PRIVATE RESIDENCE

650 TRITON BEND, LONGBOAT KEY, FL 34228

ABBREVIATIONS (NOT ALL APPEAR ON DRAWINGS)

&_____	And	FLD VT _____	Flood Vent	POLYISO ____	Polyisocyanurate
AL. _____	Aluminum	F.O. _____	Face Of	PSI _____	Pounds per Square Inch
A.F.F. _____	Above Finished Floor	FT. _____	Feet	PT - P. T. ____	Preservative Treated (Wood)
ASCE _____	American Society of Civil Engineering	F.F.L. _____	Finish Floor Level	P.T.V. _____	Projection Television
A.R. _____	As Required	GA. _____	Gauge	PVC _____	Polyvinyl Chloride
ASTM _____	American Society for Testing and Materials	GALV. _____	Galvanized	REINFOR. ___	Reinforcement
B.F.E. _____	Base Flood Elevation	G.C. _____	General Contractor	R.C. _____	Reinforced Concrete
BLDG. _____	Building	GYPBD. ____	Gypsum Board	REQ'D _____	Required
B/O _____	Bottom of	HORIZ. _____	Horizontal	R.O. _____	Rough Opening
Bott. _____	Bottom	HB _____	Hose Bib	RWL _____	Rain Water Leader
C.I.P _____	Cast In Place	HT _____	Height	SIM. _____	Similar
C.J. _____	Control Joints	HWH _____	Hot Water Heater	Specs _____	Specifications
CL _____	Centerline	INT. _____	Interior	Sq. Ft. _____	Square Feet
CLOS. _____	Closet	LAV. _____	Lavatory	S.F.L. _____	Structural Floor Level
CMU _____	Concrete Masonry Unit	MAX. _____	Maximum	SS _____	Stainless Steel
CONC. _____	Concrete	MIL _____	Millimeter	STR. _____	Structural
CONT. _____	Continuous	MPH _____	Miles Per Hour	SVP _____	Soil Vent Pipe
C.O. _____	Clean Out	MSL _____	Mean Sea Level	TBD _____	To Be Determined
C.T. _____	Counter Top	MTL _____	Metal	T.&B. _____	Top & Bottom
DEMO. _____	Demolish (tion)	MFGR _____	Manufacturer	T.C.A. _____	Tile Council of America, Inc.
DFE _____	Design Flood Elevation	MIN. _____	Minimum	T.P.O. _____	Thermoplastic Polyolefin
DIAG. _____	Diagonal	MNF _____	Manufacturer's Finish	T/O _____	Top Of
DIA. _____	Diameter	M.O. _____	Masonry Opening	TOS _____	Top Of Slab
DN. _____	Down	MPH _____	Miles Per Hour	TS _____	Tubular Steel
DWG. _____	Drawing	N/A _____	Not Applicable	TYP. _____	Typical
ECF _____	Exposed Concrete Finish	NEC _____	National Electric Code	U.N.O. _____	Unless Noted Otherwise
ELEC. _____	Electric(al)	NFPA _____	National Fire Protection Agency	VERT. _____	Vertical
ELEV. - EL.	Elevation	N.A.V.D. ___	North American Vertical Datum	V.I.F. _____	Verify in Field
E.O.S. _____	Edge of Slab	N.I.C. _____	Not in Contract	V.T.R. _____	Vent Through Roof
EQ _____	Equal	N.S. & F.S. ___	Near Side and Far Side	w/ _____	With
EQUIP. ____	Equipment	N.T.S. _____	Not to Scale	WC _____	Water Closet
F.D. _____	Floor Drain	O.C. _____	On Center	W/O _____	Without
FEMA _____	Federal Emergency Management Agency	O.R.B. _____	Oil Rubbed Bronze	W.P. _____	Working Point
		OSB _____	Oriental Structural Board	WT. _____	Weight
F.I.D. _____	Flex-I-Drain	OVF-D. ____	Overflow Drain	W.W.F. ____	Welded Wire Fabric
		OVF.S. ____	Overflow Scupper	W.W.M. ____	Welded Wire Mesh
		PLWD. _____	Plywood	W.W.R. _____	Welded Wire Reinforcement

MATERIAL INDICATIONS (NOT ALL APPEAR ON DRAWINGS)

- UNDISTURBED EARTH
- COMPACTED FILL TREATED
- CAST-IN-PLACE CONCRETE
- CONCRETE MASONRY
- PAVING STONE
- EXTERIOR 2 X 6 STUD WALL WITH R-19 MIN. BATT INSULATION
- INTERIOR STUD WALL WITH SOUND ATTENUATION BATT INSULATION
- 2 X 6 STUD WALL (EXPOSED) INTERIOR UNFINISHED
- 2 X 4 STUD WALL SOUND ATTENUATION BATT INSULATION
- FOAM APPLIED INSULATION R-30 MIN.
- FINISHED WOOD
- PLYWOOD
- ROUGH WOOD
- BATT INSULATION
- GYPSUM WALLBOARD
- FRANGIBLE WALL

GRAPHIC SYMBOLS (NOT ALL APPEAR ON DRAWINGS)

DRAWING TITLE: XX / A2.1 PH C — VIEW TITLE — SCALE: 1/X"=1'-0" — INDICATES DETAIL / INDICATES SHEET NUMBER

BUILDING SECTION AND DETAIL KEY: D6 / A5.3 — INDICATES BUILDING SECTION / INDICATES SHEET NUMBER

EXTERIOR ELEVATION KEY: 00 / 00 — INDICATES EXTERIOR ELEVATION / INDICATES SHEET NUMBER

DETAIL REFERENCE KEY: 00 / 00 — INDICATES DETAIL / INDICATES SHEET NUMBER / INDICATES DETAIL AREA

- RECESSED HOSE BIB
- 0'-0" — EXISTING SPOT ELEVATION FROM N.G.V.D.
- 0'-0" — NEW SPOT ELEVATION FROM N.G.V.D.
- TB-1 — TEST BORING
- 0 — REVISION
- 8 — COLUMN OR GRID LINE
- NAME 0'-0" — ELEVATION INDICATION
- D###.## — INTERIOR DOOR TAG
- D#.## — EXTERIOR DOOR TAG
- W#.## — WINDOW TAG
- 105 ROOM NAME — ROOM NUMBER / ROOM NAME
- M1.1 — WALL TAG

INDEX OF DRAWINGS

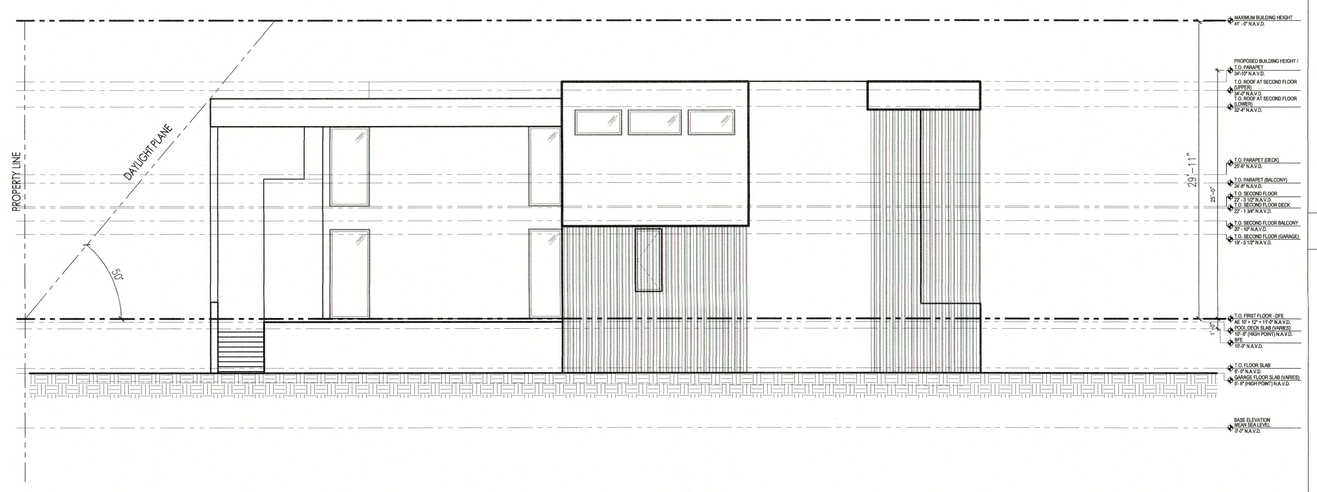
ARCHITECTURAL	
T0.00	TITLE SHEET AND NOTES
AS1.00	ARCHITECTURAL SITE PLAN
AS1.10	SITE DETAILS
AS1.20	SITE DETAILS
A0.11	BUILDING SYSTEMS
A1.10	FIRST FLOOR PLAN
A1.20	SECOND FLOOR PLAN
A1.30	ROOF PLAN
A2.10	NORTH AND WEST EXTERIOR ELEVATIONS
A2.20	SOUTH AND EAST EXTERIOR ELEVATIONS
A2.30	HIDDEN EAST AND WEST EXTERIOR ELEVATIONS
A4.10	FIRST FLOOR REFLECTED CEILING PLAN
A4.20	SECOND FLAN REFLECTED CEILING PLAN
A5.10	BUILDING SECTIONS
A5.20	BUILDING SECTIONS
A7.00	WINDOW SCHEDULE
A7.10	DOOR SCHEDULE
A7.23	WINDOW DETAILS
A7.24	WINDOW DETAILS
A7.32	DOOR DETAILS
A7.33	DOOR DETAILS
A7.43	INTERIOR DOOR DETAILS
A7.51	ROOF DETAILS
A7.61	LIGHTED RAILING DETAILS
A7.81	INTERIOR TRIM DETAILS
A7.82	LIGHT COVE/TROUGH AND SHADE POCKET DETAILS
A7.92	GENERATOR DETAILS
MECHANICAL	
M1.10	FIRST FLOOR MECHANICAL PLAN
M1.20	SECOND FLOOR MECHANICAL PLAN
ELECTRICAL	
E1.10	FIRST FLOOR ELECTRIC PLAN
E1.20	SECOND FLOOR ELECTRIC PLAN
PLUMBING	
P1.10	FIRST FLOOR PLUMBING PLAN
P1.20	SECOND FLOOR PLUMBING PLAN
P1.30	ROOF PLUMBING PLAN

PROJECT SUMMARY

NEW SINGLE-FAMILY RESIDENCE BUILDING PERMIT APPLICATION CHECKLIST

1. A fully completed Town of Longboat Key Building Permit Application. *(SEE ATTACHED)*
2. A signed, notarized and certified copy, recorded with the county, of the Town of Longboat Key FEMA-NFIP Non-Conversion Agreement. *(SEE ATTACHED)*
3. If there are any special entitlement orders issued from the Town of Longboat Key (i.e., Variance, Daylight Plane Waiver), the State of Florida Department of Environmental Protection (FDEP), or the Army Corps of Engineers (ACOE), please attach a certified copy of the recorded document(s). *(N/A)*
4. A Construction Drawing Elevation Certificate on a current FEMA approved Form. *(SEE ATTACHED)*
5. A current (within one year), signed and sealed **Engineered Drainage Plan** with sufficient spot topographic elevation information, with flow arrows, to determine compliance with Town of Longboat Key Ordinances, as well as our National Pollution Distribution Elimination System (NPDES) Program. The NPDES Best Management Practices (BMP) proposed for any given project shall be shown on this proposed engineered drainage plan as well. The BMP proposed for any project will be maintained throughout the duration of the project and building inspections may not be performed if your selected NPDES-BMP is not installed as required at the time of inspection. *(SEE ATTACHED)*
6. A Town of Longboat Key **Single-Family Coverage Calculation Form.** *(SEE ATTACHED)*
7. A current signed and sealed topographic/boundary survey with the Flood Zone(s) specifically delineated/shown. *(SEE ATTACHED)*
8. A current Geotechnical Report (Soils report). *(SEE ATTACHED)*
9. Site Plan with the proposed house, including all required setback dimensions clearly shown from all property lines, as well as the proposed top of bottom floor shown to compare against what is listed on the proposed Construction Drawing Elevation Certificate *(AS1.00)*
10. Verify the Design Criteria: 150 mph (3 second gust), Risk Category II, Wind Exposure D, Internal Pressure +/- 0.18, Components and Cladding per Notice of Acceptance (NOAs) is noted on the plans. *(S0.0)*
11. Verify the Construction Type, Occupancy Classification and Building Height are listed. *(T0.00)*
12. The contractor's firm name, qualifying individual, physical address for their place of business, phone number, and email address must be listed on the cover sheet of the plans. *(T0.00 / TITLEBLOCK)*
13. Fully dimensioned Foundation (pile layout) Plan *(S0.1)*
14. Fully dimensioned floor plan(s) *(A1.10, A1.20)*
15. Window and door schedule(s) cross referenced on the floor plan. *(A7.00, A7.10)*
16. Fully dimensioned Overall Dimensioned Roof Layout Plan(s) *(A1.30)*
17. Typical wall section from top of the foundation to the top of the roof(s) *(A5.10)*
18. Breakaway wall section(s) *(N/A)*
19. Elevator Manufacturer's Installation Specifications (if applicable) *(N/A)*
20. Energy Calculations, Manual J, and Input Data Summaries for each system in the house. *(SEE ATTACHED)*
21. NOA Product Approvals, with an index sheet that shows all product approval types and their numbers, submitted with the permit application package. *(SEE ATTACHED)*
22. Four (4) elevations - these must show:
    1) existing grade; *(A2.10, A2.20)*
    2) Base Flood Elevation (BFE); *(A2.10, A2.20, A2.30)*
    3) Design Flood Elevation; *(A2.10, A2.20)*
    4) electric meter and air-conditioner locations; (A2.10, A2.20)
    5) proposed lowest Finished Floor Elevation ~~(or proposed lowest horizontal structural member for V-Zone homes)~~; (A2.10, A2.20, A2.30)
    6) Daylight Plane, and the overall proposed height of the structure from the Design Flood Elevation to the highest point of the structure - FEMA and Zoning (A2.10, A2.20)
23. Stair and railing details or shop drawings *(A7.61)*
24. Fireplace Manufacturer's Installation Specifications (if applicable) *(N/A)*

DAYLIGHT PLANE (NOT TO SCALE)



ZONING CODE

TOWN OF LONGBOAT KEY

Parcel Number:	0005090062
Flood Zone:	AE 10 (EL. 10'-0") + 1'-0" FREE BOARD
Zoning Classification:	R-4SF
Occupancy Classification:	R-3

YARD REQUIREMENTS

Street from ROW:	20' (min. required)
Side:	8' (min.)Each Side, 20' combined
Rear:	20' (min. required)
Design Flood Elevation (D.F.E.):	+11'-0" N.A.V.D. (AE10 + 12" FREE BOARD
Daylight Plane - angle Lot width >100'	= 50 degrees

LOT INFORMATION

Overall Lot Area:	18,846 sq.ft. (Per Survey Prepared By Jim Amberger 5/11/22)
Lot Size:	18,846 sq.ft. (Per Manatee County Property Appraiser)

Building and Lot Coverage:

Max. Building Coverage allowed:	5,654 sq.ft. = 30.00%
proposed:	4,198 sq.ft. = 22.28%
Max. Impervious Coverage: allowed:	9,423 sq.ft. = 50.00%
proposed:	9,250 sq.ft. = 49.08%
Max. Allowable Height: allowed:	41'-0" (30' above DFE)
proposed:	23'-2" (above DFE)
Max. Number of Stories:	3
Construction Type:	III-B
Design Criteria:	The Town of Longboat Key has a minimum Wind Speed of 150 mph, Exposure D, and Risk Category II, FBC 2020 - 7th Edition - Building Section 1609 and Table 1609.3(1), ASCE 7-10 and FBC 2020 - 7th Edition - Residential - R301.1.
Flood Resistant Materials:	All building materials installed below Design Flood Elevation shall be flood damage-resistant materials. At minimum can withstand flood water for 72 hours without damage. FEMA Technical Bulletin #2 and FBC 2020 - 7th Edition - Residential - R322.1.8.

GOVERNING CODES

BUILDING CODE:
FLORIDA BUILDING CODE SEVENTH EDITION (2020) RESIDENTIAL

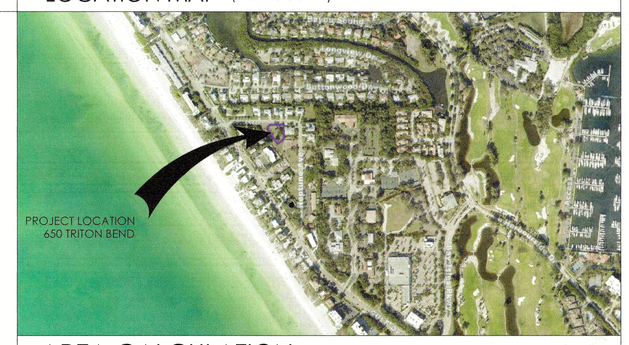
MECHANICAL CODE:
FLORIDA BUILDING CODE SEVENTH EDITION (2020) MECHANICAL

ELECTRICAL CODE:
NFPA 70 - NEC 2017

PLUMBING CODE:
FLORIDA BUILDING CODE SEVENTH EDITION (2020) PLUMBING

ENERGY CODE:
FLORIDA BUILDING CODE SEVENTH EDITION (2020) ENERGY CONSERVATION

LOCATION MAP (NOT TO SCALE)



AREA CALCULATION

Building A/C Area		
First Floor A/C		2,466 sq.ft.
Second Floor A/C		1,519 sq.ft.
Total A/C		3,985 sq.ft.
Building Area Non A/C		
Covered Balcony		169 sq.ft.
Covered Pool Deck		107 sq.ft.
Covered Entry		1,222 sq.ft.
Garage		588 sq.ft.
Roof Brow		388 sq. ft.
Total Non - A/C		2,474 sq.ft.
Total Under Roof		6,459 sq.ft.
Building Area at Grade		
First Floor A/C		2,466 sq.ft.
Covered Entry		1,222 sq.ft.
Garage		588 sq.ft.
Total Building at Ground Level	*	4,276 sq.ft.
Other Areas		
Second Floor Open Deck		662 sq.ft.
Pool Deck	*	1,718 sq.ft.
Pool	*	653 sq.ft.
Pool Equipment Pad	*	103 sq.ft.
Walkways	*	106 sq.ft.
Driveway	*	2,034 sq.ft.
Guest Parking	*	360 sq.ft.
*Total Impervious Coverage	*	9,250 sq.ft.

ARCHITECT COMPLIANCE STATEMENT

TO THE BEST OF MY KNOWLEDGE:

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

THIS BUILDING HAS BEEN DESIGNED IN COMPLIANCE WITH ANSI / ASCE 7-10 FOR MINIMUM DESIGN LOADS TO WITHSTAND WIND SPEED OF 150 MPH.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE ANSI/ASCE 7-10, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, SECTION 6, TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 150 MPH.

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MAR 01 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

PROJECT
PRIVATE RESIDENCE

PROJECT ADDRESS
650 TRITON BEND
LONGBOAT KEY, FL 34228

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Planning and Architecture
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SARASOTA, FLORIDA 34230
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CONTRACTOR

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Joe Jannopoulo
Synergy Building Corp.
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Sarasota Fl, 34236
Phone (941)953-3654
Email Joe@synergy-building.com
www.synergy-building.com
Lic. #CBC1254485

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DRAWINGS
PERMIT DOCUMENTS

APPROVAL

SIGN AND DATE BELOW TO APPROVE CURRENT DOCUMENT PHASE.
Approved By:
Date

SIGN AND DATE BELOW TO COMMENCE NEXT DOCUMENT PHASE.
Approved By:
Date

REVISIONS

No.	Date	Description
1	08-25-2023	ADDENDUM #1 As per Town of Longboat Key comments and Design changes.
2	10-10-2023	ADDENDUM #2 As per Town of Longboat Key comments and Design changes.
3	2-21-2024	ADDENDUM #3 Design Coordination

BLDG PERMIT PLANS
FILE
Copy of Record

ALL APPLICABLE CODES, LAWS, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE DOCUMENTS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR WHO SHALL INFORM THE OWNER PRIOR TO SUBMITTING A PROPOSAL, OF ANY WORK OR MATERIAL WHICH VIOLATES ANY OF THE CURRENT LAWS AND REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH A VIOLATION SHALL BE CORRECTED BY THE CONTRACTOR

SCALE

DRAWN BY
KB, AZ, KS, CC

CHECKED BY
JP

DATE ISSUED
3/2/2023

PLOT DATE
02/21/2024

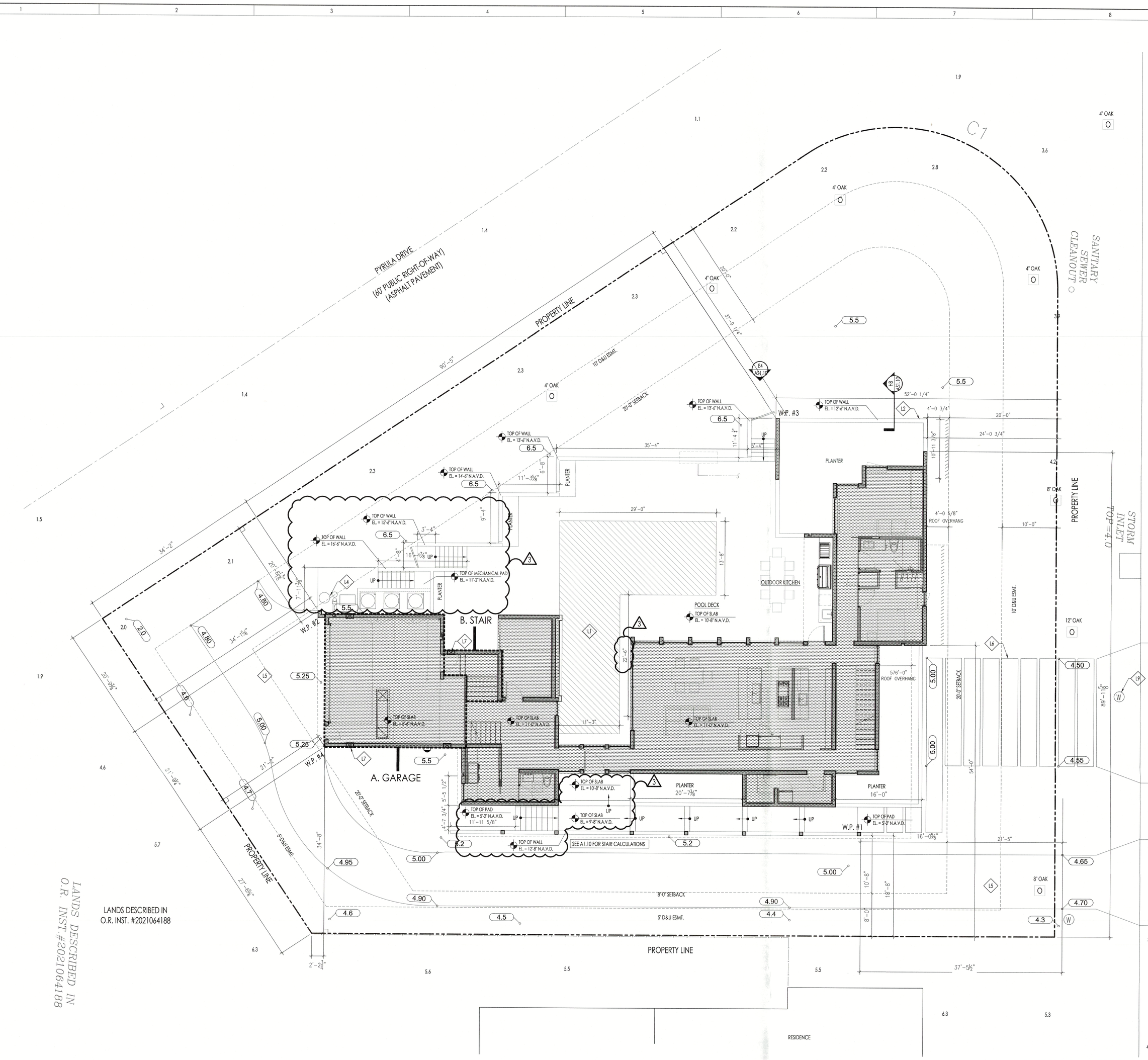
SHEET TITLE
TITLE SHEET AND NOTES

SEAL
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
22-01

SHEET NUMBER
T0.00

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AREA FLOW SUMMARY FOR CONFORMING STRUCTURE:

A. GARAGE
TOTAL FLOOR AREA: 595 SQ. FT.
TOTAL VENTS REQUIRED: 200 SQ/FT PER VENT= 3 VENTS
TOTAL VENTS PROVIDED: 3 VENTS

B. STAIR
TOTAL FLOOR AREA: 81 SQ. FT.
TOTAL VENTS REQUIRED: 200 SQ/FT PER VENT= 1 VENT
TOTAL VENTS PROVIDED: 1 VENT

NOTES:
1. THE AREA OF OPENINGS USED IN THE SUMMARY ABOVE IS BASED ON AN ENGINEERED FLOOD OPENINGS CERTIFICATE STATING THAT A SINGLE UNIT "SMART VENT" ACCOMMODATES 200 SQ. FT. OF ENCLOSED AREA. EACH 8"X16" UNIT PROVIDES 75 SQ. INCHES OF CLEAR, UNOBSTRUCTED OPENING MEANING THAT .375 INCHES OF OPENING IS REQUIRED PER SQ. FT. OF ENCLOSED SPACE.
2. BASIS OF DESIGN SHALL BE: "SMART VENT" MODEL #1540-520. 8"X16" STAINLESS STEEL INSULATED FOUNDATION FLOOD VENT.
3. BOTTOM OF FLOOD VENT MUST NOT BE HIGHER THAN 12" ABOVE ADJACENT GRADE.
4. ALL BUILDING MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS. AT MINIMUM CAN WITHSTAND FLOOD WATER FOR 72 HOURS WITHOUT DAMAGE. FEMA TECHNICAL BULLETIN #2 AND FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.8.
5. LOWEST FLOOR IS USEABLE SOLELY FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED STORAGE PER FBC 2020 - RESIDENTIAL R322.1.5, ASCE 24 SEC 4.6 AND FEMA TECHNICAL BULLETIN 5 - FREE OF OBSTRUCTION SEC 6.4.1.

H1 / AS1.00 ARCHITECTURAL SITE PLAN
SCALE 1/8" = 1'-0"

N

GENERAL SITE NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUEL BEFORE COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES TO ARCHITECT & ENGINEERS
ALL SUB -CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

1. INFORMATION ON THIS SITE OBTAINED FROM BOUNDARY SURVEY PREPARED BY JIM AMBERGER LAND SURVEYING, INC. DATED AND SEALED 5/18/22.
2. LANDSCAPING LAYOUT IS TO BE PER SUPPLEMENTAL DRAWING PREPARED BY LANDSCAPE CONSULTANT. SEE LANDSCAPE DRAWINGS FOR SETTING OUT OF DRIVEWAYS AND WALKWAYS.
3. PROPERTY IS ON SEWER.
4. ALL FINISHED GRADE TO BE SLOPED MIN. @ 1/4" / FT. AWAY FROM BUILDING WALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
5. ALL EXTERIOR CONCRETE SLABS TO BE SLOPED @ 1/8" PER FT. AWAY FROM BUILDING WALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
6. ALL SPOT ELEVATIONS ARE "FINISHED" GRADE OR "TOP OF" ELEVATIONS
7. UNLESS NOTED OTHERWISE, IT IS THE INTENT THAT ALL EXISTING VEGETATION OUTSIDE OF THE FOOTPRINT TO REMAIN. PROTECT EXISTING VEGETATION FROM DAMAGE DUE TO CONSTRUCTION PROCESSES AND PROCEDURES. PROVIDE BARRIERS TO PROTECT ALL VEGETATION WITHIN THE LIMITS OF CONSTRUCTION.
8. PRIOR TO CUTTING OR PRUNING ANY EXISTING VEGETATION OBTAIN OWNER'S APPROVAL. COORDINATE WITH LANDSCAPE ARCHITECT CONTRACT LIMITS LINE.
9. IDENTIFY ALL VEGETATION WITHIN THE FOOTPRINT OF THE EXISTING CONSTRUCTION AND TRANSPLANT OR REMOVE AS DIRECTED BY OWNER.
10. PRIOR TO CONSTRUCTION LOCATE ALL UNDERGROUND UTILITIES IN THE AREAS TO BE RENOVATED. NOTIFY ARCHITECT OF ANY CONFLICTS.
11. CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH OWNER, ARCHITECT AND CONTRACTOR PRIOR TO DEMOLITION WORK.
12. PERFORM EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES HAVING JURISDICTION.
13. CALL BEFORE YOU DIG: CONTACT CALL BEFORE YOU DIG SERVICE PRIOR TO COMMENCING ANY EARTHWORK OPERATIONS. NUMBER IS 811.
14. TESTING AND INSPECTION SERVICE: EMPLOY A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO CLASSIFY PROPOSED ON-SITE AND BORROW SOILS TO VERIFY THAT SOILS COMPLY WITH SPECIFIED REQUIREMENTS AND TO PERFORM REQUIRED FIELD AND LABORATORY TESTING.
15. BEFORE COMMENCING EARTHWORK, MEET WITH REPRESENTATIVES OF THE GOVERNING AUTHORITIES, OWNER, ARCHITECT, CONSULTANTS, AND OTHER CONCERNED ENTITIES TO COORDINATE AND VERIFY THE SCOPE OF WORK. NOTIFY PARTICIPANTS AT LEAST 3 WORKING DAYS PRIOR TO CONVENING CONFERENCE. RECORD DISCUSSIONS AND AGREEMENTS AND FURNISH A COPY TO EACH PARTICIPANT.
16. STATEMENT OF COMPLIANCE : CONTRACTOR SHALL COMPLY WITH: 'GUIDANCE MANUAL FOR DEVELOPING BEST MANAGEMENT PRACTICES' FOR THE CONSTRUCTION OF SITE RUN-OFF.

SITE PLAN KEY NOTES

- L1 POOL BY OTHERS (UNDER SEPARATE PERMIT)
- L2 SITE WALL BY OTHERS (UNDER SEPARATE PERMIT)
- L3 FENCE BY OTHERS (UNDER SEPARATE PERMIT)
- L4 POOL EQUIPMENT AND PAD
- L5 DRIVEWAY (IMPERVIOUS MATERIAL)
- L6 PARKING PAD (IMPERVIOUS MATERIAL)
- L7 FLOOD VENT
- L8 GAS LINE TO FIRE FEATURE

SITE PLAN LEGEND

- 6.0 EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- TELEPHONE HAND HOLE
- ELECTRIC HAND HOLE
- SEWER CLEANOUT
- PALM TREE, SIZE & SPECIES
- SEA GRAPES
- OAK TREE
- WOOD UTILITY POLE
- TELEPHONE RISER
- WATER METER
- GRADE SLOPE
- SHELL DRIVEWAY
- PROPERTY LINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- OVERHEAD UTILITY LINE

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

PROJECT
PRIVATE RESIDENCE

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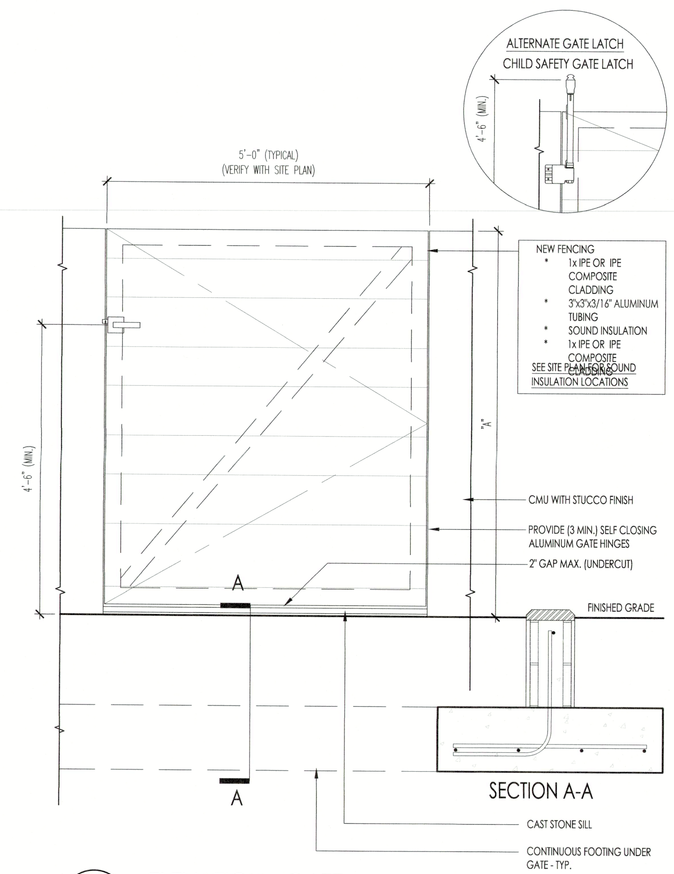
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SCALE
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DRAWN BY
KB, AZ, KS, CC
CHECKED BY
JP
DATE ISSUED
3/2/2023
PLOT DATE
02/21/2024
SHEET TITLE
ARCHITECTURAL SITE PLAN

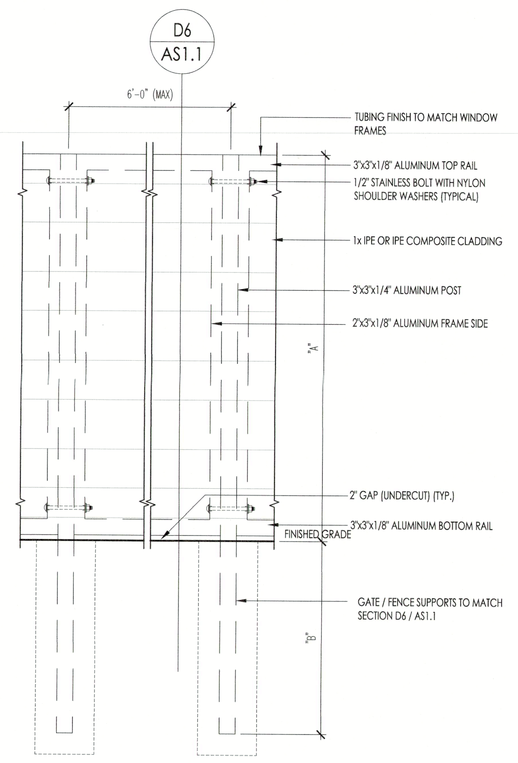
SEAL
2/21/24
JONATHAN GRANT PARKS
AR-0017714
PROJECT NUMBER
22-01
SHEET NUMBER
AS1.00

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E2 / AS1.10 ELEVATION - GATE

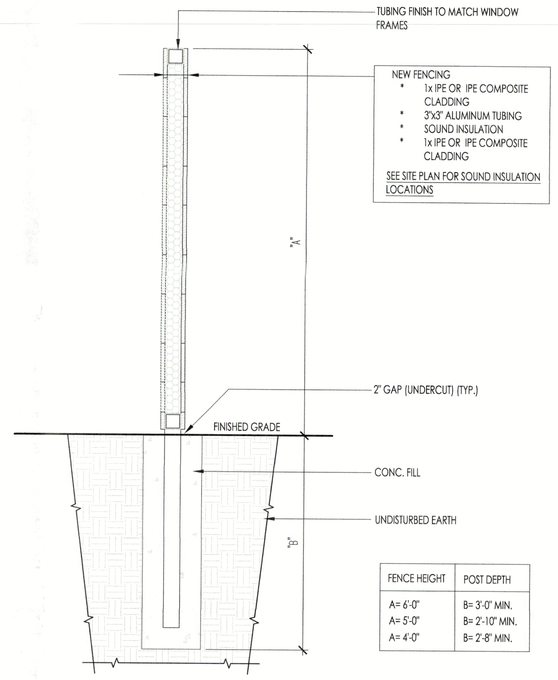
SCALE: 3/4"=1'-0"



E4 / AS1.10 ELEVATION - FENCE

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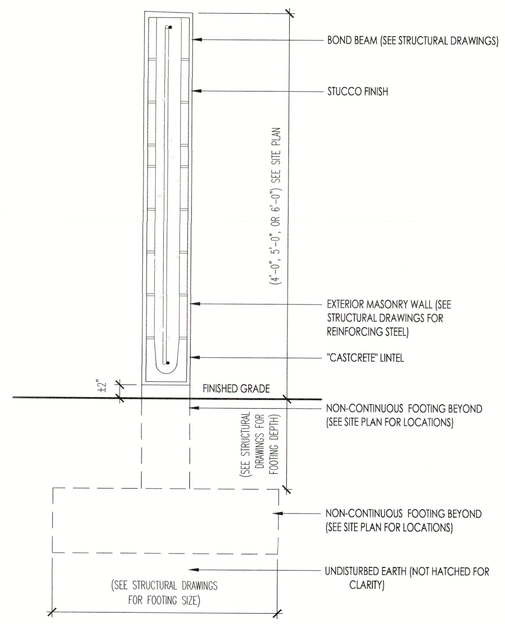
ALUMINUM FRAME



E6 / AS1.10 SECTION - FENCE

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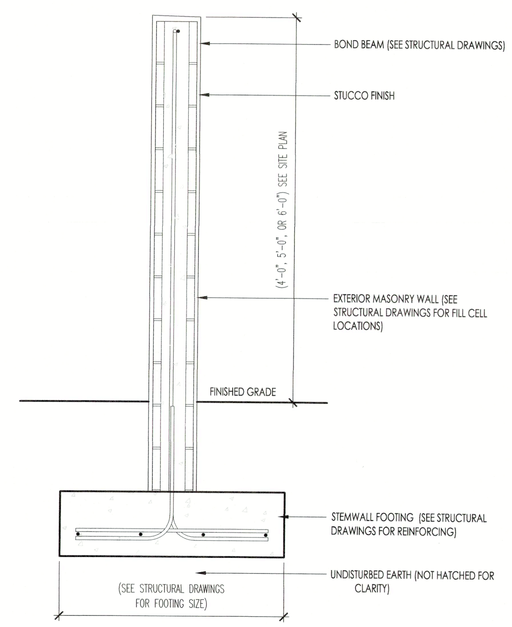
ALUMINUM FRAME



H6 / AS1.10 SECTION - SITE WALL

SCALE: 3/4"=1'-0"

W/ TREE ROOT PASS-THRU



H8 / AS1.10 SECTION - SITE WALL

SCALE: 3/4"=1'-0"

GENERAL SITE DETAIL NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUAL BEFORE COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES TO ARCHITECT & ENGINEERS
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DRAWN BY
KB, AZ, KS, CC

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JP

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SHEET TITLE
SITE DETAILS

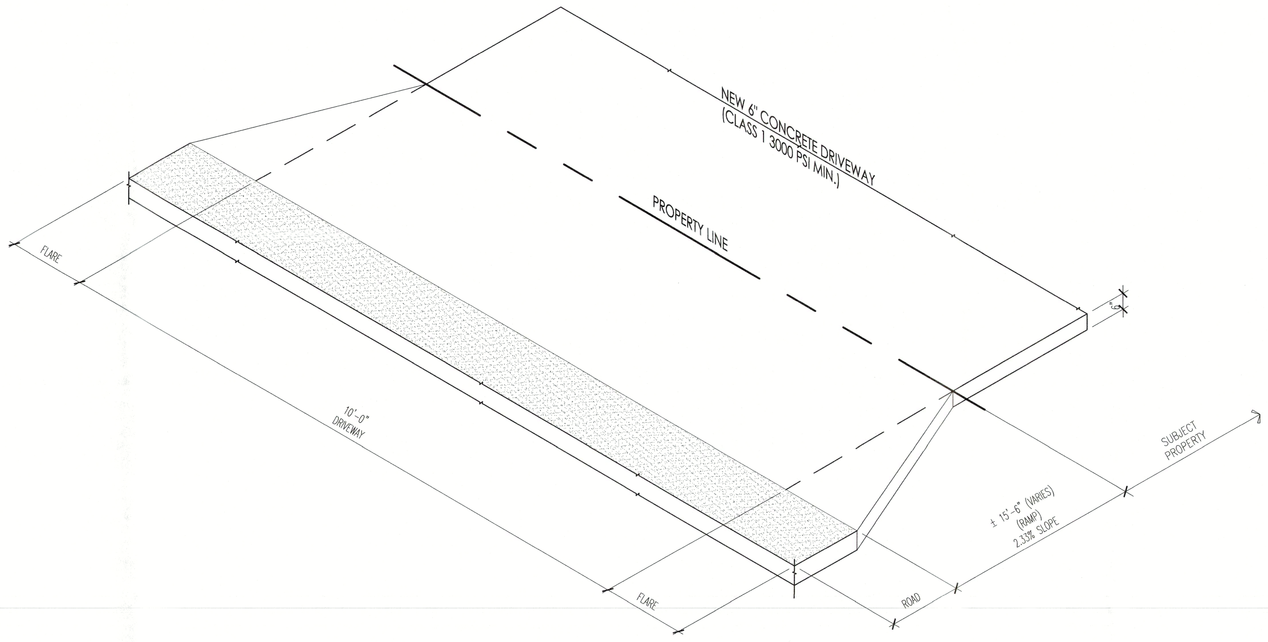
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PROJECT NUMBER
22-01

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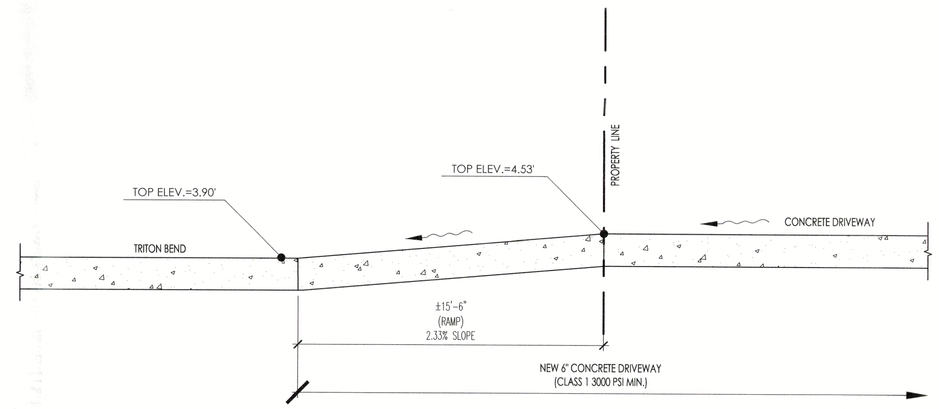
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C6 AS1.20

ISOMETRIC - DRIVEWAY

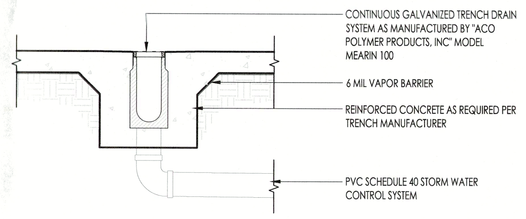
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E6 AS1.20

SECTION - DRIVEWAY

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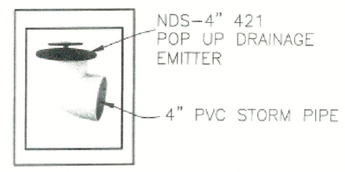


G6 AS1.20

SECTION - TRENCH DRAIN

SCALE: 3/4"=1'-0"

ACO POLYMER PRODUCTS INC. MEARIN100



G8 AS1.20

DETAIL - 4" PVC POP UP DRAINAGE EMITTER

SCALE: 3/4"=1'-0"

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KB, AZ, KS, CC

CHECKED BY
JP

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PLOT DATE
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SHEET TITLE
SITE DETAILS

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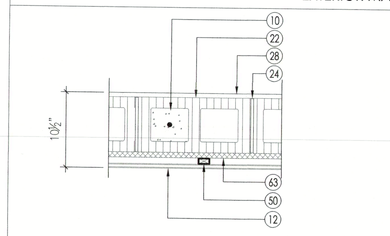
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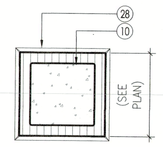
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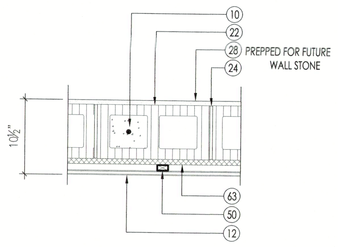
EXTERIOR MASONRY WALLS



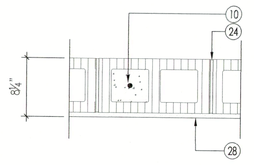
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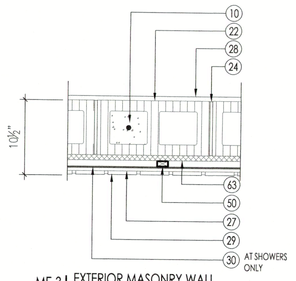
ME-7 | EXTERIOR MASONRY COLUMN



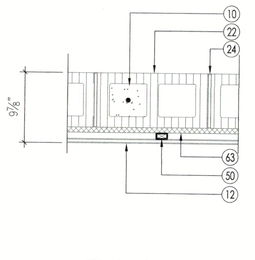
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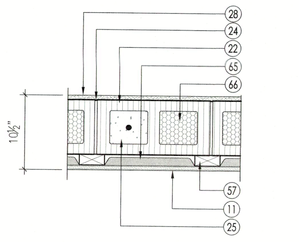
ME-8 | EXTERIOR MASONRY WALL



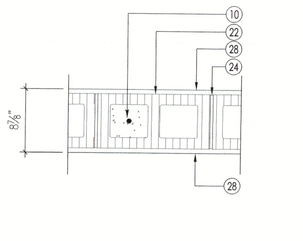
ME-3 | EXTERIOR MASONRY WALL
@ BATH, SHOWER, & KITCHEN



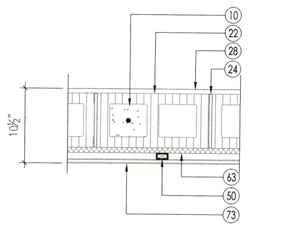
ME-9 | EXTERIOR MASONRY WALL



ME-4 | EXTERIOR MASONRY WALL

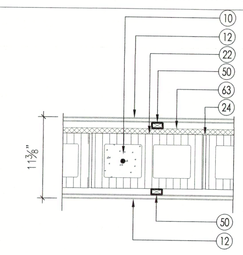


ME-5 | EXTERIOR MASONRY WALL

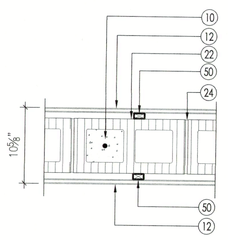


ME-6 | EXTERIOR MASONRY WALL
@ BELOW FLOOD

IN TERIOR MASONRY WALLS

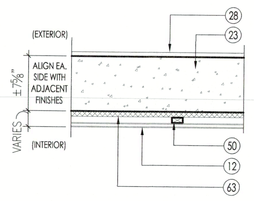


MI-1 | INTERIOR MASONRY PARTITION

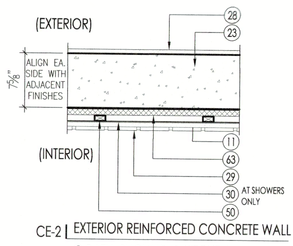


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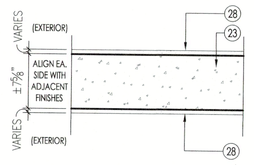
CONCRETE WALLS & PARTITIONS



