

Renovations for: Richard & Sara Ayotte:

720 Hideway Bay Drive ■ Longboat Key, Florida 34228

BLDG PERMIT PLANS

FILE

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I, Jeffrey L. Vogel, PE #81235, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 903.791, Florida Statute and hold the appropriate license.
Signature: _____

Sarasota
ARCHITECTURE
A K T M R Corporation, construction management
1960 Stickney Point Road, Suite 201
Sarasota, Florida 34231 ARS00053



REVISION:
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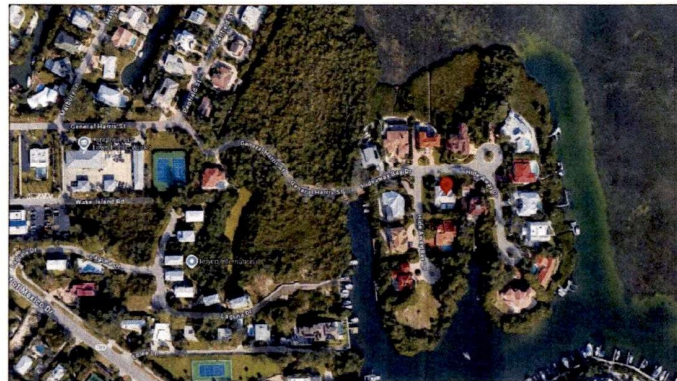
DESIGN CRITERIA

ALL WORK IS TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023, (8th EDITION).

OCCUPANCY TYPE:	R-3
CONSTRUCTION TYPE:	V-B
BASIC WIND SPEED:	160 mph
RISK CATEGORY:	II
EXPOSURE CATEGORY:	D
ENCLOSURE CLASSIFICATION:	ENCLOSED
INTERNAL PRESSURE COEF.:	+/- 0.18

AREA CALCULATION:

LIVING AREA (CONDITIONED SPACE)	2,280.00	SQ. FT.
CARPORT (UNCONDITIONED SPACE)	1,120.00	SQ. FT.
PORCHES (UNCONDITIONED SPACE)	936.00	SQ. FT.
STORAGE (UNCONDITIONED SPACE)	320.00	SQ. FT.
<hr/>		
TOTAL CONDITIONED SPACE	2,280.00	SQ. FT.
TOTAL UNCONDITIONED SPACE	2,376.00	SQ. FT.
TOTAL AREA	4,656.00	SQ. FT.



VICINITY MAP:

INDEX SHEET

- | | |
|-------|---------------------------|
| C.1 | COVER PAGE |
| A.1 | EX. 1st FLOOR PLAN |
| A.1.2 | EX. 2nd FLOOR PLAN |
| A.2 | PROPOSED 1st FLOOR PLAN |
| A.2.1 | PROPOSED 2nd FLOOR PLAN |
| A.3 | ELEVATIONS |
| S.1 | GENERAL NOTES |
| S.2 | 2nd FLOOR FRAMING PLAN |
| D.1 | DETAILS |
| E.1 | 1st FLOOR ELECTRICAL PLAN |
| E.2 | 2nd FLOOR ELECTRICAL PLAN |

SCOPE OF WORK:

- EXISTING WINDOWS AND DOORS TO BE REMOVED AND REPLACED;
- EXISTING INTERIOR NON BEARING WALLS TO BE REMOVED AND REPLACED AS SHOWN PER PROPOSED 1st AND 2nd FLOOR PLANS;
- EXISTING WINDOWS TO BE REMOVED AND OPENING TO BE FILLED W/ CMU;
- ALL NEW EXTERIOR DOORS AND WINDOWS PER N.O.A.s

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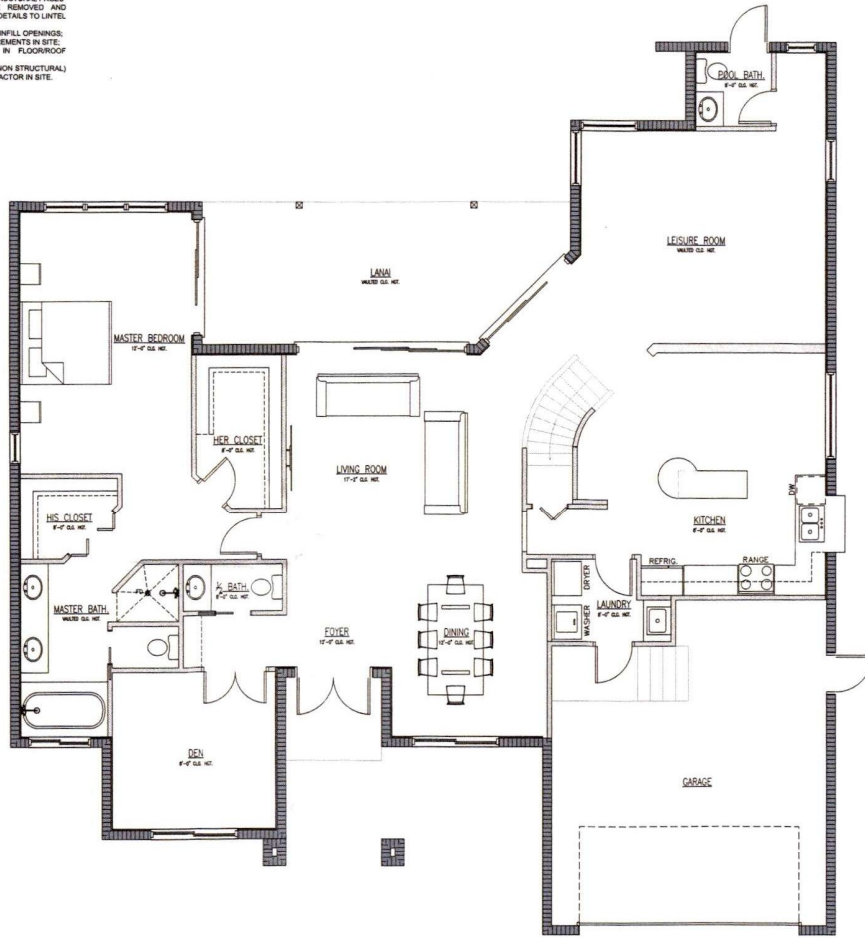
Ayotte Residence
720 Hideway Bay Dr.,
Longboat Key, Florida 34228

PROJECT NO.: Ayotte
DRAWN BY: RS
DATE: 9/16/2024
SHEET NO.

