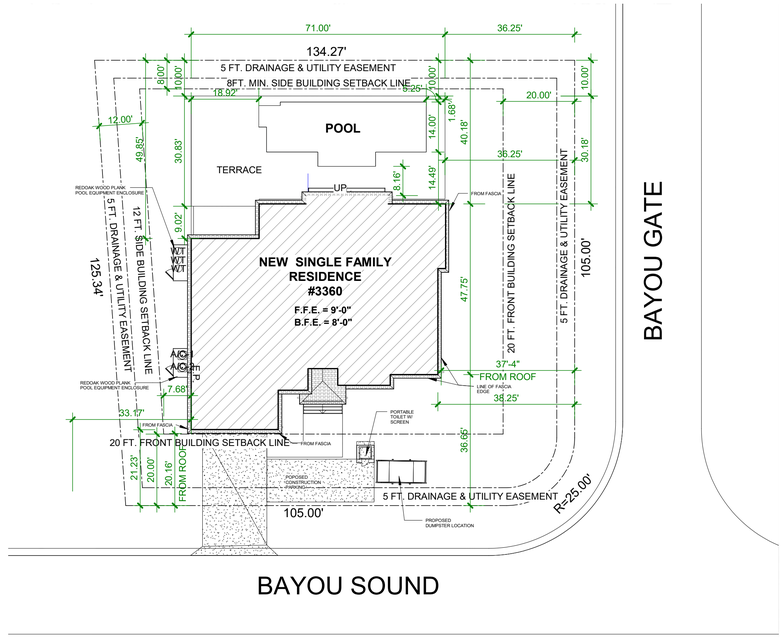
NEW SINGLE FAMILY RESIDENCE FOR:

BAYOU, LLC

3360 BAYOU GATE, LONGBOAT KEY, FL 34228

GENERAL CONTRACTOR
Maciej Przeklasa
IPAX Construction, Inc
O. 847.471.4067
C. 847.401.5501
License # CBC1264596

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2 C1.2	GENERAL NOTES
3 A1	SLAB PENETRATION PLAN
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26 D1	DRAINAGE PLAN
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1 / 1 C1.1 **SITE PLAN - CONSTRUCTION**
1" = 20'-0"

ZONING INFORMATION:

ZONING CLASSIFICATION: MUC-1
LOT AREA: 16,108.00 S.F.

MINIMUM FRONT YARD: 20.00 FT.
PROPOSED FRONT YARD: 21.25 FT. & 38.33 ft

MINIMUM REAR YARD: NOT REQUIRED
PROPOSED REAR YARD:

MINIMUM SIDE YARD: 8.00 FT., COMBINED 20.00 FT.
PROPOSED SIDE YARD: 8.00 & 12.00 FT.

MAXIMUM BUILDING HEIGHT: 50.00 FT.
PROPOSED BUILDING HEIGHT: 20.43 FT.

MAX. BLDG. COVERAGE: 30% (4,832.40 SF)
PROPOSED BLDG. COVERAGE: 23.26% (3,748.00 SF)

WINDOW INSTALLATION:

WINDOWS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW.

FLOOD ZONE REQUIREMENTS:

PLAN MEETS OR EXCEEDS FEMA FLOOD FINISHED GARAGE FLOOR ELEVATION.

TUB AND SHOWER AREAS:

CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BOARD (NO GREEN BOARD ALLOWED) IN COMPLIANCE WITH ASTM C1288, C1325, OR C1178 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS, AND WALL PANELS IN SHOWER AREAS.

CEILING CONSTRUCTION:

1. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" (12.7 mm) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" (15.9 mm) TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THERE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION WALL SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" (12.7 mm) GYPSUM BOARD OR EQUIVALENT.

EXTERIOR FINISHES:

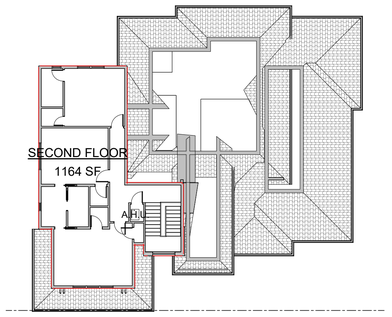
THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER 2023 F.B.C. RESIDENTIAL CODE R702.1 AND ASTM C926. INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER 2017 F.B.C. RESIDENTIAL CODE R703.7.1 AND ASTM C 1063. WATER RESISTANT BARRIER APPLICATION TO BE PER R703.7.3 AND ASTM C 1063.

EGRESS:

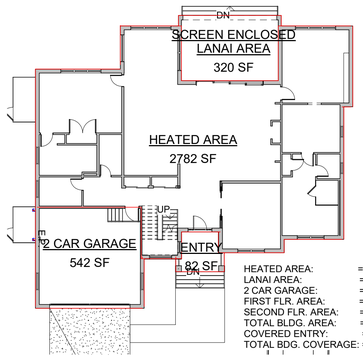
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

FLASHING:

1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.
2. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL REQUIRED LOCATIONS PER (R703.8)



4 / 1 C1.1 **SECOND FLOOR**
1/16" = 1'-0"



HEATED AREA:	= 2,778 SF
LANAI AREA:	= 320 SF
2 CAR GARAGE:	= 568 SF
FIRST FLR. AREA:	= 3,666 SF
SECOND FLR. AREA:	= 1,161 SF
TOTAL BLDG. AREA:	= 4,827 SF
COVERED ENTRY:	= 82 SF
TOTAL BDG. COVERAGE:	= 3,748 SF

2 / 1 C1.1 **FIRST FLOOR AREA**
1/16" = 1'-0"

MECHANICAL AND HVAC:

1. ENERGY CALCULATIONS FOR HEATING AND COOLING CAPACITIES SHALL BE FURNISHED BY THE GENERAL CONTRACTOR AS AN ATTACHMENT TO THIS PLAN SET AT THE TIME OF APPLICATION FOR PERMIT.
2. MECHANICAL APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR, AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED, OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30" (762 mm) DEEP AND 30" (762 mm) WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE.
3. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. #26 GAUGE (0.48 mm) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
4. FOUNDATIONS AND SUPPORTS FOR OUTDOOR MECHANICAL SYSTEMS SHALL BE RAISED AT LEAST 3" (76 mm) ABOVE THE FINISHED GRADE AND SHALL ALSO CONFORM TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. AUXILIARY DRAIN PAN. CATEGORY IV CONDENSING APPLIANCES SHALL BE PROVIDED WITH AUXILIARY DRAIN PAN WHERE DAMAGE TO ANY BUILDING COMPONENT WILL OCCUR AS A RESULT OF STOPPAGE IN THE CONDENSATE DRAIN PIPING SYSTEM. THESE PANS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTIONS M1411.3.1.

EXHAUST FANS AND VENTING:

1. OUTDOOR DISCHARGE. THE AIR REMOVED BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE DISCHARGED TO THE OUTDOORS. AIR SHALL NOT BE EXHAUSTED INTO ATTIC, SOFFIT, RIDGE VENT OR CRAWL SPACE.
2. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO ATTIC, CRAWL SPACE, OR OTHER AREAS INSIDE THE BUILDING.
3. DUCT LENGTH. THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 35 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET (762 mm) FOR EACH 45 DEGREE (0.79 RAD) BEND AND 5 FEET (1524 mm) FOR EACH 90 DEGREE (1.6 RAD) BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
EXCEPTION - WHERE A CLOTHES DRYER BOOSTER FAN IS INSTALLED AND LISTED AND LABELED FOR THE APPLICATION, THE MAXIMUM LENGTH OF THE EXHAUST DUCT, INCLUDING ANY TRANSITION DUCT, SHALL BE PERMITTED TO BE IN ACCORDANCE WITH THE BOOSTER FAN MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHERE A CLOTHES DRYER BOOSTER FAN IS INSTALLED AND NOT READILY ACCESSIBLE FROM THE ROOM IN WHICH THE DRYER IS LOCATED, A PERMANENT IDENTIFYING LABEL SHALL BE PLACED ADJACENT TO WHERE THE EXHAUST DUCT ENTERS THE WALL. THE LABEL SHALL BEAR THE WORDS " THIS DRYER EXHAUST SYSTEM IS EQUIPPED WITH A REMOTELY LOCATED BOOSTER FAN."
4. PROVIDE LOUVER DEVICES AT INTAKE AND EXHAUST LOCATIONS IN ACCORDANCE WITH AMCA STANDARD 550 IN FBC.

ATTENTION GENERAL CONTRACTOR/ BUILDER:

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION CORRECTION/ REVISIONS. ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

BUILDING DATA

BUILDING CODE	
BUILDING CODE:	2023 FLORIDA BUILDING CODE 8TH EDITION (BUILDING, EXISTING BUILDING, RESIDENTIAL)
PLUMBING CODE:	2023 FLORIDA BUILDING CODE/ PLUMBING 8TH EDITION
HVAC CODE:	2023 FLORIDA BUILDING CODE / MECHANICAL 8TH EDITION
ELECTRICAL CODE:	2020 NATIONAL ELECTRICAL CODE
ENERGY CODE:	2023 FLORIDA BUILDING CODE / ENERGY CONSERVATION 8TH EDITION
FUEL CODE:	2023 FLORIDA BUILDING CODE / FUEL GAS 7TH EDITION
FIRE CODE:	2023 FLORIDA BUILDING CODE / FIRE PREVENTION 8TH EDITION
ACCESSIBILITY CODE:	2023 FLORIDA BUILDING CODE / AMERICANS WITH DISABILITIES, 8TH EDITION
VILLAGE/ CITY/ COUNTY:	LONGBAOAT KEY CODES

BUILDING CODE INFORMATION		
	ORDINANCE	PROPOSED
CONSTRUCTION TYPE:	TYPE VB	TYPE VB

SQUARE FOOT CALCULATIONS

ELEVATION	A
FLOOR AREA	3,832 SF
TOTAL A/C AREA	2,778 SF + 1,161 SF = 3,939 SF
GARAGE	568 SF
COVERED ENTRY	82 SF
LANAI	320 SF
TOTAL UNDER ROOF	3,748 SF + 1,161 SF = 4,909 SF
TOTAL WIDTH	68'-11"
TOTAL DEPTH	54'-6"



3D VIEW

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE ALL LOCAL BUILDING AND ZONING ORDINANCES.

LICENCE NO: AR96075

EXPIRATION DATE:02/28/2027

SIGNED Christopher Winogradzki

Digitally signed by Christopher Winogradzki
DN: c=US, o=Chris Winogradzki Architects Ltd Inc, dnQualifier=A01410C000001962E293BD4000 32F0E, cn=Christopher Winogradzki
Date: 2025.07.24 09:04:05 -04'00'

DATE: 07 23 2025

REVIEWED FOR CODE COMPLIANCE
APPROVED
8/29/2025, 3:00:49 PM
BR-NEW-25-0025
Debra Klahr

STATE OF FLORIDA
CHRIS W. WINOGRADZKI
AR96075
REGISTERED ARCHITECT

Revision Schedule

Revision Number	Revision Date	Issued by

The above drawings and specifications, and ideas, Design and arrangements represented thereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others or used in the connection with any work other than the specific project for which they have been prepared and developed without the written consent of the Architect.
Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site and this office must be notified of any variations from the dimensions and conditions shown by these drawings.
Shop details must be submitted to this office for approval before proceeding.
2025 CHRIS WINOGRADZKI ARCHITECTS, INC

NEW SINGLE FAMILY RESIDENCE FOR:

BAYOU, LLC

3360 BAYOU GATE, LONGBOAT KEY, FL 34228

PROJECT DATA AND SITE PLAN

CHRIS WINOGRADZKI ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

Date:	07 23 2025 - PERMIT SET
Scale:	As indicated
Drawn:	AGNES
Check:	C.W.
Job:	225008
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CHRIS WINOGRADZKI ARCHITECTS, INC.
ARCHITECTS & PLANNERS
4328 KARIBA LAKE TER., SARASOTA, FL 34243 PH.# 941.960.0122
e-mail: christopher@cw-architects.com

GENERAL STRUCTURAL NOTES:

1. WORK SHALL CONFORM TO THE MINIMUM STANDARD OF THE FOLLOWING CODE: FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION (2023). WHERE MORE STRINGENT CODES ARE ADOPTED, THEY SHALL GOVERN THE WORK.
2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. NOTES ON STRUCTURAL PLANS SHALL TAKE PRECEDENCE OVER THE STRUCTURAL GENERAL NOTES ON THIS SHEET.
3. EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, REFER TO ARCHITECTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS FOR DIMENSIONS, LOCATIONS, SIZES AND CONDITIONS, INCLUDING WINDOWS, DOORS, WALLS, CONCRETE CURBS, PITS, DRAINS, TRENCHES, FLOOR AND ROOF SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, FLOOR AND ROOF OPENINGS, STAIRS, PIPE AND DUCT RUNS, SLEEVES AND HANDERS, ELECTRICAL, CONDUITS AND OUTLETS, ITEMS EMBEDDED OR ATTACHED TO STRUCTURAL MEMBERS, EQUIPMENT, BASES AND ANCHORAGE, ETC.
4. THE ENGINEER'S SEAL APPLIES ONLY TO THE STRUCTURAL COMPONENTS ON THIS DOCUMENT. THE SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR SAFETY PRECAUTIONS, WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS ARE TO VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ANY DEVIATIONS OR DISCREPANCIES ON THESE PLANS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OR RECORD.
5. ASTM SPECIFICATIONS INDICATED SHALL BE THE LATEST EDITIONS OF THE STANDARDS, UNLESS NOTED OTHERWISE.
6. ALTERNATE NAILING: PASLODE FASTENERS MAY BE USED ON SIMPSON HARDWARE. REFER TO SIMPSON TECHNICAL BULLETIN T-POSITIVE LO6: POSITIVE PLACEMENT NAIL APPLICATIONS WITH PASLODE FASTENERS.

DESIGN CRITERIA:

1. DESIGN LOADS:
ROOF DEAD LOADS
- METAL ROOF DEAD LOADS ---------- 10.0 PSF
- SHINGLE ROOF DEAD LOADS ---------- 7.0 PSF
- TILE ROOF DEAD LOADS ---------- 15.0 PSF
- ROOF DEAD LOADS ---------- 10.0 PSF

ROOF LIVE LOADS
- LIVE LOAD ---------- 20.0 PSF
- LIVE LOAD W/O STORAGE ---------- 10.0 PSF
- LIVE LOAD W/ STORAGE ---------- 20.0 PSF

FLOOR DEAD LOADS ---------- 11.0 PSF
- WOOD FRAMED DEAD LOAD ---------- 11.0 PSF

FLOOR LIVE LOADS ---------- 40.0 PSF
BALCONY DEAD LOAD ---------- 15.0 PSF
BALCONY LIVE LOAD ---------- 60.0 PSF
EXTERIOR WD WALL ---------- 18.0 PSF
INTERIOR WD WALL ---------- 7.0 PSF
STAIRS/ LANDING ---------- 40.0 PSF
ULTIMATE DESIGN WIND SPEED PER FBC/ASCE 7-10 ---------- 150 MPH
INTERNAL PRESSURE COEFFICIENT +/- 0.55 (PARTIALLY ENCLOSED STRUCTURE)
RISK CATEGORY ---------- II
EXPOSURE ---------- "D"
EXTERNAL PRESSURE COEFFICIENT ---------- +/- 0.18
EXTERNAL PRESSURE COEFFICIENT ---------- +/- 0.55 (LANAI & FRONT ENTRY ONLY)

2. ALL GUARDRAILS AND HANDRAILS SHALL MEET THE MINIMUM CODE REQUIREMENT WITHSTANDING A MINIMUM 200 POUND CONCENTRATED POINT LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. ALL IN-FILL COMPONENTS OF THE GUARDRAIL SHALL BE DESIGNED TO WITHSTAND A MINIMUM HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THESE LOADS ARE TO BE EVALUATED INDEPENDENTLY AND ARE NOT ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD. DEFLECTION OF THIS GUARDRAIL SHALL MEET THE CRITERIA SET FORTH BY THE INTERNATIONAL CODE COUNCIL EVALUATION SERVICES (ICC-ES) AC273 - ACCEPTANCE CRITERIA FOR HANDRAILS AND GUARDS.

FOUNDATION:

1. FOUNDATION IS DESIGNED BASED ON PRESUMPTIVE SAFE MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. THE CONTRACTOR SHALL VERIFY THAT THE MINIMUM BEARING CAPACITY OF 2000 PSF IS PRESENT PRIOR TO FOOTING PLACEMENT.
2. ALL FILL SHALL BE CLEAN AND COMPACTED TP 95% BY HEAVY VIBRATORY ROLLER IN MAXIMUM LIFTS OF 8". CONFORM TO ASTM D 1557.
3. GRADING, SOIL PREPARATION AND FOUNDATION CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND THE BUILDING CODES NOTED ON THIS SHEET.
4. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS PER GEOTECHNICAL REPORT, FLOODING WILL NOT BE PERMITTED.
5. ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
6. PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" SEALED.

CONCRETE:

1. CONCRETE SHALL CONFORM TO THE "BUILDING REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
2. DESIGN BASED ON 2500 PSI. 28-DAY STRENGTH, UNLESS OTHERWISE NOTED.
3.PROTECTION COVER (CLEAR) SHALL BE AS FOLLOWS (U.N.O.):
   a.) CONCRETE PLACED DIRECTLY AGAINST EARTH - 3 INCHES CLEAR
   b.) STRUCTURAL SLABS ON GROUND - 1 1/2 INCHES CLEAR
   c.) FORMED CONCRETE WITH EARTH BACK FILL - 2 INCHES CLEAR
   d.) WWM USED IN SLABS SHALL BE FULLY SUPPORTED USING CHAIR APPROVED BY THE MANUFACTURER IN THE MIDDLE TO UPPER 1/3 OF SLAB AT 3-FT SPACING OR IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
4. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
5. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT.
6. CONCRETE PLACEMENT SHALL BE PER RECOMMENDATIONS IN ACI 614, ACI 301, ACI 318 & ACI 332.
7. SLABS ARE DESIGNED AS UNREINFORCED PLAIN CONCRETE SLABS ON GROUND.
8. ONE OF THE FOLLOWING METHODS OF CRACK CONTROL SHALL BE USED:
   a.) CONTRACTION JOINTS. IF CONTRACTION JOINTS ARE USED, THEY SHALL BE CUT OR TOOLED IN THE SLAB A MINIMUM OF 1". ALL SAW CUTS ARE TO BE MADE WITHIN 24 HOURS OF THE CONCRETE PLACEMENT.
   CONTRACTION JOINTS IN A 3.5" SLAB SHALL BE PLACED NO MORE THAN 8-FEET APART IN BOTH DIRECTIONS.
   CONTRACTION JOINTS IN A 4.0" SLAB SHALL BE PLACED NO MORE THAN 10-FEET APART IN BOTH DIRECTIONS.
   b.) 6x6 W1.4 x W1.4 WELDED WIRE REINFORCEMENT FABRIC (WWM).
   c.) MICRO- OR MACRO-SYNTHETIC FIBER REINFORCEMENT.
   FIBER LENGTHS SHALL BE 1/2" TO 2 1/4" IN LENGTH. DOSAGE AMOUNTS SHALL BE FROM 0.75 TO 3.0 POUNDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WITH ASTM C1116 WHEN REQUESTED BY THE BUILDING OFFICIAL.

JURISDICTION SPECIFIC INFORMATION:

1. FOR ALL PARTIALLY ENCLOSED AREAS, INCLUDING BUT NOT LIMITED TO, LANAIS, PORCHES AND BALCONIES, 1/2" MINIMUM EXTERIOR GRADE SOFFIT BOARD WITH A CEMENTITIOUS KNOCKDOWN FINISH IS ACCEPTABLE PROVIDED THAT IT IS PAINTED MEETING THE REQUIREMENTS OF ASTM C932 TO GIVE THE CEILING WATER RESISTANCE. THE SOFFIT BOARD PRODUCT WOULD NEED TO BE ATTACHED PER MANUFACTURER SPECIFICATIONS. THIS APPLICATION WOULD BE IN COMPLIANCE WITH R703.1.
2. THE SOFFIT DESIGN PRESSURE IS AS NOTED IN THESE DOCUMENTS. IN SO LONG AS THE ENDURANCE ALUMINUM SOFFIT IS INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTALLATION REQUIREMENTS AND PER THE FLORIDA PRODUCT APPROVAL FL17636 AND FL17636.1 THE SOFFIT WILL COMPLY WITH R703.1.

MASONRY WALL CONSTRUCTION:

1. MASONRY CONSTRUCTION SHALL COMPLY WITH LATEST EDITION OF TMS 402 & 602 / ACI 530 & 530.1 / ASCE 5 & 6.
2. MASONRY UNIT SHALL MEET ASTM C-90, GRADE N-1 FOR HOLLOW LOAD BEARING TYPE II MASONRY WITH UNIT STRENGTH OF 1900 PSI ON THE NET AREA (F'M = 1500 PSI). UNITS SHALL BE NORMAL WEIGHT, 8" x 8" x 16", TWO HOLE, SQUARE END BLOCKS UNLESS NOTED OTHERWISE. UNITS SHALL HAVE A ROUGH TEXTURE FOR STUCCO APPLICATION.
3. ALL MORTAR SHALL CONFORM TO ASTM C 270, TYPE "S" OR "M".
4. COURSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.
5. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS, WITH FILLED CELLS FILLED WITH COURSE GROUT.
6. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND THE BOTTOM AND AT A MAXIMUM SPACING OF 8'-0" U.N.O. REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL, TYPICAL, UNLESS OTHERWISE NOTED.
7. EXPANSION TYPE ANCHORS ARE NOT TO BE USED IN BOND COURSE. EMBEDDED ANCHORS OR EPOXY FASTENED STUDS SHALL BE USED.
8. ALL MASONRY UNITS SHALL BE LAID IN RUNNING BOND U.N.O.
9. OVER ALL MASONRY OPENINGS IN WALLS PROVIDE LINTELS, CAST-IN-PLACE CONCRETE BEAMS, OR OTHER HEADERS AS NOTED ON PLANS.
10. VERTICAL FILLED CELLS SHALL HAVE A MINIMUM OF (1) #5 BAR LAPPED AND TIED TO THE FOUNDATION DOWEL, AND A STANDARD ACI HOOK AT THE TOP, LAPPED AND TIED TO THE HORIZONTAL REINFORCING IN THE TOP OF THE WALL. SEE CHART BELOW FOR MINIMUM LAP AND HOOK LENGTHS.

