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APRILE RESIDENCE

616 Bayview Drive
Longboat Key, Florida 34228

PERMIT SET

PROJECT

Private Provider

ADDENDUM / REVISION

No. Date Description

No.	Date	Description

SCALE
1" = 10'-0"

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DATE

December 04, 2024

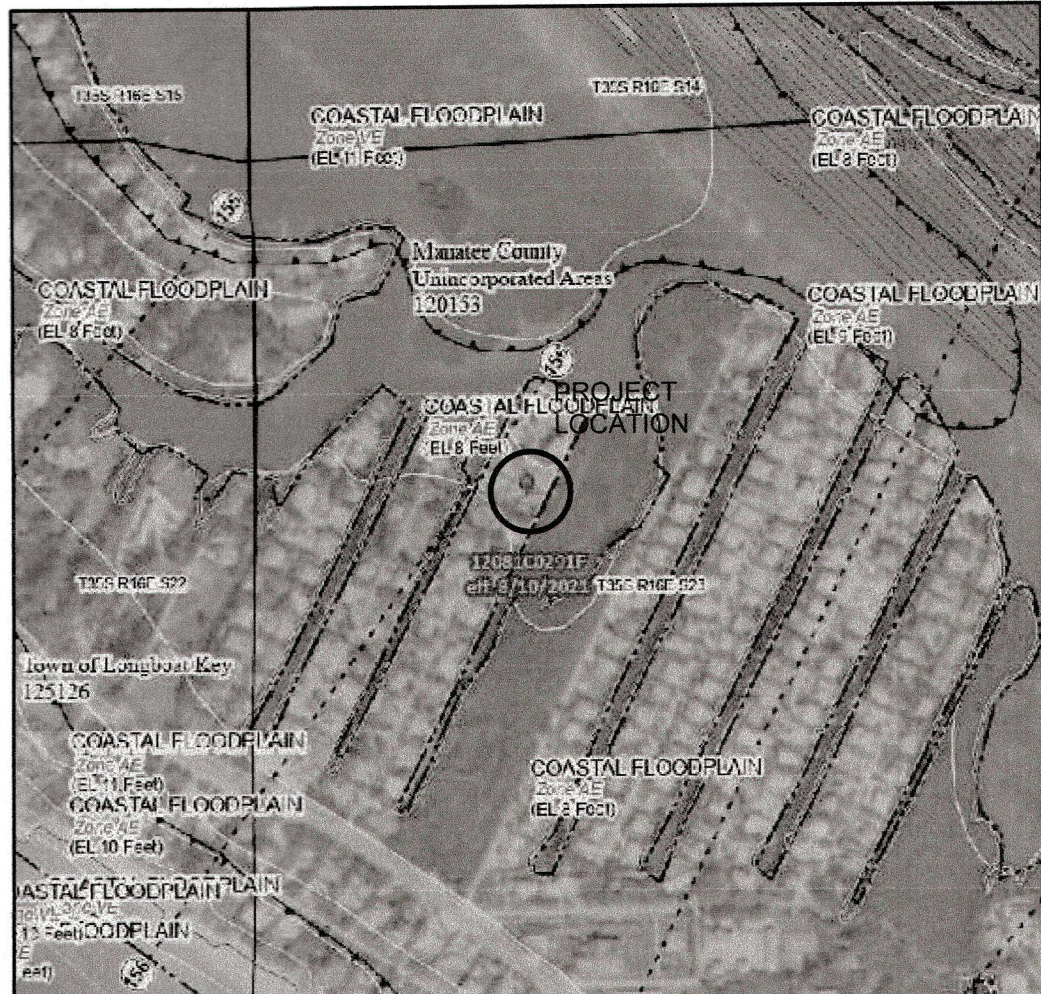
SHEET TITLE

COVER SHEET AND
SITE PLAN AND
DRAINAGE PLAN

SHEET NUMBER

T0

FEMA MAP 12081C0291F



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 RUN-OFF 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

NOAs (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 EASILY IDENTIFY WHICH NOA 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 - 2023 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'

DESIGN FLOOD ELEVATION: FIRM MAP PANEL 12081C0291F MAP DATE 08.10.2021

MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED AT OR ABOVE THE DESIGN FLOOD ELEVATION (DFE) IN ACCORDANCE WITH FBC 2023 - 8TH EDITION - RESIDENTIAL - R322.1.6, TOWN CODE 154.301(C)(5), ASCE 24-14 CH.7, AND FEMA/NFIP TECHNICAL BULLETIN #1.

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 2023 - 8TH EDITION - RESIDENTIAL - R322.1.8

PLAN DESIGN BASED ON FLOOD-RESISTANT CONSTRUCTION- PROVIDE A NOTE STATING THE FOLLOWING:
- R322.1.2 STRUCTURAL SYSTEMS. STRUCTURAL SYSTEMS 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 2023 - 8TH EDITION - RESIDENTIAL - SECTION R322.1.2, FEMA TB #9, NFIP CFR 44 SEC 60.3(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 2023 - 8TH EDITION - RESIDENTIAL - R322.1.6 AND FEMA TECHNICAL BULLETIN #4.

THE LOWEST FLOOR (ENCLOSURE OR ATTACHED GARAGE) IS USABLE SOLELY FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED STORAGE PER FBC 2023 - RESIDENTIAL R322.1.5, ASCE 24 SEC 4.6 AND FEMA TECHNICAL BULLETIN 5 - FREE OF OBSTRUCTION SEC 6.4.1

SEE LANDSCAPE ARCHES. DRAWINGS FOR SETTING OUT OF DRIVEWAY AND WALKWAYS AND POOL DECK AND LANDSCAPE / IRRIGATION INFORMATION.

COMPLIANCE STATEMENT

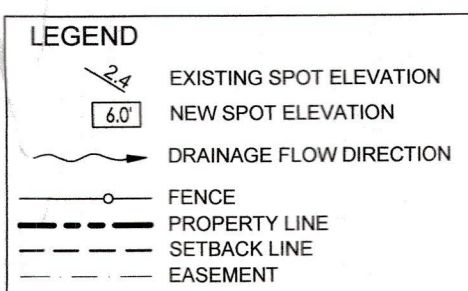
TO THE BEST OF MY KNOWLEDGE:

PROPOSED DESIGN AND SPECIFICATIONS COMPLIES WITH FLORIDA ADMINISTRATIVE CODE, SECTION 62B-33.007

THIS BUILDING HAS BEEN DESIGNED IN COMPLIANCE WITH ANSI / ASCE 7-22 FOR MINIMUM DESIGN LOADS TO WITHSTAND WIND SPEED OF 180 MPH.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE ANSI / ASCE 7-22. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, SECTION 6, TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 180 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 8TH ADDITION 2023.



SINGLE FAMILY COVERAGE CALCULATIONS

GROUND FLOOR	
2-CAR GARAGE	768 SQFT
ELEVATOR	35 SQFT
STORAGE	144 SQFT
POOL STORAGE	106 SQFT
TOTAL	1,050 SQFT

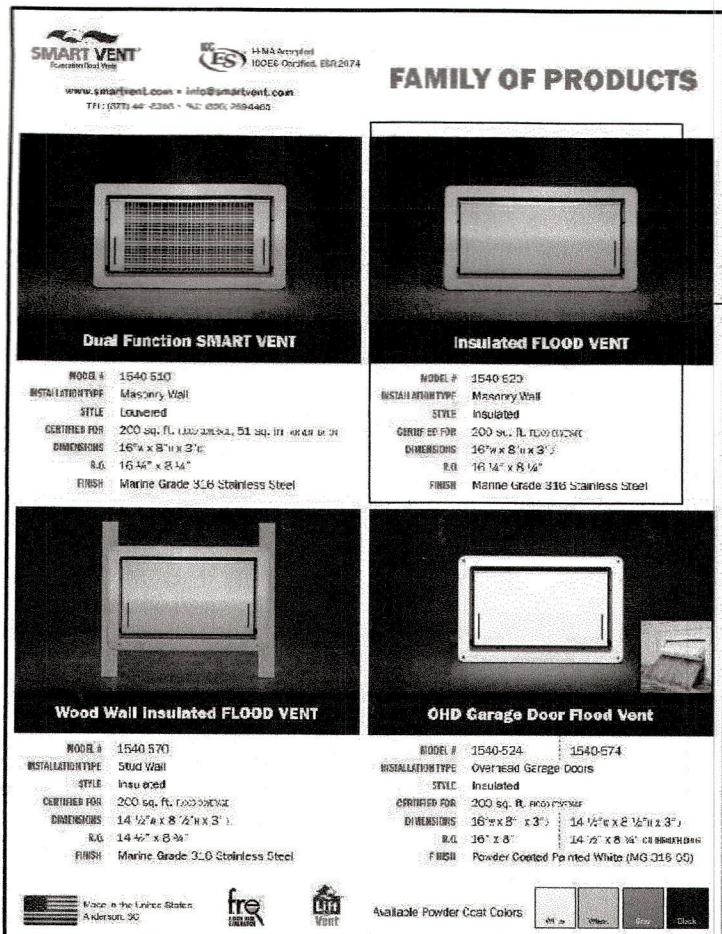
FIRST FLOOR	
LIVING AREA (A/C)	2,480 SQFT
ELEVATOR	35 SQFT
COVERED FRONT ENTRY	78 SQFT
REAR BALCONY	56 SQFT
COVERED ELEVATED REAR TERRACE	331 SQFT
TOTAL	2,980 SQFT

SECOND FLOOR	
LIVING AREA (A/C)	1,585 SQFT
ELEVATOR	35 SQFT
COVERED FRONT BALCONY	78 SQFT
COVERED REAR BALCONY	230 SQFT
TOTAL	1,928 SQFT

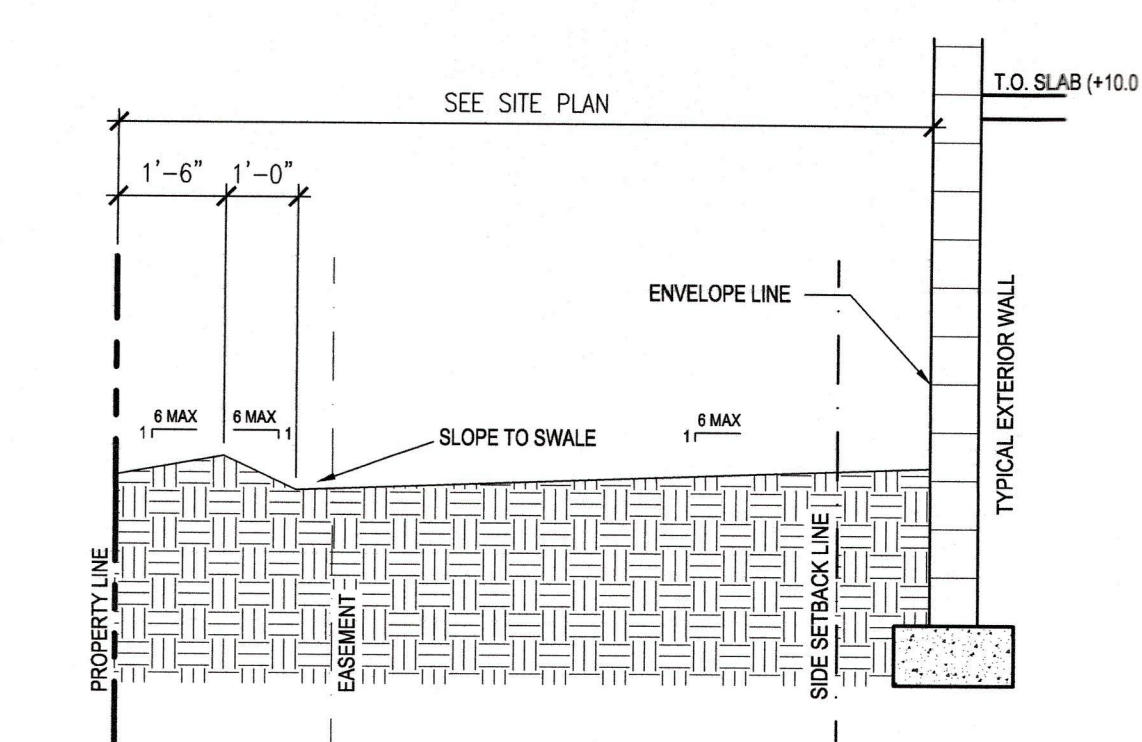
IMPERVIOUS SURFACE COVERAGE

GROUND FLOOR	
BUILDING	2,980 SQFT
DRIVEWAY	495 SQFT
WALKWAY	37 SQFT
POOL DECK	976 SQFT
POOL	505 SQFT
TOTAL	4,993 SQFT

TOTAL A/C AREA	4,065 SQFT
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SMART VENT SELECTION



SWALE DETAIL, TYPICAL

SCALE: N.T.S.

STORM WATER DRAINAGE NOTE

FINISH GRADE SURFACE SLOPE 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 ABUTTING PROPERTIES. REQUIRED SWALES OR DRAINAGE SYSTEMS SHALL BE INSTALLED PRIOR CONSTRUCTION. SWALES SLOPES SHALL BE A MIN. 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.

CONCRETE DRIVEWAY (SEE LANDSCAPE DESIGNER)

BURY U/G PROPANE TANK (SIZE TBD)

EXISTING WATER METER

EXISTING BACK FLOW PREVENTOR

WP #1

WP #2

EXISTING ELECTRICAL BOX

EXISTING SEAWALL

RAISED BY 12" BY OTHERS UNDER SEPARATE PERMIT

POOL & SPA (BY OTHERS, UNDER SEPARATE PERMIT). PROVIDE BABY FENCE AROUND POOL AREA

EXISTING BOAT DOCK

NEW 36" FENCE

EXISTING SEAWALL

RAISED BY 12" BY OTHERS UNDER SEPARATE PERMIT

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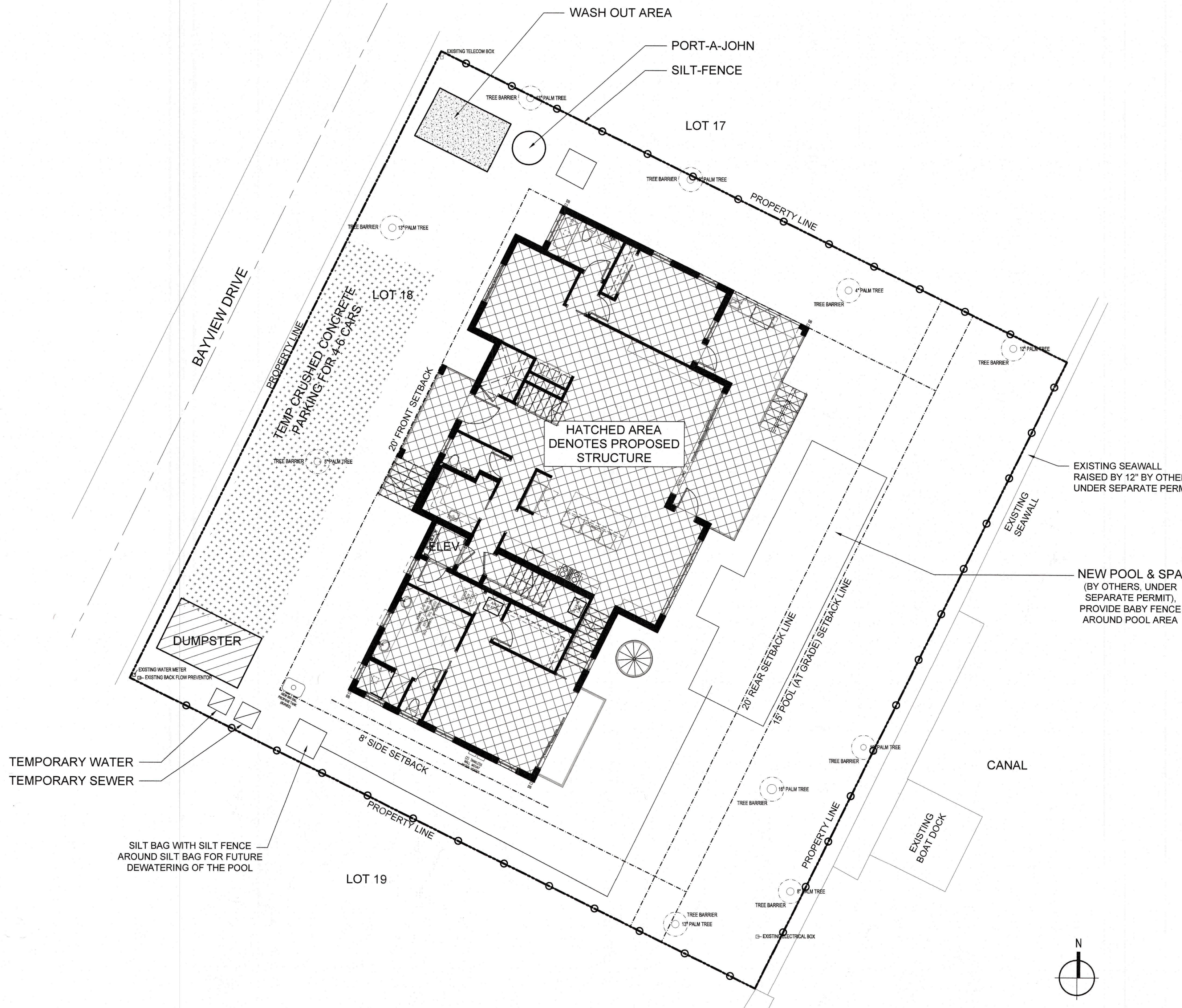
EXISTING SEAWALL

RAISED BY 12" BY OTHERS UNDER SEPARATE PERMIT

POOL & SPA (BY OTHERS, UNDER SEPARATE PERMIT). PROVIDE BABY FENCE AROUND POOL AREA

EXISTING BOAT DOCK

NEW 36" FENCE



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 8TH EDITION 2023. 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 ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

LEGEND

NOTE - NO TPOLE, BURIED POWER LINE

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

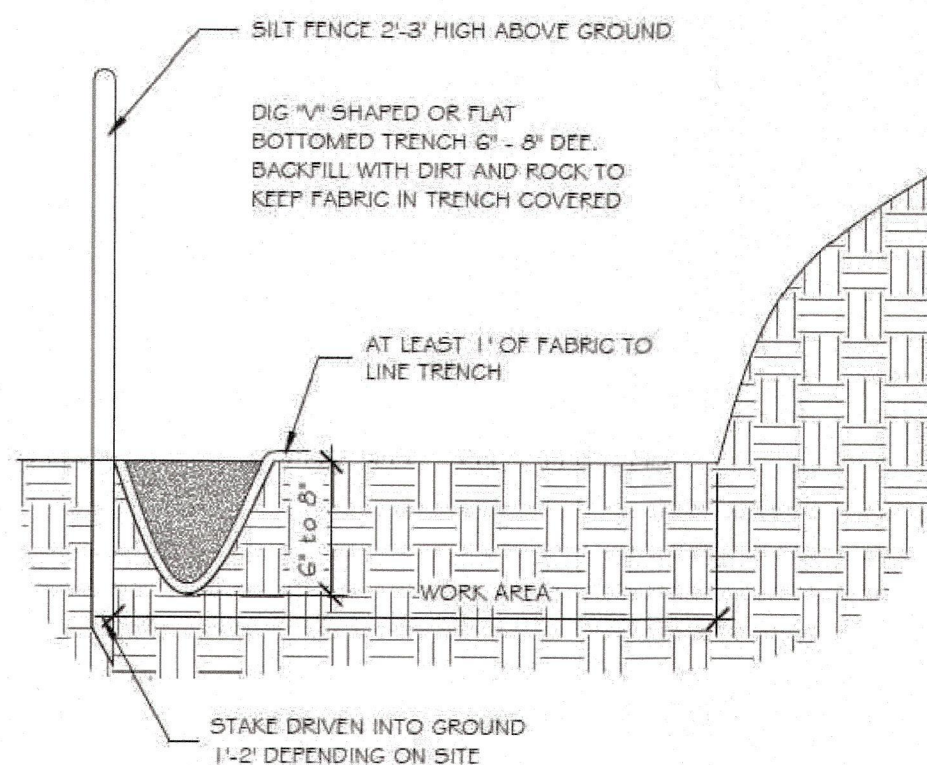
STORM WATER, EROSION AND SEDIMENT CONTROL PLAN

- 1) THE PROPOSED PERMIT SHALL INCLUDE AN ICF RESIDENCE AND ADDITION OF CONCRETE IN GROUND SWIMMING POOL
- 2) THE COMBINED PROJECT WOULD COMMENCE UPON ISSUANCE OF BUILDING PERMITS AND COMMENCEMENT IF CONSTRUCTION.
- 3) SILT FENCE TO BE INSTALLED AT PERIMETER OF CONSTRUCTION AREA ALONG PROPERTY LINE AS PER ATTACHED SURVEY/PLANS.
- 4) SILT FENCE TO BE INSPECTED AFTER EACH STORM EVENT AND TO BE MAINTAINED AS REQUIRED.
- 5) ALL GUTTER DOWN SPOUTS TO DRAIN INTO INFILTRATION TRENCH. GUTTER DESIGN CAPTURES 100% OF TOP FLOOR RUNOFF.
- 6) COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE STORM WATER MANAGEMENT AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEMS (NPDES).

GENERAL NOTES

- 1) NEW SWALE DRAINAGE PLAN IS FOR INDICATED DRAINAGE BOUNDARY UNITS ONLY.
- 2) SWALE SLOPES SHALL BE A MINIMUM OF 0.23% LONGITUDINAL SLOPE.
- 3) SURFACE SLOPES SHALL NOT EXCEED ONE FOOT (1'-0") VERTICAL RISE IN SIX FEET (6'-0") HORIZONTAL DISTANCE WITHIN FIVE FEET (5'-0") OF ANY PROPERTY LINE.
- 4) NO ENVIRONMENTAL ASSESSMENTS WERE PERFORMED FOR THIS SITE BY HausDesign Studio LLC.
- 5) NO UNDERGROUND ENCROACHMENTS HAVE BEEN FIELD LOCATED EXCEPT AS SHOWN. eg. (UTILITIES, FOUNDATION).
- 6) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS, AND/OR OWNERSHIP WERE FURNISHED BY THIS SURVEYOR EXCEPT AS SHOWN.
- 7) NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE NOTED.
- 8) PERMANENT LANDSCAPING MUST BE PROTECTED FROM DAMAGE DURING THE CONSTRUCTION PROCESS. THIS INCLUDES BOXING THE TRUNKS IN BEHIND A 2X4 "FENCE" WHICH ALSO SURROUNDS THE ROOTS
- 9) INFILTRATION WILL NOT HAVE ADVERSE AFFECT ON LANDSCAPE
- 10) SWALES AND INFILTRATION WILL BE HYDRAULICALLY CONNECTED

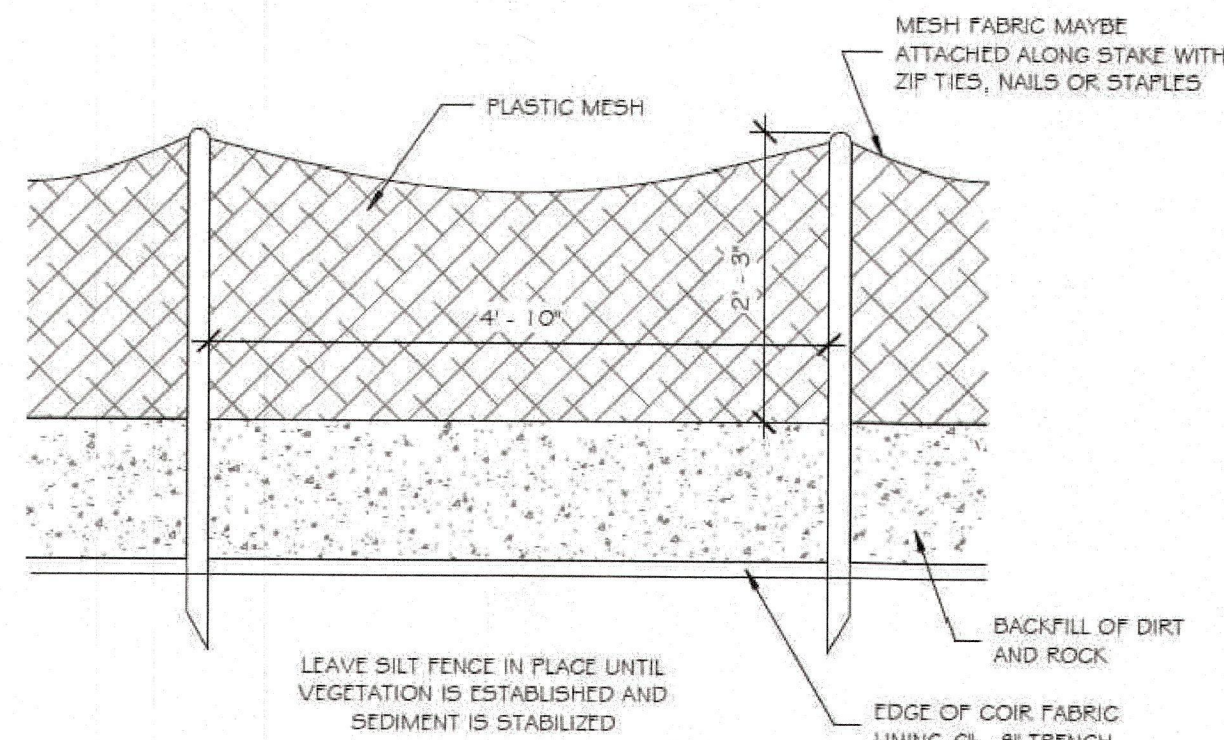
A SIDE VIEW DETAIL



SILT FENCE DETAIL

NTS

B FRONT VIEW DETAIL (ONE SECTION OF SILT FACE)



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APRILE RESIDENCE
618 Bayview Drive
Longboat Key, Florida 34228

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PROJECT
BLDG PERMIT PLANS
FILE
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ADDENDUM / REVISION

No. Date Description

SCALE
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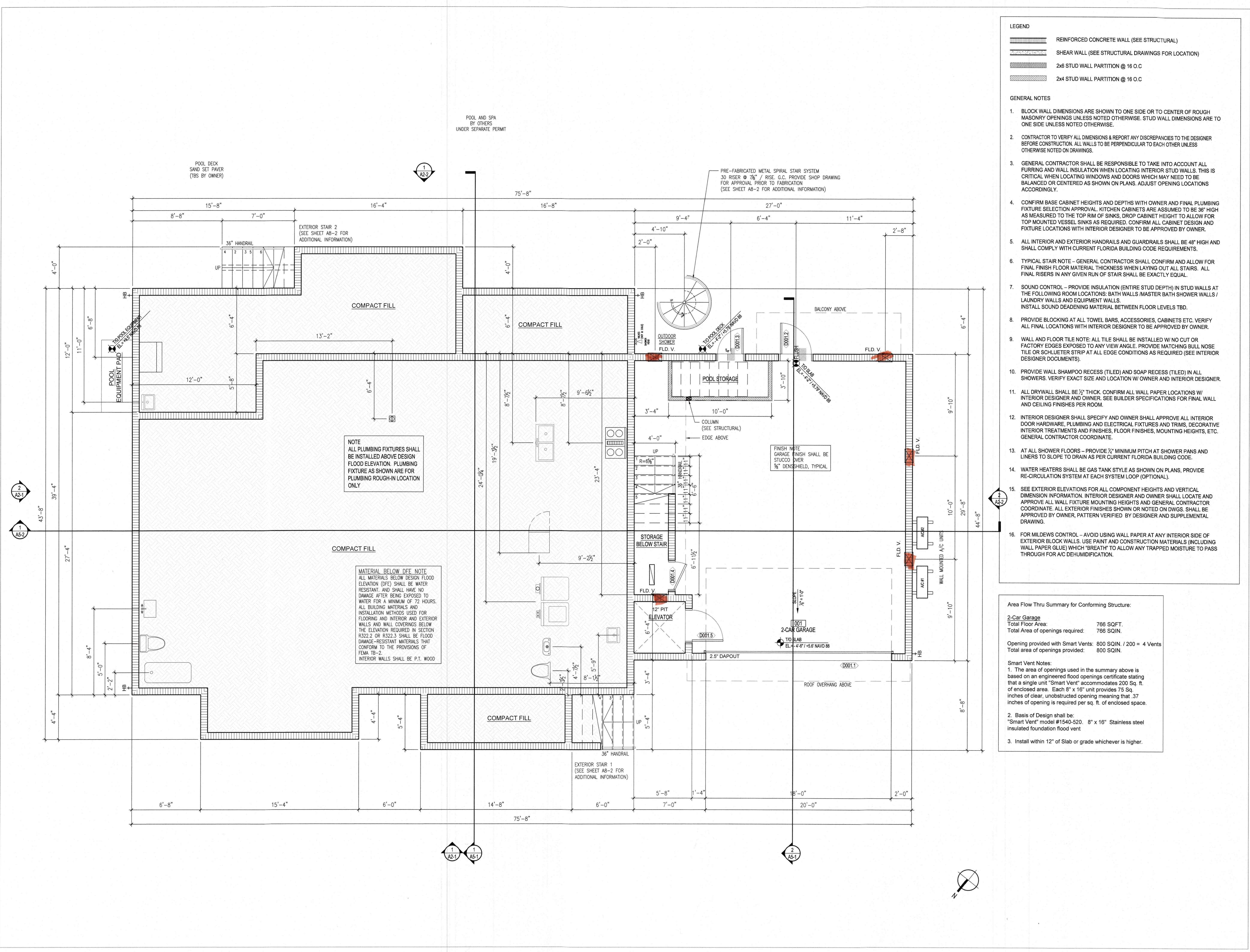
SHEET TITLE
STAGING PLAN

RECEIVED
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

SHEET NUMBER

T0.1



CUSTOM HOME DESIGN & DRAFTING

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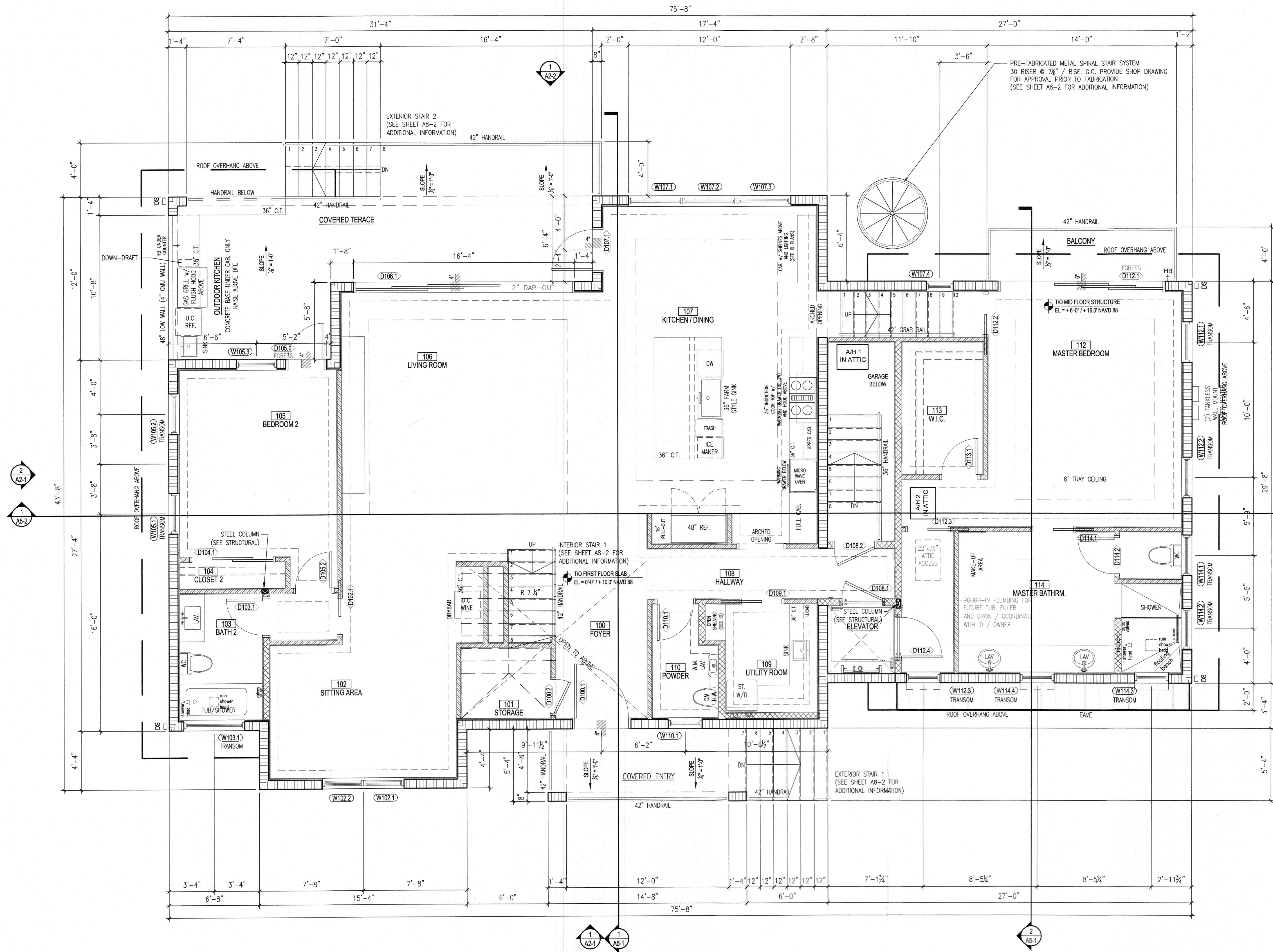
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SHEET TITLE
GROUND FLOOR PLAN
RECEIVED
DEC 13 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

SHEET NUMBER

A1-0



- 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**
- 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 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.
 - 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. DROP 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 48" 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. INSTALL 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 W/ NO CUT OR FACTORY EDGES EXPOSED TO ANY VIEW ANGLE. PROVIDE MATCHING BULL NOSE TILE OR SCHLUETER 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 W/ OWNER AND INTERIOR DESIGNER.
 - 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.
 - 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 (OPTIONAL).
 - 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 MILDEWS CONTROL - AVOID USING WALL PAPER AT ANY INTERIOR SIDE OF EXTERIOR BLOCK WALLS. USE PAINT AND CONSTRUCTION MATERIALS (INCLUDING WALL PAPER GLUE) WHICH "BREATH" TO ALLOW ANY TRAPPED MOISTURE TO PASS THROUGH FOR A/C DEHUMIDIFICATION.

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DATE
December 04, 2024

SHEET TITLE
FIRST FLOOR PLAN

RECEIVED
DEC 13 2024

SHEET NUMBER
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

A1-1

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6401 35th Avenue West
Bradenton, Florida 34209

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CONTRACTOR

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Kenneth D. Keating
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RECEIVED DEC 13 2024 TOWN OF LONGBOAT KEY Planning, Zoning & Building
SHEET NUMBER

A1-3

TYPICAL ROOF NOTES

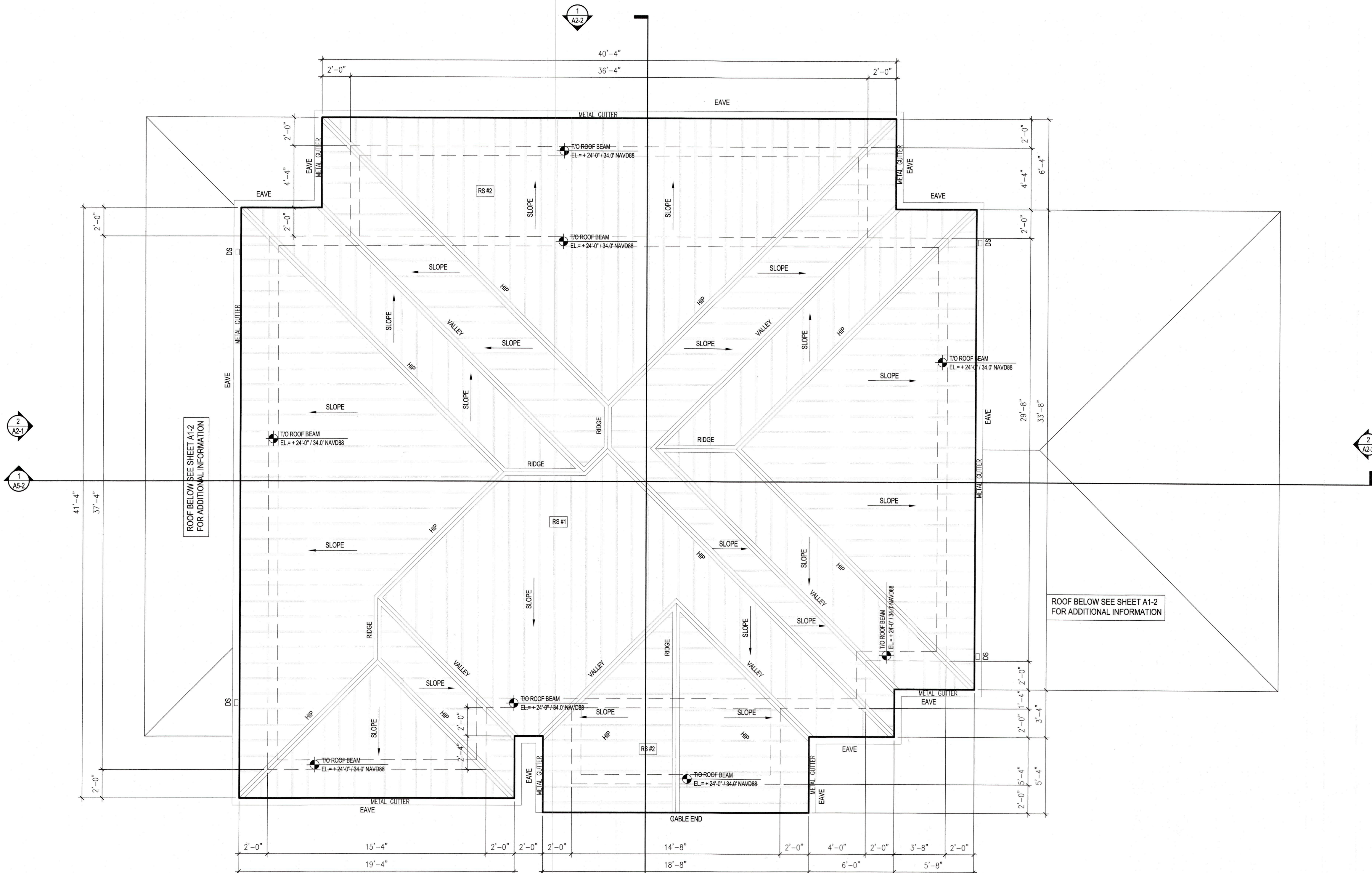
- REFER TO SPECIFICATIONS FOR REQUIREMENTS PERTAINING TO ROOF SYSTEM PRODUCTS, DESIGN CRITERIA, SUBMITTALS, INSTALLATION, ACCEPTABLE MANUFACTURERS, WARRANTIES, ETC.
- ROOF SLOPE SHALL BE A MINIMUM OF 4" IN 12". ROOF SLOPES ARE ACHIEVED THROUGH ROOF TRUSSES AND OR TAPERED INSULATION. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR CONDITIONS.
- ROOF DETAILS ILLUSTRATE CONDITIONS REQUIRING METAL FLASHING. ALL METAL FLASHING SHALL COMPLY WITH SMACNA RECOMMENDATIONS.
- SEE STRUCTURAL DETAILS, GENERAL STRUCTURAL NOTES, AND STRUCTURAL SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL PROVIDE ANY AND ALL MISC. ELEMENTS NOT NECESSARILY SHOWN ON PLANS BUT REQUIRED FOR THE PROPER ERECTION AND FUTURE PERFORMANCE OF THE STRUCTURE.
- PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" O.C. WITH BRACING AS REQUIRED. SEE STRUCTURAL ENGINEER SHEETS FOR A LIVE LOAD AND DEAD LOAD AND WIND UPLIFT INFORMATION. ALL ACCORDANCE WITH FLORIDA BUILDING CODE 2023, 8TH EDITION - RESIDENTIAL - 180 MPH WIND VELOCITY SEE TRUSS MANUFACTURER SHOP DRAWINGS FOR ALL GRAVITY AND UPLIFT REACTIONS AND TRUSS TO TRUSS CONNECTION REQ'S.
- INSTALL ALL REQUIRED ROOF PENETRATIONS AND EQUIPMENT ON THE REAR OR INSIDE SO AS NOT TO BE VISIBLE FROM THE STREET.
- TYPICAL NOTE - GENERAL CONTRACTOR SHALL TAKE SPECIAL CARE TO INSTALL ROOF SHEATHING SO AS TO MINIMIZE RAINWATER DAMAGE TO SHEATHING. ALL SHEATHING PIECES SHALL BE DRIED-IN WITHIN 3 DAYS OF INSTALLATION AS REASONABLY POSSIBLE TO CONCISELY AVOID RAINWATER DAMAGE. ANY AND ALL ROOF SHEATHING THAT IS DAMAGED BY RAINWATER SHALL BE REMOVED AND REPLACED BY THE GENERAL CONTRACTOR.
- SOFFIT AND OUTSIDE DECK FINISHES AND COLOR TO BE DETERMINED BY OWNER AND DESIGNER, SEE SHEET A4-SERIES FOR ADDITIONAL INFORMATION.

ROOF SYSTEM #1 (RS1)

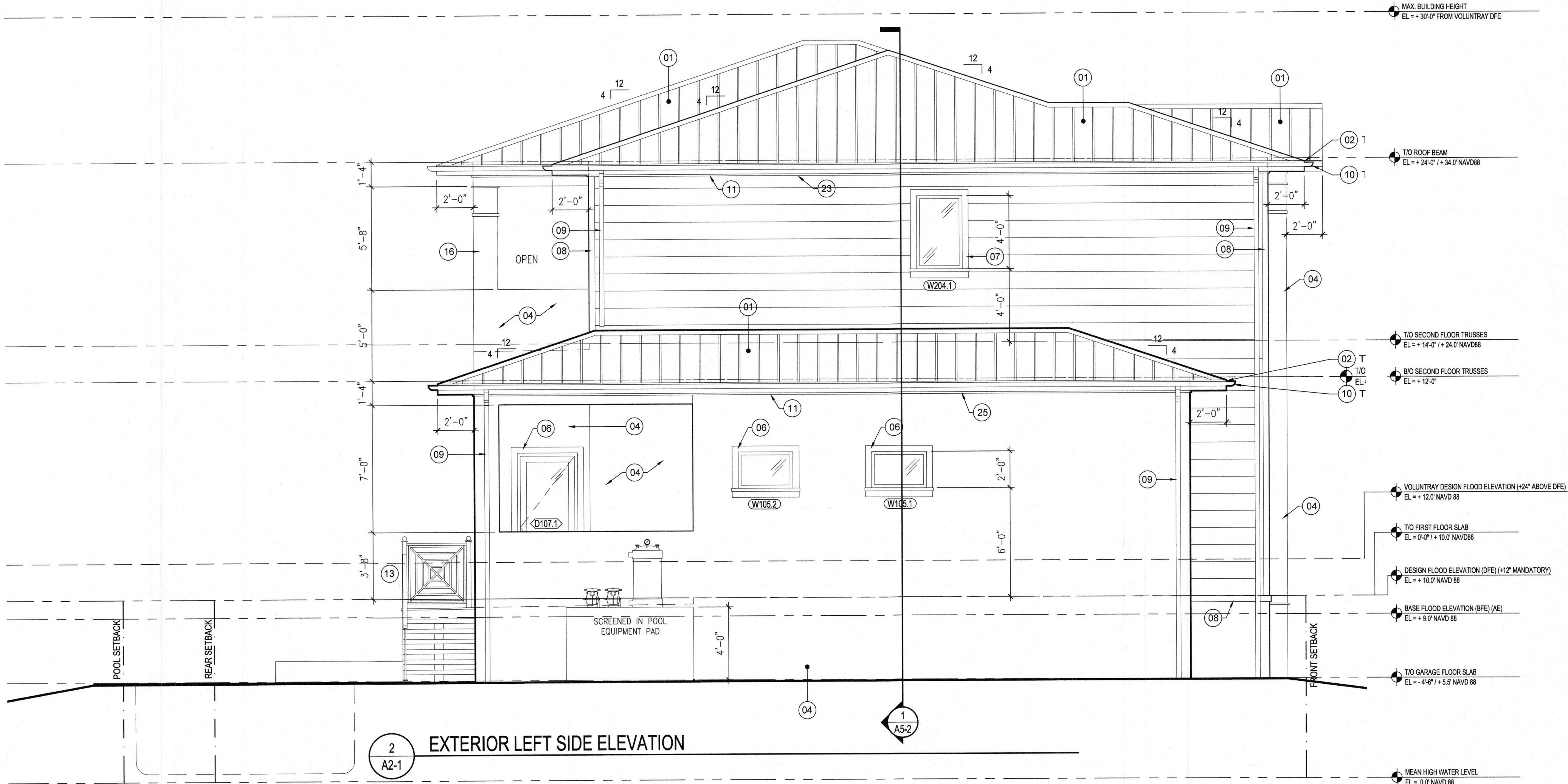
- STANDING SEAM METAL ROOF (NOA PROVIDED BY GC) (INSTALLED PER MFG'S INSTRUCTIONS)
- ROOF UNDERLAYMENT (NOA PROVIDED BY GC)
- 5/8" ADVANTECH ENGINEERED SHEATHING (SEE STRUCTURAL)
- PRE ENGINEERED WOOD TRUSSES (SEE STRUCTURAL)
- R-20 FOAM INJECTED OPEN CELL INSULATION (ICYNENE)
- 5/8" GYPSUM BOARD, PAINTED
- 5/8" CEMENTITIOUS BOARD, PAINTED (AT WET AREAS ONLY)

ROOF SYSTEM #2 (RS2)

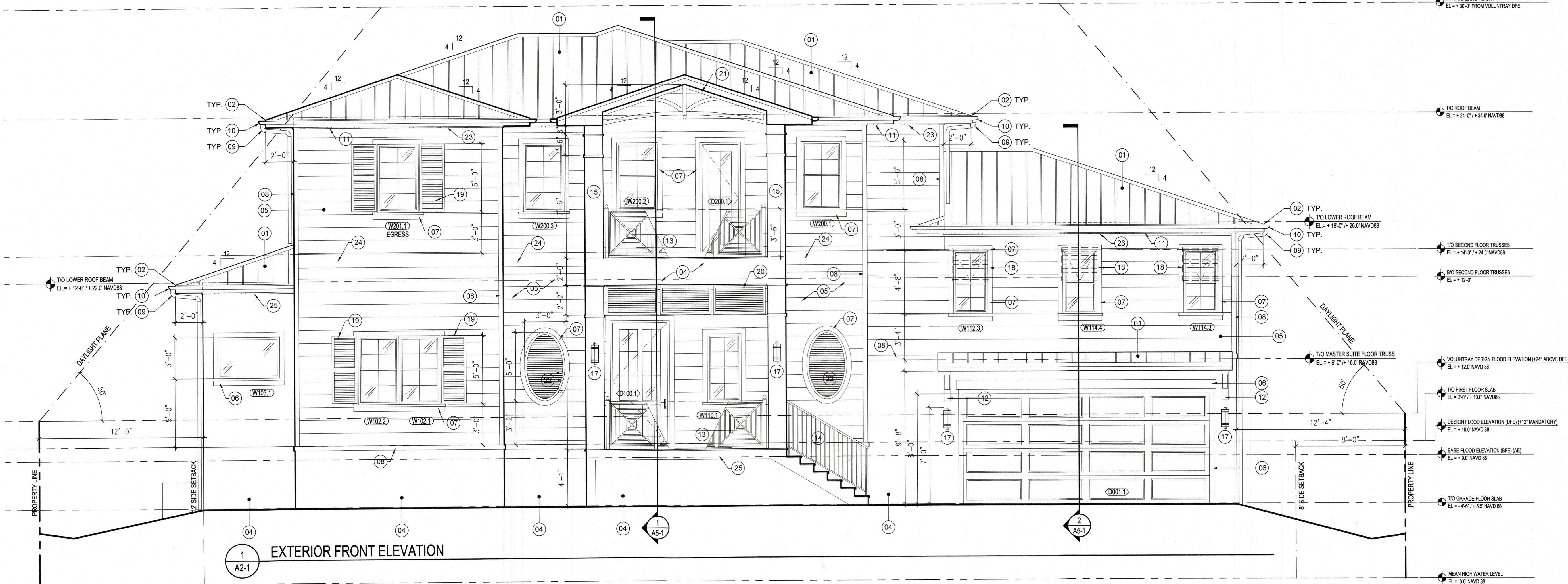
- STANDING SEAM METAL ROOF (NOA PROVIDED BY GC) (INSTALLED PER MFG'S INSTRUCTIONS)
- ROOF UNDERLAYMENT (NOA PROVIDED BY GC)
- 5/8" SHEATHING (SEE STRUCTURAL)
- PRE ENGINEERED WOOD TRUSSES (SEE STRUCTURAL)
- T&G WOOD CEILING, PAINTED



EXTERIOR FINISH SCHEDULE					
CODE	BUILDING ELEMENT	MATERIAL	FINISH	COLOR	NOTES
01	ROOF	STANDING SEAM METAL ROOFING	TBD	GRAYISH	FINAL SELECTION BY OWNER
02	FASCIA BOARD	2x8 VERSATEX (OR SIMILAR APPROVED)	TBD	DARK BRONZE	PROVIDE SAMPLE
03	WALL MOUNTED WATER HEATER	TBD	TBD		GC PROVIDE OPTION FINAL SELECTION BY OWNER
04	EXTERIOR WALL FINISH 1	STUCCO	FINE SAND STUCCO FINISH, PAINTED	TBD	GC PROVIDE SAMPLE AREA ON SITE, FINAL SELECTION BY OWNER
05	EXTERIOR WALL FINISH 2	HORIZONTAL HARDIE	TBD	TBD	GC PROVIDE SAMPLE, FINAL SELECTION BY OWNER
06	WINDOW TRIM	STUCCO (NO STYROFOAM)	FINE SAND STUCCO FINISH, PAINTED	TBD	GC PROVIDE SAMPLE AREA ON SITE, FINAL SELECTION BY OWNER
07	WINDOW TRIM	VERSATEX	TBD	TBD	GC PROVIDE SAMPLE AREA ON SITE, FINAL SELECTION BY OWNER
08	EXTERIOR TRIM	4" HARDIE BOARD	TBD	TBD	GC PROVIDE SAMPLE AREA ON SITE, FINAL SELECTION BY OWNER
09	DOWNSPOUT	METAL	ROUND	DARK BRONZE	GC PROVIDE SAMPLE, FINAL SELECTION BY OWNER
10	6" GUTTER	METAL	QUARTER ROUND	DARK BRONZE	GC PROVIDE SAMPLE, FINAL SELECTION BY OWNER
11	CORBEL (SEE SHEET A8-4/1)	FYPON OR SIMILAR	SMOOTH FINISH	TBD	GC PROVIDE SAMPLE, FINAL SELECTION BY OWNER
12	BRACKET (SEE SHEET A8-4/2)	TBD	TBD	DARK BRONZE	GC PROVIDE SAMPLE, FINAL SELECTION BY OWNER
13	EXTERIOR HANDRAIL TYPE I	METAL	TBD	DARK BRONZE	SEE SHEET A8-4/3
14	EXTERIOR HANDRAIL TYPE II	METAL	TBD	DARK BRONZE	SEE SHEET A8-4/4
15	EXTERIOR COLUMNS TYPE I	STUCCO	FINE SAND STUCCO FINISH, PAINTED	TBD	SEE SHEET A8-4/5
16	EXTERIOR COLUMNS TYPE II	STUCCO	FINE SAND STUCCO FINISH, PAINTED	TBD	SEE SHEET A8-4/6
17	EXTERIOR LIGHT FIXTURE	METAL	TBD	TBD	FINAL SELECTION BY OWNER
18	SHUTTER 1	METAL	ALUMINUM	TBD	GC PROVIDE SAMPLE, FINAL SELECTION BY OWNER
19	SHUTTER 2	METAL	ALUMINUM	TBD	GC PROVIDE SAMPLE, FINAL SELECTION BY OWNER
20	SHUTTER 3	METAL	ALUMINUM	TBD	GC PROVIDE SAMPLE, FINAL SELECTION BY OWNER
21	BRACKET (GABLE END)	TBD	TBD	TBD	GC PROVIDE SAMPLE, FINAL SELECTION BY OWNER
22	ORNAMENTAL FEATURE	HARDIE BOARD OR SIMILAR	TBD	TBD	GC PROVIDE SAMPLE AREA ON SITE, FINAL SELECTION BY OWNER
23	EXTERIOR TRIM	10" VERSATEX BOARD	TBD	TBD	GC PROVIDE SAMPLE AREA ON SITE, FINAL SELECTION BY OWNER
24	EXTERIOR TRIM	12" HARDIE BOARD	TBD	TBD	GC PROVIDE SAMPLE AREA ON SITE, FINAL SELECTION BY OWNER
25	STUCCO BAND	10" STUCCO BAND (NO STYROFOAM)	FINE SAND STUCCO FINISH, PAINTED	TBD	GC PROVIDE SAMPLE AREA ON SITE, FINAL SELECTION BY OWNER