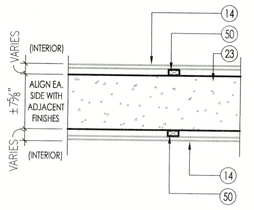
CE-1 | EXTERIOR REINFORCED CONCRETE WALL



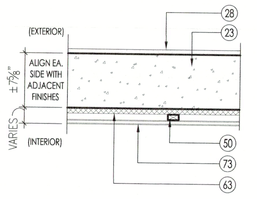
CE-2 | EXTERIOR REINFORCED CONCRETE WALL
@ BATH, SHOWER, & KITCHEN



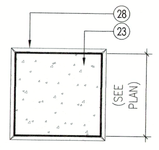
CE-3 | EXTERIOR REINFORCED CONCRETE WALL



CE-4 | INTERIOR REINFORCED CONCRETE WALL

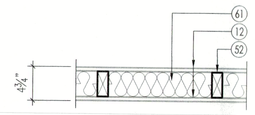


CE-5 | EXTERIOR REINFORCED CONCRETE WALL
@ BELOW FLOOD

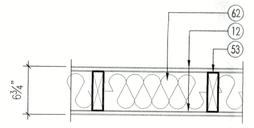


CE-6 | EXTERIOR CONCRETE COLUMN

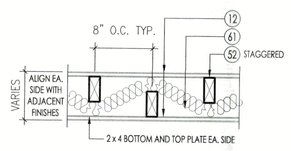
INTERIOR WOOD PARTITIONS



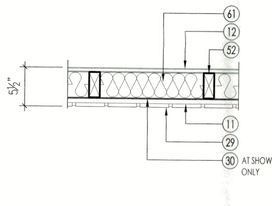
WI-1 | INTERIOR WOOD FRAME PARTITION



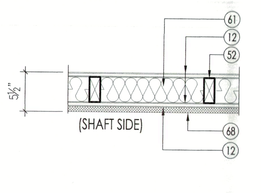
WI-2 | INTERIOR WOOD FRAME PARTITION



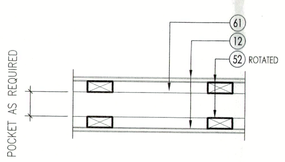
WI-3 | INTERIOR WOOD FRAME PARTITION



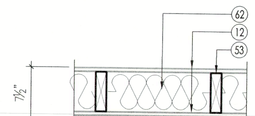
WI-4 | INTERIOR WOOD FRAME PARTITION
@ BATH, SHOWER, & KITCHEN



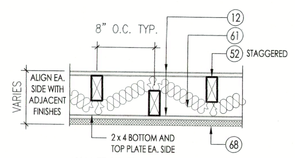
WI-5 | INTERIOR WOOD FRAME PARTITION
@ ELEVATOR / DUMB WAITER SHAFT
AND A/H & MECH. ROOMS



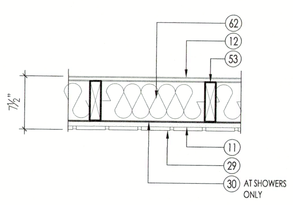
WI-6 | INTERIOR WOOD FRAME PARTITION
@ POCKET DOOR



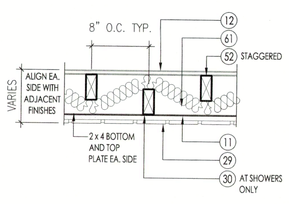
WI-7 | INTERIOR WOOD FRAME PARTITION
@ ELEVATOR / DUMB WAITER SHAFT
AND A/H & MECH. ROOMS



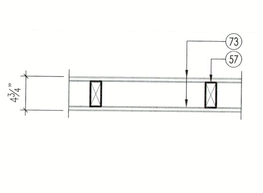
WI-8 | INTERIOR WOOD FRAME PARTITION
@ ELEVATOR/DUMB WAITER SHAFT
AND A/H & MECH. ROOMS



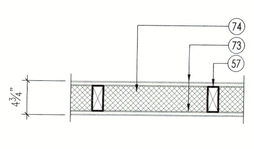
WI-9 | INTERIOR WOOD FRAME PARTITION
@ BATH, SHOWER, & KITCHEN



WI-10 | INTERIOR WOOD FRAME PARTITION
@ BATH, SHOWER, & KITCHEN



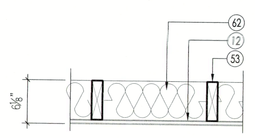
WI-11 | INTERIOR WOOD FRAME PARTITION
@ BELOW FLOOD



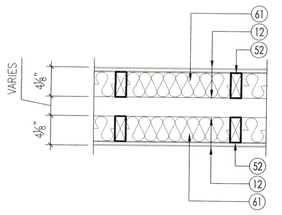
WI-12 | INTERIOR WOOD FRAME PARTITION
@ BELOW FLOOD



WI-13 | INTERIOR WOOD FRAME PARTITION



WI-13 | INTERIOR WOOD FRAME PARTITION



WI-14 | INTERIOR WOOD FRAME PARTITION

WALL TYPE MATERIALS LEGEND

(10) REINFORCED SOLID FILLED CELL. SEE STRUCTURAL
(11) ⅜" TILE BACKER BOARD
(12) ⅝" GYPSUM WALL BOARD
(13) ⅝" TYPE "X" GYP WALL BOARD
(14) ⅝" MOISTURE RESISTANT GYP WALL BOARD
(15) FIBERGLASS LATH
(16) ⅜" PLYWOOD SHEATHING BD
(17) ½" PLYWOOD SHEATHING BD
(18) ⅝" PLYWOOD SHEATHING BD
(19) ¾" MARINE GRADE PLYWOOD SHEATHING BD
(20) ½" DENS DECK BOARD
(21) 4 x 16 MASONRY UNIT
(22) 8 x 16 MASONRY UNIT
(23) REINFORCED CONCRETE WALL / COLUMN
(24) ⅜" MORTAR JOINT. SEE SPECIFICATIONS .
(25) CONCRETE & REINFORCED CELL
(26) ⅞" CEMENT PLASTER
(27) ½" CEMENTICIOUS BOARD
(28) ⅜" CEMENT PLASTER
(29) WALL TILE (TBD. OWNER) OVER THIN SET
(30) 80MIL. RUBBER SHOWER PAN 1'-6" ABOVE T.O.S.
(31) 2½" MTL STUD. SEE SPECIFICATIONS.
(32) 3⅝" MTL STUD. SEE SPECIFICATIONS.
(33) 4" MTL STUD. SEE SPECIFICATIONS.
(34) 6" MTL STUD. SEE SPECIFICATIONS.
(35) 8" MTL STUD. SEE SPECIFICATIONS.
(36) 10" MTL STUD. SEE SPECIFICATIONS.
(37) 12" MTL STUD. SEE SPECIFICATIONS.
(38) 16" MTL STUD. SEE SPECIFICATIONS.
(39) 12" MTL STUD. SEE SPECIFICATIONS.
(40) 6" MTL STUD. SEE SPECIFICATIONS.
(41) ⅞" MTL HAT CHANNEL
(42) 1" MTL HAT CHANNEL
(43) 1 ⅝" MTL HAT CHANNEL 16" O.C.
(44) 2" MTL HAT CHANNEL
(45) 2 1/2" MTL HAT CHANNEL
(46) 1 ½" METAL FURRING 16" O.C.
(47) 1 ⅝" METAL FURRING 16" O.C.
(48) 3 ⅝" METAL FURRING 16" O.C.
(49) 1 ⅝" X 1 ⅝" METAL STRUT CHANNEL
(50) 1x2 P.T. FURRING 16" O.C.
(51) 1 x 2 WOOD STUD
(52) 2 x 4 WOOD STUD
(53) 2 x 6 WOOD STUD
(54) 2 x 8 WOOD STUD
(55) 2 x 10 WOOD STUD
(56) 2 x 12 WOOD STUD
(57) 2 x 4 P.T. WOOD STUD
(58) 2 x 6 P.T. WOOD STUD
(59) 2 X 8 P.T. WOOD STUD
(60) 2 X 10 P.T. WOOD STUD
(61) 4" BATT INSULATION 45 STC MIN.
(62) 6" BATT INSULATION 45 STC MIN.
(63) ½" RIGID INSULATION (CLOSED CELL BELOW BASE FLOOD)
(64) 1" RIGID INSULATION
(65) REFLECTIVE INSULATION BY: FI-Foil, VR PLUS SHIELD (M-SHIELD)
(66) CORE FILL 500 - CMU INSULATION
(67) ICYNENE - SPRAY INSULATION
(68) ½" SOUND ATTENUATION BOARD 45 STC MIN.
(69) 20 MIL. CLEAR POLYETHYLENE VAPOR RETARDER
(70) TYVEK VAPOR BARRIER
(71) 4" MASONRY GLASS BLOCK
(72) 1" FOAM BOARD
(73) DENS ARMOR PLUS (OR EQUAL)
(74) CLOSED CELL INSULATION

GENERAL BUILDING SYSTEM NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUAL BEFORE COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES TO ARCHITECT & ENGINEERS
ALL SUB -CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

1. ALL NEW PARTITION CONSTRUCTION SHALL RUN CONTINUOUS AND COMPLETE TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PENETRATIONS THROUGH NEW CONSTRUCTION. EACH INDIVIDUAL TRADE SHALL BE RESPONSIBLE OF ALL REQUIRED FIRE SAVING AND FIRE RATED CONSTRUCTION, TRIM AND CLOSURE DETAILS WHERE THEIR WORK PENETRATES NEW CONSTRUCTION. EACH TRADE SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THAT OF ANY AND ALL OTHER EFFECTED TRADES.
3. PROVIDE CONCEALED DIAGONAL BRACING AT WALLS AND DOORS AS REQUIRED TO PREVENT LATERAL MOTION OF PARTITION ASSEMBLIES.
4. THE WALL TYPES CALLED OUT FOR THE GROUND FLOOR ON THIS DRAWING REFLECT THE FINISHES REQUIRED FOR THE "FITTING OUT" SCOPE. THE APPLIED WALL FINISHES ON THE FUTURE "INTERIOR" FACES OF THE CONCRETE & CMU WALLS ARE TO BE DELETED AS PART OF THE PERMITTED CONTRACT FOR CONSTRUCTION. THE FACES OF THESE RESPECTING WALLS ARE TO BE FACED, PAINT FINISH.
5. ALL PARTITIONS WITH 45 STC RATED SOUND ATTENUATION BLANKETS PROVIDE ACOUSTICAL SEALANT FULL PERIMETER OF PARTITION AND AT ALL PENETRATIONS (TYPICAL BOTH SIDES OF PARTITION).

FIRE RATED PARTITIONS AND CEILING/ FLOOR NOTES

1. THE CONSTRUCTION OF ALL FIRE RATED WALLS AND CEILINGS SHALL CONFORM TO REFERENCED UNDERWRITERS LABORATORIES, INC. (UL) OR GYPSUM ASSOCIATION (G.A.) REFER TO FLOOR PLANS AND/OR LIFE SAFETY FLOOR PLANS.
2. OTHER ASSEMBLIES OF THE SAME OR SIMILAR MATERIALS AND/ OR PRODUCTS WHICH HAVE PUBLISHED TEST BY U.L., FACTORY MUTUAL, GYPSUM ASSOCIATION, OR OTHER TESTING SERVICES AND WHICH HAVE THE SAME OR GREATER HOURLY RATING MAY BE USED. SUCH OTHER ASSEMBLIES AND THIS TESTING SERVICE MUST BE ACCEPTED BY THE ARCHITECT AND APPLICABLE CODE ENFORCEMENT AUTHORITIES BEFORE INCORPORATION OF THE ASSEMBLY INTO THE PROJECT.
3. SEAL ALL PENETRATIONS WITH FIRE STOPPING AT ALL FIRE RATED WALLS/CORRIDORS TO PROVIDE A SEAL EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL/CORRIDOR INDICATED.
4. PROVIDE TYPE "X" GWB AND UL RATED FIRE STOPPING SEALS AT ALL WALLS THAT GO TO THE DECK ABOVE AND ALL FIRE RATED CONDITIONS AS REQUIRED.
4. THE STATEMENT 'FIRE BARRIER PROTECT ALL OPENINGS' SHALL BE STENCILED ON ALL FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENINGS. APPLY SIGNS USING PERMANENT MARKERS OR PAINT. COLOR OF SIGNS SHALL BE BLACK. HEIGHT OF LETTERS SHALL BE 2" LETTERS SHALL BE SOLID. PLACE SIGNS NOT MORE THAN 20'-0" ON CENTER, AND AT EACH CHANGE IN WALL OR PARTITION DIRECTION. LOCATE SIGNS ABOVE CEILINGS AND IN CONCEALED LOCATIONS. [DOES NOT APPLY TO SINGLE FAMILY HOMES]

TERMITE PROTECTION NOTES

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1' AWAY FROM BUILDING SIDE WALLS.
3. IRRIGATION/ SPRINKLER SYSTEM INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.
4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES." EXCEPTION: PAINT OR DECORATIVE CEMENTICIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED.
7. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.
11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.
12. IF A BAIT SYSTEM IS USED, SEE FBC-R318.1.7
13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL.
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.

BUILDING SYSTEM LEGEND

CE-1 | WALL DESCRIPTION/LOCATION
- # — DESIGNATES FIRE RATED CONSTRUCTION
- WALL TYPE NUMBER (00-99)
- EXTERIOR/INTERIOR LOCATION & DESCRIPTION
- CONSTRUCTION TYPE DESIGNATION
  - M MASONRY CONSTRUCTION
  - S STEEL (METAL) STUDS
  - W WOOD STUD FRAMING
  - F FURRING OR CHASE WALL
  - C CONCRETE STRUCTURAL SHEAR WALL

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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Approved By:
Date

REVISIONS

No.	Date	Description
1	08-25-2023	ADDENDUM #1 As per Town of Longboat Key comments and Design changes.
2	10-10-2023	ADDENDUM #2 As per Town of Longboat Key comments and Design changes.
3	2-21-2024	ADDENDUM #3 Design Coordination

BLDG PERMIT PLANS
FILE
Copy of Record

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SCALE
N.T.S.

DRAWN BY
KBW, Z, KS, CC

CHECKED BY
JP

DATE ISSUED
3/2/2023

PLOT DATE
02/21/2024

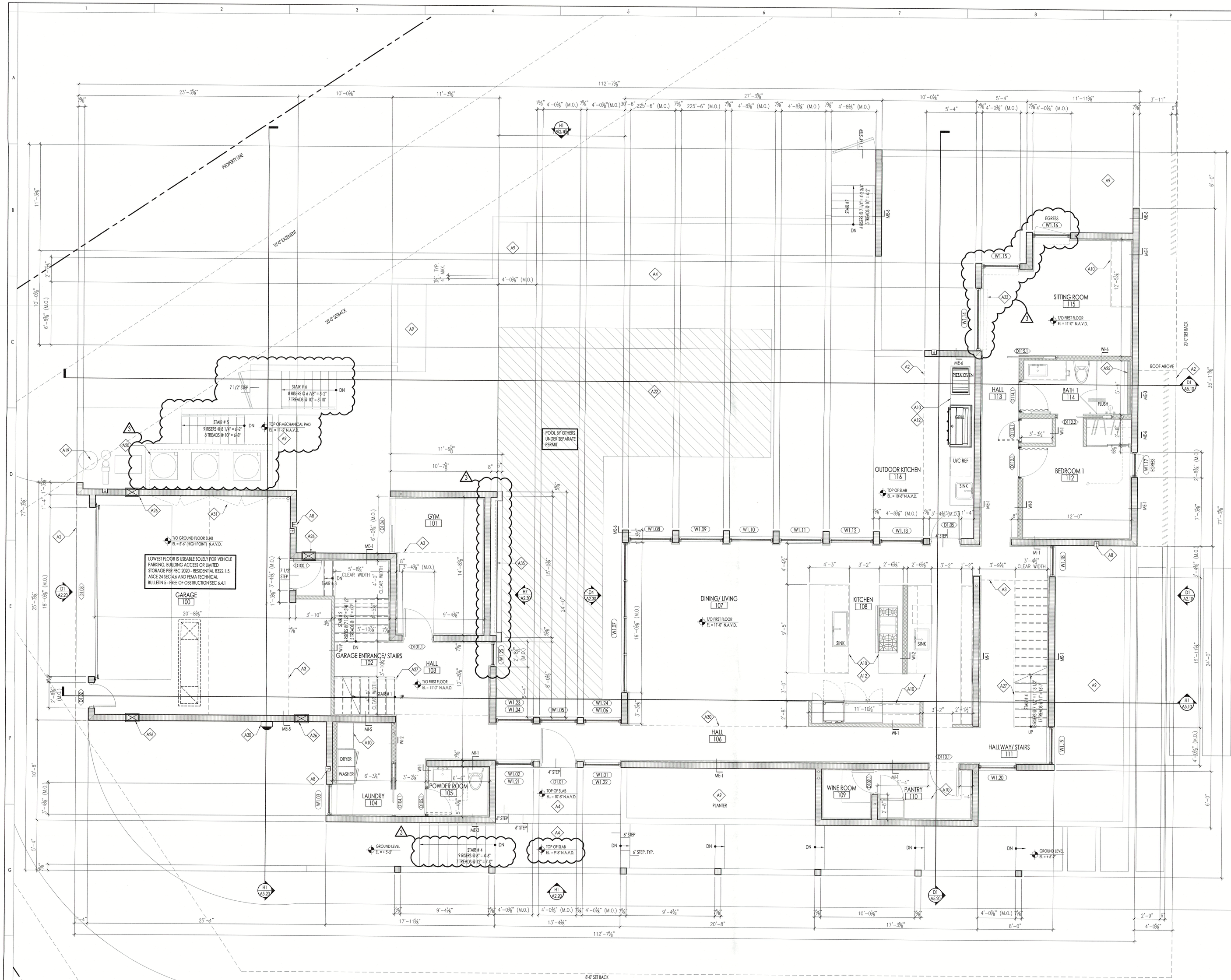
SHEET TITLE
BUILDING SYSTEMS

SEAL
2/21/2024
JONATHAN GRANT PARKS
AR0017714

PROJECT NUMBER
22-01

SHEET NUMBER
A0.11

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H1 / A1.10 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUEL BEFORE COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES TO ARCHITECT & ENGINEERS
ALL SUB-CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

1. DRAWINGS SHOW EXTENT OF MATERIALS AND DIMENSIONS ONLY- REFER TO SPECIFICATIONS FOR ALL OTHER INFORMATION
2. ALL WALLS TO BE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED ON DRAWINGS
3. ALL STUD FRAMING TO USE 2 x 4 OR 2x6 STUDS UNLESS OTHERWISE NOTED ON DRAWINGS
4. CONTRACTOR TO VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE CONSTRUCTION
5. ALL DIMENSIONS ARE MEASURED FROM FACE OF MASONRY TO FACE OF MASONRY AND / OR FACE OF FRAMING TO FACE OF FRAMING (U.N.O.)
6. ALIGN FACES OF ALL FINISHED SURFACES, UNLESS NOTED OTHERWISE
7. OFFSET FACE OF WALL STUD FRAMING TO ALIGN W/ FACE OF FURRING AT FACE OF CONC. WALLS
8. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS & REINF. REQUIREMENTS @ ALL CMU WALLS, CONCRETE SLABS & FOOTINGS
9. REFER TO STRUCTURAL DRAWINGS FOR SIZE & SPACING OF ALL STRUCTURAL COMPONENTS.
10. VERIFY DIMENSIONS OF ELEVATOR SHAFT WITH MANUFACTURER OF ELEVATOR SELECTED
11. REFER TO PLUMBING DRAWINGS AND COORDINATE WITH STRUCTURAL DRAWINGS FOR LOCATION OF VERTICAL R.W.L. INSIDE CONCRETE COLUMNS AND CONCRETE WALLS.
12. COORDINATE WITH STRUCTURAL DRAWINGS FOR LOCATION OF ELECTRICAL CONDUITS AND BOXES INSIDE CONCRETE COLUMNS AND CONCRETE WALLS.
13. ALL EXTERIOR CONCRETE PATIOS TO BE SLOPED @ 1/4" / FT. AWAY FROM BUILDING WALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
14. REFER TO SHEET A7.00 FOR WINDOW SCHEDULE AND SHEET A7.10 FOR DOOR SCHEDULE. NOTES AND A7. SERIES ANCHORAGE GUIDELINES.
15. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SYSTEM COMPONENT INFORMATION.
16. FINISH FLOORING MATERIAL TO EXTEND UNDER ALL BUILT IN CASEWORK, TYP. U.N.O.
17. ALL SHOWER LINER TO HAVE 1/4 PITCH TO THE DRAIN.
18. ALL A/C AND WATER HEATER LINES TO DRAIN TO THE OUTSIDE.
19. TEMPERED SAFETY GLASS AT SHOWER ENCLOSURE AND DOOR, TYPICAL.
20. REFER TO SHEET A6. AND ROOF PLAN FOR ROOF AND DECK SYSTEMS INFORMATION.
21. SEE M1. SERIES FOR ALL MECHANICAL LAYOUT INFORMATION IN THIS SPACE.
22. UNDERGROUND DRAINAGE DISCHARGE OF RAINWATER LEADERS & TRENCH DRAINS BY OTHERS.
23. EQUIPMENT SHALL BE ELEVATED ABOVE B.F.E. IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - RESIDENTIAL - R322.1.6, TOWN CODE 154.301(C)(5), ASCE 24-14 CH. 7, AND FEMA/NFIP TECHNICAL BULLETIN #1.
24. R322.1.2 Structural Systems of buildings and structures shall be designed, connected, and anchored to resist flotation, collapse, or permanent lateral movement due to structural loads and stresses from flooding equal to the design flood elevation - FBC 2020 - 7th Edition - Residential - section R322.1.2, FEMA TB #9, NFIP CFR 44 SEC 60.3(A)(3) and ASCE 24.
25. Lowest floor useable solely for vehicle parking, building access, or limited storage per FBC 2020 - Residential R322.1.5, ASCE sec 4.6 and FEMA Technical Bulletin 5 - Free of Obstruction sec 6.4.1

FLOOR PLAN KEY NOTES

A1	LINE OF WALL BELOW	A18	WOOD DECK
A2	LINE OF ROOF ABOVE	A19	POOL EQUIPMENT (SEE LANDSCAPE FOR SCREENING)
A3	LINE OF SOFFIT	A20	AC EQUIPMENT (SEE LANDSCAPE FOR SCREENING)
A4	CONCRETE SLAB	A21	GRILL
A5	TEMPERED GLASS DOOR	A22	POOL (UNDER SEPARATE PERMIT)
A6	FROSTED TEMPERED GLASS DOOR AND PARTITION	A23	SERVING HATCH
A7	SUN SCREEN	A24	SAND SET PAVER SYSTEM
A8	HOSE BIB	A25	LINEAR DRAIN 2" BELOW FIN. FLR.
A9	PLANTER	A26	FLOOD VENT
A10	COUNTERTOP	A27	36" HIGH GUARDRAIL
A11	BASE CABINETS BELOW WITH WALL CABINETS ABOVE	A28	SKYLIGHT
A12	BASE CABINET	A29	DRAIN
A13	CABINETS ABOVE	A30	LINE OF CEILING
A14	18" HIGH BENCH	A31	STORAGE DOORS (STORAGE BELOW MECHANICAL PAD)
A15	CONTROL JOINT @ CONCRETE SLAB	A32	ELECTRICAL METER (TO BE ABOVE DFE)
A16	DOWNSPOUT TO SITE DRAINAGE	A33	BUILT IN BENCH WITH STORAGE BELOW
A17	"THERMORY" THERMALLY TREATED WOOD	A34	"PURE VISTA" MEGAGRIP TOP MOUNT GLASS RAILING (SUBMIT SHOP DRAWING)
		A35	LINE OF RECCESS SHADE POCKET DETAIL, SEE A7.82
		A36	MECHANICAL CHASE (SEE MECHANICAL LAYOUT FOR ADDITIONAL INFORMATION)
		A37	POOL SHELL WATER FEATURE (UNDER SEPARATE PERMIT)

FLOOR PLAN LEGEND

- REINFORCED MASONRY WALL
- 2 x 4 STUD WALLS
- 2 x 6 STUD WALLS
- CONCRETE SLAB
- CONCRETE FOOTING
- CONCRETE COLUMN / WALLS SEE STRUCTURAL DWG. (TYP. WHERE SHOWN)
- STEEL POST SEE STRUCTURAL DWG. (TYP. WHERE SHOWN)
- FILLED CMU CELL
- CERAMIC TILE (FLOOR & CEILING)

NOTE: FOR DETAILED WALL/BUILDING TYPE SYSTEMS SEE SHEET A6.0

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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3	2-21-2024	ADDENDUM #3 Design Coordination

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DATE ISSUED
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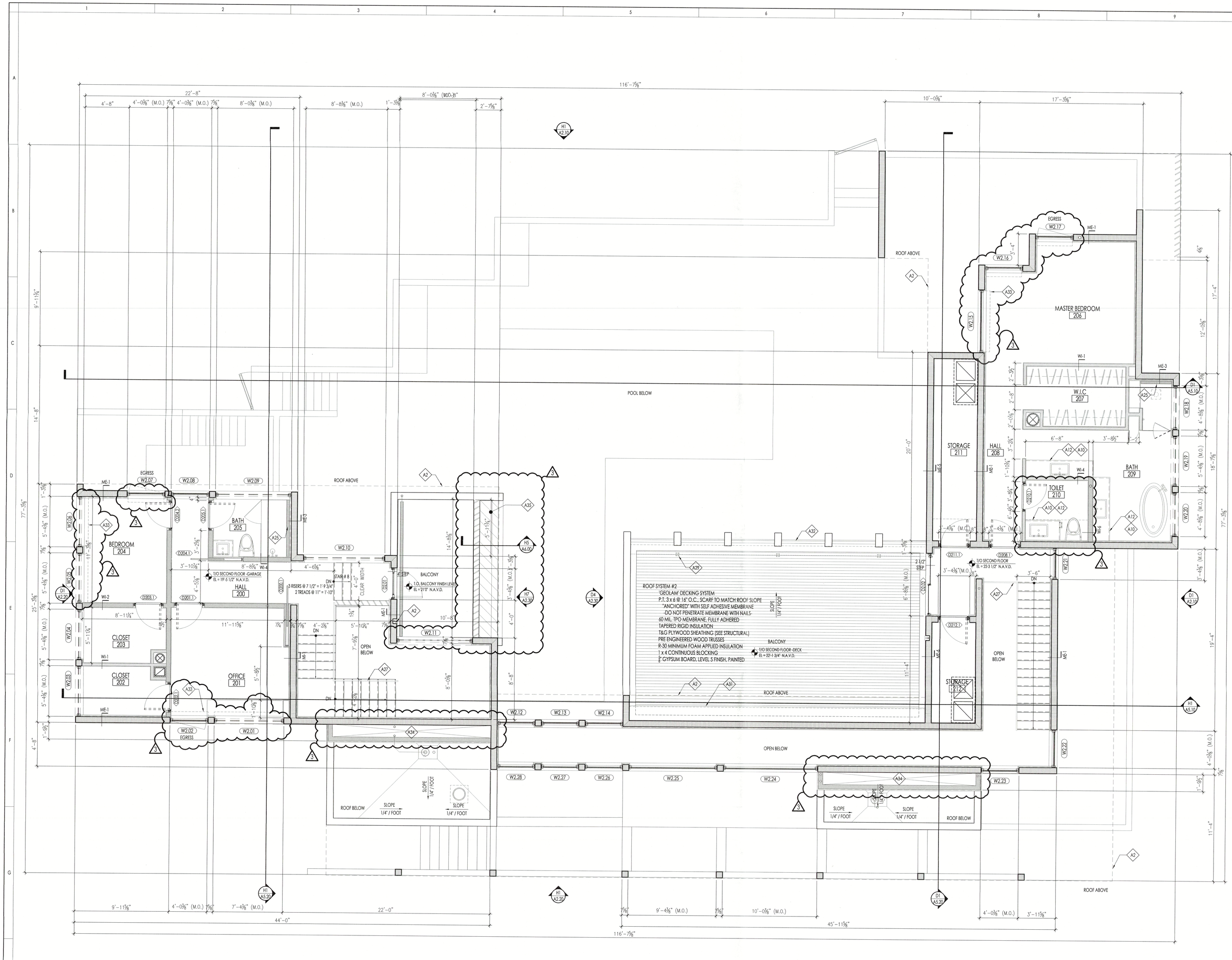
SHEET TITLE
FIRST FLOOR PLAN

SEAL
2/21/2024
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
22-01

SHEET NUMBER
A1.10

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H1 A1.20 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUEL BEFORE COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES TO ARCHITECT & ENGINEERS
ALL SUB-CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

1. DRAWINGS SHOW EXTENT OF MATERIALS AND DIMENSIONS ONLY. REFER TO SPECIFICATIONS FOR ALL OTHER INFORMATION
2. ALL WALLS TO BE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED ON DRAWINGS
3. ALL STUD FRAMING TO USE 2 x4 OR 2x6 STUDS UNLESS OTHERWISE NOTED ON DRAWINGS
4. CONTRACTOR TO VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE CONSTRUCTION
5. ALL DIMENSIONS ARE MEASURED FROM FACE OF MASONRY TO FACE OF MASONRY AND / OR FACE OF FRAMING TO FACE OF FRAMING (U.N.O.)
6. ALIGN FACES OF ALL FINISHED SURFACES, UNLESS NOTED OTHERWISE
7. OFFSET FACE OF WALL STUD FRAMING TO ALIGN W/ FACE OF FURRING AT FACE OF CONC. WALLS
8. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS & REINF. REQUIREMENTS. @ ALL CMU WALLS. CONCRETE SLABS & FOOTINGS
9. REFER TO STRUCTURAL DRAWINGS FOR SIZE & SPACING OF ALL STRUCTURAL COMPONENTS.
10. VERIFY DIMENSIONS OF ELEVATOR SHAFT WITH MANUFACTURER OF ELEVATOR SELECTED
11. REFER TO PLUMBING DRAWINGS AND COORDINATE WITH STRUCTURAL DRAWINGS FOR LOCATION OF VERTICAL R.W.L. INSIDE CONCRETE COLUMNS AND CONCRETE WALLS.
12. COORDINATE WITH STRUCTURAL DRAWINGS FOR LOCATION OF ELECTRICAL CONDUITS AND BOXES INSIDE CONCRETE COLUMNS AND CONCRETE WALLS.
13. ALL EXTERIOR CONCRETE PATIOS TO BE SLOPED @ 1/4" / FT. AWAY FROM BUILDING WALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
14. REFER TO SHEET A7.00 FOR WINDOW SCHEDULE AND SHEET A7.10 FOR DOOR SCHEDULE, NOTES AND A7. SERIES ANCHORAGE GUIDELINES.
15. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SYSTEM COMPONENT INFORMATION.
16. FINISH FLOORING MATERIAL TO EXTEND UNDER ALL BUILT IN CASEWORK, TYP. U.N.O.
17. ALL SHOWER LINER TO HAVE 1/4 PITCH TO THE DRAIN.
18. ALL A/C AND WATER HEATER LINES TO DRAIN TO THE OUTSIDE.
19. TEMPERED SAFETY GLASS AT SHOWER ENCLOSURE AND DOOR, TYPICAL.
20. REFER TO SHEET A6. AND ROOF PLAN FOR ROOF AND DECK SYSTEMS INFORMATION.
21. SEE M1. SERIES FOR ALL MECHANICAL LAYOUT INFORMATION IN THIS SPACE.
22. UNDERGROUND DRAINAGE DISCHARGE OF RAINWATER LEADERS & TRENCH DRAINS BY OTHERS.
23. EQUIPMENT SHALL BE ELEVATED ABOVE B.F.E. IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - RESIDENTIAL - R322.1.6, TOWN CODE 154.301(C)(5), ASCE 24-14 CH. 7, AND FEMA/NFIP TECHNICAL BULLETIN #1.
24. R322.1.2 Structural Systems of buildings and structures shall be designed, connected, and anchored to resist flotation, collapse, or permanent lateral movement due to structural loads and stresses from flooding equal to the design flood elevation - FBC 2020 - 7th Edition - Residential - section R322.1.2, FEMA TB #9, NFIP CFR 44 SEC 60.3(A)(3) and ASCE 24.
25. Lowest floor useable solely for vehicle parking, building access, or limited storage per FBC 2020 - Residential R322.1.5, ASCE sec 4.6 and FEMA Technical Bulletin 5 - Free of Obstruction sec 6.4.1

FLOOR PLAN KEY NOTES

A1 LINE OF WALL BELOW	A18 WOOD DECK
A2 LINE OF ROOF ABOVE	A19 POOL EQUIPMENT (SEE LANDSCAPE FOR SCREENING)
A3 LINE OF SOFFIT	A20 AC EQUIPMENT (SEE LANDSCAPE FOR SCREENING)
A4 CONCRETE SLAB	A21 GRILL
A5 TEMPERED GLASS DOOR	A22 POOL (UNDER SEPARATE PERMIT)
A6 FROSTED TEMPERED GLASS DOOR AND PARTITION	A23 SERVING HATCH
A7 SUN SCREEN	A24 SAND SET PAVER SYSTEM
A8 HOSE BIB	A25 LINEAR DRAIN 2" BELOW FIN. FLR.
A9 PLANTER	A26 FLOOD VENT
A10 COUNTERTOP	A27 36" HIGH GUARDRAIL
A11 BASE CABINETS BELOW WITH WALL CABINETS ABOVE	A28 SKYLIGHT
A12 BASE CABINET	A29 DRAIN
A13 CABINETS ABOVE	A30 LINE OF CEILING
A14 18" HIGH BENCH	A31 STORAGE DOORS (STORAGE BELOW MECHANICAL PAD)
A15 CONTROL JOINT @ CONCRETE SLAB	A32 ELECTRICAL METER (TO BE ABOVE DFE)
A16 DOWNSPOUT TO SITE DRAINAGE	A33 BUILT IN BENCH WITH STORAGE BELOW
A17 "THERMORY" THERMALLY TREATED WOOD	A34 "PURE VISTA" MEGAGRIP TOP MOUNT GLASS RAILING (SUBMIT SHOP DRAWING)
	A35 LINE OF RECCESS SHADE POCKET DETAIL. SEE A7.82
	A36 MECHANICAL CHASE (SEE MECHANICAL LAYOUT FOR ADDITIONAL INFORMATION)
	A37 POOL SHELL WATER FEATURE (UNDER SEPARATE PERMIT)

FLOOR PLAN LEGEND

- REINFORCED MASONRY WALL
- 2 x 4 STUD WALLS
- 2 x 6 STUD WALLS
- CONCRETE SLAB
- CONCRETE FOOTING
- CONCRETE COLUMN / WALLS SEE STRUCTURAL DWG. (TYP. WHERE SHOWN)
- STEEL POST SEE STRUCTURAL DWG. (TYP. WHERE SHOWN)
- FILLED CMU CELL
- CERAMIC TILE (FLOOR & CEILING)

NOTE: FOR DETAILED WALL/BUILDING TYPE SYSTEMS SEE SHEET A6.0

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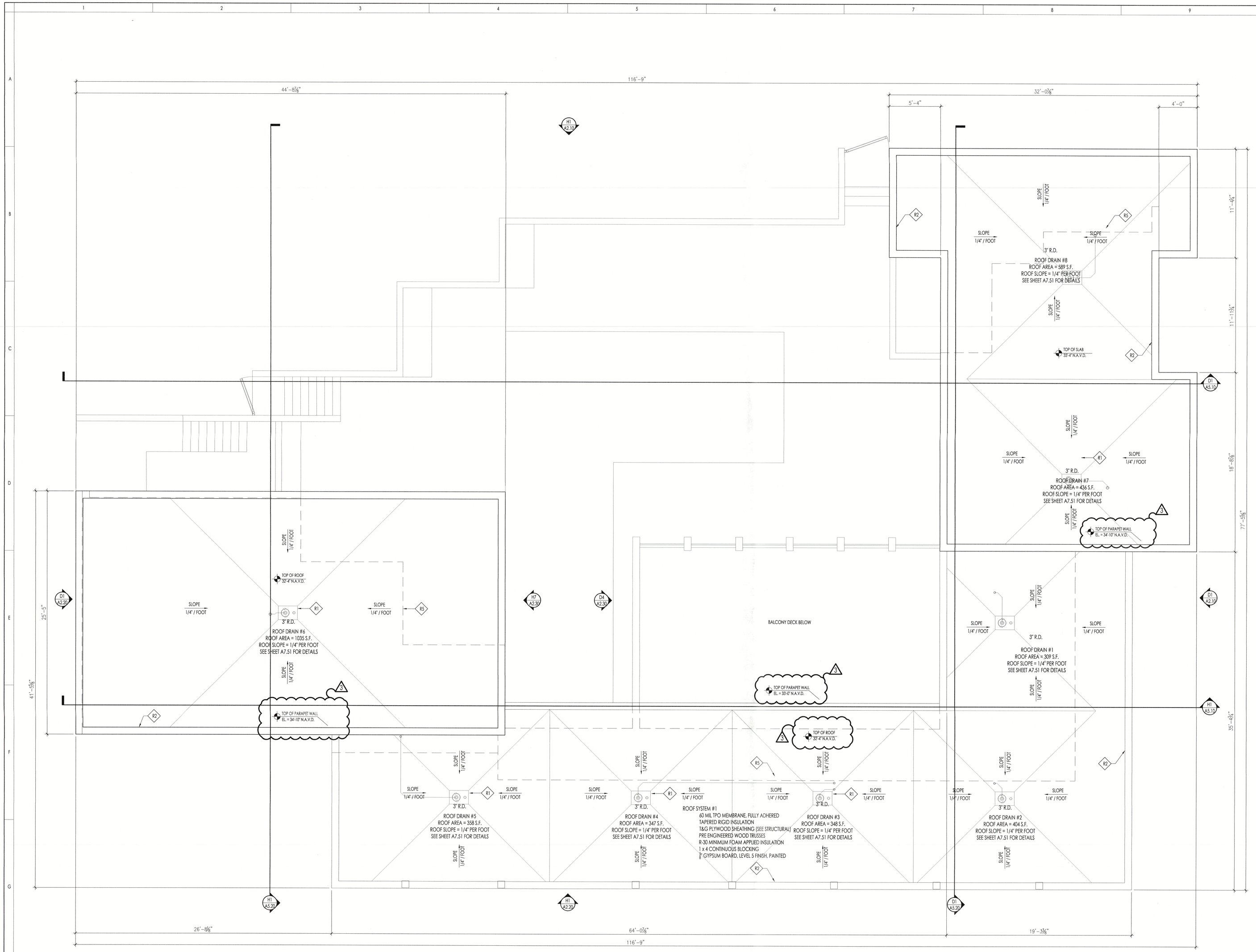
SHEET TITLE
SECOND FLOOR PLAN

SEAL
2/21/24
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
22-01

SHEET NUMBER
A1.20

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GENERAL ROOF PLAN NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUEL BEFORE COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES TO ARCHITECT & ENGINEERS
ALL SUB-CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

1. REFER TO SPECIFICATIONS FOR REQUIREMENTS PERTAINING TO ROOF SYSTEM PRODUCTS, DESIGN CRITERIA, SUBMITTALS, INSTALLATION, ACCEPTABLE MANUFACTURERS, WARRANTIES, ETC.
2. ROOF SLOPE SHALL BE A MINIMUM OF 1/4" IN 12" U.N.O., ROOF SLOPES ARE ACHIEVED THROUGH A COMBINATION OF SLOPING ROOF STRUCTURE AND TAPERED INSULATION. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR CONDITIONS.
3. ROOF DRAINS SHALL BE INSTALLED BY THE ROOF CONTRACTOR. REFER TO PLUMBING DRAWINGS FOR PIPING OF ROOF DRAINS.
4. REFER TO M.E.P. DRAWINGS FOR LOCATIONS OF ROOF PENETRATIONS AND ROOF-TOP MOUNTED EQUIPMENT (NOT SHOWN ON THESE DRAWINGS) ASSOCIATED WITH MECHANICAL, ELECTRICAL AND PLUMBING WORK.
5. LOCATE ROOF PENETRATIONS AND ROOF-TOP MOUNTED EQUIPMENT A MINIMUM OF 10' FROM NEAREST ROOF EDGE. COORDINATE LOCATIONS WITH OTHER TRADES.
6. NO PLUMBING AND MECHANICAL VENTS TO PENETRATE THE ROOF
(FOR WALL PENETRATIONS SEE SHEET A 7.51 & A7.61)
7. ROOF DETAILS ILLUSTRATE CONDITIONS REQUIRING METAL FLASHING. ALL METAL FLASHING SHALL COMPLY WITH SMACNA RECOMENDATIONS. ROOFING CONTRACTOR TO COMPLY WITH SMACNA RECCOMENDATIONS FOR CONDITIONS NOT INCLUDED IN THE DETAILS.
8. ROOFING WORK SHALL INCLUDE SUBMISSION OF SHOP DRAWINGS AND PRODUCT LITERATURE FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. SUBMITTAL SHALL INCLUDE ALL ROOF SYSTEM COMPONENTS INCLUDING, BUT NOT LIMITED TO, MANUFACTURER'S STANDARD DETAILS, CUSTOM DETAILS FOR CONDITIONS NOT INCLUDED IN THE STANDARD DETAILS, UNDERLAYMENTS, ROOF PENETRATION DETAILS, AND FASTENER TYPES AND SPACING.
9. OBTAIN ARCHITECTS APPROVAL FOR LOCATIONS OF ROOF PENETRATIONS PRIOR TO INSTALLING ROOF SYSTEM.
10. EQUIPMENT SHALL BE ELEVATED ABOVE B.F.E. IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - RESIDENTIAL - R322.1.6, TOWN CODE 154.301(C)(5), ASCE 24-14 CH. 7, AND FEMA/NFIP TECHNICAL BULLETIN #1.

PLATE HEIGHT VERIFICATION REQUIREMENTS

1. BEAM HEIGHTS ARE PRESENTED FOR DESIGN INTENT ONLY - PLEASE SEE STRUCTURAL AND TRUSS DRAWINGS FOR FINAL BEAM HEIGHTS.
2. BEAM HEIGHTS REQUIRE CONTRACTOR VERIFICATION

ROOF PLAN KEY NOTES

- R1 "THUNDERBIRD" TPO CLAD STAINLESS STEEL ROOF DRAIN W/ HI-LO
- R2 PARAPET WALL
- R3 STAINLESS STEEL RAINWATER LEADER TO ROOF BELOW
- R4 "THUNDERBIRD" THRU-WALL STAINLESS STEEL ROOF DRAIN
- R5 WALL BELOW
- R6 ROOF OVERHANG ABOVE
- R7 HOSE BIB

ROOF PLAN LEGEND

- REINFORCED MASONRY WALL (BELOW)
- 2 x 4 BEARING STUD WALL (BELOW)
- 2 x 6 BEARING STUD WALL (BELOW)

H1 / A1.30 ROOF PLAN
SCALE 1/4" = 1'-0"

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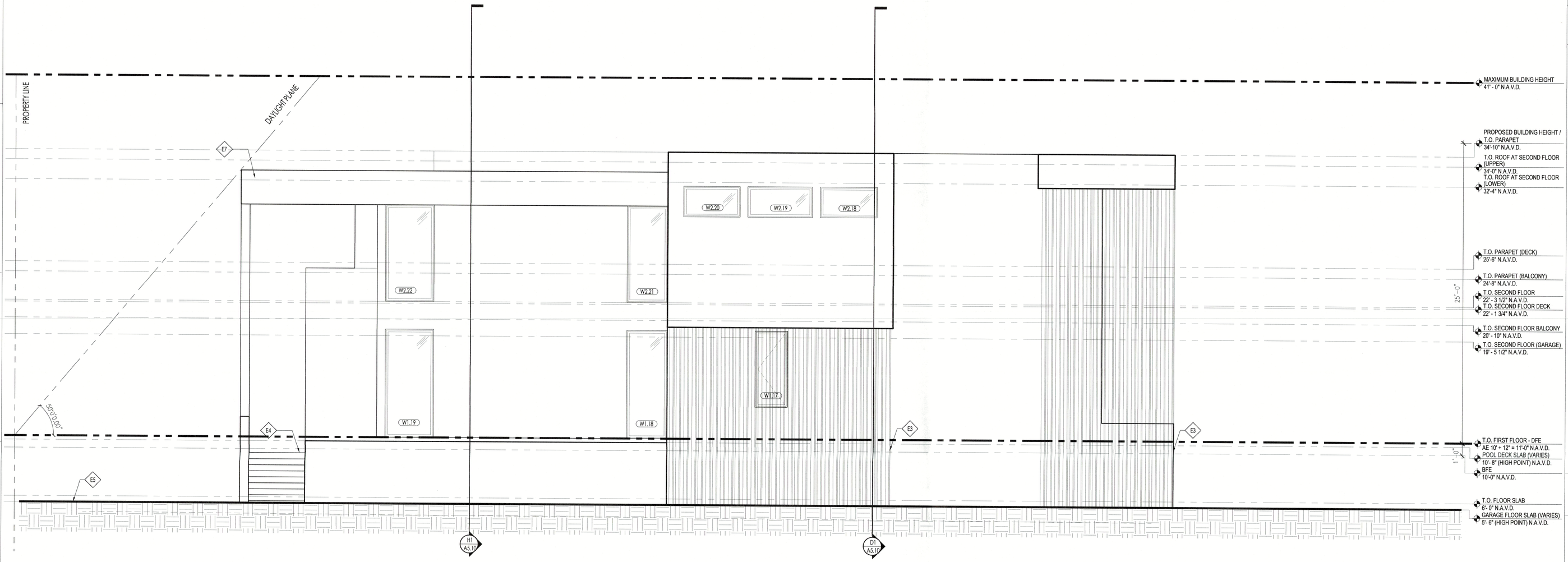
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ROOF PLAN

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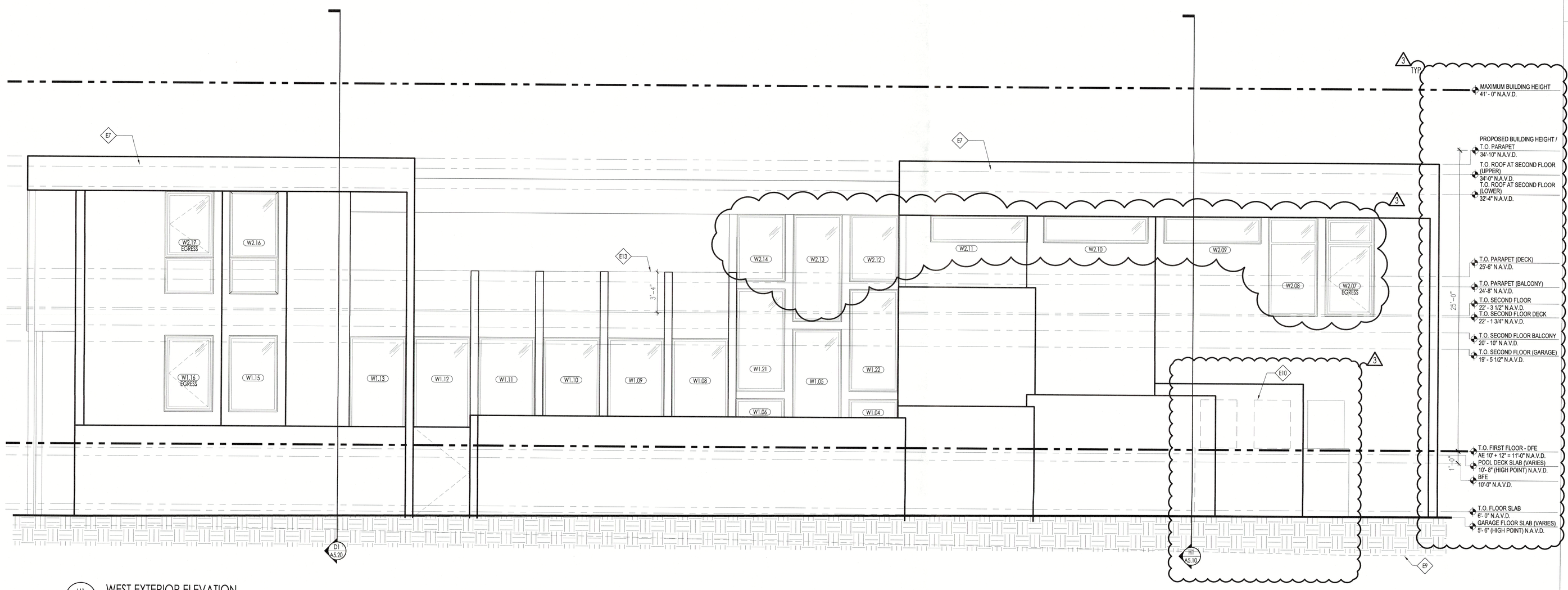
PROJECT NUMBER
22-01

SHEET NUMBER
A1.30

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D1 / A2.10 NORTH EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



H1 / A2.10 WEST EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"

GENERAL ELEVATION NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUAL BEFORE COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES TO ARCHITECT & ENGINEERS
ALL SUB-CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

1. DRAWINGS SHOW EXTENT OF MATERIALS - REFER TO SPECIFICATIONS FOR ALL OTHER INFORMATION
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE CONSTRUCTION
3. REFER TO STRUCTURAL DRAWINGS FOR SIZE & SPACING OF ALL STRUCTURAL COMPONENTS.
4. REFER TO SHEET A7.00 FOR WINDOW SCHEDULE AND SHEET A7.10 FOR DOOR SCHEDULE, NOTES AND A7 SERIES ANCHORAGE GUIDELINES.
5. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SYSTEM COMPONENT INFORMATION.
6. REFER TO SHEETS A1.30 AND A1.40 ROOF PLAN FOR ROOF AND DECK SYSTEMS INFORMATION.
7. REFER TO SHEET A0.11 FOR WALL SYSTEM INFORMATION.
8. REFER TO SHEET T0.00 FOR MAXIMUM BUILDING HEIGHT.