REINFORCING STEEL MINIMUM REQUIREMENTS

BAR SIZE	MINIMUM LAP	MINIMUM BEND DIA.	MINIMUM ACI HOOK
#4	20"	3"	10"
#5	25"	3-3/4"	10"
#6	34"	4-1/2"	11"
#7	42"	5-1/4"	13"

REINFORCING STEEL:

1. WALL BARS AND COLUMN BARS SHALL CONFORM TO ASTM A-615, GRADE 60. FOOTING BARS AND BOND BEAM BARS SHALL CONFORM TO ASTM-615, GRADE 40 OR GRADE 60.
2. BAR BENDS SHALL BE MADE COLD, IN STRICT ACCORDANCE WITH THE DRAWINGS AND C.R.S.I. LATEST EDITION. NO KINKS ALLOWED. SEE CHART FOR STANDARD HOOK SIZES.
3. REBAR LAP SPLICES ARE TO BE: CLASS "B". MINIMUM LAP LENGTH SHALL BE PER CHART UNLESS NOTED OTHERWISE. MINIMUM LAP OF WELDED WIREFABRIC SHALL BE 6 INCHES OR ONE FULL AND HALF MESH, WHICHEVER IS GREATER.
4. FIELD WELDING OF REINFORCING BARS IS NOT PERMITTED, UNLESS NOTED OTHERWISE.
5. DOWELS BETWEEN FOOTINGS SHALL BE THE SAME SIZE AND SPACING OR NUMBER AS THE HORIZONTAL REINFORCING.
6. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME SIZE AND SPACING OR NUMBER AS THE VERTICAL REINFORCING.
7. TOLERANCE FOR REBAR DEPTH AND CONCRETE COVER IN FLEXURAL MEMBERS, WALLS, DISCONTINUOUS ENDS OF MEMBERS AND COMPRESSION MEMBERS SHALL BE AS FOLLOWS:

	TOLERANCE ON d	TOLERANCE ON SPECIFIED CONCRETE COVER
d<= 8 in	+/- 3/8"	- 3/8"
d>= 8 in	+/- 1/2"	- 1/2"

TOLERANCE FOR LONGITUDINAL PLACEMENT OF BENDS AND ENDS OF REINFORCEMENT SHALL BE +/- 2"

ANCHORAGE:

1. SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER. CAST-IN-PLACE BOLTS SHALL BE 1/2" DIA., EMBEDDED 7". USE 10" LONG ANCHOR BOLTS AT 2x PLATE UNLESS OTHERWISE NOTED. ANCHOR BOLTS SHALL BE FULL BODY AND HAVE CUT THREADS OR NOMINAL DIAMETER WITH ROLLED THREADS. 3"x3"x0.229" PLATE WASHERS ARE ASTM/ ASME B18.221.
2. EXPANSION ANCHORS IN CONCRETE SHALL MEET REQUIREMENTS OF ACI 355.2 AND ICC-ES AC193. PRE-APPROVED EXPANSIONS ANCHORS SHALL BE: SIMPSON "STRONG-BOLT 2" PER FL PRODUCT APPROVAL #15731.1.
3. SCREW ANCHORS IN CONCRETE SHALL MEET THE REQUIREMENTS OF ACI 355.2 AND ICC-ES AC193. PRE-APPROVED SCREW ANCHORS SHALL BE: SIMPSON "TITEN HD" PER FL PRODUCT APPROVAL #15730.7
4. ADHESIVE ANCHORS IN CONCRETE SHALL MEET THE REQUIREMENTS OF ACI 355.4 AND ICC-ES AC308. PRE-APPROVED ADHESIVE ANCHORS SHALL BE: SIMPSON "SET-XP" PER FL PRODUCT APPROVAL #15730.6 OR SIMPSON "AT-XP" PER FL PRODUCT APPROVAL #16230.1. SIMPSON "AT-XP" MAY BE SUBSTITUTED FOR SIMPSON "SET-XP".
5. ANCHORS FOR INTERIOR NON-SHEAR WALLS EXPERIENCING ONLY GRAVITY FORCES ARE AS FOLLOWS:
   a.) POWDER-ACTUATED FASTENERS IN CONCRETE SHALL MEET THE REQUIREMENTS OF ICC-ES AC70. PRE-APPROVED POWDER- ACTUATED FASTENERS SHALL BE: SIMPSON "POWDER-ACTUATED FASTENERS" PER FL PRODUCT APPROVAL #15730.4.
   b.) SCREW FASTENERS IN CONCRETE SHALL MEET THE REQUIREMENTS OF ACI 355.2 AND ICC-ES AC193. PRE-APPROVED CONCRETE SCREWS SHALL BE: SIMPSON "TITEN SCREWS" PER FL APPROVAL #2355-R4.
6. ADHESIVE ANCHORS IN HOLLOW MASONRY WALLS SHALL MEET THE REQUIREMENTS OF ICC-ES AC58. PRE-APPROVED ADHESIVE ANCHORS SHALL BE: SIMPSON "SET" PER FL PRODUCT APPROVAL #15730.5.
7. INSTALL ALL POST-INSTALLED ANCHORS IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND CURRENT FLORIDA PRODUCT APPROVAL.
8. PRE-APPROVED SUBSTITUTION FOR 1/2" DIA. CAST-IN-PLACE ANCHOR BOLTS AT INTERIOR WALLS ARE AS FOLLOWS:
   a.) 1/2" DIA. SIMPSON "STRONG-BOLT 2" W/ MIN. 2 3/4" EMBEDMENT DEPTH AND 4" EDGE DISTANCE.
   b.) 1/2" DIA. SIMPSON "TITEN HD" W/ MIN. 3 1/4" EMBEDMENT DEPTH AND 1 3/4" EDGE DISTANCE.
   c.) CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING ALL OTHER POST-INSTALLED ANCHORS AS A REPLACEMENT FOR MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.
9. PRE-APPROVED SUBSTITUTIONS FOR 1/2" DIA. CAST-IN-PLACE ANCHOR BOLTS AT EXTERIOR WALLS ARE AS FOLLOWS:
   a.) 1/2" DIA. SIMPSON "TITEN HD" W/ MIN. 3 1/4" EMBEDMENT DEPTH AND 1 3/4" EDGE DISTANCE.
   b.) SET-XP EPOXY W/ 4" EMBEDMENT AN 1/2" DIA. F1554 GR, 36 ATR W/ NUT & WASHER.
   c.) CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING ALL OTHER POST-INSTALLED ANCHORS AS A REPLACEMENT FOR MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.
10. PLACE ANCHOR BOLTS AT 4" MIN. AND 12" MAX. FROM SILL PLATE END OR FROM A NOTCH GREATER THAN 1/2 THE WIDTH OF PLATE, A MINIMUM OF 1 3/4" FROM CONCRETE EDGE, AND SPACED AT 24" O.C. MAX.
11. SILL PLATES SHALL BE TREATED WITH DISODIUM OCTABORATE TETRAHYDRATE (DOT) (NER 648) OR ANOTHER LOW CORROSIVE CHEMICAL TREATMENT.
12. DO NOT NOTCH OR BORE LARGE HOLE AT JOISTS, RAFTERS, BEAMS OR PLATES, UNLESS NOTED OTHERWISE. OBTAIN APPROVAL FROM ENGINEER FOR NOTCHES AND HOLES NOT DETAILED.
13. BOLT HOLES SHALL BE 1/16" MAXIMUM LARGER THAN THE BOLT SIZE. USE STANDARD CUT WASHERS UNDER BOLT HEADS OR NUTS AGAINST WOOD.
14. CONNECTION HARDWARE SHALL BE SIMPSON STRONG-TIE.

WOOD FRAMING:

1. FRAMING LUMBER SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALLOWABLE STRESS REQUIREMENTS OF ALL WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE 2015 EDITION OF THE NDS.
2. EXTERIOR WALL LUMBER SPECIFICATIONS (2x4 U.N.O. ON THE PLANS):
   STUCCO APPLICATIONS SHALL BE:
   a) 2x6 SPF OR SP NUMBER 2 OR BETTER @ 16" O.C. MAX.
   b) 2x4 SPF OR SP NUMBER 2 OR BETTER @ 16" O.C. MAX. FOR WALLS 8'-3" TALL OR LESS.
   c) 2x4 SPF OR SP NUMBER 2 OR BETTER @ 12" O.C. MAX. FOR WALLS 9'-1" TALL OR LESS.
   SIDING APPLICATIONS SHALL BE:
   a) 2x4 (MIN) SPF OR SP NUMBER 2 OR BETTER @ 16" O.C. MAX. FOR WALLS 9'-5" OR LESS.
3. INTERIOR LOAD BEARING WALLS SHALL BE 2x4 SPF OR SP NUMBER 2 OR BETTER @ 16" O.C. MAX. (U.N.O.)
4. INTERIOR NON-LOAD BEARING WALLS SHALL BE 2x4 SPF, SP, OR METAL STUDS @ 24" O.C. MAX.
5. LUMBER IN CONTACT WITH GROUND, CONCRETE, OR MASONRY SHALL BE SOUTHERN PINE PRESSURE TREATED.
6. HEADER FRAMING:
   a) HEADER SIZES SPECIFIED ON SCHEDULES AND/OR PLANS ARE MINIMUM REQUIREMENTS AND CAN BE UPGRADED TO LARGER SIZE OF SAME SPECIES, GRADE AND PLY COUNT.
   b) FOR 2x4 STUD WALL PROVIDE: (1) 2x4 KING STUD AND (1) 2x4 TRIMMER AT EACH END OF (2) PLY HEADER, U.N.O.
   c) FOR 2x6 STUD WALL PROVIDE: (1) 2x6 KING STUD AND (1) 2x6 TRIMMER AT EACH END OF (3) PLY HEADER, U.N.O.
7. STUD COLUMNS UNDER BEARING POINTS OF GIRDER TRUSSES OR BEAMS SHALL MATCH PLY COUNT WITH 1/2" TOLERANCE (2-PLY MIN), UNLESS NOTED OTHERWISE. AT MULTIPLE 2x STUDS OR TRIMMERS, USE FACE NAIL 16d G.N. AT 8" O.C. FOR EACH, U.N.O.
8. SEE FRAMING PLAN FOR DOUBLE TOP PLATE SPLICE CONDITION. A 2x6 MAY BE RIPPED DOWN TO A 2x4 AT POINTS WHERE THE TOP PLATE CHANGES FROM 2x4 TO 2x6 IN LIEU OF ANY CONNECTING STRAP CALLED OUT ON PLAN.
9. ALL BEAMS AND HEADERS, DIMENSIONAL AND ENGINEERED WOOD, SHALL BE A MINIMUM OF (2) PLY UNLESS NOTED OTHERWISE.
10. ALL TOP LOADED BEAMS AND HEADERS SHALL BE NAILED WITH (3) ROWS 16d GUN NAILS OR 12d COMMON NAILS (MIN) AT 12" O.C. UNLESS NOTED OTHERWISE.
11. ENGINEERED LUMBER, SHALL BE I-LEVEL PRODUCTS OR EQUAL TYPE, SIZE PER PLANS. Fb = 3,100 psi MINIMUM.
12. GUN NAILS ARE ALLOWED FOR ALL WOOD-TO-WOOD CONNECTIONS. COMMON NAILS AS SHOWN IN THE ABBREVIATIONS ON THIS PAGE SHALL BE USED FOR METAL-TO-WOOD CONNECTIONS.
13. ALL FASTENING SHALL FOLLOW TABLE R602.3(1) U.N.O.

PREFABRICATED WOOD TRUSSES:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN. THESE ARE PRELIMINARY LAYOUT USED ONLY TO DEPICT THE TRUSS CONNECTORS THAT DO NOT MEET THE SPECIFICATIONS OF THE TYPICAL CONNECTOR AS SHOWN IN THE TRUSS LEGEND. LAYOTS, TRUSS UPLIFTS, TRUSS REACTIONS, PLY COUNTS AND TRUSS-TO-TRUSS CONNECTIONS ARE TO BE PROVIDED BY THE DELEGATED ROOF AND FLOOR SYSTEM ENGINEER.
2. TOP PLATE HEIGHT MAY VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED.CONVENTIONAL FRAMING SHALL BE 16" O.C. MAX. OR AS OTHERWISE NOTED.
4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS OTHERWISE NOTED.
5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
6. PROVIDE BRACING AND BLOCKING PER BCSI-B3 IN ADDITION TO BRACING AND BLOCKING SHOWN ON TRUSS LAYOUTS PROVIDED BY THE DELEGATED TRUSS SYSTEM ENGINEER.
7. PROVIDE 30 LB. FELT PAPER OR OTHER MOISTURE BARRIER AT ALL CONTACT POINTS BETWEEN TRUSS/ NON P.T. WOOD AND MASONRY.

WOOD STRUCTURAL SHEATING:

SEE STRUCTURAL DETAILS FOR SIZES AND TYPES OF SHEATING.

WOOD SHEATING PANELS SHALL HAVE THE APA GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. WOOD SHEATING PANELS SHALL BE C-D INT APA WITH EXTERIOR GLUE (CDX) WITH THE FOLLOWING THICKNESSES AND RATINGS:

ZONE 1/ 2R
5/8" APA RATED ROOF SHEATING EXPOSURE 1 40/20 T&G
10d COMMON NAILS
MINIMUM FASTENER PENETRATION IN FRAMING: 1 1/2"
FIELD NAILING 12" O.C.
PANEL EDGES & BOUNDARY 6" O.C.
NO BLOCKING.

ZONE 2E/ 3
5/8" APA RATED ROOF SHEATING EXPOSURE 1 40/20 T&G
10d COMMON NAILS
MINIMUM FASTENER PENETRATION IN FRAMING: 1 1/2"
FIELD NAILING 6" O.C.
PANEL EDGES & BOUNDARY 6" O.C.
NO BLOCKING.

ALL ROOF SHEATING SHALL BE INSTALLED FACE GRAIN PERPENDICULAR TO SUPPORTS AND IN A STAGGERED PATTERN OR AS INDICATED ON DRAWINGS.

FIELD REPAIR NOTES:

1. MISPLACED DOWEL NOTE:
THIS NOTE IS TO DESCRIBE ALTERNATIVES TO MITIGATE FOR CASTING #5 REBAR VERTICAL REINFORCING AT AN INCORRECT LOCATION. IF THE WALL HAS NOT BEEN BUILT, DRILL A 3/4" DIA. HOLE 6" DEEP INTO THE THICKENED EDGE OF THE SLAB AT THE CORRECT LOCATION. EPOXY A 36" LONG #5 REBAR WITH SIMPSON TYPE "SET" EPOXY INTO THE DRILLED HOLE. FOLLOW THE MANUFACTURER'S REQUIREMENTS REGARDING CLEANING THE HOLE AND MIXING THE EPOXY. AS THE WALL IS BUILT LAP REBAR PER REINFORCING STEEL SCHEDULE (IN GENERAL NOTES) AND BEND VERTICAL BAR 90 DEGREES TO ACHIEVE A 12" LONG LAP WITH THE CONTINUOUS REBAR IN THE BEAM.
IF THE WALL HAS BEEN BUILT, PRIOR TO LINTEL POUR, OPEN THE WALL AT THE CORRECT LOCATION APPROX. 16" HIGH AND 4" WIDE AT THE FLOOR. DRILL HOLE AND INSTALL A 32" LONG REBAR AS DESCRIBED ABOVE. LAP VERTICAL STEEL AS DESCRIBED ABOVE INTO TIE OR BOND BEAM.
FORM WALL AND POUR DOWNPOUR SOLID WITH GROUT AS SPECIFIED.

2023 IECC - RESIDENTIAL ENERGY EFFICIENCY REQUIREMENTS

THE BUILDING ENVELOPE SHALL COMPLY WITH 2023 IECC CHAPTER 4 REQUIREMENTS AND MEET CRITERIA FOR INSULATION AND FENESTRATION REQUIREMENTS BASE ON U-FACTOR AND R-VALUE AS FOLLOWS:

FENESTRATION	U=0.40
SKYLIGHT	U=0.65
CEILING	R=38
WOOD FRAME WALL	R=13
MASS WALL	R=4/6
FLOOR	R=13
BASEMENT WALL	R=0
SLAB & DEPTH	R=0
CRAWL SPACE WALL	R=0

LEGEND SYMBOLS

- 8x8 FILLED CELL W/ #5 REBAR
- 2 — 8x8 FILLED CELL W/ (2) #5 REBAR @ INSIDE FACE
- 8x8 FILLED CELL W/ #5 REBAR
- 45' CMU FILLED CELLS W/ #5 REBARS
- 12x12 FILLED CELL W/ #5 REBAR
- ELEV. -- — ELEVATION INDICATOR - ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"
- LTR / SHT — DETAIL INDICATOR

FLOOR SLAB NOTES:

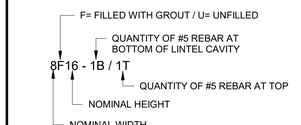
4" 2,500 PSI CONCRETE SLAB ON 6 MIL VAPOR BARRIER LAPPED 6" AND TAPED OVER CLEAN COMPACTED SOIL.

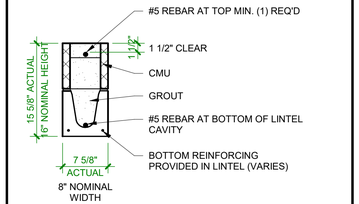
SLAB REINFORCEMENT
FLOOR SLABS SHALL BE REINFORCED BY STEEL REINFORCING BARS AT REENTRANT CORNERS SUCH AS INSIDE CORNERS OF AN "L" SHAPED SLAB. REENTRANT CORNERS SHALL HAVE TWO PIECES OF REBAR, 36" (914mm) LONG, PLACED DIAGONALLY TO THE CORNER, 12" (305mm) APART, WITH THE FIRST BAR PLACED 2" (51mm) FROM THE CORNER. ALL REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO THE UPPER 1/3 OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT.

LINTEL AND BOND LEGEND

1. BOND BEAM IS TO BE 8" KNOCK OUT BLOCK WITH #5 BAR GROUTED SOLID, CONTINUOUS AROUND PERIMETER OF STRUCTURE.
2. MINIMUM 4" NOMINAL BEARING PER END @ LINTELS OR AS REQUIRED BY MANUF.
3. LINTELS WITH A CLEAR SPAN LONGER THAN 12'-4" SHALL BE PRESTRESSED.
4. BOND BEAM ELEV. = 9'-4" U.N.O.
5. GARAGE DOOR LINTEL HEIGHT MAY HAVE A TOLERANCE OF +/- 4" FOR ALL LINTELS 28" OR GREATER.

TYPE DESIGNATION





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STATE OF FLORIDA
CHRIS W. WINOGRADZKI
AR96075
REGISTERED ARCHITECT

Revision Schedule

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BAYOU, LLC

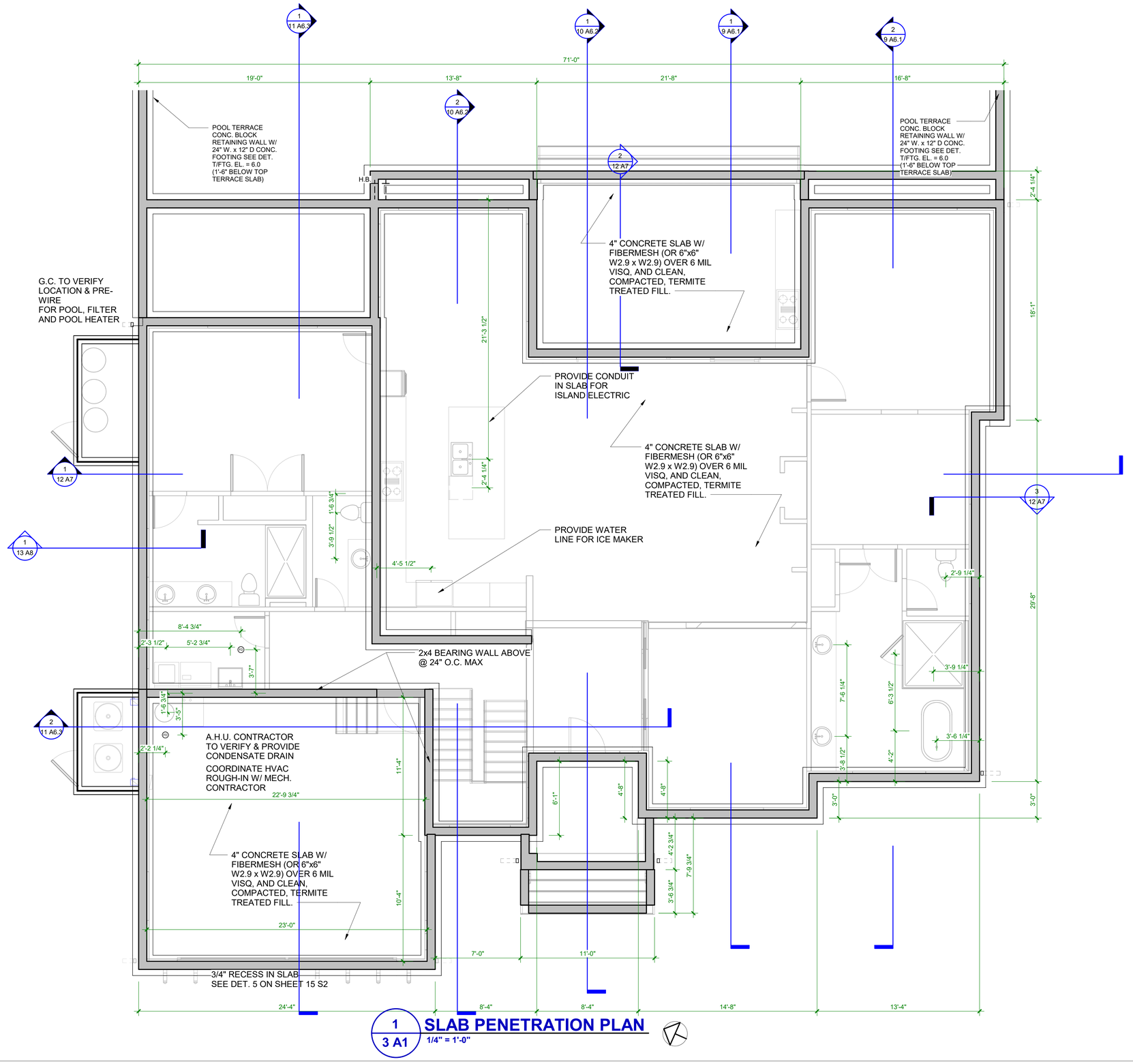
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

GENERAL NOTES

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Date:	07 23 2025 - PERMIT SET
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SLAB PENETRATION PLAN

1/4" = 1'-0"

GC TO VERIFY THAT DECO DRAIN IS INSTALLED AT PLANTERS BETWEEN WALKWAY AND GARAGE.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITINGG SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

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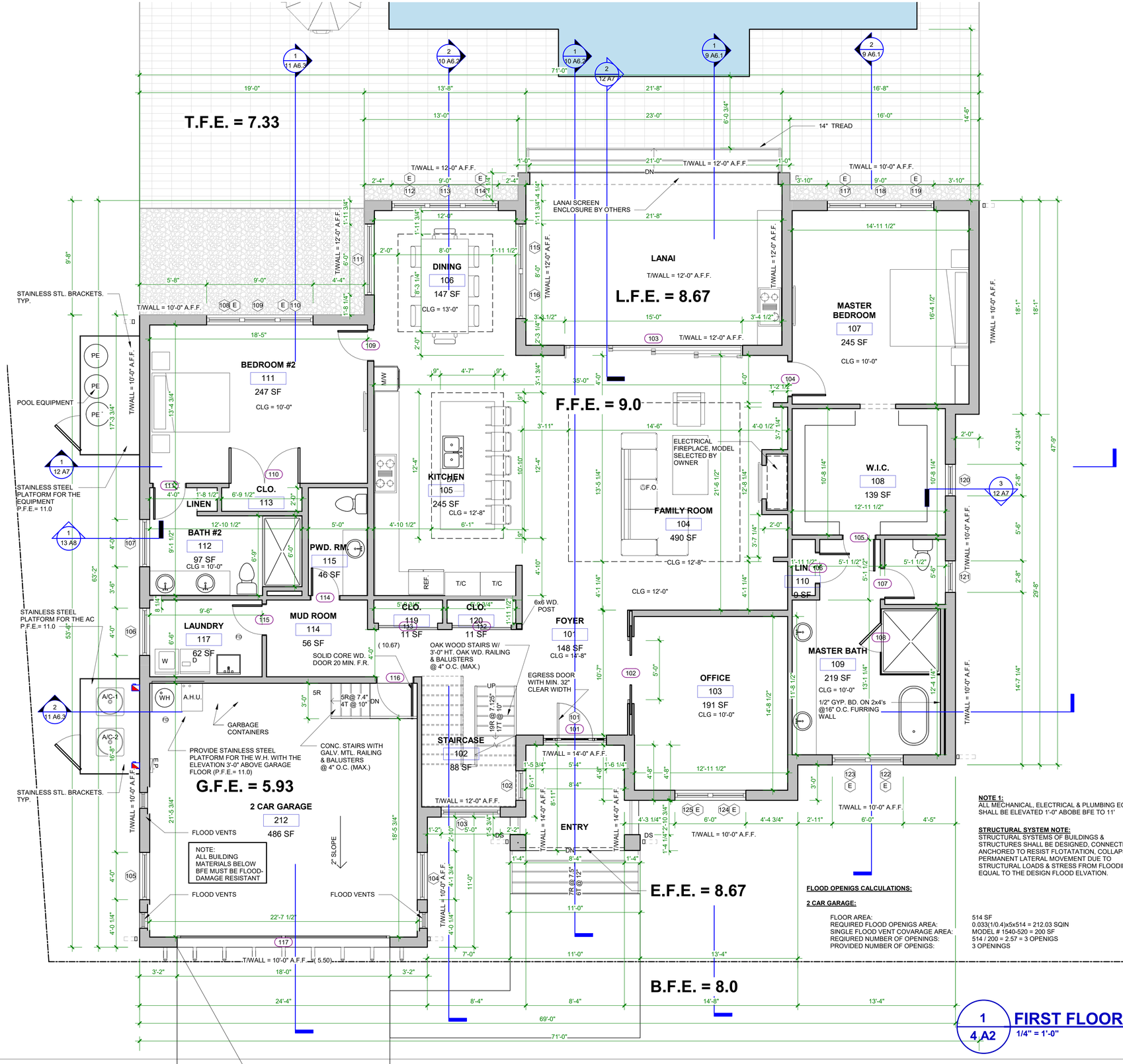
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SLAB PENETRATION PLAN

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NOTE TO GENERAL CONTRACTOR:

ALL CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH STATE AND LOCAL BUILDING CODES AND INSPECTION PROCEDURES WITHOUT RECOURSE TO OWNER OR ARCHITECT.
GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS FEES, LICENSES, ETC. AS REQUIRED BY THE LOCAL AUTHORITIES AND SHALL BE RESPONSIBLE THAT ALL SUBCONTRACTORS LIKEWISE PAY FOR ALL SUBSEQUENT PERMITS FEES, LCENSES, ETC.

ALL CONTRACTORS SHALL CARRY THEIR OWN WORKMANS COMPENSATION AND GENERAL LIABILITY INSURANCE AND SHALL PROTECT THE OWNER, ARCHITECT AND OTHER AGENTS AND/OR THEIR EMPLOYEES AGAINST ALL CLAIMS AND DAMAGES RESULTING FROM FROM THE PERFORMANCE OF THEIR WORK.
ALL CONTRACTORS SHALL CLEAN UP AFTER THEIR WORK AND TAKE PRECAUTION IN NOT DAMAGING OTHER WORK OR MATERIALS. CLEAN UP SHALL BE BROOM CLEAN. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL SURPLUS MATERIAL AND PUBBBISH PERTAINING TO THEIR WORK AND LEGALLY THEREOF.

NOTE 1:
ALL MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED 1'-0" ABOBE BFE TO 11'

STRUCTURAL SYSTEM NOTE:
STRUCTURAL SYSTEMS OF BUILDINGS & STRUCTURES SHALL BE DESIGNED, CONNECTED & ANCHORED TO RESIST FLOTATATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS & STRESS FROM FLOODING EQUAL TO THE DESIGN FLOOD ELVATION.

