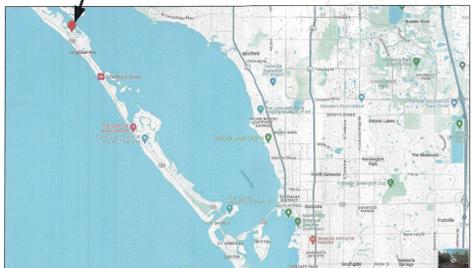
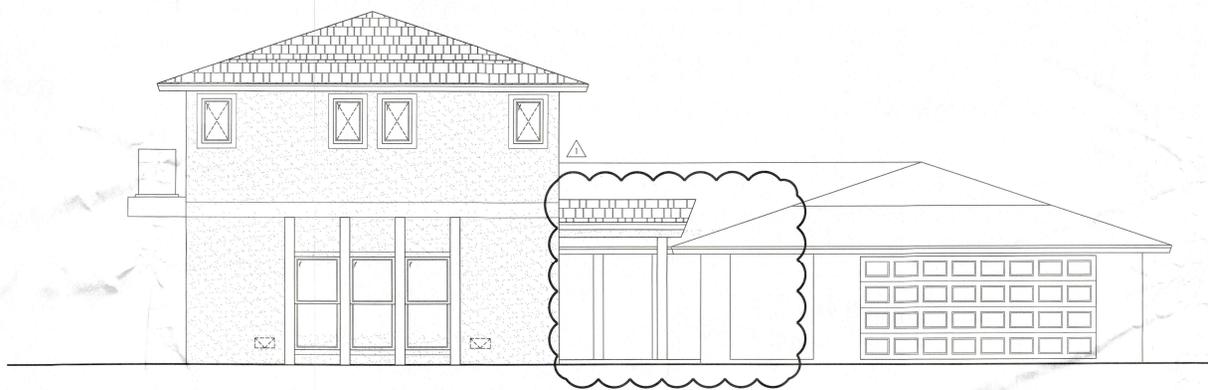


# A Custom Addition For: THE WILLIS RESIDENCE

700 Dream Island Road  
Longboat Key, FL



LOCATION MAP



AERIAL MAP

**DESIGN DATA SUMMARY**

1. APPLICABLE CODES: 2023 FLORIDA RESIDENTIAL CODE  
2023 FLORIDA MECHANICAL CODE  
2023 FLORIDA PLUMBING CODE  
2023 FLORIDA ACCESSIBILITY CODE  
2023 FLORIDA ENERGY CODE  
NFPA 704: 2020 NEC

2. DESIGN FACTORS AND LOADS:

EXPOSURE CATEGORY	VALUES	FBC 2023	TABLE	F22
D	1609.4.3		TABLE 1504.5	(CAT. I) TABLE 15.1
WIND - ULTIMATE DESIGN SPEED	180	FBC 1608.3.1		SECTION 26.7.3
WIND - NOMINAL DESIGN WIND SPEED	124	PER CONVERSION 1609.3.1		FIG. 26.5-1B
HIT & EXP. COMP. & CLAD FACTOR	1.61	FBC R301.2		H = 25 FT
WIND DIRECTIONAL FACTOR	0.85			TABLE 26.6-1
Kz - V. PRESS. EXP. COEFF	1.12			TABLE 26.10-1
Kzt - TOPOGRAPHIC FACTOR	1.00			SECTION 26.8.2
Kd - GROUND ELEVATION FACTOR	1.00			SECTION 26.9
GC - INTERNAL PRESS. COEFF	0.18	(ENCLOSED / PART OPEN)		TABLE 26.13-1
Q - VELOCITY PRESSURE	73.41			SECTION 26.10.2
RAISED FLOOR LOADS	20 D.L.	40 L.L.		
ROOF LOADS	10 D.L. FOR UPLIFT	20 L.L.		
EDGE STREP. IN 4'-0"				FROM OUTSIDE CORNERS

3. BUILDING USE: SINGLE FAMILY RESIDENCE  
4. CONSTRUCTION TYPE: V, UNPROTECTED, UNSPRINKLED  
5. WINDBORNE DEBRIS REGION: YES

**DRAWING INDEX**

C-1...	COVER SHEET
C-2...	PLOT PLAN
A-1.1...	FOUNDATION PLAN
A-2.1...	FLOOR PLAN, SCHEDULES - 1ST FLOOR
A-2.2...	UNPROTECTED PLAN - 1ST FLOOR
A-2.3...	FLOOR PLAN, SCHEDULES - 2ND FLOOR
A-2.4...	DIMENSION PLAN - 2ND FLOOR
A-3.1...	LOW ROOF PLAN, 2ND FLOOR FRAMING
A-3.2...	HIGH ROOF PLAN
A-4.1...	EXTERIOR ELEVATIONS
A-4.2...	EXTERIOR ELEVATIONS
A-5.1...	BUILDING SECTION
A-6.1...	ELECTRICAL PLAN - 1ST FLOOR
A-6.2...	ELECTRICAL PLAN - 2ND FLOOR
S-1...	ENGINEERS DETAIL SHEET
S-2...	ENGINEERS DETAIL SHEET



Digitally signed by Renato A. Carotti  
 Renato A. Carotti  
 givenName=Renato, o=CAROTTI ENGINEERING LLC  
 email=renato@carottieng.com, cn=Renato  
 Date: 2024.07.11 15:02:31 -0400



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A NEW GARAGE/GUEST HOUSE ADDITION FOR:  
**The Willis Residence**  
 700 Dream Island Road  
 Longboat Key, FL

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

Permit # FB24-0619  
 REVIEWED FOR CODE COMPLIANCE  
 LONGBOAT KEY BUILDING DEPT.

JUL 24 2024  
 APPROVED  
 Reviewer: M. J. [Signature]

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 Planning, Zoning & Building

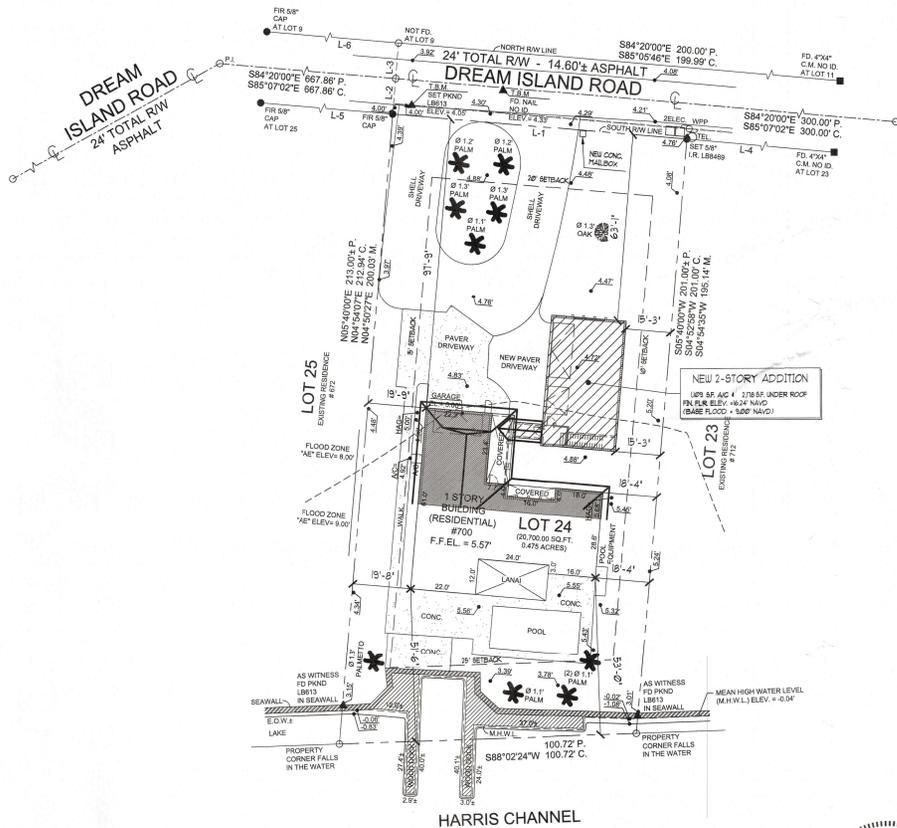
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**LOT COVERAGE**

LOT AREA:	20,700 S.F.
BUILDING FOOTPRINT	5,116 S.F.
EX CONC. DRIVE, DECK, WALK	2,222 S.F.
POOL	426 S.F.
A/C POOL EQ. PADS	61 S.F.
NEW CONC. DRIVE	566 S.F.
TOTAL BUILDING AREA (25% = 5,178 S.F.)	5,116 S.F.
TOTAL IMPERVIOUS AREA	8,373 S.F. 40.45 %

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**PLOT PLAN**  
SCALE: 1" = 20'-0"



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PLOT BLDG PERMIT PLANS FILE

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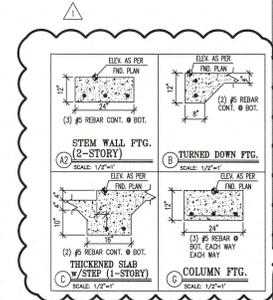
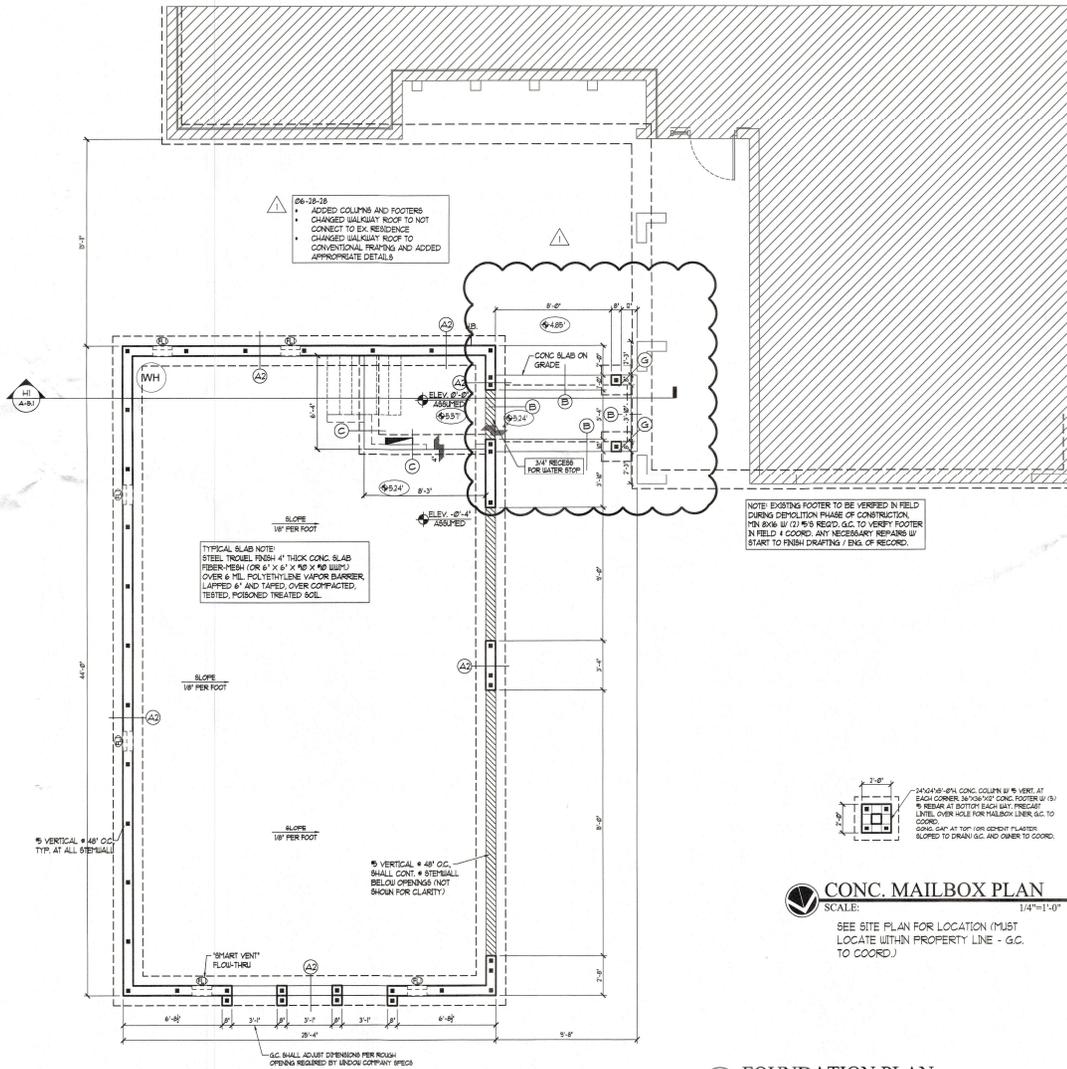
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D C

C B



**FLOW THROUGH CALC @ 1 INS.F.**

GARAGE #1 1,055 SF  
 PROVIDED FLOW THROUGHS  
 ( 6" x 10" SMART VENTS 200 SF. EA.)  
 6 x 200 S.F. = 1,200 SF.

