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PLAN CHANGE APPROVED
4/24/2026, 11:15:48 AM
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Debra Klahr

MECHANICAL, ELECTRICAL AND PLUMBING WILL BE DEFERRED TO FIELD INSPECTORS
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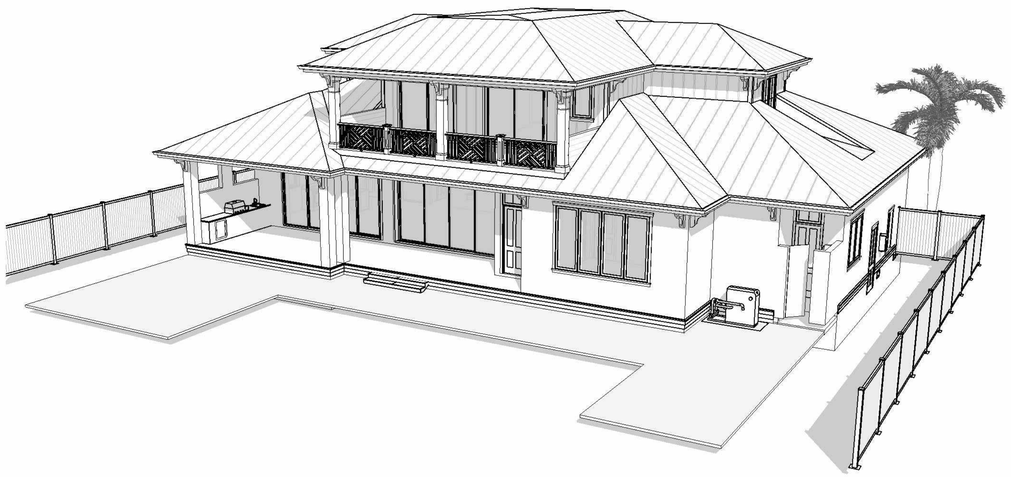
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Tate Taylor

616 ROUNTREE DRIVE.

LONGBOAT KEY, FL 34228



FRONT PERSPECTIVE



REAR PERSPECTIVE

DESIGN NOTE:

GROUP CLASSIFICATION:	R-3 (SEE CHAPTER 3)
CONSTRUCTION TYPE:	V-B (SEE CHAPTER 6)
ZONING:	R4SF
OCCUPANCY TYPE:	R3
FLOOD ZONE:	AE
FLOOD ELEVATION:	8'

SHEET LIST

SHEET #	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
0.0	COVER SHEET		
0.1	SITE PLAN	3	04-07-26
0.2	AREA PLAN		
0.3	SCHEDULES		
0.4	EXTERIOR WALL & STAIRS ISOMETRICS		
2.0	FLOOR PLAN (NOTES) - GROUND/ 1ST LEVEL	3	04-07-26
2.1	FLOOR PLAN (DIMENSIONS) - GROUND/ 1ST LEVEL	3	04-07-26
3.0	FLOOR PLAN (NOTES) - 2ND LEVEL	3	04-07-26
3.1	FLOOR PLAN (DIMENSIONS) - 2ND LEVEL	3	04-07-26
4.0	ROOF PLAN & REFLECTED CEILING PLAN		
4.1	ROOF PLAN (CONT.)		
5.0	ELEVATIONS		
5.1	ELEVATIONS (CONT.)		
5.2	SECTIONS		
5.3	ARCH DETAILING		
6.0	ELECTRICAL PLAN - GROUND/ 1ST LEVEL		
6.1	ELECTRICAL PLAN - 2ND LEVEL		
6.3	MECHANICAL PLANS		
6.4	MECHANICAL NOTES		
6.5	PLUMBING		
S1.0	STRUCTURAL		
S2.0	STRUCTURAL		
S3.0	STRUCTURAL		
S4.0	STRUCTURAL		
S5.0	STRUCTURAL		
S6.0	STRUCTURAL		
S7.0	STRUCTURAL		
S8.0	STRUCTURAL		

SUGGESTION BOX

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PLANS AND SPECIFICATION CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH THE WIND-BORNE DEBRIS REGION AS DEFINED AND SET FORTH BY THE FBC, RESIDENTIAL (2023). PLANS WERE DESIGNED IN ACCORDANCE WITH FRC 2023 AND NEC 2020.

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CONSULTANT:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL:

No.	Description	Date

616 ROUNTREE DRIVE,
LONGBOAT KEY, FL 34228

COVER SHEET

PROJECT #: 24-050
SHEET DATE:
DRAWN BY: AJB

0.0

SCALE As Indicated

PRINT DATE: 04/21/26 3:46:23 PM (IF OLDER THAN 60 DAYS, DO NOT SUBMIT FOR PERMIT REVIEW. RETURN PLANS TO B.H.D. TO ENSURE CODE COMPLAINCE)

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PLAN CHANGE APPROVED

MECHANICAL, ELECTRICAL AND PLUMBING (MEP) AREA DEFERRED TO MEP INSPECTORS

4/24/2026, 11:15:36 AM

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IMPERVIOUS COVERAGE

NAME	LOT COVERAGE
3663.62 SF BUILDING COVERAGE	29.72%
31.50 SF ELEVATED MECH. EQUIP. PAD	0.26%
3695.12 SF	29.98%

NAVD ELEVATIONS

NAME	ELEVATION
BLDG. ACCESS - T.O. SLAB	0.00
POOL DECK	1.25
1ST LVL - T.O. SLAB	3.00
2ND LVL - B.O. FLR SYSTM	15.00
2ND LVL - T.O. SUB FLR.	16.90
ROOF BEARING 2	26.56
T.O. ROOF TOP DECK	30.67

HATCH LEGEND

1ST LEVEL	
2ND LEVEL	

GENERAL SITE NOTES:

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

SOIL TREATMENT NOTES:

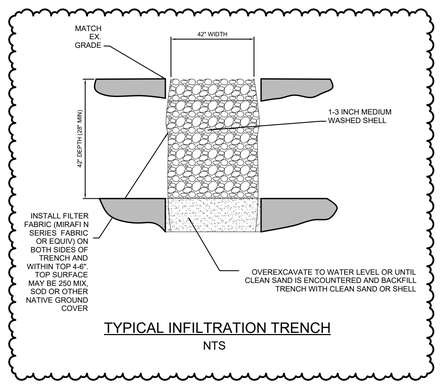
SOIL TREATMENT FOR TERMITES: PROVIDE TERMITE PROTECTION BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, RESIDENTIAL8TH EDITION(2023). PROVIDE CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH FBC-R320. PROTECTIVE SLEEVES AROUND METALLIC PIPING 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.

FENCING SCHEDULE

TYPE	HEIGHT
SITE - Vinyl Fencing: Vinyl Fence 6'	6' - 0"
Grand total: 4	

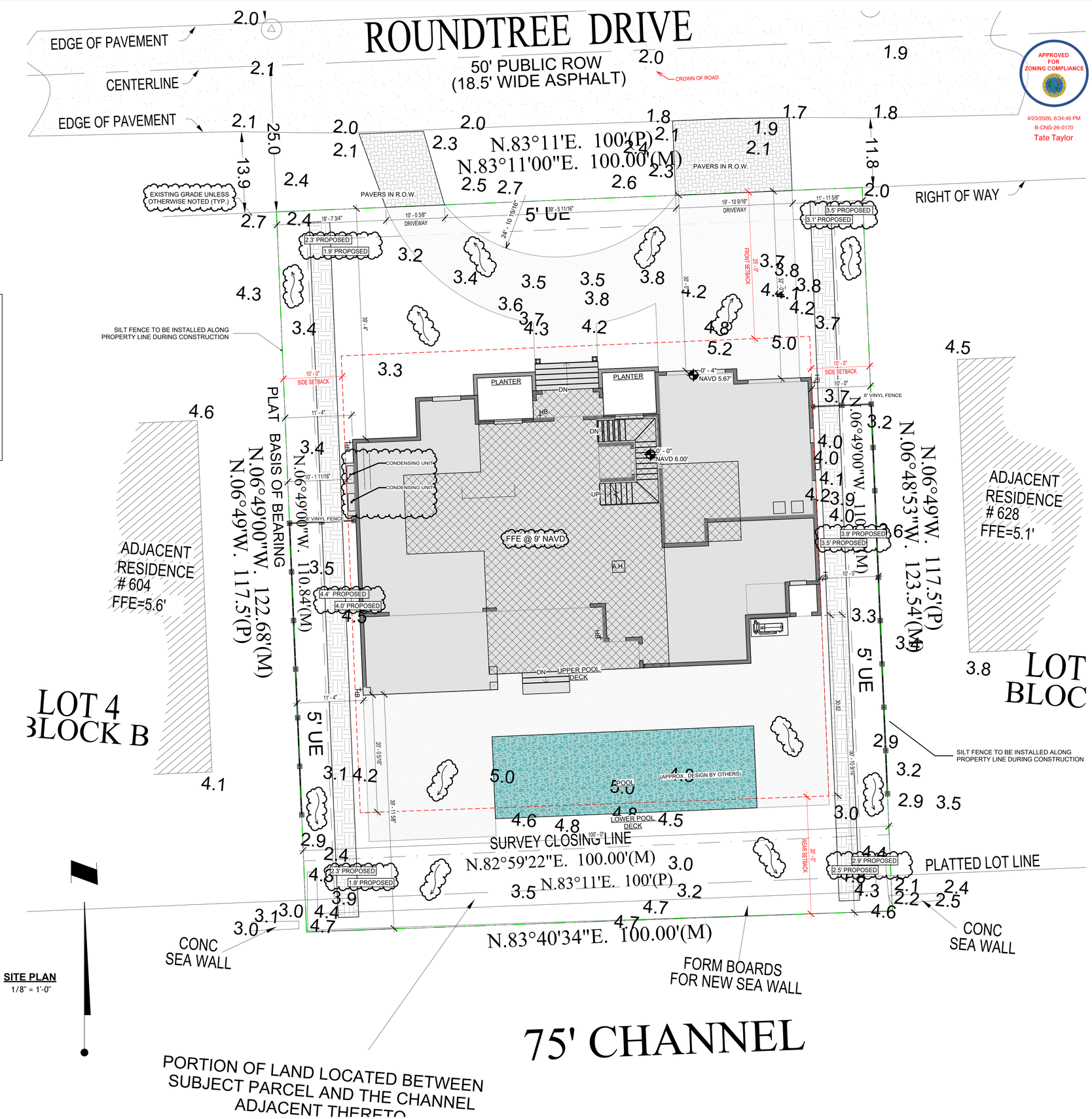
INFILTRATION LOCATION

KEEP WATER ON SITE, NON-IMPACT NEIGHBORS



TYPICAL INFILTRATION TRENCH

NTS



SITE PLAN

1/8" = 1'-0"

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Tate Taylor

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No.	Description	Date
1	REVIEW COMMENTS	08-14-25
2	REVIEW COMMENTS	08-27-25
3	AS BUILT	04-07-26

616 ROUNTREE DRIVE,
LONGBOAT KEY, FL 34228

SITE PLAN

PROJECT #: 24-050

SHEET DATE:

DRAWN BY: AJB

0.1

SCALE As indicated

SUGGESTION BOX

PRINT DATE: 04/21/26 3:46:32 PM (IF OLDER THAN 60 DAYS, DO NOT SUBMIT FOR PERMIT REVIEW. RETURN PLANS TO B.H.D. TO ENSURE CODE COMPLIANCE)

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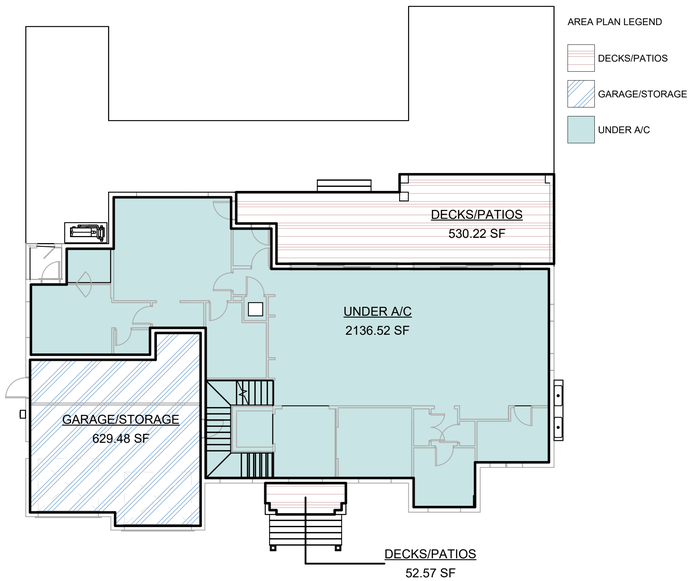
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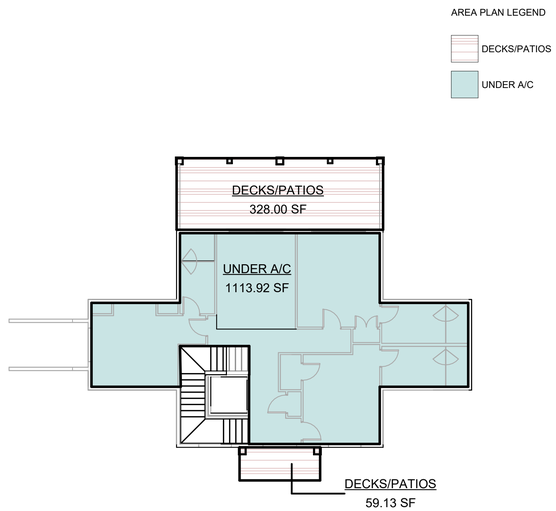
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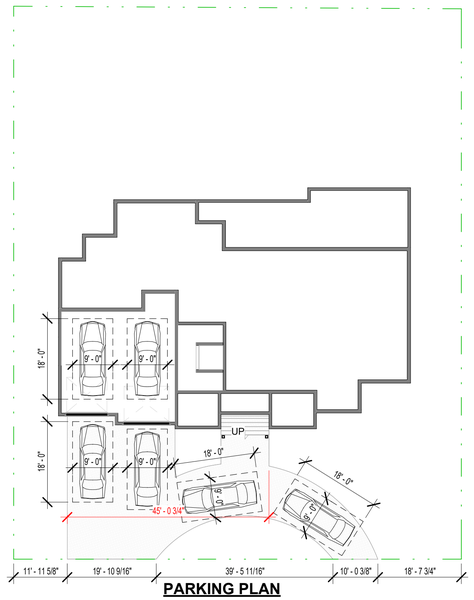
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1ST LVL - AREA PLAN
3/32" = 1'-0"



2ND LVL - AREA PLAN
3/32" = 1'-0"



PARKING PLAN
1/16" = 1'-0"

TOTAL AREA OF LOT
SQFT
12326

AREA CALCULATIONS	
LEVEL	AREA
BUILDING ACCESS	
BLDG. ACCESS - T.O. SLAB	100.00 SF
	100.00 SF
DECKS/PATIOS	
1ST LVL - T.O. SLAB	530.22 SF
1ST LVL - T.O. SLAB	52.57 SF
2ND LVL - T.O. SUB FLR.	328.00 SF
2ND LVL - T.O. SUB FLR.	59.13 SF
	969.92 SF
GARAGE/STORAGE	
BLDG. ACCESS - T.O. SLAB	100.00 SF
1ST LVL - T.O. SLAB	629.48 SF
	729.48 SF
UNDER A/C	
1ST LVL - T.O. SLAB	2136.52 SF
2ND LVL - T.O. SUB FLR.	1113.92 SF
	3250.44 SF
Grand total: 9	5049.83 SF

IMPERVIOUS COVERAGE		
AREA	NAME	LOT COVERAGE
3663.62 SF	BUILDING COVERAGE	29.72%
31.50 SF	ELEVATED MECH. EQUIP. PAD	0.26%
3695.12 SF		29.98%

PERVIOUS COVERAGE		
AREA	NAME	LOT COVERAGE
625.33 SF	POOL	5.07%
1321.05 SF	PERVIOUS PAVERS	10.72%
1946.38 SF		15.79%

LOT SIZE is calculated as the area within platted lot lines except:
- Where a lot line lies within a public/private street, the edge of the street or the right-of-way shall be considered the lot line.
- Where a lot line lies within a public or private waterway, the Erosion Control Line, mean high water line, water-right-of-way bulkhead or bulkhead line, whichever is most landward, shall be considered the lot line. (LBK 158.006--LOT LINES)

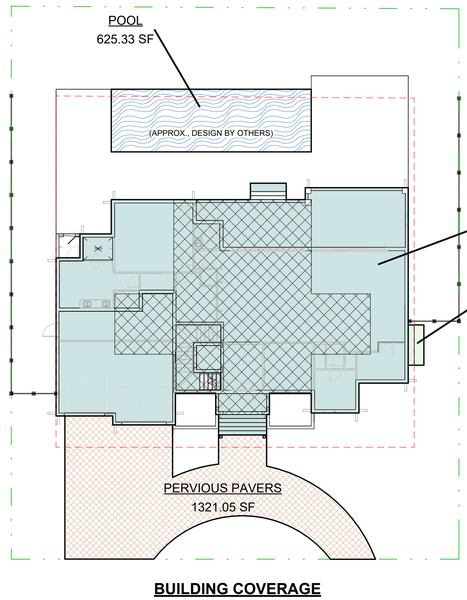
LOT SIZE, BUILDABLE: _____0_____ square feet, as supported by submitted signed/sealed survey

Lot Coverage Calculation

		EXISTING	IN SQUARE FEET THIS PERMIT	BY OTHERS
1.0	**Non-Pool/Spa Areas**			
	Residential Structure (from exterior walls/columns)	0	3663.62	0
	Garage/Carport (not under house)	0	0	0
	Roof Eave Overhang (exceeding 3' in depth or over useable areas)	0	0	0
	Front Entry & Front Stairs (roofed and unroofed)	0	0	0
	Rear Entry & Rear Stairs (roofed and unroofed)	0	0	0
	Roofed Porch, Lanai and/or Caged Room, Screened Room	0	0	0
	Raised Deck or Terrace (>6" above finished grade)	0	0	0
	Elevated Mechanical Equipment Pad (i.e. a/c, pool)	0	31.5	0
	Accessory Structure (i.e., gatehouse, clubhouse, shed, gazebo, etc.)	0	0	0
	Other Buildings/Structures/Improvements (>6" above finished grade)	0	0	0
1.1	**Total Non-Pool/Spa Areas**	0	0	0
2.0	**Elevated/Caged Pool/Spa Areas (including stairs)**	0	0	0
3.0	**Subtotal Lot Coverage Square Footages (lines 1.1 + 2.0)**	0	0	
3.1	**Total Lot Coverage Square Footage (sum of "existing", "this permit" and "by others" in line 3.0)**		3695.12 sq. ft.	
4.0	**Total Lot Coverage Percentage**		12326 sq. ft. (line 3.1) ÷ Lot Size = 29.98 %	

Non-Open Space Calculation

		EXISTING	IN SQUARE FEET THIS PERMIT	BY OTHERS
5.0	**At-Grade Improvements**			
	Driveway/Parking Areas (as per site plan) (all surface types)	0	1321.05	0
	Designated Walkways/Sidewalks (as per site plan) (all surface types)	0		0
	Impermeable Patios, Slabs, etc.	0		0
	Impermeable Pool Deck (at-grade)	0		0
	Pool/Spa Shell (at-grade)	0	625.33	0
	Mechanical Equipment Pads (i.e. a/c, pool)(at-grade)	0		0
	Other Impervious Surface (at-grade)	0		0
6.0	**Total At-Grade Square Footage (sum of "existing", "this Permit" and "by others" in 5.0)**		1946.38 sq. ft.	
7.0	**Total Non-Open Space Square Footage (lines 3.1 + 6.0)**		line 3.1 + line 6.0 = 5641.5 sq. ft.	
8.0	**Total Non-Open Space Percentage**		5641.5 sq. ft. (line 7.0) ÷ Lot Size = 45.77 %	



BUILDING COVERAGE
1/16" = 1'-0"

SUGGESTION BOX

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ADDRESS:
ADDRESS:
PHONE:
E-MAIL:

No.	Description	Date

616 ROUNTREE DRIVE.
LONGBOAT KEY, FL 34228

AREA PLAN

PROJECT #: 24-050
SHEET DATE:
DRAWN BY: AJB

0.2

SCALE As indicated

PRINT DATE: 04/21/26 3:46:40 PM (IF OLDER THAN 60 DAYS, DO NOT SUBMIT FOR PERMIT REVIEW. RETURN PLANS TO B.H.D. TO ENSURE CODE COMPLAINCE)

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MECHANICAL, ELECTRICAL AND PLUMBING WILL BE DEFERRED TO FIELD INSPECTORS

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GENERAL NOTES:

1. DRYER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER.
2. ALL WINDOWS AND DOORS ARE TO BE IMPACT RESISTANT U.N.O.DOUBLE GLAZED, HURRICANE- RATED
3. BUILDING INSULATION SHALL BE AS FOLLOWS:
   i. FRAME WALL - R-19
   ii. F.G. BLOCK WALLS - R-5
   iii. FLOOR SYSTEM - R-16
   iv ROOF TRUSSES - R-30 OR EQUIVALENT
4. ALL BATHROOM, BEDROOM AND CLOSET WALLS TO BE INSULATED WITH R-11 BATT INSULATION.
5. PROVIDE TEMPERED GLASS AT ALL SHOWER ENCLOSURES, GLASS IN DOOR UNITS, GLASS WITHIN 24" RADIUS OF DOOR UNITS, AND GLASS WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
6. A/C DRAINS TO BE READILY ACCESSIBLE.
7. MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. SHIM SPACE SHALL BE LIMITED 1/4" MAXIMUM.
8. ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.
9. WATER CLOSETS TO BE 1.6 GALLON.
10. PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETRY AND AS OTHERWISE NEEDED FOR NAILING SUPPORT.
11. ALL FIELD MEASUREMENTS OF EXISTING STRUCTURE APPROXIMATED
12. CONTRACTOR TO VERIFY ALL FLOOR PLANS AND DIMENSIONS PRIOR TO CONSTRUCTION
13. BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORMWATER RUN-OFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT
14. ALL EQUIPMENT (PLUMBING, MECHANICAL & ELECTRICAL) TO BE ELEVATED ABOVE DFE AS REQUIRED PER FEMA TECHNICAL BULLETIN 5.
15. ELEVATORS IN STRUCTURES IN SPECIAL FLOOD HAZARD AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASCE 24-14 IT REQUIRES THAT UTILITIES AND UTILITY EQUIPMENT BE:
16. LOCATED ABOVE THE DFE UNLESS LOCATION BELOW THAT ELEVATION IS SPECIFICALLY ALLOWED IN ASCE 24-14, OR
17. THE EQUIPMENT IS DESIGNED, CONSTRUCTED, AND INSTALLED TO PREVENT FLOODWATERS, INCLUDING ANY BACKFLOW THROUGH THE SYSTEM, FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS; AND INSTALLED AND ANCHORED TO RESIST FLOOD FORCES.
18. ELEVATOR COMPONENTS LOCATED BELOW THE DFE SHOULD BE CONSTRUCTED OF FLOOD DAMAGE-RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING
19. 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
20. NOTE AS PER FBC 702.3.5: AT GARAGE CEILINGS BENEATH HABITABLE STRUCTURES, USE 5/8" TYPE "X" DRYWALL RUNNING PERPENDICULAR TO FRAMING MEMBERS. FRAMING MEMBERS ON CENTER SPACING TO BE 24" MAX. FASTEN WITH NAILS AT 6" O.C. MAX OR SCREWS AT 6" O.C. MAX. USING 1 7/8" LONG 6D COATED NAILS OR EQUIVALENT DRYWALL SCREWS. SCREWS SHALL COMPLY WITH SECTION R702.3.5.1: SCREWS FOR ATTACHING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS TO WOOD FRAMING SHALL BE TYPE W OR TYPE S IN ACCORDANCE WITH ASTM C1002 AND SHALL PENETRATE THE WOOD NOT LESS THAN 5/8 INCH (15.9 MM). BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3 SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.
21. DOORS OPENING FROM A GARAGE TO LIVING SPACE SHALL BE SOLID WOOD DOORS OR A SOLID OR HONEYCOMB STEEL DOOR NOT LESS THAN 1 3/8 INCHES IN THICKNESS OR A 20 MINUTE FIRE DOOR
22. ELEVATOR COMPONENTS LOCATED BELOW DFE TO BE CONSTRUCTED OF FLOOD DAMAGE RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING AND ARE EQUIPPED WITH CONTROLS TO PREVENT CAB FROM DESCENDING INTO FLOODWATERS - FBC 2023 - BUILDING - 107.2.1
23. BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3 SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.

