PLAN DESIGN BASED ON SPECIAL FLOOD HAZARD

AREAS AND PROVIDE A NOTE STATING THE

STRUCTURES SHALL BE DESIGNED, CONNECTED AND

ANCHORED TO RESIST FLOTATION, COLLAPSE OR

PERMANENT LATERAL MOVEMENT DUE TO

STRUCTURAL LOADS AND STRESSES FROM FLOODING

EQUAL TO THE DESIGN FLOOD ELEVATION. FBC 2020

- TTH EDITION - BUILDING - SECTIONS 1612 \$ 3109,

FBC 2020 - 1TH EDITION - RESIDENTIAL - SECTION

R322.1.2, FEMA TB *9 AND ASCE 24.

FOLLOWING: STRUCTURAL R322.12 STRUCTURAL SYSTEMS.

SYSTEMS OF BUILDINGS AND

6.94.201

333.

O 10 0

m m m

LOT

BLOCK B

ZZZZ

2' CONC. CURB

SETBACK

18'-4"

TO HOUSE

ITO HOUSE

 ω

E.O.W. 07/15/2021 T.O SEAWALL

UI H

6.34

GARAGE 6.67' NAVD

5.34

PAYER DRIVEWAY

FIRE PIT

POOL DECK

SUMMER

KITCHEN

FERTILIZER NOTE

EQUAL TO THE DESIGN FLOOD ELEVATION.

DESIGN NOTE

STRUCTURAL SYSTEMS OF BUILDING IS DESIGNED,

CONNECTED & ANCHORED TO RESIST FLOATATION.

STRUCTURAL LOADS AND STRESSES FROM FLOODING

A 3' FERTILIZER BUFFER (OR 10' IF SPREADER DEFLECTOR USED) MUST BE MAINTAINED FROM ANY WATER BODY OR WETLAND 2. NO FERTILIZER CONTAINING NITROGEN OR PHOSPHORUS MAY BE APPLIED TO PLANTS AND TURF BETWEEN JUNE IST AND SEPTEMBER 30TH.

> TOPO LEGEND 2.09 EXISTING TOPO PROPOSED TOPO

> > POOL (BY OTHERS)

PATIO F.F.

LOT 10

BLOCK B

PROPOSED

2 STORY

RESIDENCE

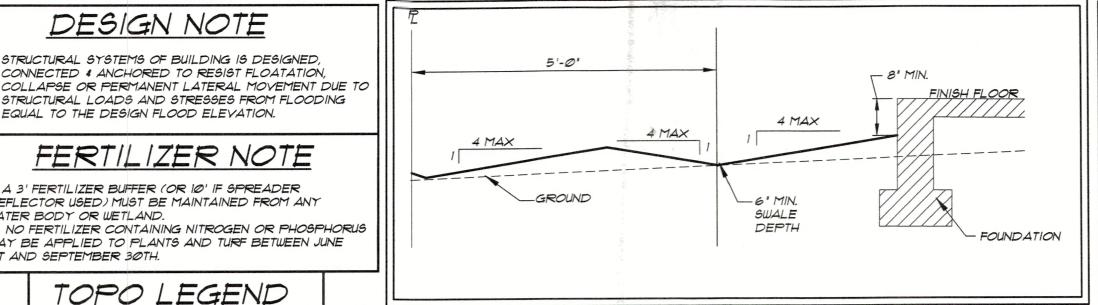
MAIN F.F.

70' BOAT MOORING CANAL

WOOD

SUN SHELF

5 RISERS 6



SWALE DETAIL

LOT 9

SETBACK IM

TO HOUSE

TO HOUSE

5' DUE.

5.34

m m m

IN W Z C

BLOCK B

GENERAL NOTES COVERAGE CALCS

CONSTRUCTION SHALL FOLLOW '2020 FBC-R SEVENTH EDITION' AS ADOPTED BY TOWN PARCEL SIZE, BUILDABLE AREA: 10,013 SQ. FT. OF LONGBOAT KEY, FLORIDA AND AS APPLICABLE TO THE AREA WHICH THE BUILDING IS 30% ALLOWABLE BLDG. COVERAGE = 3,003.9 SQ F O BE CONSTRUCTED, WITH ALL APPLICABLE AMENDMENTS. IO NON-POOL/SPA AREA THIS PERMI BUILDER SHALL COORDINATE THE WORK OF ALL TRADES. BUILDER, SUB-CONTRACTOR, SUPPLIER, ETC. SHALL YERIFY ALL DIMENSIONS, CONDITONS 2,995 SQ. F RESIDENTIAL STRUCTURE AT JOB SITE, PLANS, SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK. WITHIN SEVEN OTHER BUILDING STRUCTURE 1.1 TOTAL NON-POOL/SPA AREAS

THIS PERMI

614 SQ. FT

586 SQ. F

507 5Q, F

1,707 SQ. FT

CALENDAR DAYS OF BUILDERS RECEIPT OF THESE PLANS SHALL NOTIFY A PHIPPS DESIGN. INC. (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE OF 2,995 SQ. F COMMISSION OR OMISSION OR NOT.) OTHERWISE, A PHIPPS DESIGN, INC. WILL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUB-CONTRACTOR, SUPPLIER ETC. 2.0 ELEVATED/CAGED POOL/SPA SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS, AND CORRECT ERRORS AT THEIR OWN EXPENSE. 2,995 SQ. H 3.0 SUBTOTAL LOT COV. SQ. FT. THESE PLANS. AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE 2,995 SQ. 1

HIMSELF WITH THE GOVERNING CODE IN IT'S ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE, WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND

5. SITE WORK: FILL UNDER SLAB SHALL BE CLEAN SAND OR FILL DIRT AND SHALL MINIMUM OF 98% MAXIMUM DENGITY AG PER AGTM D-1557. BE COMPACTED TO A CONTRACTOR SHALL VERIFY AFTER COMPACTION. ALLOWABLE SOIL BEARING PRESSURE 2000 P.S.F.

6. CONCRETE: ALL CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS, UNLESS NOTED OTHERWISE. CONCRETE PER ASTM C95. CONCRETE WORK PER ACI 301. MORTAR SHALL BE TYPE "M" OR "S".

REBAR: ALL REINFORCEMENT STEEL TO BE ASTM A-615, GRADE 60, BENT, LAPPED, AND PLACED IN ACCORDANCE WITH THESE DRAWINGS AND THE LATEST SPECS IN ACI 318.

WOOD: ALL STRUCTURAL LUMBER TO BE HEM-FIR, S. PINE OR S.P.F. GRADE 2 OR BETTER W/F 1200 P.S.I. (BEARING FRAME WALLS ONLY). ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. SHOP DRAWINGS & DESIGN CALCULATIONS FOR ROOF TRUSSES BEARING THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO THE BUILDER FOR APPROVAL PRIOR TO FABRICATION.

DOORS AND WINDOWS: WINDOWS INDICATED AS "EGRESS" MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS. ALL SLIDING GLASS DOORS SHALL BE TEMPERED. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH FLORIDA STATE MODEL ENERGY CODE SECTION 502.4. WINDOW AND DOOR MANUFACTURER SHALL ALSO COORDINATE WITH THE BUILDER AND FIELD VERIFY ALL OPENING SIZES PRIOR TO INSTALLATION.

IØ. ALL MATERIALS SHOWN OF CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED TO THE MANUFACTURERS RECOMMEDATIONS AND SPECIFICATIONS.

ANY STRUCTURAL, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER, OR OWNER TO A PHIPPS DESIGN, INC. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY A PHIPPS DESIGN, INC. (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE A PHIPPS DESIGN, INC. FROM ANY AND ALL RESPONSIBILITY, CLAIMS AGAINST A PHIPPS DESIGN INC. FOR CULPABILITY FROM DATE ON PLANS ORIGIN UNTIL THE END OF TIME.

12. A PHIPPS DESIGN INC. RESERVES, MAINTAINS AND RETAINS IT COMMON LAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESSED OR IMPLIED) IN THESE PLANS, DESIGNS, IDEAS, ETC. ARE NOT TO BE REPRODUCED, COPIED, DUPLICATED, ETC. IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION FROM A PHIPPS DESIGN, INC. NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSONS, FIRMS, ASSOCATIONS, CORPORATIONS, ETC. WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM A PHIPPS DESIGN, INC. IN EACH AND EVERY INSTANCE.

SHEET INDEX

AI SITE PLAN

FOUNDATION PLAN

A3 GROUND FLOOR PLAN

SECOND FLOOR PLAN

FRONT & RIGHT ELEVATIONS REAR & LEFT ELEVATIONS

SECOND FLOOR FRAMING PLAN

AS ROOF PLAN

49 WINDOW & DOOR SCHEDULE, DETAILS

AID SECTIONS & DETAILS

BUILDING SECTION & DETAILS

A12 BUILDING SECTION & DETAILS

A13 GROUND FLOOR ELECTRICAL PLAN A14 SECOND FLOOR ELECTRICAL PLAN

ENGINEERS STATEMENT

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE 2020 F.B.C.-R SEVENTH EDITION AS ADOPTED BY TOWN OF LONGBOAT KEY, FLORIDA. THE PLANS ALSO CONFORM TO CURRENT HURRICANE RESISTANT REQUIREMENTS AS OF DATE ON PLANS

PEST/DECAY PROTECTION NOTES

HEADS SHALL BE AT LEAST ONE FOOT FROM BUILDING SIDE WALLS. 2. SOIL TREATMENT SHALL BE A SENTRICON BAIT SYSTEM. USED WITH A 5 YEAR CONTRACT IN PLACE (SIGNED) BEFORE SLAB POUR 3. WOOD GRADE STAKES SHALL NOT BE USED.

ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS, INCLUDING ALL RISERS AND SPRAY

4. PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT CODE.

5. ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT CODE. 6. CONDENSATE/ROOF DOWNSPOUTS WILL DISCHARGE A MINIMUM OF ONE FOOT FROM BUILDING SIDE WALLS.

SITE PLAN NOTES

) THE MAXIMUM FRONT YARD SLOPE SHALL BE FOUR FEET (4') HORIZONTAL TO ONE FOOT ') VERTICAL. SLOPES SHALL BE HELD TO FOUR FEET (4') HORIZONTAL TO ONE FOOT (1') VERTICAL, OR FLATTER WERE EVER PRACTICAL. 2.) MAXIMUM SIDE AND REAR SLOPES SHALL BE FOUR FEET (4') HORIZONTAL TO ONE FOOT

) VERTICAL 3.) EXISITNG DRAINAGE SHALL BE MAINTAINED OR IMPROVED TO MATCH SWALE DETAIL

4. ALL ON-SITE DRAINAGE SHALL BE DIRECTED BY SWALES OR OTHER SYSTEMS TO AN OFF SITE DRAINAGE FACILITY. 5. SITE DRAINAGE TO BE CONSISTENT WITH SUBDIVISION STORM WATER MANAGEMENT PLAN 6. SWALE SLOPES SHALL BE A MINIMUM OF 0.23% LONGITUDINAL SLOPE.

SITE RUN OFF MAY BE DIRECTED TO REAR OF LOT IF AN APPROVED DRAINAGE GREENBELT OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY IS AVAIL ABLE

8. ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. A REGISTERED FLORIDA SURVEYOR SHALL LOCATE BUILDING ON SITE FOR CON-FORMANCE PRIOR TO FOOTING PLACEMENT.

10. SITE DRAINAGE TO BE SWALED AS TO NOT ALLOW DRAINAGE ON TO ADJACENT PROPERTIES. II. GUTTERS AND DOWNSPOUTS TO BE PLACED IN ACCORDANCE WITH CURRENT CODE. AL

ROOF AND PROPERTY RUNOFF SHALL BE CONVEYED TO PROPOSED ONSITE DRAINAGE FACILITIES.

12. NO MECHANICAL EQUIPMENT (INCLUDING POOL EQUIPMENT) CAN BE IN THE SETBACKS. 13. EXISTING DRAINAGE SHALL BE MAINTAINED OR IMPROVED TO MATCH SWALE DETAIL.

FLORIDA BUILDING CODE WITH SUPPLEMENTS.

Craig E. Gunderson, P.E. #060102



DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2020 7th EDITION FLORIDA BUILDING CODE, THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2020 7th EDITION

BLDG PERMIT PLANS

Dafe:Py of B

FLORIDA ENGINEERING, LL 4161 TAMIAMI TRAIL, UNIT 101 PORT CHARLOTTE, FL. 33952 PH: (941) 391-5980 FAX: (941) 979-8196

5.12.2022 5.17.2022

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> No. 60102 STATE OF SONALEN

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Digitally signed by Craig E Gunderson Date: 2022.06.28 16:58:49

DRAWN BY: TH

CHECKED: BP DATE: Ø1.18.2022

SCALE: VARIES JOB NUMBER: 211653

/ OF 13 SHEETS

BLDG PERMIT PLANS

50' PLATTED RIGHT-OF-WAY 20' ASPHALT ROADWAY

FILTER FABRIC MATERIAL -SPACING OF POSTS TO BE 6 - 10 FEET APART FOR ADDITIONAL STRENGTH, FILTER FARRIC MATERIAL CAN MESH WIRE SCREEN WITH HAD BEEN FASTENED TO THE POSTS. ATTACHING TWO SILT FENCES FILTER FABRIC MATGERIAL SECUREL FASTENED TO THE POSTS OR IS USED THE WIRE MESH WOOD OR STEEL POST— INCHES OF FILTER FABRIC PLACE THE END POST MATERIAL MUST EXTEND OF THE SECONDFENCE INTO A TRENCH AND BE INSIDE THE END POST ANCHORED WITH OF THE FIRST FENCE COMPACTED BACKFILL MATERIAL ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A

3.1 TOTAL LOT COY. SQ. FT.

5.0 AT-GRADE IMPROVMENTS

DRIVEWAY/WALK (ALL SURFACE TYPES)

IMPERMEABLE POOL DECK (AT GRADE)

1.0 TOTAL NON-OPEN SPACE SQ. FT.

<u> 2,995 SQ. FT.</u> (LINE 3.1) + <u>1,707 SQ. FT.</u> (LINE 6.0)= <u>4,702 SQ. F</u>

8.0 TOTAL NON-OPEN SPACE PERCENTAGE

CODE INFORMATION

ALL WORK TO BE DONE IN ACCORDANCE WITH:

AS ADOPTED BY TOWN OF LONGBOAT KEY, FL.

DESIGN CRITERIA

REFER TO ROOF PLAN NOTES ON SHEET AS FOR WIND

FLOOD INFORMATION

PRESSURES FOR COMPONENTS AND CLADDING.

<u>4,702 SQ. FT.</u> (LINE 7.0) DIVIDED BY <u>PARCEL SIZE</u> = <u>46.95</u>

6.0 TOTAL AT-GRADE SQ. FT.

2020 FBC-R SEVENTH EDITION.

OCCUPANCY TYPE: R-3 CONSTRUCTION TYPE: V-B

RISK CATEGORY: II

WIND EXPOSURE: D

FLOOD ZONE: AE

BUILDING: ENCLOSED

BLDG PERMIT PLANS

Copy of Record

PB 22 -0625

Permit #_____REVIEWED FOR CODE COMPLIANCE LONGBOAT KEY BUILDING DEPT.

BASIC WIND SPEED: 150 MPH

PRESSURE DESIGN FACTOR: +/- Ø.18

BASE FLOOD ELEVATION: 10.0' NAVD

FREEBOARD ELEVATION: 11.0' NAVD

FIRST LYL FLOOR ELEV. = 11.32' NAVD SECOND LYL FLOOR ELEV. = 24.65' NAYD

FINISHED FLOOR ELEVATIONS:

2011 NATIONAL ELECTRICAL CODE.

POOL (AT GRADE)

4.0 TOTAL LOT COVERAGE PERCENTAGE 2,995 SQ. FT. (LINE 3.1) DIVIDED BY PARCEL SIZE = 29.9%

CLOCKWISE DIRECTION TO DIRECTION OF RUNOF WATERS WITH THE FABRIC MATERIA APPROXIMATE 4-INCH

ABOUT IS INCHES INTO THE GROUND AND BURY I.) SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND ENTIRE LIMITS OF PROPERTY UNIT ISSUANCE OF CO. SILT FENCE TO REMAIN IN PLACE DURING CONSTRUCTION AND MAY BE ADJUSTED AS NEEDED TO ACCOMMODATE INSTALLATION OF FENCING, WALL LANDSCAPING AND TREE RELOCATIONS, A DOUBLE SILT SCREEN SHALL BE MAINTAINED ALONG THE

2.) PERMANENT LANDSCAPING MUST BE PROTECTED FROM DAMAGE DURING THE CONSTRUCTION PROCESS. THIS INCLUDES BOXING THE TRUNKS IN BEHIND A 2 X 4 "FENCE" WHICH ALSO SURROUNDS 3.) SILT FENCE SHALL BE INSTALLED AFTER ISSUANCE OF FENCE PERMIT AND PRIO TO ISSUANCE OF BUILDING PERMITS AND COMMENCEMENT OF CONSTRUCTION.