PLATE HEIGHT VERIFICATION REQUIREMENTS

1. BEAM HEIGHTS ARE PRESENTED FOR DESIGN INTENT ONLY - PLEASE SEE STRUCTURAL AND TRUSS DRAWINGS FOR FINAL BEAM HEIGHTS.
2. BEAM HEIGHTS REQUIRE CONTRACTOR VERIFICATION

ELEVATION KEY NOTES

- E1 CURTAIN WALL
- E2 SCREEN
- E3 SCREEN WALL
- E4 CONCRETE STEPS
- E5 FINISH GRADE- SLOPE AWAY FROM BUILDING @ 1/2" =1'-0"
- E6 ALUMINUM AND CABLE HANDRAIL SYSTEM
- E7 ROOF SYSTEM
- E8 GLASS HANDRAIL SYSTEM
- E9 EXISTING GRADE
- E10 MECHANICAL UNITS, BEYOND SCREEN WALL
- E11 WATER FEATURE (UNDER SEPARATE PERMIT)
- E12 ELECTRICAL METER (TO BE ABOVE DFE)
- E13 GLASS RAILING SYSTEM (SEE PLANS FOR SPEC)

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Date

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Date

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SCALE
AS NOTED

DRAWN BY
KB, AZ, KS, CC

CHECKED BY
JP

DATE ISSUED
3/2/2023

PLOT DATE
02/21/2024

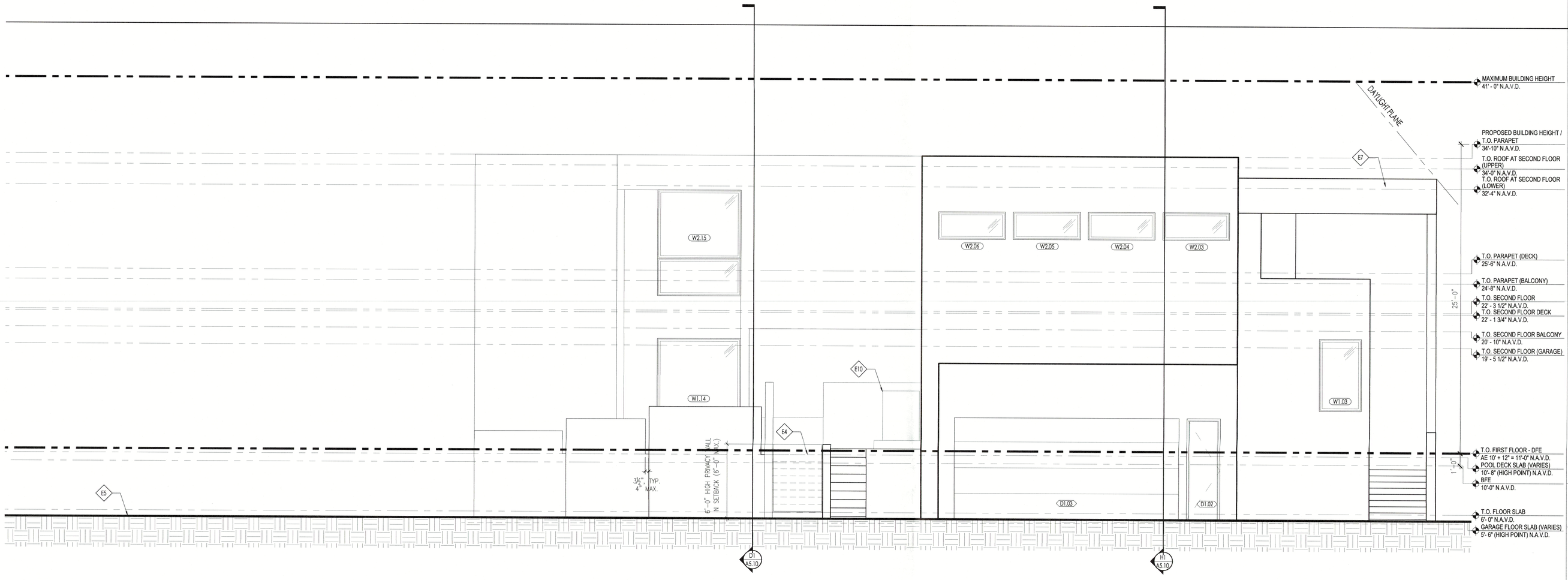
SHEET TITLE
NORTH AND WEST EXTERIOR ELEVATIONS

SEAL
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
22-01

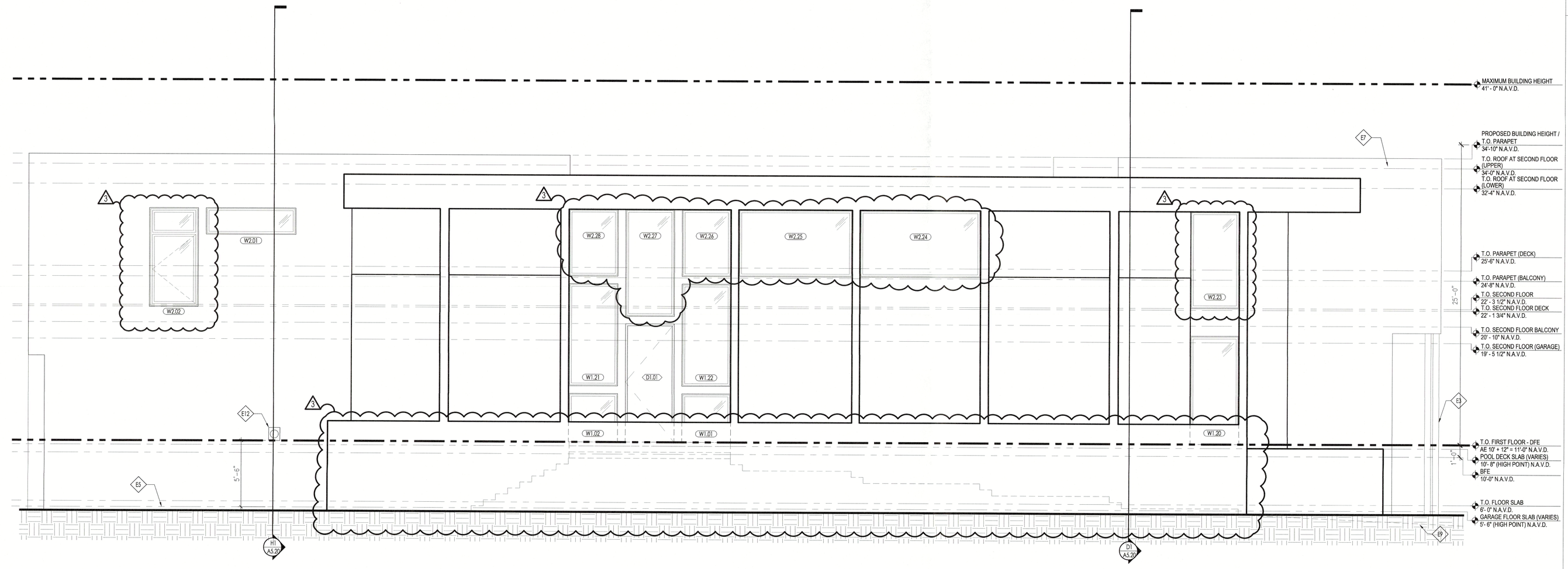
SHEET NUMBER
A2.10

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D1 A2.20 SOUTH EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"



H1 A2.20 EAST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

GENERAL ELEVATION NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUAL BEFORE COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES TO ARCHITECT & ENGINEERS
ALL SUB-CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

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3. REFER TO STRUCTURAL DRAWINGS FOR SIZE & SPACING OF ALL STRUCTURAL COMPONENTS.
4. REFER TO SHEET A7.00 FOR WINDOW SCHEDULE AND SHEET A7.10 FOR DOOR SCHEDULE, NOTES AND A7 SERIES ANCHORAGE GUIDELINES.
5. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SYSTEM COMPONENT INFORMATION.
6. REFER TO SHEETS A1.30 AND A1.40 ROOF PLAN FOR ROOF AND DECK SYSTEMS INFORMATION.
7. REFER TO SHEET A0.11 FOR WALL SYSTEM INFORMATION.
8. REFER TO SHEET T0.00 FOR MAXIMUM BUILDING HEIGHT.

PLATE HEIGHT VERIFICATION REQUIREMENTS

1. BEAM HEIGHTS ARE PRESENTED FOR DESIGN INTENT ONLY - PLEASE SEE STRUCTURAL AND TRUSS DRAWINGS FOR FINAL BEAM HEIGHTS.
2. BEAM HEIGHTS REQUIRE CONTRACTOR VERIFICATION

ELEVATION KEY NOTES

- E1 CURTAIN WALL
- E2 SCREEN
- E3 SCREEN WALL
- E4 CONCRETE STEPS
- E5 FINISH GRADE- SLOPE AWAY FROM BUILDING @ ¼" = 1'-0"
- E6 ALUMINUM AND CABLE HANDRAIL SYSTEM
- E7 ROOF SYSTEM
- E8 GLASS HANDRAIL SYSTEM
- E9 EXISTING GRADE
- E10 MECHANICAL UNITS, BEYOND SCREEN WALL
- E11 WATER FEATURE (UNDER SEPARATE PERMIT)
- E12 ELECTRICAL METER (TO BE ABOVE DFE)
- E13 GLASS RAILING SYSTEM (SEE PLANS FOR SPEC)

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Planning, Zoning & Building

PROJECT
PRIVATE RESIDENCE

PROJECT ADDRESS
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LONGBOAT KEY, FL 34228

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JP

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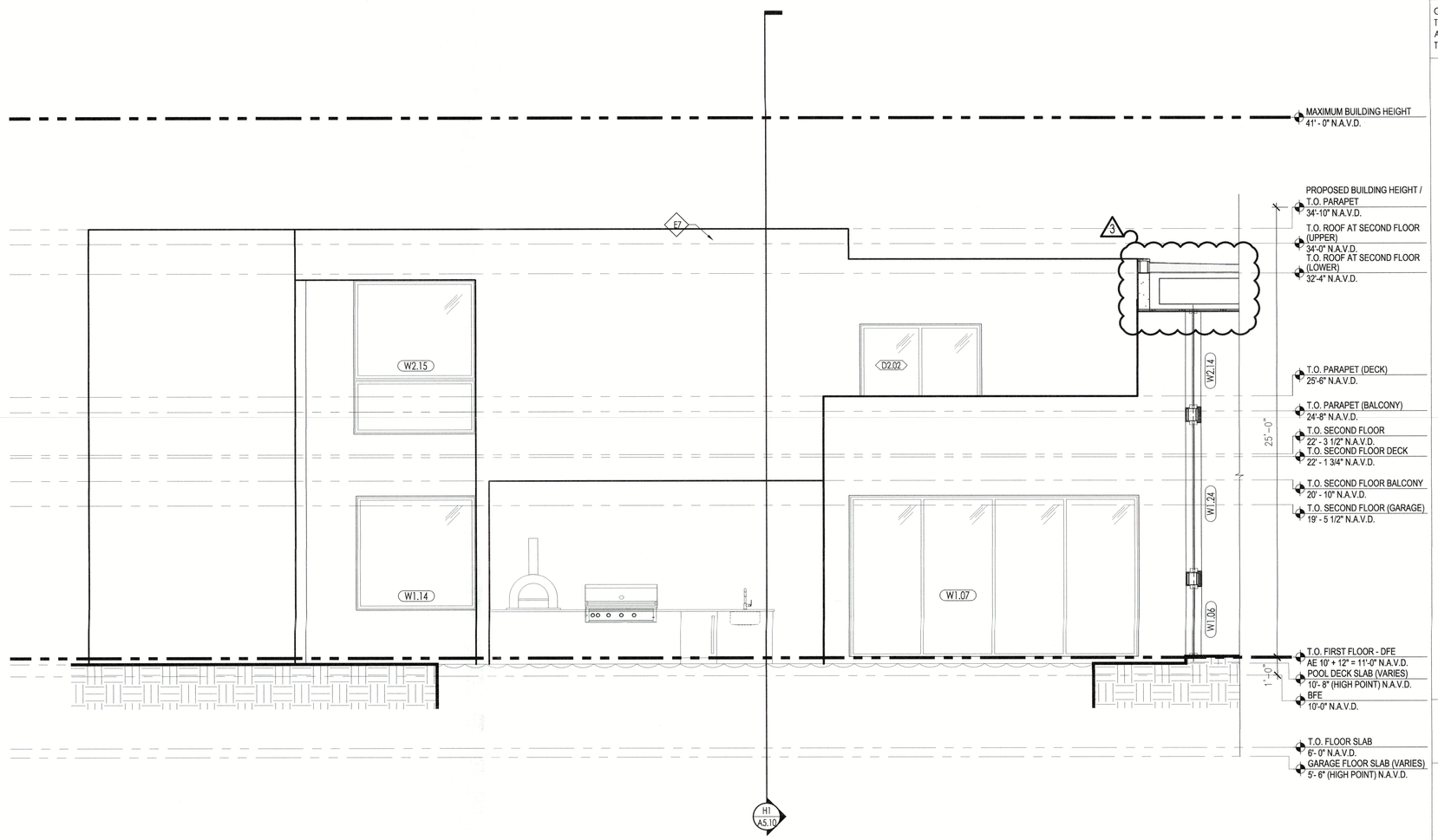
SHEET TITLE
SOUTH AND EAST EXTERIOR ELEVATION

SEAL
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JONATHAN GRANT PARKS
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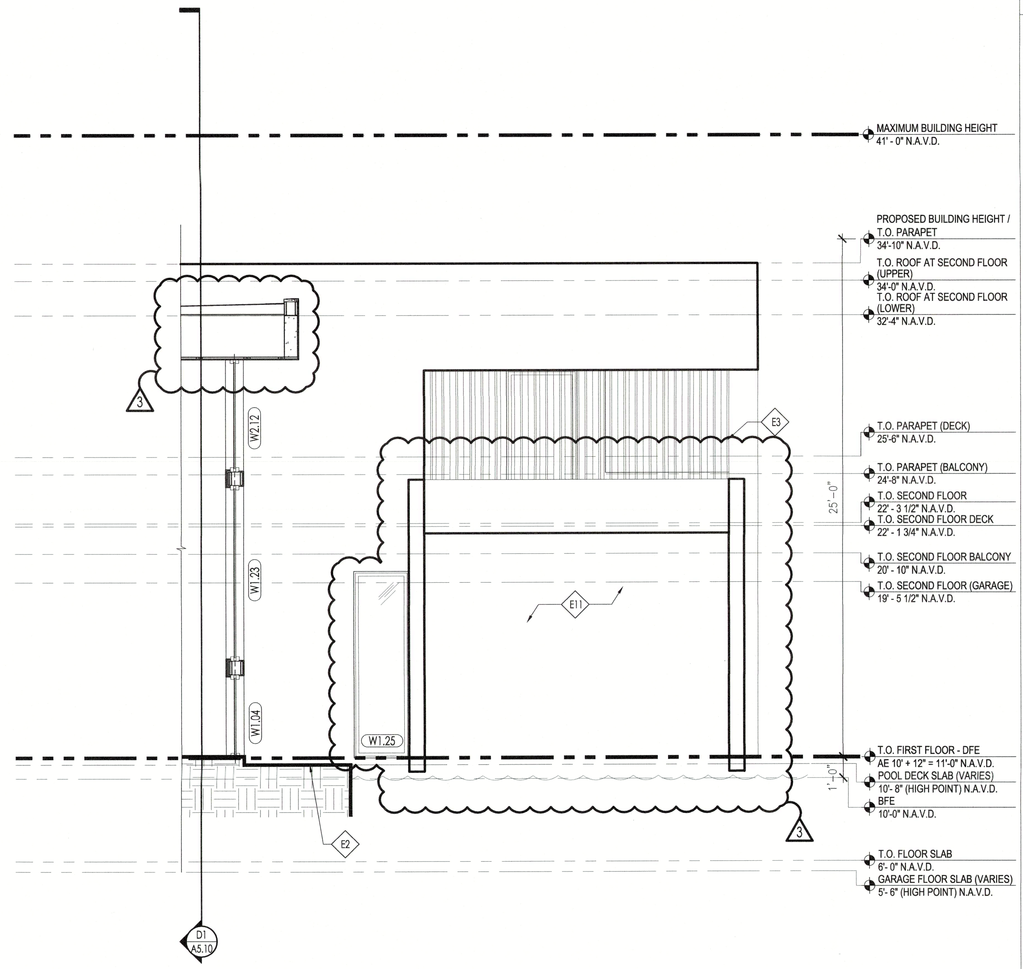
SHEET NUMBER
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D4 A2.30 SOUTH EXTERIOR HIDDEN ELEVATION

SCALE 1/4" = 1'-0"



H7 A2.30 NORTH EXTERIOR HIDDEN ELEVATION

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PROJECT ADDRESS
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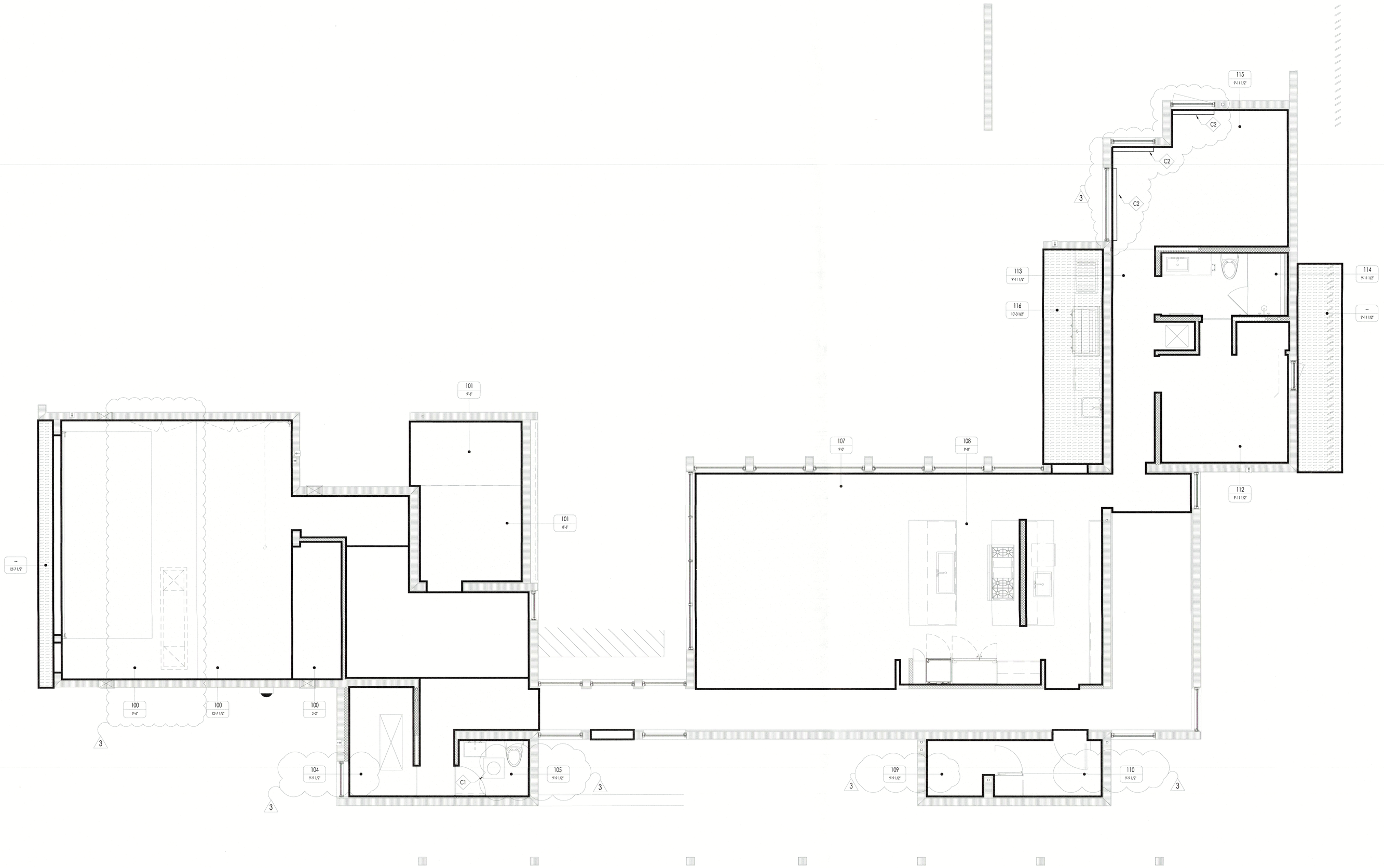
SHEET TITLE
HIDDEN EAST AND WEST EXTERIOR ELEVATIONS

SEAL
2/21/24
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
22-01

SHEET NUMBER
A2.30

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H1
A4.10

FIRST FLOOR REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0"

N

GENERAL REFLECTED CEILING PLAN NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUAL BEFORE COMMENCEMENT OF WORK

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2. HATCH PATTERN INDICATES EXTENTS OF MATERIAL ONLY AND IS NOT ILLUSTRATIVE OF THE PATTERNING OR ORIENTATION OF MATERIALS.
3. SEE FINISH SCHEDULE FOR MATERIAL FINISHES AND PAINT COLORS.

REELECTED CEILING PLAN KEY NOTES

- C1 TUBULAR SKYLIGHT
- C2 RECESSED SHADE POCKET (SEE A7.82)

REFLECTED CEILING PLAN LEGEND

- GYPSUM BOARD CEILING SYSTEM, PAINTED TYP.
- WOOD CEILING SYSTEM
- STUCCO FINISH
- GLASS FLOOR SYSTEM (SEE STRUCTURAL)
- OPEN TO STRUCTURE (OTS) ABOVE
- EXTERIOR WOOD SOFFIT SYSTEM
- GYPSUM BOARD LIGHT SHELF WITH FINISHED CEILING CONTINUOUS ABOVE
- EXPOSED CONCRETE

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PROJECT ADDRESS
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LONGBOAT KEY, FL 34228

ARCHITECT

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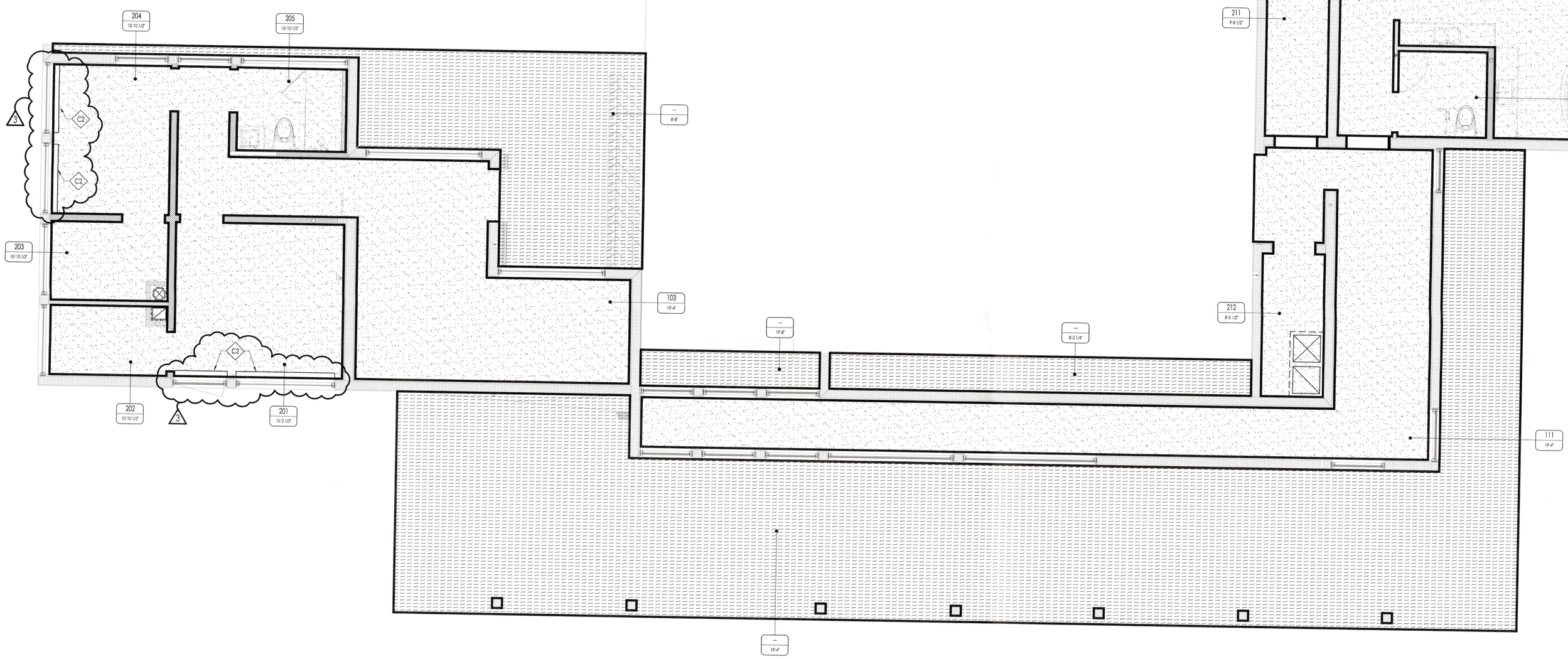
SHEET TITLE
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SEAL
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H1 / A4.20 SCALE 1/4" = 1'-0"

SECOND FLOOR REFLECTED CEILING PLAN

GENERAL REFLECTED CEILING PLAN NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUAL BEFORE COMMENCEMENT OF WORK

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JP

DATE ISSUED
3/2/2023

PLOT DATE
02/21/2024

SHEET TITLE
SECOND FLOOR REFLECTED CEILING PLAN

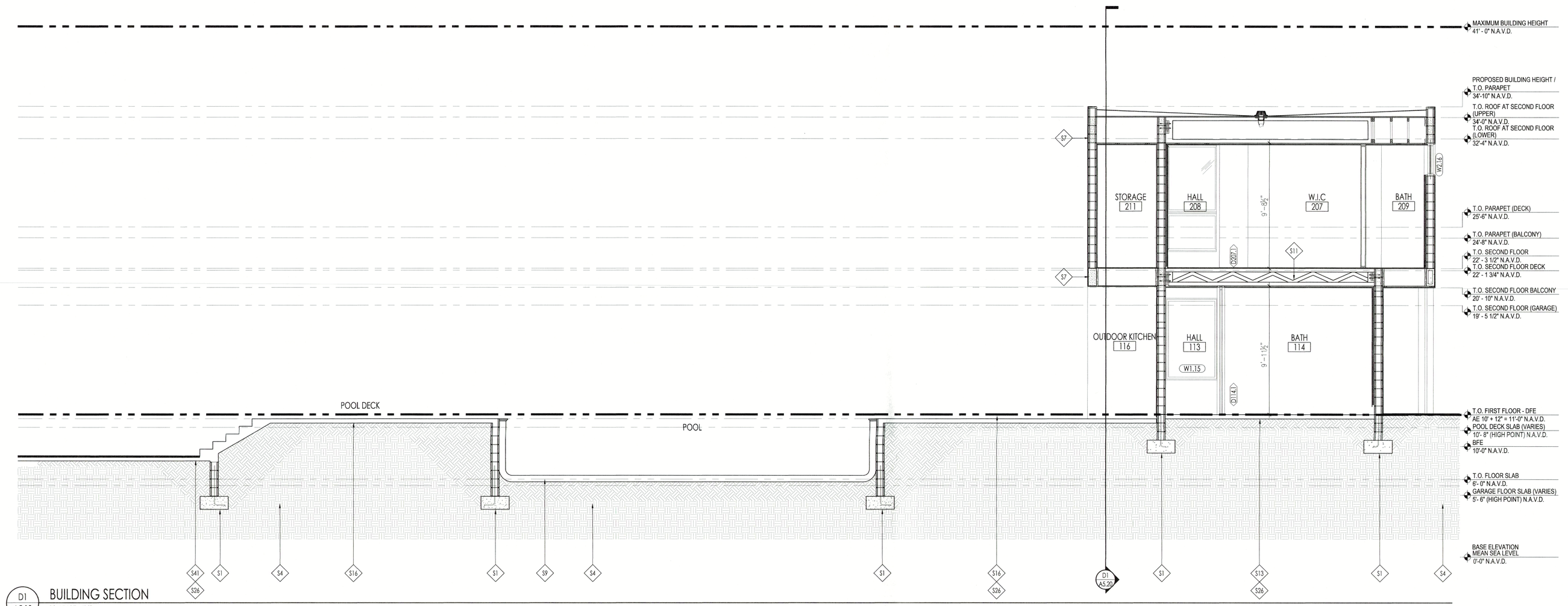
SEAL

JONATHAN GRANT PARKS
AR-0017714

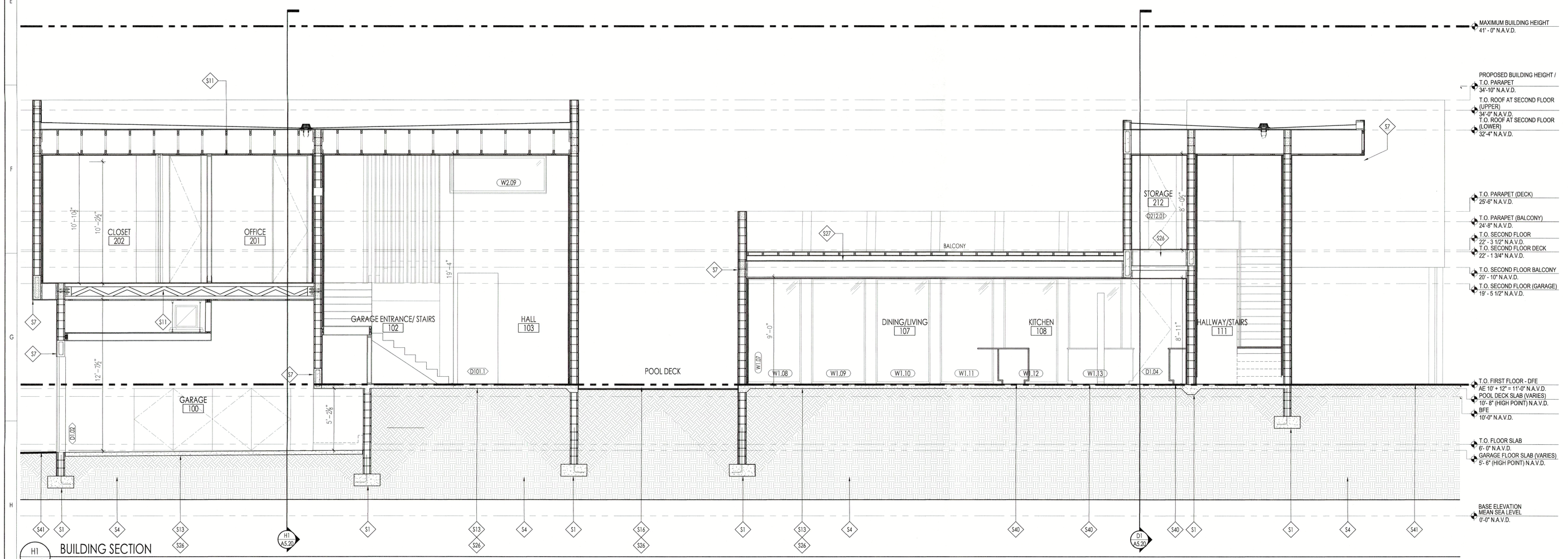
PROJECT NUMBER
22-01

SHEET NUMBER
A4.20

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D1 / A5.10 BUILDING SECTION
SCALE 1/4" = 1'-0"



H1 / A5.10 BUILDING SECTION
SCALE 1/4" = 1'-0"

GENERAL BUILDING SECTION NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUAL BEFORE COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES TO ARCHITECT & ENGINEERS
ALL SUB -CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

1. DRAWINGS SHOW EXTENT OF MATERIALS - REFER TO SPECIFICATIONS FOR ALL OTHER INFORMATION
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3. REFER TO STRUCTURAL DRAWINGS FOR SIZE & SPACING OF ALL STRUCTURAL COMPONENTS.
4. REFER TO SHEET A7.00 FOR WINDOW SCHEDULE AND SHEET A7.10 FOR DOOR SCHEDULE, NOTES AND A7. SERIES ANCHORAGE GUIDELINES.
5. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SYSTEM COMPONENT INFORMATION.
6. REFER TO SHEETS A1.30 AND A1.40 ROOF PLAN FOR ROOF AND DECK SYSTEMS INFORMATION.
7. REFER TO SHEET A0.11. FOR WALL SYSTEM INFORMATION
8. REFER TO SHEET 10.00 FOR MAXIMUM BUILDING HEIGHT.

BUILDING SECTION KEY NOTES

S1	REINFORCED CONCRETE FOOTING (SEE STRUCTURAL)
S2	REINFORCED CONCRETE WALL (SEE STRUCTURAL)
S3	REINFORCED CMU WALL (SEE STRUCTURAL)
S4	COMPACTED FILL (95% MIN.), TREATED WITH TERMITICIDE, TYPICAL
S5	REINFORCED CONCRETE COLUMN (SEE STRUCTURAL)
S6	REINFORCED CONCRETE PLANTER
S7	REINFORCED CONCRETE BEAM (SEE STRUCTURAL)
S8	PRECAST CONCRETE LINTEL (SEE STRUCTURAL)
S9	REINFORCED CONCRETE POOL (BY OTHERS)
S10	REINFORCED WHITE CONCRETE STAIR (SEE STRUCTURAL) WITH STONE (TBD) FINISH
S11	WOOD TRUSSES (SEE STRUCTURAL)
S12	HSS STEEL TUBE (SEE STRUCTURAL)
S13	REINFORCED CONCRETE SLAB (SEE STRUCTURAL)
S14	STEEL TUBE COLUMN (SEE STRUCTURAL)
S15	METAL DECK / CONCRTETE SLAB SYSTEM (SEE STRUCTURAL)
S16	EXTERIOR DECK AT GRADE
S17	STEEL ROD SYSTEM (SEE STRUCTURAL)
S18	IMPACT RESISTANT WINDOW/DOOR SYSTEM
S19	STAINLESS STEEL HANDRAIL SYSTEM
S20	EXPANSION JOINT
S21	ROOF DRAIN/ROOF SYSTEM
S22	CONTINUOUS METAL GUTTER
S23	METAL PLATE
S24	ELEVATOR SHAFT
S25	WALL SYSTEM
S26	FLOOR SYSTEM
S27	ROOF SYSTEM
S28	REINFORCED CONCRETE STAIRS BEYOND
S29	36" HIGH WELDED ALUMINUM HANDRAIL WITH ANODIZED FINISH
S30	1/4" HIGH TEMPERED GLASS HANDRAIL ON 22" HIGH MASONRY PARAPET WALL
S31	CONCRETE TRENCH DRAIN (SEE STRUCTURAL AND PLUMBING)
S32	LIGHT TROUGH (SEE ELECTRICAL DRAWINGS)
S33	METAL STUDS (@ 16" O. C. MAX.) FRAMING
S34	METAL FRAMED PARAPET WALL
S35	CEMENT PLASTER (STUCCO), PAINTED
S36	4" MIN. OF GRAVEL OVER 8 MIL VAPOR BARRIER
S37	36" INTERIOR HANDRAIL
S38	HVAC CHASE (SEE MECHANICAL DRAWINGS)
S39	METAL JOIST FRAMING
S40	CABINET SYSTEM (T.B.D.)
S41	GRADE, SLOPED AWAY FROM BUILDING
S42	REINFORCED CONCRETE POND (BY OTHERS)
S43	'GEOLAM' WOOD (COLOR T.B.D.) LOUVERS
S44	CMU INSPECTION OPENING
S45	CONCRETE CAP
S46	METAL SOFFIT FRAMING WITH METAL LATH & CEMENT PLASTER, PAINTED
S47	ALUMINUM SQUARE TRELLIS

NOTE:
OPT. 1 - METAL FRAMING
OPT. 2 - WOOD FRAMING

SEE SHEET A0.1 FOR DESCRIPTIONS OF ALL FLOOR, WALL AND ROOF BUILDING SYSTEMS

RECEIVED
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COMMUNITY DEVELOPMENT
Planning & Zoning

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Approved By:	Approved By:
Date	Date

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No.	Date	Description
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2	10-10-2023	ADDENDUM #2 As per Town of Longboat Key comments and Design changes.
3	2-21-2024	ADDENDUM #3 Design Coordination

BLDG PERMIT PLANS
FILE
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KB, AZ, KS, CC

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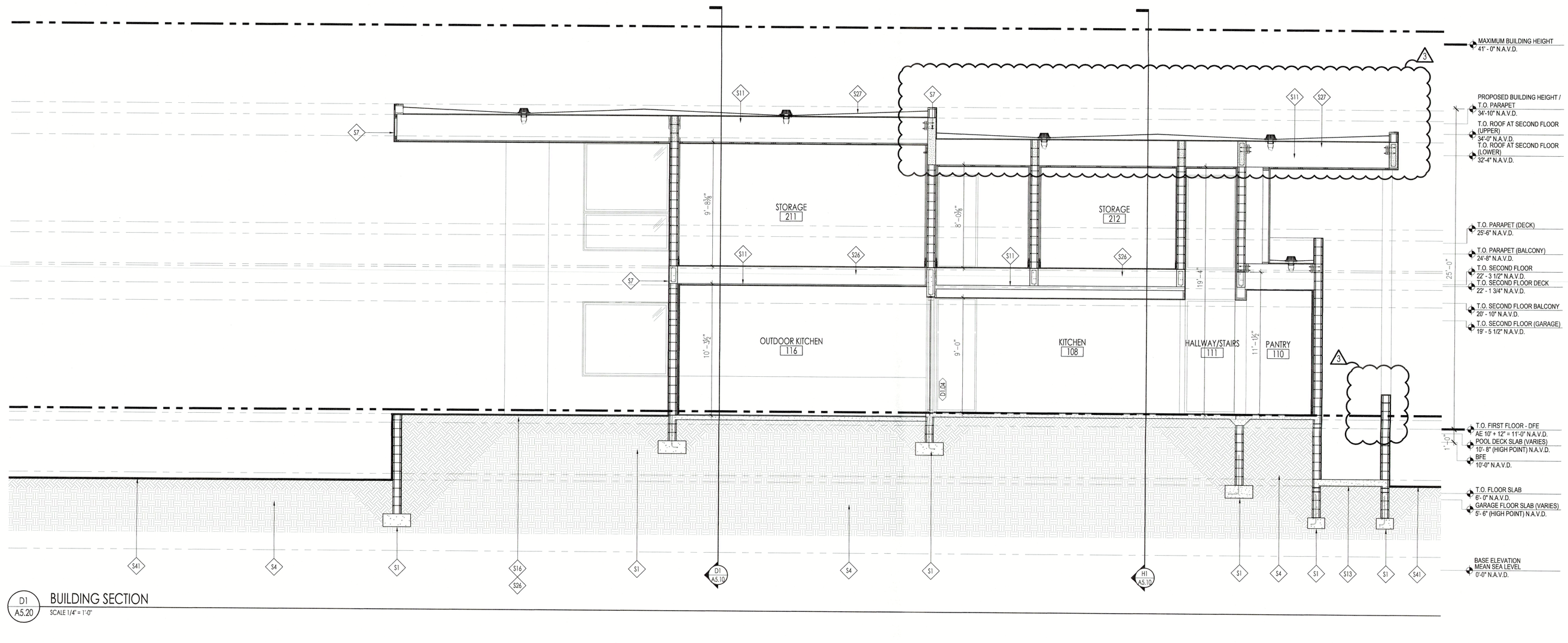
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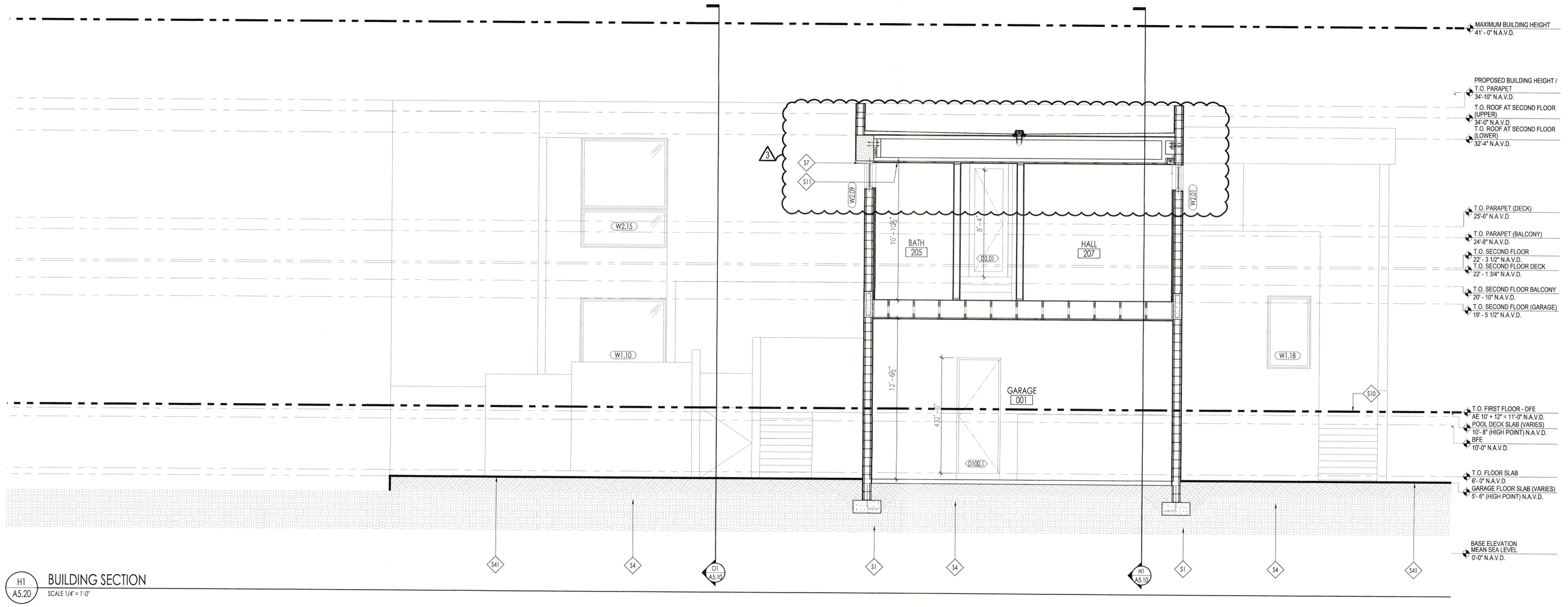
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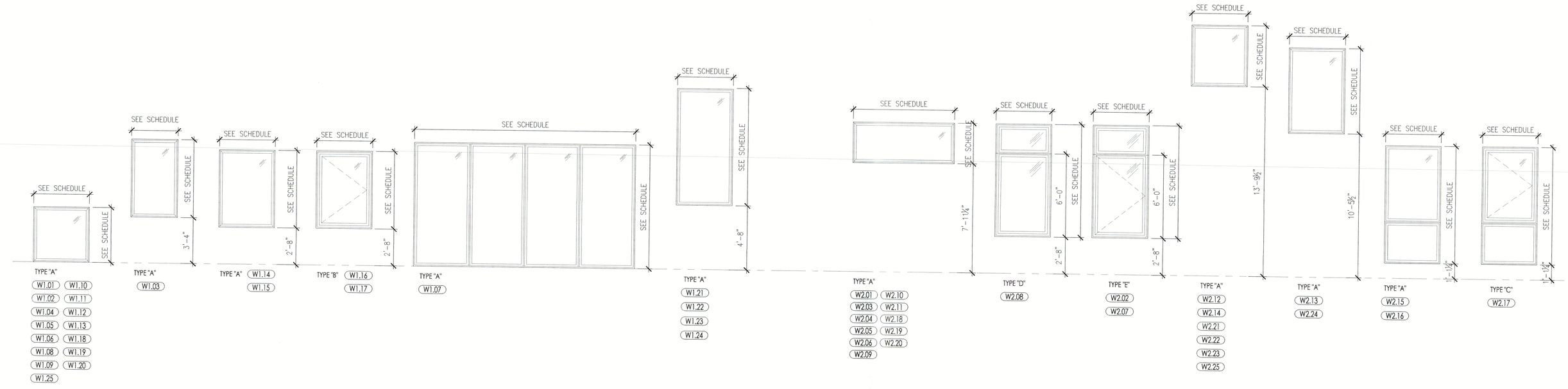
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JONATHAN GRANT PARKS
AR 0017714