INTERIOR DOOR SCHEDULE

TYPE / TAG	WIDTH	HEIGHT
2/4-6/8	2' - 4"	6' - 8"
4		
HINGED (SINGLE)		
2/4-8/0	2' - 4"	8' - 0"
1		
A2/6-8/0	2' - 6"	8' - 0"
5		
A2/8-8/0	2' - 8"	8' - 0"
11		
HINGED (DOUBLE)		
B3/4-8/0	3' - 4"	8' - 0"
1		
B4/0-8/0	4' - 0"	8' - 0"
1		
HINGED (SINGLE) - FIRE RATED		
FR2/8-8/0	2' - 8"	8' - 0"
1		
BARN DOOR (DOUBLE)		
BARN DOOR 4/8-8/0	4' - 8"	8' - 0"
1		
Grand total: 25		

WINDOW SCHEDULE

TYPE MARK	LEVEL	TYPE	HEAD HEIGHT	SILL HEIGHT	WIDTH	HEIGHT	EGRESS	INSET
W001	BLDG. ACCESS - T.O. SLAB	SINGLE (Fixed)	8' - 0"	3' - 0"	2' - 6"	5' - 0"		
W101	1ST LVL - T.O. SLAB	SINGLE (Casement)	8' - 0"	1' - 6"	2' - 4"	6' - 6"		
W101.1	1ST LVL - T.O. SLAB	SINGLE (Fixed)	10' - 0"	8' - 2"	2' - 4"	1' - 10"		
W102	1ST LVL - T.O. SLAB	SINGLE (Casement)	8' - 0"	1' - 6"	2' - 4"	6' - 6"		
W102.1	1ST LVL - T.O. SLAB	SINGLE (Fixed)	10' - 0"	8' - 2"	2' - 4"	1' - 10"		
W103	1ST LVL - T.O. SLAB	SINGLE (Casement)	8' - 0"	1' - 6"	2' - 4"	6' - 6"		
W103.1	1ST LVL - T.O. SLAB	SINGLE (Fixed)	10' - 0"	8' - 2"	2' - 4"	1' - 10"		
W104	1ST LVL - T.O. SLAB	SINGLE (Casement)	8' - 0"	1' - 6"	2' - 4"	6' - 6"		
W104.1	1ST LVL - T.O. SLAB	SINGLE (Fixed)	10' - 0"	8' - 2"	2' - 4"	1' - 10"		
W105	1ST LVL - T.O. SLAB	SINGLE (Casement)	8' - 0"	1' - 6"	2' - 4"	6' - 6"		
W105.1	1ST LVL - T.O. SLAB	SINGLE (Fixed)	10' - 0"	8' - 2"	2' - 4"	1' - 10"		
W106	1ST LVL - T.O. SLAB	SINGLE (Casement)	8' - 0"	1' - 6"	2' - 4"	6' - 6"		
W106.1	1ST LVL - T.O. SLAB	SINGLE (Fixed)	10' - 0"	8' - 2"	2' - 4"	1' - 10"		
W107	1ST LVL - T.O. SLAB	SINGLE (Casement)	8' - 0"	3' - 6"	2' - 4"	4' - 6"		
W107.1	1ST LVL - T.O. SLAB	SINGLE (Fixed)	10' - 0"	8' - 2"	2' - 4"	1' - 10"		
W108	1ST LVL - T.O. SLAB	SINGLE (Casement)	8' - 0"	3' - 6"	2' - 4"	4' - 6"		
W108.1	1ST LVL - T.O. SLAB	SINGLE (Fixed)	10' - 0"	8' - 2"	2' - 4"	1' - 10"		
W109	1ST LVL - T.O. SLAB	SINGLE (Casement)	10' - 0"	3' - 6"	2' - 6"	6' - 6"	X	
W110	1ST LVL - T.O. SLAB	SINGLE (Casement)	10' - 0"	3' - 6"	2' - 6"	6' - 6"	X	
W111	1ST LVL - T.O. SLAB	SINGLE (Casement)	10' - 0"	3' - 0"	2' - 8"	7' - 0"	X	
W112	1ST LVL - T.O. SLAB	SINGLE (Casement)	10' - 0"	3' - 0"	2' - 8"	7' - 0"	X	
W113	1ST LVL - T.O. SLAB	SINGLE (Casement)	10' - 0"	3' - 0"	2' - 8"	7' - 0"	X	
W114	1ST LVL - T.O. SLAB	SINGLE (Casement)	10' - 0"	3' - 0"	2' - 8"	7' - 0"	X	
W115	1ST LVL - T.O. SLAB	SINGLE (Casement)	8' - 0"	3' - 0"	2' - 8"	5' - 0"	X	
W116	1ST LVL - T.O. SLAB	SINGLE (Casement)	8' - 0"	3' - 0"	2' - 8"	5' - 0"	X	
W117	1ST LVL - T.O. SLAB	SINGLE (Fixed)	10' - 0"	8' - 2"	2' - 8"	1' - 10"		
W118	1ST LVL - T.O. SLAB	SINGLE (Fixed)	10' - 0"	8' - 2"	2' - 8"	1' - 10"		
W119	1ST LVL - T.O. SLAB	SINGLE (Fixed)	10' - 0"	8' - 2"	2' - 8"	1' - 10"		
W203	2ND LVL - T.O. SUB FLR.	SINGLE (Fixed)	8' - 0"	2' - 0"	2' - 4"	6' - 0"		
W204	2ND LVL - T.O. SUB FLR.	SINGLE (Fixed)	8' - 0"	2' - 0"	2' - 4"	6' - 0"		
W205	2ND LVL - T.O. SUB FLR.	SINGLE (Casement)	8' - 0"	2' - 0"	2' - 4"	6' - 0"	X	
W206	2ND LVL - T.O. SUB FLR.	SINGLE (Casement)	8' - 0"	2' - 0"	2' - 4"	6' - 0"	X	
W207	2ND LVL - T.O. SUB FLR.	SINGLE (Fixed)	8' - 0"	4' - 0"	2' - 0"	4' - 0"		
W209	2ND LVL - T.O. SUB FLR.	SINGLE (Awning)	8' - 0"	4' - 0"	2' - 4"	4' - 0"		
W210	2ND LVL - T.O. SUB FLR.	SINGLE (Casement)	8' - 0"	2' - 6"	2' - 6"	5' - 6"	X	
W211	2ND LVL - T.O. SUB FLR.	SINGLE (Casement)	8' - 0"	2' - 6"	2' - 6"	5' - 6"	X	
W229	2ND LVL - T.O. SUB FLR.	SINGLE (Fixed)	8' - 0"	4' - 0"	2' - 0"	4' - 0"		
W230	2ND LVL - T.O. SUB FLR.	SINGLE (Fixed)	8' - 0"	4' - 0"	2' - 0"	4' - 0"		
Grand total: 38								

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Tate Taylor

EXTERIOR DOOR SCHEDULE

TYPE MARK	LEVEL	TYPE	TYPE	WIDTH	HEIGHT
001	BLDG. ACCESS - T.O. SLAB	GARAGE DOOR (SINGLE)	Exterior - Garage Door 1 (Single)	9' - 0"	8' - 0"
002	BLDG. ACCESS - T.O. SLAB	GARAGE DOOR (SINGLE)	Exterior - Garage Door 1 (Single)	10' - 0"	8' - 0"
003	BLDG. ACCESS - T.O. SLAB	HINGED (SINGLE)	Exterior - Hinged (Single)	3' - 0"	8' - 0"
101	1ST LVL - T.O. SLAB	FRENCH (DOUBLE)	Exterior - French (Double)	5' - 0"	10' - 0"
102	1ST LVL - T.O. SLAB	SLD-XXXX MULTISLIDE	Exterior - 4 Panel SGD (XXXX Multi Slide)	16' - 0"	10' - 0"
103	1ST LVL - T.O. SLAB	SLD-XXXX MULTISLIDE	Exterior - 4 Panel SGD (XXXX Multi Slide)	16' - 0"	10' - 0"
104	1ST LVL - T.O. SLAB	HINGED (SINGLE)	Exterior - Hinged (Single)	2' - 8"	8' - 0"
105	1ST LVL - T.O. SLAB	HINGED (SINGLE)	Exterior - Hinged (Single)	2' - 8"	8' - 0"
106	1ST LVL - T.O. SLAB	HINGED (SINGLE)	Exterior - Hinged (Single)	2' - 8"	8' - 0"
201	2ND LVL - T.O. SUB FLR.	FRENCH (DOUBLE)	Exterior - French (Double)	5' - 0"	8' - 0"
202	2ND LVL - T.O. SUB FLR.	SLD-OX MULTISLIDE	Exterior - 2 Panel SGD (OX-MultiSlide)	8' - 0"	8' - 0"
203	2ND LVL - T.O. SUB FLR.	SLD-OX MULTISLIDE	Exterior - 2 Panel SGD (OX-MultiSlide)	8' - 0"	8' - 0"
Grand total: 12					

ROOF SCHEDULE

TAG	TYPE	CONSTRUCTION	TOTAL THICKNESS	BEARING LEVEL	BUT HEIGHT (LEVEL OFFSET)	HEEL HEIGHT	TOP CHORD WIDTH	SLOPE / 12
01	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	LBK MAX HEIGHT	-7 1/2"	-4"	3 1/2"	0.25
02	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	ROOF BEARING 2	6"	9 15/16"	3 1/2"	6
03	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	2ND LVL - B.O. FLR SYSTM	6"	9 15/16"	3 1/2"	6
04	TRUSS	3 1/2" TOP CHORD w/ 5/8" SHEATHING	4 1/8"	2ND LVL - T.O. SUB FLR.	-9 7/8"	-6 1/4"	3 1/2"	2.5
Grand total: 4								

ROOFING MATERIAL TAKEOFF

TAG	MATERIAL SURFACE AREA	MATERIAL + 5%	+ 10%	+ 15%	+ 20%
01	355.27 SF	373.03 SF	390.79 SF	408.56 SF	426.32 SF
02	2035.52 SF	2137.30 SF	2239.07 SF	2340.85 SF	2442.62 SF
03	2637.01 SF	2768.86 SF	2900.71 SF	3032.56 SF	3164.41 SF
04	81.93 SF	86.03 SF	90.12 SF	94.22 SF	98.32 SF
Grand total: 4	5109.73 SF				

FLOOR SCHEDULE

MARK	TYPE	LEVEL	OVERALL THICKNESS	AREA	PERIMETER	ELEV. AT BOTTOM	ELEV. AT TOP
Exterior							
F-01	SITE - PAVERS (PERVIOUS)	BLDG. ACCESS - T.O. SLAB	6"	1366.66 SF	222' - 0 3/4"	5' - 2"	5' - 8"
F-02	SITE - PAVERS (IMPERVIOUS)	POOL DECK	3"	1413.33 SF	256' - 0"	7' - 0"	7' - 3"
F-03	STRUCTURAL - C.I.P. Slab (6")	POOL DECK	6"	28.44 SF	21' - 4"	6' - 10 3/4"	7' - 4 3/4"
F-04	STRUCTURAL - C.I.P. Slab (4")	1ST LVL - T.O. SLAB	4"	56.00 SF	33' - 4"	8' - 4"	8' - 8"
F-05	STRUCTURAL - C.I.P. Slab (4")	1ST LVL - T.O. SLAB	4"	530.22 SF	121' - 4"	8' - 4"	8' - 8"
F-13	STRUCTURAL - C.I.P. Slab (6")	1ST LVL - T.O. SLAB	6"	2019.93 SF	255' - 7"	8' - 6"	9' - 0"
F-06	STRUCTURAL - Conventionally Framed Floor (2x10 w/ 3/4" Sub Floor)	1ST LVL / D.F.E (NAVD)	10"	12.00 SF	20' - 8"	8' - 2"	9' - 0"
F-08	STRUCTURAL - Floor Truss (16" W/ 3/4" Sub Floor)	2ND LVL - T.O. SUB FLR.	1' - 4 3/4"	59.13 SF	33' - 10 1/4"	21' - 2"	22' - 6 3/4"
Interior							
F-09	INTERIOR - CONCRETE SLAB	BLDG. ACCESS - T.O. SLAB	4"	629.52 SF	108' - 3"	<varies>	<varies>
F-10	INTERIOR - CONCRETE SLAB	BLDG. ACCESS - T.O. SLAB	4"	108.56 SF	61' - 8 1/2"	5' - 8"	6' - 0"
F-11	INTERIOR - CONCRETE SLAB	BLDG. ACCESS - T.O. SLAB	4"	29.12 SF	21' - 7"	4' - 8"	5' - 0"
F-12	INTERIOR - CONCRETE SLAB	BLDG. ACCESS - T.O. SLAB	4"	29.12 SF	21' - 7"	4' - 8"	5' - 0"
F-07	STRUCTURAL - Floor Truss (16" W/ 3/4" Sub Floor)	2ND LVL - T.O. SUB FLR.	1' - 6 3/4"	328.00 SF	82' - 10"	21' - 0"	22' - 6 3/4"
F-14	STRUCTURAL - Floor Truss (22" W/ 3/4" Sub Floor)	2ND LVL - T.O. SUB FLR.	1' - 10 3/4"	1229.57 SF	256' - 5"	21' - 0"	22' - 10 3/4"

WALL SCHEDULE

TYPE MARK	TYPE	WIDTH	FUNCTION	LENGTH	AREA
W-01	CMU - 7 5/8"	7 5/8"	Exterior	260' - 5 3/4"	1842.72 SF
W-02	CMU - 7 5/8" W/FURRING	9 1/8"	Exterior	258' - 0 3/4"	3606.51 SF
W-03	FRAME - 3 1/2"	3 1/2"	Interior	338' - 9 7/16"	3105.49 SF
W-04	FRAME - 5 1/2"	5 1/2"	Interior	43' - 5 3/4"	369.41 SF
W-05	FRAME - 5 1/2" W/ 1/2" SHEATHING	6"	Exterior	221' - 2"	1593.06 SF
W-09	SHOWER WALL (NO CURB)	3/8"	Interior	25' - 4"	188.07 SF
W-11	FRAME - 3 1/2" W/ 1/2" SHEATHING	4"	Interior	20' - 6 15/16"	206.77 SF
W-12	FURRING - 1 1/2"	1 1/2"	Interior	19' - 5 9/16"	215.44 SF
Grand total: 142				1187' - 4 3/16"	11127.45 SF

SIDING SCHEDULE

MATERIAL NAME	MATERIAL AREA	AREA PLUS 5%	AREA PLUS +10%
SIDING - Board and Batten (Smooth) - 2.5in x 16in o.c.	741.94 SF	779.03 SF	816.13 SF
SIDING - Lap - 7in Exp.	162.85 SF	170.99 SF	179.14 SF
Grand total: 23	904.79 SF	950.03 SF	995.27 SF

WALL LEGEND

	W-01	8" CMU (SCALED ON PLANS AS 7 5/8")
	W-02	8" CMU W/ FURRING (SCALED ON PLANS AS 7 5/8")
	W-03	2X4 WOOD FRAMED
	W-04	2X6 WOOD FRAMED
	W-05	2X6 WOOD FRAMED W/ 1/2" SHEATHING
	W-06	2X6 WOOD FRAMED W/ 1/2" SHEATHING (BOTH SIDES)
	W-07	2X8 WOOD FRAMED
	W-08	2X8 WOOD FRAMED W/ 1/2" SHEATHING
	W-09	GLASS ENCLOSURE (NO CURB)
	W-10	GLASS ENCLOSURE (W/ CURB)

NOTE: SEE S. SHEETS FOR ADDITIONAL WALL ASSEMBLY INFO

NOTE: THE FOLLOWING SYMBOLS ARE USED TO REPRESENT ROOM BOUNDING TRUSS WEBBS, AND MAY APPEAR SIMILAR TO WALLS:

TRUSS - VERTICAL WEBB (GABLE END)

TRUSS - VERTICAL WEBB (ROOM OPENING)

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No.	Description	Date

616 ROUNTREE DRIVE,
LONGBOAT KEY, FL 34228

SCHEDULES

PROJECT #: 24-050

SHEET DATE:

DRAWN BY: AJB

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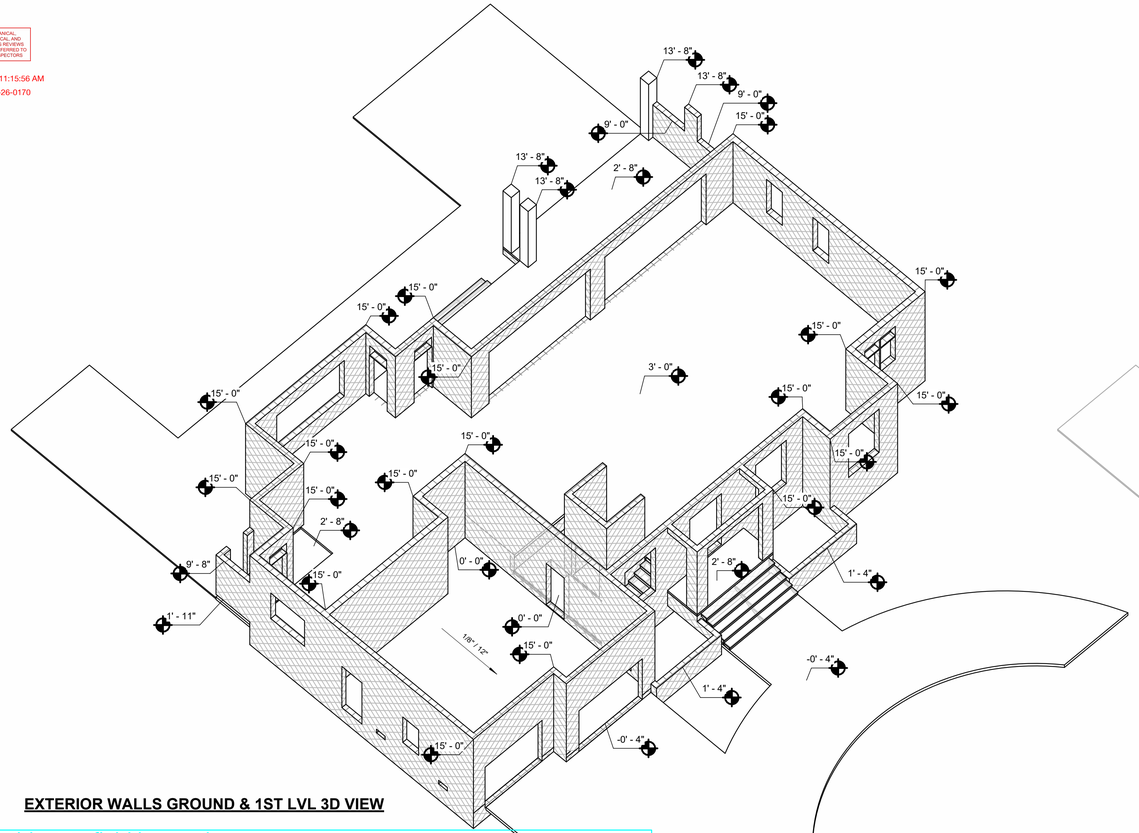
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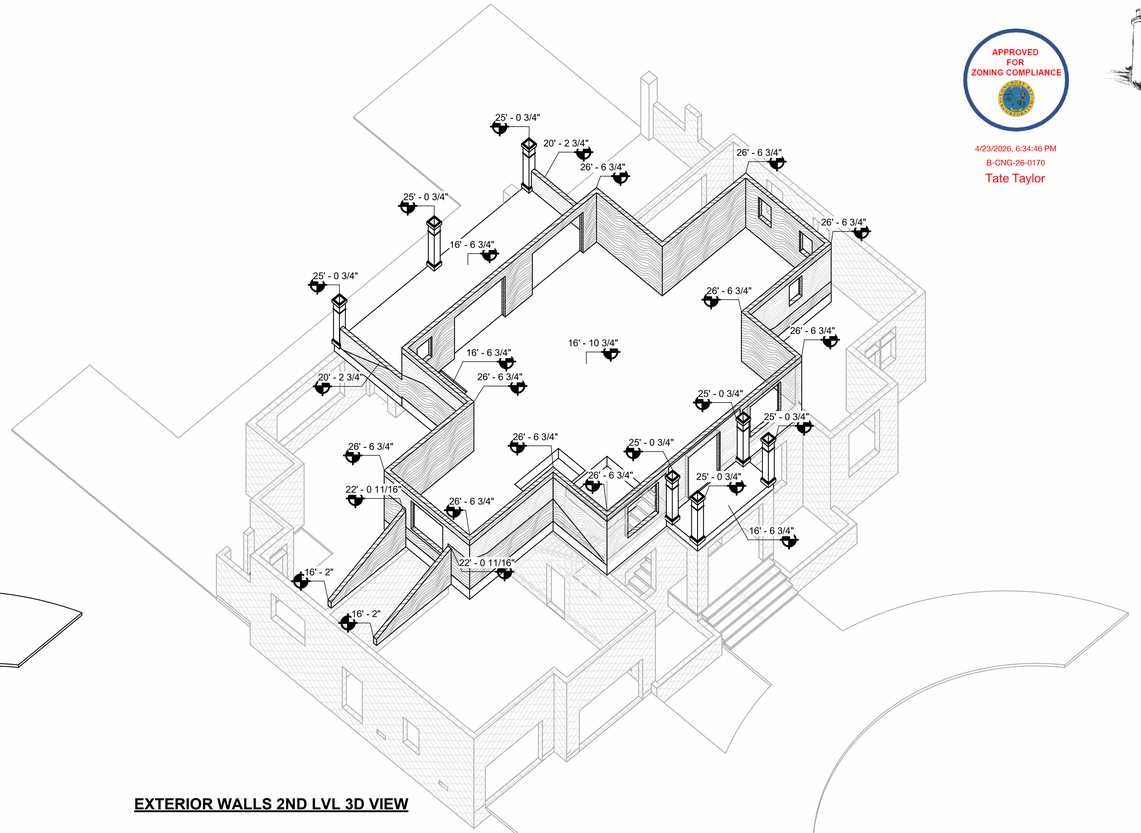
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EXTERIOR WALLS GROUND & 1ST LVL 3D VIEW

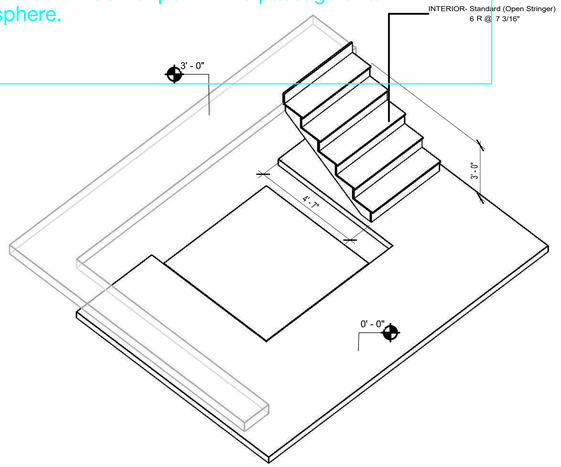


EXTERIOR WALLS 2ND LVL 3D VIEW

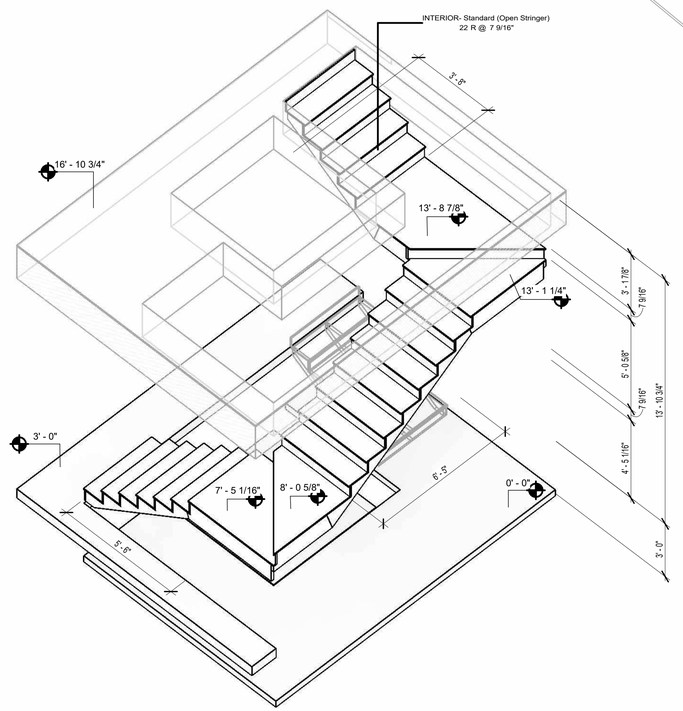
Approval subject to field inspection:

Open stringers are not permitted by the 2023 FBC 8th edition: R311.7.5.1 Risers.

The riser height shall be not more than 73/4 inches (196 mm). The riser height shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.



STAIRS GROUND LVL 3D VIEW



STAIRS 1ST LVL 3D VIEW

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No.	Description	Date

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616 ROUNTREE DRIVE,
LONGBOAT KEY, FL 34228

EXTERIOR WALL & STAIRS ISOMETRICS

PROJECT #: 24-050
SHEET DATE:
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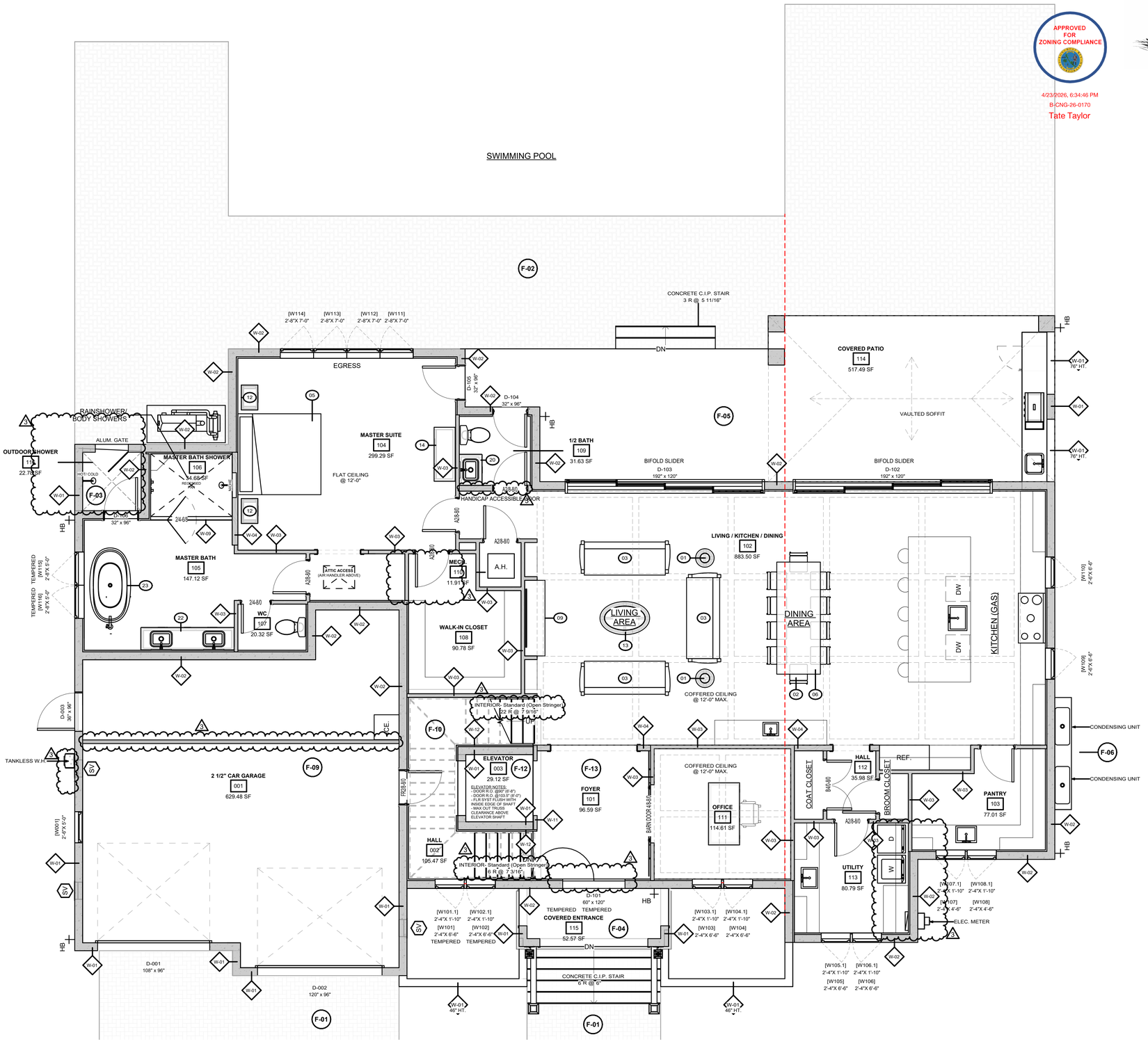
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FLOOR PLAN (NOTES) - 1ST LEVEL

1/4" = 1'-0"

INTERIOR COMPONENTS SCHEDULE - 1ST LVL

TAG	SCHEDULE NAME	COUNT
01	18" DIA. COFFEE TABLE	2
02	CHAIR - BREUER	10
03	87" X 33" 2 SEAT SOFA	3
05	78" X 80" KING BED	1
06	30" X 84" DINING TABLE	1
09	72" MEDIA CONSOLE	1
11	DECK W/ ARMCHAIR	1
12	24"W X 16"D NIGHT STAND	2
13	48" X 32" COFFEE TABLE - OVAL	1
14	52"W X 18"D DRESSER	1
20	30"W X 22"D SINGLE VANITY	1
22	90"W X 22"D DOUBLE VANITY	1
23	72" X 40" FREESTANDING OVAL TUB	1

ROOM SCHEDULE - 1 ST LVL

NAME	NUMBER	AREA	PERIMETER
2 1/2" CAR GARAGE	001	629.48 SF	108' - 3"
HALL	002	105.47 SF	61' - 2 1/2"
ELEVATOR	003	29.12 SF	21' - 7"
FOYER	101	96.59 SF	40' - 1 1/2"
LIVING / KITCHEN / DINING	102	883.50 SF	144' - 10 1/2"
PANTRY	103	77.01 SF	37' - 8"
MASTER SUITE	104	299.29 SF	79' - 8 1/2"
MASTER BATH	105	147.12 SF	56' - 6 1/4"
MASTER BATH SHOWER	106	34.68 SF	23' - 8 1/4"
WC	107	20.32 SF	18' - 4 1/2"
WALK-IN CLOSET	108	90.78 SF	40' - 6 1/2"
1/2 BATH	109	31.63 SF	22' - 6"
MECH.	110	11.91 SF	13' - 9 3/4"
OFFICE	111	114.61 SF	42' - 10"
HALL	112	35.98 SF	24' - 1"
UTILITY	113	80.79 SF	35' - 11 1/2"
COVERED PATIO	114	517.49 SF	125' - 3 1/4"
COVERED ENTRANCE	115	52.57 SF	33' - 4"
OUTDOOR SHOWER	116	22.78 SF	22' - 7 1/8"
MECH.	207	Not Placed	Not Placed

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No.	Description	Date
3	AS BUILT	04-07-26

616 ROUNTREE DRIVE,
LONGBOAT KEY, FL 34228

FLOOR PLAN (NOTES) - GROUND/ 1ST LEVEL

PROJECT #: 24-050
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GENERAL NOTES:

3. DRYER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER.
4. ALL WINDOWS AND DOORS ARE TO BE IMPACT RESISTANT U.N.O.DOUBLE GLAZED, HURRICANE- RATED
5. BUILDING INSULATION SHALL BE AS FOLLOWS:
   i. FRAME WALL - R-19
   ii. F.G. BLOCK WALLS - R-5
   iii. FLOOR SYSTEM - R-16
   iv. ROOF TRUSSES - R-30 OR EQUIVALENT.
6. ALL BATHROOM, BEDROOM AND CLOSET WALLS TO BE INSULATED WITH R-11 BATT INSULATION.
7. PROVIDE TEMPERED GLASS AT ALL SHOWER ENCLOSURES, GLASS IN DOOR UNITS, GLASS WITHIN 24" RADIUS OF DOOR UNITS, AND GLASS WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
8. A/C DRAINS TO BE READILY ACCESSIBLE.
9. MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. SHIM SPACE SHALL BE LIMITED 1/4" MAXIMUM.
10. ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.
11. WATER CLOSETS TO BE 1.6 GALLON.
12. PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETRY AND AS OTHERWISE NEEDED FOR NAILING SUPPORT.
13. ALL FIELD MEASUREMENTS OF EXISTING STRUCTURE APPROXIMATED
14. CONTRACTOR TO VERIFY ALL FLOOR PLANS AND DIMENSIONS PRIOR TO CONSTRUCTION
15. BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORMWATER RUN-OFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT
16. ALL EQUIPMENT (PLUMBING, MECHANICAL & ELECTRICAL) TO BE ELEVATED ABOVE DFE AS REQUIRED PER FEMA TECHNICAL BULLETIN 5.
17. ELEVATORS IN STRUCTURES IN SPECIAL FLOOD HAZARD AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASCE 24-14 IT REQUIRES THAT UTILITIES AND UTILITY EQUIPMENT BE:
18. LOCATED ABOVE THE DFE UNLESS LOCATION BELOW THAT ELEVATION IS SPECIFICALLY ALLOWED IN ASCE 24-14, OR
19. THE EQUIPMENT IS DESIGNED, CONSTRUCTED, AND INSTALLED TO PREVENT FLOODWATERS, INCLUDING ANY BACKFLOW THROUGH THE SYSTEM, FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS; AND INSTALLED AND ANCHORED TO RESIST FLOOD FORCES.
20. ELEVATOR COMPONENTS LOCATED BELOW THE DFE SHOULD BE CONSTRUCTED OF FLOOD DAMAGE-RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING
21. 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
22. NOTE AS PER FBC 702.3.5: AT GARAGE CEILINGS BENEATH HABITABLE STRUCTURES, USE 5/8" TYPE "X" DRYWALL RUNNING PERPENDICULAR TO FRAMING MEMBERS. FRAMING MEMBERS ON CENTER SPACING TO BE 24" MAX. FASTEN WITH NAILS AT 6" O.C. MAX OR SCREWS AT 6" O.C. MAX. USING 1 7/8" LONG 6D COATED NAILS OR EQUIVALENT DRYWALL SCREWS. SCREWS SHALL COMPLY WITH SECTION R702.3.5.1: SCREWS FOR ATTACHING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS TO WOOD FRAMING SHALL BE TYPE W OR TYPE S IN ACCORDANCE WITH ASTM C1002 AND SHALL PENETRATE THE WOOD NOT LESS THAN 5/8 INCH (15.9 MM). BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3 SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.
23. DOORS OPENING FROM A GARAGE TO LIVING SPACE SHALL BE SOLID WOOD DOORS OR A SOLID OR HONEYCOMB STEEL DOOR NOT LESS THAN 1 3/8 INCHES IN THICKNESS OR A 20 MINUTE FIRE DOOR
24. ELEVATOR COMPONENTS LOCATED BELOW DFE TO BE CONSTRUCTED OF FLOOD DAMAGE RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING AND ARE EQUIPPED WITH CONTROLS TO PREVENT CAB FROM DESCENDING INTO FLOODWATERS - FBC 2023 - BUILDING - 107.2.1
25. BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3 SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.

