



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

Permit # **DB23-0971**  
REVIEWED FOR CODE COMPLIANCE  
LONGBOAT KEY BUILDING DEPT.  
DEC 07 2023  
APPROVED  
Reviewer: *J. J. [Signature]*

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**BUILDING AREA CALC'S**

TOTAL LOT AREA:	12,103 SQ FT
TOTAL BUILDING COVERAGE ALLOWED:	4,236 SQ FT
BUILDING COVERAGE PROPOSED:	2,934 SQ FT (25%)
GROUND FLOOR AC PROPOSED:	660 SQ FT
SECOND LEVEL AC PROPOSED:	1,743 SQ FT
THIRD LEVEL AC PROPOSED:	2,041 SQ FT

**DESIGN CRITERIA:**  
 PARCEL ID #: 0002050017  
 SARASOTA COUNTY ZONING REGULATIONS  
 ZONING OCCUPANCY TYPE: RSF4 - RESIDENTIAL, SINGLE FAMILY  
 WIND UPLIFT PER STRUCTURAL DRAWING NOTES AND PLANS  
 BUILDING CODE:  
 2018 Florida Building Code / Fire Prevention, Sixth Edition  
 2020 Florida Building Code, Seventh Edition  
 Building  
 Existing Building  
 Residential  
 2020 Florida Building Code / Fuel Gas, Seventh Edition  
 2020 Florida Building Code / Mechanical, Seventh Edition  
 2017 National Electric Code,  
 2020 Florida Building Code / Plumbing, Seventh Edition  
 2020 Florida Building Code / Americans with Disabilities,  
 Seventh Edition

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**NEW SINGLE FAMILY RESIDENCE**  
 MAIDEN LANE PROPERTY LLC  
 530 JESSMYTH DRIVE  
 LONGBOAT KEY, FL, 34228

ISSUE DATE

REVISIONS	DATE
1	11.07.2023
2	11.30.2023

**C-1**  
 03.23.2022

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 DEC 01 2023  
 TOWN OF LONGBOAT KEY  
 Community Planning & Building

**GENERAL NOTES:**

COMPACT BACK FILL 5'-0" FROM STRUCTURE. MINIMUM ALLOWABLE BEARING CAPACITY SHALL BE 2000 PSF.

CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.

PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC 2020 FOR WIND LOADS AS DEFINED IN ASCE7-10

NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THESE DRAWINGS WITHOUT PREVIOUS APPROVAL FROM THE ENGINEER OF RECORD.

ALL OTHER JOB SPECIFICATION AND FINISH SPECIFICATIONS TO BE FURNISHED TO GENERAL CONTRACTOR BY THE HOME OWNER AND ARE NOT PART OF THESE DRAWINGS.

BRAND, STYLE, KIND, COLOR, ETC. OF ALL FINISHES & MATERIALS, ELECTRICAL FIXTURES, APPLIANCES, EQUIPMENT AS AGREED & NEGOTIATED BETWEEN OWNER & CONTRACTOR.

**DESIGN LOADS AND NOTES:**

**ROOF -**

Table with 2 columns: Load Type and Value. Includes LIVE LOADS, TOP CHORD (FLAT, PITCHED OR CURVED), BOTTOM CHORD, DEAD LOADS, TOP CHORD (SHINGLE), BOTTOM CHORD, and FLOOR- LIVE LOADS.

**FLOOR -**

Table with 2 columns: Load Type and Value. Includes ASSEMBLY AREA, DINING ROOM AND RESTAURANTS OFFICE, OFFICES, RESIDENTIAL, STAIRS, RETAIL STORES, and WHOLESALE STORES.

DL = 10PSF IN COMBINATION WITH WIND LOADS.

MEAN ROOF HEIGHT SHALL BE DETERMINED BY TRUSS DESIGNER FROM PLANS.

LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT UNLESS NOTED OTHERWISE.

TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON AN EXTERIOR WALL.

TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSES AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS.

**FRAMING NOTES:**

WOOD CONSTRUCTION, CONNECTIONS, AND NAILING SHALL CONFORM TO THE FBC 2017 EDITION.

ALL WOOD FRAMING MATERIALS SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT

ALL LOAD BEARING WALL FRAMING SHALL BE #2 SOUTHERN PINE.

ALL JOIST AND RAFTER FRAMING SHALL BE #2 SOUTHERN PINE OR HEM-FIR.

ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED

ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, UNLESS NOTED OTHERWISE.

PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY OR EQUIVALENT. INSTALL ALL ACCESSORIES AS PER MANUFACTURERS REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (ASTM A446 GRADE A) AND BE GALVANIZED/COATING G60.

TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON GLB OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.

GLB OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE UNLESS NOTED OTHERWISE.

MEMBERS DESIGNATED 'LVL' (E.G., 1 1/2" x 14" LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY BOISE (VERSA-LAM) OR ENGINEER APPROVED SUBSTITUTION.

BOLTHEADS SHALL BE CENTERED & DRILLED NO MORE THAN 1/8" LARGER THAN BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.

ALL NAIL SHANK SIZES TO BE MINIMUM OF 0.131 INCHES.

**MASONRY NOTES:**

MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1-02)", PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE. SEE "TESTING AND INSPECTION NOTES" FOR ADDITIONAL INFORMATION.

HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO THE ASTM C-90, AND BE MADE WITH NORMAL WEIGHT AGGREGATE. UNIT COMPRESSIVE STRENGTH OF 1,900 PSI ON NET SECTION TO PROVIDE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY (pm) OF 2,500 PSI, AS DETERMINED BY THE STRENGTH METHOD OF ACI 530.1.

FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY WITH GROUT. GROUT SHALL CONFORM TO ASTM C-476 AND SHALL OBTAIN A MIN. 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI, TESTED PER ASTM C-1019 EACH 5,000 S.F. GROUT STOPS ARE TO BE MESHED OR SCREEN TYPE, FELT PAPER IS NOT ALLOWED.

REINFORCED STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BENT. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAPPED WITH FIRST LIFT OF REINFORCING. PROVIDE A MINIMUM LAP-OF 40 X BAR DIAMETER.

MORTAR SHALL CONFORM TO ASTM C-270, TYPE M, S, OR N. ALL MORTAR SHALL MEET THE "PROPORTION SPECIFICATION" OF ASTM C-270 AND EVALUATED IN ACCORDANCE WITH ASTM C-780.

UNLESS OTHERWISE INDICATED, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND OTHER INTERSECTIONS OF ALL LOAD BEARING WALLS, INTERSECTING NON-LOADBEARING WALLS SHALL BE CONNECTED BY PREFABRICATED TEE AND CORNER HORIZONTAL JOINT REINFORCEMENT @ 16" O.C.

PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING AS INDICATED. PROVIDE BARS AT WALL CORNERS, INTERSECTION AND PEN EDGES, PROVIDE CLEAN OUTS FOR EACH GROUT POUR EXCEEDING 5FT.

PROVIDE PRECAST LINTELS ABOVE ALL WALL OPENINGS INCLUDING HVAC DUCTS. SEE DRAWINGS FOR LOCATIONS OF ALL OPENINGS. UNLESS OTHERWISE ON PLAN PROVIDE PRECAST LINTELS BELOW AS A MINIMUM.

- OPENINGS LESS THAN 6FT = 8" PRECAST U-LINTEL W/ 1-#5 & 8" KNOCK-OUT COURSE W/ 1-#5. (TYPICAL PERIMETER BOND BEAM 16" TOTAL DEPTH)

- OPENINGS GREATER THAN 6FT = SEE DRAWINGS. PROVIDE ONE REINFORCED CELL EACH SIDE OF OPENING W/ 8" LINTEL BEARING.

ALL WALLS OVER 8' HIGH MUST BE BRACED PRIOR TO POURING TIE BEAMS.

**CAST-IN-PLACE CONCRETE NOTES:**

CONCRETE MIXES SHALL BE DESIGNED PER ACI 30, USING PORTLAND CEMENT CONFORMING TO ASTM C-150, AGGREGATE CONFORMING TO ASTM C-33, AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C-618, C-989 AND C-260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.

CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENT:

IN ALL SALT ENVIRONMENTS A MIN. OF 5000PSI CONCRETE SHALL BE USED. (SLAB SHALL BE EXEMPT) FOR OTHER ENVIRONMENTS USE 3000 PSI CONCRETE.

ALL CONCRETE WORK SHALL CONFORM TO ASTM ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS". HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305.

ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.

ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A-185 (FLAT SHEETS ONLY).

ALL REINFORCED STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE.

REINFORCING STEEL INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED 40 X BAR DIAMETER. LAP CONTINUOUS BOTTOM BARS OVER SUPPORTS, LAP CONTINUOUS TOP BARS AT MID-SPAN UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN ACCORDANCE W/ ACI 318-08: SECTION 7.7.1.

- A. CONCRETE EXPOSED TO WEATHER: #6 THROUGH #18 BARS - 2" #5 BAR, W31 OF D31 WIRE & SMALLER - 1 1/2" B. CONCRETE NOT EXPOSED TO EARTH OR WEATHER: BEAMS AND COLUMNS - 1 1/2" C. FOUNDATIONS EXPOSED TO EARTH - 3"

BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.

ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 1/4" UNLESS OTHERWISE NOTED.

FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.

**ROOF FRAMING NOTES:**

THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION.

DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH ASCE 7-10. SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.

ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT LOADS.

PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.

ROOF SHEATHING SHALL BE 15/32" CD PLYWOOD OR EQ.

CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

**ROOF TRUSS/ ROOF RAFTER CONNECTION TO DOUBLE TOP PLATE OR WOOD BEAM**

USE SIMPSON H10 OR H10-2 AT EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.

WHERE THE H-10 CANNOT BE USED (EC. ON 3-PLY GIRDERS, AT CORNERS, ETC.) USE SIMPSON H2.5 AND ADDITIONAL TIEDOWNS TO MEET UPLIFT REQUIREMENTS.

PRE-ENGINEERED ROOF TRUSSES TO BE APPROVED BY ENGINEER OF RECORD.

**FLOOR RAFTER/ L-JOIST/ CONVENTIONAL FRAMING CONNECTION TO DOUBLE TOP PLATE OR DIRECT BEARING ON WOOD BEAM**

USE SIMPSON H2.5A AT EACH MEMBER (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.

USE TRUSS HANGERS TO ATTACH FLOOR TRUSSES TO LVL BEAMS IF LESS THAN 3-1/2" SQUARE BEARING AREA IS PROVIDED.

PRE-ENGINEERED FLOOR TRUSSES/JOIST TO BE APPROVED BY ENGINEER OF RECORD.

FOR ADDITIONAL TIEDOWNS AS REQUIRED.

**WINDOWS / DOORS**

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND BEAR AN AAMA, WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY INDICATING COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION: ANSI/AAMA/NWDA.

WINDOW AND DOOR ASSEMBLIES SHALL BE ATTACHED IN STRICT ACCORDANCE WITH THE PUBLISHED MANUFACTURER RECOMMENDATIONS TO ACHIEVE RESISTANCE TO APPROPRIATE WIND SPEEDS WITH 3 SECOND WIND GUSTS AND SHALL INCLUDE THE SPECIFICATION OF BUCK STRIP MATERIALS AND ANCHORING.

WOOD CRIBS ABOVE ARCHED WINDOWS SHALL COMPLY WITH DRAWING DETAIL CONTAINED HEREIN.

ALL SHIM MATERIALS SHALL BE MADE FROM MATERIALS CAPABLE OF SUSTAINING APPLICABLE LOADS, AND LOCATED AND APPLIED IN A THICKNESS CAPABLE OF WITHSTANDING THOSE LOADS.

THE DESIGN RESPONSIBILITY FOR THE INSTALLATION OF DOORS AND WINDOWS IS DELEGATED TO THE SPECIALTY ENGINEER OF THE MANUFACTURER AS REINFORCED WITH IN ALL TESTING DATA REQUIRED SUBMITTED IN CONJUNCTION WITH THIS PLAN.

OPENING PERIMETERS HAVE BEEN DESIGNED TO TRANSMIT THE IMPOSED LOADS TO THE MAIN WIND FORCE RESISTING SYSTEM.

IMPACT GLASS OR SHUTTERS SHALL BE USED

**SOIL NOTES:**

ALL SOILS SHALL BE FREE OF DEBRIS AND ORGANIC MATERIALS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM D1557).

FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL COMPLYING WITH THE FBC-R 2020.

STEM WALL FILL SHALL NOT EXCEED 12" LIFTS. SOIL BELOW FOOTINGS SHALL BE TESTED AND ALL SUBSEQUENT FILL SOILS IN LIFT NOT TO EXCEED 12" INTERVALS.

ALL FILL MATERIAL SHALL BE SP OR SM MATERIAL AS DEFINED BY THE UNIFORM SOIL CLASSIFICATION SYSTEM.

ANY QUESTIONABLE SOIL SHALL BE REMOVED OR BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR EVALUATION.

SOIL BEARING CAPACITY IS BASED UPON 2,000 PSF.

WOOD GRADE STAKES ARE PROHIBITED.

**PEST/DECAY PROTECTION NOTES:**

ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1 FOOT FROM BUILDING SIDEWALLS.

SOIL TREATMENT SHALL MEET THE REQUIREMENTS OF 2020 FBC R320 METHOD.

WOOD GRADE STAKES SHALL NOT BE USED.

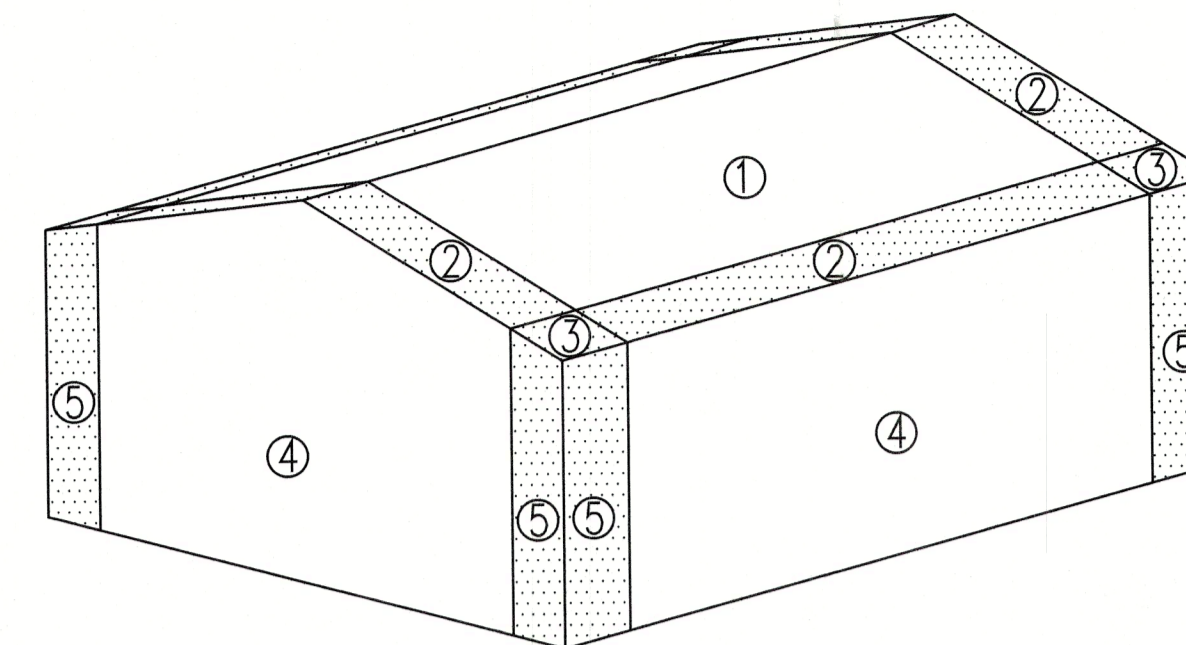
PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH 2020 FBC R319.

ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF 2020 FBC R703.7.5, R703.8, R903.2 AND R905.

**DESIGN CRITERIA**

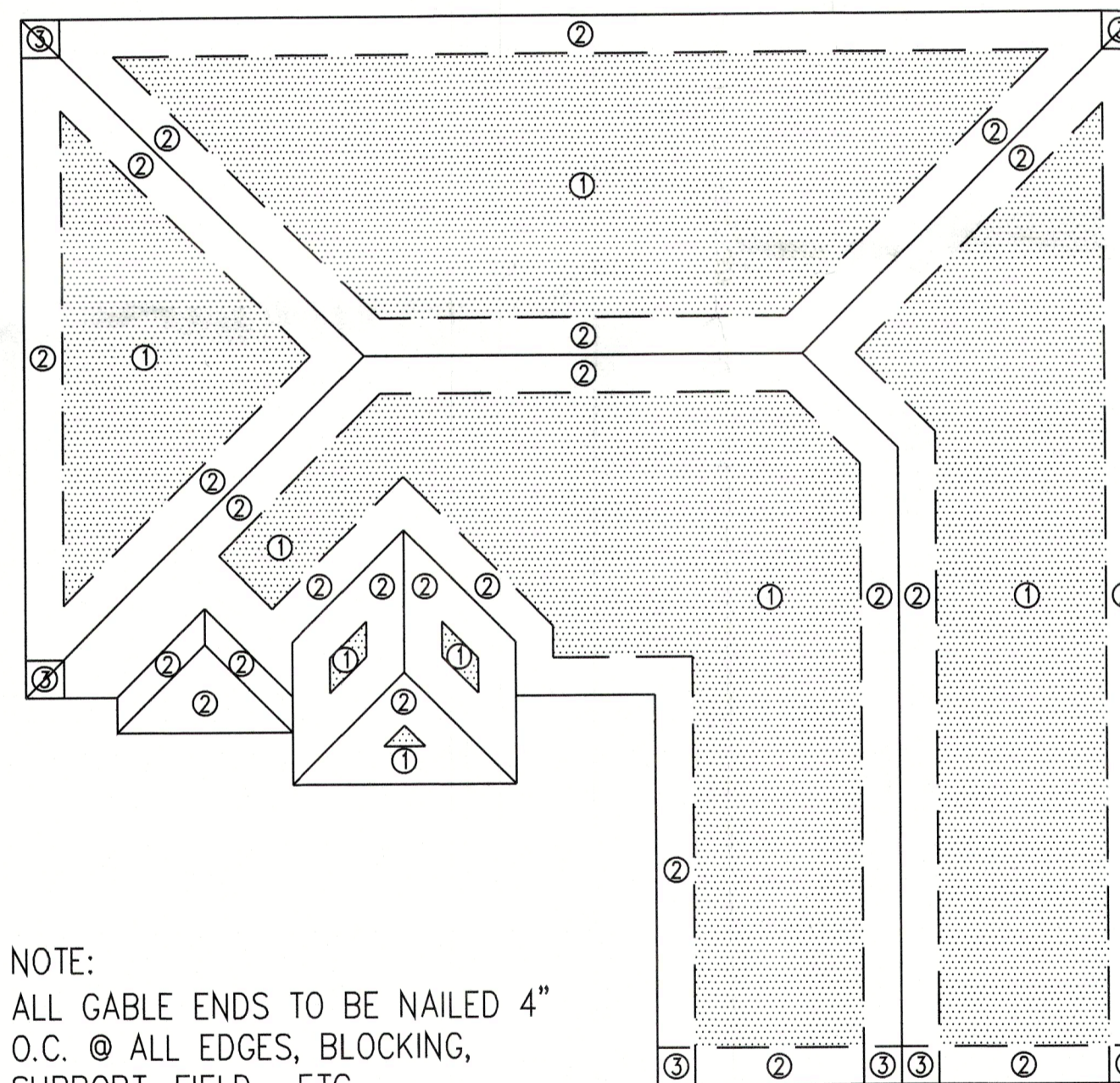
ALL WORK IS TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020.