PROJECT NUMBER
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SHEET NUMBER
A5.20

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D1 A7.00 WINDOWS

WINDOW SCHEDULE: OPENINGS / UNIT SIZES TO BE VERIFIED BY CONTRACTOR PRIOR TO FABRICATION

KEY	ROOM	TYPE	BUCK (FROM EXT.) HEAD	LHS	RHS	SILL	M. O. (W x H)	HEAD HEIGHT	DAP OUT	MFG.	MODEL	FINISH	GLAZING	DETAIL HEAD	JAMB	SILL	REMARKS
FIRST FLOOR																	
W1.01	HALL	A	1x	1x	1x	1x	4'-0 3/8" x 4'-0 3/8"			ES-WINDOWS	ES-8000T	SILVER, PTD.		–	D8/A7.23	G8/A7.23	
W1.02	HALL				1x		4'-0 3/8" x 4'-0 3/8"			ES-WINDOWS	ES-8000T			–	D8/A7.23	G8/A7.23	
W1.03	LAUNDRY				2x		3'-4 3/8" x 5'- 10"			ES-WINDOWS	ES-8000T			–	D8/A7.23	E8/A7.23	
W1.04	HALL				1x		4'-0 3/8" x 4'-0 3/8"			ES-WINDOWS	ES-8000T			–	D8/A7.23	G8/A7.23	
W1.05	HALL						4'-0 3/8" x 9'-10"			ES-WINDOWS	ES-8000T			–	D8/A7.23	G8/A7.23	
W1.06	HALL						4'-0 3/8" x 4'-0 3/8"			ES-WINDOWS	ES-8000T			–	D8/A7.23	G8/A7.23	
W1.07	DINING						16'-0 3/8" x 9'- 0"			ES-WINDOWS	ES-8000T			–	D8/A7.23	G8/A7.23	
W1.08	DINING						4'-8 3/8" x 9'- 0"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	G8/A7.23	
W1.09	DINING						4'-8 3/8" x 9'- 0"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	G8/A7.23	
W1.10	DINING						4'-8 3/8" x 9'- 0"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	G8/A7.23	
W1.11	DINING						4'-8 3/8" x 9'- 0"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	G8/A7.23	
W1.12	DINING						4'-8 3/8" x 9'- 0"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	G8/A7.23	
W1.13	DINING -						4'-8 3/8" x 9'- 0"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	G8/A7.23	
W1.14	SITTING ROOM						6'-8 3/8" x 6'-4"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W1.15	SITTING ROOM	B			2x		4'-0 3/8" x 6'-4"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W1.16	SITTING ROOM	A			2x		4'-0 3/8" x 6'-4"			ES-WINDOWS	ES-5000			B8/A7.24	E8/A7.24	E8/A7.24	EGRESS
W1.17	BEDROOM 1	B			1x		2'-8 3/8" x 6'-4"			ES-WINDOWS	ES-5000			B8/A7.24	E8/A7.24	E8/A7.24	EGRESS
W1.18	STAIRCASE	A			2x		3'-4 3/8" x 9'- 0"			ES-WINDOWS	ES-8000T			B8/A7.24	D8/A7.23	G8/A7.23	
W1.19	STAIRCASE			2x	1x		4'-0 3/8" x 9'- 0"			ES-WINDOWS	ES-8000T			B8/A7.24	D8/A7.23	G8/A7.23	
W1.20	STAIRCASE			1x	1x		4'-0 3/8" x 9'- 0"			ES-WINDOWS	ES-8000T			B8/A7.24	D8/A7.23	G8/A7.23	
W1.21	HALL						4'-0 3/8" x 8'-6"			ES-WINDOWS	ES-8000T			–	D8/A7.23	E8/A7.23	
W1.22	HALL						4'-0 3/8" x 8'-6"			ES-WINDOWS	ES-8000T			–	D8/A7.23	E8/A7.23	
W1.23	HALL						4'-0 3/8" x 8'-6"			ES-WINDOWS	ES-8000T			–	D8/A7.23	E8/A7.23	
W1.24	HALL						4'-0 3/8" x 8'-6"			ES-WINDOWS	ES-8000T			–	D8/A7.23	E8/A7.23	
W1.25	HALL				2x		5'-8 3/8" x 9'-0"			ES-WINDOWS	ES-8000T			B8/A7.24	D8/A7.23	G8/A7.23	
SECOND FLOOR																	
W2.01	OFFICE	A	1x	1x	1x	1x	7'-4 3/8" x 2'-2 1/2"			ES-WINDOWS	ES-8000T	SILVER, PTD.					
W2.02	OFFICE	E		1x	1x		4'-0 3/8" x 8'-2 1/2"			ES-WINDOWS	ES-5000			B8/A7.24	E8/A7.24	E8/A7.24	EGRESS
W2.03	CLOSET	A		1x	2x		5'-4 3/8" x 2'-2 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.04	CLOSET			1x	1x		5'-4 3/8" x 2'-2 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.05	BEDROOM			1x			5'-4 3/8" x 2'-2 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.06	BEDROOM			2x			5'-4 3/8" x 2'-2 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.07	BEDROOM	E		1x			4'-0 3/8" x 8'-2 1/2"			ES-WINDOWS	ES-5000			B8/A7.24	E8/A7.24	E8/A7.24	EGRESS
W2.08	HALL	D		1x			4'-0 3/8" x 8'-2 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.09	BATH	A		2x			8'-0 3/8" x 2'-2 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.10	STAIRCASE			1x			8'-8 3/8" x 2'-2 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.11	STORAGE			1x			8'-0 3/8" x 2'-2 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.12	PASSAGE			2x			4'-0 3/8" x 5'-6 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.13	PASSAGE			1x			4'-0 3/8" x 8'-10 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.14	PASSAGE						4'-0 3/8" x 5'-6 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.15	MASTER BEDROOM						4'-0 3/8" x 8'-6 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.16	MASTER BEDROOM	B			2x		4'-0 3/8" x 8'- 6 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.17	MASTER BEDROOM	A			2x		4'-0 3/8" x 8'- 6 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	EGRESS
W2.18	BATH	A			1x		4'-8 3/8" x 2'-6 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.19	BATH						5'-4 3/8" x 2'-6 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.20	BATH						4'-8 3/8" x 2'-6 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.21	HALL				1x	2x	5'-4 3/8" x 8'-0 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.22	HALL				2x	1x	4'-0 3/8" x 8'-0 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.23	HALL				1x	1x	4'-0 3/8" x 8'-0 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.24	PASSAGE						10'-0 3/8" x 5'-6 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.25	PASSAGE						9'-4 3/8" x 5'-6 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.26	PASSAGE						4'-0 3/8" x 5'-6 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.27	PASSAGE						4'-0 3/8" x 8'-10 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	
W2.28	PASSAGE				2x		4'-0 3/8" x 5'-6 1/2"			ES-WINDOWS	ES-8000T			B8/A7.23	D8/A7.23	E8/A7.23	

A	FIXED
B	CASEMENT
C	FIXED & CASEMENT

GENERAL WINDOW SCHEDULE NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUAL BEFORE COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES TO ARCHITECT & ENGINEERS
ALL SUB-CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

1. GENERAL CONTRACTOR TO BE RESPONSIBLE TO VERIFY ALL FINAL WINDOW UNIT SIZES (WIDTH AND HEIGHT) WITH THE CORRESPONDING WINDOW OPENING SIZES (WIDTH AND HEIGHT) **PRIOR** TO FABRICATION.
2. GENERAL CONTRACTOR TO BE RESPONSIBLE TO PROVIDE AND REVIEW WINDOW SHOP DRAWINGS TO THE ARCHITECT **PRIOR** TO FABRICATION. GENERAL CONTRACTOR REVIEW TO INCLUDE, BUT NOT BE LIMITED TO: WINDOW UNIT SIZES, OPERABLE UNITS, FIXED WINDOWS, MULLED UNITS, SCREENS, FINISHES, HARDWARE, GLASS TYPE, GLASS COLOR, NOAs AND WARRANTIES FOR COMPLIANCE WITH ARCHITECTS DRAWING, FIELD CONDITIONS, AND OWNER REQUIREMENTS. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS IN A TIMELY FASHION TO MAINTAIN THE FLOW OF WORK AND TO APPROVE WINDOW UNITS FOR PRODUCTION / DELIVERY / INSTALL.
3. SINCE ALL JOB SITE MEANS AND METHODS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, IF THE ABOVE PROCEDURES ARE NOT FOLLOWED, THE GENERAL CONTRACTOR TAKES SOLE RESPONSIBILITY (INCLUDING REPLACEMENT COSTS) FOR THE PRODUCTION / DELIVERY / INSTALL OF THE WINDOW UNITS.
4. DESIGN CRITERIA: COMPLY WITH STRUCTURAL DESIGN WIND VELOCITY OF 160 MPH. COMPLY WITH STRUCTURAL REQUIREMENTS OF THE RESIDENTIAL FLORIDA BUILDING CODE 2020.
5. PROVIDE SALTWATER HARDWARE PACKAGE AT ALL EXTERIOR WINDOWS.
6. BASIS OF DESIGN SHALL BE "ES DOORS & WINDOWS" UNLESS NOTED OTHERWISE. SUBSTITUTION OF "CGI", "PGT", AND "EURO-WALL" MAY BE DISCUS WITH ARCHITECT.
7. ALL OPERABLE WINDOWS SHALL HAVE CORROSION RESISTANT HARDWARE.
8. FINISH TO BE SELECTED BY OWNER/ARCHITECT FROM MANUFACTURERS STANDARD FINISHES.
9. PROVIDE WINDOW SCREENS AT ALL OPERABLE WINDOWS AS SELECTED BY OWNER.
10. INSTALL WINDOWS ACCORDING TO MANUFACTURER'S APPROVED/NOA INSTALLATION INSTRUCTIONS.
11. ALL MULLED UNITS SHALL BE FACTORY READY.
12. ALL GLAZING LOWER THAN 18" ABOVE FINISHED FLOOR SHALL BE TEMPERED, U.N.O.

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Approved By:	Approved By:
Date	Date

REVISIONS

No.	Date	Description
1	08-25-2023	ADDENDUM #1 As per Town of Longboat Key comments and Design changes.
2	10-10-2023	ADDENDUM #2 As per Town of Longboat Key comments and Design changes.
3	2-21-2024	ADDENDUM #3 Design Coordination

SCALE
AS NOTED

DRAWN BY
KB, AZ, KS, CC

CHECKED BY
JP

DATE ISSUED
3/2/2023

PLOT DATE
02/21/2024

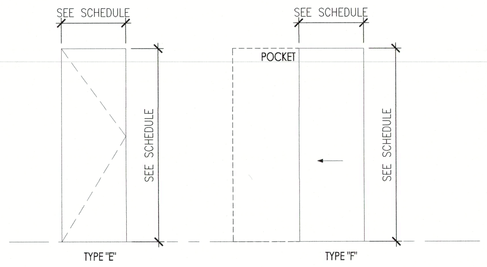
SHEET TITLE
WINDOW SCHEDULE

SEAL
2/21/24
JONATHAN GRANT PARKS
AR 0017714

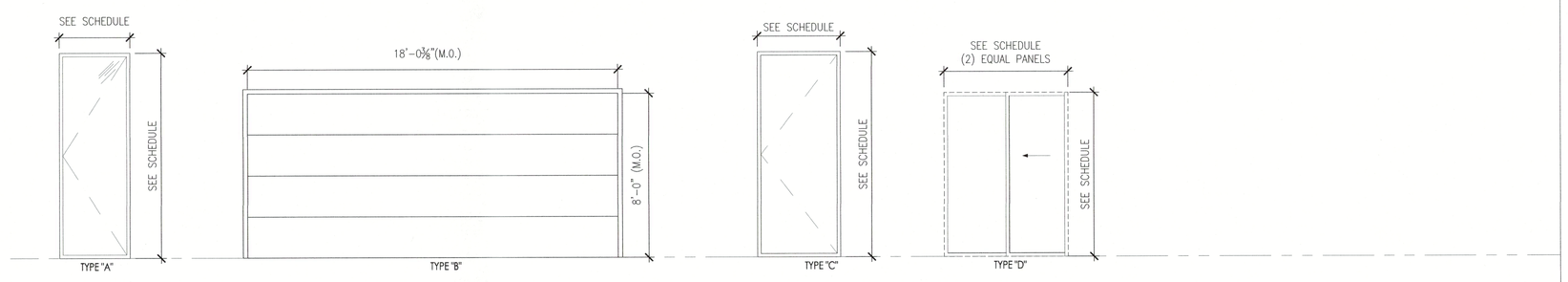
PROJECT NUMBER
22-01

SHEET NUMBER
A7.00

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H8 / 7.10 INTERIOR DOOR TYPES



H4 / 7.10 EXTERIOR DOOR TYPES

EXTERIOR DOOR SCHEDULE: OPENINGS / UNIT SIZES TO BE VERIFIED BY CONTRACTOR PRIOR TO FABRICATION

KEY	ROOM	TYPE	WIDTH x HEIGHT	M. O. (W x H)	HEAD HEIGHT	DAP OUT	MFG.	MODEL	FRAME FINISH	DOOR FINISH	GLAZING	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	HARDWARE	REMARKS
FIRST FLOOR																
D1.01	HALL	C		4'-0 3/8" x 9'-10"			MARVIN	COASTLINE				B8/A7.35	D8/A7.35	G8/A7.35		INSWING
D1.02	GARAGE	C		2'-8 3/8" x 8'-2 3/8"			MARVIN	COASTLINE				B8/A7.35	D8/A7.35	G8/A7.35		INSWING
D1.03	GARAGE	B		18'-0 3/8" x 8'-2 3/8"			TBD					--	--	--		
D1.04	GYM	D		6'-0 3/8" x 8'-0"			ES-WINDOWS	2020 SGD				B8/A7.32	D8/A7.32	G8/A7.32		
D1.05	KITCHEN	C		3'-4 3/8" x 9'-0"			MARVIN	COASTLINE				--	--	--		OUT-SWING
SECOND FLOOR																
D2.01	BALCONY	A		3'-4 3/8" x 8'-2 3/8"			MARVIN	COASTLINE				--	--	--		OUT-SWING
D2.02	DECK	D		6'-8 3/8" x 7'-10"			ES-WINDOWS	2020 SGD				B8/A7.32	D8/A7.32	G8/A7.32		

INTERIOR DOOR SCHEDULE: OPENINGS / UNIT SIZES TO BE VERIFIED BY CONTRACTOR PRIOR TO FABRICATION

KEY	ROOM	TYPE	WIDTH x HEIGHT	R. O. (W x H)	HEAD HEIGHT	DAP OUT	MFG.	MODEL	FRAME FINISH	DOOR FINISH	GLAZING	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	HARDWARE	REMARKS
FIRST FLOOR																
D100.1	GARAGE	E	3'-0" x TO CEILING													
D101.1	GYM		3'-0" x TO CEILING													
D104.1	LAUNDRY		2'-8" x 9'-0"													
D105.1	POWDER ROOM		2'-8" x 9'-0"													
D109.1	WINE ROOM		2'-4" x 9'-0"													
D110.1	PANTRY		3'-4" x 9'-0"													OPENING
D112.1	BEDROOM - 1	E	3'-0" x TO CEILING													
D112.2	BEDROOM -1	F	2'-9" x TO CEILING													
D113.1	HALL	E	2'-1" x TO CEILING													
D114.1	BATH -1	E	3'-0" x TO CEILING													
D115.1	SITTING ROOM	F	3'-10" x TO CEILING													
SECOND FLOOR																
D200.1	HALL	F	4'-4" x TO CEILING													
D201.1	OFFICE	E	2'-8" x TO CEILING													
D202.1	CLOSET															
D203.1	CLOSET															
D204.1	BEDROOM	F	3'- 10" X TO CEILING													
D204.2	BEDROOM	E	2'-8" x TO CEILING													
D205.1	BATH		2'-8" x TO CEILING													
D208.1	HALL		3'-0" x TO CEILING													
D210.1	TOILET		2'-8" x TO CEILING													
D211.1	STORAGE		2'-10" x TO CEILING													
D212.1	STORAGE		2'-10" x TO CEILING													

GENERAL DOOR SCHEDULE NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUAL BEFORE COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES TO ARCHITECT & ENGINEERS
ALL SUB -CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

1. GENERAL CONTRACTOR TO BE RESPONSIBLE TO VERIFY ALL FINAL DOOR UNIT SIZES (WIDTH AND HEIGHT) WITH THE CORRESPONDING DOOR OPENING SIZES (WIDTH AND HEIGHT) **PRIOR** TO FABRICATION.
2. GENERAL CONTRACTOR TO BE RESPONSIBLE TO PROVIDE AND REVIEW DOOR SHOP DRAWINGS TO THE ARCHITECT **PRIOR** TO FABRICATION. GENERAL CONTRACTOR REVIEW TO INCLUDE, BUT NOT BE LIMITED TO; DOOR UNIT SIZES, DOOR STYLE, DOOR SWING / DIRECTION, SCREENS, FINISHES, HARDWARE, GLASS TYPE, GLASS COLOR, MATERIAL, NOA# AND WARRANTIES FOR COMPLIANCE WITH ARCHITECT'S DRAWING, FIELD CONDITIONS, AND OWNER REQUIREMENTS. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS IN A TIMELY FASHION TO MAINTAIN THE FLOW OF WORK AND TO APPROVE WINDOW UNITS FOR PRODUCTION / DELIVERY / INSTALL.
3. SINCE ALL JOB SITE MEANS AND METHODS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, IF THE ABOVE PROCEDURES ARE NOT FOLLOWED, THE GENERAL CONTRACTOR TAKES SOLE RESPONSIBILITY (INCLUDING REPLACEMENT COSTS) FOR THE PRODUCTION / DELIVERY / INSTALL OF THE DOOR UNITS.
4. DESIGN CRITERIA: COMPLY WITH STRUCTURAL DESIGN WIND VELOCITY OF 160 MPH. COMPLY WITH STRUCTURAL REQUIREMENTS OF THE RESIDENTIAL FLORIDA BUILDING CODE 2020.
5. BASIS OF DESIGN SHALL BE "ES DOORS & WINDOWS' UNLESS NOTED OTHERWISE. SUBSTITUTION OF "CGI", "PGT ", AND "EURO-WALL" MAY BE DISCUS WITH ARCHITECT .
6. CONTRACTOR TO COORDINATE ALL MASONRY OPENINGS WITH WINDOW AND DOOR SUPPLIER AND SHALL REPORT ALL DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
7. GLASS TO BE: IMPACT RESISTANT, LAMINATED, LOW 'E', "SOLARBAN' 70 OR EQUAL
8. DOOR HARDWARE SHALL BE SELECTED BY OWNER AND IS INCLUDED AS AN ALLOWANCE.
9. INSTALL WINDOWS ACCORDING TO MANUFACTURER'S APPROVED/NOA INSTALLATION INSTRUCTIONS.
10. PROVIDE SALTWATER HARDWARE PACKAGE AT ALL EXTERIOR DOORS.
11. CONTRACTOR SHALL PRIME AND PAINT TOP AND BOTTOM OF ALL DOORS (INTERIOR AND EXTERIOR) IN ADDITION TO EXPOSED SURFACES.
12. ALL WOOD DOORS THAT NEED TO BE CUT, SHALL BE PRIMED & PAINTED AFTER CUT.
13. ALL GLAZING LOWER THAN 18" ABOVE FINISHED FLOOR SHALL BE TEMPERED, U.N.O.
14. ALL INTERIOR DOORS TO BE SOLID CORE 1⅜" THICK .
15. GARAGE DOOR, BY "OVERHEAD DOOR COMPANY" OR APPROVED EQUAL

DOOR TYPE LEGEND

A	FRAMED SWING DOOR EXTERIOR
B	OVERHEAD DOOR EXTERIOR
C	SWING DOOR EXTERIOR
D	(2 PANEL) SLIDING GLASS DOOR EXTERIOR
E	SWING DOOR INTERIOR
F	POCKET DOOR INTERIOR

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Approved By:	Approved By:
Date	Date

REVISIONS

No.	Date	Description
1	08-25-2023	ADDENDUM #1 As per Town of Longboat Key comments and Design changes.
2	10-10-2023	ADDENDUM #2 As per Town of Longboat Key comments and Design changes.
3	2-21-2024	ADDENDUM #3 Design Coordination

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SCALE
AS NOTED

DRAWN BY
KB, AZ, KS, CC

CHECKED BY
JP

DATE ISSUED
3/2/2023

PLOT DATE
02/21/2024

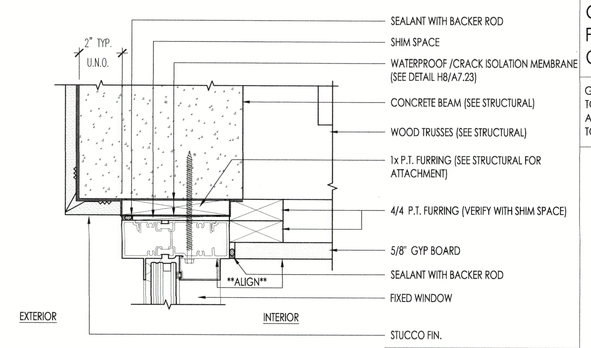
SHEET TITLE
DOOR SCHEDULE

SEAL
2/21/24
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
22-01

SHEET NUMBER
A7.10

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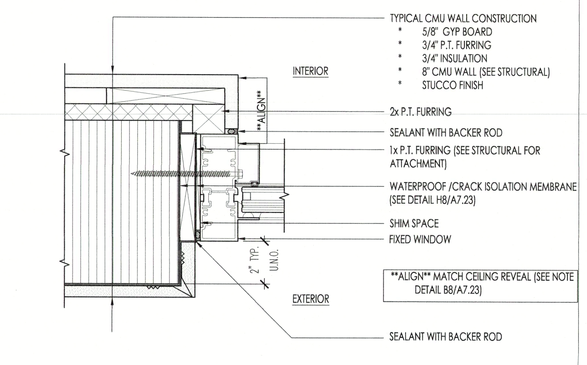


B8 / A7.23

WINDOW HEADER AT BEAM

SCALE: 3"=1'-0"

ES-STOREFRONT 8000T - INSULATED

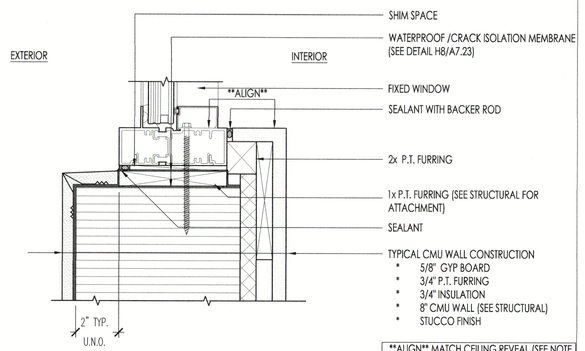


D8 / A7.23

WINDOW JAMB AT CMU WALL

SCALE: 3"=1'-0"

ES-STOREFRONT 8000T - INSULATED

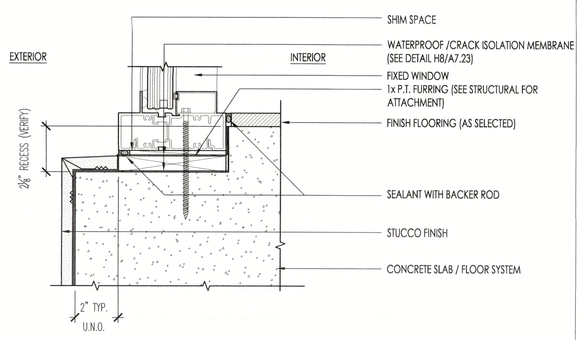


E8 / A7.23

WINDOW SILL AT CMU WALL

SCALE: 3"=1'-0"

ES-STOREFRONT 8000T - INSULATED

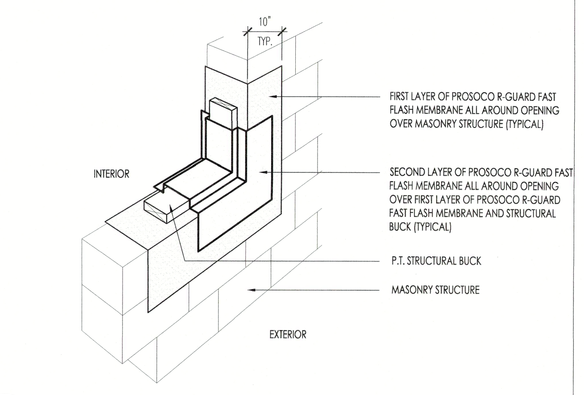


G8 / A7.23

WINDOW SILL AT SLAB

SCALE: 3"=1'-0"

ES-STOREFRONT 8000T - INSULATED



H8 / A7.23

WATERPROOF/CRACK ISOLATION MEMBRANE

SCALE: NOT TO SCALE

GENERAL DETAIL NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUAL BEFORE COMMENCEMENT OF WORK

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ALL SUB -CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

1. CONTRACTOR TO VERIFY AVAILABILITY OF ALL WATER PROOFING MEMBRANES.
2. ALL SEALANTS AND WATERPROOFING MEMBRANES TO BE SUBMITTED TO ARCHITECT FOR APPROVAL.
3. ALL EXTERIOR HARDWARE AND METAL WORK TO BE SUITABLE FOR HIGH CORROSION ENVIRONMENTS.
4. CONTACT OF DISSIMILAR METALS TO BE BUFFERED WITH WASHERS OR COATINGS TO PREVENT GALVANIC ACTION .

ON INTERIOR DOORS "DORIS" DOORS MAY BE SUBSTITUTED FOR "EZ JAMB" DOORS

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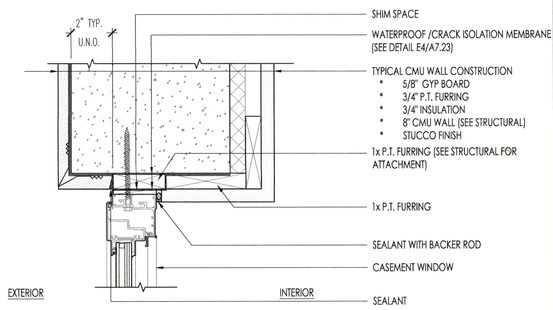
SHEET TITLE
WINDOW DETAILS

SEAL
3/21/24
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
22-01

SHEET NUMBER
A7.23

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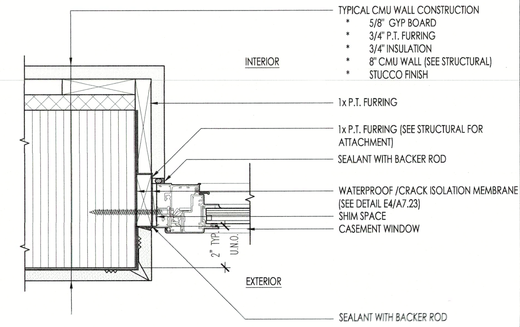


B8 A7.24

WINDOW HEADER AT BEAM

SCALE: 3"=1'-0"

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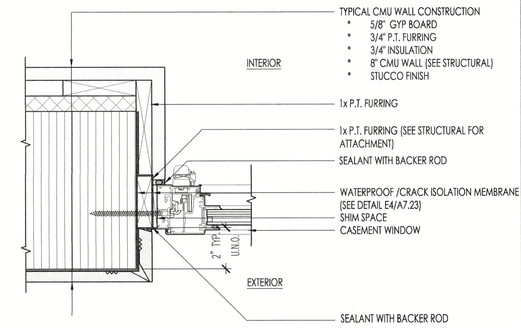


D8 A7.24

WINDOW JAMB AT CMU WALL - HINGE SIDE

SCALE: 3"=1'-0"

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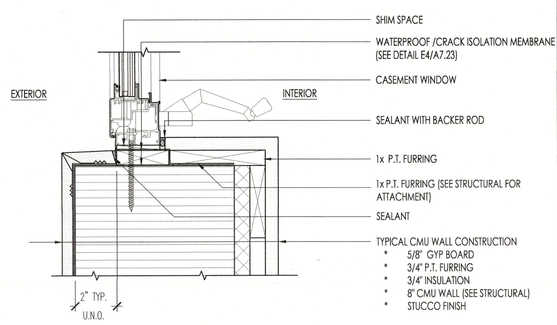


E8 A7.24

WINDOW JAMB AT CMU WALL - LOCK SIDE

SCALE: 3"=1'-0"

ES-ELITE ES5000 CASEMENT - INSULATED

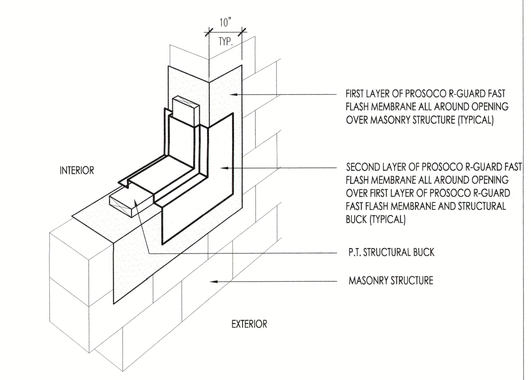


G8 A7.24

WINDOW SILL AT CMU WALL

SCALE: 3"=1'-0"

ES-ELITE ES5000 CASEMENT - INSULATED



H8 A7.24

WATERPROOF/CRACK ISOLATION MEMBRANE

SCALE: NOT TO SCALE

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WINDOW DETAILS

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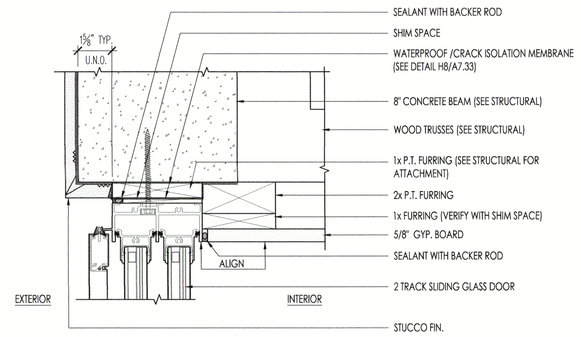
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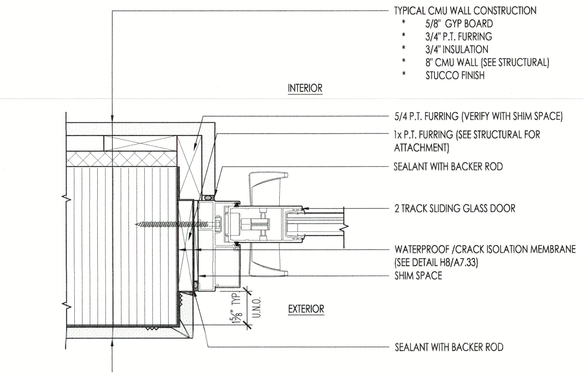
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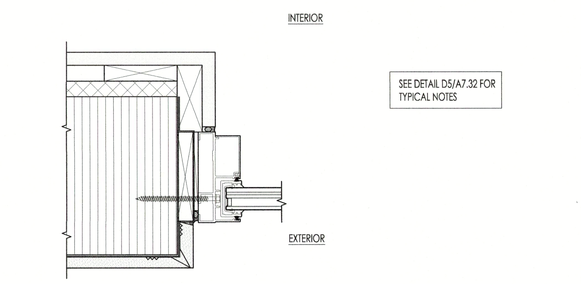
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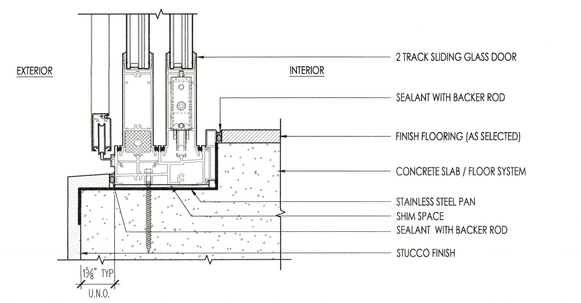
B8 / A7.32 — 2 TRACK SGD HEADER AT BEAM
SCALE: 3"=1'-0"
ES-PRESTIGE 2020 SGD - INSULATED



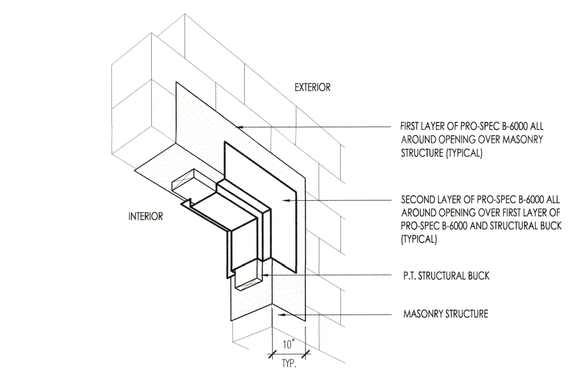
D8 / A7.32 — 2 TRACK SGD JAMB AT CMU WALL - LOCK SIDE
SCALE: 3"=1'-0"
ES-PRESTIGE 2020 SGD - INSULATED



E8 / A7.32 — 2 TRACK SGD AT CMU WALL - FIXED SIDE
SCALE: 3"=1'-0"
ES-PRESTIGE 2020 SGD - INSULATED



G8 / A7.32 — 2 TRACK SGD THRESHOLD
SCALE: 3"=1'-0"
ES-PRESTIGE 2020 SGD - INSULATED



H8 / A7.32 — WATERPROOF/CRACK ISOLATION MEMBRANE
SCALE: NOT TO SCALE

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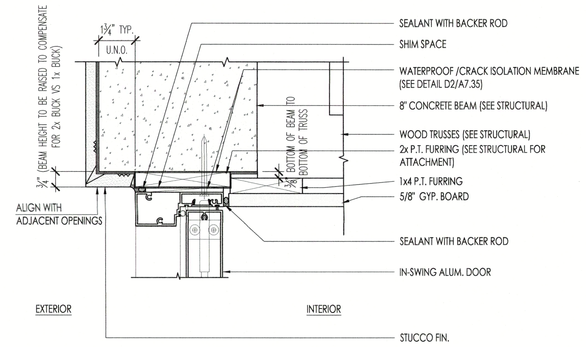
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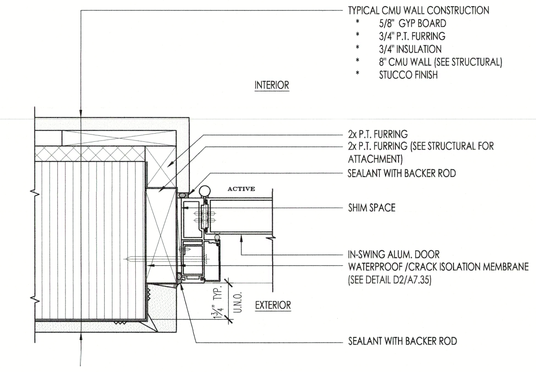
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B8 / A7.33 — ENTRY DOOR HEADER AT BEAM

SCALE: 3"=1'-0"

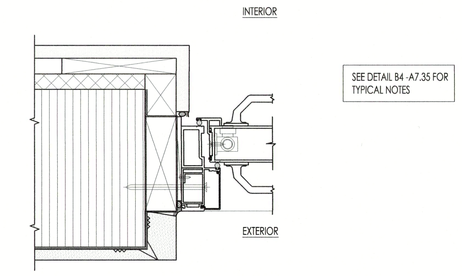
MARVIN / SIW DOOR - IN-SWING IMPACT - ALUM.



D8 / A7.33 — ENTRY DOOR JAMB AT CMU WALL - HINGE SIDE

SCALE: 3"=1'-0"

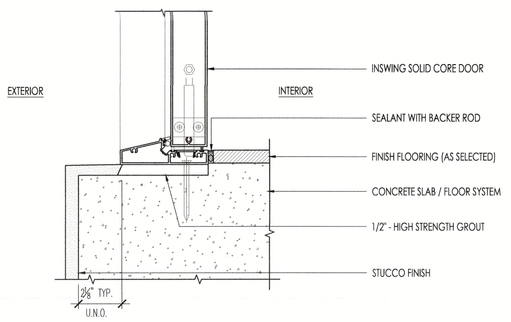
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E8 / A7.33 — ENTRY DOOR JAMB AT CMU WALL - LOCK SIDE

SCALE: 3"=1'-0"

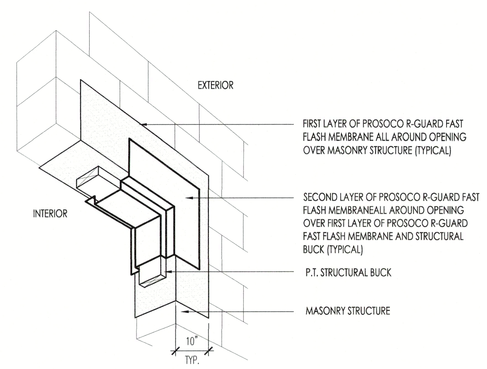
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G8 / A7.33 — ENTRY DOOR THRESHOLD

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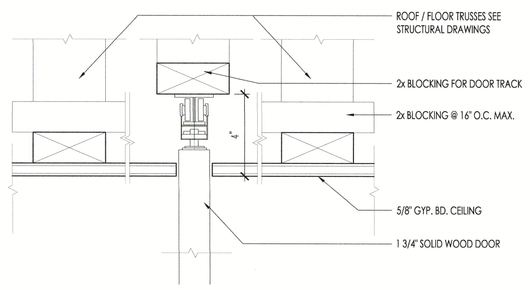
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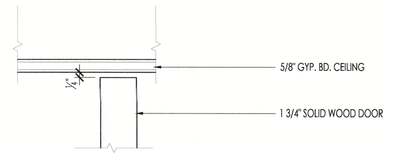
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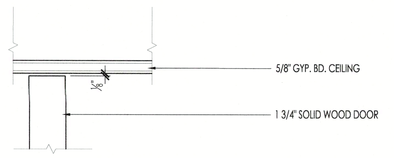
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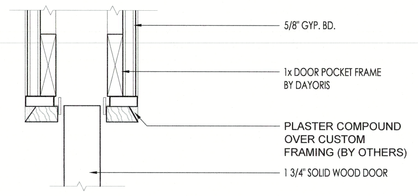
B4 / A7.43 POCKET DOOR HEAD DETAIL
SCALE: 3"=1'-0" — DAYORIS - FILO MURO POCKET DOOR



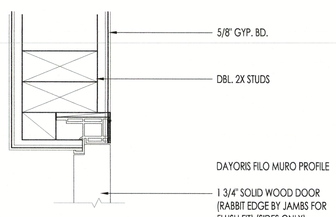
B6 / A7.43 OUTSWING DOOR HEAD DETAIL
SCALE: 3"=1'-0" — DAYORIS - FILO MURO OUTSWING - INTERIOR DOOR



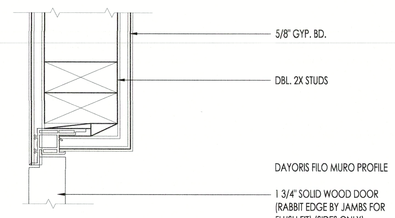
B8 / A7.43 INSWING DOOR HEAD DETAIL
SCALE: 3"=1'-0" — DAYORIS - FILO MURO INSWING - INTERIOR DOOR



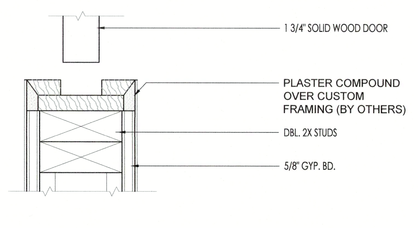
D4 / A7.43 POCKET DOOR JAMB DETAIL - POCKET SIDE
SCALE: 3"=1'-0" — DAYORIS - FILO MURO POCKET DOOR



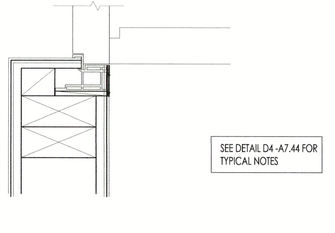
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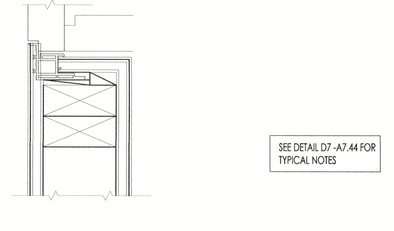
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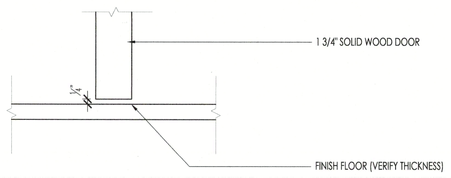
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SCALE: 3"=1'-0" — DAYORIS - FILO MURO POCKET DOOR



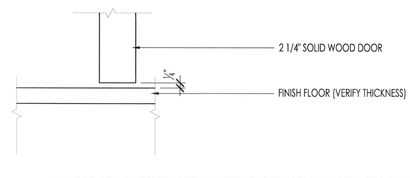
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SCALE: 3"=1'-0" — DAYORIS - FILO MURO OUTSWING - INTERIOR DOOR



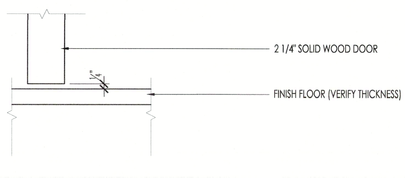
E8 / A7.43 INSWING DOOR JAMB DETAIL - HINGE SIDE
SCALE: 3"=1'-0" — DAYORIS - FILO MURO INSWING - INTERIOR DOOR



G4 / A7.43 INTERIOR DOOR THRESHOLD DETAIL
SCALE: 3"=1'-0" — DAYORIS - FILO MURO POCKET DOOR



G6 / A7.43 INTERIOR DOOR THRESHOLD DETAIL
SCALE: 3"=1'-0" — DAYORIS - FILO MURO OUTSWING - INTERIOR DOOR



G8 / A7.43 INTERIOR DOOR THRESHOLD DETAIL
SCALE: 3"=1'-0" — DAYORIS - FILO MURO INSWING - INTERIOR DOOR

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Date	Date

REVISIONS

No.	Date	Description
1	08-25-2023	ADDENDUM #1 As per Town of Longboat Key comments and Design changes.
2	10-10-2023	ADDENDUM #2 As per Town of Longboat Key comments and Design changes.
3	2-21-2024	ADDENDUM #3 Design Coordination

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DRAWN BY
KB, AZ, KS, CC

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JP

DATE ISSUED
3/2/2023

PLOT DATE
02/21/2024

SHEET TITLE
INTERIOR DOOR DETAILS

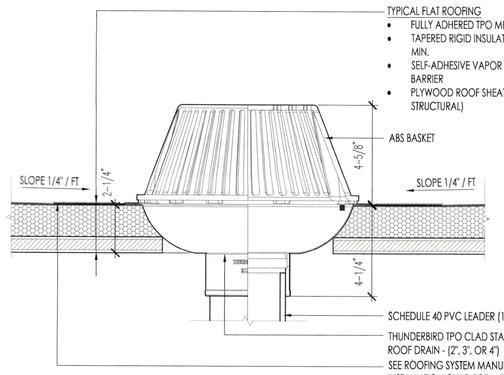
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AR-0017714

PROJECT NUMBER
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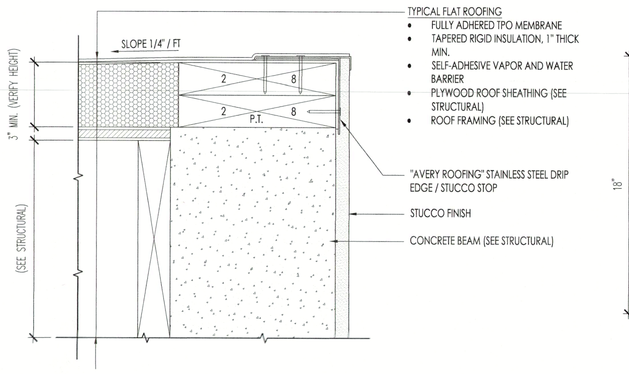
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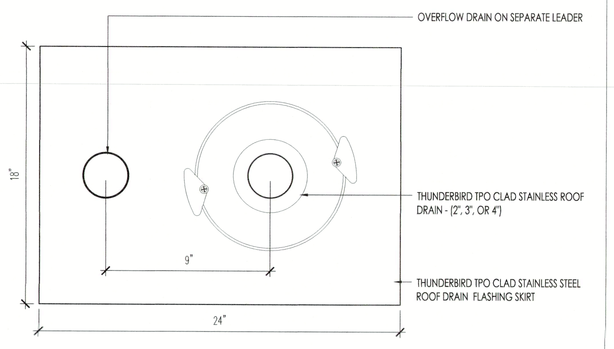
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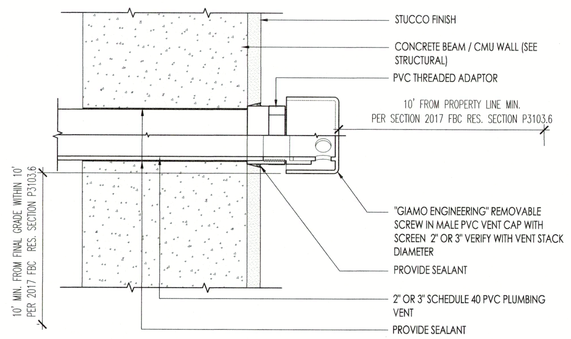
B8 / A7.51 — ROOF DRAIN DETAIL - BOTT. OUTLET-OVERFLOW
SCALE: 3"=1'-0"
THUNDERBIRD - TPO CLAD - STAINLESS STEEL