4.) SILT FENCE TO BE INSTALLED AT PERIMETER OF CONSTRUCTION AREA ALONG PROPERTY LINE AS PER ATTACHED SURVEY/PLANS.

5.) SILT FENCE TO BE INSPECED AFER EACH STORM EVENT AND TO BE MAINTAINED AS REQUIRED. 6.) EXISITNG DRAINAGE SHALL BE MAINTAINED OR IMPROVED TO MATCH SWALE DETAIL

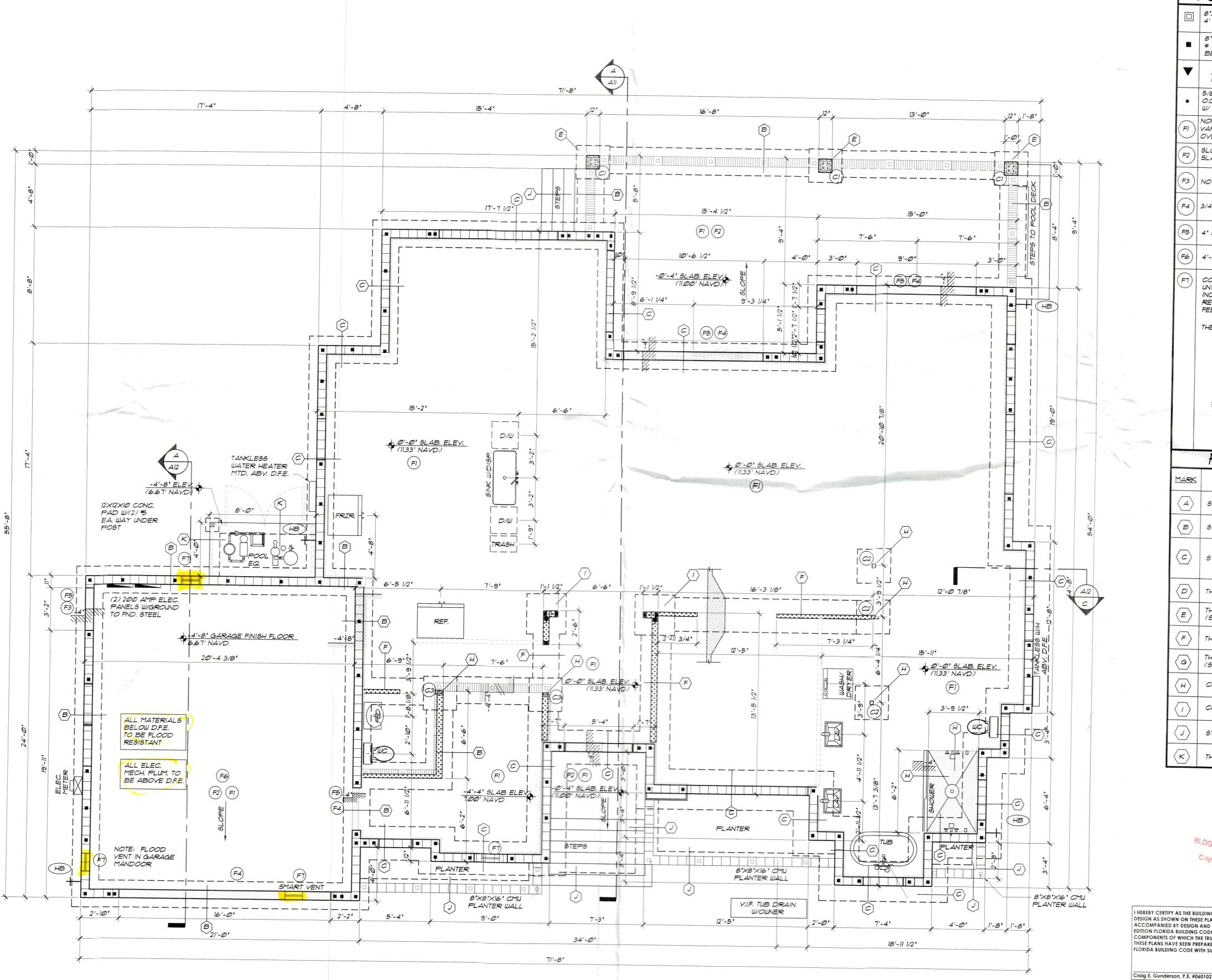
SILT FENCE DETAIL

SITE & DRAINAGE PLAN SCALE: 1" = 10'-0"

LEGAL DESCRIPTION

SCALE: N.T.S.

LOT 10. BLOCK 8 COUNTRY CLUB SHORES UNIT 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK IT, PAGE 16 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA



FOUNDATION NOTES

REVISIONS

5.12.2022

5.17.2022

I. OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION

2. PROVIDE #5 DIA. REBAR ELECTRICAL GROUND TO THE FOOTING STEEL.

3. CONCRETE TO ACHIEVE 3000 PSI © 28 DAYS SAWCUT SLAB TO REDUCE CRACKS ANY CRACKS THAT SHOULD ARISE AFTER SLAB IS POURED SHALL BE EPOXIED TO SEAL SLAB

4. CONTRACTOR TO VERIFY ALL SHOP DWGS FROM TRUSS MFG. AND SPECIAL REQUIREMENTS FOR ALL CONTINUOUS BEARING LOCATION PRIOR TO POURING OF CONCRETE

5. THE MINIMUM SOIL BEARING CAPACITY IS 2000 PSF.

6. FILLED CELLS AT ALL CORNERS, NEXT TO ALL OPENINGS, UNDER ALL GIRDERS AND @ 48" O.C. MAX.

FOUNDATION SCHEDULE

8'X8' FULLY GROUTED CELL WITH (1) #5 VERTICAL @ 4' O.C. UNLESS NOTED OTHERWISE.

8" X 8" FULL GROUTED CELL W/ I - #50 REBAR VERT.

9 4' O.C. (TYP.) FROM FOOTING TO LINTEL, HOOKED & TIED
BEFORE INSPECTION, LAPPED 40 DIAM. (MIN. 6" EMBED.)

2-#5 or 1-#7 REBAR OR AG INDICATED

5/8'x10' A.B. W/ 3"X3"X1/8" STL. WASHERS @ 32" O.C. OR 5/8'X6" SIMPSON TITEN HD, OR EQUAL, W/ 3'x3'x1/8' STL WASHER AT 32'O.C.

NOMINAL 4' THICK CONCRETE SLAB (3000 PSI) OVER 6 MIL VAPOR BARRIER TO BE TAPED AND LAPPED. 6' MINIMUM OVER CLEAN, WELL-COMPACTED, POISONED SOIL.

SLOPE ALL EXTERIOR AND GARAGE CONCRETE SLABS AND PAVERS 1/8' PER FOOT TO DRAIN

NO RECESS REQUIRED AT THIS DOOR LOCATION

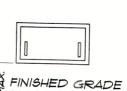
(F4) 3/4" SLAB RECESS REQUIRED AT THIS DOOR LOCATION

(F5) 4' SLAB STEPDOWN LOCATION

(F6) 4'-0" × 4'-0" × 1" DEEP SAWN CONTROL JOINTS

CONTRACTOR TO USE FLOOD VENT®UNIT (OR SMART VENT® UNIT) FOR FLOW-THROUGH, THIS UNIT PROVIDES 51 SQUARE INCHES OF OPENING AND IS ACCEPTABLE TO PROVIDE RELIEF OF HYDROSTATIC PRESSURE FOR 200 SQUARE FEET OF ENCLOSED AREA.

THEREFORE: UNDER STAIR ENCLOSED (118 S.F.) = 2 VENTS GARAGE (504 S.F.) = 3 VENTS



8"X16" FLOW THROUGH BY FLOOD VENT® (MODEL 1540-520) BY SMART VENT®

X FINISHED GRADE OR (MODEL 1540-510) FLOW-THRU DETAIL

FOOTING SCHEDULE

CONTRACTOR OF THE PARTY OF THE	10011111	DOMEDUL	
MARK	TYPE	SIZE	REBAR
	STEMWALL FTG.	16" X 10" DEEP	W/ 2 #5'S
(B)	STEMWALL FTG.	24" × 12" DEEP	W/ 2 #5'S
(c)	STEMWALL FTG.	36' X 12' DEEP	W/ 4 #5'S CONT. W/ # TRANSVER @ 16" O.C. U 8" HOOK
D	THICKEND SLAB	24" × 12" DEEP	W/ 2 #5'S
(E)	THICKEND SLAB (STEPPED)	24" × 12" DEEP	W/ 2 #5'S
F	THICKEND SLAB	30" × 12" DEEP	W/ 3 *5'S
(G)	THICKEND SLAB (STEPPED)	30" X 12" DEEP	W/3 #5'S
$\langle H \rangle$	CONCRETE PAD	30' × 30' × 12' DEEP	W/ (3) *5 EA. WAY.
1	CONCRETE PAD	36' × 36' × 12' DEEP	W/ (4) #5 EA. WAY.
(J)	STRIP FTG.	12" × 12" DEEP	W/ 2 #5'S CONT.
$\langle \kappa \rangle$	THICKEND EDGE	8' X 8' DEEP	W/ 1 *5'S CONT.

JUL 0 1 2022 TOWN OF LONGBOAT KEY
Planning, Zoning & Building

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2020 7th EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2020 7th EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

FOUNDATION PLAN

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



PH: (941) 391-5980 FAX: (941) 979-8196

OF 13 SHEETS

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Craig E

Date:

signed by

Gunderson

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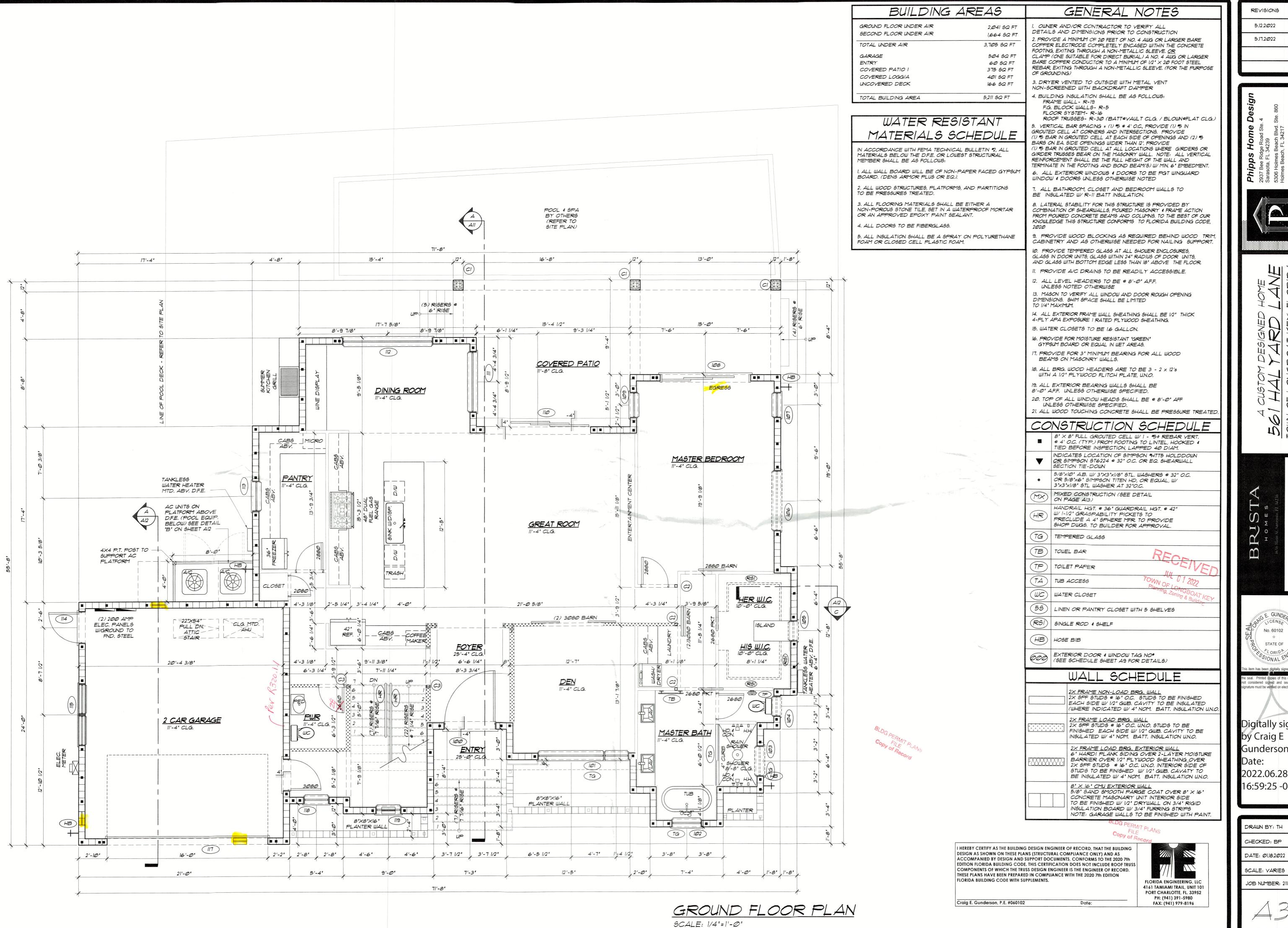
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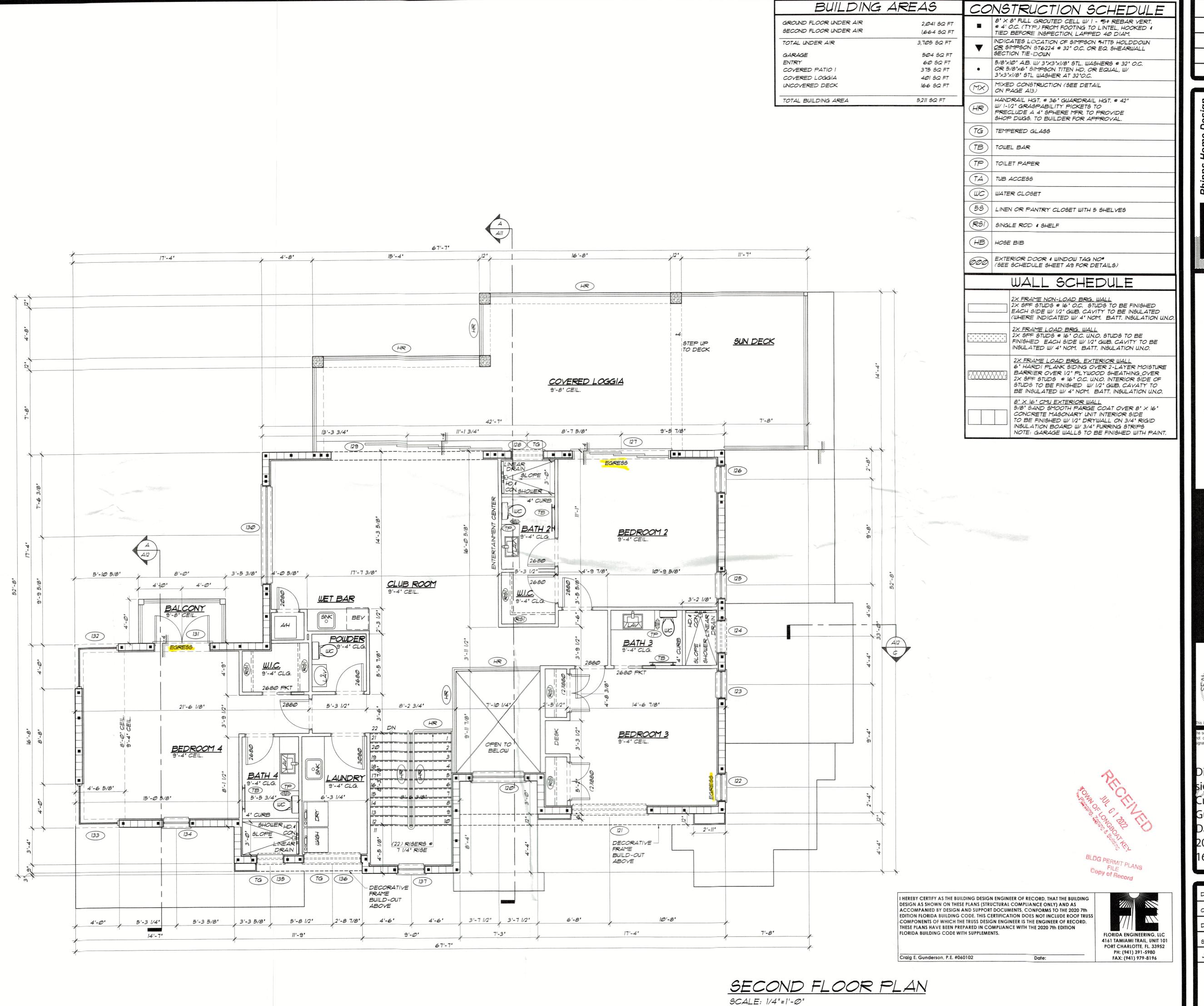
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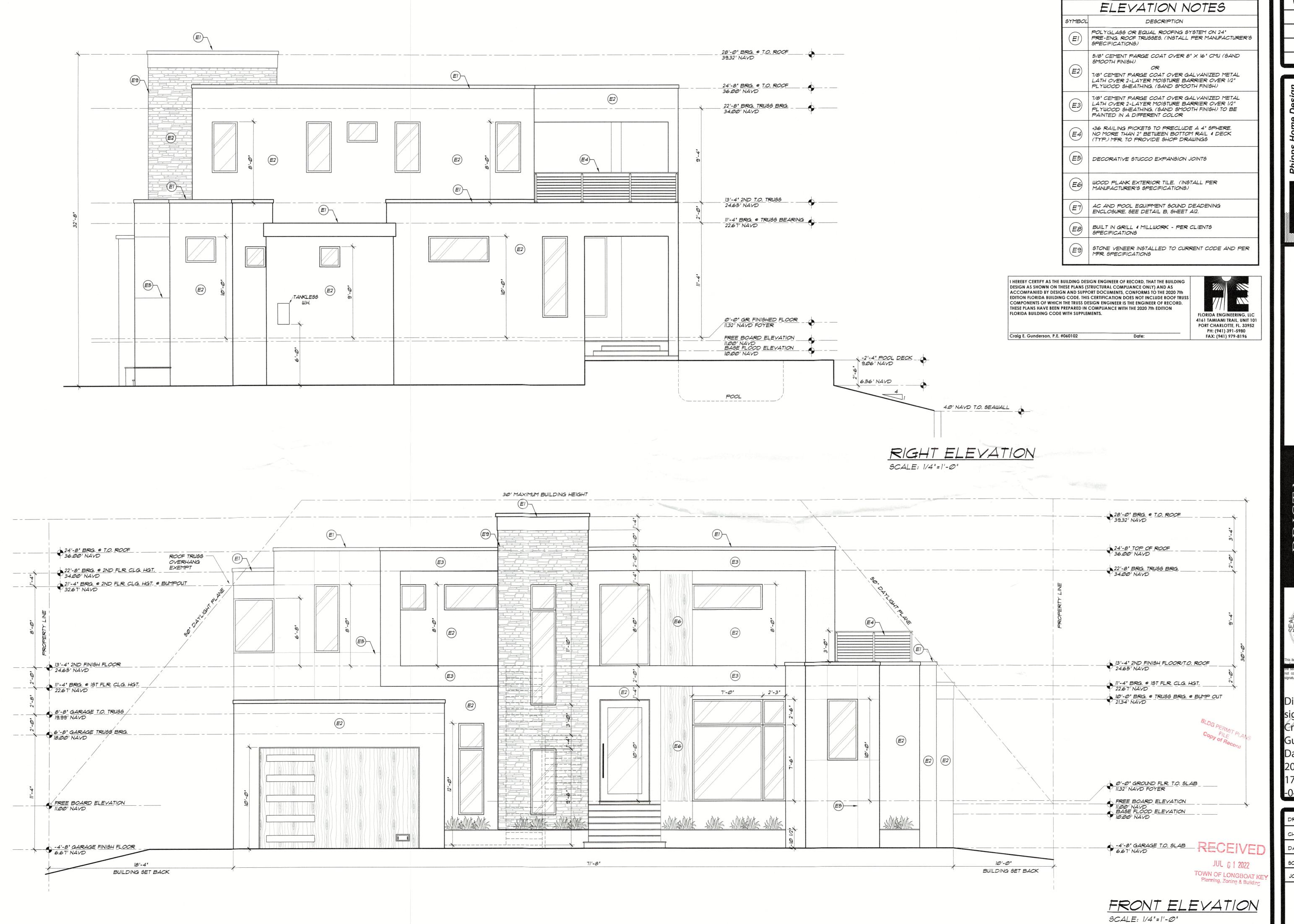
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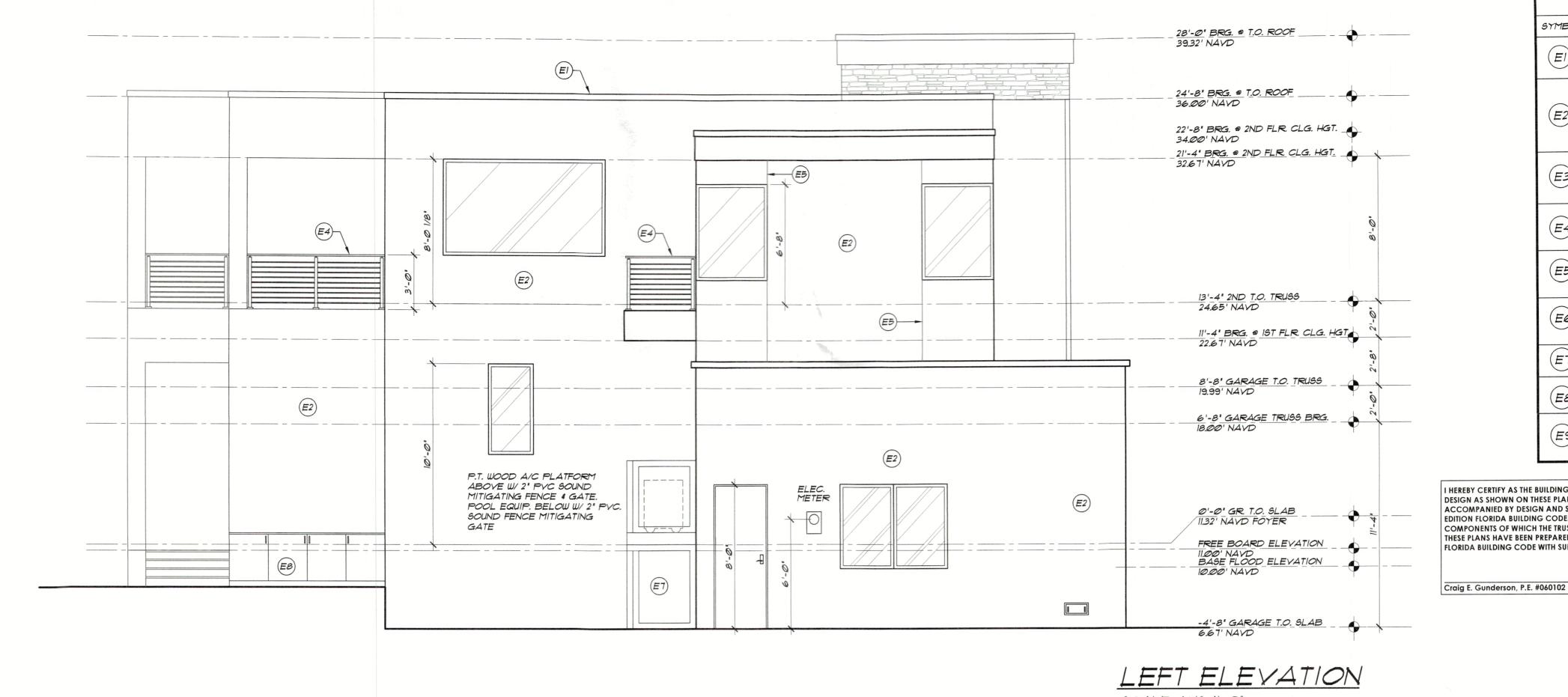
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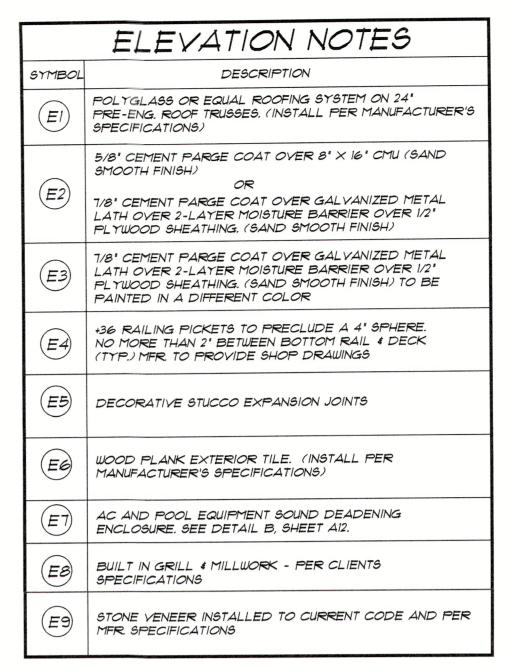
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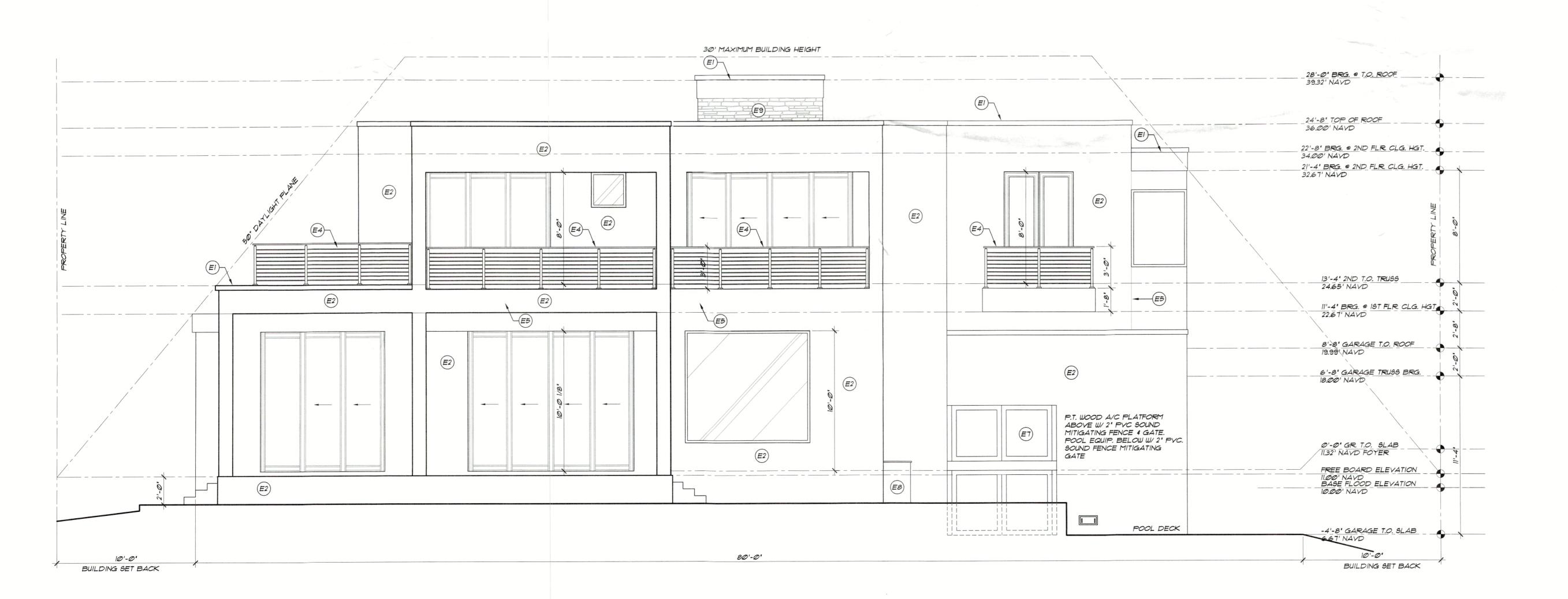




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FLORIDA ENGINEERING, LLC 4161 TAMIAMI TRAIL, UNIT 101 PORT CHARLOTTE, FL. 33952 PH: (941) 391-5980 FAX: (941) 979-8196

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



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



REVISIONS

5.12.2022

5.17.2022

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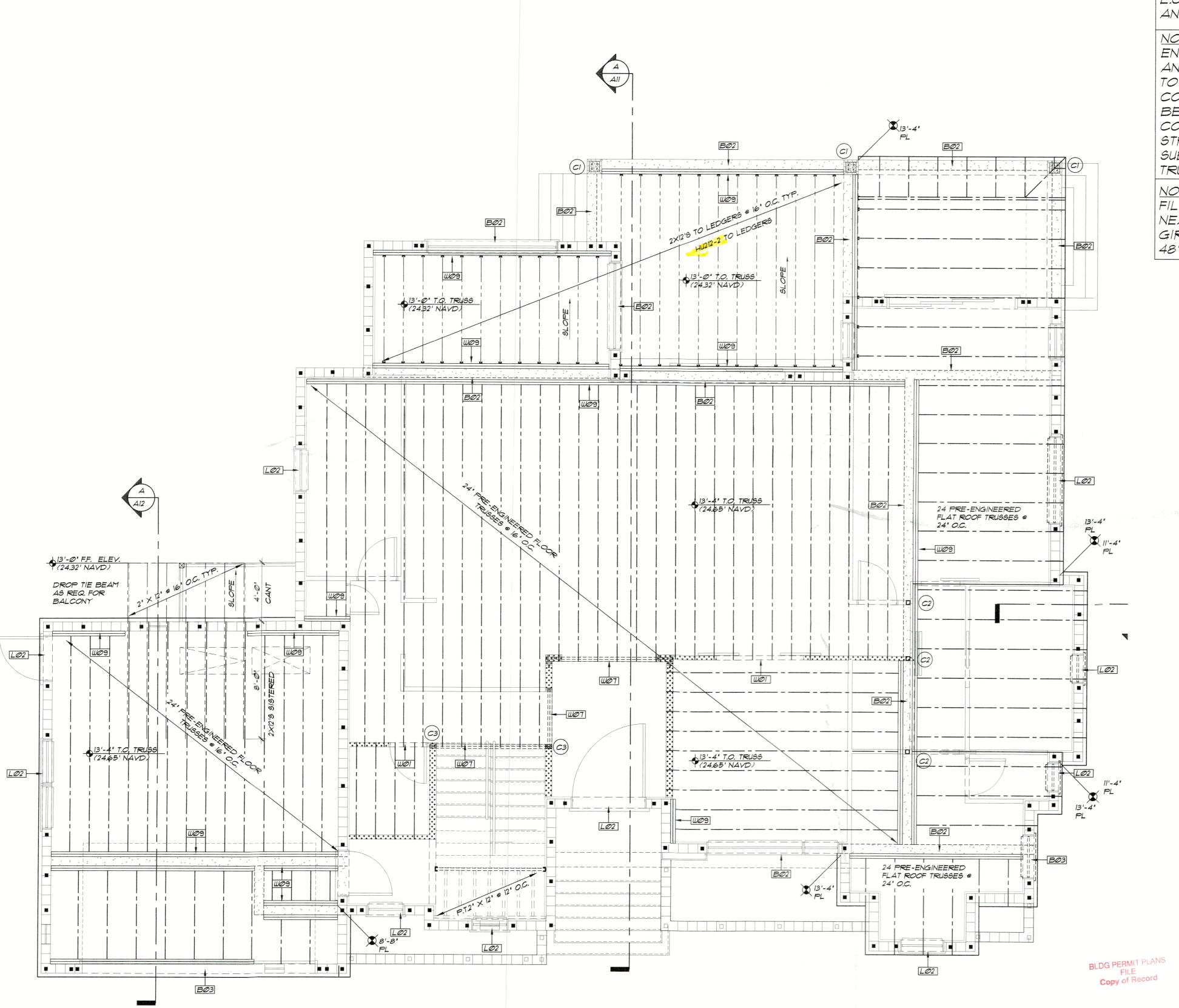
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Digitally signed by Craig E Gunderson 2022.06.28

> DRAWN BY: TH CHECKED: BP

DATE: Ø1.18.2022 SCALE: VARIES JOB NUMBER: 211653



24 PRE-ENGINEERED

COLUMN SCHEDULE

12" X 12" CMU COLUMN (4) #5 REBAR YERT. W/ #3 STIRRUPS @ 10" O.C. W/ DECO. PVC COLUMN WRAP 3 1/2" × 3 1/2" STEEL COLUMN

(C3) | 3 ½ × 5 ¼ PARALAM POST

INDICATES POINT LOAD ABOVE

INDICATES LOCATION OF SIMPSON *HTT5 HOLDDOWN <u>OR SIMPSON</u>
ST6224 * 32" O.C. OR EQ. SHEARWALL SECTION TIE-DOWN. FOR SEGMENTS LESS THAN 6' (2) MSTA(M) ARE ACCEPTABLE

CONSTRUCTION MUST NOT BEGIN UNTIL E.O.R. HAS REVIEWED, APPROVED AND SIGNED TRUSS PLANS.