FLOOD OPENIGS CALCULATIONS:

2 CAR GARAGE:

FLOOR AREA:	514 SF
REQUIRED FLOOD OPENIGS AREA:	0.033(1/0.4)x5x514 = 212.03 SQIN
SINGLE FLOOD VENT COVARAGE AREA:	MODEL # 1540-520 = 200 SF
REQUIRED NUMBER OF OPENINGS:	514 / 200 = 2.57 = 3 OPENIGS
PROVIDED NUMBER OF OPENIGS:	3 OPENINGS

1 / 4 A2 **FIRST FLOOR PLAN**
1/4" = 1'-0"

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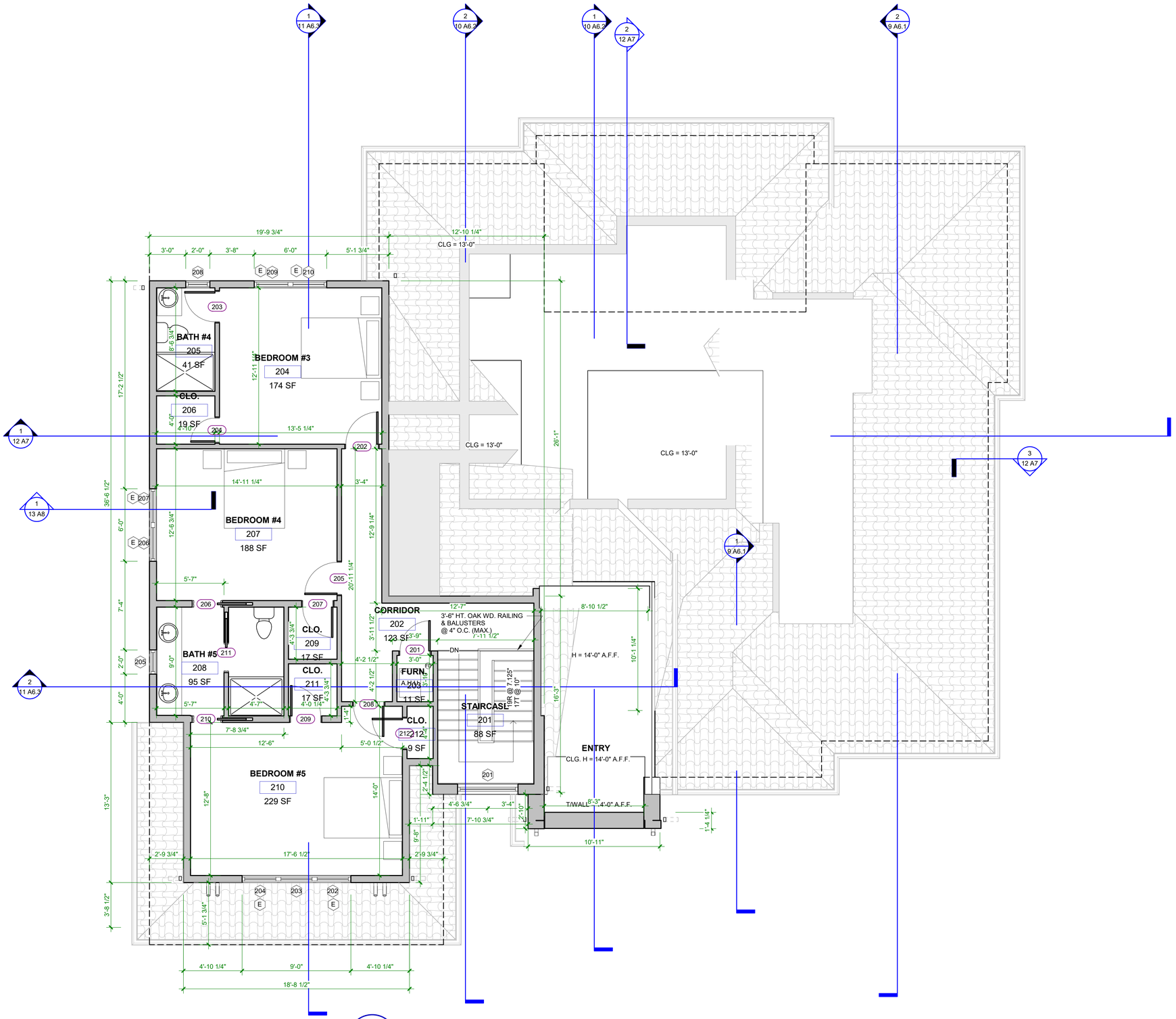
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FIRST FLOOR PLAN

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1 / 5 A3 SECOND FLOOR PLAN

1/4" = 1'-0"

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SECOND FLOOR PLAN

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REGISTERED ARCHITECT

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COMPONENTS & CLADDING DESIGN WIND PRESSURES PER ASCE 7-16 (ULTIMATE VALUES) BASED ON 10 SQ FT AREA										
ROOF PRESSURE (PSF)						ROOF OVERHANG PRESSURES (PSF)	WALL PRESSURE (PSF)			
ZONE 1		ZONE 2e/ 3		ZONE 2r		ZONE 2e/ 3	ZONE 4		ZONE 5	
-73.4	43.6	-98.2	43.6	-127.9	43.6	P (OVH) = 144	-63.5	58.5	-78.5	58.5

COMPONENTS & CLADDING DESIGN WIND PRESSURES PER ASCE 7-16 (ULTIMATE VALUES) BASED ON 10 SQ FT AREA (LENAI & FRONT ENTRY ONLY)										
ROOF PRESSURE (PSF)						ROOF OVERHANG PRESSURES (PSF)	WALL PRESSURE (PSF)			
ZONE 1		ZONE 2e/ 3		ZONE 2r		ZONE 2e/ 3	ZONE 4		ZONE 5	
-91.6	61.8	-116.3	61.8	-146	61.8	P (OVH) = 185.7	-81.7	76.7	-96.5	76.7

GOVERNING CODES & SPECIFICATIONS:

2020 FLORIDA BUILDING CODE (7th EDITION)
ACI 318-14 (BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE)
TMS 402/602/5-16 (BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES)
2018 NDS (NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION)

LATEST SUPPLEMENTS AND REVISIONS, THERETO.

DESIGN LOADINGS:

ROOF DEAD LOADS

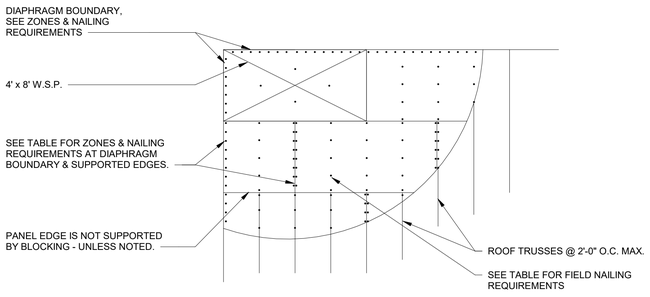
METAL ROOF (TOP CHORD)	10 PSF
SHINGLE ROOF (TOP CHORD)	7 PSF
TILE ROOF (TOP CHORD)	15 PSF
ALL ROOF (BOTTOM CHORD)	10 PSF

ROOF LIVE LOADS

ALL ROOF (TOP CHORD)	20 PSF
ALL ROOF W/O STORAGE	10 PSF
ALL ROOF W/STORAGE	20 PSF

WIND LOAD

ULTIMATE DESIGN WIND SPEED PER FBC/ASCE 7-16	150 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	D
EXTERNAL PRESSURE COEFFICIENT	+/- 0.18
EXTERNAL PRESSURE COEFFICIENT	+/- 0.55 (LANAI & FRONT ENTRY ONLY)



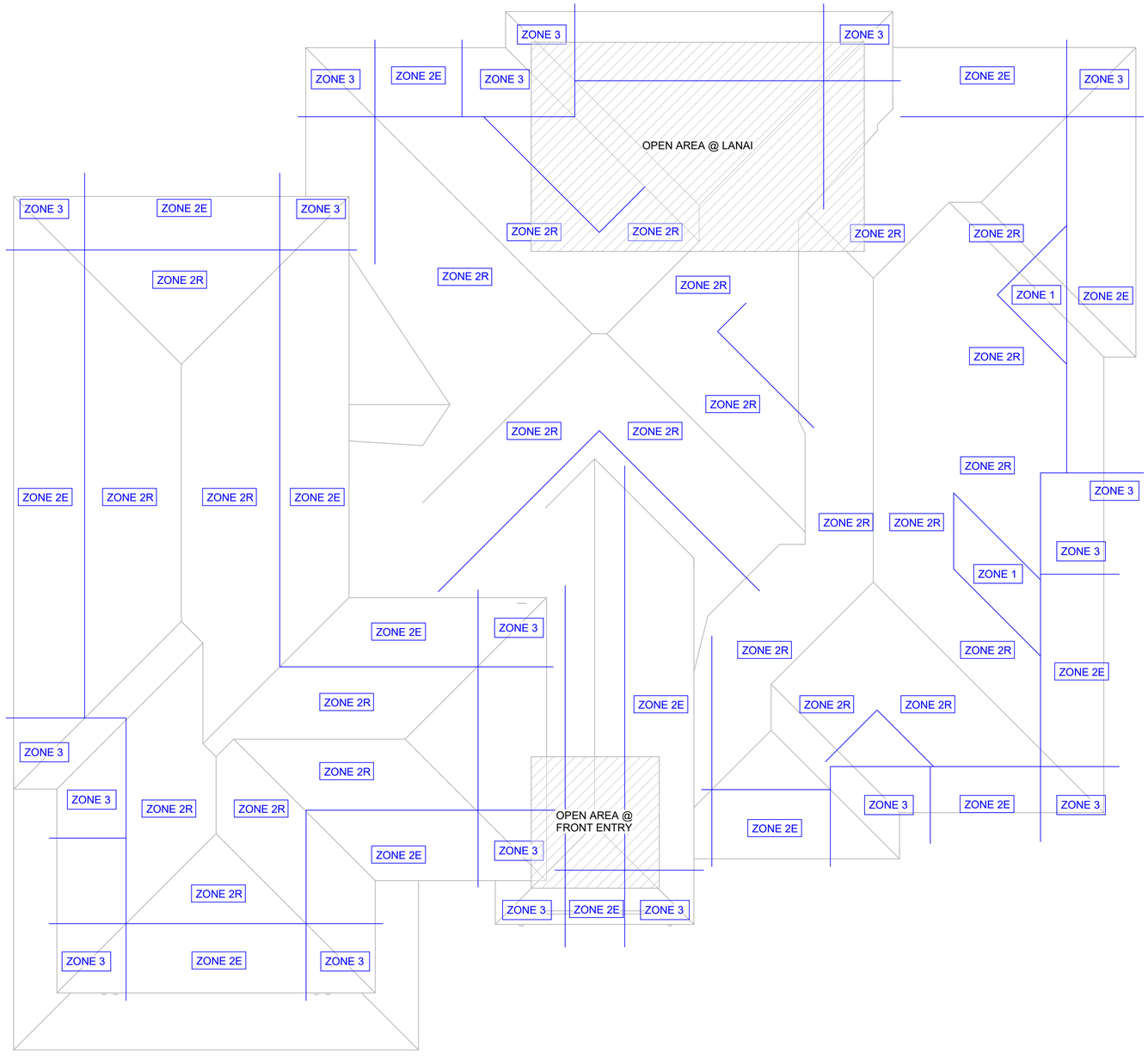
NOTE: STAPLES OR PNEUMATIC DRIVEN NAILS MAY BE USED IN LIEU OF COMMON NAILS PROVIDED. THEY PROVIDE AN EQUIVALENT CROSS SECTIONAL AREA.
SHEATING MATERIAL: SEE GENERAL NOTES

ROOF SHEATING NAILING REQUIREMENTS

ZONE 1
5/8" APA RATED ROOF SHEATING EXPOSURE 1 40/20 T&G
10d COMMON NAILS
MINIMUM FASTENER PENETRATION IN FRAMING: 1 1/2"
FIELD NAILING 12" O.C.
PANEL EDGES & BOUNDARY 6" O.C.
NO BLOCKING.

ZONE 2&3
5/8" APA RATED ROOF SHEATING EXPOSURE 1 40/20 T&G
10d COMMON NAILS
MINIMUM FASTENER PENETRATION IN FRAMING: 1 1/2"
FIELD NAILING 6" O.C.
PANEL EDGES & BOUNDARY 6" O.C.
NO BLOCKING.

3 / 6 A4 **ROOF SHEATING ATTACHMENT DETAIL**
1/4" = 1'-0"



1 / 6 A4 **ROOF FRAMING PLAN**
1/4" = 1'-0"

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Debra Klahr

STATE OF FLORIDA
CHRIS W. WINOGRADZKI
AR96075
REGISTERED ARCHITECT

Revision Schedule

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2025 CHRIS WINOGRADZKI ARCHITECTS, INC

NEW SINGLE FAMILY RESIDENCE FOR:

BAYOU, LLC

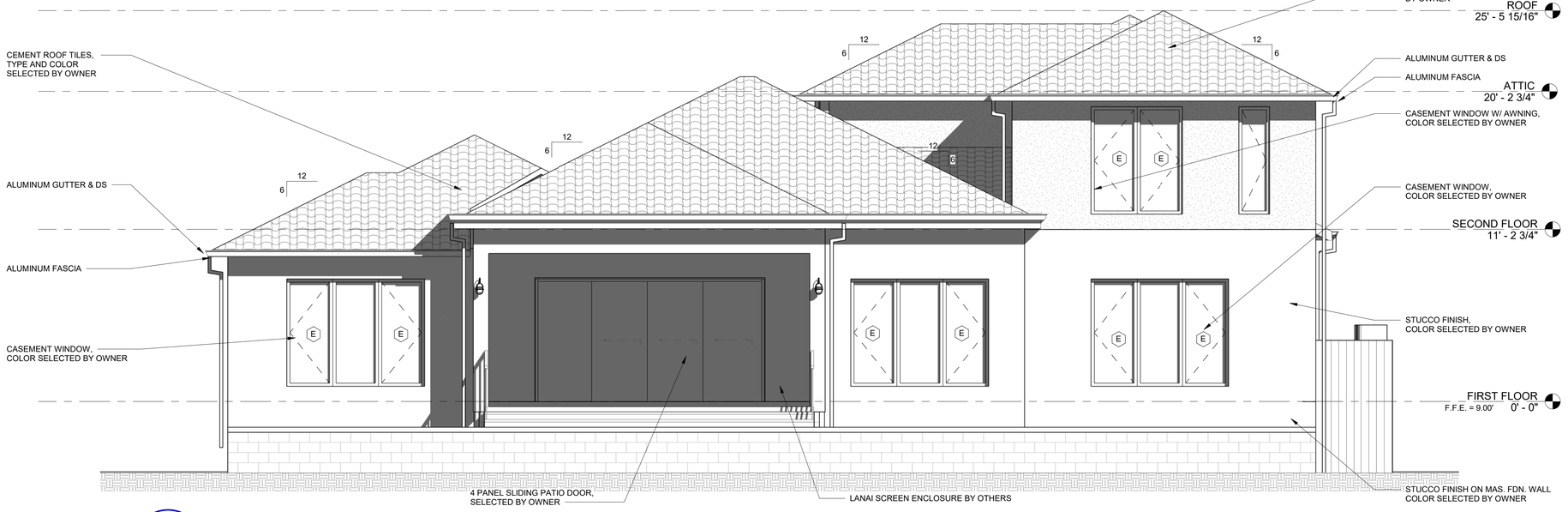
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

ROOF PLAN

CHRIS WINOGRADZKI ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

Date:	07 23 2025 - PERMIT SET
Scale:	1/4" = 1'-0"
Drawn:	AGNES
Check:	C.W.
Job:	225008
Sheet:	6 A4
of	26

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1 / 7 A5.1 **EAST ELEVATION**
1/4" = 1'-0"



2 / 7 A5.1 **WEST ELEVATION**
1/4" = 1'-0"

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9/15/2025, 6:24:56 PM
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Tate Taylor

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NEW SINGLE FAMILY RESIDENCE FOR:

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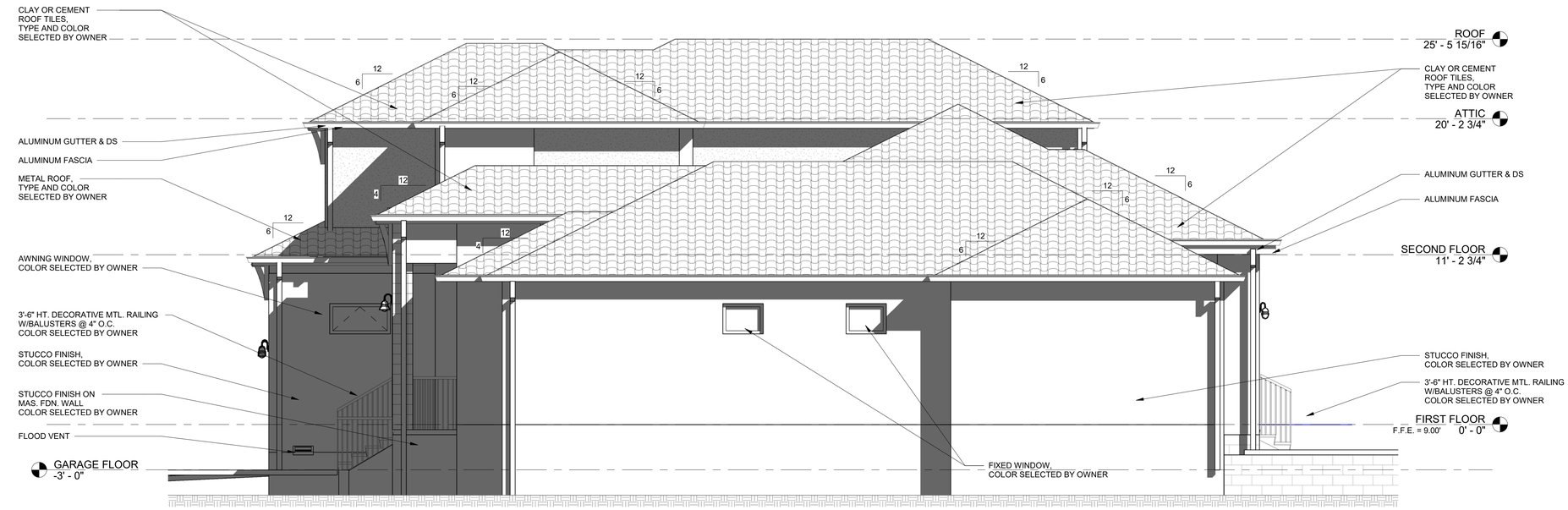
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

BUILDING ELEVATIONS

CHRIS WINOGRADZKI ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

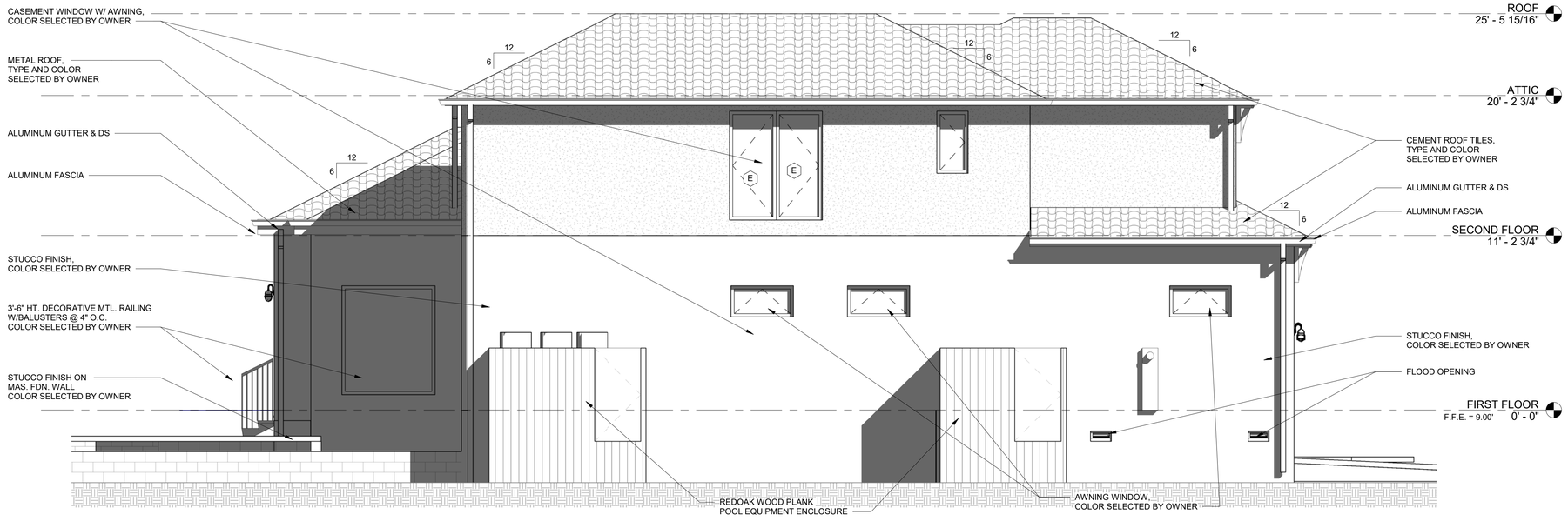
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of	26

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1 / 8 A5.2 SOUTH ELEVATION

1/4" = 1'-0"



2 / 8 A5.2 NORTH ELEVATION

1/4" = 1'-0"

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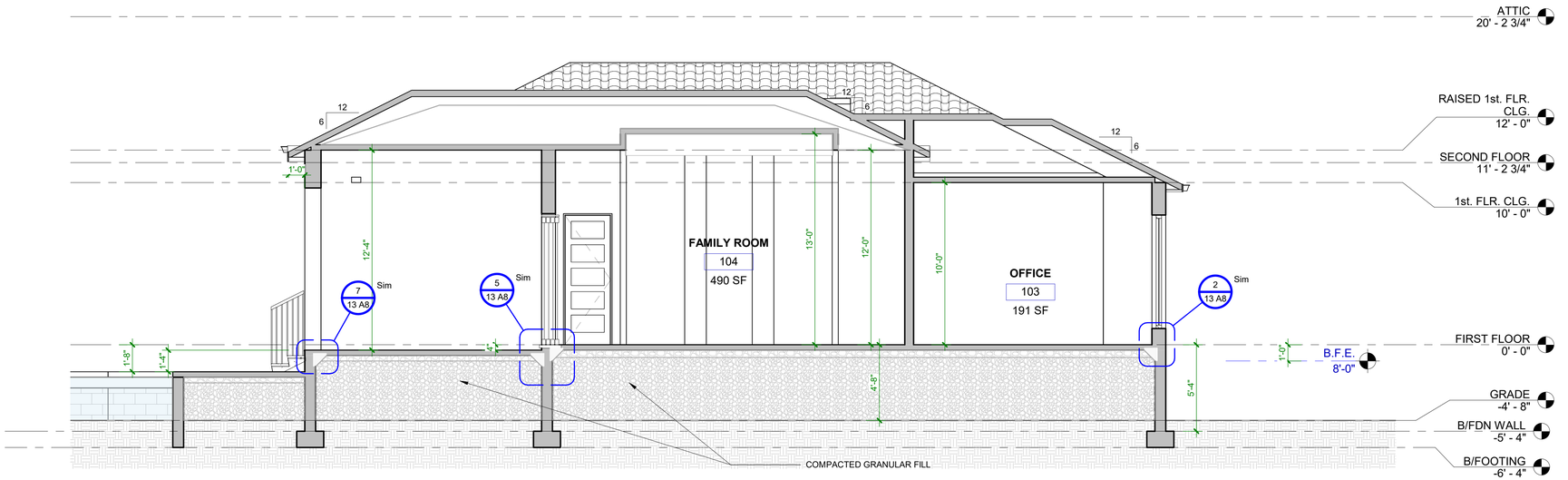
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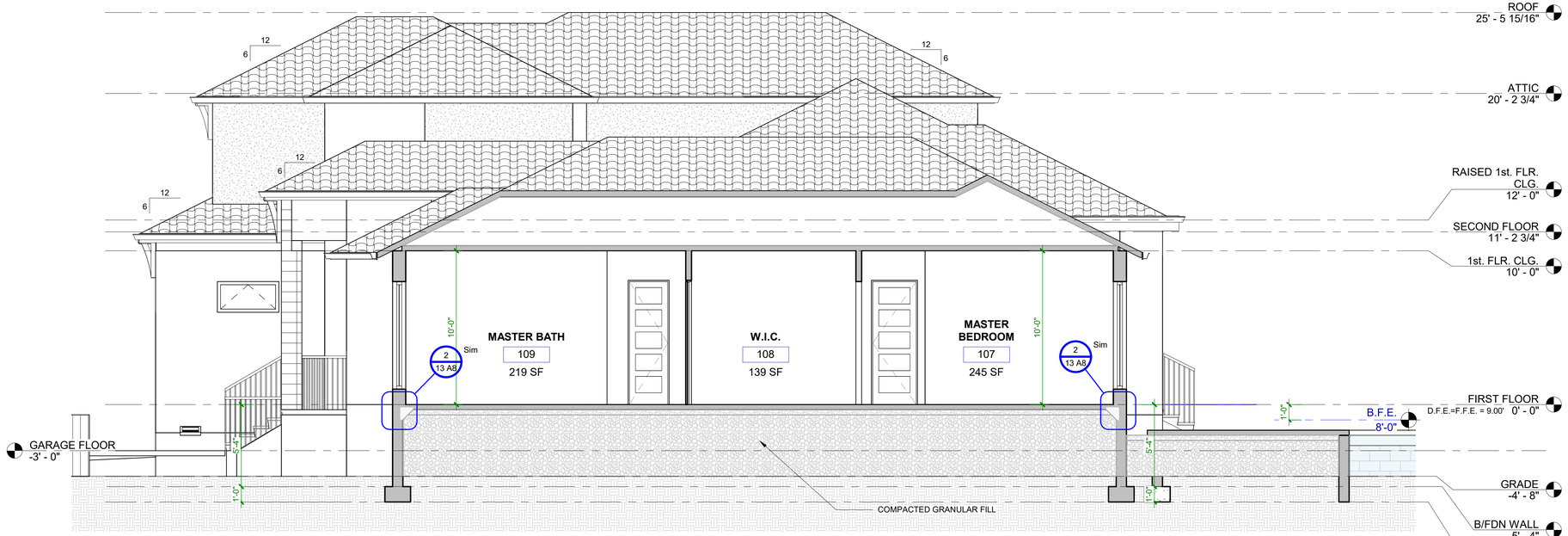
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Sheet:	8 A5.2
of	26