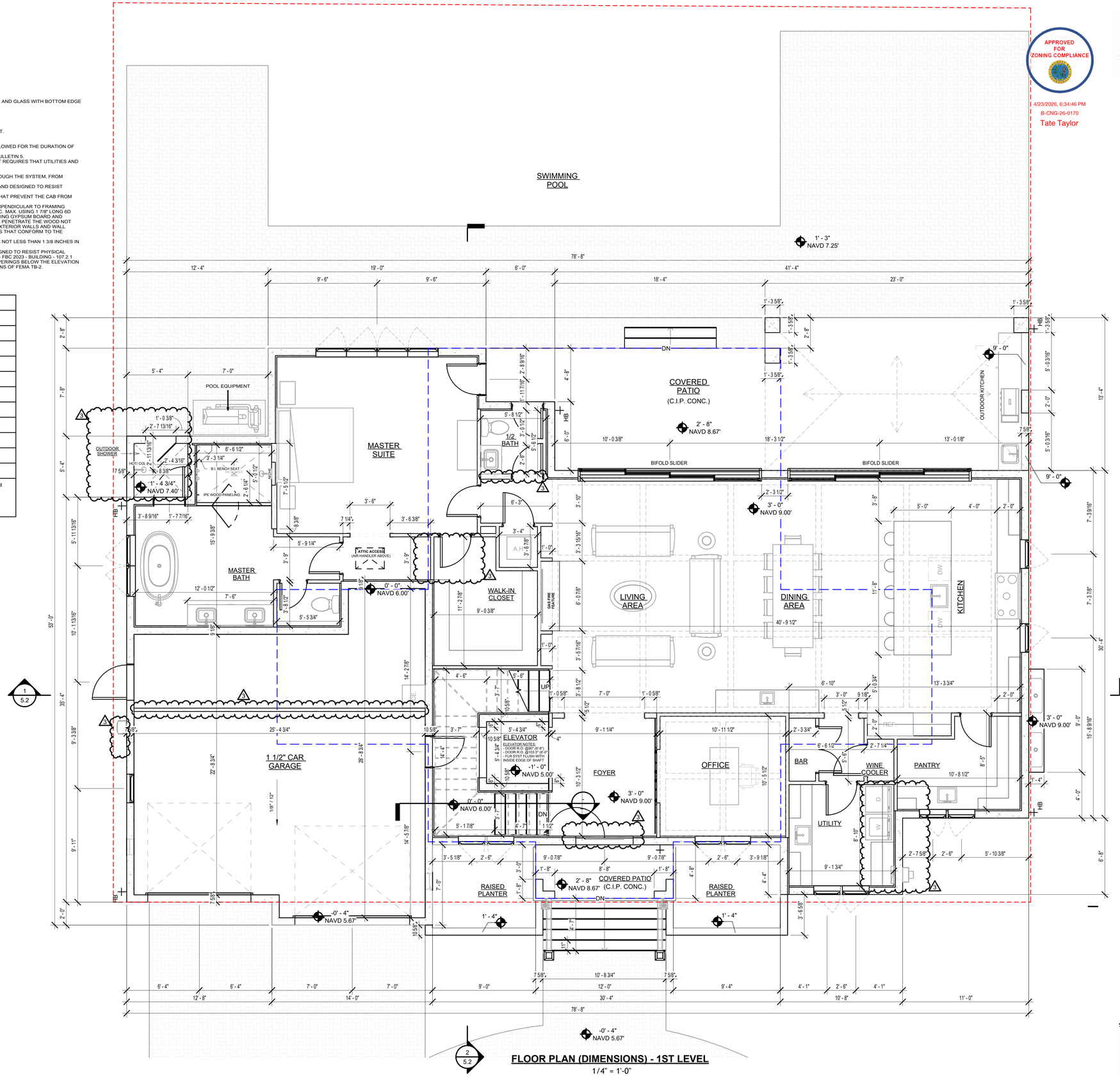
WALL LEGEND		
	W-01	8" CMU (SCALED ON PLANS AS 7 5/8")
	W-02	8" CMU W/ FURRING (SCALED ON PLANS AS 7 5/8")
	W-03	2X4 WOOD FRAMED
	W-04	2X6 WOOD FRAMED
	W-05	2X6 WOOD FRAMED W/ 1/2" SHEATHING
	W-06	2X6 WOOD FRAMED W/ 1/2" SHEATHING (BOTH SIDES)
	W-07	2X8 WOOD FRAMED
	W-08	2X8 WOOD FRAMED W/ 1/2" SHEATHING
	W-09	GLASS ENCLOSURE (NO CURB)
	W-10	GLASS ENCLOSURE (W/ CURB)

NOTE: SEE S. SHEETS FOR ADDITIONAL WALL ASSEMBLY INFO

NOTE: THE FOLLOWING SYMBOLS ARE USED TO REPRESENT ROOM BOUNDING TRUSS WEBBS, AND MAY APPEAR SIMILAR TO WALLS:

TRUSS - VERTICAL WEBB (GABLE END)

TRUSS - VERTICAL WEBB (ROOM OPENING)



1 / 5.2

2 / 5.2

FLOOR PLAN (DIMENSIONS) - 1ST LEVEL

1/4" = 1'-0"

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No.	Description	Date
3	AS BUILT	04-07-26

616 ROUNTREE DRIVE,
LONGBOAT KEY, FL 34228

FLOOR PLAN (DIMENSIONS) - GROUND/ 1ST LEVEL

PROJECT #: 24-050
SHEET DATE:
DRAWN BY: AJB

2.1

SCALE 1/4" = 1'-0"

SUGGESTION BOX

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Debra Klahr

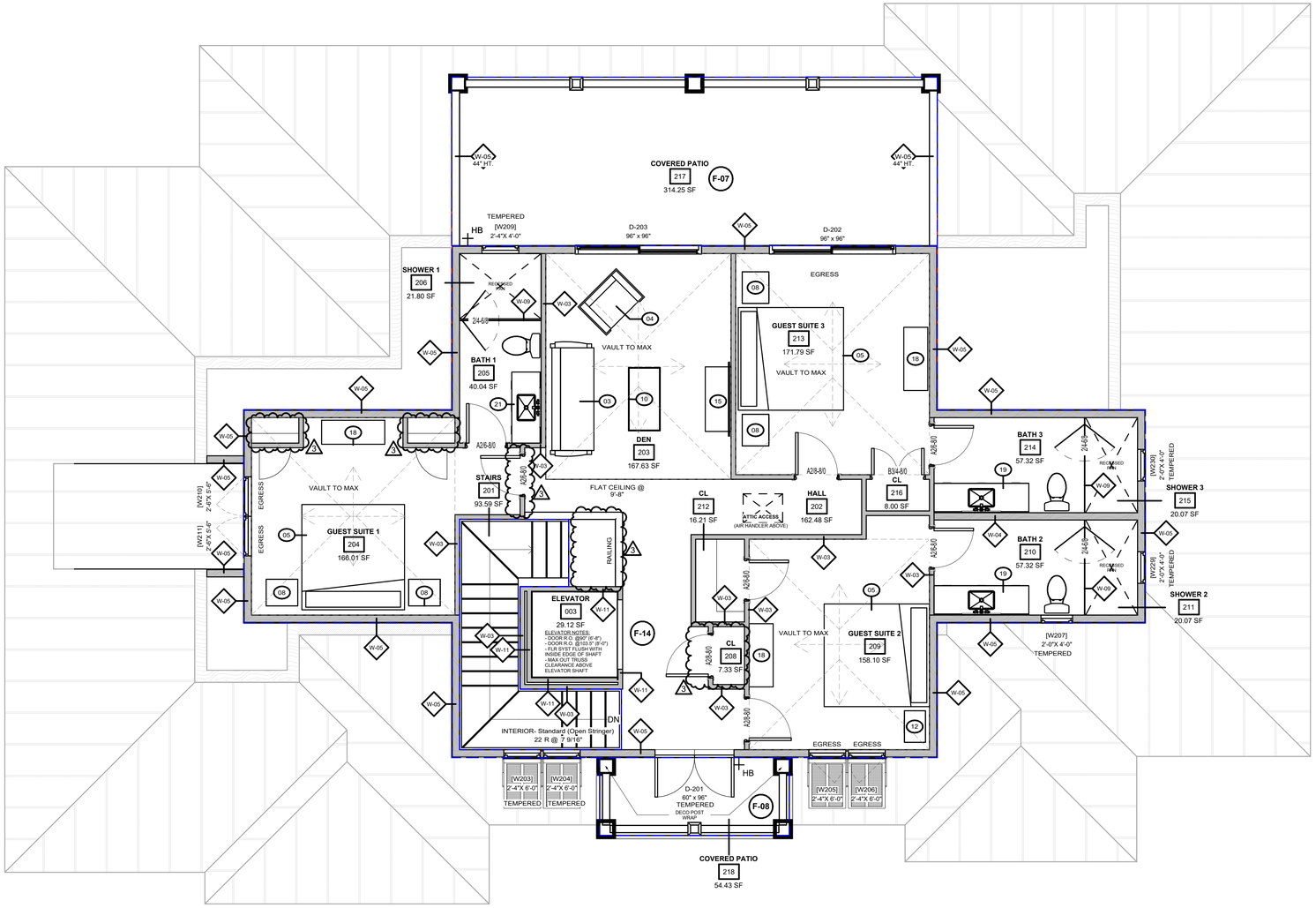
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INTERIOR COMPONENTS SCHEDULE - 2ND LVL		
TAG	SCHEDULE NAME	COUNT
03	87" X 33" 2 SEAT SOFA	1
04	CHAIR - CORBU	1
05	78" X 80" KING BED	3
08	24"W X 16"D NIGHT STAND	4
10	60" X 36" COFFEE TABLE	1
12	24"W X 16"D NIGHT STAND	1
15	48" MEDIA CONSOLE	1
18	48" W X 18" D DRESSER	3
19	72"W X 22"D SINGLE VANITY	2
21	54"W X 22"D SINGLE VANITY	1

ROOM SCHEDULE - 2ND LVL			
NAME	NUMBER	AREA	PERIMETER
STAIRS	201	93.59 SF	55' - 8 11/16"
HALL	202	162.48 SF	87" - 7 5/8"
DEN	203	167.63 SF	51' - 11 7/16"
GUEST SUITE 1	204	166.01 SF	59' - 0 1/4"
BATH 1	205	40.04 SF	25' - 10"
SHOWER 1	206	21.80 SF	18' - 9 1/4"
CL	208	7.33 SF	11' - 4"
GUEST SUITE 2	209	158.10 SF	52' - 5 3/4"
BATH 2	210	57.32 SF	31' - 1"
SHOWER 2	211	16.21 SF	18' - 8 1/2"
CL	212	16.21 SF	18' - 8 1/2"
GUEST SUITE 3	213	171.79 SF	52' - 6 1/2"
BATH 3	214	57.32 SF	31' - 1"
SHOWER 3	215	20.07 SF	18' - 8 1/2"
CL	216	8.00 SF	12' - 0"
COVERED PATIO	217	314.25 SF	83' - 10 13/16"
COVERED PATIO	218	54.43 SF	34' - 4 5/8"



FLOOR PLAN (NOTES) - 2ND LEVEL

1/4" = 1'-0"

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CONSULTANT:
ADDRESS:
PHONE:
E-MAIL:

CONSULTANT:
ADDRESS:
PHONE:
E-MAIL:

No.	Description	Date
3	AS BUILT	04-07-26

616 ROUNTREE DRIVE.
LONGBOAT KEY, FL 34228

FLOOR PLAN (NOTES) - 2ND LEVEL

PROJECT #: 24-050

SHEET DATE:

DRAWN BY: AJB

3.0

SCALE As indicated

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GENERAL NOTES:

1. DRYER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER.
2. ALL WINDOWS AND DOORS ARE TO BE IMPACT RESISTANT U.N.O.DOUBLE GLAZED, HURRICANE- RATED
3. BUILDING INSULATION SHALL BE AS FOLLOWS:
   i. FRAME WALL - R-19
   ii. F.G. BLOCK WALLS - R-5
   iii. FLOOR SYSTEM - R-16
   iv. ROOF TRUSSES - R-30 OR EQUIVALENT
4. ALL BATHROOM, BEDROOM AND CLOSET WALLS TO BE INSULATED WITH R-11 BATT INSULATION.
5. PROVIDE TEMPERED GLASS AT ALL SHOWER ENCLOSURES, GLASS IN DOOR UNITS, GLASS WITHIN 24" RADIUS OF DOOR UNITS, AND GLASS WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
6. A/C DRAINS TO BE READILY ACCESSIBLE.
7. MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. SHIM SPACE SHALL BE LIMITED 1/4" MAXIMUM.
8. ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.
9. WATER CLOSETS TO BE 1.6 GALLON.
10. PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETRY AND AS OTHERWISE NEEDED FOR NAILING SUPPORT.
11. ALL FIELD MEASUREMENTS OF EXISTING STRUCTURE APPROXIMATED
12. CONTRACTOR TO VERIFY ALL FLOOR PLANS AND DIMENSIONS PRIOR TO CONSTRUCTION
13. BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORMWATER RUN-OFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT
14. ALL EQUIPMENT (PLUMBING, MECHANICAL & ELECTRICAL) TO BE ELEVATED ABOVE DFE AS REQUIRED PER FEMA TECHNICAL BULLETIN 5.
15. ELEVATORS IN STRUCTURES IN SPECIAL FLOOD HAZARD AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASCE 24-14 IT REQUIRES THAT UTILITIES AND UTILITY EQUIPMENT BE:
16. LOCATED ABOVE THE DFE UNLESS LOCATION BELOW THAT ELEVATION IS SPECIFICALLY ALLOWED IN ASCE 24-14, OR
17. THE EQUIPMENT IS DESIGNED, CONSTRUCTED, AND INSTALLED TO PREVENT FLOODWATERS, INCLUDING ANY BACKFLOW THROUGH THE SYSTEM, FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS; AND INSTALLED AND ANCHORED TO RESIST FLOOD FORCES.
18. ELEVATOR COMPONENTS LOCATED BELOW THE DFE SHOULD BE CONSTRUCTED OF FLOOD DAMAGE-RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING
19. 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
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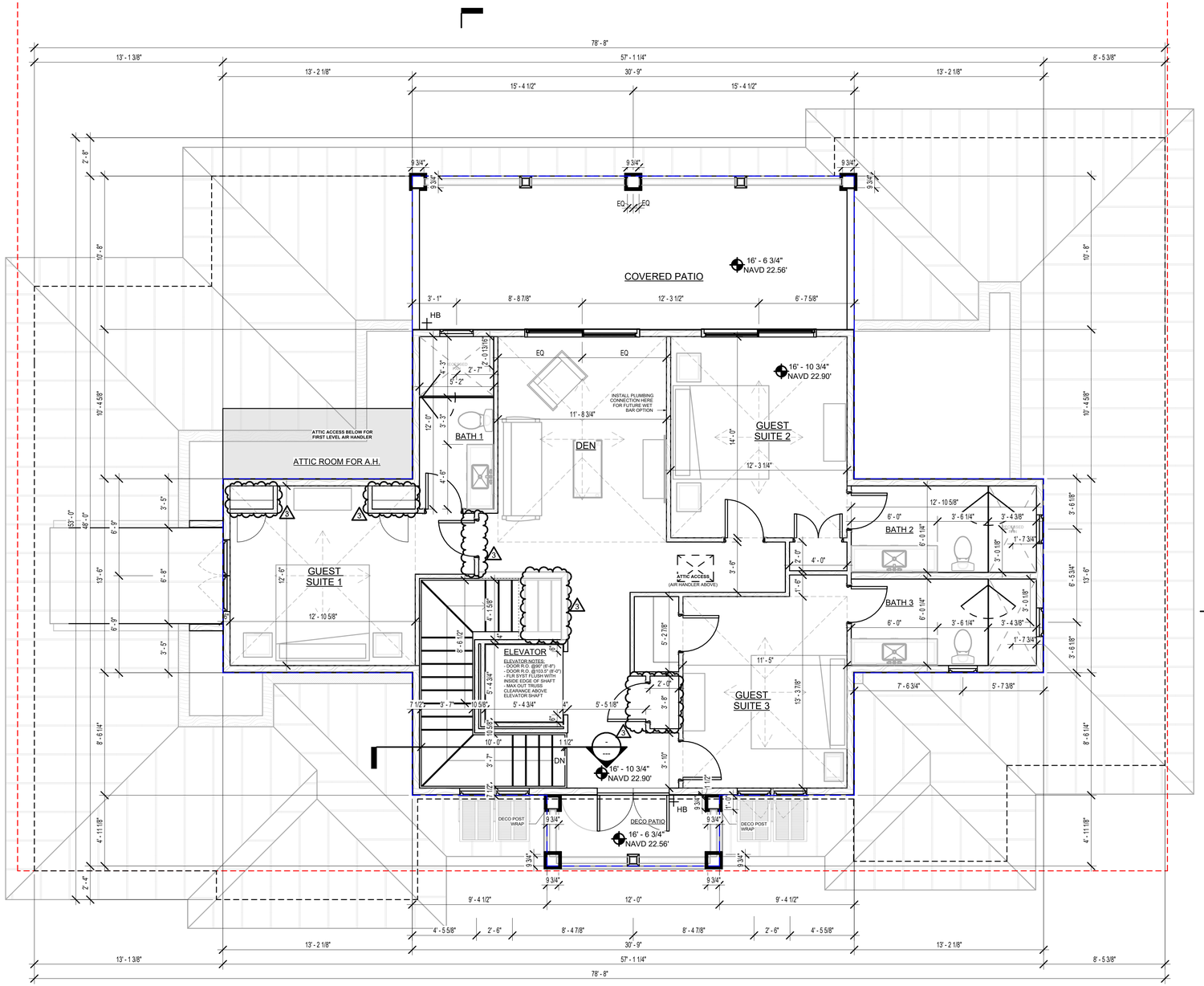
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NOTE: SEE S. SHEETS FOR ADDITIONAL WALL ASSEMBLY INFO

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TRUSS - VERTICAL WEBB (GABLE END)

TRUSS - VERTICAL WEBB (ROOM OPENING)



1 / 5.2

2 / 5.2

FLOOR PLAN (DIMENSIONS) - 2ND LEVEL

1/4" = 1'-0"

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No.	Description	Date
3	AS BUILT	04-07-26

616 ROUNTREE DRIVE,
LONGBOAT KEY, FL 34228

FLOOR PLAN (DIMENSIONS) - 2ND LEVEL

PROJECT #: 24-050

SHEET DATE:

DRAWN BY: AJB

3.1

SCALE 1/4" = 1'-0"

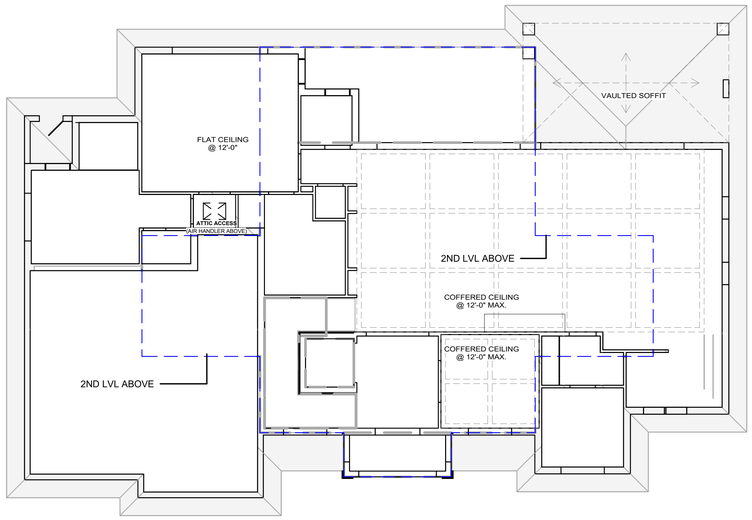
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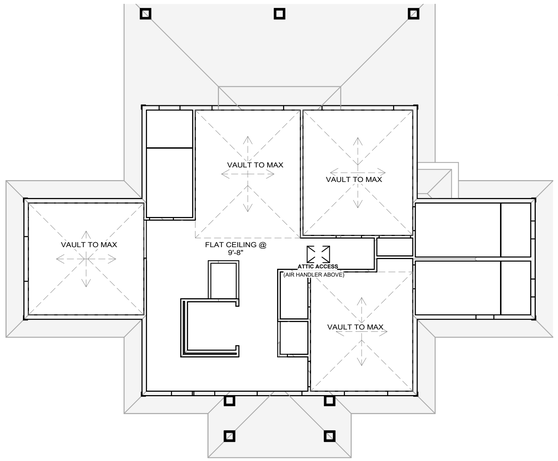
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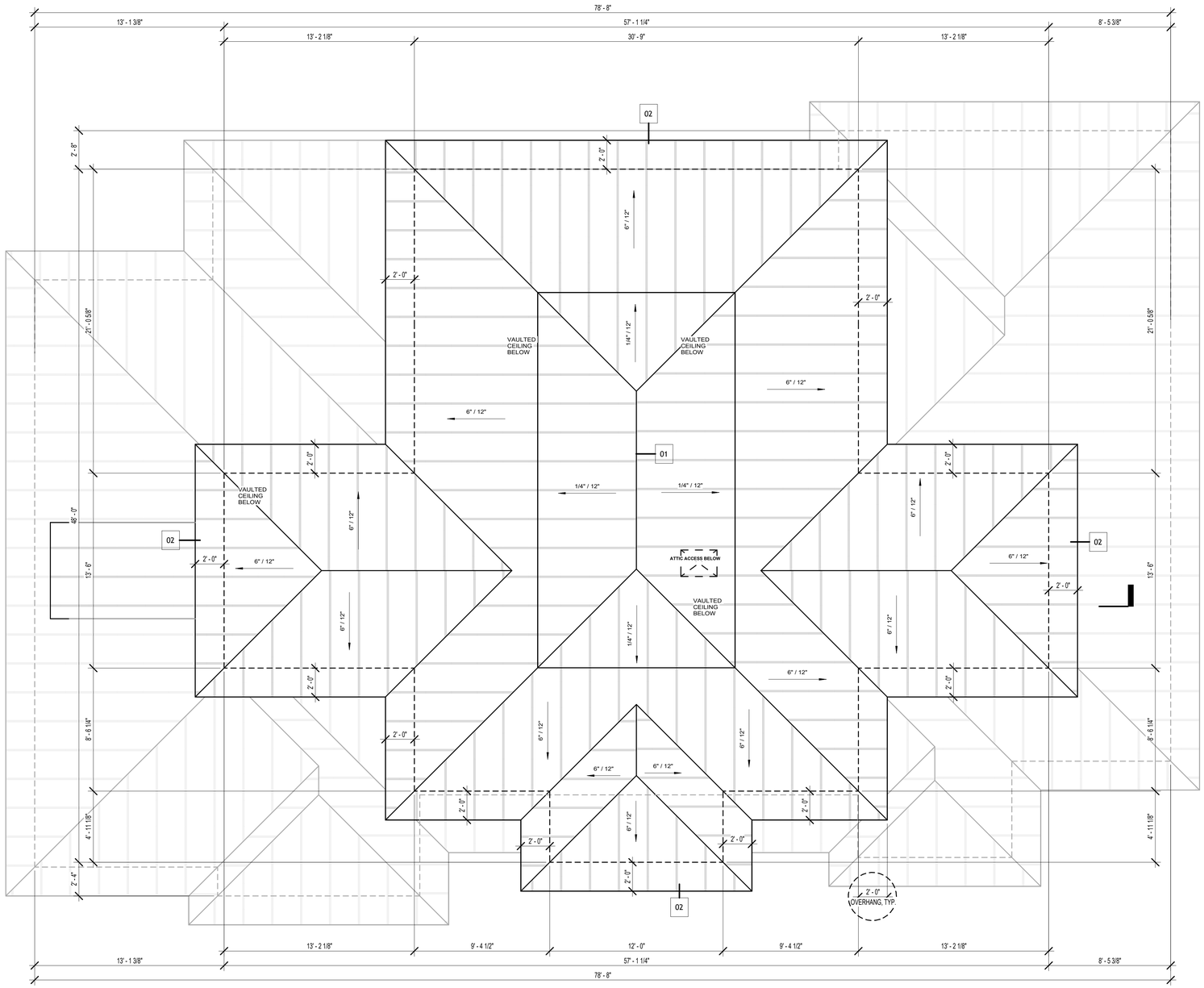


1ST LVL CEILING PLAN
1/8" = 1'-0"



2ND LVL CEILING PLAN
1/8" = 1'-0"

1
5.2



ROOF PLAN - 2ND LVL
1/4" = 1'-0"

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CONSULTANT:
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PHONE:
E-MAIL:

No.	Description	Date

616 ROUNTREE DRIVE,
LONGBOAT KEY, FL 34228

ROOF PLAN & REFLECTED CEILING PLAN

PROJECT #: 24-050
SHEET DATE:
DRAWN BY: AJB

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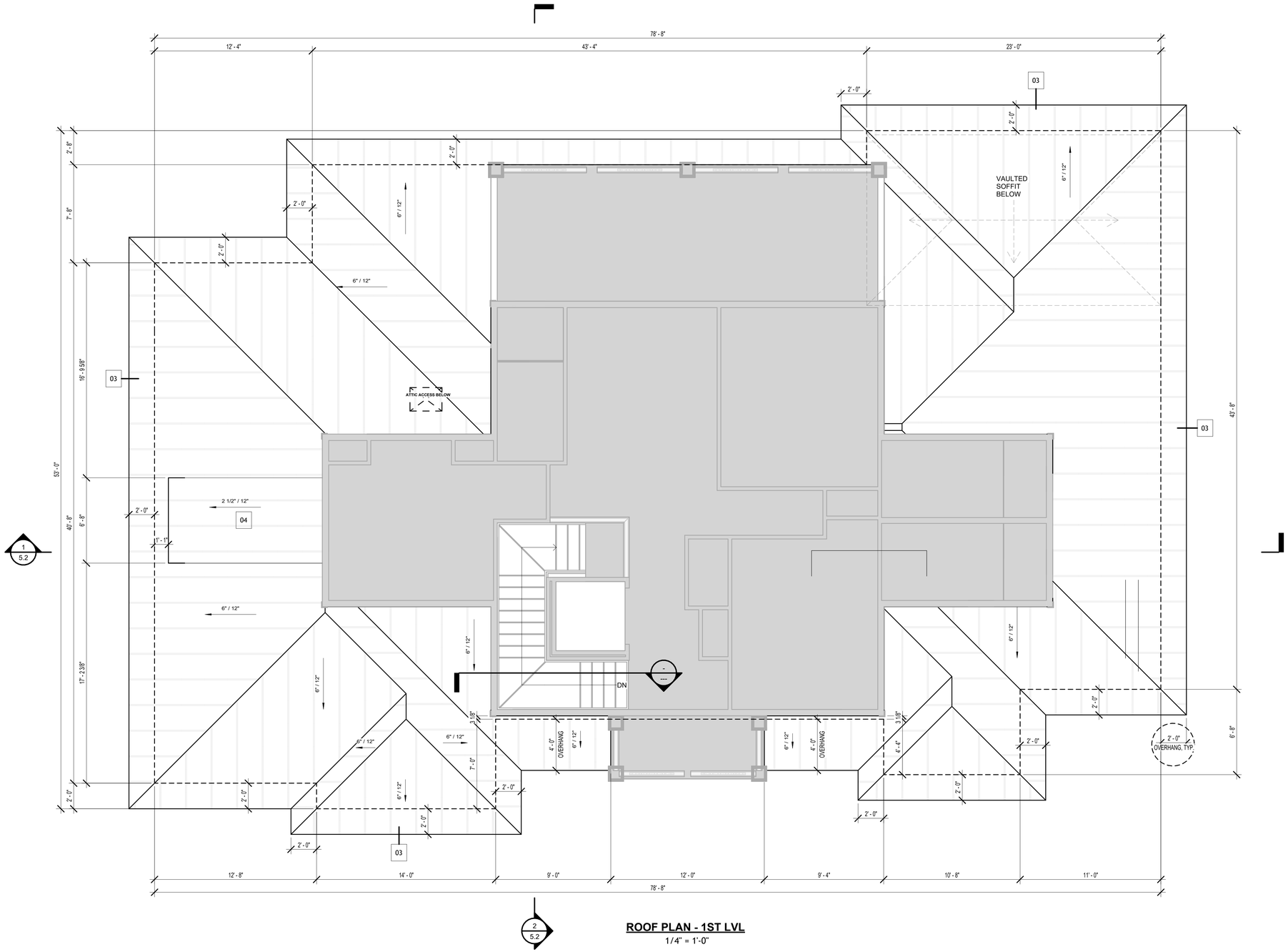
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ROOF PLAN - 1ST LVL
1/4" = 1'-0"

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No.	Description	Date

616 ROUNTREE DRIVE. LONGBOAT KEY, FL 34228

ROOF PLAN (CONT.)

