEE SPECIFICATIONS
- 8" MTL. STD. SEE SPECIFICATIONS
- 1" MTL. HAT CHANNEL
- 1-1/2" MTL. HAT CHANNEL
- 2-1/2" MTL. HAT CHANNEL 19" O.C.
- 10" DRIVELL LEVEL 3 FINISH (TO BE APPROVED BY OWNER)
- 12" 1/2" METAL FURRING 19" O.C.
- 15/8" METAL FURRING 19" O.C.
- 7" METAL FURRING 19" O.C.
- 8" X 2" X 1/2" METAL FURRING 19" O.C.
- FP01. (TO BE SELECTED BY GC)
- NOT USED
- 2 1/2" WOOD STUD
- 2 1/4" WOOD STUD
- 2 1/8" WOOD STUD
- 2 1/4" WOOD STUD
- 2 1/2" WOOD STUD
- 8" BATT INSULATION, 45 STC MIN.
- 8" BATT INSULATION, 45 STC MIN.
- 3/4" RIGID INSULATION
- 1/2" RIGID INSULATION
- 2" CORE INSULATION
- CORE FILL 500 +/- CMU INSULATION OR SIMILAR
- 1/2" KYNENE - SPRAY INSULATION
- 3/4" SOLID ATTENUATION BOARD 45 STC MIN.
- 20" ML CLEAR POLYETHYLENE VAPOR RETARDER
- 7/8" VAPOR BARRIER
- 4" MASONRY GLASS BLOCK
- 1/2" UNDRY-GLASS WATER RESISTANT MEMBRANE, SEE SPECIFICATIONS.
- 2-1/2" POCKET DOOR SPACE
- 1" EXPANSION JOINT
- EXISTING WALL
- COMPACTED FILL, SEE STRUCTURAL CLASSIFICATION.
- PAINTED (TBD BY OWNER)

PARTITION SCHEDULE, GENERAL AND SPECIFIC NOTES



WALL TYPE NOTES

- ALL NEW PARTITION CONSTRUCTION SHALL RUN CONTINUOUS AND COMPLETE TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.
- ALL PARTITIONS WITH 45 STC RATED SOUND ATTENUATION BLANKETS PROVIDE ACoustICAL SEALANT FULL PERIMETER OF PARTITION AND AT ALL PENETRATIONS (TYPICAL BOTH SIDES OF PARTITION).
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PENETRATIONS THROUGH NEW CONSTRUCTION. EACH INDIVIDUAL TRADE SHALL BE RESPONSIBLE OF ALL REQUIRED FIRE RATED CONSTRUCTION. TRIM AND FINISH DETAILS WHERE FIRE RATED PARTITIONS NEW CONSTRUCTION, EACH TRADE SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THAT OF ANY AND ALL OTHER EXPECTED TRADES.
- PROVIDE CONCEALED DIAGONAL BRACING AT WALLS AND DOORS AS REQUIRED TO PREVENT LATERAL MOTION OF PARTITION ASSEMBLIES.
- CERAMIC TILE FINISHES SHALL HAVE A MINIMUM OF 4" ABOVE NEW SUSPENDED CEILING SYSTEM OR CONTINUOUS TO UNDERSIDE OF CEILING AT OYSUM BOARD CONSTRUCTION, UNLESS OTHERWISE NOTED.
- THE WALL TYPE CALLED OUT FOR THE GROUND FLOOR ON THE DRAWING REFLECT THE FINISHES REQUIRED FOR THE "FITTING OUT" SCOPE. THE APPLIED WALL FINISHES ON THE FUTURE INTERIOR FACES OF THE CONCRETE CMU WALLS ARE TO BE SELECTED AS PART OF THE PERMITTED CONTRACT FOR CONSTRUCTION. THE FACES OF THESE RESPECTING WALLS ARE TO BE FACED, PAINT FINISH.

UL RATED GENERAL WALL TYPE NOTES

THE CONSTRUCTION OF ALL FIRE RATED WALLS SHALL CONFORM TO REFERENCED UNDERWRITERS LABORATORIES, INC. (UL) OR OYSUM ASSOCIATION (O.A.) REFER TO FLOOR PLANS.
 OTHER ASSEMBLIES OF THE SAME OR SIMILAR MATERIALS AND/OR PRODUCTS WHICH HAVE PASSED TEST BY FACTORY MUTUAL, OYSUM ASSOCIATION, OR OTHER TESTING SERVICES AND WHICH HAVE THE SAME OR GREATER HOUR RATING MAY BE USED, SUCH OTHER ASSEMBLIES AND THEIR TESTING SERVICE MUST BE ACCEPTED BY THE DESIGNER AND APPLICABLE CODE OR COMPETENT AUTHORITY BEFORE INCORPORATION OF THE ASSEMBLY INTO THE PROJECT.

SEAL ALL PENETRATIONS WITH FIRE STOPPING AT ALL FIRE RATED WALLS/CORNERS TO PROVIDE A 5/8" EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL/CORNER INDICATED.

PROVIDE TYPE "X" GWB AND UL RATED FIRE STOPPING SEALS AT ALL WALLS THAT GO TO THE DECK ABOVE AND ALL FIRE RATED CONDITIONS AS REQUIRED.

PROVIDE CAULK SEAL AT TOP OF ALL WALL ASSEMBLIES GOING TO DECK ABOVE THAT DO NOT HAVE FIRE RATED SEAL REQUIREMENTS.

FLOOR TYPE SPECS
 NOTE: *The building has received a complete treatment for the prevention of subterranean termite. Treatment is in accordance with code and laws established by the Florida Department of Agriculture and Consumer Services"

FS1
 REINFORCED CONCRETE SLAB (SEE STRUCTURAL) TO BE PREPARED AND FINISHED TO ACCEPT CONCRETE STAIN SEALER WITH GARAGE, AS SELECTED BY INTERIOR DESIGNER.
 1. 1/4" VAPOR BARRIER
 2. COMPACTED FILL TREATED WITH TERMITICIDE

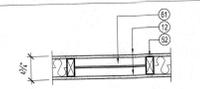
FS2
 REINFORCED CONCRETE SLAB (SEE STRUCTURAL) TO BE PREPARED AND FINISHED TO ACCEPT HARDWOOD FLOOR OR TILE TO BE SELECTED BY INTERIOR DESIGNER.
 1. REINFORCED CONCRETE SLAB (SEE STRUCTURAL)
 2. 1/4" VAPOR BARRIER
 3. COMPACTED FILL TREATED WITH TERMITICIDE

FS3
 FINISHED FLOOR AS SELECTED BY INTERIOR DESIGNER
 1. 1/4" VAPOR BARRIER
 2. WOOD FLOOR JOIST (SEE STRUCTURAL)
 3. 1/2" INSULATION SOUND DEADENING
 4. 5/8" SHEETROCK PAINTED

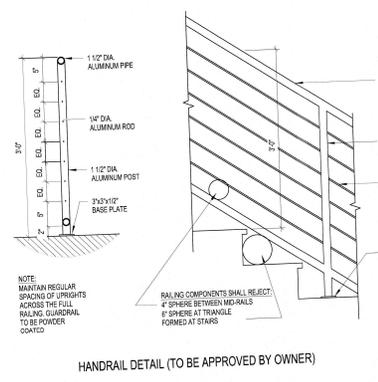
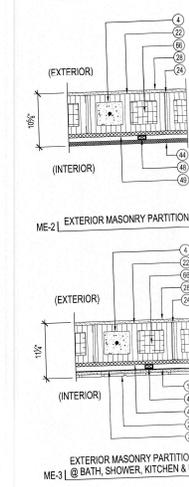
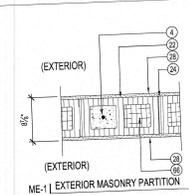
UL RATED SPECIFIC WALL TYPE NOTES

- CONCRETE BLOCKS - VARIOUS DESIGNS, CLASSIFICATION 2 (D-R) - SEE CONCRETE BLOCKS CATEGORY FOR LISTS OF ELIGIBLE MANUFACTURERS
- MORTAR - BLOCKS LAID IN FULL BED OF MORTAR, NOW 1/2" THICK OF NOT LESS THAN 3/2" AND NOT MORE THAN 3/4" PARTS OF CLEAN SHARP AND TO PART PORTLAND CEMENT PROPORTIONED BY VOLUME AND NOT MORE THAN 6% PERCENT HYDRATED LIME BY CEMENT VOLUME. VERTICAL JOINTS STAGGERED.
- PORTLAND CEMENT STUCCO OR OYSUM PLASTER - IF USED, ADD JNT TO CLASSIFICATION.
- FILLED CELL, SEE STRUCTURAL DRAWINGS FOR LOCATIONS.

INTERIOR METAL FRAME PARTITION



EXTERIOR MASONRY PARTITION



GENERAL SPECIFICATIONS

TERMITTE TREATMENT
 AT NEW SUBS ON-GOING CONSTRUCTION, PROVIDE SOIL TREATMENT FOR TERMITTE CONTROL. ENGAGE A LICENSED AT NEW SUBS ON-GOING CONSTRUCTION, PROVIDE SOIL TREATMENT FOR TERMITTE CONTROL. ENGAGE A LICENSED PROFESSIONAL PEST CONTROL OPERATOR FOR APPLICATION OF SOIL TREATMENT. FURNISH WITH FIVE-YEAR WARRANTY CERTIFYING THAT APPLIED SOIL TREATMENT WILL PREVENT THE INFESTATION OF SUB-TERRAN TERMITES AND THAT IF TERMITTE ACTIVITY IS DISCOVERED CONTRACTOR WILL REMOVE, REPAIR OR REPLACE DAMAGE CAUSED BY TERMITTE INFESTATION. FOLLOW ALL TERMITTE RELATED PROVISIONS OF THE FLORIDA BUILDING CODE, CALLED BY TERMITTE INFESTATION. FOLLOW ALL TERMITTE RELATED PROVISIONS OF THE FLORIDA BUILDING CODE, CALLED BY TERMITTE INFESTATION. PROVIDE A WEATHER-RESISTANT JOB SITE POSTING BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH PROTECTED TREATMENT IS COMPLETED. IF THE SOIL CHEMICAL BARRIER METHOD IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL. THE FINAL CERTIFICATE SHALL BE PERMANENTLY POSTED IN AN OBVIOUS, ACCESSIBLE LOCATION.

NO CONDENSATE LINES OR ROOF DRAIN SPOTS SHALL DISCHARGE WITHIN 1" OF THE STRUCTURE.

IRRIGATION/SPRINKLER SYSTEMS, INCLUDING ALL RISERS AND SPRAY HEADS, SHALL NOT BE INSTALLED WITHIN 1/2" OF THE STRUCTURE.

PERMEANT BARRIER METHOD OF TERMITTE TREATMENT SHALL BE AN ACCEPTABLE ALTERNATIVE FOR TERMITTE PROTECTION FOR THIS PROJECT (CENTIMONY OR EQUIVALENT). METHOD USED SHALL BE LABELED FOR USE AS A PREVENTATIVE TREATMENT FOR NEW CONSTRUCTION, PER CURRENT FCC.

STRUCTURAL SYSTEMS
 THE STRUCTURE IS TO BE CONSTRUCTED TO WITHSTAND AN ASSUMED WIND LOAD OF 80 MPH IN ACCORDANCE WITH THE CURRENT FLORIDA BUILDING CODES. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR FURTHER INFORMATION.

CRJ'S SHALL BE NORMAL WEIGHT, TYPE "X" LAID WITH TYPE "S" MORTAR. STANDARD ZINC COATED #4 WIRE HORIZONTAL JOINT REINFORCING SHALL BE INSTALLED IN EVERY SECOND COURSE. VERTICAL CELL REINFORCING SHALL BE #5 CONT. BARS AT 4" O.C. CENTERLINE, AND AT EVERY CORNER AND OR CHANGE IN WALL DIRECTION AND AT THE JAMBS OF EXTERIOR DOORS AND WINDOW OPENINGS. ALL REINFORCED CELLS ARE TO BE FILLED WITH CONCRETE.

ALL RE-ENGINEERED ROOF TRUSSES ARE TO BE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE TRUSS PLANT INSTITUTE, THE AMERICAN INSTITUTE OF WOOD CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION. ALL WOOD FRAME CONNECTIONS SHALL BE IMPROVED ON EQUAL AND SHALL BE ZINC COATED OR GALVANIZED. CONNECTORS EXPOSED DIRECTLY TO THE WEATHER IN WHICH CASE THEY SHALL BE HOT-DIP GALVANIZED.

FOUNDATIONS
 REFER TO STRUCTURAL ENGINEER'S DRAWING FOR FURTHER INFORMATION.

CONCRETE SLAB ON GRADE
 BE 3,000 PSI AT 4" THICK REINFORCED WITHIN 4" W/ #4 W/ 4" W/ M. OR FIBER MESH REINFORCEMENT AS AN OPTION. ALL CMU VAPORS, ON WALL, COMPACTED TREATED FILL, TOP SURFACE OF SLAB TO BE PREPARED AND FINISHED TO ACCEPT WOOD, CERAMIC TILE OR STONE FINISH AS SELECTED BY OWNER, AND FOR CONCRETE STAIN SEALER WITH GARAGE. ALLOW FOR CONTROL JOINTS IN ACCORDANCE WITH GOOD BUILDING PRACTICE.

SUSPENDED CONCRETE FLOORS AND TERRACES
 ALL SUSPENDED CONCRETE FLOORS AND TERRACES TO BE 4,000 PSI CAST IN PLACE AND REINFORCED WITH A COMBINATION OF #4 AND #5 CONT. BARS AS SPECIFIED BY STRUCTURAL ENGINEER. TOP SURFACES ARE TO BE SEALED WITH PROPRIETARY MOISTURE BARRIER MEMBRANE PRIOR TO THE APPLICATION OF FLOOR FINISHES.

EXTERIOR FINISHES

ALL WALLS TO BE FINISHED IN 3 COAT SMOOTH FINISHED CEMENT PLASTER, ALL PAINTED IN WHITE 100% ACRYLIC PAINT.
GARDEN WALLS AND GATES
 TO BE CMU FINISHED TO MATCH THE BUILDING. RAILINGS AND GATES BE ALUMINUM SEE LANDSCAPE ARCHITECT FOR ADDITIONAL INFORMATION AND DESIGN.

GUARD RAILS
 PRE-ENGINEERED FACTORY FABRICATED PRE-FINISHED ALUMINUM GARD RAIL SYSTEMS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. TO ACHIEVE A 300 POUND CONCENTRATED LOAD AT ANY POINT, FROM ANY ANGLE, AND WITH A HORIZONTAL SYSTEM WITH A GRASP ABILITY EQUIVALENT TO 1 1/2" DIA SECTION. GUARD RAILS TO BE PAINTED WHITE, HANDRAILS TO BE STAINED HARDWOOD.

DRIVEWAYS, TERRACES AND POOL DECK
 PAVERS AS SELECTED BY OWNER WITH HIGHT TIGHT, MORTAR-LESS JOINTS, ON LEVELING SAND PAVERS AS SELECTED BY OWNER WITH HIGHT TIGHT, MORTAR-LESS JOINTS, ON LEVELING SAND

ELECTRICAL
 LIGHTING SHALL BE A COMBINATION OF SURFACE MOUNTED, AND LOW VOLTAGE RECESSED FIXTURES (TO BE SELECTED BY INTERIOR DESIGNER). OUTLET OUTLETS SHALL BE LOCATED IN ACCORDANCE WITH THE CURRENT BUILDING CODE REQUIREMENTS, ALLOW FOR A FULL SECURITY SYSTEM, WITH CCTV CAMERAS. ALL ELECTRICAL SWITCHES/DUPLEXES ETC. ON GROUND FLOOR TO BE ABOVE. SEE ELECTRICAL ENGINEER DRAWINGS FOR FINAL LOCATION.

WATER HEATERS
 ALLOW FOR INSTANT GAS WATER HEATER.

HVAC
 THE HOOR TO HAVE A MULTIZONE INSTALLATION. SEE DRAWINGS M-1 ZONING AND HVAC ENGINEER'S DRAWINGS FOR DUCTWORK AND AIR HANDLING EQUIPMENT.

PLUMBING FIXTURES
 ALL BATH AND KITCHEN FIXTURES TOGETHER WITH THE KITCHEN AND WET BAR SINKS, WITH ALL FAUCETS AND ACCESSORIES AS SELECTED BY INTERIOR DESIGNER.

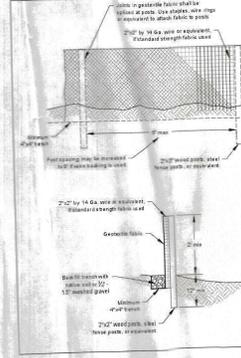
APPLIANCES
 ALL AS SELECTED BY INTERIOR DESIGNER.

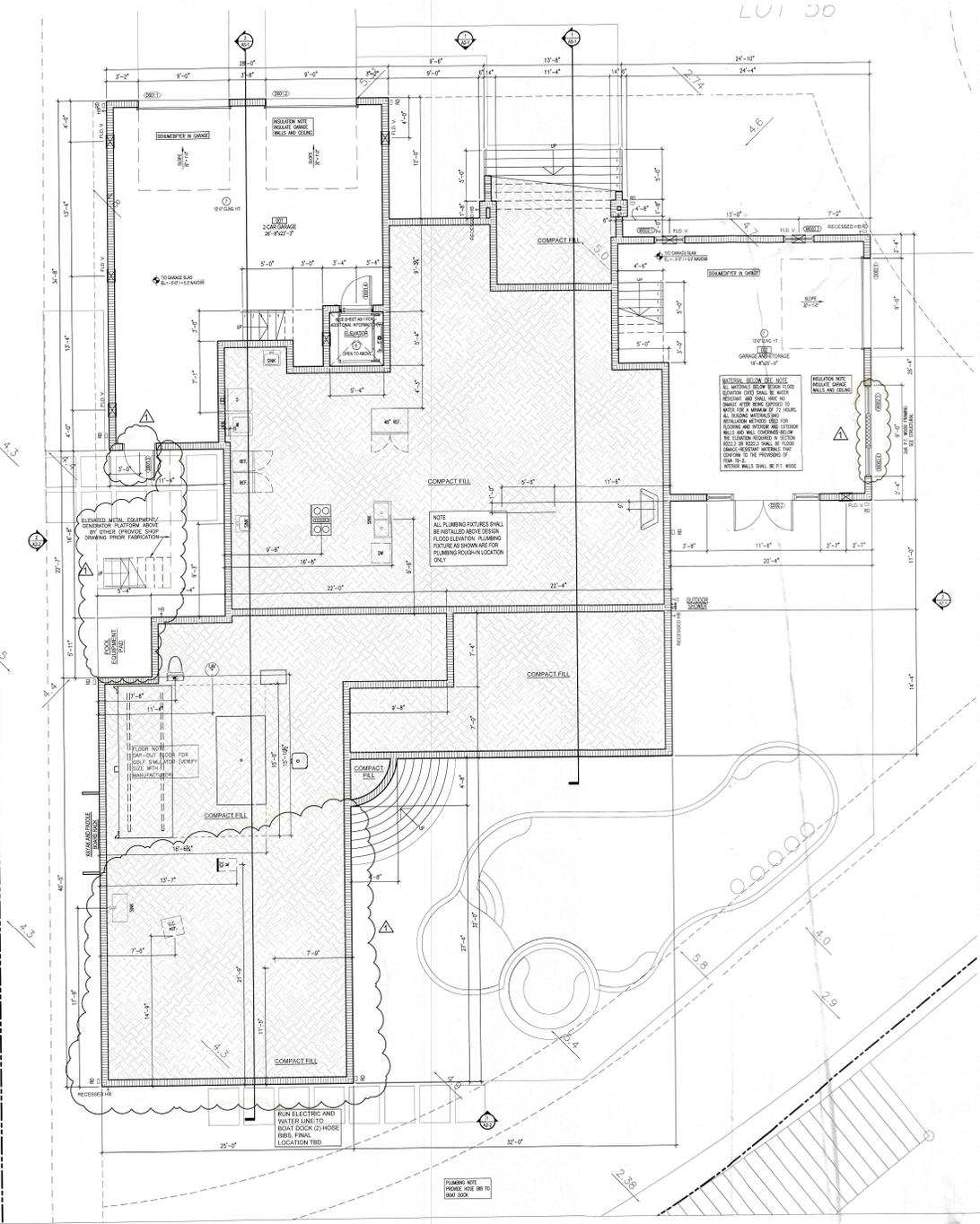
CABINETRY
 ALL CABINETRY TO BE STAIN FINISHED WOOD OF EUROPEAN STYLE CONSTRUCTION. ALLOW FOR STONE/MARBLE TOPS TO TOPS EXCEPT THOSE IN LAUNDRY ROOMS. ISH SHALL BE CORIAN OR SIMILAR APPROVED (SEE INTERIOR DESIGNER DOCUMENTS).

SWIMMING POOL
 STANDARD CONSTRUCTION OF SPRAYED WHITE, WHITE MARBLE FINISH WITH LAD CERAMIC TILE AROUND WATER LINE. ALLOW FOR ALL REQUIRED ELECTRICAL FIXTURES, PUMPS, AND HEATERS. REFER TO POOL CONTRACTOR'S DRAWINGS FOR FURTHER INFORMATION.

LANDSCAPE
 SEE LANDSCAPE ARCHITECT'S DRAWINGS FOR LOCATIONS AND TYPES OF PROPOSED SHRUB AND TREE SPECIES, PRIVACY WALLS AND HARDSCAPE.