(L) = 10"W x 0'11" & (L) = (2)16"W x 0'11" FLOOR VENT

**NOTE: FLOW THROUGH TO BE SMART VENT!**

**STRUCTURAL NOTES:**

1. ALL FOUNDATION AND SLAB CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS.
2. ALL CONTROL JOINTS SHALL BE SAWN WITHIN 12 HOURS OF CONCRETE POUR.
3. SLAB ON GRADE SHALL BE STEEL TROWEL FINISHED 4" THICK REINFORCED WITH FIBER MESH OVER 6 MIL POLYETHYLENE VAPOR BARRIER LAP 4" MIN. TAPE JOINT.
4. INSPECTION OPENING SHALL BE PROVIDED AT THE BOTTOM OF ALL GROUTED CELLS AT EACH ROD FOR FIELD INSPECTION. OPENINGS SHALL BE COVERED AFTER INSPECTION AND BEFORE GROUTING. WALLS SHALL CURE A MIN. OF 24 HOURS PRIOR TO FILLING GROUTED CELLS.
5. STEEL REINFORCING SHALL BE GRADE 60.
6. ANY ONE #5 DOWEL MAY BE REPLACED BY GRILLING A 3/4" x 8" DEEP HOLE, PROPERLY CLEAN SAME, AND INSTALLING A REBAR/GRILLAGE DOWEL BY EMPLOYING SET-XP EPOXY, WHEN INSPECTED BY AUTHORIZED COUNTY PERSONNEL. THIS PRE-APPROVED REPAIR IS LIMITED TO A MAXIMUM OF (3) THREE DOWELS ON ANY ONE HOUR AND NO (2) SIDE BY SIDE. THESE TWO CONDITIONS WOULD REQUIRE A SITE VISIT BY THE ENGINEER OF RECORD.

**FOUNDATION PLAN LEGEND**

--- FRAME BEARING/PUMPING WALL ABOVE

--- NEW CHU WALL

NOTE: ALL CHU WALLS ARE DESIGNED AS SHEARWALLS

--- SMART VENT FLOW THRU

■ (1) #5 REBAR AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS, UNDER GIRDERS

▲ (1) #5 REBAR OR (1) #1 FOR OPENINGS 1/2" OR LARGER, TYP.

□ (1) #5 REBAR BELOW SLAB (IN STEELWALL) OR (1) #5 REBAR RETROFIT (FOR RENOVATION)

● 5/8" x 10" LONG TIE @ 24" ON CENTER W/ 6" G.C. ON BOTTOM PLATE 6"-12" FROM ENDS OF WALLS

**CONC. MAILBOX PLAN**  
 SCALE: 1/4"=1'-0"

SEE SITE PLAN FOR LOCATION (MUST LOCATE WITHIN PROPERTY LINE - G.C. TO COORD.)

**FOUNDATION PLAN**  
 SCALE: 1/4"=1'-0"



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**A NEW GARAGE/GUEST HOUSE ADDITION FOR**  
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 Longboat Key, FL

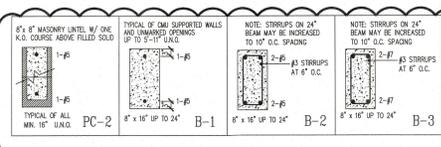
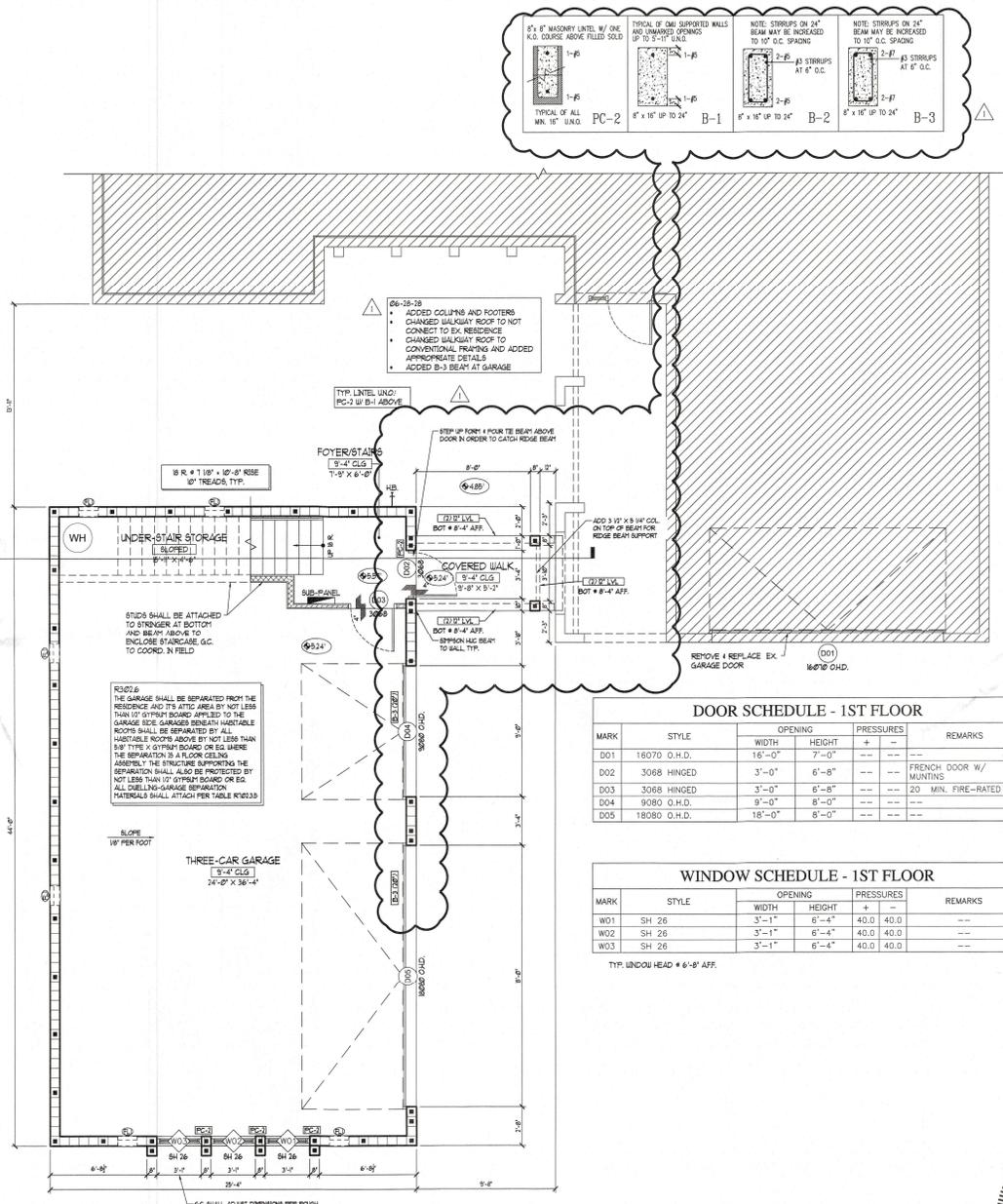
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### AREA CALCULATIONS

FLOOR AREAS	
EX. A/C SPACE	1,766 S.F.
EX. COV. ENTRY	166 S.F.
EX. COV. PATIO	64 S.F.
EX. COV. LAHAY	322 S.F.
EX. GARAGE	528 S.F.
TOTAL AREAS	
NEW GARAGE ADD.	1,053 S.F.
NEW A/C SPACE	1,174 S.F.
TOTAL AREAS	
A/C SPACE	2,829 S.F.
NON-A/C SPACE	2,187 S.F.
TOTAL UNDER ROOF	
BUILDING FOOTPRINT	5,116 S.F.
25% 20,700 S.F. LOT = 6,175 S.F. MAX BUILDING	

- ### GENERAL NOTES:
- GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VISIT THE BUILDING SITE & VERIFY ALL PRELIMINARY CONDITIONS PRIOR TO COMMENCEMENT OF WORK. OMISSIONS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CORRECTED TO START TO FINISH DRAFTING FOR CORRECTION.
  - DRAWINGS ARE NOT TO BE SCALED FOR EXACT MEASUREMENTS. WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IN THE EVENT OF CONFLICT, THE DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH ANY WORK. VERIFY ALL DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS, COMPONENTS, FIXTURES AND/OR EQUIPMENT.
  - CONTRACTOR IS RESPONSIBLE FOR THE PROPER ERECTION OF ALL WORK INCLUDING THE APPROVAL OF ALL SHOP DRAWINGS.
  - ALL EXTERIOR WINDOWS & SLIDING DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AIAA/MANUFACTURER'S STANDARDS. EXTERIOR SIDE-HINGED DOORS SHALL BE TESTED & LABELED AS CONFORMING TO AIAA/MANUFACTURER'S STANDARDS FOR CONFORM WITH FBC SECTION 709.5.2 EXTERIOR WINDOWS & DOORS SHALL BE LABELED AS CONFORMING TO MANUFACTURER'S PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTRY. SEE FBC 709.5.1 FOR SPECIFIC LABELING REQUIREMENTS. EACH DOOR & WINDOW SHALL BE WIND LOAD RESISTANT TO MEET THE LIMITS OF THE DESIGN LOADS SPECIFIED.
  - NO SHURBS OR SPRINKLER HEADS SHALL BE PLACED NOR SHALL CONDENSATE LINES NOR DOWNSPUTS DISCHARGE WITHIN ONE FOOT OF THE STRUCTURE.
  - PROVIDE THERMOPANED GLASS AS REQUIRED IN THESE LOCATIONS:
    - ALL SLIDING GLASS DOORS
    - ALL GLASS WITHIN 24" OF A DOOR OPENING
    - ALL GLASS LESS THAN 6" FROM FINISHED FLOOR
    - ALL GLASS WITHIN 80" VERT. OF TUBSHOWER ENCLOSURE AND 8" FROM BATH TUB
    - GARAGE DOOR TO RESIDENCE SHALL MEET FBC-SECTION 709.5.1 & BE WATER RESISTANT
    - ALL WALL FINISH MATERIALS BELOW D.F.L. ARE TO BE OF WATER RESISTANT MATERIALS MEETING THE REQUIRE OF FEMA TECHNICAL BULLETIN 2
    - ALL GLASS HINGED WINDOWS ARE TO BE (ABOVE FINISHED FLOOR)
    - FINISH MATERIAL WALLS AND/OR EDGE OF STUD W/ EDGE OF FINISHING STRIP SO FINISHED DRYWALL SURFACE IS CO-PLANAR.
    - WALLS MEET CMU WALLS WHERE STUD FRAME (ABOVE FINISHED FLOOR)
    - FINISH MATERIALS, ELECTRICAL & MECHANICAL ROOMS MUST BE COMPLETE, INSPECTED & APPROVED BEFORE REQUESTING THE FRAMING INSPECTION.
    - MANDATORY AIR LEAKAGE TEST SHALL BE DONE PRIOR TO FINAL BUILDING INSPECTION.

### DOOR SCHEDULE - 1ST FLOOR

MARK	STYLE	OPENING		PRESSURES		REMARKS
		WIDTH	HEIGHT	+	-	
D01	16070 O.H.D.	16'-0"	7'-0"	---	---	---
D02	3068 HINGED	3'-0"	6'-8"	---	---	FRENCH DOOR W/ MUNTINS
D03	3068 HINGED	3'-0"	6'-8"	---	---	20' MIN. FIRE-RATED
D04	9080 O.H.D.	9'-0"	8'-0"	---	---	---
D05	18080 O.H.D.	18'-0"	8'-0"	---	---	---

### WINDOW SCHEDULE - 1ST FLOOR

MARK	STYLE	OPENING		PRESSURES		REMARKS
		WIDTH	HEIGHT	+	-	
W01	SH 26	3'-1"	6'-4"	40.0	40.0	---
W02	SH 26	3'-1"	6'-4"	40.0	40.0	---
W03	SH 26	3'-1"	6'-4"	40.0	40.0	---

TYP. WINDOW HEAD = 6'-8" AFF.