PROJECT #: 24-050
SHEET DATE:
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4.1

SCALE 1/4" = 1'-0"

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FRONT (N) ELEVATION
1/4" = 1'-0"



REAR (S) ELEVATION
1/4" = 1'-0"

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E-MAIL:

No.	Description	Date

616 ROUNTREE DRIVE.
LONGBOAT KEY, FL 34228

ELEVATIONS

PROJECT #: 24-050
SHEET DATE:
DRAWN BY: AJB

5.0

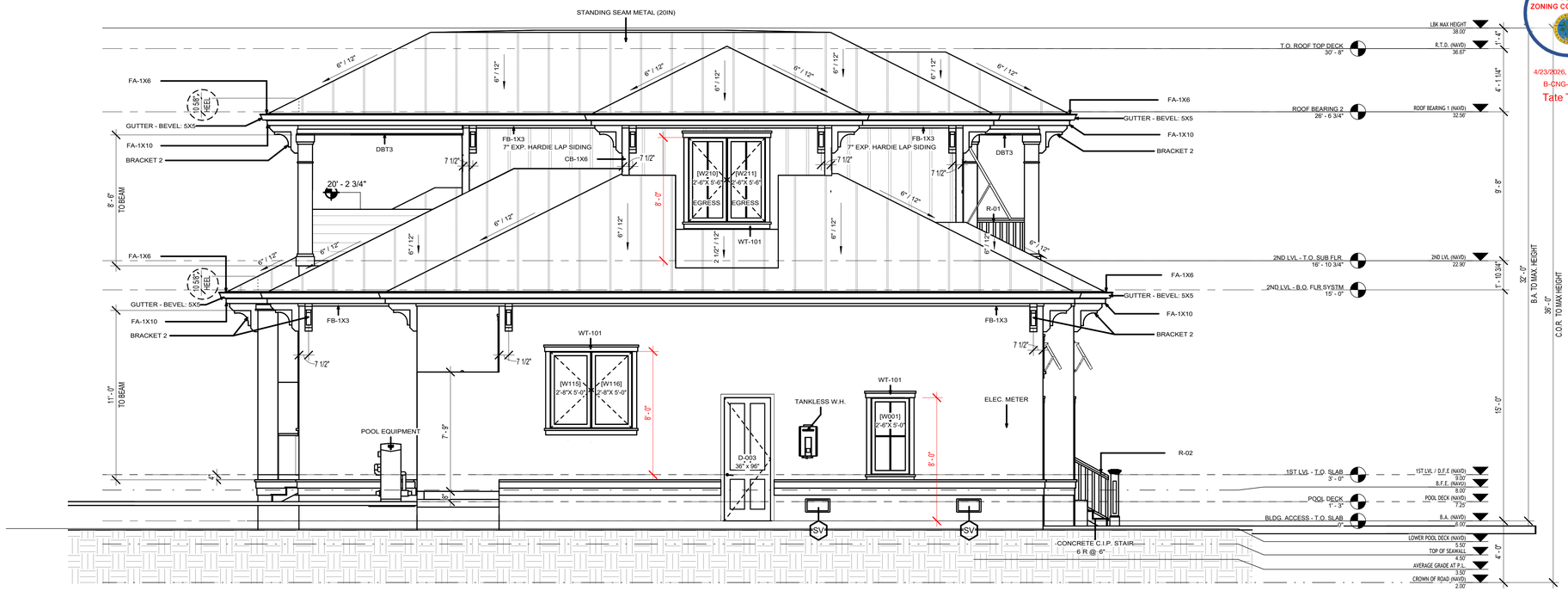
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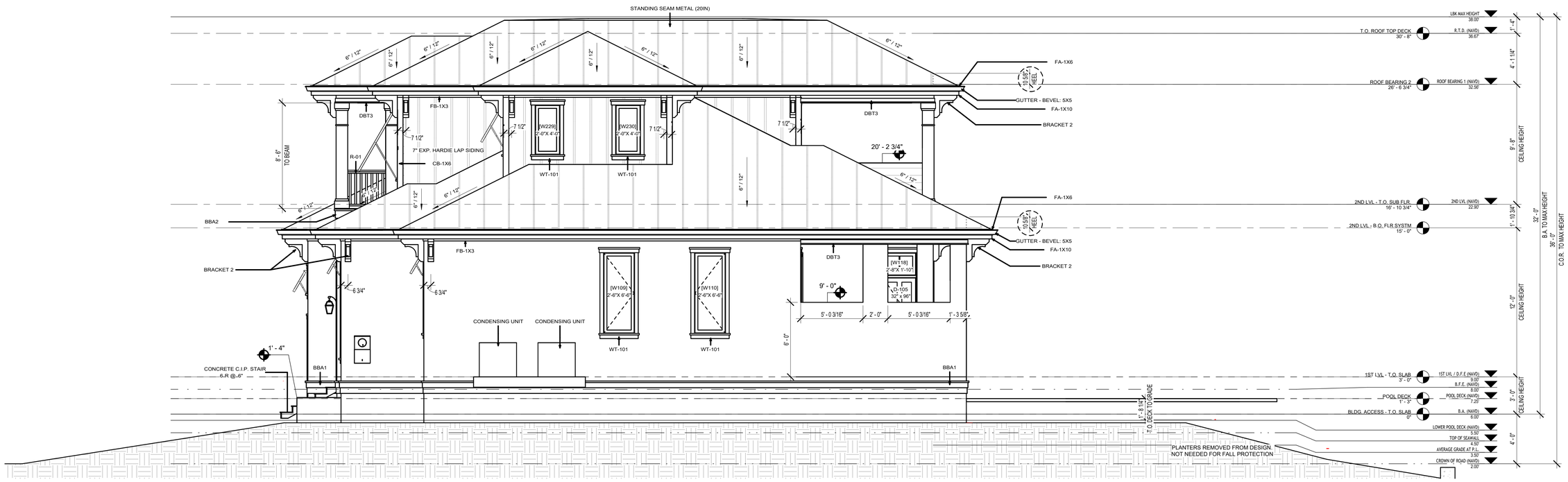
REVIEWED FOR CODE COMPLIANCE
PLAN CHANGE APPROVED
4/24/2026, 11:15:48 AM
B-CNG-26-0170
Debra Klahr

MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS WILL BE DEFERRED TO FIELD INSPECTORS
4/24/2026, 11:15:56 AM
B-CNG-26-0170

APPROVED FOR ZONING COMPLIANCE
4/23/2026, 6:34:46 PM
B-CNG-26-0170
Tate Taylor



LEFT (E) ELEVATION
1/4" = 1'-0"



RIGHT (W) ELEVATION
1/4" = 1'-0"

SUGGESTION BOX

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HOME DESIGN

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Certificate of Authorization #33790

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CONSULTANT:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL:

No.	Description	Date

616 ROUNTREE DRIVE,
LONGBOAT KEY, FL 34228

ELEVATIONS (CONT.)

PROJECT #: 24-050
SHEET DATE:
DRAWN BY: AJB

5.1

SCALE As indicated

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REVIEWED FOR CODE COMPLIANCE

PLAN CHANGE APPROVED

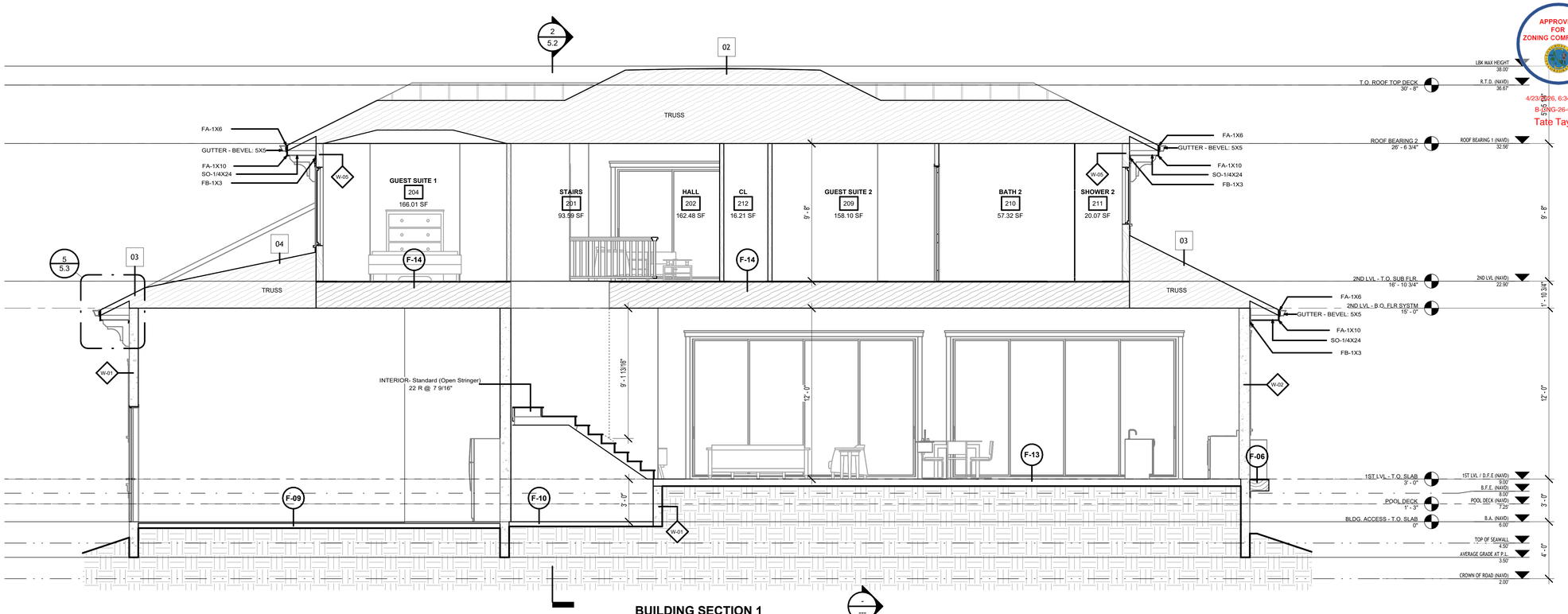
4/24/2026, 11:15:48 AM
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Debra Klahr

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

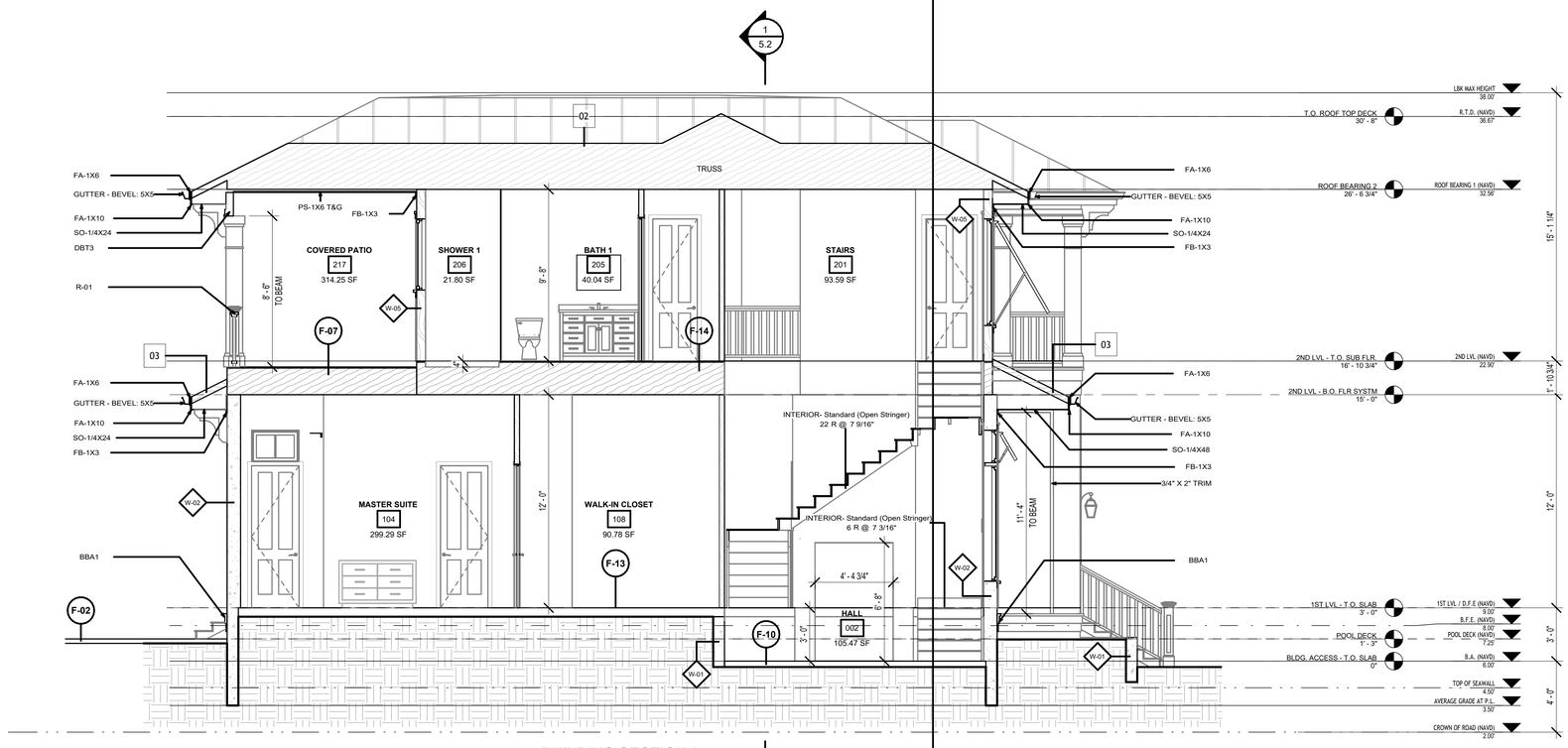
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APPROVED FOR ZONING COMPLIANCE

4/23/2026, 6:34:46 PM
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Tate Taylor



BUILDING SECTION 1
1/4" = 1'-0"



BUILDING SECTION 2
1/4" = 1'-0"

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CONSULTANT:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL:

No.	Description	Date
1		
2		
3		
4		
5		

616 ROUNTREE DRIVE.
LONGBOAT KEY, FL 34228

SECTIONS

PROJECT #: 24-050
SHEET DATE:
DRAWN BY: AJB

5.2

SCALE 1/4" = 1'-0"

PRINT DATE: 04/21/26 3:48:10 PM (IF OLDER THAN 60 DAYS, DO NOT SUBMIT FOR PERMIT REVIEW. RETURN PLANS TO B.H.D. TO ENSURE CODE COMPLAINCE)

SUGGESTION BOX

CORNER BOARD MATERIAL TAKEOFF							
TAG	BOARD SIZE	TOTAL LENGTH	/ 8'	/ 12'	/ 16'	/ 18'	/ 20'
CB-1X6	1" X 6"	3' - 0 13/16"	0.4	0.3	0.2	0.2	0.2
CB-1X6	1" X 6"	3' - 1"	0.4	0.3	0.2	0.2	0.2
CB-1X6	1" X 6"	5' - 3 3/8"	0.7	0.4	0.3	0.3	0.3
CB-1X6	1" X 6"	5' - 4 13/16"	0.7	0.5	0.3	0.3	0.3
CB-1X6	1" X 6"	5' - 5 7/8"	0.7	0.5	0.3	0.3	0.3
CB-1X6	1" X 6"	6' - 5 3/8"	0.8	0.5	0.4	0.4	0.3
CB-1X6	1" X 6"	8' - 6"	1.1	0.7	0.5	0.5	0.4
CB-1X6	1" X 6"	8' - 7 7/16"	1.1	0.7	0.5	0.5	0.4

REVIEWED FOR CODE COMPLIANCE
MECHANICAL ELECTRICAL PLUMBING STRUCTURAL
WILL BE DEFERRED TO FIELD INSPECTION
PLAN CHANGE APPROVED
4/24/2026, 11:15:48 AM
B-CNG-26-0170

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B-CNG-26-0170
Debra Klahr

FRIEZE BOARD MATERIAL TAKEOFF							
TAG	BOARD SIZE	TOTAL LENGTH	/ 8'	/ 12'	/ 16'	/ 18'	/ 20'
FB-1X3	1" X 3"	10' - 8"	1.3	0.9	0.7	0.6	0.5
FB-1X3	1" X 3"	10' - 9"	1.3	0.9	0.7	0.6	0.5
FB-1X3	1" X 3"	11' - 4"	1.4	0.9	0.7	0.6	0.6
FB-1X3	1" X 3"	30' - 1"	3.8	2.5	1.9	1.7	1.5
FB-1X3	1" X 3"	57' - 3"	7.2	4.8	3.6	3.2	2.9
FB-1X3	1" X 3"	332' - 10"	41.6	27.7	20.8	18.5	16.6

BAND BOARD (FLOORS) MATERIAL TAKE OFF							
TAG	BOARD SIZE	TOTAL LENGTH	/ 8'	/ 12'	/ 16'	/ 18'	/ 20'
BBA1	(ASSEMBLY)	21' - 4"	2.7	1.8	1.3	1.2	1.1
BBA2	(ASSEMBLY)	21' - 10 1/4"	2.7	1.8	1.4	1.2	1.1
DBT3	(ASSEMBLY)	63' - 4"	7.9	5.3	4.0	3.5	3.2
DBT3	(ASSEMBLY)	52' - 1"	6.5	4.3	3.3	2.9	2.6
DBT3	(ASSEMBLY)	21' - 10 1/4"	2.7	1.8	1.4	1.2	1.1

BAND BOARD (WALLS) MATERIAL TAKE OFF							
TAG	BOARD SIZE	TOTAL LENGTH	/ 8'	/ 12'	/ 16'	/ 18'	/ 20'
BBA1	(ASSEMBLY)	216' - 8 1/2"	27.1	18.1	13.5	12.0	10.8
BBA1	(ASSEMBLY)	9' - 0"	1.1	0.8	0.6	0.5	0.5

OVERHANG SOFFIT MATERIAL TAKEOFF								
TAG	PANEL SIZE	TOTAL LENGTH	/ 8'	/ 12'	/ 16'	/ 18'	/ 20'
SO-1/4X24	1/4" X 24"	491' - 10"	61.5	41.0	30.7	27.3	24.6
SO-1/4X48	1/4" X 48"	14' - 4"	1.8	1.2	0.9	0.8	0.7

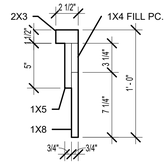
FASCIA MATERIAL TAKEOFF							
TAG	BOARD SIZE	TOTAL LENGTH	/ 8'	/ 12'	/ 16'	/ 18'	/ 20'
FA-1X6	1" X 6"	499' - 2"	62.4	41.6	31.2	27.7	25.0
FA-1X10	1" X 10"	498' - 2"	62.3	41.5	31.1	27.7	24.9

COVERED PATIO MATERIAL TAKEOFF	
TAG	AREA
PS-1X6 T&G	949.90 SF
Grand total: 9	949.90 SF

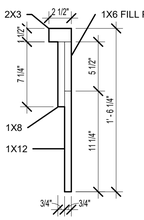
RAILING SCHEDULE	
TYPE MARK	LENGTH
R-01	43' - 4 1/2"
R-02	20' - 10 3/4"

WINDOW TRIM TAKEOFF				
TAG	DESCRIPTION	HEIGHT	WIDTH	COUNT
WT-101	Exterior Trim - Window Trim - WT-100: WT-101 - 1"x4" Casing, 5/4"x4" Head Casing,1 1/2"x4" Sill	4' - 0"	2' - 8"	18
Grand total: 18				

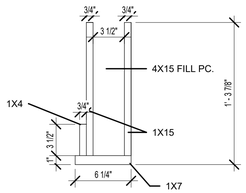
DOOR TRIM TAKEOFF				
TAG	DESCRIPTION	HEIGHT	WIDTH	COUNT
DT-101	Exterior Trim - Door Trim - DT-100: DT-101 - 1"x4" Casing, 5/4"x4" Head Casing	6' - 8"	2' - 8"	4
DT-101	Exterior Trim - Door Trim - DT1: DT-101 - 1"x4" Casing, 5/4"x4" Head Casing 2	6' - 8"	2' - 8"	4
DT-101	Exterior Trim - Door Trim - DT1: DT-101 - 1"x4" Casing, 5/4"x4" Head Casing	6' - 8"	2' - 8"	9
Grand total: 17				



BAND BOARD ASSEMBLY (BBA1)
1 1/2" = 1'-0"



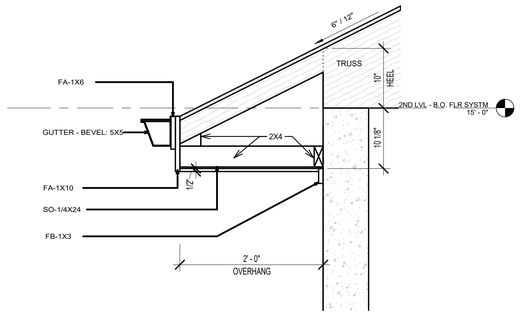
BAND BOARD ASSEMBLY (BBA2)
1 1/2" = 1'-0"



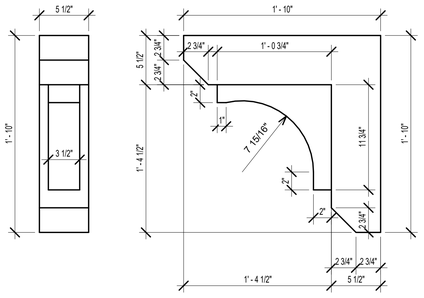
DECK BEAM (DBT3)
1 1/2" = 1'-0"



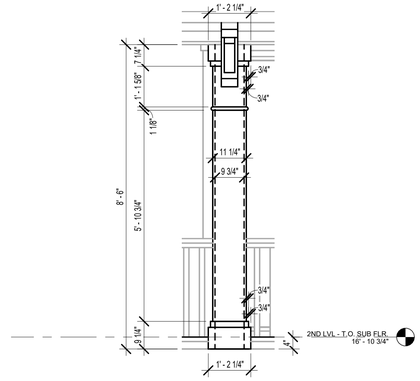
CORNER BOARD (CB-1X6)
1 1/2" = 1'-0"



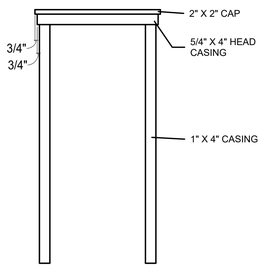
OVERHANG DETAIL
1" = 1'-0"



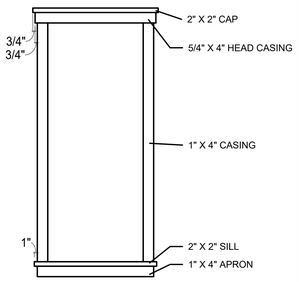
BRACKET 2
1 1/2" = 1'-0"



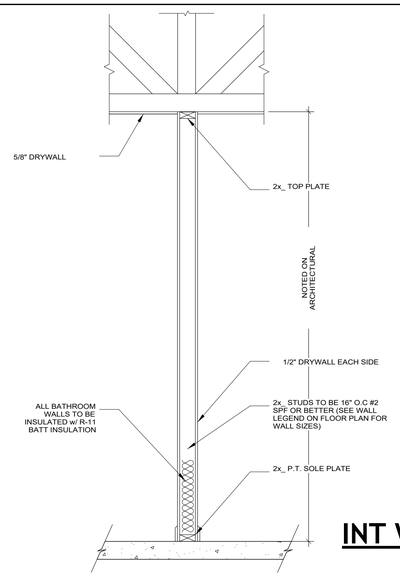
REAR ELEVATION - CALLOUT 1
1/2" = 1'-0"



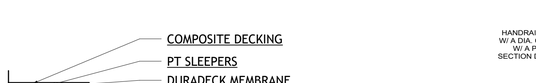
DOOR TRIM (DT-101)
1/2" = 1'-0"



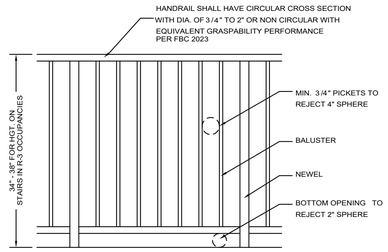
WINDOW TRIM (WT-101)
1/2" = 1'-0"



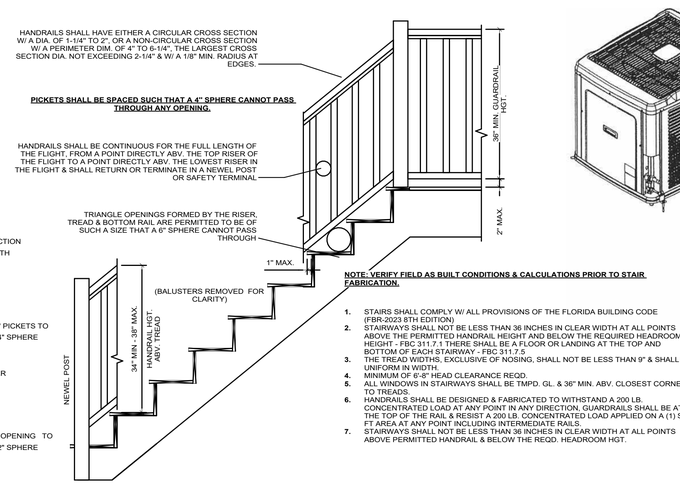
INT WALL DETAIL



DETAILS - DRIED IN DECK

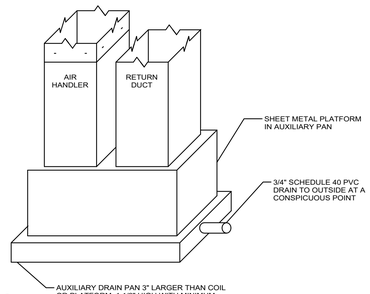


DETAILS - HANDRAIL



DETAILS - STAIR DETAIL

CONDENSER TIE DOWN



AUXILIARY DRAIN PANS SHQLL BE INSTALLED UNDER ALL COILS CONTAINS A LIGUID OR GAS ON WHICH CONDENSATION WILL OCCUR OR UNITS CONTAINING COILS (EXCEPT AS DESCRIBED IN M304.8.6.2) LOCATED IN ATTIC SPACES, SUSPENDED CEILING SPACES, FURRED SPACES OR ANY AREA WHERE DAMAGE COULD OCCUR TO THE BUILDING, BUILDING CONTENTS, OR BUILDING OCCUPANTS DUE TO AN OVERFLOW OF THE EQUIPMENT DRAIN PAN OR A STORAGE IN THE CONDENSATE DRAIN PIPING. AUXILIARY PANS SHALL HAVE A MIN. DEPTH OF 1 1/2" (38 MM) AND SHALL BE NOT LESS THAN 3" (76 MM) LARGER THAN UNIT OR COIL DIMENSIONS IN WIDTH AND LENGTH AND SHALL BE CONSTRUCTED OF NOT LESS THAN 0.0276" (0.7 MM) GALV. SHEET STEEL. A SEPARATE DRAIN LINE OF NOT LESS THAN 3/4" (19 MM) PIPE SIZE OR 7/8" (22.2 MM) TUBING SIZE SHALL BE EXTENDED FROM THIS PAN TERMINATING AT A CONSPICUOUS POINT TO SERVE AS AN ALARM THAT THE REGULAR DRAIN IS RESTRICTED.