SILT FENCE DETAIL





- LEGEND**
- REINFORCED CONCRETE WALL (SEE STRUCTURAL)
 - CONCRETE WALL (SEE STRUCTURAL)
 - 2x6 STUD WALL PARTITION @ 16 O.C
 - 2x4 STUD WALL PARTITION @ 16 O.C
- GENERAL NOTES**
- BLOCK WALL DIMENSIONS ARE SHOWN TO ONE SIDE OR TO CENTER OF ROUGH MASONRY OPENINGS UNLESS NOTED OTHERWISE. STUD WALL DIMENSIONS ARE TO ONE SIDE UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE CONSTRUCTION. ALL WALLS TO BE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED ON DRAWINGS.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE INTO ACCOUNT ALL FLOORING AND WALL INSULATION WHEN LOCATING INTERIOR STUD WALLS. THIS IS CRITICAL WHEN LOCATING WINDOWS AND DOORS WHICH MAY NEED TO BE BALANCED OR CENTERED AS SHOWN ON PLANS. ADJUST OPENING LOCATIONS ACCORDINGLY.
 - CONFIRM BASE CABINET HEIGHTS AND DEPTHS WITH OWNER AND FINAL PLUMBING FIXTURE SELECTION APPROVAL. KITCHEN CABINETS ARE ASSUMED TO BE 36" HIGH AS MEASURED TO THE TOP RIM OF SINKS. CABINET HEIGHT TO ALLOW FOR TOP MOUNTED VESSEL SINKS AS REQUIRED. CONFIRM ALL CABINET DESIGN AND FIXTURE LOCATIONS WITH INTERIOR DESIGNER TO BE APPROVED BY OWNER.
 - ALL INTERIOR AND EXTERIOR HANDRAILS AND GUARDRAILS SHALL BE 36" HIGH AND SHALL COMPLY WITH CURRENT FLORIDA BUILDING CODE REQUIREMENTS.
 - TYPICAL STAIR NOTE - GENERAL CONTRACTOR SHALL CONFIRM AND ALLOW FOR FINAL FINISH FLOOR MATERIAL THICKNESS WHEN LAYING OUT ALL STAIRS. ALL FINAL RISERS IN ANY GIVEN RUN OF STAIR SHALL BE EXACTLY EQUAL.
 - SOUND CONTROL - PROVIDE INSULATION (ENTIRE STUD DEPTH) IN STUD WALLS AT THE FOLLOWING ROOM LOCATIONS: BATH WALLS, MASTER BATH SHOWER WALLS (LAUNDRY WALLS AND EQUIPMENT WALLS). SOUND DEADENING MATERIAL BETWEEN FLOOR LEVELS TBD.
 - PROVIDE BLOCKING AT ALL TOWEL BARS, ACCESSORIES, CABINETS ETC. VERIFY ALL FINAL LOCATIONS WITH INTERIOR DESIGNER TO BE APPROVED BY OWNER.
 - WALL AND FLOOR TILE NOTE: ALL TILE SHALL BE INSTALLED WITH NO CUT OR FACTORY EDGES EXPOSED TO ANY VIEW ANGLE. PROVIDE MATCHING BULL MOSE TILE OR SOLID TILE STRIP AT ALL EDGE CONDITIONS AS REQUIRED (SEE INTERIOR DESIGNER DOCUMENTS).
 - PROVIDE WALL SHAMPOO RECESS (TILED) AND SOAP RECESS (TILED) IN ALL SHOWERS. VERIFY EXACT SIZE AND LOCATION WITH OWNER AND INTERIOR DESIGNER.
 - ALL CEILING DRYWALL SHALL BE 5/8" THICK. ALL DRYWALL SHALL BE 5/8" THICK. CONFIRM ALL WALL PAPER LOCATIONS WITH INTERIOR DESIGNER AND OWNER. SEE BUILDER SPECIFICATIONS FOR FINAL WALL AND CEILING FINISHES PER ROOM.
 - PROVIDE 3/4" CONCRETE BOARD AT ALL SHOWER WALLS - FULL HEIGHT TO CEILING.
 - INTERIOR DESIGNER SHALL SPECIFY AND OWNER SHALL APPROVE ALL INTERIOR DOOR HARDWARE, PLUMBING AND ELECTRICAL FIXTURES AND TRIMS, DECORATIVE INTERIOR TREATMENTS AND FINISHES, FLOOR FINISHES, MOUNTING HEIGHTS, ETC. GENERAL CONTRACTOR COORDINATE.
 - AT ALL SHOWER FLOORS - PROVIDE 1/2" MINIMUM PITCH AT SHOWER PANS AND LINERS TO SLOPE TO DRAIN AS PER CURRENT FLORIDA BUILDING CODE.
 - WATER HEATERS SHALL BE GAS TANK STYLE AS SHOWN ON PLANS. PROVIDE RE-CIRCULATION SYSTEM AT EACH SYSTEM LOOP.
 - SEE EXTERIOR ELEVATIONS FOR ALL COMPONENT HEIGHTS AND VERTICAL DIMENSION INFORMATION. INTERIOR DESIGNER AND OWNER SHALL LOCATE AND APPROVE ALL WALL FIXTURE MOUNTING HEIGHTS AND GENERAL CONTRACTOR COORDINATE. ALL EXTERIOR FINISHES SHOWN OR NOTED ON DWGS. SHALL BE APPROVED BY OWNER, PATTERN VERIFIED BY DESIGNER AND SUPPLEMENTAL DRAWING.
 - FOR MOLD RESISTANT CONTROL - AVOID USING WALL PAPER AT ANY INTERIOR SIDE OF EXTERIOR BLOCK WALLS. USE PAINT AND CONSTRUCTION MATERIALS (INCLUDING WALL PAPER GLUE) WHICH "BREATHE" TO ALLOW ANY TRAPPED MOISTURE TO PASS THROUGH PAPER AND VENTURIFICATION.

Area / how / thru Summary for conforming structure:

2-Car Garage	
Total Floor Area:	751 SQFT.
Total Area of openings required:	751 SQIN.
Opening provided with Smart Vents:	800 SQIN. / 200 = 4 Vents
Total area of openings provided:	800 SQIN.

Garage and Storage	
Total Floor Area:	551 SQFT.
Total Area of openings required:	551 SQIN.
Opening provided with Smart Vents:	600 SQIN. / 200 = 3 Vents
Total area of openings provided:	600 SQIN.

Smart Vent Notes:

- The area of openings used in the summary above is based on an engineered flood openings certificate stating that a single unit "Smart Vent" accommodates 200 Sq. Ft. of enclosed area. Each 8" x 16" unit provides 75 Sq. inches of clear, unobstructed opening meaning that 37 inches of opening is required per sq. ft. of enclosed space.
- Basis of Design shall be "Smart Vent" model #1540-520. 8" x 16" Stainless steel insulated foundation flood vent.
- Install within 12" of Slab or grade whichever is higher.

CUSTOM HOME DESIGN & DRAFTING

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 mds@hausdesignstudio.com

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Kenneth D. Keating
 License # CBC 027060

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DATE: 05/30/2023

SMITH RESIDENCE
 780 Emerald Harbor Drive
 Longboat Key, Florida 34228

PERMIT SET

PROJECT

ADDENDUM / REVISION

No.	Date	Description
1	?? 27, 2023	Value Engineering

SCALE
3/16" = 1'-0"

DRAWN BY
MB

CHECKED BY
MB

DATE
May 30, 2023

SHEET TITLE
GROUND FLOOR PLAN

RECEIVED
 SEP 19 2023
 TOWN OF LONGBOAT KEY
 COMMUNITY DEVELOPMENT & PLANNING

A1-0

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SMITH RESIDENCE
780 Emerald Harbor Drive
Longwood, Florida 32750
PERMIT SET

PROJECT

ADDENDUM / REVISION

No.	Date	Description
1	?? ?? 2023	Value Engineering

SCALE
3/16" = 1'-0"

DRAWN BY
MB

CHECKED BY
MB

DATE
May 30, 2023

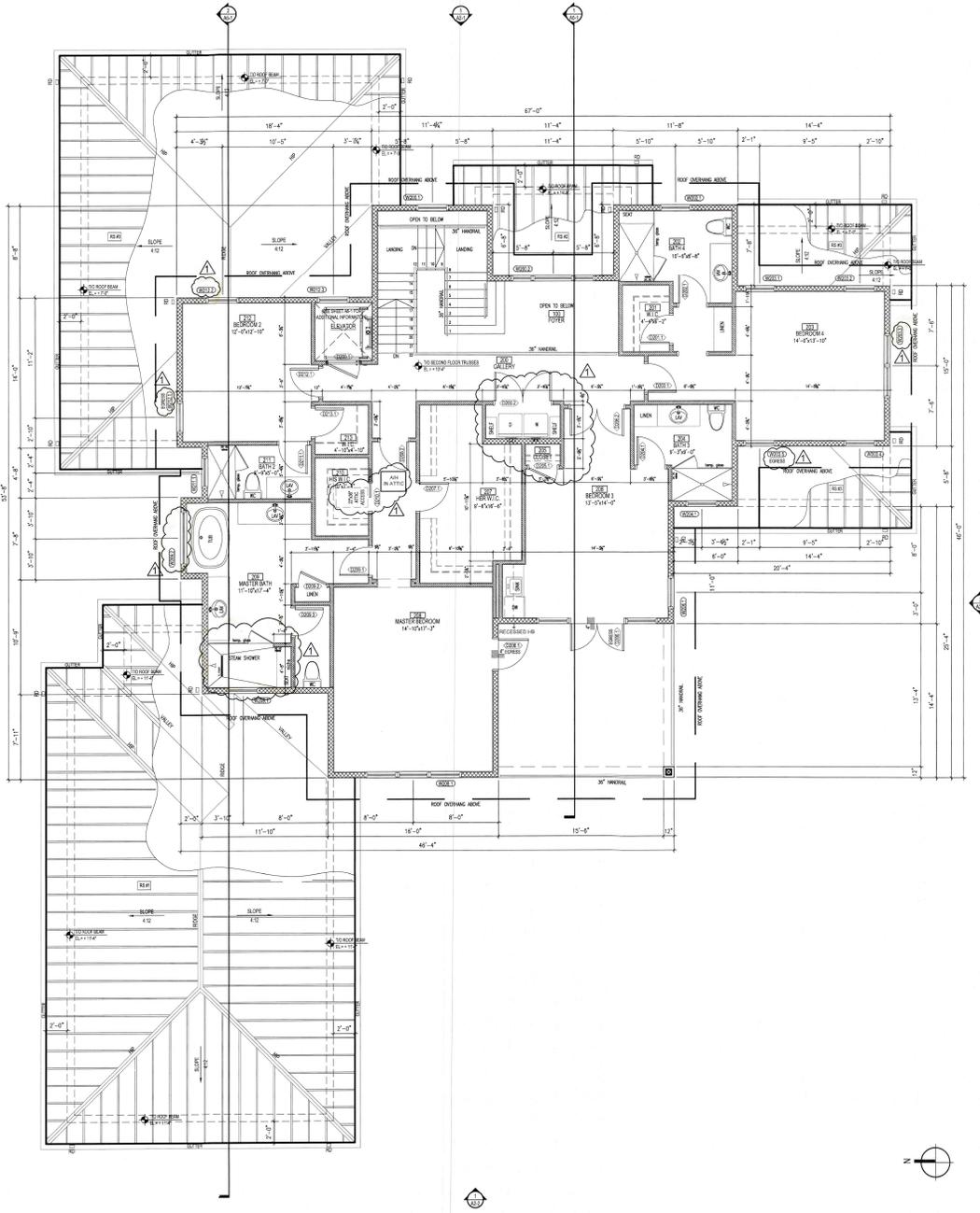
SHEET TITLE
SECOND FLOOR PLAN

RECEIVED
SEP 19 2023
TOWN OF LONGWOOD CITY
SHEET NUMBER & BUILDING

A1-2

LOG PERMIT PLANS
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- LEGEND**
-  REINFORCED CONCRETE WALL (SEE STRUCTURAL)
 -  SHEAR WALL (SEE STRUCTURAL DRAWINGS FOR LOCATION)
 -  2x6 STUD WALL PARTITION @ 16 O.C
 -  2x4 STUD WALL PARTITION @ 16 O.C
- GENERAL NOTES**
1. BLOCK WALL DIMENSIONS ARE SHOWN TO ONE SIDE OR TO CENTER OF ROUGH MASONRY OPENINGS UNLESS NOTED OTHERWISE. STUD WALL DIMENSIONS ARE TO ONE SIDE UNLESS NOTED OTHERWISE.
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE CONSTRUCTION. ALL WALLS TO BE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED ON DRAWINGS.
 3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE INTO ACCOUNT ALL FURRING AND WALL INSULATION WHEN LOCATING INTERIOR STUD WALLS. THIS IS CRITICAL WHEN LOCATING WINDOWS AND DOORS WHICH MAY NEED TO BE BALANCED OR CENTERED AS SHOWN ON PLANS. ADJUST OPENING LOCATIONS ACCORDINGLY.
 4. CONFIRM BASE CABINET HEIGHTS AND DEPTHS WITH OWNER AND FINAL FINISHING FIXTURE SELECTION APPROVAL. KITCHEN CABINETS ARE ASSUMED TO BE 36" HIGH AS MEASURED TO THE TOP RIM OF SINKS. DROP CABINET HEIGHT TO ALLOW FOR TOP MOUNTED VESSELS. SINKS AS REQUIRED. CONFIRM ALL CABINET DESIGN AND FIXTURE LOCATIONS WITH INTERIOR DESIGNER TO BE APPROVED BY OWNER.
 5. ALL INTERIOR AND EXTERIOR HANDRAILS AND GUARDRAILS SHALL BE 36" HIGH AND SHALL COMPLY WITH CURRENT FLORIDA BUILDING CODE REQUIREMENTS.
 6. TYPICAL STAIR NOTE - GENERAL CONTRACTOR SHALL CONFIRM AND ALLOW FOR FINAL FINISH FLOOR MATERIAL THICKNESS WHEN LAYING OUT ALL STAIRS. ALL FINAL RISERS IN ANY GIVEN RUN OF STAIRS SHALL BE EXACTLY EQUAL.
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 8. PROVIDE BLOCKING AT ALL TOWEL BARS, ACCESSORIES, CABINETS, ETC. VERIFY ALL FINAL LOCATIONS WITH INTERIOR DESIGNER TO BE APPROVED BY OWNER.
 9. WALL AND FLOOR TILE NOTE: ALL TILE SHALL BE INSTALLED W/ NO CUT OR FACTORY EDGES EXPOSED TO ANY VIEW ANGLE. PROVIDE MATCHING BULL NOSE TILE OR SCHLUTER STRIP AT ALL EDGE CONDITIONS AS REQUIRED (SEE INTERIOR DESIGNER DOCUMENTS).
 10. PROVIDE WALL SHAMPOO RECESS (TILED) AND SOAP RECESS (TILED) IN ALL SHOWERS. VERIFY EXACT SIZE AND LOCATION W/ OWNER AND INTERIOR DESIGNER.
 11. ALL CEILING DRYWALL SHALL BE 5/8" THICK. ALL DRYWALL SHALL BE 1/2" THICK. CONFIRM ALL WALL PAPER LOCATIONS W/ INTERIOR DESIGNER AND OWNER. SEE BUILDER SPECIFICATIONS FOR FINAL WALL AND CEILING FINISHES PER ROOM.
 12. PROVIDE 1/2" CONCRETE BOARD AT ALL SHOWER WALLS - FULL HEIGHT TO CEILING.
 13. INTERIOR DESIGNER SHALL SPECIFY AND OWNER SHALL APPROVE ALL INTERIOR DOOR HARDWARE, PLUMBING AND ELECTRICAL FIXTURES AND TRIMS, DECORATIVE INTERIOR TREATMENTS AND FINISHES, FLOOR FINISHES, MOUNTING HEIGHTS, ETC. GENERAL CONTRACTOR COORDINATE.
 14. AT ALL SHOWER FLOORS - PROVIDE 1/2" MINIMUM PITCH AT SHOWER PANS AND LINERS TO SLOPE TO DRAIN AS PER CURRENT FLORIDA BUILDING CODE.
 15. WATER HEATERS SHALL BE GAS TANK STYLE AS SHOWN ON PLANS. PROVIDE RE-CIRCULATION SYSTEM AT EACH SYSTEM LOOP.
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 17. FOR MILDEW CONTROL - AVOID USING WALL PAPER AT ANY INTERIOR SIDE OF EXTERIOR BLOCK WALLS. USE PAINT AND CONSTRUCTION MATERIALS (INCLUDING WALL PAPER GLUE) WHICH "BREATHE" TO ALLOW ANY TRAPPED MOISTURE TO PASS THROUGH FOR A/C DEHUMIDIFICATION.



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SMITH RESIDENCE
780 Emerald Harbor Drive
Longboat Key, Florida 34228

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PRODUCT

ADDENDUM / REVISION

No.	Date	Description
1	??,??,2023	Value Engineering

SCALE

1/4" = 1'-0"

DRAWN BY

MB

CHECKED BY

MB

DATE

May 30, 2023

SHEET TITLE

EXTERIOR ELEVATION

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SEP 19 2023

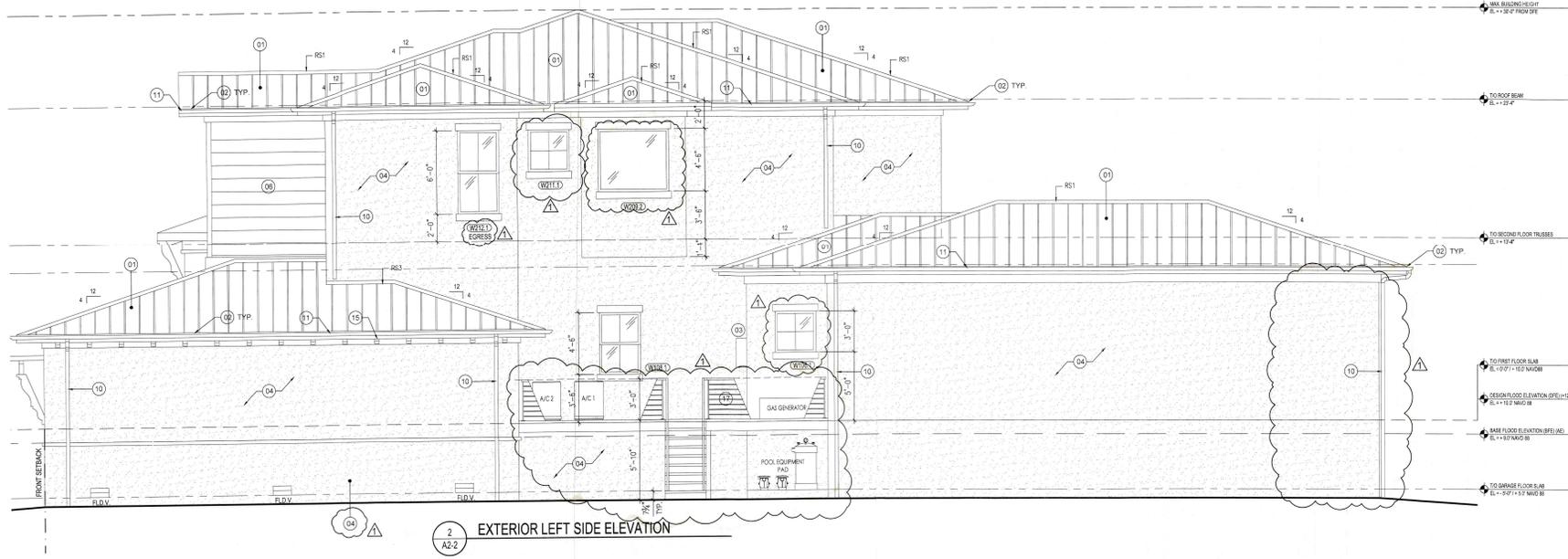
TOWN OF LONGBOAT KEY

PERMIT SHEET NUMBER

A2-2

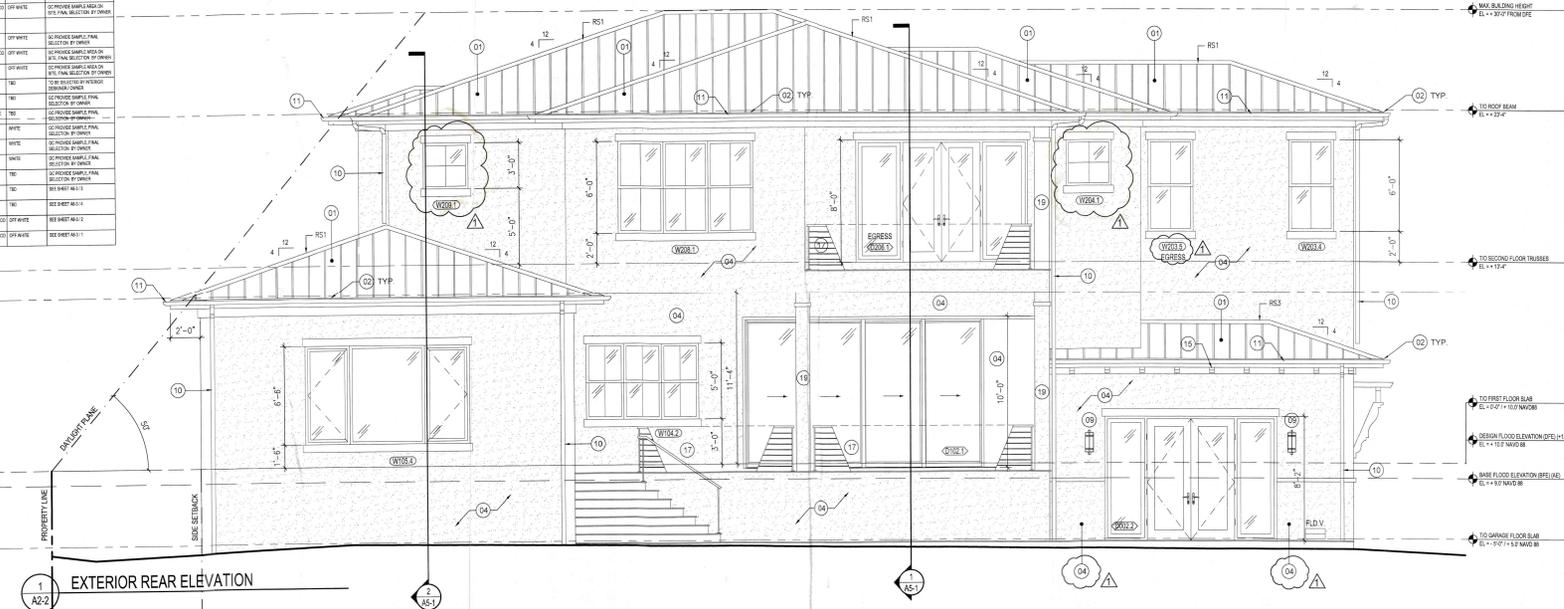
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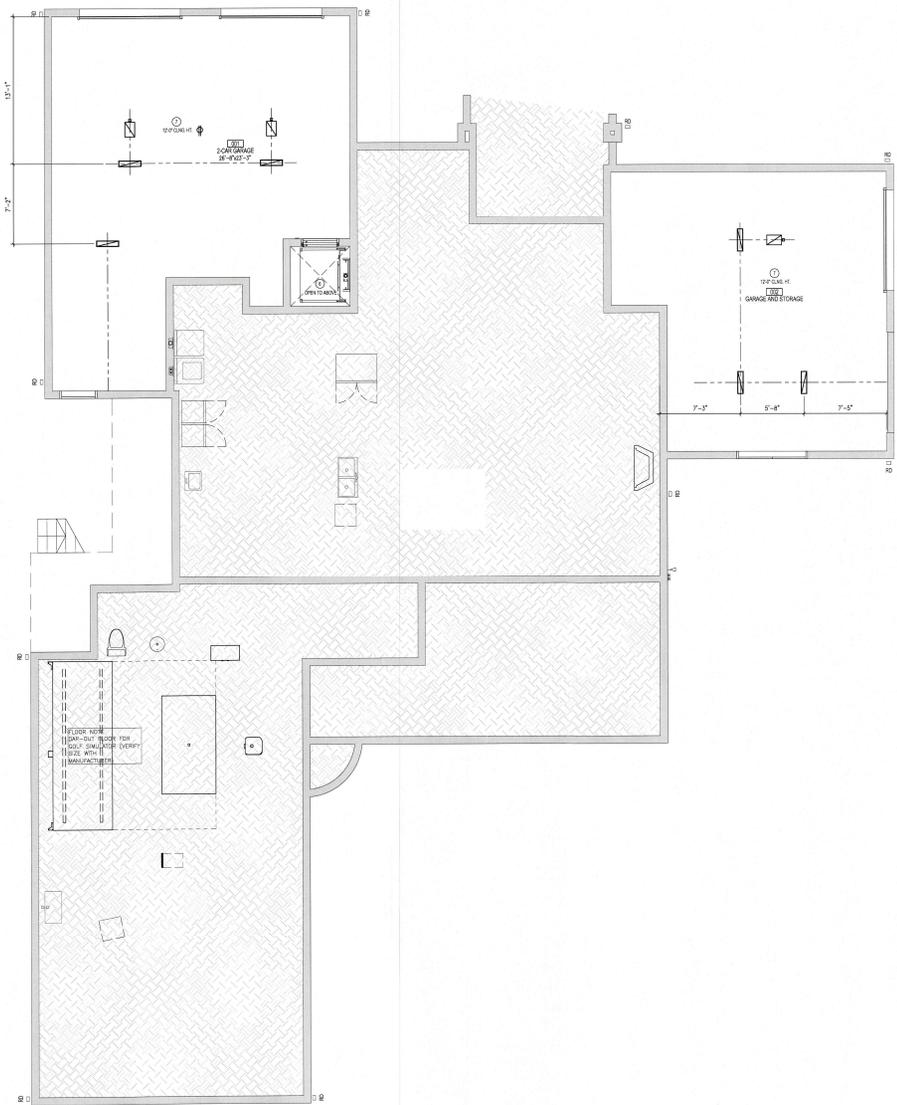
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2 EXTERIOR LEFT SIDE ELEVATION