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1 / 9 A6.1 BUILDING SECTION 1

1/4" = 1'-0"



2 / 9 A6.1 BUILDING SECTION 2

1/4" = 1'-0"

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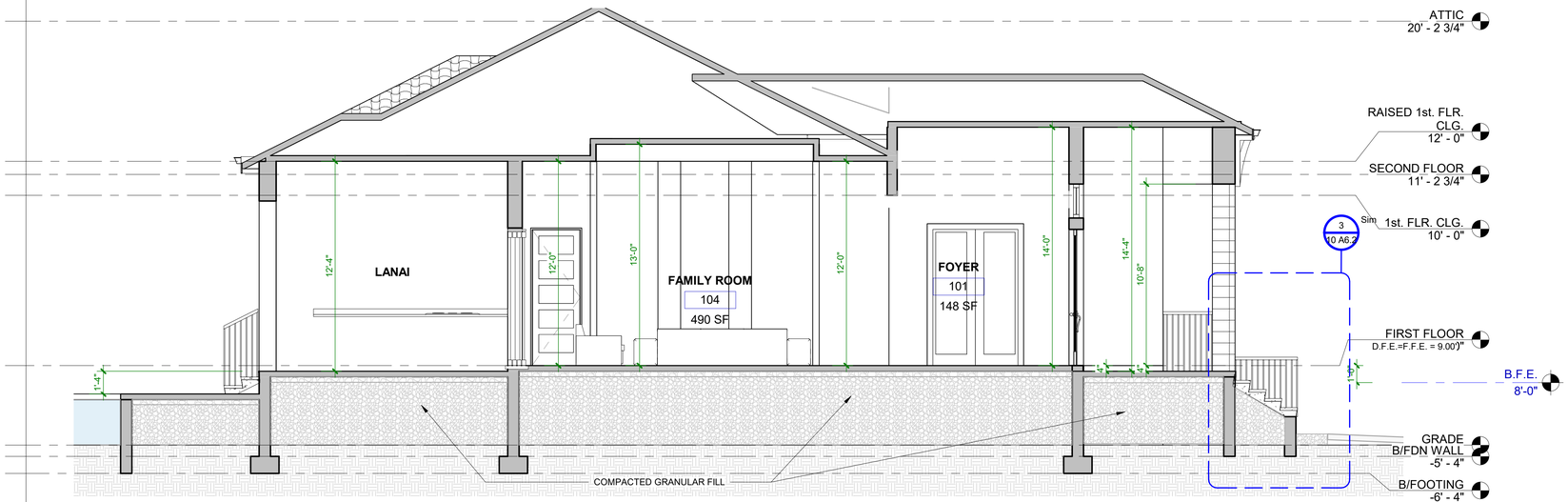
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

BUILDING SECTIONS

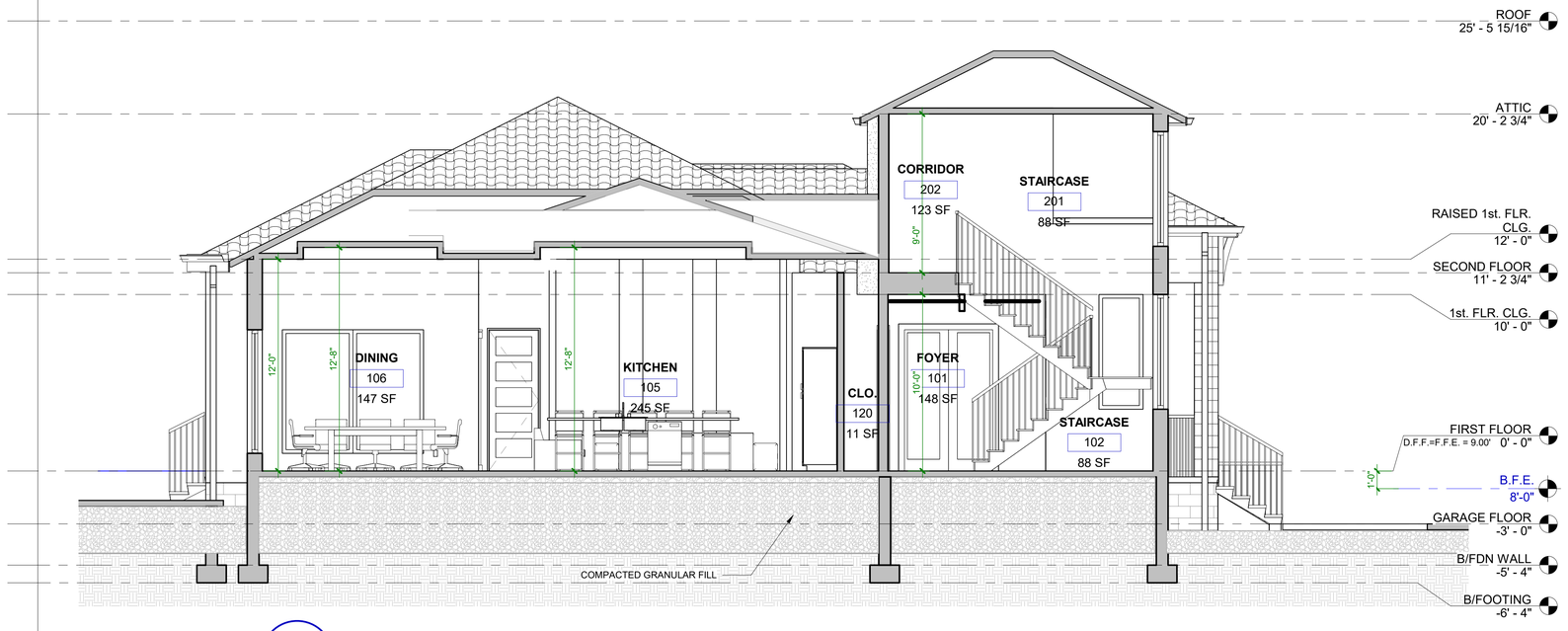
CHRIS WINOGRADZKI ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

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of	26

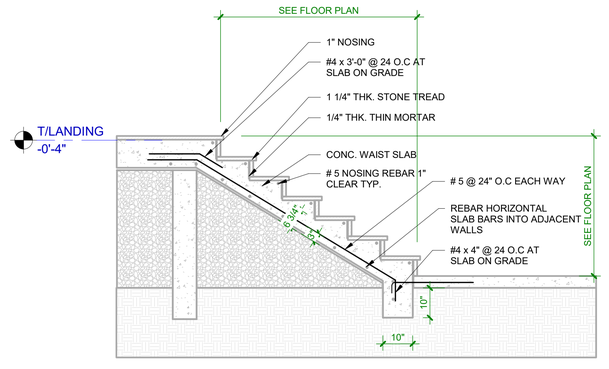
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1 / 10 A6.2 **BUILDING SECTION 4**
1/4" = 1'-0"



2 / 10 A6.2 **BUILDING SECTION 5**
1/4" = 1'-0"



3 / 10 A6.2 **CONC. STAIR ON GRADE DETAIL**
1/2" = 1'-0"

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NEW SINGLE FAMILY RESIDENCE FOR:

BAYOU, LLC

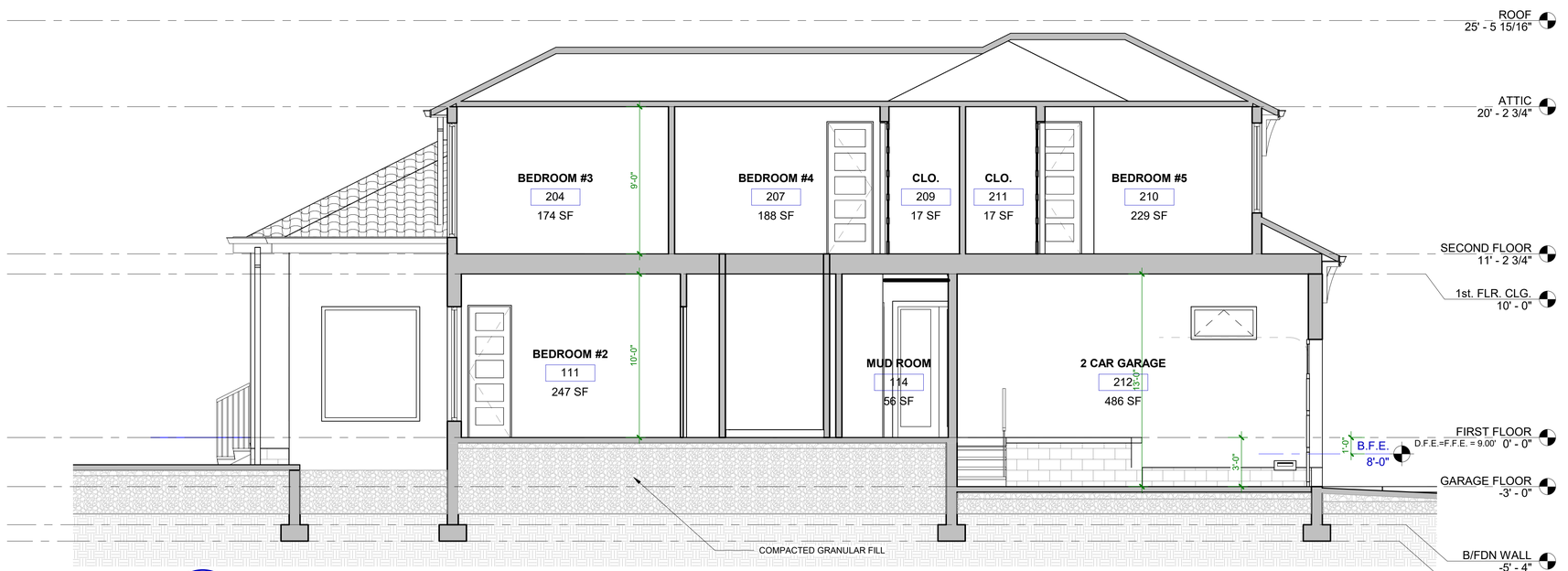
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

BUILDING SECTIONS

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4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

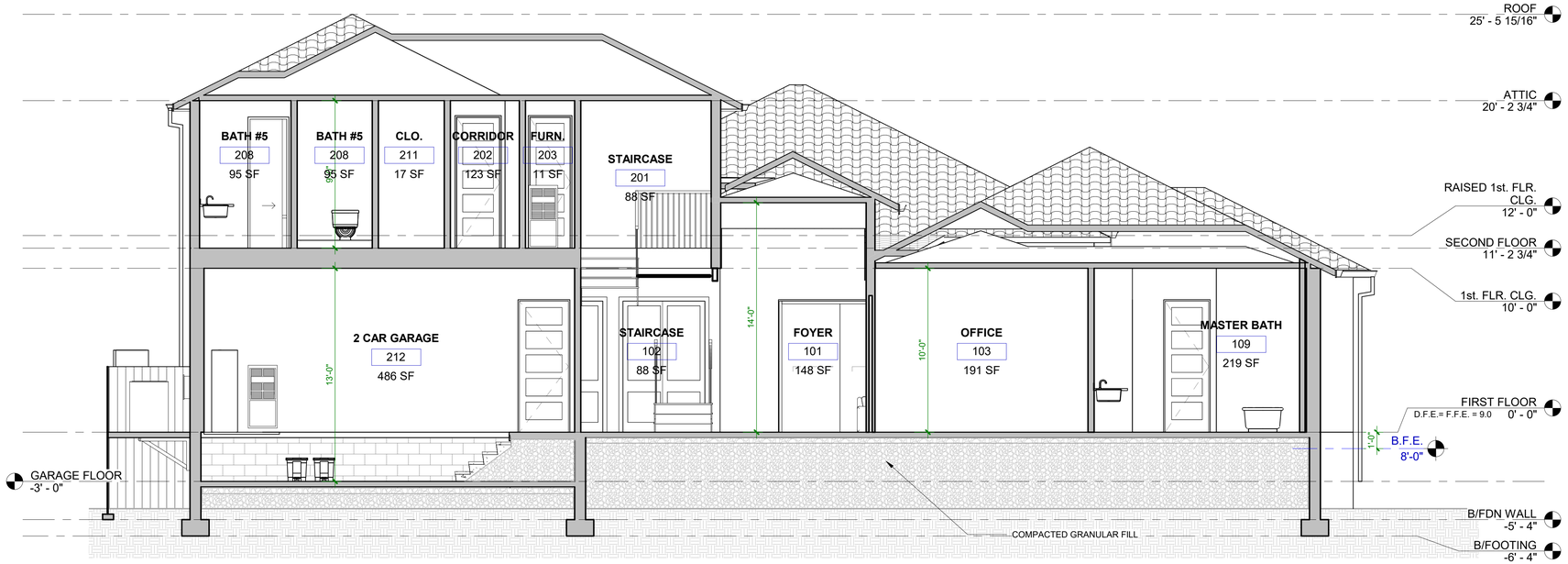
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Sheet:	10 A6.2
of	26

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1 / 11 A6.3 **BUILDING SECTION 6**

1/4" = 1'-0"



2 / 11 A6.3 **BUILDING SECTION 7**

1/4" = 1'-0"

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BAYOU, LLC

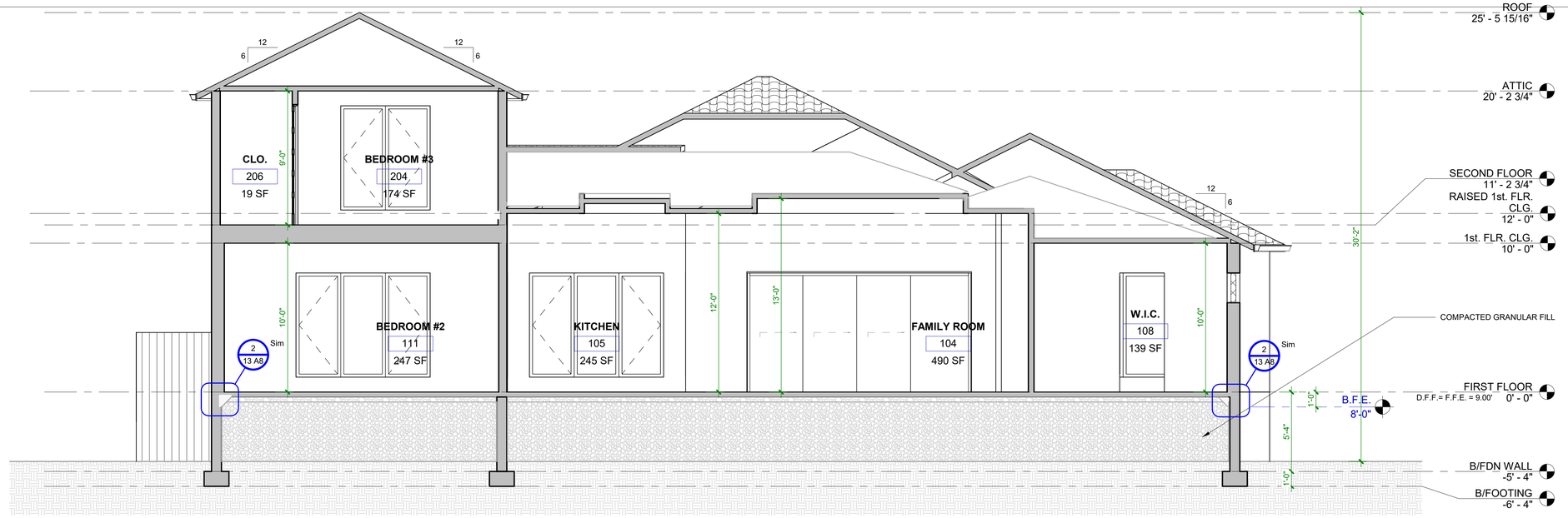
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

BUILDING SECTIONS

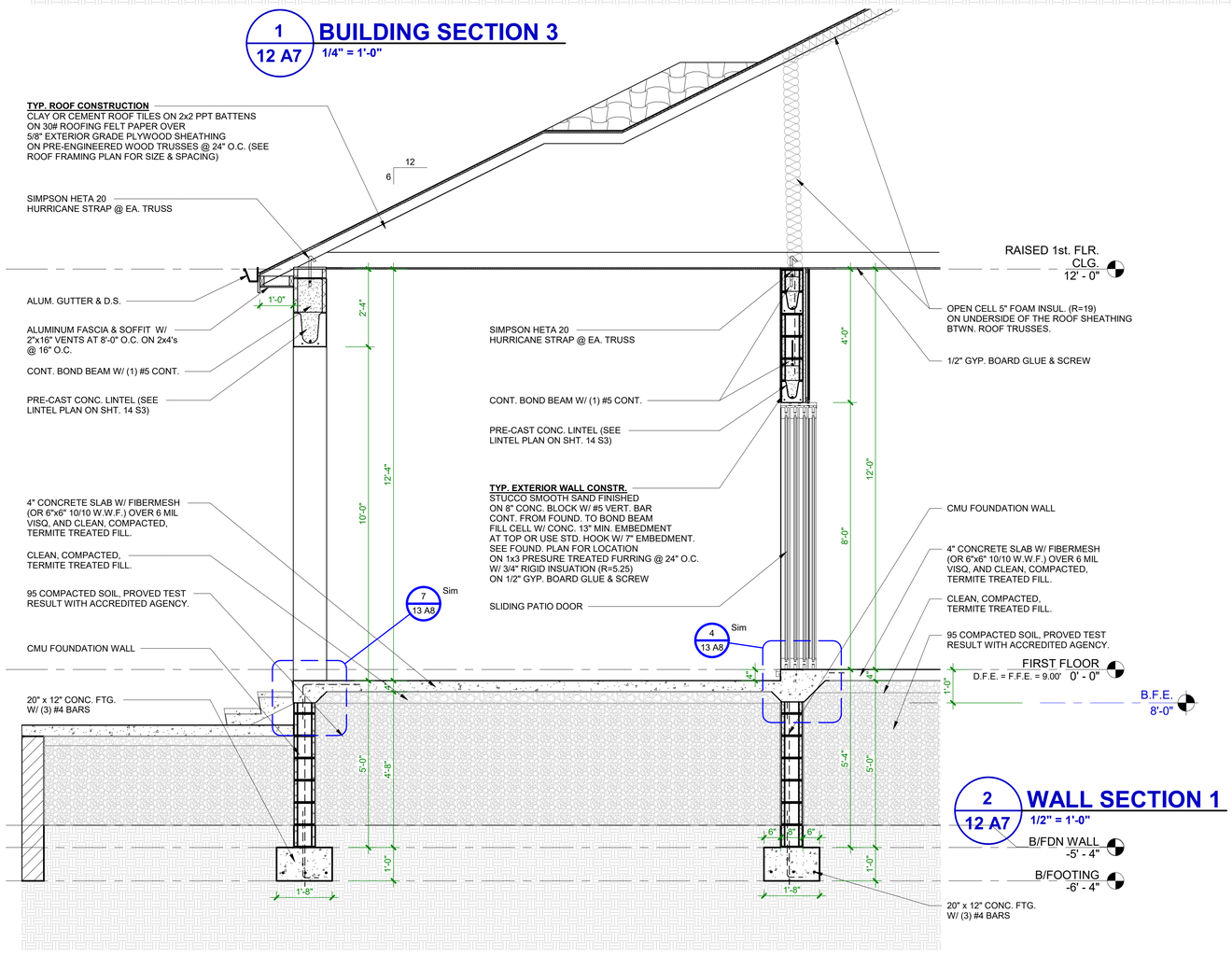
CHRIS WINOGRADZKI ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

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of	26

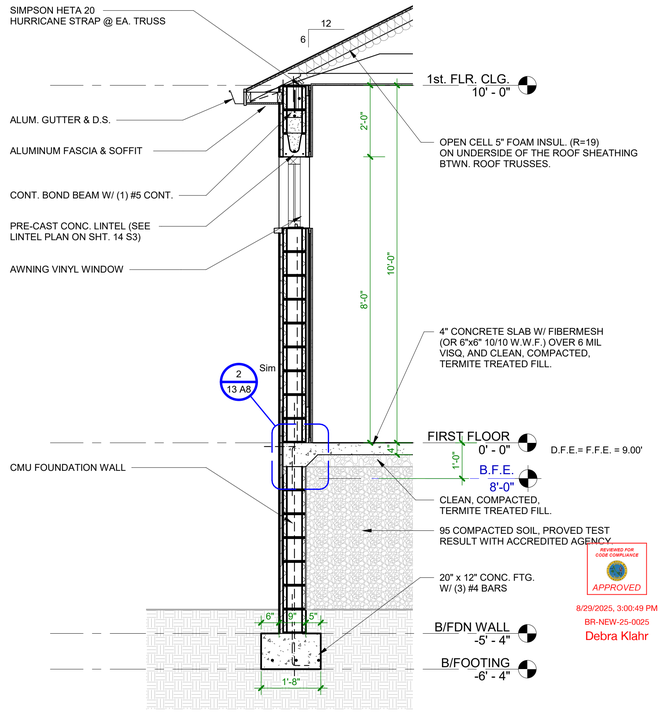
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1 / 12 A7 **BUILDING SECTION 3**
1/4" = 1'-0"



2 / 12 A7 **WALL SECTION 1**
1/2" = 1'-0"



3 / 12 A7 **WALL SECTION 2**
1/2" = 1'-0"

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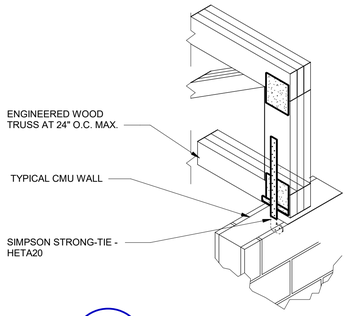
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

BUILDING & WALL SECTIONS

CHRIS WINOGRADZKI ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

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Job:	225008
Sheet:	12 A7
of	26

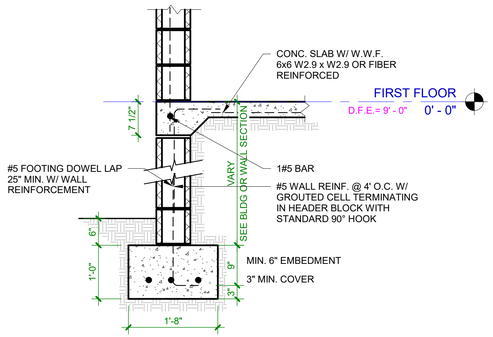
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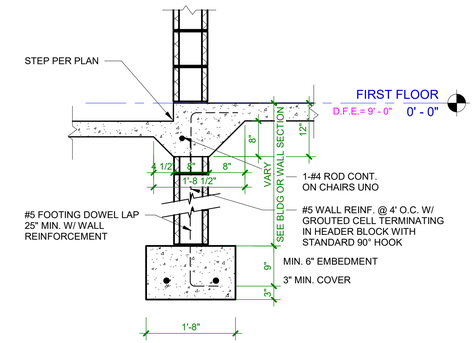
CONDITION OF USE:
1. QUANTITY OF MISSED STRAPS DOES NOT EXCEED FIVE (5) CONSECUTIVE LOCATIONS.
2. UPLIFT VALUE FOR TRUSS LOCATION DOES NOT EXCEED 1,175 LBS UPLIFT.
3. NOT ACCEPTABLE ON MULTI-PLY TRUSS APLICATIONS.