2
A2-1
EXTERIOR LEFT SIDE ELEVATION



1
A2-1
EXTERIOR FRONT ELEVATION

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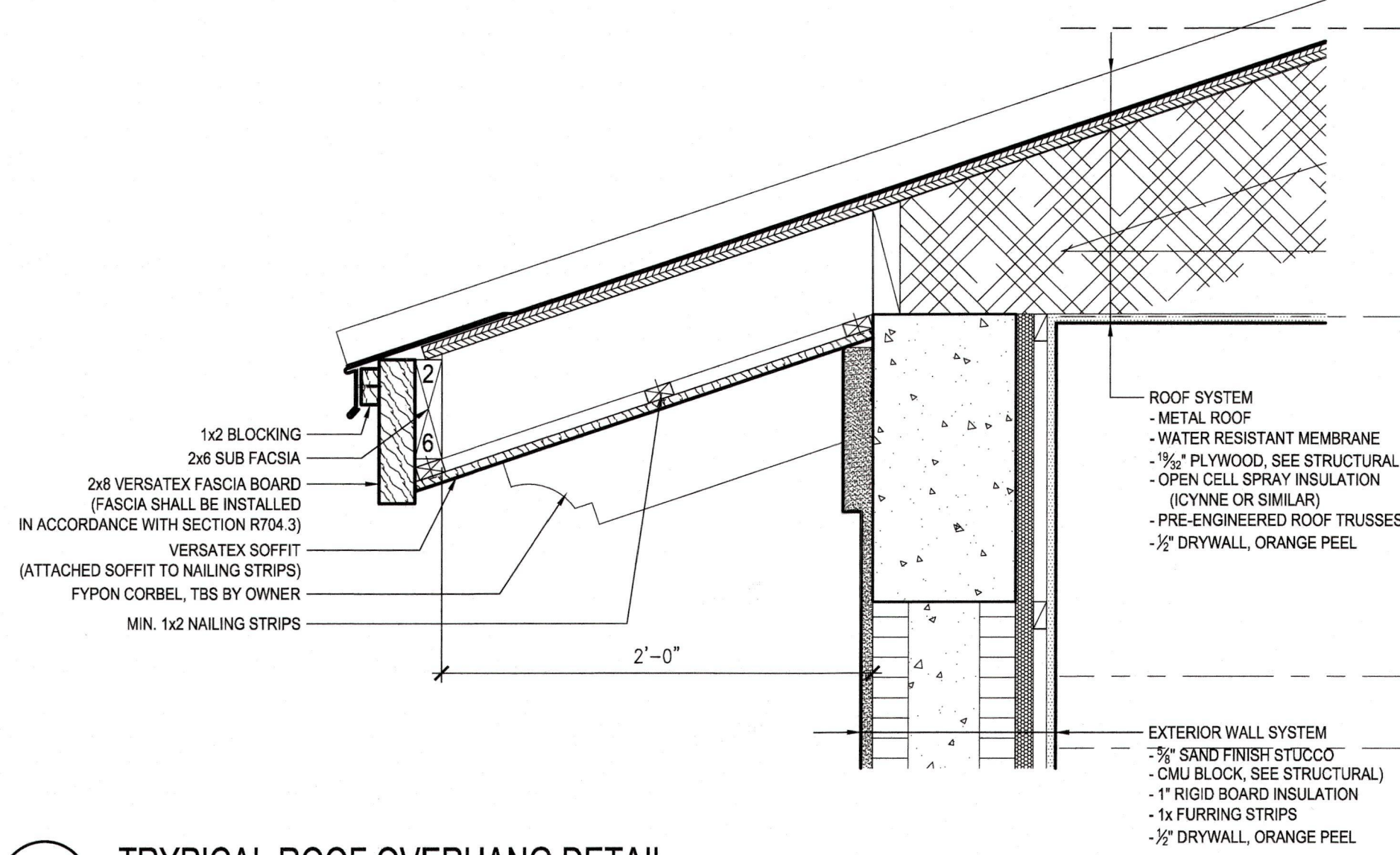
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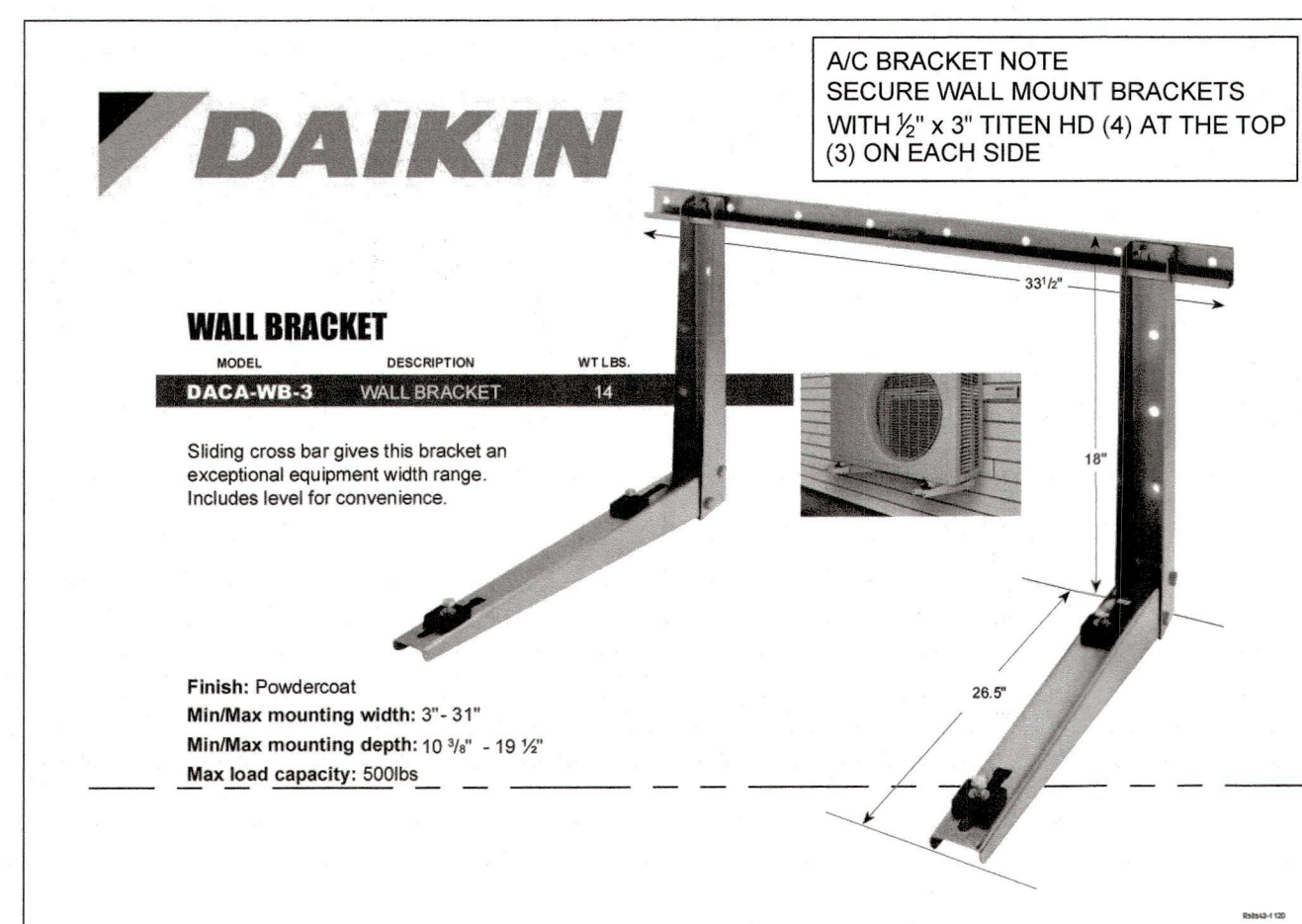
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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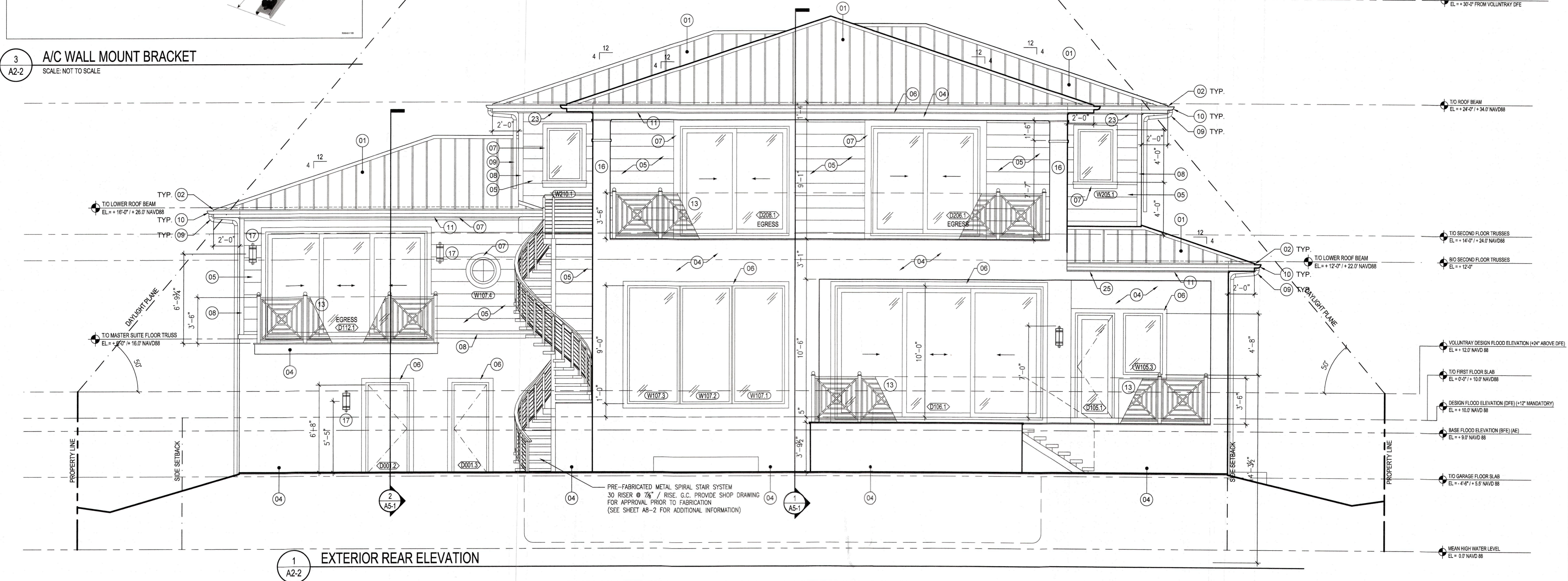
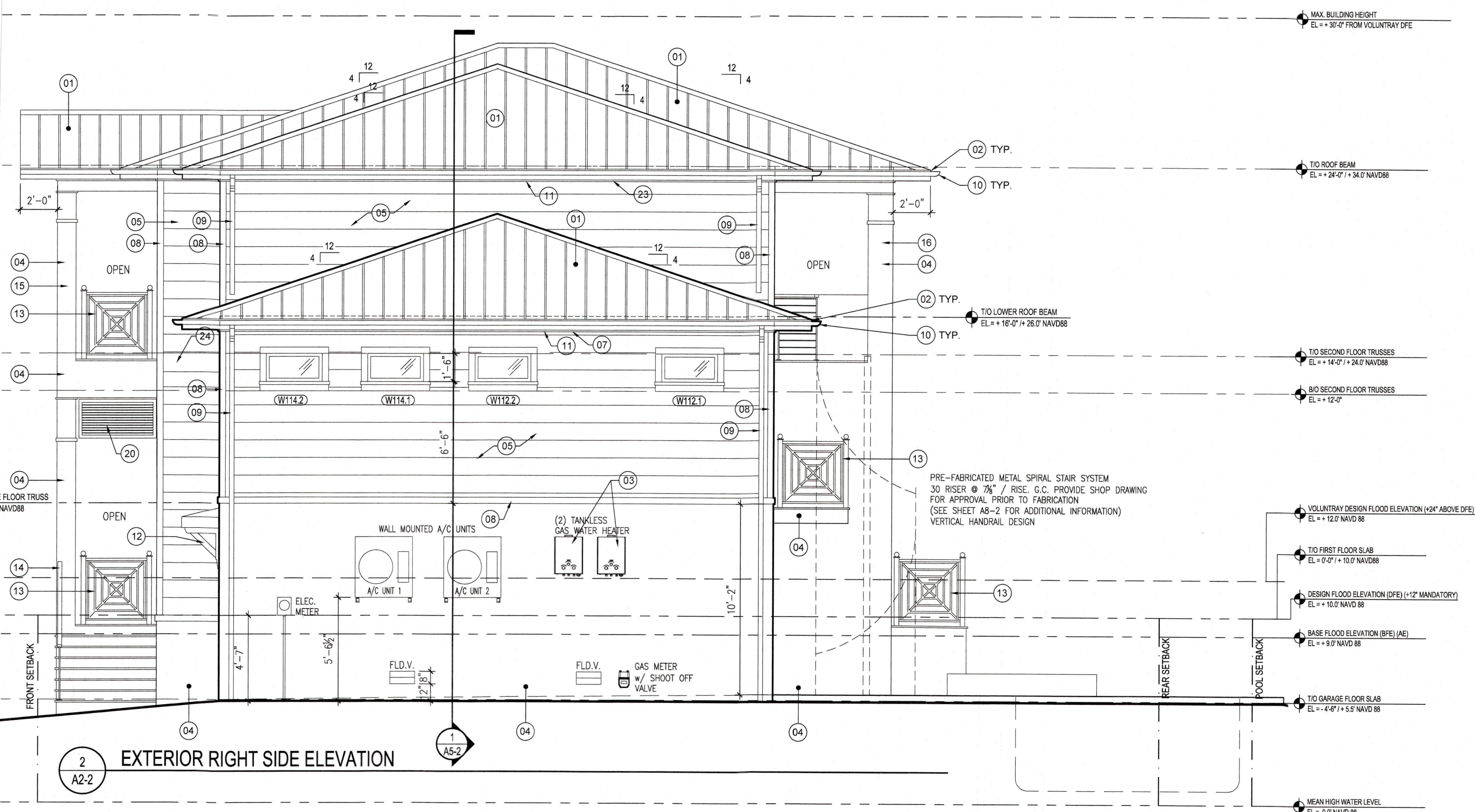
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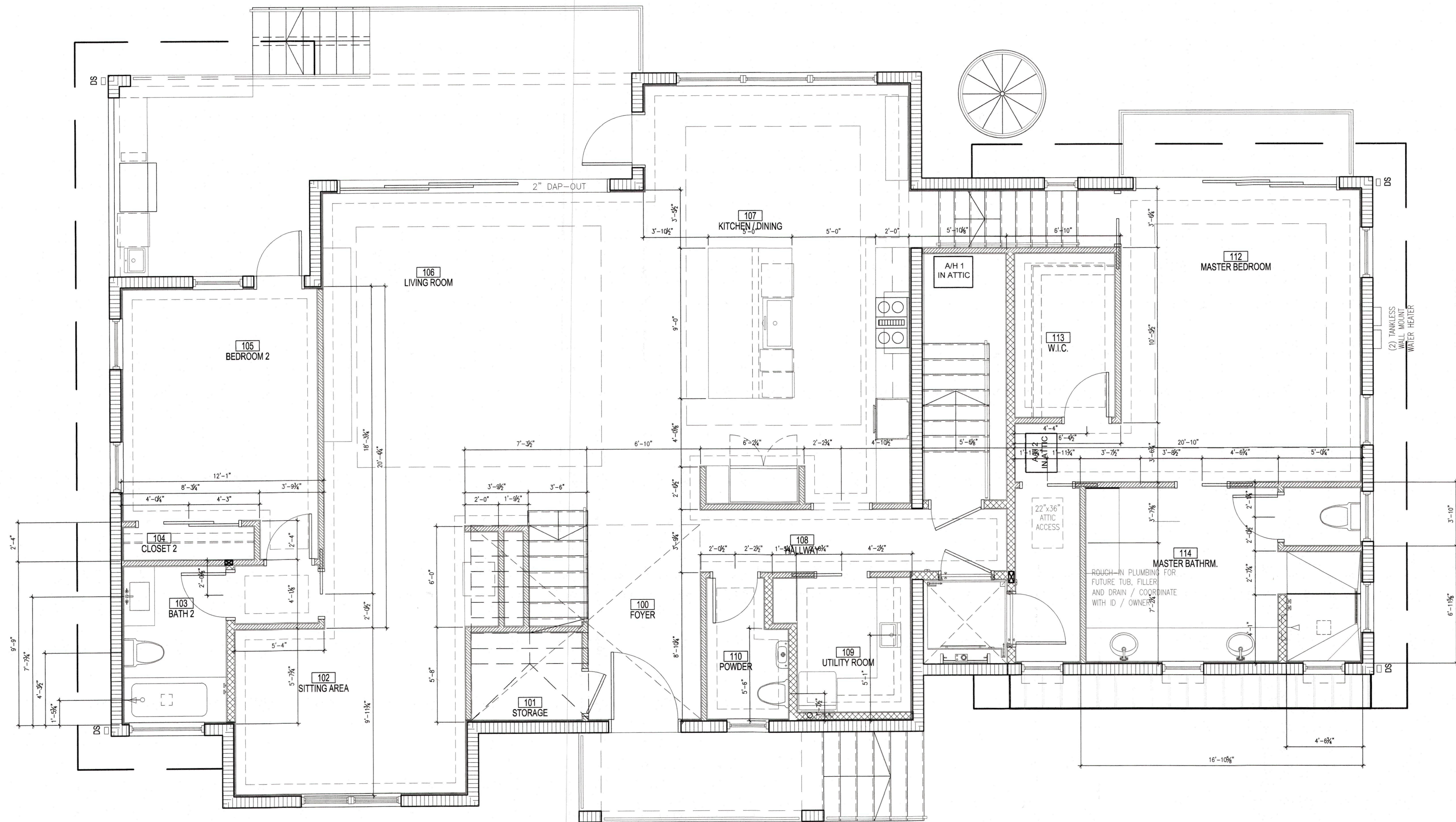


4 TYPICAL ROOF OVERHANG DETAIL
SCALE: 1 1/2" = 1'-0"



3 A/C WALL MOUNT BRACKET
SCALE: NOT TO SCALE





- 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.
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CUSTOM HOME DESIGN

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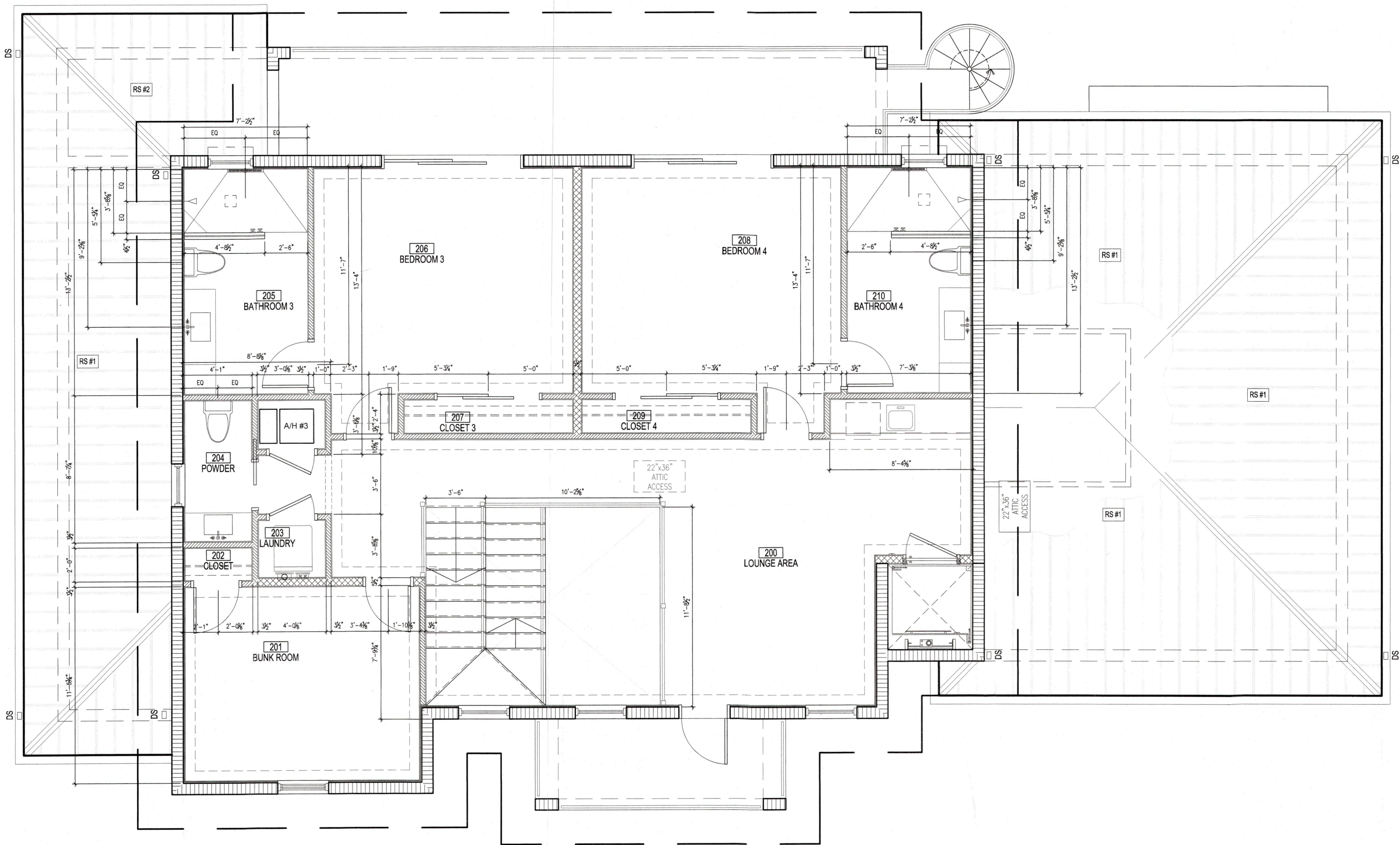
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SHEET NUMBER TOWN
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LEGEND

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- SHEAR WALL (SEE STRUCTURAL DRAWINGS FOR LOCATION)
- 2x6 STUD WALL PARTITION @ 16 O.C.
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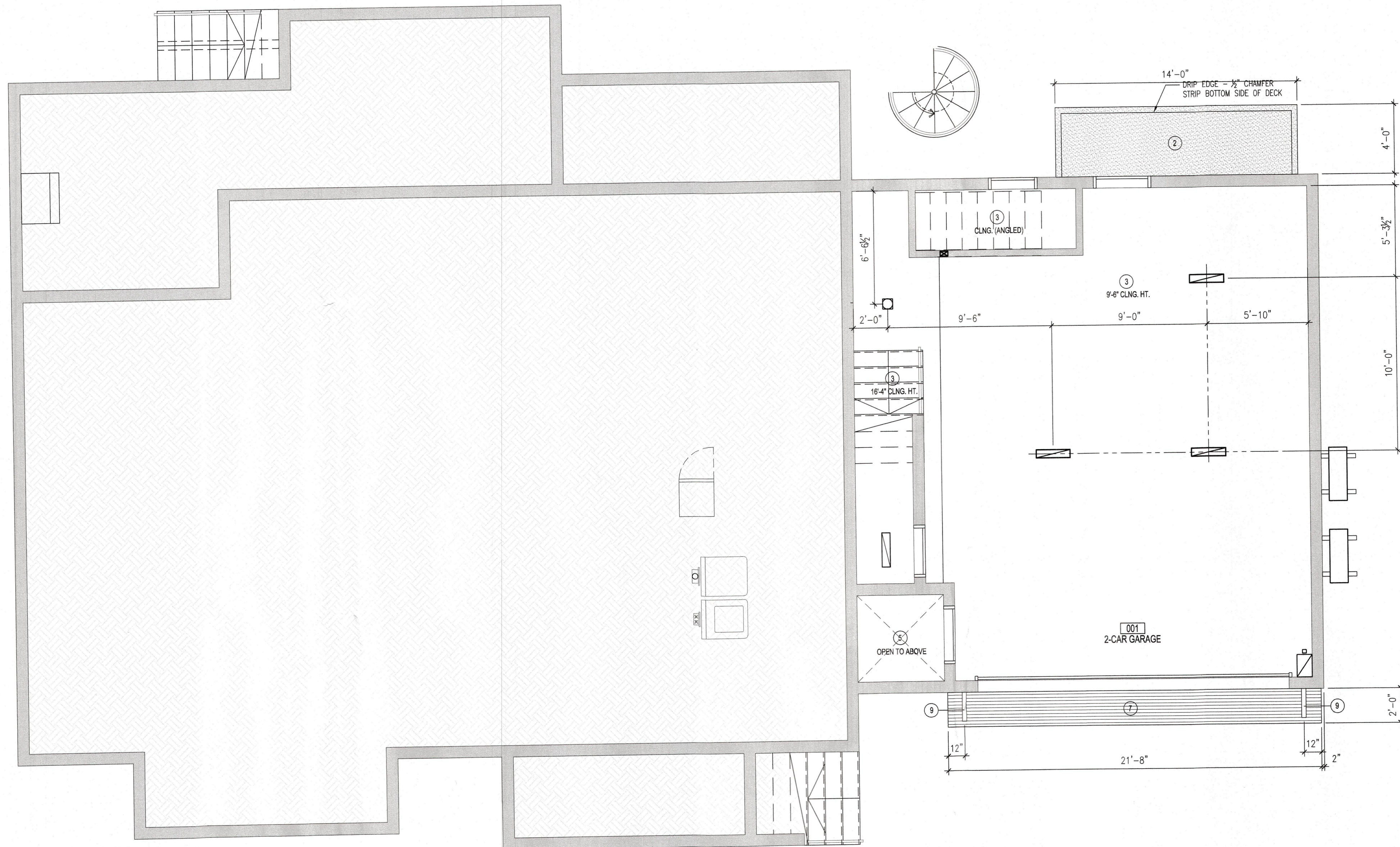
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SECOND FLOOR PLAN
INTERIOR DIMENSIONS

RECEIVED

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SHEET NUMBER TOWN OF LONGBOAT KEY
Planning, Zoning & Building

A3-2



REFLECTED CEILING PLAN - LEGEND

- GYPSUM BOARD CEILING SYSTEM, PAINTED TYP.
- SMOOTH STUCCO FINISH
- STUCCO OVER 3/4" DENSGLASS
- EXTERIOR T&G WOOD CEILING (FINAL FINISH TBD BY OWNER / ARCH.)
- OPEN TO STRUCTURE ABOVE
- INTERIOR T&G WOOD CEILING (FINAL FINISH TBD BY OWNER / ARCH.)
- SOFFIT (FINAL FINISH TBD BY OWNER / ARCH.)
- BRACKET 1 (SEE A8-3)
- BRACKET 2 (SEE A8-3)

REFLECTED CEILING PLAN - NOTES

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CUSTOM HOME DESIGN & DRAFTING

HausDesign Studio, LLC

6401 35th Avenue West
Bradenton, Florida 34209

Phone: 941.580.4603
mbade@hausdesignstudio.com

CONTRACTOR

Camlin Home Corporation

Kenneth D. Keating
1962 Main Street - Suite 310
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Phone: 941.748.1622

License # CBC 027060

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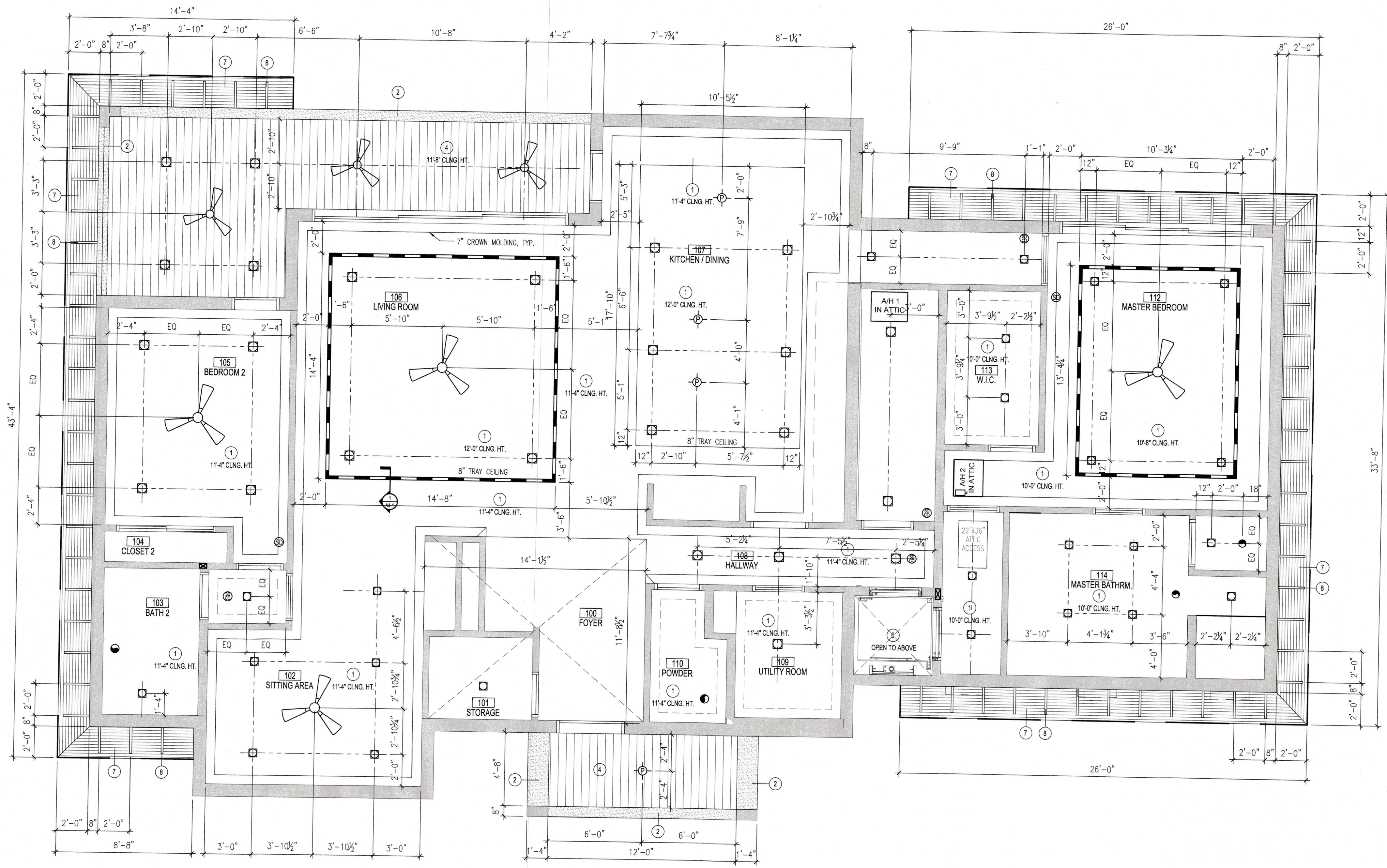
DATE
December 04, 2024

SHEET TITLE
GROUND FLOOR PLAN
REFLECTED CEILING

RECEIVED
DEC 13 2024

SHEET NUMBER TOWN OF LONGBOAT KEY
Planning, Zoning & Building

A4-0

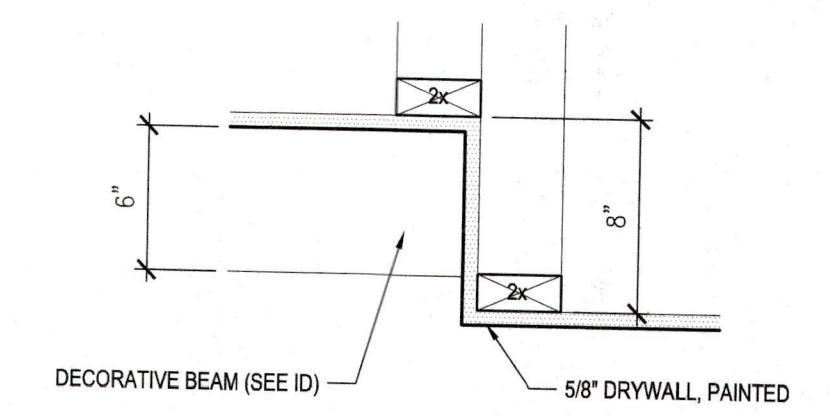


REFLECTED CEILING PLAN - LEGEND

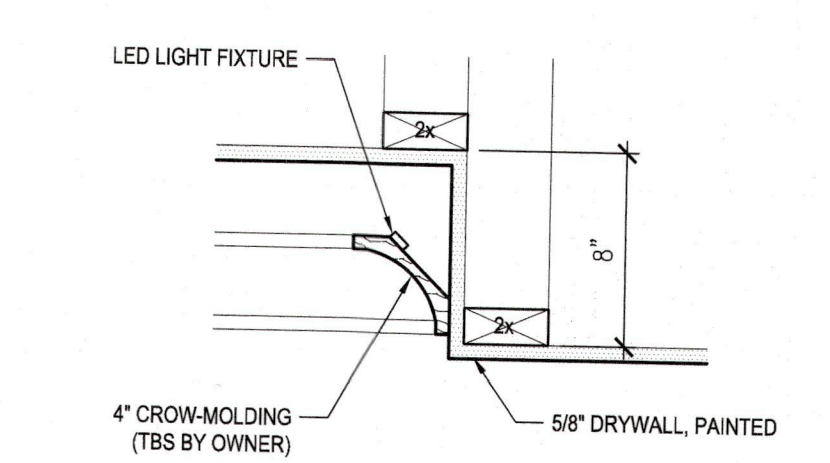
- 1 GYPSUM BOARD CEILING SYSTEM, PAINTED TYP.
- 2 SMOOTH STUCCO FINISH
- 3 STUCCO OVER 1/2" DENSGLASS
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2 A4-1 INTERIOR CEILING DETAIL
SCALE: 1 1/2" = 1'-0"



1 A4-1 INTERIOR CEILING DETAIL
SCALE: 1 1/2" = 1'-0"

CUSTOM HOME DESIGN & DRAFTING

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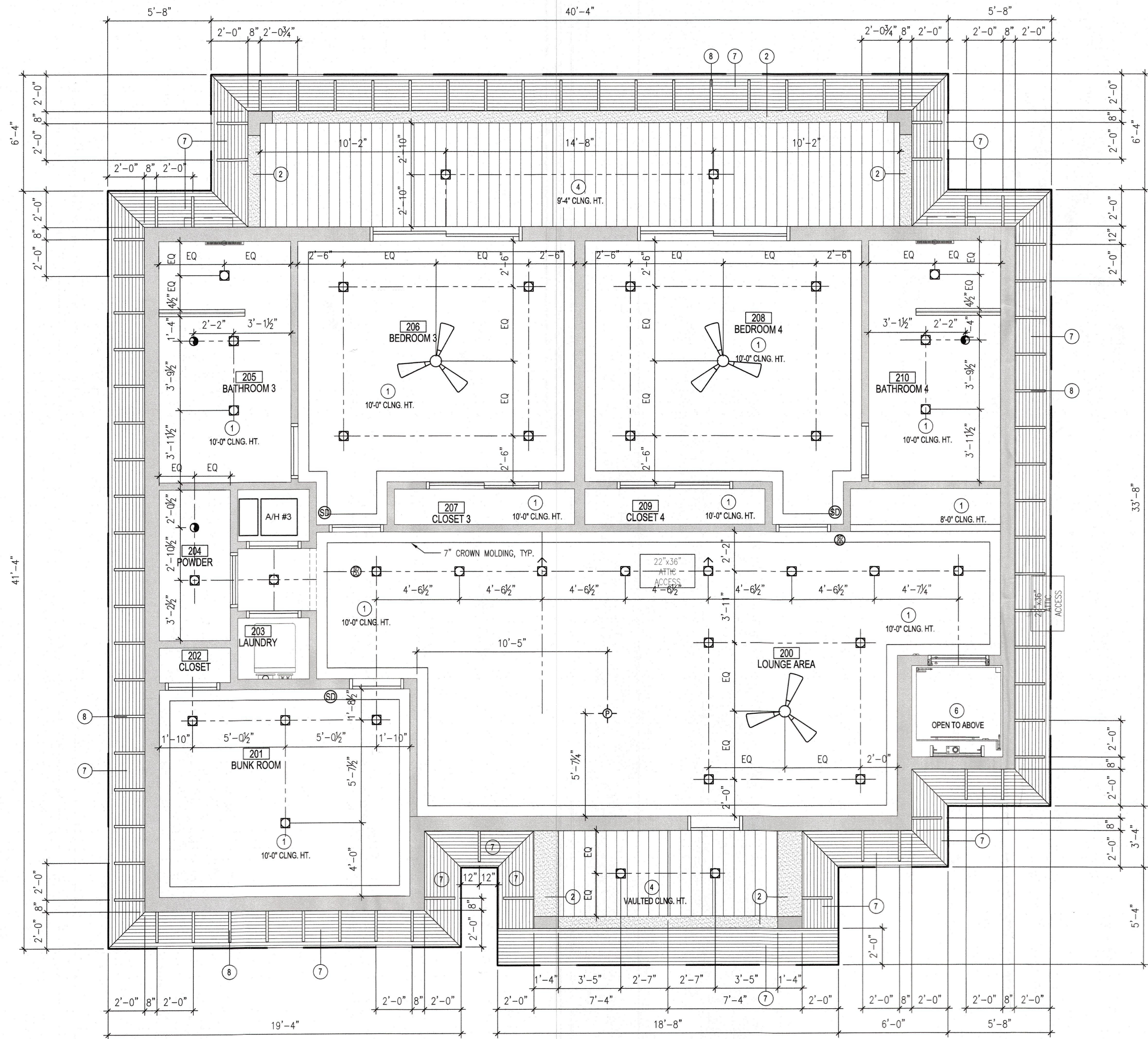
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**FIRST FLOOR PLAN
REFLECTED CEILING**

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DEC 13 2024

SHEET NUMBER **TOWN OF LONGBOAT KEY**
Planning, Zoning & Building

A4-1



REFLECTED CEILING PLAN - LEGEND

- 1 GYPSUM BOARD CEILING SYSTEM, PAINTED TYP.
- 2 SMOOTH STUCCO FINISH
- 3 STUCCO OVER 5/8" DENSSGLASS
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DEC 13 2024

SHEET NUMBER
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

A4-2

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BUILDING SECTIONS

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SHEET NUMBER TOWN OF LONGBOAT KEY
Planning, Zoning & Building

A5-1

MAX BUILDING HEIGHT
EL = +30'-0" FROM VOLUNTARY DFETO ROOF BEAM
EL = +24'-0" / +34'-0" NAVD88TO LOWER ROOF BEAM
EL = +18'-0" / +26'-0" NAVD88TO SECOND FLOOR TRUSSES
EL = +14'-0" / +24'-0" NAVD88B/O SECOND FLOOR TRUSSES
EL = +12'-0"VOLUNTARY DESIGN FLOOD ELEVATION (+24" ABOVE DFE)
EL = +12'-0" NAVD 88TO FIRST FLOOR SLAB
EL = +0'-0" / +10'-0" NAVD88DESIGN FLOOD ELEVATION (DFE) (+12" MANDATORY)
EL = +10'-0" NAVD 88BASE FLOOD ELEVATION (BFE) (AE)
EL = +9'-0" NAVD 88TO GARAGE FLOOR SLAB
EL = +4'-0" / +5'-0" NAVD 88MEAN HIGH WATER LEVEL
EL = 0'-0" NAVD 88MAX BUILDING HEIGHT
EL = +30'-0" FROM VOLUNTARY DFETO ROOF BEAM
EL = +24'-0" / +34'-0" NAVD88TO SECOND FLOOR TRUSSES
EL = +14'-0" / +24'-0" NAVD88B/O SECOND FLOOR TRUSSES
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EL = +9'-0" NAVD 88TO GARAGE FLOOR SLAB
EL = +4'-0" / +5'-0" NAVD 88MEAN HIGH WATER LEVEL
EL = 0'-0" NAVD 88

PRE-ENGINEERED STANDING SEAM METAL ROOF SYSTEM OVER BML.
POLYSTYCK BASE SHEATHING OVER 19/32" APA RATED EXP 1
SHEATHING W/ HURRICANE CLIPS ON PRE-ENGINEERED WOOD
TRUSSES AT 24" O.C. INSTALL COMPLETE METAL ROOFING SYSTEM
IN ACCORDANCE W/ MANUFACTURES INSTRUCTIONS TO PROVIDE A
WEATHERPROOF SYSTEM.

UN-VENTED ATTIC
PRE-ENGINEERED
ROOF TRUSSES @ 24" O.C. TYP.

REINFORCED CONCRETE
BEAM, SEE STRUCTURALIMPACT RATED DOOR SEE
SCHEDULE AND FLOOR PLANTO MASTER SUITE FLOOR TRUSS
EL = +6'-0" / +16'-0" NAVD88PIP CONCRETE BEAM AND BALCONY
SEE STRUCTURAL DRAWINGS FOR
SIZE AND REINFORCEMENTPRE-CAST CONCRETE LINTEL
SEE STRUCTURAL DRAWINGS
FOR SIZE AND REINFORCEMENT

GARAGE DOOR MFG. PROVIDE PANEL SUPPORTS
AS REQUIRED TO MEET HURRICANE
REQUIREMENTS

PROVIDE DAP OUT @ GARAGE
DOOR AND ISOLATION JOINT @
DRIVEWAY SLAB

2-CAR GARAGE

FS1

THICKENED EDGE CONCRETE FOOTER AT GARAGE
SEE STRUCTURAL DRAWINGS FOR SIZE
AND REINFORCEMENT (TYP.)

REINFORCED CONCRETE SLAB,
SEE STRUCTURAL

CONCRETE FOOTER
SEE STRUCTURAL DRAWINGS FOR SIZE
AND REINFORCEMENT (TYP.)

RAISE EXISTING
SEAWALL BY 12"
BY OTHERS UNDER
SEPARATE PERMIT

EXISTING SEAWALL

2
A5-1

BUILDING SECTION

PRE-ENGINEERED STANDING SEAM METAL ROOF SYSTEM OVER BML.
POLYSTYCK BASE SHEATHING OVER 19/32" APA RATED EXP 1
SHEATHING W/ HURRICANE CLIPS ON PRE-ENGINEERED WOOD
TRUSSES AT 24" O.C. INSTALL COMPLETE METAL ROOFING SYSTEM
IN ACCORDANCE W/ MANUFACTURES INSTRUCTIONS TO PROVIDE A
WEATHERPROOF SYSTEM.

UN-VENTED ATTIC
PRE-ENGINEERED
ROOF TRUSSES @ 24" O.C. TYP.

BEAM (SEE STRUCTURAL)
PRE-CAST CONCRETE LINTEL
SEE STRUCTURAL DRAWINGS
FOR SIZE AND REINFORCEMENTIMPACT RATED DOOR SEE
SCHEDULE AND FLOOR PLAN

COLUMN BEYOND

42" METAL HANDRAIL

BEAM-BM3 (SEE STRUCTURAL)

BEAM-BM2 (SEE STRUCTURAL)

LINTEL BEAM
SEE STRUCTURALIMPACT RATED WINDOW SEE WINDOW
SCHEDULE AND FLOOR PLAN

EXTERIOR WALL SYSTEM
- 5/8" STUCCO
- 8" REINFORCED CMU BLOCK, SEE STRUCTURAL
- 3/4" FLOORING STRIPS
- 1/2" GYPSUM BOARD, SUBSTITUTE WITH
SHEETROCK IN WET AREA

REAR SETBACK LINE

POOL SETBACK

PROPERTY LINE

RAISE EXISTING
SEAWALL BY 12"
BY OTHERS UNDER
SEPARATE PERMIT

EXISTING SEAWALL

CONCRETE BEAM
(SEE STRUCTURAL)

COLUMN BEYOND

42" METAL HANDRAIL

CONCRETE BEAM
(SEE STRUCTURAL)

COLUMN BEYOND

T&G WOOD CEILING SEE RCP FOR
ADDITIONAL INFORMATIONCONCRETE BEAM
(SEE STRUCTURAL)

COLUMN BEYOND

IMPACT RATED WINDOW SEE WINDOW
SCHEDULE AND FLOOR PLAN

42" METAL HANDRAIL

FRONT PORCH

FOYER

LIVING ROOM

DINING

REINFORCED CONCRETE SLAB,
SEE STRUCTURALENTERTAINMENT CENTER
BEYOND (SEE ID)WOOD FLOOR
JOISTS W/ 3/4" APA RATED T&G
PLYWOOD SUB-FLOORING SEE STRUCTURAL
FOR CONFIGURATION, CONNECTIONS AND SIZEINTERIOR STAIR 1
(SEE SHEET A5-2 FOR
ADDITIONAL INFORMATION)

CL. 4

HALLWAY

COVERED
BALCONY
SLOPE

SLOPE

1
A5-1

BUILDING SECTION

CONTRACTOR

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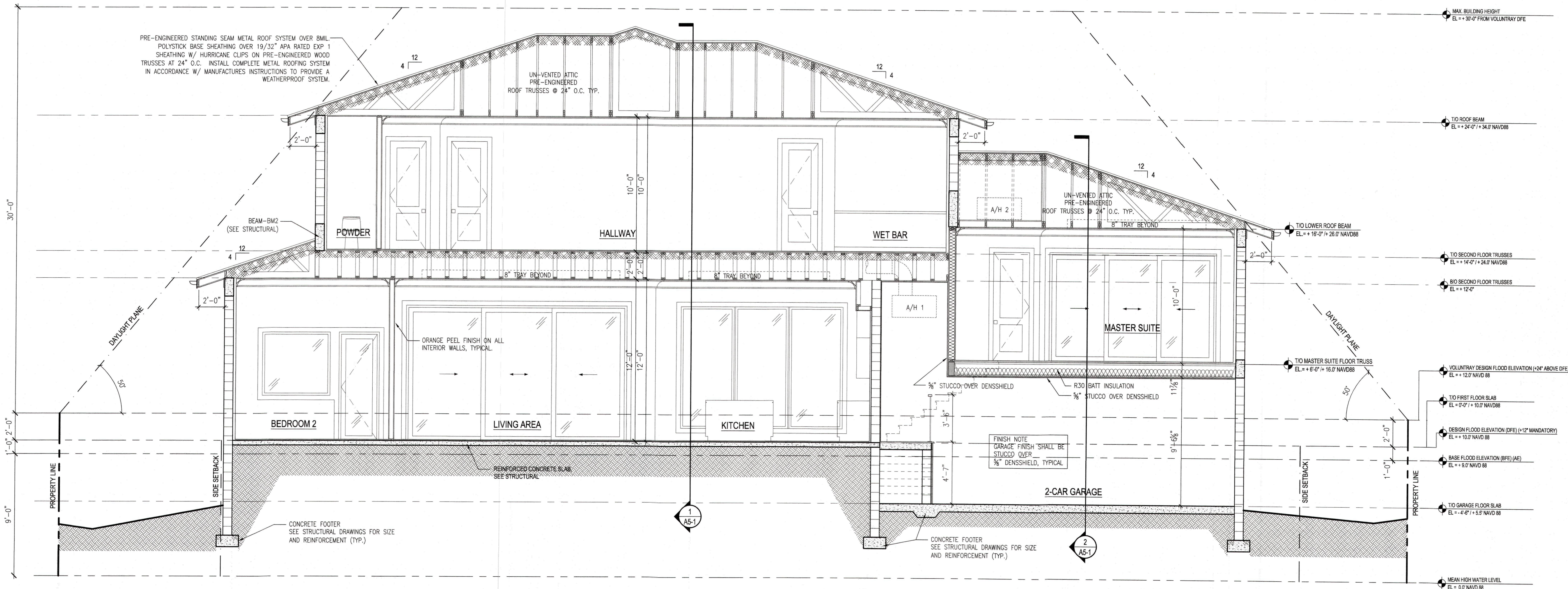
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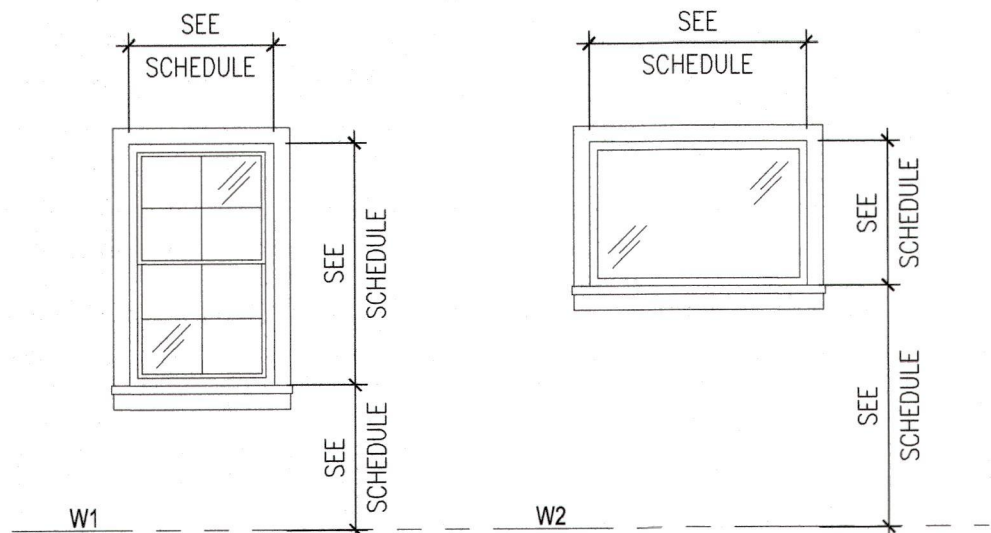


1 BUILDING SECTION
A5-1

WINDOW SCHEDULE

KEY	LOCATION	UNIT SIZE (W x H)	M.O. (W x H)	SILL HEIGHT	HEAD HEIGHT	TYPE	MANUFAC / PRODUCT LINE	NOA OR FL. APP. NO.	GLASS	MATERIAL	FINISH	SCREEN	DETAIL			DP +/-	ACTUAL DESIGN PRESSURE	NOTES
													SILL	JAMB	HEAD			
FIRST FLOOR																		
W102.1	SITTING AREA	3'-0" x 5'-0"		3'-0"	8'-0"	W1	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1118.04	LOW-E 366	ALUM/GLASS	White	YES				+95/-105		STRUCTURAL MULL
W102.2	SITTING AREA	3'-0" x 5'-0"		3'-0"	8'-0"	W1	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1118.04	LOW-E 366	ALUM/GLASS	White	YES				+95/-105		STRUCTURAL MULL
W103.1	BATH 2	4'-6" x 3'-0"		5'-0"	8'-0"	W2	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1116.02	LOW-E 366	ALUM/GLASS	White	NO				+95/-105		TRANSOM
W105.1	BEDROOM 2	3'-0" x 2'-0"		6'-0"	8'-0"	W2	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1116.02	LOW-E 366	ALUM/GLASS	White	NO				+95/-105		TRANSOM
W105.2	BEDROOM 2	3'-0" x 2'-0"		6'-0"	8'-0"	W2	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1116.02	LOW-E 366	ALUM/GLASS	White	NO				+95/-105		TRANSOM
W105.3	BEDROOM 2	3'-0" x 4'-8"		3'-4"	8'-0"	W2	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1116.02	LOW-E 366	ALUM/GLASS	White	NO				+95/-105		
W107.1	KITCHEN / DINING	4'-0" x 7'-0"		1'-0"	8'-0"	W2	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1116.02	LOW-E 366	ALUM/GLASS	White	NO				+95/-105		STRUCTURAL MULL
W107.2	KITCHEN / DINING	4'-0" x 7'-0"		1'-0"	8'-0"	W2	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1116.02	LOW-E 366	ALUM/GLASS	White	NO				+95/-105		STRUCTURAL MULL
W107.3	KITCHEN / DINING	4'-0" x 7'-0"		1'-0"	8'-0"	W2	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1116.02	LOW-E 366	ALUM/GLASS	White	NO				+95/-105		STRUCTURAL MULL
W110.1	POWDER ROOM	3'-0" x 5'-0"		3'-0"	8'-0"	W1	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1118.04	LOW-E 366	ALUM/GLASS	White	YES				+95/-105		FROSTED GLASS
W112.1	MASTER BEDOOM	3'-0" x 1'-6"		6'-6"	8'-0"	W2	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1116.02	LOW-E 366	ALUM/GLASS	White	NO				+95/-105		TRANSOM
W112.2	MASTER BEDOOM	3'-0" x 1'-6"		6'-6"	8'-0"	W2	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1116.02	LOW-E 366	ALUM/GLASS	White	NO				+95/-105		TRANSOM
W112.3	MASTER BEDOOM	3'-0" x 4'-8"		3'-4"	8'-0"	W1	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1118.04	LOW-E 366	ALUM/GLASS	White	YES				+95/-105		
W114.1	MASTER BATHRM.	3'-0" x 1'-6"		6'-6"	8'-0"	W2	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1116.02	LOW-E 366	ALUM/GLASS	White	NO				+95/-105		TRANSOM
W114.2	MASTER BATHRM.	3'-0" x 1'-6"		6'-6"	8'-0"	W2	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1116.02	LOW-E 366	ALUM/GLASS	White	NO				+95/-105		TRANSOM
W114.3	MASTER BATHRM.	3'-0" x 4'-8"		3'-4"	8'-0"	W1	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1118.04	LOW-E 366	ALUM/GLASS	White	YES				+95/-105		
W114.3	MASTER BATHRM.	3'-0" x 4'-8"		3'-4"	8'-0"	W1	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1118.04	LOW-E 366	ALUM/GLASS	White	YES				+95/-105		
SECOND FLOOR																		
W200.1	LOUNGE AREA	3'-0" x 5'-0"		3'-0"	8'-0"	W1	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1118.04	LOW-E 366	ALUM/GLASS	White	YES				+95/-105		
W200.2	LOUNGE AREA	3'-0" x 5'-0"		3'-0"	8'-0"	W1	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1118.04	LOW-E 366	ALUM/GLASS	White	YES				+95/-105		
W200.3	LOUNGE AREA	3'-0" x 5'-0"		3'-0"	8'-0"	W1	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1118.04	LOW-E 366	ALUM/GLASS	White	YES				+95/-105		
W201.1	BUNK ROOM	3'-0" x 5'-0"		3'-0"	8'-0"	W1	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1118.04	LOW-E 366	ALUM/GLASS	White	YES				+95/-105		EGRESS
W204.1	POWDER	2'-6" x 4'-0"		4'-0"	8'-0"	W2	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1116.02	LOW-E 366	ALUM/GLASS	White	NO				+95/-105		FROSTED GLASS
W204.1	BATHROOM 3	2'-8" x 4'-0"		4'-0"	8'-0"	W2	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1116.02	LOW-E 366	ALUM/GLASS	White	NO				+95/-105		
W210.1	BATHROOM 4	2'-8" x 4'-0"		4'-0"	8'-0"	W2	E.S. WINDOWS LLC	ES-P252 / NOA. 20-1116.02	LOW-E 366	ALUM/GLASS	White	NO				+95/-105		

WINDOW TYPE



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/WDMA 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 SWINGING, SLIDING, AND BI-FOLD DOORS SHALL BE CONSIDERED HAZARDOUS AND SHALL COMPLY WITH CURRENT FLORIDA BUILDING CODE SECTION 2406 - 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.