SYMBOL	DESCRIPTION	FINISH	COLOR	NOTES
001	BASE COURSE	CONCRETE	GRAY	FIN. SELECTION BY OWNER
002	ROOF	ASPH/FLT	GRAY	FIN. SELECTION BY OWNER
003	FOUNDATION	18" MASONRY	BRICK	FINISH BY OWNER
004	WALL	18" MASONRY	BRICK	FINISH BY OWNER
005	WALL	18" MASONRY	BRICK	FINISH BY OWNER
006	WALL	18" MASONRY	BRICK	FINISH BY OWNER
007	WALL	18" MASONRY	BRICK	FINISH BY OWNER
008	WALL	18" MASONRY	BRICK	FINISH BY OWNER
009	WALL	18" MASONRY	BRICK	FINISH BY OWNER
010	WALL	18" MASONRY	BRICK	FINISH BY OWNER
011	WALL	18" MASONRY	BRICK	FINISH BY OWNER
012	WALL	18" MASONRY	BRICK	FINISH BY OWNER
013	WALL	18" MASONRY	BRICK	FINISH BY OWNER
014	WALL	18" MASONRY	BRICK	FINISH BY OWNER
015	WALL	18" MASONRY	BRICK	FINISH BY OWNER
016	WALL	18" MASONRY	BRICK	FINISH BY OWNER
017	WALL	18" MASONRY	BRICK	FINISH BY OWNER
018	WALL	18" MASONRY	BRICK	FINISH BY OWNER
019	WALL	18" MASONRY	BRICK	FINISH BY OWNER
020	WALL	18" MASONRY	BRICK	FINISH BY OWNER
021	WALL	18" MASONRY	BRICK	FINISH BY OWNER
022	WALL	18" MASONRY	BRICK	FINISH BY OWNER
023	WALL	18" MASONRY	BRICK	FINISH BY OWNER
024	WALL	18" MASONRY	BRICK	FINISH BY OWNER
025	WALL	18" MASONRY	BRICK	FINISH BY OWNER
026	WALL	18" MASONRY	BRICK	FINISH BY OWNER
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098	WALL	18" MASONRY	BRICK	FINISH BY OWNER
099	WALL	18" MASONRY	BRICK	FINISH BY OWNER
100	WALL	18" MASONRY	BRICK	FINISH BY OWNER





REFLECTED CEILING PLAN - LEGEND

- 1 GYPSUM BOARD CEILING SYSTEM, PAINTED TYP.
- 2 INTERIOR TRIM (TBD)
- 3 EXPOSED CONCRETE
- 4 EXTERIOR TAG WOOD CEILING
- 5 OPEN TO STRUCTURE ABOVE
- 6 STUCCO FINISH
- 7 (2) LAYER 1/2" DRYWALL, TYPE X
- 8 BRACKET 1 (SEE A8-3)
- 9 BRACKET 2 (SEE A8-3)

REFLECTED CEILING PLAN - NOTES

1. THE ARCHITECTURAL REFLECTED CEILING PLAN SHALL GOVERN THE LAYOUT OF ALL CEILING ELEMENTS AND/OR PENETRATIONS. IF APPLICABLE COORDINATE ANY FIELD VERIFIED OR AS BUILT CONDITIONS THAT ARE DIFFER FROM WHAT SHOWN ON THESE PLANS WITH THE DESIGNER.
2. SIZES OF MECHANICAL EQUIPMENT (IF SHOWN) UP FOR REFERENCE ONLY UNLESS NOTED OTHERWISE. IF APPLICABLE COORDINATE ACTUAL SIZES WITH A MECHANICAL ENGINEER.
3. SIZES AND SHAPES OF LIGHTING AND OTHER MISCELLANEOUS ELECTRICAL EQUIPMENT (IF SHOWN) ARE FOR REFERENCE ONLY UNLESS NOTED OTHERWISE. IF APPLICABLE COORDINATE ACTUAL SIZES WITH THE ELECTRICAL ENGINEER.
4. INSTALL SUSPENDED CEILING GRID WITH EQUAL SIZE PANELS AT EACH SIDE OR END OF THE INDIVIDUAL SPACE UNLESS NOTED OTHERWISE. NO PANEL SHALL BE LESS THAN 4 INCHES WIDE.
5. ALL CEILING MOUNTED ITEMS (SPRINKLER HEADS MOUNTAIN DEVICES ETC.) SHALL BE CENTERED IN THE CEILING/CEILING PANEL PANEL UNLESS NOTED OTHERWISE. PATCH AND REPAIR EXISTING CEILING AS REQUIRED THAT HAS DISTURBED DURING DEMOLITION AND ALL NEW CONSTRUCTION ACTIVITIES. PATCH AND REPAIR TO MATCH EXISTING AT OWNER'S CONSTRUCTION SUPPORT SYSTEM, CEILING FINISH, PATTERNS AND FINISH PATTERNS.

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PROJECT

SMITH RESIDENCE
780 Emerald Harbor Drive
Longboat Key, Florida 34228

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No.	Date	Description
1	??/??/2023	Value Engineering

SCALE

3/16" = 1'-0"

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DATE

May 30, 2023

SHEET TITLE

GROUND FLOOR PLAN

REFLECTED CEILING

RECEIVED

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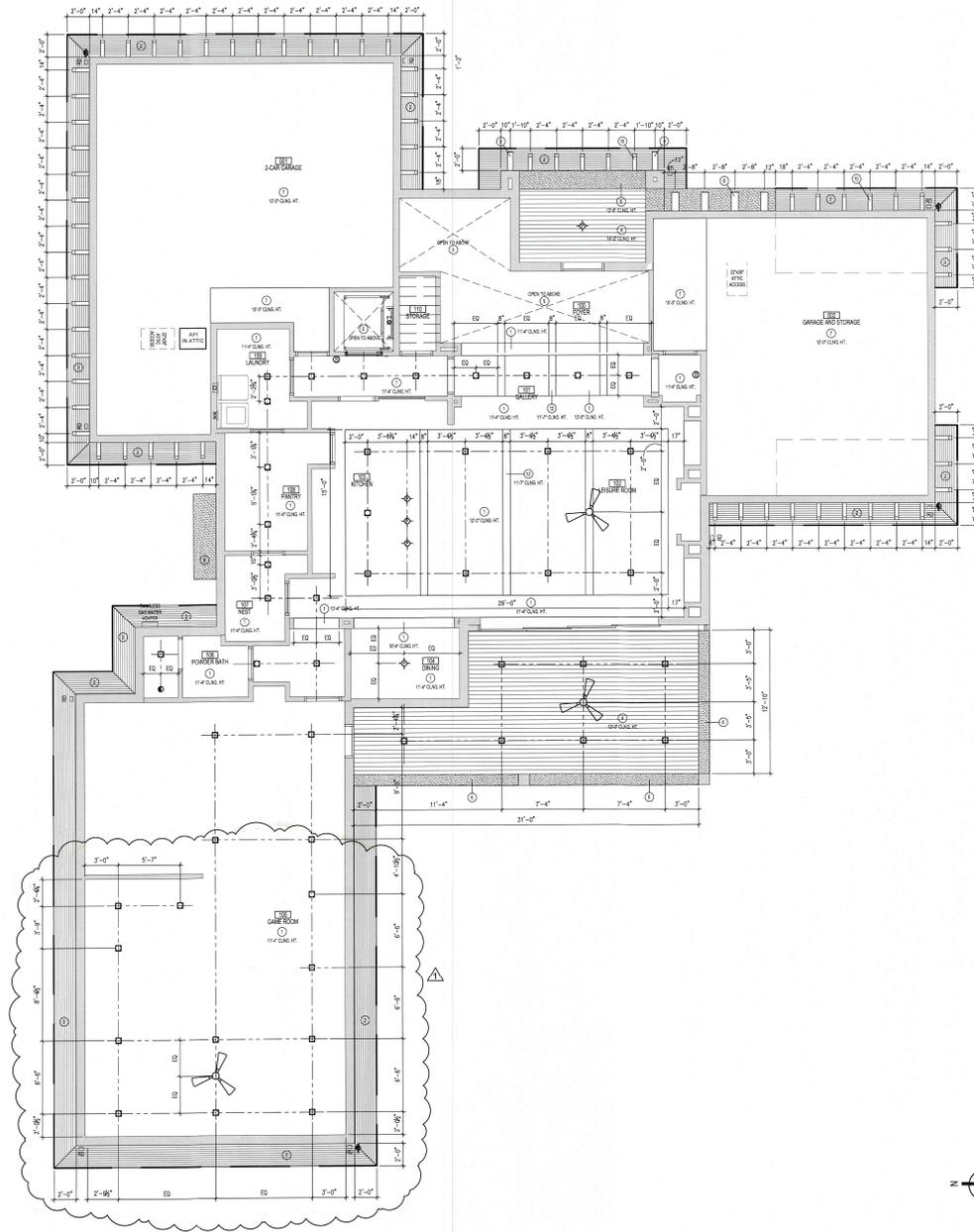
SHEET NUMBER

CONTRACT/SCAFT KEY

Planning, Zoning & Building

A4-0

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REFLECTED CEILING PLAN - LEGEND

- ① GYPSUM BOARD CEILING SYSTEM, PAINTED TYP.
- ② INTERIOR TRIM (TBD)
- ③ EXPOSED CONCRETE
- ④ EXTERIOR T&G WOOD CEILING
- ⑤ OPEN TO STRUCTURE ABOVE
- ⑥ STUCCO FINISH
- ⑦ (2) LAYER 1/2" DRYWALL, TYPE X
- ⑧ BRACKET 1 (SEE A8-3)
- ⑨ BRACKET 2 (SEE A8-3)

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No.	Date	Description
1	??/??/2023	Value Engineering

SCALE
3/16" = 1'-0"

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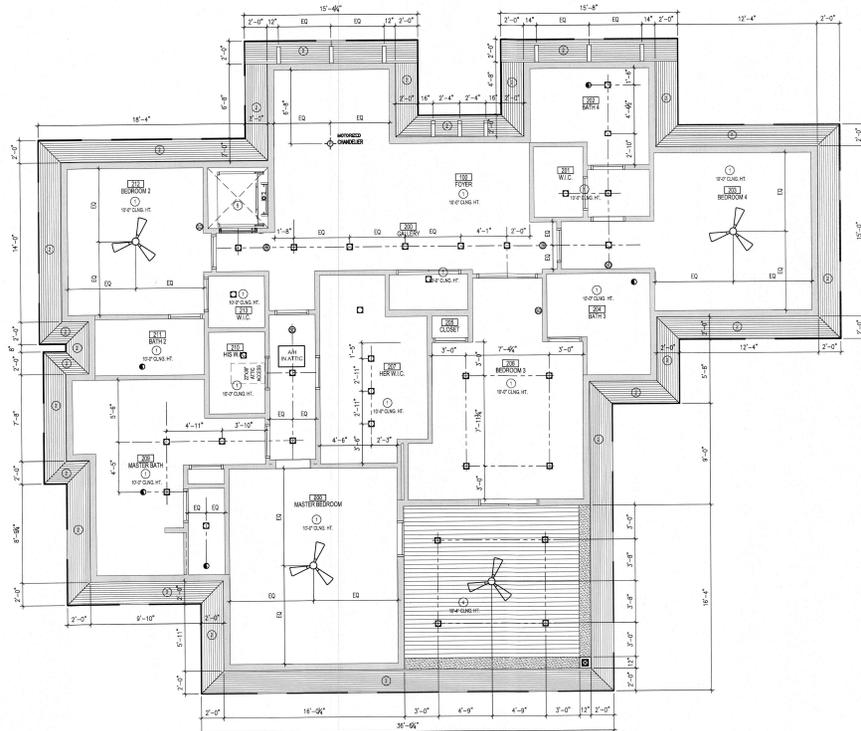
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DATE
May 30, 2023

SHEET TITLE
**FIRST FLOOR PLAN
REFLECTED CEILING**

RECEIVED
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

SHEET NUMBER
A4-1



REFLECTED CEILING PLAN - LEGEND

- ① GYPSUM BOARD CEILING SYSTEM, PAINTED TYP.
- ② INTERIOR TRIM (TBD)
- ③ EXPOSED CONCRETE
- ④ EXTERIOR TAG WOOD CEILING
- ⑤ OPEN TO STRUCTURE ABOVE
- ⑥ STUCCO FINISH
- ⑦ (2) LAYER 3/4" DRYWALL TYPE X
- ⑧ BRACKET 1 (SEE A8-3)
- ⑨ BRACKET 2 (SEE A8-3)

REFLECTED CEILING PLAN - NOTES

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THE DESIGNER (DESIGNER AND SPECIFIER) ON THESE DRAWINGS ARE NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT OR MATERIALS THAT ARE NOT SHOWN ON THESE DRAWINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT OR MATERIALS THAT ARE NOT SHOWN ON THESE DRAWINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT OR MATERIALS THAT ARE NOT SHOWN ON THESE DRAWINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT OR MATERIALS THAT ARE NOT SHOWN ON THESE DRAWINGS.

SMITH RESIDENCE
 780 Emerald Harbor Drive
 Longboat Key, Florida 34228
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 DATE
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SHEET TITLE
**SECOND FLOOR PLAN
 REFLECTED CEILING**
RECEIVED
 SHEET NUMBER
A4-2
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

A4-2
 BLDG. PERMIT PLANS
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Longboat Key, Florida 34228

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No.	Date / Description
1	7/7/2023 Value Engineering

SCALE
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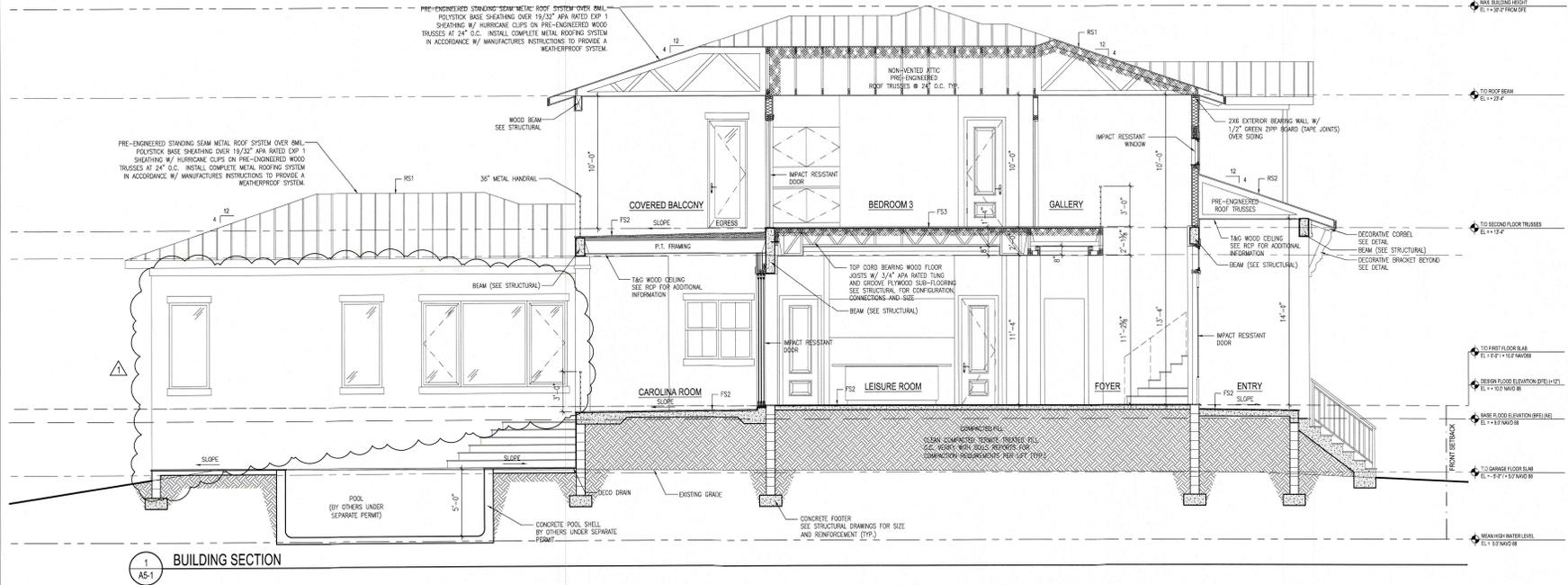
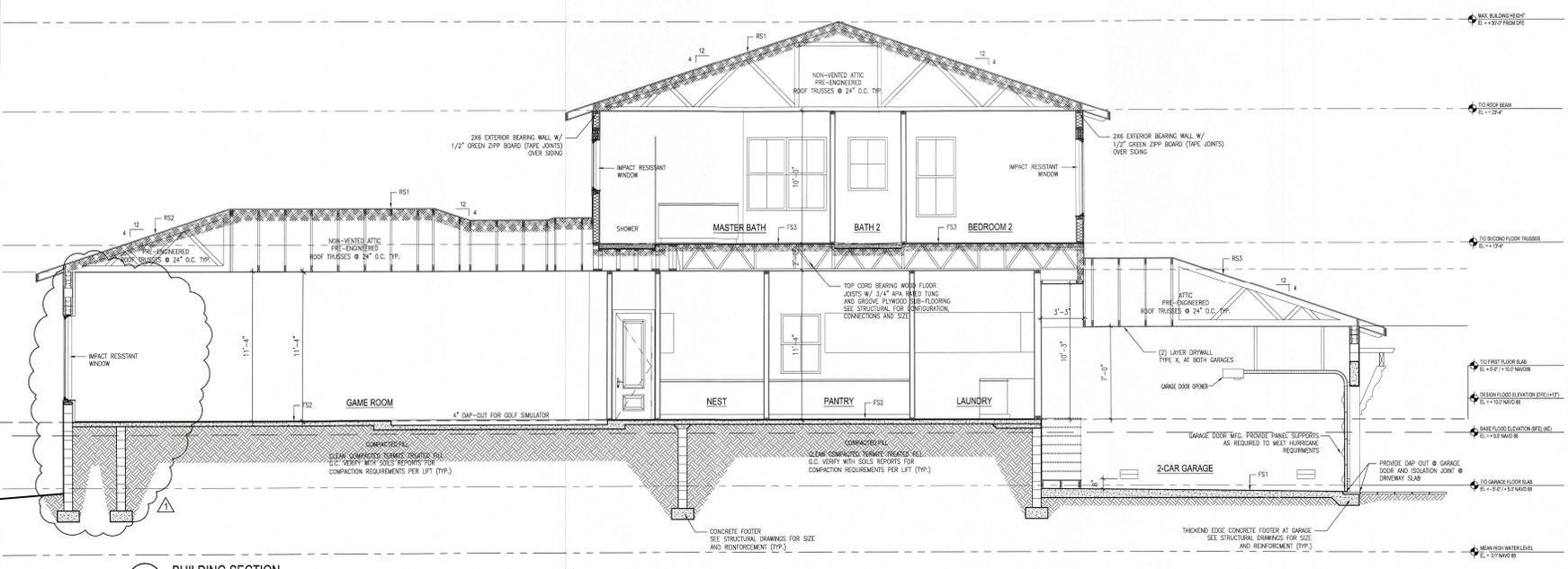
DATE
May 30, 2023

SHEET TITLE
BUILDING SECTION

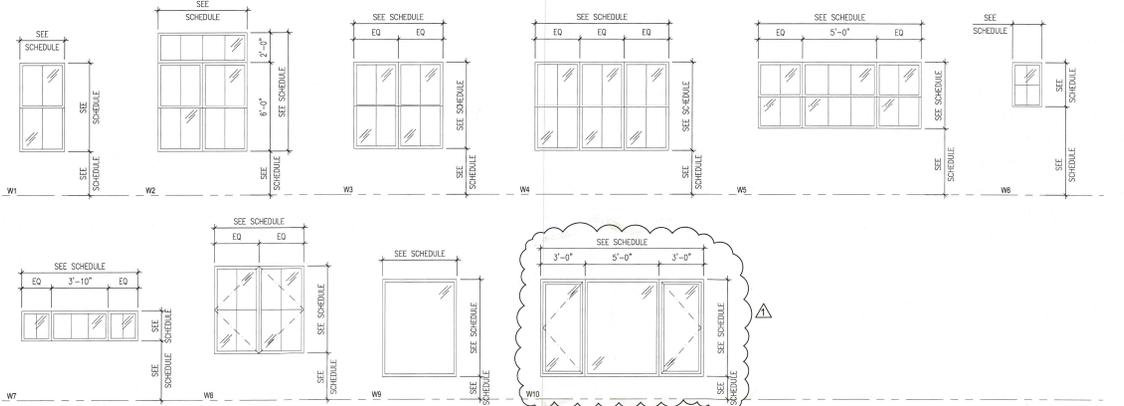
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TOWN OF LONGBOAT KEY
PERMIT NUMBER