SUGGESTION BOX

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ADDRESS:
ADDRESS:
PHONE:
E-MAIL:

No.	Description	Date

616 ROUNTREE DRIVE,
LONGBOAT KEY, FL 34228

ARCH DETAILING

PROJECT #: 24-050
SHEET DATE:
DRAWN BY: AJB

5.3

SCALE As indicated

PRINT DATE: 04/21/26 3:48:18 PM (IF OLDER THAN 60 DAYS, DO NOT SUBMIT FOR PERMIT REVIEW. RETURN PLANS TO B.H.D. TO ENSURE CODE COMPLAINCE)

GENERAL ELECTRICAL NOTES (APPLIES TO ALL DRAWINGS)

1. CODE:
   A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND COMPLY WITH NEC 2020 AND NFPA 70.
   B. ALL ELECTRICAL EQUIPMENT SHALL BE UL LISTED.
   FLOOD ZONE REQUIREMENTS/ STATE PERMITTING:
   A. ALL ELECTRIC TO BE MOUNTED ABOVE D.F.E.
   B. NO ELECTRICAL DEVICES WILL BE MOUNTED ON BREAKAWAY WALLS.
   C. COORDINATE ALL EXTERIOR LIGHTING WITH APPROVED STATE OF FLORIDA DEP PERMIT.
   COORDINATION BETWEEN TRADES:
   A. COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES AS REQUIRED. CONNECTIONS FROM EQUIPMENT TO DISCONNECTS TO BE PROVIDED BY EACH RESPECTIVE TRADE (I.E. HVAC, PLUMBING, ETC).
   B. COORDINATE WITH OTHER TRADES FOR EXACT LOCATIONS OF ALL MOTORS AND OTHER EQUIPMENT TO BE INSTALLED AND/OR WIRED UNDER THIS DIVISION BUT FURNISHED UNDER ANOTHER DIVISION OF THE SPECIFICATIONS.
   C. COORDINATE WITH/ OWNER FOR EXACT LOCATIONS AND LOAD REQUIREMENTS FOR APPLIANCES.
   COORDINATION WITH OWNER: CONTRACTOR TO COORDINATE WALK-THRU WITH OWNER, CONTRACTOR AND ELECTRICIAN PRIOR TO ROUGH IN OF ELECTRICAL AND PRIOR TO INSTALLING FINISHES. ALL FIXTURES, DEVICES AND ELECTRICAL FINISHES NOT SPECIFIED TO BE SELECTED BY OWNER.
   A. COORDINATE TELEPHONE SYSTEM INSTALLATION WITH OWNER'S REQUIREMENTS.
   B. COORDINATE SOUND SYSTEM WIRING AND OUTLET LOCATIONS WITH OWNER.
   C. COORDINATE COMPUTER WIRING AND OUTLET LOCATIONS WITH OWNER.
   D. COORDINATE TV OUTLET LOCATIONS WITH OWNER.
   E. COORDINATE ANNUNCIATOR SYSTEM (DOORBELL) WITH/ OWNER'S REQUIREMENTS.
   F. COORDINATE SECURITY SYSTEM WITH OWNER'S REQUIREMENTS.
   G. COORDINATE ELECTRICAL REQUIREMENTS FOR ELEVATOR WITH/ELEVATOR CONTRACTOR.
   H. COORDINATE POOL & POOL DECK LIGHTING WITH/ SWIMMING POOL SUB-CONTRACTOR.
   I. COORDINATE LOCATION OF LANDSCAPE LIGHTING FIXTURES AND CONTROLS WITH OWNER.
   J. COORDINATE CENTRAL VACUUM EQUIPMENT AND CONNECTIONS LOCATIONS IF REQ.
5. ARC FAULT: ALL 120 VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN THE DWELLING SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. THIS APPLIES TO ALL AREAS EXCEPT BATHROOMS, AND GARAGES.
6. GFI/ ARC-FAULT: KITCHEN AND UTILITY ROOM OUTLETS SHALL BE GFI/ ARC-FAULT PROTECTED.
7. COMBINATION SMOKE AND CARBON MONOXIDE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL217 AND INSTALLED IN ACCORDANCE WITH PROVISIONS FBC R314 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. ALL SMOKE & CARBON MONOXIDE ALARMS SHALL BE HARD WIRED, INTERCONNECTED AND BATTERY SUPPLIED IN CASE OF POWER OUTAGE UNLESS EXEMPT UNDER R314 ALL SMOKE & CO ALARMS SHALL BE LISTED & LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND INSTALLED WITH IN 10 FEET OF EACH BEDROOM. SMOKE DETECTORS ARE REQUIRED INSIDE EVERY BEDROOM AND OUTSIDE THE ROOM IN THE IMMEDIATE VICINITY.
8. ALL CONDUCTORS #10 AND SMALLER SHALL BE SOLID COPPER, AND ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED COPPER USING BOLTED LUGS AT TERMINALS.
9. PACK ALL SLEEVES FOR CONDUITS PASSING THROUGH FIRE RATED WALLS AND FLOOR SLABS WITH FIRE RESISTANT MATERIALS. ALL PENETRATIONS SHALL BE UL RATED.
10. ALL EMPTY CONDUITS (EC) SHALL BE PROVIDED WITH NYLON PULL WIRES.
11. COORDINATE THE REQUIRED SIZE OF ALL CIRCUIT BREAKERS FEEDING EQUIPMENT, (I.E. MOTORS, HVAC, KITCHEN EQUIPMENT, SPECIAL PURPOSE OUTLETS, ELEVATORS, OWNER FURNISHED EQUIPMENT, ETC.) WITH APPROVED EQUIPMENT SHOP DRAWINGS AND OWNER REPRESENTATIVES PRIOR TO ORDERING PANELBOARDS.
12. BREAKERS SHALL BE SIZED PER THE NEC 2020, THE EQUIPMENT NAME PLATE AND MANUFACTURER'S RECOMMENDATIONS.
13. SERVICE REQUIREMENTS: ELECTRICAL CONTRACTOR TO CONFIRM SERVICE SIZE.
14. ALL CONDUITS IN OR UNDER SLAB OR UNDERGROUND SHALL BE PVC SCHEDULE 40.
15. ALL CONDUITS SHALL BE PARALLEL AND PERPENDICULAR TO STRUCTURAL MEMBERS.
16. ALL BENDS SHALL BE MADE IN CONDUIT USING PROPER EQUIPMENT AND MEET NATIONAL ELECTRICAL CODE (NEC 2020) REQUIREMENTS.
17. ALL WIRE, INCLUDING BUT NOT LIMITED TO FEEDERS AND BRANCH CIRCUIT WIRING, SHALL BE COPPER.
18. ALL BREAKERS SHALL BE "FULL SIZE". NO TANDEM, PIGGY BACK, TWIN, OR HALF SIZE BREAKERS WILL BE ACCEPTED. BREAKER MUST BE APPROVED BEFORE INSTALLATION.
19. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY POWER AND TEMPORARY LIGHTING DURING CONSTRUCTION. TEMPORARY POWER SHALL PROVIDE ADEQUATE POWER FOR NORMAL CONSTRUCTION USE. TEMPORARY LIGHTING SHALL PROVIDE ADEQUATE LIGHT SO THAT THE INDIVIDUAL TRADES WORK CAN BE COMPLETED.
20. CONTRACTOR SHALL PLACE STICKERS IN ELECTRICAL PANEL INDICATING PHYSICAL AIR HANDLER LOCATIONS AND BREAKER NUMBER.
21. ALL MATERIALS AND EQUIPMENT TO BE NEW, FREE OF DEFECTS AND BEAR THE MFR.'S NAME, TRADE NAME AND TESTING LAB LABEL. LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS IN THE LISTING OR LABELING.
22. AT LEAST TWO (2) BRANCH CIRCUITS ARE PROVIDED IN THE KITCHEN
23. OUTLET SPACING TO CONFORM TO THE NATIONAL ELECTRIC CODE.
24. PROVIDE SWITCH & SURFACE MOUNTED LIGHT FIXTURE IN ALL ATTIC ACCESS.
25. UNLESS NOTED OTHERWISE, INSTALL ELECTRICAL DEVICE RECEPTACLES AT THE FOLLOWING HEIGHTS A.F.F.:
    SWITCHES 42"
    OUTLETS 14" (EXCEPT OUTLETS AT COUNTERS TO BE DETERMINED)
    TELEPHONE 14" (EXCEPT JACKS AT COUNTERS TO BE DETERMINED)
    TELEVISION 14" (EXCEPT JACKS AT COUNTERS TO BE DETERMINED)
26. ALL OUTDOOR ELECTRICAL RECEPTACLES SHALL BE WEATHER RESISTANT GFI OUTLETS.
27. ELECTRICAL PANEL TO BE GROUNDED TO FOOTING STEEL.
28. CHECK SITE PLAN AND/OR LANDSCAPE PLAN FOR LOW VOLTAGE OR EXTERIOR LIGHTING REQUIREMENTS.
29. GARAGE OUTLETS TO BE ON DEDICATED CIRCUIT AND THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE(S) IN A GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE PER SECTION E3901.9 FRC 2020
30. SMOKE DETECTORS ARE INTERCONNECTED & HAVE A 10 YEAR BATTERY BACKUP
31. NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75% PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. EXCEPTION: LOW-VOLTAGE LIGHTING
32. BATHROOMS VENT TO THE OUTSIDE
33. ALL EXTERIOR LIGHTING THAT CAN BE SEEN FROM THE BEACH MUST BE PROTECTED TURTLE LIGHTING

REVIEWED FOR CODE COMPLIANCE — MECHANICAL — PLAN CHANGE APPROVED

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Debra Klaw

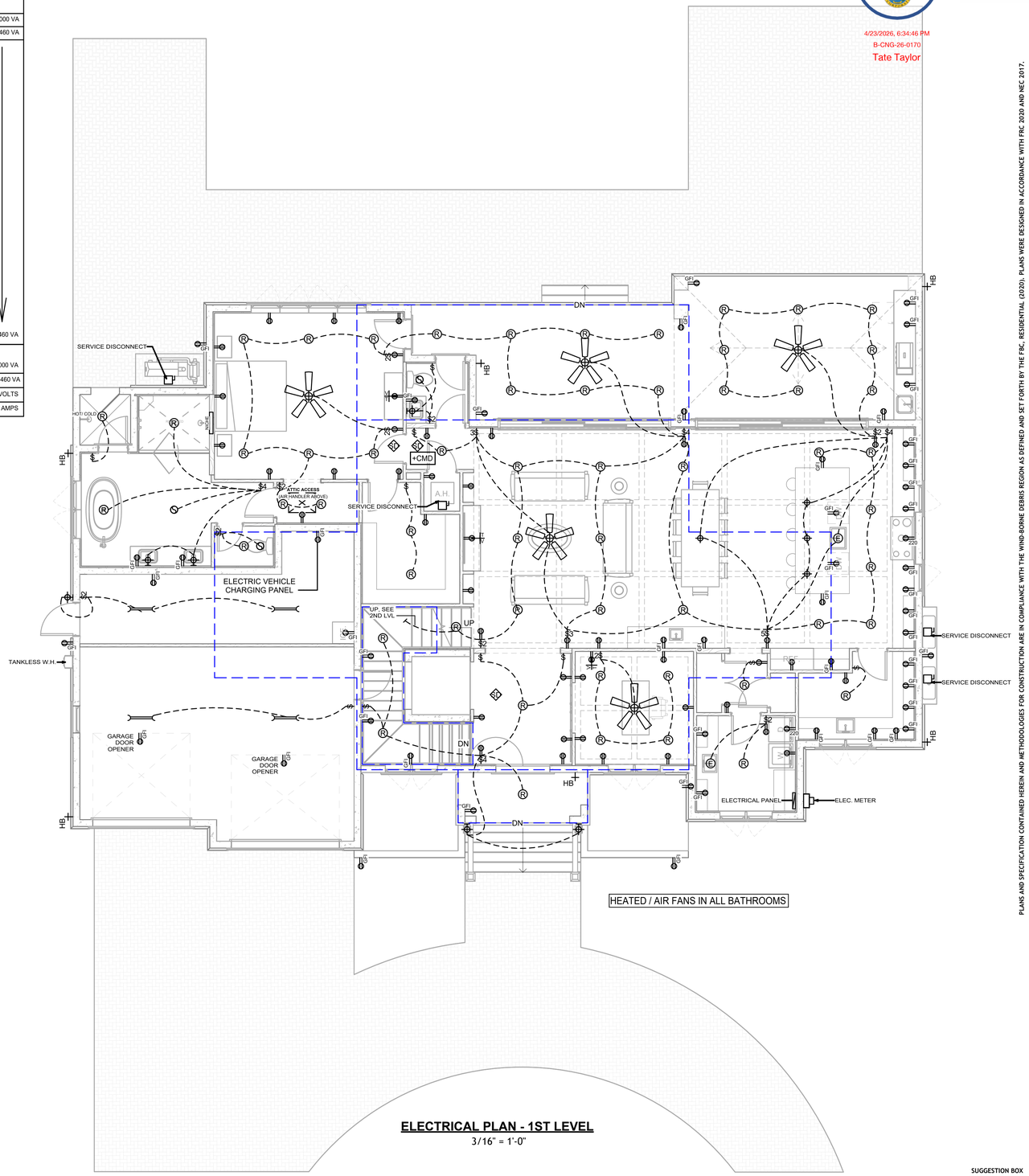
OPTIONAL METHOD RESIDENTIAL SERVICE CALCULATION (NEC 2020)

FLOOR AREA = 3250 SQ FT

LOAD TYPE	LOAD VALUE	MULTIPLIER/ DEMAND	TOTAL
GENERAL LIGHTING	3250 X 3 VA = 9750 VA	TOTAL LOAD VALUE = 56150 VA	
SMALL APPLIANCE BRANCH CIRCUIT [(2) MINIMUM]	(4) CIRCUITS X 1500 VA = 6000 VA	-10000 VA @ 100% =	10000 VA
		46150 VA @ 40% =	18460 VA
LAUNDRY CIRCUIT	(1) CIRCUIT X 1500 VA = 1500 VA		
ELECTRIC DRYER	(1) DRYER X 5000 VA = 5000 VA		
ELECTRIC RANGE	(1) RANGE X 11000 VA = 11000 VA		
GARBAGE DISPOSAL	(1) DISPOSAL X 800 VA = 800 VA		
MICROWAVE OVEN	(1) MICRO X 1500 VA = 1500 VA		
DISHWASHER	(1) D/W X 1200 VA = 1200 VA		
ELECTRIC WATER HEATER	(2) W/H X 4500 VA = 9000 VA		
POOL / SPA	(1) PUMP X 8000 VA = 8000 VA		
ELEVATOR	(1) ELEV X 2400 VA = 2400 VA		
TOTAL LOAD (SUM OF LOAD VALUES)	TOTAL LOAD VALUE = 56150 VA		28460 VA
AIR CONDITIONER (5 TONS)	(2) AC X 7000 VA = 14000 VA		14000 VA
		TOTAL CALCULATED LOAD	42460 VA
SERVICE CONDUCTORS SHALL BE PROVIDED AS PER NEC Table 310.15(B)(7)		**MINIMUM SERVICE SIZE = 200 AMPS**	/240 VOLTS
			= 177 AMPS

ELECTRICAL LEGEND

$	LIGHT SWITCH
	DUPLEX WALL RECEPTACLE NOTE: USE ARC FAULT AS PER FBCR E3902.12
	DEDICATED 220V RECEPTACLE
GFI	DUPLEX WALL RECEPTACLE W/ GROUND FALT INTER. (PROVIDE WATER RESISTANT OUTLETS AT EXTERIOR LOCATIONS)
220	220V OUTLET
	DUPLEX WALL RECEPTACLE - HALF SWITCH
	DED. CIRCUIT REC. ABOVE COUNTERTOP
C	DUPLEX CEILING RECEPTACLE
FL	DUPLEX FLOOR RECEPTACLE
	TELEPHONE PRE-WIRE
V T	CABLE TV PRE-WIRE
	CEILING LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
PC	PULL CHAIN LIGHT FIXTURE
R	5" RECESSSED LIGHT W/ WHITE BAFFLE TRIM
E	RECESSED EYEBALL 4"
	LED UNDER CABINET OR CLOSET STRIP
	2 OR 4-FT. SURFACE MT. FLOURESCENT W/ 2 TUBES
	4-FT. SURFACE MT. FLOURESCENT W/4 TUBES
	EXHAUST FAN 740NT
	EXHAUST FAN
SD	SMOKE DETECTOR INTERCONNECTED
SD +CMD	SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO. INTERCONNECTED
J	ELECTRICAL DISCONNECT - VERIFY POWER REQ.
	CEILING FAN W/ LIGHT. PREPARE FOR 75LB WEIGHT
	DENOTES CIRCUIT
A	WALL MOUNT CYLINDER TURTLE LIGHT
B	LOW VOLTAGE PATH LIGHT
R C	5" RECESSED LIGHT W/ BLACK BAFFLE & TURTLE BULB
D	CYLINDER DOWN LIGHT W/ TURTLE BULB
16	LUTRON KEY PAD
M__	LUTRON MAESTRO SWITCH
CC_	LUTRON CONTACT CLOSURE SWITCH
S	A/C SUPPLY REGISTER
R	A/C RETURN REGISTER



ELECTRICAL PLAN - 1ST LEVEL
3/16" = 1'-0"

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CONSULTANT:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL:

No.	Description	Date

616 ROUNTREE DRIVE,
LONGBOAT KEY, FL 34228

ELECTRICAL PLAN - GROUND/ 1ST LEVEL

PROJECT #: 24-050
SHEET DATE:
DRAWN BY: AJB

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SCALE As indicated

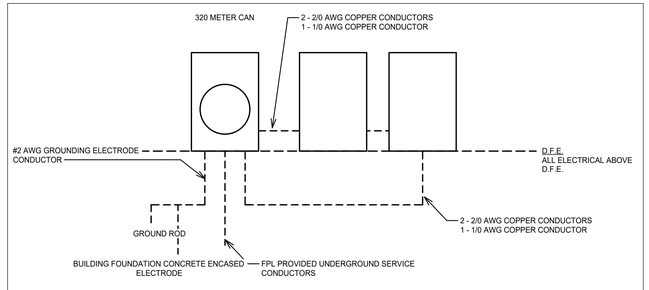
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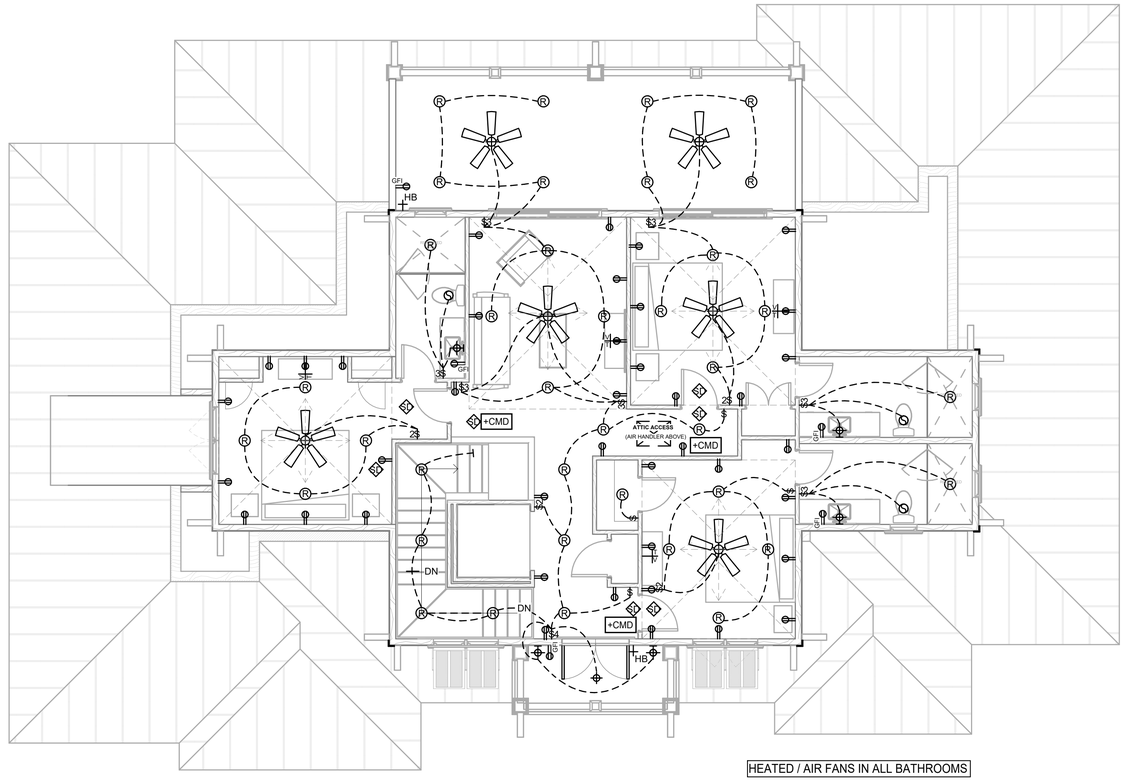
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MECHANICAL, ELECTRICAL AND PLUMBING WORK WILL BE DEFERRED TO FIELD INSPECTORS
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ELECTRICAL SERVICE SCHEMATIC



ELECTRICAL PLAN - 2ND LEVEL

3/16" = 1'-0"

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No.	Description	Date

616 ROUNTREE DRIVE,
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ELECTRICAL PLAN - 2ND LEVEL

PROJECT #: 24-050
SHEET DATE:
DRAWN BY: AJB

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SCALE As Indicated

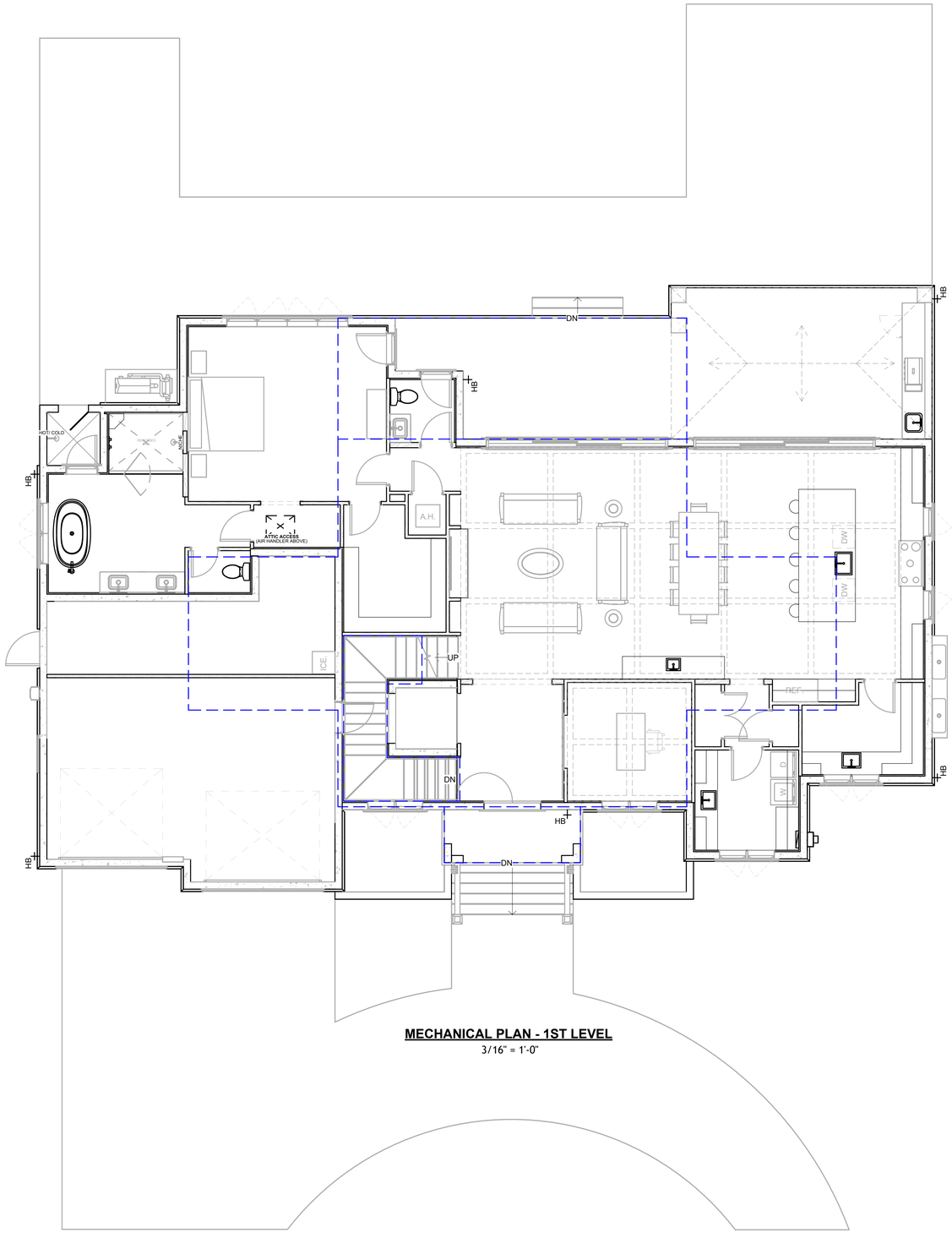
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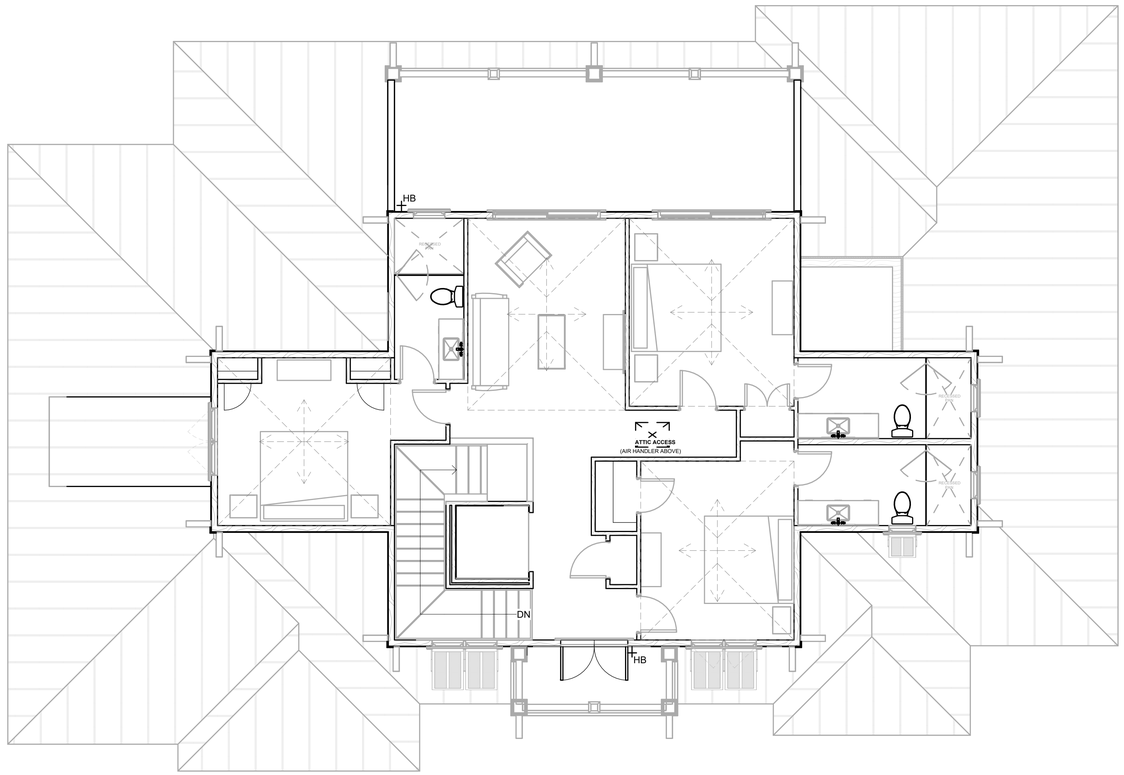
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MECHANICAL PLAN - 1ST LEVEL
3/16" = 1'-0"