Table with 2 columns: Design Criteria and Value. Includes OCCUPANCY TYPE (R3), CONSTRUCTION TYPE (V), FIRE SPRINKLERED (NO), BASIC WIND SPEED (160 mph), RISK CATEGORY (II), WIND EXPOSURE (D), BUILDING (ENCLOSED), PRESSURE DESIGN FACTOR (+/- 0.18).



DESIGN WIND PRESSURES (ASD) FOR COMPONENTS AND CLADDING (PSF) 160 MPH CAT D @ 30' HEIGHT

Table with 5 columns: Tributary Area [SF], Zone, Roof, and Windows & Doors (subdivided into 5 zones). Values range from +17.8/-36.3 to +43.7/-58.6.



NOTE: ALL GABLE ENDS TO BE NAILED 4" O.C. @ ALL EDGES, BLOCKING, SUPPORT, FIELD, ETC.

**SHEATHING NOTES:**

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

**NAILING PATTERN:**

- ZONE 1 = 6" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
ZONE 2 = 6" O.C. INTERMEDIATE AND 4" O.C. PANEL EDGES
ZONE 3 = 4" O.C. INTERMEDIATE AND EDGES
ZONE 4 = 8" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
ZONE 5 = 6" O.C. INTERMEDIATE AND EDGES

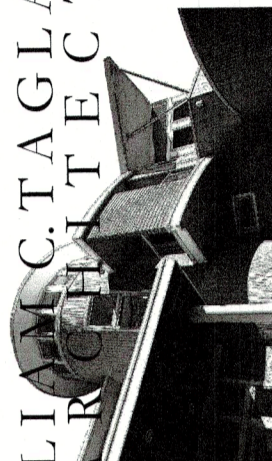
NAILS: 8d COMMON FOR 1/2", 10d COMMON FOR 5/8"

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

RECEIVED DEC 04 2023 TOWN OF LONGBOAT KEY Planning, Zoning & Building

FL LICENSE: AR788 ARIZONA LICENSE PENDING NJ LICENSE: AH1240 1234 1st STREET SARASOTA, FLORIDA, 34239 941-993-5800 C ARCHT@AQQ.COM