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PROJECT

APRILE RESIDENCE

618 Bayview Drive
Longboat Key, Florida 34228

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ADDENDUM / REVISION

No. Date Description

SCALE

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MB

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MB

DATE

December 04, 2024

SHEET TITLE

WINDOW SCHEDULE
NOTES AND DETAILS

RECEIVED

DEC 13 2024

TOWN OF LONGBOAT KEY
Planning, Zoning & Building

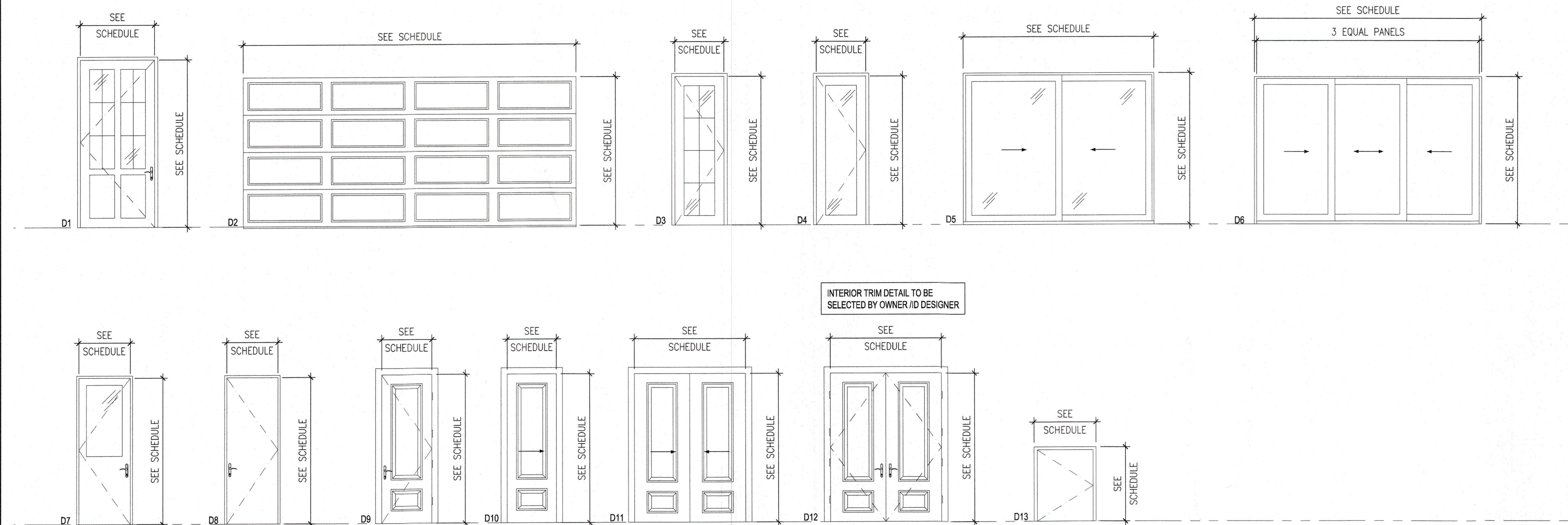
SHEET NUMBER

A6-1

DOOR SCHEDULE

KEY	LOCATION	UNIT SIZE (W x H)	TYPE	MANUFACT / PRODUCT	NOA OR FL APP. NO.	IMPACT	MATERIAL	FINISH	HDWR.	DETAIL			DP +/-	ACTUAL DESIGN PRESSURE	SHADES / SCREENS	REMARKS
										SILL	JAMB	HEAD				
GROUND FLOOR																
D001.1	2-CAR GARAGE	18'-0" x 9'-0"	D2	D&D Garage Door		YES	ALUMINUM / GLASS	TBD								
D001.2	2-CAR GARAGE	3'-0" x 6'-8"	D8	E.S. WINDOWS LLC	ES-W2020 NOA.: 23-0714.09	YES	FIBERGLASS	White	B							
D001.3	POOL STORAGE	2'-6" x 6'-8"	D8	E.S. WINDOWS LLC	ES-W2020 NOA.: 23-0714.09	YES	FIBERGLASS	White	B							
D001.4	2-CAR GARAGE	2'-8" x 4'-0"	D13			NO	FIBERGLASS	TBD								
D001.5	2-CAR GARAGE	2'-8" x 8'-0"	D9			NO	FIBERGLASS	TBD								ELEVATOR DOOR, FIRE RATED (20 MINUTES, MIN.), SELF-CLOSING
FIRST FLOOR																
D100.1	FOYER	4'-0" x 9'-0"	D1	EURO WALL		LOW-E 366	ALUMINUM / GLASS	TBD	A, B							CUSTOM FRONT
D100.2	FOYER	2'-6" x 5'-0"	D8			NO	WOOD / SOLID CORE	TBD								
D102.1	SITTING AREA	2'-8" x 8'-0"	D10			NO	WOOD / SOLID CORE	TBD								
D103.1	BATH 2	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							
D104.1	CLOSET 2	6'-0" x 8'-0"	D11			NO	WOOD / SOLID CORE	TBD								
D105.1	BEDROOM 2	2'-8" x 8'-0"	D4	E.S. WINDOWS LLC	ES-9000 NOA.: 19-0708.04	LOW-E 366	ALUMINUM / GLASS	White	A, B							EGRESS
D105.2	BEDROOM 2	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							
D106.1	LIVING ROOM	16'-0" x 8'-0"	D6	E.S. WINDOWS LLC	ES-W2020 NOA.: 20-1202.06	LOW-E 366	ALUMINUM / GLASS	White	A, B							
D107.1	KITCHEN / DINING	3'-0" x 8'-0"	D4	E.S. WINDOWS LLC	ES-9000 NOA.: 19-0708.04	LOW-E 366	ALUMINUM / GLASS	White	A, B							
D107.2	KITCHEN / DINING	3'-0" x 8'-0"	D10			NO	WOOD / SOLID CORE	TBD								
D108.1	HALLWAY	3'-0" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							ELEVATOR DOOR, FIRE RATED (20 MINUTES, MIN.), SELF-CLOSING
D108.2	HALLWAY	3'-0" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							
D109.1	PANRTY	3'-0" x 8'-0"	D10			NO	WOOD / SOLID CORE	TBD								
D110.1	POWDER	2'-6" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							
D111.1	LAUNDRY	5'-0" x 8'-0"	D12			NO	WOOD / SOLID CORE	TBD								
D112.1	MASTER BEDROOM	12'-0" x 8'-0"	D6	E.S. WINDOWS LLC	ES-W2020 NOA.: 20-1202.06	LOW-E 366	ALUMINUM / GLASS	White	A, B							EGRESS
D112.2	MASTER BEDROOM	3'-0" x 8'-0"	D10			NO	WOOD / SOLID CORE	TBD	B							
D112.3	MASTER BEDROOM	3'-0" x 8'-0"	D10			NO	WOOD / SOLID CORE	TBD								
D112.4	MASTER BEDROOM	3'-0" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD								ELEVATOR DOOR, FIRE RATED (20 MINUTES, MIN.), SELF-CLOSING
D113.1	W.I.C.	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD								
D114.1	MASTER BATHROOM	3'-0" x 8'-0"	D10			NO	WOOD / SOLID CORE	TBD	B							
D114.2	MASTER BATHROOM	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							
SECOND FLOOR																
D200.1	LOUNGE AREA	2'-8" x 8'-0"	D3	E.S. WINDOWS LLC	ES-9000 NOA.: 19-0708.04	LOW-E 366	ALUMINUM / GLASS	White	A, B							
D200.2	LOUNGE AREA	3'-0" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD								ELEVATOR DOOR, FIRE RATED (20 MINUTES, MIN.), SELF-CLOSING
D200.3	LOUNGE AREA	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD								
D201.1	BUNK ROOM	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							
D202.1	CLOSET	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD								
D203.1	LAUNDRY	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD								
D204.1	POWDER	2'-8" x 8'-0"	D10			NO	WOOD / SOLID CORE	TBD	B							
D205.1	BATHROOM 3	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							
D206.1	BEDROOM 3	8'-0" x 8'-0"	D5	E.S. WINDOWS LLC	ES-W2020 NOA.: 20-1202.06	LOW-E 366	ALUMINUM / GLASS	White	A, B							EGRESS
D206.2	BEDROOM 3	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							
D207.1	CLOSET 3	6'-0" x 8'-0"	D11			NO	WOOD / SOLID CORE	TBD								
D208.1	BEDROOM 4	8'-0" x 8'-0"	D5	E.S. WINDOWS LLC	ES-W2020 NOA.: 20-1202.06	LOW-E 366	ALUMINUM / GLASS	White	A, B							EGRESS
D208.2	BEDROOM 4	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							
D209.1	CLOSET 4	6'-0" x 8'-0"	D11			NO	WOOD / SOLID CORE	TBD								
D210.1	BATHROOM 4	2'-8" x 8'-0"	D9			NO	WOOD / SOLID CORE	TBD	B							

DOOR TYPE



DOOR AND WINDOW NOTES

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- 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 LOW-E 366, IMPACT RESISTANT, CLEAR GLASS (TO BE APPROVED BY OWNER).
- ALIGN TOPS OF WNDOWS 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/WDMA 250-10.
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- ALL WINDOW AND EXTERIOR DOOR FRAME COLOR SHALL BE WHITE (TO BE APPROVED BY OWNER).
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HARDWARE LEGEND:

- A. DEADBOLT LOCKING MECHANISM
- B. LOCKABLE, SINGLE SIDE (PRIVACY LOCK)
- C. KEYED LOCK
- D. ALARM ENABLED
- E. LEVERED DOOR HANDLE BOTH SIDES OF LEAF
- F. LEVERED DOOR HANDLE NON-OPERABLE - SINGLE SIDE OF LEAF (FRICTION LATCHING MECHANISM)
- G. POCKET DOOR HARDWARE
- H. DOUBLE ACTION PIVOT HINGE PROVIDED BY OWNER

CUSTOM HOME DESIGN & DRAFTING

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

A6-2

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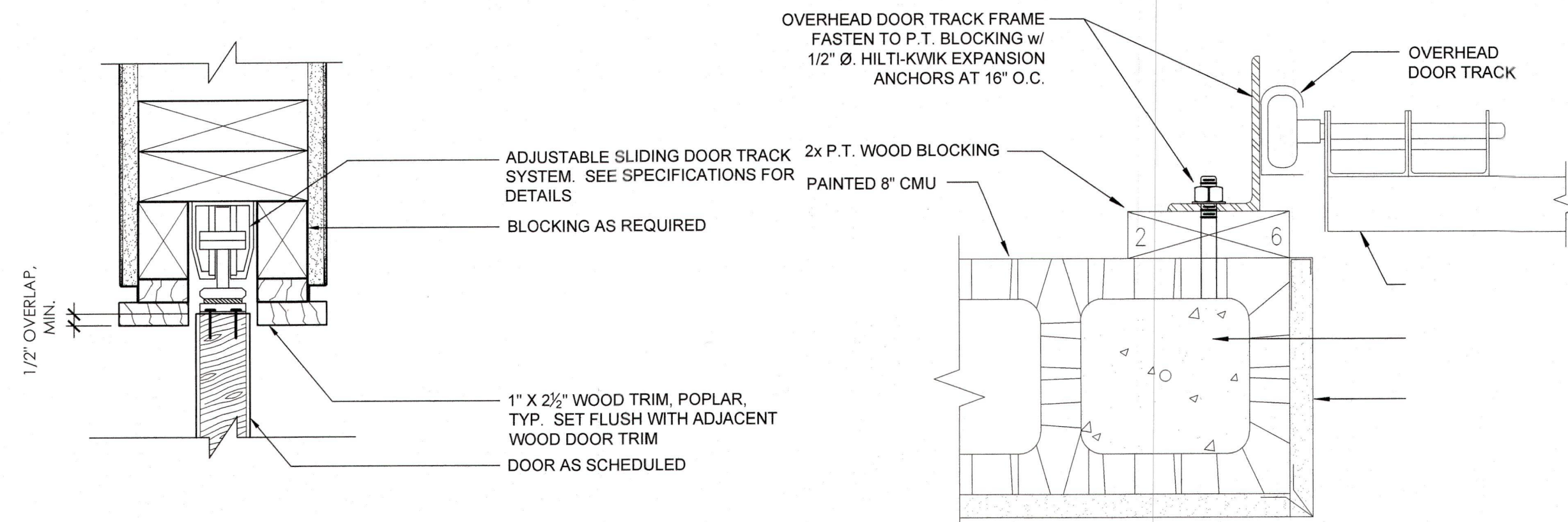
No.	Date	Description

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AND NOTES

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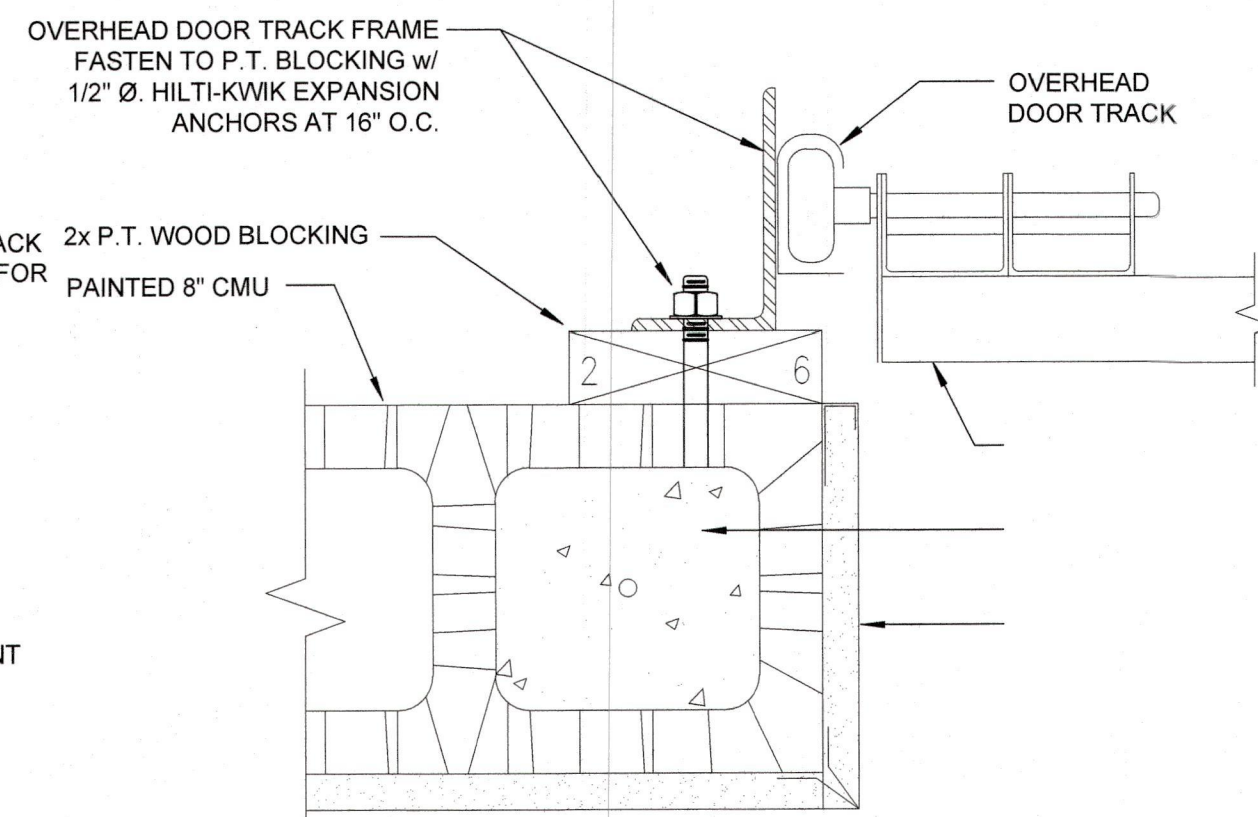
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

A6-3



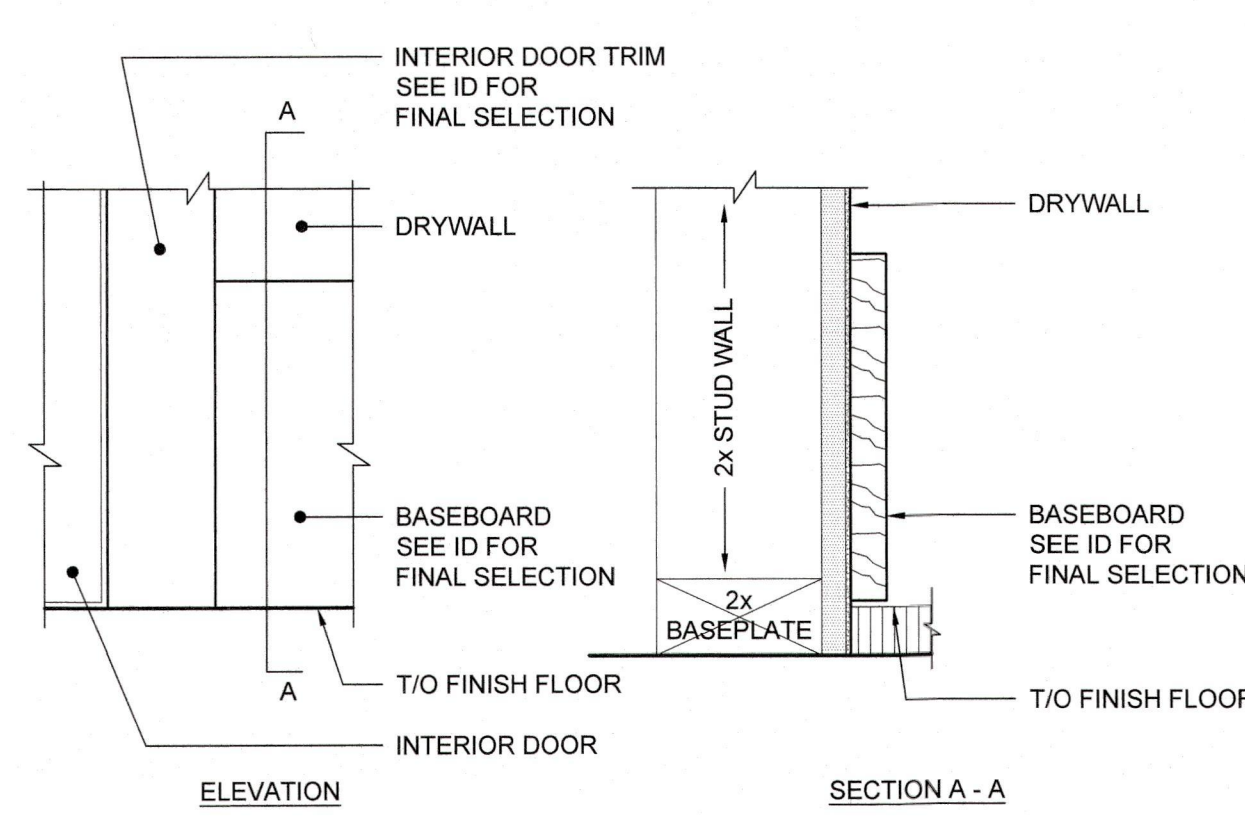
11 HEADER AT POCKET DOOR

A6-3 SCALE: 3"=1'-0"



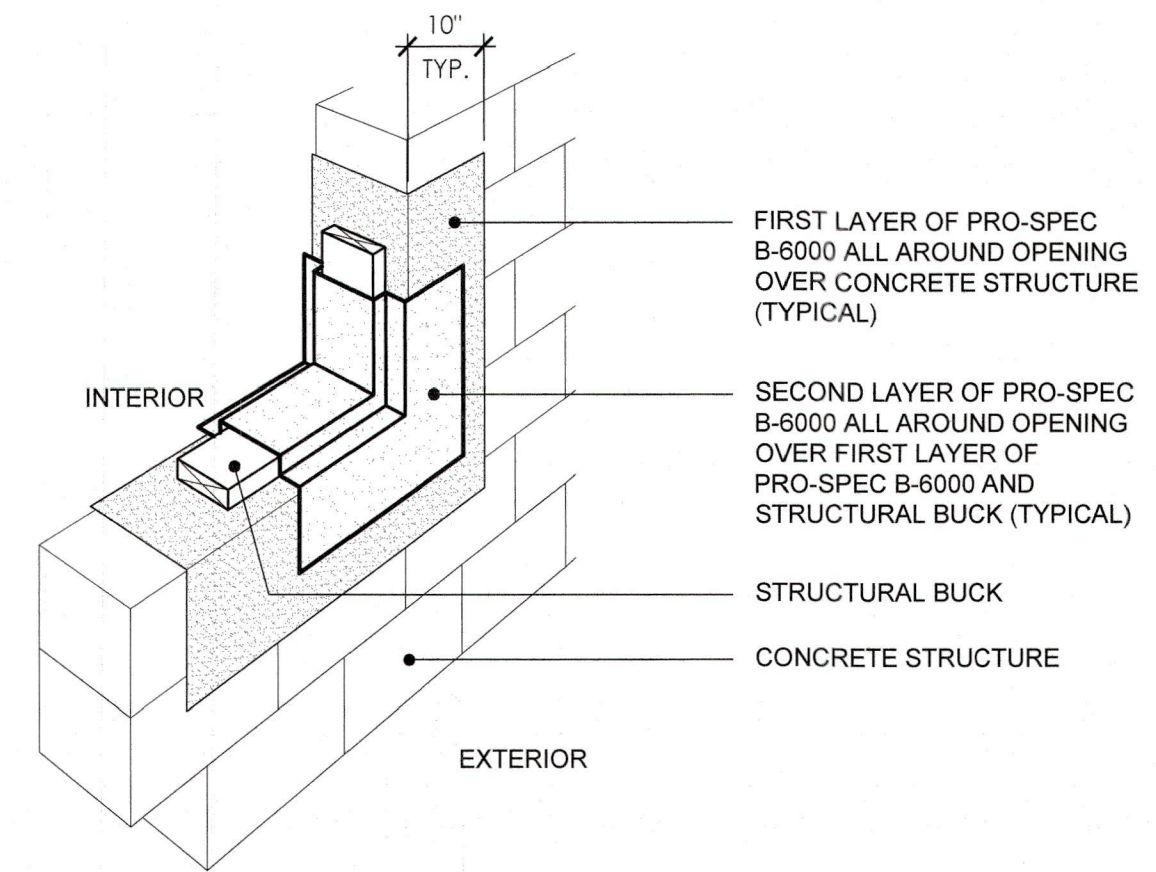
12 HEADER AT POCKET DOOR

A6-3 SCALE: 3"=1'-0"



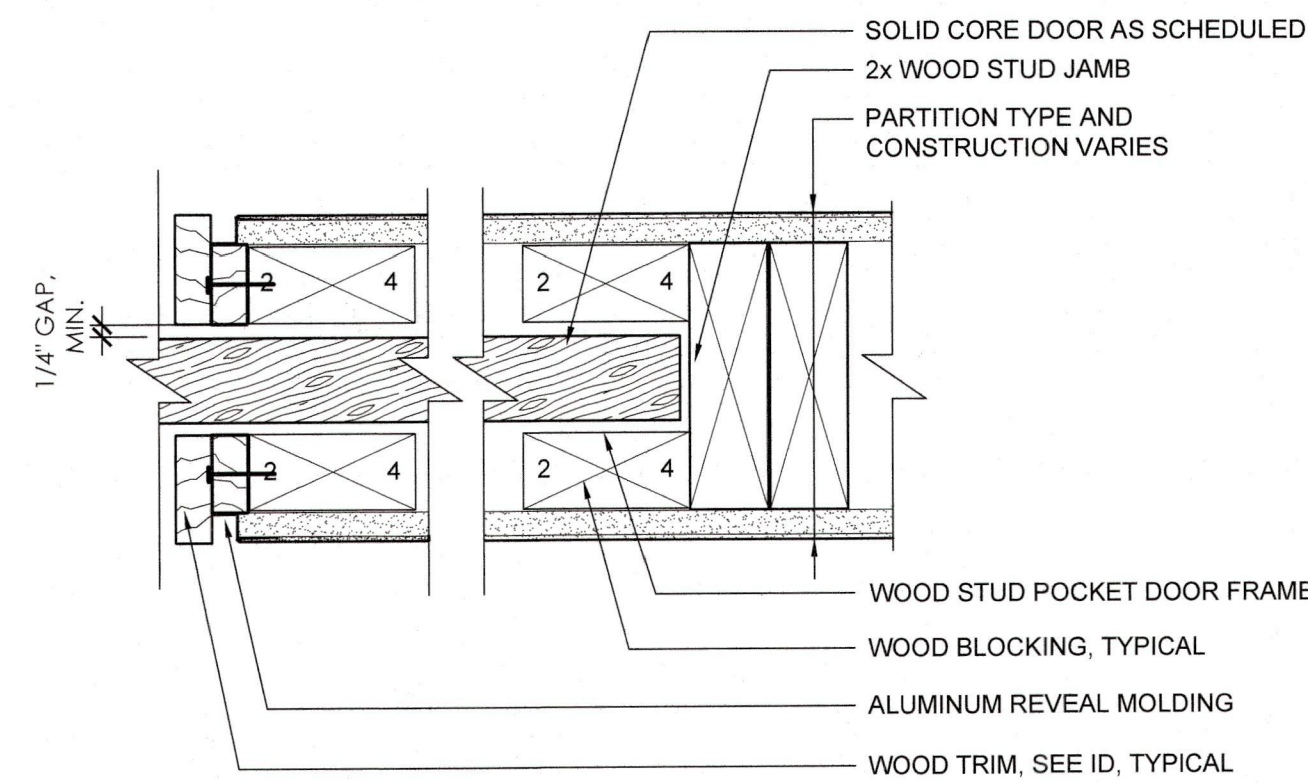
13 TYPICAL BASEBOARD DETAIL

A6-3 SCALE: 3"=1'-0"



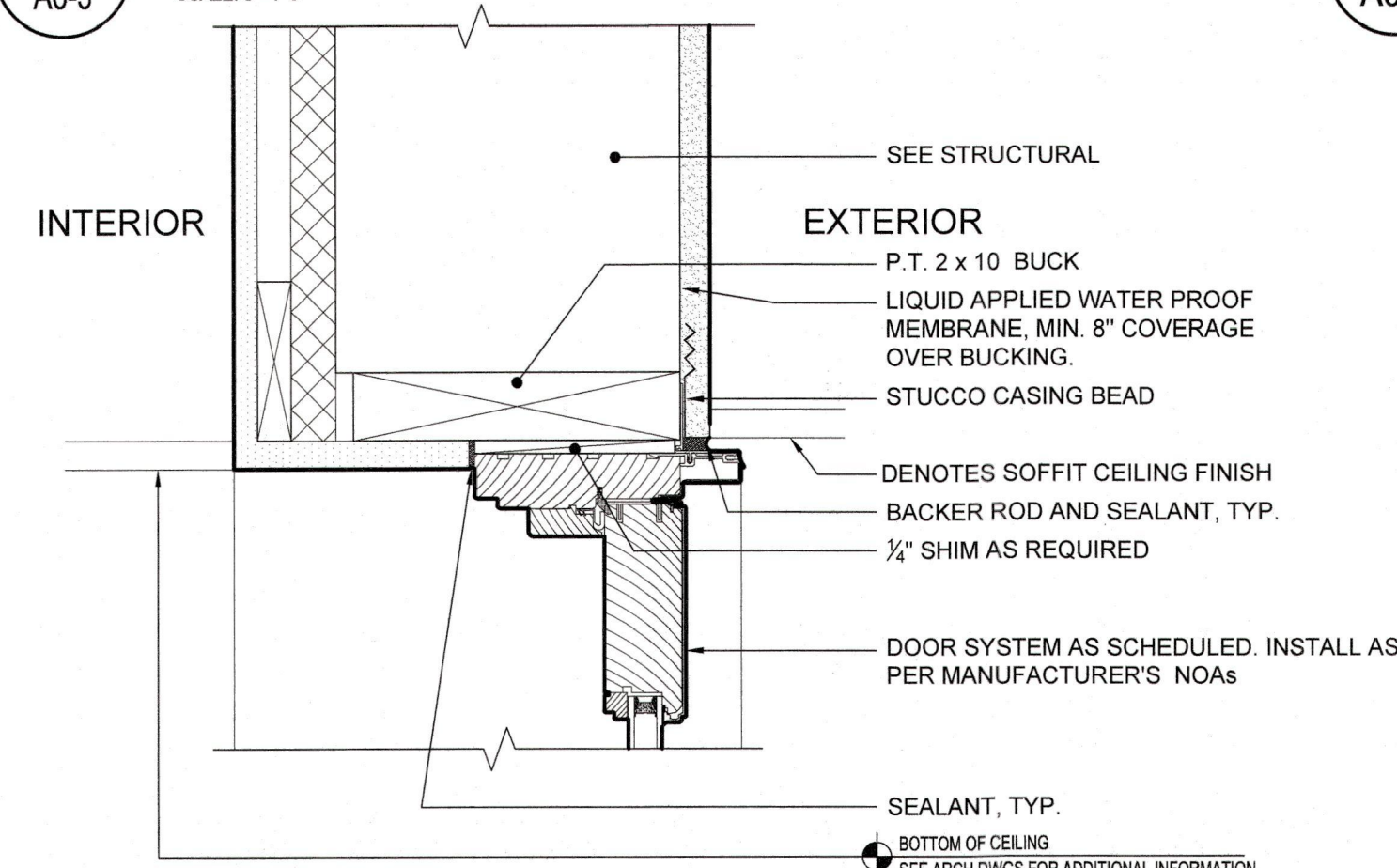
14 WATERPROOF/CRACK ISOLATION MEMBRANE

A6-3 SCALE: NOT TO SCALE



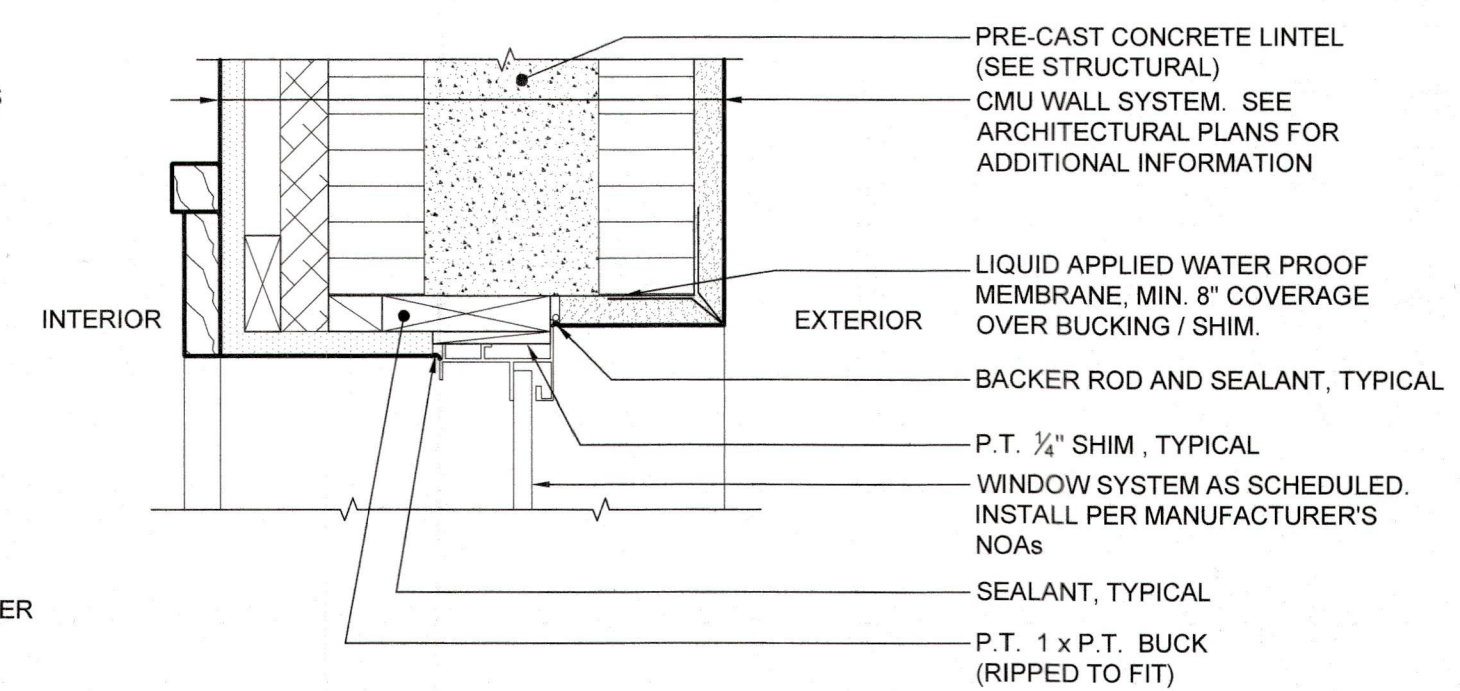
10 JAMB AT POCKET DOOR

A6-3 SCALE: 3"=1'-0"



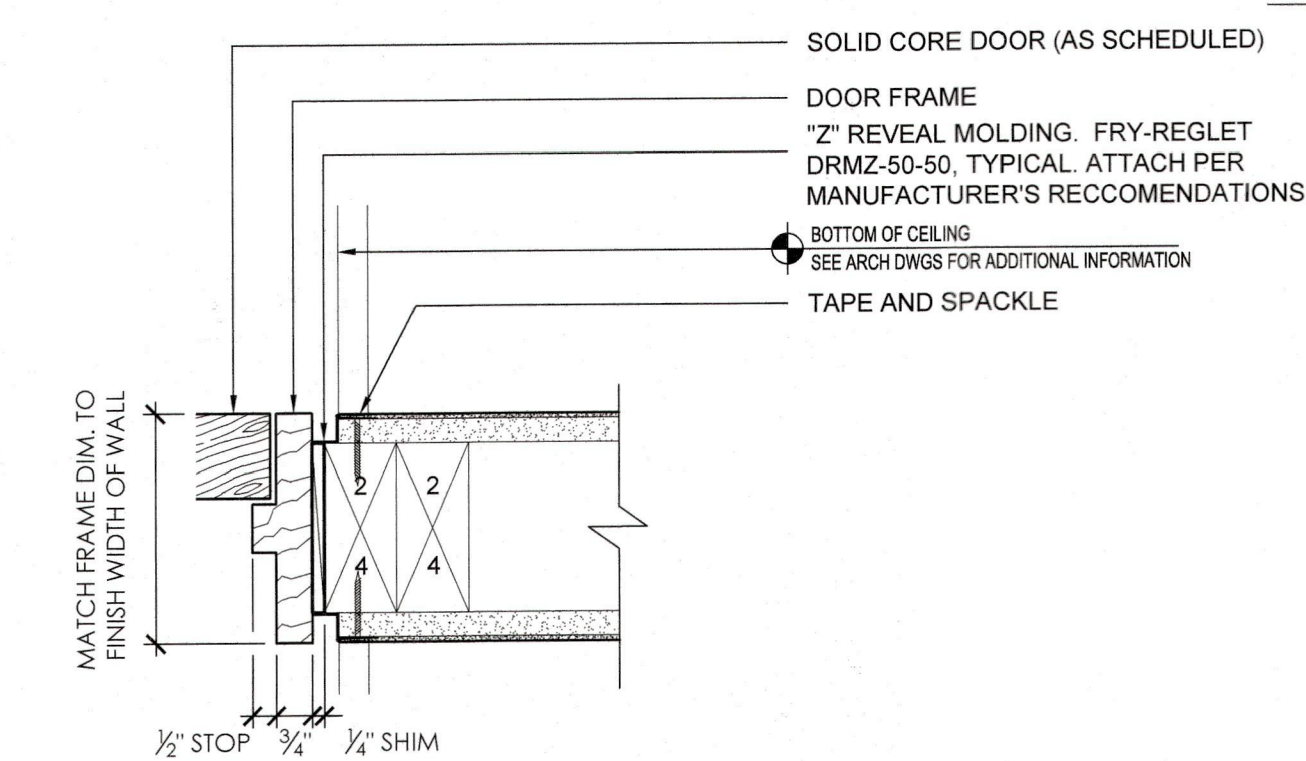
5 HEADER AT ALUMINUM CLAD SWING DOOR

A6-3 SCALE: 3"=1'-0"



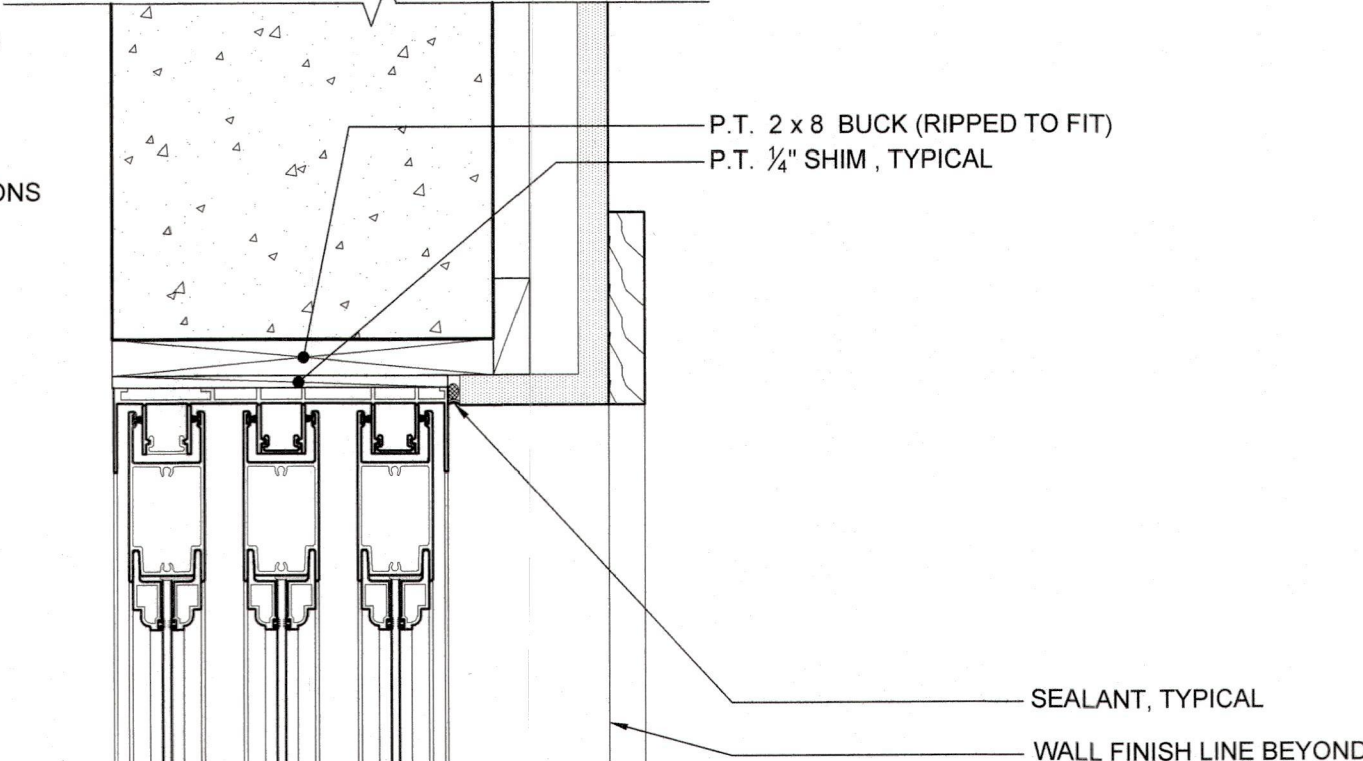
2 CMU WALL/STUCCO WALL - WINDOW HEADER

A6-3 SCALE: 3"=1'-0"



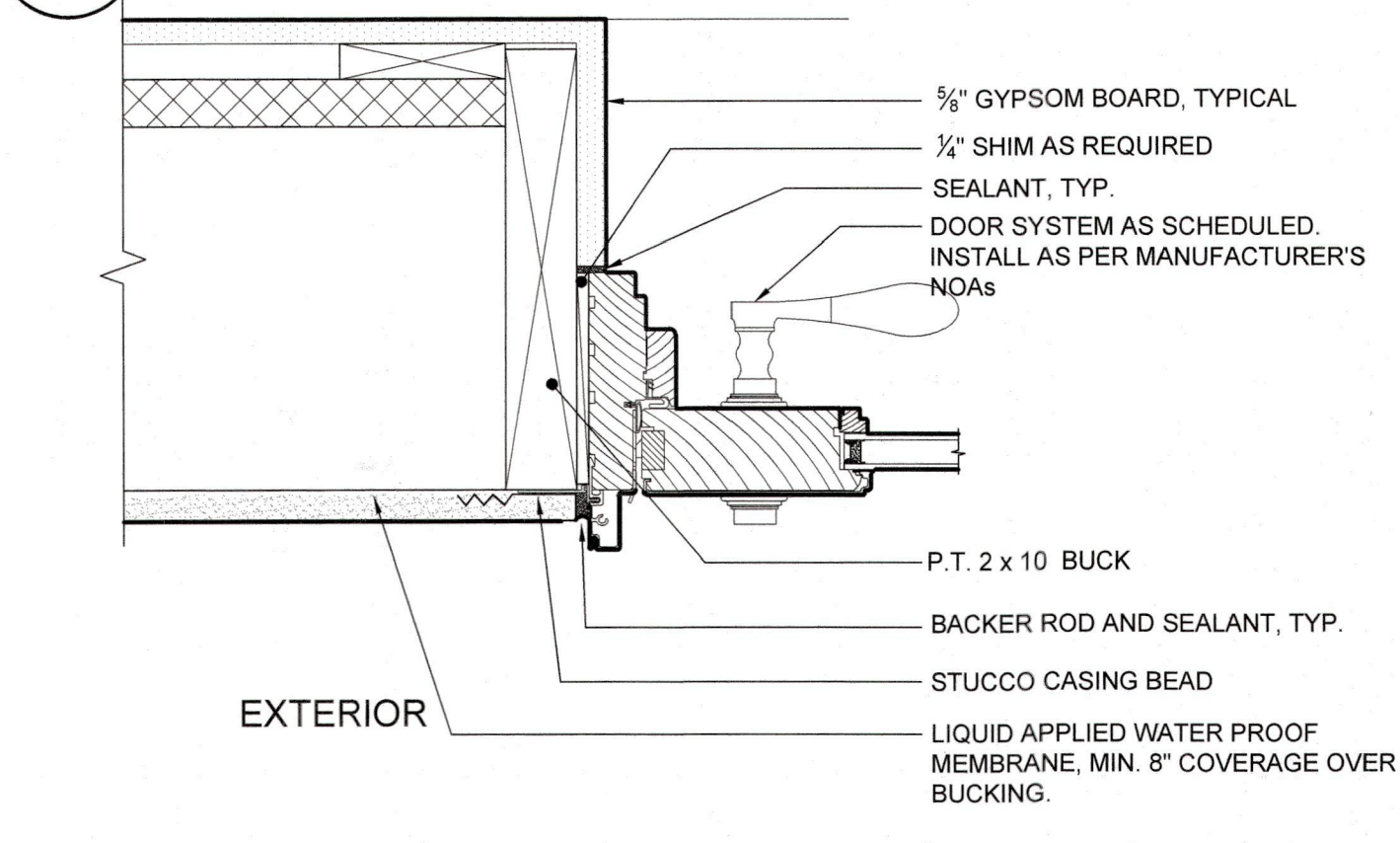
9 TYPICAL HEADER / JAMB

A6-3 SCALE: 3"=1'-0"



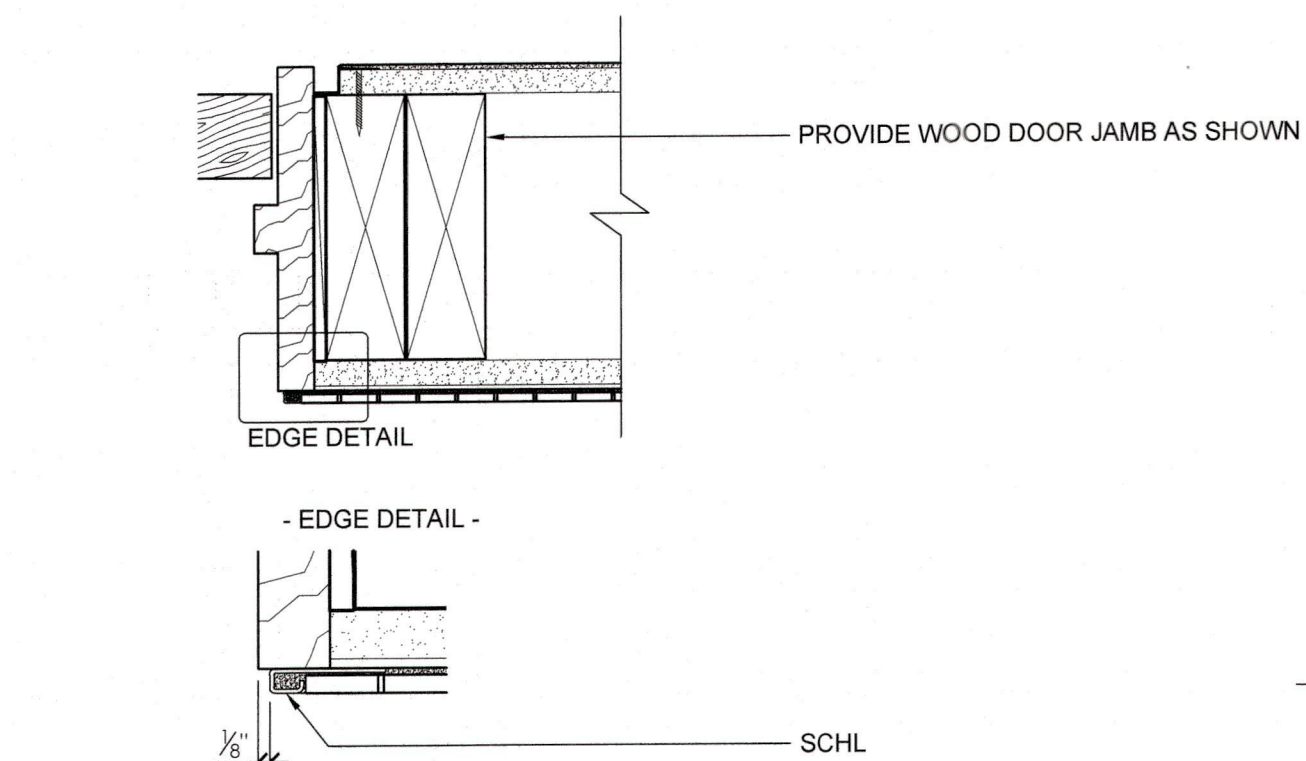
7 SLIDING DOOR HEADER

A6-3 SCALE: 3"=1'-0"



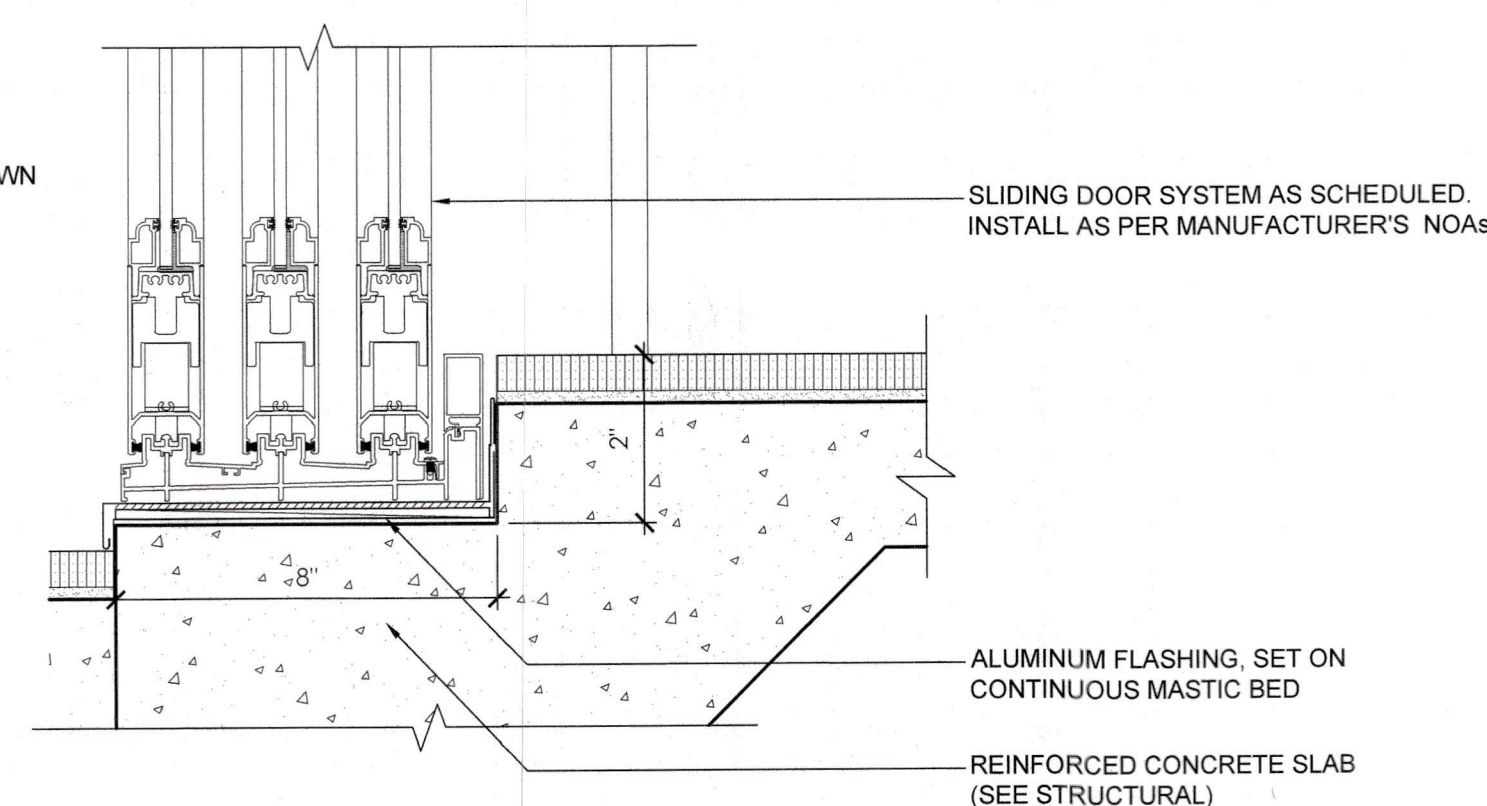
4 TYP. DOOR JAMB AT CLAD SWING DOOR

A6-3 SCALE: 3"=1'-0"