### LEGEND

JUL 15 2024  
TOWN OF LONGBOAT KEY

- DOOR WITH CLEAR OPENING AREA
- DRYER EXHAUST FAN
- WATER SUPPLY HOOKUPS FOR WASHER
- HOSE BIBS
- GAS BIBS
- TOP OF WALL (TYP.) - CAN ALSO MEAN TOP OF WINDOW FOR ELEVATIONS
- T.C. - MIXED CONSTRUCTION
- T.A.N. - TYPICAL ALIGN NOTE. ALIGN EDGE OF STUD W/ EDGE OF FINISHING STRIP SO FINISHED SURFACE IS CO-PLANAR
- TRANSOM ABOVE MAIN WINDOW
- EXISTING WALL TO REMAIN
- NEW 4" STUD WALL
- NEW 6" STUD WALL
- NEW 8" STUD WALL
- NEW CMU WALL

NOTE: ALL WALLS ARE DESIGNED AS SHEARWALLS

- (1) REBAR AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS, UNDER GIRDERS & AT 4'-0" O.C. MAX. TYP. PROVIDE #6 BELOW SILL FOR OPENINGS GREATER THAN 6'-0" & LARGER. TYP.
- (2) REBAR OR (1) #1 FOR OPENINGS 6'-0" OR LARGER. TYP.
- (3) REBAR BELOW SLAB (IN STEPMALL) OR (1) REBAR RETROFIT (FOR RENOVATION)
- (4) REBAR LONG TIE TO 1/2 JOIST/WALKER @ 8" O.C. ON BOTTOM PLATE 6'-0" FROM ENDS OF WALLS

Date: 05-24-24 Drawn By: DD  
Job #: 23-163 Checked By: IMK

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1 06-23-24 BLDG DEPT REV'S  
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FLOOR PLAN - 1ST FLOOR  
SCALE: 1/4"=1'-0"



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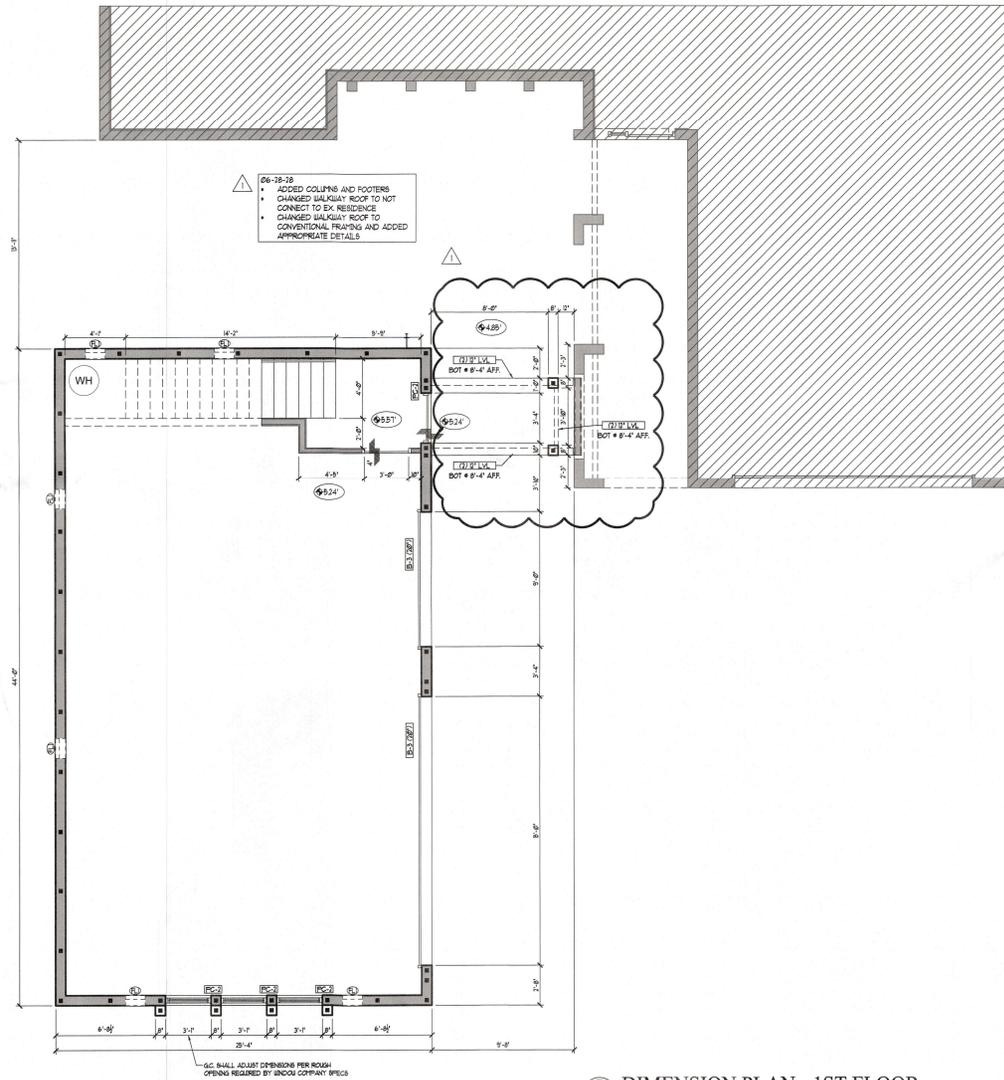
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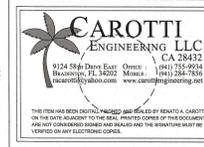
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06-28-24  
 • ADDED COLUMNS AND FOOTERS  
 • CHANGED WALKWAY ROOF TO NOT CONNECT TO EX. RESIDENCE  
 • CHANGED WALKWAY ROOF TO CONVENTIONAL FRAMING AND ADDED APPROPRIATE DETAILS

D A

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



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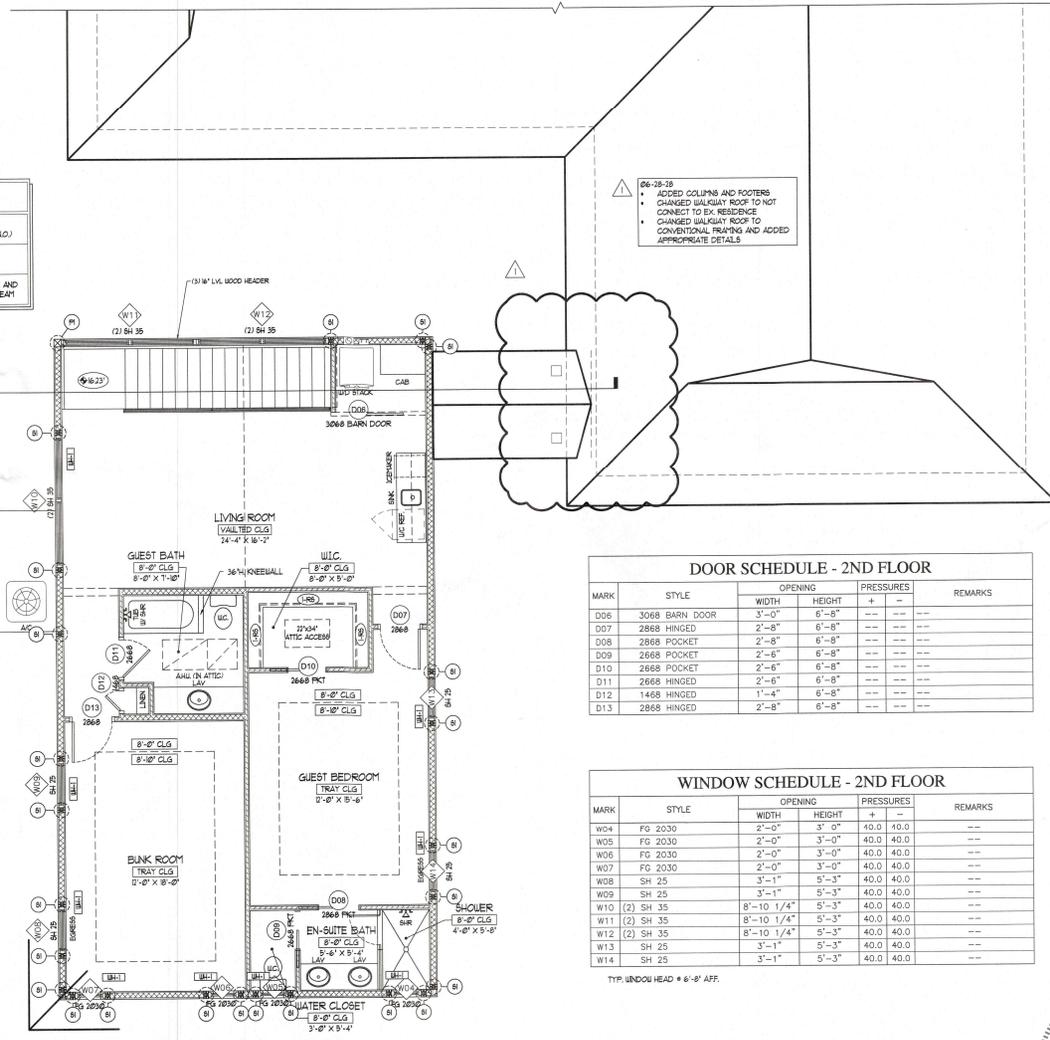
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**STRUCTURAL LEGEND**

TYP. WOOD HEADER  
 (3) 2X6 W/ (2) 1/2" FLITCHES (UND.)  
 (2) 2X6 MULTI-STUD W/ HTTS + BASE  
 6X6 POST W/ (2) HTTS + BASE AND SIMPSON ECCO COL. CAP + BEAM

56-28-28  
 • ADDED COLLARS AND FOOTERS  
 • CHANGED WALKWAY ROOF TO NOT CONNECT TO EX. RESIDENCE  
 • CHANGED WALKWAY ROOF TO CONVENTIONAL FRAMING AND ADDED APPROPRIATE DETAILS



**DOOR SCHEDULE - 2ND FLOOR**

MARK	STYLE	OPENING		PRESSURES		REMARKS
		WIDTH	HEIGHT	+	-	
DD6	3068 BARN DOOR	3'-0"	6'-8"	---	---	---
DD7	2868 HINGED	2'-8"	6'-8"	---	---	---
DD8	2868 POCKET	2'-8"	6'-8"	---	---	---
DD9	2868 POCKET	2'-8"	6'-8"	---	---	---
D10	2868 POCKET	2'-8"	6'-8"	---	---	---
D11	2868 HINGED	2'-6"	6'-8"	---	---	---
D12	1468 HINGED	1'-4"	6'-8"	---	---	---
D13	2868 HINGED	2'-8"	6'-8"	---	---	---

**WINDOW SCHEDULE - 2ND FLOOR**

MARK	STYLE	OPENING		PRESSURES		REMARKS
		WIDTH	HEIGHT	+	-	
W04	FG 2030	2'-0"	3'-0"	40.0	10.0	---
W05	FG 2030	2'-0"	3'-0"	40.0	40.0	---
W06	FG 2030	2'-0"	3'-0"	40.0	40.0	---
W07	FG 2030	2'-0"	3'-0"	40.0	40.0	---
W08	SH 25	3'-1"	5'-3"	40.0	40.0	---
W09	SH 25	3'-1"	5'-3"	40.0	40.0	---
W10	(2) SH 35	8'-10 1/4"	5'-3"	40.0	40.0	---
W11	(2) SH 35	8'-10 1/4"	5'-3"	40.0	40.0	---
W12	(2) SH 35	8'-10 1/4"	5'-3"	40.0	40.0	---
W13	SH 25	3'-1"	5'-3"	40.0	40.0	---
W14	SH 25	3'-1"	5'-3"	40.0	40.0	---

TYP. WINDOW HEAD = 6'-8" AFF.