IF FIELD CONDITIONS EXCEED CONDITIONS OF USE, CONTACT ENGINEER OR ARCHITECT OF RECORD FOR APPROPRIATE SOLUTION

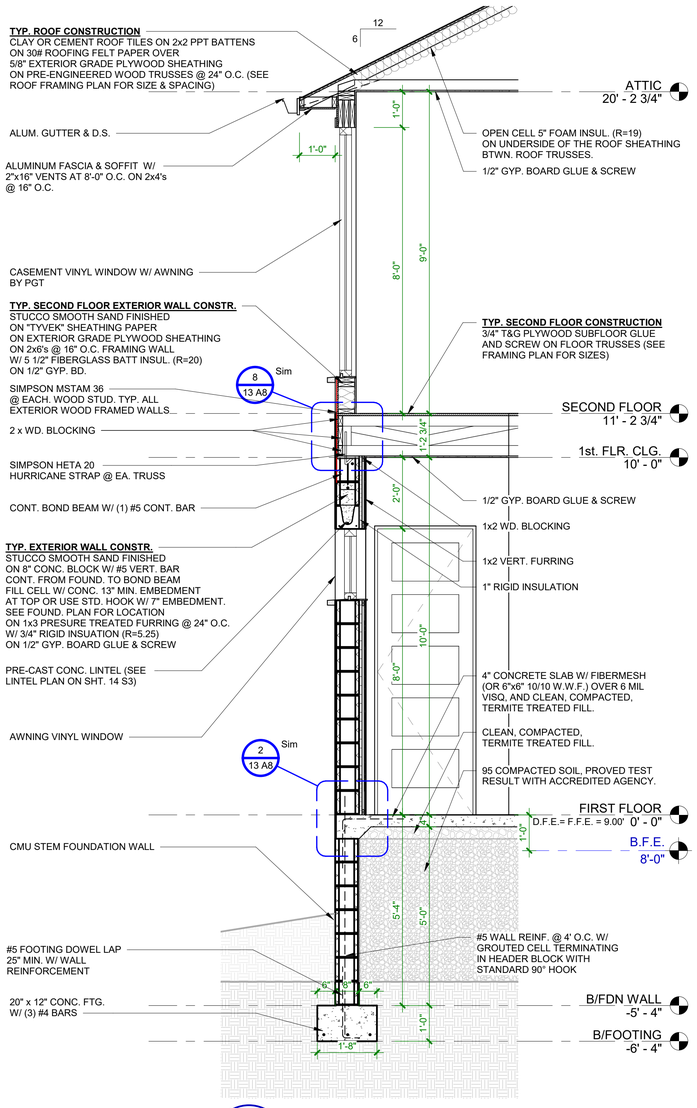
8 / 13 A8 SIMPSON STRONG-TIE - HETA20
3/4" = 1'-0"



2 / 13 A8 STEM WALL FOUNDATION W/ SLAB ON GRADE
3/4" = 1'-0"

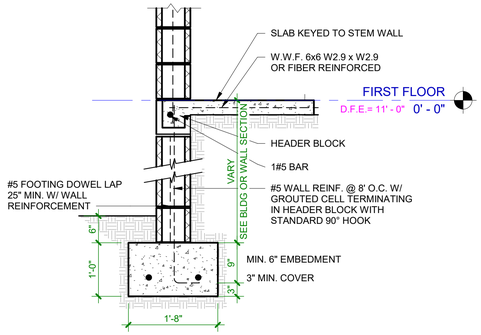


5 / 13 A8 THICKENED SLAB @ EXTERIOR WALL (BEARING)
3/4" = 1'-0"

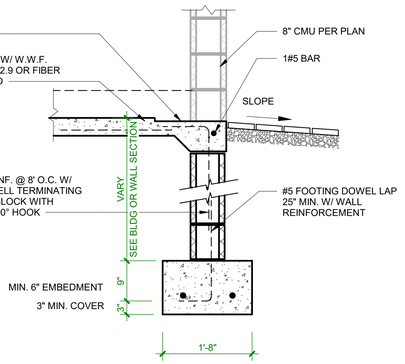


1 / 13 A8 WALL SECTION 3
1/2" = 1'-0"

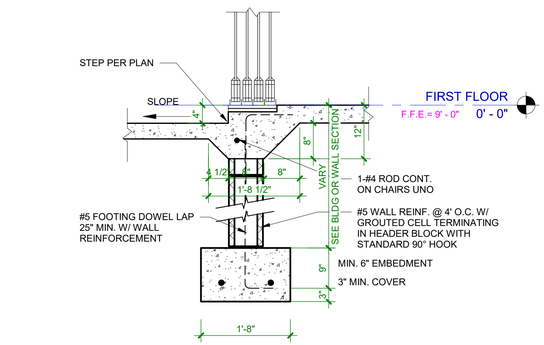
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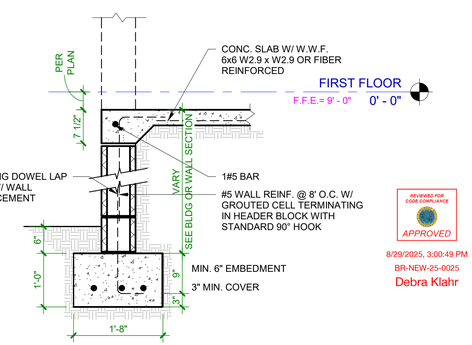
3 / 13 A8 STEM WALL FOUNDATION W/ HEADER BLOCK & SLAB ON GRADE
3/4" = 1'-0"



6 / 13 A8 GARAGE DOOR RECESSED SILL
3/4" = 1'-0"



4 / 13 A8 THICKENED SLAB @ DOOR SILL (NON-BEARING)
3/4" = 1'-0"



7 / 13 A8 STEM WALL FOUNDATION @ OPNG. W/ SLAB ON GRADE
3/4" = 1'-0"

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AR96075
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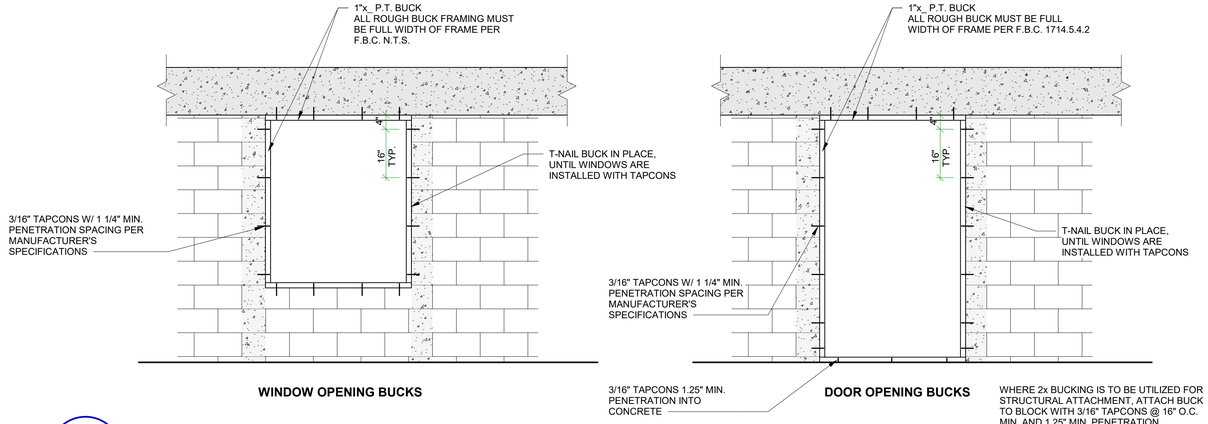
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

WALL SECTIONS

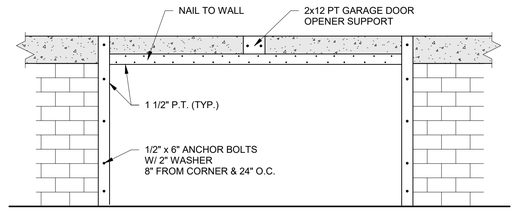
CHRIS WINOGRADZKI
ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

Date:	07 23 2025 - PERMIT SET
Scale:	As indicated
Drawn:	AGNES
Check:	C.W.
Job:	225008
Sheet:	13 A8
of	26

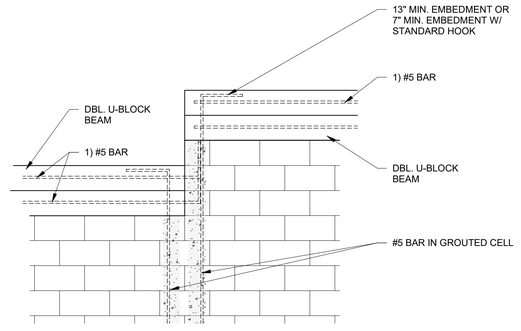
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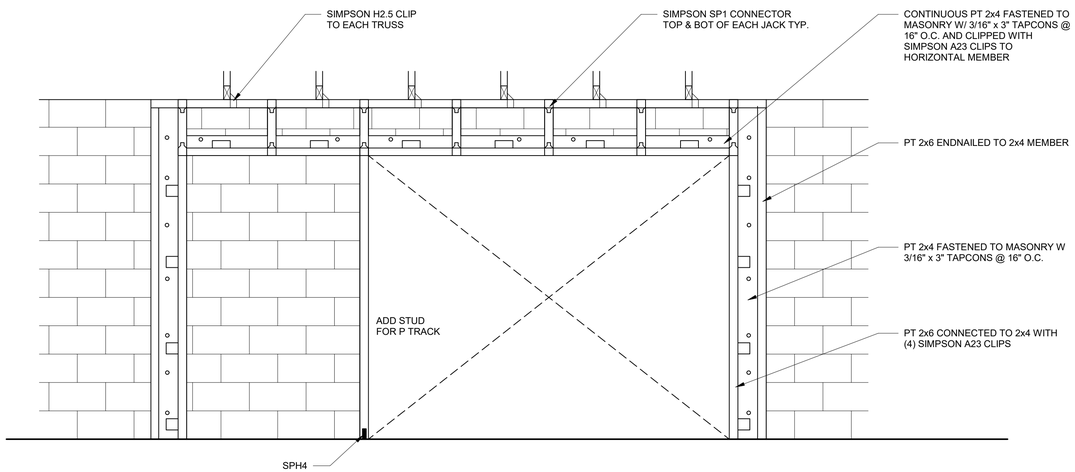
1 / 14 A9 OPENING BUCKS
N.T.S.



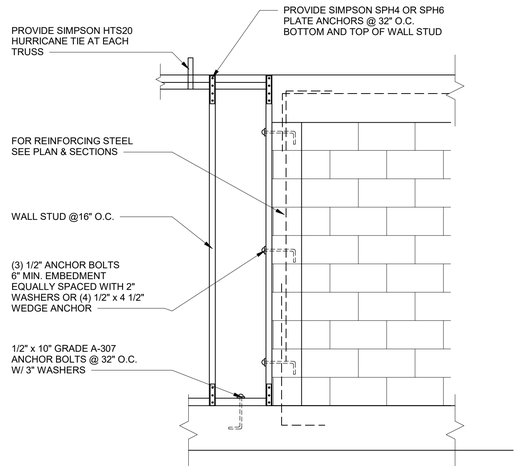
2 / 14 A9 OVHD GARAGE DOOR BUCK DETAIL
N.T.S.



3 / 14 A9 U-BLOCK CHANGE OF ELEVATION
N.T.S.



4 / 14 A9 S.G.D. FRAME TO MASONRY CONNECTION
N.T.S.



5 / 14 A9 MASONRY TO FRAME BEARING WALL CONNECTION
N.T.S.

REVIEWED FOR CODE COMPLIANCE
APPROVED
8/29/2025, 3:00:49 PM
BR-NEW-25-0025
Debra Klahr

STATE OF FLORIDA
CHRIS W. WINOGRADZKI
AR96075
REGISTERED ARCHITECT

Revision Schedule

Revision Number	Revision Date	Issued by

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2025 CHRIS WINOGRADZKI ARCHITECTS, INC

NEW SINGLE FAMILY RESIDENCE FOR:

BAYOU, LLC

3360 BAYOU GATE, LONGBOAT KEY, FL 34228

WALL DETAILS

CHRIS WINOGRADZKI ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

Date:	07 23 2025 - PERMIT SET
Scale:	1/4" = 1'-0"
Drawn:	AGNES
Check:	C.W.
Job:	225008
Sheet:	14 A9
of	26

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NEW WINDOWS AIR LEAKAGE SHALL BE NOT MORE THAN 0.3 CFM PER SQ. FT.
AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQ. FT. IN COMPLIANCE
WITH SECTION R402.4.3.
U-FACTOR FOR ALL WINDOWS TO BE 0.32 OR BETTER.

WINDOW SCHEDULE

Mark	Window Dimentions		Rough Width	Rough Height	Head Height	Type	Daylight Area	Vent Area	Fixed	Egress	Egress Note	Comments
	Width	Height										
GARAGE FLOOR												
2 CAR GARAGE												
216	1' - 4"	0' - 8"	1' - 4"	0' - 8"	1' - 8"	Louvre						
217	1' - 4"	0' - 8"	1' - 4"	0' - 8"	1' - 8"	Louvre						
219	1' - 4"	0' - 8"	1' - 4"	0' - 8"	1' - 8"	Louvre						
							0.00	0.00				
FIRST FLOOR												
2 CAR GARAGE												
104	4' - 0"	2' - 0"	4' - 1"	2' - 1"	8' - 0"	PGT Vinyl Vent Awning Window	5.67	0.00	Yes			
105	4' - 0"	2' - 0"	4' - 1"	2' - 1"	8' - 0"	PGT Vinyl Vent Awning Window	5.67	0.00	Yes			
							11.35	0.00				
BATH #2												
107	4' - 0"	2' - 0"	4' - 1"	2' - 1"	8' - 0"	PGT Vinyl Vent Awning Window	5.67	0.00	Yes	YES		
							5.67	0.00				
BEDROOM #2												
108	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	17.01	0.00	Yes	YES		
109	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Fixed Window	17.01	0.00	Yes	YES		
110	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	17.01	0.00	Yes	YES		
							51.02	0.00				
DINING												
111	6' - 0"	7' - 0"	6' - 1"	7' - 1"	8' - 0"	PGT Vinyl Fixed Window	36.76	0.00	Yes			
112	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	17.01	0.00	Yes	YES		
113	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Fixed Window	17.01	0.00	Yes			
114	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	17.01	0.00	Yes	YES		
115	4' - 0"	7' - 0"	4' - 1"	7' - 1"	8' - 0"	PGT Vinyl Fixed Window	23.59	0.00	Yes			
116	4' - 0"	7' - 0"	4' - 1"	7' - 1"	8' - 0"	PGT Vinyl Fixed Window	23.59	0.00	Yes			
							134.96	0.00				
FOYER												
101	5' - 4"	2' - 0"	5' - 5"	2' - 1"	10' - 8"	PGT Vinyl Fixed Window	7.78	0.00	Yes			
							7.78	0.00				
LAUNDRY												
106	4' - 0"	2' - 0"	4' - 1"	2' - 1"	8' - 0"	PGT Vinyl Vent Awning Window	5.67	0.00	Yes			
							5.67	0.00				
MASTER BATH												
121	2' - 8"	2' - 0"	2' - 9"	2' - 1"	8' - 0"	PGT Vinyl Fixed Window	3.56	0.00	Yes			
122	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	17.01	0.00	Yes	YES		
123	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	17.01	0.00	Yes	YES		
							37.58	0.00				
MASTER BEDROOM												
117	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	17.01	0.00	Yes	YES		
118	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Fixed Window	17.01	0.00	Yes			
119	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	17.01	0.00	Yes	YES		
							51.02	0.00				
OFFICE												
124	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	17.01	0.00	Yes	YES		
125	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	17.01	0.00	Yes	YES		
							34.01	0.00				
STAIRCASE												
102	2' - 6"	6' - 6"	2' - 7"	6' - 7"	10' - 0"	PGT Vinyl Fixed Window	12.67	0.00	Yes			
103	5' - 0"	6' - 6"	5' - 1"	6' - 7"	10' - 0"	PGT Vinyl Fixed Window	27.88	0.00	Yes			
							40.56	0.00				
W.I.C.												
120	2' - 8"	2' - 0"	2' - 9"	2' - 1"	8' - 0"	PGT Vinyl Fixed Window	3.56	0.00	Yes			
							3.56	0.00				
SECOND FLOOR												
BATH #4												
208	2' - 0"	7' - 0"	2' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	10.42	0.00	Yes			
							10.42	0.00				
BATH #5												
205	2' - 0"	4' - 0"	2' - 1"	4' - 1"	8' - 0"	PGT Vinyl Vent Window	5.67	0.00	Yes			
							5.67	0.00				
BEDROOM #3												
209	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	17.01	0.00	Yes	YES		
210	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	17.01	0.00	Yes	YES		
							34.01	0.00				
BEDROOM #4												
206	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	17.01	0.00	Yes			
207	3' - 0"	7' - 0"	3' - 1"	7' - 1"	8' - 0"	PGT Vinyl Vent Window	17.01	0.00	Yes			
							34.01	0.00				
BEDROOM #5												
202	3' - 0"	5' - 6"	3' - 1"	5' - 7"	8' - 0"	PGT Vinyl Vent Window	13.13	0.00	Yes	YES		
203	3' - 0"	5' - 6"	3' - 1"	5' - 7"	8' - 0"	PGT Vinyl Fixed Window	13.13	0.00	Yes			
204	3' - 0"	5' - 6"	3' - 1"	5' - 7"	8' - 0"	PGT Vinyl Vent Window	13.13	0.00	Yes	YES		
							39.40	0.00				
STAIRCASE												
201	5' - 0"	6' - 6"	5' - 1"	6' - 7"	8' - 0"	PGT Vinyl Fixed Window	27.88	0.00	Yes			
							27.88	0.00				
38							534.59	0.00				

DOOR SCHEDULE

NO.	Family and Type	DOOR WIDTH	DOOR HEIGHT	Daylight Area	Vent Area	Comments
GARAGE FLOOR						
2 CAR GARAGE						
117	Overhead-Sectional Glass Door: 18' x 9'	18' - 0"	9' - 0"			
FIRST FLOOR						
BATH #2						
111	Door-Interior-Single-5_Panel_Vert-Wood: 32" x 96"	2' - 8"	8' - 0"			
BEDROOM #2						
110	Door-Double-Flush_Panel: 72" x 96"	6' - 0"	8' - 0"			
DINING						
109	Door-Interior-Single-5_Panel_Vert-Wood: 30" x 96"	2' - 6"	8' - 0"			
FAMILY ROOM						
103	Door-Lift_Slide-Panda-Thermally_Broken-4_Panel-TS_19: 2 1/2 Inch Recessed Drainage 4 Panel 15'-0"	15' - 0"	8' - 0"			
FOYER						
101	Front_Entry no trim: 5'-4"x8'-0"	5' - 4"	8' - 0"			EGRESS DOOR W/ 32" CLEAR WIDTH
112	Sliding-Closet: 60" x 96"	5' - 0"	8' - 0"			
113	Sliding-Closet: 60" x 96"	5' - 0"	8' - 0"			
116	Door-Interior-Single-5_Panel_Vert-Wood: 36" x 96"	3' - 0"	8' - 0"			
LAUNDRY						
115	Door-Interior-Single-5_Panel_Vert-Wood: 30" x 96"	2' - 6"	8' - 0"			
MASTER BATH						
105	Door-Interior-Single-5_Panel_Vert-Wood: 32" x 96"	2' - 8"	8' - 0"			MIN. 29" CLEAR WIDTH
106	Door-Interior-Single-5_Panel_Vert-Wood: 30" x 96"	2' - 6"	8' - 0"			
107	Door-Interior-Single-5_Panel_Vert-Wood: 30" x 96"	2' - 6"	8' - 0"			
108	Single-Flush-Adjustable: 30" x 84"	2' - 6"	7' - 0"			
MASTER BEDROOM						
104	Door-Interior-Single-5_Panel_Vert-Wood: 34" x 96"	2' - 10"	8' - 0"			
OFFICE						
102	Double_Pocket_Door_755 (3): Pr 30"x96"	5' - 0"	8' - 0"			
PWD. RM.						
114	Door-Interior-Single-5_Panel_Vert-Wood: 28" x 96"	2' - 4"	8' - 0"			
SECOND FLOOR						
BATH #4						
203	Door-Interior-Single-5_Panel_Vert-Wood: 30" x 96"	2' - 6"	8' - 0"			
BATH #5						
206	Pocket_Slider_Door: 2696	2' - 6"	8' - 0"			
210	Pocket_Slider_Door: 2696	2' - 6"	8' - 0"			
211	Pocket_Slider_Door: 2696	2' - 6"	8' - 0"			
BEDROOM #3						
202	Door-Interior-Single-5_Panel_Vert-Wood: 32" x 96"	2' - 8"	8' - 0"			
204	Door-Interior-Single-5_Panel_Vert-Wood: 24" x 96"	2' - 0"	8' - 0"			
BEDROOM #4						
205	Door-Interior-Single-5_Panel_Vert-Wood: 32" x 96"	2' - 8"	8' - 0"			
BEDROOM #5						
208	Door-Interior-Single-5_Panel_Vert-Wood: 30" x 96"	2' - 6"	8' - 0"			
209	Door-Interior-Single-5_Panel_Vert-Wood: 30" x 96"	2' - 6"	8' - 0"			
212	Door-Interior-Single-5_Panel_Vert-Wood: 30" x 96"	2' - 6"	8' - 0"			
CLO.						
207	Door-Interior-Single-5_Panel_Vert-Wood: 30" x 96"	2' - 6"	8' - 0"			
CORRIDOR						
201	Door-Interior-Single-5_Panel_Vert-Wood: 30" x 96"	2' - 6"	8' - 0"			
Grand total: 29						

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STATE OF FLORIDA
CHRIS W. WINOGRADZKI
AR96075
REGISTERED ARCHITECT

Revision Schedule

Revision Number	Revision Date	Issued by

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NEW SINGLE FAMILY RESIDENCE FOR:

BAYOU, LLC

3360 BAYOU GATE, LONGBOAT KEY, FL 34228

WINDOW & DOOR SCHEDULE

CHRIS WINOGRADZKI ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

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Drawn:	AGNES
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Sheet:	15 A10
of	26

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DESIGN WIND PRESSURE CALCULATIONS

REQUIRED COMPONENT AND CLADDING DESIGN PRESSURES FOR OPENINGS:
Florida Building Code 2020 (Building) & ASCE 7-16

Project Name: MARK LOCHNICKI - FIRST FLOOR - PART 1
Project Location: 3360 BAYOU GATE, LONGBOAT KEY, FL. 34228
Date: 05 20 2025

Wind Speed (V_{ult}): **160** mph Exposure Category: **D** Wind Speed (V_{asd}): **124** mph

Building dimensions (rectangular footprint): Length (ft): 71
Width (ft): 66.5
Width of End Zone (Zone 5): **6.7** ft Mean Roof Height: **23.66** **(MRH)**

ASD PRESSURES PER ASCE7-10		Dimensions (ft)		AREA	REQUIRED DESIGN PRESSURES Positive	Negative Pressures	
ID#	Opening Description	Width	Height	(sqft)	(4 & 5)	Zone 4	Zone 5
1	ENTRY DOOR 101	5.33	8.00	42.7	39.8	-43.2	-50.6
2	WINDOW 101	5.33	2.00	10.7	43.8	-47.2	-58.5
3	WINDOW 102	2.50	6.50	16.3	42.6	-46.0	-56.1
4	WINDOW 103	5.00	6.50	32.5	40.6	-44.0	-52.2
5	WINDOW 104	4.00	2.00	8.0	44.6	-48.0	-60.2
6	GARAGE DOOR 119	18.00	9.00	162.0	36.0	-39.4	-43.0
7	WINDOW 105	4.00	2.00	8.0	44.6	-48.0	-60.2
8	WINDOW 106	4.00	2.00	8.0	44.6	-48.0	-60.2
9	WINDOW 107	4.00	2.00	8.0	44.6	-48.0	-60.2
10	WINDOW 108	3.00	7.00	21.0	41.9	-45.3	-54.7
11	WINDOW 109	3.00	7.00	21.0	41.9	-45.3	-54.7
12	WINDOW 110	3.00	7.00	21.0	41.9	-45.3	-54.7
13	WINDOW 111	6.00	7.00	42.0	39.9	-43.3	-50.7
14	WINDOW 112	3.00	7.00	21.0	41.9	-45.3	-54.7
15	WINDOW 113	3.00	7.00	21.0	41.9	-45.3	-54.7
16	WINDOW 114	3.00	7.00	21.0	41.9	-45.3	-54.7
17	WINDOW 115	4.00	7.00	28.0	41.0	-44.4	-53.0
18	WINDOW 116	4.00	7.00	28.0	41.0	-44.4	-53.0
19	DOOR 103	15.00	8.00	120.0	36.9	-40.3	-44.7
20	WINDOW 117	3.00	7.00	21.0	41.9	-45.3	-54.7
21	WINDOW 118	3.00	7.00	21.0	41.9	-45.3	-54.7
22	WINDOW 119	3.00	7.00	21.0	41.9	-45.3	-54.7
23	WINDOW 120	2.67	2.00	5.3	45.8	-49.2	-62.5
24	WINDOW 121	2.67	2.00	5.3	45.8	-49.2	-62.5

Project Name: MARK LOCHNICKI - FIRST FLOOR - PART 2
Project Location: 3360 BAYOU GATE, LONGBOAT KEY, FL. 34228
Date: 05 20 2025

Wind Speed (V_{ult}): **160** mph Exposure Category: **D** Wind Speed (V_{asd}): **124** mph

Building dimensions (rectangular footprint): Length (ft): 71
Width (ft): 66.5
Width of End Zone (Zone 5): **6.7** ft Mean Roof Height: **23.66** **(MRH)**

ASD PRESSURES PER ASCE7-10		Dimensions (ft)		AREA	REQUIRED DESIGN PRESSURES Positive	Negative Pressures	
ID#	Opening Description	Width	Height	(sqft)	(4 & 5)	Zone 4	Zone 5
1	WINDOW 122	3.00	7.00	21.0	41.9	-45.3	-54.7
2	WINDOW 123	3.00	7.00	21.0	41.9	-45.3	-54.7
3	WINDOW 124	3.00	7.00	21.0	41.9	-45.3	-54.7
4	WINDOW 125	3.00	7.00	21.0	41.9	-45.3	-54.7

Project Name: MARK LOCHNICKI - SECOND FLOOR
Project Location: 3360 BAYOU GATE, LONGBOAT KEY, FL. 34228
Date: 05 20 2025

Wind Speed (V_{ult}): **160** mph Exposure Category: **D** Wind Speed (V_{asd}): **124** mph

Building dimensions (rectangular footprint): Length (ft): 71
Width (ft): 66.5
Width of End Zone (Zone 5): **6.7** ft Mean Roof Height: **23.66** **(MRH)**

ASD PRESSURES PER ASCE7-10		Dimensions (ft)		AREA	REQUIRED DESIGN PRESSURES Positive	Negative Pressures	
ID#	Opening Description	Width	Height	(sqft)	(4 & 5)	Zone 4	Zone 5
1	WINDOW 201	5.00	6.50	32.5	40.6	-44.0	-52.2
2	WINDOW 202	3.00	5.50	16.5	42.6	-45.9	-56.0
3	WINDOW 203	3.00	5.50	16.5	42.6	-45.9	-56.0
4	WINDOW 204	3.00	5.50	16.5	42.6	-45.9	-56.0
5	WINDOW 205	4.00	4.00	16.0	42.6	-46.0	-56.2
6	WINDOW 206	3.00	7.00	21.0	41.9	-45.3	-54.7
7	WINDOW 207	3.00	7.00	21.0	41.9	-45.3	-54.7
8	WINDOW 208	2.00	7.00	14.0	43.0	-46.4	-57.0
9	WINDOW 209	3.00	7.00	21.0	41.9	-45.3	-54.7
10	WINDOW 210	3.00	7.00	21.0	41.9	-45.3	-54.7

FLORIDA PRODUCT APPROVAL

DOORS				
COMPONENT	Product Approval #			
	Non-Impact	Exp. Date	Impact	Exp. Date
Nan Ya Plastics Corporation USA			FL28093 R8	04/30/2026
PGT Sliding Ext. Door			FL251.9-R38	09/02/2027