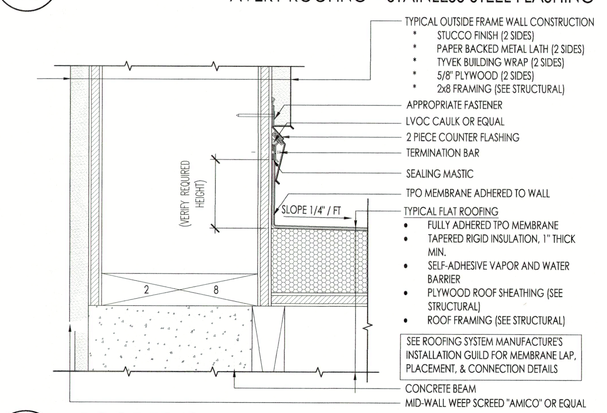
D6 / A7.51 — ROOF EDGE DETAIL - FLAT ROOF NO OVERHANG
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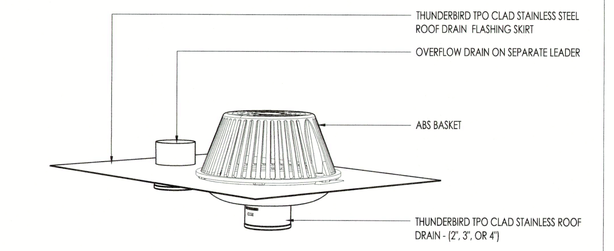
D8 / A7.51 — ROOF DRAIN PLAN - BOTT. OUTLET - OVERFLOW
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THUNDERBIRD - TPO CLAD - STAINLESS STEEL



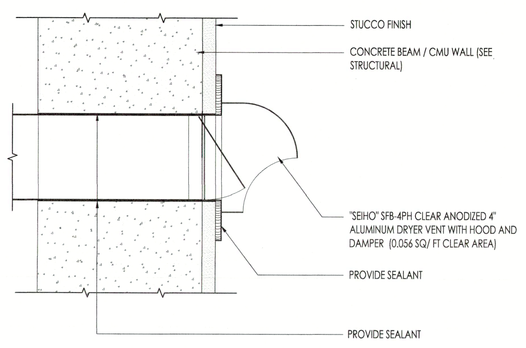
E4 / A7.51 — PLUMBING VENT DETAIL - WALL TERMINATION
SCALE: 3"=1'-0"
GIZMO ENGINEERING - PVC VENT CAP



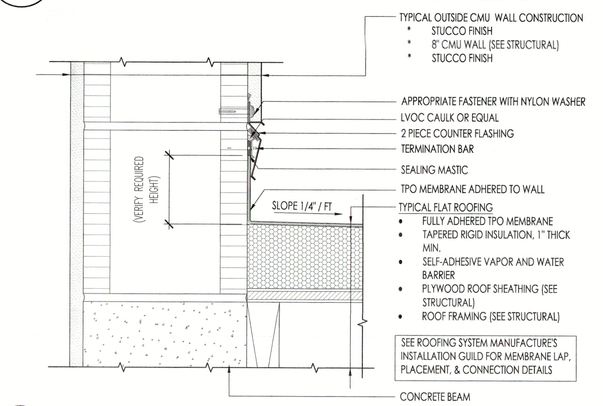
E6 / A7.51 — ROOF TO CMU WALL DETAIL - FLAT ROOF
SCALE: 3"=1'-0"
STAINLESS STEEL FLASHING



E8 / A7.51 — ROOF DRAIN AXO - BOTT. OUTLET - OVERFLOW
SCALE: N.T.S.
THUNDERBIRD - TPO CLAD - STAINLESS STEEL



G4 / A7.51 — DRYER VENT DETAIL- WALL TERMINATION
SCALE: 3"=1'-0"
SEIHO SFB-4PH



G6 / A7.51 — ROOF TO CMU WALL DETAIL - FLAT ROOF
SCALE: 3"=1'-0"
STAINLESS STEEL FLASHING

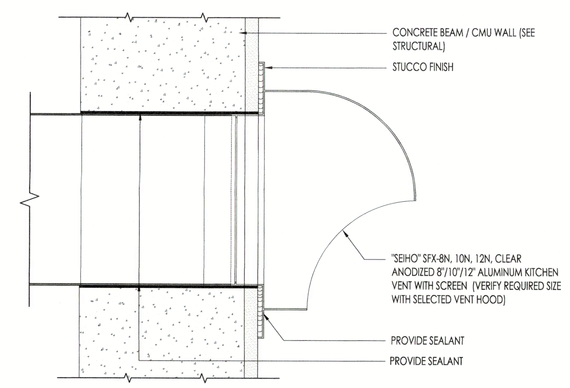
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FIGURE 1106.1 - 100 YEAR , 1-HOUR RAIN FALL RATE = 4.5"

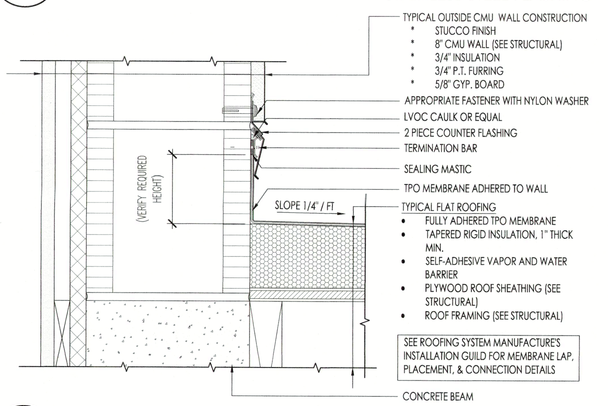
MAXIMUM ROOF AREA PER DRAIN
1- HOUR RAIN FALL RATE 4.5"

DRAIN SIZE	SLOPE OF HORIZONTAL BRANCH	
	1/8" / Ft.	1/4" / Ft.
2"	293 SQ/FT	413 SQ/FT
3"	733 SQ/FT	1053 SQ/FT
4"	1,533 SQ/FT	2173 SQ/FT

G8 / A7.51 — ROOF DRAIN - MAXIMUM ROOF AREAS
NO SCALE



H4 / A7.51 — KITCHEN VENT DETAIL- WALL TERMINATION
SCALE: 3"=1'-0"
SEIHO SFX 8N , 10N, 12N



H6 / A7.51 — ROOF TO CMU WALL DETAIL - FLAT ROOF
SCALE: 3"=1'-0"
STAINLESS STEEL FLASHING

2020 FLORIDA BUILDING CODE PLUMBING SEVENTH EDITION

TABLE 1106.2 - STORM DRAIN PIPE SIZING

PIPE SIZE	CAPACITY (GPM)	
	SLOPE OF HORIZONTAL BRANCH	
	1/8" / Ft.	1/4" / Ft.
2"	22	31
3"	55	79
4"	115	163

H8 / A7.51 — ROOF DRAIN FLOW RATES
NO SCALE

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AS NOTED

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KB, AZ, KS, CC

CHECKED BY
JP

DATE ISSUED
3/2/2023

PLOT DATE
02/21/2024

SHEET TITLE
ROOF DETAILS

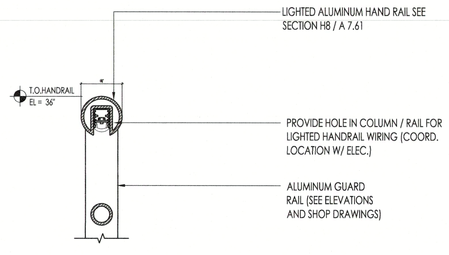
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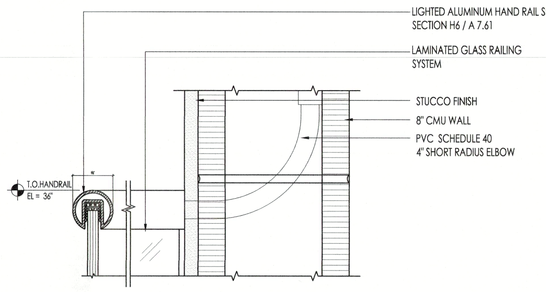
PROJECT NUMBER
22-01

SHEET NUMBER
A7.51

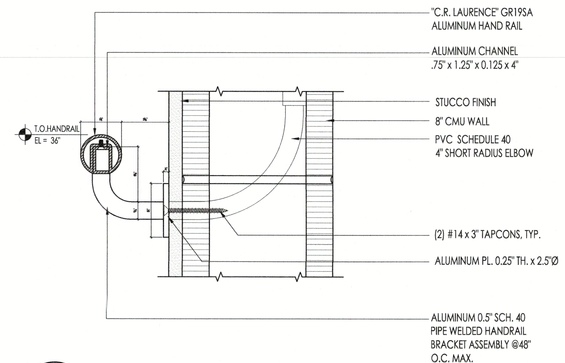
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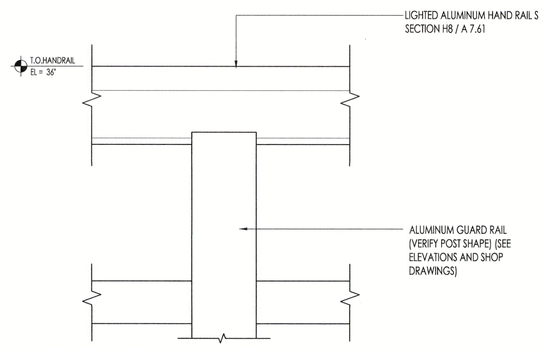
D4 / A7.61 **LIGHTED HANDRAIL DETAIL** — MOUNTED TO POSTS
SCALE: 3"=1'-0"



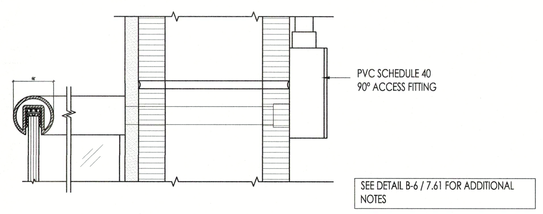
D6 / A7.61 **LIGHTED GLASS RAIL DETAIL** — GLASS RAIL W/ RADIUS CONDUIT
SCALE: 3"=1'-0"



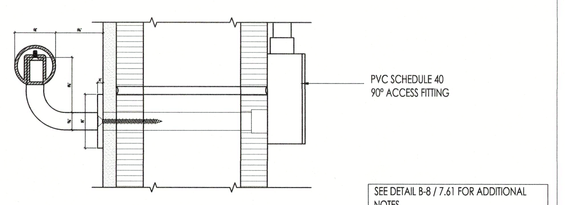
D8 / A7.61 **LIGHTED HANDRAIL DETAIL** — WALL BRACKET W/ RADIUS CONDUIT
SCALE: 3"=1'-0"



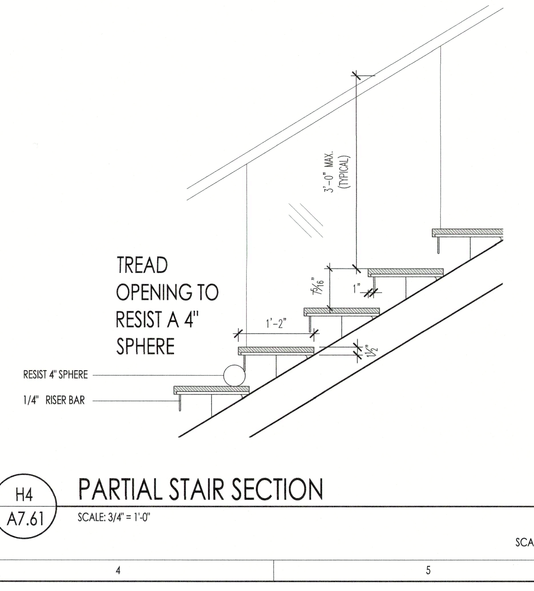
E4 / A7.61 **LIGHTED HANDRAIL PARTIAL ELEVATION** — MOUNTED TO POSTS
SCALE: 6" = 1'-0"



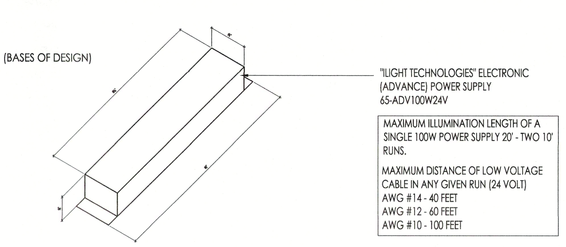
E6 / A7.61 **LIGHTED GLASS RAIL DETAIL** — GLASS RAIL W/ 90° CONDUIT
SCALE: 3"=1'-0"



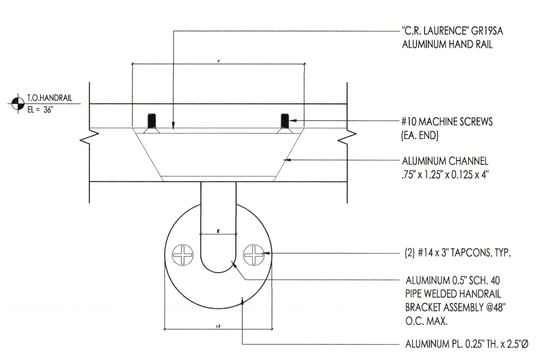
E8 / A7.61 **LIGHTED HANDRAIL DETAIL** — WALL BRACKET W/ 90° CONDUIT
SCALE: 3"=1'-0"



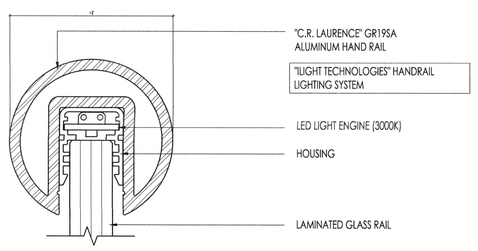
H4 / A7.61 **PARTIAL STAIR SECTION**
SCALE: 3/4" = 1'-0"



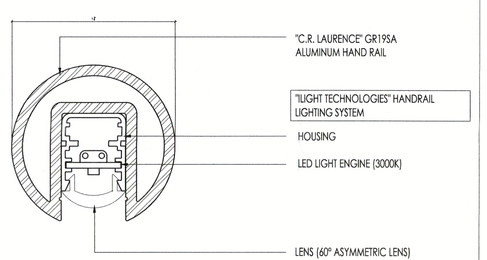
G6 / A7.61 **LIGHTED RAIL POWER SUPPLY**
SCALE: 3" = 1'-0"



G8 / A7.61 **LIGHTED HANDRAIL WALL BRACKET ELEVATION**
SCALE: 6" = 1'-0"



H6 / A7.61 **LIGHTED GLASS RAIL SECTION**
SCALE: FULL



H8 / A7.61 **LIGHTED HANDRAIL SECTION**
SCALE: FULL

SCALE: 3/8 = 1'-0" (FOR SHEET SIZE 24 x 36)

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PRIVATE RESIDENCE

PROJECT ADDRESS
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DRAWN BY
KB, AZ, KS, CC

CHECKED BY
JP

DATE ISSUED
3/2/2023

PLOT DATE
02/21/2024

SHEET TITLE
LIGHTED RAILING DETAILS

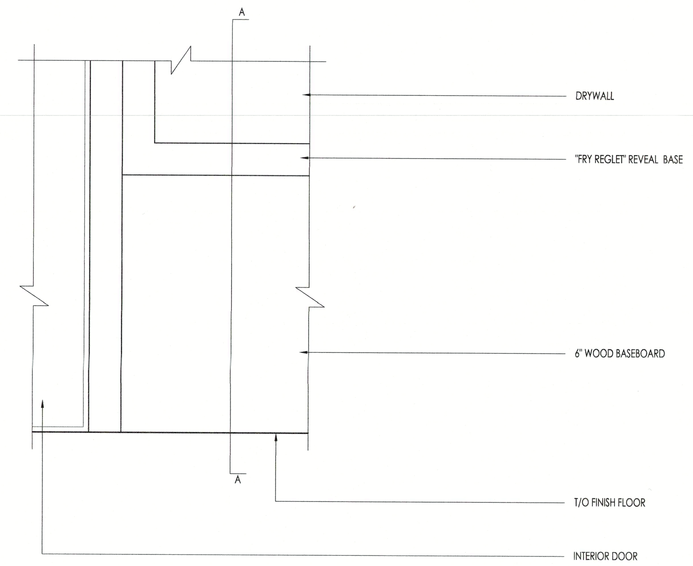
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PROJECT NUMBER
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SHEET NUMBER
A7.61

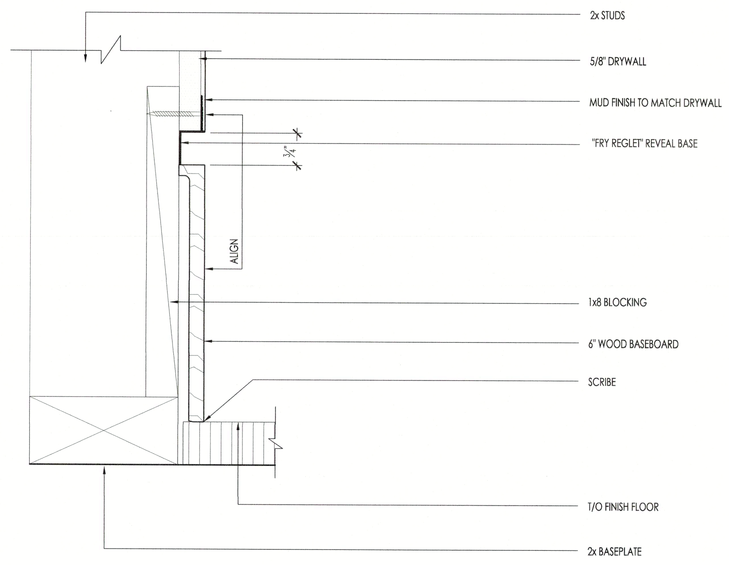
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E7 / A7.81 TYPICAL BASEBOARD - ELEVATION

SCALE: 6"=1'-0"

"FRY REGLET" REVEAL BASE



SECTION A - A

H7 / A7.81 TYPICAL BASEBOARD - SECTION

SCALE: 6"=1'-0"

"FRY REGLET" REVEAL BASE

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KB, ~~AZ~~ KS, CC

CHECKED BY
JP JP

DATE ISSUED
3/2/2023

PLOT DATE
02/21/2024

SHEET TITLE
INTERIOR TRIM DETAILS

SEAL

2/21/24

JONATHAN GRANT PARKS
AR 0017714

PROJECT NUMBER
22-01

SHEET NUMBER
A7.81

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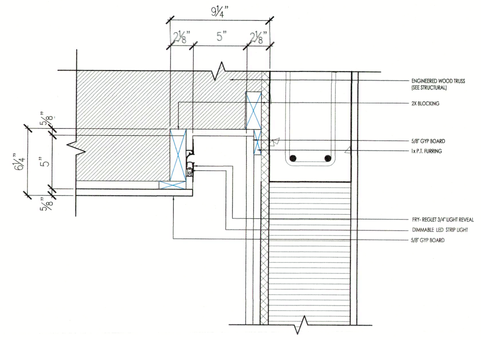
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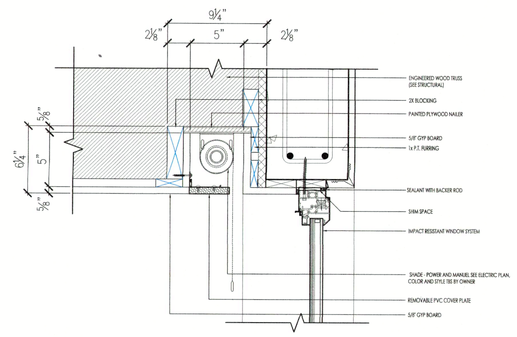
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G8 A7.82 — LED LIGHTING COVE DETAIL (SIMILAR)
SCALE: 1 1/2"=1'-0"
FRY - REGLET



H8 A7.82 — SINGLE SHADE POCKET DETAIL (SIMILAR)
SCALE: 1 1/2"=1'-0"

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SCALE
AS NOTED

DRAWN BY
KB, AZ, KS, CC

CHECKED BY
JP

DATE ISSUED	PLOT DATE
3/2/2023	02/21/2024

SHEET TITLE
LIGHT COVE/TROUGH AND SHADE POCKET DETAILS

SEAL
2/21/24
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
22-01

SHEET NUMBER
A7.82

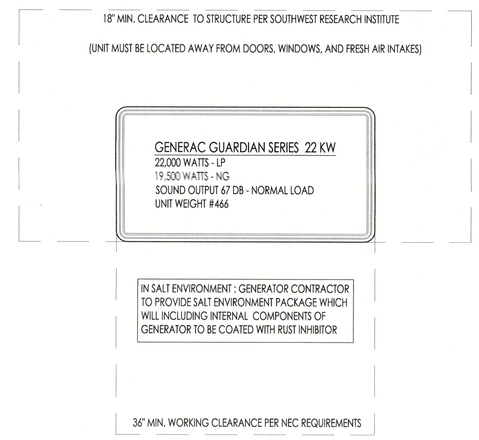
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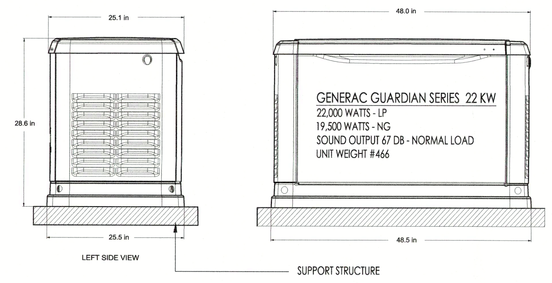
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F9 / A7.92 — TYPICAL GENERATOR PLAN
SCALE: 3/4"=1'-0"
GENERAC GUARDIAN SERIES 22 KW



H9 / A7.92 — TYPICAL GENERATOR ELEVATIONS
SCALE: 3/4"=1'-0"
GENERAC GUARDIAN SERIES 22 KW

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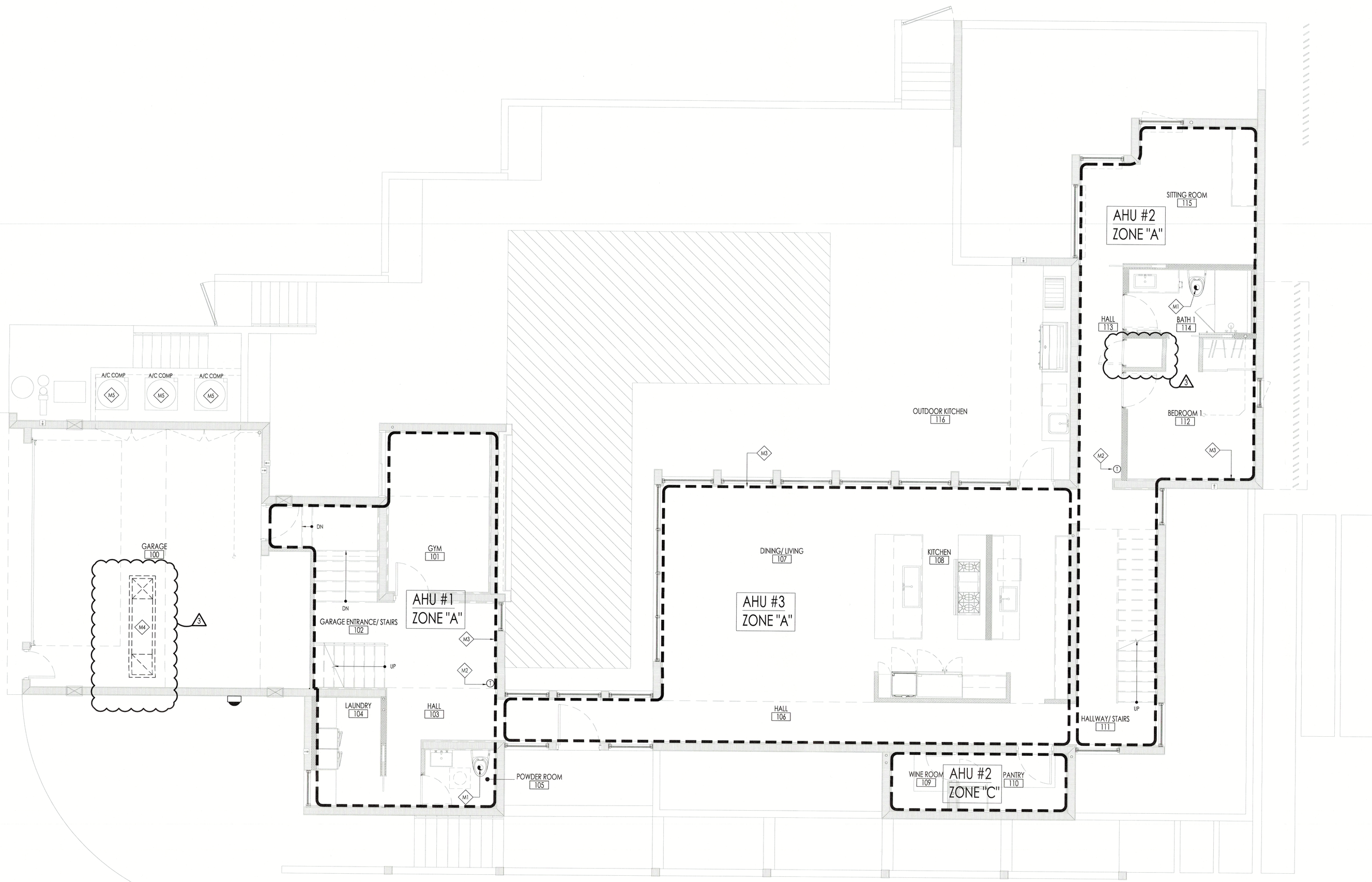
SHEET TITLE
GENERATOR DETAILS

SEAL
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PROJECT NUMBER
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SHEET NUMBER
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H1
M1.10 FIRST FLOOR MECHANICAL PLAN

SCALE 1/4" = 1'-0"

N

GENERAL MECHANICAL PLAN NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUAL BEFORE COMMENCEMENT OF WORK

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1. MECHANICAL PLAN IS A DEPICTION OF THE ARCHITECTS SUGGESTED A/C ZONES AND EQUIPMENT LOCATIONS.
2. A/C DESIGNER TO REVIEW PROPOSED A/C ZONES AND ENERGY CALCULATIONS BEFORE DESIGNING THE SYSTEM.
3. PROVIDE OVERFLOW DRAINS FROM A/H UNITS TO OUTSIDE
4. GENERAL CONTRACTOR SHALL POST A SIGN ON THE ELECTRIC SERVICE PANEL INDICATING TO OWNER THAT THE AIR HANDLER IS LOCATED IN THE ATTIC.
5. GENERAL CONTRACTOR SHALL INSTALL A DEVICE TO ALERT OWNER OR SHUT THE UNIT WHEN THE OVERFLOW DRAIN IS NOT WORKING PROPERLY.
6. MECHANICAL EQUIPMENT SHALL BE ELEVATED ABOVE B.F.E. IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - RESIDENTIAL - R322.1.6, TOWN CODE 154.301(C)(5), ASCE 24-14 CH. 7, AND FEMA/NFIP TECHNICAL BULLETIN #1.

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MECHANICAL PLAN KEY NOTES

- M1 EXHAUST FAN (SEE ELECTRICAL)
- M2 THERMOSTAT AT 60" A.F.F. (FIELD LOCATE)
- M3 LINE DENOTES EDGE OF MECHANICAL ZONE
- M4 AHU UNIT
- M5 A/C COMPRESSOR

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SCALE
AS NOTED

DRAWN BY
KB, AZ, KS, CC

CHECKED BY
JP

DATE ISSUED
3/2/2023

PLOT DATE
02/21/2024

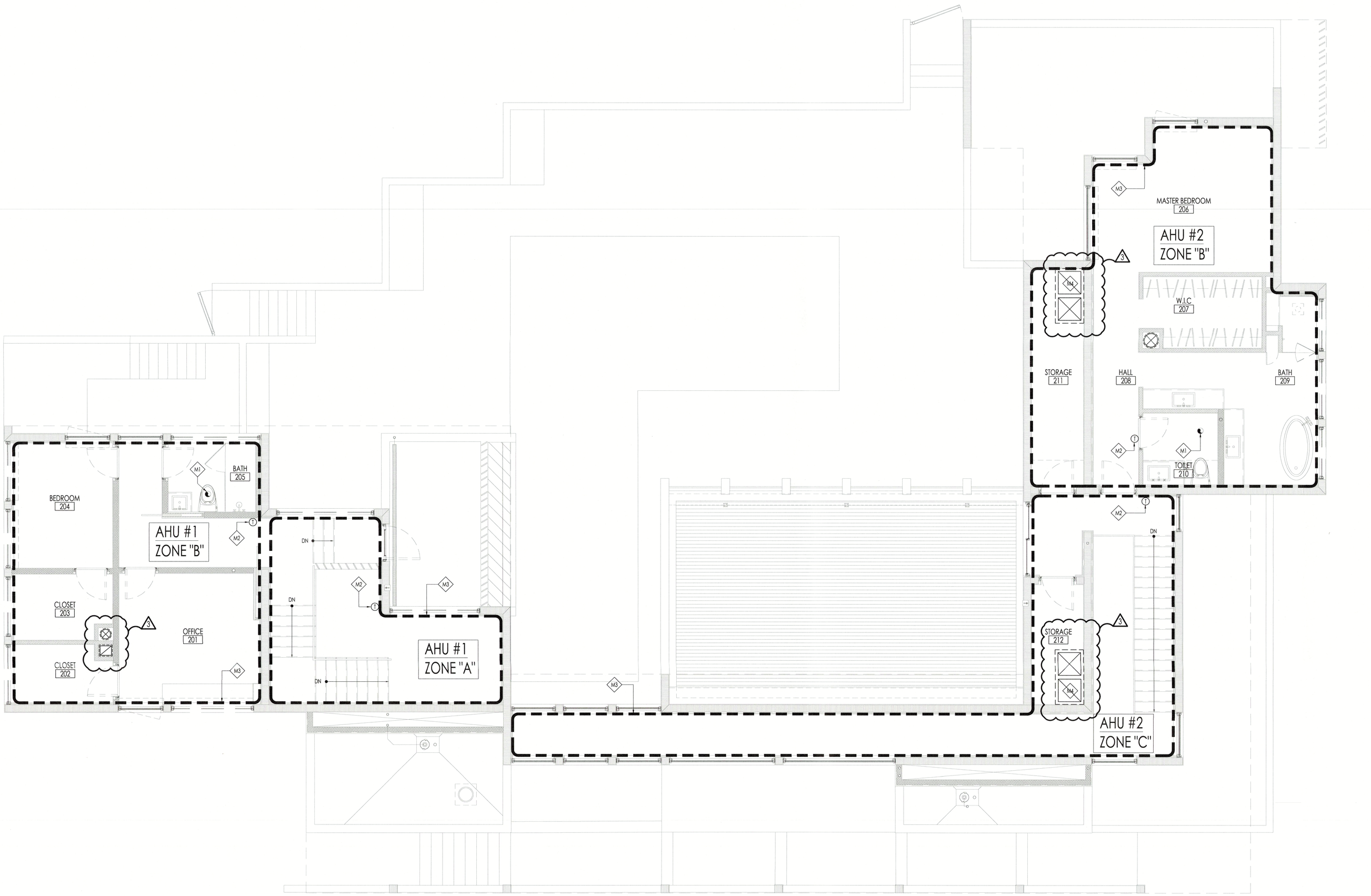
SHEET TITLE
FIRST FLOOR MECHANICAL PLAN

SEAL
2/21/2024
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
22-01

SHEET NUMBER
M1.10

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H1
M1.20
SECOND FLOOR MECHANICAL PLAN
SCALE 1/4" = 1'-0"

GENERAL MECHANICAL PLAN NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUAL BEFORE COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES TO ARCHITECT & ENGINEERS
ALL SUB-CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

1. MECHANICAL PLAN IS A DEPICTION OF THE ARCHITECTS SUGGESTED A/C ZONES AND EQUIPMENT LOCATIONS.
2. A/C DESIGNER TO REVIEW PROPOSED A/C ZONES AND ENERGY CALCULATIONS BEFORE DESIGNING THE SYSTEM.
3. PROVIDE OVERFLOW DRAINS FROM A/H UNITS TO OUTSIDE
4. GENERAL CONTRACTOR SHALL POST A SIGN ON THE ELECTRIC SERVICE PANEL INDICATING TO OWNER THAT THE AIR HANDLER IS LOCATED IN THE ATTIC.
5. GENERAL CONTRACTOR SHALL INSTALL A DEVICE TO ALERT OWNER OR SHUT THE UNIT WHEN THE OVERFLOW DRAIN IS NOT WORKING PROPERLY.
6. MECHANICAL EQUIPMENT SHALL BE ELEVATED ABOVE B.F.E. IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - RESIDENTIAL - R322.1.6, TOWN CODE 154.301(C)(5), ASCE 24-14 CH. 7, AND FEMA/NFIP TECHNICAL BULLETIN #1.

MECHANICAL DUCT LAYOUT PROVIDED BY GRINER ENGINEERING, PROJECT NO. 23219, DRAWING DATED 01/10/2024. MECHANICAL LAYOUT FOR REFERENCE ONLY. REFER TO MECHANICAL DUCT LAYOUT FOR ADDITIONAL INFORMATION AND COORDINATION.

MECHANICAL PLAN KEY NOTES

- M1 EXHAUST FAN (SEE ELECTRICAL)
- M2 THERMOSTAT AT 60" A.F.F. (FIELD LOCATE)
- M3 LINE DENOTES EDGE OF MECHANICAL ZONE
- M4 AHU UNIT
- M5 A/C COMPRESSOR

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TOWN OF LONGBOAT KEY
Planning Zoning & Building

PROJECT
PRIVATE RESIDENCE

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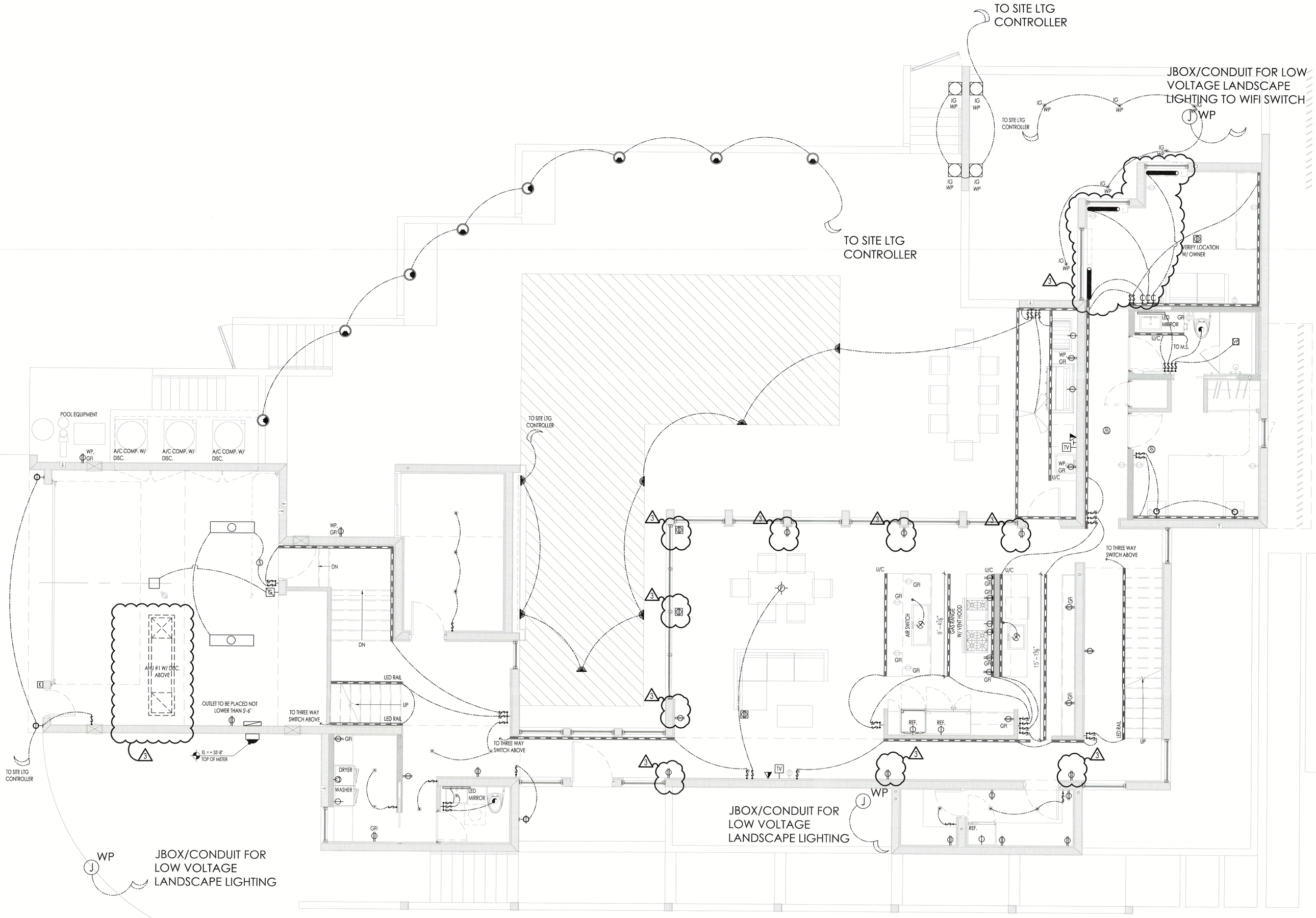
SHEET TITLE
SEDOND FLOOR MECHANICAL PLAN

SEAL
2/21/24
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
22-01

SHEET NUMBER
M1.20

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H1 / E1.10 FIRST FLOOR ELECTRIC PLAN
SCALE 1/8" = 1'-0"

GENERAL ELECTRICAL PLAN NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUAL BEFORE COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES TO ARCHITECT & ENGINEERS
ALL SUB -CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

ELECTRICAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. POWER FOR CONNECTIONS TO EQUIPMENT PROVIDED AND INSTALLED BY OTHER TRADES, I.E., HVAC EQUIP
2. DRAWINGS ARE SCHEMATIC ONLY, AND ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL REQ'D FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
3. NOTIFY ARCHITECT FOR FIELD VERIFICATIONS AND APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, AND ELECTRICAL OUTLETS PRIOR TO WIRING. (ARCHITECT RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS).
4. ALL HIGH VOLTAGE SWITCHES, OUTLETS, ETC. TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION.
5. ELECTRICAL CONTRACTOR SHALL PROVIDE LABOR AND EQUIPMENT FOR TEMPORARY ELECTRICAL SERVICE TO THE SITE.
6. ELECTRICAL ALL BE ELEVATED ABOVE B.F.E. IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - RESIDENTIAL - R322.1.6, TOWN CODE 154.301(C)(5), ASCE 24-14 CH. 7, AND FEMA/NFIP TECHNICAL BULLETIN #1.

ELECTRIC LEGEND

LIGHTING

- CEILING MOUNTED LIGHT FIXTURE
- RECESSED MULTI LAMP FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED ADJUSTABLE LIGHT FIXTURE
- PENDANT FIXTURE
- RECESSED LED / LOW VOLTAGE LIGHT FIXTURE
- SWING ARM WALL SCONCE
- STRIP LIGHT
- RECESSED STEP LIGHT
- EXHAUST FAN
- FAN/LIGHT COMBINATION
- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- INTERIOR WALL MOUNTED LIGHT FIXTURE
- LED LIGHT FIXTURE WITH WRAPAROUND ACRYLIC LENS
- 4' LED LIGHT FIXTURE
- LED STRIP LIGHT FIXTURE, LENGTH AS NOTED
- TWO-HEAD SECURITY LIGHT WITH MOTION SENSOR ACTIVATION OVERIDDEN BY SWITCH
- POOL LIGHT

RECEPTACLES

- DEDICATED RECEPTACLE
- HALF SWITCHED DUPLEX RECEPTACLE
- HALF SWITCHED FLOOR DUPLEX RECEPTACLE
- QUADPLEX RECEPTACLE - AFI [ARC FAULT INTERRUPTION]
- DUPLEX RECEPTACLE - AFI [ARC FAULT INTERRUPTION]
- FLOOR DUPLEX RECEPTACLE
- RECESSED CEILING MOUNTED J BOX
- RECESSED J BOX
- SPECIAL PURPOSE RECEPTACLE PER EQUIPMENT MANUFACTURERS' REQUIREMENTS

SWITCHING

- MULTI-OUTLET RACEWAY (PLUG MOLD) PROVIDE OUTLETS AT 12' O.C.
- SINGLE POLE SWITCH MOUNT AT 40" A.F.F., U.N.O.
- THREE-WAY SWITCH MOUNT AT 40" A.F.F., U.N.O.
- FOUR-WAY SWITCH MOUNT AT 40" A.F.F., U.N.O.
- DOOR JAMB SWITCH
- DIMMER SWITCH
- THREE-WAY DIMMER SWITCH
- FAN SWITCH
- LOW VOLTAGE CONTROL SWITCH

MISC.

- TELEPHONE, DATA RECEPTACLE,
- TELEVISION / CABLE OUTLET
- THERMOSTAT AT 60" A.F.F. (FIELD LOCATE)
- HUMIDISTAT
- GARAGE DOOR OPENER, CEILING MOUNTED
- ELECTRICAL METER
- MAIN ELECTRICAL PANEL AND DISTRIBUTION BOARD
- CEILING FAN (PROVIDE MANUFACTURER-RECOMMENDED RHEOSTAT)
- DISCONNECT (SAFETY SWITCH)SIZED PER EQPM. SERVED. PROVIDE NEMA 3R ENCL. WHERE REQ'D
- SMOKE AND CARBON MONOXIDE DETECTOR
- PREWIRE SHADE
- SOLAR SHADE
- BLACKOUT SHADE
- DRAPE
- MOTION DETECTOR SWITCH COORDINATE LOCATION WITH OWNER
- GARAGE DOOR OPENER, CONTROL SWITCH
- PUMP MOTOR (IN-LINE RECIRCULATING PUMP)
- SECURITY ACCESS CODE PANEL
- INTERCOM SYSTEM STATION MOUNTED AT 48" A.F.F.
- DOORBELL CHIMES
- GARBAGE DISPOSAL
- CENTRAL VACUUM CLEANER
- WALL-MOUNTED SPRINKLER
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- WP — WATERPROOF
- GFI — GROUND FAULT INTERRUPTED
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Building & Zoning

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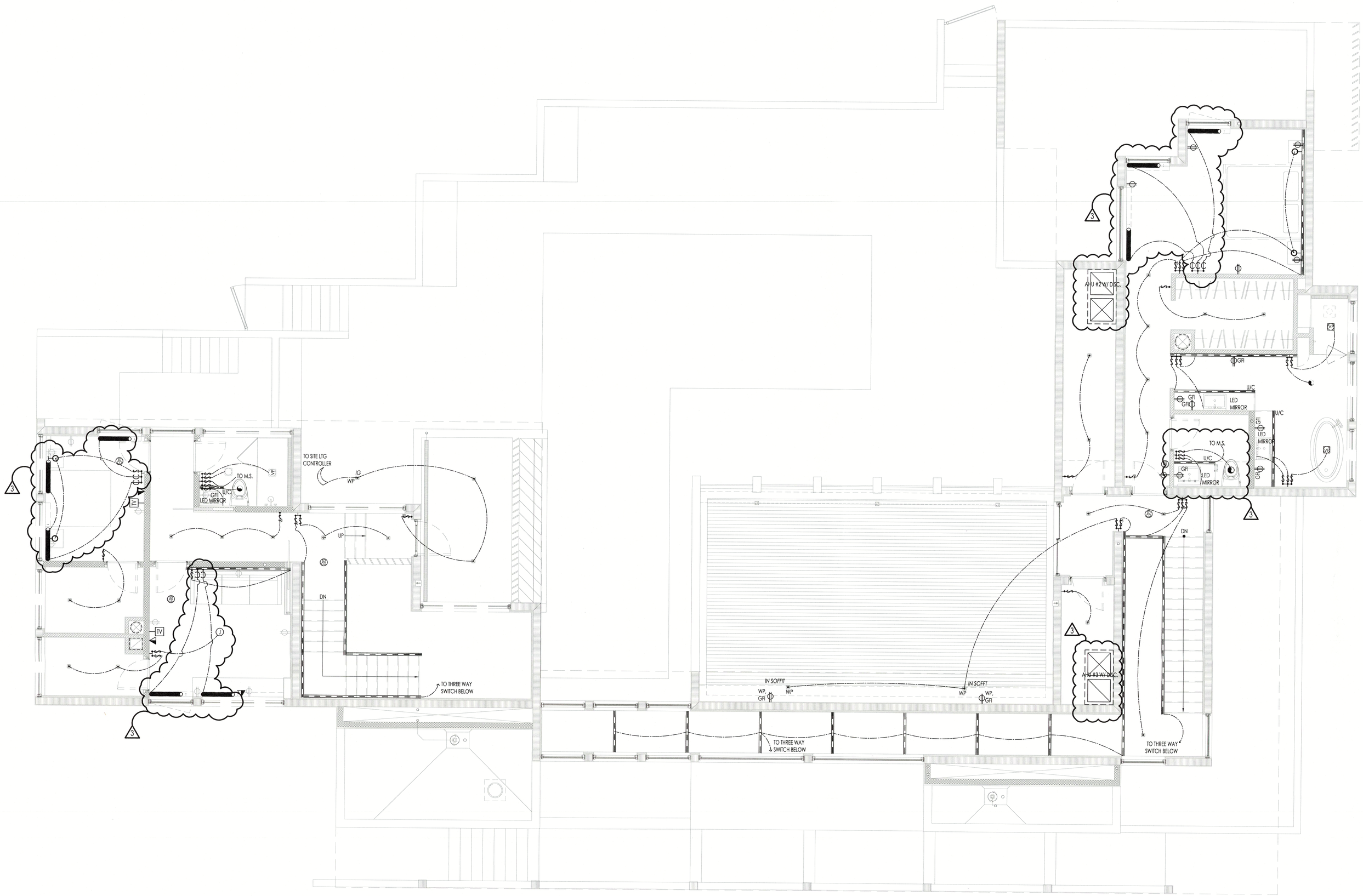
SHEET TITLE
FIRST FLOOR ELECTRIC PLAN

SEAL
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
22-01

SHEET NUMBER
E1.10

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H1
E1.20
SECOND FLOOR ELECTRIC PLAN
SCALE 1/4" = 1'-0"

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- EXHAUST FAN
- FAN/LIGHT COMBINATION
- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- INTERIOR WALL MOUNTED LIGHT FIXTURE
- LED LIGHT FIXTURE WITH WRAPAROUND ACRYLIC LENS
- 4' LED LIGHT FIXTURE
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BUILDING DEPARTMENT

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SCALE
AS NOTED

DRAWN BY
KB, AZ, KS, CC

CHECKED BY
JP

DATE ISSUED
3/2/2023

PLOT DATE
02/21/2024

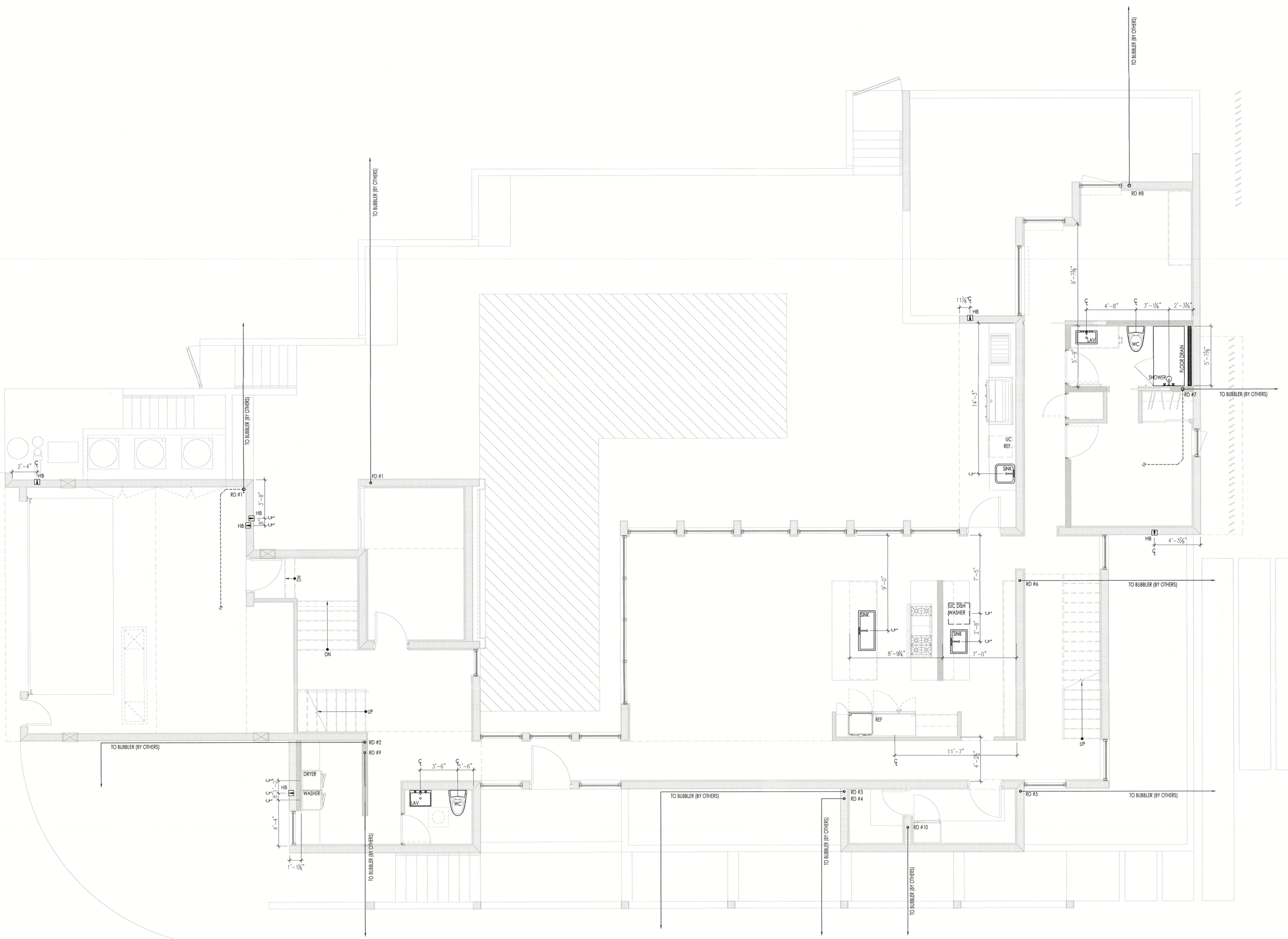
SHEET TITLE
SECOND FLOOR ELECTRIC PLAN

SEAL
2/21/24
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
22-01

SHEET NUMBER
E1.20

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GENERAL PLUMBING PLAN NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUAL BEFORE COMMENCEMENT OF WORK

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ALL SUB -CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

1. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. PIPE ROUTING IS SHOWN DIAGRAMMATICALLY AND DOES NOT SHOW ALL OFFSETS, DROPS AND RISES OF RUNS. THE CONTRACTOR SHALL ALLOW IN HIS PRICE FOR ROUTING OF PIPE TO AVOID OBSTRUCTIONS. COORDINATION WITH UTILITY SERVICES, INCLUDING THOSE OF OTHER TRADES IS REQUIRED. MAINTAIN HEADROOM AND SPACE CONDITIONS.
2. INSTALL WORK SO AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIR. MINOR DEVIATIONS FROM DRAWINGS MAY BE MADE TO ACCOMPLISH THIS, BUT CHANGES WHICH INVOLVE EXTRA COST SHALL NOT BE MADE WITHOUT APPROVAL.
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4. SEAL OPENINGS THROUGH PARTITIONS, WALLS, AND FLOORS WITH A U.L. LISTED FIRESTOPPING ASSEMBLY MATCHED TO THE RATING OF THE PENETRATED ELEMENT.
5. ALL MATERIAL AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED AND SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS. ALL MATERIAL AND EQUIPMENT ON SITE SHALL BE PROPERLY STORED SUCH THAT IT IS PROTECTED FROM DAMAGE AND EXPOSURE TO THE OUTSIDE ELEMENTS.
6. PLUMBING CONTRACTOR IS RESPONSIBLE FOR INSTALLING FAUCETS, TRAPS, LEVER WASTES AND SIMILAR ITEMS REQUIRED TO MAKE THE FIXTURES AND APPLIANCES OPERATIONAL.
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8. PLUMBING FIXTURES SELECTED BY OWNER. PROVIDED AND INSTALLED BY CONTRACTOR.
9. ALL HORIZONTAL DRAINAGE PIPES SHALL HAVE A MINIMUM OF 1/4" PER FOOT SLOPE O.N.O.