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.

CONSTRUCTION NOTES

1. EXISTING INTERIOR WALLS TO BE REMOVED AND REPLACED ACCORDING WITH PAGES A.2 & A.2.2.
2. ALL INTERIOR AND EXTERIOR DOORS TO BE REMOVED AND REPLACED AS SHOWN PER PLANS.
3. ALL WINDOWS TO BE REMOVED AND REPLACED AS SHOWN PER PLANS.
4. OPENINGS TO BE INFILLED WITH CMU BLOCK AS SHOWN PER DETAIL.
5. NEW WOOD HEADER AS SHOWN PER STRUCTURAL PAGE#
6. EXISTING 7' GARAGE DOOR TO BE REMOVED AND REPLACED AS SHOWN PER PLANS, SEE DETAILS TO LINTEL REPLACEMENT.
7. SEE FRAMING PLANS FOR NEW LINTELS INFILL OPENINGS.
8. CONTRACTOR TO CONFIRM ALL MEASUREMENTS IN SITE.
9. NO STRUCTURAL CHANGES MADE IN FLOOR/ROOF TRUSSES/JOISTS.
10. HEAVY TIMBER BEAMS OVER KITCHEN (NON STRUCTURAL) TO BE LOCATED BY OWNER AND CONTRACTOR IN SITE.



EX. 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

I, Jeffrey L. Vogel, PE #81235, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 553.791, Florida Statute and hold the appropriate license.
Signature: _____

Sarasota
ARCHITECTURE
Interior design, inspections, construction management
A K.T.M.F. Corporation company
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WALL LEGEND:

	• 4\"/>		• EX. 4\"/>
	• 6\"/>		• EX. 6\"/>
	• 8\"/>		• EX. 8\"/>

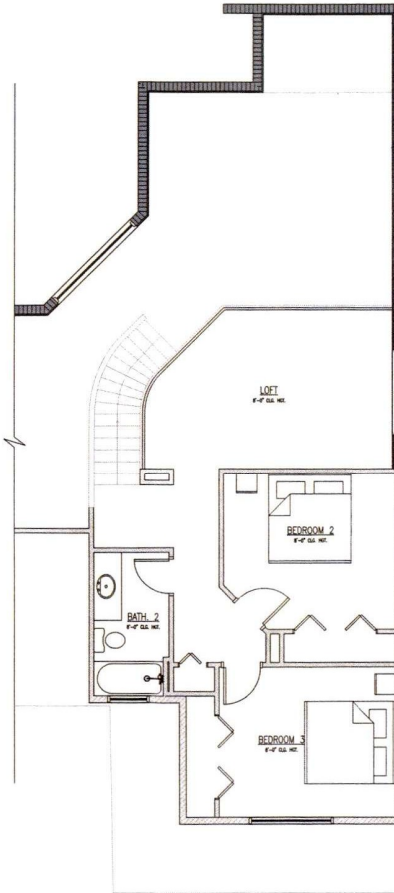
Avotte Residence
720 Hideaway Bay Dr.,
Longboat Key, Florida 34228

PROJECT NO.: Avotte
DRAWN BY: RS
DATE: 9/18/2024
SHEET NO.:

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EX. 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Signature: _____

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ARCHITECTURE
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A.K.T.M.R. Corporation
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WALL LEGEND:

4" FRAME WALL	EX 4" FRAME WALL
6" FRAME WALL	EX 6" FRAME WALL
8" CMU WALL	EX 8" CMU WALL

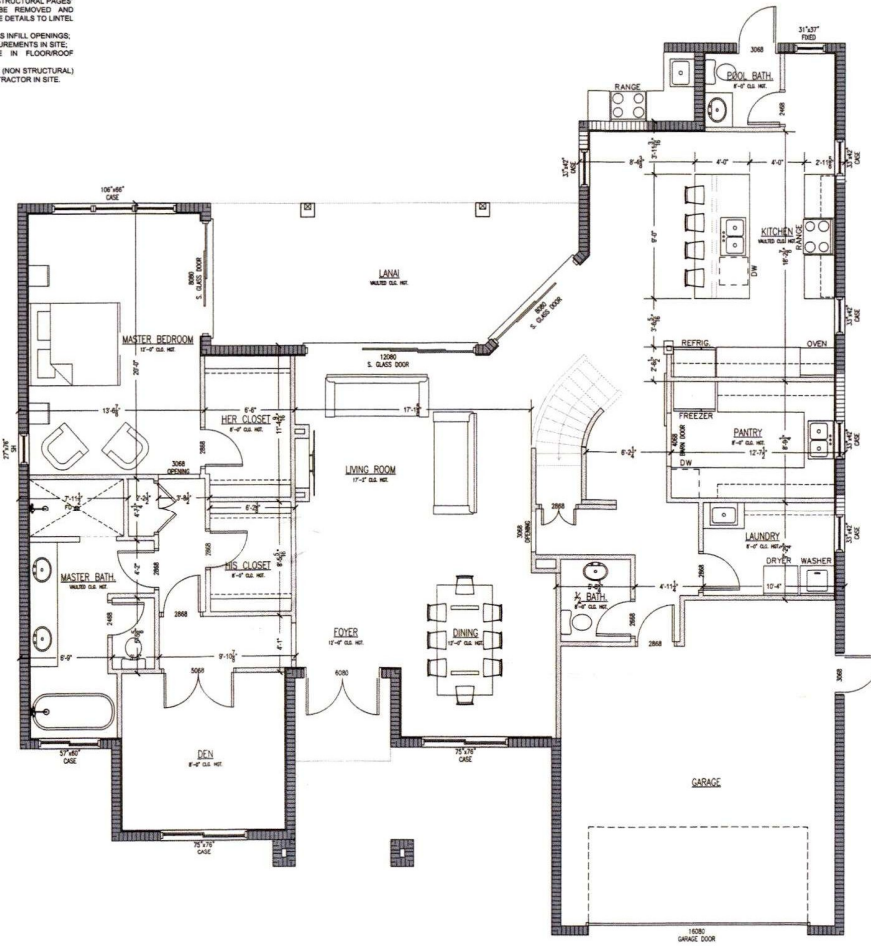
Avotte Residence
720 Hideaway Bay Dr.,
Longboat Key, Florida 34228

PROJECT NO: Avotte
DRAWN BY: JES
DATE: 9/16/2024
SHEET NO:

CONSTRUCTION NOTES

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- HEAVY TISSER BEAMS OVER KITCHEN (NON STRUCTURAL) TO BE LOCATED BY OWNER AND CONTRACTOR IN SITE.