WINDOWS, DOORS & MULLS IMPACT				
COMPONENT	Product Approval #			
	Non-Impact	Exp. Date	Impact	Exp. Date
PGT - Winguard Vinyl Single Hung SH5500			FL239.2-R28	07/30/2025
PGT - Casement			FL245.4-R14	09/17/2025
PGT - Mullions			FL17519.1-R8	12/31/2032

ROOF COVERING		
COMPONENT	Product Approval #	
Asphalt Shingles - GAF	FL10124-R34	12/16/2025
Clay Roof Tiles - CERAMICA VEREA, S.A.	FL17152.1-R4	12/31/2099

ROOF UNDERLAYMENTS		
Underlayments - POLYGLASS USA	FL5259-R41	12/04/2026
Aluminum Soffit - ACM	FL12019.1-R9	03/02/2030

STRUCTURAL COMPONENTS			
COMPONENT	Product Approval #		
Cast-Crete USA Concrete Products	FL158.1-R15	09/11/2023	
Cast-Crete USA Concrete Products	FL158.1-R18	07/29/2026	
Lotts Concrete Products	FL17867.1-R4	11/01/2026	

GARAGE DOORS				
COMPONENT	Product Approval #			
Amarr Sectional Exterior Garage Door			FL5302.1-R10	01/01/2025
			FL5302.5-R10	01/01/2025

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2025 CHRIS WINOGRADZKI ARCHITECTS, INC

NEW SINGLE FAMILY RESIDENCE FOR:

BAYOU, LLC

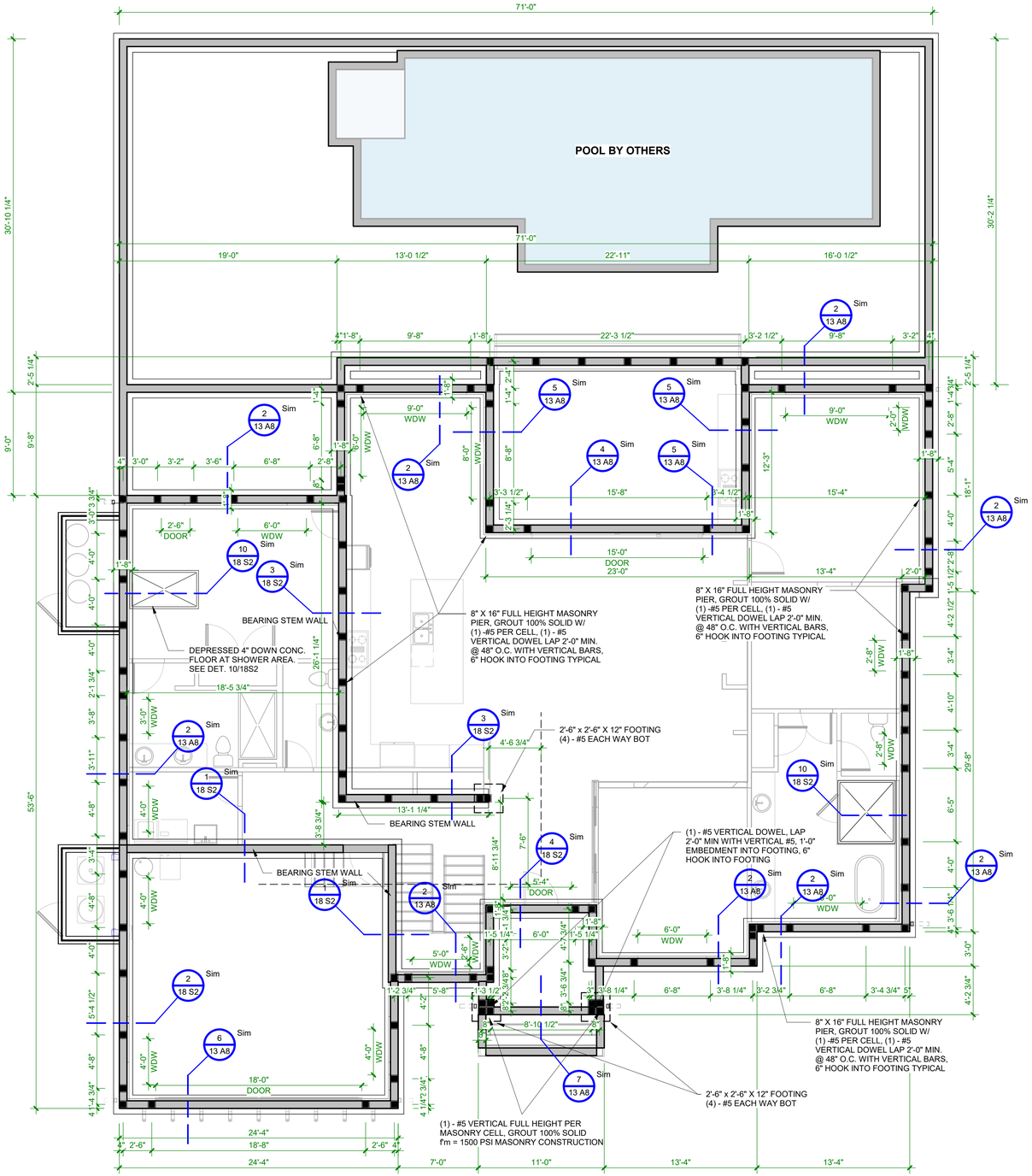
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

SCHEDULES

CHRIS WINOGRADZKI
ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

Date:	07 23 2025 - PERMIT SET
Scale:	1/4" = 1'-0"
Drawn:	AGNES
Check:	C.W.
Job:	225008
Sheet:	16 A11
of	26

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1 / 17 S1 FOOTING/FOUNDATION PLAN - CONSTRUCTION

3/16" = 1'-0"

FLOOR SLAB NOTES:

4" 2,500 PSI CONCRETE SLAB ON 6 MIL VAPOR BARRIER LAPPED 6" AND TAPED OVER CLEAN COMPACTED SOIL.

SLAB REINFORCEMENT
FLOOR SLABS SHALL BE REINFORCED BY STEEL REINFORCING BARS AT REENTRANT CORNERS SUCH AS INSIDE CORNERS OF AN "L" SHAPED SLAB. REENTRANT CORNERS SHALL HAVE TWO PIECES OF REBAR, 36" (914mm) LONG, PLACED DIAGONALLY TO THE CORNER, 12" (305mm) APART, WITH THE FIRST BAR PLACED 2" (51mm) FROM THE CORNER. ALL REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO THE UPPER 1/3 OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT.

LEGEND SYMBOLS

■	8x8 FILLED CELL W/ #5 REBAR
■2	8x8 FILLED CELL W/ (2) #5 REBAR @ INSIDE FACE
□	8x8 FILLED CELL W/ #5 REBAR
	45' CMU FILLED CELLS W/ #5 REBARS
■	12x12 FILLED CELL W/ #5 REBAR
ELEV. --	ELEVATION INDICATOR - ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"
LTR / SHT	DETAIL INDICATOR

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APPROVED
8/29/2025, 3:00:49 PM
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Debra Klahr

STATE OF FLORIDA
CHRIS W. WINOGRADZKI
AR96075
REGISTERED ARCHITECT

Revision Schedule

Revision Number	Revision Date	Issued by

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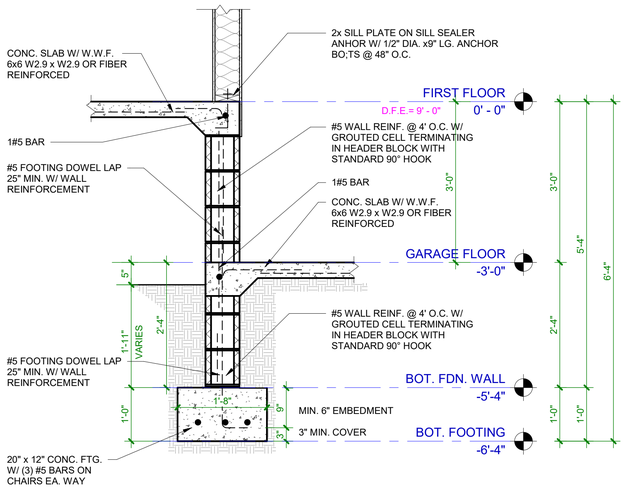
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

FOUNDATION PLAN

CHRIS WINOGRADZKI ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

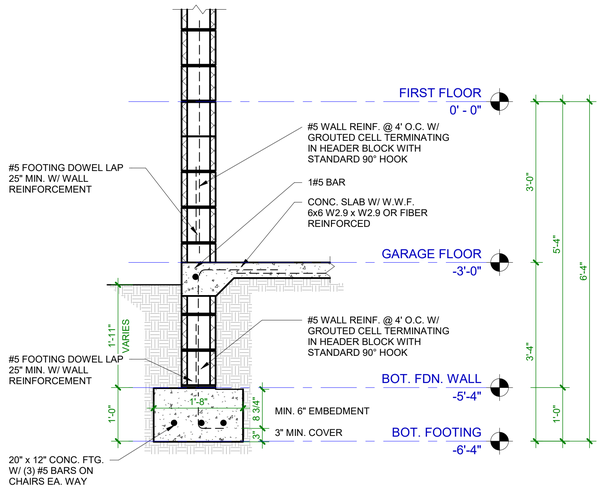
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Check:	C.W.
Job:	225008
Sheet:	17 S1
of	26

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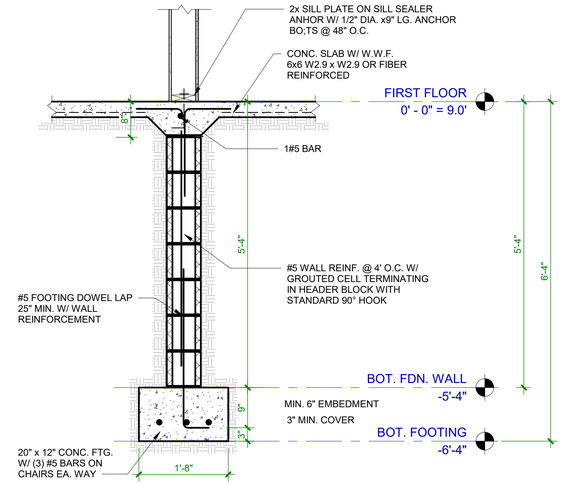
1 / 18 S2 STEM WALL FDN. W/ SLAB ON GRADE @ GARAGE

3/4" = 1'-0"



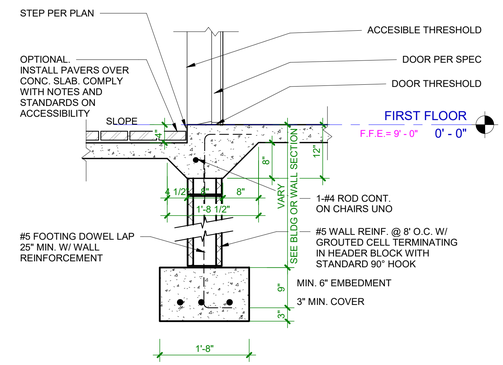
2 / 18 S2 STEM WALL FDN W/ SLAB ON GRADE @ GARAGE

3/4" = 1'-0"



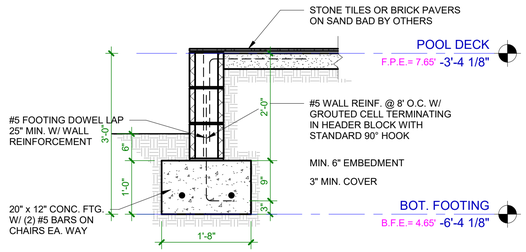
3 / 18 S2 STEM WALL FDN. @ INTERIOR BEARING WALL

3/4" = 1'-0"



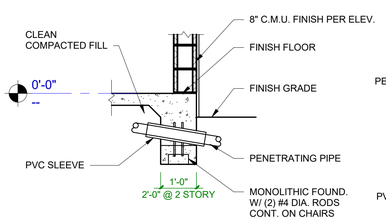
4 / 18 S2 EXTERIOR DOOR SILL AT ENTRY DOOR

3/4" = 1'-0"

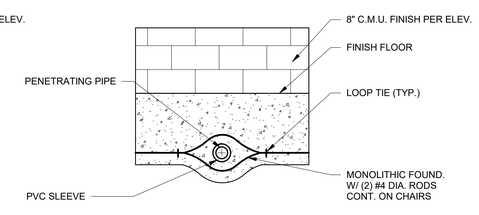


6 / 18 S2 STEM WALL FOUNDATION AT POOL

3/4" = 1'-0"



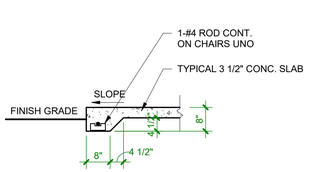
SIDE VIEW



FRONT VIEW

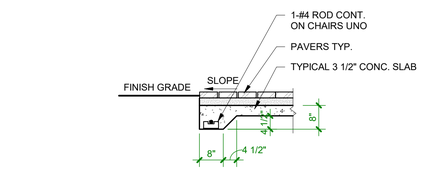
7 / 18 S2 BEARING PENETRATION DETAILS

N.T.S.



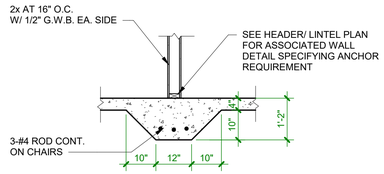
8 / 18 S2 THICKENED SLAB EDGE

1/2" = 1'-0"



9 / 18 S2 THICKENED SLAB EDGE W/ PAVERS

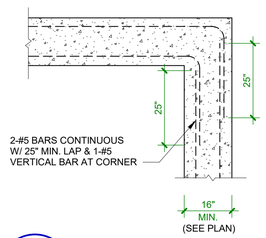
1/2" = 1'-0"



5 / 18 S2 THICKENED SLAB @ INTERIOR WALL (BEARING)

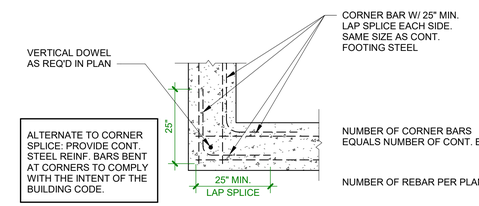
1/2" = 1'-0"

OPTIONAL AT 95% COMACTED GRAVEL, SEE FOUNDATION PLAN FOR MORE INFO



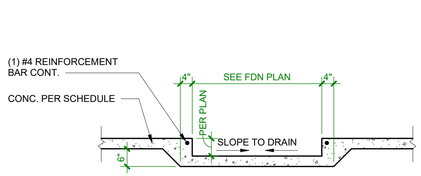
6A / 18 S2 CORNER FOOTING DETAIL

1/2" = 1'-0"



6B / 18 S2 REINF. PLACEMENT AT. FTG. CORNERS

1/2" = 1'-0"



10 / 18 S2 SHOWER RECESS

1/2" = 1'-0"

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STATE OF FLORIDA
CHRIS W. WINOGRADZKI
AR96075
REGISTERED ARCHITECT

Revision Schedule

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NEW SINGLE FAMILY RESIDENCE FOR:

BAYOU, LLC

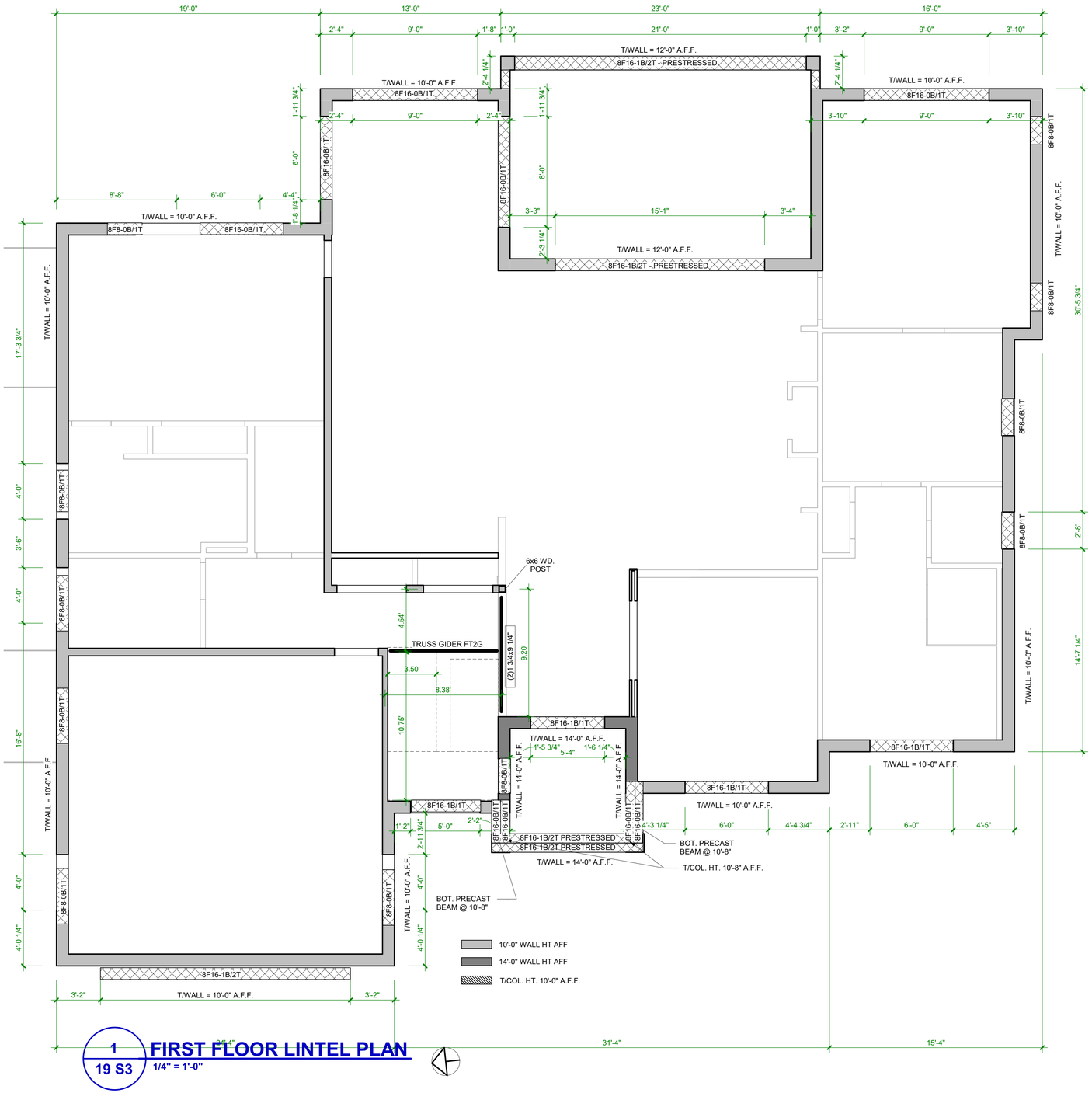
3380 BAYOU GATE, LONGBOAT KEY, FL 34228

FOUNDATION DETAILS

CHRIS WINOGRADZKI ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

Date:	07 23 2025 - PERMIT SET
Scale:	As indicated
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Job:	225008
Sheet:	18 S2
of	26

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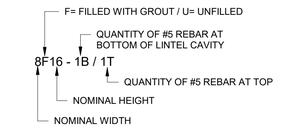
1 / 19 S3 **FIRST FLOOR LINTEL PLAN**

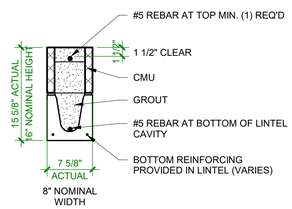
1/4" = 1'-0"

LINTEL AND BOND LEGEND

1. BOND BEAM IS TO BE 8" KNOCK OUT BLOCK WITH #5 BAR GROUTED SOLID, CONTINUOUS AROUND PERIMETER OF STRUCTURE.
2. MINIMUM 4" NOMINAL BEARING PER END @ LINTELS OR AS REQUIRED BY MANUF.
3. LINTELS WITH A CLEAR SPAN LONGER THAN 12'-4" SHALL BE PRESTRESSED.
4. BOND BEAM ELEV. = 9'-4" U.N.O.
5. GARAGE DOOR LINTEL HEIGHT MAY HAVE A TOLERANCE OF +/- 4" FOR ALL LINTELS 28" OR GREATER.

TYPE DESIGNATION





LEGEND

LTR / SHT — DETAIL INDICATOR

XXX — LINTEL OR WOOD HEADER DESIGNATION ALL WOOD HEADERS TO BE (2) PLY U.N.O.

HEADER SCHEDULE U.N.O.

OPENING SIZE	HEADER	REMARKS
UP TO 3'-4"	DOUBLE 2x6	---------
3'-5" - 6'-0"	DOUBLE 2x8	---------
6'-1" - 8'-6"	DOUBLE 2x10	(2) JACK STUDS, EACH END.
8'-7" - 12'-6"	DOUBLE 2x12	(2) JACK STUDS, EACH END.

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FIRST FLOOR LINTEL PLAN

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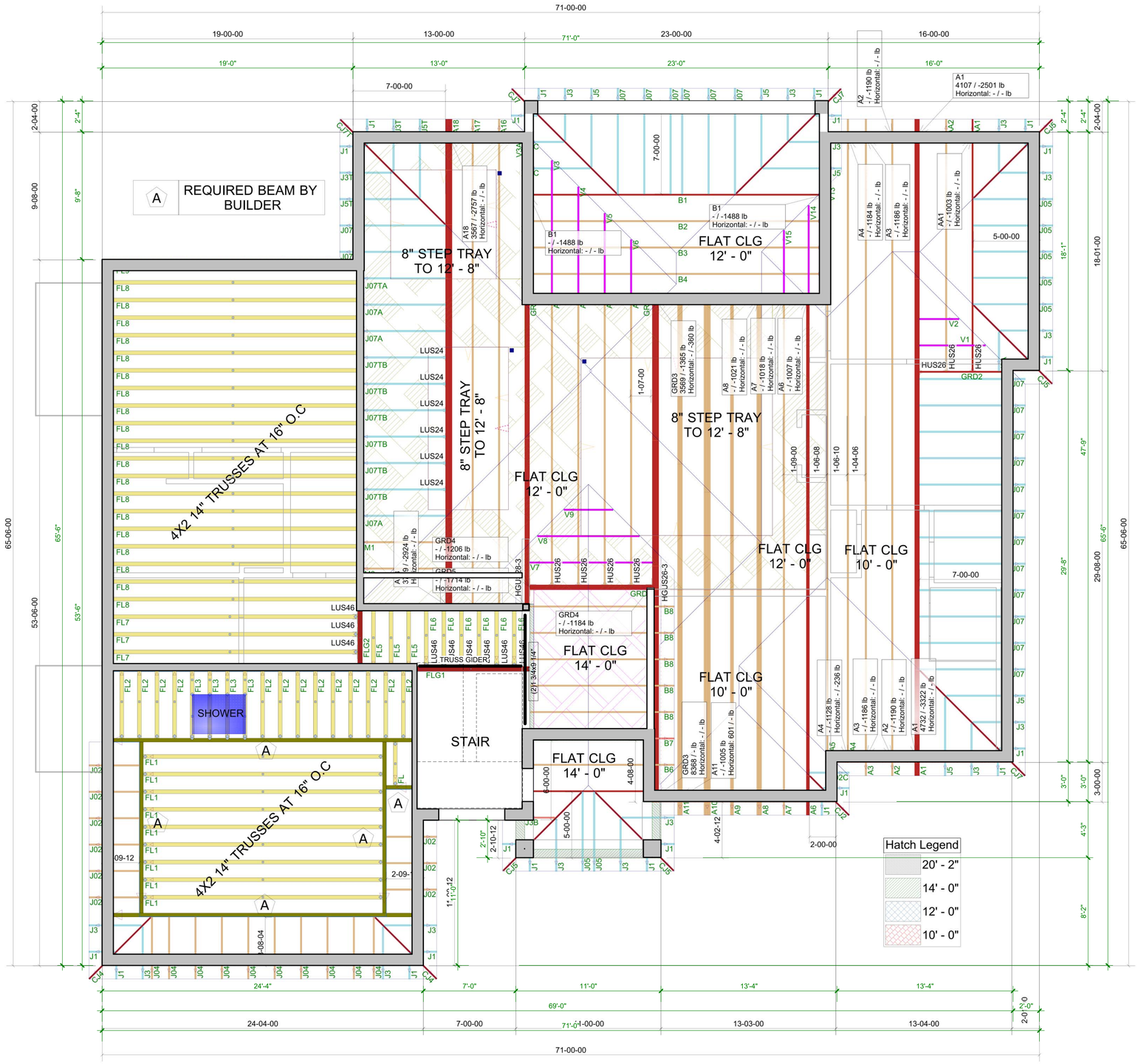
BAYOU, LLC

3360 BAYOU GATE, LONGBOAT KEY, FL 34228

CHRIS WINOGRADZKI ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

Date:	07 23 2025 - PERMIT SET
Scale:	As indicated
Drawn:	AGNES
Check:	C.W.
Job:	225008
Sheet:	19 S3
of	26

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TRUSS CONNECTION NOTES:

THE CONTRACTOR SHALL VERIFY MANUFACTURERS CRITERIA FOR UPLIFT AND LATERAL LOADS.

THE ENGINEERED TRUSS PLANS HAVE BEEN REVIEWED BY CHRIS WINOGRADZKI ARCHITECTS, LTD AND ACCEPTED FOR USE ON THIS PROJECT WHEN INSTALLED WITH THE CONNECTORS SPECIFIED AND AS INDICATED ON THESE PLANS AND IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

1) USE SIMPSON HETA20 W/ (9) 10d x 1 1/2" NAILS FOR ALL TRUSS TO MASONRY WALL CONNECTIONS (UP TO 1810 #), UNLESS OTHERWISE NOTED.