NOTE:

ENGINEER OF RECORD MUST REVIEW AND APPROVE TRUSS PLANS PRIOR TO THE START OF ANY CONSTRUCTIONS. FOUNDATIONS. BEARING WALLS, TRUSS CONNECTORS, AND ALL OTHER STRUCTURAL ELEMENTS ARE SUBJECT TO CHANGE BASED ON THE TRUSS PLANS

SECOND FLOOR FRAMING

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

FILLED CELLS AT ALL CORNERS, NEXT TO ALL OPENINGS, BELOW ALL GIRDERS AND POINT LOADS AND @ 48" O.C.

FLOOR FRAMING NOTES

MINIMUM PRE-FABRICATED FLOOR TRUSS DESIGN LOADS: LIVE LOAD: 40 P.S.F.

TOP CHORD DEAD LOAD: 25 P.S.F. BOT. CHORD DEAD LOAD: 10 P.S.F. TOTAL OF 15 P.S.F.

2. ALL FLOOR SHEATHING SHALL BE 3/4" THICK, TONGUE AND GROOVE, APA EXPOSURE I RATED PLYWOOD SHEATHING, BY ADVANTECH.

3. FLOOR TRUSS MANUFACTURER TO PROVIDE ENGINEERED DRAWINGS SIGNED & SEALED BY A REGISTERED FLORIDA ENGINEER TO CONTRACTOR FOR APPROVAL PRIOR TO

TO THE DESIGNER OF RECORD. 4. SPECIAL CONNECTORS TO BE PROVIDED BY THE TRUSS MANUFACTURER.

6. THE FLOOR TRUSS PLANS SHALL BE SUBMITTED TO THE 'ENGINEER OF RECORD' FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION BEGINS.

FABRICATION. CONTRACTOR TO REPORT ALL DISCREPANCIES

PROVIDE TWO HEADER STUDS MIN. SUPPORTING EACH END OF EACH HEADER AND TWO FULL LENGTH STUDS MIN. AT EACH END OF EACH HEADER. THREE STUDS AT OPENINGS

CONNECTORS				
NET UPLIFT (LBS.)	ANCHOR	ITEM		
940	SP2	CRIPPLE STUDS TO PLATES AN HEADERS		
1065	MSTAIB	EACH HEADER STUD TO HEADE		
1240	SPH 4/6/8/	EACH HEADER STUD TO FLOOR PLATE BELOW		
940	SP2	STUD TO TOP PLATE INTERIOR BEARING WALLS AND EXTERIOR FRAME WALLS		
585	SPI	STUD TO BOTTOM PLATE INTERIOR BEARING WALLS AND EXTERIOR FRAME WALLS		
730	(2) H 2.5	FLOOR TRUSSES TO LEDGERS (TOP CHORD BEARING)		
1775 (DOWN)	U414	FLOOR TRUSSES TO BEAMS (FACE MOUNTED LOCATIONS)		
1450	HTS 2Ø	FLOOR TRUSSES TO BEAMS, STU TOP PLATE INTERIOR & EXTERIOR TO TRUSS HEEL		
		FLOOR GIRDER TRUSSES TO		

SPECIFIED ANCHORS ARE BY SIMPSON-STRONGTIE. EQUIVALENT ALTERNATE

BEAMS, STUD TOP PLATE

INTERIOR & EXTERIOR TO TRUSS

1. SPECIFIED ANCHORS ARE BY SIMPSON-STRONGTIE. EQUIVALENT ALTERNATE PRODUCTS MAY BE SUBSTITUTED.
2. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE REQUIREMENTS OF THIS SCHEDULE WITH THE TRUSS REACTIONS SPECIFIED BY THE TRUSS MANUFACTURE AND GIVEN ON THE TRUSS SUBMITTALS.
3. REPORT ANY REACTIONS EXCEEDING THE ABOVE VALUES TO THE ARCHITECT OR ENGINEER OF RECORD FOR REVIEW.

(2) HTS 20

2900

ALL REINFORCING STEEL IN CONCRETE BEAMS TO BE GRADE 60. ALL EXPOSED LUMBER MUST BE PRESSURE TREATED. IF ENGINEERED LUMBER, THEN EQUAL SIZE

	1	
MARK	SIZE (W X D)	REINFORCEMENT FOR CONCRETE BEAMS USE W/STIRRUPS @ 6" O.C. WITHIN 4'-4 OF SUPPORTS & 10" ELSEWHERE
BØ1	8' X 16' FORM & POUR LINTEL	W/(1) #5 TOP, (1) #5 BOTTOM
BØ2	8' X 16' FORM & POUR LINTEL	W/(2) #5 TOP, (2) #5 BOTTOM
BØ3	8" X 16" FORM & POUR LINTEL	W/ (2) #7 TOP, (2) #7 BOTTOM
BØ4	8' × 20' FORM & POUR LINTEL	W/(2) *5 TOP, (2) *5 BOTTOM
BØ5	8" × 24" FORM & POUR LINTEL	W/(2) *5 TOP, (2) *5 BOTTOM
B06	12" X 12" FORM & POUR LINTEL	W/ (3) *6 TOP, (3) *6 BOTTOM
BØ7	12" × 16" FORM & POUR LINTEL	W/ (3) *5 TOP, (3) *8 BOTTOM
B08	12" × 16" FORM & POUR LINTEL	W/ (3) *8 TOP, (3) *7 BOTTOM
LØ1	8' X 8' PRECAST LINTEL	W/ (1) *7 REBAR BOTTOM FILLED SOLID
LØ2	8'X8' PRECAST 8'X8' LINTEL BLOCK	W/ (1) #5 REBAR TOP & (1) #5 BOTTOM FILLED GOLID
LØ3	8"X8" PRECAST, (2) 8"X8" LINTEL BLOCK	W/ (1) *5 REBAR TOP, MID & BOTTOM FILLED SOLID
WØ1	(2) 2" X 12" SYP. WOOD BEAMS	W/ 1/2" PLYWOOD FLITCH PLATE
WØ2	(3) 2" X 12" SYP. WOOD BEAMS	W/ 1/2" PLYWOOD FLITCH PLATE
WØ3	(4) 2" X 12" SYP. WOOD BEAMS	W/ 1/2" PLYWOOD FLITCH PLATE
WØ4	(2) ¾" × ½" MICROLLAM BEAM	LAMINATED VENEER LUMBER
WES	(3) ¾" × ½" MICROLLAM BEAM	LAMINATED VENEER LUMBER
WØ6	(4) 3 × 11 ½" MICROLLAM BEAM	LAMINATED VENEER LUMBER
WOT	(2) ¾" × 24" MICROLLAM BEAM	LAMINATED VENEER LUMBER
WØS	(3) 1 ¾" × 24" MICROLLAM BEAM	LAMINATED VENEER LUMBER
	(2) 2' X 10' PT 1 EDG	ER W/ 5/8" LAG BOLTS (WOOD),

TRUSS NOTE

ALL FLOOR TRUSSES TO BE 24' PRE-ENGINEERED FLOOR TRUSSES © 16' O.C. UNLESS INDICATED OTHERWISE ON THESE PLANS, REFER TO TRUSS MANUFACTURER'S LAYOUTS AS THEY TAKE PRECEDENCE OVER THESE DRAWINGS.

ENGINEER OF RECORD TO REVIEW TRUSS MANUFACTURER'S LAYOUTS PRIOR TO PERMIT ISSUE.

TRUSSES TO CMU USE HETA20, GIRDERS & LVL'S TO CMU USE (2)

TRUSSES TO WOOD USE HTS20, GIRDERS & LVL'S TO WOOD POST USE (2) HTS20

(2) 2X STUDS UNDER ALL GIRDERS

Date:

ALL UNLESS NOTED OTHERWISE.

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2020 7th EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2020 7th EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

Craig E. Gunderson, P.E. #060102



PH: (941) 391-5980 FAX: (941) 979-8196

OF 13 SHEETS

REVISIONS

5.12.2022

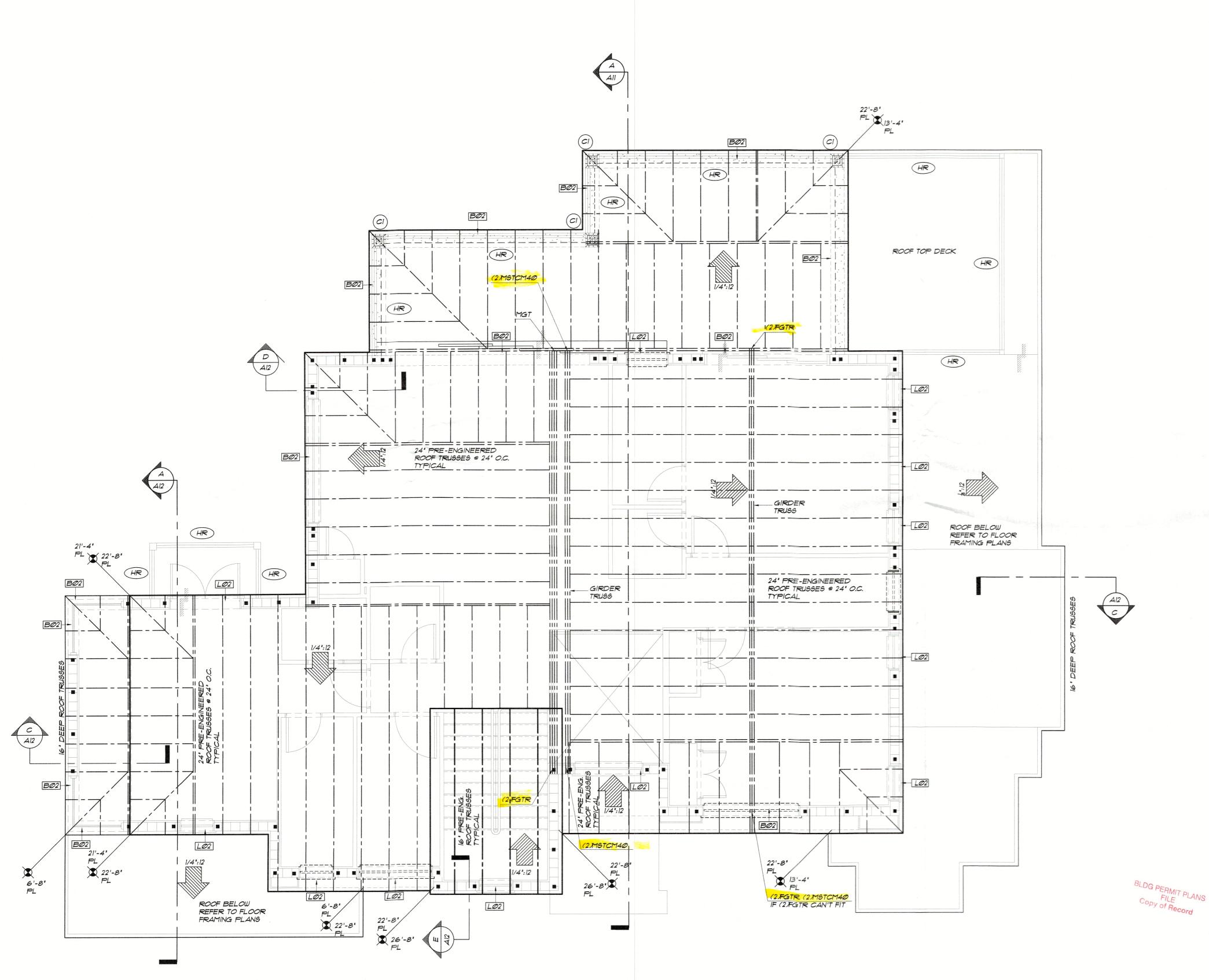
5.17.2022

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signed by Craig E Gunderson 2022.06.28 17:00:59

DRAWN BY: TH CHECKED: BP DATE: Ø1.18.2022

SCALE: VARIES JOB NUMBER: 211653



COLUMN SCHEDULE ROOF PLAN NOTES

12" X 12" CMU COLUMN (4) #5 REBAR VERT. W/ #3 STIRRUPS @ 10" O.C. W/ DECO. PVC COLUMN WRAP

3 1/2" X 3 1/2" STEEL COLUMN

3 ½" × 5 ¼" PARALAM POST INDICATES POINT LOAD ABOVE

INDICATES LOCATION OF SIMPSON #HTT5 HOLDDOWN OR SIMPSON ST6224 @ 32" O.C. OR EQ. SHEARWALL SECTION TIE-DOWN. FOR SEGMENTS LESS THAN 6' (2) MSTA(M) ARE ACCEPTABLE

ALL REINFORCING STEEL IN CONCRETE BEAMS TO BE GRADE 60. ALL EXPOSE LUMBER MUST BE PRESSURE TREATED. IF ENGINEERED LUMBER, THEN EQUAL SIZE GLB 20 IS TO BE USED. ALL LAMINATED VENEER IS TO BE 20 LUMBER

REINFORCEMENT

			REINFORCEMENT
	MARK	SIZE (W X D)	FOR CONCRETE BEAMS USE
	, ,,,,,,,,,	0,22 (0) (2)	W/STIRRUPS @ 6' O.C. WITHIN 4'-
			OF SUPPORTS & 10' ELSEWHERE
		8' × 16'	OF CALL CITIES THE PERCENTIFIC
	BØI		W/ (1) #5 TOP, (1) #5 BOTTOM
		FORM & POUR LINTEL	•
	BØ2	8' × 16'	111/21# TOD (2)# DOTTON
	202	FORM & POUR LINTEL	W/ (2) *5 TOP, (2) *5 BOTTOM
		8' X 16'	
	BØ3		W/ (2) *7 TOP, (2) *7 BOTTOM
		FORM & POUR LINTEL	•
	BØ4	8' × 20'	111/2) # top (2) # pottow
	1004	FORM & POUR LINTEL	W/ (2) #5 TOP, (2) #5 BOTTOM
		8' × 24'	
	BØ5	1	W/ (2) #5 TOP, (2) #5 BOTTOM
		FORM & POUR LINTEL	
	B06	12' × 12'	111/2) #c +op (2) #c pottow
	500	FORM & POUR LINTEL	W/ (3) *6 TOP, (3) *6 BOTTOM
		12' × 16'	
	BØ7	FORM & POUR LINTEL	W/ (3) *5 TOP, (3) *8 BOTTOM
	BØ8	12' × 16'	W/ (3) *8 TOP, (3) *7 BOTTOM
	1200	FORM & POUR LINTEL	W/ (3) & 101-, (3) *1 DO 11011
		8' × 8'	W/ (1) *T REBAR BOTTOM
	LOI	PRECAST LINTEL	FILLED SOLID
	LØ2	8'X8' PRECAST	W/ (1) #5 REBAR TOP \$ (1) #5
		8'X8' LINTEL BLOCK	BOTTOM FILLED SOLID
	LØ3	8"X8" PRECAST, (2)	W/ (1) #5 REBAR TOP, MID \$
	Les	8'X8' LINTEL BLOCK	BOTTOM FILLED SOLID
		(2) 2' × 12' SYP.	
	WOI		W/ 1/2" PLYWOOD FLITCH PLATE
		WOOD BEAMS	
-	ШФ2	(3) 2" × 12" SYP.	W/ 1/2" PLYWOOD FLITCH PLATE
		WOOD BEAMS	W/ 1/2 -LIWCOD -LITCH -LATE
		(4) 2' × 12' SYP.	
	WØ3	WOOD BEAMS	W/ 1/2" PLYWOOD FLITCH PLATE
		(2) 1 3" × 11 1/4"	
	WØ4		LAMINATED VENEER LUMBER
		MICROLLAM BEAM	
	WØ5	(3) 1 3 × 11 1/4"	AMINIATED VENEED LUMBED
	wes	MICROLLAM BEAM	LAMINATED VENEER LUMBER
		(4) 1 3" × 11 1/4"	
	W06	MICROLLAM BEAM	LAMINATED VENEER LUMBER
-			
	WOT	$(2) 1 \frac{3}{4}$ × 24'	LAMINATED VENEER LUMBER
		MICROLLAM BEAM	
	111000	$(3)1\frac{3}{2}" \times 24"$	Abdis A **********************************
	WØ8	MICROLLAM BEAM	LAMINATED VENEER LUMBER
			ER W/ 5/8" LAG BOLTS (WOOD),
- 1	111/20	THENCE ANGLIONG (C)	MILL & 221 AC TULA DOUB

TRUSS NOTE

WØ9 | WEDGE ANCHORS (CMU) @ 32° O.C., TWO ROWS, STAGGERED, 4" MIN. EMBEDMENT

ALL FLOOR TRUSSES TO BE 24" PRE-ENGINEERED FLOOR TRUSSES @ 16' O.C. UNLESS INDICATED OTHERWISE ON THESE PLANS. REFER TO TRUSS MANUFACTURER'S LAYOUTS AS THEY TAKE PRECEDENCE OVER THESE DRAWINGS.