MECHANICAL PLAN - 2ND LEVEL
3/16" = 1'-0"

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No.	Description	Date

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MECHANICAL PLANS

PROJECT #: 24-050
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GENERAL HVAC NOTES (APPLIES TO ALL DRAWINGS)

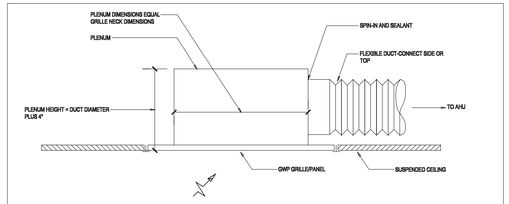
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THESE PLANS, STATE, LOCAL, & NATIONAL CODES.
2. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW EVERY DETAIL. THE HVAC CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE WORKING INSTALLATION.
3. THE DUCT DESIGN AS SHOWN TAKES INTO ACCOUNT THE STATIC PRESSURES AND SYSTEM LOSSES FROM THE EQUIPMENT AND ACCESSORIES SHOWN AS SCHEDULED. VARIATIONS FROM THIS EQUIPMENT, DUCTWORK OR ROUTING LOCATIONS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR AS REGISTERED OR CERTIFIED IN THE STATE OF FLORIDA.
5. WHEN APPLICABLE - THE CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
7. DUCTWORK IS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITHMANUFACTURERS RECOMMENDATIONS, SMACNA MANUALS AND THE FOLLOWING SCHEDULE:
   A. RIGID RECTANGULAR DUCT - GALVANIZED SHEET METAL DUCT SECTIONS, USE SMACNA APPROVED CONNECTION APPROACH. EXTERNALLY INSULATED WITH R6 FOIL BACKED INSULATION AND VAPOR BARRIER. ALL RECTANGULAR DUCT ELBOWS SHALL BE MADE "SOFT" BY UTILIZING ANGLES LESS THAN 90 DEGREES. UTILIZE TURNING VANES AT ALL 90 DEGREE ELBOWS AND T-SECTIONS.
   B. FIBREBOARD RECTANGULAR DUCT - FIBERGLASS DUCT BOARD, MINIMUM R6 INSULATION. ANY RECTANGULAR DUCT ELBOWS SHALL BE MADE "SOFT" BY UTILIZING ANGLES LESS THAN 90 DEGREES OR UTILIZE TURNING VANES AT ALL 90 DEGREE ELBOWS AND T-SECTIONS. BLACKBOARD WHERE VISIBLE.
   C. RIGID ROUND DUCT - GALVANIZED SHEET METAL, WRAPPED WITH R6 FOIL BACKED EXTERNAL INSULATION AND VAPOR BARRIER.
   D. FLEXIBLE DUCTS - FLEXIBLE WIRE REINFORCED DUCT WITH R6 FOIL BACKED EXTERNAL INSULATION AND VAPOR BARRIER.
   E. EXHAUST DUCT - GALVANIZED SHEET METAL, UNINSULATED.
8. AIR DISTRIBUTION DEVICES TO BE AS SCHEDULED. REFER TO PLANS FOR AIR PATTERN AND DIRECTIONS AND PROVIDE PATTERN CONTROLLERS AS REQUIRED.
9. ALL DUCT SIZES INDICATE INSIDE "FREE AREA" DIMENSIONS.
10. THERMOSTATS SHALL BE PROGRAMMABLE TYPE, C/W INTEGRATED HUMIDISTAT OR APPROVED EQUAL & MOUNTED 54" ABOVE FINISHED FLOOR.
11. THE HVAC CONTRACTOR SHALL COMPLY FULLY WITH THE REQUIREMENTS OF ANSI/ACCA STANDARD 5 'HVAC QUALITY INSTALLATION SPECIFICATION' WITH PARTICULAR REFERENCE TO SECTIONS 4 THRU 6.
12. THE HVAC CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN 1 YEAR FROM THE DATE OF ACCEPTANCE, UNLESS OTHERWISE NOTED
13. ALL EQUIPMENT, THERMOSTATS, SENSORS AND CONTROL PANELS SHALL BE CLEARLY AND PERMANENTLY MARKED WITH THE SYSTEM NUMBER IT SERVES. EQUIPMENT TAGS SHALL BE ENGRAVED OR EMBOSSED AND SECURED BY RIVETS OR SCREWS NEAR THE MANUFACTURES NAME PLATE
14. THE ENTIRE DUCT SYSTEM TO BE FABRICATED AND INSTALLED IN ANTICIPATION OF PERFORMANCE TESTING. ALL REGISTER BOXES AND PLENUMS SHALL BE SEALED AS PART OF THE ROUGH-IN PROCESS.
15. THE HVAC CONTRACTOR SHALL SEAL ALL OPEN DUCTS, REGISTERS, VENTS AND EQUIPMENT IN ORDER TO MINIMIZE CONTAMINATION DURING CONSTRUCTION.
16. THE FINAL LOCATION FOR ALL CEILING ELEMENTS IS TO BE CO-ORDINATED ON SITE PRIOR TO INSTALLATION.
17. THE HVAC CONTRACTOR SHALL PROVIDE OWNER DOCUMENTION AND INSTRUCTION IN ACCORDANCE WITH ANSI/ACCA STANDARD 5 'HVAC QUALITY INSTALLATION SPECIFICATION' SECTION 6.

EQUIPMENT NOTES

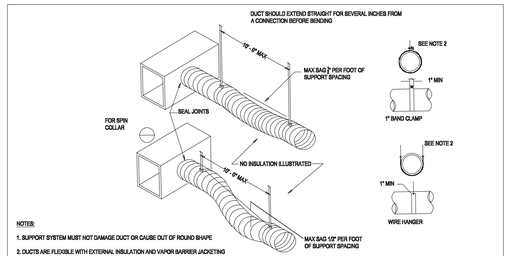
1. THE MECHANICAL DESIGN AND EQUIPMENT SELECTION HAS BEEN COORDINATED WITH PLUMBING AND ELECTRICAL REQUIREMENTS AND WITH ARCHITECTURAL DRAWINGS THAT WERE AVAILABLE AT THE TIME OF DESIGN. THE MECHANICAL CONTRACTOR SHALL NOTIFY THE GC/CM OF FIELD CONDITIONS THAT MAY REQUIRE ALTERNATE DUCT SIZES OR ROUTING PRIOR TO MAKING SUCH CHANGES
2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER TO SUPERVISE THE COORDINATION ALL COMPONENTS OF THE BUILDING DESIGN, INCLUDING BUT NOT LIMITED TO THE ROOF TRUSSES, STRUCTURAL MEMBERS AND ARCHITECTURAL FEATURES, TO ENSURE FULL AND COMPLETE COMPLIANCE WITH THE DESIGN DOCUMENTS. THIS WILL REQUIRE THE REVIEW OF SHOP DRAWINGS BEFORE MANUFACTURING OF THESE COMPONENTS. ANY FAILURE TO COORDINATE THE WORK IS SOLELY THE RESPONSIBILITY OF THE GC/CM

STANDARD MEP COORDINATION APPROACH

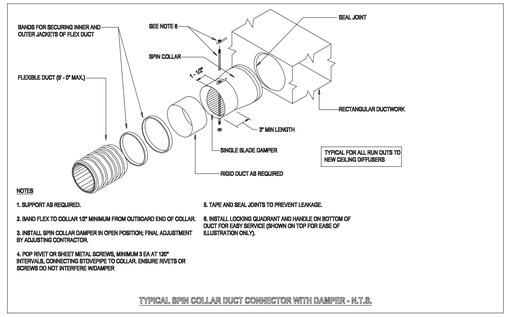
1. COOLING CAPACITIES BASED ON 75°F DB, 63°F WB AIR ENTERING INDOOR COIL, 95°F AIR ENTERING OUTDOOR COIL
2. PROVIDE CONDENSATE DRAIN TRAPS COMPLETE WITH FLOAT SWITCH. FLOAT SWITCHES SHALL SHUT DOWN UNIT WHEN TRIGGERED
3. EQUIPMENT SHALL NOT BE USED DURING CONSTRUCTION. TEMPORARY UNITS SHALL BE USED SHOULD COOLING BE REQUIRED DURING CONSTRUCTION
4. ALL EQUIPMENT SHALL BE PROTECTED DURING CONSTRUCTION
5. ON CERTIFICATE OF OCCUPATION ALL FILTERS SHALL BE REPLACED
6. AIR HANDLERS TO BE PROVIDED WITH SECONDARY DRAIN PANS



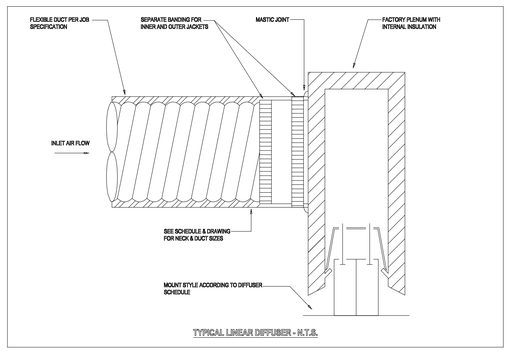
TYPICAL RETURN GRILLE PLENUM - N.T.S.



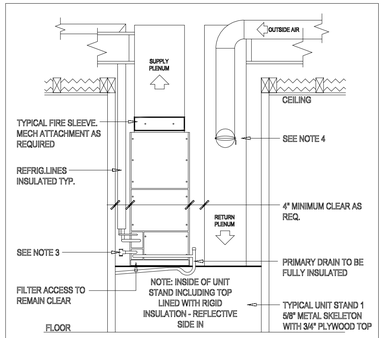
TYPICAL FLEX DUCT SUPPORT REQUIREMENTS - N.T.S.



TYPICAL SPIN COLLAR DUCT CONNECTOR WITH DAMPER - N.T.S.

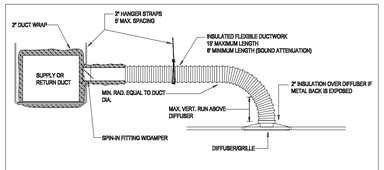


TYPICAL LINEAR DIFFUSER - N.T.S.

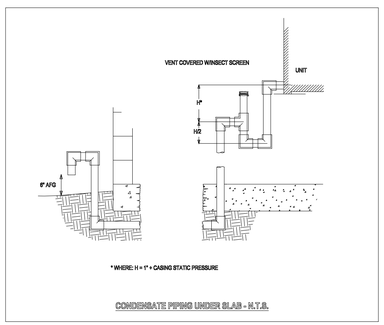


TYPICAL VERTICAL AHU DETAIL

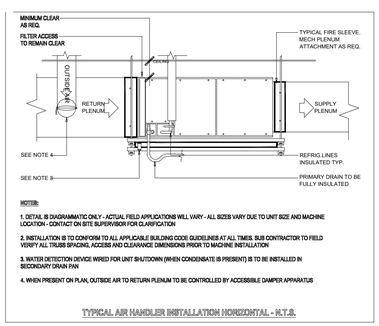
1. DETAIL IS DIAGRAMMATIC ONLY - ACTUAL FIELD APPLICATIONS WILL VARY - ALL SIZES VARY DUE TO UNIT SIZE AND HEIGHT OF STAND - CONTACT ON SITE SUPERVISOR FOR CLARIFICATION
2. INSTALLATION IS TO CONFORM TO ALL APPLICABLE BUILDING CODE GUIDELINES AT ALL TIMES. SUB CONTRACTOR TO FIELD VERIFY ALL TRUSS SPACING, ACCESS AND CLEARANCE DIMENSIONS PRIOR TO DRYWALL INSTALLATION
3. SECONDARY DRAIN LINE TO BE PROVIDED WITH WATER DETECTION DEVICE WIRED FOR UNIT SHUTDOWN WHEN CONDENSATE IS PRESENT IN LINE
4. WHEN PRESENT ON PLAN, OUTSIDE AIR TO RETURN PLENUM TO BE CONTROLLED BY DAMPER APPARATUS ACCESSIBLE FROM INTERIOR OF MECHANICAL UNIT CLOSET



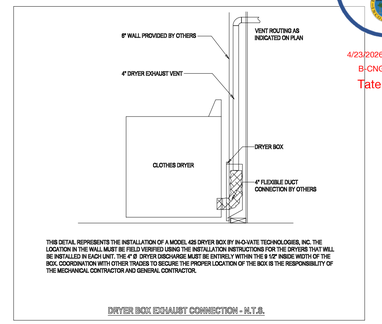
TYPICAL SUPPLY DUCT DETAIL - N.T.S.



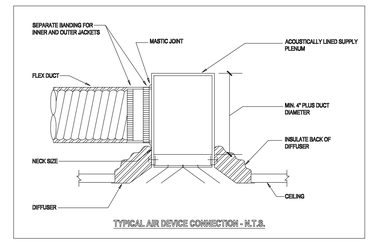
CONDENSATE PIPING UNDER SLAB - N.T.S.



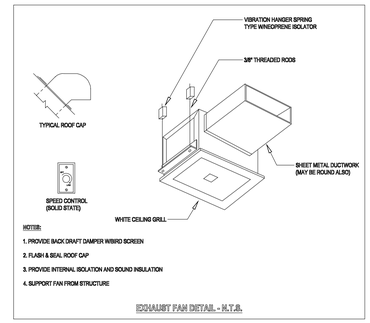
TYPICAL AIR HANDLER INSTALLATION HORIZONTAL - N.T.S.



DRYER BOX EXHAUST CONNECTION - N.T.S.



TYPICAL AIR DEVICE CONNECTION - N.T.S.



EXHAUST FAN DETAIL - N.T.S.

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No.	Description	Date
	ADDENDUM #1	2/2/26
	ADDENDUM #2	2/9/26
	PHOTOMETRIC	2/9/26
	PHOTOMETRIC	2/9/26
	ADDENDUM #3	2/9/26
	ADDENDUM #4	2/9/26
	PHOTOMETRIC	2/9/26
	PHOTOMETRIC	2/9/26

616 ROUNTREE DRIVE.
LONGBOAT KEY, FL 34228

MECHANICAL NOTES

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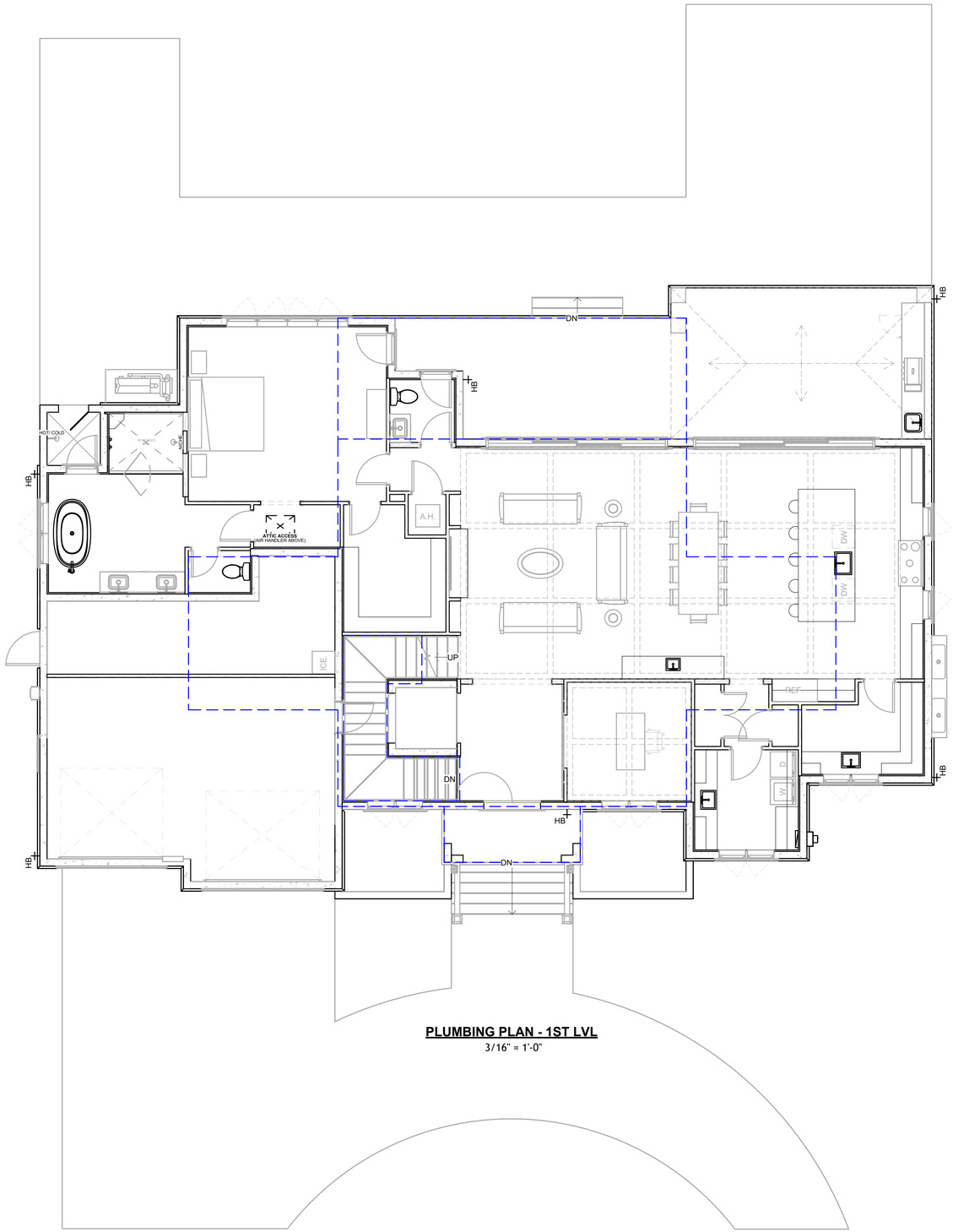
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B-CNG-26-0170
Debra Klahr

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

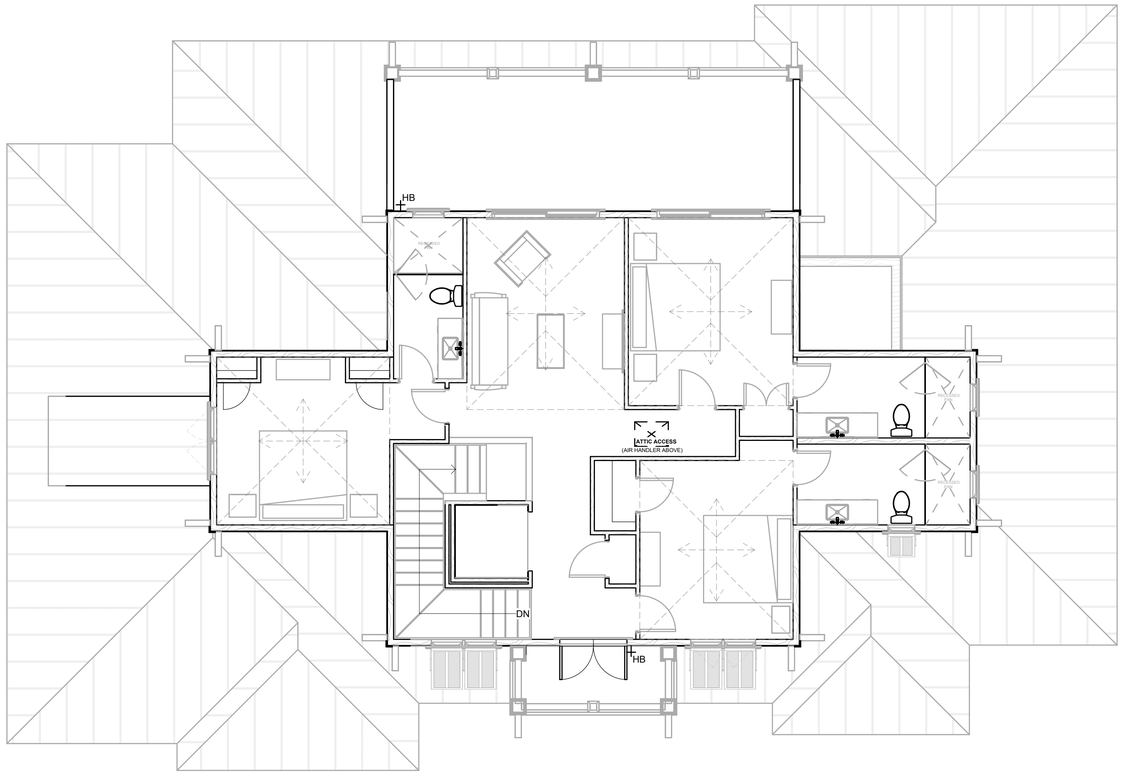
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APPROVED FOR ZONING COMPLIANCE

4/23/2026, 6:34:46 PM
B-CNG-26-0170
Tate Taylor



PLUMBING PLAN - 1ST LVL
3/16" = 1'-0"



PLUMBING PLAN - 2ND LEVEL
3/16" = 1'-0"

PLANS AND SPECIFICATION CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH THE WIND-BORNE DEBRIS REGION AS DEFINED AND SET FORTH BY THE FBC, RESIDENTIAL (2020). PLANS WERE DESIGNED IN ACCORDANCE WITH FRC 2020 AND NEC 2017.

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No.	Description	Date

616 ROUNTREE DRIVE,
LONGBOAT KEY, FL 34228

PLUMBING

PROJECT #: 24-050
SHEET DATE:
DRAWN BY:

6.5

SCALE As Indicated

PRINT DATE: 04/21/26 3:48:55 PM

SUGGESTION BOX

STRUCTURAL NOTES

SCOPE OF WORK

THE SCOPE OF WORK OF THIS PROJECT IS TO CONSTRUCT A NEW SINGLE FAMILY HOME.

DESIGN CRITERIA

THE STRUCTURAL SYSTEM FOR BUILDING DEPICTED HERE HAS BEEN DESIGNED ACCORDING TO THE 2023 8TH EDITION OF THE FLORIDA BUILDING CODE, AND ASCE 7-22

THE STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING LIVE LOADS:

FLOOR LOADS: 40 PSF

ROOF LOADS: 20 PSF

FEMA FLOOD DESIGN: AE 8 FT

WIND LOADS HAVE BEEN CALCULATED FOR:

- 3-SEC GUST
- 150 MPH
- RISK CATEGORY II
- CATEGORY D
- FULLY ENCLOSED

COMPONENT AND CLADDING LOADS BELOW HAVE BEEN FACTORED BY 0.6 FOR ASD CALCULATIONS.

C&C WIND PRESSURE SCHEDULE [PSF]

TRIBUTARY AREA [SF]	ZONE						
	ROOF			Overhang		WINDOWS & DOORS	
	1	2	3	2	3	4	5
10	43.3, -105.2	43.3, -146.5	43.3, -146.5	-144.4	-194.0	64.0, -72.2	64.0, -80.5
20	41.0, -105.2	41.0, -130.0	41.0, -130.0	-132.7	-165.7	61.6, -68.7	61.6, -76.4
50	37.4, -72.2	37.4, -105.2	37.4, -105.2	-115.0	-123.2	58.1, -63.4	58.1, -70.2
100	35.1, -43.3	35.1, -88.7	35.1, -88.7	-103.2	-94.9	55.7, -59.8	55.7, -66.0

A CONTINUOUS LOAD PATH BETWEEN FOUNDATIONS, COLUMNS, AND BEAMS ARE INTENDED BY THESE DRAWINGS AND SHALL BE FIELD VERIFIED. CONTRACTOR TO VERIFY A MINIMUM LOAD BEARING CAPACITY OF 2000 PSF FOR SOIL BEARING.

THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE CONSTRUCTION IS COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE SUITABLE SEQUENCING, MEANS AND METHODS OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO THE ADDITION OF NECESSARY SHORING, TIE DOWNS, TEMPORARY BRACING, ETC.

MATERIALS

MASONRY:

ALL MASONRY WORK SHALL BE PERFORMED IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530)" & "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1)"

CONCRETE MASONRY UNITS SHALL BE 8"X 8"X 16" (NOMINAL) GRADE "N" HOLLOW LOAD BEARING UNITS, CONFORMING TO ASTM C-90 WITH A MINIMUM COMPRESSIVE STRENGTH (F'M) OF 1500 PSI.

MORTAR SHALL BE TYPE M OR S AND SHALL CONFORM TO ASTM C-270.

GROUT OR PEA-GRAVEL CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED. COREFILL MIX SHALL CONFORM TO ASTM C-476.

AIR-ENTRAINING MIXTURES OR HYDRATED LIME CONTAINING AIR-ENTRAINING MIXTURES ARE PROHIBITED BECAUSE UNLESS APPROVED BY THE ENGINEER. CALCIUM CHLORIDE IS NOT PERMITTED IN MORTAR OR GROUT IN WHICH REINFORCEMENT, METAL TIES, OR ANCHORS ARE EMBEDDED BECAUSE OF EXCESSIVE CORROSION.

CONCRETE:

CONCRETE MIX SHALL BE DESIGNED BY A RECOGNIZED TESTING LABORATORY TO ACHIEVE A COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI UNLESS NOTED OTHERWISE.

ALL MATERIALS SHALL COMPLY WITH THE STANDARDS OF ACI 318 AND THE REQUIREMENTS OF ASTM C 150, ASTM C 595, OR ASTM C 845.

ALL CONCRETE MEASURING, MIXING, TRANSPORTING, ETC. SHALL COMPLY WITH THE REQUIREMENTS OF ASTM STANDARD C94-74A.

THE MAXIMUM TIME ALLOWED FROM THE TIME THE WATER IS ADDED UNTIL THE MIX IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED.

WOOD:

UNLESS NOTED OTHERWISE, ALL WOOD CONSTRUCTION SHALL MEET OR EXCEED REQUIREMENTS OF CHAPTER 23, FBC.

DIMENSIONAL LUMBER SHALL BE RATED IN ACCORDANCE WITH THE STANDARDS OF THE CURRENT EDITION OF THE AMERICAN WOOD COUNCIL'S NATIONAL DESIGN SPECIFICATIONS.

ALL WALL STUDS TO BE SPF #2 U.N.O. ALL TOP & BOTTOM PLATES, RAFTERS, JOISTS, LEDGERS AND OTHER STRUCTURAL MEMBERS SHALL BE SYP #2 U.N.O.

ALL WOOD EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE SHALL BE EITHER PRESSURE TREATED OR A NATURALLY DURABLE SPECIES.