A5-1

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KEY	LOCATION	UNIT SIZE (W x H)	M.O. (W x H)	SILL HEIGHT	HEAD HEIGHT	TYPE	MANUF./ PRODUCT LINE	NDA OR FL. APP. NO.	GLASS	MATERIAL	FINISH	SCREEN	DETAIL			DP #	ACTUAL DESIGN PRESSURE	SHADES	NOTES
													SILL	JAMB	HEAD				
GROUND FLOOR																			
W002.1	GARAGE / STORAGE	3'-0" x 6'-0"		4'-0"	10'-0"	W1	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				80/10			
W002.2	GARAGE / STORAGE	3'-0" x 6'-0"		4'-0"	10'-0"	W1	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				80/10			
W002.3	GARAGE / STORAGE	6'-0" x 6'-0"		4'-0"	10'-0"	W4	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				80/10			
FIRST FLOOR																			
W100.1	FOYER	6'-0" x 6'-0"		2'-0"	10'-0"	W2	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				80/10		SEE ELEVATION	
W104.1	DINING	8'-0" x 6'-0"		3'-6"	8'-0"	W3	PGT - SH 5500	NDA 20-0401.03	LOW-E 366	Vinyl / Glass	White	NO				65/70			
W104.2	DINING	7'-6" x 6'-0"		3'-6"	8'-0"	W4	PGT - SH 5500	NDA 20-0401.03	LOW-E 366	Vinyl / Glass	White	NO				65/70			
W105.1	GAME ROOM	11'-0" x 6'-6"		1'-6"	8'-0"	W10	PGT - PW 5540 / CA 5540	NDA 20-0401.07 / 20-0402.03	LOW-E 366	Vinyl / Glass	White	NO				65/70		EGRESS	
W105.2	GAME ROOM	3'-0" x 6'-6"		1'-6"	8'-0"	W9	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				65/70			
W105.3	GAME ROOM	3'-0" x 6'-6"		1'-6"	8'-0"	W9	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				65/70			
W105.4	GAME ROOM	11'-0" x 6'-6"		1'-6"	8'-0"	W10	PGT - PW 5540 / CA 5540	NDA 20-0401.07 / 20-0402.03	LOW-E 366	Vinyl / Glass	White	NO				65/70		EGRESS	
W106.1	POWDER BATH	5'-0" x 3'-0"		5'-0"	8'-0"	W8	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				80/10		FROSTED GLASS	
W108.1	PANTRY	3'-0" x 4'-6"		3'-6"	8'-0"	W1	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				80/10			
SECOND FLOOR																			
W200.1	GALLERY	3'-0" x 6'-0"		2'-0"	8'-0"	W1	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				80/10			
W200.2	GALLERY	7'-10" x 2'-0"		4'-6"	8'-6"	W7	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				80/10		SEE ELEVATION	
W202.1	BATH 4	3'-0" x 6'-0"		2'-0"	8'-0"	W1	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				80/10		FROSTED GLASS	
W203.1	BEDROOM 4	3'-0" x 6'-0"		2'-0"	8'-0"	W1	PGT - SH 5500	NDA 20-0401.03	LOW-E 366	Vinyl / Glass	White	NO				65/70			
W203.2	BEDROOM 4	3'-0" x 6'-0"		2'-0"	8'-0"	W1	PGT - SH 5500	NDA 20-0401.03	LOW-E 366	Vinyl / Glass	White	NO				65/70			
W203.3	BEDROOM 4	8'-0" x 6'-0"		2'-0"	8'-0"	W9	PGT - SH 5500	NDA 20-0401.03	LOW-E 366	Vinyl / Glass	White	NO				70/10			
W203.4	BEDROOM 4	3'-0" x 6'-0"		2'-0"	8'-0"	W1	PGT - SH 5500	NDA 20-0401.03	LOW-E 366	Vinyl / Glass	White	NO				65/70			
W203.5	BEDROOM 4	3'-0" x 6'-0"		2'-0"	8'-0"	W1	PGT - SH 5500	NDA 20-0401.03	LOW-E 366	Vinyl / Glass	White	NO				65/70		EGRESS	
W204.1	BATH 3	3'-0" x 3'-0"		2'-0"	8'-0"	W6	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				80/10		FROSTED GLASS	
W208.1	MASTER BEDROOM	3'-0" x 6'-0"		2'-0"	8'-0"	W4	PGT - SH 5500	NDA 20-0401.03	LOW-E 366	Vinyl / Glass	White	NO				65/70			
W209.1	MASTER BATHROOM	3'-0" x 3'-0"		4'-0"	8'-0"	W6	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				80/10		FROSTED GLASS	
W209.2	MASTER BATHROOM	3'-0" x 3'-0"		2'-6"	8'-0"	W9	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				65/70		FROSTED GLASS	
W211.1	BATH 2	3'-0" x 3'-0"		4'-0"	8'-0"	W9	PGT - PW 5540	NDA 20-0401.07	LOW-E 366	Vinyl / Glass	White	NO				80/10			
W212.1	BEDROOM 2	3'-0" x 6'-0"		2'-0"	8'-0"	W1	PGT - SH 5500	NDA 20-0401.03	LOW-E 366	Vinyl / Glass	White	NO				65/70		EGRESS	
W212.2	BEDROOM 2	3'-0" x 6'-0"		2'-0"	8'-0"	W1	PGT - SH 5500	NDA 20-0401.03	LOW-E 366	Vinyl / Glass	White	NO				65/70			
W212.3	BEDROOM 2	3'-0" x 6'-0"		2'-0"	8'-0"	W1	PGT - SH 5500	NDA 20-0401.03	LOW-E 366	Vinyl / Glass	White	NO				65/70			



DOOR AND WINDOW NOTES

- CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO PROCUREMENT OF MATERIAL.
- EXACT WINDOW SIZES SHALL BE VERIFIED BY G.C. AND WINDOW MANUFACTURER.
- WINDOW MANUFACTURER TO MEET ALL DESIGN PRESSURES NOTED ON STRUCTURAL DRAWINGS. REFER TO ATTACHED PRODUCT CONTROL NOTICE OF ACCEPTANCE.
- GLASS FOR ALL EXTERIOR WINDOWS TO BE IMPACT RESISTANT, LOW-E 366 GLASS (TO BE APPROVED BY OWNER).
- ALIGN TOPS OF WINDOWS WITH TOPS OF DOORS IN A LEVEL PLANE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
- WATER PROOFING AT EXTERNAL WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/VDMA 250-10.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DOOR AND WINDOW UNITS, SYSTEMS, AND ASSEMBLIES WITH FIELD VERIFIED DIMENSIONS PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO SUBMITTAL TO DESIGNER AND OWNER.
- ALL WINDOW AND EXTERIOR DOOR FRAME COLOR SHALL BE WHITE. TO BE APPROVED BY OWNER.
- ALL OPERABLE WINDOWS SHALL BE EQUIPPED WITH SECURITY DEVICE WIRING.
- SEE FLOOR PLANS AND ELEVATIONS FOR WINDOW AND DOOR SWING DIRECTION.
- ALL REQUIRED EMERGENCY EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR.
- INTERIOR DOORS SHALL HAVE A CLEARANCE NOT MORE THAN 3/8" ABOVE FINISH FLOOR.
- ALL WOOD DOORS SHALL BE SOLID CORE UNLESS NOTED OTHERWISE.
- ALL DOORS SHALL HAVE A MINIMUM OF 3 HINGES PER LEAF UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE TEMPORARY HINGES AS REQUIRED. VERIFY FINISH AND HARDWARE SPECIFICATIONS WITH INTERIOR DESIGNER/OWNER.
- PROVIDE WINDOW, DOOR, AND HARDWARE SAMPLE MOCK UPS FOR REVIEW AND APPROVAL BY DESIGNER AND OWNER PRIOR TO PURCHASE OR FABRICATION.
- GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGS, SLIDING, AND BI-FOLD DOORS SHALL BE CONSIDERED HAZARDOUS AND SHALL COMPLY WITH CURRENT FLORIDA BUILDING CODE SECTION 2408 - SAFETY GLAZING.
- ALL WINDOW AND DOOR FINISHES SHALL BE APPROVED BY DESIGNER AND OWNER.

IMPORTANT DOOR AND WINDOW HEIGHT NOTE

GENERAL CONTRACTOR SHALL COORDINATE ALL WINDOW AND DOOR ROUGH OPENING HEAD HEIGHTS AND THRESHOLD DAP-OUT DEPTHS UNIVERSALLY THROUGHOUT STRUCTURE TO ENSURE THAT ALL SIMILAR NOMINAL HEAD TRIM CASINGS SHALL EXACTLY ALIGN AND ARE LOCATED THE SAME EXACT DISTANCE FROM THE CEILING. EXTERIOR FRENCH DOORS SHALL GOVERN ADJACENT WINDOW INSTALLATION HEIGHTS. SLIDING GLASS DOORS WILL GOVERN ADJACENT WINDOW INSTALLATION HEIGHTS. SEE WALL SECTIONS FOR IMPORTANT EXTERIOR DOOR THRESHOLD NOTES. ADJUST THE BEAM DEPTHS ABOVE ACCORDINGLY AND CONFIRM ANY DEPTH REDUCTION WITH STRUCTURAL ENGINEER.

AT ALL EXTERIOR DOOR OPENINGS (ALL PLANS) - DAP-OUT SLAB AS REQUIRED FOR FINAL FINISH TOP INTERIOR EDGE OF DOOR MANUFACTURER'S IMPACT THRESHOLD TO BE EXACTLY 1/8" ABOVE FINAL FINISH SURFACE OF INTERIOR FLOORING. GENERAL CONTRACTOR SHALL COORDINATE ALL TOLERANCES AND ADJUST FOR VARIOUS DOOR AND FLOORING MANUFACTURER'S PRODUCTS ACCORDINGLY.

DESIGN PRESSURE NOTE

SEE STRUCTURAL FOR COMPONENT AND CLADDING DESIGN PRESSURE CHART. ALL EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED FOR PRESSURES RANGING 4A THROUGH 4D AND 5A THROUGH 5D AS DENOTED ON PLAN AND EXTERIOR ELEVATIONS. EXTERIOR GLAZED WINDOWS AND DOORS ARE REQUIRED TO RESIST IMPACT FROM WIND BORNE DEBRIS.

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SCALE
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 DATE
May 30, 2023
 SHEET TITLE
**WINDOW SCHEDULE
 NOTES AND DETAILS**
 RECEIVED
 SEP 16 2023
 SHEET NUMBER
 PLANNING, ZONING & BUILDING

A6-1
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 FILE COPY OF RECORD

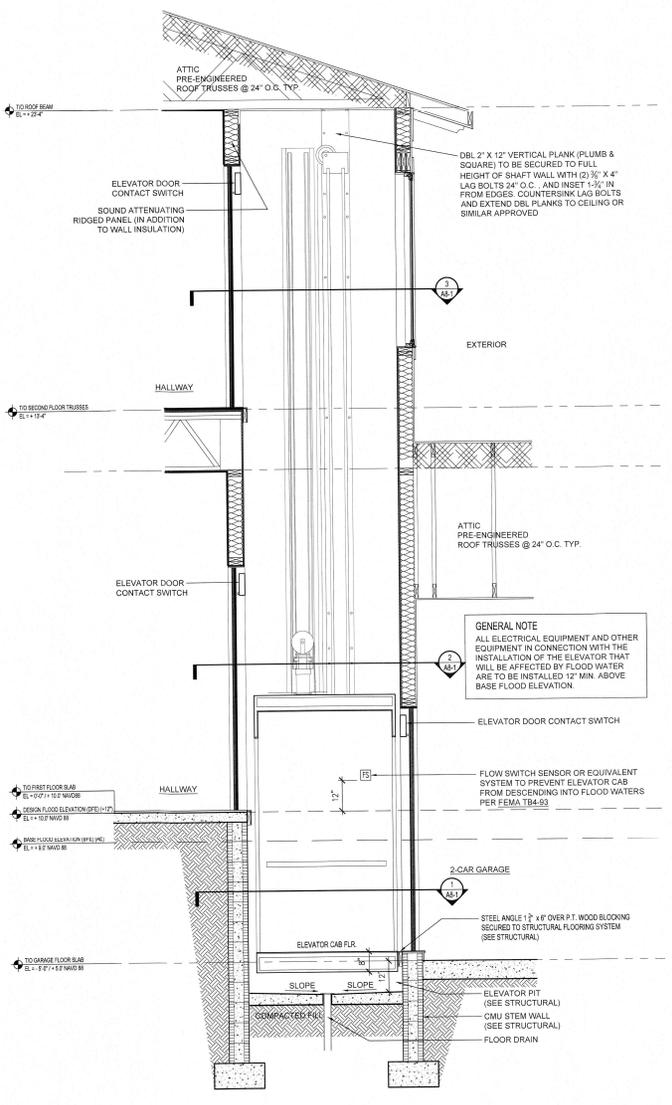


A.H.E. HOME ELEVATOR MANUFACTURING

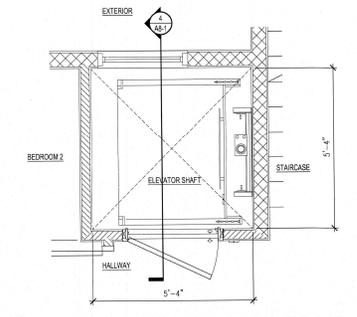
Residential Elevator Technical Specifications

PART 1 GENERAL
1.01 SECTION INCLUDES
A. Residential elevator with 112 rapid hydraulic lift system, or B.1.1 Geared Counterweight system.
1.02 WORK INCLUDED
A. Furnish all labor and materials, equipment and incidentals necessary to assemble and erect a residential elevator, complete with a remote power unit, motor, rails, brackets, connections and control essential for proper operation.
1.03 WORK BY OTHERS
A. Contract a hoist-way of the size required by the manufacturer, complete with all dimensions, additional framing, headers, and framing components necessary to prepare the building to receive the elevator.
1. Hoist-way size: Dependent upon car size.
2. The hoist-way shall be vertical to within 1/2" throughout the entire height.
3. Provide and fasten vertical structural members in hoistway, per manufacturer's recommendation.
4. Fit requirements: Provide 4" deep pit for rail reinforcement and concrete as necessary. Floor must sustain load specified in job drawings.
B. Contract a machine room:
1. Provide dedicated elevator electrical circuit: 240 volt AC, 15 amp, 150 amp 110 Volt
2. Provide dedicated elevator lighting circuit: 115 volt (15amp)
C. Provide space to maintain hoist-way and machine room temperature between 59-90 degrees Fahrenheit.
D. Provide and maintain CSAH compliant hoist-way barricade.
E. Provide specified opening for manual lowering access door.
1.04 REFERENCES
A. General: The applicable provisions of the following standards shall apply as if written here in their entirety:
1. American Society of Mechanical Engineers / American National Standards Institute (ASME/ANSI) publications: ASME/ANSI A17.1 "Safety Codes for Elevators and Escalators" Section 5.3.
2. National Fire Protection Association (NFPA) publications: NFPA 70 National Electrical Code
1.05 SYSTEM DESCRIPTION:
A. Travel: _____
B. Stops: _____
C. Load Capacity: 950 lbs.
D. Speed: 40 fpm
E. Configuration: _____

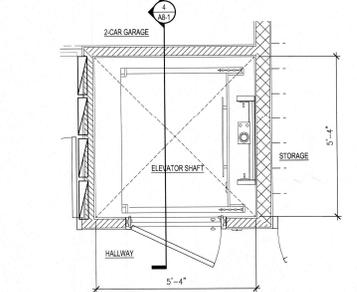
B. Hoist-way door:
1. Size: 30" W x 6" H swing Type (by Others)
2. The general contractor or owner is to furnish and install hoist-way doors, frames, hinges and passage set at each landing. The type and installation of the doors and frames must comply with ASME A17.1, all local codes and manufacturer's layout drawings.
3. Locking Device: Door shall have a locking device, inter-locked with the car operation, to interrupt electrical power when the door is not securely closed and a car is not at the landing. The door shall be locked when car is not in the landing zone.
Hydraulic System
C. Hydraulic power unit:
1. The pump, motor and valve shall be pre-wired, ready for connection to the controller in the field.
2. Up direction acceleration adjustment.
3. Two speed operation.
4. Adjustable pressure relief valves.
5. Manually operated down valve for emergency operation.
6. Pressure gauges and pressure gauge isolation valves.
7. Manual valve isolation between pump unit and jack.
8. Negative pressure switch provided.
D. Cylinders:
1. Construction: Steel pipe with cylinder head having an internal guide ring and self-adjusting packing.
2. Safety valve: Cylinder shall be equipped with a pipe rupture safety valve to prevent uncontrolled car descent.
E. Plunger:
1. Construction: Shall be a machined steel shaft equipped with a steel electrically welded to bottom end, to prevent plunger from leaving shaft cylinder.
2. Suspension system: 12 system using (2) 1/4" - 7x19 aircraft cables integrated with truss header above mounted to the plunger.
3. Guide rail: Shall consist of two 8 lb. tie rails assembled and fastened. Provide brackets to hold rail assembly to walls. Rail shall be furnished with steel splice plates and hardware.
Electric Counterweight System
H. Inline Gear Drive with 2HP 3 Phase Motor
9. The Motor and drive shall be pre-wired, ready for connection to the controller in the field.
10. Up/down direction acceleration/deceleration adjustment.
11. Variable frequency leveling and speed control.
I. Suspension system: 11 system using (2) B560 drive chain fastened. Provide brackets to hold rail assembly to walls. Rail shall be furnished with steel splice plates and hardware
Both Hydraulic and Counterweight Systems
K. Car frame: Shall be equipped with non-metallic faced roller guide wheels.
1. Leveling device: Provide Position Sensor to maintain car within 1/2" of the landing.
M. Control systems: Non-Selective collective microprocessor



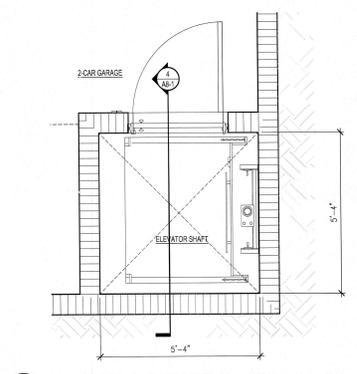
4 AB-1 ENLARGED ELEVATOR SECTION SCALE 1/2" = 1'-0"



3 AB-1 ENLARGED ELEVATOR PLAN - SECOND FLOOR SCALE 1/2" = 1'-0"



2 AB-1 ENLARGED ELEVATOR PLAN - FIRST FLOOR SCALE 1/2" = 1'-0"



1 AB-1 ENLARGED ELEVATOR PLAN - GROUND FLOOR SCALE 1/2" = 1'-0"

GENERAL NOTE ALL ELECTRICAL EQUIPMENT AND OTHER EQUIPMENT IN CONNECTION WITH THE INSTALLATION OF THE ELEVATOR THAT WILL BE AFFECTED BY FLOOD WATER ARE TO BE INSTALLED 12" MIN ABOVE BASE FLOOD ELEVATION.

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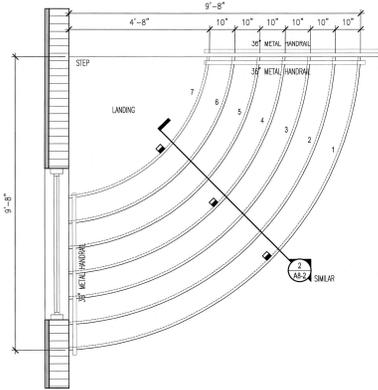
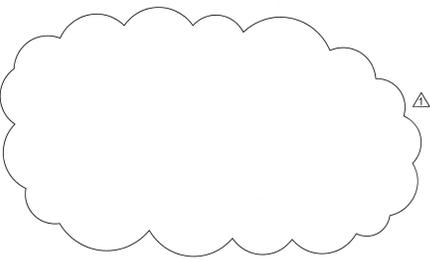
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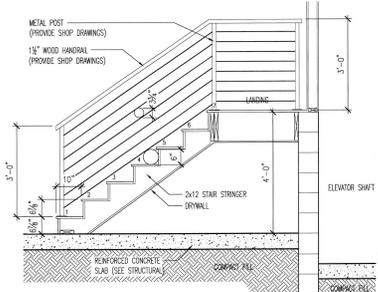
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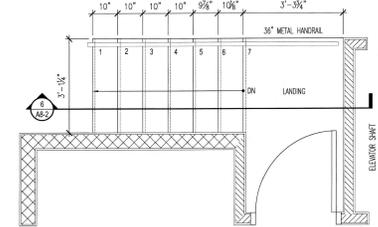
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7 ENLARGED INTERIOR STAIR PLAN
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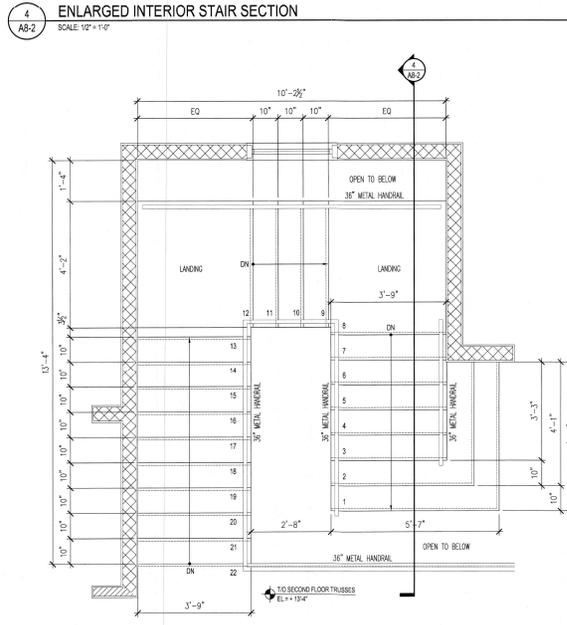


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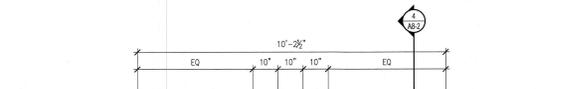


6 ENLARGED INTERIOR STAIR PLAN
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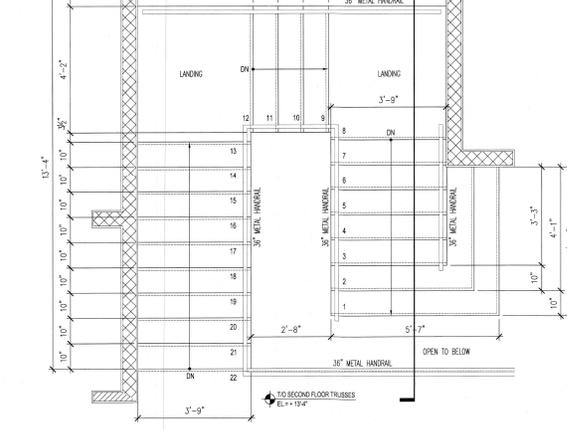
5 ENLARGED INTERIOR STAIR PLAN
SCALE: 1/2" = 1'-0"



3 ENLARGED INTERIOR STAIR PLAN
SCALE: 1/2" = 1'-0"



2 ENLARGED EXTERIOR STAIR SECTION
SCALE: 1/2" = 1'-0"



1 ENLARGED EXTERIOR STAIR PLAN
SCALE: 1/2" = 1'-0"

HANDRAIL NOTES:
1. COMPLY WITH FB-CR SECTION 1014 LESS THAN 4" OPENINGS.
2. POWDER COATED ALUMINUM HANDRAIL SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. HANDRAIL SYSTEM TO ACHIEVE A 200 POUND CONCENTRATED LOAD AT ANY POINT FROM ANY DIRECTION.
4. HANDRAIL EQUIVALENT TO 1" Ø SECTION.
5. PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.

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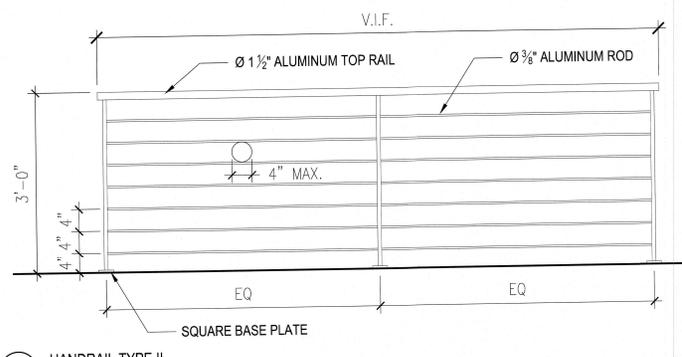
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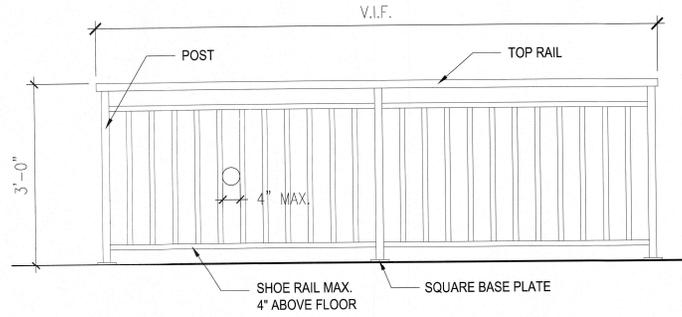
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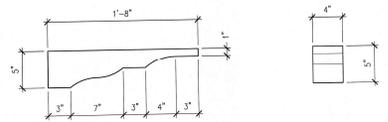


HANDRAIL NOTES:
1. COMPLY WITH FBC-R SECTION 1014 LESS THAN 4" OPENINGS.
2. POWDER COATED ALUMINUM HANDRAIL SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
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4. HANDRAIL EQUIVALENT TO 1 1/2" Ø SECTION.
5. PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.