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A. NEW DOMESTIC WATER PIPING SHALL BE CPVC, FLOWGUARD GOLD OR APPROVED EQUAL.
B. WATER HAMMER ARRESTORS: PROVIDE WATER HAMMER ARRESTORS ON WATER LINES OF ALL DOMESTIC WATER FIXTURES.
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C. VENTS: EVERY TRAP SHALL BE PROTECTED AGAINST SIPHONAGE AND BACK PRESSURE. AIR CIRCULATION SHALL BE ASSURED BY MEANS OF A SOIL OR WASTE STACK VENT, A CONTINUOUS SOIL OR WASTE VENT AS CIRCUIT VENT.

10. PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE B.F.E. IN ACCORDANCE WITH FBC 2020 - 7TH EDITION - RESIDENTIAL - RESIDENTIAL - R322.1.6. TOWN CODE 154.301(C)(5), ASCE 24-14 CH. 7, AND FEMA/NFIP TECHNICAL BULLETIN #1.

PLUMBING PLAN KEY NOTES

P1 P2 ROOF DRAIN W/ OVERFLOW (HI-LO) "THUNDERBIRD" STAINLESS STEEL TPO

H1 P1.10 FIRST FLOOR PLUMBING PLAN
SCALE 1/4" = 1'-0"

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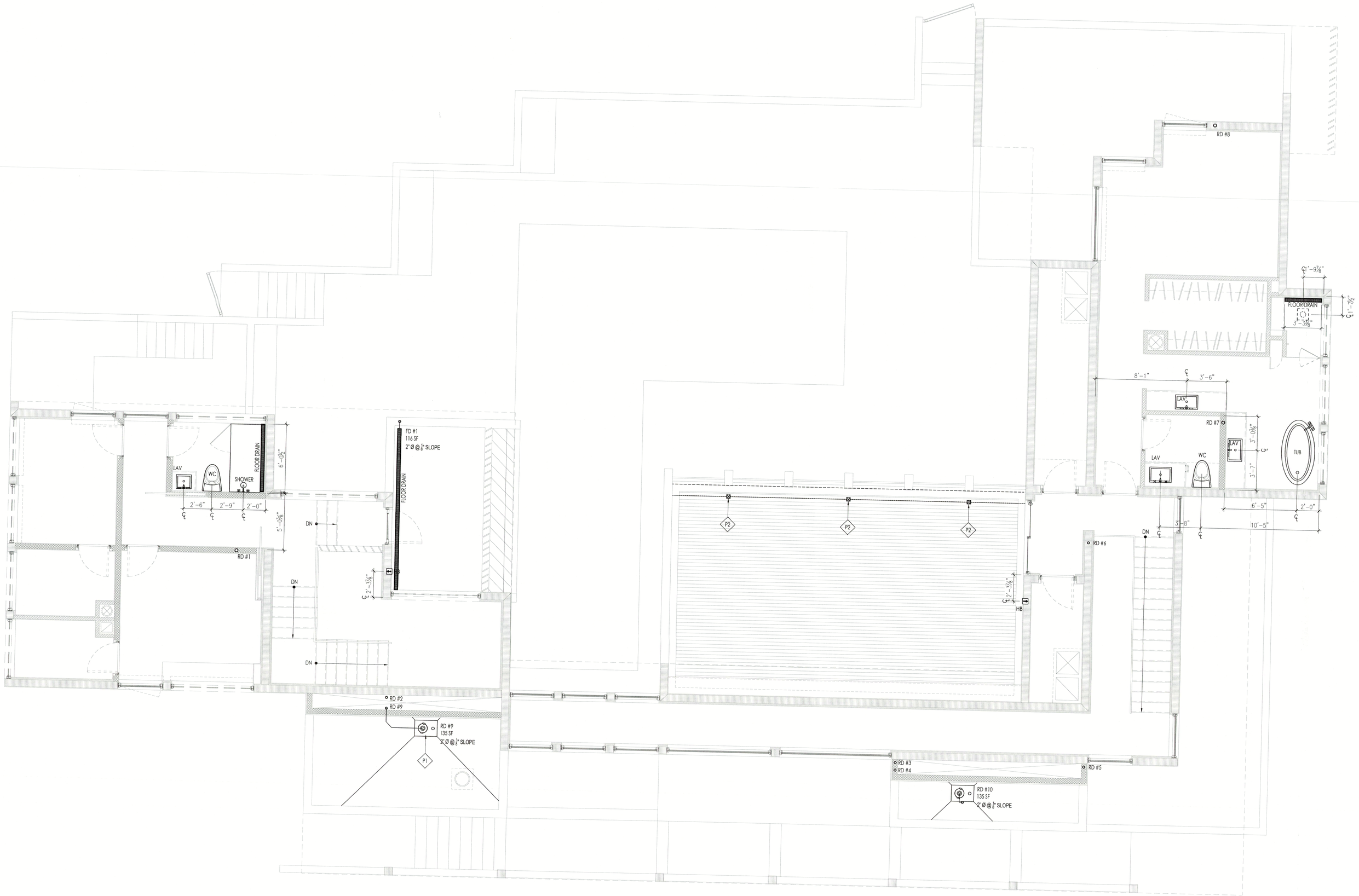
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MAR 01 2024
TOWN OF LONGBOAT KEY
Building & Zoning Dept.

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H1 / P1.20 SECOND FLOOR PLUMBING PLAN
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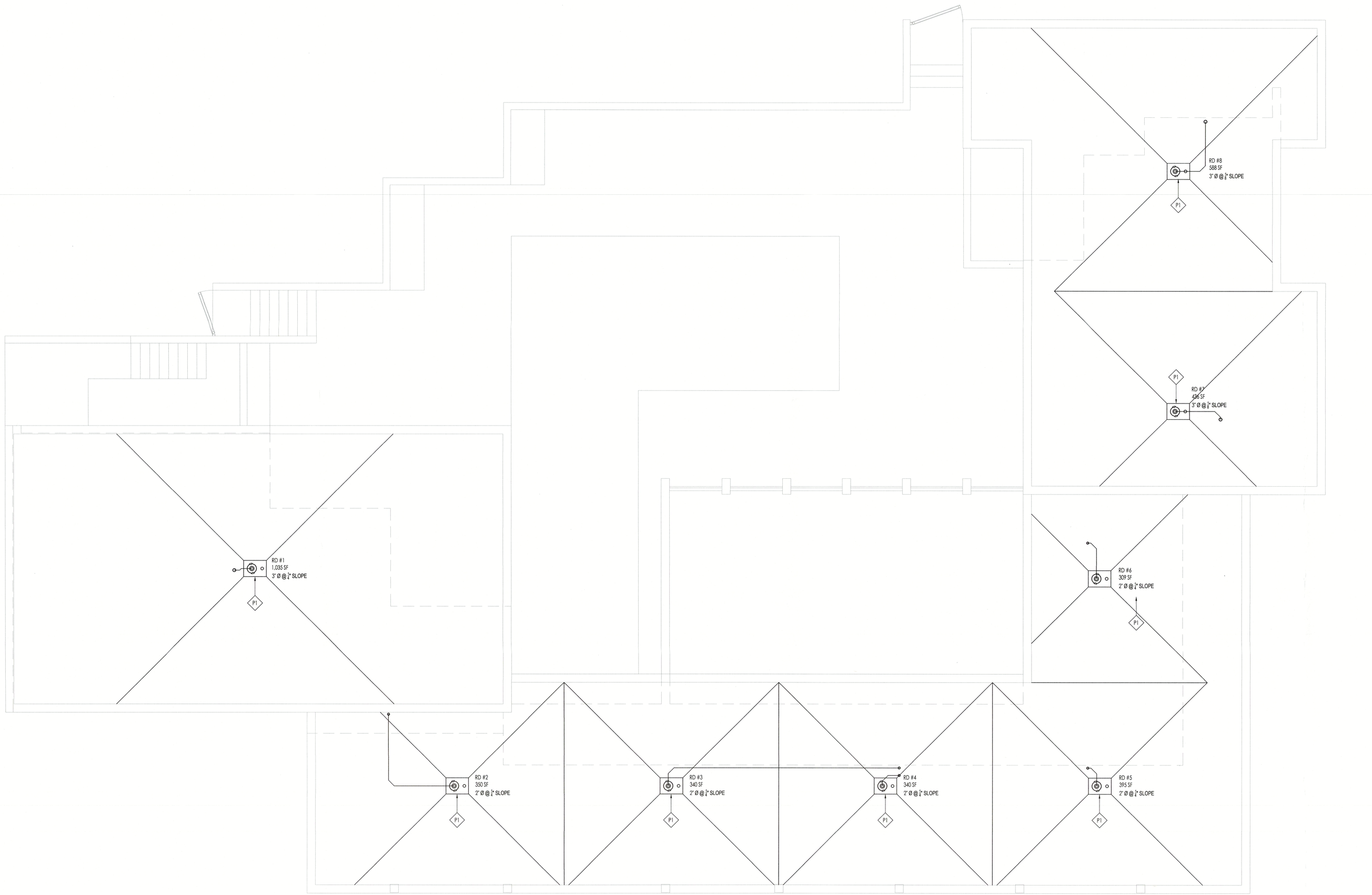
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DESIGN CRITERIA

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
- FLORIDA BUILDING CODE - RESIDENTIAL, 7TH EDITION (2020)
- ASCE/SEI 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES"

WIND (C_d = 1.60)

WIND SPEED (MPH)	150(ULT)/ 117(ASD)
EXPOSURE CATEGORY	D
ENCLOSURE CLASSIFICATION	ENCLOSED
OCCUPANCY	RESIDENTIAL
RISK CATEGORY	II
WIND BOURNE DEBRIS	YES

SNOW (C_d = 1.15)

GROUND SNOW LOAD (p_g)	0 psf

SEISMIC (C_d = 1.60)

RISK CATEGORY	II
SEISMIC DESIGN CATEGORY (SDC)	B
SITE CLASS	D

RAIN LOAD DATA

RAIN INTENSITY, *i* (IN/HR)	4.5

FLOOR LOADING (C_d = 1.00)

	TC LL	TC DL	BC LL	BC DL
BALCONIES/DECKS	60 psf	10 psf	0 psf	5 psf
GAME ROOMS	60 psf	10 psf	0 psf	5 psf
ALL OTHER AREAS	40 psf	10 psf	0 psf	5 psf

ROOF LOADING (C_d = 1.25)

	TC LL	TC DL	BC LL	BC DL
SHINGLE/METAL	20 psf	7 psf	10 psf *	5 psf
TILE	20 psf	15 psf	10 psf *	5 psf

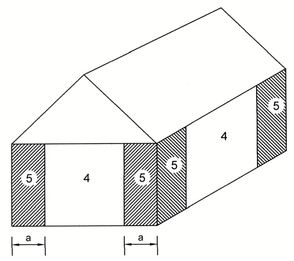
* BC LL NON-CONCURRENT W/ OTHER LL's. INCREASE BC LL TO 20psf IN ATTIC AREAS W/ STORAGE

DEFLECTION CRITERIA

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

C&C DESIGN PRESSURES (ASD)

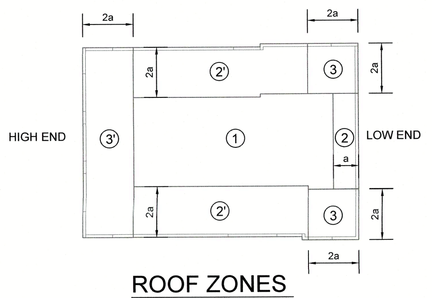
LOCATION	AREA (SF)	INTERIOR ZONE 4 (psf)		END ZONE 5 (psf)	
WALLS, WINDOWS, & DOORS	10	+41.58	-45.11	+41.58	-55.68
	20	+39.71	-43.24	+39.71	-51.93
	50	+37.24	-40.76	+37.24	-46.98
	100	+35.36	-38.89	+35.36	-43.24
	200	+33.49	-37.01	+33.49	-39.49
	1000	+31.01	-34.54	+31.01	-34.54
16FT GARAGE DOOR				+33.49	-39.49
SOFFITS		+41.58	-45.11	+41.58	-55.68
ALLOWABLE PRESSURES (ASD)=0.6*ULT					a=4FT



WALL ZONES (GENERIC BUILDING SHOWN)

MONO ROOF-C&C DESIGN PRESSURES (ASD)

LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	Zone 1 (psf)	Zone 2 (psf)	Zone 2' (psf)	Zone 3 (psf)	Zone 3' (psf)
ROOF	0-10	+16.92	-45.11	-52.16	-62.73	-69.78	-97.97
	11-20	+15.15	-45.11	-51.10	-61.67	-62.73	-87.40
	21-50	+15.86	-45.11	-49.69	-60.26	-55.68	-73.30
	51+	+13.39	-45.11	-48.63	-59.21	-48.63	-62.73
ALLOWABLE PRESSURES (ASD)=0.6*ULT							a=4FT



ROOF ZONES

GENERAL NOTES

CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY" (2014)
2. MIXING AND DELIVERY OF CONCRETE SHALL COMPLY WITH ACI 318, ACI 301, AND ASTM C94. CONCRETE SLUMP NOT TO EXCEED 6" IN ACCORDANCE WITH ASTM C143
3. CONCRETE SHALL MEET THE MIN COMPRESSIVE STRENGTH (f'c) AT 28 DAYS AS FOLLOWS:
   a. SLABS ON GROUND AND FOOTINGS f'c = 2,500 psi
   b. STRUCTURAL WALLS, BEAMS, AND COLUMNS f'c = 3,000 psi
4. STEEL REINFORCING FOR FOOTINGS SHALL COMPLY WITH ASTM A615 DEFORMED BARS AND HAVE A MIN YIELD STRENGTH OF 60,000 psi (GRADE 60)
5. SEE FOUNDATION PLAN AND DETAILS FOR ALL ADDITIONAL CONCRETE AND REINF REQUIREMENTS AND SPECIFICATIONS
6. SLABS ON GROUND SHALL BE REINFORCED PER ONE OF THE FOLLOWING METHODS:
   a. 6x6 W1.4xW1.4 WWF SHALL PLACED IN THE MIDDLE TO UPPER THIRD OF THE SLAB, SUPPORTED AT A MAX 3FT SPACING, AND SHALL CONFORM TO ASTM A1064/A1064M. EDGES SHALL BE LAPPED A MINIMUM OF 8"
   b. SYNTHETIC FIBER REINFORCEMENT - FIBER LENGTH BETWEEN ½"-2¼". DOSAGE AMOUNTS SHALL BE 0.75-3.0 POUNDS PER CUBIC YARD IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SHALL COMPLY W/ ASTM C116

SOILS

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

MASONRY

1. ALL MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE CONSTRUCTED IN ACCORDANCE TO TMS 402 (2016)
2. ALL CMU SHALL CONFORM TO ASTM C90 AND BE NORMAL WEIGHT W/ MIN COMPRESSIVE STRENGTH OF 2,000 psi (f'm = 1,500 psi)
3. ALL MASONRY SHALL BE LAID IN RUNNING BOND PATTERN W/ FULL MORTAR BEDS
4. MORTAR SHALL CONFORM TO ASTM C270 AND SHALL BE TYPE M OR TYPE S WITH MIN COMPRESSIVE STRENGTH OF 2,000 psi AT 28 DAYS.
5. ALL GROUT USED IN MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C476. GROUT SHALL HAVE THE MIN COMPRESSIVE STRENGTH OF 2,000 psi AT 28 DAYS. GROUT SLUMP SHALL BE BETWEEN 8"-11"
6. STEEL REINFORCING FOR MASONRY SHALL COMPLY WITH ASTM 615 DEFORMED BARS AND HAVE A MINIMUM YIELD STRENGTH OF 40,000 psi (GRADE 40)
7. ALL MASONRY STEMWALL FOUNDATIONS AND WALL CELLS CONTAINING VERTICAL REINF SHALL BE GROUT FILLED SOLID
8. PRE-CAST LINTELS SHALL BE PROVIDED ABOVE ALL OPENINGS, TEMPORARY SHORING SHALL BE PROVIDED BY CONTRACTOR FOR ALL LINTEL SPANS 6FT OR GREATER

WOOD FRAMING

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

PRE-ENGINEERED WOOD TRUSSES

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

ROOF, FLOOR, & WALL SHEATHING

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

WATERPROOFING

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

NAIL SIZES

SPECIFICATION	DIAMETER (Ø)	LENGTH
8d COMMON	0.131"	2 ½"
RSRS-01	0.113"	2 ⅜"
RSRS-03	0.131"	2 ½"
10d x 1 ½"	0.148"	1 ½"
10d	0.131"	3"
10d COMMON	0.148"	3"
16d SINKER	0.148"	3 ¼"
16d COMMON	0.162"	3 ½"

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

METAL CONNECTOR SCHEDULE

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

NOTES:
1. ALL CONNECTORS SPECIFIED PER SIMPSON STRONG-TIE "WOOD CONSTRUCTION CONNECTORS" CATALOG (2021-2023), USP "STRUCTURAL CONNECTORS," 60TH EDITION (2022), & QUICK-TIE "PRODUCT CATALOG" (FALL 2021)
2. ALL CONNECTORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
3. ANY CONNECTORS NOT SPECIFIED IN TABLE ABOVE, SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS
4. POSITIVE PLACEMENT GUN NAILS W/ EQUAL DIAMETER & MIN 2 ½" LONG MAY BE USED ILO COMMON NAILS ON CS18 STRAPS, MSTA STRAPS, AND ABU POST BASE ANCHORS
5. PLAN SPECIFIED CONNECTORS MAY BE SUBSTITUTED W/ EQUAL OR GREATER ALTERNATIVE AS DETERMINED BY PRODUCT MANUFACTURER
6. ALL POST-INSTALLED AND EMBED ANCHORS IN CONCRETE SHALL BE INSTALLED W/ SIMPSON SET-XP, AT-XP, QUICK-TIE QE-1, OR EQUIVALENT
7. FASTENERS, CONNECTORS, AND ACCESSORIES IN CONTACT WITH PT WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
8. IF FOR EXTERIOR USE OR WITH ACQ/CA/MCA TREATED WOOD, CONNECTORS & FASTENERS SHALL BE HOT-DIPPED GALVANIZED, G-185 (Z-MAX), OR STAINLESS STEEL

SHEET INDEX

S0.0	GENERAL NOTES
S0.1	FOUNDATION PLAN
SD.0	FOUNDATION DETAILS
S1.0	1ST LEVEL STRUCTURAL
S1.1	1ST LEVEL ROOF/FLOOR
S2.0	2ND LEVEL STRUCTURAL
S2.1	2ND LEVEL ROOF
SD.1	DETAILS
SD.2	DETAILS
SD.3	DETAILS

ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
ADDT	ADDITIONAL
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	THE ENGINEERED WOOD ASSOCIATION
ARCH	ARCHITECTURAL DRAWINGS
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASD	ALLOWABLE STRESS DESIGN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATR	ALL-THREAD ROD
AWPA	AMERICAN WOOD PROTECTION ASSOCIATION
BC	BOTTOM CHORD
BCSI	BUILDING COMPONENT SAFETY INFORMATION
BRG	BEARING
C&C	COMPONENTS & CLADDING
CLG	CEILING
CONC	CONCRETE
C_d	LOAD DURATION FACTOR
CONT	CONTINUOUS
CONV	CONVENTIONAL
CMU	CONCRETE MASONRY UNIT
DBL	DOUBLE
DIAG	DIAGONAL
DL	DEAD LOAD
DOC	DEPARTMENT OF COMMERCE
EOR	ENGINEER OF RECORD
EW	EACH WAY
EWP	ENGINEERED WOOD PRODUCT
f'c	CONCRETE COMPRESSIVE STRENGTH
FBC	FLORIDA BUILDING CODE
FDN	FOUNDATION
FFE	FINISHED FLOOR ELEVATION
f'm	MASONRY COMPRESSIVE STRENGTH
FRC	FLORIDA RESIDENTIAL CODE
FT	FEET
FTG	FOOTING
GC_{PI}	INTERNAL PRESSURE COEFFICIENT
HDR	HEADER
HGT	HEIGHT
ILO	IN LIEU OF
ksi	KIPS PER SQUARE INCH
LL	LIVE LOAD
LSL	LAMINATED STRAND LUMBER (1.55E- 1 ¾" WIDE PLIES UNO)
LVL	LAMINATED VENEER LUMBER (2.0E- 1 ¾" WIDE PLIES UNO)
MAX	MAXIMUM
MIN	MINIMUM
NDS	NATIONAL DESIGN SPECIFICATION
No.	NUMBER
OC	ON CENTER
OSB	ORIENTED STRAND BOARD
PERP	PERPENDICULAR
PLT	PLATE
psf	POUNDS PER SQUARE FOOT
psi	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REINF	REINFORCEMENT
REQ	REQUIRED
RSRS	ROOF SHEATHING RING SHANK
SBCA	STRUCTURAL BUILDING COMPONENTS ASSOCIATION
SEI	STRUCTURAL ENGINEERING INSTITUTE
SF	SQUARE FEET (AREA)
SIM	SIMILAR TO DETAIL/CALLOUT
SPF	SPRUCE PINE FIR
SW	SHEARWALL
SYP	SOUTHERN YELLOW PINE
TC	TOP CHORD
TL	TOTAL LOAD
TMS	THE MASONRY SOCIETY
TOP	TOP OF PLATE
TOM	TOP OF MASONRY
TPI	TRUSS PLATE INSTITUTE
TYP	TYPICAL
ULT	ULTIMATE
UNO	UNLESS NOTED OTHERWISE
W/	WITH
W/O	WITHOUT
WSP	WOOD STRUCTURAL PANEL
WWF	WELDED WIRE FABRIC

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REVISIONS

No.	Date	Description
	10-12-2023	REVISED STRUCTURAL TO MATCH NEW ARCHITECTURE

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TOWN OF LONGBOAT KEY
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SCALE
PER PLAN

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AKR

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02-21-2024

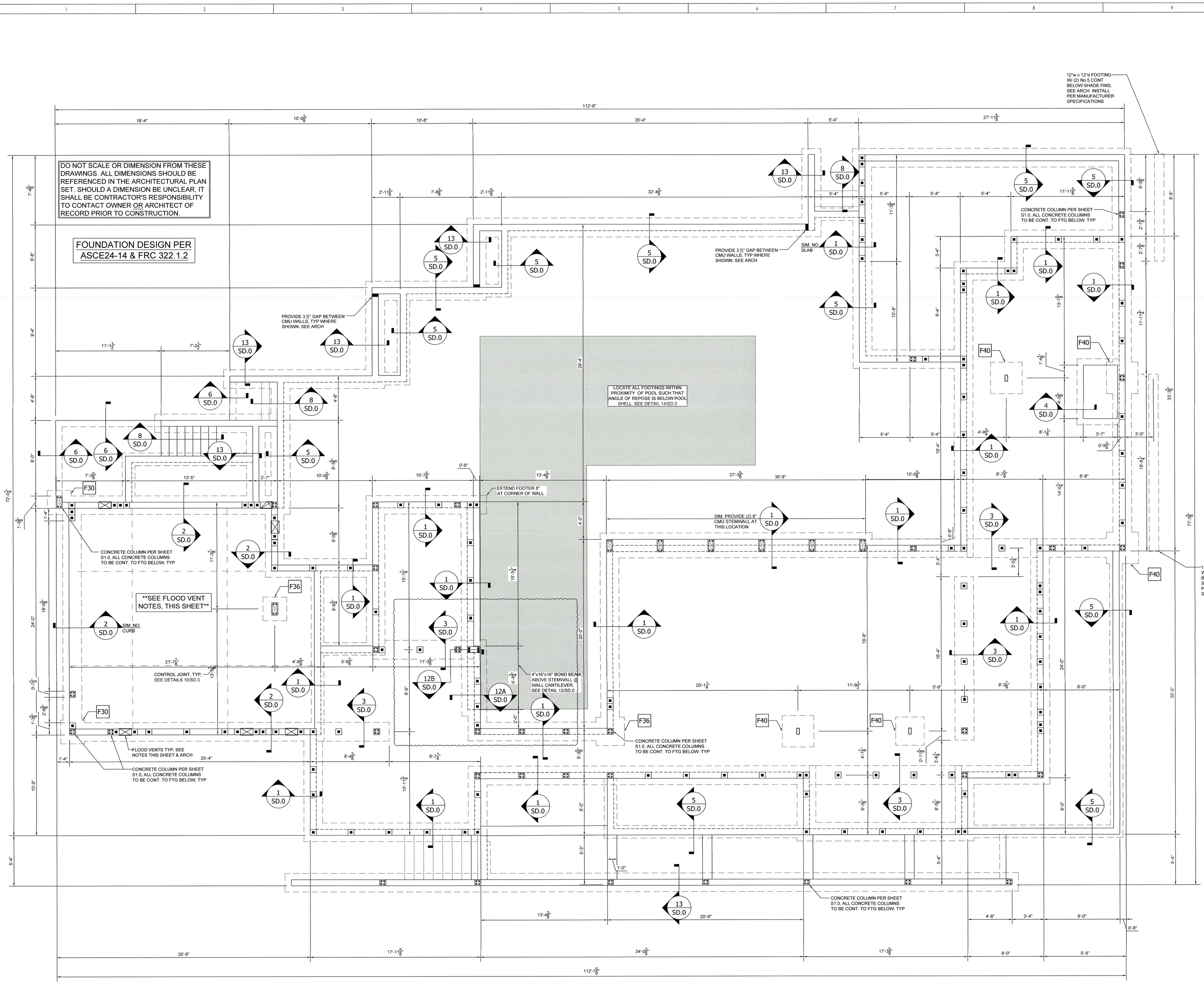
PLOT DATE
02-21-2024

SHEET TITLE
GENERAL NOTES

SEAL

PROJECT NUMBER
22-1363

SHEET NUMBER
S0.0



FOUNDATION NOTES:

SEE CONCRETE AND SOIL GENERAL NOTES SHEET S0.0 FOR ALL ADDITIONAL SPECIFICATIONS.

SLAB ON GROUND

1. MINIMUM COMPRESSIVE STRENGTH — f'c= 2,500psi AT 28 DAYS
2. MINIMUM THICKNESS — 3½"
3. REINFORCED W/ EITHER:
   a. 6x6 W1.4 x 1.4 WWF W/ MIN 8" LAP OR
   b. FIBER REINFORCED W/ ½"-2 ½" STRAND LENGTH AND 0.75- 3.0 POUNDS PER CUBIC YARD DOSAGE

CONCRETE FOOTINGS

4. MINIMUM COMPRESSIVE STRENGTH — f'c=2,500psi AT 28 DAYS
5. SEE FOUNDATION DETAILS FOR FOOTING THICKNESS, WIDTH AND REINF REQUIREMENTS
6. REINF SHALL BE MIN GRADE 40 AND LAPPED AS FOLLOWS:
   a. No.4 (48) BAR DIAMETERS MIN 24" LAP
   b. No.5 (48) BAR DIAMETERS MIN 30" LAP
7. PROVIDE BENT BARS AT ALL CORNERS TO MATCH CORNER ANGLE, CORNER BARS SHALL EXTEND MIN 24" EACH SIDE
8. PROVIDE RE-ENTRANT CORNER REINF AS REQ PER RE-ENTRANT CORNER REINFORCEMENT DETAIL, SHEET SD.0

STEMWALL FOUNDATIONS

9. ALL MASONRY UNITS SHALL BE 8" NOMINAL WIDTH AND LAID IN RUNNING BOND PATTERN
10. SEE FOUNDATION DETAILS FOR ALL REINF SIZE AND SPACING REQUIREMENTS
11. SEE FOUNDATION DETAILS FOR DOWEL SIZING AND SPACING
12. ALL VERTICAL DOWELS TO HAVE STANDARD HOOK AND TIE INTO FOOTING REINF
13. ALL VERTICAL DOWELS SHALL EXTEND MIN 25" OUT OF FOOTING TO LAP W/ VERTICAL REINF
14. VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO CHAIR BLOCK/BOND BEAM HORIZONTAL REINF
15. PROVIDE PLUMBING PASS THROUGH STEMWALL AS REQ'D BY BUILDER
    15.1. BUILDER TO PROVIDE SLEEVE AROUND PLUMBING AS NEEDED THROUGH STEMWALL
    15.2. PROVIDE (1) No.5 VERTICAL REINFORCED CELL AT EACH SIDE OF PENETRATED STEMWALL CELL
    15.3. PLUMBING PASS THROUGH NOT PERMITTED BELOW ANY CMU/CONCRETE COLUMN OR EXTERIOR SPOT FOOTING LOCATIONS

FOOTING SCHEDULE

F24	24"x24"x18" DEEP W/ (4) No.4 OR (3) No.5 EW
F30	30"x30"x18" DEEP W/ (5) No.4 OR (4) No.5 EW
F36	36"x36"x18" DEEP W/ (6) No.4 OR (5) No.5 EW
F40	40"x40"x20" DEEP W/ (8) No.4 OR (6) No.5 EW

FLOOD VENT NOTES

1. FLOOD VENTS SHALL BE SMART VENT MODEL 1540-510 (OR EQUIVALENT) INSTALLATION PER MANUFACTURER'S SPECIFICATIONS
2. VENTS TO BE INSTALLED W/ BOTTOM OF VENT A MAXIMUM OF 12" ABOVE FINISHED GRADE
3. EACH VENT PROVIDES 200 SQ FT OF HYDROSTATIC RELIEF
4. VENTED AREA = 690 SQ FT, MIN (4) VENTS REQUIRED, PROVIDE VENT IN AT LEAST (2) SEPARATE WALLS
5. SEE DETAIL 14/SD.0 FOR TYPICAL FLOOD VENT DETAIL
6. FLOOD VENTS SHALL BE REQUIRED IN ALL EXTERIOR WALLS WHERE THE F.F.E IS BELOW 11.00'

LEGEND & SYMBOLS

- No. 5 VERTICAL REINF. & FILLED CELL
- (2) No. 5 VERTICAL REINF. & FILLED CELL
- 8"x8" SOLID FILLED CMU COLUMN W/ (4) No.5 VERTICAL BARS & No.3 LATERAL TIES @ 8" OC
- HSS COLUMN (A500 GR.B), SIZE PER PLAN
- CONCRETE COLUMN W/ (4) No.5 VERTICAL BARS & No.3 LATERAL TIES @ 8" OC, SIZE PER PLAN. COLUMN TO BE CONT. FROM FTG TO TOP OF COLUMN

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

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Approved By:
Date

REVISIONS

No.	Date	Description
1	05-04-2023	ADD FTG FOR SHADE FINS, ADD PLANTERS, REV STEMWALL @ POOL
	10-12-2023	REVISED STRUCTURAL TO MATCH NEW ARCHITECTURE

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FILE
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SCALE
PER PLAN

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BDP

CHECKED BY
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DATE ISSUED
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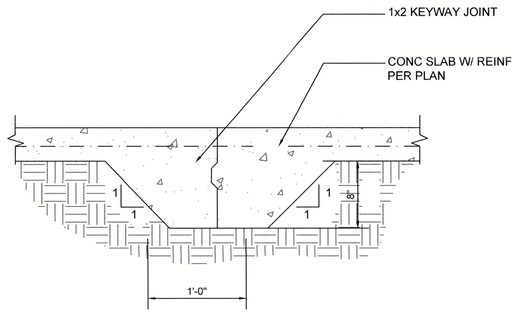
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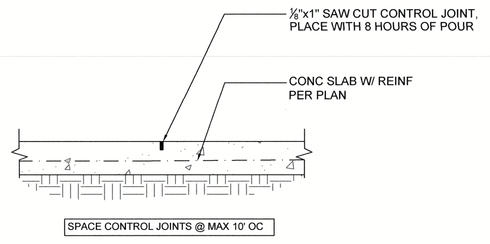
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SHEET NUMBER
S0.1

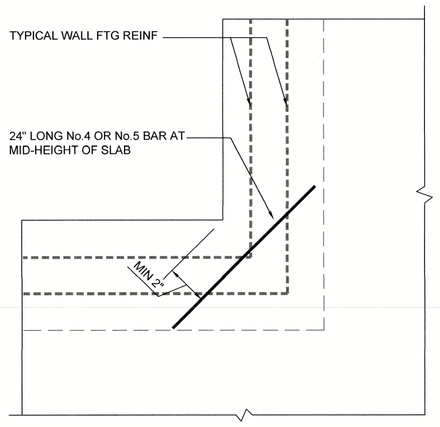


CONSTRUCTION JOINT

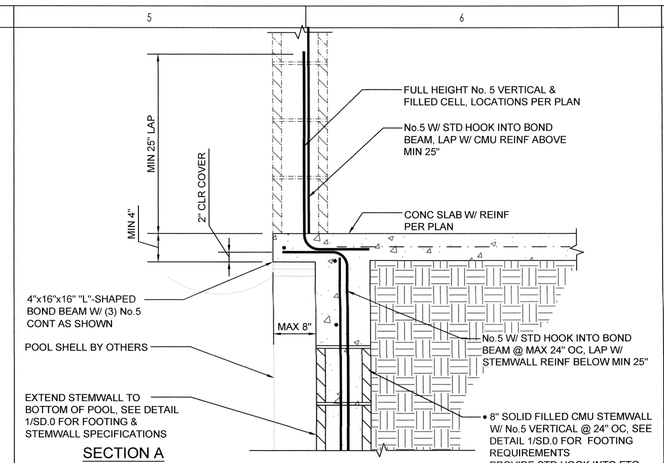


CONTROL JOINT

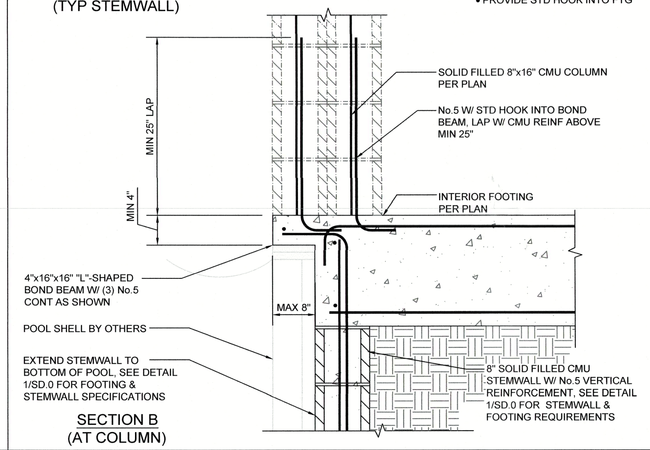
10 CONTROL JOINT/CONSTRUCTION JOINT



11 RE-ENTRANT CORNER REINFORCEMENT

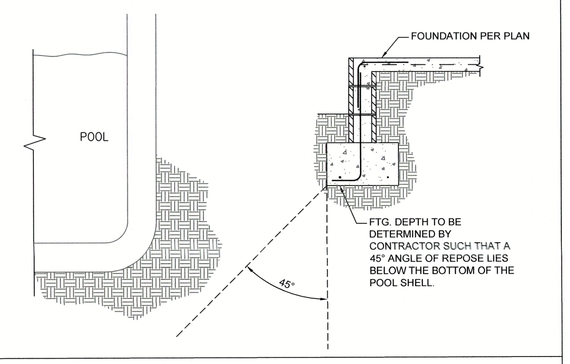


SECTION A
(TYP STEMWALL)

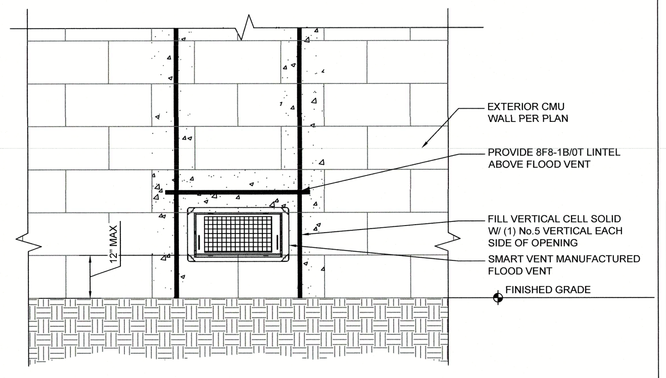


SECTION B
(AT COLUMN)

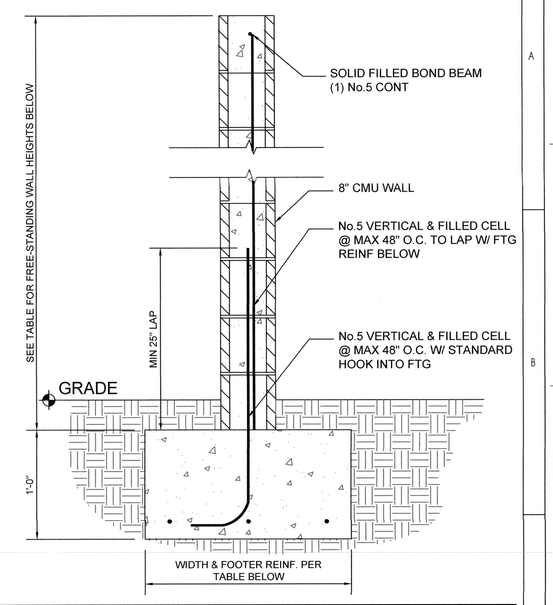
12 STEMWALL W/ CMU COLUMN @ POOL



14 POOL INTERACTION DETAIL

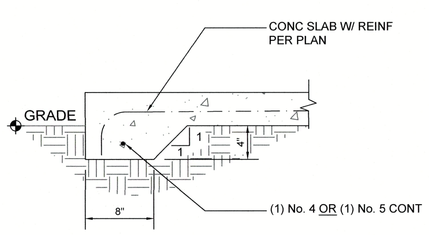


13 FLOOD VENT SECTION

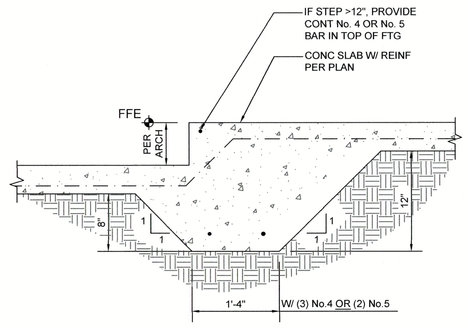


EXPOSED WALL HGT	FOOTING DIMS (W x D)	CONT. REINFORCEMENT
2'-0" (3) COURSES	1'-4" x 1'-0"	(3) No.4 OR (2) No.5
4'-0" (6) COURSES	2'-4" x 1'-4"	(5) No.4 OR (3) No.5
6'-0" (9) COURSES	3'-6" x 1'-4"	(6) No.4 OR (4) No.5

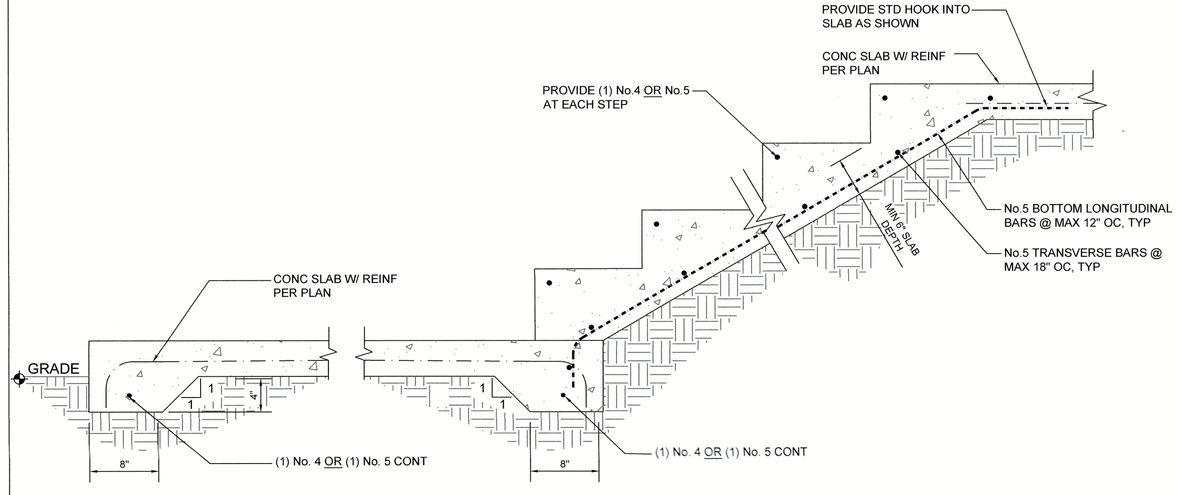
15 FREE-STANDING CMU WALL



6 THICKENED EDGE FOOTING

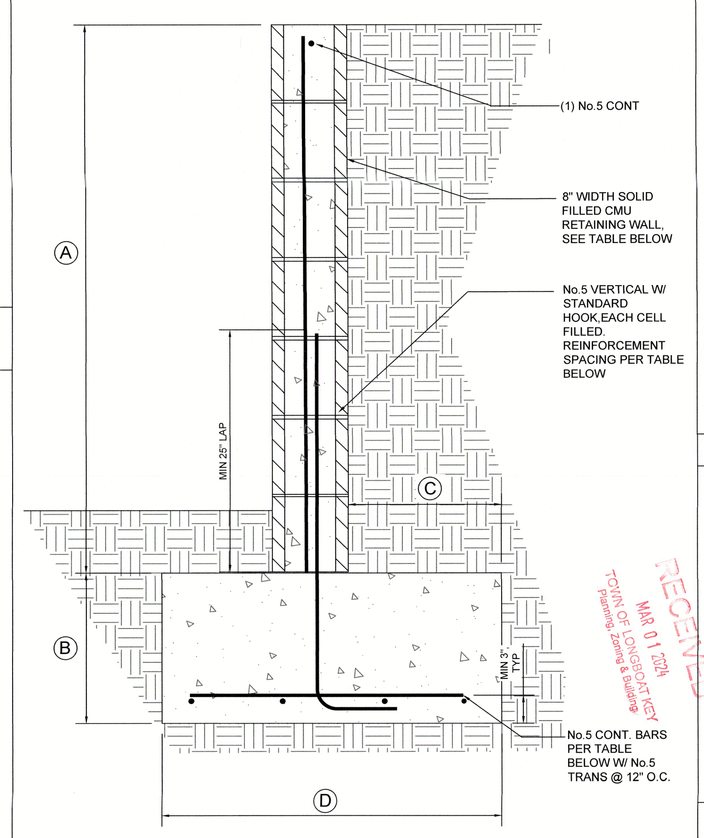


7 BEARING CURB STEP



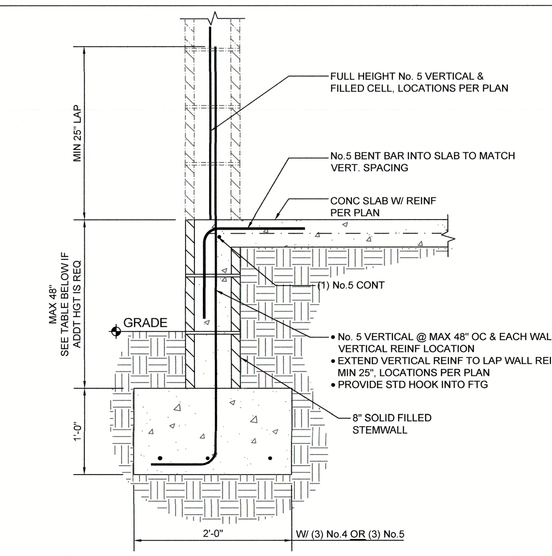
8 CONCRETE STAIRS DETAIL

CONTRACTOR TO PROVIDE DRAINAGE PER FBC1805.4.2 OR 2"Ø WEEPHOLES @ 24" OC W/ FILTER FABRIC



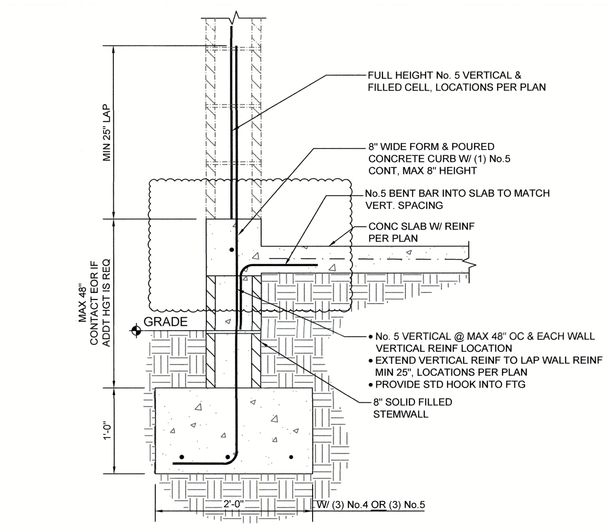
STEMWALL HGT (A)	FOOTING DEPTH (B)	FOOTING HEEL WIDTH (C)	TOTAL FOOTING WIDTH (D)	VERTICAL REINFORCEMENT	CONT. REINFORCEMENT
2'-0" (3) COURSES	1'-0"	0'-8"	2'-0"	No.5 @ 48" OC	(2) No.4 OR (2) No.5
4'-0" (6) COURSES	1'-4"	1'-4"	3'-6"	No.5 @ 48" OC	(4) No.4 OR (3) No.5
6'-0" (9) COURSES	1'-4"	3'-0"	4'-8"	No.5 @ 32" OC	(8) No.4 OR (6) No.5