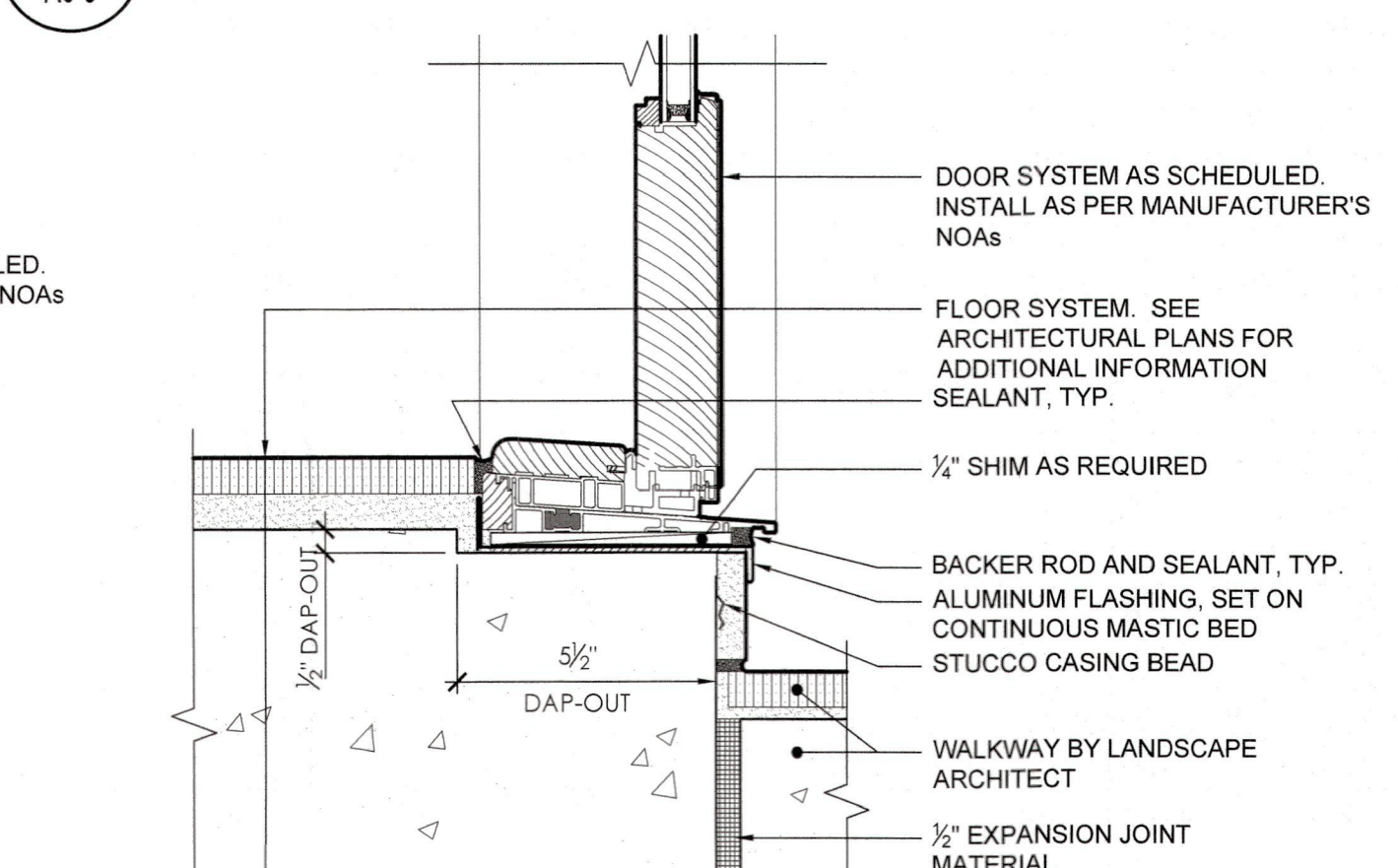
8 HEADER / JAMB @ TILE

A6-3 SCALE: 3"=1'-0" AND 6"=1'-0"



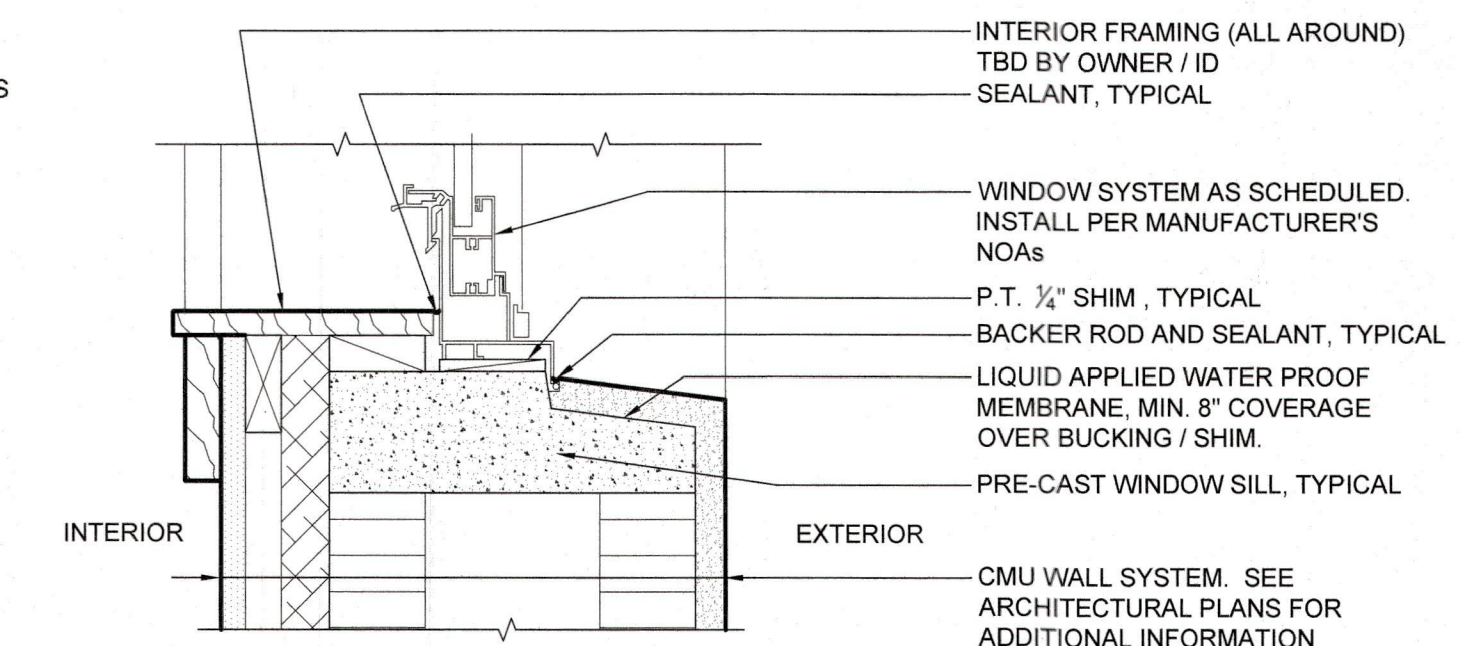
6 SLIDING DOOR SILL

A6-3 SCALE: 3"=1'-0"



3 SILL AT ALUMINUM SWING DOOR

A6-3 SCALE: 3"=1'-0" FOR TYPICAL NOTES REFER TO DETAIL J7/ A6-3



1 CMU WALL/STUCCO WALL - WINDOW SILL

A6-3 SCALE: 3"=1'-0"

INCLINATOR
MADE IN AMERICA

PROJECT: UCR01 HYDRAULIC DRIVE
TYPICAL LAYOUT

DRIVE: UCR01 HYDRAULIC DRIVE

CAPACITY: 1000#

LANDINGS: 3

CODE(S): 6 (INCLINATOR LAYOUT DESIGN)

SPEED: AT 38 F.P.M. 14

SUSPENSION: 1/2" WIRE ROPES 12/100#

CAR CONSTRUCTION: 3/4" HARDWOOD VENEER

REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/08/19	ISSUED FOR PERMIT	MB	MB

DETAIL: 100%

SECTION: 100%

VIEW: 100%

REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/08/19	ISSUED FOR PERMIT	MB	MB

VIEW A-A

DETAIL: 100%

SECTION: 100%

VIEW: 100%

REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/08/19	ISSUED FOR PERMIT	MB	MB

DETAIL: 100%

SECTION: 100%

VIEW: 100%

REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/08/19	ISSUED FOR PERMIT	MB	MB

DETAIL: 100%

SECTION: 100%

VIEW: 100%

REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/08/19	ISSUED FOR PERMIT	MB	MB

DETAIL: 100%

SECTION: 100%

VIEW: 100%

REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/08/19	ISSUED FOR PERMIT	MB	MB

DETAIL: 100%

SECTION: 100%

VIEW: 100%

REVISIONS:

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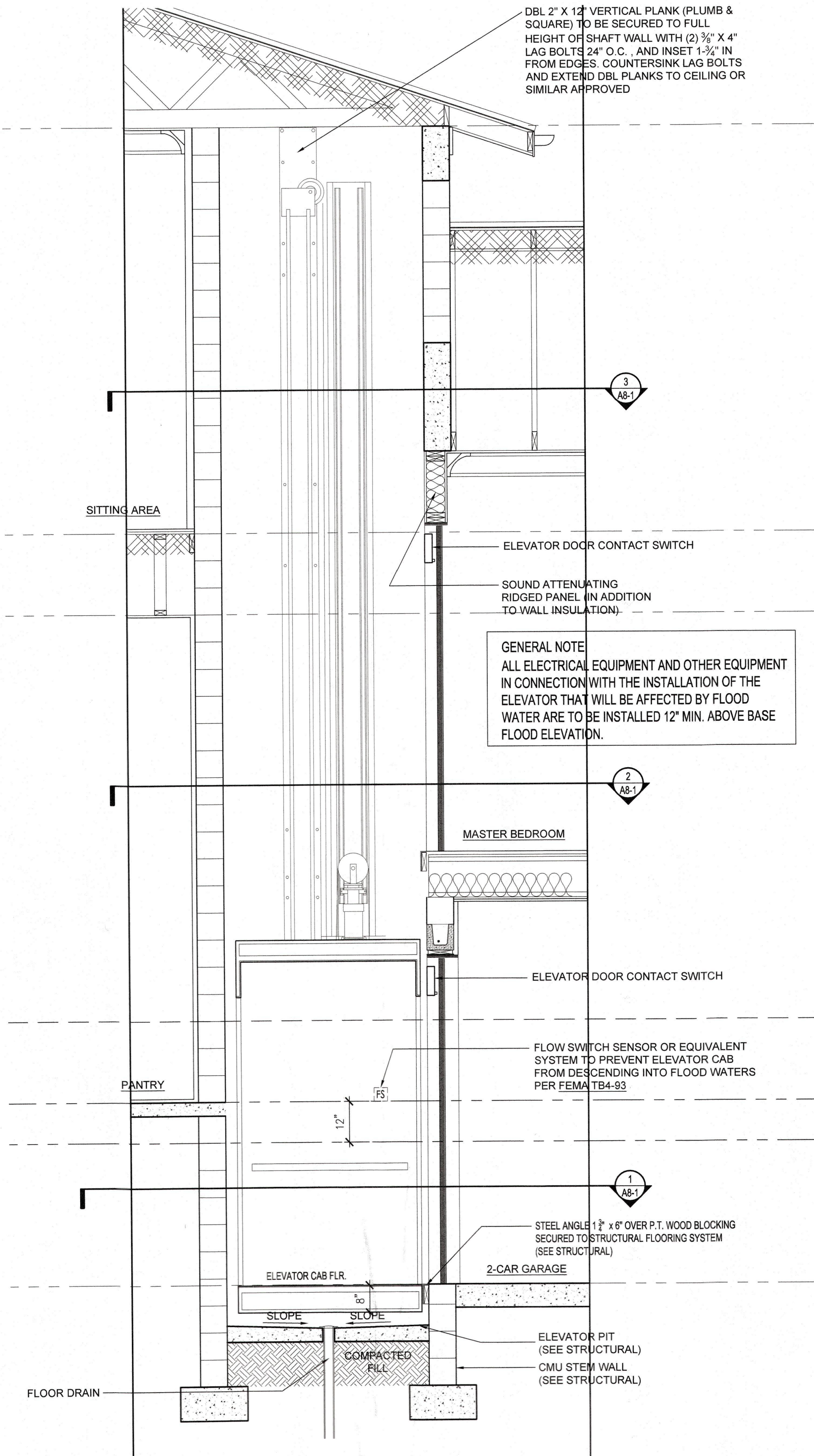
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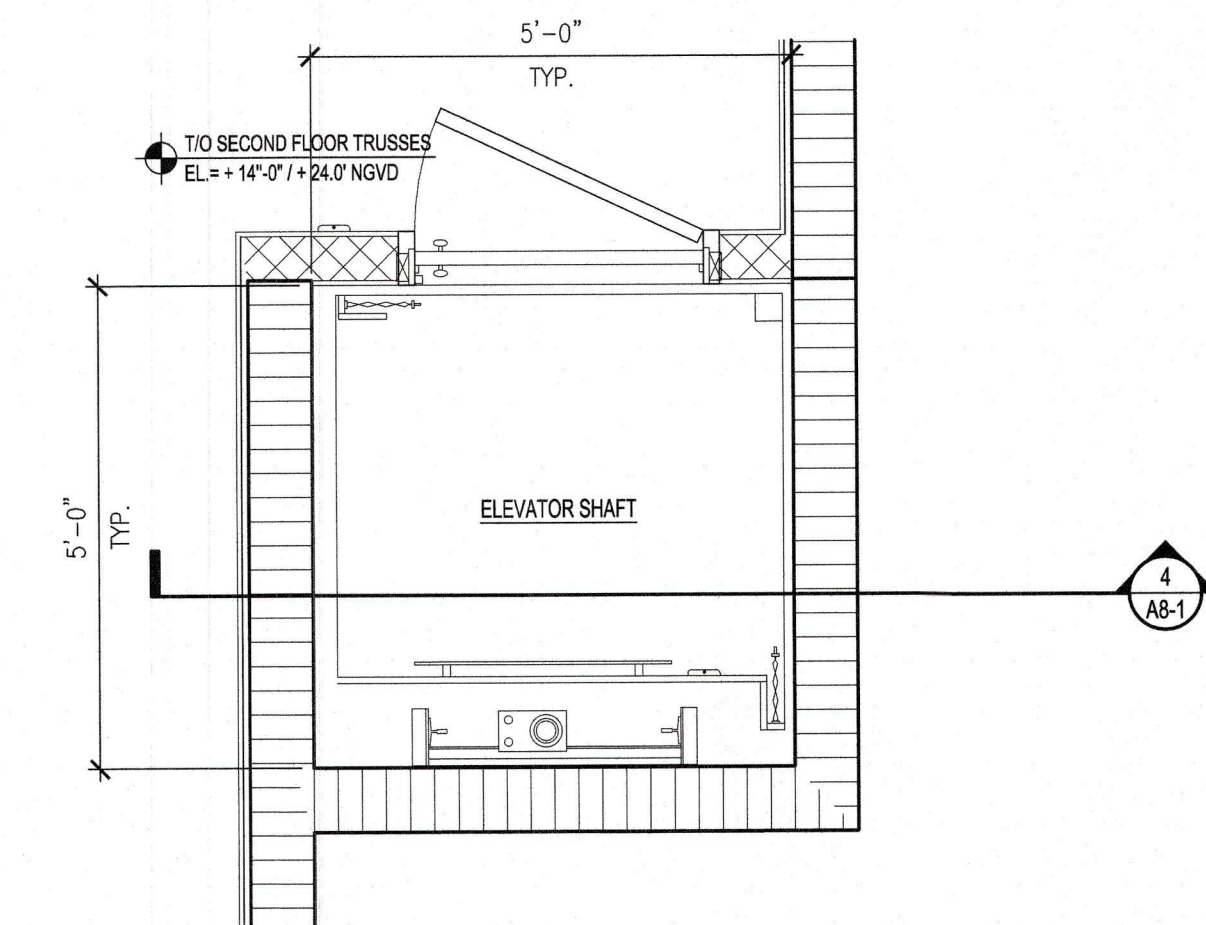
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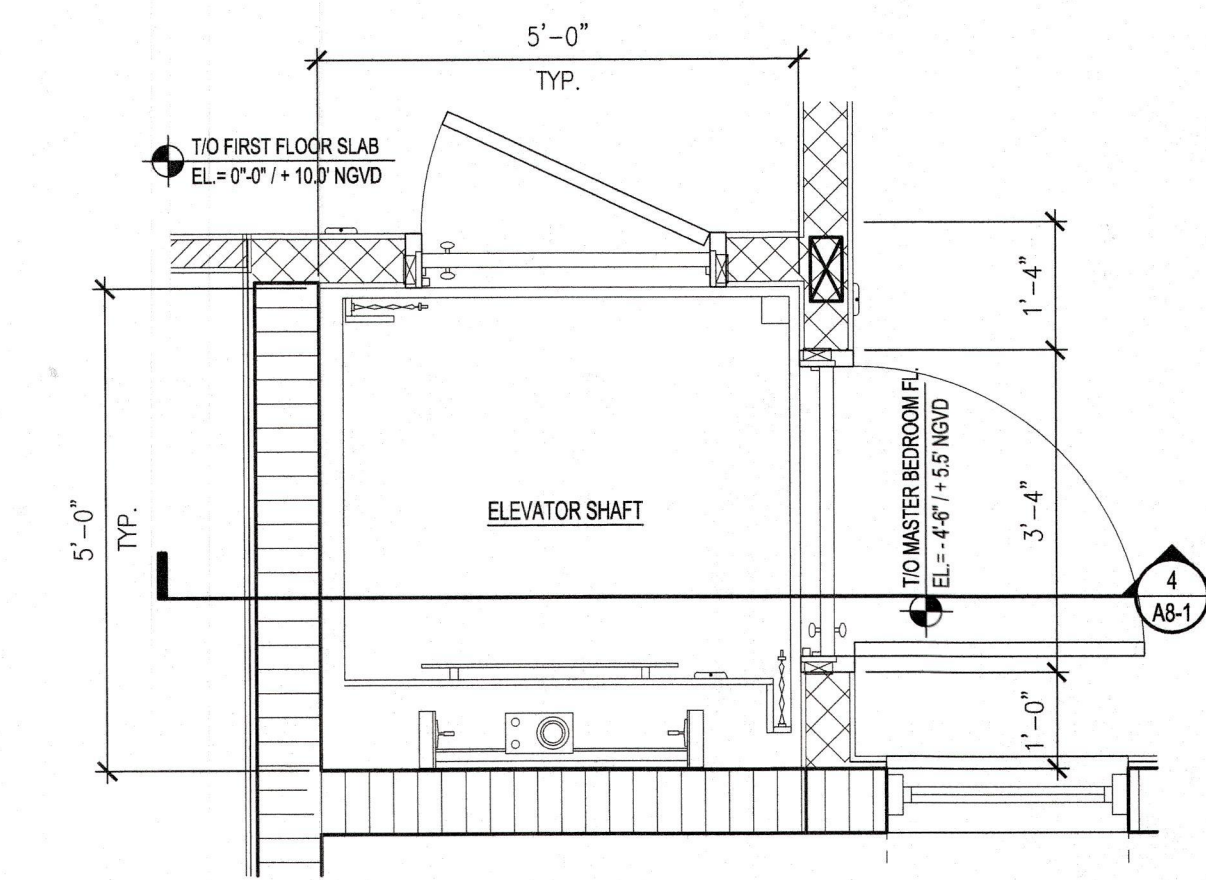
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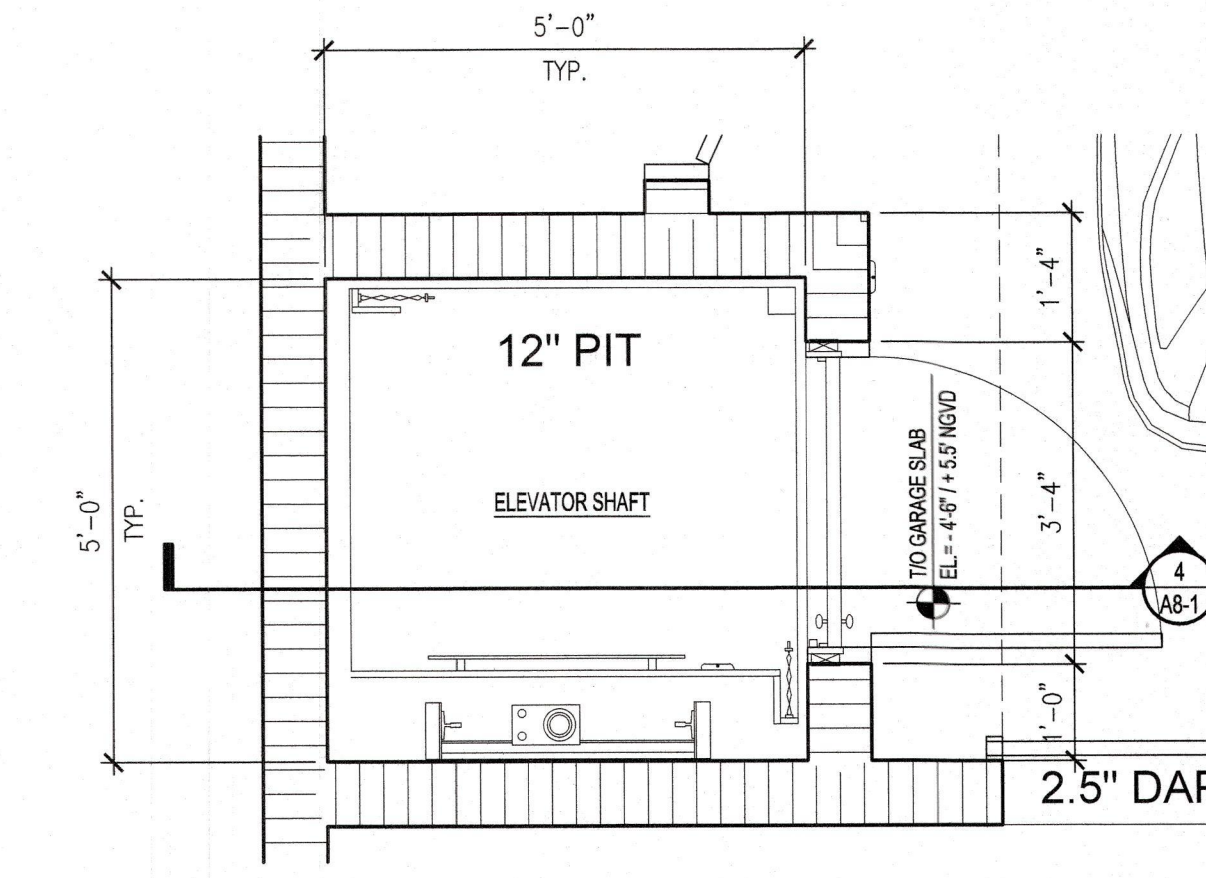
4 ENLARGED ELEVATOR STAIR PLAN - SECTION
SCALE: 1/2" = 1'-0"



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



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



1 ENLARGED ELEVATOR PLAN - GARAGE FLOOR
SCALE: 1/2" = 1'-0"

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No.	Date	Description

SCALE AS NOTED

DRAWN BY
MB

CHECKED BY
MB

DATE
December 04, 2024

SHEET TITLE
ELEVATOR

RECEIVED
DEC 13 2024

SHEET NUMBER TOWN OF LONGBOAT KEY
Planning, Zoning & Building

A8-1

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ADDENDUM / REVISION

No.	Date	Description
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SCALE
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MB

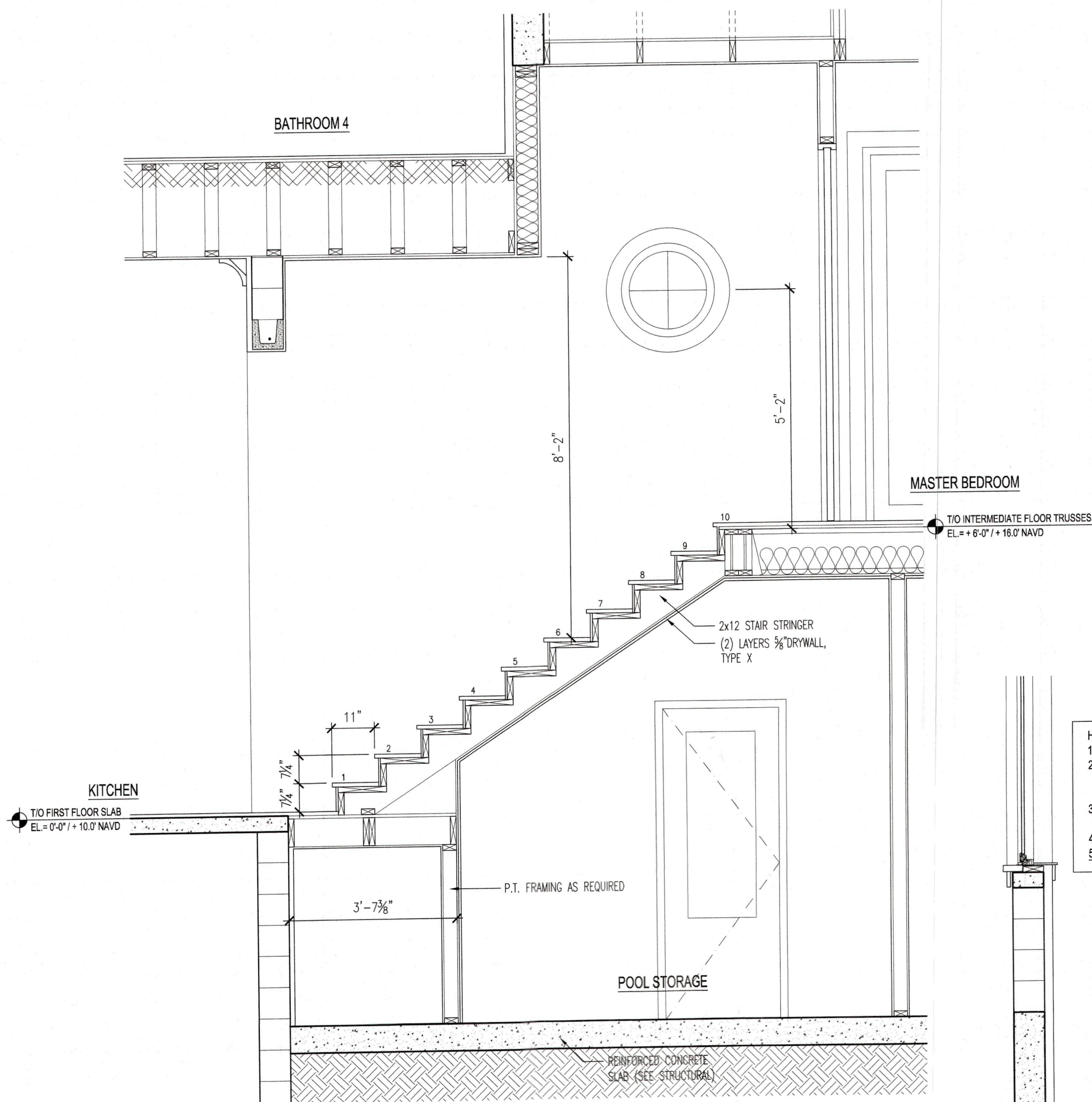
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SHEET TITLE
STAIR PLANS AND
DETAILS

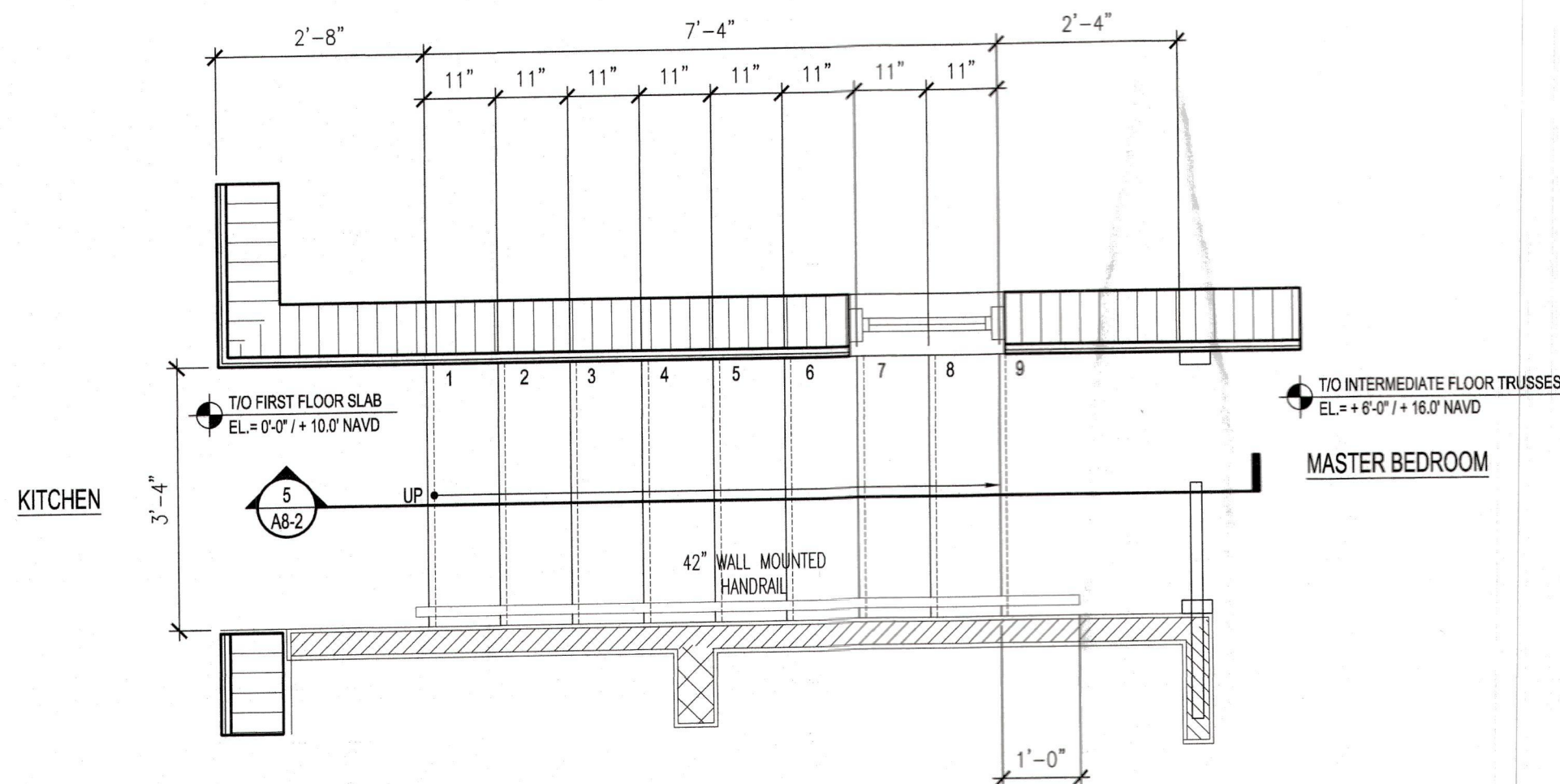
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DEC 13 2024

SHEET NUMBER
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

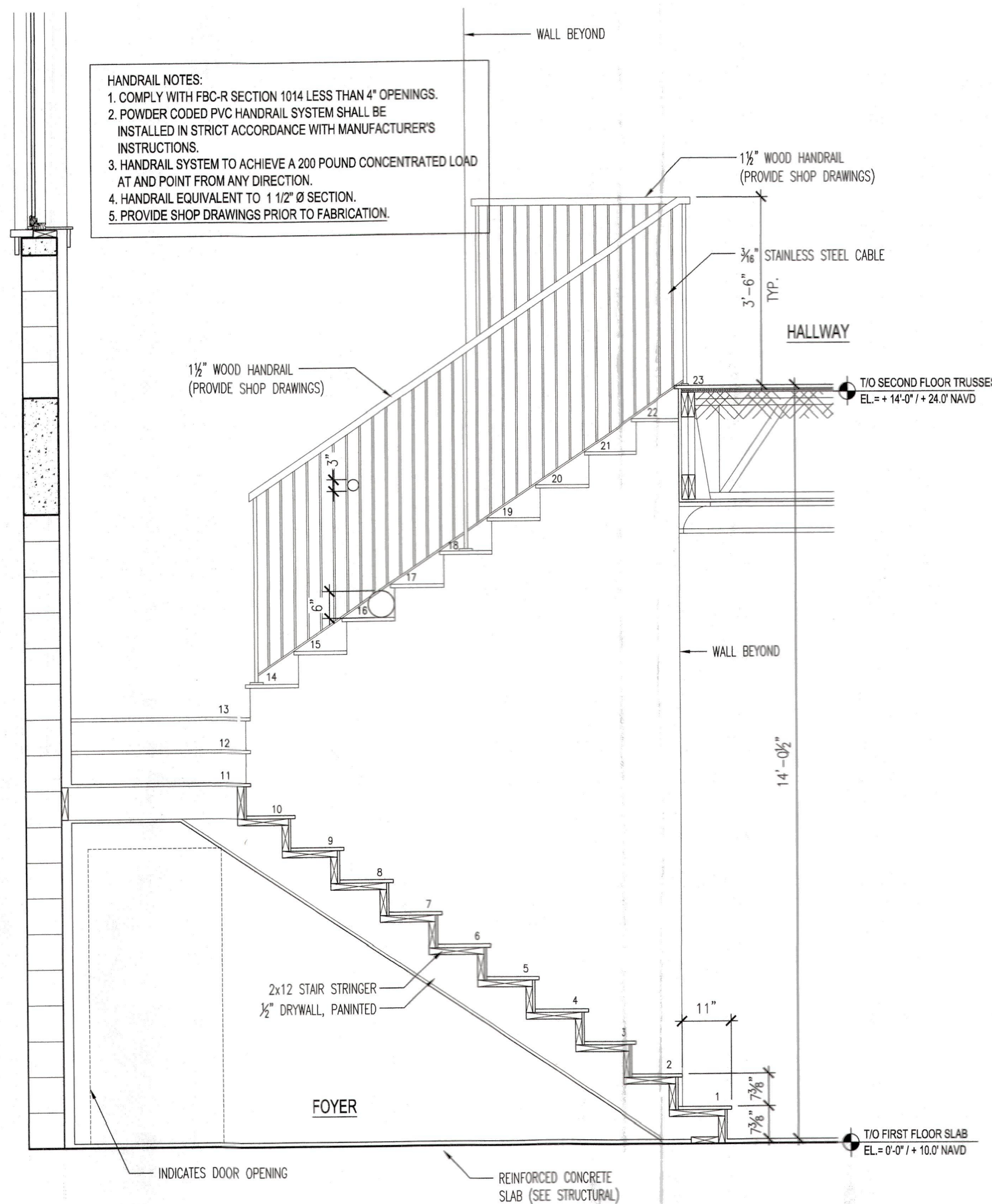
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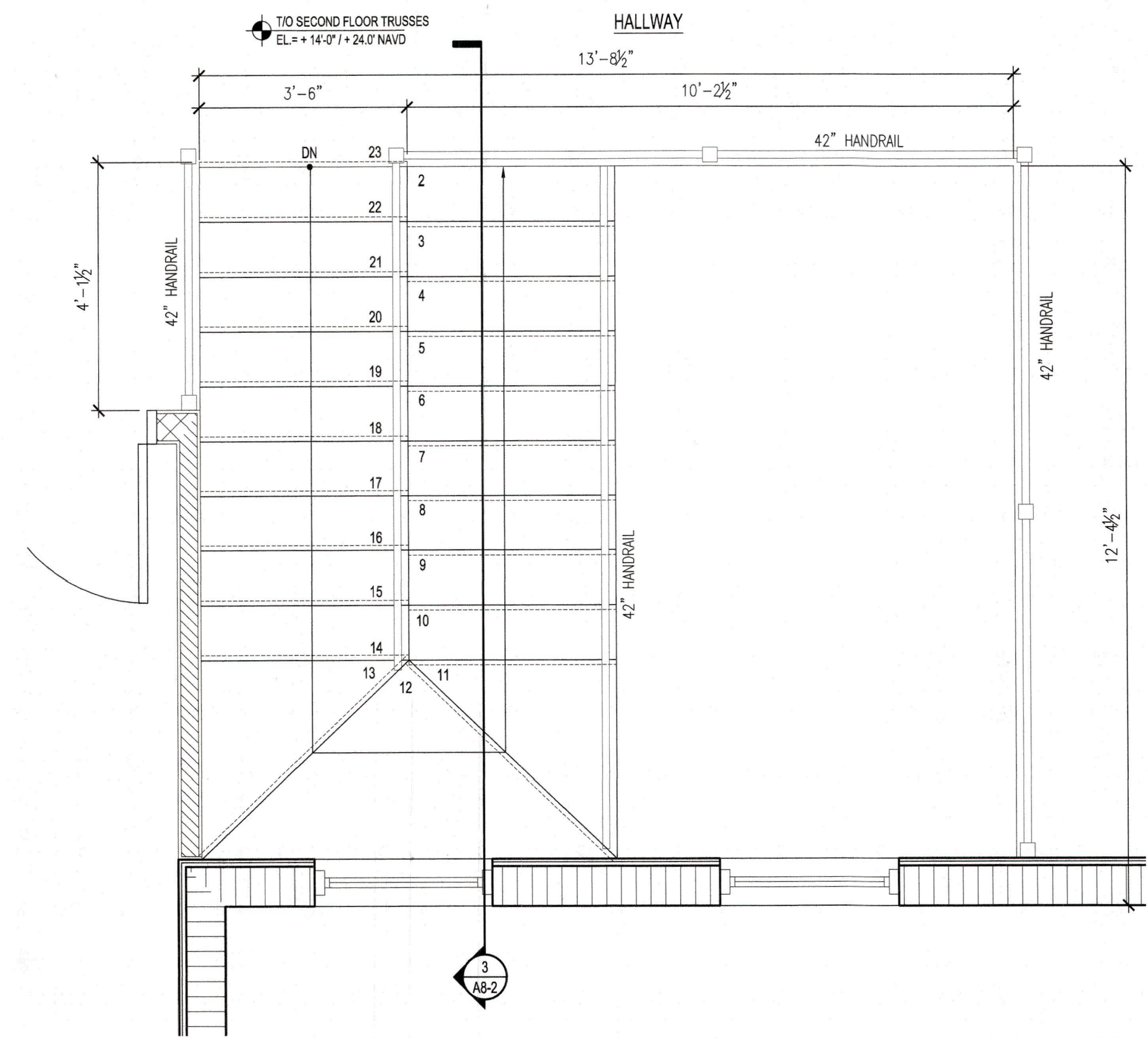
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A8-2
ENLARGED INTERIOR STAIR PLAN
SCALE: 1/2" = 1'-0"



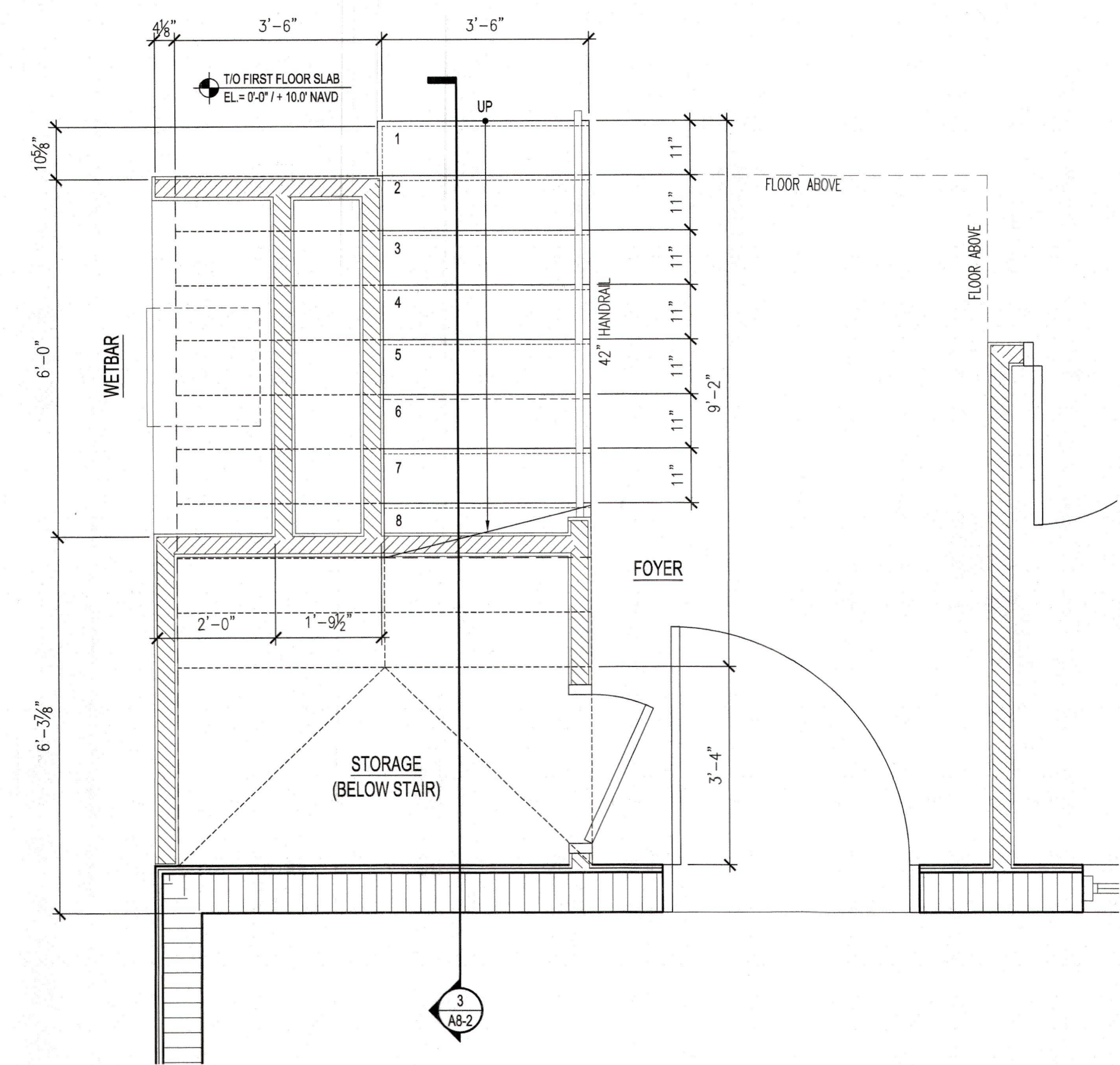
4
A8-2
ENLARGED INTERIOR STAIR PLAN
SCALE: 1/2" = 1'-0"



3
A8-2
ENLARGED INTERIOR STAIR SECTION
SCALE: 1/2" = 1'-0"



1
A8-2
ENLARGED INTERIOR STAIR PLAN
SCALE: 1/2" = 1'-0"



1
A8-2
ENLARGED INTERIOR STAIR PLAN
SCALE: 1/2" = 1'-0"

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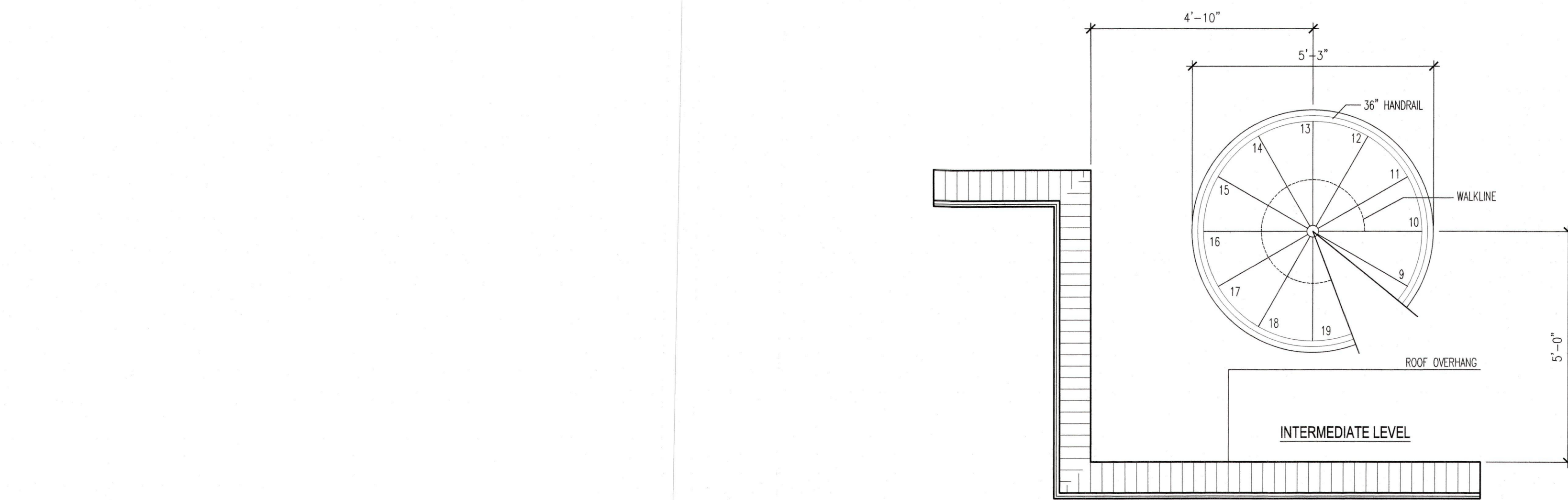
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FILE
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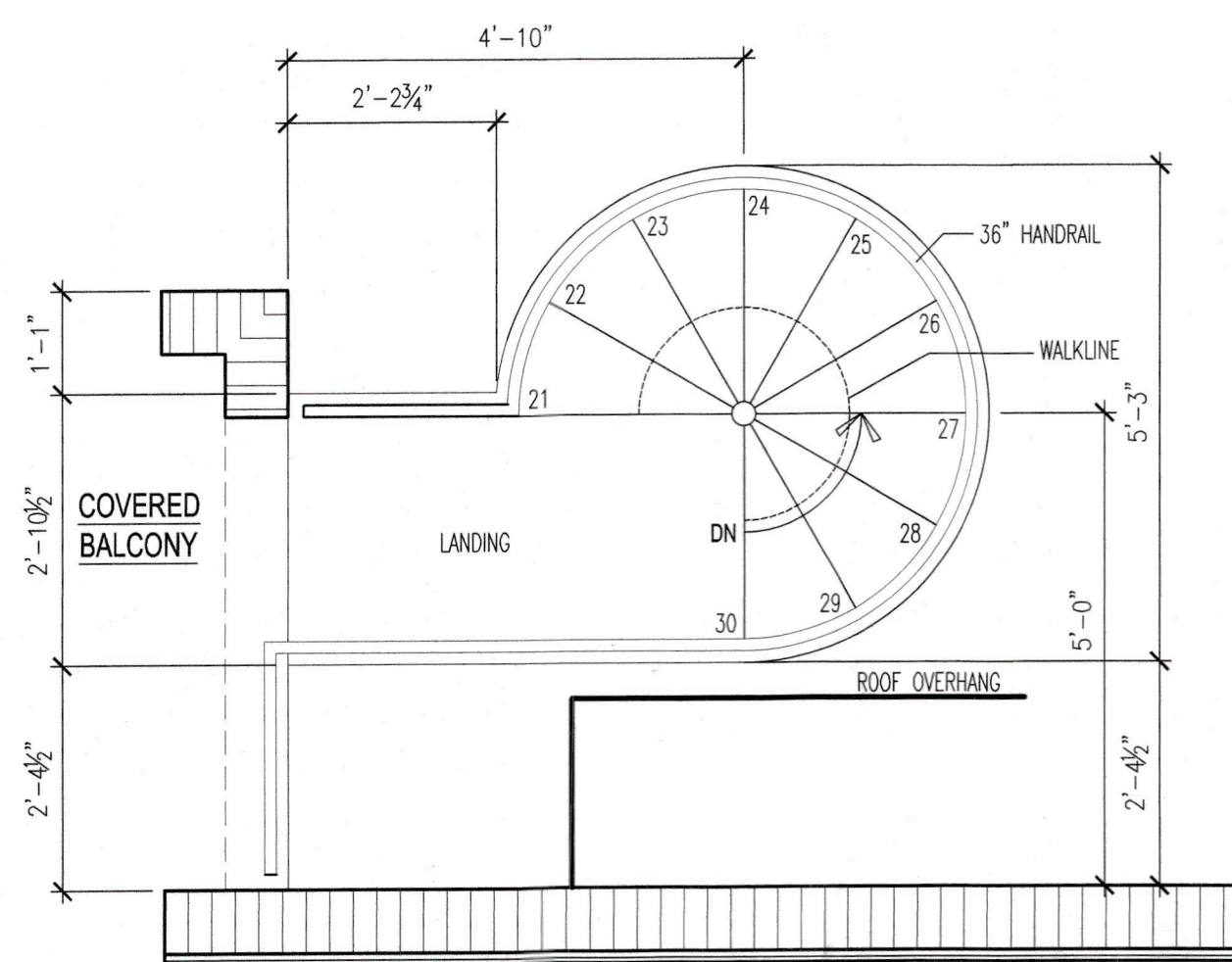
ADDENDUM / REVISION

No. Date Description

SCALE
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MBCHECKED BY
MBDATE
December 04, 2024SHEET TITLE
STAIR PLANS AND
DETAILSRECEIVED
DEC 13 2024TOWN OF LONGBOAT KEY
Planning, Zoning & BuildingSHEET NUMBER
A8-3

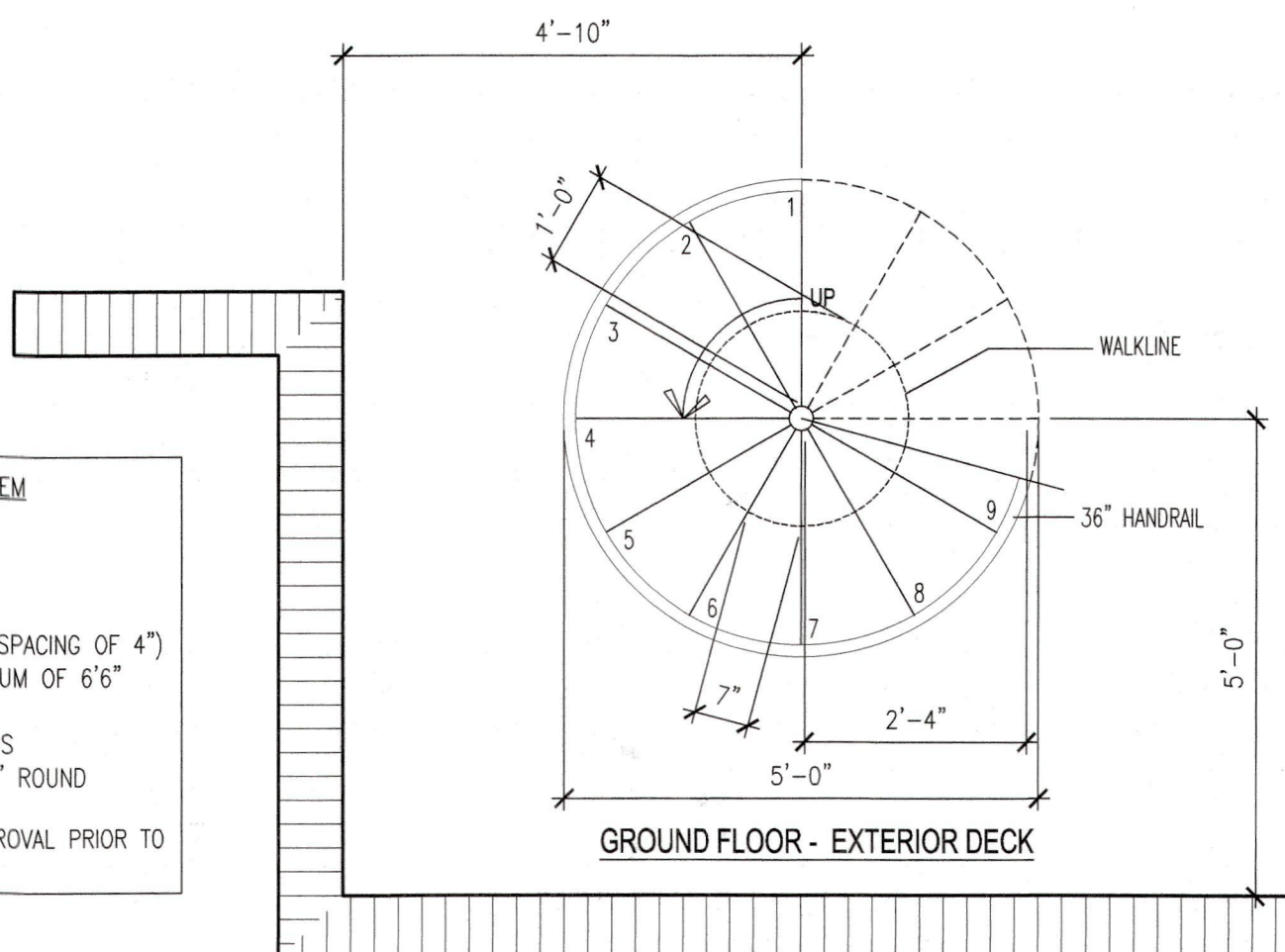
6 ENLARGED SPIRAL STAIR PLAN - INTERM. LEVEL

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



7 ENLARGED SPIRAL STAIR PLAN - SECOND FL. BALCONY

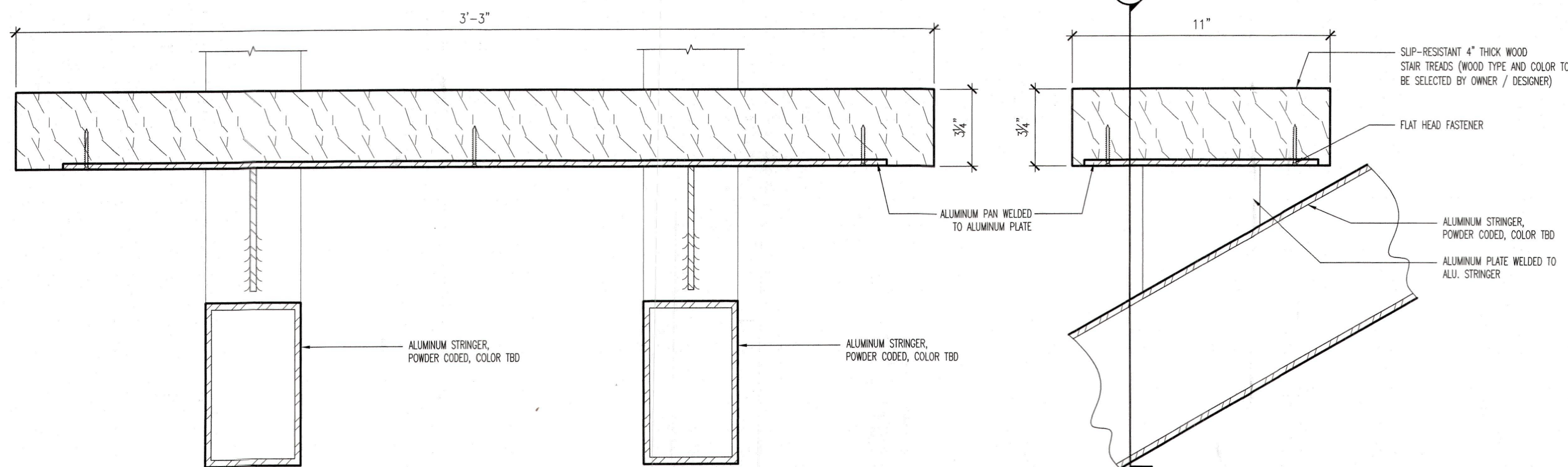
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5 ENLARGED SPIRAL STAIR PLAN - POOL DECK