**AREA CALCULATIONS**

FLOOR AREAS	
EX. A/C SPACE	1,755 S.F.
EX. COV. ENTRY	168 S.F.
EX. COV. PATIO	64 S.F.
EX. COV. LANAI	322 S.F.
EX. GARAGE	528 S.F.
<b>TOTAL AREAS</b>	<b>1,744 S.F.</b>
NEW GARAGE ADD.	1,053 S.F.
NEW A/C SPACE	1,174 S.F.
<b>TOTAL AREAS</b>	<b>2,929 S.F.</b>
NON-A/C SPACE	2,161 S.F.
TOTAL UNDER ROOF	5,116 S.F.
BUILDING FOOTPRINT	5,116 S.F.
25% 20,700 S.F. LOT = 5,175 S.F. MAX BUILDING	

**GENERAL NOTES:**

- GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL VISIT THE BUILDING SITE & VERIFY ALL PERTINENT CONDITIONS PRIOR TO SUBMISSION OF BID AND REPORT ANY OMISSIONS IN THE DRAWINGS AND/OR SPECIFICATIONS AND TO BE REPORTED TO START TO FINISH DRAFTING FOR CORRECTION. DRAWINGS ARE NOT TO BE SCALED FOR EXACT MEASUREMENTS. WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. BE NOTIFIED PRIOR TO PROCEEDING WITH ANY WORK. VERIFY ALL DIMENSIONS ON SITE BEFORE ORDERING MATERIALS, COMPONENTS, FIXTURES AND FITTINGS.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER ERECTION OF ALL WORK. PROVIDE THE APPROVAL OF ALL SHOP DRAWINGS.
- ALL EXTERIOR WINDOWS & BUILDING DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AMERICAN NATIONAL STANDARD FOR LABELED EXTERIOR DOORS OR COMPLY WITH FBC SECTION 706.5.2. EXTERIOR WINDOWS & DOORS SHALL BE LABELED FOR TESTING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY. SEE FBC 706.5.1 FOR SPECIFIC LABELING REQUIREMENTS. EACH DOOR & WINDOW SHALL BE WIND LOAD RESISTANT TO MEET THE LIMITS OF THE DESIGN LOADS SPECIFIED.
- EXTERIOR DOOR SHOWER HEADS SHALL BE LABELED AS CONFORMING TO AMERICAN NATIONAL STANDARD FOR SHOWER HEADS OR COMPLY WITH FBC SECTION 706.5.2. EXTERIOR WINDOWS & DOORS SHALL BE LABELED FOR TESTING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY. SEE FBC 706.5.1 FOR SPECIFIC LABELING REQUIREMENTS. EACH DOOR & WINDOW SHALL BE WIND LOAD RESISTANT TO MEET THE LIMITS OF THE DESIGN LOADS SPECIFIED.
- PLACED, NOR SHALL CONDENSATE LINES NOR DOWNSPROUTS DISCHARGE WITHIN ONE FOOT OF THE STRUCTURE.
- PROVIDE TEMPERED GLASS AS REQUIRED IN THESE LOCATIONS:
  - ALL SLIDING GLASS DOORS
  - ALL GLASS WITHIN 24" OF A DOOR OPENING
  - ALL GLASS LESS THAN 18" FROM FINISHED FLOOR
  - ALL GLASS WITHIN 80" VERT. OF TUBSHOWER
  - ALL GLASS AND 18" FROM FINISHED FLOOR
  - GARAGE DOOR TO RESIDENCE SHALL MEET FBC-R SECTION 706.5.1 & BE WIND LOAD RESISTANT
  - ALL WALL FINISH MATERIALS BELOW D.F.E. ARE TO BE OF WATER RESISTANT MATERIALS MEETING THE REQ'S OF FEMA TECHNICAL BULLETIN 2
  - ALL CEILING HEIGHTS NOTED ARE A.F.F.
  - PROVIDE FINISHED FLOORING
  - TYPICAL WALL NOTE WHERE STUD FRAME SHALL MEET FINISHED SURFACE OF STUD W/ EDGE OF FINISHING STRIP SO FINISHED DRYWALL SURFACE IS CO-PLANAR
  - ALL PLUMBING, ELECTRICAL & MECHANICAL REVISIONS MUST BE COMPLETE, INSPECTED & APPROVED BEFORE REQUESTING THE FRAMING INSPECTION.
  - MANDATORY AIR LEAKAGE TEST SHALL BE DONE PRIOR TO FINAL BUILDING INSPECTION.

**LEGEND**

DENOTES DOOR THAT MEETS 3" CLEAR OPENING ADA REQ.  
 DRYER EXHAUST FAN  
 WATER SUPPLY HOODS FOR WASHER  
 HOSE BIBB  
 TOP OF WALL (TYP.) - CAN ALSO HEAR TOP OF WINDOW FOR ELEVATIONS  
 M.C. - MESH CONSTRUCTION  
 TAN - TYPICAL ALIGN NOTE: ALIGN EDGE OF STUD W/ EDGE OF FINISHING STRIP SO FINISHED SURFACE IS CO-PLANAR  
 FINISH ABOVE  
 FIN WINDOW  
 EXISTING WALL TO REMAIN  
 NEW 4" STUD WALL  
 NEW 8" STUD WALL  
 NEW CMU WALL

NOTE: ALL WALLS ARE DESIGNED AS SHEARWALLS

(1) IS REBAR AT CORNERS INTERSECTIONS EACH SIDE OF OPENINGS UNDER GIRDERS 4" AT 4'-0" O.C. MAX. TYP. PROVIDE #5 BELOW BIL FOR OPENINGS GREATER THAN 6'-0" W.  
 (2) IS REBAR OR #1 FOR OPENINGS 6'-0" OR LARGER. TYP.  
 (1) IS REBAR BELOW SLAB (IN STEELWALL) OR (1) IS REBAR RETROFIT FOR RENOVATION  
 (2) IS REBAR LONG ITEN ID W/ 2' O.C. MAX. 4" B.P. O.C. ON BOTH PLATE, 6'-0" FROM ENDS OF WALLS

**FLOOR PLAN - 2ND FLOOR**  
SCALE: 1/4"=1'-0"



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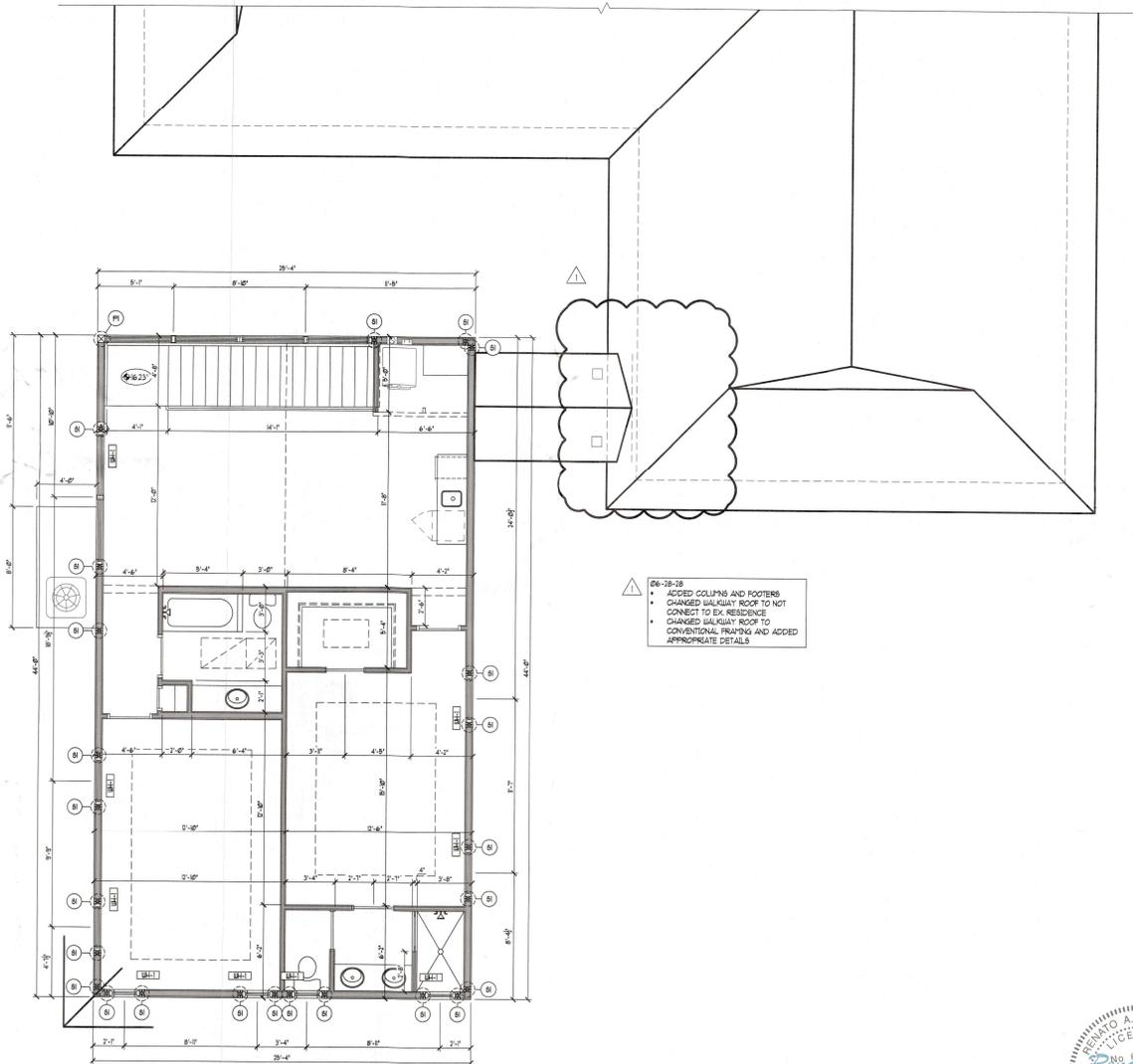
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**A NEW GARAGE/GUEST HOUSE ADDITION FOR**  
**The Willis Residence**  
 700 Dream Island Road  
 Longboat Key, FL

Date: 05-24-24 Drawn By: DD  
 Job #: 23-163 Checked By: JMK  
 Revisions: Change  
 No. Date Description  
 1 06-28-24 BLDG DEPT. REVS  
 2  
 3  
 4

**SHEET**  
**A-2.3**

BLDG PERMIT PLANS  
 FILE  
 Copy of Record



06-28-28  
 • ADDED COLUMNS AND FOOTERS  
 • CHANGED BALCONY ROOF TO NOT CONNECT TO EX. RESIDENCE  
 • CHANGED BALCONY ROOF TO CONVENTIONAL FRAMING AND ADDED APPROPRIATE DETAILS

### AREA CALCULATIONS

FLOOR AREAS	
EX. A/C SPACE	1,756 S.F.
EX. COV. ENTRY	168 S.F.
EX. COV. PATIO	64 S.F.
EX. COV. LANAI	322 S.F.
EX. GARAGE	528 S.F.
NEW GARAGE ADD.	1,053 S.F.
NEW A/C SPACE	1,174 S.F.
TOTAL AREAS	
A/C SPACE	2,929 S.F.
NON-A/C SPACE	2,187 S.F.
TOTAL UNDER ROOF	5,116 S.F.
BUILDING FOOTPRINT	5,116 S.F.

(25% 20,700 S.F. LOT = 5,175 S.F. MAX. BUILDING)

- ### GENERAL NOTES:
- GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VISIT THE BUILDING SITE & VERIFY ALL PERTINENT CONDITIONS PRIOR TO SUBMISSION OF BID. ANY ERRORS OR OMISSIONS IN THE DRAWINGS AND/OR SPECIFICATIONS ARE TO BE REPORTED TO "START TO FINISH DRAFTING" FOR CORRECTION.
  - DRAWINGS ARE NOT TO BE SCALED FOR EXACT MEASUREMENTS. WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE EVENT OF CONFLICT, THE DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH ANY WORK. VERIFY DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS, COMPONENTS, FIXTURES AND FITTINGS.
  - CONTRACTOR IS RESPONSIBLE FOR THE PROPER EXECUTION OF ALL WORK, INCLUDING THE APPROVAL OF ALL SHOP DRAWINGS.
  - ALL EXTERIOR WINDOWS & SLIDING DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO ANAMA MEMORANDUM TO U.S. CODE OR T&DS EXTERIOR SIDE-HINGED DOORS SHALL BE TESTED & LABELED AS CONFORMING TO ANAMA MEMORANDUM TO U.S. CODE OR T&DS EXTERIOR WINDOWS & SLIDING DOORS SHALL COMPLY WITH MANUFACTURER'S PERFORMANCE CHARACTERISTICS & APPROVED PRODUCT TESTING ENTITY. SEE FBC 1709.4.1 FOR SPECIFIC LABELING REQUIREMENTS. EACH DOOR & WINDOW SHALL BE WIND LOAD RESISTANT TO MEET THE LIMITS OF THE DESIGN LOADS SPECIFIED.
  - NO SHURBS OR SPRINKLER HEADS SHALL BE PLACED, NOR SHALL CONDENSATE LINES NOR DOWNSPROUTS DISCHARGE WITHIN ONE FOOT OF THE STRUCTURE.
  - PROVIDE TINTED GLASS AS REQUIRED IN THESE LOCATIONS:
    - ALL SLIDING GLASS DOORS
    - ALL GLASS WITHIN 36" OF A DOOR OPENING
    - ALL GLASS LESS THAN 18" FROM FINISHED FLOOR
    - ALL GLASS WITHIN 60" VERT. OF TUB/SHOWER REAR DOOR TO RESIDENCE SHALL MEET FBC-R SECTION R202.5.1 & BE 20 MIN. FIRE-RATED. ALL WALL, FLOOR MATERIALS BELOW SHALL BE TO BE OF SAME MEETING THE REQS. OF FBC-R TECHNICAL BULLETIN # 7
    - ALL CEILING HEIGHTS NOTED ARE A.F.F. (ABOVE FINISHED FLOOR)
  - TYPICAL ALIGN NOTE WHERE STUD FRAME WALLS MEET CMU WALLS: ALIGN EDGE OF STUD W/ EDGE OF FURRING STRIP SO FINISHED SURFACE IS CO-PLANAR.
  - ALL PLUMBING, ELECTRICAL & MECHANICAL WORKING MUST BE COMPLETE, INSPECTED & APPROVED BEFORE REQUESTING THE FRAMING INSPECTION.
  - MANDATORY AIR LEAKAGE TEST SHALL BE DONE PRIOR TO FINAL BUILDING INSPECTION.