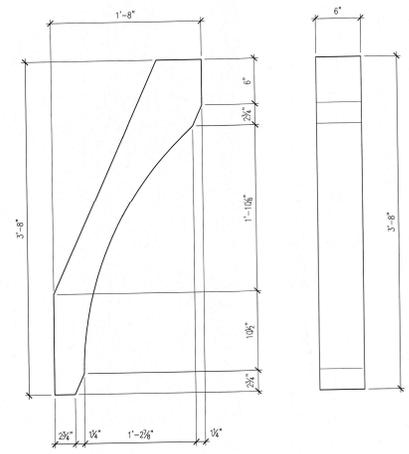
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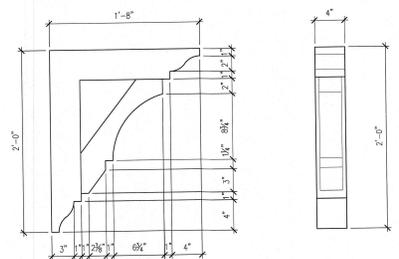
3 HANDRAIL TYPE I
SCALE: 1" = 1'-0"



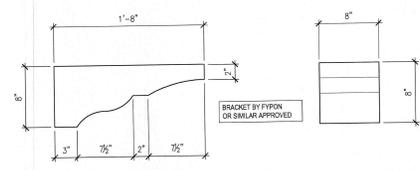
8 BRACKET 4 - DETAIL
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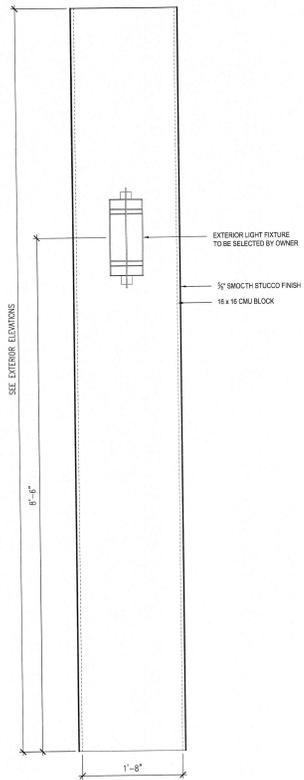
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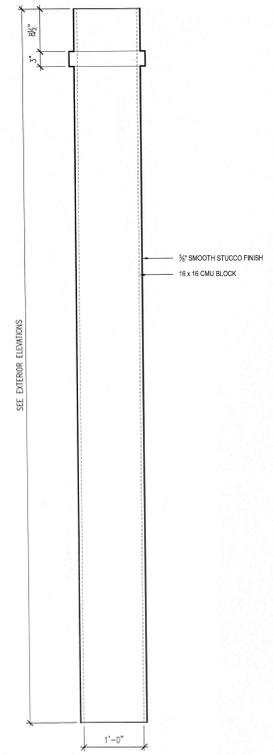
6 BRACKET 2 - DETAIL
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5 BRACKET 1 - DETAIL
SCALE: 1 1/2" = 1'-0"



2 COLUMN TYPE 2
SCALE: 1" = 1'-0"



1 COLUMN TYPE 1
SCALE: 1" = 1'-0"

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**SECOND FLOOR PLAN
MECHANICAL**

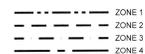
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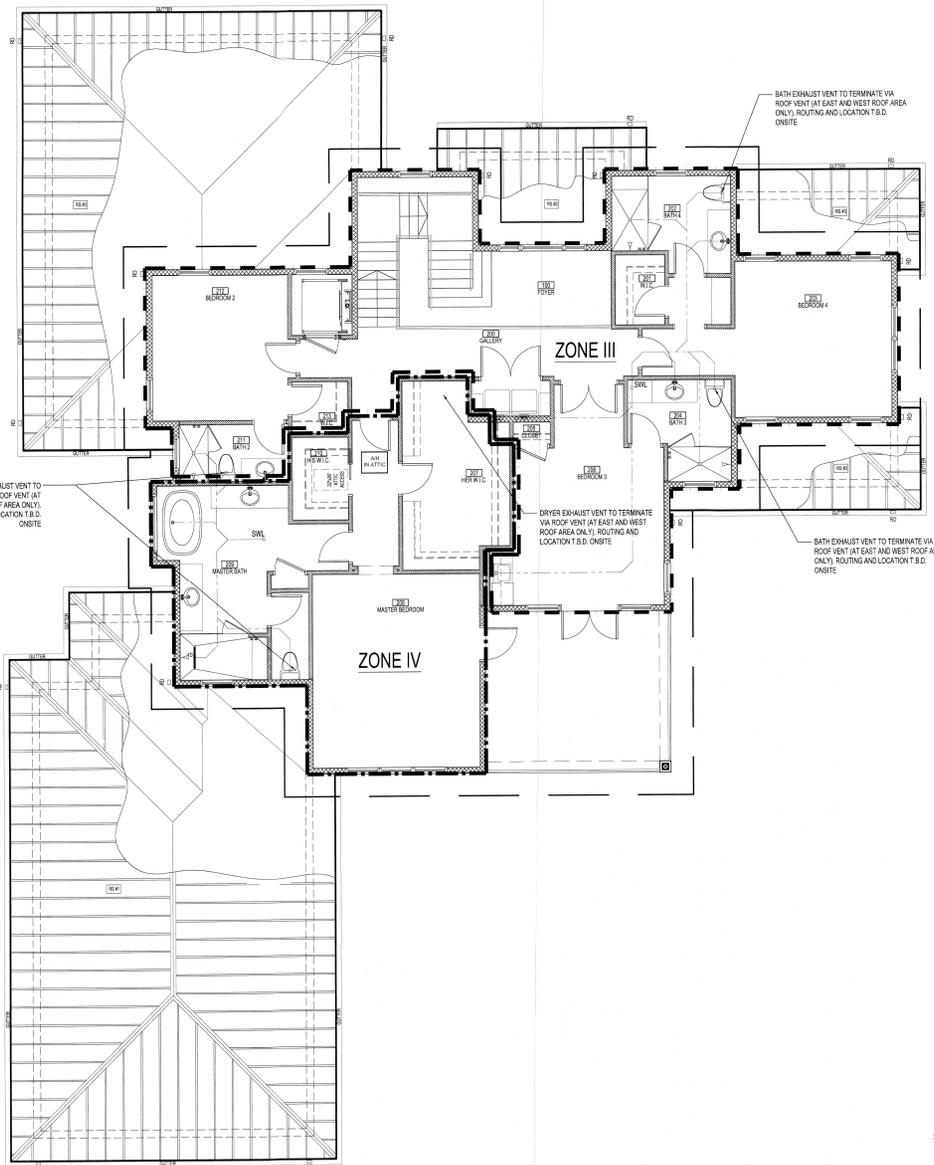
MECHANICAL NOTE

- EQUIPMENT SPACING AND THE DOWNS TO RESPONSIBILITY OF MECHANICAL CONTRACTOR
- EXACT TERMINATION OF GRAVITY CONDENSE DRAIN T.B.D. ONSITE BY C.C. & MECHANICAL CONTRACTOR.
- THERMOSTAT AND HUMIDISTAT LOCATION AS PER MECHANICAL ENGINEERS RECOMMENDATION
- DEHUMIDIFICATION AREAS TO BE DETERMINE BY OWNER



PLUMBING NOTES

- ALL APPLICABLE CODES, LAWS, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR WHO SHALL INFORM THE OWNER PRIOR TO SUBMITTING A PROPOSAL OF ANY WORK OR MATERIAL WHICH VIOLATES ANY OF THE REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH A VIOLATION SHALL BE CORRECTED BY THE CONTRACTOR.
- DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. PIPE ROUTING IS SHOWN DIAGRAMMATICALLY AND DOES NOT SHOW ALL OFFSETS, DROPS AND RISES OF RUNS. THE CONTRACTOR SHALL ALLOW IN HIS PRICE FOR ROUTING OF PIPE TO AVOID OBSTRUCTIONS. COORDINATION WITH UTILITY SERVICES, INCLUDING THOSE OF OTHER TRADES IS REQUIRED. MAINTAIN HEADROOM AND SPACE CONDITIONS.
- INSTALL WORK SO AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE, AND REPAIR. MINOR DEVIATIONS FROM DRAWINGS MAY BE MADE TO ACCOMPLISH THIS, BUT CHANGES WHICH INVOLVE EXTRA COST SHALL NOT BE MADE WITHOUT APPROVAL.
- THE CONTRACTOR SHALL KEEP ALL EQUIPMENT AND MATERIALS, AND ALL PARTS OF THE BUILDING, EXTERIOR SPACES, AND ADJACENT STREETS, SIDEWALKS AND PAVEMENTS, FREE FROM MATERIAL AND DEBRIS RESULTING FROM THE EXECUTION OF THIS WORK. EXCESS MATERIALS WILL NOT BE PERMITTED TO ACCUMULATE EITHER ON THE INTERIOR OR THE EXTERIOR.
- THE LOCATIONS OF THE UTILITY SERVICES ARE BELIEVED TO BE AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATIONS OF THESE SERVICES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- SEAL OPENINGS THROUGH PARTITIONS, WALLS, AND FLOORS WITH U.L. LISTED FIRE STOPPING ASSEMBLY MATCHED TO THE RATING OF THE PENETRATED ELEMENT.
- PROVIDE ALL NECESSARY FLASHING AND COUNTER FLASHING TO MAINTAIN THE WATERPROOFING INTEGRITY OF THIS BUILDING AS REQUIRED BY THE INSTALLATION OR REMOVAL OF PIPING AND EQUIPMENT. PROVIDE EQUIPMENT CURBS AS REQUIRED.
- MATERIALS AND WORKMANSHIP, UNLESS OTHERWISE NOTED, SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS.
- THE WORK IN THE BUILDING SHALL BE DONE WHEN AND AS DIRECTED, AND IN A MANNER SATISFACTORY TO THE OWNER. THE WORK SHALL BE PERFORMED SO AS TO CAUSE THE LEAST POSSIBLE INCONVENIENCE AND DISTURBANCE TO THE OWNER.
- ALL MATERIAL AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED AND SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS. ALL MATERIAL AND EQUIPMENT ON SITE SHALL BE PROPERLY STORED SUCH THAT IT IS PROTECTED FROM DAMAGE AND EXPOSURE TO THE OUTSIDE ELEMENTS.
- INSURANCE: PROVIDE IN ACCORDANCE WITH BUILDING REQUIREMENTS AND POLICY SHALL INCLUDE A HOLD HARMLESS CLAUSE FOR THE OWNER AND DESIGNER.
- THE FINAL ACCEPTANCE WILL BE MADE AFTER THE CONTRACTOR HAS ADJUSTED HIS EQUIPMENT, TESTED THE VARIOUS SYSTEMS, DEMONSTRATED THAT IT FULFILLS THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS, HAS FURNISHED ALL THE REQUIRED CERTIFICATES OF INSPECTION AND APPROVAL, AND SUBMITTED ALL THE NECESSARY CLOSE-OUT DOCUMENTS.
- PLUMBING CONTRACTOR IS RESPONSIBLE FOR INSTALLING FAUCETS, TRAPS, LEVER WASTES AND SIMILAR ITEMS REQUIRED TO MAKE THE FIXTURES AND APPLIANCES OPERATIONAL.
- ALL WALL STUB-OUTS ARE TO BE A MINIMUM OF 14" ABOVE FINISHED FLOOR.
- ALL SINKS AND ACCESSORIES TO BE SELECTED BY OWNER, PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
- PLUMBING FIXTURES SELECTED BY OWNER, PROVIDED AND INSTALLED BY CONTRACTOR.
- ALL HOLE BBS TO BE RECESSED, GC PROVIDE OPTIONS, FINAL SELECTION BY OWNER



L01 30

ELECTRICAL NOTES

- ALL FLUORESCENT LIGHTING FIXTURES SHALL BE EQUIPPED WITH GLR FUSING AND ENERGY-SAVING BALLASTS.
- VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER.
- ALL RECESSED LIGHTING FIXTURES SHALL BE EQUIPPED WITH THERMALLY PROTECTED HOUSINGS WHICH ARE IC RATED AND U.L. LISTED FOR USE IN DIRECT CONTACT WITH CEILING INSULATION.
- PROVIDE PHONE LINES AND OUTLETS AS REQUIRED FOR INTERNET CAPABILITY AS DIRECTED BY OWNER.
- FIELD VERIFY LOCATIONS OF REMOTE TRANSFORMERS FOR LOW VOLTAGE LIGHTING, IF ANY.
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2017 NATIONAL ELECTRIC CODE AND WITH LOCAL AMENDMENTS.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER OPERATION, CONSISTENT WITH GOOD WORKMANSHIP, SHALL BE INCLUDED AS PART OF THIS CONTRACT.
- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON ARCHITECTURAL DRAWINGS OR BY ACTUAL FIELD MEASUREMENT.
- ALL INTERIOR SWITCHES AND RECEPTACLES SHALL BE LEVITON "DECORA" STYLE OR SIMILAR APPROVED.
- PROVIDE "DAYLIGHT" LAMPS AT ALL FLUORESCENT FIXTURES.
- ALL SWITCHES SHALL BE MINIMUM 40" A.F.F. UNLESS OTHERWISE INDICATED.
- ALL LIGHT SWITCHES AND DUPLEX OUTLETS AT GROUND FLOOR LEVEL SHALL BE MOUNTED AT 60" A.F.F. UNLESS OTHERWISE INDICATED.
- ALL WIRE ON PROJECT SHALL BE COPPER.
- RECESSED LIGHTING FIXTURES LOCATED IN SLOPING CEILING SHALL BE EQUIPPED WITH SLOPED CEILING TRIM.
- SMOKE DETECTORS SHALL RECEIVE THEIR OPERATING POWER FROM THE ELECTRICAL SYSTEM AND SHALL HAVE BATTERY OPERATING BACK UP AND BE INTERCONNECTED.
- CONTRACTOR SHALL COORDINATE WITH CABINET MAKER LIGHTS AND WIRING LOCATION AT KITCHEN AND LIVING ROOM CABINETS PRIOR INSTALLATION.
- ALL INSIDE LIGHTING IN THE SHALL COMPLY WITH THE 2017 ENERGY CONSERVATION CODE SECTION R404.1
- ALL OUTLETS NOT REQUIRED TO BE GFI PROTECTED SHALL BE ARC FAULT WITH TAMPER PROOF RECEPT.
- ALL STAIR SHALL BE ILLUMINATED PER SECTION R303.7 AND R303.8.
- ELECTRICAL METER AND ELECTRICAL PANEL SHALL BE INSTALLED ABOVE DPE
- ALL LIVING AREAS TO BE SUPPLIED WITH ARC FAULT CIRCUIT INTERRUPTER PROTECTION PER THE 2017 ENERGY CONSERVATION CODE SECTION 210.12
- ALL SMOKE DETECTORS WILL MAINTAIN 3 FOOT CLEARANCE FROM BATHROOMS WITH TUB / SHOWER.
- ALL FLOOR LIGHTS SHALL BE EQUIP WITH MOTION SENSOR.
- ALL INTERIOR AND EXTERIOR LIGHTING SHALL BE ON SMART DIMMERS.
- PROVIDE WIFI LEAK DETECTORS IN BATHROOMS, 2ND FLOOR LAUNDRY AND WETBAR.
- ALL SHOWER SHALL HAVE 4" CAN LIGHT.

NOTE:
LOCATIONS OF ALL WALL SWITCHES SHALL BE FULLY COORDINATED WITH DOOR AND WALL TRIM TREATMENTS. FINAL LOCATION TO BE APPROVED BY OWNER (10)

LEGEND	
LIGHTING	
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED MULTI-LAMP FIXTURE
	RECESSED LIGHT FIXTURE
	RECESSED ADJUSTABLE LIGHT FIXTURE
	PENDANT FIXTURE
	RECESSED INCANDESCENT / LOW VOLTAGE LIGHT FIXTURE
	SWING ARM WALL SCONCE
	STRIP LIGHT
	RECESSED STEP LIGHT
	EXHAUST FAN
	FAN/LIGHT COMBINATION (BROAN T44)
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	INTERIOR WALL MOUNTED LIGHT FIXTURE
	4 2-TUBE SURFACE MOUNTED LED LIGHT FIXTURE WITH WRAP-AROUND ACRYLIC LENS
	4 2-TUBE RECESSED LED LIGHT FIXTURE
	TUBE LED STRIP LIGHT FIXTURE - LENGTH AS NOTED
	TWO-HEAD SECURITY LIGHT WITH MOTION SENSOR ACTIVATION OVERRIDDEN BY SWITCH
RECEPTACLES	
	HALF SWITCHED DUPLEX RECEPTACLE
	HALF SWITCHED FLOOR DUPLEX RECEPTACLE
	QUADPLEX RECEPTACLE - AFI (ARC FAULT INTERRUPTION)
	DUPLEX RECEPTACLE - AFI (ARC FAULT INTERRUPTION)
	FLOOR DUPLEX RECEPTACLE
	RECESSED CEILING MOUNTED J BOX
	RECESSED J BOX
	SPECIAL PURPOSE RECEPTACLE PER EQUIPMENT MANUFACTURER REQUIREMENTS
	220 V RECEPTACLE, FIELD VERIFY MOUNTING HEIGHT
	MULTI-OUTLET RACEWAY (PLUG MOLD) PROVIDE OUTLETS AT 12" O.C.
SWITCHING	
	SINGLE POLE SWITCH MOUNT AT 48" A.F.F. U.N.O.
	THREE-WAY SWITCH MOUNT AT 48" A.F.F. U.N.O.
	FOUR-WAY SWITCH MOUNT AT 48" A.F.F. U.N.O.
	DOOR JAMB SWITCH
	DIMMER SWITCH MOUNT AT 48" A.F.F. U.N.O.
	THREE-WAY DIMMER SWITCH MOUNT AT 48" A.F.F. U.N.O.
	FAN SWITCH MOUNT AT 48" A.F.F. U.N.O.
	SMART GRID - KEY PAD
MISC.	
	TELEPHONE / DATA RECEPTACLE, MOUNT HORIZONTAL AT BASE A.F.F. U.N.O.
	TELEVISION / CABLE OUTLET
	THERMOSTAT AT 60" A.F.F. (FIELD LOCATE)
	HUMIDISTAT
	GARAGE DOOR OPENER, CEILING MOUNTED
	ELECTRICAL METER
	MAIN ELECTRICAL PANEL AND DISTRIBUTION BOARD
	DISCONNECT SAFETY SWITCH SIZED PER ECPM SERVED, PROVIDE NEMA 3R ENCL., WHERE REQ'D
	CEILING FAN (PROVIDE MANUFACTURER-RECOMMENDED PHOTO EYE)
	SMOKE AND CARBON MONOXIDE DETECTOR (INSTALL PER CURRENT FBCH SECTION R314 AND R315)
	SMOKE DETECTOR
	FIREWIRE SHADE
	SOLAR SHADE
	BLACKOUT SHADE
	DRAPES
	MOTION DETECTOR SWITCH COORDINATE LOCATION WITH OWNER
	GARAGE DOOR OPENER CONTROL SWITCH
	PUMP MOTOR (INLINE RECIRCULATING PUMP)
	SECURITY ACCESS CODE PANEL
	INTERCOM SYSTEM STATION MOUNTED AT 48" A.F.F.
	DOORBELL CHIMES
	GARBAGE DISPOSAL
	CENTRAL VACUUM CLEANER
	WATERPROOF
	GROUND FAULT INTERRUPTED
	DEDICATED CIRCUIT

CUSTOM HOME DESIGN & DRAFTING

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 mtdesign@hausdesignstudio.com

CONTRACTOR
Camin Home Corporation
 1982 Main Street - Suite 310
 Sarasota, Florida 34238
 Phone: 941 748 1522
 Kenneth D. Keating
 License # CBC 027600

THE LICENSED PROFESSIONAL ENGINEER AND ARCHITECT HAS REVIEWED THE SUBMITTALS AND APPROVES THE CONTRACT DOCUMENTS UNDER THE CONTRACT AND AS THE PROPERTY OF HANSEN DESIGN LLC. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT INCLUDE THE DESIGN OF THE STRUCTURE OR THE DESIGN OF THE FOUNDATION. THE USE OF COPY IS PERMITTED BY CONTRACT ONLY. ANY CHANGES TO THESE PLANS MUST BE MADE BY THE CONTRACTOR AND ALL CONDITIONS AND CHANGES MUST BE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

DATE: 09/15/2023

PROJECT

SMITH RESIDENCE
 780 Emerald Harbor Drive
 Longboat Key, Florida 34228

PERMIT SET

ADDENDUM / REVISION		
No.	Date	Description
1	07.27.2023	Value Engineering

SCALE
 3/16" = 1'-0"