WILLIAM C. TAGLIANDI ARCHITECT



STATE OF FLORIDA ARCHITECTURE BOARD SIGNATURE

NEW SINGLE FAMILY RESIDENCE MAIDEN LANE PROPERTY LLC 530 JESSMYTH DRIVE LONGBOAT KEY, FL, 34228

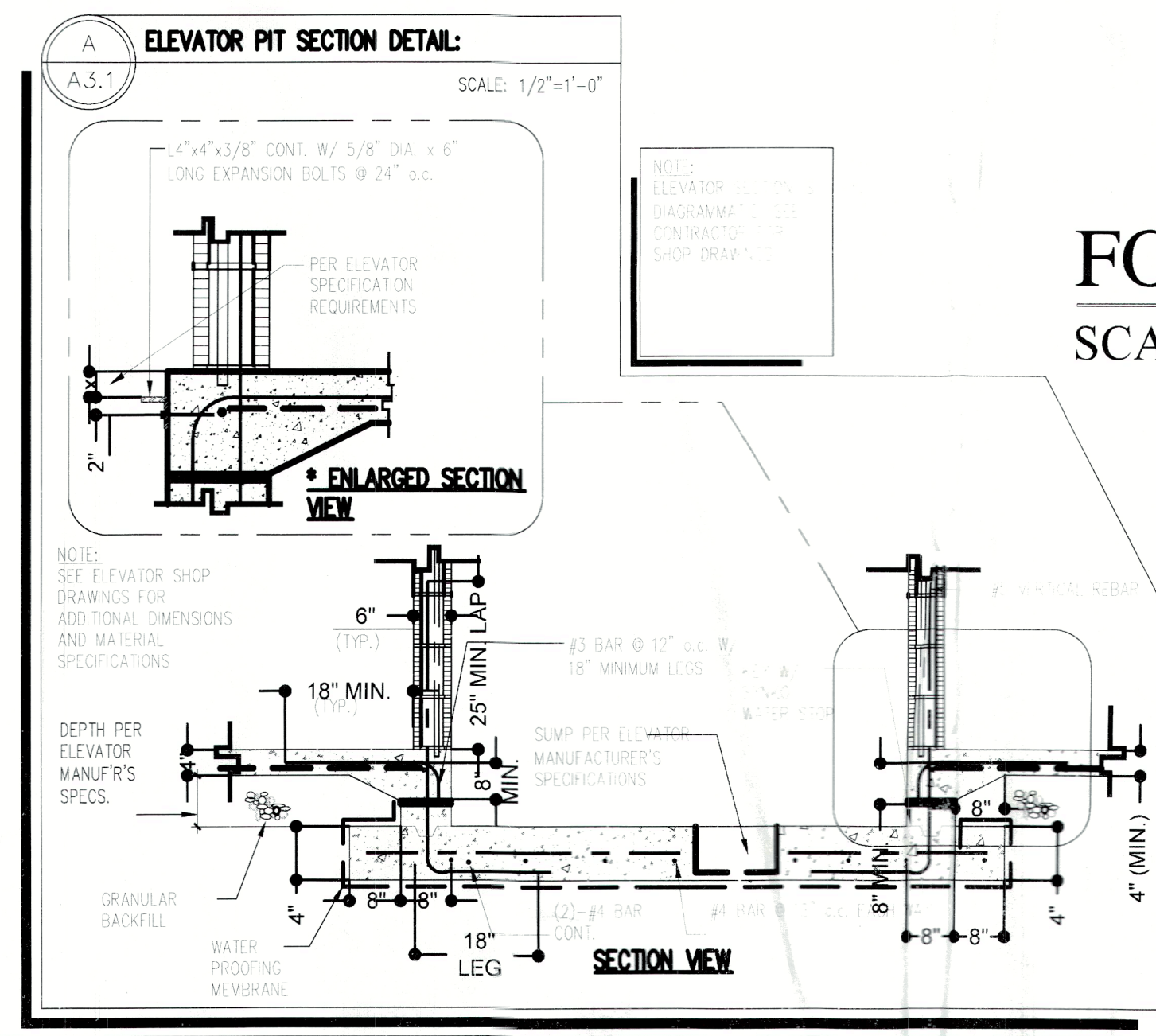
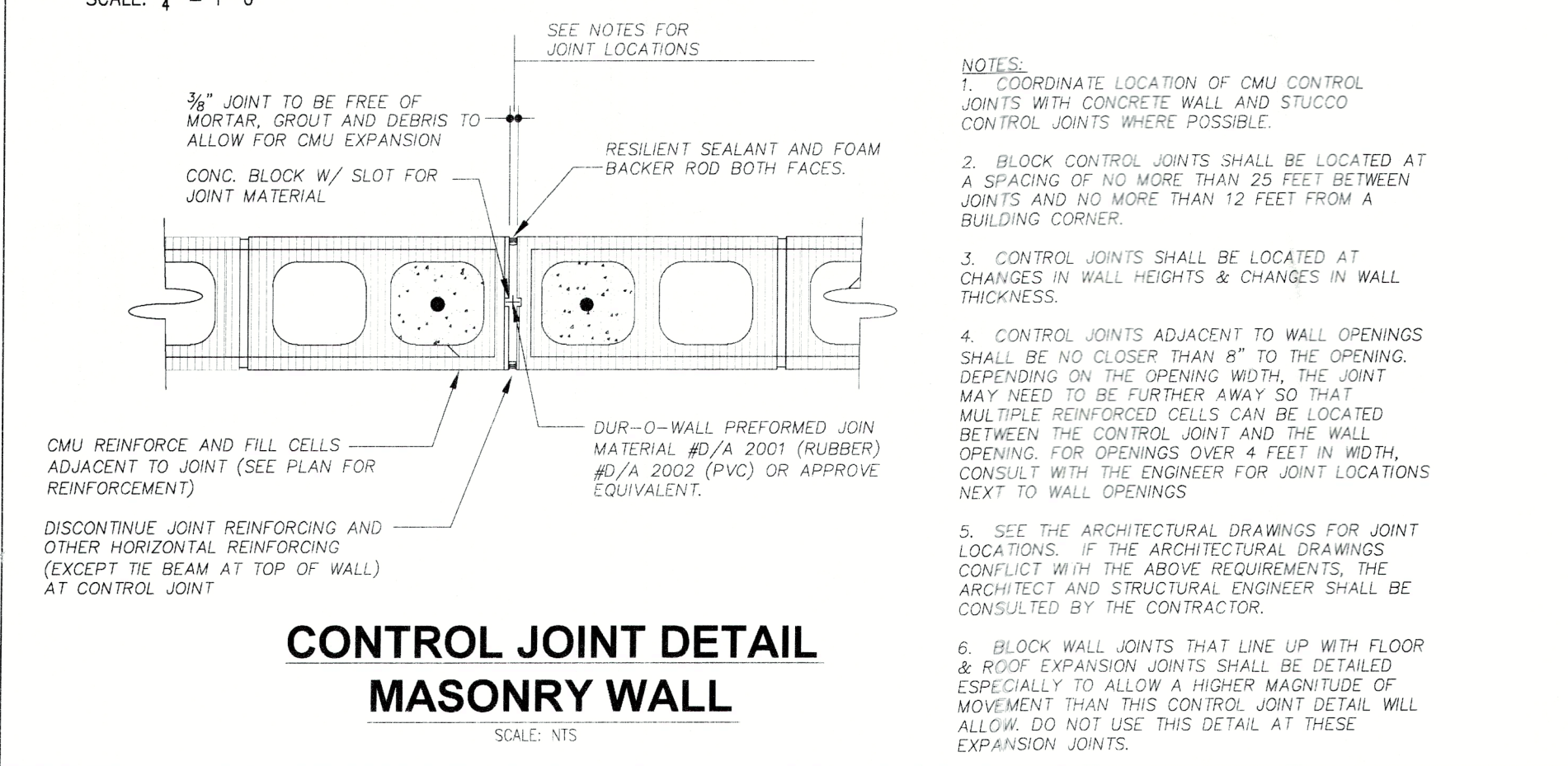
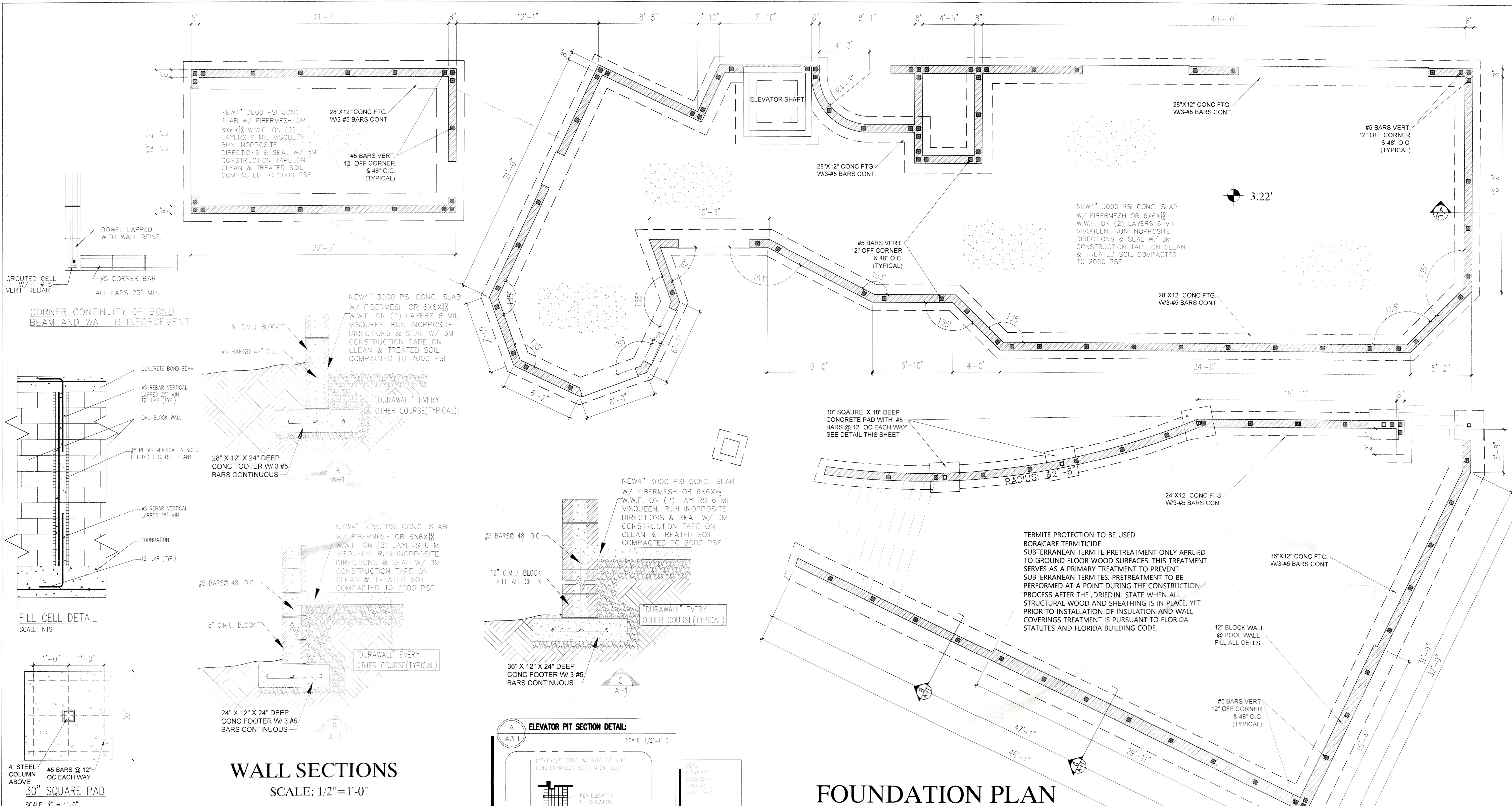
Table with 2 columns: REVISIONS and Date. Shows two revisions dated 11.07.2023 and 11.30.2023.

BLDG PERMIT PLANS FILE Copy of Record

PERMIT NO. PB23-0971 APPROVED REVISED PLAN DATE 12/5/2023

A0

03.23.2022



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

COLUMN SCHEDULE 3000 P.S.I. CONCRETE			
REINFORCING	SIZE	STIRRUPS	MARK
(4)#5 VERT.	1'-4" X 1'-4"	#3 @ 24"	F1

FOOTING SCHEDULE			
REINFORCING	DEPTH	SIZE	MARK
(3)#5 CONT. (btm)	1'-0"	2'-0" w.	F1
(3)#5 CONT. (btm)	1'-6"	2'-6" w.	F2
(5)#5 CONT. (btm)	1'-6"	2'-8" w.	F3

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NJ LICENSE AJ12140  
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941-951-5300 C  
888-286-9172