- ### LEGEND
- ⬮ DENOTES DOOR THAT MEETS 31" CLEAR OPENING ADA REGT
  - ⊠ DRYER EXHAUST FAN
  - ⊞ WATER SUPPLY HOOKUPS FOR WASHER
  - ⊞ HOSE BIBB
  - ⊞ GAS BIBB
  - ⊞ TOP OF WALL (TYP) - CAN ALSO HEAN TOP OF WINDOW FOR ELEVATION
  - ⊞ MIXED CONSTRUCTION
  - ⊞ TYPICAL ALIGN NOTE: ALIGN EDGE OF STUD W/ EDGE OF FURRING STRIP SO FINISHED SURFACE IS CO-PLANAR
  - ⊞ TRANSOM ABOVE
  - ⊞ EXISTING WALL TO REMAIN
  - ⊞ NEW 4" STUD WALL
  - ⊞ NEW 6" STUD WALL
  - ⊞ NEW 8" STUD WALL
  - ⊞ NEW CMU WALL
- NOTE: ALL WALLS ARE DESIGNED AS 8-4 WALLS
- (1) REBAR AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENING UNDER GARDENS & AT 4'-0" O.C. MAX. TYP. PROVIDE # 8 BARS SILL FOR OPENINGS GREATER THAN 6'-0" W.
  - (2) REBAR OR (1) # 11 FOR OPENINGS 10'-0" OR LARGER, TYP.
  - (3) REBAR BELOW SLAB (IN STEPPED) OR (1) REBAR RETRIEVED FOR RENOVATION
  - (4) 8"x8" LONG TIE IN HD W/ 3"x3"x8" WASHER # 8 O.C. ON BOTTOM PLATE, 6"-0" FROM ENDS OF WALLS

**DIMENSION PLAN - 2ND FLOOR**  
 SCALE: 1/4"=1'-0"



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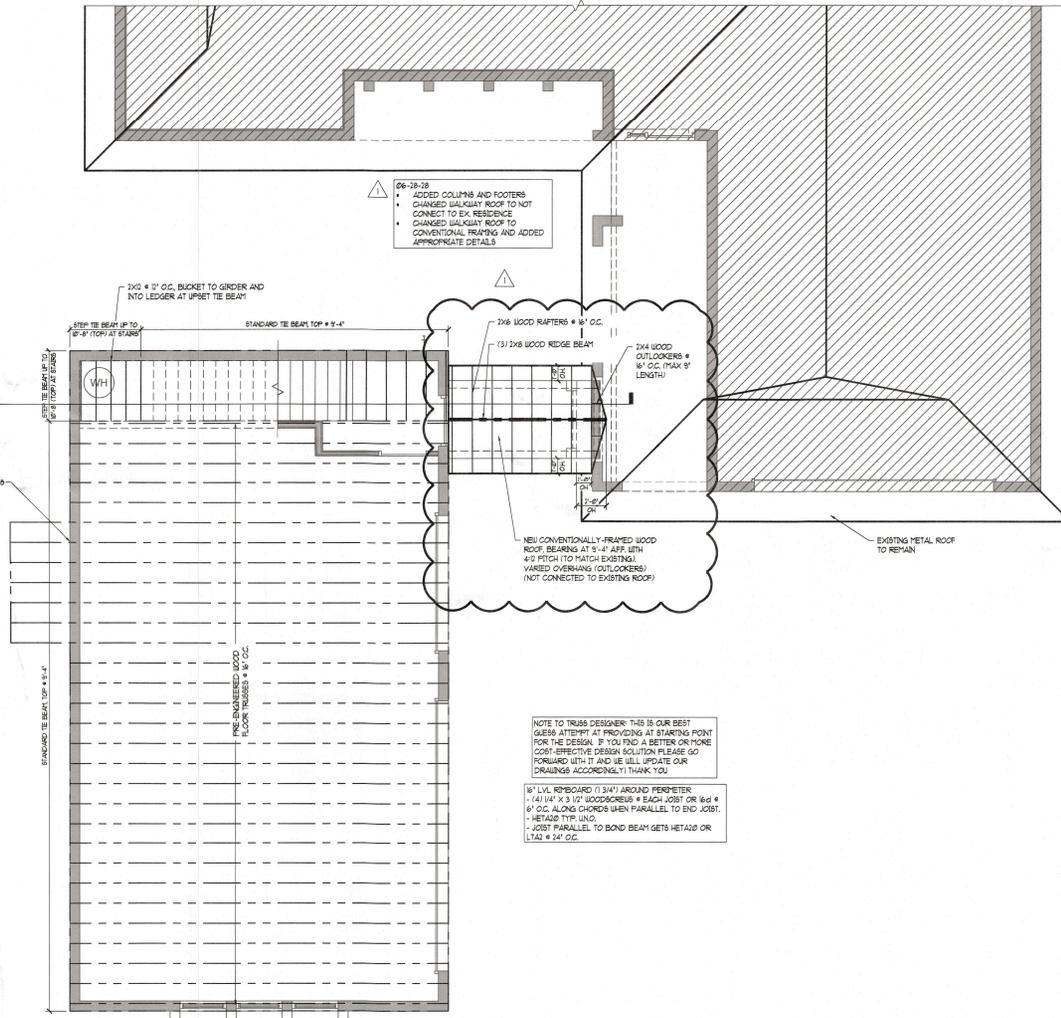
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A NEW GARAGE/GUEST HOUSE ADDITION FOR  
**The Willis Residence**  
 700 Dream Island Road  
 Longboat Key, FL

Date:	05-24-24	Drawn By:	DD
Job #:	23-163	Checked By:	JMK
Revisions			
No.	Date	Change	
1	06-28-24	BLDG DEPT REVS	

SHEET  
**A-2.4**

BLDG PERMIT PLANS  
 FILE  
 Copy of Record



06-28-28  
 • ADDED COLUMNS AND FOOTERS  
 • CHANGED JACKSON ROOF TO NOT CONNECT TO EX. RESIDENCE  
 • CHANGED JACKSON ROOF TO CONVENTIONAL FRAMING AND ADDED APPROPRIATE DETAILS

NOTE TO TRUSS DESIGNER: THIS IS OUR BEST GUESS ATTEMPT AT PROVIDING A SHAKING POINT FOR THE DESIGN. IF YOU FIND A BETTER OR MORE COST-EFFECTIVE DESIGN SOLUTION PLEASE GO FORWARD WITH IT AND WE WILL UPDATE OUR DRAWINGS ACCORDINGLY. THANK YOU.

1/2\"/>

□ = NO WORK



**LOW ROOF PLAN - 2ND FLOOR FRAMING PLAN**

SCALE:

1/4\"/>

OVERHANGS: 1'-0\"/>

**CONNECTOR SCHEDULE**

THE FOLLOWING CONNECTORS ARE PRESCRIPTIVE AND SHALL NOT BE DEVIATED FROM UNLESS SPECIFICALLY SHOWN AND NOTED OTHERWISE ON PERMITTED PLANS. ALL STRAPS SHALL BE INSTALLED PER THEIR RESPECTIVE CURRENT PRODUCT SPECIFICATIONS WITHOUT EXCEPTION.

- (1) HETA 20 (TYP.) U.N.O.
- (2) HETA 20
- (2) HETA 20 & (1) HTSM16
- (2) HETA 20 & (1) LGT23\*
- (2) HETA 20 & (1) MGT\* (12" EMBED)
- (2) HETA 20 & (1) HTTS\*\* (1) FGTR
- (2) HETA 20 & (2) FGTR
- H10A + (3) 10d TOE NAILS (TYPICAL @ FRAME U.N.O.)
- H10A (TYP. @ JACK TRUSS)
- H14 + (3) 10d TOE NAILS
- LGT2 / LGT3 (DEPENDING ON TRUSS PLY (FRAME) \*\*)
- MGT TO INVERTED MGT

\*\* = ADD 2x6 SYP SCAB 24" LONG AS NEEDED, ATTACH W/ 10d NAILS @ 3' O.C. STAGGERED. \*\* = HTTS OPTION IS ONLY APPLICABLE TO FORM & POUR BEAMS.

BLOCKING NOTE #1:  
 2x4 BLOCKING @ 24" O.C. W/ (3) 10d END NAILS. ATTACH BLOCKING TO UNSUPPORTED CMU WALLS W/ SIMPSON HETA20.

BLOCKING NOTE #2:  
 2x4 BLOCKING @ 24" O.C. W/ (3) 10d END NAILS. ATTACH BLOCKING TO TOP PLATE W/ DTC CLIPS @ 24" O.C.

- TRUSS MANUFACTURER'S LAYOUT / LOAD SHEETS SHALL DETERMINE THE UPLIFT LOADS.
- ALL EPOXY SHALL BE SIMPSON SET XP, MIN. 12" EMBEDMENT @ FOOTING U.N.O. & MIN. 12" EMBEDMENT @ THE BEAM U.N.O. 3" EDGE, 4" END DISTANCE U.N.O.
- ALL OTHER CONNECTIONS WILL BE SPECIFICALLY CALLED OUT ON PLANS.
- NO STRAP MAY CONTAIN LESS THAN FIVE NAILS.
- ONLY GALVANIZED OR STAINLESS STEEL CONNECTORS & FASTENERS ON TREATED LUMBER, PER MFS. SPECS.
- NO NAILLED FASTENERS TO NARROW FACE (PARALLEL TO GLUE LINE) OF WOOD STRUCTURAL COLUMN.
- NO MECHANICAL ANCHORS (I.E. REDHEADS, WEDGE-ALLS, TITEN HD'S) INTO PREFABRICATED METAL HOLD-DOWNS.
- ONLY USE "WET-SET" HOOKED ANCHOR BOLTS OR DRILL & EPOXY.

19/32" SHEATHING

RECEIVED  
 JUL 15 2024  
 TOWN OF LONGBOAT KEY  
 Planning, Zoning & Building



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Revisions			
No.	1	Date	06-28-24
2			
3			
4			

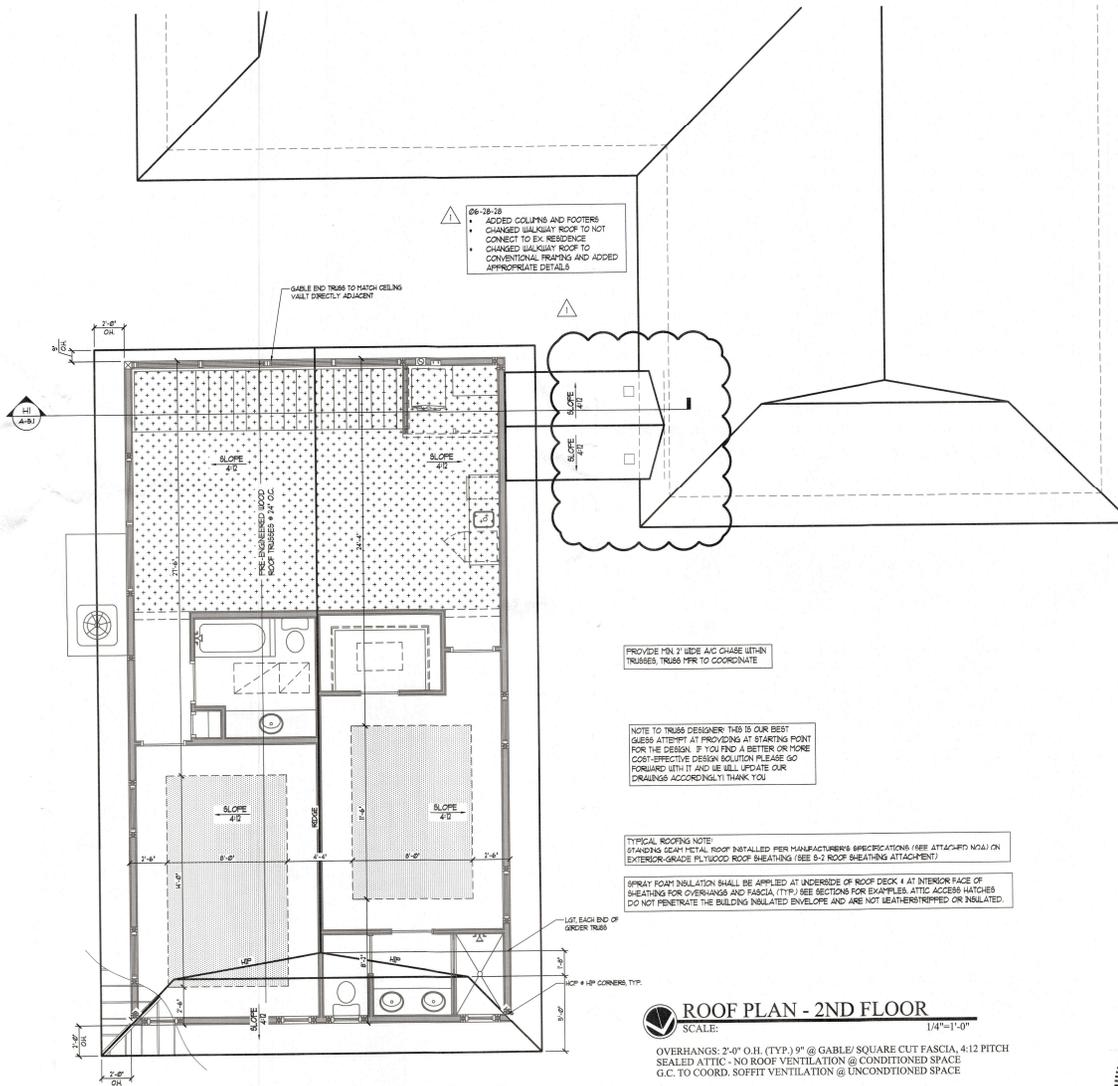


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THIS DRAWING HAS BEEN PREPARED BY RENATO A. CAROTTI OR THE ARCHITECT UNDER HIS SUPERVISION AND CONTROL AND THE ARCHITECTURE MUST BE VERIFIED ON AN ELECTRONIC BASIS.