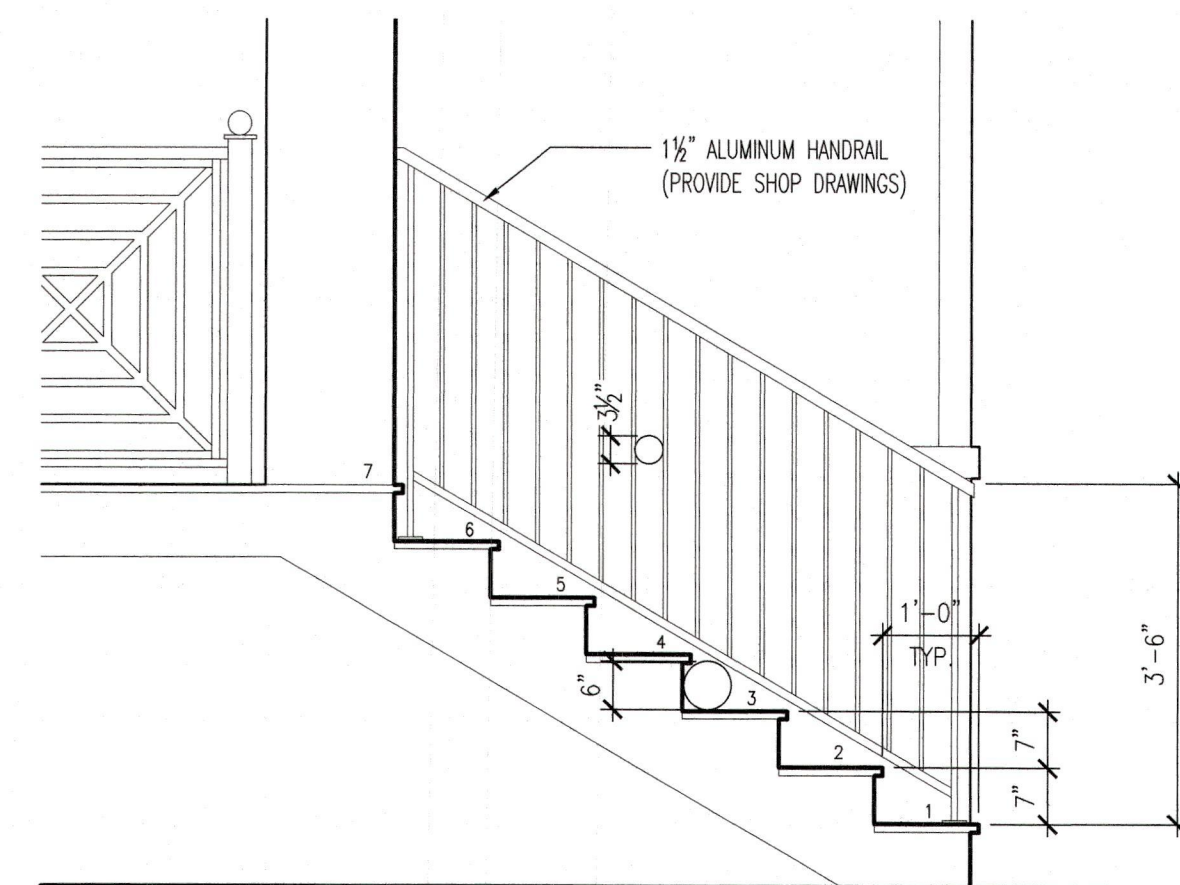
SCALE: 1/2" = 1'-0"

PRE-FABRICATED METAL SPIRAL STAIR SYSTEM
DISTANCE: 17'-9" (V.I.F.)
RISER: 30 (7/8")
TREADS: 29
30" STAIR TREADS
3 TO 4 BALUSTERS PER TREAD (MAXIMUM SPACING OF 4")
60" PLATFORM (THIS WILL PROVIDE A MINIMUM OF 6'6" HEADROOM)
1 1/2" ALUMINUM HANDRAIL WITH END CAPS
PLATFORM RAILING, 1" X 1" FRAME WITH 1" ROUND BALUSTERS AND CENTER COLUMN
PROVIDE SHOP DRAWING FOR OWNERS APPROVAL PRIOR TO FABRICATION



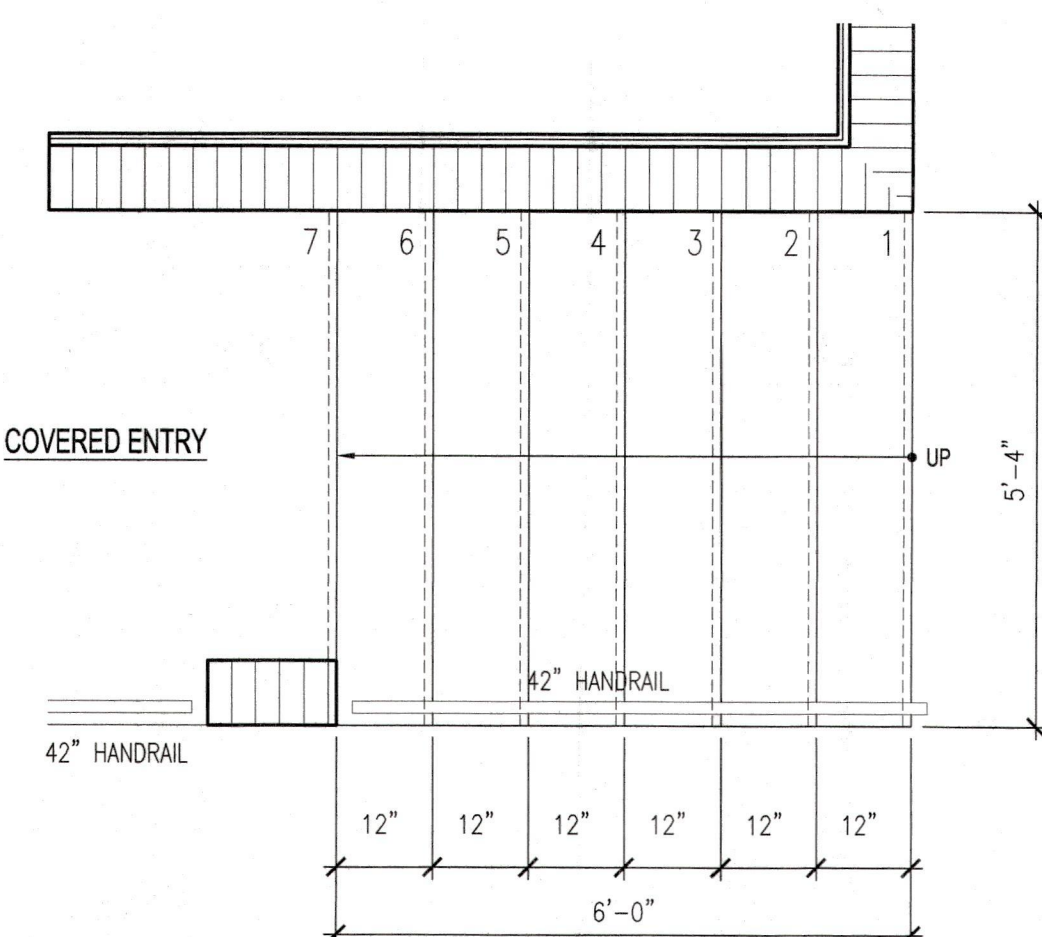
2 STAIR DETAIL

SCALE: 3" = 1'-0"



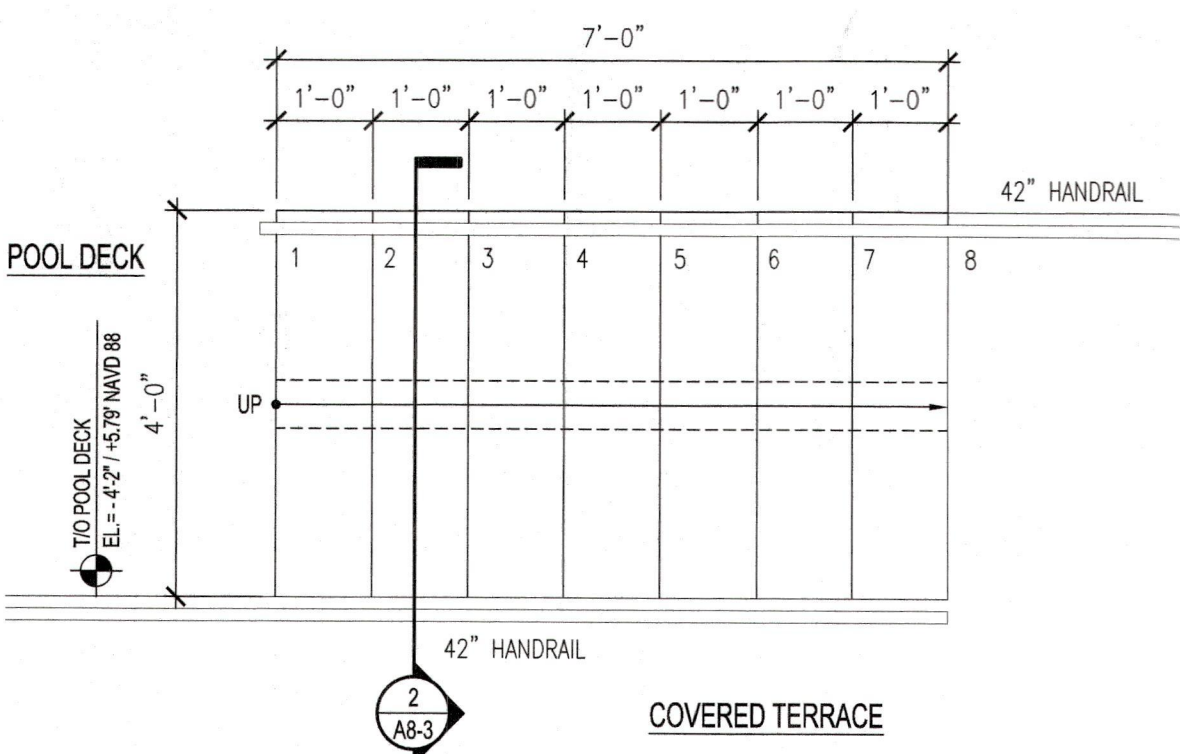
4 ENLARGED EXTERIOR (FRONT ELEV.) STAIR PLAN

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



3 ENLARGED EXTERIOR (FRONT) STAIR PLAN

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



1 ENLARGED EXTERIOR (REAR) STAIR PLAN

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

DESIGN CRITERIA

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:

- FLORIDA BUILDING CODE - RESIDENTIAL, 8TH EDITION (2023)
- ASCE/SEI 7-22 "MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES"

WIND (C _d = 1.60)	
WIND SPEED (MPH)	180(ULT)/ 140(ASD)
EXPOSURE CATEGORY	D
ENCLOSURE CLASSIFICATION	ENCLOSED (GCpi=+/-0.18)
OCCUPANCY	RESIDENTIAL
RISK CATEGORY	II
WIND BOURNE DEBRIS	YES

SNOW (C _d = 1.15)	
GROUND SNOW LOAD (p _g)	0 psf

SEISMIC (C _s = 1.60)	
RISK CATEGORY	II
SEISMIC DESIGN CATEGORY (SDC)	B
SITE CLASS	D

RAIN LOAD DATA	
RAIN INTENSITY, i (IN/HR)	4.5

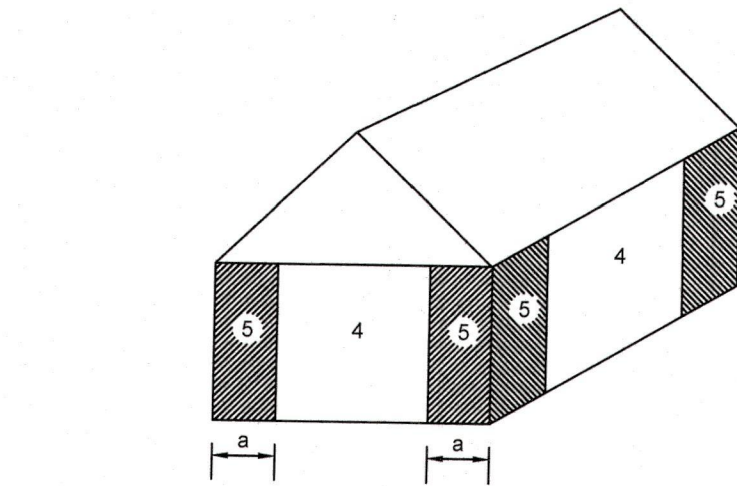
FLOOR LOADING (C _d = 1.00)				
	TC LL	TC DL	BC LL	BC DL
BALCONIES/DECKS	60 psf	10 psf	0 psf	5 psf
GAME ROOMS	60 psf	10 psf	0 psf	5 psf
ALL OTHER AREAS	40 psf	10 psf	0 psf	5 psf

ROOF LOADING (C _d = 1.25)				
	TC LL	TC DL	BC LL	BC DL
SHINGLE/METAL	20 psf	7 psf	10 psf	5 psf
TILE	20 psf	15 psf	10 psf	5 psf
* BC LL NON-CONCURRENT W/ OTHER LL's. INCREASE BC LL TO 20psf IN ATTIC AREAS W/ STORAGE				

DEFLECTION CRITERIA

FLOOR:	LL	L/360
	TL	L/240
ROOF:	LL	L/240
	TL	L/180
WALLS:	WIND	L/360 (STUCCO)
	WIND	L/240 (BRITTLE)
	WIND	L/180 (FLEXIBLE)
	WIND	L/180 (FLEXIBLE)

C&C DESIGN PRESSURES (ASD) psf					
LOCATION	AREA (SF)	INTERIOR ZONE 4		END ZONE 5	
WALLS, WINDOWS, & DOORS	10	+56.27	-61.04	+56.27	-75.34
	20	+53.73	-58.50	+53.73	-70.27
	50	+50.38	-55.15	+50.38	-63.57
	100	+47.85	-52.62	+47.85	-58.50
	200	+45.31	-50.08	+45.31	-53.43
16FT GARAGE DOOR	1000	+41.96	-46.73	+41.96	-46.73
				+47.85	-58.50
ALLOWABLE PRESSURES (ASD)=0.6*ULT					a=4FT



WALL ZONES (GENERIC BUILDING SHOWN)

GABLE ROOF-C&C DESIGN PRESSURES (ASD) psf					
LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1	ZONE 2	ZONE 3
ROOF	0-10	+37.19	-103.95	-180.24	-137.33
	11-20	+33.88	-89.37	-154.41	-118.57
	21-50	+29.51	-70.10	-120.25	-93.78
	51+	+26.20	-92.55	-157.36	-125.04
OVERHANGS	0-10	--	-170.71	-204.09	-247.00
	11-20	--	-151.06	-180.26	-216.09
	21-50	--	-125.09	-148.77	-175.24
	50+	--	-105.45	-124.94	-144.33
SOFFITS	ALL	+56.27	-61.04	-61.04	-75.34
ALLOWABLE PRESSURES (ASD)=0.6*ULT					a=4FT

GENERAL NOTES

- THESE PLANS ARE LIMITED TO STRUCTURAL DESIGN SCOPE ONLY. CONTRACTOR SHALL COORDINATE THESE DOCUMENTS WITH ALL OTHER DISCIPLINES AND CONTACT EOR FOR ANY COORDINATION NEEDED PRIOR TO BEGINNING CONSTRUCTION.
- THESE PLANS AND ANY OTHER ASSOCIATED DOCUMENTS SHALL BE OWNED AND ARE THE SOLE PROPERTY OF RUSSELL ROWLAND, INC. PLANS ARE INTENDED FOR THE EXCLUSIVE USE ON THIS PROJECT LOCATED AT THE SPECIFIED LOCATION AND MAY NOT BE DUPLICATED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF RUSSELL ROWLAND, INC.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND THE DESIGN OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED DURING CONSTRUCTION.
- DO NOT SCALE DIMENSIONS SHOWN ON PLAN. REFER TO ARCHITECTURAL PLANS AND FIGURES SHOWN FOR ALL DIMENSIONS. CONTACT RUSSELL ROWLAND, INC. WITH ANY DISCREPANCIES.
- DETAILS SHOWN ON PLAN ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO ALL SIMILAR SCENARIOS. UNO. SPECIFIC SPECIAL CONDITIONS TO BE SHOWN ON PLAN.

CONCRETE

- ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY" (2019)
- MIXING AND DELIVERY OF CONCRETE SHALL COMPLY WITH ACI 318, ACI 301, AND ASTM C94. CONCRETE SLUMP NOT TO EXCEED 6" IN ACCORDANCE WITH ASTM C143
- CONCRETE SHALL MEET THE MIN COMPRESSIVE STRENGTH (f_c) AT 28 DAYS:
 - SLABS ON GROUND AND FOOTINGS f_c = 3,000 psi
 - STRUCTURAL WALLS, BEAMS, AND COLUMNS f_c = 3,000 psi
- STEEL REINFORCING FOR FOOTINGS SHALL COMPLY WITH ASTM A615 DEFORMED BARS AND HAVE A MIN YIELD STRENGTH OF 60,000 psi (GRADE 60)
- SEE FOUNDATION PLAN AND DETAILS FOR ALL ADDITIONAL CONCRETE AND REINF REQUIREMENTS AND SPECIFICATIONS. ALL FOOTER REINFORCEMENT TO HAVE 3" CLEAR COVER, TYPICAL.
- SLABS ON GROUND SHALL BE REINFORCED PER ONE OF THE FOLLOWING METHODS:
 - 6x6 W1.4xW1.4 WWF SHALL PLACED IN THE MIDDLE TO UPPER THIRD OF THE SLAB, SUPPORTED AT A MAX 3FT SPACING, AND SHALL CONFORM TO ASTM A1064/A1064M. EDGES SHALL BE LAPPED A MINIMUM OF 8"
 - SYNTHETIC FIBER REINFORCEMENT - FIBER LENGTH BETWEEN ½"-2¼". DOSAGE AMOUNTS SHALL BE 0.75-3.0 POUNDS PER CUBIC YARD IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SHALL COMPLY W/ ASTM C116

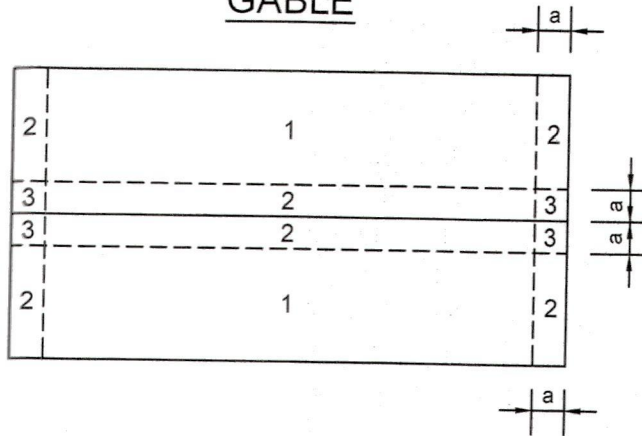
SOILS

- ALL SLABS ON GROUND AND FOOTINGS HAVE BEEN DESIGNED ASSUMING NON-EXPANSIVE SOIL WITH A MIN ALLOWABLE SOIL CAPACITY OF 2,000 psf
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A SOILS INVESTIGATION REPORT FROM A LICENSED GEOTECHNICAL ENGINEER AND SHALL NOTIFY EOR IF ANY SOIL CONDITIONS DIFFER FROM THE ASSUMPTIONS STATED ON THIS PLAN SET
- FDN'S SHALL BE FULLY SUPPORTED BY UNDISTURBED NATURAL SOILS OR STRUCTURAL COMPACTED FILL FREE OF ORGANICS, DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.
- STRUCTURAL COMPACTED FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. ALL FILL GREATER THAN 12" IN DEPTH SHALL BE INSPECTED FOR PROPER COMPACTION PRIOR TO CONCRETE POUR IN ACCORDANCE WITH ASTM D1557
- SOILS SHALL BE TREATED FOR SUBTERRANEAN TERMITES OR BY OTHER CODE APPROVED TERMITE PREVENTION METHOD AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
- SLABS ON GROUND SHALL BE PLACED OVER A MIN 6-MIL (0.006") POLYETHYLENE VAPOR RETARDER, ALL JOINTS SHALL BE LAPPED A MINIMUM OF 6"

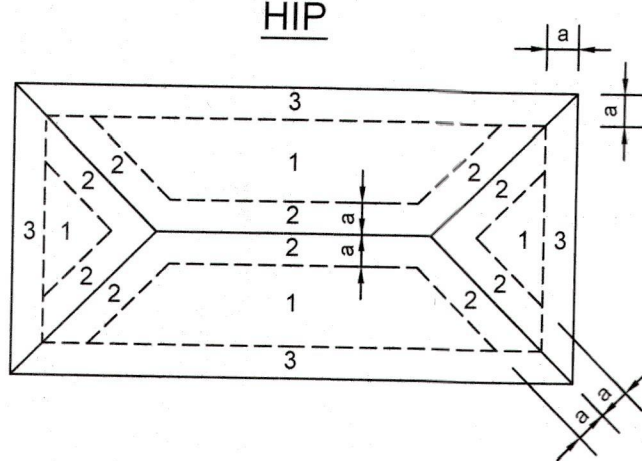
MASONRY

- ALL MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE CONSTRUCTED IN ACCORDANCE TO TMS 402 (2016)
- ALL CMU SHALL CONFORM TO ASTM C90 AND BE NORMAL WEIGHT W/ MIN COMPRESSIVE STRENGTH OF 2,000 psi (f_m = 1,500 psi)
- ALL MASONRY SHALL BE LAID IN RUNNING BOND PATTERN W/ FULL MORTAR BEDS
- MORTAR SHALL CONFORM TO ASTM C270 AND SHALL BE TYPE M OR TYPE S WITH MIN COMPRESSIVE STRENGTH OF 2,000 psi AT 28 DAYS.
- ALL GROUT USED IN MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C476. GROUT SHALL HAVE THE MIN COMPRESSIVE STRENGTH OF 2,000 psi AT 28 DAYS. GROUT SLUMP SHALL BE BETWEEN 8"-11"
- STEEL REINFORCING FOR MASONRY SHALL COMPLY WITH ASTM 615 DEFORMED BARS AND HAVE A MINIMUM YIELD STRENGTH OF 60,000 psi (GRADE 60)
- ALL MASONRY STEMWALL FOUNDATIONS AND WALL CELLS CONTAINING VERTICAL REINF SHALL BE GROUT FILLED SOLID
- PRE-CAST LINTELS SHALL BE PROVIDED ABOVE ALL OPENINGS, TEMPORARY SHORING SHALL BE PROVIDED BY CONTRACTOR FOR ALL LINTEL SPANS 6FT OR GREATER

GABLE



HIP



ROOF ZONES (GENERIC BUILDING SHOWN)

HIP ROOF-C&C DESIGN PRESSURES (ASD) psf					
LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1	ZONE 2	ZONE 3
ROOF	0-10	+41.96	-94.41	-132.56	-123.02
	11-20	+36.22	-94.41	-119.32	-110.89
	21-50	+28.63	-75.44	-101.82	-94.84
	51+	+22.89	-61.08	-88.58	-82.71
OVERHANGS	0-10	--	-161.17	-189.78	-199.32
	11-20	--	-156.10	-172.58	-181.01
	21-50	--	-130.43	-149.83	-156.81
	50+	--	-111.00	-132.63	-138.50
SOFFITS	ALL	+56.27	-61.04	-61.04	-75.34
ALLOWABLE PRESSURES (ASD)=0.6*ULT					a=4FT

WOOD FRAMING

- ALL WOOD AND WOOD-BASED PRODUCTS HAS BEEN DESIGNED IN ACCORDANCE WITH NDS FOR WOOD CONSTRUCTION AND NDS SUPPLEMENT (2018)
- ALL STRUCTURAL SAWN LUMBER AND ENGINEERED WOOD PRODUCT SHALL BE IDENTIFIED BY GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY
- ALL STRUCTURAL WOOD OR WOOD-BASED MEMBERS IN CONTACT WITH SOIL, CONCRETE, MASONRY, OR EXPOSED TO WEATHER SHALL BE PT ACCORDING TO AWPA U1 AND/OR AWPA M4, BASED ON INTENDED USE.
- REFERENCE FBC2304.10.1 FOR CODE PRESCRIBED CONNECTIONS. ALL FRAMING CONNECTIONS SPECIFIED ON PLAN ARE IN ADDITION TO THESE MIN CODE REQUIREMENTS

PRE-ENGINEERED WOOD TRUSSES

- ALL PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI 1 (2014)
- ALL TRUSSES SHALL BE PREPARED BY A DELEGATED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND SHALL MEET OR EXCEED THE MIN DESIGN CRITERIA SPECIFIED ON THESE PLANS
- ALL TRUSS-TO-TRUSS, MULTI-PLY TRUSS CONNECTIONS, AND BEAMS PROVIDED WITHIN THE ROOF AND/OR FLOOR SYSTEM ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER AND SHALL BE SUBMITTED FOR APPROVAL TO THE EOR PRIOR TO FABRICATION
- TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE WITH THE SBCA BCSI "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES"
- ALL TRUSS UPLIFT REACTIONS & UPLIFT CONNECTORS REQ HAVE BEEN CALCULATED BY THE EOR, CONNECTORS SPECIFIED ON THIS PLAN SET SUPERCEDE CONNECTORS & UPLIFTS SHOWN ON TRUSS MANUFACTURER'S SHOP DRAWINGS
- CONTACT EOR IF TRUSS CONSTRUCTION DOCUMENTS PROVIDED BY TRUSS MANUFACTURER DIFFERS FROM THE LAYOUT SHOWN ON THIS PLAN SET

ROOF, FLOOR, & WALL SHEATHING

- ALL WOOD STRUCTURAL PANEL SHEATHING SHALL CONFORM TO DOC PS 1 OR DOC PS 2
- PANELS SHALL BE IDENTIFIED FOR GRADE, BOND CLASSIFICATION, AND PERFORMANCE CATEGORY BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY
- SEE FRAMING NOTES FOR SHEATHING THICKNESS, SPAN RATING, FASTENING, AND BLOCKING REQUIREMENTS
- ALL SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION (STRENGTH AXIS) PERPENDICULAR TO SUPPORTS UNO ON PLAN

WATERPROOFING

- DESIGN AND INSTALLATION OF ALL WATERPROOFING, FLASHING, AND ROOF/WALL COVERING ASSEMBLIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ARCHITECT OF RECORD.

NAIL SIZES		
SPECIFICATION	DIAMETER (Ø)	LENGTH
8d COMMON	0.131"	2 ½"
RSRS-01	0.113"	2 ¾"
RSRS-03	0.131"	2 ½"
10d x 1 ½"	0.148"	1 ½"
10d	0.131"	3"
10d COMMON	0.148"	3"
16d SINKER	0.148"	3 ½"
16d COMMON	0.162"	3 ½"

NOTE: ALL CONNECTIONS ON PLAN SHALL BE W/ 10d, UNO

METAL CONNECTOR SCHEDULE				
SIMPSON	USP	QUICK-TIE	CONNECTION AT MEMBER	ANCHORAGE
H2.5T	RT7	HA6	(5) 8d x 1 ½" EACH END	--
H8	RT8A	HA8	(5) 10d x 1 ½" EACH END	--
MTS12	MTW12	CSMTS12	(7) 10d x 1 ½" EACH END	--
HTS20	HTW20	CSHTS20	(11) 10d x 1 ½" EACH END	--
LGT3-SDS2.5	LUGT3	CSLGT3	(12) ¼"x2 ½" SDS (WS25) TO GIRDER	(26) 16d SINKERS TO STUDS
LGT4-SDS3	LUGT4	CSLGT4	(16) ¼"x3" SDS (WS3) TO GIRDER	(30) 16d SINKERS TO STUDS
MSTA24	MSTA24	CSMS24	(9) 10d COMMON EACH END	--
MSTA36	MSTA36	CSMS36	(13) 10d COMMON EACH END	--
CS18	CS20	CS18-200	(9) 10d COMMON EACH END	--
DTT2Z	DTB-TZ	HDTT	(8) ½" x 1 ½" WOOD SCREWS	½" Ø x 4 ½" SCREW ANCHOR OR EMBED
HTT4	HTT45	HDTT45	(18) 16d x 2 ½"	⅝" Ø ANCHOR W/ 6" EMBED
HTT5	HTT45	HDTT45	(26) 16d x 2 ½"	⅝" Ø ANCHOR W/ 6" EMBED
ABU44Z	PAU44	PBA44	(12) 16d COMMON	⅝" Ø ANCHOR W/ 7" EMBED
ABU66Z	PAU66	PBA66	(12) 16d COMMON	⅝" Ø ANCHOR W/ 7" EMBED

NOTES:

- ALL CONNECTORS SPECIFIED PER SIMPSON STRONG-TIE "WOOD CONSTRUCTION CONNECTORS" CATALOG (2024-2025), MITEK "STRUCTURAL CONNECTORS," 61ST EDITION, & QUICK-TIE "PRODUCT CATALOG" (FALL 2022)
- ALL CONNECTORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ANY CONNECTORS NOT SPECIFIED IN TABLE ABOVE, SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS
- POSITIVE PLACEMENT GUN NAILS W/ EQUAL DIAMETER & MIN 2 ½" LONG MAY BE USED ILO COMMON NAILS ON CS18 STRAPS, MSTAS, AND ABU POST BASE ANCHORS
- PLAN SPECIFIED CONNECTORS MAY BE SUBSTITUTED W/ EQUAL OR GREATER ALTERNATIVE AS DETERMINED BY PRODUCT MANUFACTURER
- ALL POST-INSTALLED AND EMBED ANCHORS IN CONCRETE SHALL BE INSTALLED W/ SIMPSON SET-3G, AT-3G, QUICK-TIE QE-2, OR EQUIVALENT
- FASTENERS, CONNECTORS, AND ACCESSORIES IN CONTACT WITH PT WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
- IF FOR EXTERIOR USE OR WITH ACQ/CA/MCA TREATED WOOD, CONNECTORS & FASTENERS SHALL BE HOT-DIPPED GALVANIZED, G-185 (Z-MAX), OR STAINLESS STEEL

SHEET INDEX	
S0.0	GENERAL NOTES
S0.1	FOUNDATION PLAN
SD.0	FOUNDATION DETAILS
S1.0	1ST LEVEL FRAMING
S1.1	1ST LEVEL ROOF/FLOOR
S2.0	2ND LEVEL FRAMING
S2.1	2ND LEVEL ROOF/FLOOR
S3.0	3RD LEVEL FRAMING
S3.1	3RD LEVEL ROOF
SD.1	DETAILS
SD.2	DETAILS
SD.3	DETAILS

ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE	ILO	IN LIEU OF
ADDT	ADDITIONAL	ksi	KIPS PER SQUARE INCH
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LL	LIVE LOAD
APA	THE ENGINEERED WOOD ASSOCIATION	LSL	LAMINATED STRAND LUMBER (1.55E- 1 ½" WIDE PLIES UNO)
ARCH	ARCHITECTURAL DRAWINGS	LVL	LAMINATED VENEER LUMBER (2.0E- 1 ½" WIDE PLIES UNO)
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	MAX	MAXIMUM
ASD	ALLOWABLE STRESS DESIGN	MIN	MINIMUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NDS	NATIONAL DESIGN SPECIFICATION
ATR	ALL-THREAD ROD	No.	NUMBER
AWPA	AMERICAN WOOD PROTECTION ASSOCIATION	OC	ON CENTER
BC	BOTTOM CHORD	OSB	ORIENTED STRAND BOARD
BCSI	BUILDING COMPONENT SAFETY INFORMATION	PERP	PERPENDICULAR
BRG	BEARING	PLT	PLATE
C&C	COMPONENTS & CLADDING	psf	POUNDS PER SQUARE FOOT
CLG	CEILING	psi	POUNDS PER SQUARE INCH
CONC	CONCRETE	PT	PRESSURE TREATED
C _d	LOAD DURATION FACTOR	REINF	REINFORCEMENT
CONT	CONTINUOUS	REQ	REQUIRED
CONV	CONVENTIONAL	RSRS	ROOF SHEATHING RING SHANK
CMU	CONCRETE MASONRY UNIT	SBCA	STRUCTURAL BUILDING COMPONENTS ASSOCIATION
DBL	DOUBLE	SEI	STRUCTURAL ENGINEERING INSTITUTE
DIAG	DIAGONAL	SF	SQUARE FEET (AREA)
DL	DEAD LOAD	SIM	SIMILAR TO DETAIL/CALLOUT
DOC	DEPARTMENT OF COMMERCE	SPEC	SPECIFICATION
EOR	ENGINEER OF RECORD	SPF	SPRUCE PINE FIR
EW	EACH WAY	SW	SHEARWALL
EWP	ENGINEERED WOOD PRODUCT	SYP	SOUTHERN YELLOW PINE
f _c	CONCRETE COMPRESSIVE STRENGTH	TC	TOP CHORD
FBC	FLORIDA BUILDING CODE	TL	TOTAL LOAD
FDN	FOUNDATION	TMS	THE MASONRY SOCIETY
FFE	FINISHED FLOOR ELEVATION	TOP	TOP OF PLATE
f _m	MASONRY COMPRESSIVE STRENGTH	TOM	TOP OF MASONRY
FRC	FLORIDA RESIDENTIAL CODE	TPI	TRUSS PLATE INSTITUTE
FT	FEET	TYP	TYPICAL
FTG	FOOTING	ULT	ULTIMATE
GC _{pi}	INTERNAL PRESSURE COEFFICIENT	UNO	UNLESS NOTED OTHERWISE
HDR	HEADER	W/	WITH
HGT	HEIGHT	W/O	WITHOUT
		WSP	WOOD STRUCTURAL PANEL
		WWF	WELDED WIRE FABRIC

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Benjamin Pearson
Digitally signed by Benjamin Pearson
Date: 2024.12.11 08:42:42 -05'00'

THESE ENGINEERING DOCUMENTS WERE PREPARED BY BENJAMIN D. PEARSON, P.E., LICENSE NUMBER [91021], AND ARE LIMITED TO STRUCTURAL ENGINEERING SERVICES AND ONLY THE SHEETS WHICH BEAR THE SEAL OF THE ABOVE REFERENCED ENGINEER. THESE DOCUMENTS ARE TO BE USED IN CONJUNCTION WITH ARCHITECTURAL PLANS PREPARED BY HAUSEDISEIGN STUDIOS LLC. THE ENGINEER IS NOT RESPONSIBLE FOR ARCHITECTURAL DESIGN OR ANY OTHER ASPECTS OUTSIDE THE SPECIFIED ENGINEERING SCOPE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS, AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED TO BOTH THE ARCHITECT AND ENGINEER OF RECORD FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.

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DAN APRILE

APRILE RESIDENCE

618 BAYVIEW DRIVE
LONGBOAT, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
24-1216

SHEET NUMBER
S0.0

SHEET NAME
GENERAL
NOTES

REVISIONS

DATE	DESCRIPTION

DESIGNED
BDP

REVIEWED
AKR

Russell Rowland



BENJAMIN D. PEARSON
No. 91021
STATE OF FLORIDA
PROFESSIONAL ENGINEER
BENJAMIN D. PEARSON, PE
FL LICENSE NO. 91021
12-11-2024

SEE CONCRETE AND SOIL GENERAL NOTES SHEET S0.0 FOR ALL ADDITIONAL SPECIFICATIONS. ALL FTGS ASSUMED TO BE ONE-STORY UNO ON PLAN BY:

TWO-STORY HATCH

SLAB ON GROUND

- SLAB ON GROUND**
- | | |
|---|--------------------------------------|
| 1. MINIMUM COMPRESSIVE STRENGTH | $f'c = 2,500 \text{ psi}$ AT 28 DAYS |
| 2. MINIMUM THICKNESS | $3 \frac{1}{2}"$ |
| 3. REINFORCED W/ EITHER: | |
| a. $6 \times 6 \text{ W}14 \times 14 \text{ WWF W/ MIN } 8" \text{ LAP OR}$ | |
| b. FIBER REINFORCED W/ $\frac{1}{2} \times 2 \frac{1}{2}"$ STRAND LENGTH AND 0.75- 3.0 POUNDS PER CUBIC YARD DOSAGE | |

CONCRETE FOOTINGS

- CONCRETE FOOTING**
4. MINIMUM COMPRESSIVE STRENGTH $f_c \geq 5000$ psi AT 28 DAYS
5. SEE FOUNDATION DETAILS FOR FOOTING THICKNESS, WIDTH AND REINFORCEMENT REQUIREMENTS
6. REINFL SHALL BE MIN GRADE 40 AND LAPPED AS FOLLOWS:
- | | | |
|---------|--------------------|-------------|
| a. No.4 | (48) BAR DIAMETERS | MIN 24" LAP |
| b. No.5 | (48) BAR DIAMETERS | MIN 30" LAP |
7. PROVIDE BENT BARS AT ALL CORNERS TO MATCH CORNER ANGLE, CORNER BARS SHALL EXTEND MIN 24" EACH SIDE
8. PROVIDE RE-ENTRANT CORNER REINFL AS REQ PER RE-ENTRANT CORNER REINFORCEMENT DETAIL, SHEET SD.0

STEMWALL FOUNDATIONS

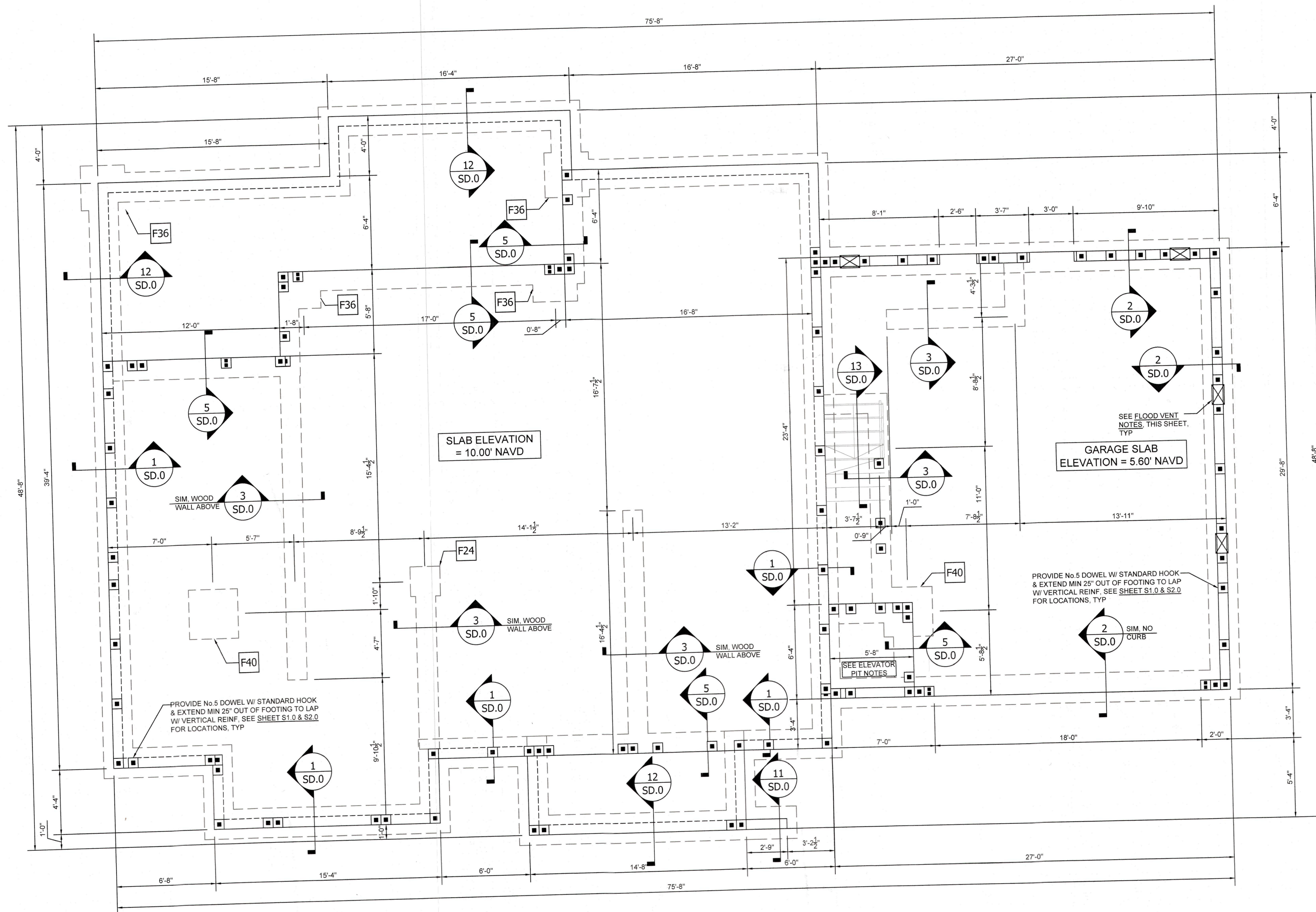
- STEM WALL FOUNDATION**
9. ALL MASONRY UNITS SHALL BE 8" NOMINAL WIDTH AND LAID IN RUNNING BOND PATTERN
 10. SEE FOUNDATION DETAILS FOR ALL REINF SIZE AND SPACING REQUIREMENTS
 11. SEE FOUNDATION DETAILS FOR DOWEL SIZING AND SPACING
 12. ALL VERTICAL DOWELS TO HAVE STANDARD HOOK AND TIE INTO FOOTING REIN
 13. ALL VERTICAL DOWELS SHALL EXTEND MIN 25" OUT OF FOOTING TO LAP W/ VERTICAL REIN
 14. VERTICAL REIN TO HAVE STANDARD HOOK AND TIE INTO CHAIR BLOCK/BOND BEAM HORIZONTAL REIN

F16	16"x16"x12" DEEP W/ (2) No.4 <u>OR</u> (2) No.5 EW
F24	24"x24"x18" DEEP W/ (4) No.4 <u>OR</u> (3) No.5 EW
F30	30"x30"x18" DEEP W/ (5) No.4 <u>OR</u> (4) No.5 EW
F36	36"x36"x18" DEEP W/ (6) No.4 <u>OR</u> (5) No.5 EW
F40	40"x40"x20" DEEP W/ (8) No.4 <u>OR</u> (6) No.5 EW

 No. 5 VERTICAL DOWEL W/ STD HOOK INTO FTG. EXTEND & LAP W/ WALL REINF PER PLAN
 (2) No. 5 VERTICAL DOWEL W/ STD HOOK INTO FTG. EXTEND & LAP W/ WALL REINF PER PLAN

FLOOD VENT NOTES

- ## FLOOD VENT NOTES
1. FLOOD VENTS ARE REQUIRED AT ALL WALLS WITH A F.F.E. BELOW DESIGN FLOOD ELEVATION (10' 00")
 2. FLOOD VENTS SHALL BE SMART VENT MODEL 1540-520 (OR EQUIVALENT) INSTALLATION PER MANUFACTURER'S INSTALLATIONS
 3. VENTS TO BE INSTALLED 18" BOTTOM OF VENT A MAXIMUM OF 12" ABOVE FINISHED GARAGE
 4. EACH VENT PROVIDES 200 SQ FT OF HYDROSTATIC RELIEF
 5. VENTED AREAS: VENTS TO BE LOCATED ON AT LEAST (2) SEPARATE WALLS.
 6. TOTAL GARAGE AREA BELOW FLOOD ELEVATION = 800 SQ FT, MIN (4) VENTS REQUIRED IN EXTERIOR WALLS
 7. SEE ARCH PLAN FOR LOCATION OF VENTS. SEE DETAIL T05D.0 FOR STRUCTURAL REQUIREMENTS AT WALL OPENINGS



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0.1 FOUNDATION PLAN Scale: 1/4"=1'-0"

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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**Russell
Rowland**

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BENJAMIN D. PEARSON, PE
FL LICENSE NO. 91021
12-11-2024

APRILE RESIDENCE
618 BAYVIEW DRIVE
LONGBOAT, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
24-1216

SHEET NUMBER
S0.1

SHEET NAME
FOUNDATION
PLAN

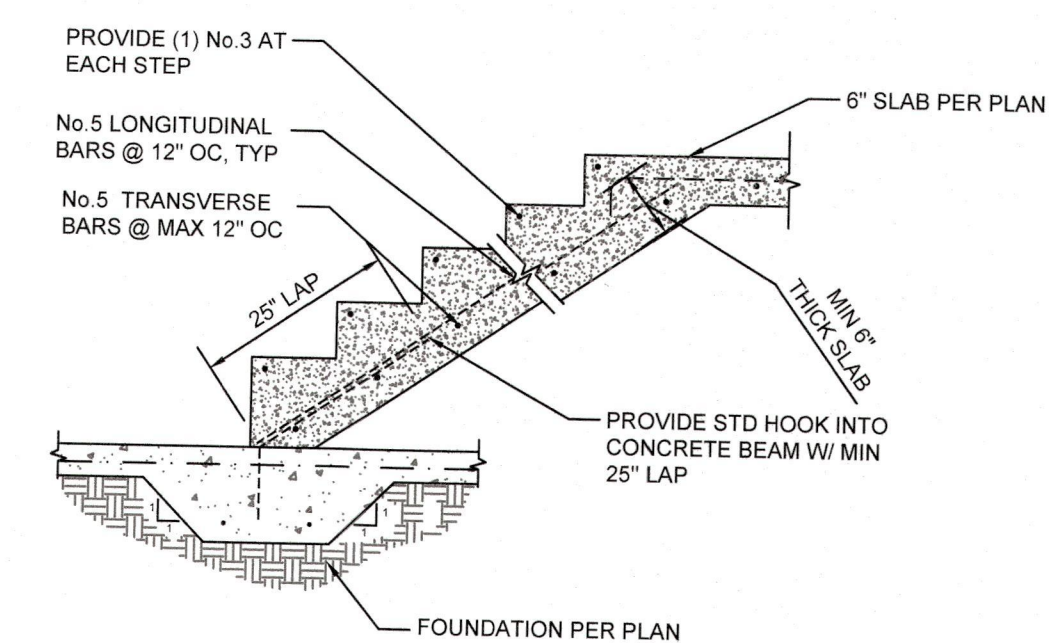
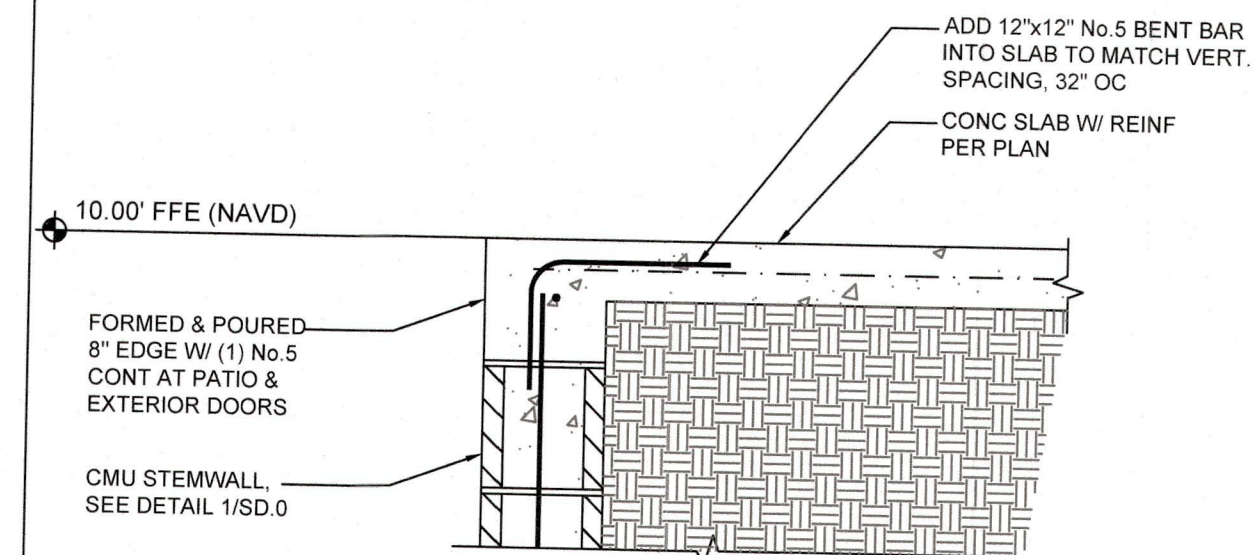
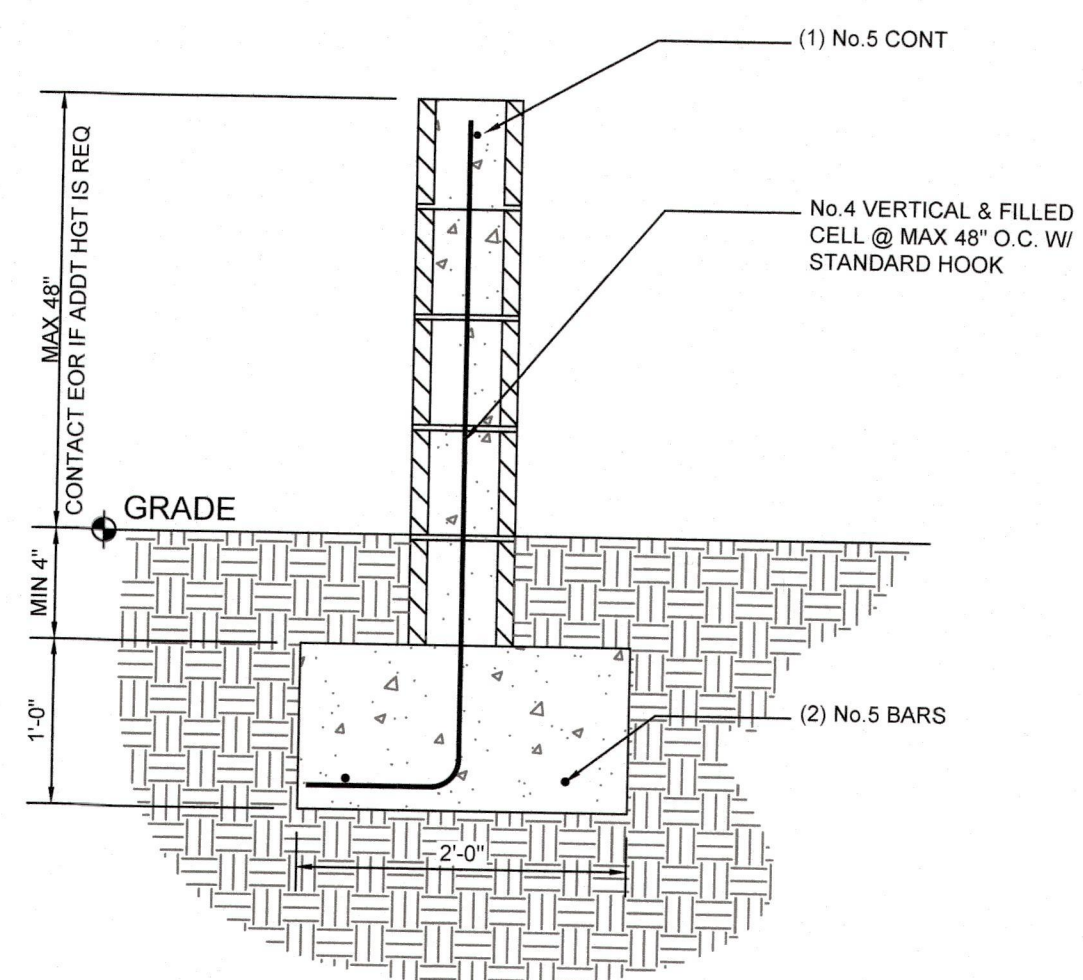
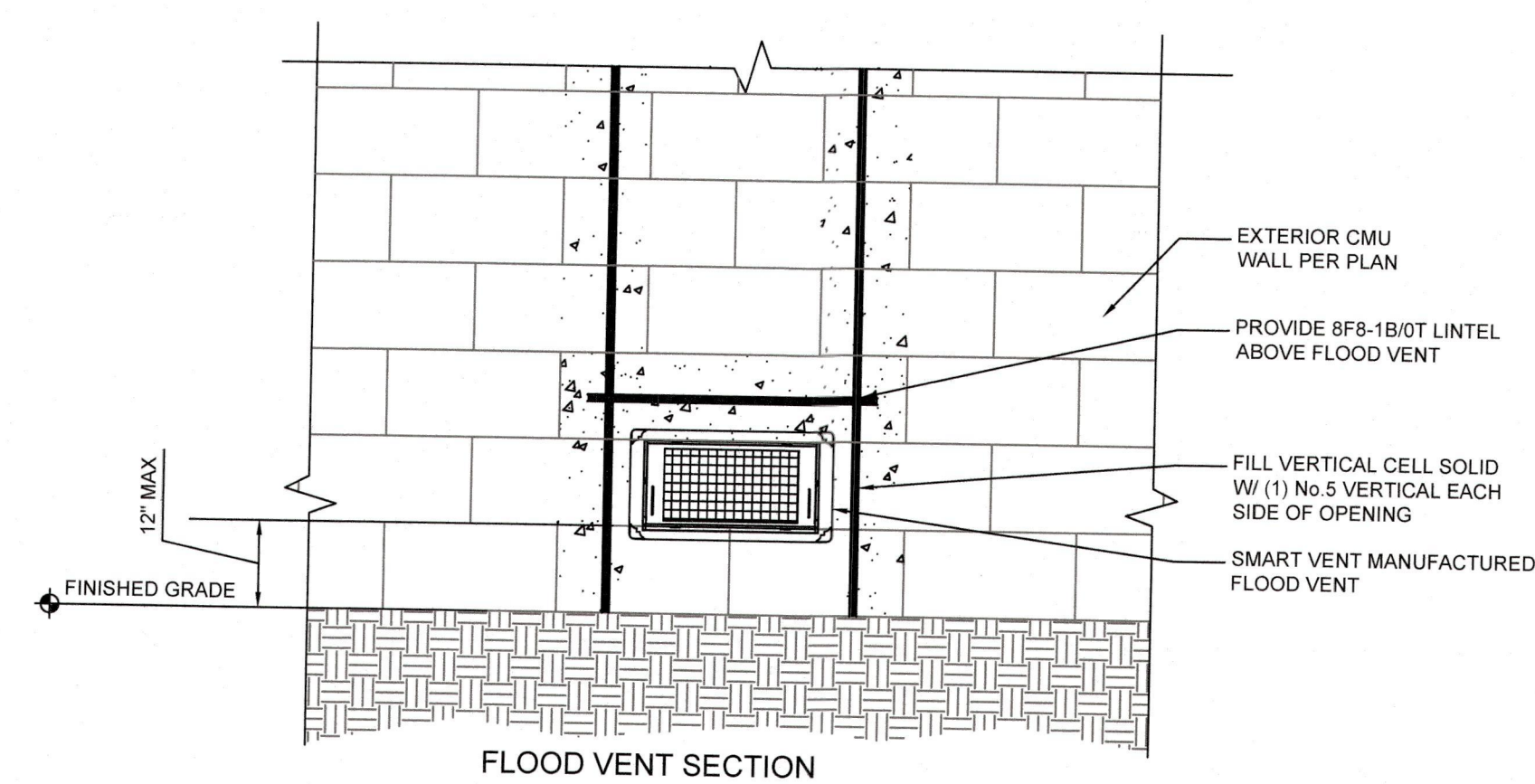
REVISIONS