I, Jeffrey L. Vogel, PE #1225, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are, in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 893.791, Florida Statute and hold the appropriate license.
Signature: _____



PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND:

	4" FRAME WALL		EX 4" FRAME WALL
	6" FRAME WALL		EX 6" FRAME WALL
	8" CMU WALL		EX 8" CMU WALL

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.

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Interior design, inspections, construction management
A.K.T.M.R. Corporation a company
1960 Slideway Point Road, Suite 201
Sarasota, Florida 34231 ARS0053



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720 Hideaway Bay Dr.,
Longboat Key, Florida 34228

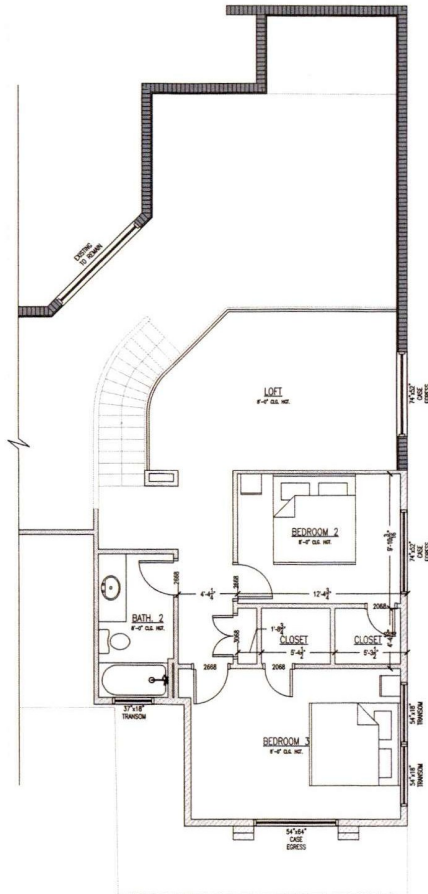
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PROJECT NO.: Avotte
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SHEET NO.

CONSTRUCTION NOTES

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9. NO STRUCTURAL CHANGES MADE IN FLOORFLOOR TRUSSES/JOISTS.
10. HEAVY TIMBER BEAMS OVER KITCHEN (NON STRUCTURAL) TO BE LOCATED BY OWNER AND CONTRACTOR IN SITE.

I, Jeffrey L. Vogel, PE #91235, hereby certify that to the best of my knowledge and belief the plans submitted were prepared for and are in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 553.791, Florida Statute and hold the appropriate license.
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PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND:

	• 4\"/>		• EX 4\"/>
	• 6\"/>		• EX 6\"/>
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720 Hideaway Bay Dr.,
Longboat Key, Florida 34228

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DATE: 9/18/2024
SHEET NO.

A.2.2

I, Jeffrey L. Vogel, PE #81235, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for accuracy in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 553.791, Florida Statute and hold the appropriate license.
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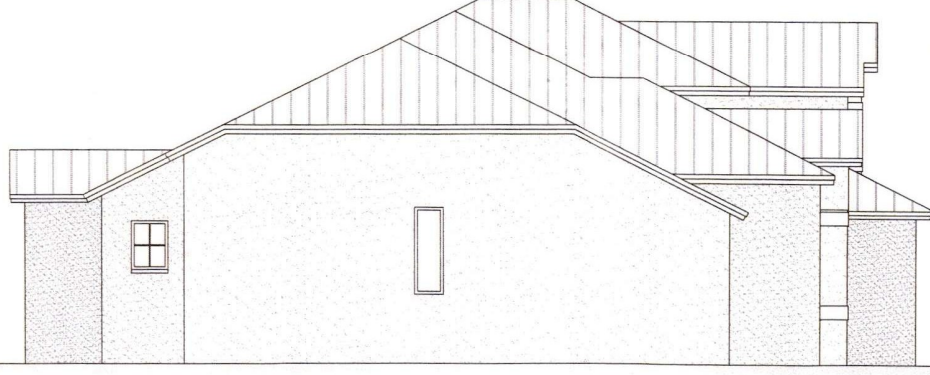
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

Sarasota
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Interior design, inspections, construction management
A M/R Corporation company
1405 S. Manatee Avenue East
Sarasota, Florida 34231 ARB053

SEAL
JEFFREY L. VOGEL
PE #81235
APR 2023
REGISTERED ARCHITECT

REVISIONS
NO. DATE

Avotte Residence
720 Hideaway Bay Dr.,
Longboat Key, Florida 34228

PROJECT NO.: Avotte
DRAWN BY: RS
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GENERAL NOTES:

DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED. TYPICALLY, IN THE CASE OF DIMENSIONAL CONFLICT ARCHITECTURAL DIMENSIONS GOVERN OVER STRUCTURAL DIMENSIONS. TYPICALLY.

STRUCTURAL DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT OF APEX CONSULTING ENGINEERS.

NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THESE DRAWINGS WITHOUT PREVIOUS APPROVAL FROM THE ENGINEER OF RECORD.

ALL OTHER JOB SPECIFICATION AND FINISH SPECIFICATIONS TO BE FURNISHED TO GENERAL CONTRACTOR BY THE HOME OWNER AND ARE NOT PART OF THESE DRAWINGS.

BRAND, STYLE, KIND, COLOR, ETC. OF ALL FINISHES & MATERIALS, ELECTRICAL FIXTURES, APPLIANCES, EQUIPMENT AS AGREED & NEGOTIATED BETWEEN OWNER & CONTRACTOR.

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK. © 2024 APEX C.E.

DESIGN LOADS AND NOTES:

DEAD LOADS

Table with 2 columns: Load Type, Value. Includes Typical Floor Loading (20PSF), Typical Roof Loading (Metal or Shingle Roofing: 15 PSF, Tile Roofing: 25 PSF, Bottom Chord: 10 PSF).