**WILLIAMS TAGLAND ARCHITECT**

RAISED OR ELECTRONIC SEAL

STATE OF FLORIDA  
PLANNING, ZONING & BUILDINGS  
REGISTERED PROFESSIONAL ENGINEER  
SIGNATURE

**NEW SINGLE FAMILY RESIDENCE**  
MAIDEN LANE PROPERTY LLC  
530 JESSMYTH DRIVE  
LONGBOAT KEY, FL, 34228

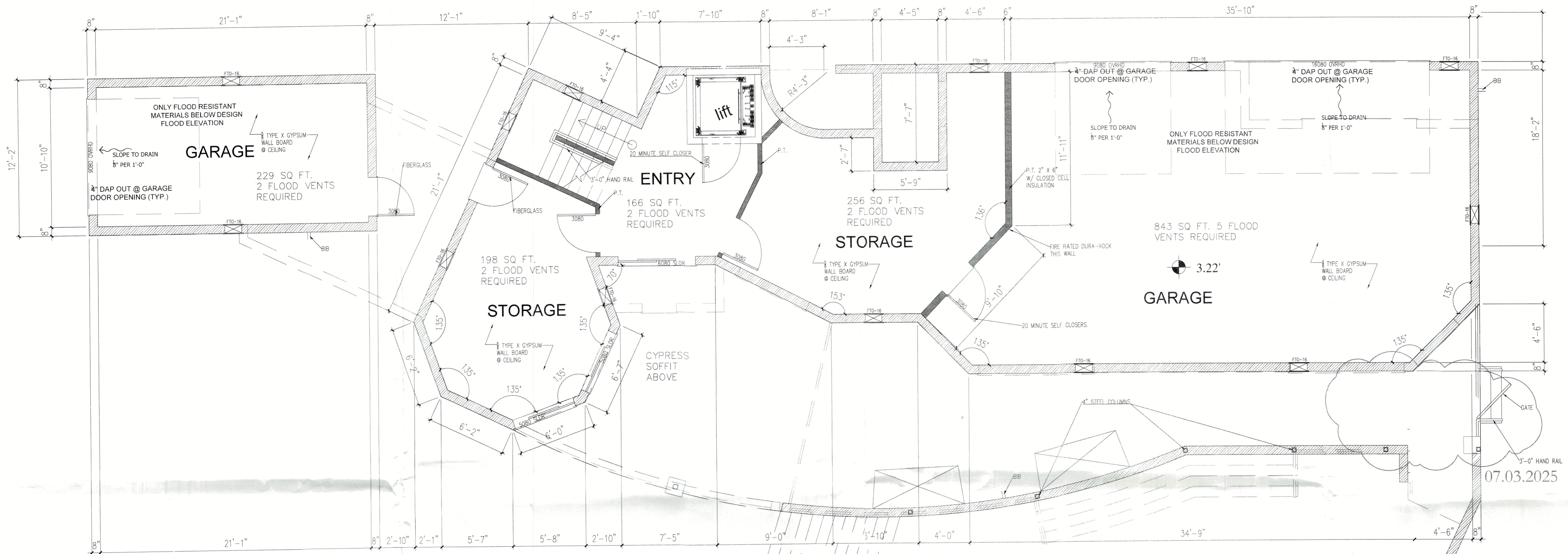
ISSUE DATE: NOV 14 2023

REVISIONS

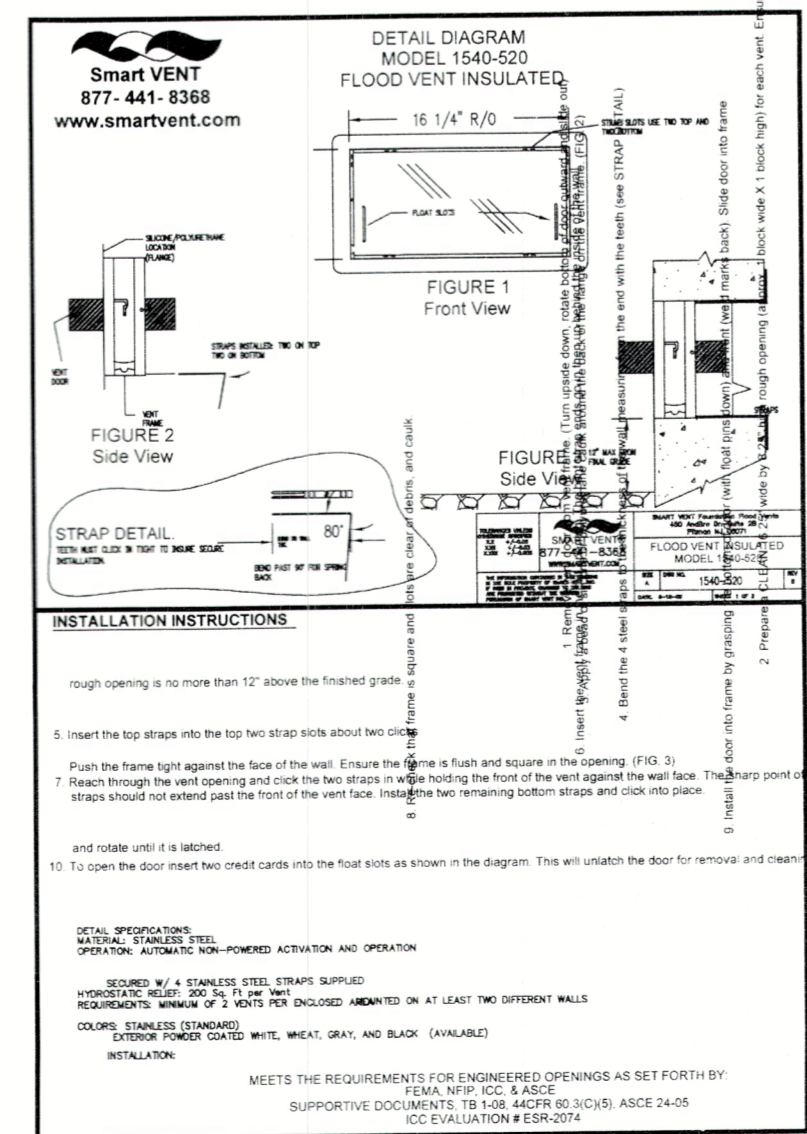
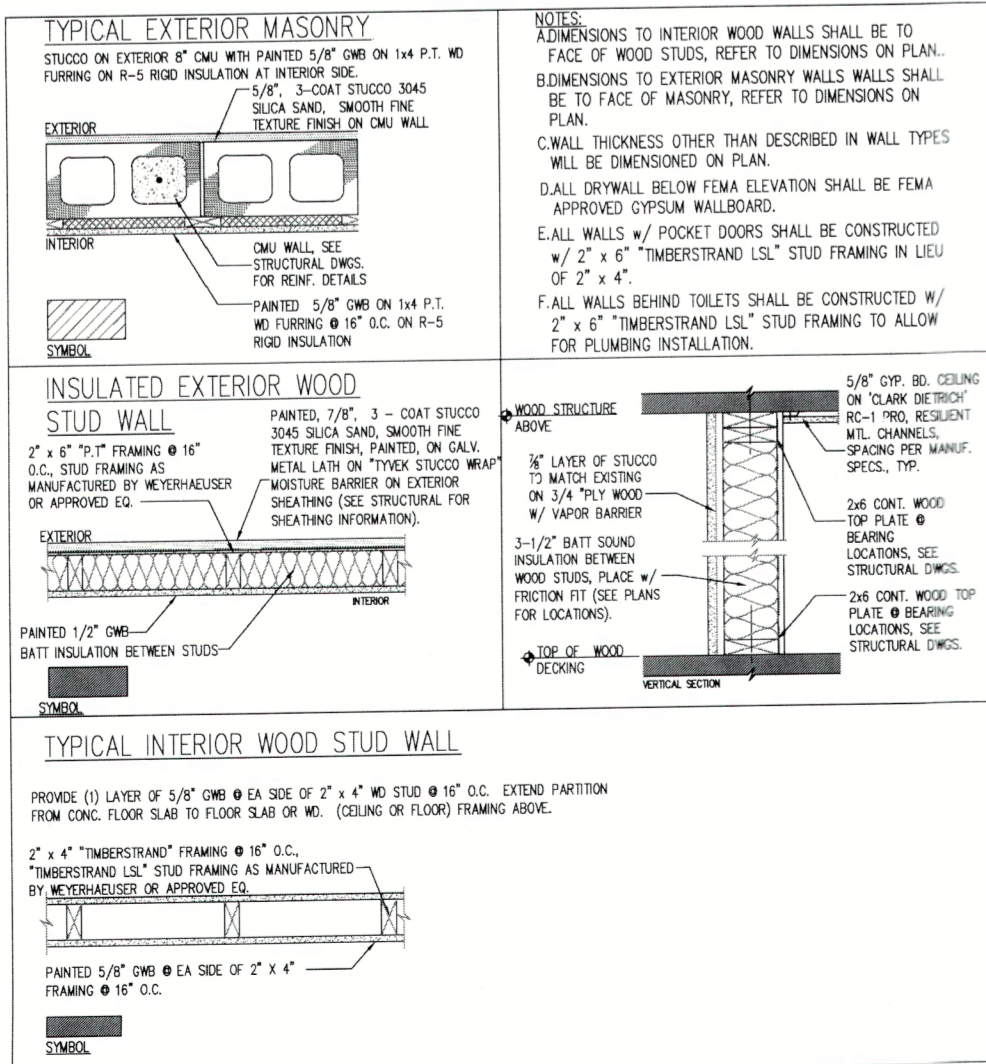
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**A1**  
03.23.2022

NOTE: ALL STUD WALLS BELOW B.F.E. TO BE PRESSURE TREATED AND COVERED WITH DURA-ROCK IN LIEU OF TYPE X GYPSUM WALL BOARD.



**GROUND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



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Permit # PB24-0146 Rev  
REVIEWED FOR CODE COMPLIANCE  
LONGBOAT KEY BUILDING DEPT.  
JUL 09 2025  
APPROVED  
Reviewer: [Signature]

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P.O. BOX 25114  
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WILLI TAGLAND  
REGISTERED PROFESSIONAL ARCHITECT