DATE	DESCRIPTION
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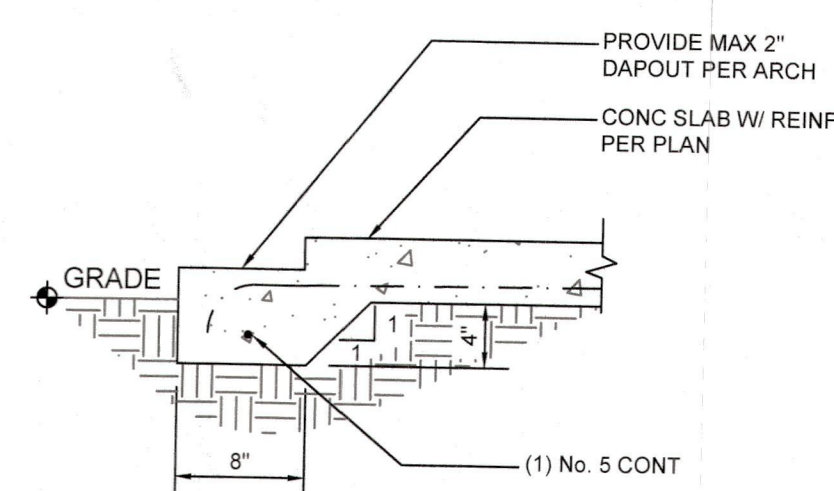
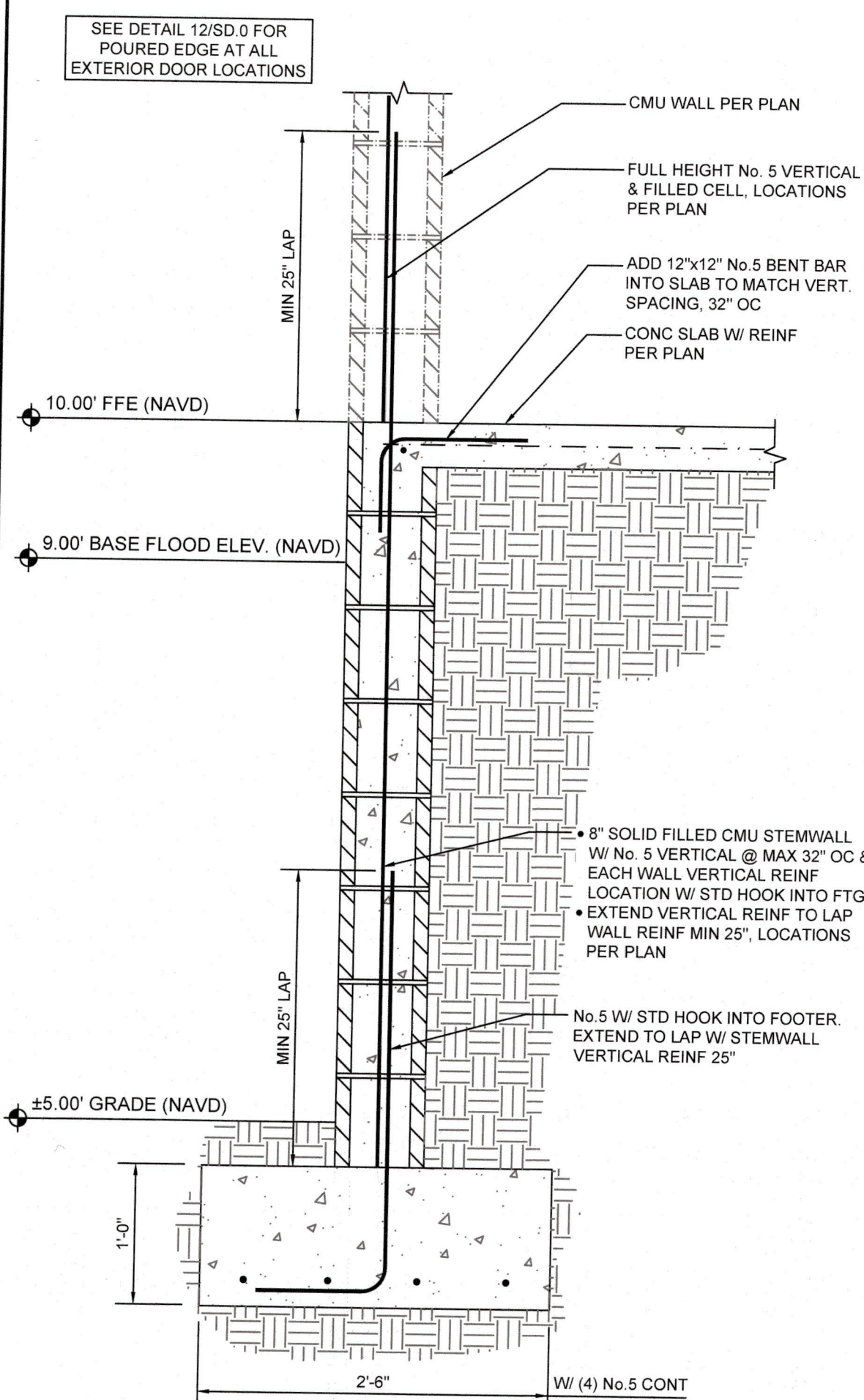
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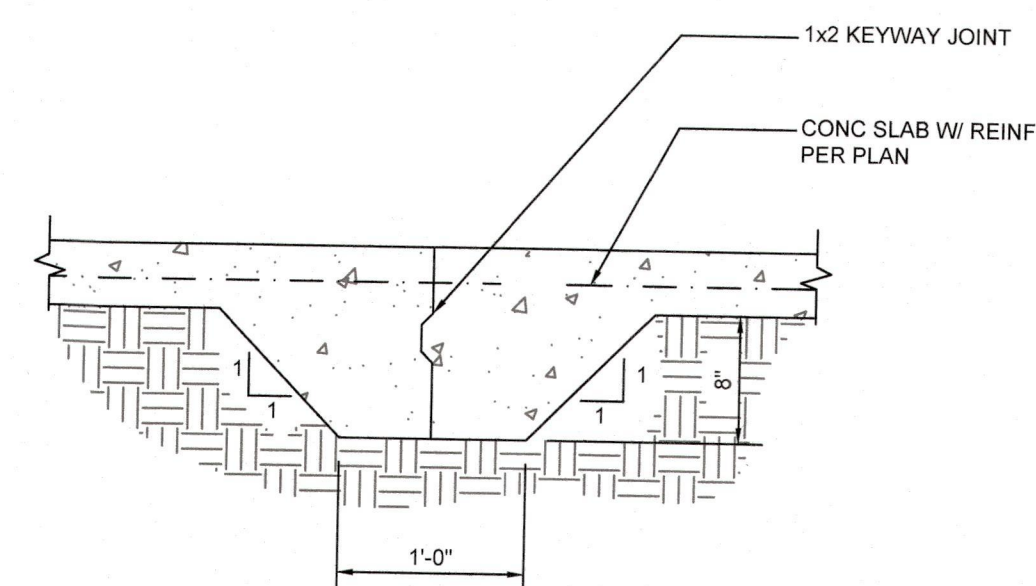
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Rowland**



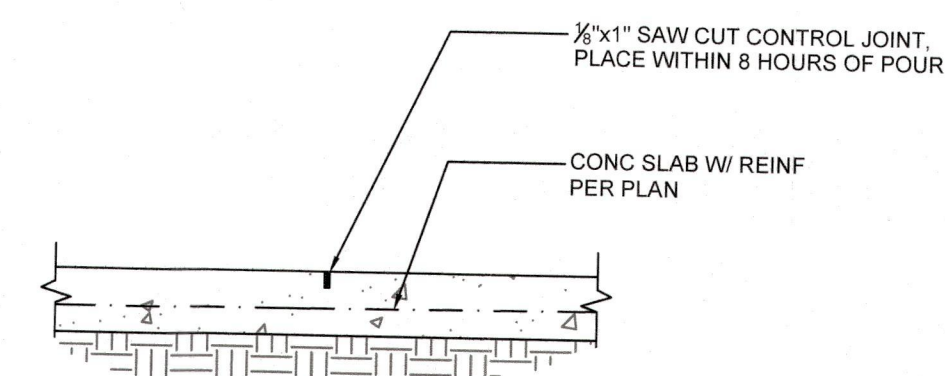
10 TYPICAL WALL FOOTING- MONOLITHIC (CMU)



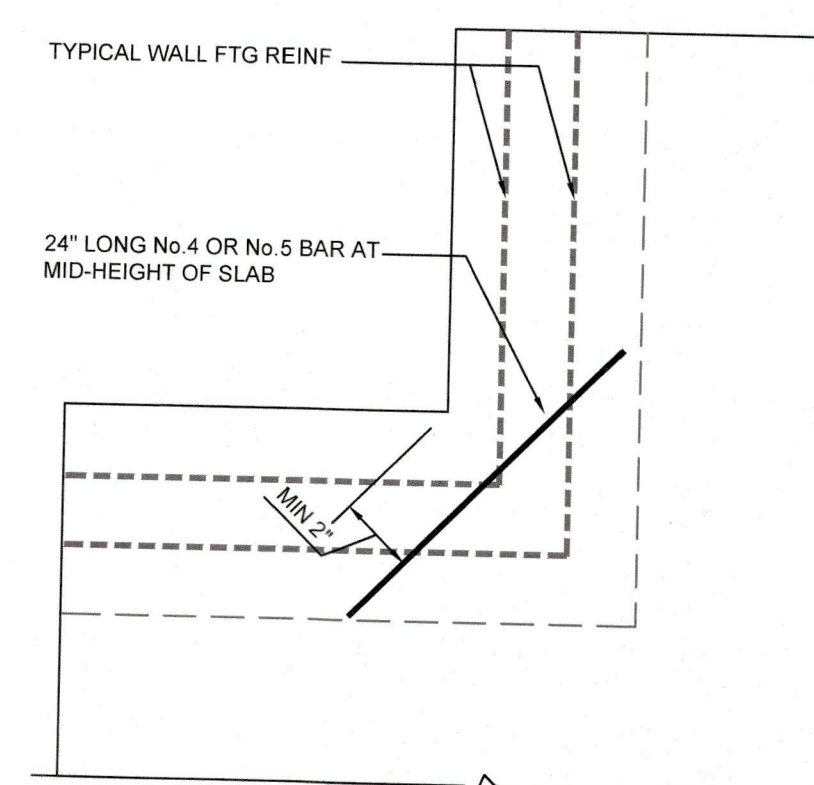
6 THICKENED EDGE FOOTING



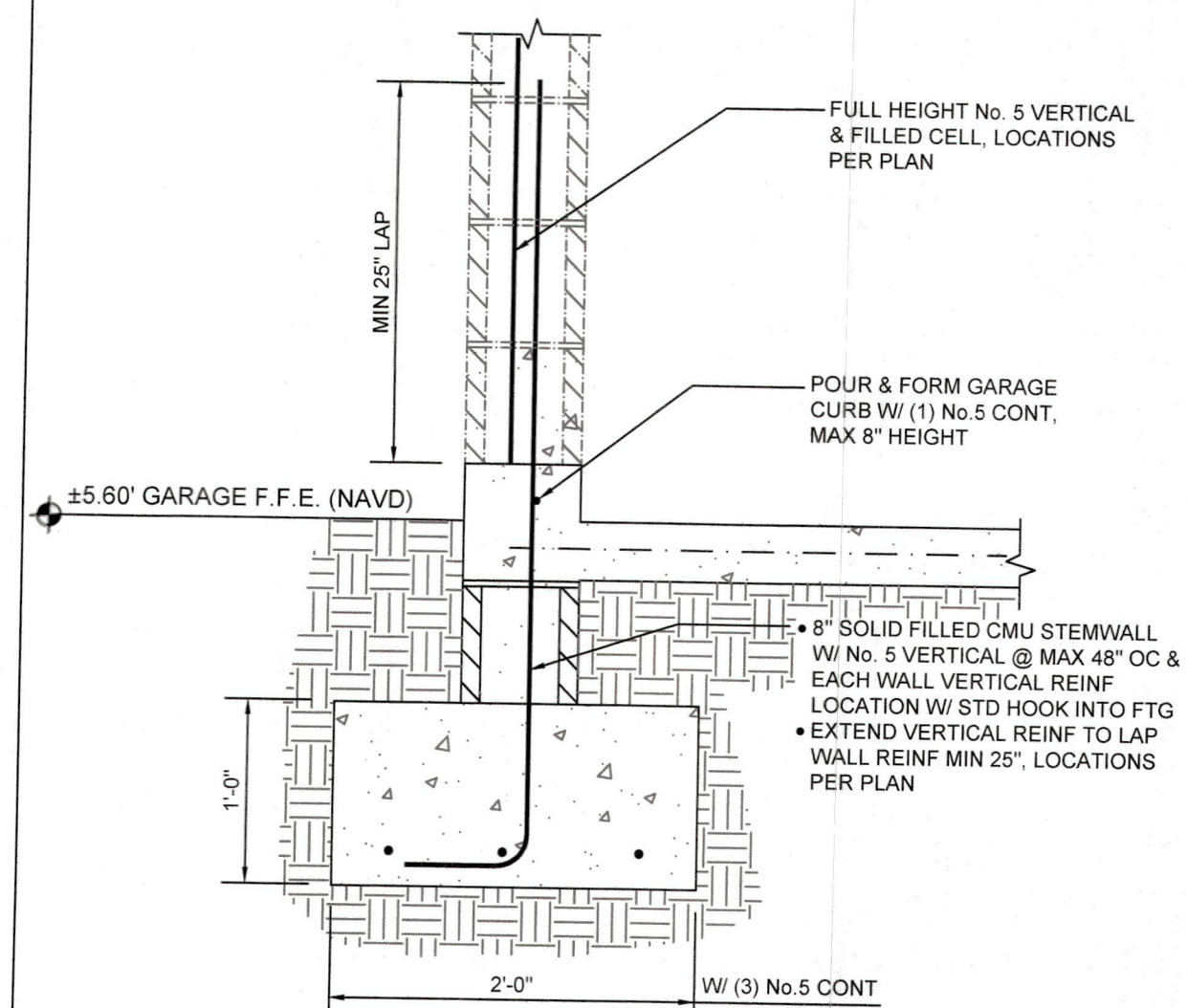
7 CONSTRUCTION JOINT



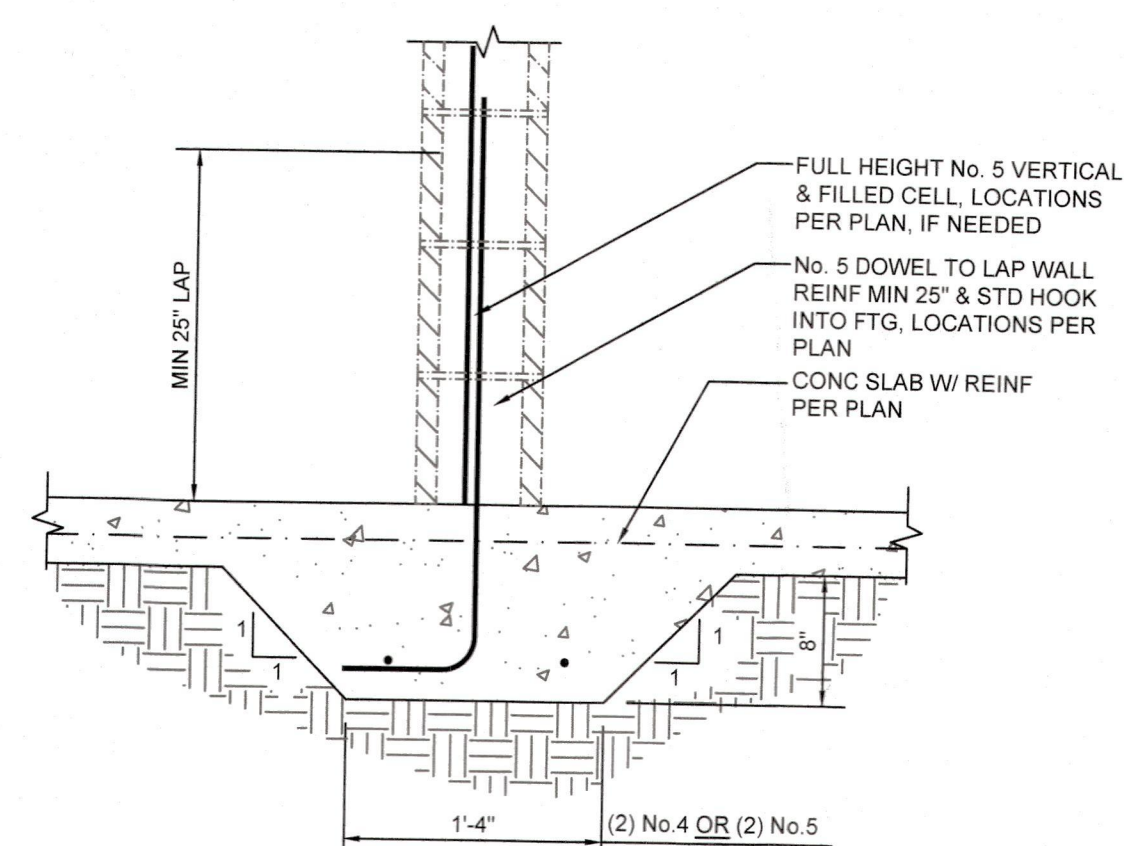
8 CONTROL JOINT



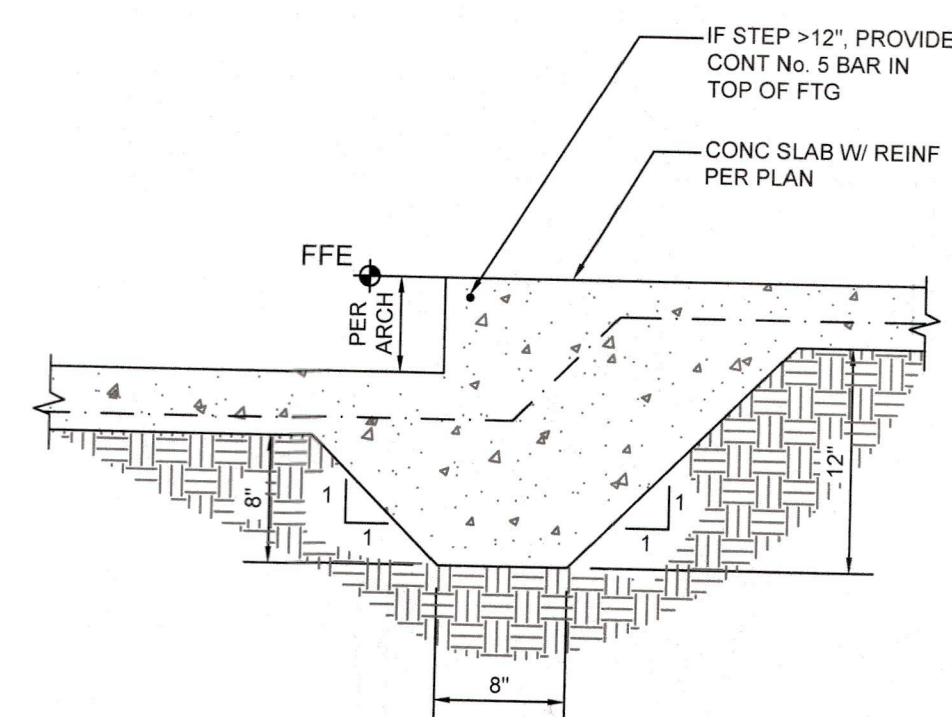
9 RE-ENTRANT CORNER REINFORCEMENT



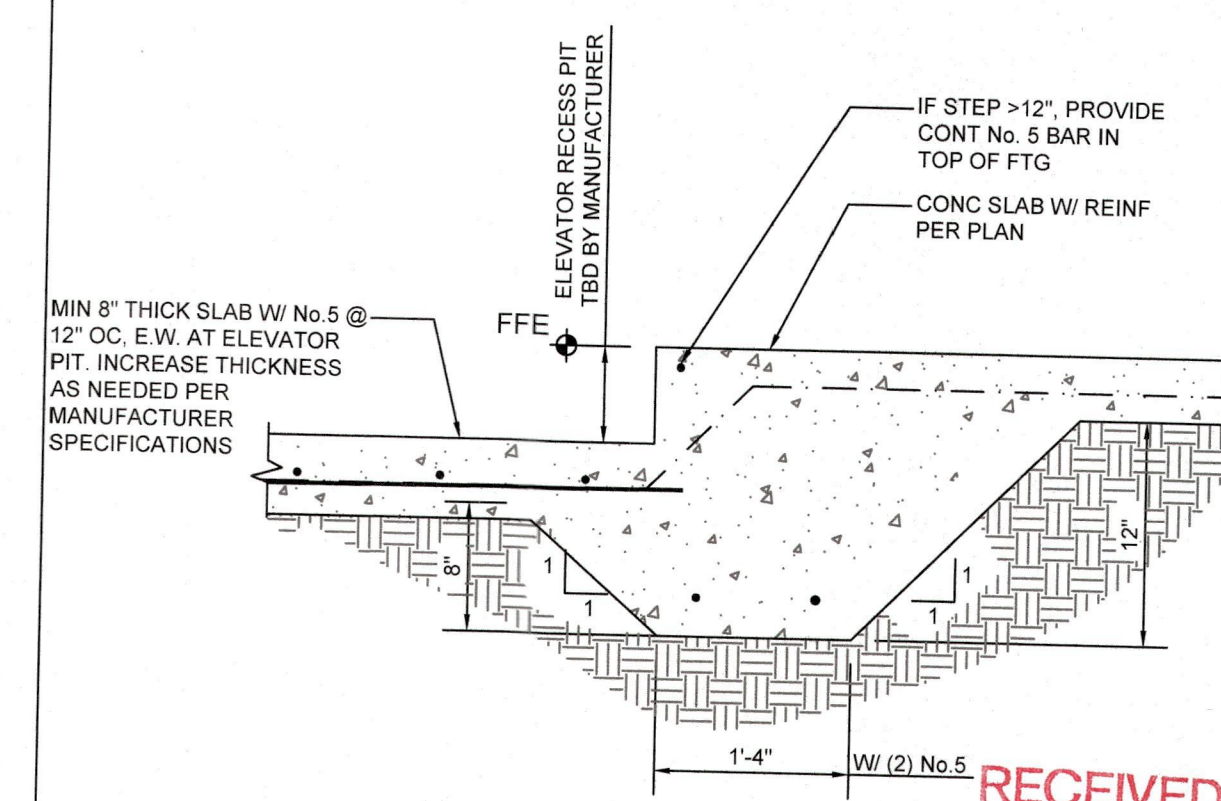
2 TYPICAL STEMWALL FOOTING @ GARAGE



3 INTERIOR BEARING FOOTING



4 NON-BEARING CURB STEP



5 BEARING CURB STEP

DAN APRILE

APRILE RESIDENCE	
------------------	--

618 BAYVIEW DRIVE
LONGBOAT, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
24-1216

SHEET NUMBER
SD.0

SHEET NAME
FOUNDATION
DETAILS

REVISIONS

DATE	DESCRIPTION
------	-------------

DESIGNED

REVIEWED
AKR

**Russell
Rowland**

12854 KENAN DR #125
JACKSONVILLE, FL 32258
P 904-503-3283 RUSSROW.COM
C.A. No. 32756

A circular professional engineer seal for Benjamin D. Pearson. The outer ring contains the text "BENJAMIN D. PEARSON" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top, "No. 91021" is in the center, and "STATE OF FLORIDA" is at the bottom. A handwritten signature "Benjamin D Pearson" is written across the center of the seal.

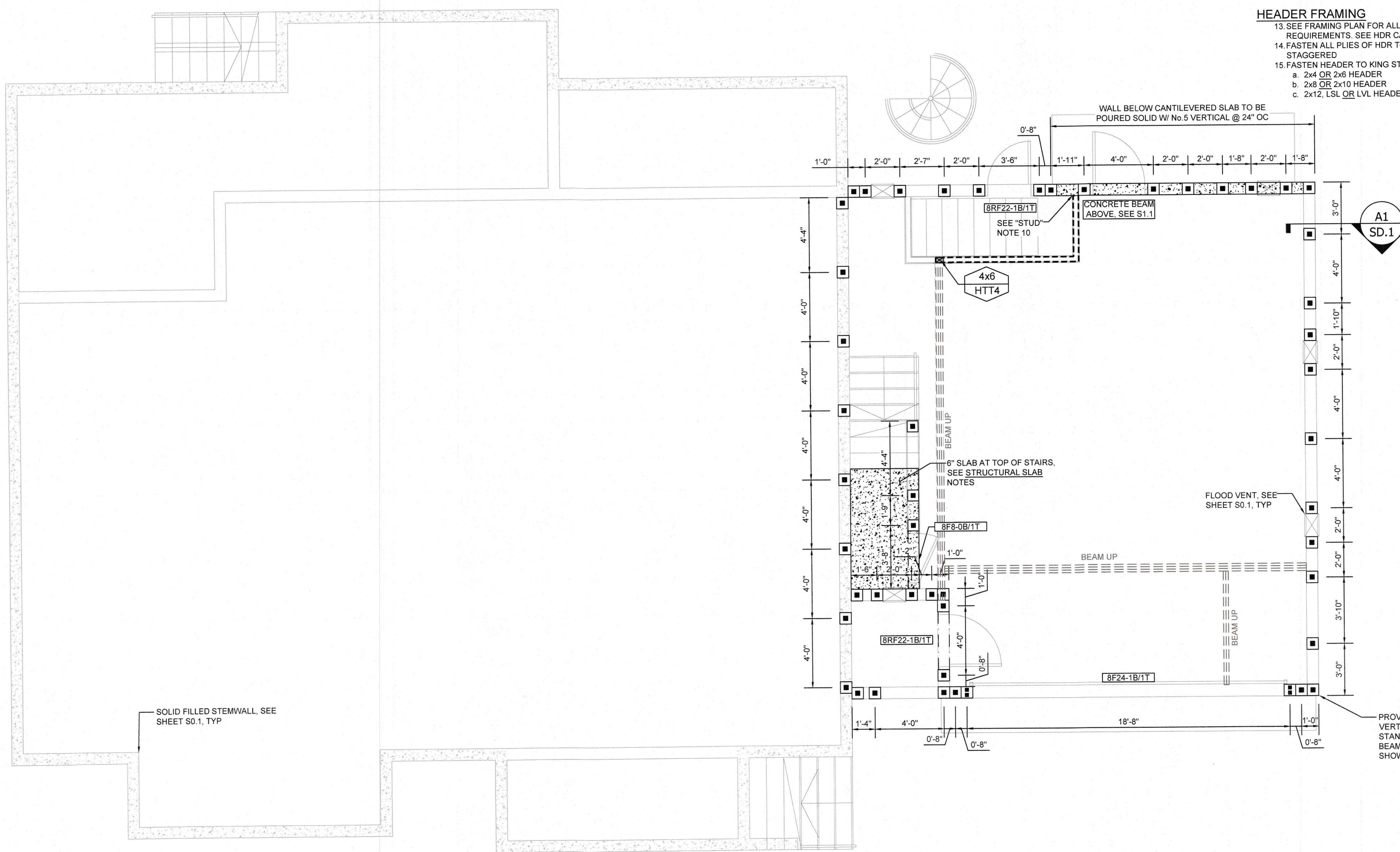
BENJAMIN D. PEARSON, PE
FL LICENSE NO. 91021
12-11-2024

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BY BENJAMIN D. PEARSON, PE ON 12-11-2024 USING
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MASONRY NOTES:

- MASONRY WALLS**
- ALL MASONRY UNITS SHALL BE 8" NOMINAL WIDTH AND LAID IN RUNNING BOND PATTERN - SEE DETAILS SHEETS
 - TOP OF MASONRY WALL PER ARCH PLANS
 - (1) COURSE BOND BEAM @ ROOF BEARING LOCATIONS W/ (1) CONT. No.5 (3) COURSE BOND BEAM @ EACH INTERMEDIATE FLOOR LEVEL, SEE DETAIL SHEET SD.1
 - ALL VERTICAL DOWELS SHALL HAVE A MIN 25" LAP AT ANY SPLICE
 - VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO CHAIR BLOCK/BOND BEAM HORIZONTAL REINF
 - SEE ARCH PLANS FOR TOM & OPENING HEIGHT ELEVATIONS, UNO ON PLAN
 - FOR WINDOW OPENINGS 4FT OR LESS INSTALL PRECAST MASONRY SILL SHALL BE INSTALLED IN EACH WINDOW OPENING, SEE DETAIL A6/SD.2
 - FOR WINDOW OPENINGS GREATER THAN 4FT INSTALL (1) COURSE BOND BEAM BELOW OPENING W/ (1) No.5 CONT., UNO ON PLAN, SEE DETAIL A7/SD.2
 - PRECAST MASONRY SILL SHALL BE INSTALLED IN EACH WINDOW OPENING

- STRUCTURAL SLAB**
- ALL CONCRETE SLABS TO BE MIN 3,000 PSI CONCRETE
 - SLABS SHALL BE MIN 6" DEPTH
 - REINFORCEMENT SHALL BE No.5 (GRADE 60) @ 12" OC EACH WAY, UNO ON PLAN AND PLACED AT CENTER OF SLAB
 - ALL LONGITUDINAL REINFORCEMENT TO TIE INTO MASONRY & CONCRETE SUPPORT BEAMS W/ STANDARD HOOK W/ MIN 20" LAP

FRAMING NOTES:

- BOTTOM PLATE** *No.2 SYP PT*
- BOTTOM PLT TO BE ANCHORED TO SLAB/CMU BELOW W/ 1/2"Ø x 6" LONG TITEN HD OR 1/2"Ø A36 (36ksi) ATR EPOXY ANCHOR W/ NUT AND 3" SQUARE x 0.229" WASHER
 - ANCHORS TO BE INSTALLED EACH SIDE OF OPENING (MIN 6" FROM JACKING GROUP), WITHIN 12" OF THE PLT BREAK AND @ MAX 48" OC
 - MIN (2) ANCHORS PER PLT SEGMENT
 - UPPER LEVEL BOTTOM PLT TO RIBBON BOARD/TOP CHORD BELOW W/ 10d @ 6" OC

- DOUBLE TOP PLATE** *No.2 SYP*
- ALL TOP PLATES TO BE DOUBLED - FASTEN TOP PLATES TOGETHER W/ (2) ROWS 10d @ MAX 12" OC STAGGERED
 - END JOINTS OF DBL TOP PLT TO BE OFFSET MIN 48" AND SPLICED TOGETHER W/ MIN (2) ROWS 10d @ 6" OC STAGGERED, MIN (16) 10d ALONG SPLICE
 - LAP ALL TOP PLT AT CORNERS OF EXTERIOR WALLS AND INTERSECTIONS WITH INTERIOR LOAD BRG WALLS, FASTEN PLATES TOGETHER AT LAP W/ (3) 10d FACE-NAILS

- STUDS** *No.2 SPF OR No.2 SYP*
- ALL INTERIOR LOAD BEARING WALLS TO BE MIN 2x4 @ MAX 16" OC, UNO
 - ALL INTERIOR NON-LOAD BEARING WALLS TO BE MIN 2x4 @ MAX 24" OC
 - FASTEN END WALL STUD TO MASONRY W/ (2) ROWS 1/2"Ø x 2 3/4" TAPCONS @ 16" OC, STAGGERED, PROVIDE MOISTURE BARRIER AS NEEDED
 - FASTEN ALL STUDS TO TOP AND BOTTOM PLT W/ MIN (4) 10d TOE-NAILS OR (3) 10d FACE-NAILS
 - FASTEN ALL MULTI-STUD GROUPS TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED

- HEADER FRAMING** *No.2 SYP, LSL, OR LVL*
- SEE FRAMING PLAN FOR ALL HDR LOCATIONS, SIZING AND STRAPPING REQUIREMENTS. SEE HDR CALLOUT BELOW FOR ADDITIONAL INFORMATION
 - FASTEN ALL PLIES OF HDR TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED
 - FASTEN HEADER TO KING STUDS PER THE FOLLOWING:
 - 2x4 OR 2x6 HEADER (4) 10d TOE-NAILS OR FACE-NAILS
 - 2x8 OR 2x10 HEADER (6) 10d TOE-NAILS OR FACE-NAILS
 - 2x12, LSL OR LVL HEADER (8) 10d TOE-NAILS OR FACE-NAILS

LEGEND & SYMBOLS

- LOAD BRG WALL W/ UPLIFT
LOAD BRG WALL W/O UPLIFT
HDR/BEAM
INTERIOR CMU WALL
PRE-CAST LINTEL
No. 5 VERTICAL REINF. & FILLED CELL
(2) No. 5 VERTICAL REINF. & FILLED CELL

- HEADER CALLOUT**
- No. OF HDR PLIES
HDR SIZE
No. OF JACK STUDS
No. OF KING STUDS

- LINTEL CALLOUT**
- LINTEL WIDTH (INCHES)
F= FILLED, R=RECESSED
MIN LINTEL DEPTH (INCHES), INCREASE AS NEEDED PER ARCH
No. OF BOTTOM No. 5 BARS
No. OF TOP No. 5 BARS

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FILE
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APRILE RESIDENCE
618 BAYVIEW DRIVE
LONGBOAT, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
24-1216

SHEET NUMBER
S1.0

SHEET NAME
1ST LEVEL
FRAMING

REVISIONS

DATE	DESCRIPTION

DESIGNED
BDP

REVIEWED
AKR

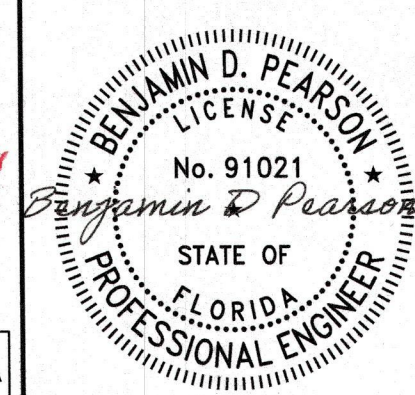
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DEC 13 2024

TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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BENJAMIN D. PEARSON, PE
FL LICENSE NO. 91021
12-11-2024

1.0 1ST LEVEL FRAMING PLAN
Scale: 1/4"=1'-0"

DAN APRILE

CONCRETE NOTES:

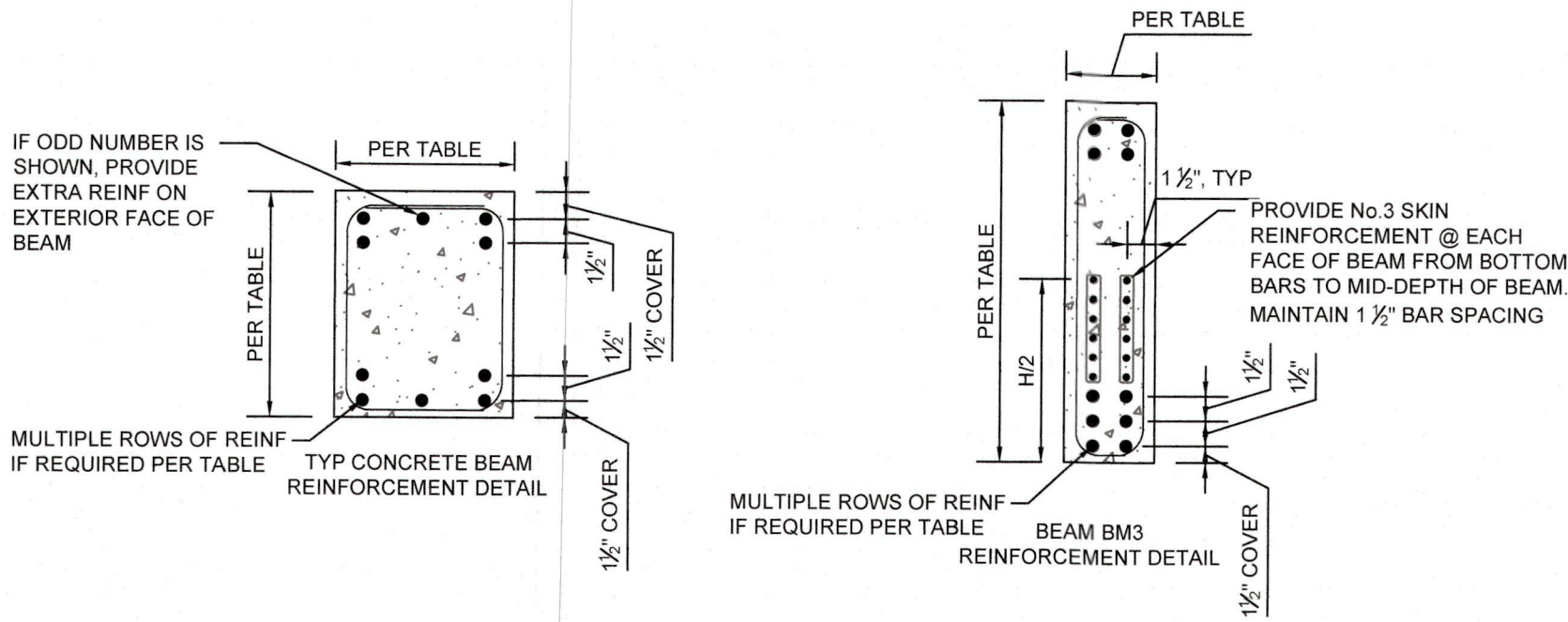
CONCRETE BEAMS

1. SEE BEAM SCHEDULES ON PLAN FOR SIZE AND REINFORCEMENT REQUIREMENTS
2. ALL REINFORCEMENT TO BE MIN 60 KSI STEEL
3. ALL REINFORCEMENT SHALL HAVE MIN 30" LAP, WHERE APPLICABLE
4. PROVIDE (4) No.5 W/ STD. HOOK INTO ALL SUPPORTING MEMBERS
5. LAP ALL BEAM CORNERS PER DETAIL A4/SD.1
6. PROVIDE MIN 8" BEARING FOR ALL CONCRETE BEAMS

CONCRETE BEAM SCHEDULE

BEAM #	CONC. BEAM SIZE	TOP AND BOTTOM BARS	SHEAR REINF. (IF REQ'D)	BEAM NOTES
BM1	8"w x 24"d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 10" OC SPACING	N/A
BM2*	8"w x 24"d	(4) #5 TOP (4) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 10" OC SPACING	N/A
BM3*	8"w x 36"d	(3) #6 TOP (6) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 12" OC SPACING	PROVIDE SKIN REINFORCEMENT, SEE DETAIL BELOW
BM4*	8"w x 16"d	(4) #6 TOP (2) ROWS (4) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 6" OC SPACING	N/A
TIE-BEAM	8"w x 16"d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 12" OC SPACING	N/A

*REINFORCEMENT TO BE LAID IN (2) ROWS, SEE TYPICAL CONCRETE BEAM REINFORCEMENT DETAIL



TRUSS FRAMING NOTES:

I-JOISTS

1. ALL I-JOIST TO BE 11 7/8" TJ1560 OR EQUIVALENT
2. HANG I-JOIST INTO BEAM/LEDGER W/ US3.56/11.88
3. FASTEN ALL IJOIST TO DBL TOP PLT W/ (2) 8d TOE-NAILS, ANGLE INTO I
4. I-JOIST SHALL BE INSTALLED AND BRACED IN ACCORDANCE W/ MANUF
5. PROVIDE 2x12 No.2 SYP PT NAILER AT PARALLEL I-JOIST LOCATIONS. F
6. CMU W/ (2) ROWS 1/2" DIA x 3 1/2" LONG TAPCONS @ 16" OC, STAGGERED

FLOOR SHEATHING

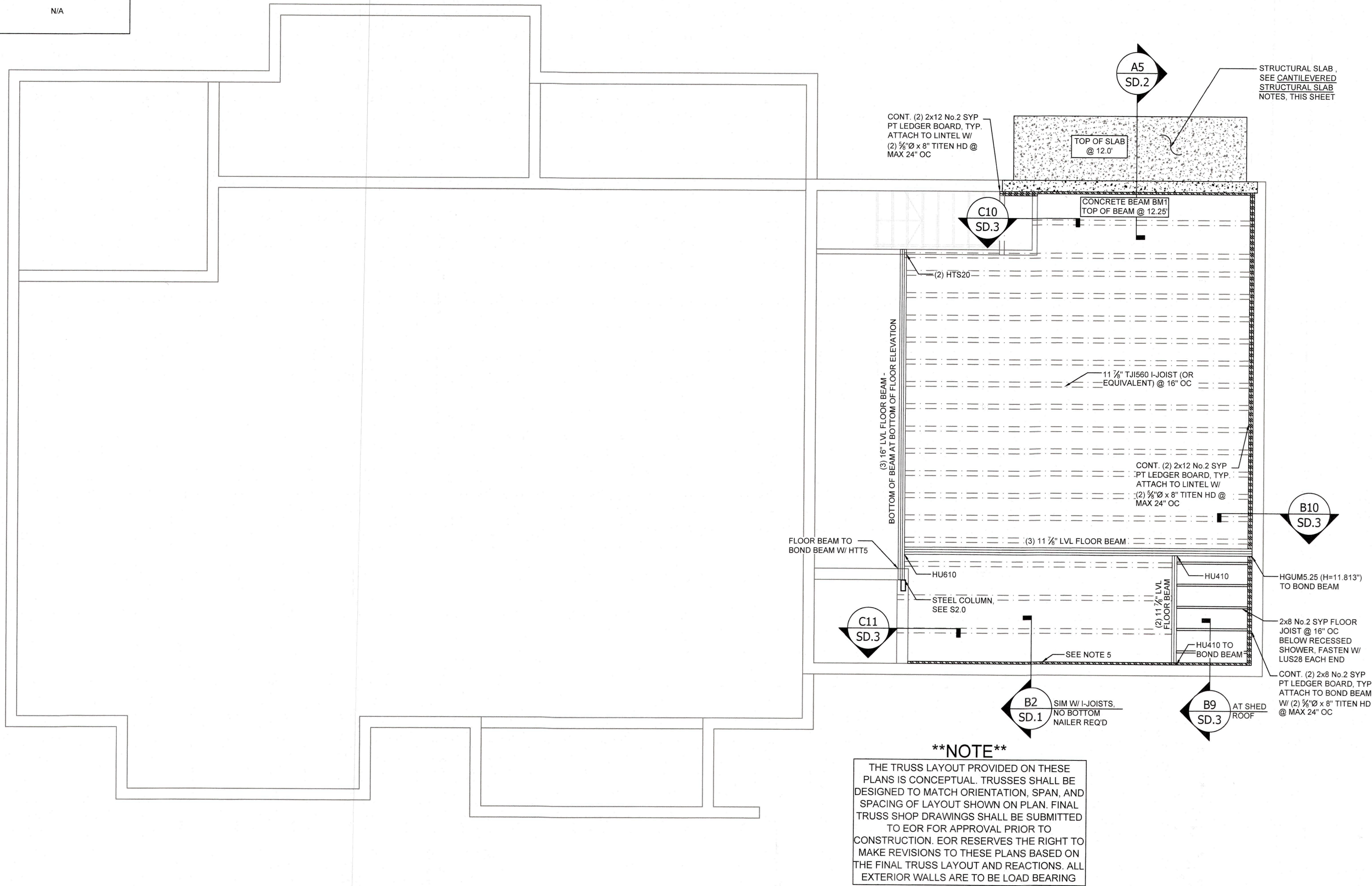
6. SHEATH FLOOR FRAMING W/ 7/8" TONGUE AND GROOVE OSB OR PLY
7. FASTEN SHEATHING TO ALL SUPPORTING MEMBERS W/ 10d COMMON N
8. ALL PANEL EDGES AND 12" OC IN THE FIELD.

BEAM FASTENING

8. FASTEN EACH BEAM PLY TOGETHER WITH FOLLOWING, UNO ON PLAN, TRUSS MANUFACTURER'S SPECIFICATIONS:
 - a. 2-PLY (3) ROWS 10d @ 12" O.C. STAGGERED.
 - b. 3-PLY (3) ROWS 10d @ 8" O.C. STAGGERED.
 - c. 4-PLY (2) ROWS 1/2" DIA THRU BOLT W/ NUT AND WASHER @ 12" O.C. STAGGERED. PROVIDE 2" EDGE DISTANCE

CANTILEVERED STRUCTURAL SLAB

10. ALL CONCRETE SLABS TO BE MIN 3,000 PSI CONCRETE
11. SLABS SHALL BE MIN 6" DEPTH
12. REINFORCEMENT SHALL BE No.5 (GRADE 60) @ 12" OC EACH WAY, UNO AND PLACED AT LOWER PORTION OF SLAB. MIN 1/2" CONCRETE COVER
13. PROVIDE No.5 LONGITUDINAL BARS @ 12" OC LOCATED 1/2" BELOW TOP
14. PROVIDE STD HOOK INTO BOND BEAM
15. PROVIDE MIN 20" LAP FOR ALL REINFORCEMENT
16. ALL LONGITUDINAL REINFORCEMENT TO TIE INTO MASONRY & CONCR
17. SUPPORT BEAMS W/ STANDARD HOOK



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CONCRETE NOTES:

- CONCRETE BEAMS
- SEE BEAM SCHEDULES ON PLAN FOR SIZE AND REINFORCEMENT REQUIREMENTS
 - ALL REINFORCEMENT TO BE MIN 60 KSI STEEL
 - ALL REINFORCEMENT SHALL HAVE MIN 30" LAP WHERE APPLICABLE
 - PROVIDE (4) No 5 W/ STD. HOOK INTO ALL SUPPORTING MEMBERS
 - LAP ALL BEAM CORNERS PER DETAIL A4/SD.1
 - PROVIDE MIN 8" BEARING FOR ALL CONCRETE BEAMS

CONCRETE BEAM SCHEDULE

BEAM #	CONC. BEAM SIZE	TOP AND BOTTOM BARS	SHEAR REINF. (IF REQ'D)	BEAM NOTES
BM1	8" w x 24" d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 10" OC SPACING	N/A
BM2*	8" w x 24" d	(4) #5 TOP (2) ROWS (4) #5 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 10" OC SPACING	N/A
BM3*	8" w x 36" d	(3) #6 TOP (6) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 12" OC SPACING	PROVIDE SKIN REINFORCEMENT, SEE DETAIL BELOW
BM4*	8" w x 16" d	(4) #6 TOP (2) ROWS (4) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 6" OC SPACING	N/A
TIE-BEAM	8" w x 16" d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 12" OC SPACING	N/A

*REINFORCEMENT TO BE LAID IN (2) ROWS, SEE TYPICAL CONCRETE BEAM REINFORCEMENT DETAIL

IF ODD NUMBER IS SHOWN, PROVIDE EXTRA REINF. ON EXTERIOR FACE OF BEAM

MULTIPLE ROWS OF REINF. IF REQUIRED PER TABLE

MULTIPLE ROWS OF REINF. IF REQUIRED PER TABLE

8"x8"x16" SOLID FILLED CMU COLUMN W/ (6) No 5 VERTICAL & No 3 LATERAL TIES @ 8" OC.