SHEET  
**A-3.1**

BLDG PERMIT PLANS  
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06-18-28  
 ACCED COLUMNS AND FOOTERS  
 CHANGED WALKWAY ROOF TO NOT  
 CONNECT TO EX RESIDENCE  
 CHANGED WALKWAY ROOF TO  
 CONVENTIONAL TRUSSING AND ACCED  
 APPROPRIATE DETAILS

GABLE END TRUSS TO MATCH CEILING  
 VAULT DIRECTLY ADJACENT

PROVIDE MIN 2" WIDE AC CHASE WITHIN  
 TRUSSES, TRUSS PFR TO COORDINATE

NOTE TO TRUSS DESIGNER THIS IS OUR BEST  
 GUESS ATTEMPT AT PROVIDING AT STARTING POINT  
 FOR THE DESIGN. IF YOU FIND A BETTER OR MORE  
 COST-EFFECTIVE DESIGN SOLUTION PLEASE GO  
 FORWARD WITH IT AND WE WILL UPDATE OUR  
 DRAWINGS ACCORDINGLY. THANK YOU.

TYPICAL ROOFING NOTE:  
 STANDING SEAM METAL ROOF INSTALLED PER MANUFACTURER'S SPECIFICATIONS (SEE ATTACHMENT N241) ON  
 EXTERIOR-GRADE FIBROUS ROOF SHEATHING (SEE 8'-0" ROOF SHEATHING ATTACHMENT).

SPRAY FOAM INSULATION SHALL BE APPLIED AT UNDERSIDE OF ROOF DECK 1" AT INTERIOR FACE OF  
 SHEATHING FOR OVERHANGS AND FASCIA (TYP) (SEE SECTION FOR DETAILS). ATTIC ACCESS HATCHES  
 DO NOT PENETRATE THE BUILDING INSULATED ENVELOPE AND ARE NOT LEATHERSTRIPPED OR INSULATED.

LET EACH END OF  
 ORDER TRUSS

TOP + 1/4" CORNERS, TYP.

**ROOF PLAN - 2ND FLOOR**  
 SCALE: 1/4"=1'-0"

OVERHANGS: 2'-0" O.H. (TYP.) 9" @ GABLE/ SQUARE CUT FASCIA, 4:12 PITCH  
 SEALED ATTIC - NO ROOF VENTILATION @ CONDITIONED SPACE  
 G.C. TO COORD. SOFFIT VENTILATION @ UNCONDITIONED SPACE

**CONNECTOR SCHEDULE**

THE FOLLOWING CONNECTORS ARE PRESCRIPTIVE AND SHALL NOT BE DEVIATED FROM UNLESS SPECIFICALLY SHOWN AND NOTED OTHERWISE ON PERMITTED PLANS. ALL STRAPS SHALL BE INSTALLED PER THEIR RESPECTIVE CURRENT PRODUCT SPECIFICATIONS WITHOUT EXCEPTION.

(1) HETA 20 (TYP.) U.N.O.

- (2) HETA 20
- (2) HETA 20 & (1) HTSM16
- (2) HETA 20 & (1) LGT2/3"
- (2) HETA 20 & (1) MGT\* (12" EMBED)
- (2) HETA 20 & (1) HTTS\*\* / (1) FGTR
- (2) HETA 20 & (2) FGTR
- H10A + (3) 104 TOE NAILS (TYPICAL @ FRAME U.N.O.)
- H10A (TYP. @ JACK TRUSS)
- H14 + (3) 104 TOE NAILS
- LGT2 / LGTS (DEPENDING ON TRUSS PLY) (FRAME)\*
- MGT TO INVERTED MGT

\* = ADD 2x6 SYP. SCAB 24" LONG AS NEEDED ATTACH W/ 10d NAILS @ 24" O.C. STAGGERED.  
 \*\* = HTTS OPTION IS ONLY APPLICABLE TO FORM & POUR BEAMS.

**BLOCKING NOTE #1:**  
 2x4 BLOCKING @ 24" O.C. W/  
 (3) 10d END NAILS. ATTACH BLOCKING TO UNSUPPORTED CHAU WALLS W/ SIMPSON HETA20.

**BLOCKING NOTE #2:**  
 2x4 BLOCKING @ 24" O.C. W/  
 (3) 10d END NAILS. ATTACH BLOCKING TO PLATE W/ DTC CLIPS @ 24" O.C.

TRUSS MANUFACTURER'S LAYOUT / LOAD SHEETS SHALL DETERMINE THE UPLIFT LOADS.  
 ALL EPOXY SHALL BE SIMPSON SET-XP. MIN. 12" EMBEDMENT @ FOOTING U.N.O. & MIN. 12" EMBEDMENT @ THE BEAM U.N.O.  
 ALL OTHER CONNECTIONS WILL BE SPECIFICALLY CALLED OUT ON PLANS.  
 NO STRAP MAY CONTAIN LESS THAN FIVE NAILS.  
 ONLY GALVANIZED OR STAINLESS STEEL CONNECTORS & FASTENERS ON TREATED LUMBER. PER MFG. SPEC.  
 NO NAILS PASS THROUGH IN U/NARROW FACE (PARALLEL TO GLUE LINE) OF WOOD STRUCTURAL COLUMNS.  
 NO MECHANICAL ANCHORS (I.E. REDHEADS, WEDGE-ALLS, TITEN HD'S) INTO PREFABRICATED METAL HOLD-DOWNS.  
 ONLY USE "WET-SET" HOOKED ANCHOR BOLTS OR DRILL & EPOXY.

19/32" SHEATHING

**CEILING LEGEND**

(NO HATCH)	8'-0" AFF. CLG. HT.
(HATCH)	8'-0" AFF. CLG. HT.
(HATCH)	VAULTED CLG W/ 2/12 PITCH

RECEIVED  
 JUL 15 2024  
 TOWN OF LONGBOAT KEY  
 Planning, Zoning & Building



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 1 | 06-28-24 | BLDG DEPT. REVS  
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 4 |



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SHEET  
**A-3.2**

BLDG PERMIT PLANS  
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**BASE DESIGN FLOOD ELEVATION NOTE:**

- BASE FLOOD ELEV. (BFE) + 5.00' NAVD.
- DESIGN FLOOD ELEV. (DFE) + 8.00' NAVD.
- FINISHED FLOOR ELEV. (FFE) + 8.23' NAVD.
- GARAGE FIN. FLOOR ELEV. (GFF) + 8.24' NAVD.
- ALL DRAINS TO BE ABV. DFE. + FIN. BSP NAVD.
- ALL ELEC. EQUIP. TO BE ABV. DFE. + FIN. BSP NAVD.

NOTE: ALL "AS SHOWN" ELEVATIONS & ELEVATION CHANGES ARE MEASURED RELATIVE TO FINISHED FLOOR.

ALL ELEVATION HEIGHTS ARE LISTED IN NAVD 1988 FORMAT

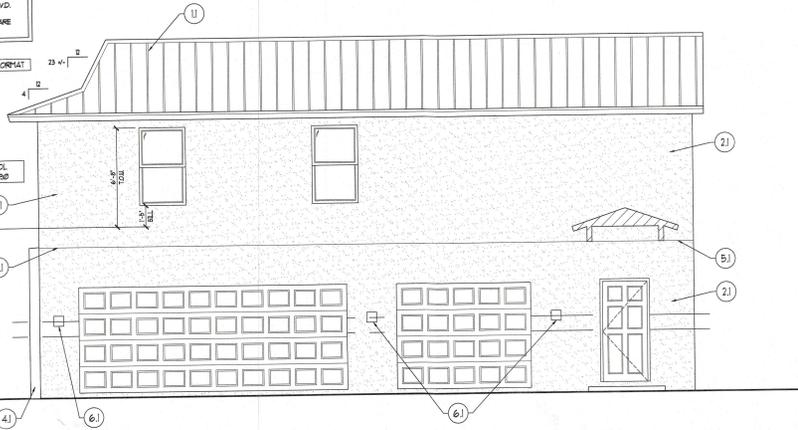
8'-0" AFF. 26'-23" NAVD  
ROOF TRUSS BEARING

NOTE: EGRESS WINDOWS SHALL HAVE OPENING CONTROL DEVICE PER RSJ211 AND SHALL COMPLY W/ ASTM F2090

8'-0" AFF. 16'-23" NAVD  
2ND LEVEL FINISHED FLOOR  
9'-4" AFF. 14'-8" NAVD  
FLOOR TRUSS BEARING

DESIGN FLOOD ELEVATION @ 800' NAVD (BFE) + 0'  
BASE FLOOD ELEVATION (FIN. ELEV. REQ'D BY LAW) 5.00' NAVD (MOST STRINGENT)

8'-0" AFF. 8'-51" NAVD  
1ST LEVEL FINISHED FLOOR



**WEST ELEVATION**  
SCALE: 1/4"=1'-0"

ELEVATION KEY NOTES	
(1)	METAL ROOF TO MATCH EXISTING
(2)	CEMENT PLASTER (FIN. 10') TO MATCH EXISTING
(3)	DECO. STUCCO BAND (0') ON FRONT ELEVATION ONLY
(4)	CONCRETE COLUMN W/ CEMENT PLASTER FINISH SLOPE TOP OF COLUMN TO DRAIN
(5)	CONTROL JOINT, TYP.
(6)	CARRIAGE LIGHT TO MATCH EXISTING
(7)	A/C COMPRESSOR ON ELEVATED PLATFORM ABOVE DFE.
(8)	VAULTED GLG W/ 2/12 INT. PITCH

06-28-24  
• ADDED COLUMN FOR WALKWAY ROOF AND DISCONNECTED IT FROM MAIN RESIDENCE  
• ADDED DAYLIGHT PLANE AT 90 DEGREES STARTING AT PROPERTY LINE AND LOWEST HABITABLE FLOOR ELEVATION.

**BASE DESIGN FLOOD ELEVATION NOTE:**

- BASE FLOOD ELEV. (BFE) + 5.00' NAVD.
- DESIGN FLOOD ELEV. (DFE) + 8.00' NAVD.
- FINISHED FLOOR ELEV. (FFE) + 8.23' NAVD.
- GARAGE FIN. FLOOR ELEV. (GFF) + 8.24' NAVD.
- ALL DRAINS TO BE ABV. DFE. + FIN. BSP NAVD.
- ALL ELEC. EQUIP. TO BE ABV. DFE. + FIN. BSP NAVD.

NOTE: ALL "AS SHOWN" ELEVATIONS & ELEVATION CHANGES ARE MEASURED RELATIVE TO FINISHED FLOOR.