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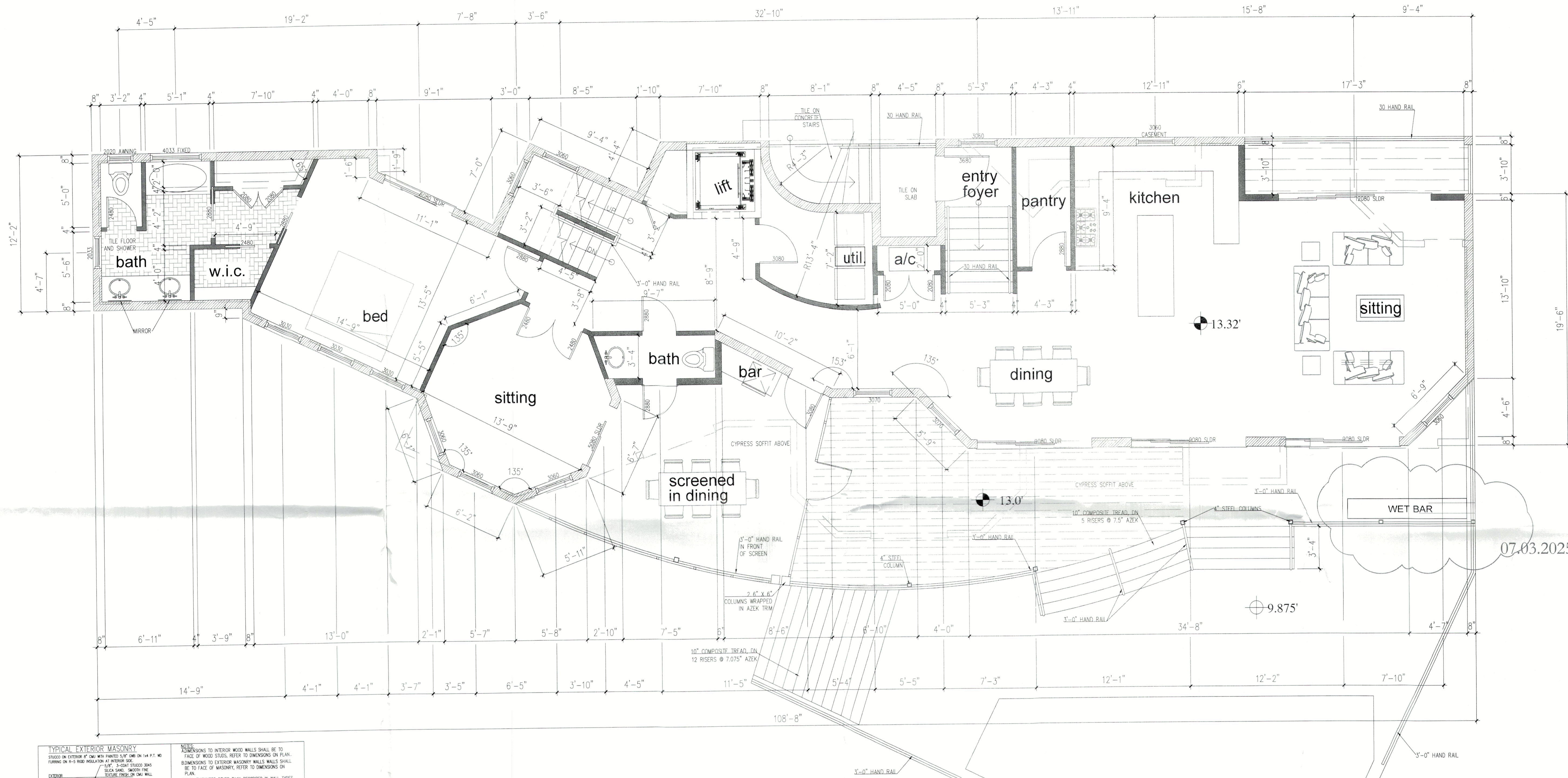
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MAIDEN LANE PROPERTY LLC  
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ISSUE DATE
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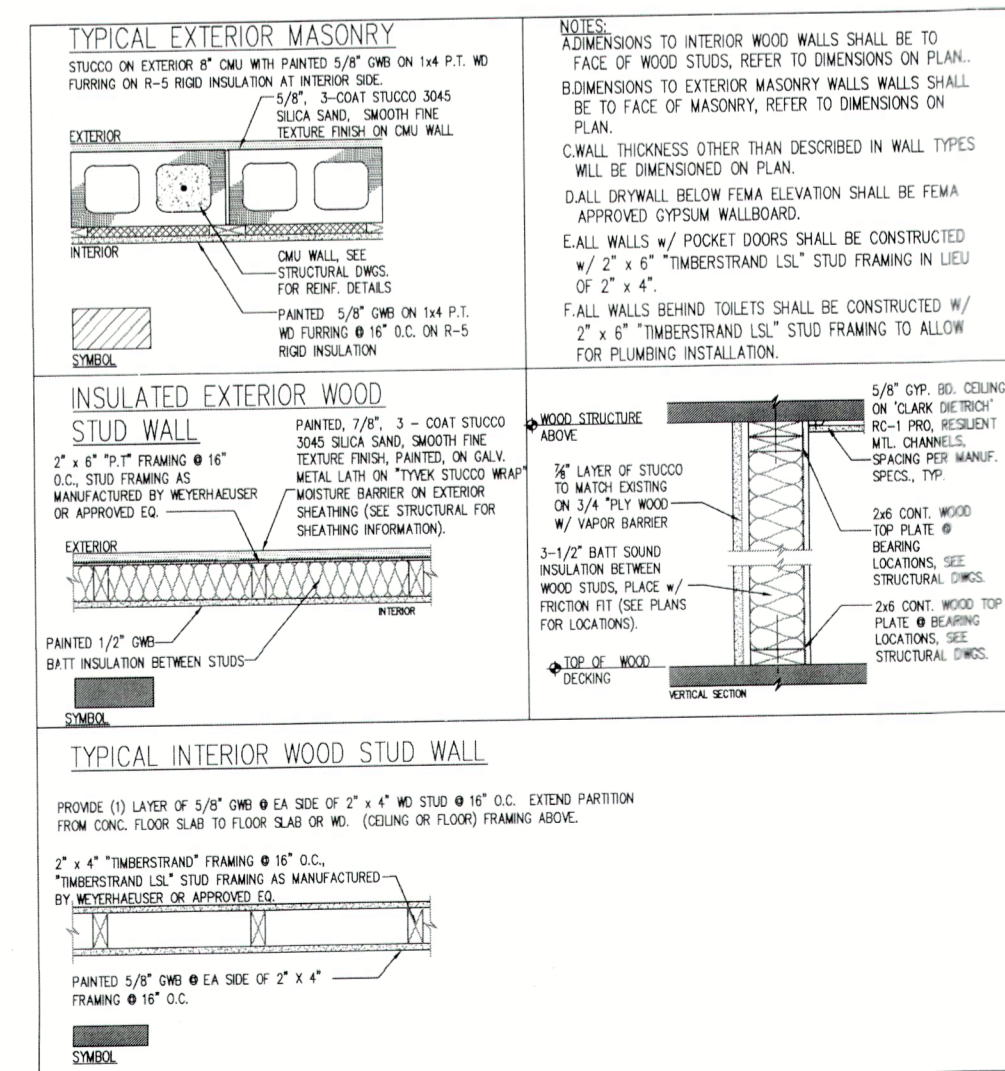
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JUL 03 2025  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building



# FIRST FLOOR PLAN

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



07.03.2025

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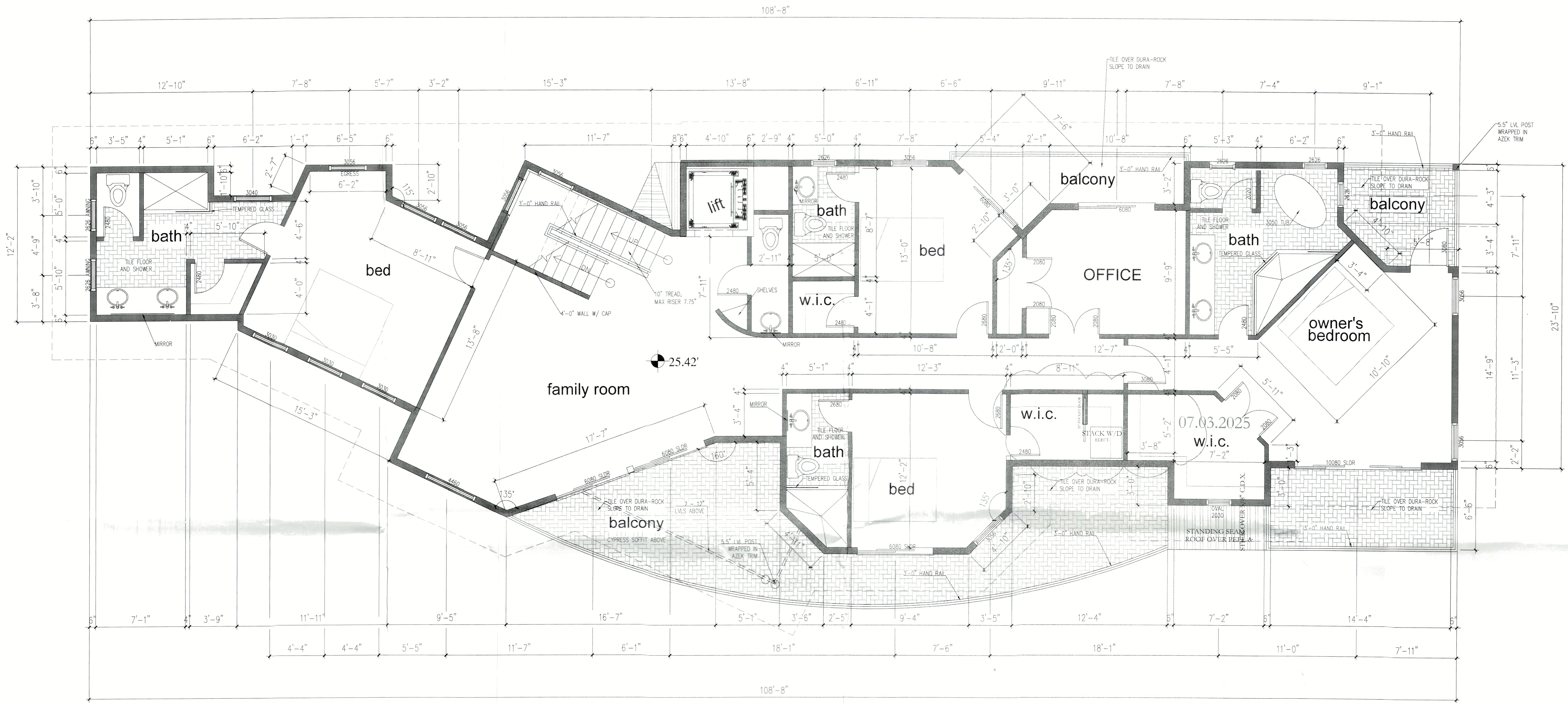
ISSUE DATE
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**A3**  
 03.23.2022