ENGINEER OF RECORD TO REVIEW TRUSS MANUFACTURER'S LAYOUTS PRIOR TO PERMIT ISSUE.

CONNECTOR NOTE

TRUSSES TO CMU USE HETA20, GIRDERS & LYL'S TO CMU USE (2)

TRUSSES TO WOOD USE HTS20, GIRDERS & LVL'S TO WOOD POST

USE (2) HTS20

(2) 2X STUDS UNDER ALL GIRDERS

ALL UNLESS NOTED OTHERWISE.

CONSTRUCTION MUST NOT BEGIN UNTIL E.O.R. HAS REVIEWED, APPROVED AND SIGNED TRUSS PLANS.

NOTE:

ENGINEER OF RECORD MUST REVIEW AND APPROVE TRUSS PLANS PRIOR TO THE START OF ANY

CONSTRUCTIONS. FOUNDATIONS, BEARING WALLS, TRUSS CONNECTORS, AND ALL OTHER STRUCTURAL ELEMENTS ARE

SUBJECT TO CHANGE BASED ON THE TRUSS PLANS

FILLED CELLS AT ALL CORNERS. NEXT TO ALL OPENINGS, BELOW ALL GIRDERS AND POINT LOADS AND @ 48" O.C.

REVISIONS

5.12.2022

5.17.2022

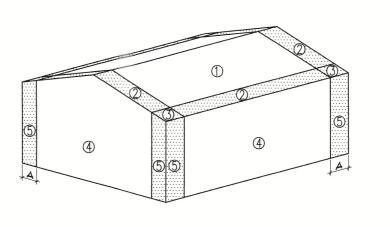
MINIMUM PRE-FABRICATED ROOF TRUSS

DESIGN LOADS TO BE:

TOP CHORD LIVE LOAD: 20 P.S.F. TOP CHORD DEAD LOAD: 15 P.S.F. BOTTOM CHORD: 10 P.S.F

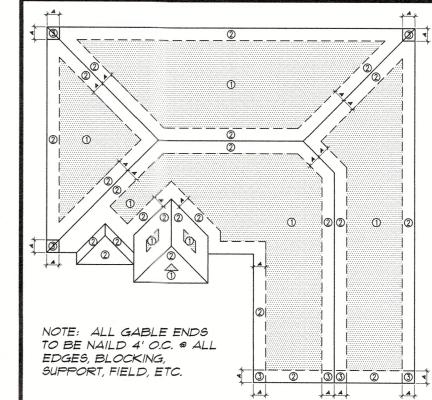
TOTAL OF 45 P.S.F. TRUSS ENGINEER IS RESPONSIBLE FOR THE DESIGN OF TRUSS SYSTEM, ROOF FRAMING PLAN AND MUST PROVIDE ENGINEERING FOR ALL TRUSSES, TRUSS TO TRUSS CONNECTORS, BEAM BUCKETS/HANGER AND UPLIFT DESIGN LOADS. ALL OF WHICH SHALL BE CLEARLY AND COMPLETEL' SPECIFIED ON TRUSS MANUFACTURER'S ENGINEERING

ALL FLASHING AND EAVE METAL TO BE 26 GAUGE, G-90 GALY. STEEL. FLASHING TO BE INSTALLED AT ALL WALL/ROOF NTERSECTIONS, GUTTERS (IF APPLICABLE), WHEREVER THERE IS A CHANGE IN ROOF SLOPE/DIRECTION (EXCEPT HIP & RIDGE JUNCTIONS), AND AROUND ALL ROOF OPENINGS.



DESIGN WIND PRESSURES (ASD) FOR COMPONENTS AND CLADDING (PSF) 150 MPH CATE @ 30' HEIGHT

TRIBUTARY	ZONE						
AREA (SF)	ROOF			WINDOWS & DOORS			
	1	2	3	4	5		
10	+19.6/-31.2	+19.6/-54.2	+19.6/-80.2	+34.0/-36.9	+34.0/-45.6		
20	+17.9/-30.3	+17.9/-49.9	+17.9/-75.0	+32.5/-35.4	+32.5/-42.5		
50	+16.0/-29.1	+16.0/-44.2	+16.0/-68.1	+30.5/-33.4	+30.5/-38.5		
100	+16.0/-28.3	+16.0/-39.8	+16.0/-62.9	+29.0/-31.8	+29.0/-35.4		



SHEATHING NOTES:

ROOF SHEATHING TO BE WOOD STRUCTURAL PANEL 15/32' OR GREATER (PLYWOOD OR EQUAL OSB) U.N.O. ENGINEERED ROOF RUSSES @ 24" O.C. MAXIMUM

VAILING PATTERN:

ZONE | = 6" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES ZONE 2 = 6" O.C. INTERMEDIATE AND 4" O.C. PANEL EDGES ZONE 3 = 4" O.C. INTERMEDIATE AND EDGES

ZONE 4 = 8' O.C. MAX INTERMEDIATE, 6' O.C. MAX PANEL EDGES ZONE 5 = 6' O.C. INTERMEDIATE AND EDGES

NAILS: 8d COMMON FOR 1/2", IDD COMMON FOR 5/8"

"A" DIMENSION = 40% OF EAVE HEIGHT OR 10% OF LEAST HORIZONTAL DIMENSION, WHICHEVER IS LESS, BUT NOT LESS THAN EITHER 4% OF THE LEAST HORIZONTAL DIMENSION OR 3

TIE-DOWN & HEADER NOTES

PROVIDE (3) 2X12 HEADERS W/ (2) 1/2" FLITCH PLATES AT 2X6 WOOD FRAMED WALLS AND (2) 2X12 HEADERS W/ (1) 1/2" FLITCH PLATES AT 2X4 WOOD FRAMED WALLS, UNLESS NOTED OTHERWISE (UN.O.).

PROVIDE SIMPSON HIØ TIES AT ALL ROOF TRUSS TO WOOD FRAMED SUPPORTS, U.N.O.

PROVIDE MIN. DOUBLE STUDS OR REINFORCED CMU FILLED CELL BENEATH ALL GIRDER TRUSSES, UN.O.

CONNECTOR NOTE

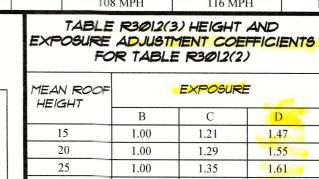
TRUSSES TO CMU USE HETA20, GIRDERS & LVL'S TO CMU USE (2)

TRUSSES TO WOOD USE HTS20, GIRDERS & LVL'S TO WOOD POST

(2) 2X STUDS UNDER ALL GIRDERS ALL UNLESS NOTED OTHERWISE.

TABLE R3012(4) NOMINAL (ASD) GARAGE DOOR LOADS FOR A BUILDING WITH A MEAN FLOOR HEIGHT OF 30 FEET LOCATED IN EXPOSURE B (PSF).

ROOF ANGLE 10 DEGREES		ULTIMATE DESIGN WIND SPEED (VULT) DETERMINED IN ACCORDANCE WITH SECTION R3012.1 (MPH - 3 SECOND GUST)						
			140 MPH		150 MPH		160 MPH	
WIDTH (FT)	HEIGHT (FT)							
9	8	18.5	-20.9	21.3	-24.1	24.3	-27.5	
16	8	17.7	-19.7	20.4	-22.7	23.3	-26.0	



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

HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2020 7th EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2020 7th EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

FLORIDA ENGINEERING, LLC 4161 TAMIAMI TRAIL, UNIT 101 PORT CHARLOTTE, FL. 33952 PH: (941) 391-5980 FAX: (941) 979-8196

TOR TABLE ROBIG(2)					
EAN ROOF HEIGHT		EXPOSUR	₽E	Planning,	
	В	С	D	ing,	
15	1.00	1.21	1.47	170	
20	1.00	1.29	1.55	oning	
25	1.00	1.35	1.61	S C	
30	1.00	1.40	1.70	BLI	
35	1.05	1.45	1.74	din	
40	1.09	1.49	1.78	P m	

17:01:21 108 MPH 116 MPH 124 MPH

DRAWN BY: TH CHECKED: BP DATE: Ø1.18.2022 SCALE: VARIES JOB NUMBER: 211653

No. 60102

STATE OF

his item has been digitally signed and seal

NORID NO.

Digitally

Craig E

Date:

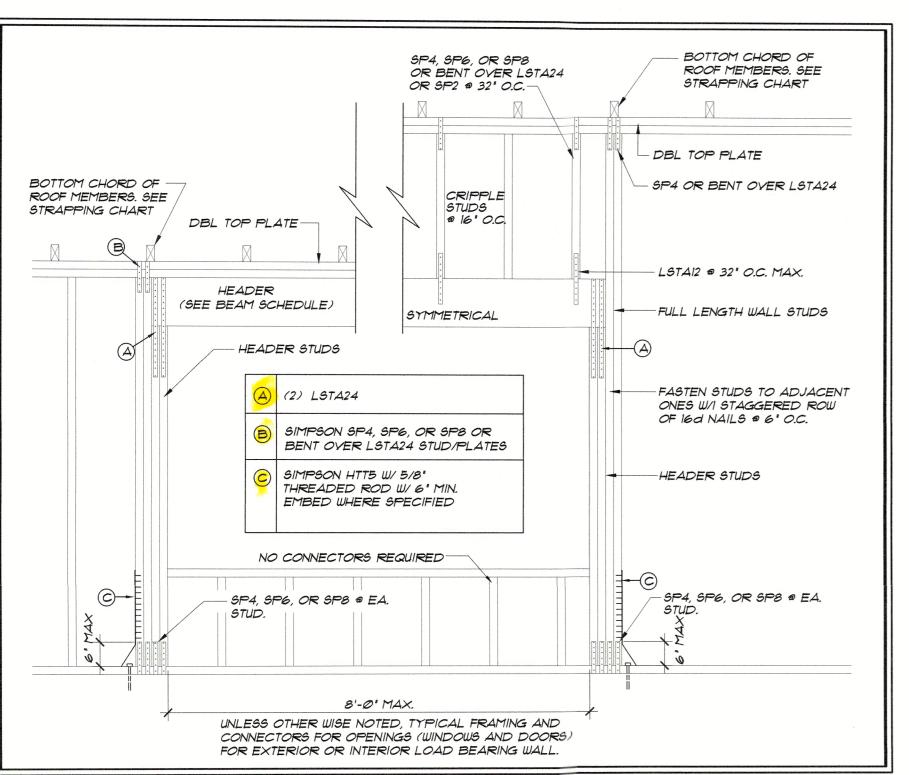
signed by

Gunderson

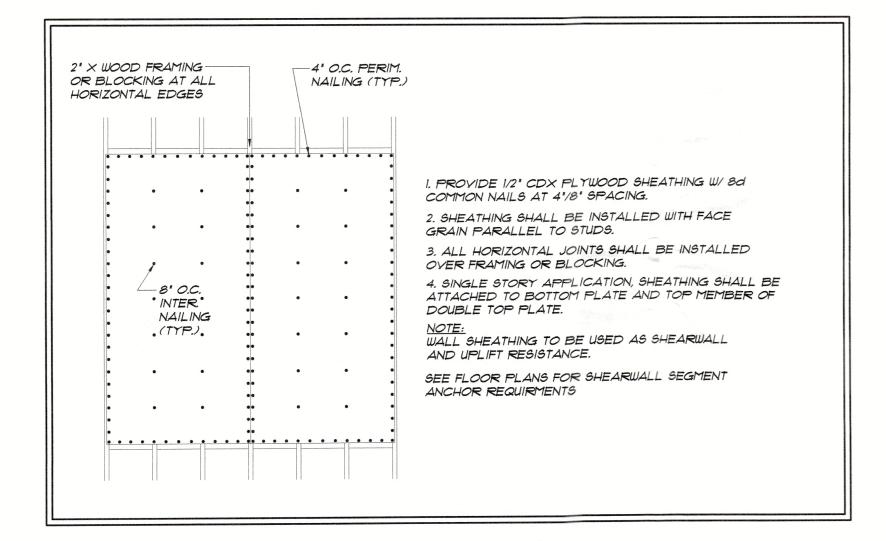
2022.06.28

OF 13 SHEETS

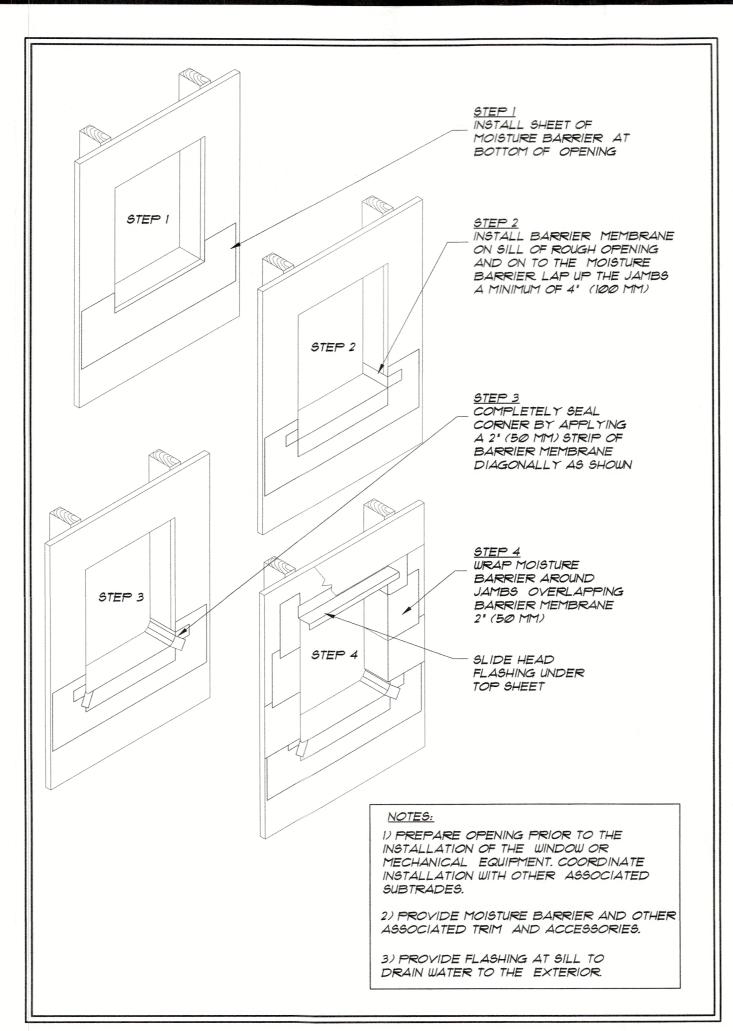
Craig E. Gunderson, P.E. #060102



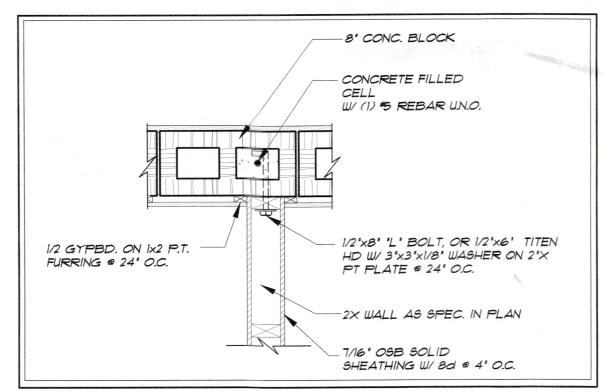
TYPICAL HEADER DETAIL SCALE: 1/2"=1'-0"