CONCRETE BEAM BM3
TOP OF BEAM @ 23.42'

CONCRETE BEAM BM2
TOP OF BEAM @ 23.88'

CONCRETE BEAM BM1
TOP OF BEAM @ 22.0'

4"x8"x 3/4" HSS COLUMN (A500 GR.B)

(4) 2x6 HTT4

4S DTT2Z

4S DTT2Z

A9 SD.3

PROVIDE No 5 FULL HEIGHT VERTICAL & FILLED CELL W/ STANDARD HOOK INTO BOND BEAM, TYP @ LOCATIONS SHOWN (4") & MAX 48" OC

8"x16" SOLID FILLED CMU COLUMN W/ (4) No 5 VERTICAL & No 3 LATERAL TIES @ 8" OC, (2) TOTAL

MASONRY NOTES:

MASONRY WALLS

- ALL MASONRY UNITS SHALL BE 8" NOMINAL WIDTH AND LAID IN RUNNING BOND PATTERN - SEE DETAILS SHEETS
- TOP OF MASONRY WALL PER ARCH PLANS
- (1) COURSE BOND BEAM @ ROOF BEARING LOCATIONS W/ (1) CONT. No. 5, (3) COURSE BOND BEAM @ EACH INTERMEDIATE FLOOR LEVEL, SEE DETAIL SHEET SD.1
- ALL VERTICAL DOWELS SHALL HAVE A MIN 25" LAP AT ANY SPLICE
- VERTICAL REINF. TO HAVE STANDARD HOOK AND TIE INTO CHAIR
- BLOCK/BOND BEAM HORIZONTAL REINF.
- SEE ARCH PLANS FOR TIE & OPENING HEIGHT ELEVATIONS, UNO ON PLAN
- FOR WINDOW OPENINGS 4FT OR LESS INSTALL PRECAST MASONRY SILL SHALL BE INSTALLED IN EACH WINDOW OPENING, SEE DETAIL A6/SD.2
- FOR WINDOW OPENINGS GREATER THAN 4FT INSTALL (1) COURSE BOND BEAM BELOW OPENING W/ (1) No 5 CONT. UNO ON PLAN, SEE DETAIL A7/SD.2
- PRECAST MASONRY SILL SHALL BE INSTALLED IN EACH WINDOW OPENING

FRAMING NOTES:

BOTTOM PLATE

No.2 SYP PT

- BOTTOM PLT TO BE ANCHORED TO SLAB/CMU BELOW W/ 1/2"Ø x 6" LONG TITEN HD OR 1/2"Ø A36 (36ksi) ATR EPOXY ANCHOR W/ NUT AND 3" SQUARE x 0.22" WASHER
- ANCHORS TO BE INSTALLED EACH SIDE OF OPENING (MIN 6" FROM JACKING GROUP), WITHIN 12" OF THE PLT BREAK AND @ MAX 48" OC
- MIN (2) ANCHORS PER PLT SEGMENT
- UPPER LEVEL BOTTOM PLT TO RIBBON BOARD/TOP CHORD BELOW W/ 10d @ 6" OC

DOUBLE TOP PLATE

No.2 SYP

- ALL TOP PLATES TO BE DOUBLED - FASTEN TOP PLATES TOGETHER W/ (2) ROWS 10d @ MAX 12" OC STAGGERED
- END JOINTS OF DBL TOP PLT TO BE OFFSET MIN 48" AND SPLICED TOGETHER W/ MIN (2) ROWS 10d @ 8" OC STAGGERED, MIN (16) 10d ALONG SPLICE
- LAP ALL TOP PLT AT CORNERS OF EXTERIOR WALLS AND INTERSECTIONS WITH INTERIOR LOAD BRG WALLS, FASTEN PLATES TOGETHER AT LAP W/ (3) 10d FACE-NAILS

STUDS

No.2 SPF OR No.2 SYP

- ALL INTERIOR LOAD BEARING WALLS TO BE MIN 2x4 @ MAX 16" OC, UNO
- ALL INTERIOR NON-LOAD BEARING WALLS TO BE MIN 2x4 @ MAX 24" OC
- FASTEN END WALL STUD TO MASONRY W/ (2) ROWS 1/2"Ø x 2 1/2" TAPCONS @ 16" OC, STAGGERED, PROVIDE MOISTURE BARRIER AS NEEDED
- FASTEN ALL STUDS TO TOP AND BOTTOM PLT W/ MIN (4) 10d TOE-NAILS OR (3) 10d FACE-NAILS
- FASTEN ALL MULTI-STUD GROUPS TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED

HEADER FRAMING

No.2 SYP, LSL, OR LVL

- SEE FRAMING PLAN FOR ALL HDR LOCATIONS, SIZING AND STRAPPING REQUIREMENTS, SEE HDR CALLOUT BELOW FOR ADDITIONAL INFORMATION
- FASTEN ALL PLIES OF HDR TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED
- FASTEN HEADER TO KING STUDS PER THE FOLLOWING:
 - 2x4 OR 2x6 HEADER (4) 10d TOE-NAILS OR FACE-NAILS
 - 2x8 OR 2x10 HEADER (6) 10d TOE-NAILS OR FACE-NAILS
 - 2x12, LSL OR LVL HEADER (8) 10d TOE-NAILS OR FACE-NAILS

LEGEND & SYMBOLS

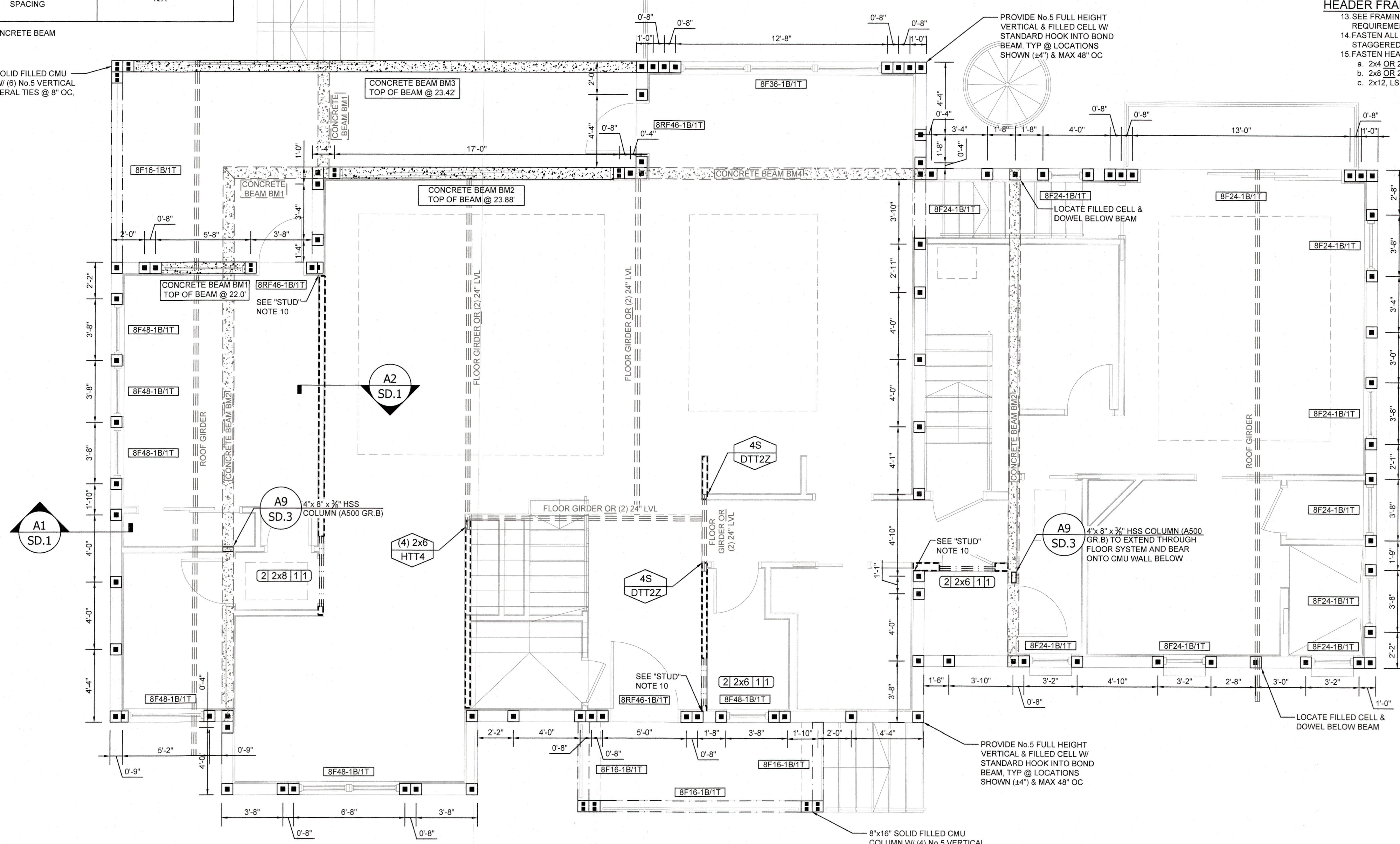
- LOAD BRG WALL W/ UPLIFT
- LOAD BRG WALL W/O UPLIFT
- HDR/BEAM
- INTERIOR CMU WALL
- PRE-CAST LINTEL
- No. 5 VERTICAL REINF. & FILLED CELL
- (2) No. 5 VERTICAL REINF. & FILLED CELL

HEADER CALLOUT

- No. OF HDR PLIES
- HDR SIZE
- No. OF JACK STUDS
- No. OF KING STUDS

LINTEL CALLOUT

- LINTEL WIDTH (INCHES)
- F= FILLED, R= RECESSED
- MIN LINTEL DEPTH (INCHES)
- INCREASE AS NEEDED PER ARCH
- No. OF BOTTOM No. 5 BARS
- No. OF TOP No. 5 BARS



2.0 2ND LEVEL FRAMING PLAN

Scale: 1/4"=1'-0"

DAN APRILE

APRILE RESIDENCE
618 BAYVIEW DRIVE
LONGBOAT, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
24-1216

SHEET NUMBER
S2.0

SHEET NAME
2ND LEVEL
FRAMING

REVISIONS

DATE DESCRIPTION

DESIGNED
BDP

REVIEWED
AKR

Russell Rowland
12854 KENAN DR #125
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C.A. No. 32756

BENJAMIN D. PEARSON
LICENSE
No. 91021
STATE OF FLORIDA
PROFESSIONAL ENGINEER
BENJAMIN D. PEARSON, PE
FL LICENSE NO. 91021
12-11-2024

RECEIVED
DEC 13 2024

TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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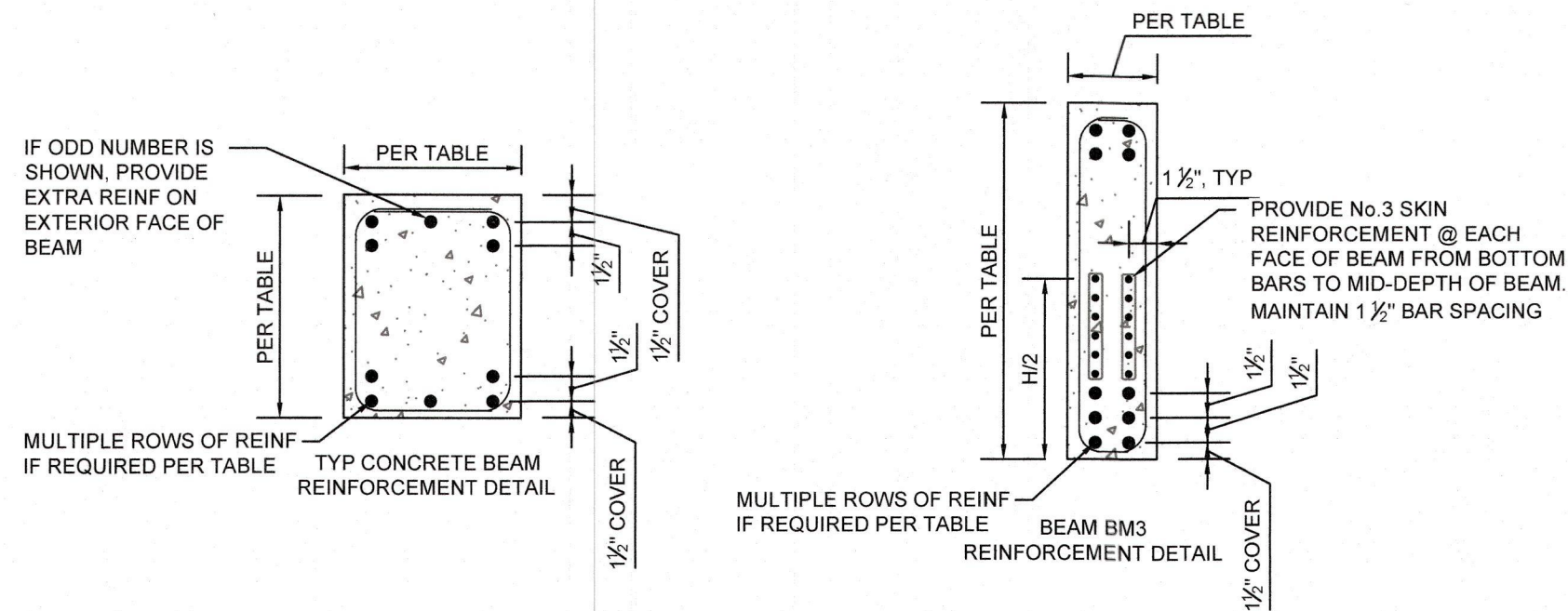
CONCRETE NOTES:

- CONCRETE BEAMS
1. SEE BEAM SCHEDULES ON PLAN FOR SIZE AND REINFORCEMENT REQUIREMENTS
 2. ALL REINFORCEMENT TO BE MIN 60 KSI STEEL
 3. ALL REINFORCEMENT SHALL HAVE MIN 30" LAP, WHERE APPLICABLE
 4. PROVIDE (4) No.5 W/ STD. HOOK INTO ALL SUPPORTING MEMBERS
 5. LAP ALL BEAM CORNERS PER DETAIL A4/SD.1
 6. PROVIDE MIN 8" BEARING FOR ALL CONCRETE BEAMS

CONCRETE BEAM SCHEDULE

BEAM #	CONC. BEAM SIZE	TOP AND BOTTOM BARS	SHEAR REINF. (IF REQ'D)	BEAM NOTES
BM1	8" w x 24" d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 10" OC SPACING	N/A
BM2*	8" w x 24" d	(4) #5 TOP (4) #5 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 10" OC SPACING	N/A
BM3*	8" w x 36" d	(3) #6 TOP (6) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 12" OC SPACING	PROVIDE SKIN REINFORCEMENT. SEE DETAIL BELOW
BM4*	8" w x 16" d	(4) #6 TOP (2) ROWS (4) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 6" OC SPACING	N/A
TIE-BEAM	8" w x 16" d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 12" OC SPACING	N/A

*REINFORCEMENT TO BE LAID IN (2) ROWS, SEE TYPICAL CONCRETE BEAM REINFORCEMENT DETAIL



****NOTE****

THE TRUSS LAYOUT PROVIDED ON THESE PLANS IS CONCEPTUAL. TRUSSES SHALL BE DESIGNED TO MATCH ORIENTATION, SPAN, AND SPACING OF LAYOUT SHOWN ON PLAN. FINAL TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO CONSTRUCTION. EOR RESERVES THE RIGHT TO MAKE REVISIONS TO THESE PLANS BASED ON THE FINAL TRUSS LAYOUT AND REACTIONS. ALL EXTERIOR WALLS ARE TO BE LOAD BEARING

TRUSS FRAMING NOTES:

ROOF TRUSSES

1. FASTEN ALL ROOF TRUSSES TO BOND BEAM W/ META12. SEE DETAIL C1/SD.1
2. SEE TRUSS PLAN AND TYPICAL WALL SECTIONS, SHEET SD.1, FOR ALL ADDITIONAL UPLIFT CONNECTIONS REQ
3. TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE W/ THE SBCA BCSI GUIDE

ROOF SHEATHING

4. SHEATH ROOF FRAMING W/ MIN 3/4" 48/24 SPAN RATED OSB OR PLYWOOD. SHEATHING SHALL BE INSTALLED W/ LONG DIMENSION PERPENDICULAR TO SUPPORTS
5. FASTEN SHEATHING TO ROOF FRAMING W/ RSR3-03 @ 3" OC EDGE, 3" OC FIELD
6. AT LOCATIONS WHERE ROOF IS ADJACENT TO WALL/FLOOR FRAMING, PROVIDE No.2 SYP PT 2x_ NAILER SLOPED TO MATCH ROOF PITCH. FASTEN NAILER TO CMU WALL W/ (2) ROWS 2"x8" x 3 1/2" LONG TAPCONS @ MAX 24" OC, STAGGERED

FLOOR TRUSSES

7. FASTEN ALL FLOOR TRUSSES TO DBL TOP PLT W/ (3) 10d TOE-NAILS
8. FASTEN ALL FLOOR TRUSSES TO BOND BEAM W/ META20. SEE DETAIL B1/SD.1
9. SEE TRUSS PLAN AND TYPICAL DETAILS B1 TO B3 FOR ALL ADDITIONAL UPLIFT CONNECTIONS REQ
10. TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE W/ THE SBCA BCSI GUIDE
11. WHERE TRUSSES BEAR PERPENDICULAR TO SUPPORTS INSTALL CONT. 2x_ No.2 SYP RIBBON BOARD AS SHOWN IN DETAIL B1/SD.1. ATTACH RIBBON BOARD TO EACH TRUSS W/ MIN (4) 10d FACE-NAILS
12. PROVIDE CRIPPLE STUDS/SQUASH BLOCKS WITHIN FLOOR SYSTEM BELOW UPPER LEVEL MULTI-PLY STUD GROUPS. STUD/BLOCK PILES TO MATCH No. PILES ABOVE.
13. PRE-MANUFACTURED SHEAR PANELS TO BE INSTALLED AS SHOWN IN TRUSS LAYOUT. FASTEN TO WALL DBL TO PLT BELOW AND FLOOR DECK FROM ABOVE W/ 10d @ 3" OC
14. WHERE FLOOR TRUSS IS PARALLEL TO EXTERIOR WALL, PROVIDE CONT 2x12 No.2 SYP PT LEDGER @ F.F.E & CONT 2x12 No.2 SYP PT NAILER @ CEILING HEIGHT, SEE DETAIL B2/SD.1

FLOOR SHEATHING

15. SHEATH FLOOR FRAMING W/ 3/4" TONGUE AND GROOVE OSB OR PLYWOOD.
16. FASTEN SHEATHING TO ALL SUPPORTING MEMBERS W/ 10d COMMON @ 6" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD.

BEAM FASTENING

17. FASTEN EACH BEAM PLY TOGETHER WITH FOLLOWING. UNO ON PLAN OR PER TRUSS MANUFACTURER'S SPECIFICATIONS:
 - a. 2-PLY (3) ROWS 10d @ 12" O.C. STAGGERED.
 - b. 3-PLY (3) ROWS 10d @ 9" O.C. STAGGERED.
 - c. 4-PLY (2) ROWS 1/2" DIA THRU BOLT W/ NUT AND WASHER @ 16" O.C. STAGGERED. PROVIDE 2" EDGE DISTANCE

OVERFRAMING NOTES

18. ALL RAFTERS TO BE MIN 2x6 No.2 SYP @ 24" OC, MAX
19. ALL VALLEY NAILERS TO BE 2x8 No.2 SYP, FASTEN TO TRUSS TC W/ (2) SDWC15450 @ MAX 24" OC
20. EACH RAFTER TO NAILER W/ H3
21. ALL RIDGE BOARDS TO BE ONE NOMINAL SIZE LARGER THAN RAFTER SIZE
22. FASTEN RAFTER TO RIDGE BOARD W/ (3) 10d TOE-NAIL
23. FOR RAFTER SPANS GREATER THAN 6'-0", ADD 2x6 COLLAR TIES @ MAX 48" OC, LOCATED IN UPPER THIRD OF RAFTER. FASTEN TO RAFTER W/ (4) 10d FACE-NAILS
24. SEE TABLE BELOW FOR ALLOWED RAFTER SPAN & SPACING

RAFTER OC SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	12'-9"	16'-9"	21'-0"	24'-0"
16"	11'-6"	15'-3"	18'-0"	21'-6"
24"	9'-9"	12'-6"	14'-9"	17'-6"

ALL RAFTERS TO BE No.2 SYP (LL=20PSF, DL=15PSF)

BEARING BLOCK NOTES

25. FULL HEIGHT OR MIN 48" LONG HORIZONTAL BEARING BLOCK. SEE PLAN
26. BRG BLOCK TO MATCH TRUSS MEMBER DEPTH
27. FASTEN BRG BLOCK TO TRUSS VERTICAL/BC W/ (3) ROWS 10d @ 4" OC STAGGERED

STRUCTURAL SLAB

28. ALL CONCRETE SLABS TO BE MIN 3,000 PSI CONCRETE
29. SLABS SHALL BE MIN 6" DEPTH, SEE PLAN
30. REINFORCEMENT SHALL BE No.5 (GRADE 60) @ 12" OC EACH WAY, UNO ON PLAN AND PLACED AT LOWER PORTION OF SLAB. MIN 1 1/2" CONCRETE COVER REQUIRED
31. PROVIDE MIN 30" LAP FOR ALL REINFORCEMENT
32. ALL LONGITUDINAL REINFORCEMENT TO TIE INTO MASONRY & CONCRETE SUPPORT BEAMS W/ STANDARD HOOK

BLDG PERMIT PLANS
FILE
Copy of Record

APRILE RESIDENCE

618 BAYVIEW DRIVE
LONGBOAT, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
24-1216

SHEET NUMBER
S2.1

SHEET NAME
2nd LEVEL
ROOF/FLOOR

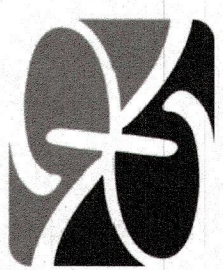
REVISIONS

DATE	DESCRIPTION
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DESIGNED
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REVIEWED
AKR

Russell
Rowland



BENJAMIN D. PEARSON
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2.1 2ND LEVEL ROOF/FLOOR PLAN

Scale: 1/4"=1'-0"

CONCRETE NOTES:

- CONCRETE BEAMS
- SEE BEAM SCHEDULES ON PLAN FOR SIZE AND REINFORCEMENT REQUIREMENTS
 - ALL REINFORCEMENT TO BE MIN 60 KSI STEEL
 - ALL REINFORCEMENT SHALL HAVE MIN 30" LAP, WHERE APPLICABLE
 - PROVIDE (4) No. 5 W STD. HOOK INTO ALL SUPPORTING MEMBERS
 - LAP ALL BEAM CORNERS PER DETAIL A4/SD.1
 - PROVIDE MIN 8" BEARING FOR ALL CONCRETE BEAMS

CONCRETE BEAM SCHEDULE

BEAM #	CONC. BEAM SIZE	TOP AND BOTTOM BARS	SHEAR REINF. (IF REQ'D)	BEAM NOTES
BM1	8" w x 24" d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 10" OC SPACING	N/A
BM2*	8" w x 24" d	(4) #5 TOP (4) #5 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 10" OC SPACING	N/A
BM3*	8" w x 36" d	(3) #6 TOP (6) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 12" OC SPACING	PROVIDE SKIN REINFORCEMENT, SEE DETAIL BELOW
BM4*	8" w x 16" d	(4) #5 TOP (2) ROWS (4) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 6" OC SPACING	N/A
TIE-BEAM	8" w x 16" d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 12" OC SPACING	N/A

*REINFORCEMENT TO BE LAID IN (2) ROWS, SEE TYPICAL CONCRETE BEAM REINFORCEMENT DETAIL

- 8"x8"x16" SOLID FILLED CMU COLUMN W/ (3) No. 5 VERTICAL & No. 3 LATERAL TIES @ 16" OC
- PORCH BEAMS TO COLUMN W/ ECOLONG 62-KT
- (2) LOCATIONS TOTAL

PROVIDE No. 5 FULL HEIGHT VERTICAL & FILLED CELL W/ STANDARD HOOK INTO BOND BEAM, TYP @ LOCATIONS SHOWN (±4") & MAX 48" OC

IF ODD NUMBER IS SHOWN, PROVIDE EXTRA REINF ON EXTERIOR FACE OF BEAM

MULTIPLE ROWS OF REINF IF REQUIRED PER TABLE

TYP CONCRETE BEAM REINFORCEMENT DETAIL

AT EXTERIOR PORCH CEILING SHEATHING

8"x8" SOLID FILLED CMU OR CONCRETE COLUMN W/ (4) No. 5 VERTICAL & No. 3 LATERAL TIES @ 8" OC

PRE-FABRICATED SPIRAL STAIRCASE & LANDING BY OTHERS

PROVIDE No. 5 FULL HEIGHT VERTICAL & FILLED CELL W/ STANDARD HOOK INTO BOND BEAM, TYP @ LOCATIONS SHOWN (±4") & MAX 48" OC

EACH PORCH BEAM TO CMU COLUMN W/ (2) META12 BUILDER TO PROVIDE MOISTURE BARRIER BETWEEN PORCH BEAM & MASONRY

3.0 3RD LEVEL FRAMING PLAN

Scale: 1/4"=1'-0"

MASONRY NOTES:

MASONRY WALLS

- ALL MASONRY UNITS SHALL BE 8" NOMINAL WIDTH AND LAID IN RUNNING BOND PATTERN - SEE DETAILS SHEETS
- TOP OF MASONRY WALL PER ARCH PLANS
- (1) COURSE BOND BEAM @ ROOF BEARING LOCATIONS W/ (1) CONT. No. 5, (3) COURSE BOND BEAM @ EACH INTERMEDIATE FLOOR LEVEL, SEE DETAIL SHEET SD.1
- ALL VERTICAL DOWELS SHALL HAVE A MIN 25" LAP AT ANY SPLICE
- VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO CHAIR BLOCK/BOND BEAM HORIZONTAL REINF
- SEE ARCH PLANS FOR TOP & OPENING HEIGHT ELEVATIONS, UNO ON PLAN
- FOR WINDOW OPENINGS 4FT OR LESS INSTALL PRECAST MASONRY SILL SHALL BE INSTALLED IN EACH WINDOW OPENING, SEE DETAIL A6/SD.2
- FOR WINDOW OPENINGS GREATER THAN 4FT INSTALL (1) COURSE BOND BEAM BELOW OPENING W/ (1) No. 5 CONT. UNO ON PLAN, SEE DETAIL A7/SD.2
- PRECAST MASONRY SILL SHALL BE INSTALLED IN EACH WINDOW OPENING

FRAMING NOTES:

BOTTOM PLATE

No. 2 SYP PT

- BOTTOM PLT TO BE ANCHORED TO SLAB/CMU BELOW W/ 1/2"Ø x 6" LONG TITEN HD OR 1/2"Ø A36 (36ksi) ATR EPOXY ANCHOR W/ NUT AND 3" SQUARE x 0.225" WASHER
- ANCHORS TO BE INSTALLED EACH SIDE OF OPENING (MIN 6" FROM JACKING GROUP), WITHIN 12" OF THE PLT BREAK AND @ MAX 48" OC
- MIN (2) ANCHORS PER PLT SEGMENT
- UPPER LEVEL BOTTOM PLT TO RIBBON BOARD/TOP CHORD BELOW W/ 10d @ 6" OC

DOUBLE TOP PLATE

No. 2 SYP

- ALL TOP PLATES TO BE DOUBLED - FASTEN TOP PLATES TOGETHER W/ (2) ROWS 10d @ MAX 12" OC STAGGERED
- END JOINTS OF DBL TOP PLT TO BE OFFSET MIN 48" AND SPLICED TOGETHER W/ MIN (2) ROWS 10d @ 6" OC STAGGERED, MIN (16) 10d ALONG SPLICE
- LAP ALL TOP PLT AT CORNERS OF EXTERIOR WALLS AND INTERSECTIONS WITH INTERIOR LOAD BRG WALLS, FASTEN PLATES TOGETHER AT LAP W/ (3) 10d FACE-NAILS

STUDS

No. 2 SPF OR No. 2 SYP

- ALL INTERIOR LOAD BEARING WALLS TO BE MIN 2x4 @ MAX 16" OC UNO
- ALL INTERIOR NON-LOAD BEARING WALLS TO BE MIN 2x4 @ MAX 24" OC
- FASTEN END WALL STUD TO MASONRY W/ (2) ROWS 1/2"Ø x 2 1/2" TAPCONS @ 16" OC, STAGGERED, PROVIDE MOISTURE BARRIER AS NEEDED
- FASTEN ALL STUDS TO TOP AND BOTTOM PLT W/ MIN (4) 10d TOE-NAILS OR (3) 10d FACE-NAILS
- FASTEN ALL MULTI-STUD GROUPS TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED

HEADER FRAMING

No. 2 SYP, LSL, OR LVL

- SEE FRAMING PLAN FOR ALL HDR LOCATIONS, SIZING AND STRAPPING REQUIREMENTS - SEE HDR CALLOUT BELOW FOR ADDITIONAL INFORMATION
- FASTEN ALL PLIES OF HDR TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED
- FASTEN HEADER TO KING STUDS PER THE FOLLOWING:
 - a. 2x4 OR 2x6 HEADER (4) 10d TOE-NAILS OR FACE-NAILS
 - b. 2x8 OR 2x10 HEADER (6) 10d TOE-NAILS OR FACE-NAILS
 - c. 2x12, LSL OR LVL HEADER (8) 10d TOE-NAILS OR FACE-NAILS

LEGEND & SYMBOLS

- LOAD BRG WALL W/ UPLIFT
- LOAD BRG WALL W/O UPLIFT
- HDR/BEAM
- INTERIOR CMU WALL
- PRE-CAST LINTEL
- No. 5 VERTICAL REINF. & FILLED CELL
- (2) No. 5 VERTICAL REINF. & FILLED CELL

HEADER CALLOUT

- No. OF HDR PLIES
- HDR SIZE
- No. OF JACK STUDS
- No. OF KING STUDS

LINTEL CALLOUT

- LINTEL WIDTH (INCHES)
- F= FILLED, R= RECESSED
- MIN LINTEL DEPTH (INCHES)
- INCREASE AS NEEDED PER ARCH
- No. OF BOTTOM No. 5 BARS
- No. OF TOP No. 5 BARS

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APRILE RESIDENCE
618 BAYVIEW DRIVE
LONGBOAT, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
24-1216

SHEET NUMBER
S3.0

SHEET NAME
3RD LEVEL
FRAMING

REVISIONS

DATE DESCRIPTION

DESIGNED
BDP

REVIEWED
AKR

Russell Rowland

12854 KENAN DR #125
JACKSONVILLE, FL 32258
P 904-503-3283 RUSSROW.COM
C.A. No. 32756

BENJAMIN D. PEARSON
No. 91021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building
FLORIDA
PROFESSIONAL ENGINEER
BENJAMIN D. PEARSON, PE
FL LICENSE NO. 91021
12-11-2024

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DAN APRILE

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LONGBOAT, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
24-1216

SHEET NUMBER
S3.1

SHEET NAME
3rd LEVEL
ROOF

REVISIONS

DATE DESCRIPTION

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TRUSS FRAMING NOTES:

ROOF TRUSSES

1. FASTEN ALL ROOF TRUSSES TO BOND BEAM W/ META12. SEE DETAIL C1/SD.1
2. SEE TRUSS PLAN AND TYPICAL WALL SECTIONS, SHEET SD.1, FOR ALL ADDITIONAL UPLIFT CONNECTIONS REQ.
3. TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE W/ THE SBCE BCSI GUIDE

ROOF SHEATHING

4. SHEATH ROOF FRAMING W/ MIN 3/4" 48/24 SPAN RATED OSB OR PLYWOOD. SHEATHING SHALL BE INSTALLED W/ LONG DIMENSION PERPENDICULAR TO SUPPORTS
5. FASTEN SHEATHING TO ROOF FRAMING W/ RSRS-03 @ 3" OC EDGE, 3" OC FIELD
6. AT LOCATIONS WHERE ROOF IS ADJACENT TO WALL/FLOOR FRAMING, PROVIDE 2x... NAILER SLOPED TO MATCH ROOF PITCH. FASTEN NAILER TO EACH VERTICAL WALL/FLOOR FRAMING MEMBER W/ (3) 10d @ MAX 24" OC. EDGE NAIL ROOF SHEATHING TO NAILER

OVERFRAMING NOTES

7. ALL RAFTERS TO BE MIN 2x6 No.2 SYP @ 24" OC. MAX
8. ALL VALLEY NAILERS TO BE 2x8 No.2 SYP. FASTEN TO TRUSS TC W/ (2) SDWC15450 @ MAX 24" OC
9. EACH RAFTER TO NAILER W/ H3
10. ALL RIDGE BOARDS TO BE ONE NOMINAL SIZE LARGER THAN RAFTER SIZE
11. FASTEN RAFTER TO RIDGE BOARD W/ (3) 10d TOE-NAIL
12. FOR RAFTER SPANS GREATER THAN 8'-0", ADD 2x6 COLLAR TIES @ MAX 48" OC. LOCATED IN UPPER THIRD OF RAFTER. FASTEN TO RAFTER W/ (4) 10d FACE-NAILS
13. SEE TABLE BELOW FOR ALLOWED RAFTER SPAN & SPACING

RAFTER SPAN TABLE				
RAFTER OC SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	12'-9"	16'-9"	21'-0"	24'-0"
16"	11'-6"	15'-3"	18'-0"	21'-6"
24"	9'-9"	12'-6"	14'-9"	17'-6"
ALL RAFTERS TO BE No.2 SYP (LL=20PSF, DL=15PSF)				

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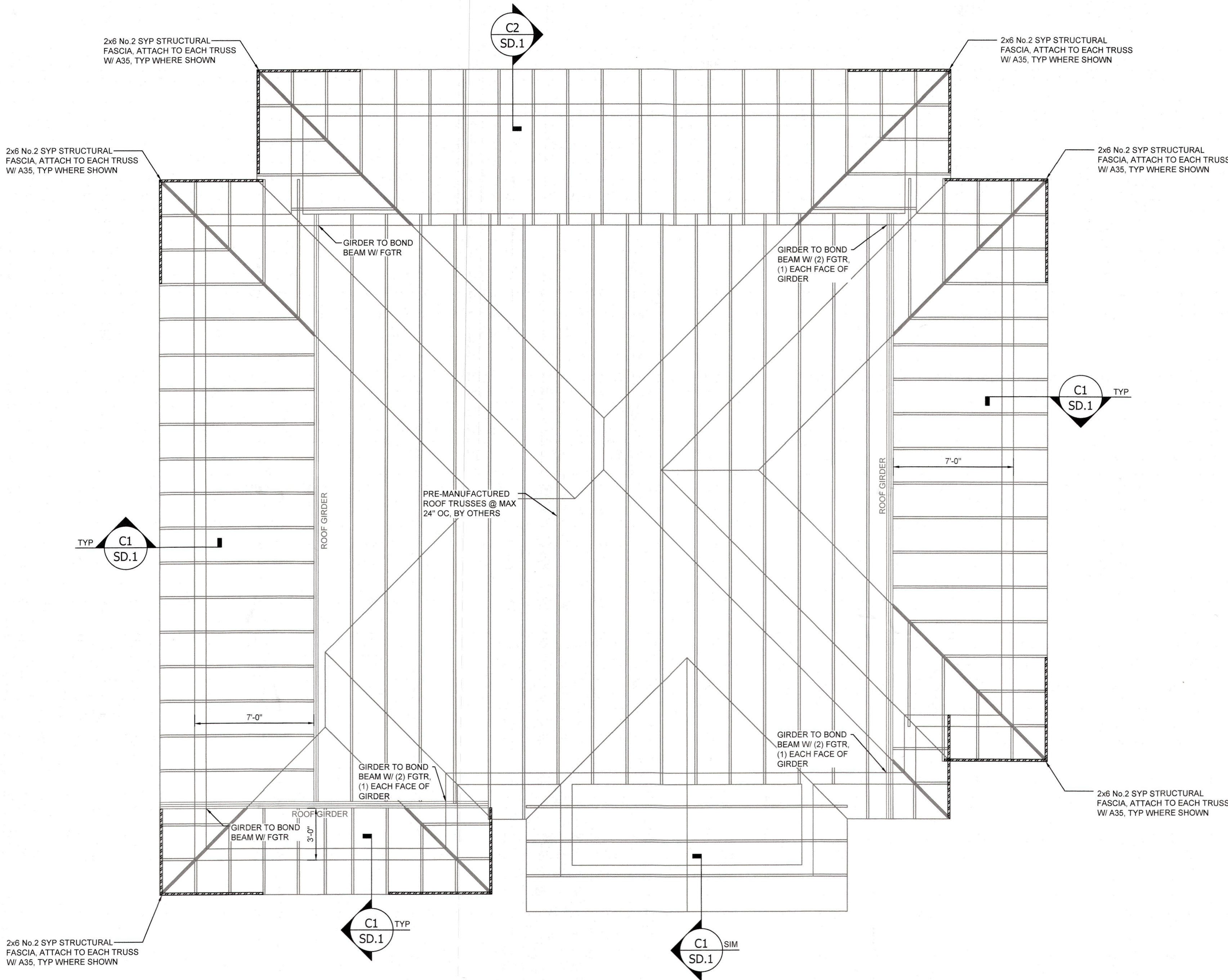
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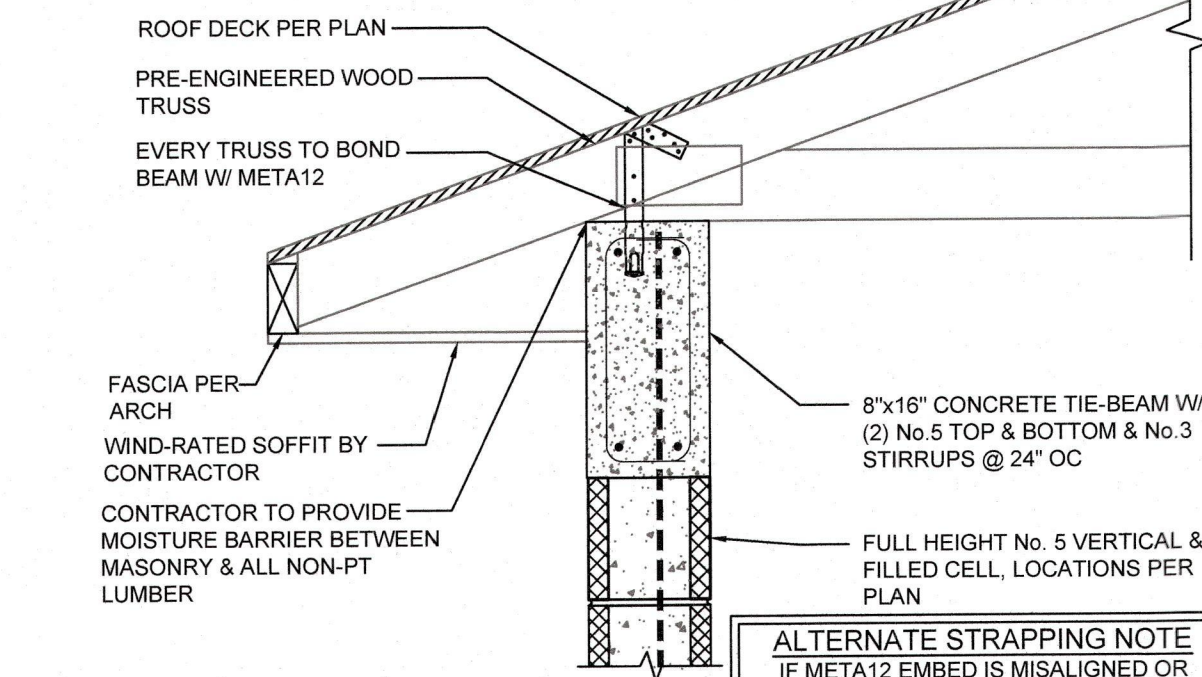
THE TRUSS LAYOUT PROVIDED ON THESE
PLANS IS CONCEPTUAL. TRUSSES SHALL BE
DESIGNED TO MATCH ORIENTATION, SPAN, AND
SPACING OF LAYOUT SHOWN ON PLAN. FINAL
TRUSS SHOP DRAWINGS SHALL BE SUBMITTED
TO EOR FOR APPROVAL PRIOR TO
CONSTRUCTION. EOR RESERVES THE RIGHT TO
MAKE REVISIONS TO THESE PLANS BASED ON
THE FINAL TRUSS LAYOUT AND REACTIONS. ALL
EXTERIOR WALLS ARE TO BE LOAD BEARING



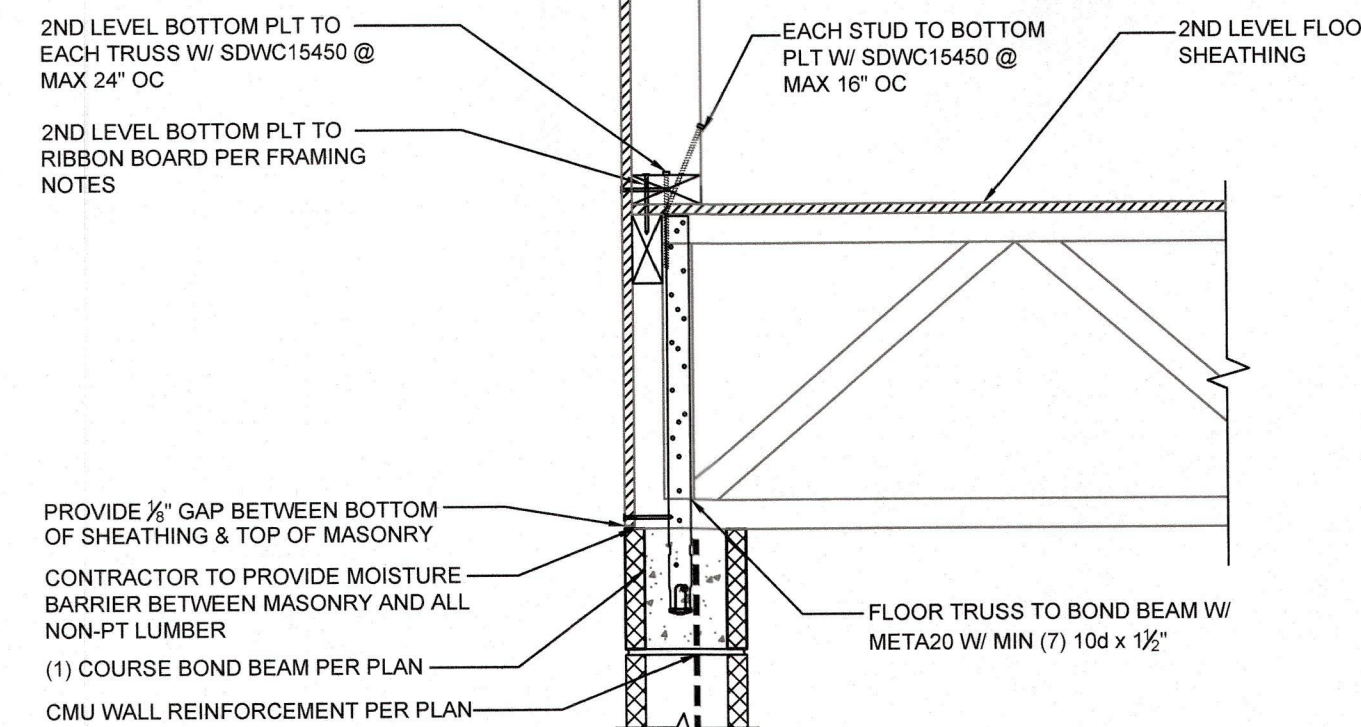
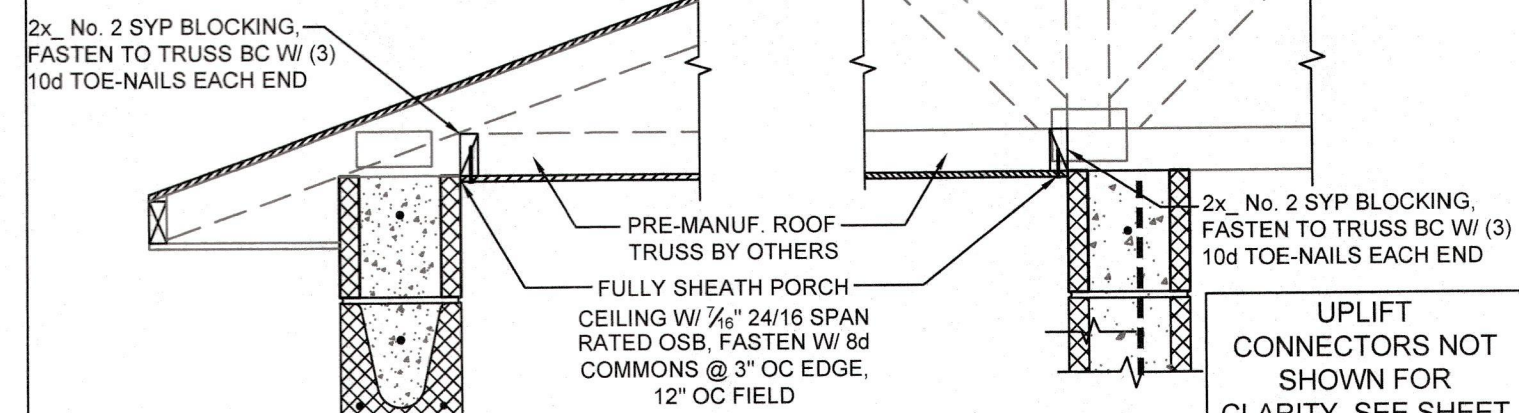
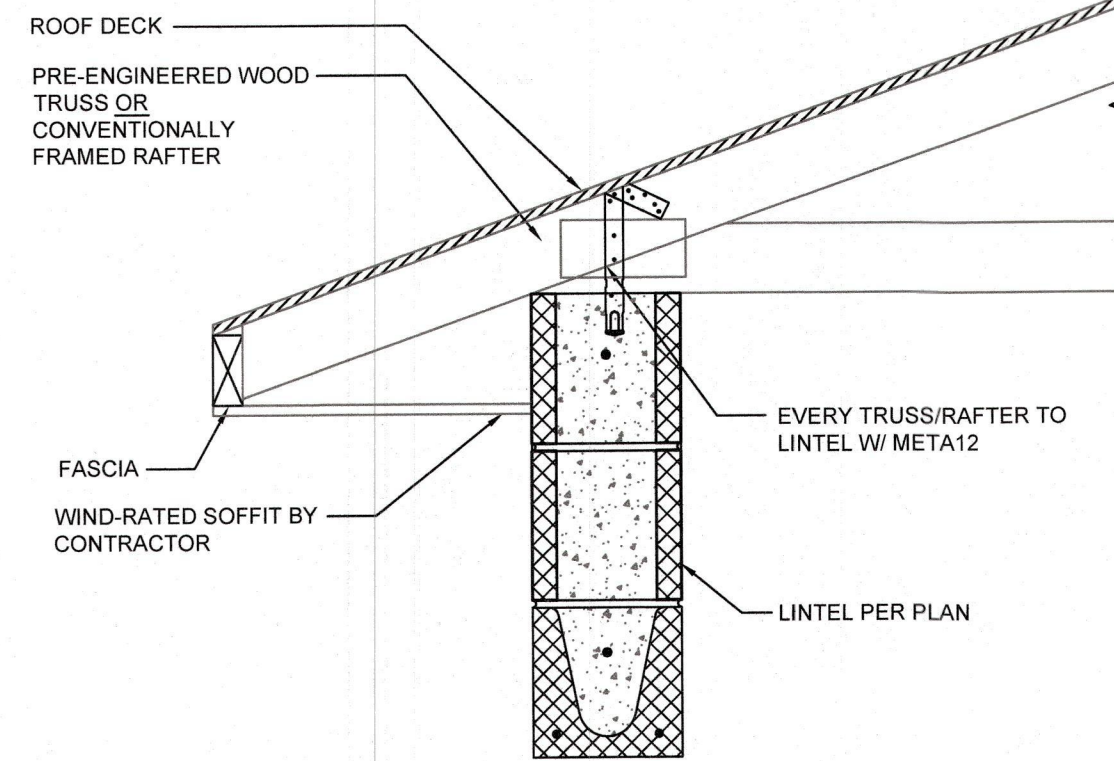
3.1 3RD LEVEL ROOF PLAN

Scale: 1/4"=1'-0"

HEEL BLOCKING NOTES:
• WHERE HEEL HEIGHT IS BETWEEN 9" TO 15", 2x8 SPF HEEL BLOCKING REQ BETWEEN EACH TRUSS, ATTACH W/ (3) 10d TOENAILS EACH END AND 10d TOENAILS @ 6" OC TO DBL TOP PLT
• WHERE TRUSS HEEL EXCEEDS 15", ADD 2x4 No. 2 SYP BLOCKING BETWEEN TRUSS TC & BC, FASTEN TO TRUSS CHORDS W/ (3) 10d TOE-NAILS EACH END. SHEATH BLOCKING BETWEEN EACH TRUSS & FASTEN W/ 10d @ 8" OC @ EDGES



ALTERNATE STRAPPING NOTE
IF META12 EMBED IS MISALIGNED OR IMPROPERLY INSTALLED, FASTEN TRUSS TO BOND BEAM W/ HTSM16. HTSM16 TOTAL CONNECTORS NOT TO EXCEED 10% OF TOTAL ROOF-TO-WALL CONNECTORS

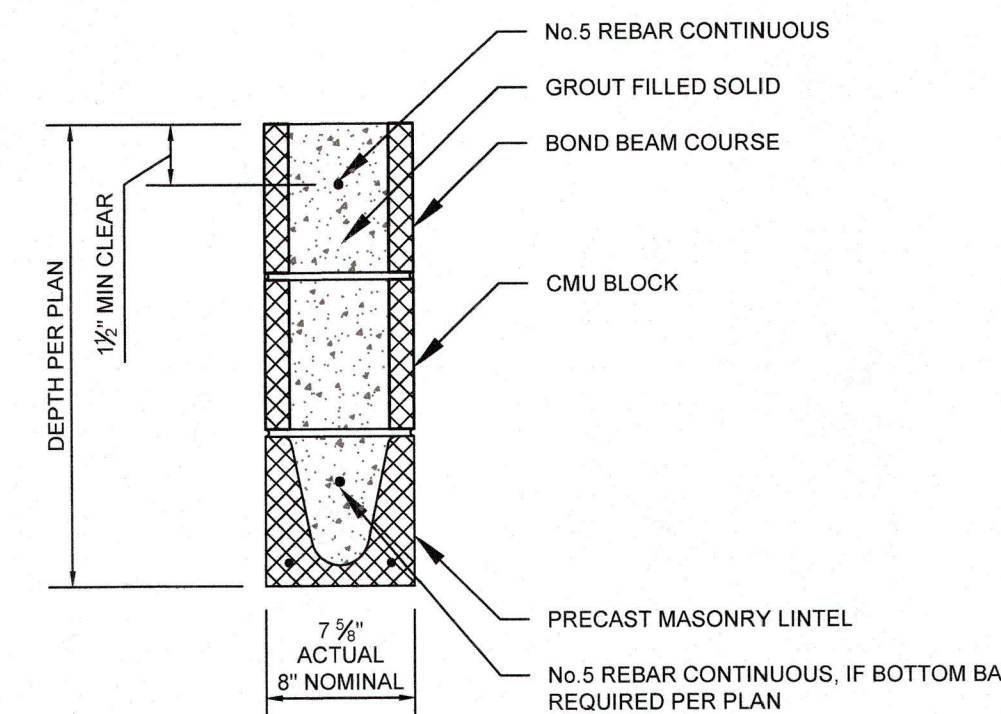
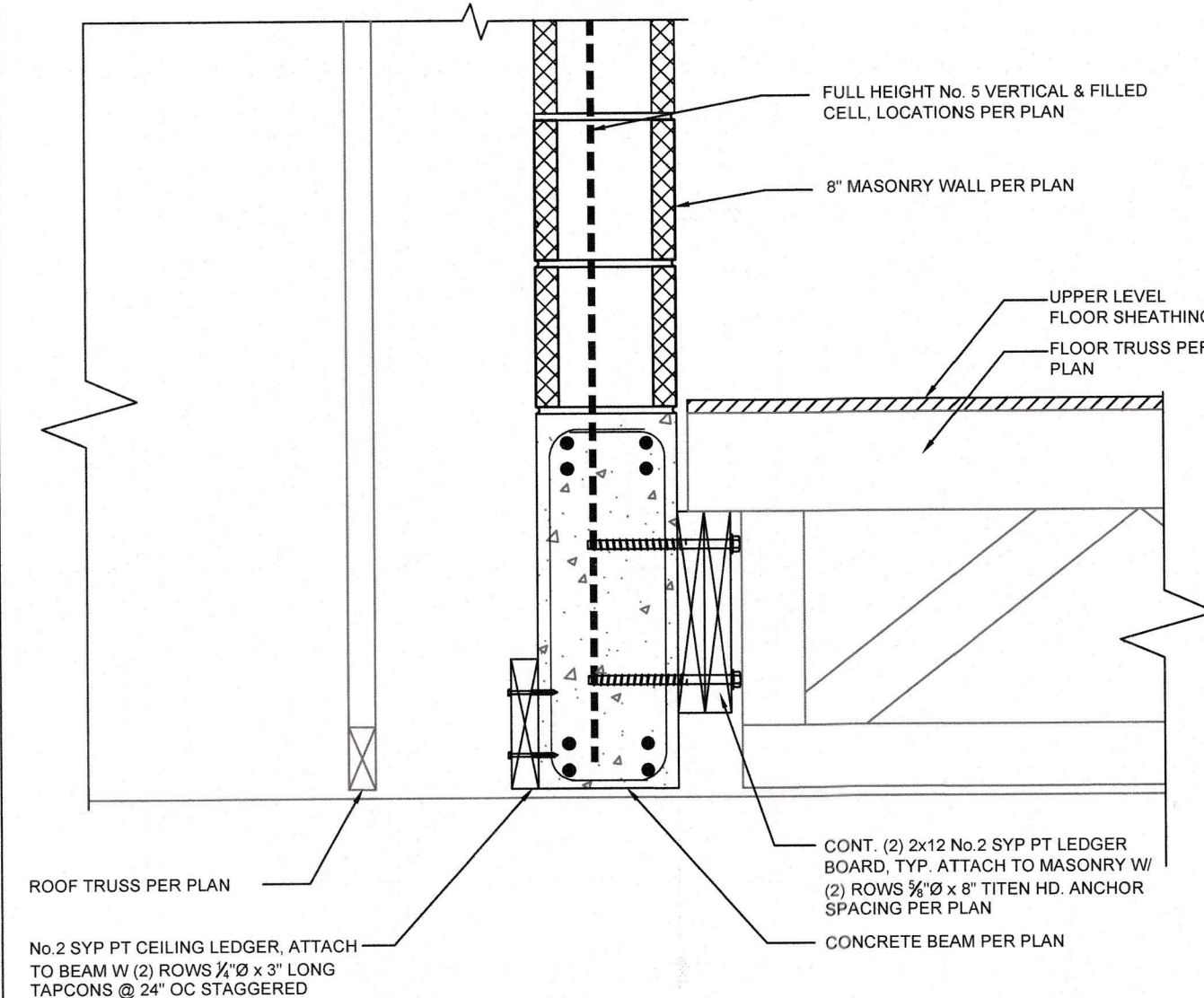
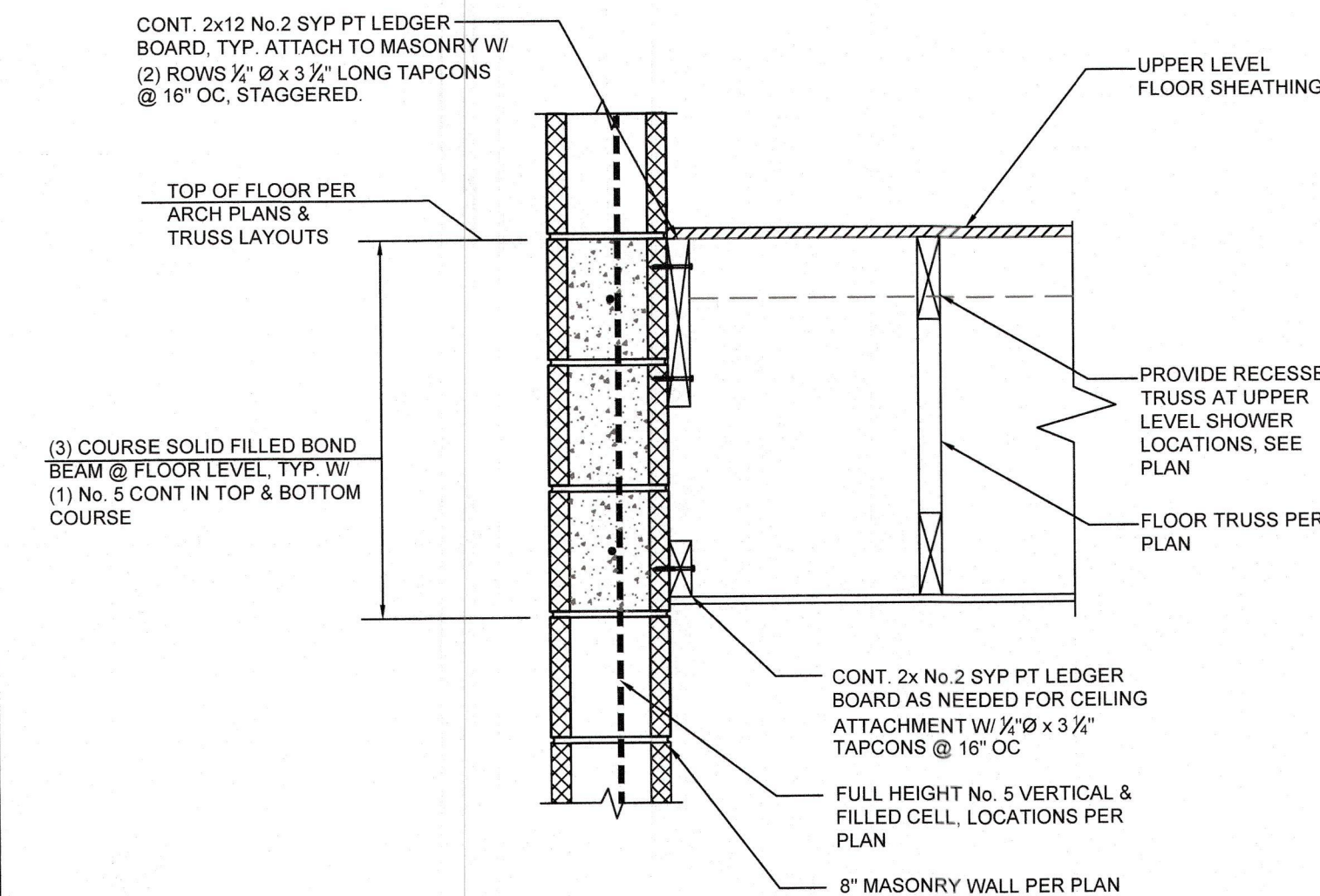
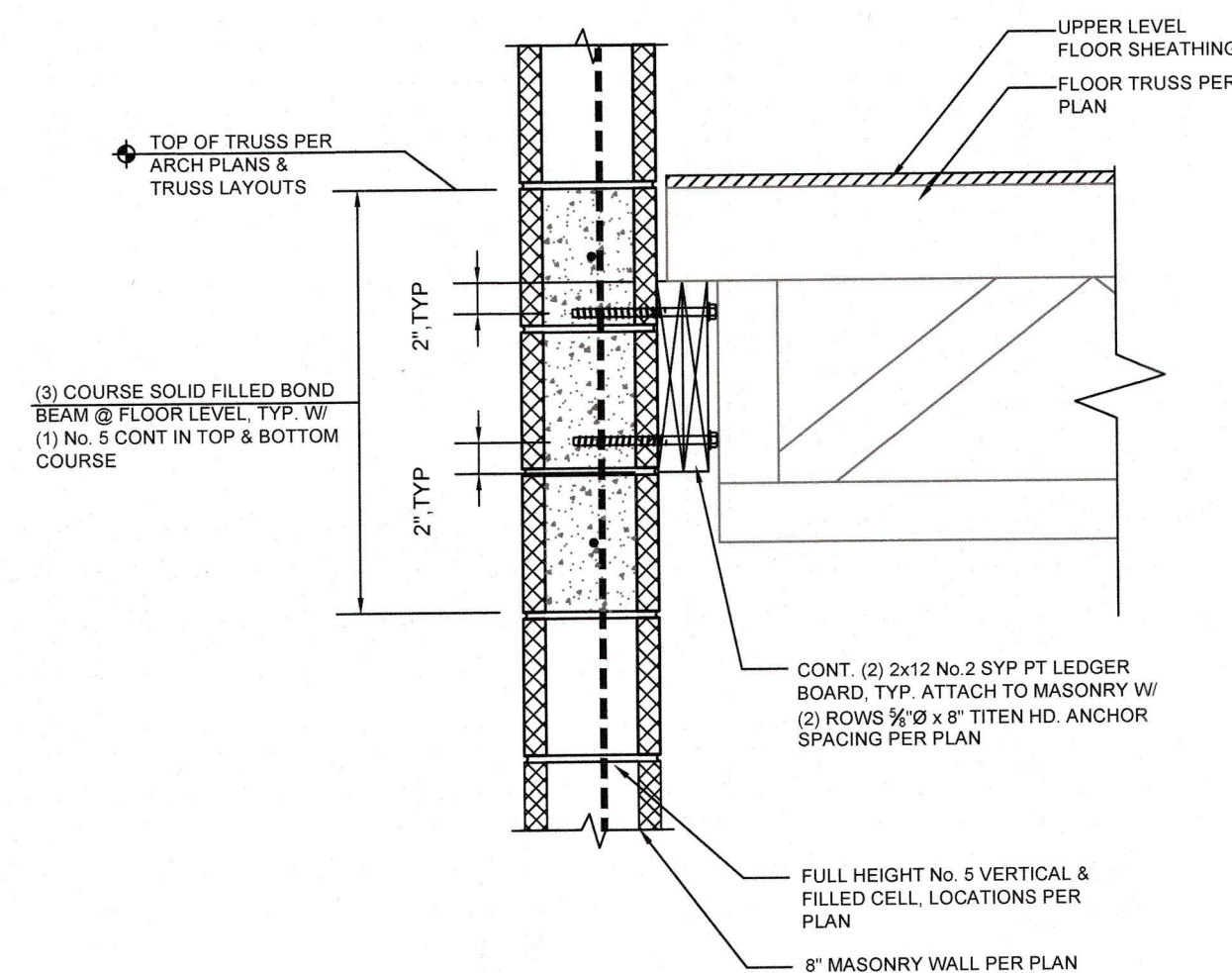


C1 TYPICAL EXTERIOR ROOF-TO-MASONRY WALL

C2 ROOF-TO-PORCH BEAM

C3 PORCH SHEATHING @ ALL EXTERIOR PORCHES

C4 TYPICAL EXTERIOR FLOOR SYSTEM- TRUSSES PERPENDICULAR - CMU



LINTEL SECTION
1. ALL LINTELS ARE ASSUMED TO BE CAST-CRETE OR EQUIVALENT
2. PROVIDE MIN 4" BEARING EACH END OF LINTEL
3. FILL ALL MASONRY SOLID FROM PRECAST LINTEL TO TOP OF WALL
4. PRECAST LINTEL REINFORCEMENT TO EXTEND MINIMUM 4" PAST SIDE OF OPENING.