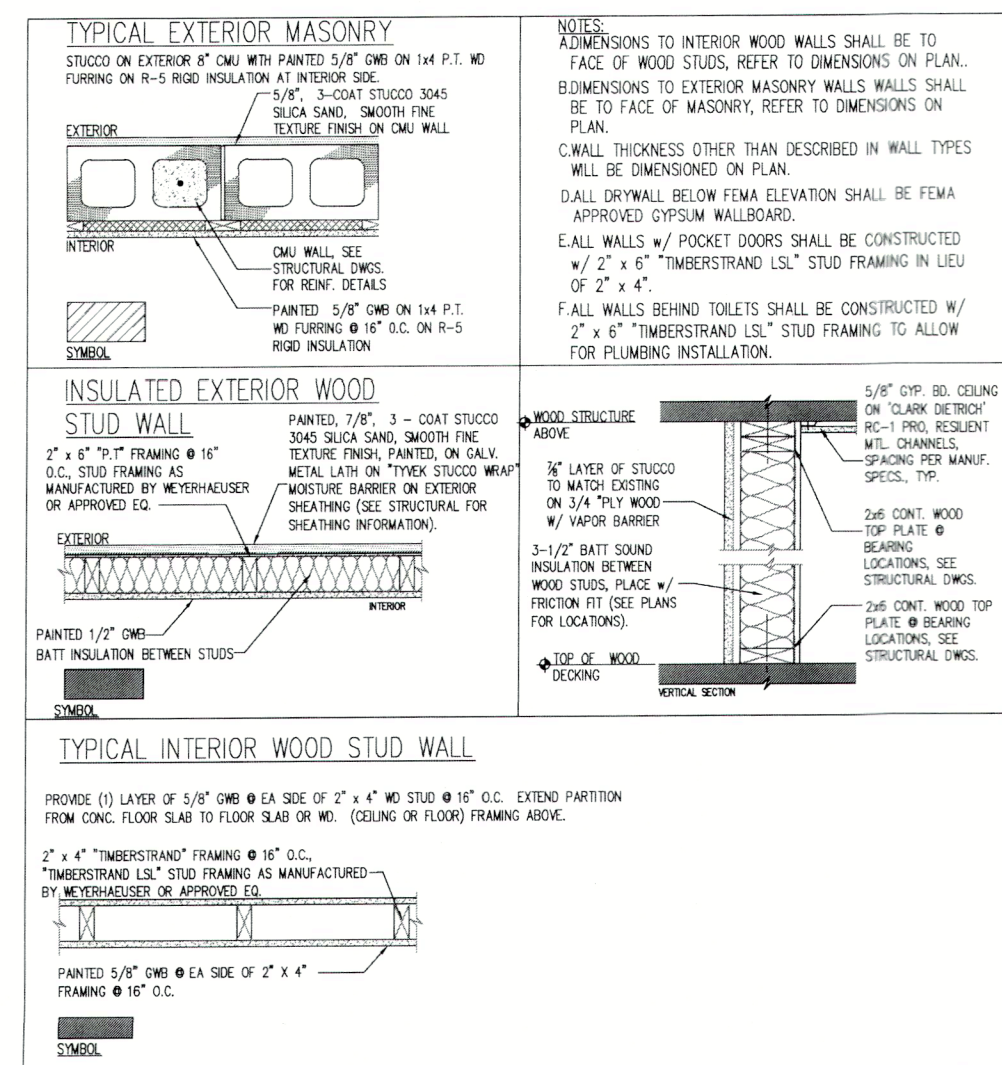
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 ARCHITECT



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



FL LICENSE AR17838  
NJ LICENSE AJ12140  
P.O. BOX 25114  
SARASOTA  
FLORIDA 34277  
941-993-5300 C  
888-268-9172

**WILLI TAGLAND**  
REGISTERED PROFESSIONAL ARCHITECT

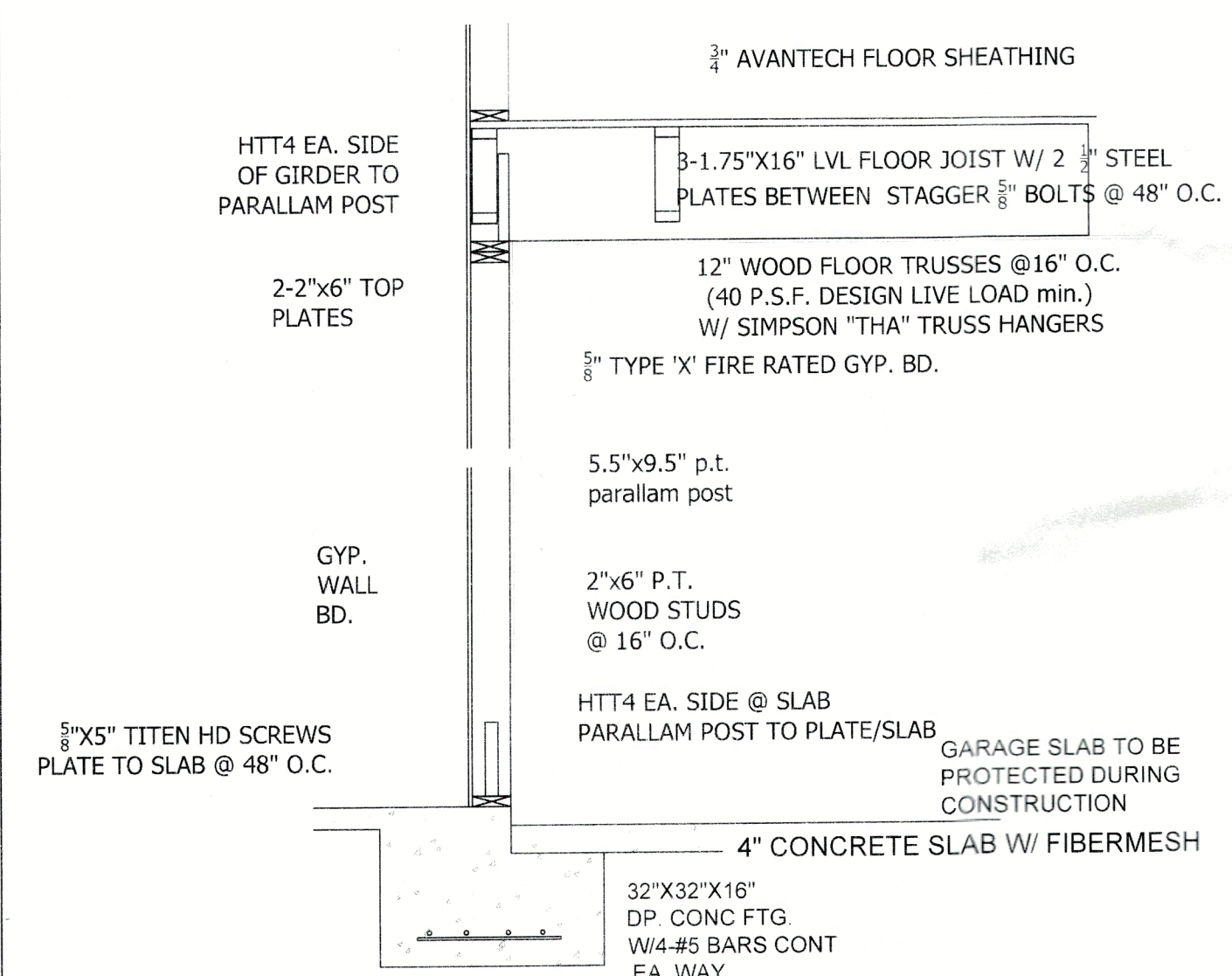
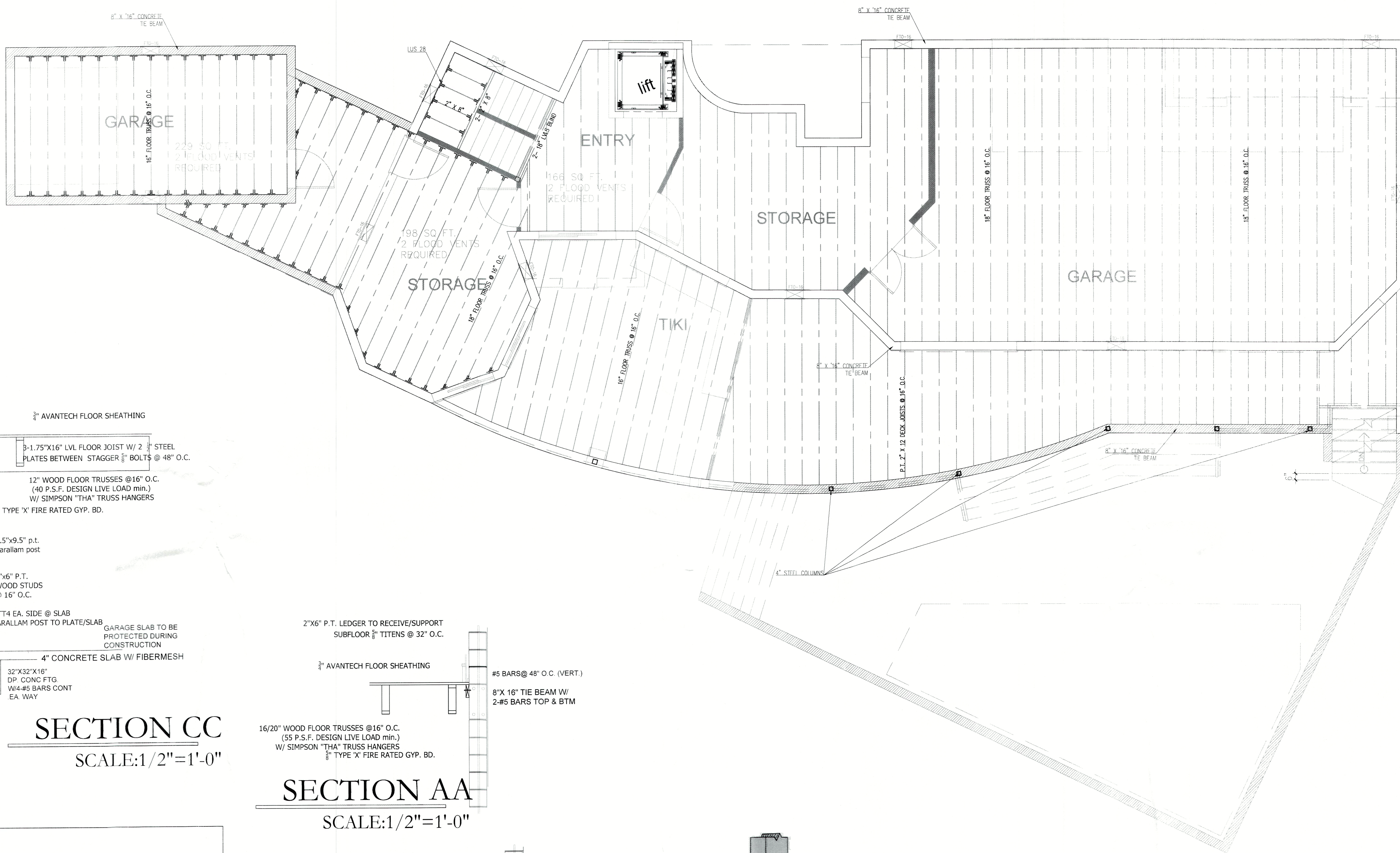
RAISED OR ELECTRONIC SEAL