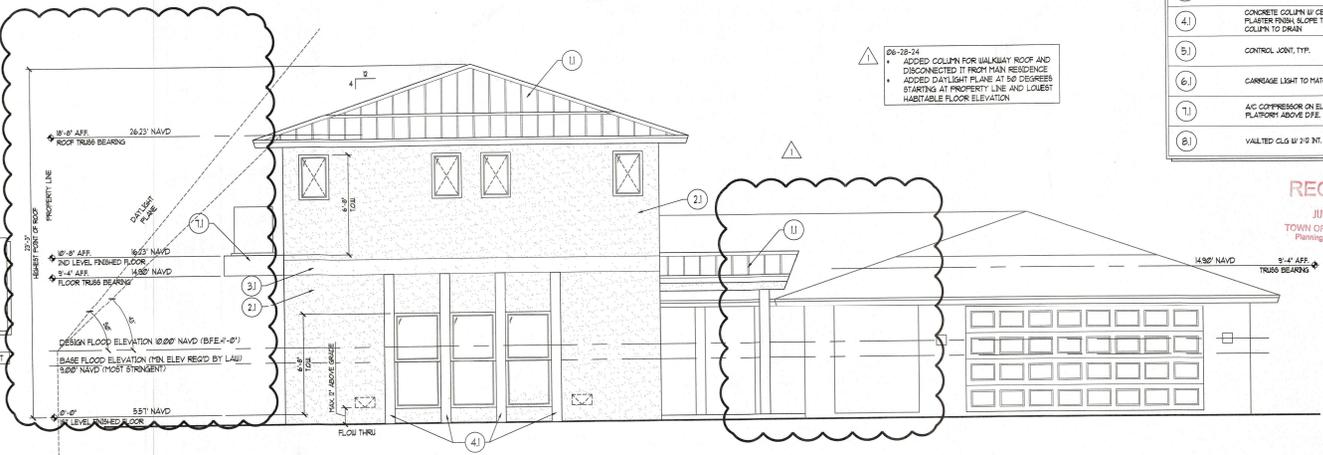
ALL ELEVATION HEIGHTS ARE LISTED IN NAVD 1988 FORMAT

8'-0" AFF. 26'-23" NAVD  
ROOF TRUSS BEARING

8'-0" AFF. 16'-23" NAVD  
2ND LEVEL FINISHED FLOOR  
9'-4" AFF. 14'-8" NAVD  
FLOOR TRUSS BEARING

DESIGN FLOOD ELEVATION @ 800' NAVD (BFE) + 0'  
BASE FLOOD ELEVATION (FIN. ELEV. REQ'D BY LAW) 5.00' NAVD (MOST STRINGENT)

8'-0" AFF. 8'-51" NAVD  
1ST LEVEL FINISHED FLOOR



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

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No. Date Changes  
1 06-28-24 BLDG DEPT REV'S



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A NEW GARAGE/GUEST HOUSE ADDITION FOR:  
**The Willis Residence**  
 700 Dream Island Road  
 Longboat Key, FL

Date: 05-24-24 Drawn By: DD  
 Job #: 23-163 Checked By: JMK

No.	Date	Change
1	06/28/24	BLDG DEPT REYS
2		
3		
4		

ELEVATION KEY NOTES	
1	METAL ROOF TO MATCH EXISTING
2	CEMENT PLASTER FIN. W/ 1/2" TO MATCH EXISTING
3	DECO BRICKS BAND 12" ON FRONT ELEVATION ONLY
4	CONCRETE COLUMN W/ CEILING PLASTER FINISH SLOPE TOP OF COLUMN TO DRAIN
5	CONTROL JOINT, TYP.
6	CARRIAGE LIGHT TO MATCH EXISTING
7	A/C COMPRESSOR ON ELEVATED PLATFORM ABOVE DFE.
8	VAULTED CLG W/ 2'0" INT. FINISH

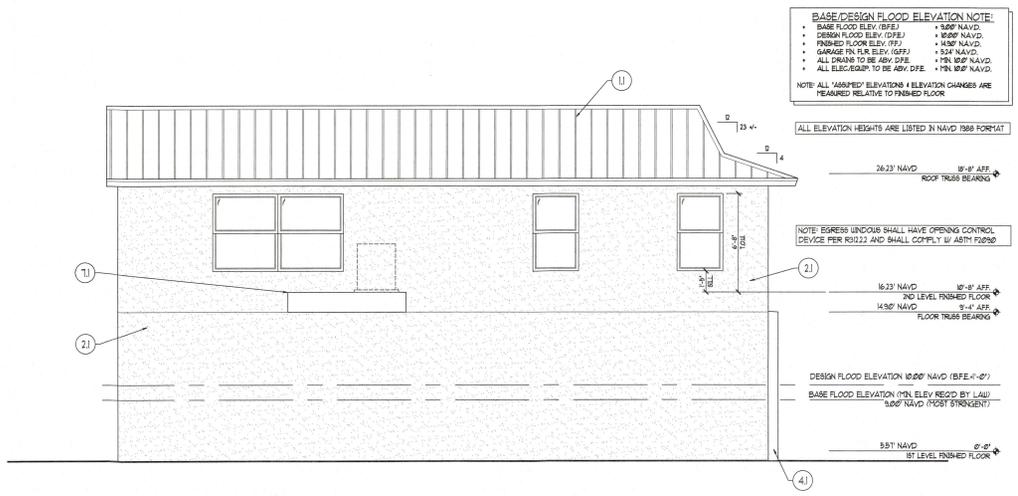
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 JUL 15 2024  
 TOWN OF LONGBOAT KEY  
 Planning, Zoning & Building

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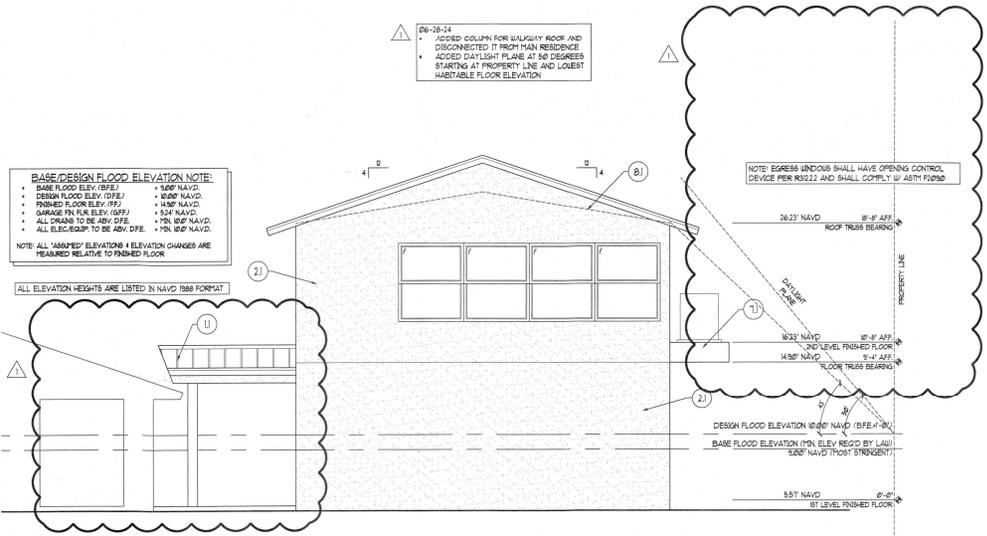


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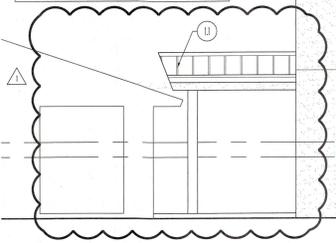
**D EAST ELEVATION**  
 SCALE: 1/4"=1'-0"



**C SOUTH ELEVATION**  
 SCALE: 1/4"=1'-0"

**BASE/DESIGN FLOOD ELEVATION NOTE:**  
 • BASE FLOOD ELEV. (BFE) + 8'00" NAVD  
 • DESIGN FLOOD ELEV. (DFE) + 10'00" NAVD  
 • FINISHED FLOOR ELEV. (FFE) + 14'00" NAVD  
 • GARAGE FIN. FLR ELEV. (GFF) + 15'24" NAVD  
 • ALL DRAINS TO BE ABV. DFE + 1'IN. W/ 1/2" NAVD.  
 • ALL ELEC. EQUIP. TO BE ABV. DFE + 1'IN. W/ 1/2" NAVD.  
 NOTE: ALL 'ASSUMED' ELEVATIONS & ELEVATION CHANGES ARE PREPARED RELATIVE TO FINISHED FLOOR.

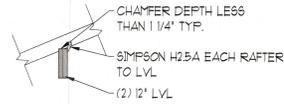
ALL ELEVATION HEIGHTS ARE LISTED IN NAVD 1988 FORMAT



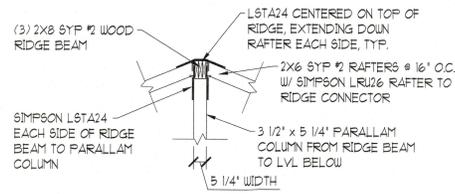
NOTE: EGRESS WINDOWS SHALL HAVE OPENING CONTROL DEVICE PER R3202.2 AND SHALL COMPLY W/ ASTM F2086

DESIGN FLOOD ELEVATION 10'00" NAVD (8'FE-11'-0")  
 BASE FLOOD ELEVATION 5'00" NAVD (1'00" NAVD (FOOT STRONG))

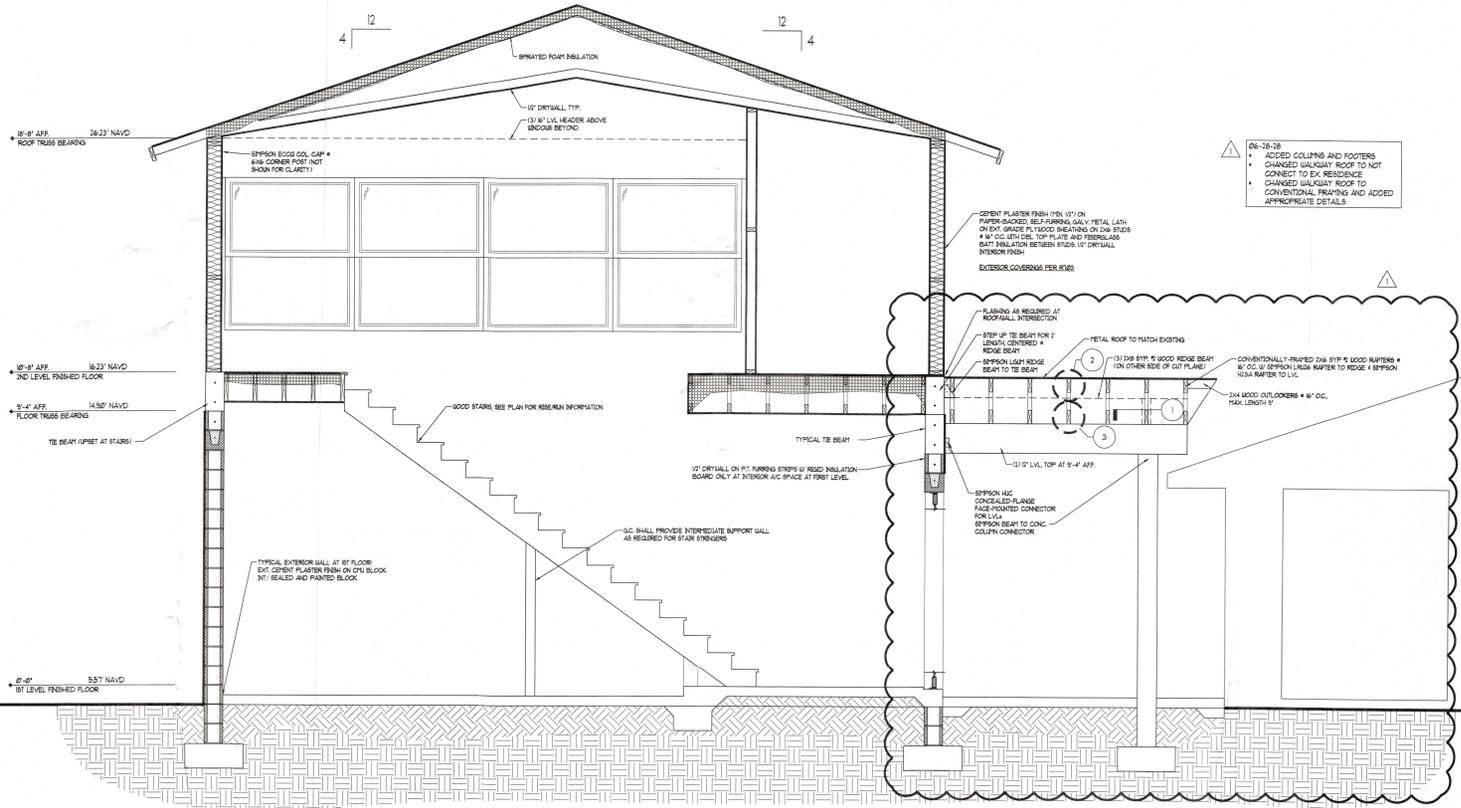
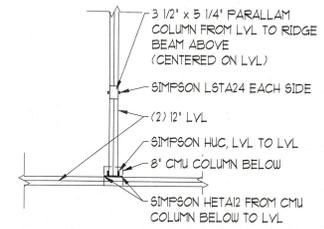
3 RAFTER/LVL DETAIL  
SCALE: 1/2"=1'-0"