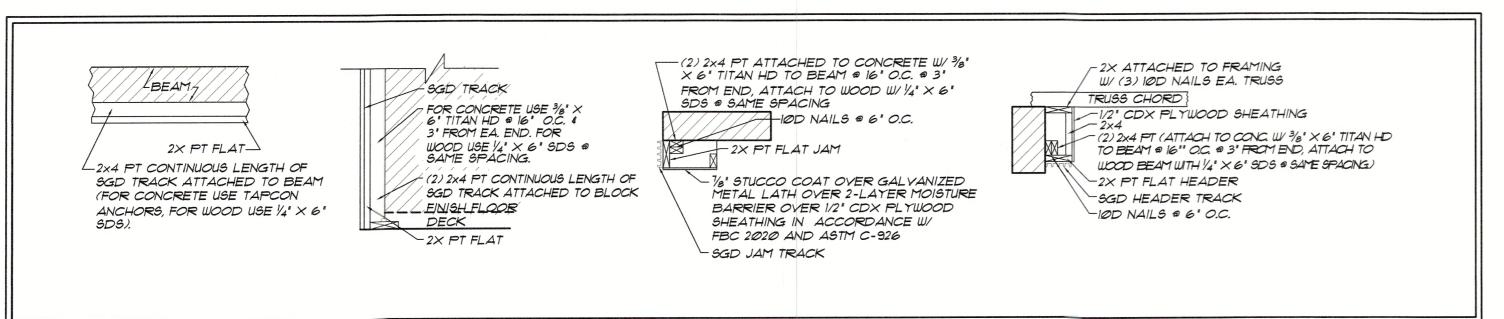
TYPE II WALL SHEATHING NAILING REQUIREMENTS



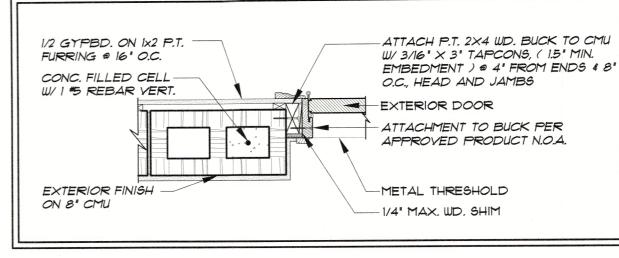
ROUGH OPENING PREPARATION SCALE: NOT TO SCALE



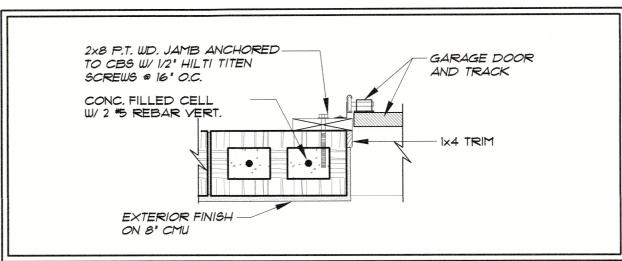
MIXED CONST. DETAIL SCALE: 1"=1'-0"



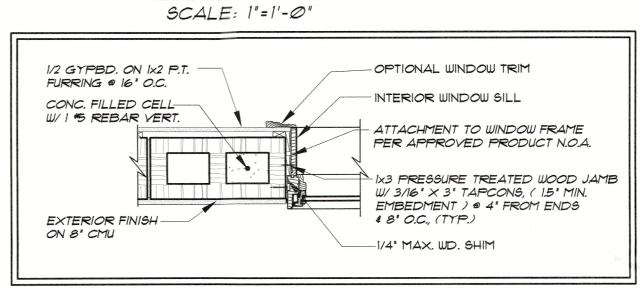
POCKET SLIDING GLASS DOOR FRAMING DETAILS SCALE: 1" = 1'-0"



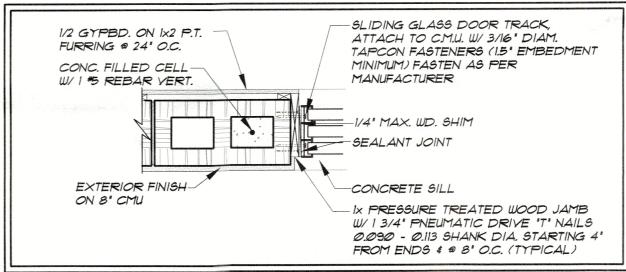
DOOR JAMB TO BLOCK, HEAD & SIDELITES SIMILAR



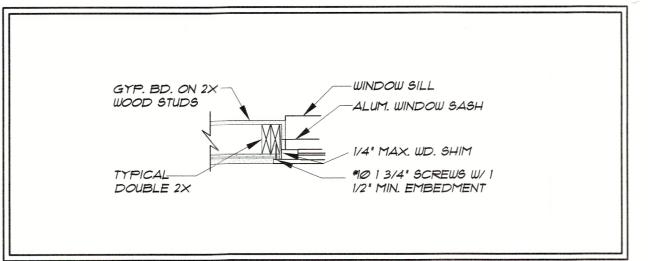
GARAGE DOOR JAMB TO BLOCK



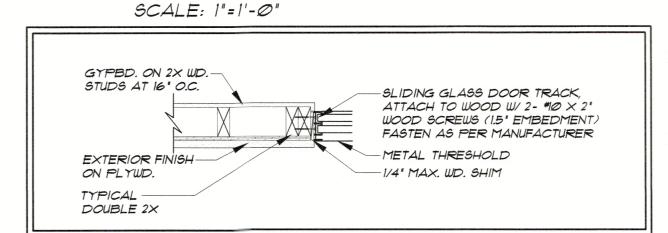
WINDOW JAMB TO BLOCK, HEAD SIMILAR



S.G.D. DOOR JAMB TO BLOCK, HEAD SIMILAR SCALE: 1"=1'-0"



WINDOW JAMB TO WOOD FRAME, HEAD SIMILAR



SL. GL. DR. JAMB TO WOOD FRAME, HEAD SIMILAR SCALE: 1"=1'-0"

D	001	R & (WINDOU	U SCHEDUL	E
MAR	_ 4	LAZE	TYPE	UNIT SIZE	NO# OF UNITS
100) IM	<i>iPACT</i>	WOOD ENTRY DOOR	5'-0" × 10'-0"	1
10) 11	<i>IPACT</i>	CASEMENTS W/TRANS	9'-3" × 10'-0" REFER TO FRONT ELEV	1
(10)	2) 11	IPACT .	FIXED GLASS	3'-0" × 6'-0"	1
(10.	3) 11~	<i>IPACT</i>	FIXED GLASS	3'-0" × 2'-6"	- 1
10	4) 11~	1PACT	FIXED GLASS	$2'$ - \mathscr{O} " \times $2'$ - \mathscr{O} "	1
10	5) 11	1PACT	FIXED GLASS	2'-@" × 2'-@"	. 1
10	6) 11	1PACT	TRANSOM	6'-0" × 2'-6"	1
(10	7) 11	1PACT	FIXED GLASS	2'-6" × 8'-0"	1
10	8) 11	1PACT	3 PANEL SLIDER DOORS	9'-0" × 10'-0"	1
10	9) 11	1PACT	FIXED GLASS	2'-6" × 8'-0"	1
(III	2) 11	1PACT	4 PANEL SLIDER DOORS	12'-0" × 10'-0"	1
		1PACT	FIXED GLASS	6'-0' × 8'-0'	1
1/2	2) 11	1PACT	FIXED GLASS	9'- <i>@" × 8-@"</i>	1
(11.2	3) 11	1PACT	FIXED GLASS	2'-8" × 5'-@"	1
1/4	4) 11	1PACT	FIBERGLASS ENTRY DOOR	3'-0" × 8'-0"	1
113	5) 11	1PACT	CASEMENT	(2) 3'-O' × 4'-8'	1
114	5)		REMOVED		
[//	7) 11	1PACT	GARAGE DOOR	16'-0" × 10'-0"	1
118	3) 11	1PACT	CASEMENT W/ TRANSOM ABV	2'-6" × 6'-6" W/ 2'-6" × 2'-6" TRANS	1
(119	9) 11	1PACT	CASEMENT	2'-6" × 6'-6"	1
124	2) 11	1PACT	CASEMENT	5'-0" × 8'-0"	1
12		1PACT	TRANSOM	7'-0" × 2'-6"	1
12.	2) 11	1PACT	CASEMENT	2'-6" × 5'-0"	1
12.	3) 11	1PACT	CASEMENT	2'-6" × 5'-0"	1
(12-	4) 11	1PACT	TRANSOM	3'-0" × 2'-0"	1
12:	5) 11	1PACT	CASEMENT	2'-6" × 5'-0"	1
124	5) 11	1PACT	CASEMENT	2'-6" × 5'-0"	1
12	7) 11	1PACT	3 PANEL SLIDER DOORS	9'- <i>@" × 8'-@"</i>	1
120	B) IN	1PACT	TRANSOM	2'-6" × 2'-6"	1
12	9) 11	1PACT	4 PANEL SLIDER DOORS	14'-@" × 8'-@"	1
134		1PACT	CASEMENT	9'- <i>0"</i> × 5'-4"	1
13		1PACT	2 PANEL ENTRY DOORS	(2) 2'-6" × 8'-0"	1
13.	2) 11-	1PACT	FIXED GLASS CORNER UNIT	4'-0" × 5'-4" EA. SIDE SEE ELEVATIONS	1
13.	3) 11	1PACT	FIXED GLASS CORNER UNIT	4'-0" × 5'-4" EA. SIDE SEE ELEVATIONS	1
13.	4) 11	1PACT	CASEMENT	2'-6" × 6'-10"	1
13:	5) 11	1PACT	TRANSOM	2'-6" × 2'-6"	1
(13)	5) 11	1PACT	TRANSOM	5'-4" × 2'-6"	1
13	7) 11	1PACT	CASEMENT W/ TRANSOM ABY	2'-6" × 9'-4" W/ 2'-6" × 2'-6" TRANS	1
NC	TES:				

SEE MFG. SPECIFICATIONS (N.O.A.FL. PRODUCT APPROVAL) FOR BUCK & FASTENING REQUIRMENTS, PRODUCT SPECIFICATIONS



No. 60102

STATE OF

nature must be verified on electronic co

Digitally

Craig E

igned by

Gunderson

2022.06.28

DRAWN BY: TH

CHECKED: BP

DATE: Ø1.18.2022

SCALE: VARIES

JOB NUMBER: 211653

OF 13 SHEETS

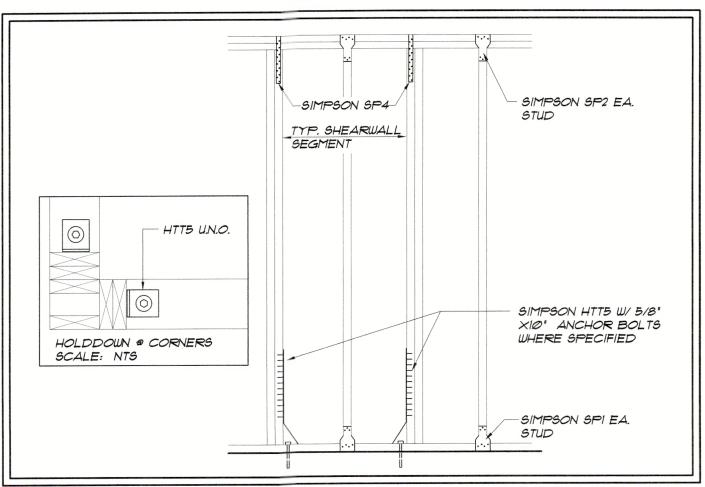
5.12.2022

5.17.2022

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2020 7th EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2020 7th EDITION

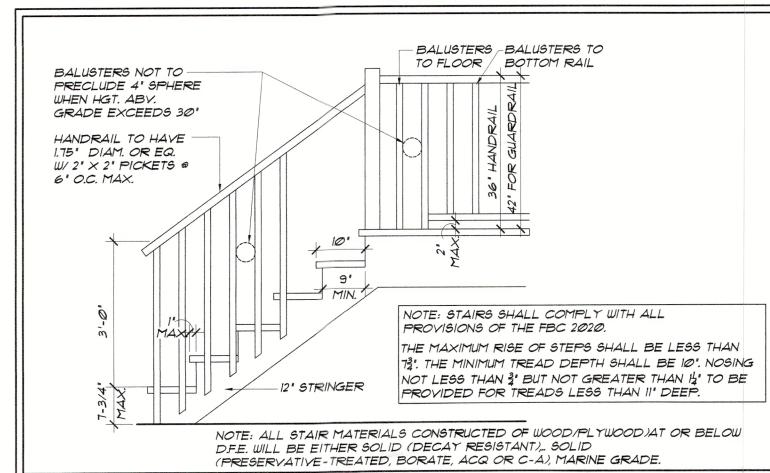
Craig E. Gunderson, P.E. #060102





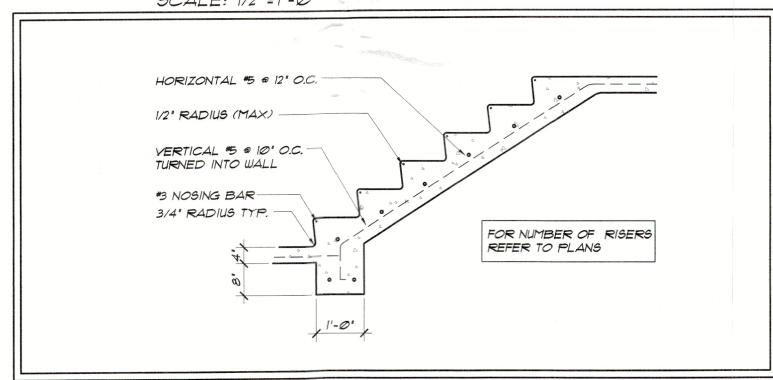
TYP. FRAME SHEARWALL SEGMENT

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



TYPICAL STAIR DETAIL

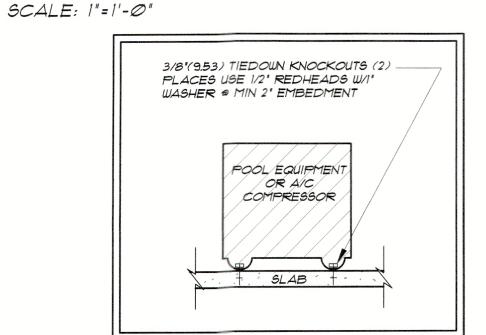
SCALE: 1/2"=1'-0"



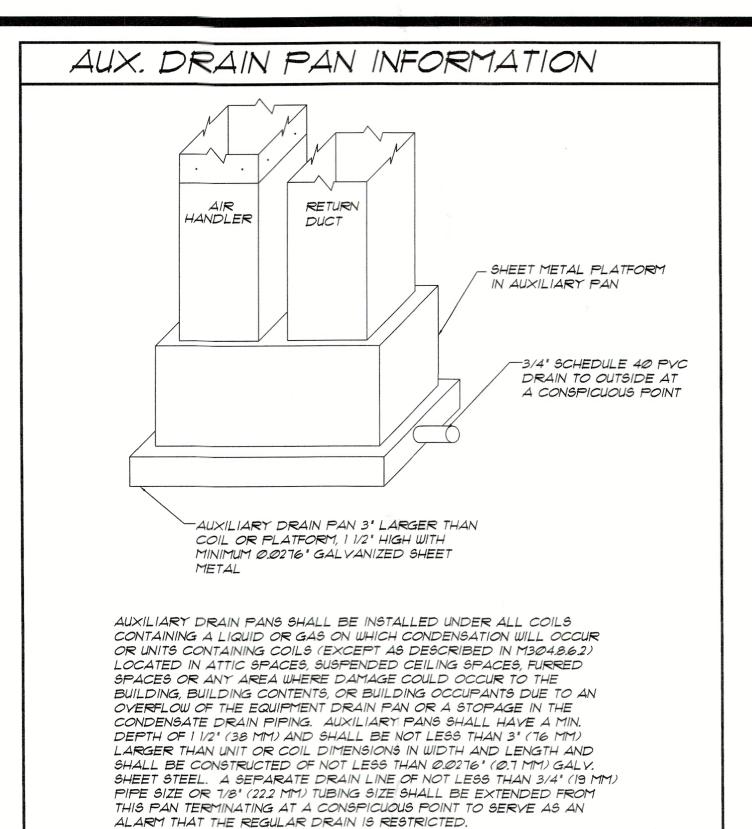
CONC. STAIR DETAIL

SCALE: 1/2"=1'-0" 3/8" LAG BOLTS (TO WOOD) OR WEDGE ANCHORS (TO CONCRETE) @ 32" O.C. STAGGERED (2) ROWS TOP -(2) 2 XIO P.T.