USE (2) SIMPSON HETA20 W/ (10) 10d x 1 1/2" NAILS ON ALL TRUSS TO MASONRY WALL CONNECTIONS (UP TO 2035 #). (SEE NUMBER OF PLYS)

2) USE SIMPSON H10A W/ (9) 10d x 1 1/2" NAILS ON ALL TRUSS TO WOOD WALL CONNECTIONS (UP TO # 1140).

3) USE SIMPSON HETA20 W/ (10) 10d x 1 1/2" NAILS AT 24" O.C. ON ALL GABLE ENDS TRUSSES.

4) USE SIMPSON HTS20 W/ (24) 10d x 1 1/2" NAILS ON ALL TRUSS TO HEADERS AND OR ANGLED WALL OR HEADER CONNECTIONS (UP TO # 1450).

5) USE (2) SIMPSON HTS20 W/ (24) 10d x 1 1/2" NAILS PER CONNECTOR ON ALL TRUSS TO HEADERS AND OR ANGLED WALL OR HEADER CONNECTIONS (UP TO # 2900).

6) USE SIMPSON HTSM20 W/ (4) 1/4" x 2 1/4" TITEN SCREWS TO BLOCK AND (8) 10d X 1 1/2" TO TRUSS ON ALL MISSED EMBEDDED TRUSS ANCHORS (UP TO 1175#).

Truss Connector Total List		
Manuf	Product	Qty
Simpson	HGUS26-3	1
Simpson	HGUS28-3	1
Simpson	HUS26	7
Simpson	LUS24	6
Simpson	LUS46	9

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1 / 20 S4 **FIRST FLOOR - ROOF TRUSS LAYOUT**
1/4" = 1'-0"

STATE OF FLORIDA
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AR96075
REGISTERED ARCHITECT

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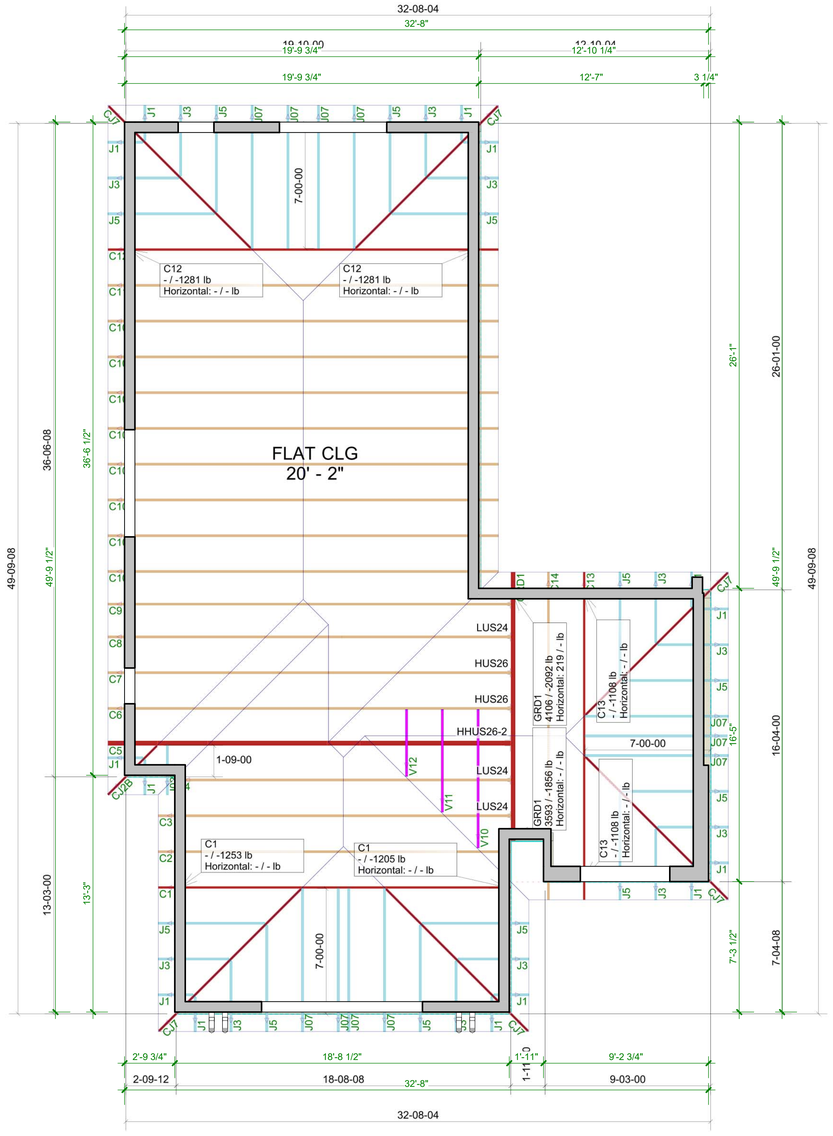
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

FIRST FLOOR FRAMING

CHRIS WINOGRADZKI ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

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Job:	225008
Sheet:	20 S4
of	26

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1 / 21 S5 SECOND FLOOR ROOF TRUSS LAYOUT

1/4" = 1'-0"

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USE (2) SIMPSON HETA20 W/ (10) 10d x 1 1/2" NAILS ON ALL TRUSS TO MASONRY WALL CONNECTIONS (UP TO 2035 #). (SEE NUMBER OF PLYS)

2) USE SIMPSON H10A W/ (9) 10d x 1 1/2" NAILS ON ALL TRUSS TO WOOD WALL CONNECTIONS (UP TO # 1140).

3) USE SIMPSON HETA20 W/ (10) 10d x 1 1/2" NAILS AT 24" O.C. ON ALL GABLE ENDS TRUSSES.

4) USE SIMPSON HTS20 W/ (24) 10d x 1 1/2" NAILS ON ALL TRUSS TO HEADERS AND OR ANGLED WALL OR HEADER CONNECTIONS (UP TO # 1450).

5) USE (2) SIMPSON HTS20 W/ (24) 10d x 1 1/2" NAILS PER CONNECTOR ON ALL TRUSS TO HEADERS AND OR ANGLED WALL OR HEADER CONNECTIONS (UP TO # 2900).

6) USE SIMPSON HTSM20 W/ (4) 1/4" x 2 1/4" TITEN SCREWS TO BLOCK AND (8) 10d X 1 1/2" TO TRUSS ON ALL MISSED EMBEDDED TRUSS ANCHORS (UP TO 1175#).

Truss Connector Total List		
Manuf	Product	Qty
Simpson	HHUS26-2	1
Simpson	HUS26	3
Simpson	LUS24	3

Hatch Legend
20' - 2"
14' - 0"
12' - 0"
10' - 0"

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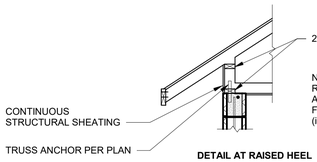
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

SECOND FLOOR FRAMING

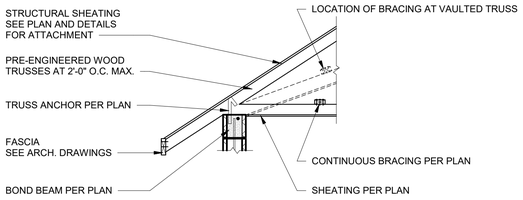
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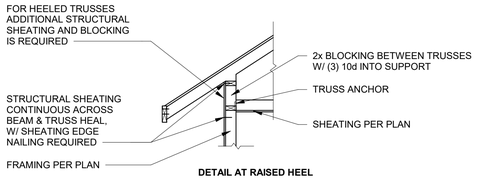
7/24/2025 9:03:03 AM



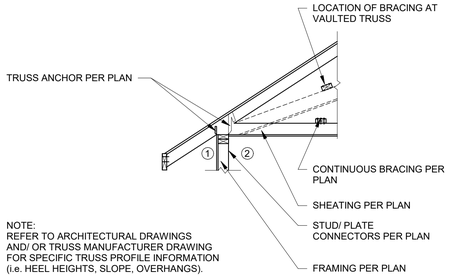
DETAIL AT RAISED HEEL



1 / 22 S6 ROOF TRUSS ON MASONRY
N.T.S.



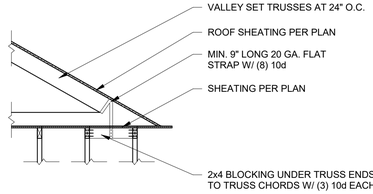
DETAIL AT RAISED HEEL



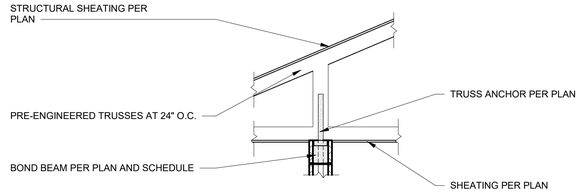
NOTE:
REFER TO ARCHITECTURAL DRAWINGS
AND/ OR TRUSS MANUFACTURER DRAWING
FOR SPECIFIC TRUSS PROFILE INFORMATION
(i.e. HEEL HEIGHTS, SLOPE, OVERHANGS).

1. TRUSS ANCHOR ATTACHED TO TOP PLATES PER PLAN
2. TRUSS ANCHOR ATTACHED TO STUD PER PLAN

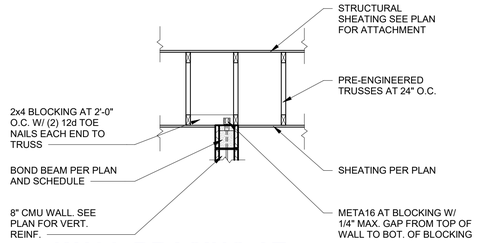
2 / 22 S6 ROOF TRUSS ON FRAME
N.T.S.



3 / 22 S6 VALLEY SET OVER FRAME
N.T.S.



4 / 22 S6 WALL BRACING AT BEARING WALL
N.T.S.



8 / 22 S6 WALL BRACING AT NON-BEARING EXTERIOR WALL 1
N.T.S.

TRUSS CONNECTION NOTES:

THE CONTRACTOR SHALL VERIFY MANUFACTURERS CRITERIA
FOR UPLIFT AND LATERAL LOADS.

THE ENGINEERED TRUSS PLANS HAVE BEEN REVIEWED BY CHRIS WINOGRADZKI ARCHITECTS, LTD AND ACCEPTED FOR USE ON THIS PROJECT WHEN INSTALLED WITH THE CONNECTORS SPECIFIED AND AS INDICATED ON THESE PLANS
AND IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

1) USE SIMPSON HETA20 W/ (9) 10d x 1 1/2" NAILS FOR ALL TRUSS TO MASONRY WALL CONNECTIONS (UP TO 1810 #), UNLESS OTHERWISE NOTED.

USE (2) SIMPSON HETA20 W/ (10) 10d x 1 1/2" NAILS ON ALL TRUSS TO MASONRY WALL CONNECTIONS (UP TO 2035 #). (SEE NUMBER OF PLYS)

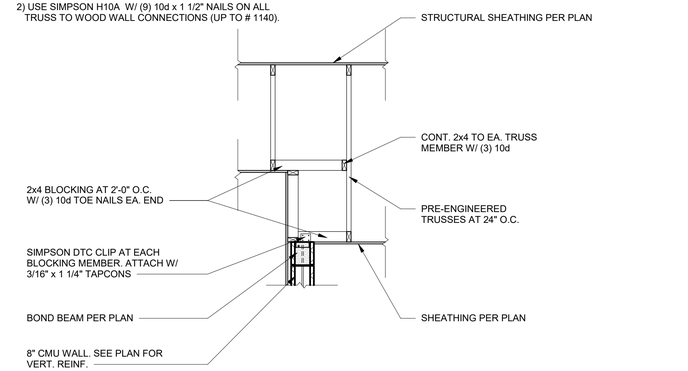
2) USE SIMPSON H10A W/ (9) 10d x 1 1/2" NAILS ON ALL TRUSS TO WOOD WALL CONNECTIONS (UP TO # 1140).

3) USE SIMPSON HETA20 W/ (10) 10d x 1 1/2" NAILS AT 24" O.C. ON ALL GABLE ENDS TRUSSES.

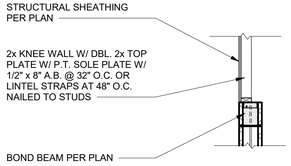
4) USE SIMPSON HTS20 W/ (24) 10d x 1 1/2" NAILS ON ALL TRUSS TO HEADERS AND OR ANGLED WALL OR HEADER CONNECTIONS (UP TO # 1450).

USE (2) SIMPSON HTS20 W/ (24) 10d x 1 1/2" NAILS PER CONNECTOR ON ALL TRUSS TO HEADERS AND OR ANGLED WALL OR HEADER CONNECTIONS (UP TO # 2900).

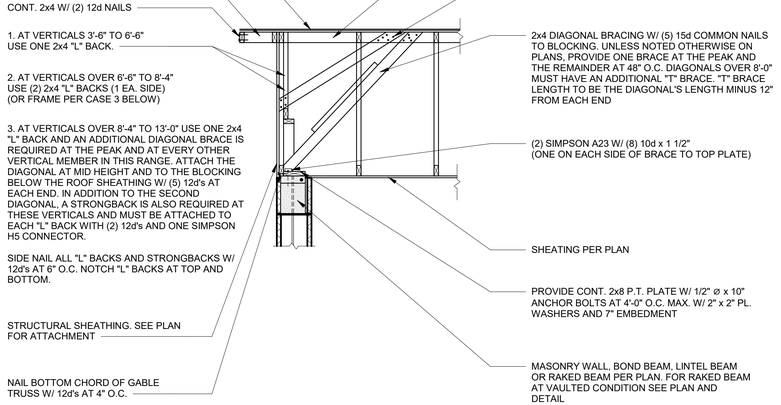
5) USE SIMPSON HTSM20 W/ (4) 1/4" x 2 1/4" TITEN SCREWS TO BLOCK AND (8) 10d X 1 1/2" TO TRUSS ON ALL MISSED EMBEDDED TRUSS ANCHORS (UP TO 1175#).



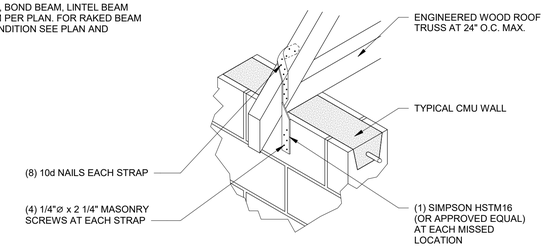
WALL BRACING AT NON-BEARING EXTERIOR WALL 2
7 / 22 S6 N.T.S.



10 / 22 S6 KNEE WALL ON MASONRY WALL
N.T.S.



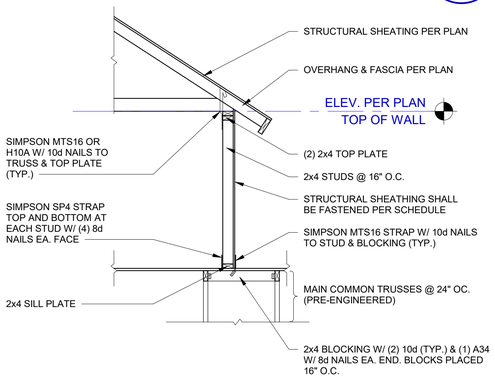
5 / 22 S6 GABLE END TRUSS BRACING DETAIL
N.T.S.



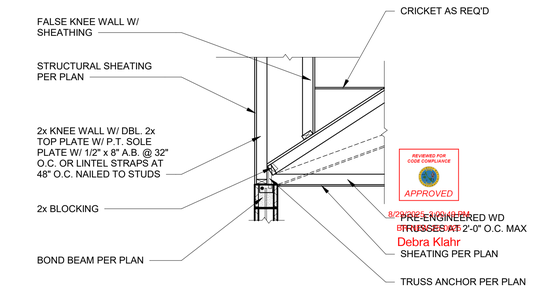
CONDITION OF USE:
1. QUANTITY OF MISSED STRAPS DOES NOT EXCEED FIVE (5) CONSECUTIVE LOCATIONS.
2. UPLIFT VALUE FOR TRUSS LOCATION DOES NOT EXCEED 1,175 LBS UPLIFT.
3. NOT ACCEPTABLE ON MULTI-PLY TRUSS APLICATIONS.

IF FIELD CONDITIONS EXCEED CONDITIONS OF USE, CONTACT ENGINEER OR ARCHITECT OF RECORD FOR APPROPRIATE SOLUTION

9 / 22 S6 MISSED TRUSS STRAP REPAIR
N.T.S.



11 / 22 S6 ROOF FRAMING DETAIL
N.T.S.



REVIEWED FOR CODE COMPLIANCE
APPROVED
8/2/2025 - 2025-0825
BUILDING OFFICIAL
Debra Klahr

KNEE WLL ON MASONRY WALL (PERPENDICULAR TRUSSES)
12 / 22 S6 N.T.S.



Revision Schedule		
Revision Number	Revision Date	Issued by

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Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site and this office must be notified of any variations from the dimensions and conditions shown by these drawings.
Shop details must be submitted to this office for approval before proceeding.
2025 CHRIS WINOGRADZKI ARCHITECTS, INC

NEW SINGLE FAMILY RESIDENCE FOR:

BAYOU, LLC

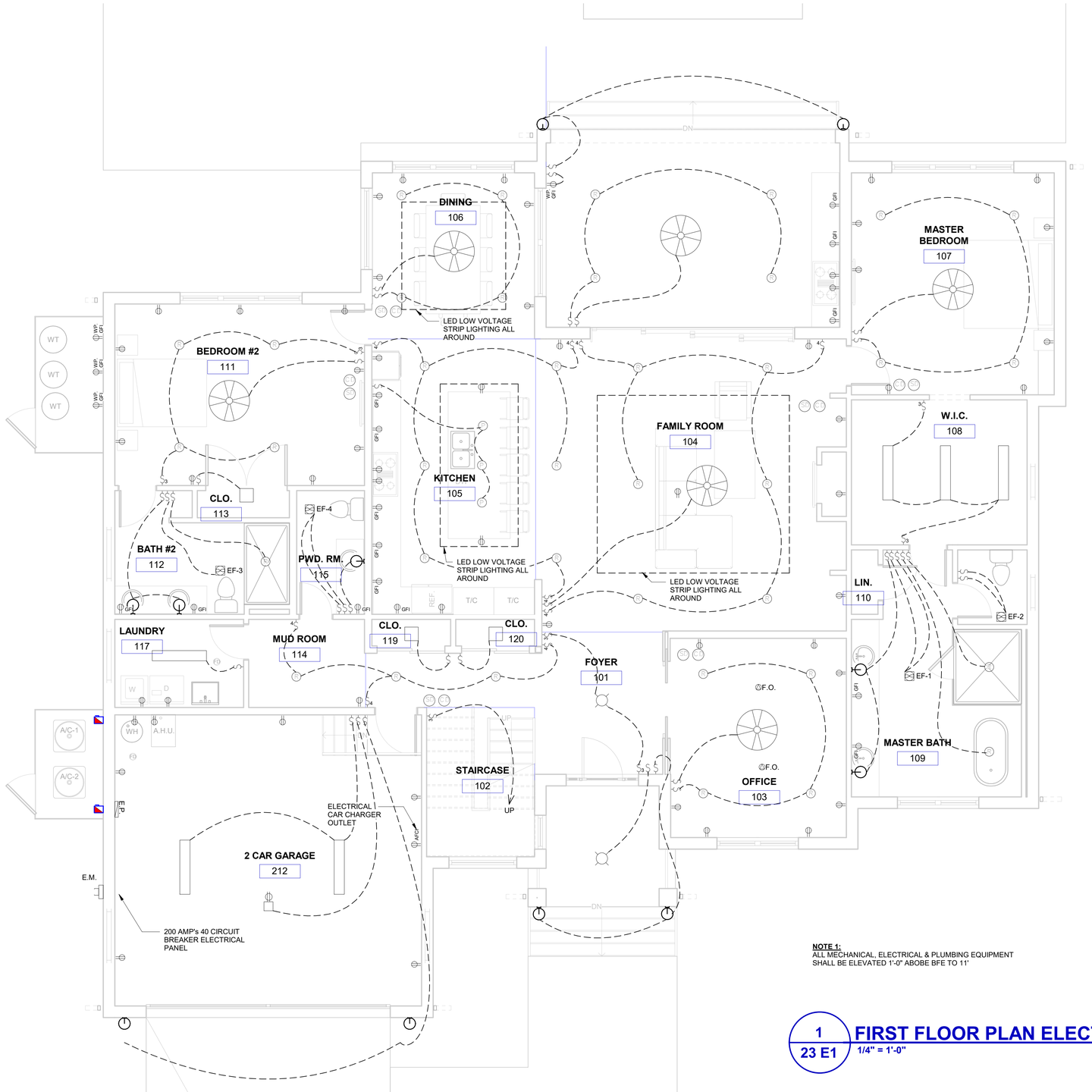
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

ROOF FRAMING DETAILS

CHRIS WINOGRADZKI
ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

Date:	07 23 2025 - PERMIT SET
Scale:	As indicated
Drawn:	AGNES
Check:	C.W.
Job:	225008
Sheet:	22 S6
of	26

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NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (G.F.I.) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
   SWITCHES. . . . 42"
   OUTLETS. . . . . 14"
   TELEPHONE. . . 14" (UNLESS ABV COUNTERTOP)
   TELEVISION. . . 14"

3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.

4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, STUDIES, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE A.F.C.I. DEVICE AND TAMPER-PROOF RECEPTACLES PER N.E.C. 406.12.

5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.I).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH N.F.P.A. 70A-05, N.E.C., 2017 F.B.C. RESIDENTIAL CODE, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

7. EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

9. ALL KITCHEN OUTLETS AND SMOKE DETECTORS ARE TO BE PLACED ON A GROUND FAULT CIRCUIT (GFI).

10. ALL GARAGE OUTLETS SHALL BE ON A DEDICATED CIRCUIT.

ELECTRICAL LEGEND

- WALL MOUNTED FIXTURE, CEILING
- SURFACED MOUNTED FIXTURE, CEILING
- (R) RECESSED CEILING FIXTURE
- LIGHT TRUCK, CEILING MOUNTED (LENGTH NOTED)
- DUPLEX RECEPTACLE, GROUNDED
- GFI DUPLEX RECEPTACLE, GROUND FAULT CIRCUIT INTERRUPTER WP = WATERPROOF COVER
- GFI BREAKER, GROUND FAULT CIRCUIT INTERRUPTER
- SPECIAL PURPOSE OUTLET OR FLOOR OUTLET
- 4 FT. FLUORESCENT LIGHT FIXTURE
- 1 FT. SQ. FLUORESCENT LIGHT FIXTURE
- SD SMOKE DETECTOR INTERCONNECTED TO CENTRAL SYSTEM
- CD CARBON MONOXIDE DETECTOR
- GARAGE DOOR OPERATOR
- EXHAUST FAN (CFM) QUIET DESIGN, CEILING
- WALL SWITCH
- 3 WALL SWITCH (3 = THREE WAY)
- 4 WALL SWITCH (4 = THREE WAY)
- PHONE JACK
- TV CONNECTION
- BELL JACK
- FAN

NOTE 1:
ALL MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED 1'-0" ABOBE BFE TO 11'

1 / 23 E1 **FIRST FLOOR PLAN ELECTRICAL**
1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
APPROVED
8/29/2025, 3:00:49 PM
BR-NEW-25-0025
Debra Klahr

STATE OF FLORIDA
CHRIS W. WINOGRADZKI
AR96075
REGISTERED ARCHITECT

Revision Schedule

Revision Number	Revision Date	Issued by

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Shop details must be submitted to this office for approval before proceeding.
2025 CHRIS WINOGRADZKI ARCHITECTS, INC

NEW SINGLE FAMILY RESIDENCE FOR:

BAYOU, LLC

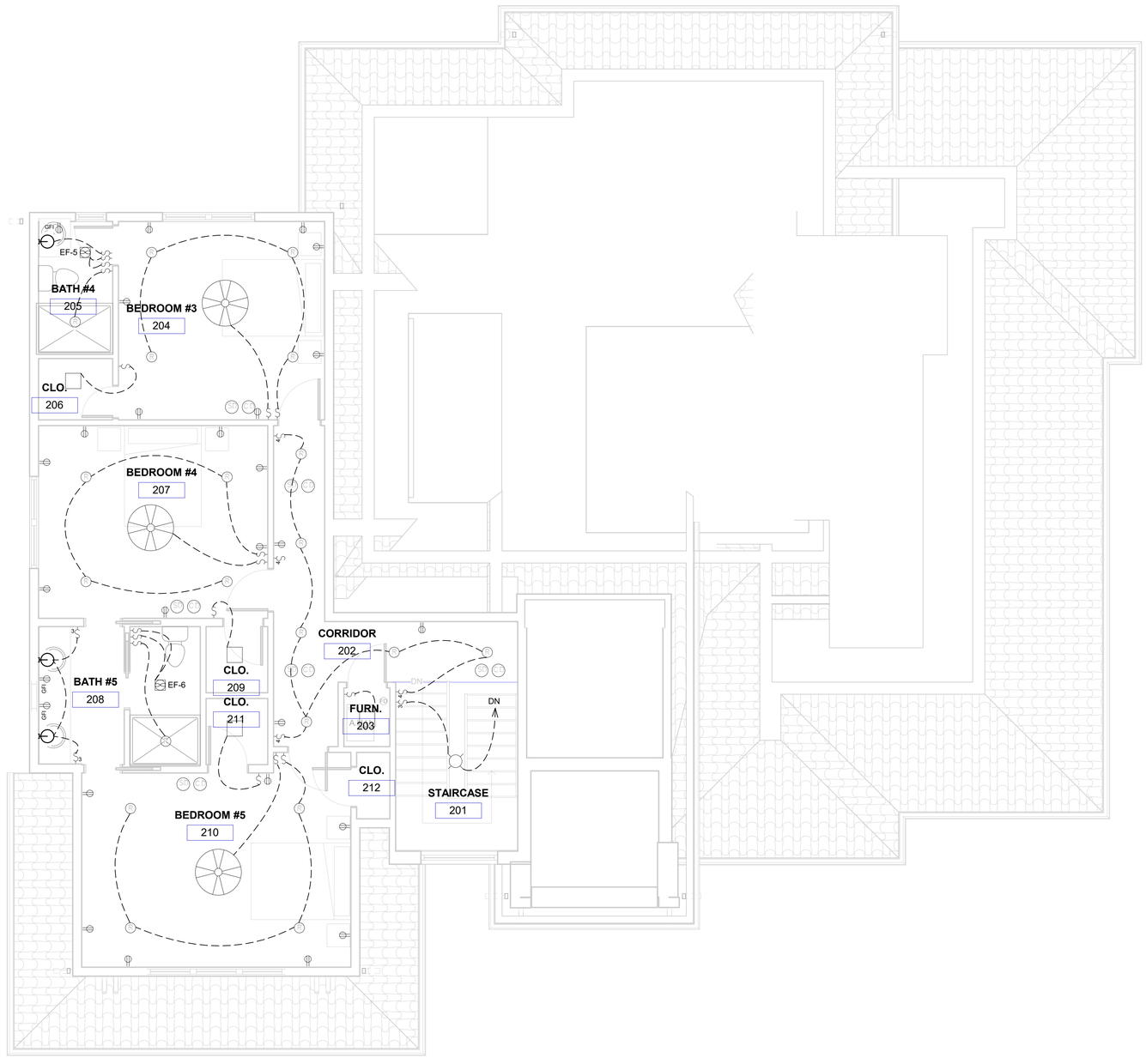
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