MULTI-MEMBER WOOD BEAMS SHALL BE GLUED AND NAILED TOGETHER WITH A MINIMUM OF 16D NAILS @ 12" O.C., TOP AND BOTTOM EDGE, STAGGERED (U.N.O.). SPLICES SHALL BE MADE AT SPAN THIRD POINTS OR CENTER OF SUPPORTS. NO MORE THAN ONE MEMBER SHALL BE SPLICED AT ANY ONE POINT. SPLICES SHALL BE SPACED A MINIMUM OF 4 FEET APART.

MANUFACTURED WOOD PRODUCTS, SUCH A WOOD TRUSSES AND ENGINEERED LUMBER SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND ERECTION DRAWINGS. INSTALLATION SHALL INCLUDE BRIDGING, BRACING, BLOCKING, AND WEB STIFFENERS AS REQUIRED.

UNLESS OTHERWISE NOTED, BUILT-UP STUD COLUMNS SHALL BE LIMITED TO 3 PLIES AND NAILED TOGETHER W/ 2 ROWS OF 16D NAILS @ 9" O.C. STARTING AT 3-1/2" FROM EACH END. ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.

FASTENERS:

ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE EITHER HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

SOIL COMPACTION:

TOP SOIL SHALL BE REMOVED TO A MINIMUM DEPTH OF ONE FOOT OVER THE ENTIRE BUILDING AREA AND FIVE FEET BEYOND BUILDING LINES. THESE AREAS SHOULD BE CLEARED AND GRUBBED OF ANY VEGETATION. THE EXPOSED SURFACE SHOULD THAN BE COMPACTED TO A DEPTH OF (1) FOOT BELOW THE CLEARED AND GRUBBED SURFACE TO A MINIMUM 98% OF THE STANDARD OR MODIFIED PROCTOR DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-698. AFTER DENSIFICATION OF NATURAL SOILS, FILL MATERIAL TO FINISHED GRADE SHALL BE PLACED WITH A MAXIMUM LIFT OF 6" AND COMPACTED TO A MINIMUM 98% OF THE STANDARD OR MODIFIED PROCTOR DENSITY. FILL MATERIAL SHALL BE CLEAN TO SLIGHTLY SILTY FINE SAND, FREE OF ORGANIC MATERIAL.

GENERAL CONDITIONS

IF THERE ARE ANY DISCREPANCIES HEREIN CONTACT GCED PRIOR TO PROCEEDING WITH THE WORK.

THIS DESIGN DOES NOT CONSTITUTE THE ENGINEERING OF ANY OTHER STRUCTURES THAT ARE NOT SPECIFICALLY MENTIONED IN THIS PLAN SET.

ALL WORK PREPARED BY GCED, IS THE PROPERTY OF GCED AND MAY ONLY BE USED FOR ITS INTENDED USE AT THE SPECIFIED LOCATION ON THE TITLE BLOCK.

GCED WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS, CLIENT'S OR OTHER ENTITIES; INADEQUATE OR UNSATISFACTORY PERFORMANCE OF THE WORK.

BEACON HOME DESIGN

NOTE:
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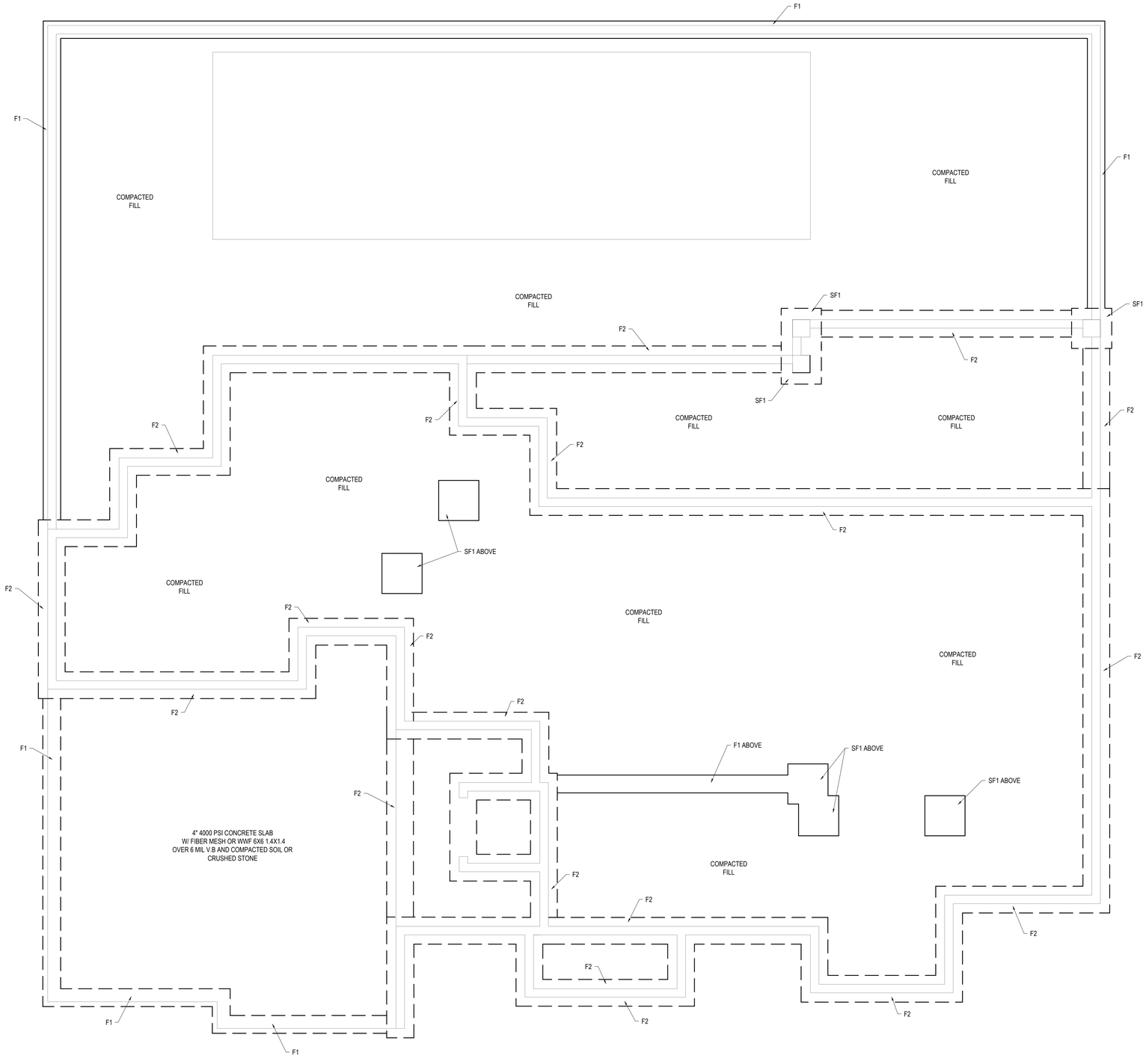
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No.	Description	Date
1	comments	2025.8.14

616 Rountree Drive , Longboat Key, FL, 34228

PROJECT #: 24331
DATE: January 9, 2025
DRAWN BY: JBG

S1.0



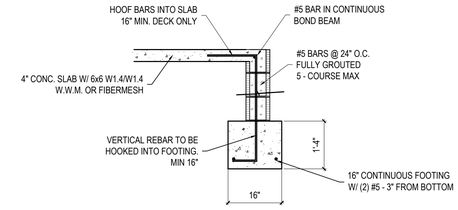
1 FOUNDATION PLAN
S2.0 SCALE: 3/16" = 1'-0"

FOUNDATION NOTES

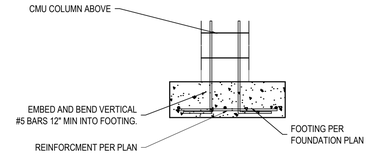
1. FOUNDATION TO BE CONTINUOUS STRIP FOOTINGS WITH A TIED SLAB. SEE PLAN FOR SIZE AND LOCATION.
2. CONCRETE TO BE 4000 PSI MINIMUM
3. CONCRETE SLAB ELEVATIONS, CHANGES IN ELEVATION, SLOPES SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONCRETE SLABS ARE TO BE 4" MIN. THICKNESS W/ FIBER MESH OR 6x6 W1.4xW1.4 W.W.M. OVER 6 MIL. PLASTIC V.B. LAPPED 6" & TAPED ON CLEAN COMPACTED, TERMIOTE-TREATED, GRANULAR FILL – STEEL TROWEL FINISH.
5. PRESUMPTIVE SOIL BEARING PRESSURE TAKEN AS 2000 PSF (FBC TABLE 1806.2).
6. ALL REINFORCEMENT IS THE LAPPED AT 48X THE DIAMETER OF THE REBAR. (I.E. #5 BAR TO BE LAPPED AT 30" MIN)
7. ALL REINFORCEMENT IS TO BE BENT AND LAPPED AT CORNERS AND INTERSECTIONS.
8. SEE ARCHITECTURAL PLANS FOR ALL FINISH FLOOR ELEVATIONS

SCHEDULE:

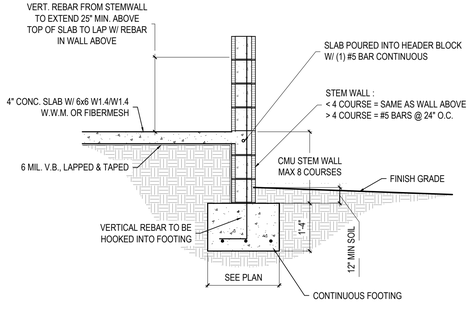
ID	DIMENSIONS	REINFORCEMENT
F1	16"W x 16"D STRIP FTG	2-#5 @ BOT.
F2	24"W x 16"D STRIP FTG	3-#5 @ BOT.
SF1	36" SQR x 16"D SPREAD FTG	4-#5 BARS EACH WAY



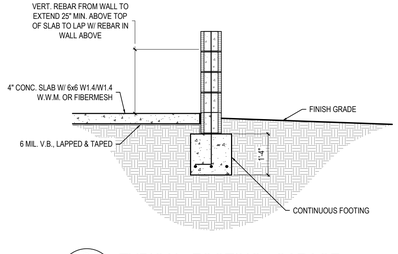
5 OPEN DECK / PLANTERS
S2.0 SCALE: 1/2" = 1'-0"



4 COLUMNS
S2.0 SCALE: 1/2" = 1'-0"



3 HOUSE WALL TYPICAL
S2.0 SCALE: 1/2" = 1'-0"



2 TYPICAL FOOTING / GARAGE
S2.0 SCALE: 1/2" = 1'-0"

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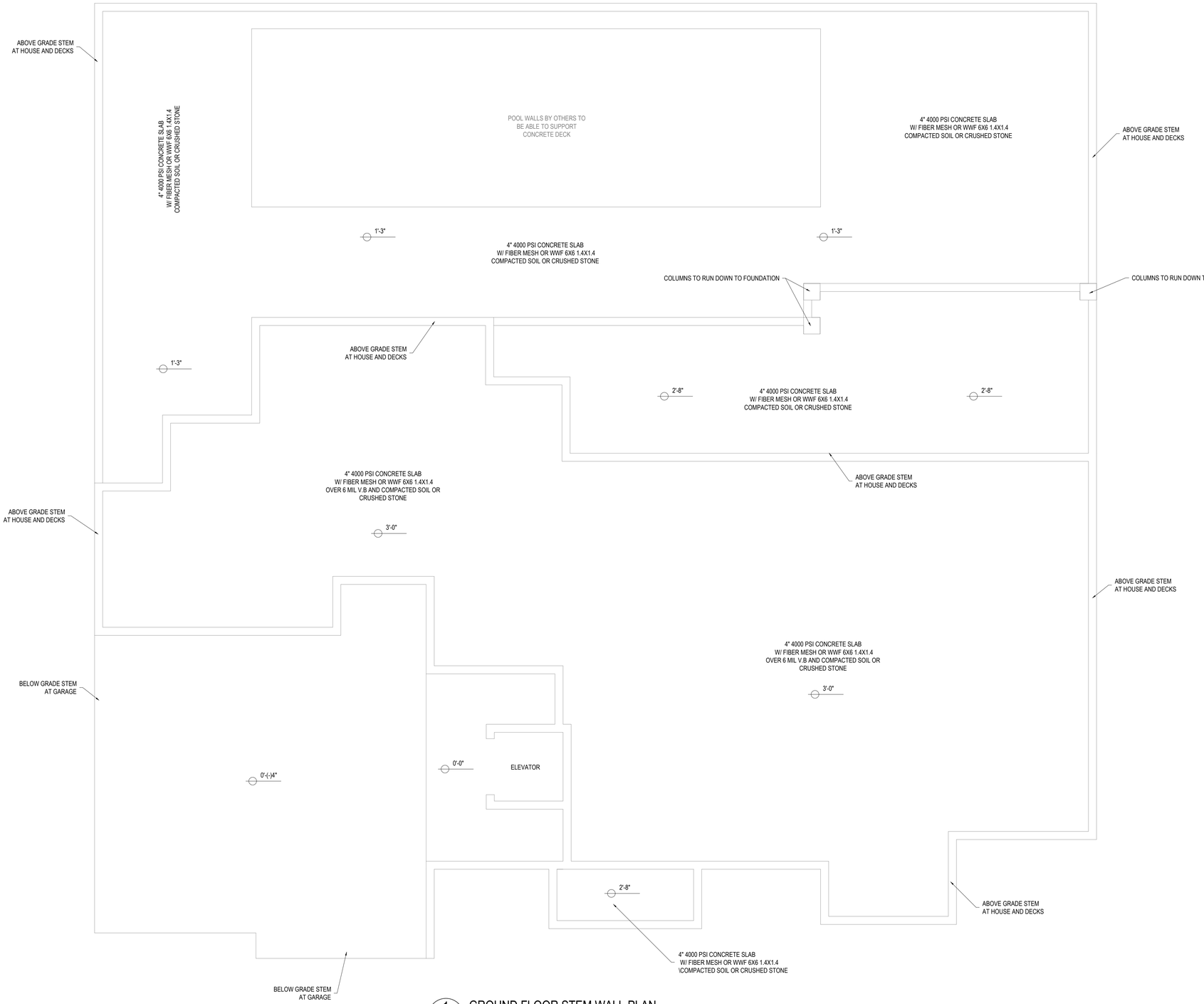
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No.	Description	Date
1	comments	2025.8.14

616 Rountree Drive , Longboat Key, FL, 34228

PROJECT #: 24331
DATE: January 9, 2025
DRAWN BY: JBG

S2.0



1 S3.0 GROUND FLOOR STEM WALL PLAN
SCALE: 1/4" = 1'-0"

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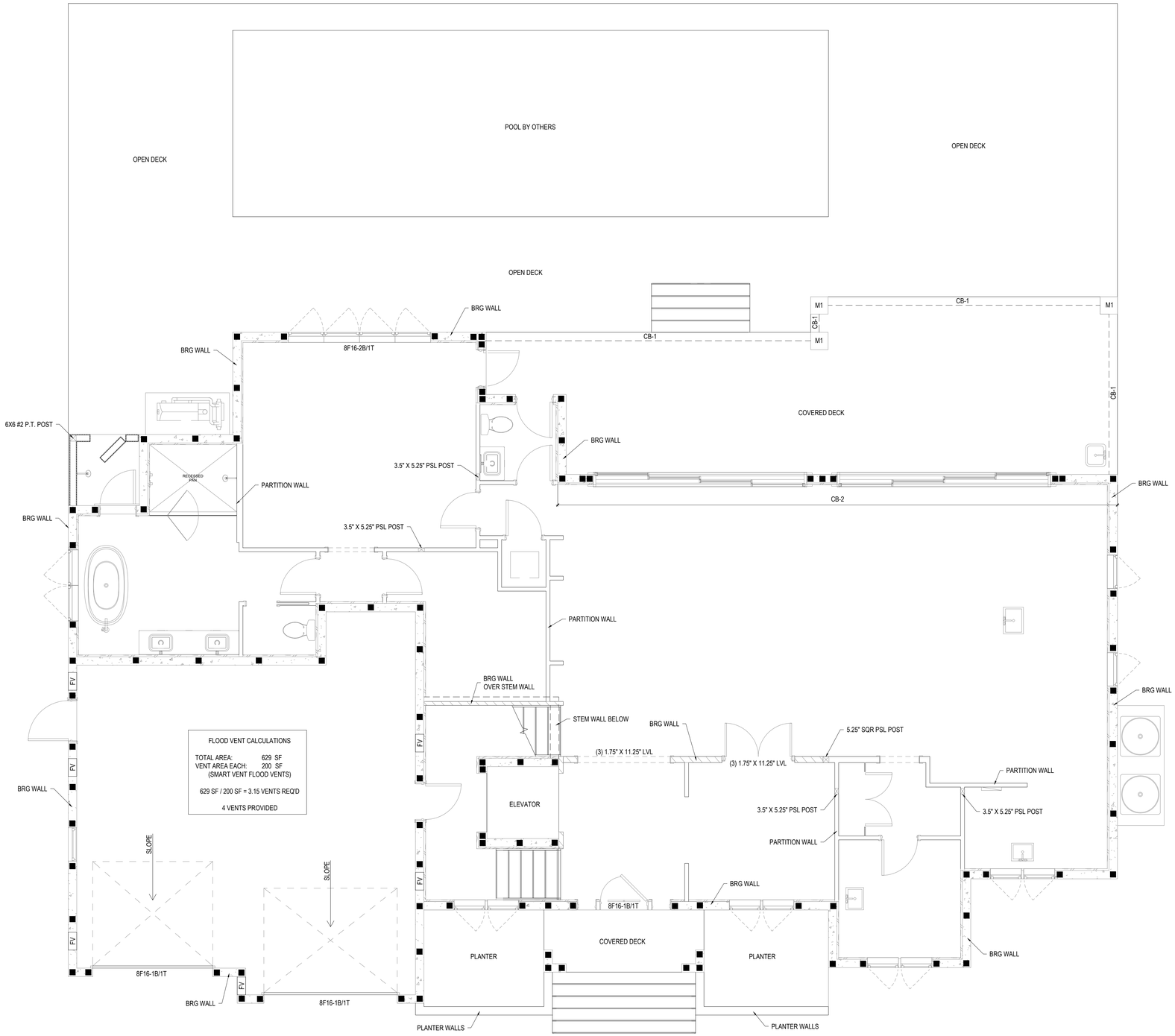
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No.	Description	Date
1	comments	2026.1.14

616 Rountree Drive , Longboat
Key, FL, 34228

PROJECT #: 24331
DATE: January 9, 2025
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S3.0

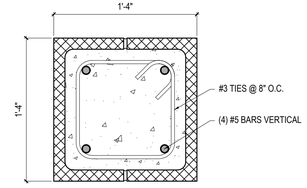


1 S4.0 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

INDEX TABLE
- BEARING WALL (CMU)
- BEARING WALL (WOOD)
- PARTITION WALL

1ST FLOOR WALL FRAMING NOTES:

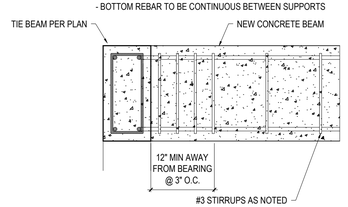
1. LOAD BEARING WALLS
   - 1.1. CMU
     - 1.1.1. EXTERIOR LOAD BEARING WALLS TO BE 8" CMU WITH #5 BARS IN FULLY GROUTED CELLS AT 48" O.C. AND AT ALL EDGES OF OPENINGS AND CORNERS.
     - 1.1.2. BOND BEAM
       - 1.1.2.1. DOUBLE 8" COURSE BOND BEAM W/ (1) #5 BAR CONT IN EACH COURSE FULLY GROUTED
   - 1.2. WOOD
     - 1.1.1. 2X6 SYP #2 STUDS AT 16" O.C. FULLY BLOCKED AT PANEL EDGES.
     - 1.1.2. HEADER TO BE (3) 2X10 SYP #2 W/ PLYWOOD SPACERS, UNLESS NOTED OTHERWISE.
2. EXTERIOR WALLS TO RECEIVE SIDING AS SPECIFIED BY ARCH. INSTALL PER MANUF. SPECS FOR THE GIVEN C&C LOADS.
3. NON-LOAD BEARING INTERIOR PARTITION WALLS ARE TO BE 2X4 STUD GRADE @ 16" O.C.
5. FLOOD VENTS
   - 5.1. F.V. = FLOOD VENTS WITH 200 SF CAPACITY MIN. INSTALL 12" MAX FROM GROUND LEVEL
6. COLUMNS
   - 6.1. M1 = 16" SQR CMU COLUMN W/ (4) #5 BARS VERTICAL AND #3 STIRRUPS @ 8" O.C.
   - 6.2. WOOD COLUMNS AS SHOWN ON PLAN W/ HDU4 HOLD DOWN IN WALL

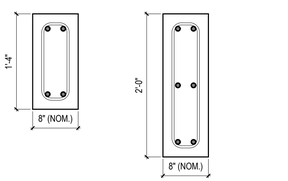


3 S4.0 CONCRETE COLUMNS
SCALE: 1" = 1'-0"

CONCRETE BEAM NOTES

- 1 1/2" REBAR COVER MIN
- STIRRUPS TO BE AT 3" ON CENTER OVER BEARING POINTS
- BEAMS TO BE A MIN. OF 4000 PSI CONCRETE.
- HOOK ALL END BARS INTO ADJACENT BEAM OR TIE BEAM 12" MIN.
- TOP REBAR TO BE CONTINUOUS OVER SUPPORTS
- BOTTOM REBAR TO BE CONTINUOUS BETWEEN SUPPORTS





CB-1:
(2) #7 BARS BOTTOM
(2) #7 BARS TOP
#3 STIRRUPS AT 9" O.C.

CB-2:
(2) #7 BARS BOTTOM
(2) #7 BARS MIDDLE
(2) #7 BARS TOP
#3 STIRRUPS AT 12" O.C.

2 S4.0 CONCRETE BEAMS
SCALE: 1" = 1'-0"

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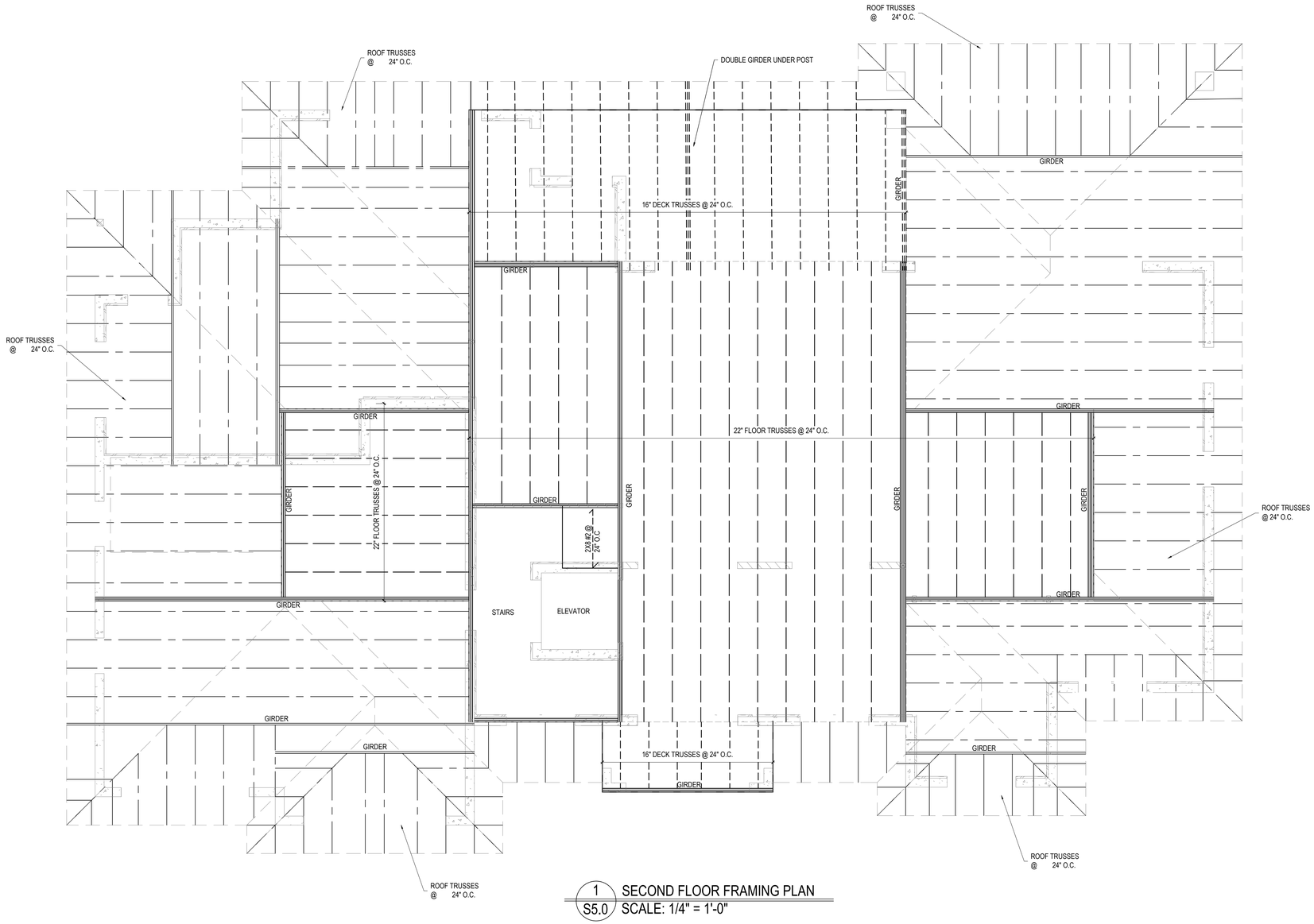
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No.	Description	Date
1	comments	2025.8.14

616 Rountree Drive , Longboat Key, FL, 34228

PROJECT #: 24331
DATE: January 9, 2025
DRAWN BY: JBG

S4.0



1 S5.0 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

ENGINEERED WOOD TRUSS NOTES:

1. ENGINEERED TRUSS DESIGNS SHALL BE PROVIDED TO GCED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. THE TRUSS LAYOUT DEPICTED HEREIN IS ILLUSTRATIVE ONLY. REFER TO THE ENGINEER-APPROVED TRUSS LAYOUT BY THE TRUSS MANUFACTURER.
3. TRUSS DESIGNER TO LOCATE ALL ELECTRICAL AND PLUMBING FIXTURES AND DRAIN LOCATIONS PER ARCHITECTURAL DRAWINGS AND TAKE CARE TO AVOID LOCATING TRUSSES WHERE CONFLICTS WILL OCCUR.
4. TRUSS DESIGNER TO AVOID LOCATING TRUSSES IN THE CENTERS OF HALLWAYS AND OTHER SUCH AREAS WHERE RECESSED LIGHTING AND OTHER FIXTURES ARE COMMONLY LOCATED.
5. TRUSS DESIGNER TO VERIFY ALL BEARING HEIGHTS, CEILING CHANGES, AND FLOOR LEVEL CHANGES WITH ARCHITECTURAL DRAWINGS
6. INTERIOR FLOOR FRAMING TO BE 22" DEEP OPEN WEB TRUSSES AT 24" O.C. MAX WITH AT MINIMUM 1 ROW OF BRACING AT CENTER LINE.
7. DECK FLOOR FRAMING TO BE 16" DEEP OPEN WEB TRUSSES AT 24" O.C. MAX WITH AT MINIMUM 1 ROW OF BRACING AT CENTER LINE.