5 RETAINING WALL DETAIL

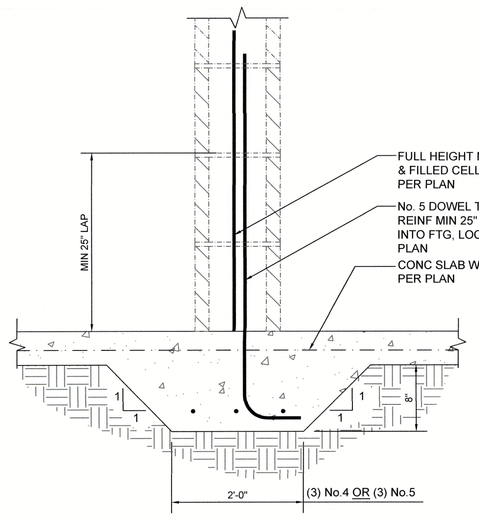


STEMWALL HGT	VERTICAL REINFORCEMENT	FOOTING DIMS (W x D)	CONT. REINFORCEMENT
4'-0" (6) COURSES	No.4 @ 48" OC	2'-0" x 1'-0"	(3) No.4 OR (3) No.5
6'-0" (9) COURSES	No.5 @ 32" OC	2'-6" x 1'-0"	(4) No.4 OR (3) No.5
8'-0" (12) COURSES	No.5 @ 24" OC	3'-6" x 1'-4"	(6) No.4 OR (4) No.5

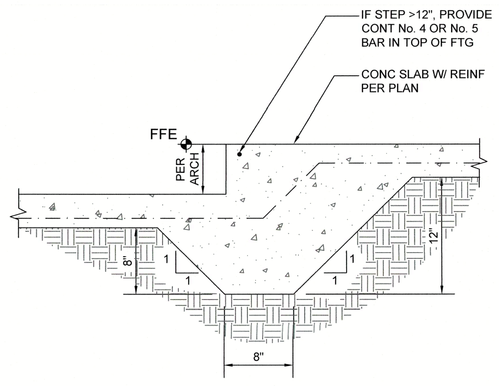
1 TYPICAL WALL FOOTING-STEMWALL



2 WALL FOOTING W/ CURB-STEMWALL



3 INTERIOR BEARING FOOTING



4 NON-BEARING CURB STEP

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Date

REVISIONS

No.	Date	Description
1	05-04-2023	REV STEMWALL @ POOL DETAIL, ADD CONC BEAM @ GARAGE STEMWALL
	10-12-2023	REVISED STRUCTURAL TO MATCH NEW ARCHITECTURE

BLDG PERMIT PLANS
FILE
Copy of Record

RECEIVED
MAR 01 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

SCALE
PER PLAN

DRAWN BY
BDP

CHECKED BY
AKR

DATE ISSUED
02-21-2024

PLOT DATE
02-21-2024

SHEET TITLE
FOUNDATION DETAILS

SEAL

PROJECT NUMBER
22-1363

SHEET NUMBER
SD.0

FRAMING NOTES:

BOTTOM PLATE *No.2 SYP (PT @ 1ST LEVEL)*

1. 1ST LEVEL BOTTOM PLT TO BE ANCHORED TO SLAB W/ ⅝"Ø x 6" LONG TITEN HD OR ⅝"Ø A36 (36ksi) ATR EPOXY ANCHOR W/ NUT AND 3" SQUARE x 0.229" WASHER
2. ANCHORS TO BE INSTALLED EACH SIDE OF OPENING (MIN 6" FROM JACK/KING GROUP), WITHIN 12" OF THE PLT BREAK AND @ MAX 48" OC
3. MIN (2) ANCHORS PER PLT SEGMENT
4. 2ND LEVEL BOTTOM PLT TO RIBBON BOARD/TOP CHORD BELOW W/ 10d @ 6" OC

DOUBLE TOP PLATE *No.2 SYP*

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

STUDS *No.2 SPF OR No.2 SYP*

8. ALL INTERIOR LOAD BEARING WALLS TO BE FRAMED WITH MIN 2x4 @ MAX 16" OC
8. ALL INTERIOR NON-LOAD BEARING WALLS TO BE FRAMED WITH MIN 2x4 @ MAX 24" OC
9. FASTEN ALL STUDS TO TOP AND BOTTOM PLT W/ MIN (4) 10d TOE-NAILS OR (3) 10d FACE-NAILS
10. FASTEN ALL MULTI-STUD GROUPS TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED

WALL SHEATHING

11. SHEATH ALL EXTERIOR WALLS W/ ⅞" 24/16 SPAN RATED OSB OR PLYWOOD. SHEATHING SHALL BE INSTALLED HORIZONTALLY OR VERTICALLY WITH 2X4 MIN SPF BLOCKING AT ALL HORIZONTAL PANEL EDGES
12. FASTEN SHEATHING TO WALL FRAMING W/ 8d COMMON @ 6" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD, UNO ON PLAN
13. FASTEN SHEATHING TO EACH STUD OF MULTI-PLY STUD GROUP AND EACH KING STUD W/ 8d COMMON @ 12" OC

MASONRY WALLS

14. ALL MASONRY UNITS SHALL BE 8" NOMINAL WIDTH AND LAID IN RUNNING BOND PATTERN - SEE DETAILS SHEETS
15. TOP OF MASONRY WALL PER ARCH PLANS
16. PROVIDE (2) COURSE BOND BEAM ABOVE ALL CMU WALLS, SEE DETAIL SHEET SD.1.
17. (1) COURSE BOND BEAM @ TOP OF ALL PARAPET WALLS W/ (1) CONT. NO.5, SEE SHEET SD.3 & SD.4
18. ALL NO.5 VERTICAL DOWELS SHALL HAVE A MIN 25" LAP AT ANY SPLICE
19. ALL NO.6 VERTICAL DOWELS SHALL HAVE A MIN 30" LAP AT ANY SPLICE
20. VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO CHAIR BLOCK/BOND BEAM HORIZONTAL REINF
21. SEE ARCH PLANS FOR TOM & OPENING HEIGHT ELEVATIONS, UNO ON PLAN
22. PRECAST MASONRY LINTEL SHALL BE INSTALLED ABOVE EACH OPENING, DEPTH PER PLAN
23. FORMED & POURED WINDOW SILL BELOW EACH WINDOW, SEE DETAIL A6/SD.2

MASONRY COLUMNS

24. ALL MASONRY UNITS SHALL BE 8" NOMINAL WIDTH AND LAID IN RUNNING BOND PATTERN, UNO
25. ALL VERTICAL DOWELS SHALL EXTEND MIN 25" OUT OF FOOTING TO LAP W/ VERTICAL REINF.
26. VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO CHAIR BLOCK/BOND BEAM/CONCRETE BEAM HORIZONTAL REINF

CONCRETE COLUMNS

27. ALL CONCRETE COLUMN SIZES PER PLAN
28. EXTEND CONCRETE COLUMN FROM FOOTER ELEVATION TO CONCRETE BEAM/TIE BEAM ABOVE
29. ALL NO.5 VERTICAL DOWELS TO EXTEND MIN 25" OUT OF FOOTING TO LAP W/ CONCRETE REINF (30" LAP FOR No.6 DOWELS)
30. VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO BOND BEAM/CONCRETE BEAM HORIZONTAL REINF

LEGEND & SYMBOLS

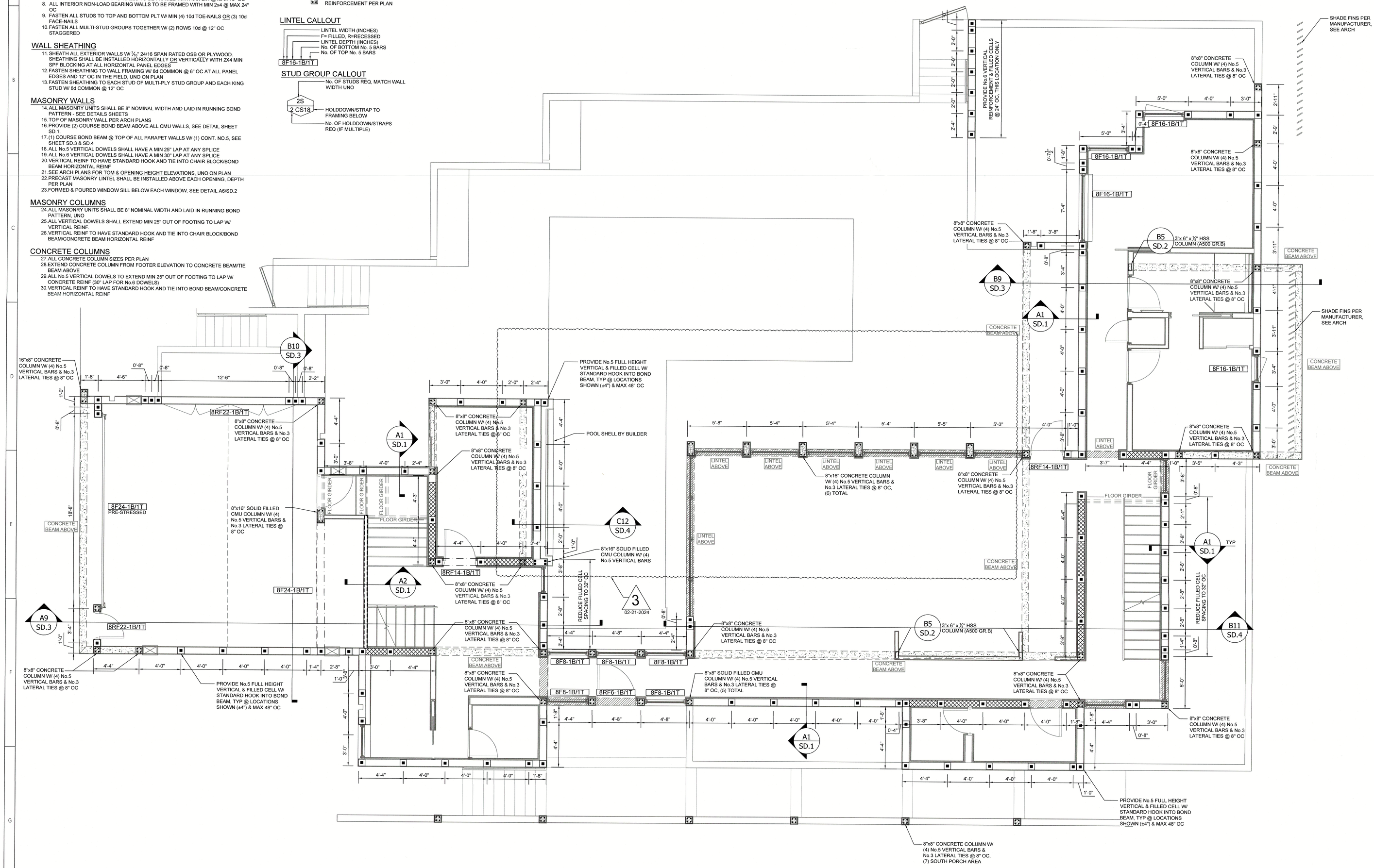
- INTERIOR LOAD BRG WALL W/ UPLIFT
- INTERIOR LOAD BRG WALL W/O UPLIFT
- INTERIOR MASONRY WALL
- PRE-CAST LINTEL
- No. 5 VERTICAL REINF. & FILLED CELL
- (2) No. 5 VERTICAL REINF. & FILLED CELL
- 8"x8" SOLID FILLED CMU COLUMN W/ (4) No.5 VERTICAL BARS & No.3 LATERAL TIES @ 8" OC
- HSS COLUMN (A500 GR.B), SIZE PER PLAN
- CONCRETE COLUMN, SIZE & REINFORCEMENT PER PLAN

LINTEL CALLOUT

8F16-1B/1T
- LINTEL WIDTH (INCHES)
- F= FILLED, R=RECESSED
- LINTEL DEPTH (INCHES)
- No. OF BOTTOM No. 5 BARS
- No. OF TOP No. 5 BARS

STUD GROUP CALLOUT

2S / 2 CS18
- No. OF STUDS REQ, MATCH WALL WIDTH UNO
- HOLDDOWN/STRAP TO FRAMING BELOW
- No. OF HOLDDOWN/STRAPS REQ (IF MULTIPLE)



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

RECEIVED
MAR 01 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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Date

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Approved By:
Date

REVISIONS

No.	Date	Description
1	05-04-2023	ADD PARTIAL CMU WALL @ KITCHEN. ADD DBL WALL AT FRONT WALL
	10-12-2023	REVISED STRUCTURAL TO MATCH NEW ARCHITECTURE
2	02-21-2024	ADD WATERFALL WALL

BLDG PERMIT PLANS
FILE
Copy of Record

SCALE
PER PLAN

DRAWN BY
BDP

CHECKED BY
AKR

DATE ISSUED
02-21-2024

PLOT DATE
02-21-2024

SHEET TITLE
1ST LEVEL STRUCTURAL

SEAL

PROJECT NUMBER
22-1363

SHEET NUMBER
S1.0

TRUSS FRAMING NOTES:

FLOOR TRUSSES

1. FASTEN ALL FLOOR TRUSSES TO DOUBLE LEDGER W/ (3) 10d TOE-NAILS
2. SEE TRUSS PLAN AND TYPICAL DETAILS ON SD.1 FOR ALL ADDITIONAL UPLIFT CONNECTIONS REQ
3. TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE W/ THE SBCA BCSI GUIDE
4. PROVIDE CRIPPLE STUDS/SQUASH BLOCKS WITHIN FLOOR SYSTEM BELOW UPPER LEVEL MULTI-PLY STUD GROUPS, STUD/BLOCK PLIES TO MATCH No. PLIES ABOVE.
5. WHERE FLOOR TRUSS IS PERPENDICULAR TO WALL PROVIDE (2) 2x12 No.2 SYP PT LEDGER BOARD AS SHOWN ON PLAN & DETAIL B1/SD.1
6. WHERE FLOOR TRUSS IS PARALLEL TO EXTERIOR WALL, PROVIDE CONT 2x12 No.2 SYP PT LEDGER @ F.F.E & CONT 2x4 No.2 SYP PT NAILER @ CEILING HEIGHT, SEE DETAIL B2/SD.1

FLOOR SHEATHING

7. SHEATH FLOOR FRAMING W/ 23/32" TONGUE AND GROOVE OSB OR PLYWOOD.
8. FASTEN SHEATHING TO ALL SUPPORTING MEMBERS W/ 10d COMMON @ 6" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD.

BEAM FASTENING

9. FASTEN EACH BEAM PLY TOGETHER WITH FOLLOWING, UNO ON PLAN OR PER TRUSS MANUFACTURER'S SPECIFICATIONS:
   a. 2-PLY — (3) ROWS 10d @ 12" O.C. STAGGERED.
   b. 3-PLY — (3) ROWS 10d @ 6" O.C. STAGGERED.
   c. 4-PLY — (2) ROWS ½" DIA THRU BOLT W/ NUT AND WASHER @ 16" O.C. STAGGERED. PROVIDE 2" EDGE DISTANCE

ROOF TRUSSES

10. FASTEN ALL ROOF TRUSSES TO DOUBLE LEDGER W/ (1) H8 & (4) 10d TOE-NAILS
11. WHERE ROOF TRUSSES BEAR DIRECTLY ONTO BOND BEAM, FASTEN TRUSSES TO BOND BEAM W/ META12, UNO ON PLAN
12. SEE TRUSS PLAN AND TYPICAL WALL SECTIONS, SHEET SD.1, FOR ALL ADDITIONAL UPLIFT CONNECTIONS REQ
13. TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE W/ THE SBCA BCSI GUIDE

ROOF SHEATHING

14. SHEATH ROOF FRAMING W/ MIN 15/32" 40/20 SPAN RATED OSB OR PLYWOOD, SHEATHING SHALL BE INSTALLED W/ LONG DIMENSION PERPENDICULAR TO SUPPORTS
15. FASTEN SHEATHING TO ROOF FRAMING PER SPECIFICATIONS BELOW W/ RSRS-03 @ 6" OC EDGE, 6" OC FIELD
16. FASTEN SHEATHING TO STEEL BEAM W/ #12 X 1" LONG WOOD TO METAL SCREWS @ 6" OC
17. AT LOCATIONS WHERE ROOF IS ADJACENT TO WALL/FLOOR FRAMING, PROVIDE 2x NAILER SLOPED TO MATCH ROOF PITCH. FASTEN NAILER TO EACH VERTICAL WALL/FLOOR FRAMING MEMBER W/ (3) 10d @ MAX 24" OC, EDGE NAIL ROOF SHEATHING TO NAILER

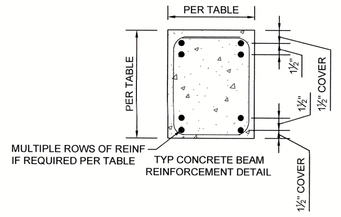
STRUCTURAL SLAB

18. ALL CONCRETE SLABS TO BE MIN 3,000 PSI CONCRETE
19. SLABS SHALL BE MIN 6" DEPTH
20. REINFORCEMENT SHALL BE No.5 (GRADE 60) @ 12" OC EACH WAY, UNO ON PLAN AND PLACED AT LOWER PORTION OF SLAB. MIN ½" CONCRETE COVER REQUIRED
21. PROVIDE MIN 24" LONG NO.5 BAR @ 12" OC LOCATED ½" BELOW TOP OF SLAB AT EACH BEARING END @ 12" OC. PROVIDE STD HOOK INTO TIE-BEAM
22. PROVIDE MIN 20" LAP FOR ALL REINFORCEMENT
23. ALL LONGITUDINAL REINFORCEMENT TO TIE INTO MASONRY & CONCRETE SUPPORT BEAMS W/ STANDARD HOOK

CONCRETE BEAM NOTES:

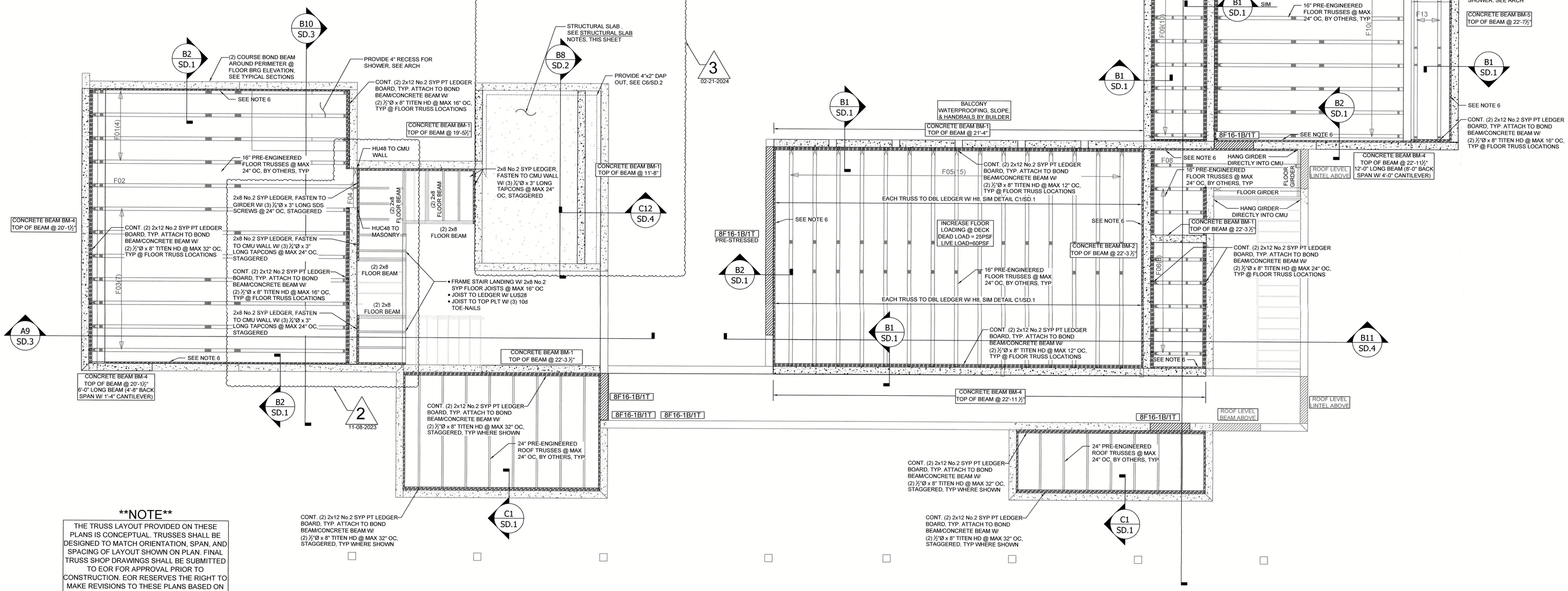
CONCRETE BEAMS

1. SEE BEAM SCHEDULES ON PLAN FOR SIZE AND REINFORCEMENT REQUIREMENTS
2. ALL REINFORCEMENT SHALL BE MIN GRADE 60 (FY=60KSI)
3. PROVIDE MIN 30" LAP FOR ALL No.5 REINFORCEMENT
4. PROVIDE MIN 40" LAP FOR ALL No.6 REINFORCEMENT
5. PROVIDE (2) No.5 W/ STD. HOOK INTO ALL SUPPORTING COLUMN MEMBERS
6. LAP ALL BEAM CORNERS PER DETAIL A4/SD.1



CONCRETE BEAM SCHEDULE

BEAM #	CONC. BEAM SIZE	TOP AND BOTTOM BARS	SHEAR REINF. (IF REQ'D)
BM-1	8"w x 16"d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 8" OC SPACING
BM-2	8"w x 16"d	(4) #6 TOP (2) ROWS (4) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 6" OC SPACING
BM-3	8"w x 22"d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 12" OC SPACING
BM-4	8"w x 24"d	(4) #6 TOP (2) ROWS (4) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 10" OC SPACING
BM-5	8"w x 20"d	(4) #6 TOP (2) ROWS (4) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 8" OC SPACING
BM-6	8"w x 24"d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 12" OC SPACING
TB-2 (TIE-BEAM)	16"w x 16"d	(4) #5 TOP (4) #5 BOTTOM	#3 STIRRUPS @ MAX 16" OC SPACING



NOTE

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

1.1 1ST LEVEL ROOF/FLOOR PLAN
Scale: 1/4"=1'-0"

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Approved By:	Approved By:
Date	Date

REVISIONS

No.	Date	Description
	10-12-2023	REVISED STRUCTURAL TO MATCH NEW ARCHITECTURE
2	11-08-2023	REVISED GARAGE WALL TO 2-STORY CMU WALL
	01-12-2024	INSERTED TRUSS LAYOUT
3	02-21-2024	ADD WATERFALL WALL

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PER PLAN

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BDP

CHECKED BY
AKR

DATE ISSUED	PLOT DATE
02-21-2024	02-21-2024

SHEET TITLE
1ST LEVEL ROOF/FLOOR

SEAL

PROJECT NUMBER
22-1363

SHEET NUMBER
S1.1

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FRAMING NOTES:

BOTTOM PLATE *No.2 SYP (PT @ 1ST LEVEL)*

1. 1ST LEVEL BOTTOM PLT TO BE ANCHORED TO SLAB W/ ½"Ø x 6" LONG TITEN HD OR ½"Ø A36 (36ksi) ATR EPOXY ANCHOR W/ NUT AND 3" SQUARE x 0.229" WASHER
2. ANCHORS TO BE INSTALLED EACH SIDE OF OPENING (MIN 6" FROM JACK/KING GROUP), WITHIN 12" OF THE PLT BREAK AND @ MAX 48" OC
3. MIN (2) ANCHORS PER PLT SEGMENT
4. 2ND LEVEL BOTTOM PLT TO RIBBON BOARD/TOP CHORD BELOW W/ 10d @ 6" OC

DOUBLE TOP PLATE *No.2 SYP*

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

STUDS *No.2 SPF OR No.2 SYP*

8. ALL INTERIOR LOAD BEARING WALLS TO BE FRAMED WITH MIN 2x4 @ MAX 16" OC
8. ALL INTERIOR NON-LOAD BEARING WALLS TO BE FRAMED WITH MIN 2x4 @ MAX 24" OC
9. FASTEN ALL STUDS TO TOP AND BOTTOM PLT W/ MIN (4) 10d TOE-NAILS OR (3) 10d FACE-NAILS
10. FASTEN ALL MULTI-STUD GROUPS TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED

WALL SHEATHING

11. SHEATH ALL EXTERIOR WALLS W/ ⅞" 24/16 SPAN RATED OSB OR PLYWOOD SHEATHING SHALL BE INSTALLED HORIZONTALLY OR VERTICALLY WITH 2X4 MIN SPF BLOCKING AT ALL HORIZONTAL PANEL EDGES
12. FASTEN SHEATHING TO WALL FRAMING W/ 8d COMMON @ 6" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD, UNO ON PLAN
13. FASTEN SHEATHING TO EACH STUD OF MULTI-PLY STUD GROUP AND EACH KING STUD W/ 8d COMMON @ 12" OC

MASONRY WALLS

14. ALL MASONRY UNITS SHALL BE 8" NOMINAL WIDTH AND LAID IN RUNNING BOND PATTERN - SEE DETAILS SHEETS
15. TOP OF MASONRY WALL PER ARCH PLANS
16. PROVIDE (2) COURSE BOND BEAM ABOVE ALL CMU WALLS, SEE DETAIL SHEET SD.1
17. (1) COURSE BOND BEAM @ TOP OF ALL PARAPET WALLS W/ (1) CONT. NO.5, SEE SHEET SD.3 & SD.4
18. ALL No.5 VERTICAL DOWELS SHALL HAVE A MIN 25" LAP AT ANY SPLICE
19. ALL No.6 VERTICAL DOWELS SHALL HAVE A MIN 30" LAP AT ANY SPLICE
20. VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO CHAIR BLOCK/BOND BEAM HORIZONTAL REINF
21. SEE ARCH PLANS FOR TOM & OPENING HEIGHT ELEVATIONS, UNO ON PLAN
22. PRECAST MASONRY LINTEL SHALL BE INSTALLED ABOVE EACH OPENING, DEPTH PER PLAN
23. FORMED & POURED WINDOW SILL BELOW EACH WINDOW, SEE DETAIL A6/SD.2

MASONRY COLUMNS

24. ALL MASONRY UNITS SHALL BE 8" NOMINAL WIDTH AND LAID IN RUNNING BOND PATTERN, UNO
25. ALL VERTICAL DOWELS SHALL EXTEND MIN 25" OUT OF FOOTING TO LAP W/ VERTICAL REINF.
26. VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO CHAIR BLOCK/BOND BEAM/CONCRETE BEAM HORIZONTAL REINF

CONCRETE COLUMNS

27. ALL CONCRETE COLUMN SIZES PER PLAN
28. EXTEND CONCRETE COLUMN FROM FOOTER ELEVATION TO CONCRETE BEAM/TIE BEAM ABOVE
29. ALL No.5 VERTICAL DOWELS TO EXTEND MIN 25" OUT OF FOOTING TO LAP W/ CONCRETE REINF (30" LAP FOR No.6 DOWELS)
30. VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO BOND BEAM/CONCRETE BEAM HORIZONTAL REINF

LEGEND & SYMBOLS

- INTERIOR LOAD BRG WALL W/ UPLIFT
- INTERIOR LOAD BRG WALL W/O UPLIFT
- INTERIOR MASONRY WALL
- PRE-CAST LINTEL
- No. 5 VERTICAL REINF. & FILLED CELL
- (2) No. 5 VERTICAL REINF. & FILLED CELL
- 8"x8" SOLID FILLED CMU COLUMN W/ (4) No.5 VERTICAL BARS & No.3 LATERAL TIES @ 8" OC
- HSS COLUMN (A500 GR.B), SIZE PER PLAN
- CONCRETE COLUMN, SIZE & REINFORCEMENT PER PLAN

LINTEL CALLOUT

LINTEL WIDTH (INCHES)
F= FILLED, R=RECESSED
LINTEL DEPTH (INCHES)
No. OF BOTTOM No. 5 BARS
No. OF TOP No. 5 BARS

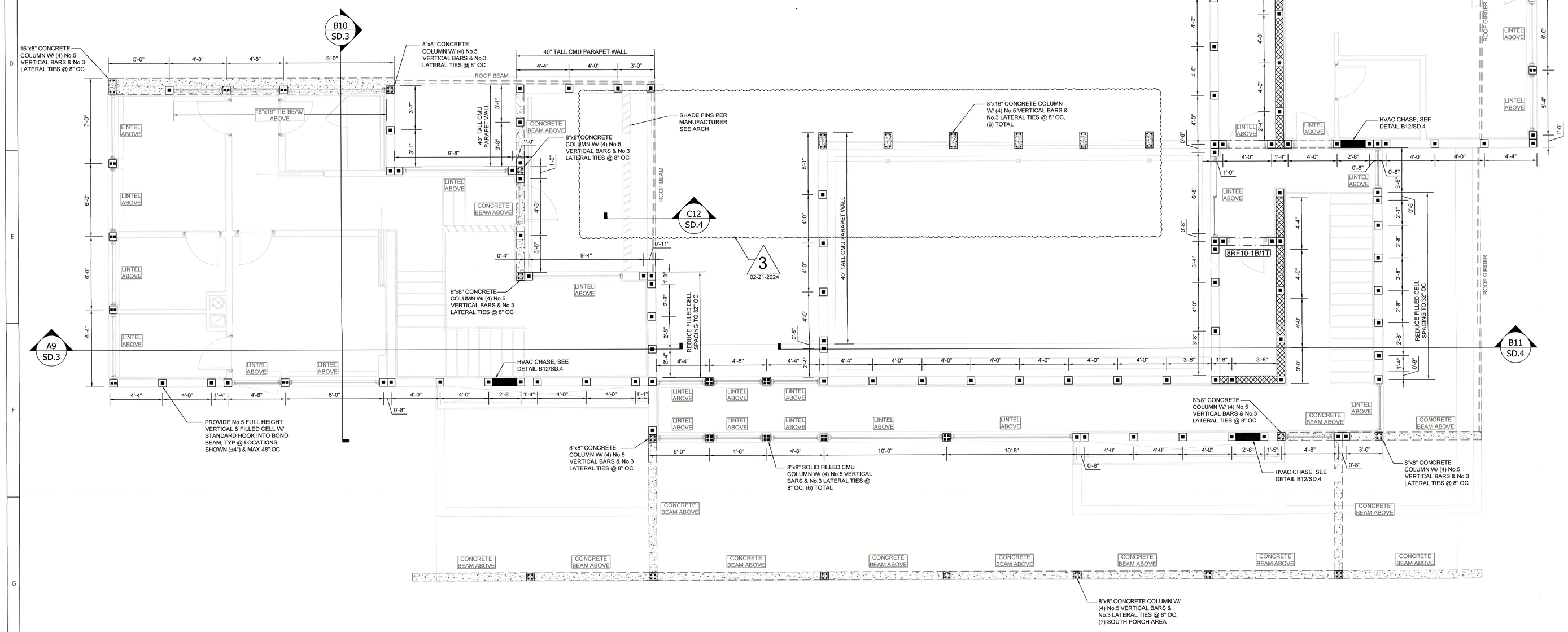
8F16-1B/1T

STUD GROUP CALLOUT

No. OF STUDS REQ, MATCH WALL WIDTH UNO

2S
2 CS18

HOLDDOWN/STRAP TO FRAMING BELOW
No. OF HOLDDOWN/STRAPS REQ (IF MULTIPLE)



2.0 **2ND LEVEL STRUCTURAL PLAN**
Scale: 1/4"=1'-0"

PROJECT
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Date

REVISIONS

No.	Date	Description
1	05-04-2023	ADD STAIR DETAIL
	10-12-2023	REVISED STRUCTURAL TO MATCH NEW ARCHITECTURE
2	02-21-2024	ADD WATERFALL WALL

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SHEET TITLE
2ND LEVEL STRUCTURAL

SEAL

PROJECT NUMBER
22-1363

SHEET NUMBER
S2.0

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TRUSS FRAMING NOTES:

ROOF TRUSSES

1. FASTEN ALL ROOF TRUSSES TO DOUBLE LEDGER W/ (1) H8 & (4) 10d TOE-NAILS
2. WHERE ROOF TRUSSES BEAR DIRECTLY ONTO BOND BEAM, FASTEN TRUSSES TO BOND BEAM W/ META12, UNO ON PLAN
3. SEE TRUSS PLAN AND TYPICAL WALL SECTIONS, SHEET SD.1, FOR ALL ADDITIONAL UPLIFT CONNECTIONS REQ
4. TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE W/ THE SBCA BCSI GUIDE
5. PROVIDE 2x12 No.2 SYP PT NAILER AT PARALLEL ROOF TO CONCRETE LOCATIONS, SEE PLAN. NAILER TO CONCRETE BEAM/TIE BEAM W/ (2) ROWS ⅜"Ø x 3" LONG TAPCONS @ 24" OC, STAGGERED

ROOF SHEATHING

6. SHEATH ROOF FRAMING W/ MIN 7/16" 40/20 SPAN RATED OSB OR PLYWOOD, SHEATHING SHALL BE INSTALLED W/ LONG DIMENSION PERPENDICULAR TO SUPPORTS
7. FASTEN SHEATHING TO ROOF FRAMING PER SPECIFICATIONS BELOW W/ RSRS-03 @ 6" OC EDGE, 6" OC FIELD
8. FASTEN SHEATHING TO STEEL BEAM W/ #12 X 1" LONG WOOD TO METAL SCREWS @ 6" OC
9. AT LOCATIONS WHERE ROOF IS ADJACENT TO WALL/FLOOR FRAMING, PROVIDE 2x_ NAILER SLOPED TO MATCH ROOF PITCH. FASTEN NAILER TO EACH VERTICAL WALL/FLOOR FRAMING MEMBER W/ (3) 10d @ MAX 24" OC, EDGE NAIL ROOF SHEATHING TO NAILER

BEAM FASTENING

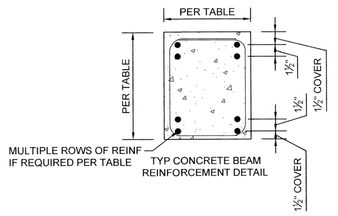
10 FASTEN EACH BEAM PLY TOGETHER WITH FOLLOWING, UNO ON PLAN OR PER TRUSS MANUFACTURER'S SPECIFICATIONS:

a. 2-PLY — (3) ROWS 10D @ 12" O.C. STAGGERED.
b. 3-PLY — (3) ROWS 10D @ 6" O.C. STAGGERED.
c. 4-PLY — (2) ROWS ½" DIA THRU BOLT W/ NUT AND WASHER @ 16" O.C. STAGGERED. PROVIDE 2" EDGE DISTANCE

CONCRETE BEAM NOTES:

CONCRETE BEAMS

1. SEE BEAM SCHEDULES ON PLAN FOR SIZE AND REINFORCEMENT REQUIREMENTS
2. ALL REINFORCEMENT SHALL BE MIN GRADE 60 (FY=60KSI)
3. PROVIDE MIN 30" LAP FOR ALL No.5 REINFORCEMENT
4. PROVIDE MIN 40" LAP FOR ALL No.6 REINFORCEMENT
5. PROVIDE (2) No.5 W/ STD. HOOK INTO ALL SUPPORTING COLUMN MEMBERS
6. LAP ALL BEAM CORNERS PER DETAIL A4/SD.1



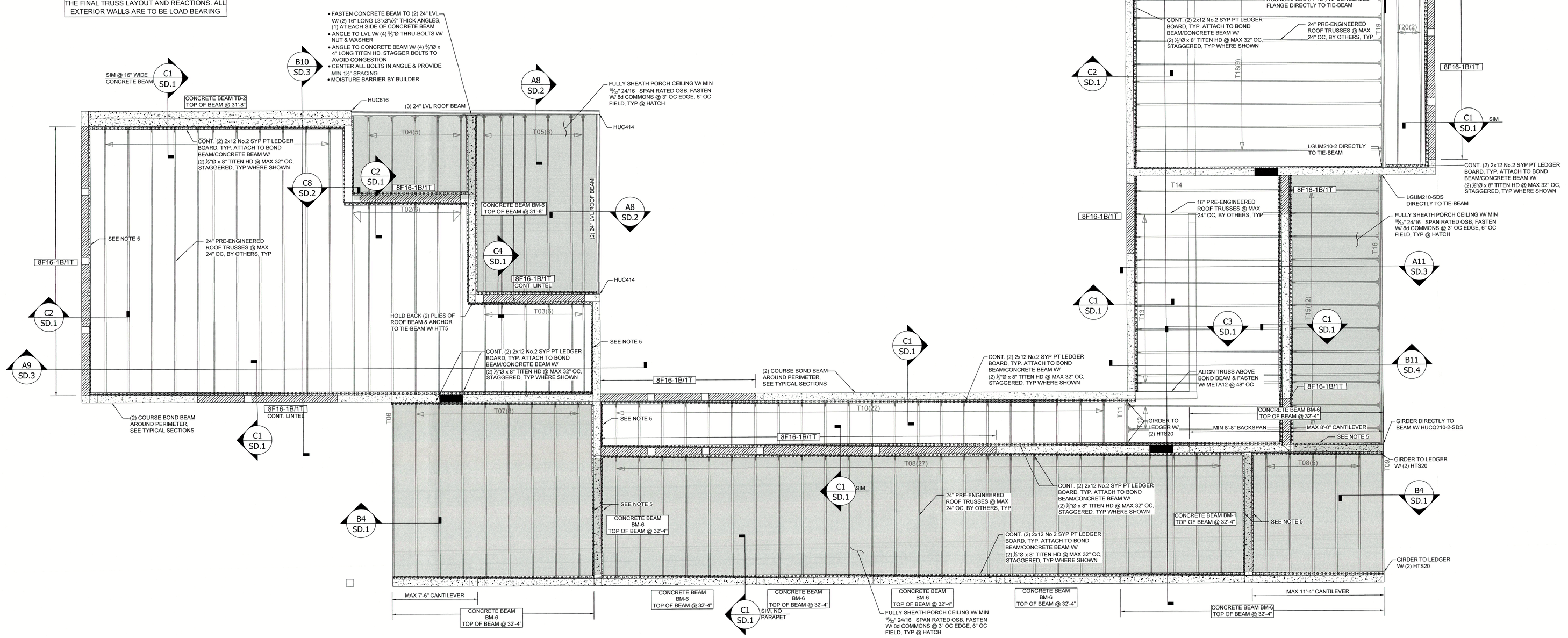
CONCRETE BEAM SCHEDULE

BEAM #	CONC. BEAM SIZE	TOP AND BOTTOM BARS	SHEAR REINF. (IF REQ'D)
BM-1	8"w x 16"d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 8" OC SPACING
BM-2	8"w x 16"d	(4) #6 TOP (2) ROWS (4) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 6" OC SPACING
BM-3	8"w x 22"d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 12" OC SPACING
BM-4	8"w x 24"d	(4) #6 TOP (2) ROWS (4) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 10" OC SPACING
BM-5	8"w x 20"d	(4) #6 TOP (2) ROWS (4) #6 BOTTOM (2) ROWS	#3 STIRRUPS @ MAX 8" OC SPACING
BM-6	8"w x 24"d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 12" OC SPACING
TB-2 (TIE-BEAM)	16"w x 16"d	(4) #5 TOP (4) #5 BOTTOM	#3 STIRRUPS @ MAX 16" OC SPACING

3
02-21-2024

NOTE

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



2.1 2ND LEVEL ROOF PLAN
Scale: 1/4"=1'-0"

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No.	Date	Description
1	05-04-2023	REVISE PARAPET DETAIL
	10-12-2023	REVISED STRUCTURAL TO MATCH NEW ARCHITECTURE
	01-12-2024	INSERTED TRUSS LAYOUT
2	02-21-2024	REV BEAM DEPTHS

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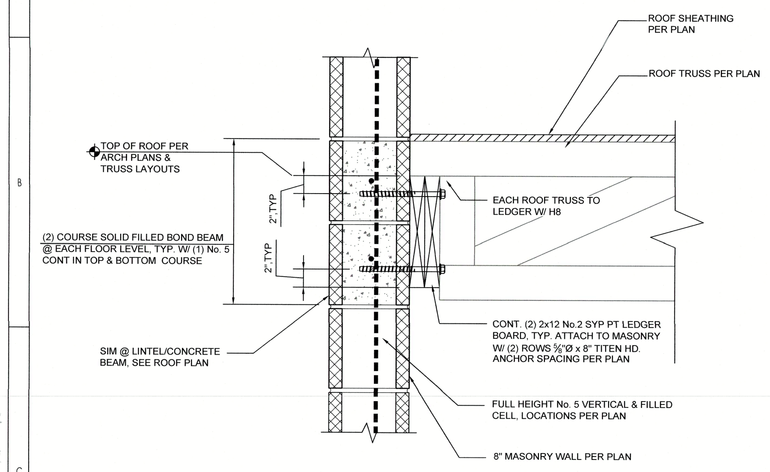
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2ND LEVEL ROOF

SEAL

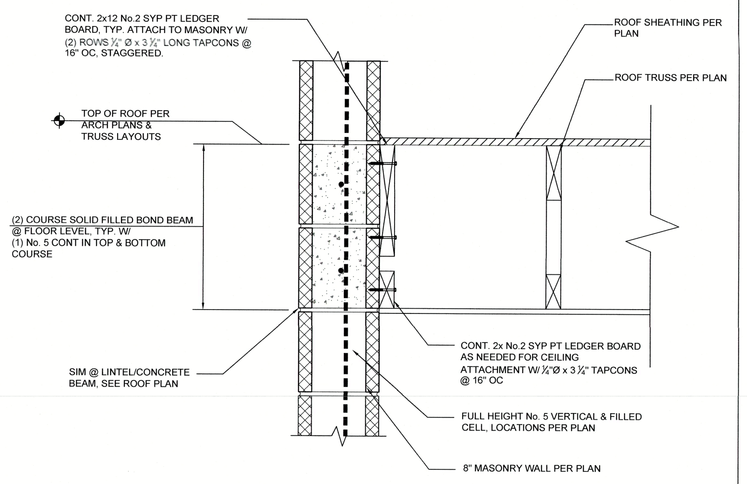
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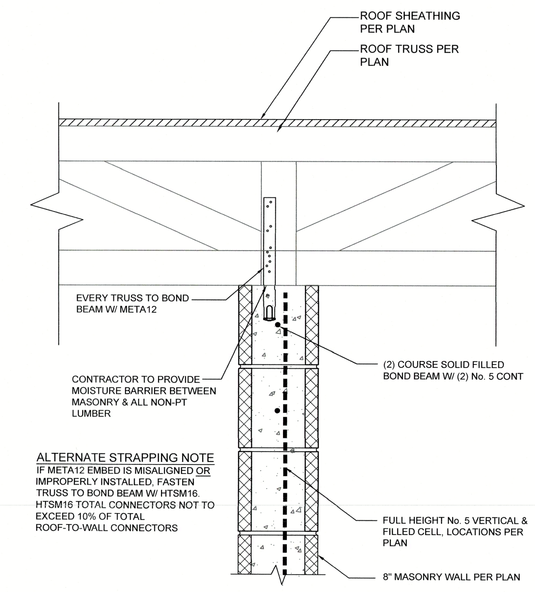
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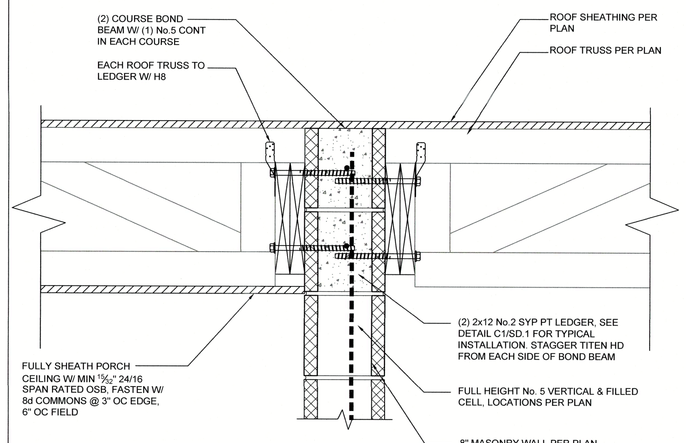
C1 TYPICAL EXTERIOR FLOOR/ROOF SYSTEM- TRUSSES PERPENDICULAR (CMU)