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



1 LVL/COLUMN DETAIL  
SCALE: 1/2"=1'-0"



H1 BUILDING SECTION  
SCALE: 1/2"=1'-0"



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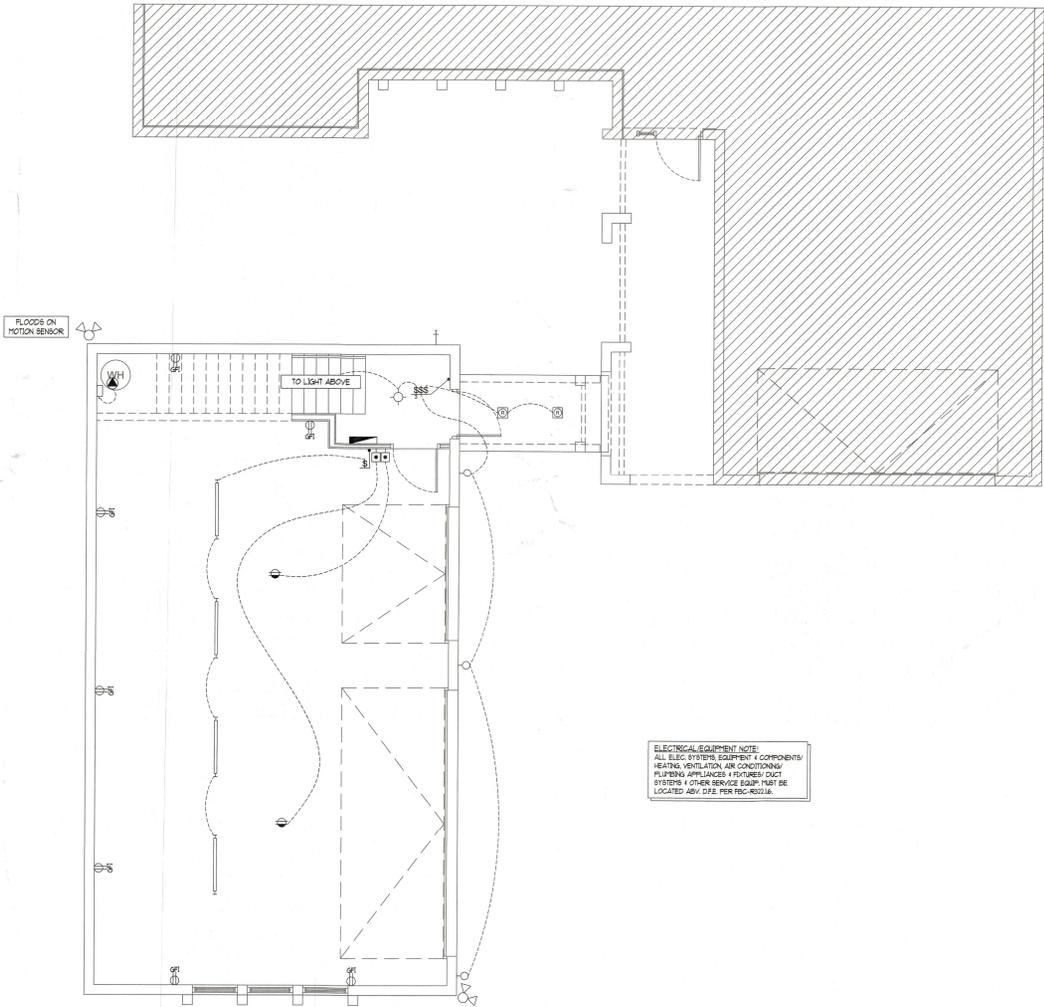
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Job #:	23-163	Checked By:	JMK
Revisions			
No.	Date	By	Description
1	06-28-24	DD	BLDG DEPT REVS
2			
3			
4			

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BLDG PERMIT PLANS  
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**ELECTRICAL/EQUIPMENT NOTE**  
 ALL ELEC. SYSTEMS, EQUIPMENT & COMPONENTS/  
 HEATING, VENTILATION, AIR CONDITIONING/  
 PUMPING APPLIANCES & FIXTURES/ DUCT  
 SYSTEMS & OTHER SERVICE EQUIP. MUST BE  
 LOCATED ADV. DPE PER FBC-R2024.

- ELECTRICAL LEGEND**
- DUPLEX OUTLET # 15" AFF (A.F.I. UNO.)
  - RECEPTACLE w/ DUPLEX 42" AFF.
  - SPLIT SWITCHED OUTLET
  - QUAD OUTLET # 8" AFF (A.F.I. UNO.)
  - SPECIALTY OUTLET
  - CEILING OUTLET
  - FLOOR OUTLET
  - GROUND FAULT OUTLET
  - WEATHER PROOF GFI OUTLET
  - 220V OUTLET
  - DUPLEX RECEPTACLE FOR TV, HT, T.B.D., G.C. TO COORD.
  - 240V DIRECT WIRE
  - 240 DISCONNECT SWITCH
  - ELECTRICAL PANEL
  - ELECTRIC METER
  - JUNCTION BOX
  - 3-WAY SWITCH
  - 4-WAY SWITCH
  - DIMMER SWITCH
  - MOTION SWITCH
  - EXHAUST FAN
  - EXHAUST FAN / LIGHT
  - EXHAUST FAN / LIGHT & HEAT
  - RECESSED CAN LIGHT
  - 'HOOKER' LIGHTING
  - VAPOR PROTECTED LIGHT
  - CEILING LIGHT
  - WALL LIGHT
  - FLUORESCENT FIXTURE
  - VANITY LIGHTS
  - FLOOD LIGHT
  - TRACK LIGHTING
  - CEILING FAN FIXTURE
  - CEILING FAN w/ LIGHT FIXTURE
  - CABLE TV JACK
  - NETWORK CABLE (TYPE TBD)
  - PHONE JACK # 8" AFF (UNO.)
  - THERMOSTAT # 60" AFF
  - SPEAKER FIXTURE
  - BUTTON
  - CHIMES
  - SMOKE DETECTOR
  - CARBON MON. & SMOKE DETECTOR

- ELECTRICAL / MECH NOTES**
1. ALL WIRING AND GROUND SHALL BE COPPER.
  2. ALL ELECTRICAL, MECHANICAL AND H.V.A.C. SYSTEMS SHALL BE INSTALLED COMPLETE WITH ALL COMPONENTS.
  3. ALL SERVICE EQUIPMENT SHALL BE APPROVED BY THE POWER COMPANY.
  4. CONTRACTOR SHALL OBTAIN ALL INSPECTIONS REQUIRED.
  5. PROVIDER APPROVED BOXES, PLATES, PULL WIRE AND ESCUTCHEONS FOR TELEPHONE OUTLETS. FIELD VERIFY LOCATIONS WITH OWNER.
  6. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF NATIONAL ELECTRICAL CODE AS AMENDED & LOCAL ORDINANCES AND AUTHORITIES HAVING JURISDICTION.
  7. SMOKE AND MONOXIDE DETECTORS SHALL BE PHOTOELECTRIC TYPE, 120 VOLT, HARD-WIRED W/ BATTERY BACKUP - SUPPLIED AND INSTALLED BY CONTRACTOR.
  8. ELECTRICAL, PLUMBING AND H.V.A.C. CONTRACTORS SHALL PROVIDE CATALOG, CUT SHEETS, E.T.C. FOR APPROVAL.
  9. ALL ELECTRICAL OUTLETS TO BE A.F.I. PROTECTED.
  10. ALL PERMANENTLY INSTALLED LAMPBULBS, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS PER WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS PER WATT.
  11. ALL EXTERIOR LIGHT FIXTURES SHALL BE RATED FOR EX-TERROR USE.
  12. O.C. SHALL VERIFY SMOKE DETECTOR IN EACH HABITABLE ROOM & CARBON MONOXIDE DETECTOR WITHIN (10) TEN FEET, CM ALARMS PER FBC-R314 & R315.
  13. ALL OUTLETS TO BE TAMPER PROOF PER NEC 2020.



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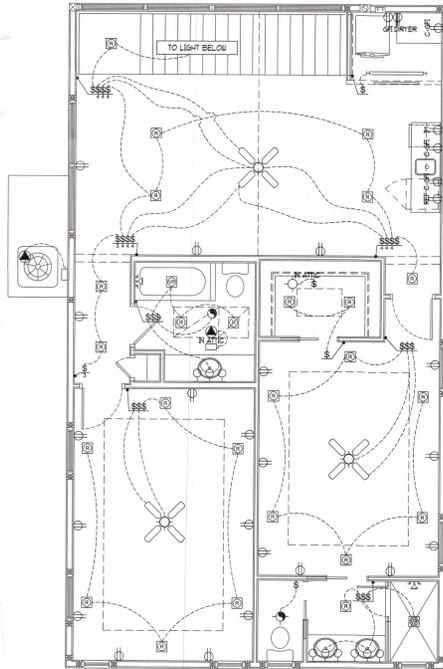
**ELECTRICAL / MECH NOTES**

DATE: 05-24-24 | Drawn By: DD | Checked By: JMK  
 JOB #: 23-163 | Revisions  
 No. | Date | Change  
 1 | 06-28-24 | BLDG DEPT REVS  
 2 |  
 3 |  
 4 |

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

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**A-6.1**

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**ELECTRICAL PLAN - 2ND FLOOR**  
SCALE: 1/4"=1'-0"

**ELECTRICAL LEGEND**

	DUPLEX OUTLET * 18" AFF (AFL UNO)
	RECEPTACLE * 18" AFF (AFL UNO)
	SPLIT SWITCHED OUTLET
	QUAD OUTLET * 18" AFF (AFL UNO)
	SPECIALTY OUTLET
	CEILING OUTLET
	FLOOR OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF GFI OUTLET
	220V OUTLET
	DUPLEX RECEPTACLE FOR TV, HT. 50", GC TO COORD.
	340V DIRECT WIRE
	340 DISCONNECT SWITCH
	ELECTRICAL PANEL
	ELECTRIC METER
	JUNCTION BOX
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	MOTION SWITCH
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	EXHAUST FAN / LIGHT + HEAT
	RECESSED CAN LIGHT
	'HOOKERPICK' LIGHTING
	VAPOR PROTECTED LIGHT
	CEILING LIGHT
	WALL LIGHT
	FLUORESCENT FIXTURE
	VANITY LIGHTS
	FLOOD LIGHT
	TRACK LIGHTING
	CEILING FAN FIXTURE
	CEILING FAN W/LIGHT FIXTURE
	CABLE TV JACK
	NETWORK CABLE (TYPE TBD)
	PHONE JACK * 18" AFF (UNO)
	THERMOSTAT * 60" AFF
	BREAKER FIXTURE
	BUTTON
	CHIMES
	SMOKE DETECTOR (WIN OF LONGBOAT KEY)
	CARBON MON. & SMOKE DETECTOR

- ELECTRICAL / MECH NOTES**
- ALL WIRING AND GROUND SHALL BE COPPER.
  - ALL ELECTRICAL, MECHANICAL AND H.V.A.C. SYSTEMS SHALL BE INSTALLED COMPLETE WITH ALL COMPONENTS.
  - ALL SERVICE EQUIPMENT SHALL BE APPROVED BY THE POWER COMPANY.
  - CONTRACTOR SHALL OBTAIN ALL INSPECTIONS REQUIRED.
  - PROVIDE APPROVED BOXES, PLATES, PULL WIRE AND ESSENTIALS FOR TELEPHONE OUTLETS.
  - FIELD VERIFY LOCATIONS WITH OWNER.
  - ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE BEST COPY OF NATIONAL ELECTRICAL CODE AS AMENDED & LOCAL ORDINANCES AND AUTHORITIES HAVING JURISDICTION.
  - SMOKE AND MONOXIDE DETECTORS SHALL BE PHOTOELECTRIC TYPE, 120 VOLT HARD-WIRED W/ BATTERY BACKUP, SUPPLIED AND INSTALLED BY CONTRACTOR.
  - ELECTRICAL, PLUMBING AND H.V.A.C. CONTRACTORS SHALL PROVIDE CATALOG, CUT SHEETS, ETC. FOR APPROVAL.
  - ALL ELECTRICAL OUTLETS TO BE A.F.I. PROTECTED.
  - ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS PER WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS PER WATT.
  - ALL EXTERIOR LIGHT FIXTURES SHALL BE RATED FOR SIX HOUR LIFE.
  - SMOKE DETECTOR IN EACH HABITABLE ROOM & CARBON MONOXIDE DETECTOR WITHIN (10) TEN FEET, CM ALARMS PER FBC R314 & R315.
  - ALL OUTLETS TO BE TAMPER PROOF PER NEC 2020.



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 700 & BAYVIEW