DRAWN BY
MB

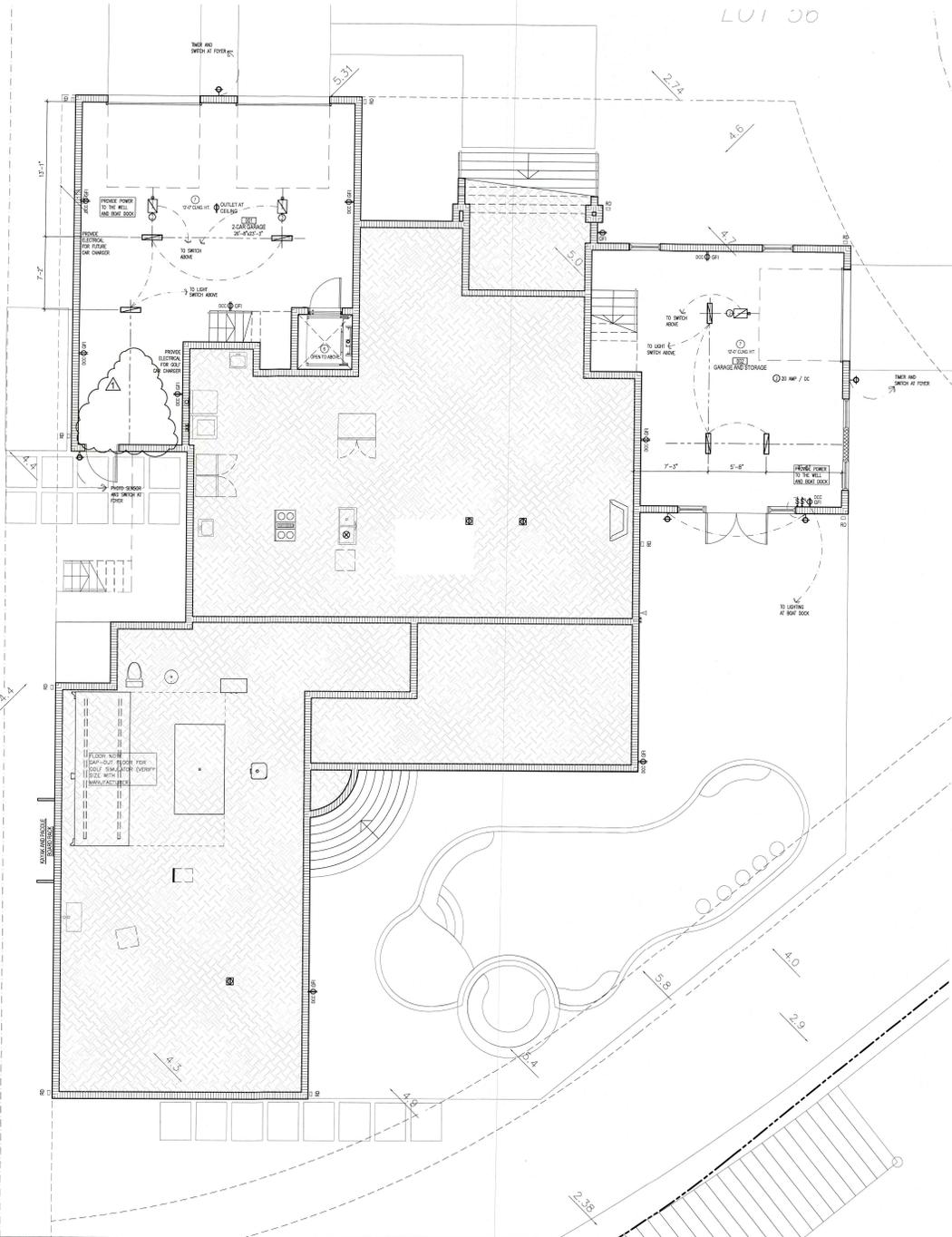
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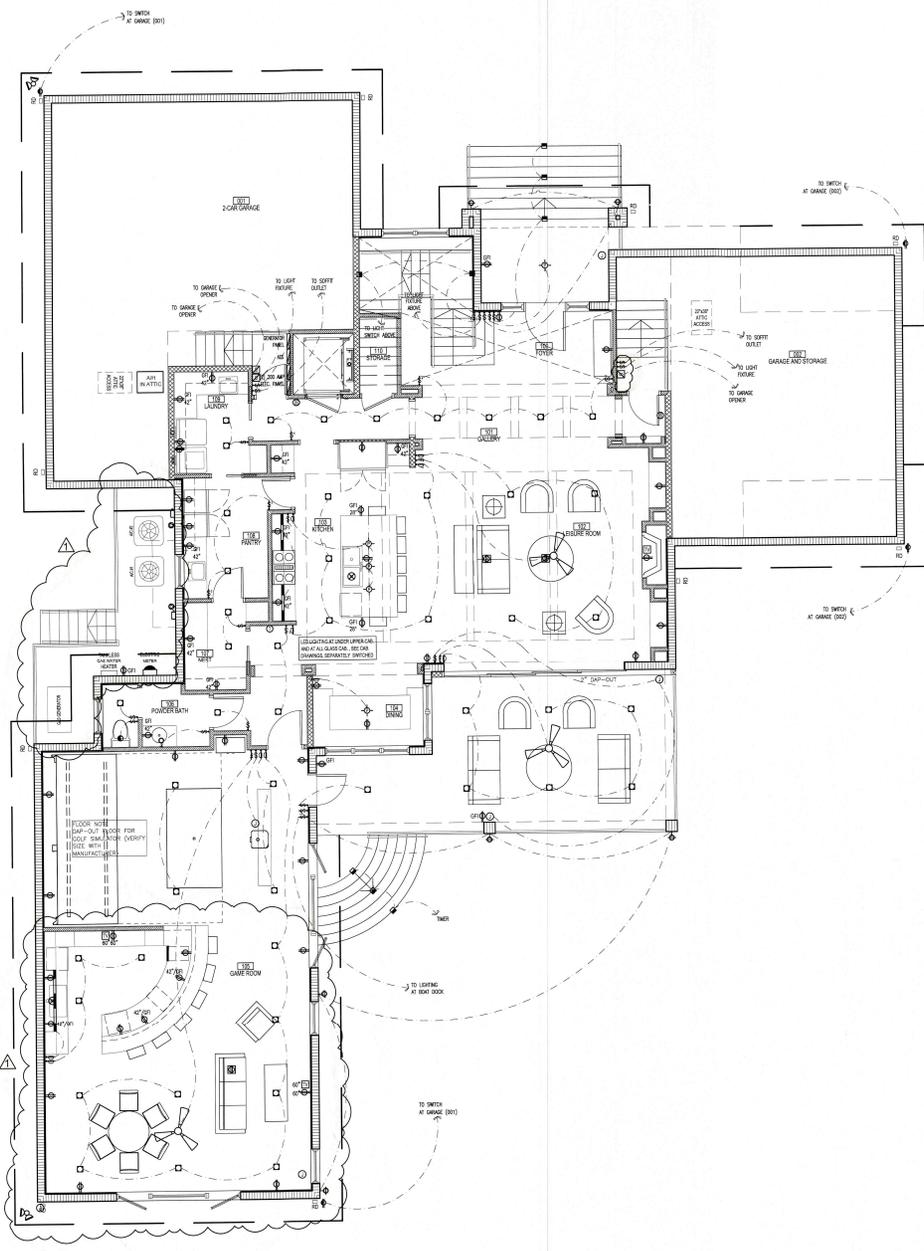
DATE
May 30, 2023

SHEET TITLE
GROUND FLOOR ELECTRICAL PLAN

SEP 1 9 2023
 TOWNBREET NUMBER KEY
 Planning, Zoning & Building

E1-0
 BLDG. PERMIT PLANS
 FILE COPY OF RECORD





ELECTRICAL NOTES

1. ALL FLUORESCENT LIGHTING FIXTURES SHALL BE EQUIPPED WITH GLR FUSING AND ENERGY-SAVING BALLASTS.
2. VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER.
3. ALL RECESSED LIGHTING FIXTURES SHALL BE EQUIPPED WITH THERMALLY PROTECTED HOUSINGS WHICH ARE I.R.RATED AND U.L. LISTED FOR USE IN DIRECT CONTACT WITH CEILING INSULATION. PROVIDE PHASE LINES AND OUTLETS AS REQUIRED FOR INTERNET CAPABILITY AS DIRECTED BY OWNER.
4. FIELD VERIFY LOCATIONS OF REMOTE TRANSFORMERS FOR LOW VOLTAGE LIGHTING, IF ANY.
5. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2017 NATIONAL ELECTRIC CODE AND WITH LOCAL AMENDMENTS.
6. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER OPERATION, CONSISTENT WITH GOOD WORKMANSHIP, SHALL BE INCLUDED AS PART OF THIS CONTRACT.
7. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON ARCHITECTURAL DRAWINGS OR BY ACTUAL FIELD MEASUREMENT.
8. ALL INTERIOR SWITCHES AND RECEPTACLES SHALL BE LEVITON "DECORA" STYLE OR SIMILAR APPROVED.
9. PROVIDE "DAYLIGHT" LAMPS AT ALL FLUORESCENT FIXTURES.
10. ALL SWITCHES SHALL BE MOUNTED AT 48" A.F.F. UNLESS OTHERWISE INDICATED.
11. ALL LIGHT SWITCHES AND DUPLEX OUTLETS AT GROUND FLOOR LEVEL SHALL BE MOUNTED AT 80" A.F.F. UNLESS OTHERWISE INDICATED.
12. ALL WIRE ON PROJECT SHALL BE COPPER.
13. RECESSED LIGHTING FIXTURES LOCATED IN SLOPING CEILING SHALL BE EQUIPPED WITH SLOPED CEILING TRIM.
14. SMOKE DETECTORS SHALL RECEIVE THEIR OPERATING POWER FROM THE ELECTRICAL SYSTEM AND SHALL HAVE BATTERY OPERATING BACK UP AND BE INTERCONNECTED.
15. CONTRACTOR SHALL COORDINATE WITH CABINET MAKER LIGHTS AND WIRING LOCATION AT KITCHEN AND LIVING ROOM CABINETS PRIOR INSTALLATION.
16. ALL INSIDE LIGHTING IN THE SHALL COMPLY WITH THE 2017 ENERGY CONSERVATION CODE SECTION R404.1
17. ALL OUTLETS NOT REQUIRED TO BE GFI PROTECTED SHALL BE ARC FAULT WITH TAMPER PROOF RECEPT.
18. ALL STAIR SHALL BE ILLUMINATED PER SECTION R303.7 AND R303.8.
19. ELECTRICAL METER AND ELECTRICAL PANEL SHALL BE INSTALLED ABOVE DFE
20. ALL LIVING AREAS TO BE SUPPLIED WITH ARC FAULT CIRCUIT INTERRUPTER PROTECTION PER THE 2017 ENERGY CONSERVATION CODE SECTION 210.12
21. ALL SMOKE DETECTORS WILL MAINTAIN 3 FOOT CLEARANCE FROM BATHROOMS WITH TUB / SHOWER.
22. ALL FLOOD LIGHTS SHALL BE EQUIP WITH MOTION SENSOR.
23. ALL INTERIOR AND EXTERIOR LIGHTING SHALL BE ON SMART DIMMERS.
24. PROVIDE WFI LEAK DETECTORS IN BATHROOMS, 2nd FLOOR LAUNDRY AND WETBAR.
25. ALL SHOWER SHALL HAVE 4" CM LIGHT.

NOTE: LOCATIONS OF ALL WALL SWITCHES SHALL BE FULLY COORDINATED WITH DOOR AND WALL TRIM TREATMENTS. FINAL LOCATION TO BE APPROVED BY OWNER / I.D.

LEGEND	
LIGHTING	
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED MULTI LAMP FIXTURE
	RECESSED LIGHT FIXTURE
	RECESSED ADJUSTABLE LIGHT FIXTURE
	PENDANT FIXTURE
	RECESSED INCANDESCENT / LOW VOLTAGE LIGHT FIXTURE
	SWING ARM WALL SCONCE
	STRIP LIGHT
	RECESSED STEP LIGHT
	EXHAUST FAN
	FAN/LIGHT COMBINATION (BROAN T44)
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	INTERIOR WALL MOUNTED LIGHT FIXTURE
	2 TUBE SURFACE MOUNTED LED LIGHT FIXTURE WITH NON-ADJUSTABLE ACRYLIC LENSES
	4 TUBE RECESSED LED LIGHT FIXTURE
	TUBE LED STRIP LIGHT FIXTURE. LENGTH AS NOTED
	TWO-HEAD SECURITY LIGHT WITH MOTION SENSOR ACTIVATION OVERRIDDEN BY SWITCH
RECEPTACLES	
	HALF SWITCHED DUPLEX RECEPTACLE
	HALF SWITCHED FLOOR DUPLEX RECEPTACLE
	QUADPLEX RECEPTACLE - AFI (ARC FAULT INTERRUPTION)
	DUPLEX RECEPTACLE - AFI (ARC FAULT INTERRUPTION)
	FLOOR DUPLEX RECEPTACLE
	RECESSED CEILING MOUNTED J BOX
	RECESSED J BOX
	SPECIAL PURPOSE RECEPTACLE PER EQUIPMENT MANUFACTURERS REQUIREMENTS
	220V RECEPTACLE, FIELD VERIFY MOUNTING HEIGHT
	MULTI-OUTLET RECEPTACLE (PLUG W/D) PROVIDE OUTLETS AT 12" O.C.
SWITCHING	
	SINGLE POLE SWITCH MOUNT AT 48" A.F.F. U.N.O.
	THREE-WAY SWITCH MOUNT AT 48" A.F.F. U.N.O.
	FOUR-WAY SWITCH MOUNT AT 48" A.F.F. U.N.O.
	DOOR JAMB SWITCH
	DIMMER SWITCH MOUNT AT 48" A.F.F. U.N.O.
	THREE-WAY DIMMER SWITCH MOUNT AT 48" A.F.F. U.N.O.
	FAN SWITCH MOUNT AT 48" A.F.F. U.N.O.
	SMART GRID - KEY PAD
MISC.	
	TELEPHONE / DATA RECEPTACLE, MOUNT HORIZONTAL AT BASE A.F.F. U.N.O.
	TELEVISION / CABLE OUTLET
	THERMOSTAT AT 80" A.F.F. (FIELD LOCATE)
	HUMIDISTAT
	GARAGE DOOR OPENER, CEILING MOUNTED
	ELECTRICAL METER
	MAIN ELECTRICAL PANEL AND DISTRIBUTION BOARD
	DISCONNECT (SAFETY SWITCH) SIZED PER EQPM. SERVED, PROVIDE NEMA 3R ENCL. WHERE REQ'D. CEILING FAN PROVIDE MANUFACTURER RECOMMENDED RECEPTACLE
	SMOKE AND CARBON MONOXIDE DETECTOR (INSTALL PER CURRENT FBC & SECTION R314 AND R315)
	SMOKE DETECTOR
	PREWIRE SHADE
	SOLAR SHADE
	BLACKOUT SHADE
	DIAPHRAGM MOTION DETECTOR SWITCH COORDINATE WITH OWNER
	GARAGE DOOR OPENER, CONTROL SWITCH
	PUMP MOTOR (IN-LINE RECIRCULATING PUMP)
	SECURITY ACCESS CODE PANEL
	INTERCOM SYSTEM STATION MOUNTED AT 48" A.F.F.
	DOORBELL CHIMES
	GARBAGE DISPOSAL
	CENTRAL VACUUM CLEANER
	WP
	GFI
	DDC

CUSTOM HOME DESIGN & DRAFTING

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 1962 Man Street - Suite 310
 Sarasota, Florida 34238
 Phone: 941.748.1522
 Kenneth D. Keating
 License # CBC 027090

THE CONTRACTOR HEREBY AGREES AND WARRANTEES THAT THESE DRAWINGS AND PROJECTS WERE PREPARED BY HIMSELF OR UNDER HIS CLOSE PERSONAL SUPERVISION AND THAT HE IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. HE HEREBY RELEASES, DEFENDS, INDEMNIFIES AND HOLDS HARMLESS THE ARCHITECT, ENGINEER, ARCHITECTURAL FIRM, DESIGNER, CONTRACTOR, AND ALL OTHERS FROM AND AGAINST ALL LIABILITY, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY THIRD PARTY AS A RESULT OF HIS NEGLIGENCE, ACTIVE OR PASSIVE, IN THE PERFORMANCE OF HIS PROFESSIONAL SERVICES.

THESE DOCUMENTS REFLECT THE DESIGNER'S UNDERSTANDING OF ALL CONDITIONS AND CONDITIONS REQUIRED FOR THE PROJECT. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS PRIOR TO BEGINNING ANY WORK.

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SMITH RESIDENCE
 780 Emerald Harbor Drive
 Longboat Key, Florida 34228
PERMIT SET

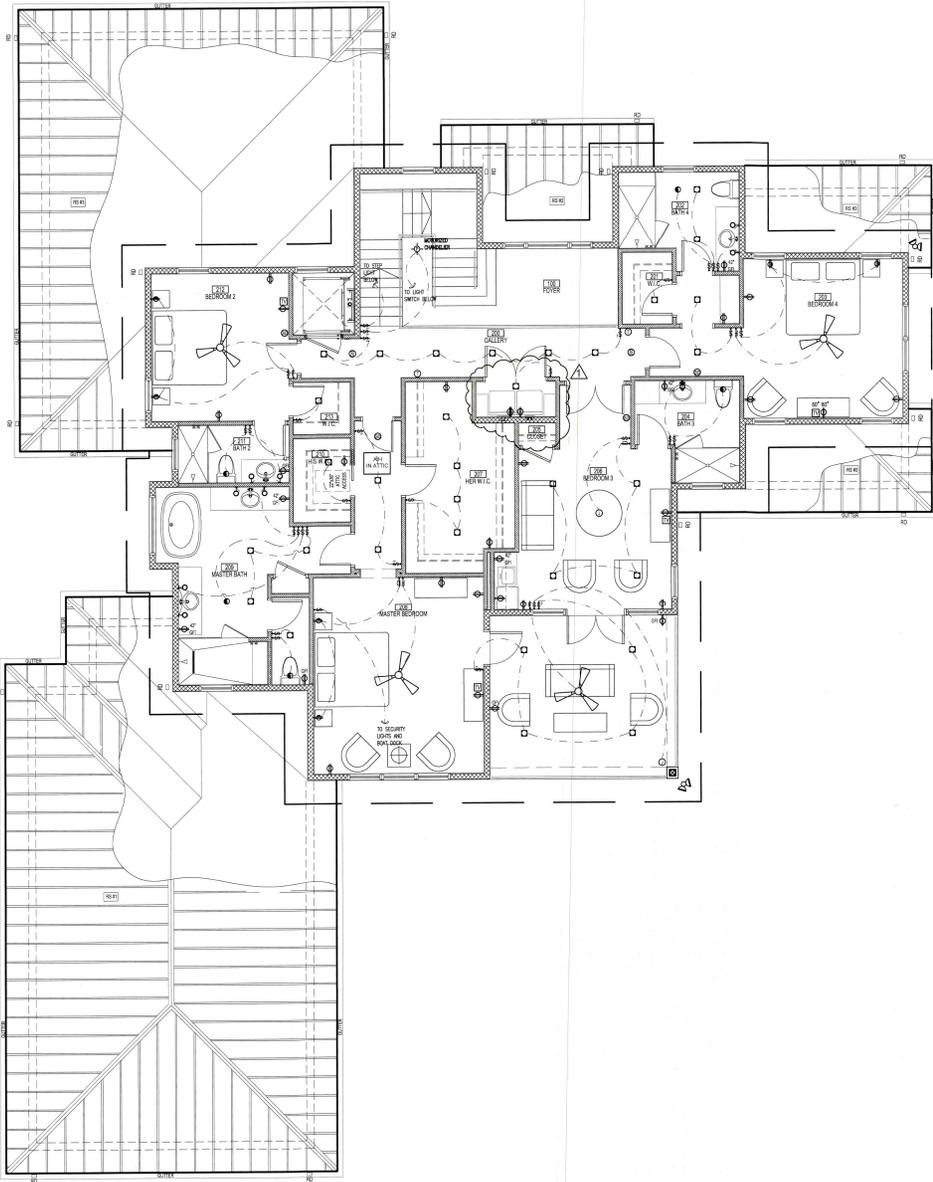
PROJECT

ADDENDUM / REVISION		
No.	Date	Description
1	07.27.2023	Value Engineering

SCALE
3/16" = 1'-0"
 DRAWN BY
MB
 CHECKED BY
MB
 DATE
May 30, 2023

SHEET TITLE
FIRST FLOOR ELECTRICAL PLAN
RECEIVED
 SEP 10 2023
 SHEET NUMBER: 01 OF 04 KEY
 Planning, zoning & building

E1-1
 BLDG. PERMIT PLANS
 FILE COPY OF RECORD



ELECTRICAL NOTES

- ALL FLUORESCENT LIGHTING FIXTURES SHALL BE EQUIPPED WITH CLR FUSING AND ENERGY-SAVING BALLASTS.
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- PROVIDE "DAYLIGHT" LAMPS AT ALL FLUORESCENT FIXTURES.
- ALL SWITCHES SHALL BE MOUNTED AT 40" A.F.F. UNLESS OTHERWISE INDICATED.
- ALL LIGHT SWITCHES AND DUPLEX OUTLETS AT GROUND FLOOR LEVEL SHALL BE MOUNTED AT 60" A.F.F. UNLESS OTHERWISE INDICATED.
- ALL WIRE ON PROJECT SHALL BE COPPER.
- RECESSED LIGHTING FIXTURES LOCATED IN SLOPING CEILING SHALL BE EQUIPPED WITH SLOPED CEILING TRIM.
- SMOKE DETECTORS SHALL RECEIVE THEIR OPERATING POWER FROM THE ELECTRICAL SYSTEM AND SHALL HAVE BATTERY OPERATING BACK UP AND BE INTERCONNECTED.
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- PROVIDE WIFI LEAK DETECTORS IN BATHROOMS, 2ND FLOOR LAUNDRY AND WETBAR.
- ALL SHOWER SHALL HAVE 4" GAN LIGHT.

NOTE: LOCATIONS OF ALL WALL SWITCHES SHALL BE FULLY COORDINATED WITH DOOR AND WALL TRIM TREATMENTS. FINAL LOCATION TO BE APPROVED BY OWNER / ID.