FLOOR FRAMING NOTES:

1. FLOOR DECKING TO BE 3/4" CDX STRUCTURAL SHEATHING AT 24" OC ATTACHED W/ GLUE AND 10D NAILS @ 6" O.C. AT PANEL EDGES & 6" O.C. AT INTERMEDIATE MEMBERS.
2. WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 24" O.C. BETWEEN FIRST (2) BAYS TO BRACE WALL.
3. THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES.
4. USE APPROVED SIMPSON HANGERS ON ALL WOOD TRUSS AND LEDGER CONNECTIONS.
5. ATTACH 5/8" NON-SAG DRYWALL COVERING ON THE UNDERSIDE OF FLOOR JOISTS TO PROVIDE FIRE BARRIER TO LIVING SPACES.
6. IN FLOOR CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
7. PROVIDE BLOCKING UNDER ALL NON LOAD BEARING WALLS ABOVE.
8. WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).
9. REQUIRED STRAPPING
   - 9.1. CMU:
     - 9.1.1. HETA20 TIES, CAST INTO BOND BEAM
     - 9.1.2. DOUBLE HETA20 @ ALL GIRDERS MIN
   - 9.2. WOOD:
     - 9.2.1. HT10A HURRICANE TIE (ROOF) = 1015 LB
     - 9.2.2. HTS16 TWIST TIES (FLOOR) = 1300 LB

LOWER ROOF FRAMING NOTES:

1. ALL TRUSSES TO BE AT 24" O.C. MAX.
2. ROOF DECKING TO BE 5/8" CDX STRUCTURAL SHEATHING ATTACHED W/ 10D NAILS @ 4" O.C. AT PANEL EDGES & 6" O.C. AT INTERMEDIATE MEMBERS.
3. THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES.
4. USE APPROVED SIMPSON HANGERS ON ALL WOOD TRUSS AND LEDGER CONNECTIONS.
5. VERIFY ANY REQUIRED FINAL TIE-DOWN WITH ENGINEER-APPROVED TRUSS LAYOUTS.
6. TRUSS MANUFACTURER TO REFER TO ARCHITECTURAL PLANS FOR VAULTED, TRAY, OR OTHER VARIATIONS IN CEILING HEIGHT WHICH MAY BE REQUIRED.
7. REQUIRED.STRAPPING (CMU / CONCRETE)
   - 7.1. HETA20 TWIST TIES = 1300 LB
   - 7.2. HETA20 - x2 TWIST TIE = 2600 LB
   - 7.3. LGT 3 or 4 = 3480 LB
   - 7.4. MGT = 3965 LB
   - 7.5. HGT = 10000 LB

BEACON HOME DESIGN

NOTE:
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GULF COAST ENGINEERING & DESIGN
1705 6th Street, Sarasota, FL 34236
941-216-6101 Cert of Auth 33790

JAKE B GODWIN LICENSE No.91908 STATE OF FLORIDA PROFESSIONAL ENGINEER

CONSULTANT: BEACON HOME DESIGN
ARCHITECT 4213 3RD STREET W.
ADDRESS: BRADENTON, FL 34205
PHONE: (941) 962-7571
E-MAIL: DESIGN@BEACONHOMEDESIGN.COM

CONSULTANT: GULF COAST ENG & DESIGN
ADDRESS: 2424 MANATEE AVE W.
BRADENTON, FL 34205
PHONE: (941) 216-6101
E-MAIL: JAKE@GULFCOASTENGINEERS.COM

No.	Description	Date
1	comments	2025.8.14

616 Rountree Drive , Longboat Key, FL, 34228

PROJECT #: 24331
DATE: January 9, 2025
DRAWN BY: JBG

S5.0

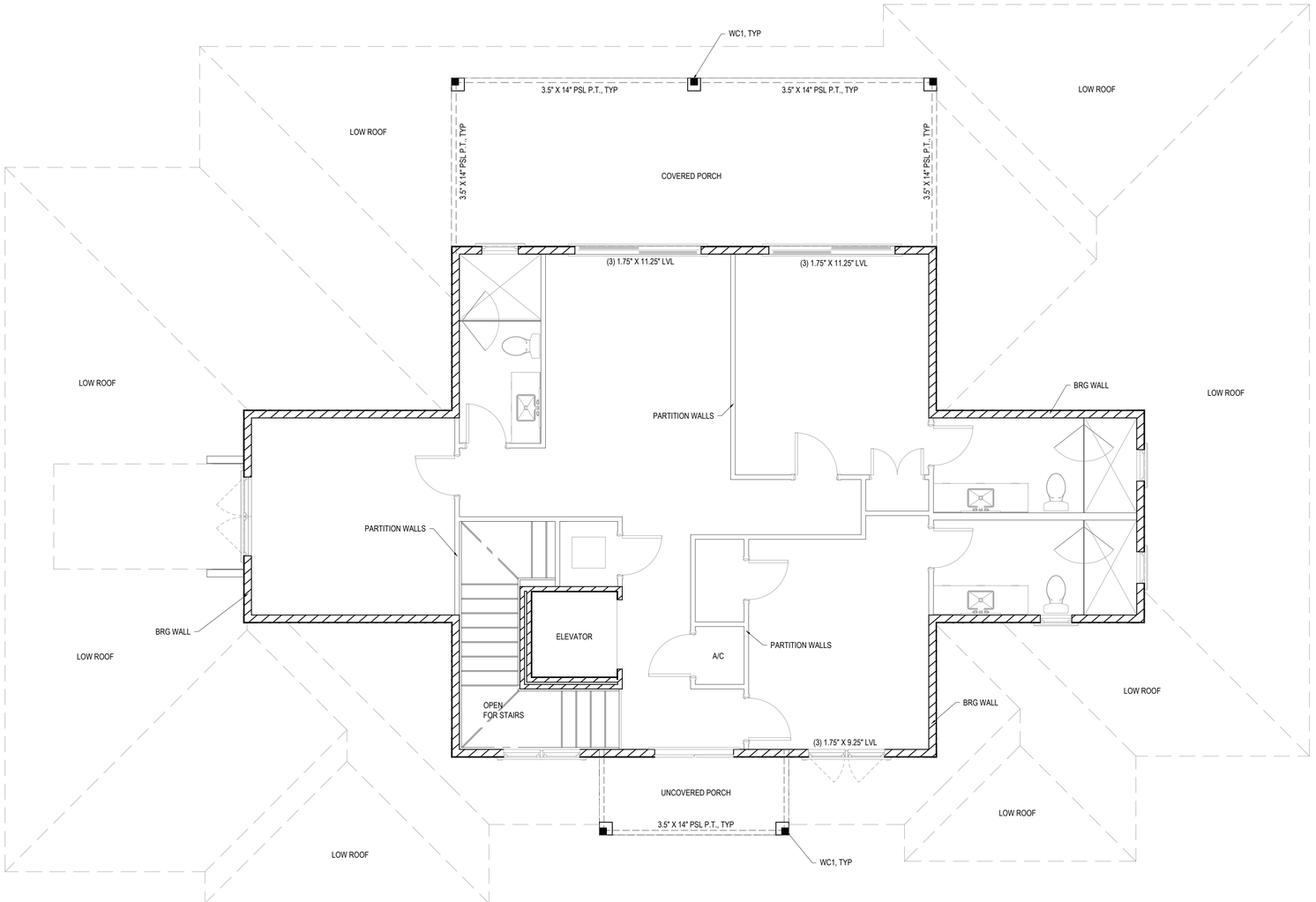
BEACON
HOME DESIGN

2ND FLOOR WALL NOTES:

1. LOAD BEARING WALLS
   1.1. WOOD
      1.1.1. 2X6 SYP #2 STUDS AT 16" O.C. FULLY BLOCKED AT PANEL EDGES.
      1.1.2. HEADER TO BE (3) 2X10 SYP #2 W/ PLYWOOD SPACERS, UNLESS NOTED OTHERWISE.
      1.1.3. EXTERIOR WALLS TO RECEIVE HARDIE BOARD OR SIMILAR SIDING AS SPECIFIED BY ARCH. INSTALL PER MANUF. SPECS FOR THE GIVEN C&C LOADS.

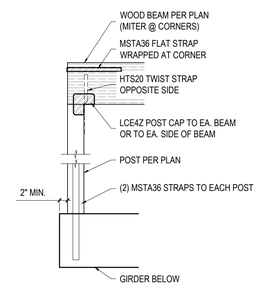
2. NON-LOAD BEARING INTERIOR PARTITION WALLS ARE TO BE 2X4 STUD GRADE @ 16" O.C.

3. COLUMNS
   3.1. ■ WC1 = 5.25" PSL P.T. POST



1 S6.0 SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

INDEX TABLE
- BEARING WALL (WOOD)
- PARTITION WALL



2 S6.0 POST DETAILS
SCALE: 1/2" = 1'-0"

NOTE:
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JAKE B GODWIN
LICENSE
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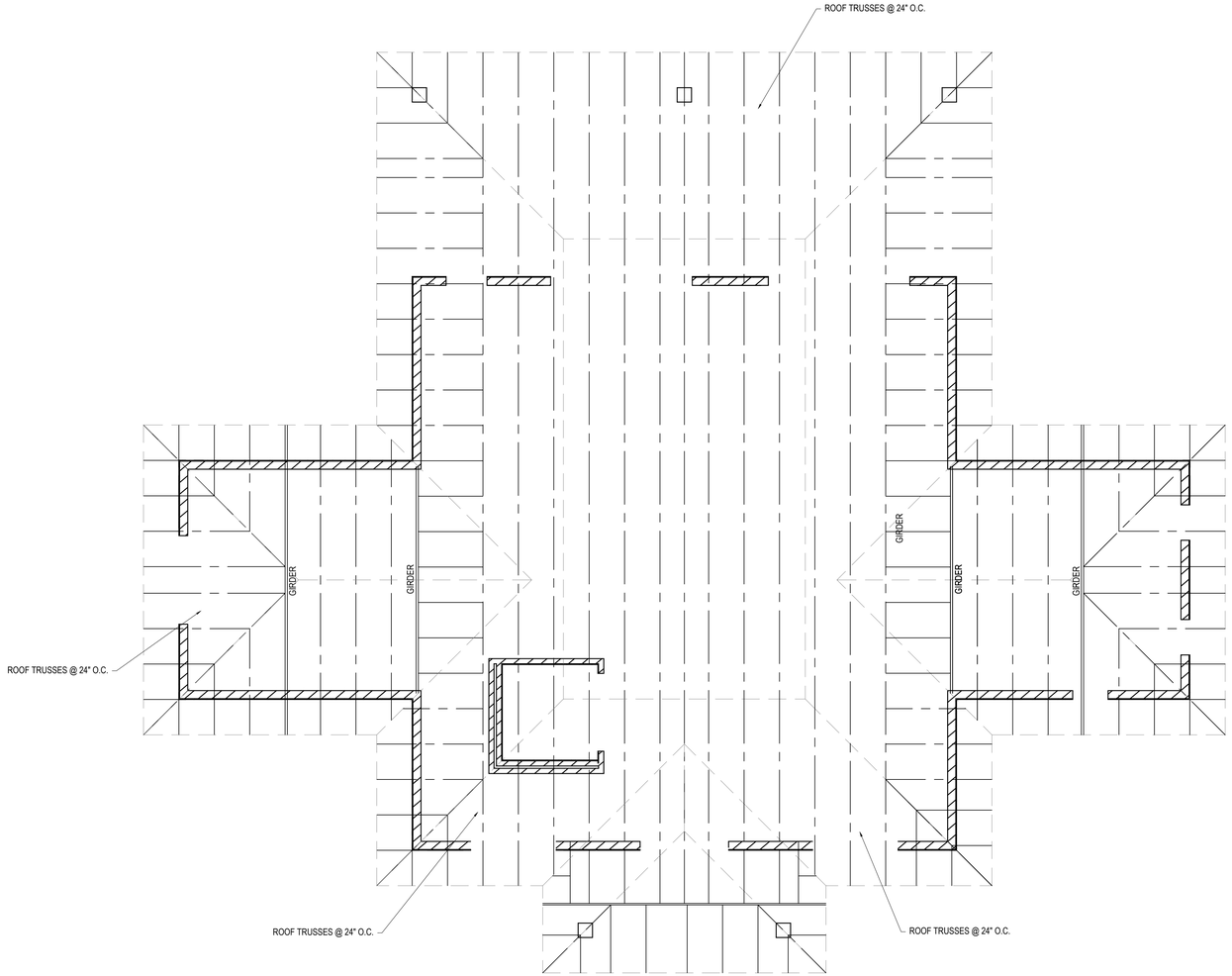
CONSULTANT: GULF COAST ENG & DESIGN
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No.	Description comments	Date
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PROJECT #: 24331
DATE: January 9, 2025
DRAWN BY: JBG

S6.0



1 S7.0 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

ROOF FRAMING NOTES: 1

1. ALL TRUSSES TO BE AT 24" O.C. MAX.
2. ROOF DECKING TO BE 5/8" CDX STRUCTURAL SHEATHING ATTACHED W/ 10D NAILS @ 4" O.C. AT PANEL EDGES & 4" O.C. AT INTERMEDIATE MEMBERS.
3. THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES.
4. USE APPROVED SIMPSON HANGERS ON ALL WOOD TRUSS AND LEDGER CONNECTIONS.
5. VERIFY ANY REQUIRED FINAL TIE-DOWN WITH ENGINEER-APPROVED TRUSS LAYOUTS.
6. TRUSS MANUFACTURER TO REFER TO ARCHITECTURAL PLANS FOR VAULTED, TRAY, OR OTHER VARIATIONS IN CEILING HEIGHT WHICH MAY BE
7. REQUIRED.STRAPPING (WOOD)

7.1.	HT10A HURRICANE TIE	= 1015 LB
7.2.	HTS16 TWIST TIES	= 1300 LB
7.3.	HTS16 - x2 TWIST TIE	= 2600 LB
7.4.	LGT 3 or 4	= 3480 LB
7.5.	MGT	= 3965 LB
7.6.	HGT	= 10000 LB

ENGINEERED WOOD TRUSS NOTES:

1. ENGINEERED TRUSS DESIGNS SHALL BE PROVIDED TO GCED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. THE TRUSS LAYOUT DEPICTED HEREIN IS ILLUSTRATIVE ONLY. REFER TO THE ENGINEER-APPROVED TRUSS LAYOUT BY THE TRUSS MANUFACTURER.
3. TRUSS DESIGNER TO LOCATE ALL ELECTRICAL AND PLUMBING FIXTURES AND DRAIN LOCATIONS PER ARCHITECTURAL DRAWINGS AND TAKE CARE TO AVOID LOCATING TRUSSES WHERE CONFLICTS WILL OCCUR.
4. TRUSS DESIGNER TO AVOID LOCATING TRUSSES IN THE CENTERS OF HALLWAYS AND OTHER SUCH AREAS WHERE RECESSED LIGHTING AND OTHER FIXTURES ARE COMMONLY LOCATED.
5. TRUSS DESIGNER TO VERIFY ALL BEARING HEIGHTS, CEILING CHANGES, AND FLOOR LEVEL CHANGES WITH ARCHITECTURAL DRAWINGS

BEACON HOME DESIGN

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No.	Description	Date
1.	comments	2025.8.14

616 Rountree Drive , Longboat Key, FL, 34228

PROJECT #: 24331
DATE: January 9, 2025
DRAWN BY: JBG

S7.0

LELAND E. BEDWELL SURVEYING INC.

PROFESSIONAL LAND SURVEYORS & MAPPERS-PSM#5884
3423 55TH DRIVE EAST, BRADENTON, FLORIDA 34203
LICENSE BUSINESS # LB7113
OFFICE 941-753-9994 FAX 941-739-9318

SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1 OF 2

PURPOSE OF SURVEY
BOUNDARY SURVEY

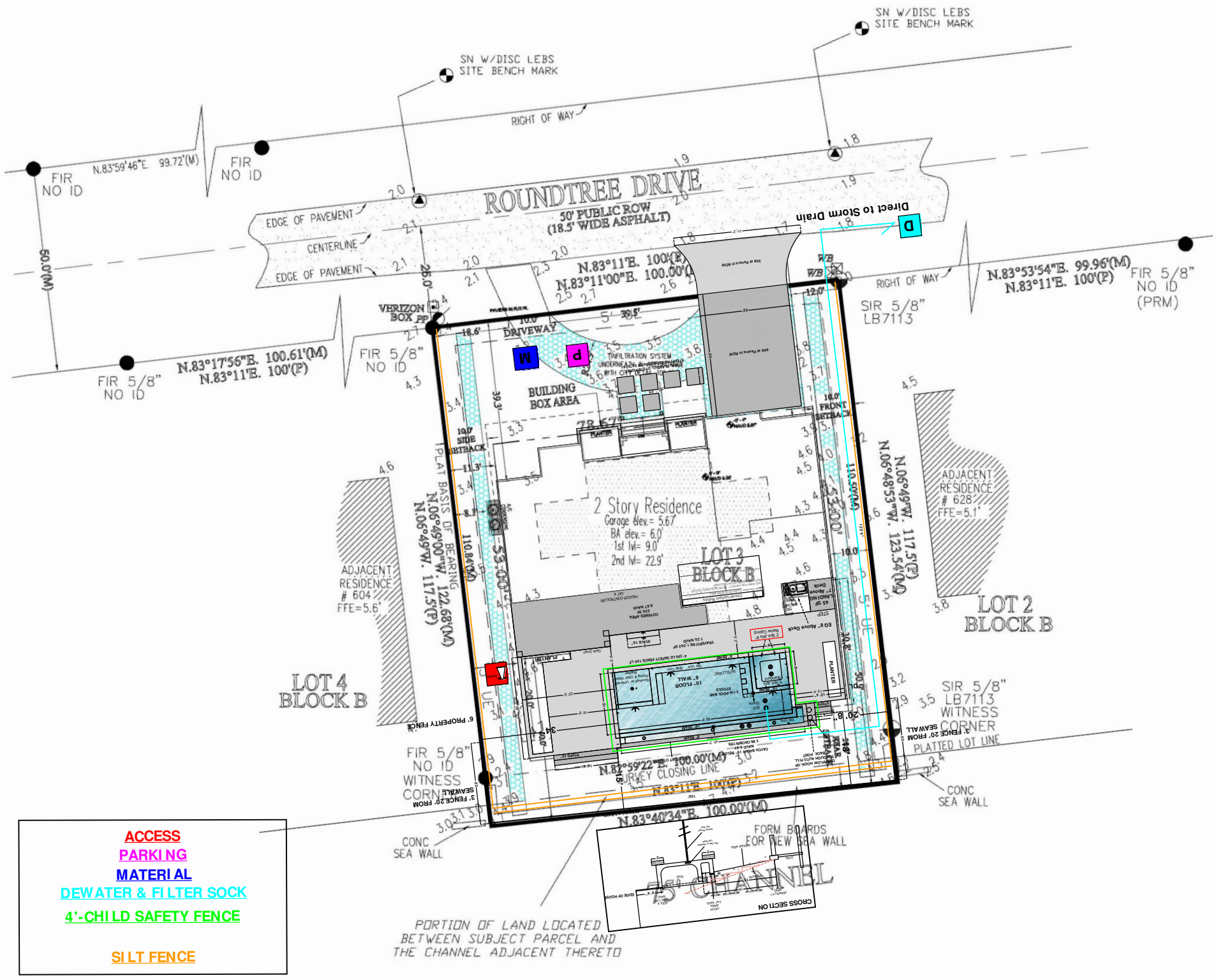
SITE ADDRESS
616 ROUNTREE DR
LONGBOAT KEY, FL 34228

MAP OF SURVEY

LOT 3 AREA
12311 Square Feet
0.28 Acres, ±

PROPOSED SITE PLAN
TOPOGRAPHIC SPOT ELEVATIONS

N
W E
S
SCALE 1" = 30'



ACCESS
PARKING
MATERIAL
DEWATER & FILTER SOCK
4'-CHILD SAFETY FENCE

SILT FENCE

0 7.5 15 30 60
GRAPHIC SCALE

[ADDED] SYMBOL/ABREVIATION LEGEND

0.0 EXISTING SPOT ELEVATIONS
CONC. = CONCRETE
NAVD. = NORTH AMERICAN VERTICAL DATUM
CONC. = CONCRETE
NVGD. = NATIONAL GEODETIC VERTICAL DATUM
FFE. = FINISH FLOOR ELEVATION
LSM. = SECOND FLOOR BRG
LVL. = LIVING LEVEL
B.A. = BUILDING ACCESS
INFILTRATION TRENCH IN ACCORDANCE WITH CITY DETAIL 105.0
A/C CONDENSERS
POOL EQUIPMENT

SOURCE BENCH MARK: GIS "086" PID-AG9191 WITH A PUBLISHED ELEVATION OF 5.04 FEET PUBLISHED N.A.V.D. 88

NOTICE:
ALL ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AND COINCIDE WITH CURRENT PUBLISHED F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT AGENCY) ELEVATION DATUM FOR THIS AREA.

(NOTE):
IN COMPLIANCE WITH FLORIDA STATURES 5J-17.052.2(D) (4)
IF LOCATION OF EASEMENT OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED. THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

(NOTE):
THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, RULE NO. 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OF FREEDOM OF ENCUMBRANCES, NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND ORIGINAL EMBOSSED SEAL
PLEASE REFER TO REVERSE SIDE OF SHEET 1 OF 2 FOR GENERAL NOTES & ABBREVIATIONS.

REVISIONS	DATE
PROPOSED SITE PLAN	4-3-2025

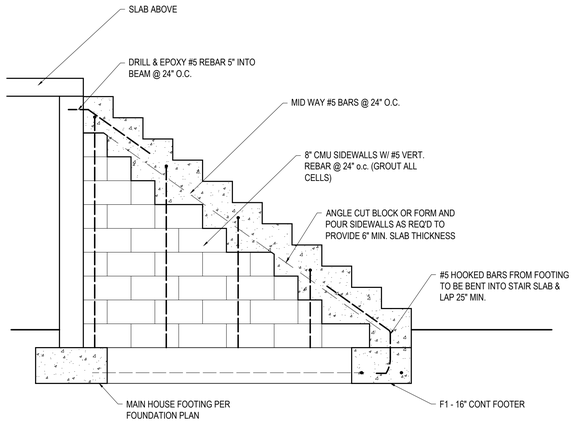
48 HOURS BEFORE YOU DIG
CALL SUNSHINE STATE
ONE CALL OF FLORIDA, INC.
1-800-432-4770
ITS THE LAW IN FLORIDA
FL. STATUTE 556 REQUIRES A MINIMUM OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.

COPY RIGHT BY BEDWELL SURVEYING INC. YEAR 2024
ORIGINAL SURVEY DATE: 10-15-24

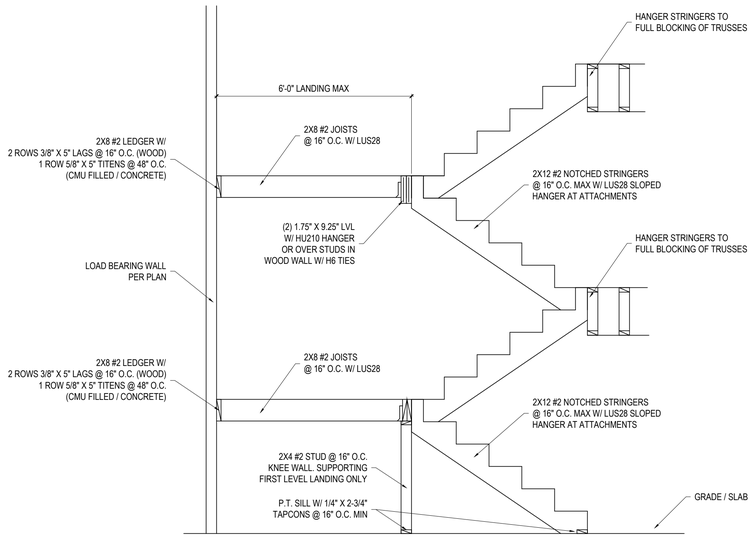
SEE SHEET 1 OF 2 FOR SYMBOLS, LEGENDS AND REPORT OF SURVEY

CERTIFICATION:
SEE PAGE 1 OF 2 FOR SIGNATURE AND SEAL
THIS PAGE NOT VALID WITHOUT PAGE 2 OF 2
LELAND E. BEDWELL, PSM #5844

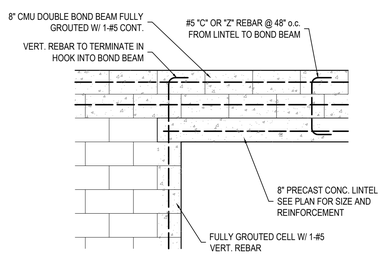
DRAWN BY	SCALE:	CHECKED BY	DATE DRAFTED	PROJECT #
SH	1" = 30'	LEB	10-16-24	24-148 SP



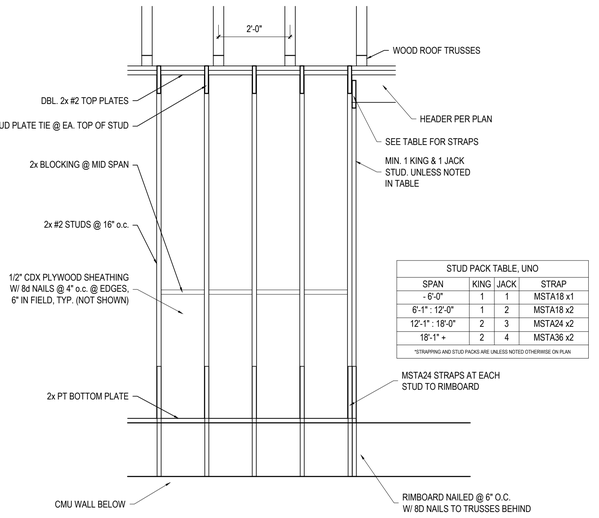
5 S8.0 CIP STAIRS
SCALE: 1/2" = 1'-0"



4 S8.0 STAIRS
SCALE: 1/2" = 1'-0"



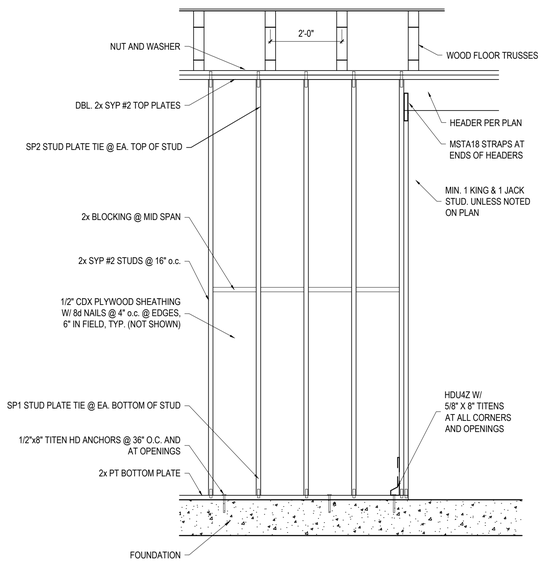
3 S8.0 BOND BEAM @ OPENINGS
SCALE: 1/2" = 1'-0"



STUD PACK TABLE, UNO			
SPAN	KING	JACK	STRAP
- 6'-0"	1	1	MSTA18 x1
6'-1" : 12'-0"	1	2	MSTA18 x2
12'-1" : 18'-0"	2	3	MSTA24 x2
18'-1" +	2	4	MSTA36 x2

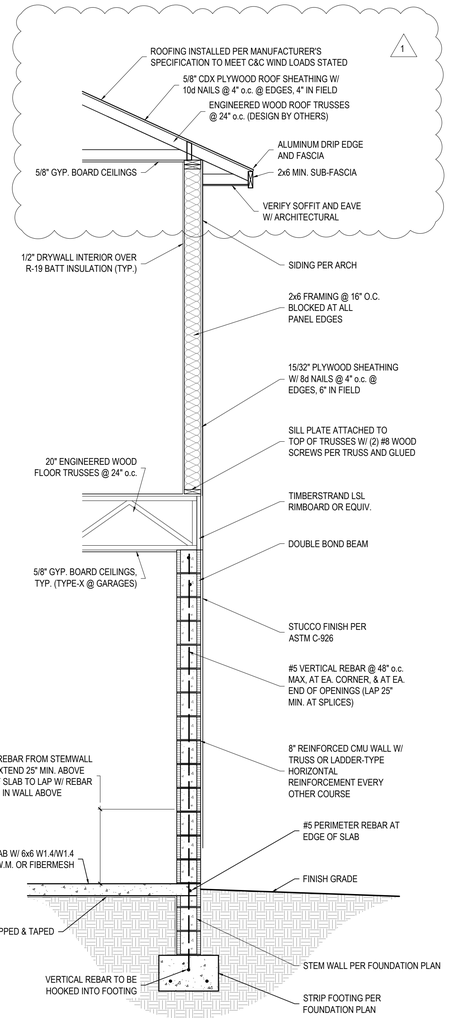
*STRAPPING AND STUD PACKS ARE UNLESS NOTED OTHERWISE ON PLAN

2 S8.0 TYPICAL WOOD BEARING - SECOND LEVEL
SCALE: 1/2" = 1'-0"



2 S8.0 TYPICAL WOOD BEARING - FIRST LEVEL
SCALE: 1/2" = 1'-0"

00012



1 S8.0 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

BEACON HOME DESIGN

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