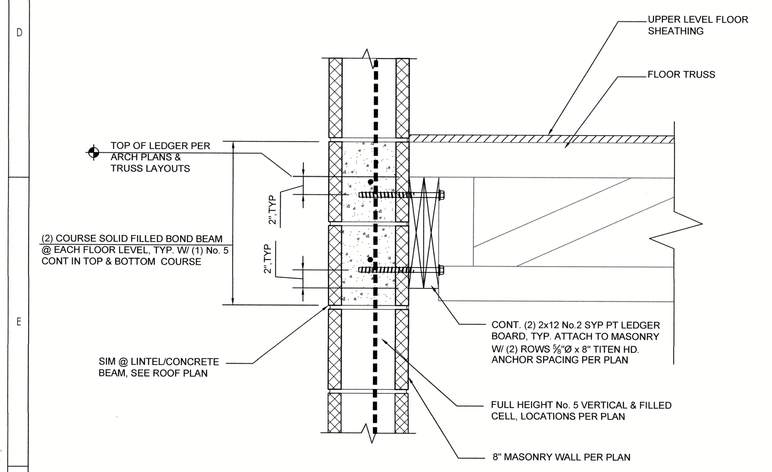
C2 TYPICAL EXTERIOR FLOOR SYSTEM- TRUSSES PARALLEL (CMU)



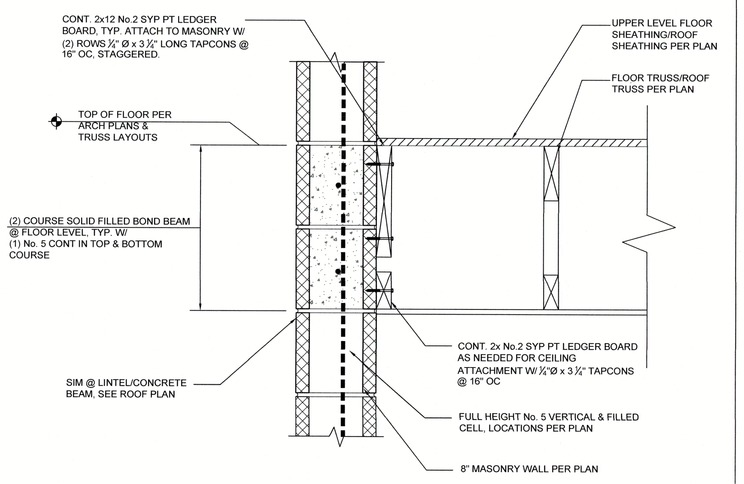
C3 INTERMEDIATE ROOF TRUSS BEARING DETAIL



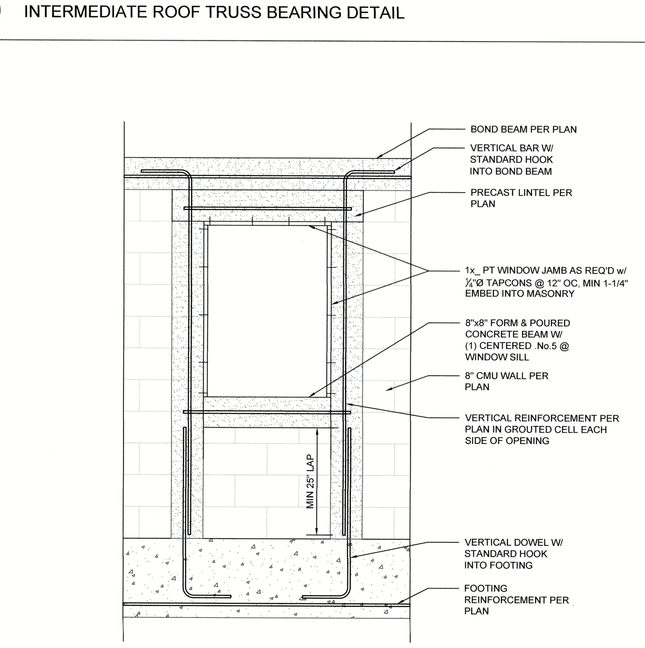
C4 ROOF TO INTERMEDIATE BOND BEAM DETAIL



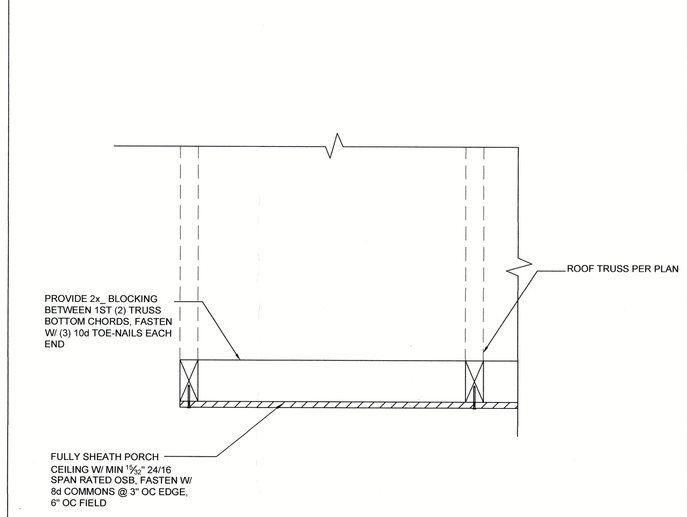
B1 TYPICAL EXTERIOR FLOOR/ROOF SYSTEM- TRUSSES PERPENDICULAR (CMU)



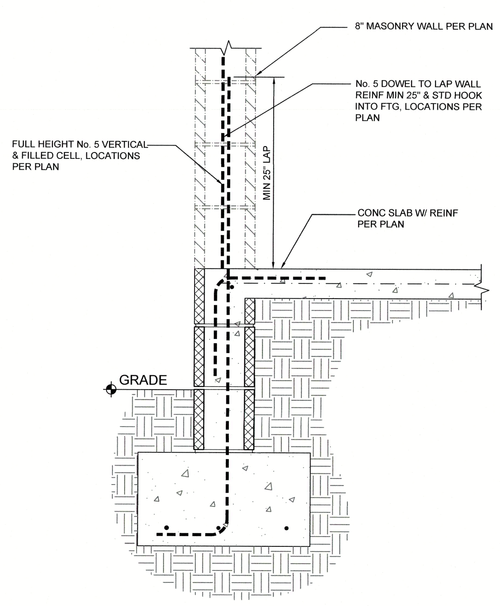
B2 TYPICAL EXTERIOR FLOOR SYSTEM- TRUSSES PARALLEL (CMU)



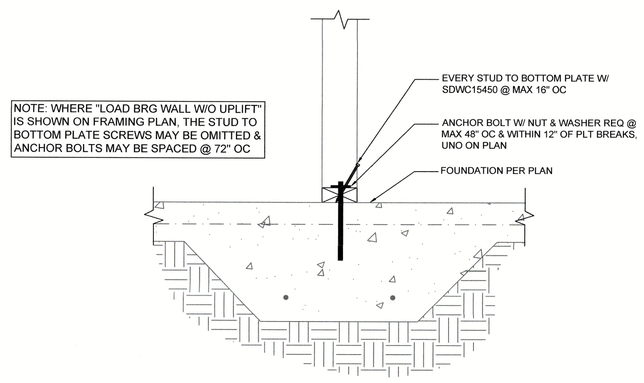
B3 CMU WINDOW ELEVATION



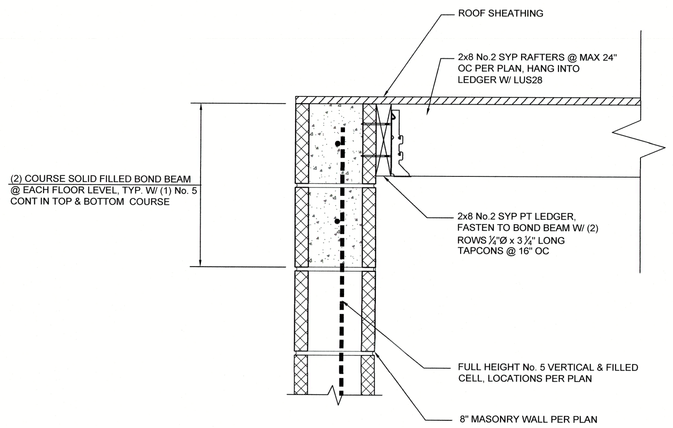
B4 PARALLEL TRUSS CEILING SHEATHING



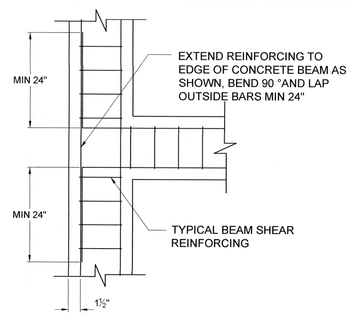
A1 TYPICAL EXTERIOR CMU TO FOUNDATION DETAIL



A2 TYPICAL INTERIOR LOAD-BEARING WALL AT FOUNDATION



A3 RAFTER TO TIE-BEAM FRAMING



REINFORCING AT INTERSECTING BEAMS
PLAN VIEW DETAIL

A4 CONCRETE BEAM INTERSECTION DETAIL

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Planning, Zoning & Building

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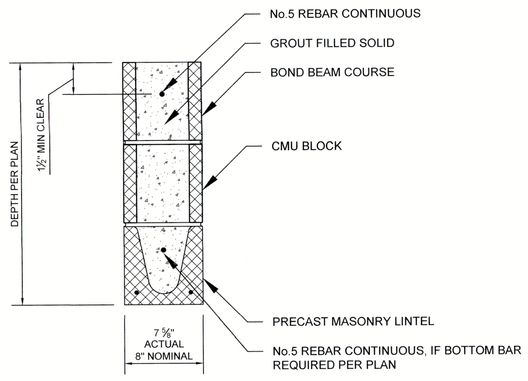
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SHEET TITLE
DETAILS

SEAL

PROJECT NUMBER
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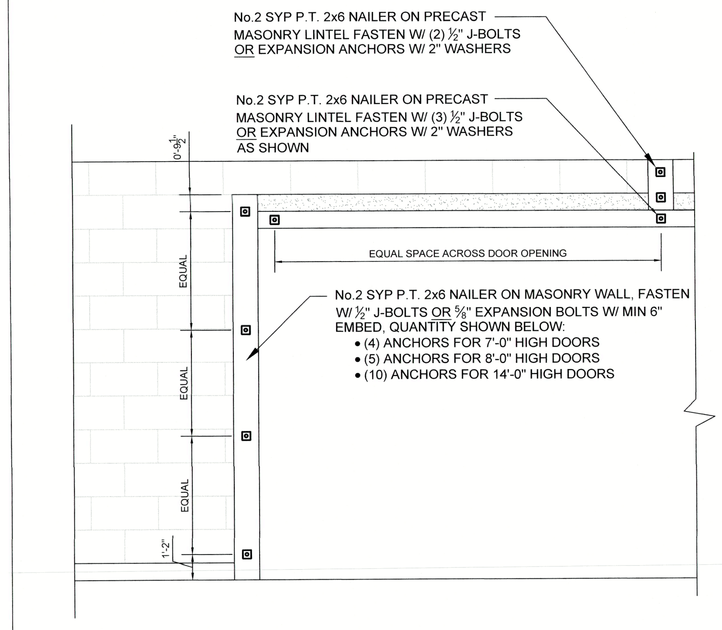
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SD.1



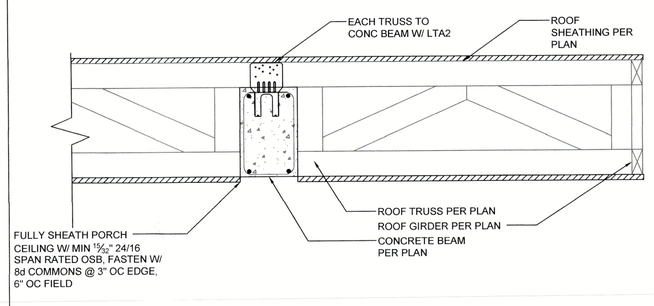
LINTEL SECTION

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

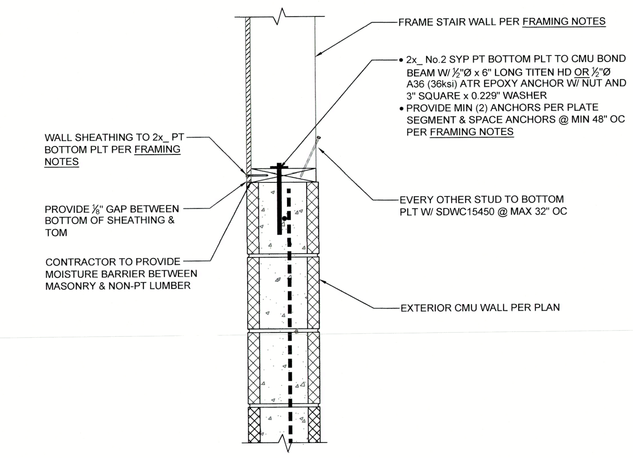
C5 PRE-CAST LINTEL



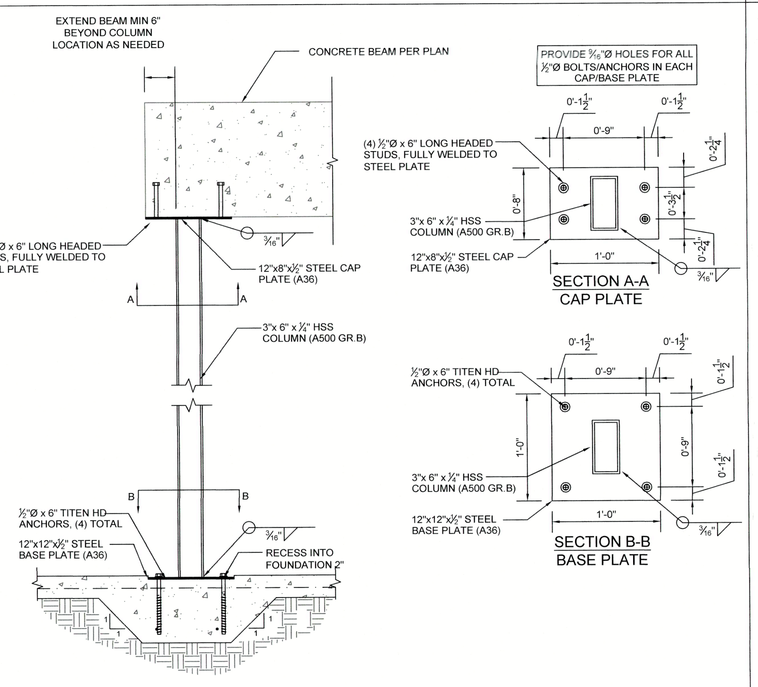
C6 GARAGE DOOR BUCK ON MASONRY WALL



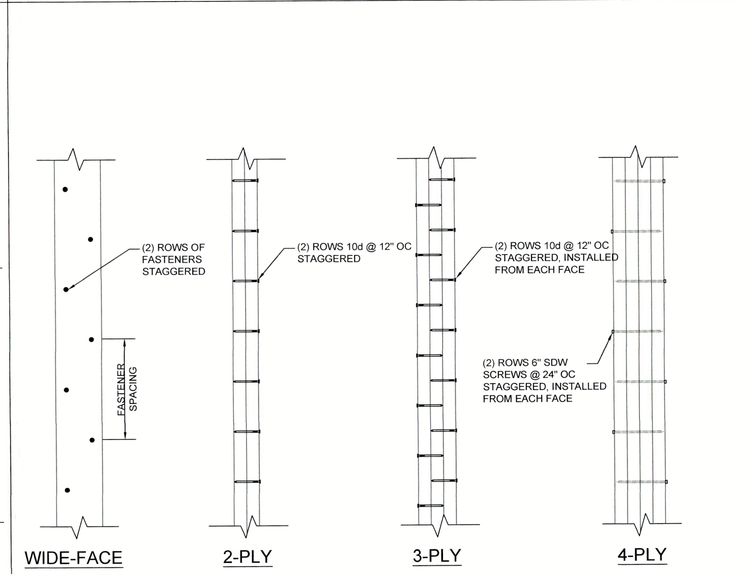
C7 INTERMEDIATE ROOF BEAM BEARING DETAIL



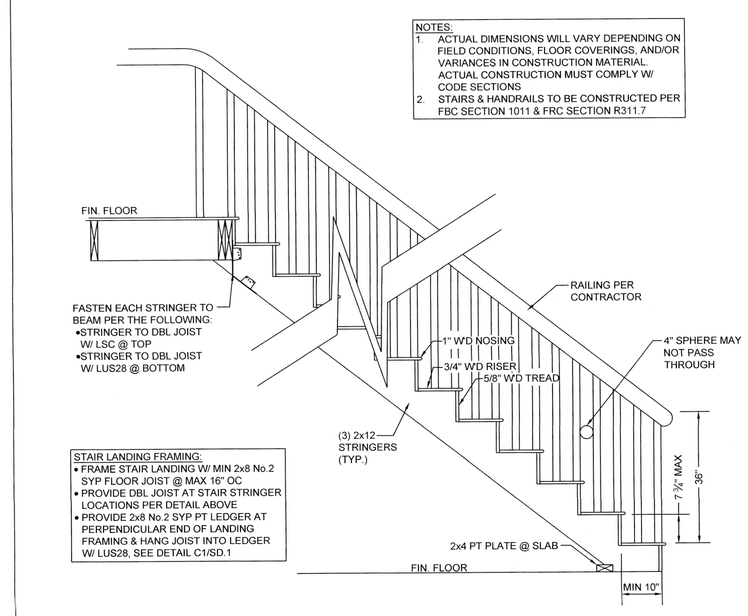
C8 EXTERIOR STAIR WALL @ CMU



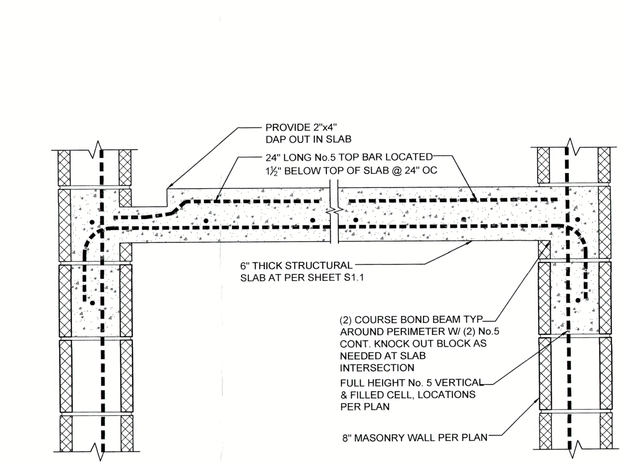
B5 BATH1 STEEL COLUMN



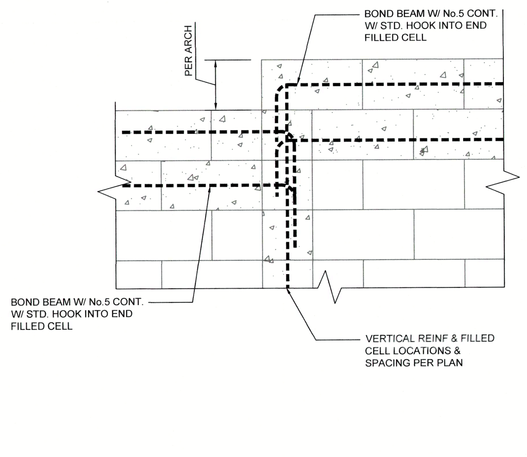
B6 MULTI-PLY STUD CONNECTION



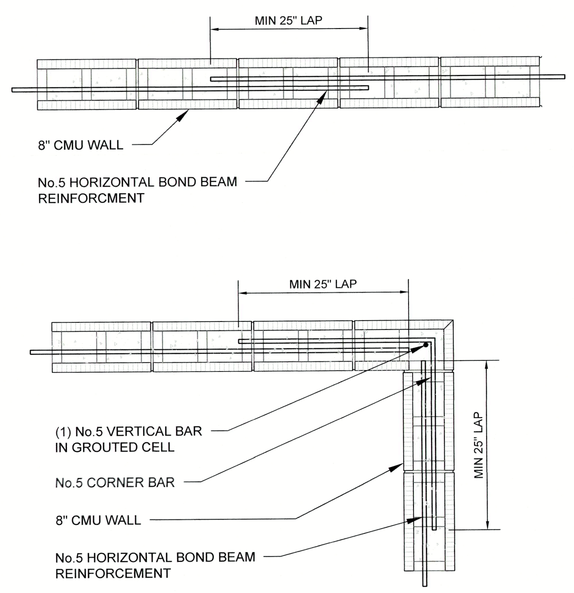
B7 TYPICAL INTERIOR STAIR FRAMING



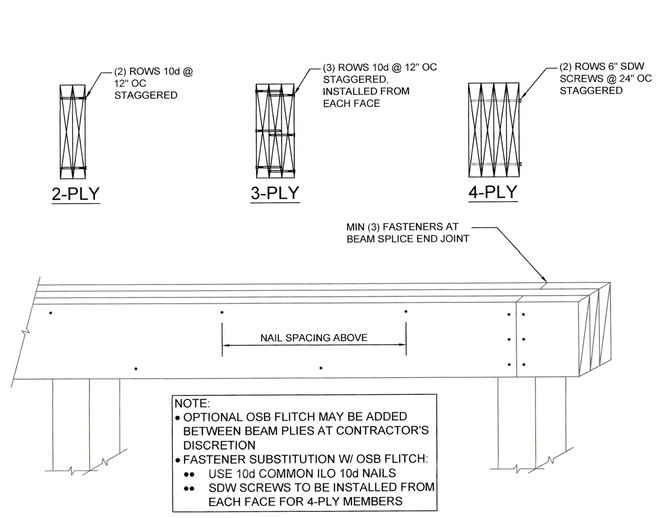
B8 STRUCTURAL SLAB DETAIL



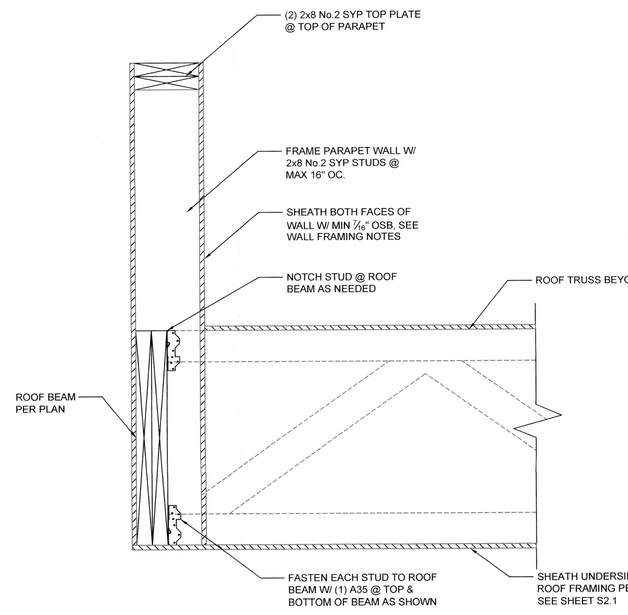
A5 CHANGE IN MASONRY HEIGHT



A6 MASONRY REINFORCEMENT LAP DETAILS



A7 MULTI-PLY BEAM/HDR CONNECTION (TOP-LOADED ONLY)



A8 WOOD PARAPET DETAIL

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REVISIONS

No.	Date	Description
1	05-04-2023	REVISE BOND BEAM TO TIE-BEAM @ POURED SLAB
	10-12-2023	REVISED STRUCTURAL TO MATCH NEW ARCHITECTURE

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PER PLAN

DRAWN BY
BDP

CHECKED BY
AKR

DATE ISSUED
02-21-2024

PLOT DATE
02-21-2024

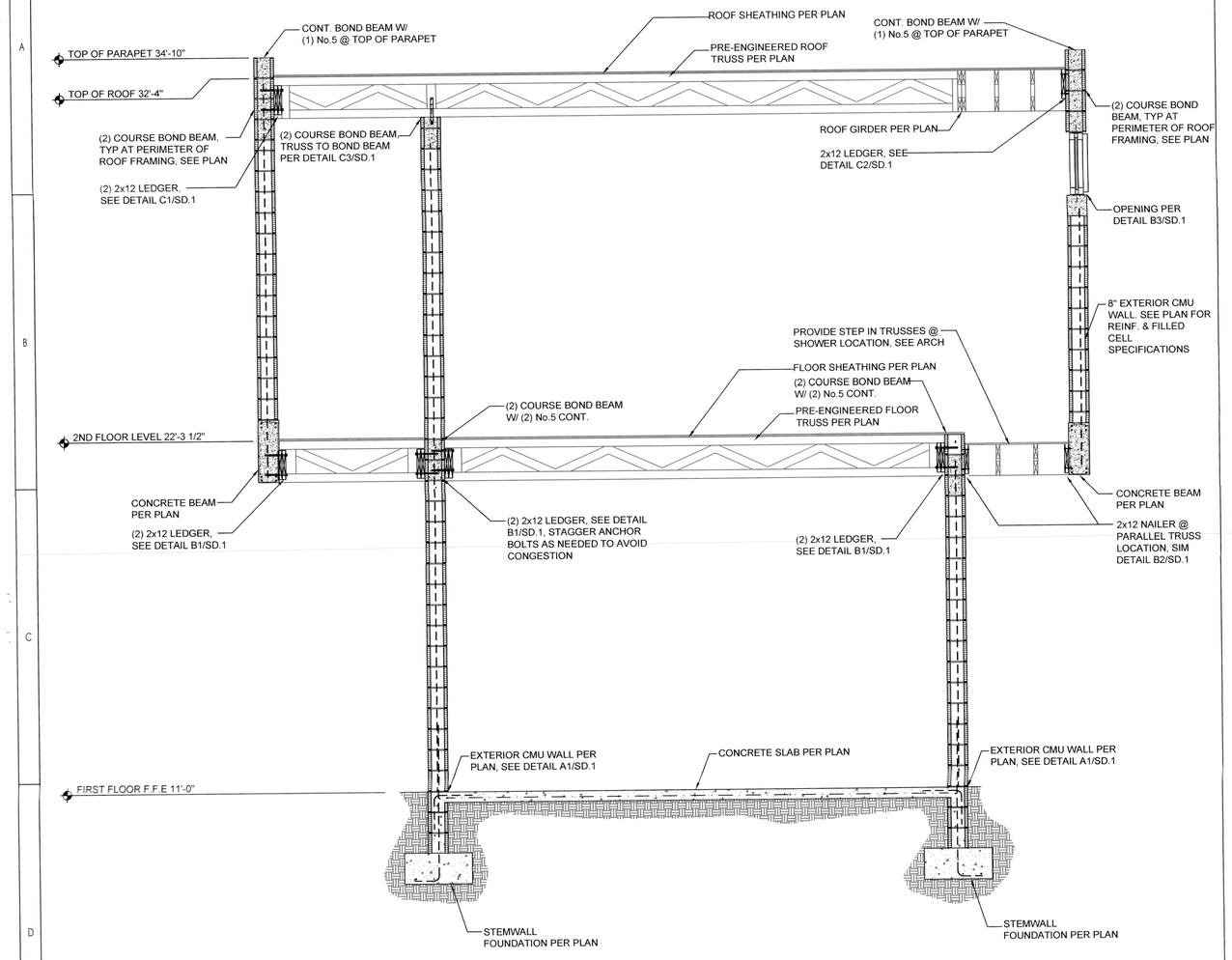
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DETAILS

SEAL

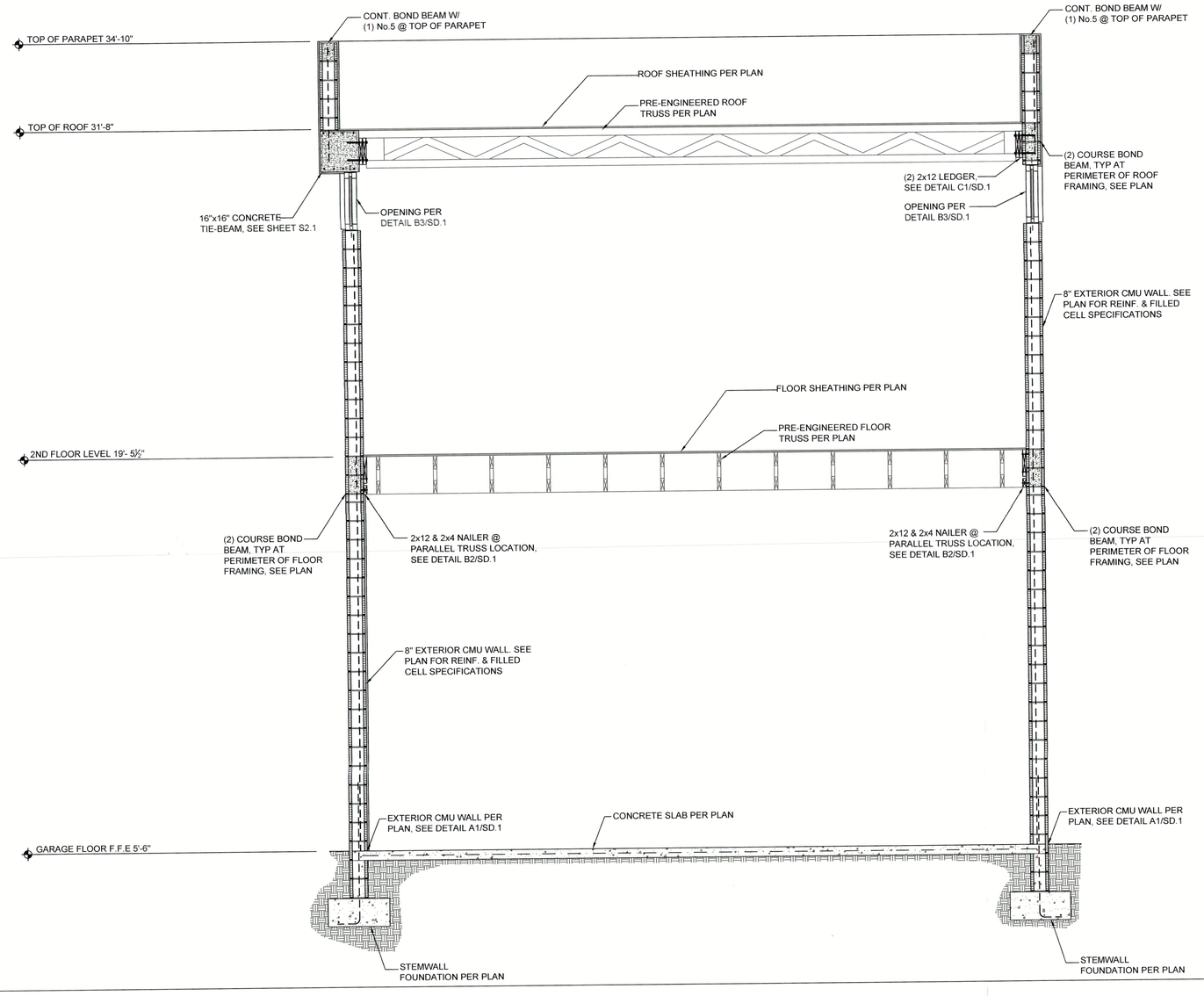
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22-1363

SHEET NUMBER
SD.2

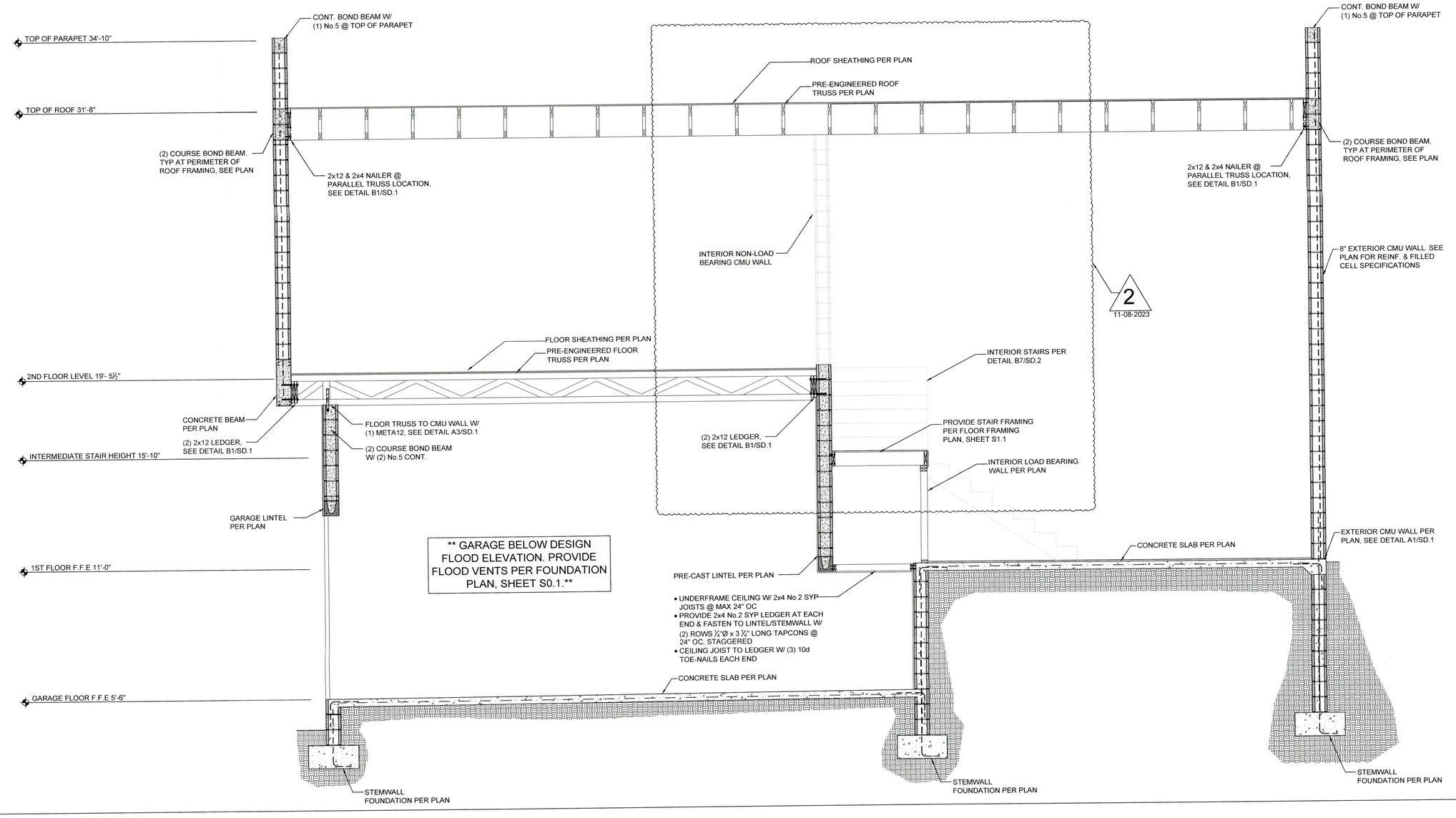
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B9 UPPER LEVEL BEDROOM SECTION (EAST -WEST)



B10 GARAGE SECTION (NORTH-SOUTH)



A9 GARAGE SECTION (EAST-WEST)

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Approved By:	Approved By:
Date	Date

REVISIONS

No.	Date	Description
	10-12-2023	REVISED STRUCTURAL TO MATCH NEW ARCHITECTURE
2	11-08-2023	REVISED GARAGE WALL TO 2-STORY CMU WALL
	02-21-2024	ADJUSTED ELEVATION HEIGHTS TO MATCH ARCH

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Planning, Zoning & Building

SCALE
PER PLAN

DRAWN BY
BDP

CHECKED BY
AKR

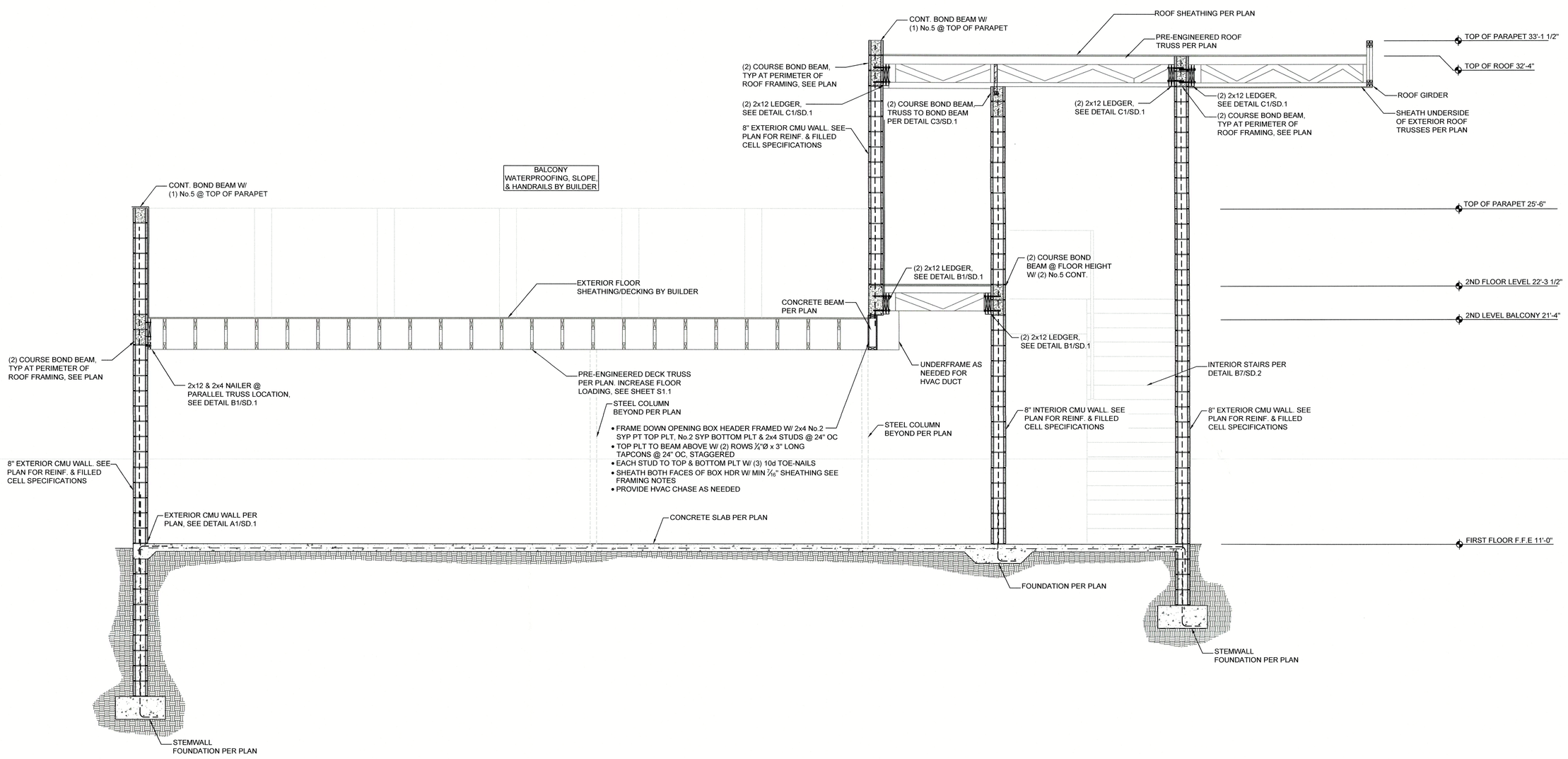
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02-21-2024	02-21-2024

SHEET TITLE
DETAILS

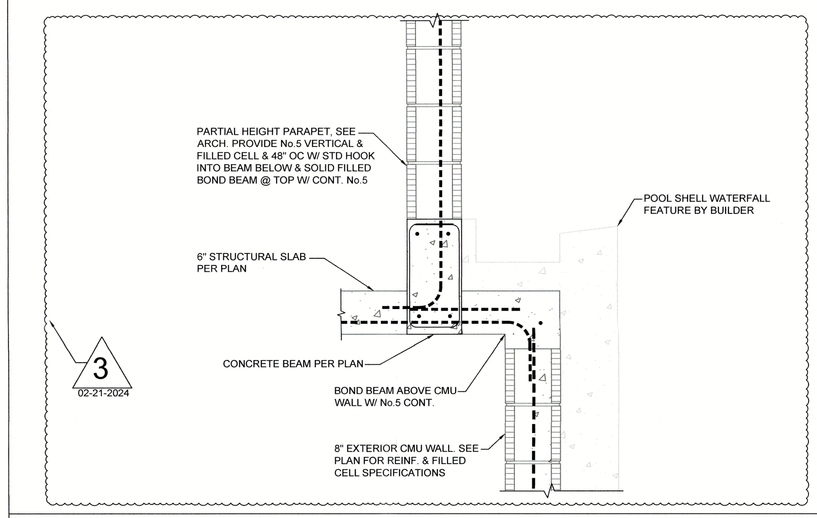
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PROJECT NUMBER
22-1363

SHEET NUMBER
SD.3

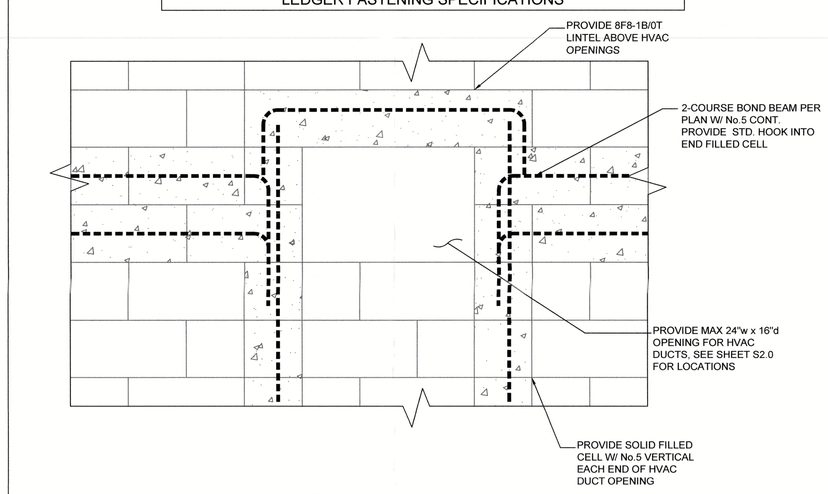


B11 MAIN HOUSE SECTION (EAST-WEST)

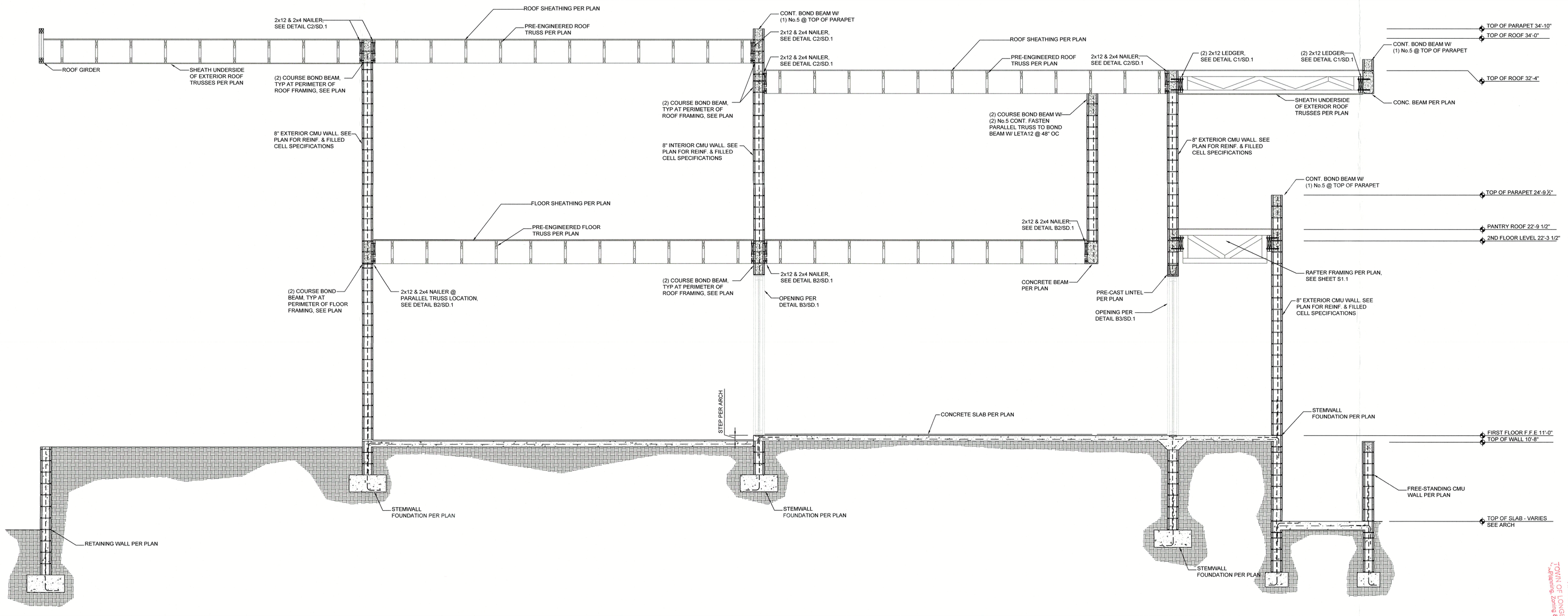


C12 WATERFALL SLAB DETAIL

LOCATE HVAC DUCTS BETWEEN ROOF TRUSSES. PROVIDE BREAK IN DOUBLE LEDGER AS NEEDED W/ (2) ⅝"Ø ANCHORS WITHIN 4" OF EACH BREAK IN LEDGER. SEE DETAILS ON SHEET SD.1 FOR DOUBLE LEDGER FASTENING SPECIFICATIONS



B12 HVAC PENETRATION DETAIL



A11 MAIN HOUSE SECTION (NORTH-SOUTH)

RECEIVED
MAR 01 2024
TOWN OF LONGBOAT KEY
Planning & Zoning & Building

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Date

REVISIONS

No.	Date	Description
1	05-04-2023	REVISE PARAPET DETAIL
	10-12-2023	REVISED STRUCTURAL TO MATCH NEW ARCHITECTURE
	02-21-2024	ADJUSTED ELEVATION HEIGHTS TO MATCH ARCH & ADDED HVAC DUCT OPENING & WATERFALL DETAIL

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DRAWN BY
BDP

CHECKED BY
AKR

DATE ISSUED
02-21-2024

PLOT DATE
02-21-2024

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DETAILS

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PROJECT NUMBER
22-1363

SHEET NUMBER
SD.4