LOADING DOES NOT COUNT FOR ANY CONCRETE FLOATING OVER FLOORING/ROOFING.

ANY CHANGES MADE TO THE MATERIALS OF THE STRUCTURE FROM THOSE OF THE ARCHITECTURAL AND STRUCTURAL PLANS SHALL BE NOTIFIED TO THE ENGINEER OF RECORD FROM THE CONTRACTOR TO VERIFY THAT THE NEW LOADS CONFORM TO THE STRUCTURE AND ITS LOAD CARRYING CAPACITY.

LIVE LOADS

Table with 2 columns: Location, Value. Includes Floor (Habitable Attics & Sleeping Areas: 30PSF, All Other Areas Except Balconies: 40PSF, Balconies & Decks: 60PSF, Stairs: 40PSF), Roof (Top Chord (Flat, Pitched or Curved): 20PSF, Bottom Chord: Uninhabitable Attics w/o Storage: 10PSF, Uninhabitable Attics w/ Storage: 20PSF).

WIND LOADS

SEE COMPONENT & CLADDING CHART FOR PRESSURES

LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT UNLESS NOTED OTHERWISE.

FRAMING NOTES:

STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTERS, BEARING WALLS/COLUMNS, SHEAR WALLS, ETC.) SHALL BE MINIMUM #2 SOUTHERN YELLOW PINE. ALL WOOD FRAMING MATERIALS SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.

GLB OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE UNLESS NOTED OTHERWISE.

TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON GLB OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.

MEMBERS DESIGNATED 'LVL' (E.G., 1 3/4" x 14" LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY BOISE (VERSA-LAM) OR ENGINEER APPROVED SUBSTITUTION.

TYPICAL WALL EXTERIOR WALL SHEATHING SHALL BE 1/2" RING OR SMOOTH SHANK NAILS OF A DIAMETER NO LESS THAN 0.113" AND LENGTH NO LESS THAN 2 1/2". SHALL BE USED AND SPACING OF 8" O.C. IN FIELD AND ON EDGES.

IF NOT NOTED IN PLANS WOOD CONNECTIONS SHALL FOLLOW FBC 2023 TABLE 2304.10.1 FASTENING SCHEDULE.

CONNECTORS:

PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY OR EQUIVALENT. INSTALL ALL ACCESSORIES AS PER MANUFACTURERS REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (ASTM A466 GRADE A) AND BE GALVANIZED (COATING G60).

USE TRUSS HANGERS TO ATTACH FLOOR TRUSSES TO LVL BEAMS IF LESS THAN 3-1/2" SQUARE BEARING AREA IS PROVIDED.

FOR FLOOR FRAMING, USE SIMPSON H2.5A AT EACH INTERIOR MEMBER (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.

BOLT HEADS SHALL BE CENTERED & DRILLED NO MORE THAN 1/16" LARGER THAN BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.

TRUSS FRAMING NOTES:

CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEEMWAL OR MONOLITHIC FOOTING.

TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT & GRAVITY LOADS.

MEAN ROOF HEIGHT SHALL BE DETERMINED BY TRUSS DESIGNER FROM PLANS.

CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON AN EXTERIOR WALL.

PEST/DECAY PROTECTION NOTES:

ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1 FOOT FROM BUILDING SIDEWALLS.

SOIL TREATMENT SHALL MEET THE REQUIREMENTS OF 2023 FBC R318 METHOD.

PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH 2023 FBC R317, R318.

ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF 2023 FBC R703.7.5, R703.8, R903.2 AND R9.

MASONRY NOTES:

PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE ACI 530.1-13, JOINTLY PUBLISHED BY THE ACI, TMS AND ASCE.

HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO THE ASTM C-90, AND BE MADE WITH NORMAL WEIGHT AGGREGATE. UNIT COMPRESSIVE STRENGTH OF 1,900 PSI TO PROVIDE COMPRESSIVE STRENGTH OF MASONRY (m) OF 1,500 PSI, AS DETERMINED BY THE UNIT STRENGTH METHOD OF ACI 930.1.

FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY WITH GROUT. GROUT STOPS ARE TO BE MESHED OR SCREEN TYPE. FELT PAPER IS NOT ALLOWED. MORTAR SHALL CONFORM TO ASTM C-270, TYPE 'M' OR 'S'. ALL MORTAR SHALL MEET ASTM C-270 AND EVALUATED IN ACCORDANCE WITH ASTM C-780.

GROUT MUST MEET WITH THE PROPORTION OR THE PROPERTY SPECIFICATION OF ASTM C476. STANDARD SPECIFICATION FOR GROUT FOR MASONRY, AND THE 28 DAY COMPRESSIVE STRENGTH OF THE GROUT MUST BE EQUAL OR EXCEED 1700 PSI BUT NOT BE LESS THAN 2000 PSI WHEN PROPERTY SPECIFICATIONS ARE USED. THE COMPRESSIVE STRENGTH OF THE GROUT IS DETERMINED IN ACCORDANCE WITH ASTM C1019, STANDARD TEST METHOD FOR SAMPLING AND TESTING GROUT.

REINFORCED STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BENT. PROVIDE HOOKED DOWELS INTO FOOTINGS WHERE VERTICAL REINFORCEMENT IS LOCATED. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAPPED WITH FIRST LIFT OF REINFORCING. PROVIDE A MINIMUM LAP OF 48x BAR DIAMETER, UNLESS NOTED OTHERWISE.

REINFORCED VERTICAL CELLS SHOWN ON PLAN SHALL BE GROUTED W/ (1) #5 REINFORCING BAR UNLESS NOTED OTHERWISE. PROVIDE BARS AT WALL CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS, EA. SIDE OF A MOVEMENT JOINT, AND AT WALL ENDS. PROVIDE CLEAN OUTS FOR EACH GROUT POUR EXCEEDING 5FT.

UNLESS OTHERWISE INDICATED, ALL WALLS SHALL BE LAID IN RUNNING BOND.

INTERSECTING NON-LOAD BEARING WALLS SHALL BE CONNECTED BY PREFABRICATED TEE AND CORNER HORIZONTAL JOINT REINFORCEMENT @ 16" O.C.