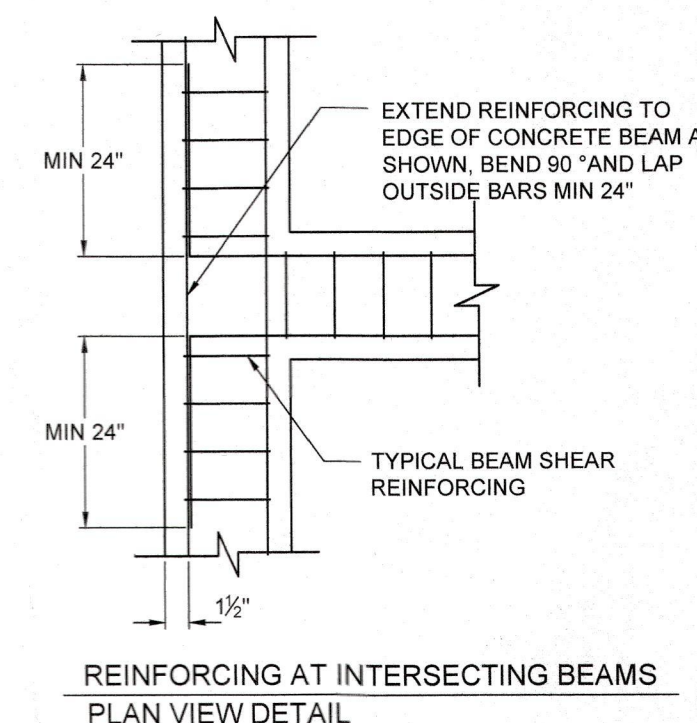
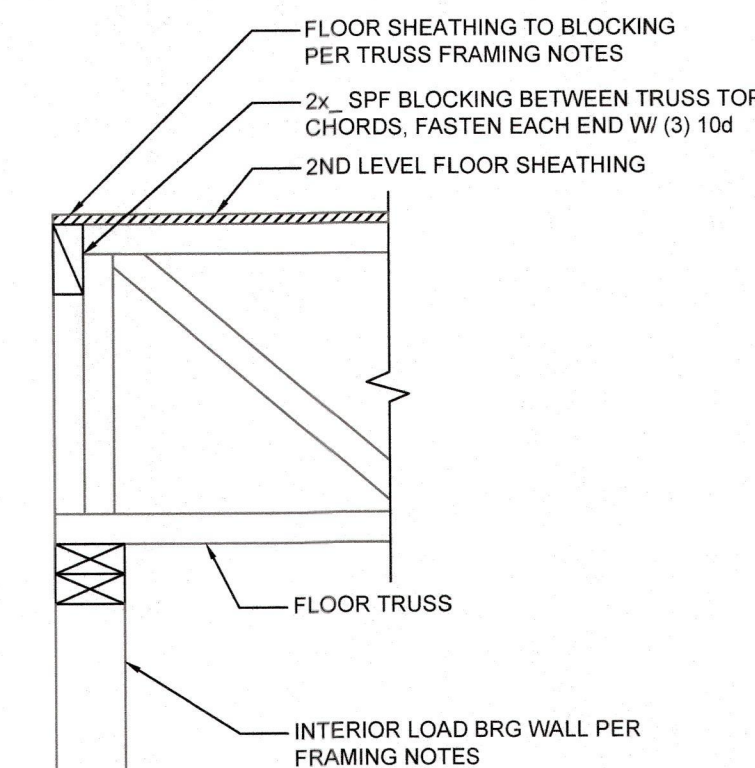
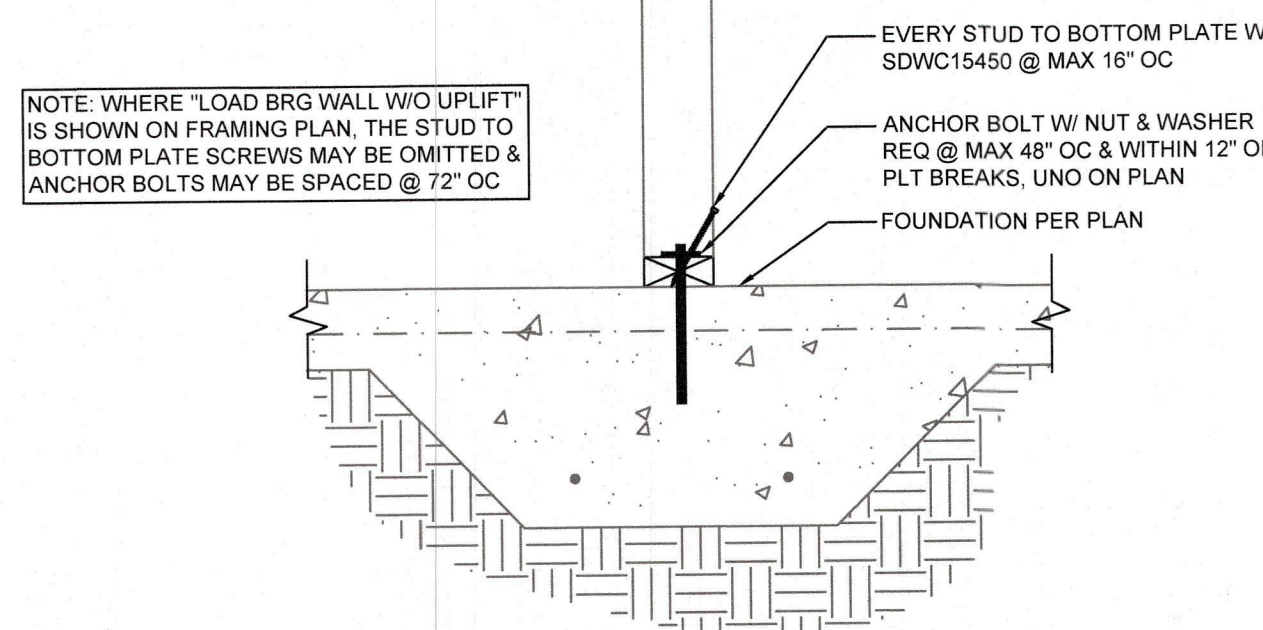
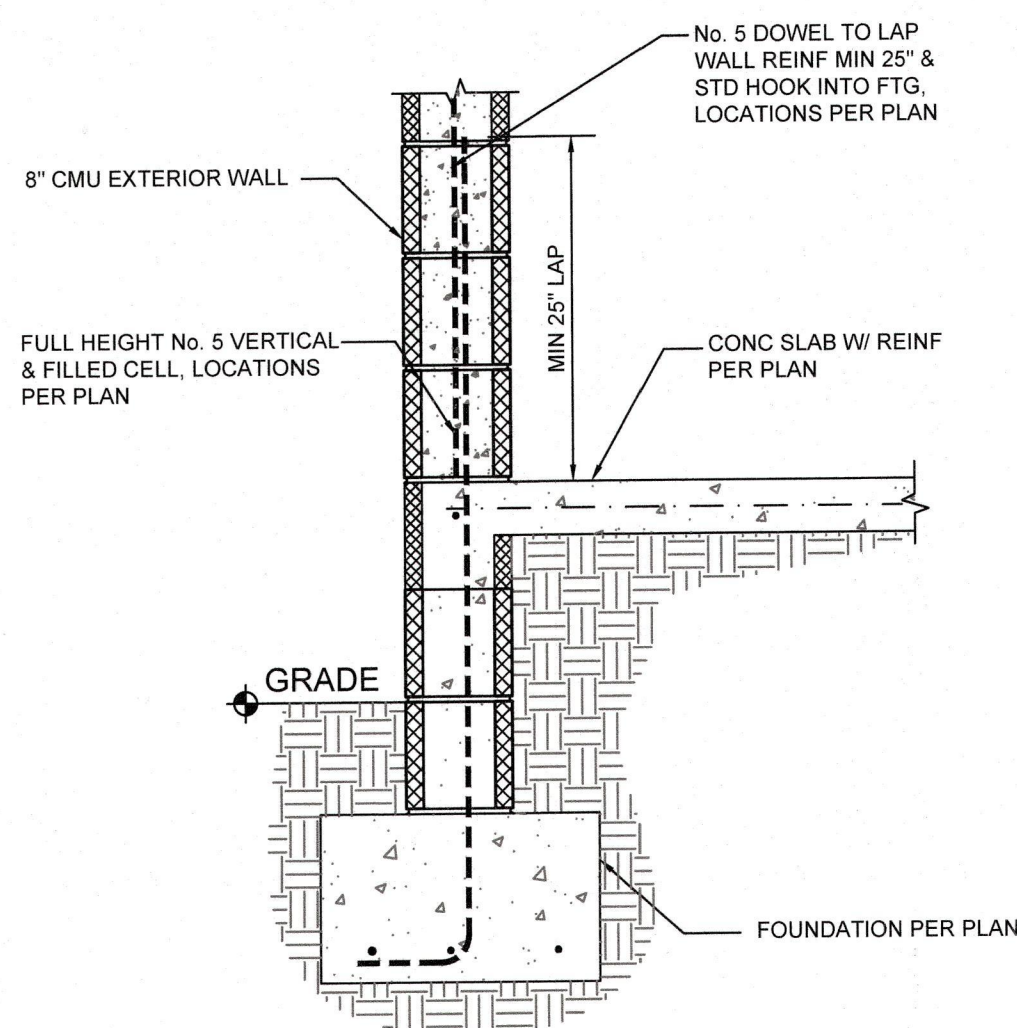
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B1 TYPICAL EXTERIOR FLOOR SYSTEM- TRUSSES PERPENDICULAR (CMU)

B2 TYPICAL EXTERIOR FLOOR SYSTEM- TRUSSES PARALLEL (CMU)

B3 CONCRETE BEAM DETAIL

B4 PRE-CAST LINTEL



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A1 TYPICAL EXTERIOR WALL AT FOUNDATION

A2 TYPICAL INTERIOR LOAD-BEARING WALL AT FOUNDATION

A3 INTERIOR LOAD-BEARING WALL AT FLOOR SYSTEM- NO UPLIFT

A4 CONCRETE BEAM INTERSECTION DETAIL

APRILE RESIDENCE
618 BAYVIEW DRIVE
LONGBOAT, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
24-1216

SHEET NUMBER
SD.1

SHEET NAME
DETAILS

REVISIONS

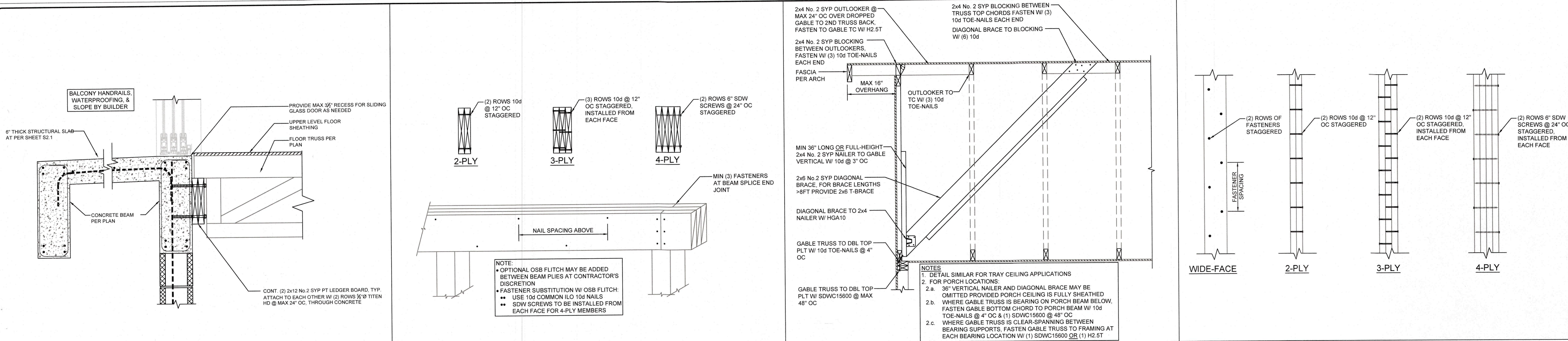
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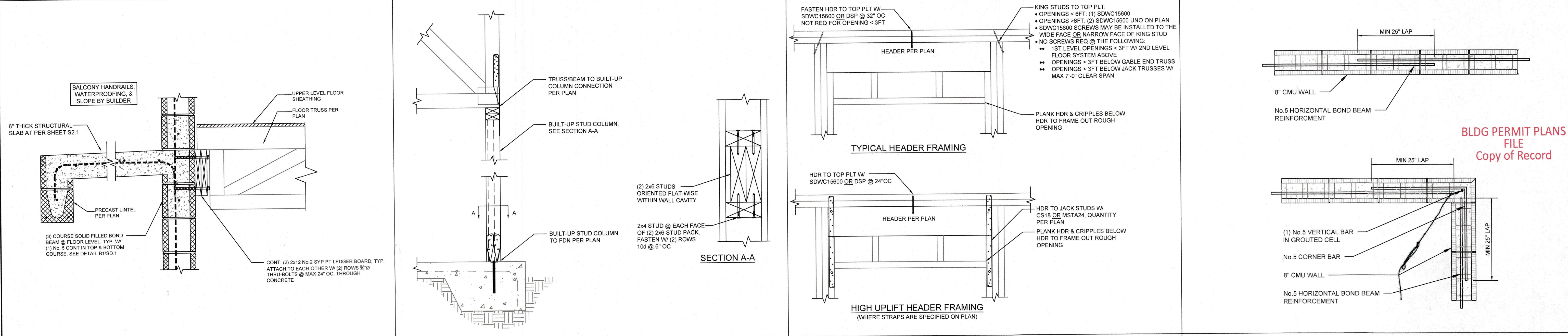
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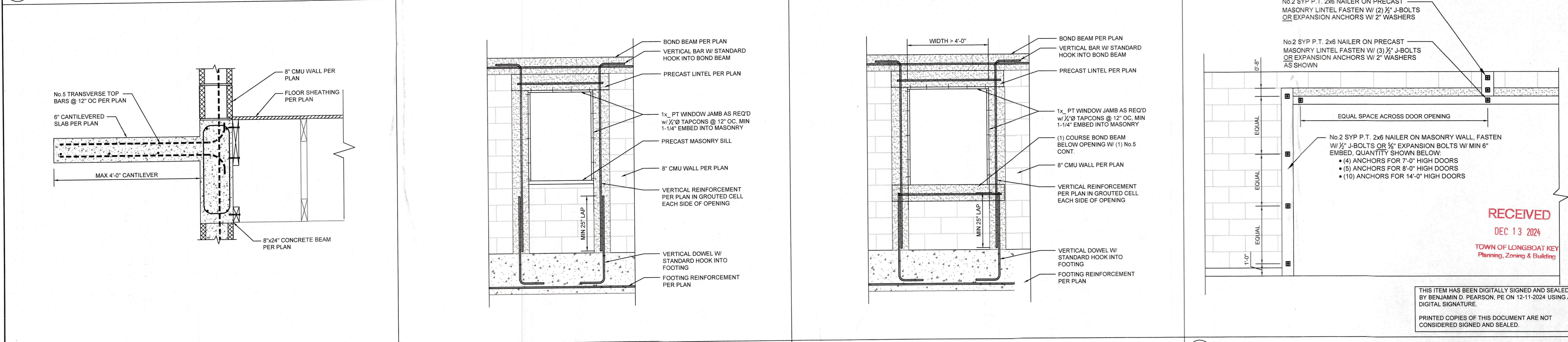
BENJAMIN D. PEARSON
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No. 91021
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FLORIDA
PROFESSIONAL ENGINEER
BENJAMIN D. PEARSON, PE
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12-11-2024



C5 2ND LEVEL BALCONY @ LIVING ROOM C6 MULTI-PLY BEAM/HDR CONNECTION (TOP-LOADED ONLY) C7 GABLE ANGLE BRACING C8 MULTI-PLY STUD CONNECTION



B5 2ND LEVEL BALCONY @ FOYER B6 BUILT-UP COLUMN DETAIL B7 HEADER FRAMING ELEVATIONS B8 MASONRY REINFORCEMENT LAP DETAILS



A5 CANTILEVERED SLAB DETAIL A6 CMU WINDOW ELEVATION A7 CMU WINDOW ELEVATION - WIDTH > 4'-0" A8 GARAGE DOOR BUCK ON MASONRY WALL

DAN APRILE

APRILE RESIDENCE
618 BAYVIEW DRIVE
LONGBOAT, FL 34228
SARASOTA COUNTY

PROJECT NUMBER
24-1216

SHEET NUMBER
SD.2

SHEET NAME
DETAILS

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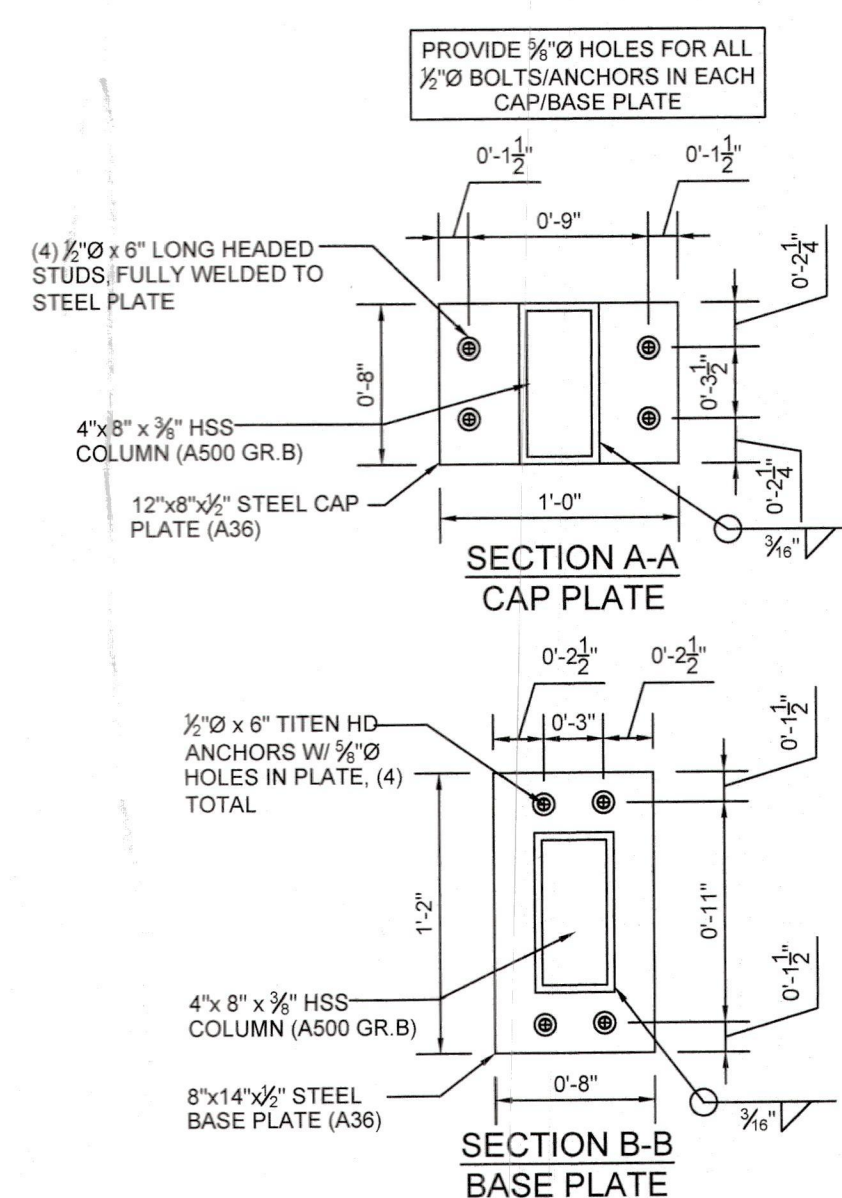
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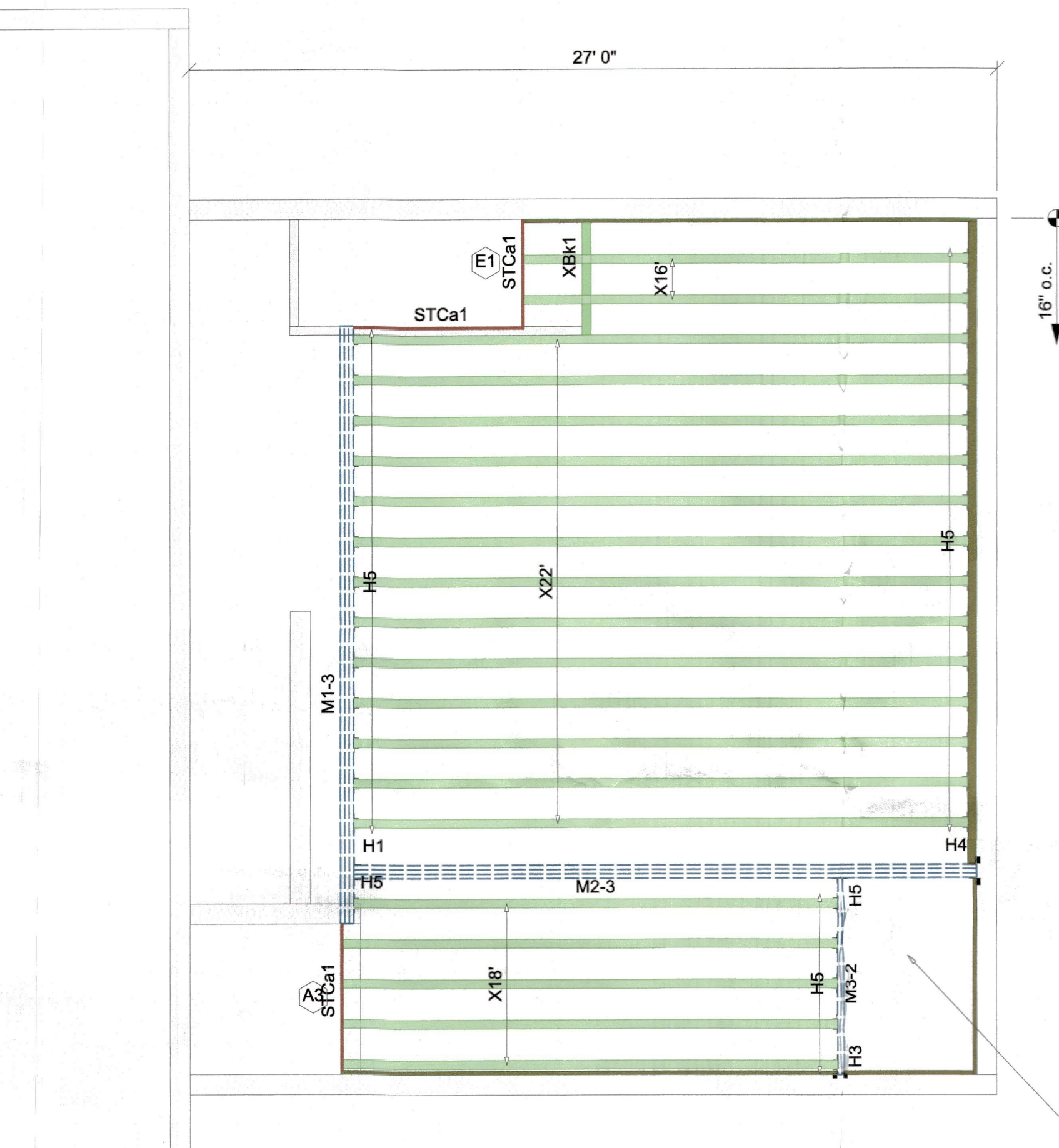
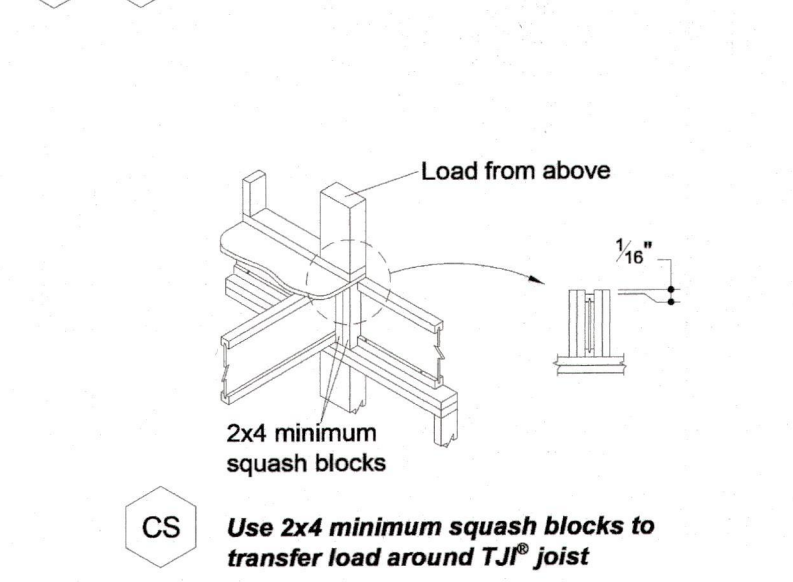
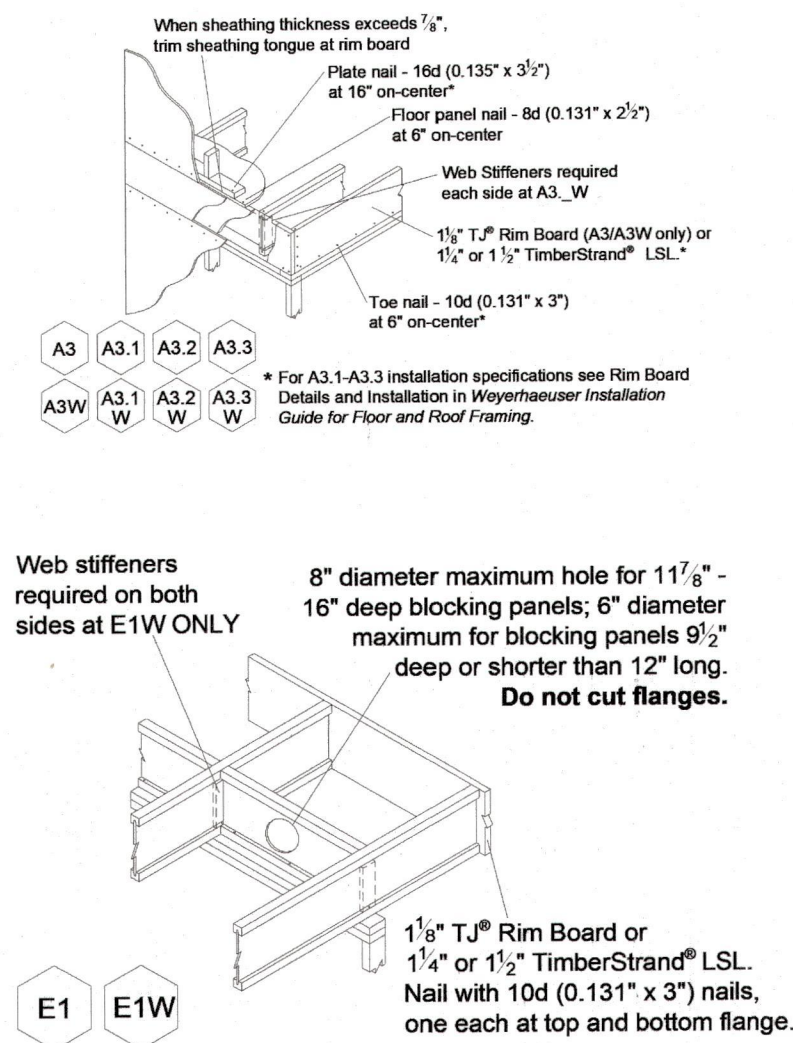
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Roof is a truss/roof system with all roof loads being transferred to exterior walls. No roof loads have been applied to the interior for the design of this structure. Verify roof truss system prior to construction.

Framing Connector Summary					
PlotID	Qty	Manuf	Product	Backer Bkls	Web Stiff
H1	1	Simpson	HU610	No	No
H3	1	Simpson	HU410	No	No
H4	1	Simpson	HGUM6.50-SDS H=11.813	No	No
H5	35	Simpson	IUS3.56/11.88	No	No

Products				
PlotID	Length	Product	Piles	Net Qty
X22	22' 0"	11 7/8" T.J. 560 joist	1	13
X16	16' 0"	11 7/8" T.J. 560 joist	1	5
X16	16' 0"	11 7/8" T.J. 560 joist	1	2
XBk1	3' 1 1/2"	11 7/8" T.J. 560 joist	1	1
M1-3	20' 0"	1 3/4" x 16' 2.0E Microllam LVL	3	3
M2-3	22' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	3	3
M3-2	8' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	2	2
STCa1	16' 0"	1 1/8" x 11 7/8" T.J. Rim Board	1	1

Accessories				
PlotID	Length	Product	Piles	Net Qty
		23/32"x48"x96" Weyerhaeuser Edge Gold Panel (0/24) T&G SF	1	19

LEVEL NOTES	
Current Date:	11/22/2024
File Name:	st-24267.rvt
Level Name:	2nd Floor
Building Code:	IBC/IRC 2021
Members with Design Overrides:	48
T.J.-Pro Rating (Weighted Average):	48
Minimum Level T.J. - Pro Rating & Joist:	T.J.-Pro rating = 48, joist = X22(1423)
Maximum Level T.J. - Pro Rating & Joist:	T.J.-Pro rating = 62, joist = X16(1421)
FLOOR	
Floor Container:	FC1
Use/Occupancy:	Residential/Living Areas
Floor Area Loading Is:	40.0 lb/ft² Live Load & 15.0 lb/ft² Dead Load
Maximum Allowed Deflection:	L/480 Live Load & L/360 Total Load
T.J.-Pro Rating Information:	
Weighted Average:	48
Directly Applied Ceiling:	Gypsum 1/2"
Decking Attachment:	Glue and Nail
Decking Material:	23/32"x48"x96" Weyerhaeuser Edge Gold Panel (0/24) T&G SF
Perpendicular Partition:	No
Strapping at max 8' o.c.:	None
Blocking at max 8' o.c.:	No
Poured Flooring:	No

No additional dead load has been applied for floor coverings, such as tile, marble or granite, as none were indicated on the plan. If such floor coverings are to be installed, please provide dead load, total load deflection limit and indicate room(s) if additional dead load is required.

Weyerhaeuser products shown on this layout are intended for dry-use conditions only. Designer of Record to verify additional material and details to provide required protection from the environment.

Ledger as specified by EOR

Second Floor Framing Plan

Scale: 1/4" = 1'-0"

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

GENERAL NOTES:

- Joists may be shifted up to 3" from on center spacing to avoid hanger interference, flush beams and/or plumbing drops. **DO NOT CUT JOIST FLANGES.**
- All EWP beams have been designed assuming full width support of the members/piles, unless noted otherwise.
- This drawing may contain deviations from the original project documents. It is the responsibility of the contractor to notify the project Design Professional of these deviations to verify conformance with the original design intent of the project.
- This layout is intended for the use of TrusJoist engineered wood products only. The substitution of other wood products with this layout is NOT PERMITTED. Please identify the TJI, TimberStrand® LSL, Microllam® LVL and Parallam® PSL stamps on the product to ensure that this layout is valid for the products actually installed.
- Only header openings and roof loads which affect Weyerhaeuser product sizes have been denoted on this layout. In addition to and 'CS' detail callouts shown, solid blocking and/or squash blocks are required to provide a vertical load transfer from all concentrated load locations to foundation below. See Pocket Framers Guide for appropriate detail(s).

SYMBOL LEGEND

- XXX" Bearing Length Requirement
- Line Load
- Point Load
- Area Load
- WBO Member By Others
- CBO Closure By Others
- Under Load Above
- Tub/Shower Plumbing Drop
- Tub Plumbing Drop
- Walls Above
- Detail Callout Label

WARNING

Joists are unstable until braced laterally.

Bracing includes:

- Blocking
- Hangers
- Toe Boards
- Shut Lines
- Plate Nails
- Toe Nails



Lack of proper bracing during construction can result in serious accidents. Observe the following guidelines:

WARNING: JOISTS ARE UNSTABLE UNTIL BRACED LATERALLY

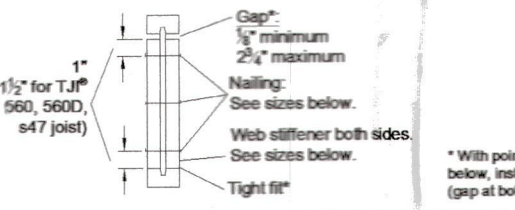
Bracing includes: Blocking, Hangers, Rim Board, Sheathing, Rim Joist, Shut Lines

Lack of proper bracing during construction can result in serious accidents. Observe the following guidelines:

- Properly install all blocking, hangers, toe boards, and rim joists at T.J. joist end supports.
- Establish a permanent (not removable) method of bracing all joists at the end of the bay or beyond end.
- Safety bracing of end (recesses) must be added to a braced end wall or sheathed area and to each joist.
- Blocking must be completely attached to each T.J. joist before additional loads can be placed on the system.
- Ends of cantilevers require safety bracing on both the top and bottom flanges.
- The bracing must remain in place until the joist is braced.

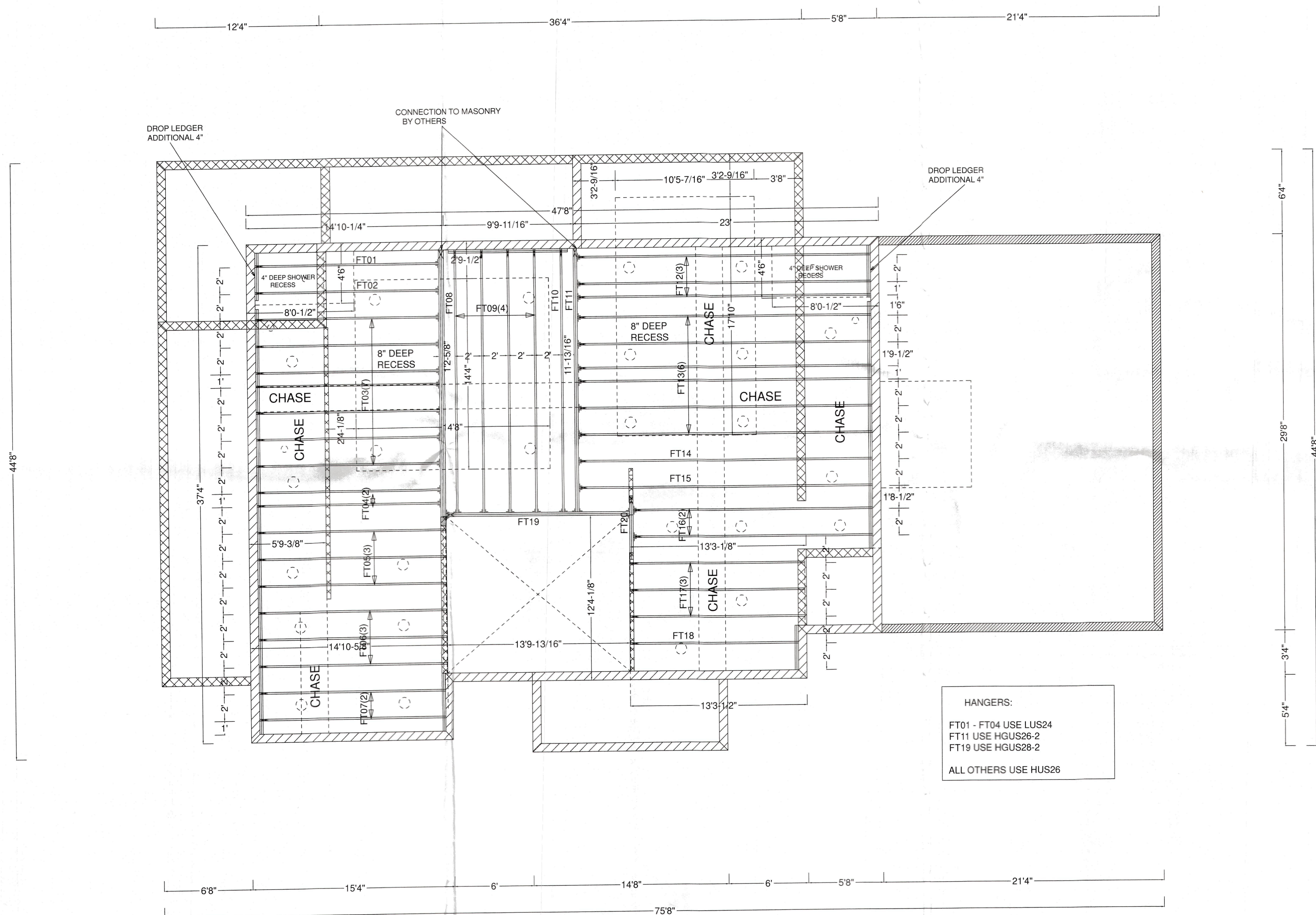
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WEB STIFFENER ATTACHMENT



T.J. Joist Series	Depth (in.)	Minimum Web Stiffener Size	Nailing Requirements	
			Type	Number Nails
110	All	1 1/2" x 2 1/4"	8d	3
210	All	1 1/2" x 2 1/4"	8d	3
230 & 360	All	1 1/2" x 2 1/4"	8d	3
631 & 633	All	1 1/2" x 2 1/4"	8d	3
560 & 647	All	2x4 10'	16d	4
560S	18"	2x4 10'	16d	4
	20"	2x4 10'	16d	5
	22"	2x4 10'	16d	6
	24"	2x4 10'	16d	13

- PSI or PS2 sheathing, floor grain vertical
- Construction grade or better
- Web stiffeners are always required for 22" and 24" T.J. 560S Joists



ALL CORNER SETS STUBBED FOR
ADDITIONAL 1-1/2" STRUCTURAL SUB FACIA

CAMLIN HOMES
APRILE - LOWER ROOF
618 BAYVIEW DR
LONGBOAT KEY, FL
KJ# 241014

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

4/12 TC PITCH
FLAT BC PITCH
2X6 TOP CHORD
2'0" O.H. (PL)
8" BEARING
FBC2023 - 8TH EDITION
TPI 2014
40 PSF DESIGN LOAD
20 PSF TC/LL
15 PSF TC/DL
5 PSF BC/DL
(10PSF BC/LL NON-CONCURRENT)
1.25 DUR. FACTOR
ASCE7-22 WINDLOAD
180 MPH
EXPOSURE D
ENCLOSED
LANAIS EXPOSED TO WIND
8 PSF DEADLOAD TO RESIST UPLIFT
932 TRUSSED SQT
FOR PERMIT PURPOSES

12'0" ELEV
16'0" ELEV
24'0" ELEV

(SEALED TRUSS PROFILES WILL REFLECT A
4'6" 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: _____ DATE: _____

REQUESTED/ESTIMATED DELIVERY DATE: _____

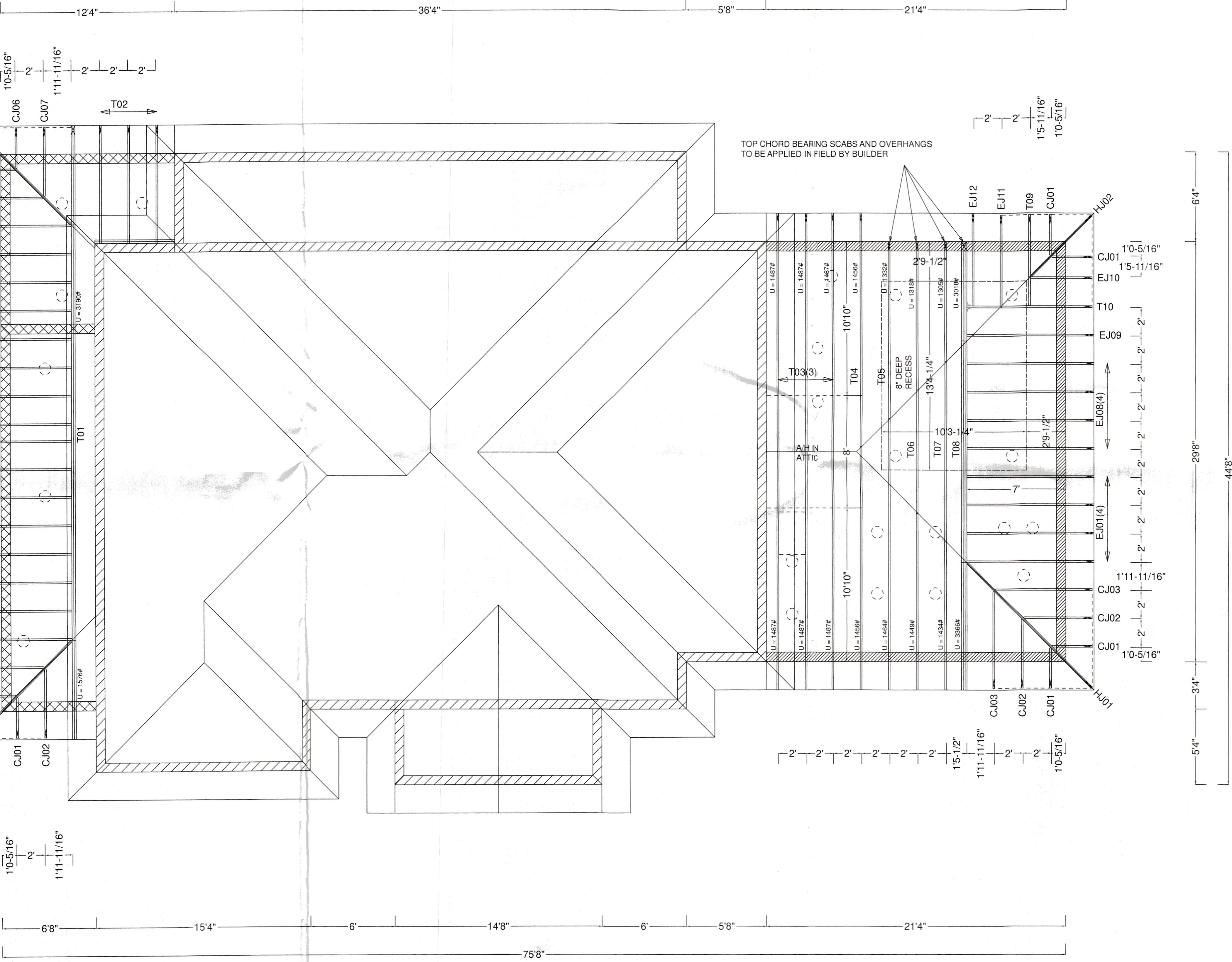
DESIGNER: _____ REVIEWER: _____

THIS LAYOUT WAS DESIGNED FROM THE PLANS DATED: 11/4/24.
PLEASE VERIFY THAT THIS DATE IS FROM THE MOST CURRENT SET

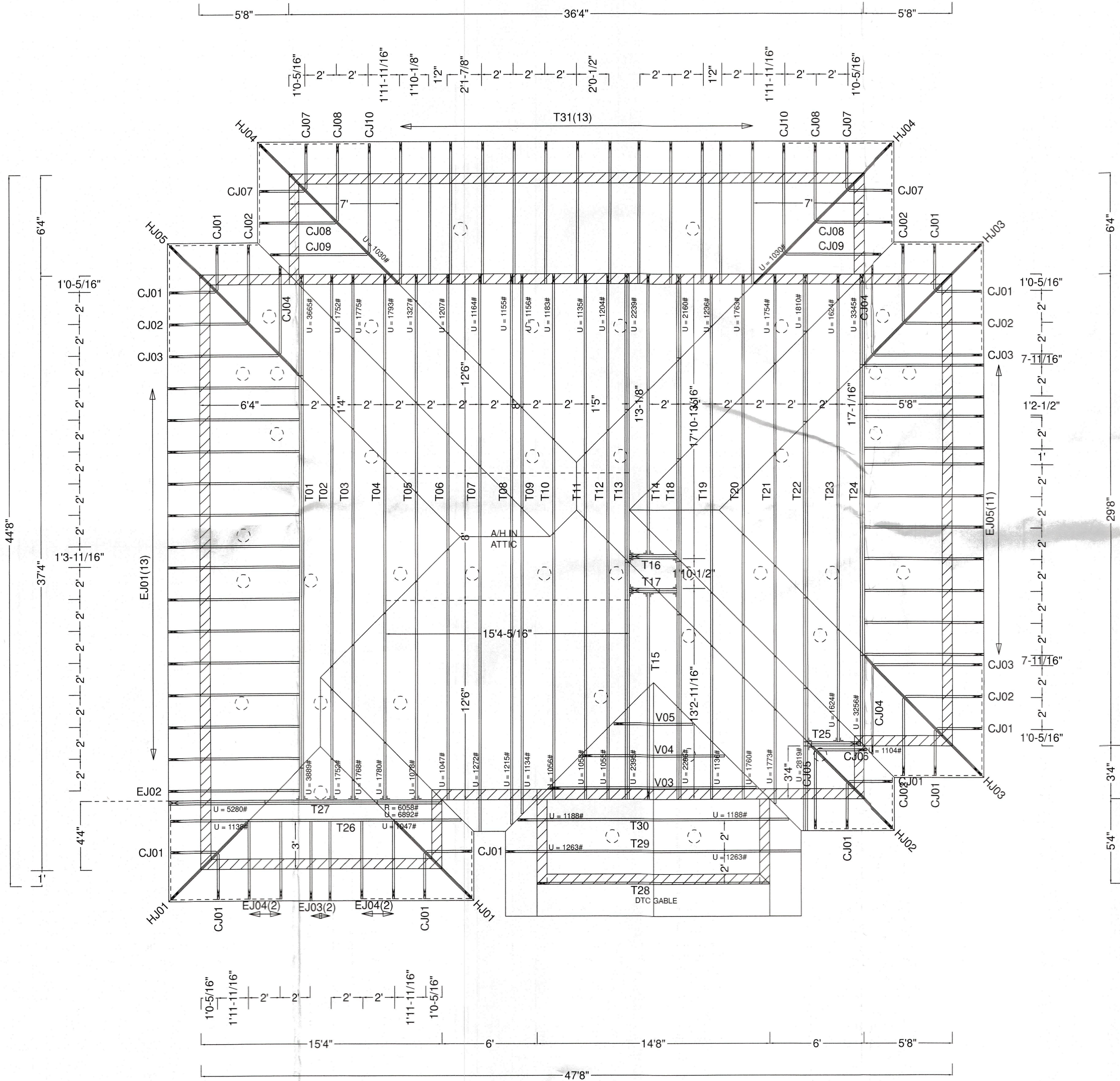
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DEC 13 2024

TOWN OF LONGBOAT KEY
Planning, Zoning & Building



ALL CORNER SETS STUBBED FOR
ADDITIONAL 1-1/2" STRUCTURAL SUB FACIA



CAMLIN HOMES
APRILE - UPPER ROOF
618 BAYVIEW DR
LONGBOAT KEY, FL
KJ# 241015

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

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ENCLOSED
LANAIS EXPOSED TO WIND
8 PSF DEADLOAD TO RESIST UPLIFT
1929 TRUSSED SQFT
FINAL LAYOUT
FOR PERMIT PURPOSES

24'0" ELEV

(SEALED TRUSS PROFILES WILL REFLECT A
4'6" HIGHER BEARING ELEVATION.)

HANGERS:

T01 USE THGQ2-SDS3
T02-T05 USE HTU28
T16,T17,T25 USE HHUS26-2
T23 USE HUS28

ALL OTHERS USE HUS26

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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

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REVISED: 11/22/24 MS

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BLDG PERMIT PLANS
FILE
Copy of Record