LEDGER ATTACHMENT DETAIL



EQUIP. TO SLAB CONN.



2x S.P.F. STUDS @ 16" O.C. MIN.

2× BOTTOM PLATE

6'. FOR SHEARWALL

"HTT5 OR (2) ST6224 FOR SHEARWALL SEGMENTS OF

SEGMENTS UNDER 6' USE (2)

SIMPSON *CSI6 @ 32" O.C.

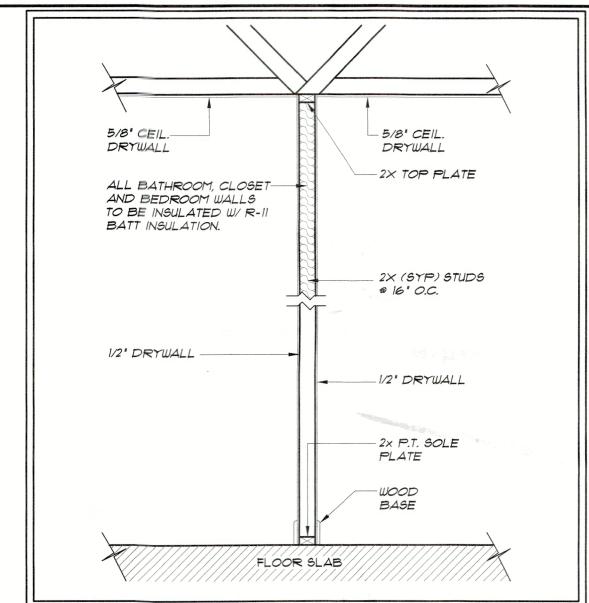
LENGTH OF 12" REQ'D)

RIMBOARD BELOW (MIN. END

SIMPSON MSTA @ 32" O.C.

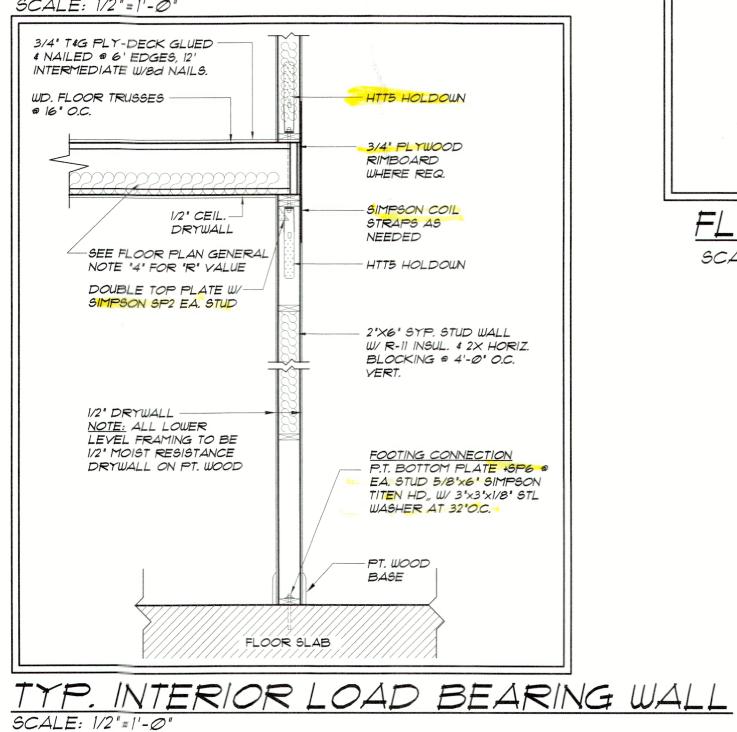
SIMPSON SP2 @ EA.

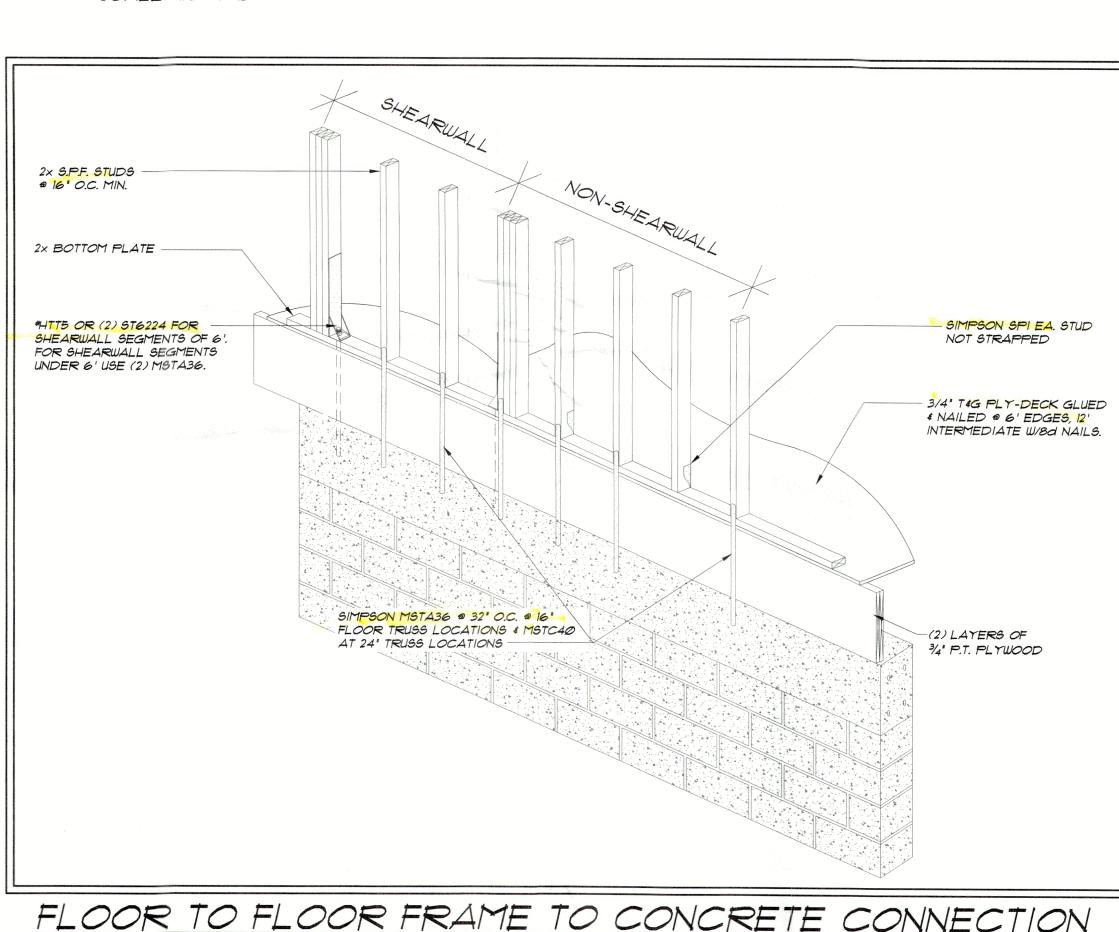
STUD NOT STRAPPED



TYP. INTERIOR NON-LOAD

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





FLOOR TO FLOOR FRAME TO FRAME CONNECTION

FLOOR TO FLOOR FRAME TO CONCRETE CONNECTION SCALE: 1/2"=1'-0"



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FLORIDA ENGINEERING, LLC 4161 TAMIAMI TRAIL, UNIT 101 PORT CHARLOTTE, FL. 33952 PH: (941) 391-5980 FAX: (941) 979-8196

REVISIONS 5.12.2022 5.17.2022

SIMPSON SPI EA. STUD NOT

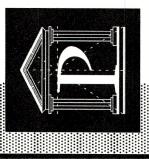
- 3/4" T&G PLY-DECK GLUED \$ NAILED @ 6' EDGES, 12' INTERMEDIATE W/8d NAILS.

-(2) LAYERS OF

DBL. 2x TOP PLATE

3/4" P.T. PLYWOOD

STRAPPED

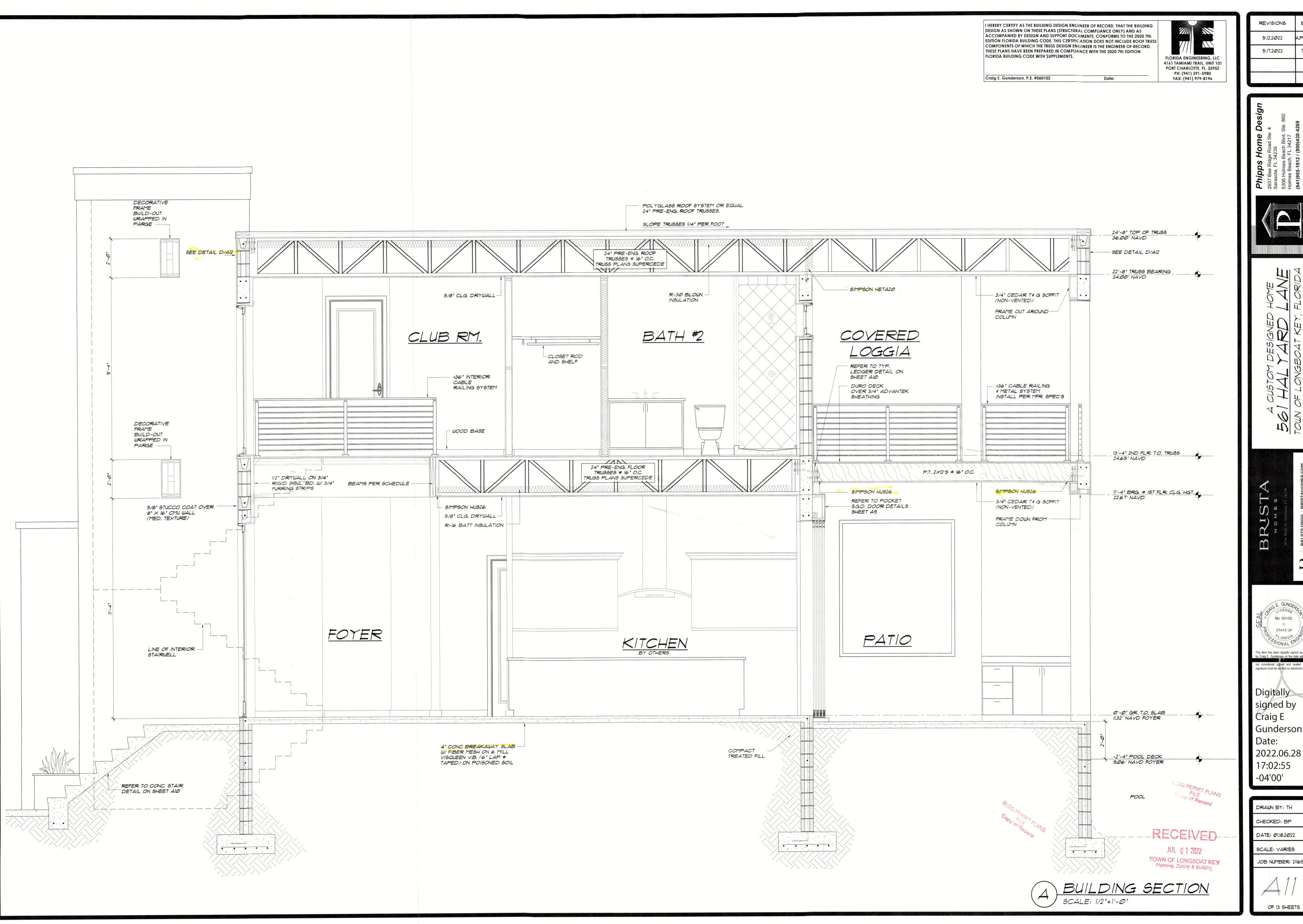




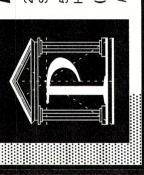
Digitally signed by Craig E Gunderson Date: 2022.06.28 17:02:29 -04'(

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Craig E. Gunderson, P.E. #060102