PROVIDE PRECAST LINTELS ABOVE ALL OPENINGS INCLUDING HVAC DUCTS. SEE DRAWINGS FOR LOCATIONS OF ALL OPENINGS. PROVIDE ONE REINFORCED CELL EACH SIDE OF OPENING W/ 8" LINTEL BEARING. UNLESS OTHERWISE ON PLAN PROVIDE PRECAST LINTELS BELOW AS A MINIMUM.

OPENINGS LESS THAN 6FT = 8" PRECAST U-LINTEL W/ 1 #4 & 8" KNOCK-OUT COURSE W/ 1 #4; (TYPICAL PERIMETER BOND BEAM 16" TOTAL DEPTH)

OPENINGS GREATER THAN 6FT = SEE DRAWINGS.

ALL WALLS OVER 8' HIGH MUST BE BRACED PRIOR TO POURING THE BEAMS.

CAST-IN-PLACE CONCRETE NOTES:

CONCRETE MIXES SHALL BE DESIGNED PER ACI 30, USING PORTLAND CEMENT CONFORMING TO ASTM C-150, AGGREGATE CONFORMING TO ASTM C-33, AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C-816, C-989 AND C-260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.

CAST IN PLACE CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENT:

- ASTM C143 - STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE
ASTM C39 - STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS. A TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS, PLACED EACH DAY. EACH TEST SHALL BE BASED OFF OF THE 28 DAY TEST RESULTS.

IN SALT WATER ENVIRONMENTS A MIN. OF 5000PSI SHALL BE USED. A SALT WATER ENVIRONMENT IS ANY LOCATION THAT IS CONSIDERED TO BE IN A VELOCITY ZONE OR COASTAL A ZONE OR IF THE PROJECT IS LOCATED 1200 FEET FROM THE SHORELINE. OTHERWISE, THE CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000PSI. THIS IS NOTED ONLY FOR CORROSION RESISTANCE AND PLANS MAY SPECIFY A HIGHER COMPRESSIVE STRENGTH. THE HIGHEST VALUE SHALL BE USED.

ALL CONCRETE WORK SHALL CONFORM TO ASTM ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS". HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.

ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A-185 (FLAT SHEETS ONLY).

ALL REINFORCED STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE.

REINFORCING STEEL INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL, INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED 48x BAR DIAMETER. LAP CONTINUOUS BOTTOM BARS OVER SUPPORTS, LAP CONTINUOUS TOP BARS AT MID-SPAN UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN ACCORDANCE W/ ACI 318-19:

SECTION 20.5.1.3

Table with 2 columns: Exposure, Value. Includes Concrete Exposed to Weather (#6 Through #18 Bars: 2", #5 Bar, W31 of D31 Wire & Smaller: 1.5"), Concrete Not Exposed to Weather (Beams and Columns: 1.5", Slabs w/ < No. 12 Bar: .75"), Foundations Exposed to Earth: 3".

BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.

ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE NOTED.

FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 80% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.

EXTERIOR OPENINGS

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND BEAR AN AAMA, WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY INDICATING COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION: ANSIA/AAMA/NWMA

WINDOW AND DOOR ASSEMBLIES SHALL BE ATTACHED IN STRICT ACCORDANCE WITH THE PUBLISHED MANUFACTURER RECOMMENDATIONS TO ACHIEVE RESISTANCE TO APPROPRIATE WIND SPEEDS WITH 3 SECOND WIND GUSTS AND SHALL INCLUDE THE SPECIFICATION OF BUCK STRIP MATERIALS AND ANCHORING.

ALL SHIM MATERIALS SHALL BE MADE FROM MATERIALS CAPABLE OF SUSTAINING APPLICABLE LOADS, AND LOCATED AND APPLIED IN A THICKNESS CAPABLE OF WITHSTANDING THOSE LOADS.

THE DESIGN RESPONSIBILITY FOR THE INSTALLATION OF DOORS AND WINDOWS IS DELEGATED TO THE SPECIALTY ENGINEER OF THE MANUFACTURER AS REINFORCED WITH IN ALL TESTING DATA REQUIRED SUBMITTED IN CONJUNCTION WITH THIS PLAN.

IF APPLICABLE, GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC 2023 FOR WIND LOADS AS DEFINED IN SECTION 7-22

IMPACT GLASS OR SHUTTERS SHALL BE USED

DIAPHRAGM/SHEAR WALL:

PLYWOOD ROOFS AND FLOORS ARE DESIGNED AS DIAPHRAGMS AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE AND AWC SDPWS.

ADDITIONAL WOOD SHEAR WALLS THAT REQUIRE MORE STRENGTH ARE NOTED ON PLANS. ALL WOOD SHEAR WALLS SHALL COMPLY WITH THE FLORIDA BUILDING CODE AND AWC SDPWS.

SOIL NOTES:

COMPACT BACK FILL 5'-0" FROM STRUCTURE. MINIMUM ALLOWABLE BEARING CAPACITY SHALL BE 2000 PSF UNLESS SPECIFIED FROM GEOTECH ENGINEER. ANY QUESTIONABLE SOIL SHALL BE REMOVED OR BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR EVALUATION.

ALL SOILS SHALL BE FREE OF DEBRIS AND ORGANIC MATERIALS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM D1557).

FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL COMPLYING WITH THE FBC-R 2023.

STEM WALL FILL SHALL NOT EXCEED 12' LIFTS. SOIL BELOW FOOTINGS SHALL BE TESTED AND ALL SUBSEQUENT FILL SOILS IN LIFT NOT TO EXCEED 12' INTERVALS.

ALL FILL MATERIAL SHALL BE SP OR SM MATERIAL AS DEFINED BY THE UNIFORM SOIL CLASSIFICATION SYSTEM.

WOOD GRADE STAKES ARE PROHIBITED.

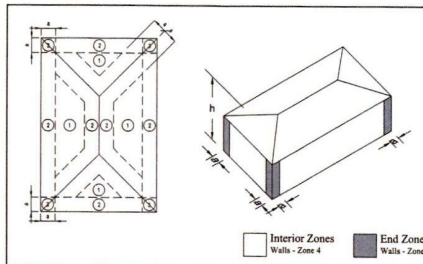


Table with 3 main sections: Ultimate Wind Speed = 160 mph, Exposure D, Fully Enclosed; Effective Wind Area; Roof. Includes columns for Wind Area, Positive/Negative values for various zones, and Not Used.