LEGEND	
LIGHTING	
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED MULTI LAMP FIXTURE
	RECESSED LIGHT FIXTURE
	RECESSED ADJUSTABLE LIGHT FIXTURE
	PENDANT FIXTURE
	RECESSED INCANDESCENT /LOW VOLTAGE LIGHT FIXTURE
	SWING ARM WALL SCONCE
	STRIP LIGHT
	RECESSED STEP LIGHT
	EXHAUST FAN
	FANLIGHT COMBINATION (BROAN 744)
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	INTERIOR WALL MOUNTED LIGHT FIXTURE
	4-TUBE SURFACE MOUNTED LED LIGHT FIXTURE WITH WRAPAROUND ACRYLIC LENS
	4-TUBE RECESSED LED LIGHT FIXTURE
	TUBE LED STRIP LIGHT FIXTURE, LENGTH AS NOTED
	TWO-HEAD SECURITY LIGHT WITH MOTION SENSOR ACTIVATION OVERRIDDEN BY SWITCH
RECEPTACLES	
	HALF SWITCHED DUPLEX RECEPTACLE
	HALF SWITCHED FLOOR DUPLEX RECEPTACLE
	QUADPLEX RECEPTACLE -AFI (ARC FAULT INTERRUPTION)
	DUPLEX RECEPTACLE -AFI (ARC FAULT INTERRUPTION)
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	SINGLE POLE SWITCH MOUNT AT 48" A.F.F. U.O.
	THREE-WAY SWITCH MOUNT AT 48" A.F.F. U.O.
	FOUR-WAY SWITCH MOUNT AT 48" A.F.F. U.O.
	DOOR JAMB SWITCH
	DIMMER SWITCH MOUNT AT 48" A.F.F. U.O.
	THREE-WAY DIMMER SWITCH MOUNT AT 48" A.F.F. U.O.
	FAN SWITCH MOUNT AT 48" A.F.F. U.O.
	SMART GRID -KEY PAD
MISC.	
	TELEPHONE / DATA RECEPTACLE, MOUNT HORIZONTAL AT BASE A.F.F. U.O.
	TELEVISION / CABLE OUTLET
	THERMOSTAT AT 60" A.F.F. (FIELD LOCATE)
	HUMIDISTAT
	GARAGE DOOR OPENER, CEILING MOUNTED
	ELECTRICAL METER
	MAIN ELECTRICAL PANEL AND DISTRIBUTION BOARD
	DISCONNECT (SAFETY SWITCH) SIZED PER EGPM, SERVED, PROVIDE NEMA 3R ENCL. WHERE REQ'D
	CEILING FAN (PROVIDE MANUFACTURER-RECOMMENDED RHEOSTAT)
	SMOKE AND CARBON MONOXIDE DETECTOR (INSTALL PER CURRENT IFC-SECTION 903.4 AND 903.5)
	SMOKE DETECTOR
	PREWIRE SHADE
	SOLAR SHADE
	BLACKOUT SHADE
	DRAPE
	MOTION DETECTOR SWITCH, COORDINATE LOCATION WITH OWNER
	GARAGE DOOR OPENER, CONTROL, SWITCH
	PUMP MOTOR (IN-LINE RECIRCULATING PUMP)
	SECURITY ACCESS CODE PANEL
	INTERCOM SYSTEM STATION MOUNTED AT 48" A.F.F.
	DOORBELL CHIMES
	GARBAGE DISPOSAL
	CENTRAL VACUUM CLEANER
	WP WATERPROOF
	GFI GROUND FAULT INTERRUPTED
	DDC DEDICATED CIRCUIT

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SMITH RESIDENCE
780 Emerald Harbor Drive
Longboat Key, Florida 34228

PERMIT SET

PROJECT

ADDENDUM / REVISION

No.	Date	Description
1	?? ?? 2023	Value Engineering

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

DRAWN BY MB

CHECKED BY MB

DATE: May 30, 2023

SHEET TITLE
SECOND FLOOR ELECTRICAL PLAN

RECEIVED

SHEET NUMBER

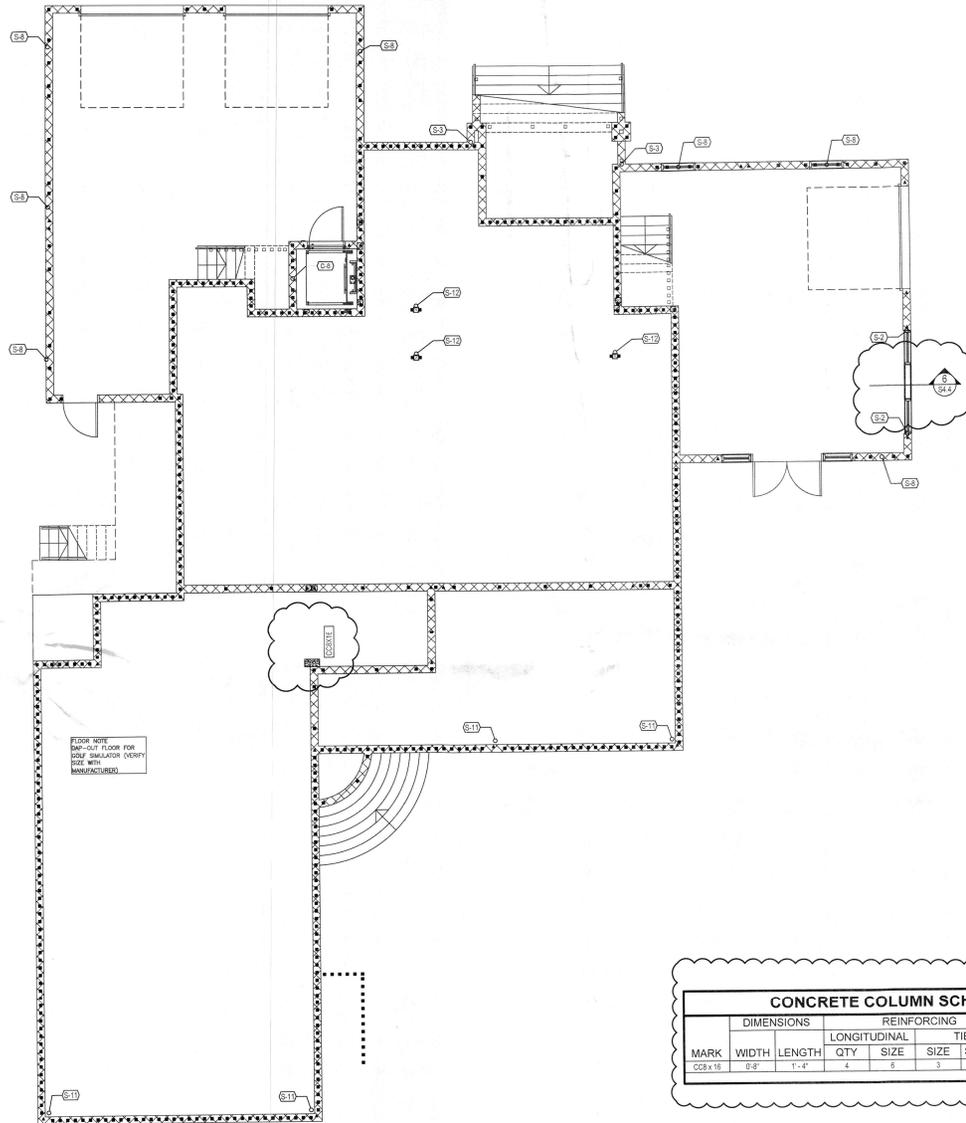
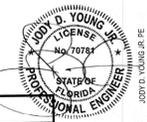
TOWN OF LONGBOAT KEY

E1-2

BLDG. PERMIT PLANS
FILE COPY OF RECORD

DIMENSION NOTES

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



FLOOR NOTE
BUMP-OUT FLOOR FOR
ROLL SHUTTER (VERIFY
SIZE WITH
MANUFACTURER)

CONCRETE COLUMN SCHEDULE							
MARK	DIMENSIONS		REINFORCING				COMMENTS
	WIDTH	LENGTH	QTY	SIZE	SIZE	SPACING	
CCB-18	0'-8"	1'-4"	4	5	3	8"	

FILLED CELLS LEGEND

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

POST SCHEDULE

MARK	DESCRIPTION
P-1	(2) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-2	(2) 2 x SYP NO. 2 KING STUDS W/ ADDL JACK STUD MATCH WALL THICKNESS
P-3	(2) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-3A	(2) 2 x SYP NO. 2 KING STUDS W/ (2) 2x SYP NO. 2 ADDL JACK STUD MATCH WALL THICKNESS
P-4	3-1/2" x 3-1/2" VERSA-LAM 1.8 2750 COLUMN
P-4A	3-1/2" x 5-1/4" VERSA-LAM 1.8 2750 COLUMN
P-4B	3-1/2" x 7" VERSA-LAM 1.8 2750 COLUMN
P-6	5-1/4" x 5-1/4" VERSA-LAM 1.8 2750 COLUMN
P-6A	5-1/4" x 7" VERSA-LAM 1.8 2750 COLUMN

CONNECTOR SCHEDULE

MARK	DESCRIPTION
C-1	(1) SIMPSON CS19 TO BEAM / TRUSS / WALL BELOW
C-2	(2) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW
C-3	(4) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW
C-4	(1) SIMPSON LTT16 W/ 5/8" DIA. ALL-THREAD DRILL AND EPOXY IF INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-1310M)
C-5	(1) SIMPSON HT14 W/ 5/8" DIA. ALL-THREAD DRILL AND EPOXY IF INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-1310M)
C-6	(1) SIMPSON HT14 W/ 5/8" DIA. ALL-THREAD DRILL AND EPOXY IF INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-1310M)
C-7	(1) SIMPSON HD26 W/ 7/8" DIA. ALL-THREAD DRILL AND EPOXY IF INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-1310M)
C-8	(8) SIMPSON CS14 TO BEAM / TRUSS / WALL BELOW
C-9	(4) SIMPSON CS14 FOR WALL STUD TO RIM BOARD & (4) MSTAR66 FOR RIM BOARD TO CONCRETE/CMU WALL BELOW
C-10	(1) SIMPSON HD211 W/ 1" DIA. ALL-THREAD DRILL AND EPOXY IF INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-1310M)

STRUCTURAL NOTES

- MASONRY WALL: (1) NO. 5 REBAR CONT. IN FULLY GROUTED COURSE AT TOP OF WALL
- MASONRY WALL: (1) NO. 5 REBAR CONT. IN FULLY GROUTED COURSE BELOW SILL. HOOK IF INTO FILLED CELL ON EACH SIDE OF OPENING
- MASONRY WALL CMU BUMP-OUT SHALL BE INTEGRAL WITH ADJACENT MASONRY
- MASONRY WALL: FILL ALL CELLS
- LOAD BEARING WALL: 2x SYP STUDS AT 18" O.C. TOP OF WALL: 23" - 4" AFF
- WOOD POST: BEAR DIRECTLY ON CONCRETE SLAB OR STEEL SHIM. PROVIDE WEATHER PROTECTION AS REQUIRED
- BLOCK WALL SEAMS W/ 8D NAILS AT 24" O.C. AT PANEL EDGES
- 8F1-18 ABOVE FLOOD VENT.
- LOAD BEARING WALL: 2x SYP STUDS AT 18" O.C. TOP OF WALL: 11" - 4" AFF
- PROVIDE FULL HT. LVL. SQUASH BLOK. BELOW POSTS FOR PLUMB.
- 12"x12" CMU PIER WITH 2 NO. 5 REBAR IN FILLED CELL
- 8"x10" CMU PIER WITH 1 NO. 5 REBAR IN EACH CELL FILLED SOLID
- 3" THICK STEEL EQUIPMENT PLATFORM 8" BY 8" BY 3/16" THICKNESS. PROVIDE ANCHORS FOR TIE-BEAM CONNECTION.
- HESSEYSTEEL STEEL COLUMN W/ TOP PLATE AND BASE PLATE PER DETAIL 3 SHEET 34.5

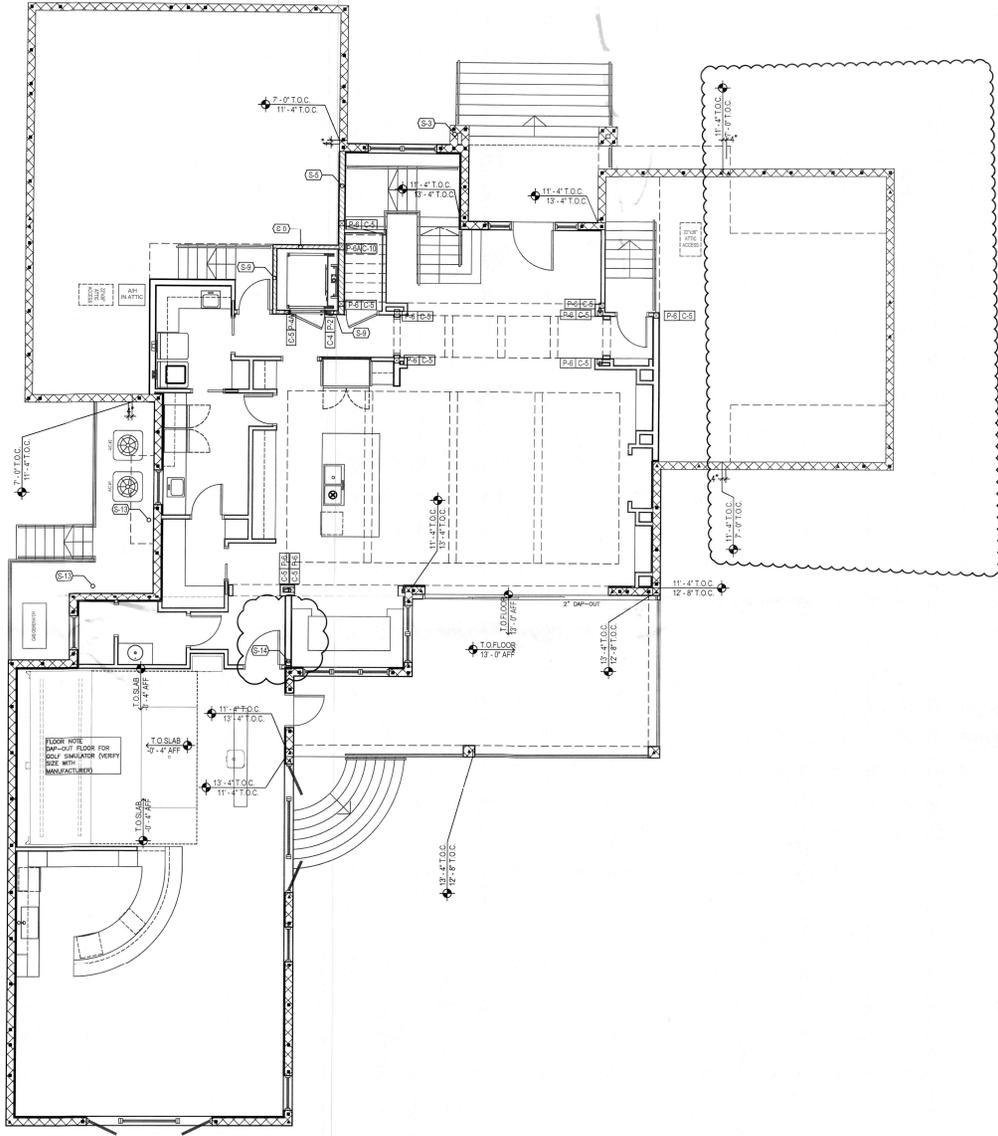
A Custom Home for:
SMITH RESIDENCE
780 EMERALD HARBOR DR. LONGBOAT KEY, FL 34228

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

REVISIONS

BY	DATE	DESCRIPTION
NPM	09.11.2023	FILE
NPM	11.03.2023	Copy of Record
NPM	11.28.2023	
NPM	12.08.2022	

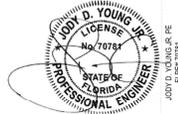
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DIMENSION NOTES

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

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THE YOUNG & HERDRICK
 STRUCTURAL ENGINEERING
 FPEPE 34599



FILLED CELLS LEGEND

- INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM THE BEAM (OR FOOTING) AT LEVEL BELOW TO THE BEAM ABOVE. PROVIDE 6" HOOKS
- ▲ INDICATES FILLED CELL w/ (2) NO.5 REBAR CONTINUOUS FROM THE BEAM (OR FOOTING) AT LEVEL BELOW TO THE BEAM ABOVE. PROVIDE 6" HOOKS
- INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM THE BEAM (OR FOOTING) AT LEVEL BELOW TO SLAB, TOP OF LOW WALL, OR BOTTOM OF OPENING ABOVE PROVIDE 6" HOOKS

POST SCHEDULE

MARK	DESCRIPTION
P-1	(2) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-2	(2) 2 x SYP NO. 2 KING STUDS W/ ADD'L JACK STUD MATCH WALL THICKNESS
P-3	(3) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-3A	(2) 2 x SYP NO. 2 KING STUDS W/ (2) 2x SYP NO.2 ADD'L JACK STUD MATCH WALL THICKNESS
P-4	3-1/2" x 3-1/2" VERSA-LAM 1.8 2750 COLUMN
P-4A	3-1/2" x 5-1/4" VERSA-LAM 1.8 2750 COLUMN
P-4B	3-1/2" x 7" VERSA-LAM 1.8 2750 COLUMN
P-5	5-1/4" x 5-1/4" VERSA-LAM 1.8 2750 COLUMN
P-6A	5-1/4" x 7" VERSA-LAM 1.8 2750 COLUMN

CONNECTOR SCHEDULE

MARK	DESCRIPTION
C-1	(1) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW
C-2	(2) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW
C-3	(4) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW
C-4	(1) SIMPSON LTT18 W/ 8" DIA. ALL-THREAD, DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-1310W)
C-5	(1) SIMPSON HT4 W/ 5/8" DIA. ALL-THREAD, DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-3810W)
C-6	(1) SIMPSON HT18 W/ 3/4" DIA. ALL-THREAD, DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-5445W)
C-7	(1) SIMPSON HD21 W/ 7/8" DIA. ALL-THREAD, DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-1630W)
C-8	(6) SIMPSON CS24 TO BEAM / TRUSS / WALL BELOW
C-9	(4) SIMPSON CS14 FOR WALL STUD TO RIM BOARD & (4) M5TAM56 FOR RIM BOARD TO CONCRETE/CMU WALL BELOW
C-10	(1) SIMPSON HD11 W/ 1" DIA. ALL-THREAD, DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-11.810W)

STRUCTURAL NOTES

MARK	DESCRIPTION
S-1	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE AT TOP OF WALL
S-2	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE BELOW CELL. HOOK 6" INTO FILLED CELL ON EACH SIDE OF OPENING
S-3	MASONRY WALL: CMU BUMP-OUT SHALL BE INTEGRAL WITH ADJACENT MASONRY
S-4	MASONRY WALL: FILL ALL CELLS
S-5	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 23'-4" AFF
S-6	WOOD POST: BEAR DIRECTLY ON CONCRETE SLAB OR STEEL. SHALL PROVIDE MOISTURE PROTECTION AS REQUIRED.
S-7	BLOCK ALL WALL SEAMS W/ RD NAILS AT 2" O.C. AT PANEL EDGES.
S-8	8#-18, ABOVE FLOOD VENT.
S-9	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 11'-4" AFF
S-10	PROVIDE FULL HT. LV. SQUASH BLKG. BELOW POST FOR FULL BRG.
S-11	12"X12" CMU PIER WITH 2 NO.5 REBAR IN FILLED CELL
S-12	8"X8" CMU PIER WITH 1 NO.5 REBAR IN EACH CELL, FILLED SOLID
S-13	RESISTING STEEL COLUMN: ALL THRESHOLD STABILIZ. ATTACH. PROVIDE SHIP. W/ ATTACH. TO THE GR. APPROVAL.
S-14	RESISTING STEEL COLUMN: W/ TOP PLATE AND BASE PLATE PER DETAIL 3 SHEET 5A.5

FLOOR NOTE
 DAMP-OUT FLOOR FOR
 SOIL SIMULATOR EVERY
 FOUR FEET

A Custom Home for:
SMITH RESIDENCE
 780 EMERALD HARBOR DR. LONGBOAT KEY, FL 34228

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

REVISIONS

NO.	BY	DATE
1	NPM	09.11.2023
2	NPM	11.03.2023
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DIMENSION NOTES

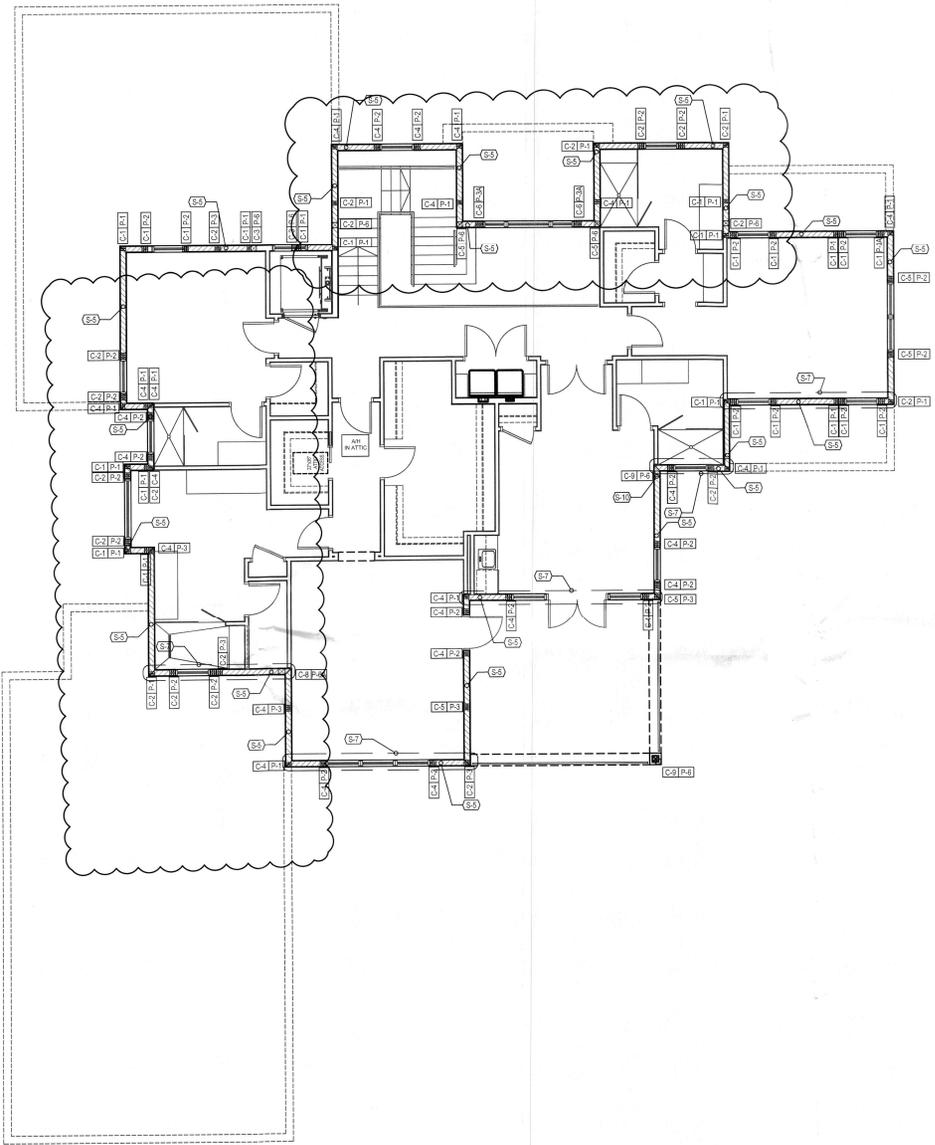
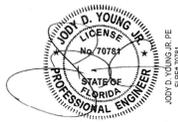
1. SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

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YHE YOUNG & HERICK STRUCTURAL ENGINEERING

6771 Professional Parkway West
 Suite #20 - Lakewood Ranch, FL 34240
 www.YHEngineers.com Tel: (941) 306-1225

FBPE# 14499



POST SCHEDULE	
MARK	DESCRIPTION
P-1	(2) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-2	(2) 2 x SYP NO. 2 KING STUDS W/ ADD'L JACK STUD MATCH WALL THICKNESS
P-3	(3) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-3A	(2) 2 x SYP NO. 2 KING STUDS W/ (2) 2x SYP NO.2 ADD'L JACK STUD MATCH WALL THICKNESS
P-4	3/12" x 3/12" VERSALAM 1 & 2750 COLUMN
P-4A	3/12" x 5/16" VERSALAM 1 & 2750 COLUMN
P-4B	3/12" x 7" VERSALAM 1 & 2750 COLUMN
P-6	5/16" x 5/16" VERSALAM 1 & 2750 COLUMN
P-6A	5/16" x 7" VERSALAM 1 & 2750 COLUMN

CONNECTOR SCHEDULE	
MARK	DESCRIPTION
C-1	(1) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW
C-2	(2) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW
C-3	(4) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW
C-4	(1) SIMPSON LT19 W/ 5/8" DIA. ALL-THREAD, DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-13106)
C-6	(1) SIMPSON HT8X1T W/ 5/8" DIA. ALL-THREAD, DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-13610)
C-6	(1) SIMPSON HT8X1T W/ 7/8" DIA. ALL-THREAD, DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-13610)
C-7	(1) SIMPSON HD08 W/ 7/8" DIA. ALL-THREAD, DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-76308)
C-8	(8) SIMPSON CS14 TO BEAM / TRUSS / WALL BELOW
C-9	(4) SIMPSON CS14 FOR WALL STUD TO RM BOARD & (4) METALBAR FOR RM BOARD TO CONCRETE ON WALL BELOW
C-10	(1) SIMPSON HD11 W/ 1" DIA. ALL-THREAD, DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T-11,810)

STRUCTURAL NOTES	
MARK	DESCRIPTION
S-1	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE AT TOP OF WALL.
S-2	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE BELOW SILL. HOOK 8" INTO FILLED CELL ON EACH SIDE OF OPENING.
S-3	MASONRY WALL: CMU BUMP-OUT SHALL BE INTEGRAL WITH ADJACENT MASONRY
S-4	MASONRY WALL: FILL ALL CELLS
S-5	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL 22'-4" AFF.
S-6	WOOD POST: BEAR DIRECTLY ON CONCRETE SLAB OR STEEL SHIM. PROVIDE MOISTURE PROTECTION AS REQUIRED.
S-7	BLOCK ALL WALL SEAMS W/ 8D NAILS AT 3" O.C. AT PANEL EDGES
S-8	8"0 - 10. ABOVE FLOOD VENT.
S-9	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL 11'-4" AFF.
S-10	PROVIDE FULL HT LVL SQUASH BLKG. BELOW POST FOR FULL BRG.
S-11	12"X12" CMU PIER WITH 2 NO.5 REBAR IN FILLED CELL
S-12	8"X16" CMU PIER WITH 1 NO.5 REBAR IN EACH CELL FILLED SOLID
S-13	PRE-CAST STEEL EQUIPMENT PLATFORM & STAIRS BY OTHERS. PROVIDE SHOP DRAWINGS FOR THE EOR APPROVAL.
S-14	RESISTANCE STEEL COLUMN W/ TOP PLATE AND BASE PLATE PER DETAIL 3 SHEET 24.5.