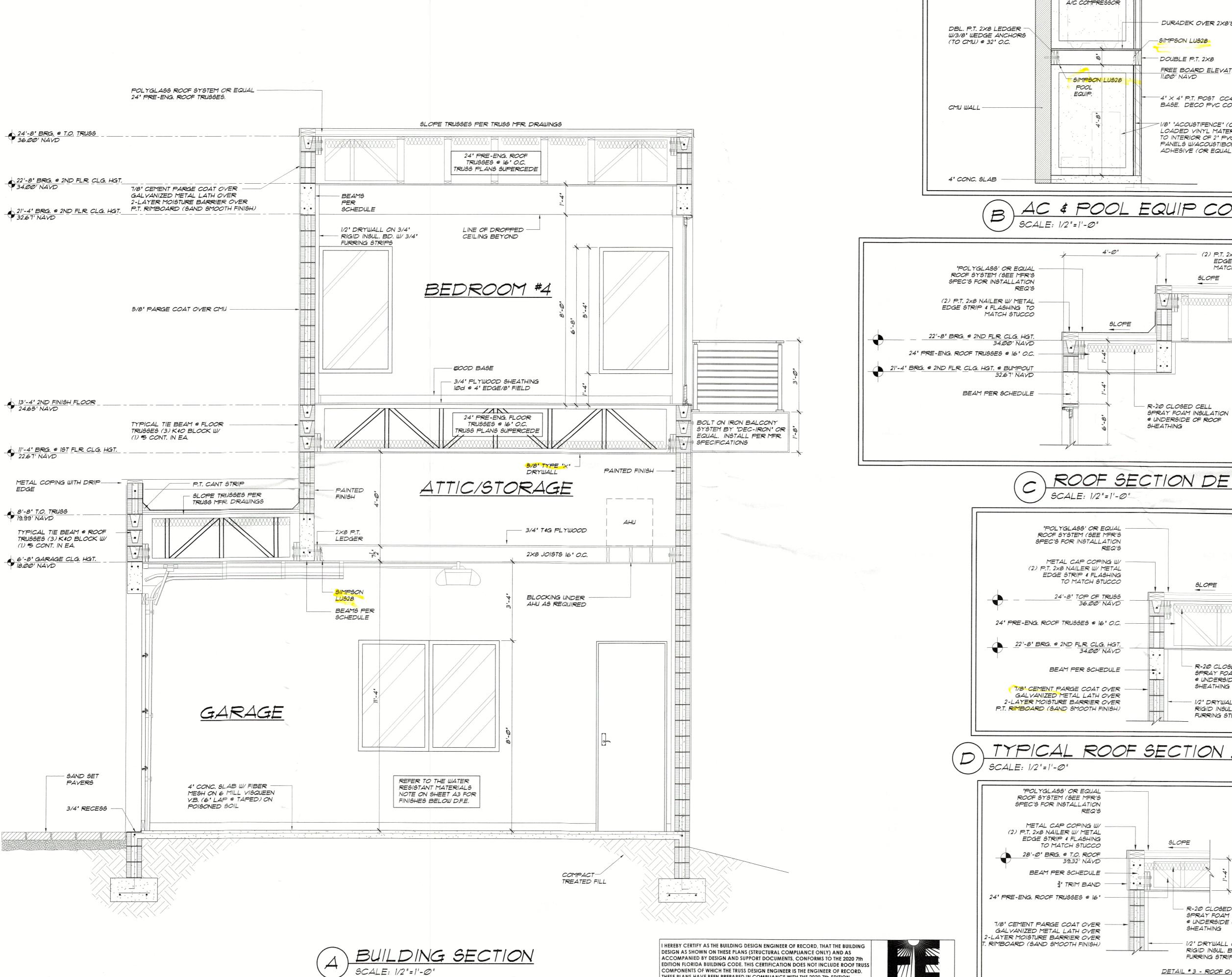
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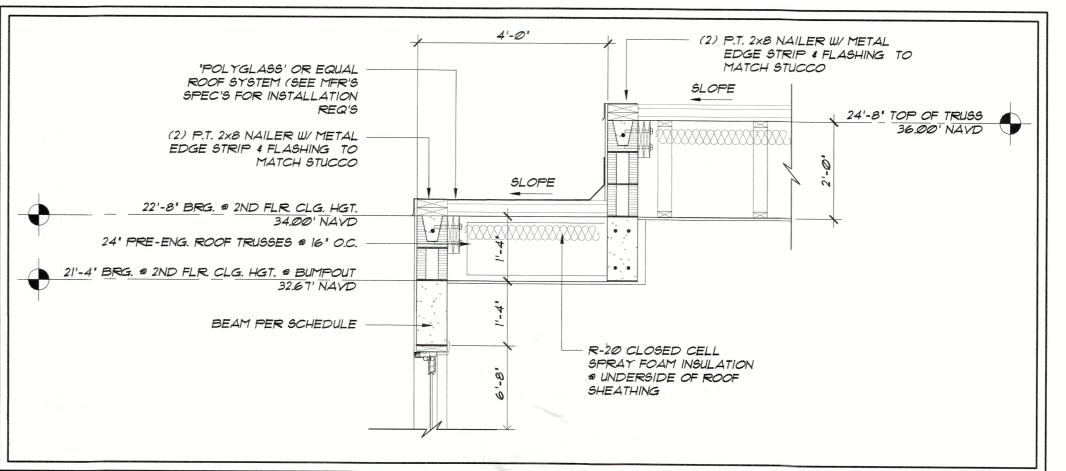
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FLORIDA BUILDING CODE WITH SUPPLEMENTS.

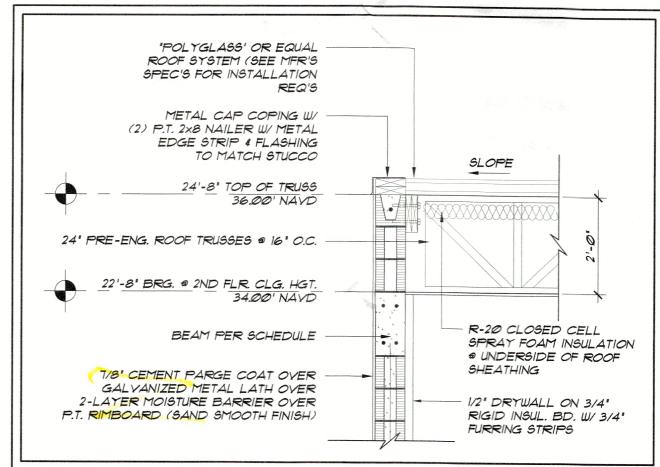
Craig E. Gunderson, P.E. #060102

1/8" "ACOUSTIFENCE" (OR EQUAL MASS LOADED VINYL MATERIAL), ADHERED TO INTERIOR OF 2" PVC FENCE & DOOR PANELS WACOUSTIBOND FCAIO ADHESIVE (OR EQUAL) A/C COMPRESSOR DURADEK OVER 2X8'S @ 16' O.C. FREE BOARD ELEVATION -4" × 4" P.T. POST CC44 CAP & CB44 BASE. DECO PYC COLUMN WRAP. 1/8" "ACOUSTIFENCE" (OR EQUAL MASS LOADED VINYL MATERIAL), ADHERED TO INTERIOR OF 2" PVC FENCE & DOOR PANELS WACOUSTIBOND FCAIO ADHESIVE (OR EQUAL)

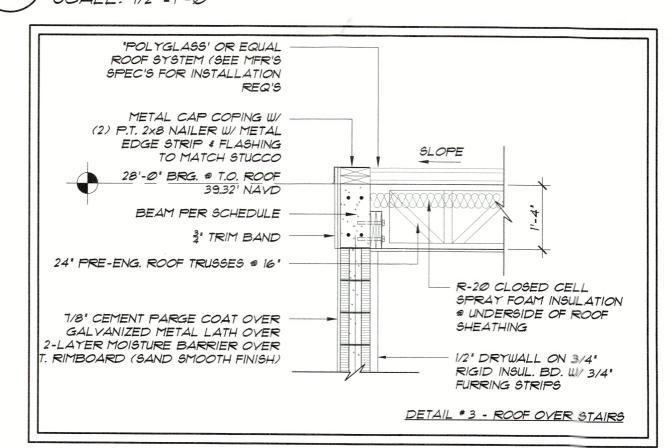
AC & POOL EQUIP CORRAL SCALE: 1/2"=1'-0"



ROOF SECTION DETAIL



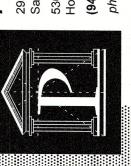
TYPICAL ROOF SECTION DETAIL



ROOF OVER STAIRS

5.12.2022 5.17.2022

REVISIONS





seal. Printed copies of this document considered signed and sealed and signed by Craig E Gunderson Date: 2022.06.28 17:03:22

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TO REAR

LOCATION WYOWNER

VERYFY D

W/OWNER

LIGHTS IN OVER HANG

LANDSCAPE LTS

TO POOL LTS

0

+30"

TRASH

DOOR BELL,

₩.**P**. —

PROVIDE POWER FOR WINE DISPLAY REFRIGERATION PER

MANUFACTURER REQUIREMENTS

 \boxtimes_1

AHU

0

W/ LGT # SWITCH

ON MOTION SENSOR

ON MOTION SENSOR

O.H.D.

(2) 200 AMP GF. ELEC. PANELS W.P.

W/GROUND TO

0 48' AFF

PROVIDE 50 AMP. CIRC. TO

DOCK.

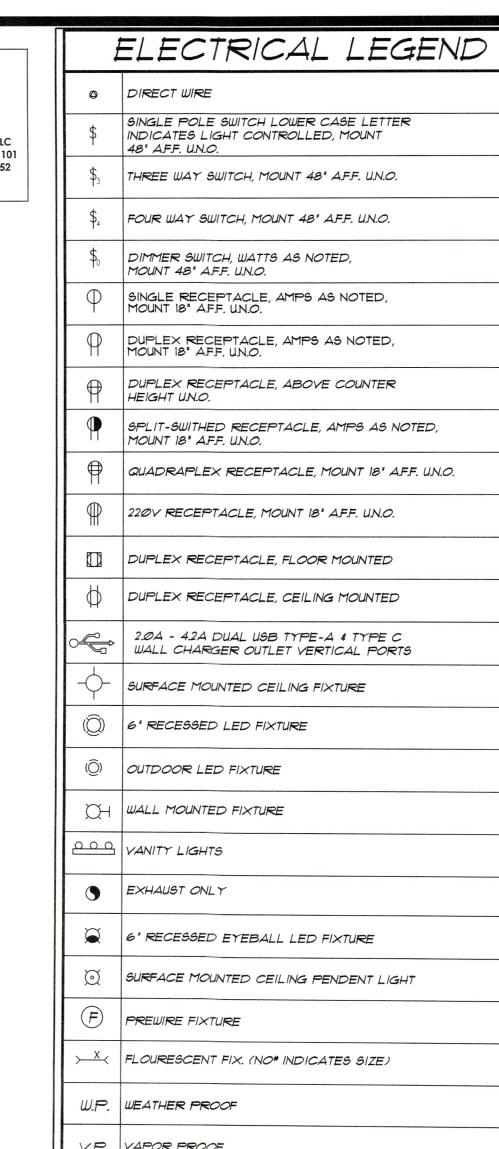
FND. STEEL

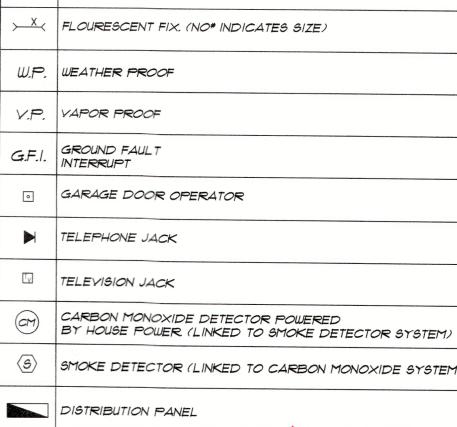
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DISTRIBUTION PANEL	
ELECTRIC METER	R
A/C DISCONNECT	Tonn Il
CEILING FAN	nning, 26

ELECTRICAL PLAN NOTES

- ALL OUTLETS NOT REQ. TO BE GFI'S MUST BE ARC FAULT W/TAMPER PROOF RECP.
- 2. 18" CLEAR (MIN.) ON ALL W.I.C. LIGHTS
- 3. ALL CEILING FANS ON RHEOSTATS
- 4. SMOKE DETECTORS TO BE HARD WIRED OPERATION OF ANY SMOKE ALARM SHALL CAUSE ALL OTHERS TO SOUND. 5. ALL EXHAUST FANS TO BE VENTED TO OUTSIDE
- 6. PROVIDE ARC FAULT INTERRUPTER BRANCH CIRCUITS ON ALL 125 VOLT, SINGLE PHASE, 15-20 AMP RECEPTACLE OUTLETS LOCATED IN ALL ROOMS & LIKE LIVING AREAS.
- 1. NO ELECTRICAL DEVICES WILL BE MOUNTED ON BREAK AWAY WALLS (IF APPLICABLE). 8. POOL AREA TO BE ALARMED PER CODE (AS REQUIRED)
- 9. ALL ELECTRICAL OUTLETS TO BE PLACED PER NEC 210-32, SO THAT NO SPACE ALONG THE FLOORLINE IN ANY WALL SPACE IS MORE THAN 6 FT. FROM AN OUTLET IN THAT SPACE. 10. ALL ELECTRICAL TO BE ABOVE DESIGN FLOOD ELEVATION.
- 11. THIS IS AN UNSPRINKLERED BUILDING 12. ALL EXTERIOR LIGHT FIXTURES SHALL BE U.L. LISTED FOR WET OR DAMP LOCATIONS, AS APPROPRIATE TO EXPOSURE. 13. VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL
- REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER 14. ALL RECESSED LIGHT FIXTURES SHALL BE EQUIPPED WITH THERMALLY PROTECTED HOUSINGS WHICH ARE IC RATED
- AND U.L. LISTED FOR USE IN DIRECT CONTACT WITH CEILING
- 15. UNLESS NOTED OTHERWISE ON PLANS, ALL OUTLETS TO BE MOUNTED @ 18" A.F.F., SWITCHES @ 48" A.F.F., TELEPHONE RECEPACLES @ 18" A.F.F. (UNLESS WALL MOUNTED THEN @ 48" AFF.), KITCHEN OUTLETS TO BE MOUNTED @ 42' AFF., FIELD VERIFY COUNTER/BACKSPLASH HEIGHT. ALL HEIGHTS GIVEN ARE TO THE CENTERLINE OF THE ELECTRICAL BOX.
- 16. GARAGE, KITCHEN, BATHS, DOCK, AND ALL EXTERIOR OUTLETS TO BE GFCI PROTECTED. IT. LIGHTING SYSTEMS FOR ALL PUBLIC SPACES, MASTER BEDROOM AND BATH, OFFICE AND THEATER TO BE LITE TOUCH OR LUTRON.
- 18. ALL RECESSED CAN FIXTURES TO BE LED DIMMABLE. 19. 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY.

5.17.2022

REVISIONS

5.12.2022





his item has been digitally signed and sea

Digitally signed by Craig E Gunderson Date:

2022.06.28 17:04:01 -04'00

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OF 13 SHEETS

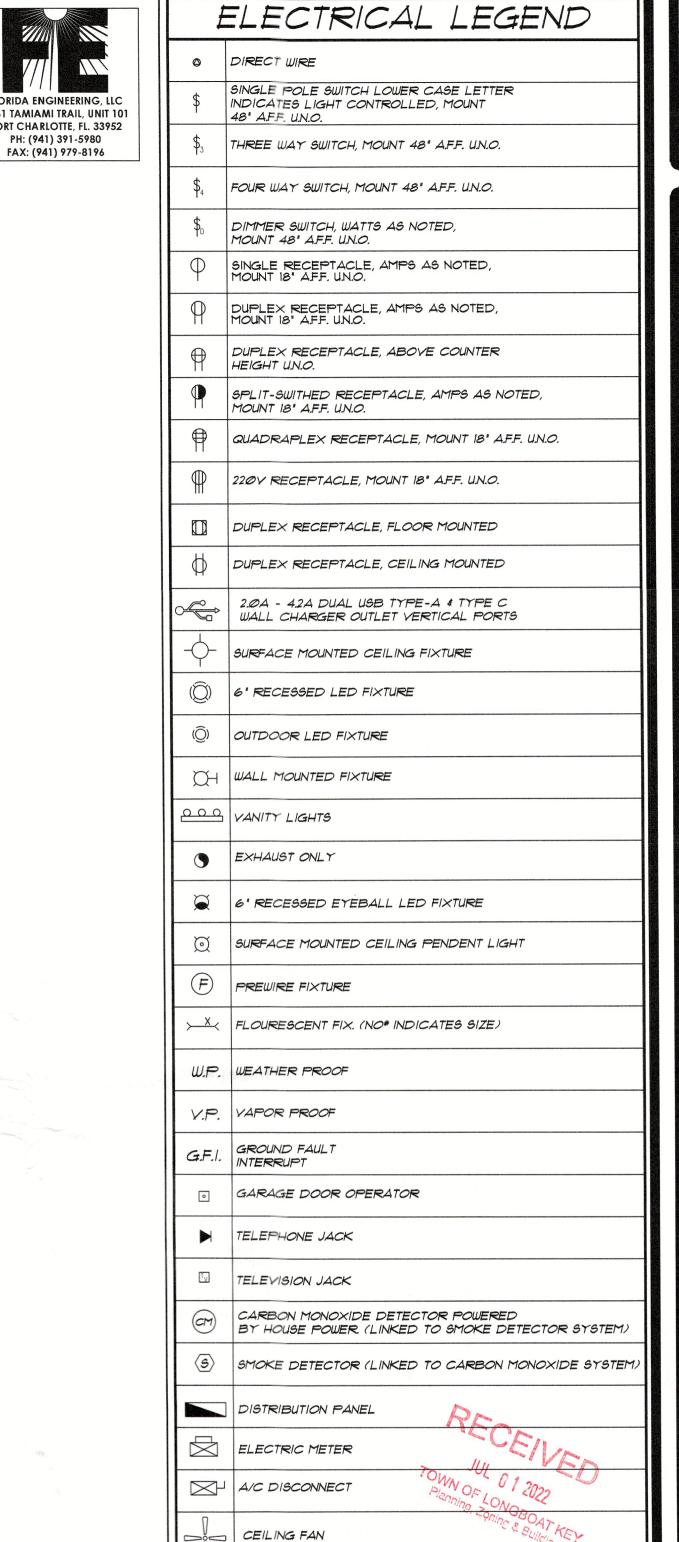
GROUND FLR. ELECTRICAL PLAN SCALE: 1/4"=1'-0"

[[----]

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CEILING FAN

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No. 60102

STATE OF

Digitally

signed by

Gunderson

2022.06.28

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DATE: Ø1.18.2022

SCALE: VARIES

17:04:32

Craig E

Date:

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5.17.2022

OF 13 SHEETS



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