I, Jeffrey L. Vogel, PE #01235, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are, in compliance with the 2023 Florida Building Code, its Edition and all local amendments to the Florida Building Code. I am duly authorized to perform these review services in section 553.791, Florida Statute and hold the appropriate license. Signature: [Handwritten Signature]

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.

Sarasota ARCHITECTURE Interior design, inspections, construction management A.A.T.M.R. Corporation 1960 Stickney Point Road, Suite 201 Sarasota, Florida 34231 ARS0253



REVISION: NO. DATE

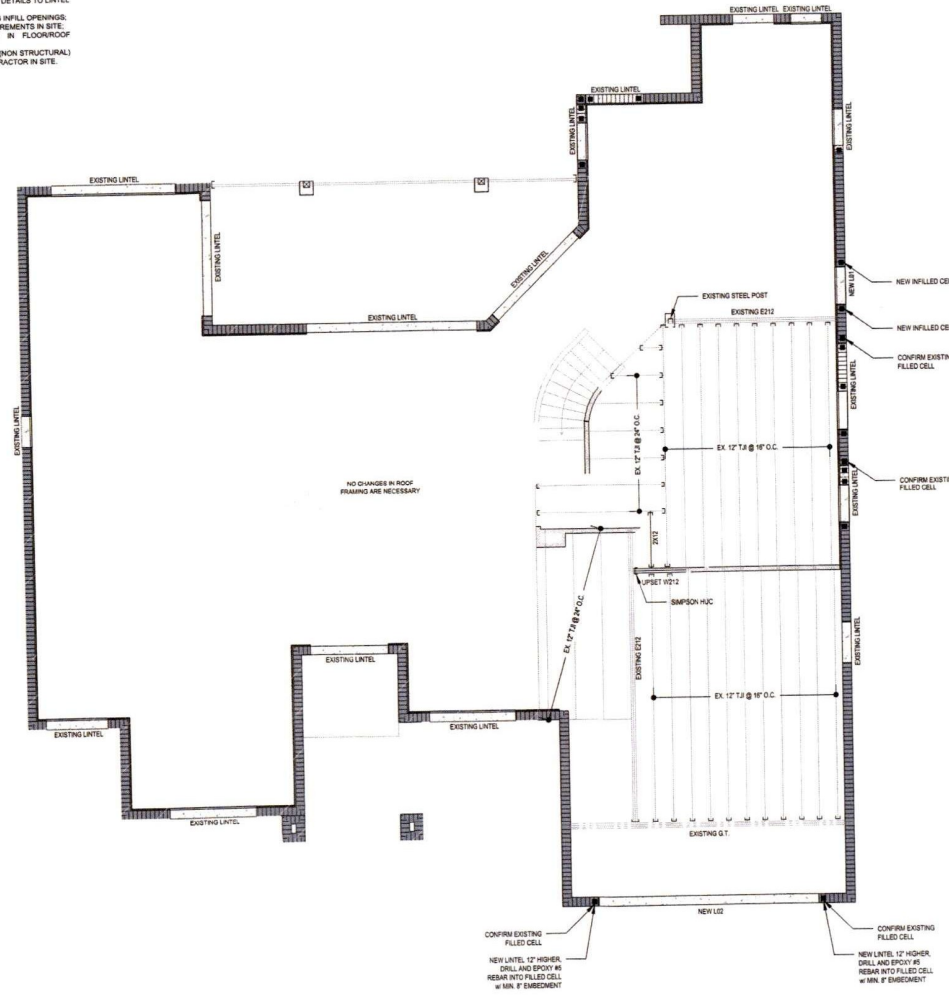
Avoyte Residence 720 Highway Bay Dr., Longboat Key, Florida 34228

RECEIVED SEP 18 2024 TOWN OF LONGBOAT KEY Planning, Zoning & Inspections

PROJECT NO.: Avoyte DRAWN BY: RS DATE: 9/16/2024 SHEET NO.:

CONSTRUCTION NOTES

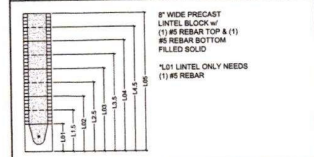
- EXISTING INTERIOR WALLS TO BE REMOVED AND REPLACED ACCORDING WITH PAGES 2 & 3.
- ALL INTERIOR AND EXTERIOR DOORS TO BE REMOVED AND REPLACED AS SHOWN PER PLANS.
- ALL WINDOWS TO BE REMOVED AND REPLACED AS SHOWN PER PLANS.
- OPENINGS TO BE FILLED WITH CMU BLOCK AS SHOWN PER DETAIL.
- NEW WOOD HEADER AS SHOWN PER STRUCTURAL PAGES.
- EXISTING 7' GARAGE DOOR TO BE REMOVED AND REPLACED AS SHOWN PER PLANS, SEE DETAILS TO LINTEL REPLACEMENT.
- SEE FRAMING PLANS FOR NEW LINTELS INFILL OPENINGS.
- CONTRACTOR TO CONFIRM ALL MEASUREMENTS IN SITE.
- NO STRUCTURAL CHANGES MADE IN FLOOR/ROOF TRUSSES/GIRTS.
- HEAVY TIMBER BEAMS OVER KITCHEN (NON STRUCTURAL) TO BE LOCATED BY OWNER AND CONTRACTOR IN SITE.



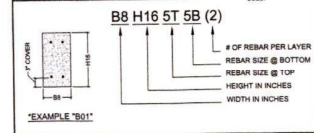
2nd FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

I, Jeffrey L. Vogel, PE #81236, hereby certify that to the best of my knowledge and belief the plans submitted were prepared for and are, in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 903.781, Florida Statute and hold the appropriate license.
Signature: _____

LINTEL TYPES

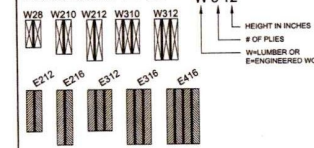


FORM & POUR TYPES



MARK	TYPE	CONC. STRENGTH	STRIPS / LACING
B01	BH H16 5T (2)	500 psi	#3 @ 8" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B02	BH H16 7T (2)	500 psi	#3 @ 8" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B03	BH H16 5T (2)	500 psi	#3 @ 8" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B04	BH H16 7T (2)	500 psi	#3 @ 8" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B05	BH H16 5T (2)	500 psi	#3 @ 8" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B06	BH H16 7T (2)	500 psi	#3 @ 8" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE

WOOD BEAM TYPES



WOOD BEAM SCHEDULE

MARK	TYPE	SIZE (IN.)	MARK	TYPE	SIZE (IN.)	NOTES
W08	SOLID SAWN	2x8	2	No. 2		
W210	SOLID SAWN	2x10	2	No. 2		
W212	SOLID SAWN	2x12	2	No. 2		
W310	SOLID SAWN	2x10	3	No. 2		
W312	SOLID SAWN	2x12	3	No. 2		
E212	ENGINEERED WOOD	3.5x12		MIN. 1.5 E		
E216	ENGINEERED WOOD	3.5x16		MIN. 1.5 E		
E312	ENGINEERED WOOD	3.5x12		MIN. 1.5 E		
E316	ENGINEERED WOOD	3.5x16		MIN. 1.5 E		
E416	ENGINEERED WOOD	3.5x16		MIN. 1.5 E		

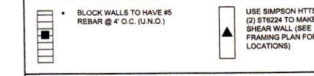
COLUMN SCHEDULE

MARK	TYPE	SIZE (IN.)	MARK	TYPE	SIZE (IN.)	NOTES
C01	SOLID SAWN	4x4	C07	CMU COLUMN w/ 1" W	8'x8'	
C02	SOLID SAWN	4x4	C08	12\"/>		

WALL LEGEND:



REBAR LOCATION:



GENERAL NOTES:

SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.
PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ENGINEER OF RECORD BEFORE PERMIT ISSUANCE.
ALL ORDER TRUSSES SET ON CMU WALLS TO HAVE FILLED CELLS UNLESS OTHERWISE NOTED.

Sarasota
ARCHITECTURE
Architectural, Interiors, construction management
A K T M R Corporation, company
1960 Stickney Point Road, Suite 201
Sarasota, Florida 34231 AR90053



REVISIONS
NO. DATE

Avotte Residence
720 Highway Bay Dr.
Longboat Key, Florida 34228

PROJECT NO.: Avotte
DRAWN BY: RC
DATE: 9/16/2023

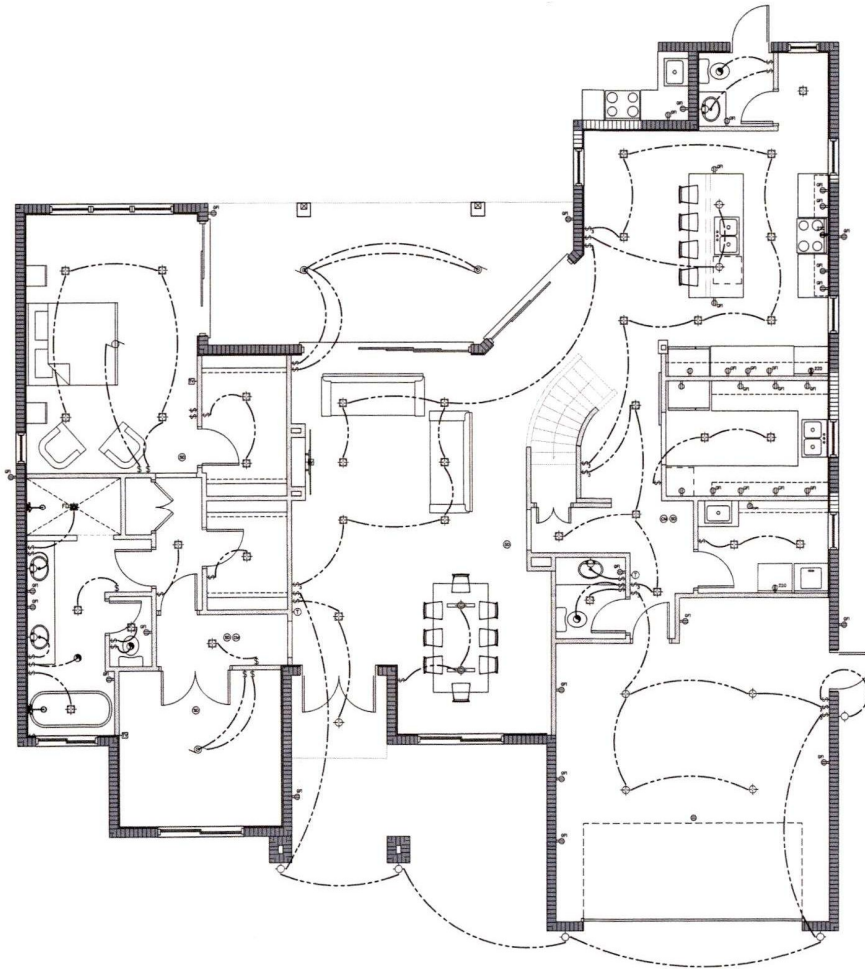
SHEET NO.: 5.2

SEP 18 2024
TOWN OF LONGBOAT KEY
Planning, Inspections & Permits

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.

I, Jeffrey L. Vogel, PE #91235, hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 92.791, Florida Statute and hold the appropriate license.

Signature: _____



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

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.

SEAL

REVISIONS:

NO.	DATE

ELECTRICAL NOTES

- POWER FOR CONNECTIONS TO EQUIPMENT PROVIDED AND RECEIVED BY OTHER TRADES, I.E., HVAC EQUIP.
- REFER TO SITE PLAN SHEET FOR LOCATIONS OF ADDITIONAL LIGHTING COMPONENTS.
- DRAWINGS ARE SCHEMATIC ONLY AND ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL REQ'D FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
- NOTIFY BUILDER FOR FIELD VERIFICATIONS AND APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, AND ELECTRICAL OUTLETS PRIOR TO WIRING. BUILDER RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS.
- ALL ELECTRICAL SWITCHES, OUTLETS, ETC. TO BE INSTALLED ABOVE FLOOD ELEVATION.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
42" SWITCHES
14" OUTLETS
14" TELEPHONE
14" TELEVISION
- EXACT FIXTURE LOCATIONS TO BE CHOSEN & VERIFIED BY OWNER(S).
- ELECTRICAL PANEL TO BE GROUND TO FOOTING STEEL.
- OWNER AND/OR CONTRACTOR TO VERIFY EXISTENCE AND LOCATION OF SECURITY, INTERCOM, OR CENTRAL VACUUM SYSTEMS- REFER TO SHOP DRAWINGS FOR SPECIFICATIONS.
- OWNER TO LOCATE ELECTRIC, CATV, AND SPEAKER WIRE LOCATIONS IN ACTIVITY ROOM FEATURE WALL @ ELECTRIC MULTI-THRU DRAWINGS FOR SPECIFICATIONS.
- ALL BEDROOMS TO BE SUPPLIED WITH ARC FAULT CIRCUITS.