A Custom Home for:
SMITH RESIDENCE
 700 EMERALD HARBOR DR. LONGBOAT KEY, FL 34228

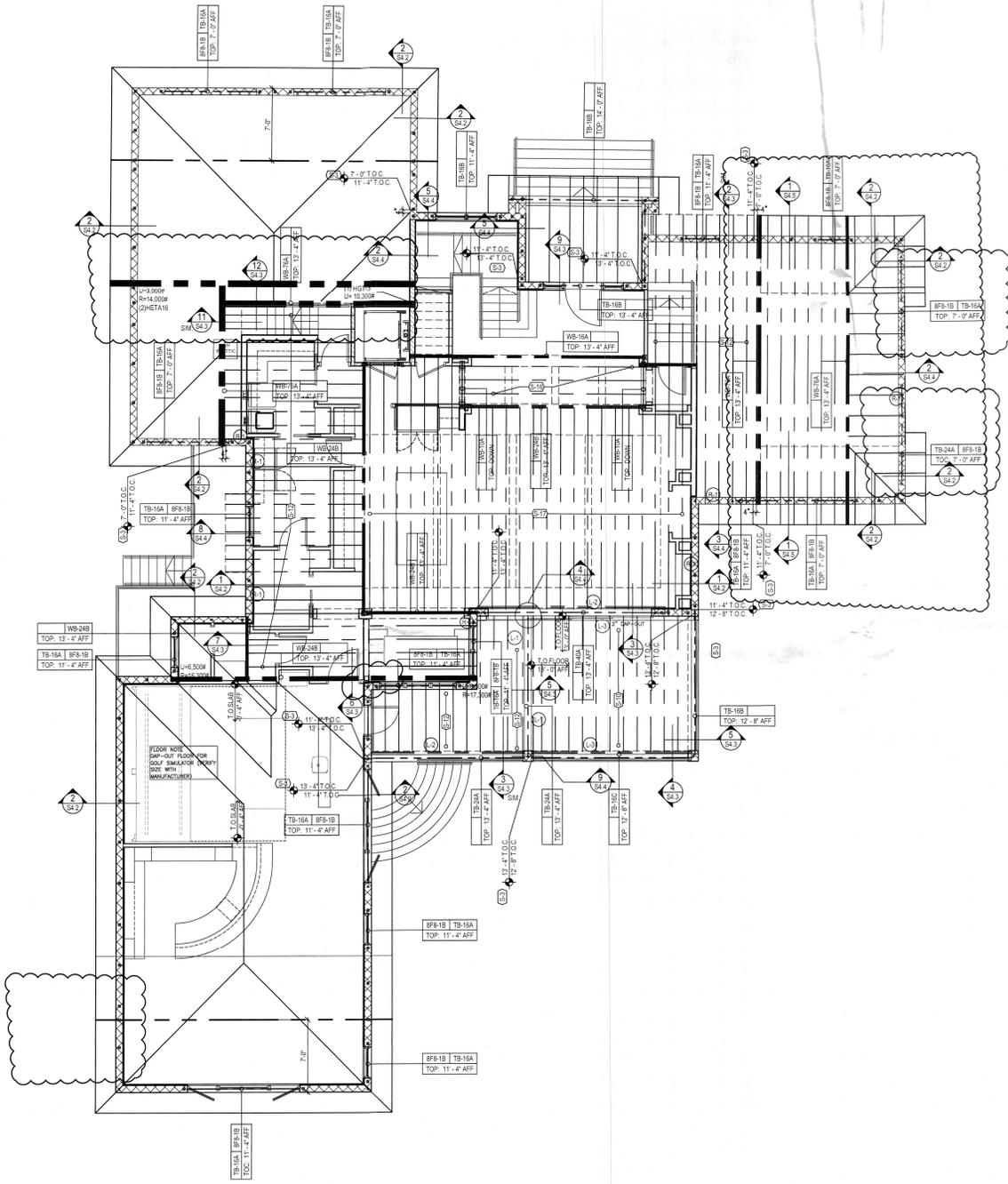
SECOND STRUCTURAL FLOOR PLAN
 3/16" = 1' - 0"

BLDG PERMIT PLAN FILE
 Copy of Record

RECEIVED
 NOV 29 2023
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

REVISIONS	
BY	DATE
NPM	09.11.2023
NPM	11.03.2023
NPM	11.28.2023
-	-
-	-
-	-
NPM	12.09.2022

S2.2



GENERAL NOTES

- FILL ALL CELLS ABOVE PRECAST LINTELS.
- STUB RASSED-HEEL ROOF TRUSSES BACK 3/4" FROM FACE OF MASONRY FOR PLYWOOD AND STUCCO.
- STUB FLOOR TRUSSES BACK 2-1/2" FOR RIMBOARD, PLYWOOD AND STUCCO.
- ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.
- SHORING ALL MASONRY OR CONCRETE BEAMS 10' FT AND LONGER SHALL BE SHORED FOR A MINIMUM OF 20 DAYS AFTER POUR.

DIMENSION NOTES

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

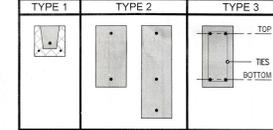
YOUNG & HEDRICK
STRUCTURAL ENGINEERING
PBC
PBC 34499

6771 Professional Parkway West
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JOY D. YOUNG, P.E.
PROFESSIONAL ENGINEER
FL 07871

CONCRETE BEAM SCHEDULE

MARK	DESCRIPTION	TYPE
8FB-1B	8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO. 5 REBAR	1
TB-10A	8" x 10" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM	2
TB-10B	8" x 10" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM	3
TB-10C	8" x 10" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM	3
TB-24A	8" x 24" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM	3
TB-24B	8" x 24" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, MIDDLE LAYER (2) NO. 5 REBAR, BOTTOM	4
TB-40A	8" x 40" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, 2ND LAYER (2) NO. 5 REBAR, 3RD LAYER (2) NO. 5 REBAR, BOTTOM	4



LEDGER / RIMBOARD SCHEDULE

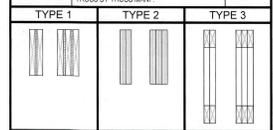
MARK	DESCRIPTION
L-1	(1) 2 x 12 PT. LEDGER OR BETTER SEE TRUSS PARALLEL TO LEDGER DETAIL ON S4.3
L-2	(2) 2 x 8 PT. LEDGER OR BETTER SEE TRUSS PERPENDICULAR TO LEDGER DETAIL ON S4.3
L-3	(2) 2 x 12 PT. LEDGER OR BETTER SEE TRUSS PERPENDICULAR TO LEDGER DETAIL ON S4.3
R-1	24" LVL OR TRUSS RIM BOARD TO TRANSFER 300 PLF INTO WALL BELOW.

DRAG STRUT SCHEDULE

MARK	DESCRIPTION	TYPE
DS-1	WIND DRAG STRUT TRUSS TO TRANSFER 7500# FROM ROOF DIAPHRAGM TO CMU WALL BELOW. 1. ALSO DRAG STRUT WITH THE OUTSIDE OF CMU WALL. 2. ATTACH TRUSS BOTTOM CHORD TO WALL WITH (8) SIMPSON WAGA AT 24" O.C. MIN. 3. NAIL ROOF SHEATHING ABOVE WITH 8d RING-SHANK NAILS AT 4" O.C. 4. INSTALL ADDITIONAL TIE-DOWNS FOR UPLIFT AS REQUIRED.	1

WOOD BEAM SCHEDULE

MARK	DESCRIPTION	TYPE
WB-10A	(1) 2X12 SYP NO.2 WOOD BEAM (2) 1/2" CDX PLYWOOD FLUTCH PLATES	1
WB-10B	(1) 1-3/4" x 5-1/4" 2.0E MICROLAM LVL	2
WB-12A	(1) 1-3/4" x 11-1/4" 2.0E MICROLAM LVL	2
WB-16A	18" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANUF.	3
WB-24A	(1) 1-3/4" x 24" 2.0E MICROLAM LVL	2
WB-24B	24" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANUF.	3
WB-24A	24" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANUF.	3



- NOTES:
- TYPE 1 BEAMS - NAIL (2) PLY BEAMS TOGETHER WITH (2) ROWS OF 10d NAILS AT 12" O.C. ADD ADDL. SYP PILES AND FLUTCH PLATES AS NEEDED TO MATCH WALL THICKNESS.
 - TYPE 2 BEAMS - REFER TO SHEET S4.0 FOR LVL NAILING / BOLTING PATTERNS.
 - TYPE 3 BEAMS - ATTACHMENT OF WOOD GIRDERS PER TRUSS MANUFACTURER.

STRUCTURAL NOTES

- ATTACH EACH ROOF TRUSS TO TOP OF WALL W/ ONE SIMPSON H10A - AT EACH TRUSS END.
- NON-BEARING WALL - PROVIDE SIMPSON HTA AT EACH TRUSS OR BLOCKING AT 24" O.C. TO DOUBLE TOP PLATE.
- THE BEAM - REFER TO THE BEAM STEP DETAIL ON SHEET S4.1.
- CONNECT EACH GIRDER TRUSS TO WOOD-HEADER OR POST/MULTIPLE STUDS USING SIMPSON S4TB16 AND RAKE TIE BEAM PROVIDE HOOK AT LINTEL AND THE BEAM.
- NOT USED.
- COMBINATION ROOF/FLOOR TRUSS - TRUSS CO. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD.
- FULL HEIGHT FT. OR LVL BLOCKING AT 18" O.C. W/ H10A AT EACH BLOCKING/FULL HEIGHT FT.
- 2X12 SYP #2 FLOOR JOISTS @ 12" O.C. TOP AT 13'-0" AFF SLOPE TOP AS REQUIRED W/ LUS10 ON BOTH ENDS.
- TB-10B CANTILEVER TIE-BEAM TO EXTEND OVER THE COLUMN.
- 24" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 10' O.C. TOP AT 13'-4" AFF.
- 2X12 SYP #2 FLOOR JOISTS @ 12" O.C. TOP AT 13'-4" AFF W/ LUS10 ON BOTH ENDS.
- GABLE ROOF FRAMED W/ VALLEY SET TRUSSES OVER SHEATHED HIP ROOF.
- DROP TRUSS TOP CHORD GABLE END TRUSSES.
- 18" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 10' O.C. TOP AT 13'-4" AFF.
- 24" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 10' O.C. W/ 8" STEP-UP AT KITCHEN AREA AS PER THE ARCHITECTURAL PLAN TOP AT 13'-4" AFF.

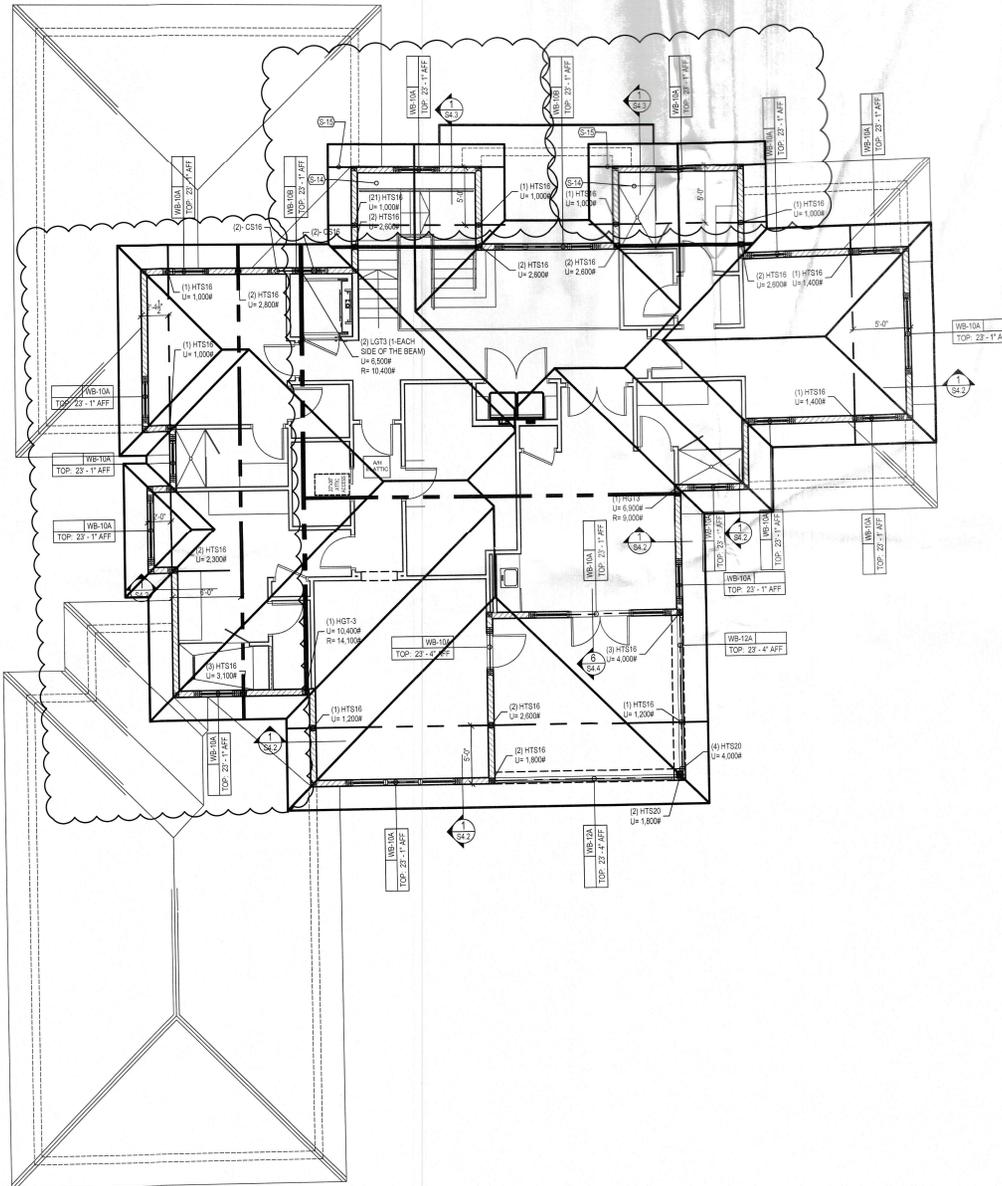
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780 EMERALD HARBOR DR. LONGBOAT KEY, FL 34228

FIRST FRAMING FLOOR PLAN
3/16" = 1' - 0"

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S3.0



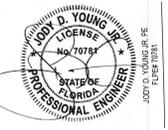
GENERAL NOTES

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

DIMENSION NOTES

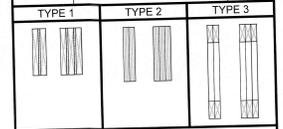
1. SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

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 www.YHEngineers.com Tel (941)306-1235
 FBPE# 34899



WOOD BEAM SCHEDULE

MARK	DESCRIPTION	TYPE
WB-10A	(3) 2X12 SYP NO 2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-10B	(3) 1-3/4" X 9-1/4" 2.0E MICROLAM LVL	2
WB-10A	(2) 1-3/4" X 11-1/4" 2.0E MICROLAM LVL	2
WB-10A	18" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANF.	3
WB-24A	(2) 1-3/4" X 24" 2.0E MICROLAM LVL	2
WB-24B	24" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANF.	3
WB-76A	76" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANF.	3



- NOTES:**
1. TYPE 1 BEAMS - NAIL (2) PLY BEAMS TOGETHER WITH (2) ROWS OF 10S NAILS AT 12" O.C. AND NAIL TOP FLUES AND FLITCH PLATES AS REQ'D TO MATCH WALL THICKNESS
 2. TYPE 2 BEAMS - REFER TO SHEET S4.0 FOR LVL NAILING / BOLTING PATTERNS
 3. TYPE 3 BEAMS - ATTACHMENT OF WOOD GIRDERS PER TRUSS MANUFACTURER.

STRUCTURAL NOTES

MARK	DESCRIPTION
S-1	ATTACH EACH ROOF TRUSS TO TOP OF WALL W/ ONE SIMPSON H10A - AT EACH TRUSS END
S-2	NON BEARING WALL: PROVIDE SIMPSON HTC AT EACH TRUSS OR BLOCKING AT 24" O.C. TO DOUBLE TOP PLATE
S-3	TIE BEAM: REFER TO THE BEAM STEP DETAIL ON SHEET S4.1
S-5	CONNECT EACH GIRDER TRUSS TO WOOD HEADER OR POST/STAIL TYPE STUDS USING SIMPSON P-4HTS LUG
S-6	MASONRY WALL: PROVIDE AS AT 48" O.C. ABOVE LINTEL TO RAKE TIE BEAM. PROVIDE HOOK AT LINTEL AND TIE BEAM
S-7	NOT USED
S-8	COMBINATION ROOF/FLOOR TRUSS - TRUSS CD. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD
S-9	FULL HEIGHT P.T. OR LVL BLOCKING AT 16" O.C. W/ HETA16 AT EACH BLOCKING FULL HEIGHT P.T.
S-10	2X12 SYP #2 FLOOR JOISTS @ 12" O.C. TOP AT 13'-0" AFF SLOPE TOP AS REQUIRED W/ LUGS ON BOTH ENDS
S-11	TB-HIG CANTILEVER THE BEAM TO EXTEND OVER THE COLUMN
S-12	24" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 13'-0" AFF
S-13	2X12 SYP #2 FLOOR JOISTS @ 12" O.C. TOP AT 13'-0" AFF W/ LUGS ON BOTH ENDS
S-14	GABLE ROOF FRAMED W/ VALLEY SET TRUSSES OVER SHEATHED HP ROOF
S-15	DROP TRUSS TOP CHORD GABLE END TRUSSES
S-16	16" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 13'-0" AFF
S-17	24" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. W/ 8" STEP UP AT KITCHEN AREA AS PER THE ARCHITECTURAL PLAN TOP AT 13'-0" AFF

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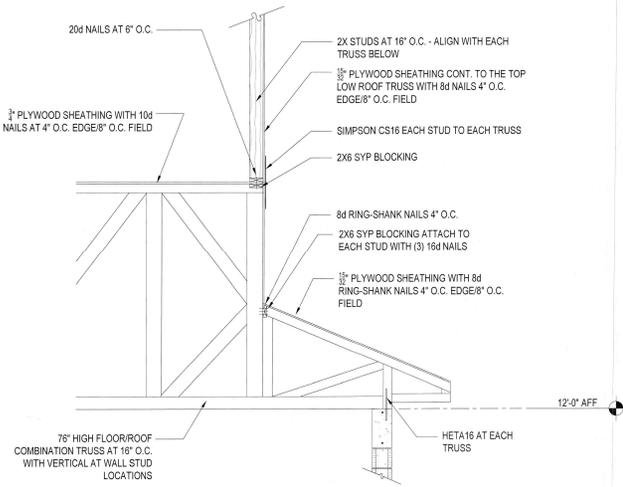
ROOF FRAMING PLAN
 3/16" = 1' - 0"

BLDG PERMIT PLANS
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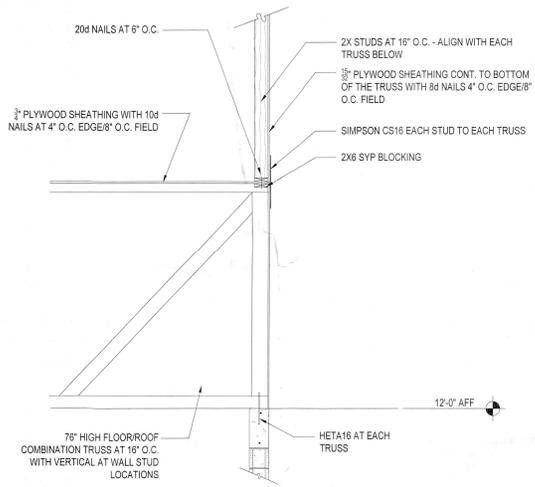
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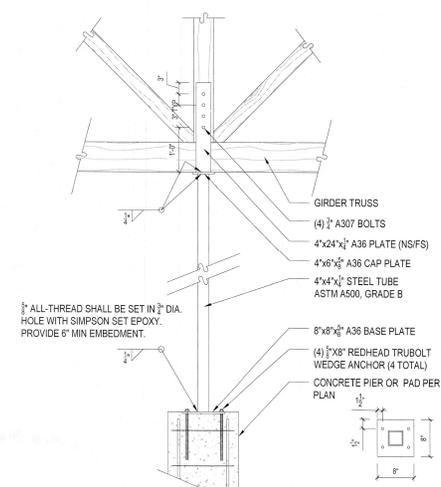
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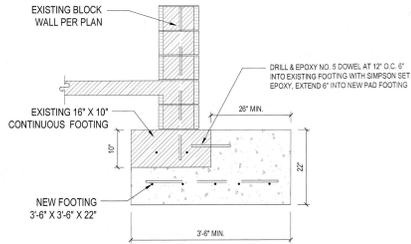
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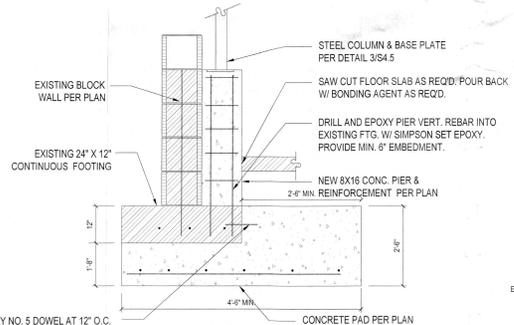
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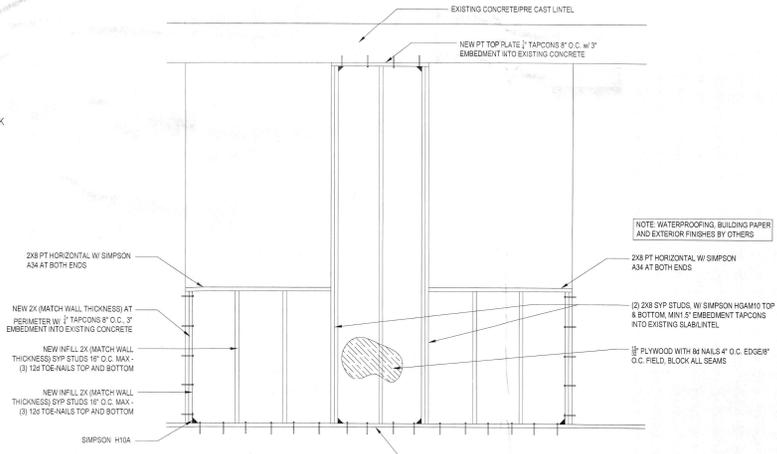
3 SECTION
NTS



4 SECTION
NTS



5 SECTION
NTS



6 FRAME IN-FILL SECTION
NTS

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STRUCTURAL DETAILS
AS INDICATED

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