FIRST FLOOR ELECTRICAL PLAN

CHRIS WINOGRADZKI ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

Date:	07 23 2025 - PERMIT SET
Scale:	1/4" = 1'-0"
Drawn:	AGNES
Check:	C.W.
Job:	225008
Sheet:	23 E1
of	26

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1 / 24 E2 **SECOND FLOOR PLAN ELECTRICAL**

1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
APPROVED
8/29/2025, 3:00:49 PM
BR-NEW-25-0025
Debra Klahr

STATE OF FLORIDA
CHRIS W. WINOGRADZKI
AR96075
REGISTERED ARCHITECT

Revision Schedule		
Revision Number	Revision Date	Issued by

The above drawings and specifications, and ideas, Design and arrangements represented thereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others or used in the connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of the Architect.
Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.
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Shop details must be submitted to this office for approval before proceeding.
2025 CHRIS WINOGRADZKI ARCHITECTS, INC

NEW SINGLE FAMILY RESIDENCE FOR:

BAYOU, LLC

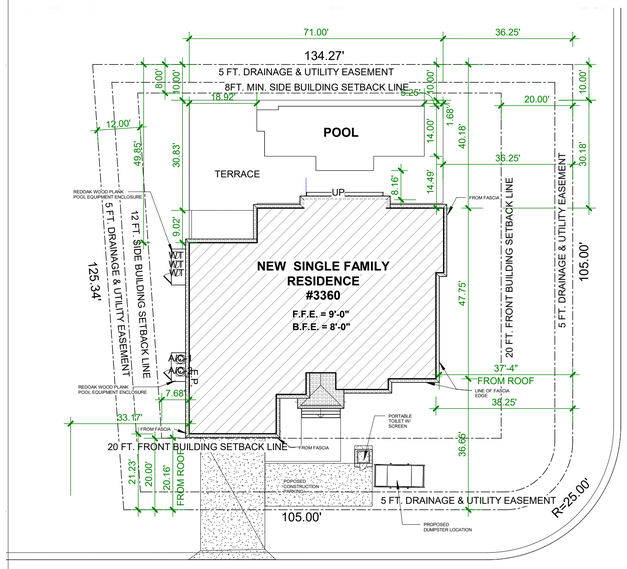
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

SECOND FLOOR ELECTRICAL PLAN

CHRIS WINOGRADZKI ARCHITECTS, INC.
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

Date:	07 23 2025 - PERMIT SET
Scale:	1/4" = 1'-0"
Drawn:	AGNES
Check:	C.W.
Job:	225008
Sheet:	24 E2
of	26

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1
25 SP1
SITE PLAN
1" = 20'-0"

Revision Schedule		
Rev. #	Date	By

LEGAL DESCRIPTION:

LOT 19, BLOCK B, BAY ISLES, UNIT NO 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 5, 5A THROUGH 5C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ELEVATIONS SHOWN ARE BASED ON N.A.V.D. OF 1988. NGS BENCHMARK Y 689 2008 USED; ITS PUBLISHED ELEVATION = 3.90, N.A.V.D. OF 1988.

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE AE(BFE 8'), PER F.I.R.M MAP NUMBER 12115C0019G, DATED 3/27/2024.

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE ALL LOCAL BUILDING AND ZONING ORDINANCES.

LICENCE NO: AR96075

EXPIRATION DATE:02/28/2027

SIGNED

DATE: 07 23 2025

STATE OF FLORIDA
CHRIS W. WINOGRADZKI
AR96075
REGISTERED ARCHITECT

The above drawings and specifications, and ideas, design and arrangements represented thereby are and shall remain the property of the Architect (CWA) and no part thereof shall be used by any person for any purpose other than the specific project for which they have been prepared and developed without the written consent of CWA. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Any unauthorized use, without the written permission of CWA, of these drawings and specifications, or of the ideas, designs and arrangements represented thereby, will be prohibited and actionable at law. All drawings, designs and specifications, and conditions with respect to these drawings, are and shall remain the property of CWA whether the project for which they are made is executed or not. The visual contacts with these drawings or specifications shall constitute conclusive evidence of the acceptance of these restrictions.
2024 CHRIS WINOGRADZKI ARCHITECTS, LTD

NEW SINGLE FAMILY RESIDENCE FOR:
BAYOU, LLC
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

SITE PLAN

CHRIS WINOGRADZKI ARCHITECTS, LTD
4200 GARDEN LANE, STE. 1, SARASOTA, FL 34232
email: chriswa@cwarchitects.com
941-350-0223

Date:	07 23 2025 - PERMIT SET
Scale:	1" = 20'-0"
Job:	220508
Sheet:	25 SP1
of 1	

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REVIEWED FOR CODE COMPLIANCE
APPROVED
8/29/2025, 3:00:49 PM
BR-NEW-25-0025
Debra Klahr

1. ALL WORK SHALL BE PERFORMED ACCORDANCE WITH THE REQUIREMENTS OF SARASOTA COUNTY, FLORIDA.
2. THERE SHALL BE NO CHANGE OR DEVIATION OF THESE PLANS OR SPECIFICATIONS UNLESS PRIOR TO WRITTEN APPROVAL FROM THE ARCHITECT IS OBTAINED.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF, DURING STAKING OR GRADING, AN ERROR IS FOUND IN THE PLANS. THE ARCHITECT MAY ACCEPT, REVISE TO ACCOMMODATE CONDITIONS, OR REJECT THE FACILITY BEING CONSTRUCTED. IT IS IMPERATIVE THAT THE CONTRACTOR NOTIFY THE ARCHITECT OF THESE SITUATIONS AS SOON AS POSSIBLE.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO THE BEGINNING OF ANY ON-SITE OR OFF-SITE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY AND REPORT THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS, REGARDLESS OF WETHER OR NOT THEY ARE IDENTIFIED ON THE DRAWINGS.
5. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT SHALL BE OBSERVED DURING CONSTRUCTION BY THE CONTRACTOR. THE METHODS WHICH SHOULD BE USED INCLUDE, BUT ARE NOT LIMITED TO:
   - A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SILTATION ENTERING THE STORM DRAINAGE SYSTEM BOTH ON-SITE AND OFF-SITE. THE CONTRACTOR SHALL UTILIZE SAND BAGS AND HEAVY BALES OR OTHER EROSION CONTROL METHODS TO CONTROL EROSION.
   - B. CONTRACTOR SHALL PLACED SOD AROUND ALL INLETS A MIN. OF 3 FEET TO MINIMIZE ROAD AND STORM DRAINAGE SILTATION.
   - C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AT ALL TIMES DURING CONSTRUCTION.
   - D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MONITORING OF TURBIDITY LEVELS OF ANY WATER DISCHARGE OFF-SITE.
6. THE CONTRACTOR SHALL USE EXTREME CARE NOT TO DAMAGE THE ROOT SYSTEMS OF TREES AND OTHER LANDSCAPE FEATURES WHICH ARE TO BE SAVED AND/OR SALVAGED FOR RESTORATION PURPOSES. NO EQUIPMENT, SUPPLIES,OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF TREES TO REMAIN AND BE PRESERVED.
7. SITE IS TO BE GRADED PER PLAN. ALL STORMWATER RUN-OFF SHALL BE DIRECTED TO THE RETENTION AREA OR OFF-SITE DRAINAGE FACILITY.
8. WHERE AN ADJOINING PROPERTY HAS A STRUCTURE AT A LOWER ELEVATION THAN THE PROPOSED STRUCTURE AND EXISTING SLOPE ON THE ADJOINING PROPERTY IS SLOPING DOWNWARD FROM THE PROPOSED STRUCTURE, A SWALE MUST BE PROVIDED ENTIRELY ON THE SUBJECT PROPERTY IN ORDER TO ENSURE THE DRAINAGE OCCURS ACROSS THE SUBJECT PROPERTY WITHOUT INTERFERENCE TO DRAINAGE OF THE ADJOINING PARCEL.
9. PREVENTION OF WETLAND DEGRADATION, STAKED AND ENTRENCH HAY BALES, OR OTHER TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED AT THE TOP OF ALL EXPOSED SLOPES WHICH MEET OR EXCEED FOUR (4) HORIZONTAL TO ONE (1) VERTICAL AND ARE WITHIN 25 FEET OF WETLANDS, WATER OF THE STATE, OR ANY SURFACE WATER FEATURE NOT BOUNDED ENTIRELY BY THE LIMITS OF THE DEVELOPMENT SITE. THESE SHALL BE PLACED AND MAINTAINED SUCH THAT DRAINAGE WILL NOT OVERFLOW OR BYPASS THE BARRIER AND SHALL REMAIN IN PLACE UNTIL THE SLOPE IS LEVELED OR PERMANENTLY STABILIZED.
10. THE CONTRACTOR SHALL COORDINATE WITH THE SARASOTA COUNTY RIGHT-OF-WAY DEPARTMENT FOR DRIVEWAY CULVERT AS TO SIZE, LINE, AND GRADE.



EXISTING SITE AERIAL VIEW

LEGEND

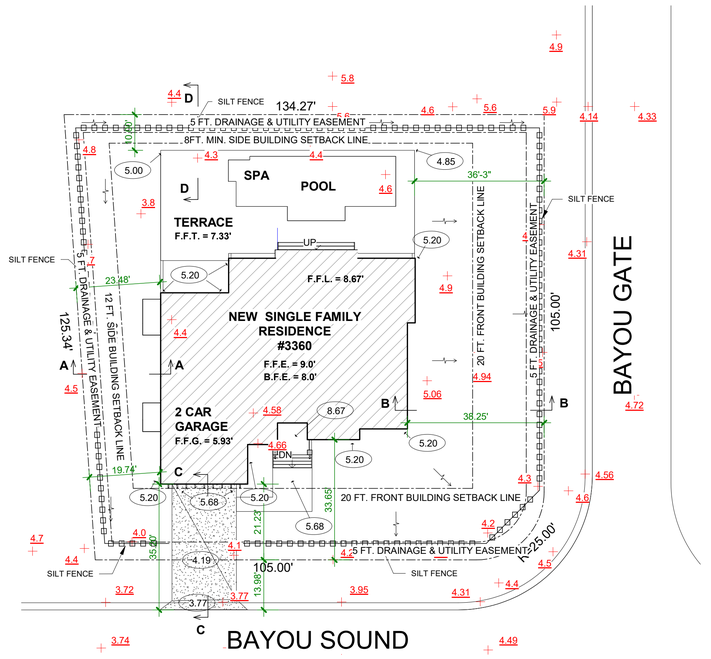
- FLOW ARROW
- 00.00 — EXISTING GRADE
- 00.00 — PROPOSED GRADE
- CROSS SECTION
- SILT FENCE

LEGAL DESCRIPTION:

LOT 19, BLOCK B, BAY ISLES, UNIT NO 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 5, 5A THROUGH 5C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

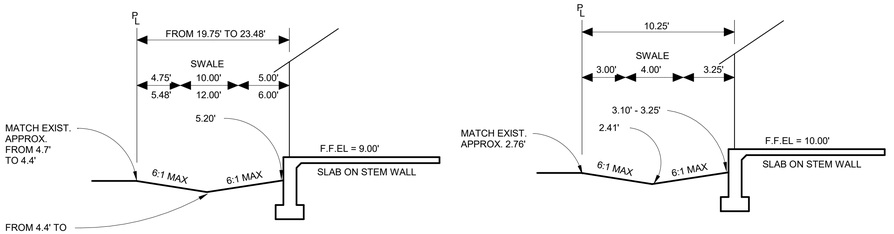
ELEVATIONS SHOWN ARE BASED ON N.A.V.D. OF 1988. NGS BENCHMARK Y 689 2008 USED; ITS PUBLISHED ELEVATION = 3.90, N.A.V.D. OF 1988.

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE AE(BFE 8'), PER F.I.R.M MAP NUMBER 12115C0019G, DATED 3/27/2024.



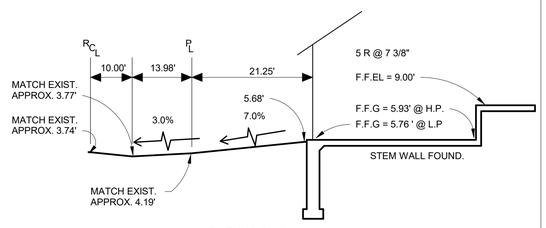
1 / 26 D1 DRAINAGE PLAN

1" = 20'-0"

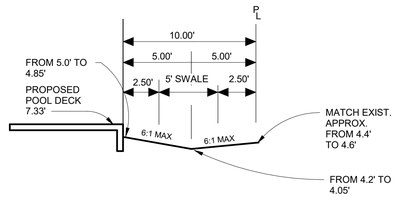


SECTION A - A
NTS

SECTION B - B
NTS

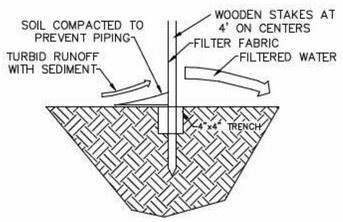


SECTION C - C
NTS



SECTION D - D
NTS

SILT FENCE DETAIL & NOTES



NOTE:
SILT SCREEN BARRIERS SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT RUN-OFF WATER PIPING PAST THE FILTER FABRIC BARRIERS OR FLOW DIRECTLY OFF-SITE ONTO THE ADJACENT PROPERTIES WITHOUT FILTRATION.

FILTER FABRIC BARRICADE INSTALLATION DETAIL

NTS

SILT FENCES AND TURBIDITY BARRIERS:
THE CONTRACTOR SHALL INSTALL SILT FENCES AND TURBIDITY BARRIERS IN ACCORDANCE WITH F.D.O.T. ROADWAY TRAFFIC DESIGN STANDARD INDEX 550 & 570.

SILT SCREEN INSTALLATION NOTE:
THE CONTRACTOR SHALL INSTALL PERIMETER SILT SCREEN AROUND THE PERIMETER OF THE SITE DEVELOPMENT AREA IN A CONTINUOUS MANNER PRIOR TO COMMENCING ANY CLEARING, EXCAVATION OR OTHER EARTHWORK OPERATIONS.

EROSION CONTROL NOTES:
PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.

THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED: (REFERENCE FLORIDA DEVELOPMENT MANUAL, FDER, PPS 6-301 TO 6-500).

A) BMP 1.01 – TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
B) BMP 1.06 – SILT FENCE
C) BMP 1.08 – STORM INLET DRAIN PROTECTION

THESE BEST MANAGEMENT PRACTICES (BMP) ARE TYPICAL OF THE REQUIREMENTS FOR SOIL EROSION CONTROL PER CAPE CORAL LAND DEVELOPMENT CODE. THEY MAY NOT CONSTITUTE COMPLETE REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND SPECIFIC PERMIT CONDITIONS.

EROSION CONTROL MAINTENANCE SCHEDULE:

THE CONTRACTOR SHALL INSTALL SILT FENCE, STAKED HAY BALES, AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE. IN ADDITION, THE ARCHITECT, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE. STAKED AND ENTRENCHED HAY BALES OR OTHER TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED AT THE TOE OF ALL EXPOSED SLOPES WHICH MEET OR EXCEED FOUR HORIZONTAL TO ONE VERTICAL AND ARE WITHIN 25 FEET OF WETLANDS, WATERS OF THE STATE, OR ANY SURFACE WATER FEATURE NOT BOUNDED ENTIRELY BY THE LIMITS OF THE DEVELOPMENT SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS, THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

"DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE."

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE ALL LOCAL BUILDING AND ZONING ORDINANCES.

LICENCE NO: AR96075.

EXPIRATION DATE:02/28/2027

APPROVED
8/29/2025, 3:00:49 PM
BR-NEW-25-0025

SIGNED Debra Klahr

DATE: 07 23 2025

STATE OF FLORIDA
CHRIS W. WINOGRADZKI
AR96075
REGISTERED ARCHITECT

Revision Schedule

Revision Number	Revision Date	Issued by

The above drawings and specifications, and ideas, Design and arrangements represented thereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others or used in the connection with any work other than the specific project for which they have been prepared and developed without the written consent of the Architect.
Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site and this office must be notified of any variations from the dimensions and conditions shown by these drawings.
Shop details must be submitted to this office for approval before proceeding.
2016 CHRIS WINOGRADZKI ARCHITECTS, LTD

NEW SINGLE FAMILY RESIDENCE FOR:

BAYOU GATE, LLC

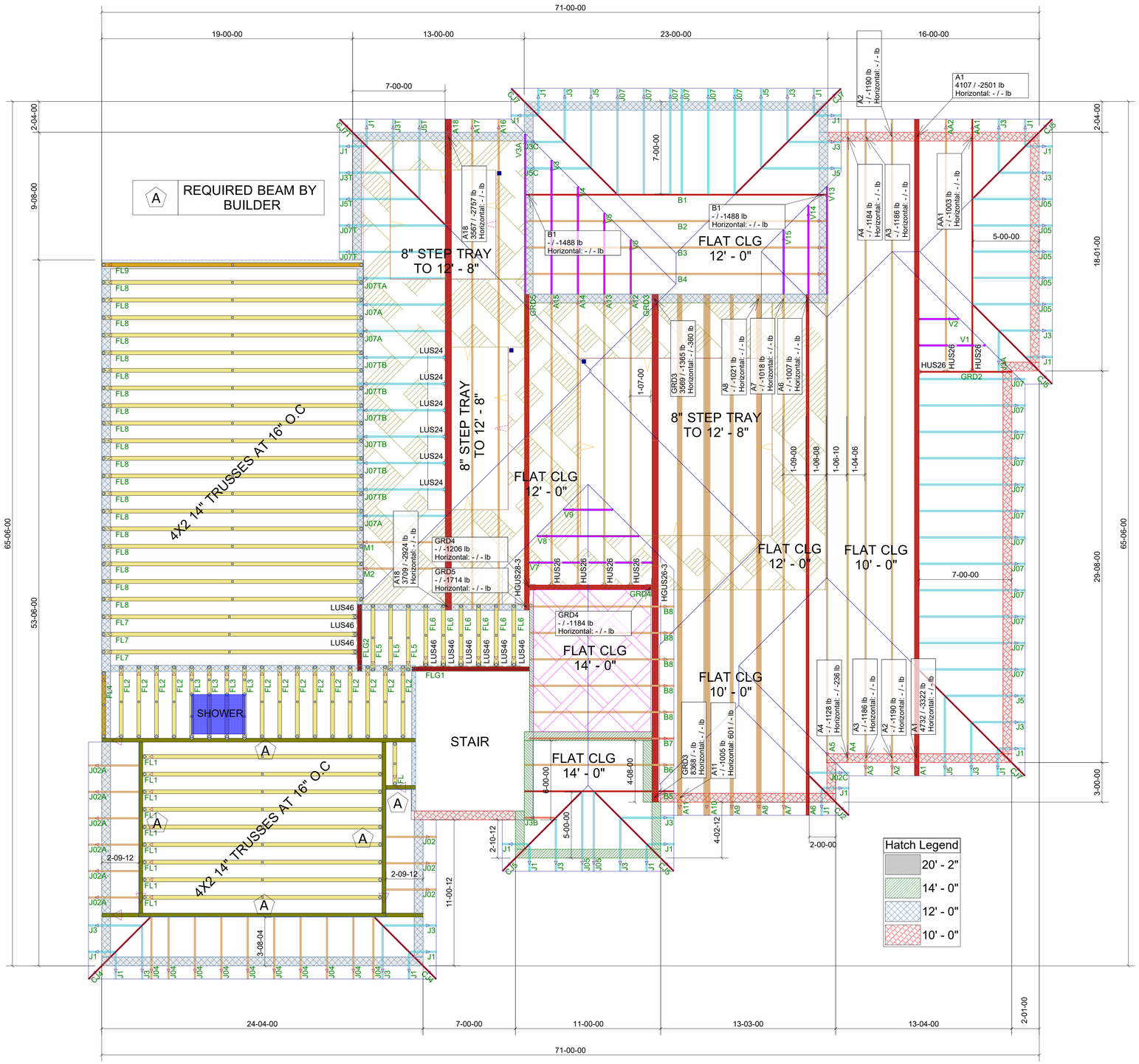
3360 BAYOU GATE, LONGBOAT KEY, FL 34228

DRAINAGE PLAN

CHRIS WINOGRADZKI ARCHITECTS, LTD
4328 KARIBA LAKE TER., SARASOTA, FL 34243
e-mail: christopher@cw-architects.com
phone: 941-960-0122

Date:	07 23 2025 - PERMIT SET
Scale:	As indicated
Drawn:	AGNES
Check:	C.W.
Job:	225008
Sheet:	26 D1
of	26

7/24/2025 9:03:13 AM



Truss Connector Total List		
Manuf	Product	Qty
Simpson	HGUS26-3	1
Simpson	HGUS28-3	1
Simpson	HUS26	7
Simpson	LUS24	6
Simpson	LUS46	9

REVIEWED FOR CODE COMPLIANCE
APPROVED
8/29/2025, 3:37:11 PM
BR-NEW-25-0025
Debra Klahr

BUILDING CODE

FBC 2023

LOAD CONDITIONS

OCCUPANCY CATEGORY:	**RESIDENTIAL**
EXPOSURE CATEGORY:	**D**
WIND DESIGN METHOD:	**ASCE 7-22**
OPENING CONDITIONS:	**ENCLOSED**
INTERNAL PRESSURE COEFFICIENT:	**+/- 0.18**
WIND SPEED:	**150**
HEIGHT ABOVE GROUND:	**15 FT.**

ROOF

CHORD	LIVE	DEAD	TOTAL	DEAD LOAD TO RESIST UPLIFT
	LB / SQ. FT. (PSF)			
TOP	20	15	35	5
BOTTOM	0	10	10	5
TOTAL	20	25	**45**	10

FLOOR

CHORD	LIVE	DEAD	TOTAL
	LB / SQ. FT. (PSF)		
TOP	40	15	55
BOTTOM	0	10	10
TOTAL	40	25	**65**

CONTRACTOR TO VERIFY DIMENSION DETAILS & SPECIFICATIONS SHOWN.
VERIFY WEIGHT & LOCATION OF A.C.
UPON ACCEPTING, SIGNING & APPROVING LAYOUT

BY SIGNING THIS LAYOUT YOU ARE AGREEING TO OUR INTERPRETATION OF THE BLUEPRINT GIVEN TO US. ANY CHANGES FROM THIS LAYOUT, BY REVISION TO THE BLUEPRINT OR BY NOT REVIEWING THE LAYOUT IN DETAIL ARE SOLELY THE RESPONSIBILITY OF THE BUILDER.

CUSTOM MADE HOME COMPONENTS, INC. WILL BEGIN TO ENGINEER THIS JOB. AT THIS POINT ANY BLUEPRINT CHANGES BY BUILDER ARE AT BUILDERS EXPENSE.

APPROVED BY: _____ DATE: _____ DEL DATE: _____

ALL PITCHES, HEEL HEIGHTS, AND BUTCUTS MUST BE VERIFIED BY BUILDER BEFORE PRODUCTION

[X] ***FINAL LAYOUT*** [X] ***PRELIMINARY LAYOUT***

LANAI & PORCH EXPOSED TO WIND. CHECK PROFILES FOR PORCH LOADING

UPLIFTS AND DOWN LOADS EXCEEDING MAX. LIMITS LISTED BELOW WILL BE NOTED ON LAYOUT AS SHOWN AT BELOW. REACTIONS IN THIS LAYOUT ARE SUPERCEDED BY PROFILE VALUES.

UPLIFT / DOWN LOAD

MAX. UPLIFT = 1000#
MAX DOWNLD. = 3500#

CUSTOM MADE HOME COMPONENTS
Trusses Built to Last

To: STUCCOALL Inc

Job: 3360 Bayou Gate - 2nd Floor — Job# 53031

Pitch — TC: 6/12 — OH: 12" PL — All Bearings @ 10' - 0" Unless Noted — BC: FLAT — T.C.: 2x4 — All Trusses @ 24" O.C. Unless Noted

Drawn By: L.L — Date: 7/1/2025 — SCALE: 1/4" = 1'-0"

ROOF TRUSS LAYOUT

Scale: 1/4" = 1'