ELECTRICAL LEGEND		
S	⊕	⊕
S ³	⊕	⊕
S ⁴	⊕	⊕
D	⊕	⊕
⊕	⊕	⊕
⊕	⊕	⊕
⊕	⊕	⊕
⊕	⊕	⊕
⊕	⊕	⊕
⊕	⊕	⊕
⊕	⊕	⊕

WALL LEGEND:

	• 4" FRAME WALL		• EX. 4" FRAME WALL
	• 6" FRAME WALL		• EX. 6" FRAME WALL
	• 8" CMU WALL		• EX. 8" CMU WALL

Avotte Residence
720 Hideaway Bay Dr.,
Longboat Key, Florida 34228

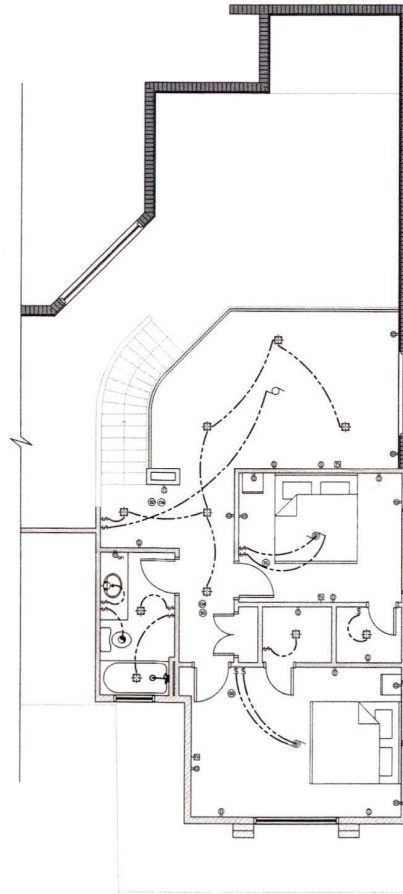
PROJECT No.: Avotte
DRAWN BY: JCS
DATE: 9/18/2024
SHEET No.:

I, Jeffrey L. Vogel, PE #91225, hereby certify that to the best of my knowledge and belief the plans submitted were prepared for and are in compliance with the 2023 Florida Building Code, 8th Edition and all local amendments to the Florida Building Code. I am duly authorized to perform plans review pursuant to section 553.791, Florida Statute and hold the appropriate license.

Signature: _____



REVISIONS:
NO. DATE



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

ELECTRICAL NOTES

1. POWER FOR CONNECTIONS TO EQUIPMENT PROVIDED AND INSTALLED BY OTHER TRADES, I.E. HVAC EQUIP.
2. REFER TO SITE PLAN SHEET FOR LOCATIONS OF ADDITIONAL LIGHTING COMPONENTS
3. DRAWINGS ARE SCHEMATIC ONLY AND ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NEED FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
4. NOTIFY BUILDER FOR FIELD VERIFICATIONS AND APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, AND ELECTRICAL OUTLETS PRIOR TO WORK. BUILDER RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS.
5. ALL ELECTRICAL SWITCHES, OUTLETS, ETC. TO BE INSTALLED ABOVE FLOOR ELEVATION.
6. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERDISRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
8. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTABLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
14" SWITCHES
14" OUTLETS
14" TELEPHONE
14" TELEVISION
9. EXACT PANELING LOCATIONS TO BE CHOSEN & VERIFIED BY OWNER(S)
10. ELECTRICAL PANELS TO BE GROUNDED TO FOOTING STEEL.
11. OWNER AND/OR CONTRACTOR TO VERIFY EXISTENCE AND LOCATION OF SECURITY, INTERCOM, OR CENTRAL VACUUM SYSTEMS- REFER TO SHOP DRAWINGS FOR SPECIFICATIONS.
12. OWNER TO LOCATE ELECTRIC CABLE AND SPEAKER WIRE LOCATIONS IN ACTIVITY ROOM FEATURE WALL @ ELECTRIC WALK-THRU. DRAWINGS FOR SPECIFICATIONS.
13. ALL BEDROOMS TO BE SUPPLIED WITH ARC FAULT CIRCUITS.

ELECTRICAL LEGEND			
S	SWITCH	⊕	QUADRUPLUX
S ³	THREE-WAY SWITCH	⊗	CEILING DUPLEX
S ⁴	FOUR-WAY SWITCH	⊗	FLOOR DUPLEX
S ⁵	DIMMER SWITCH	⊗	JUNCTION
⊕	DUPLEX	⊗	DOOR BELL
⊕	SFCI DUPLEX	⊗	GARAGE DOOR
⊕	COUNTERTOP DUPLEX	⊗	PHONE OUTLET
⊕	SPLIT WIRING DUPLEX	⊗	TV OUTLET
⊕	220VOLT OUTLET	⊗	EXHAUST FAN
		⊗	THERMOSTAT
		⊗	SMOKE DETECTOR
		⊗	CARBON MONOXIDE DETECTOR
		⊗	CEILING LIGHT FIXTURE
		⊗	CEILING LIGHT RECESSED
		⊗	CEILING LIGHT WALL HANG
		⊗	CEILING FAN
		⊗	CEILING FAN W/ LIGHT

WALL LEGEND:

	4" FRAME WALL		EX. 4" FRAME WALL
	6" FRAME WALL		EX. 6" FRAME WALL
	8" CMU WALL		EX. 8" CMU WALL

SEP 18 2024

TOWN OF LONGBOAT KEY
OFFICE: 3075 S.W. 13TH ST.

PROJECT NO.: Avoyte
DRAWN BY: RS
DATE: 9/16/2024
SHEET NO.

Avoyte Residence
720 Hideaway Bay Dr.,
Longboat Key, Florida 34228

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