**NEW SINGLE FAMILY RESIDENCE**  
MAIDEN LANE PROPERTY LLC  
530 JESSMYTH DRIVE  
LONGBOAT KEY, FL 34228

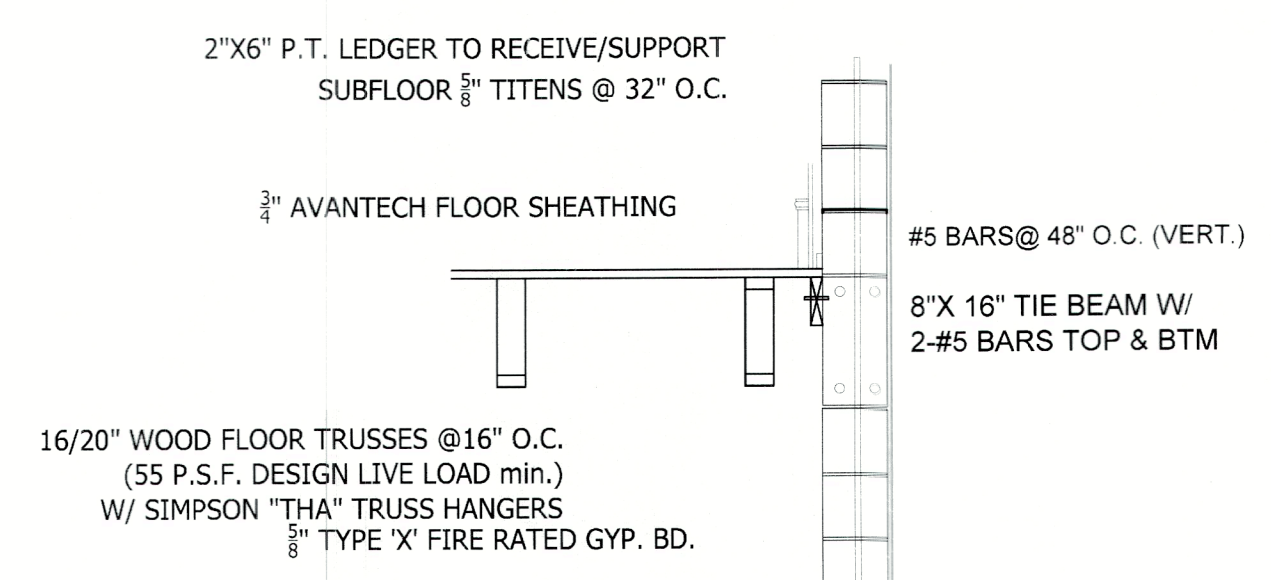
ISSUE DATE
REVISIONS

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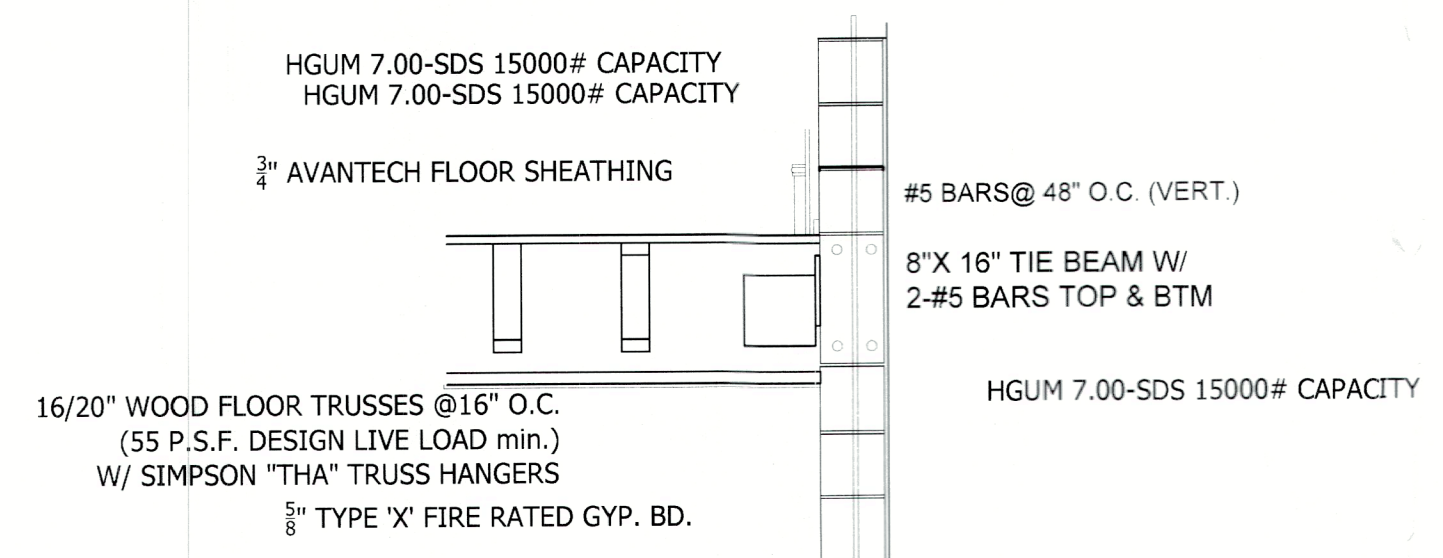
BLDG PERMIT PLANS  
FILE  
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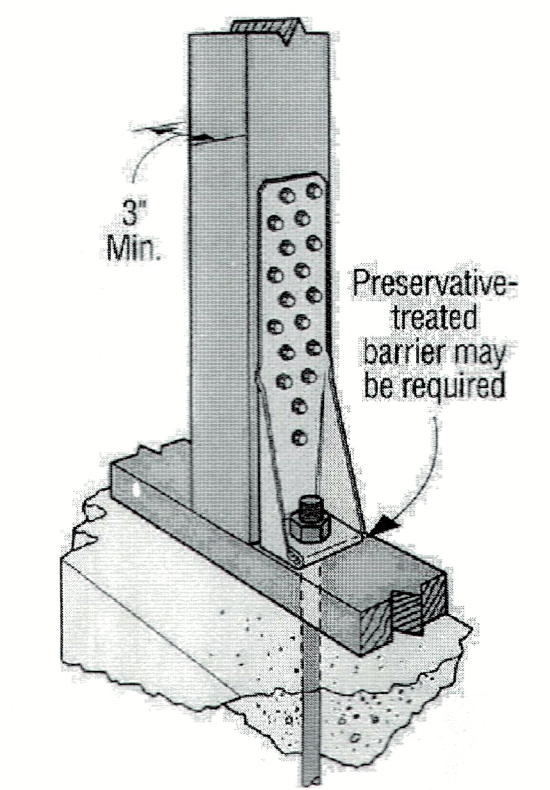
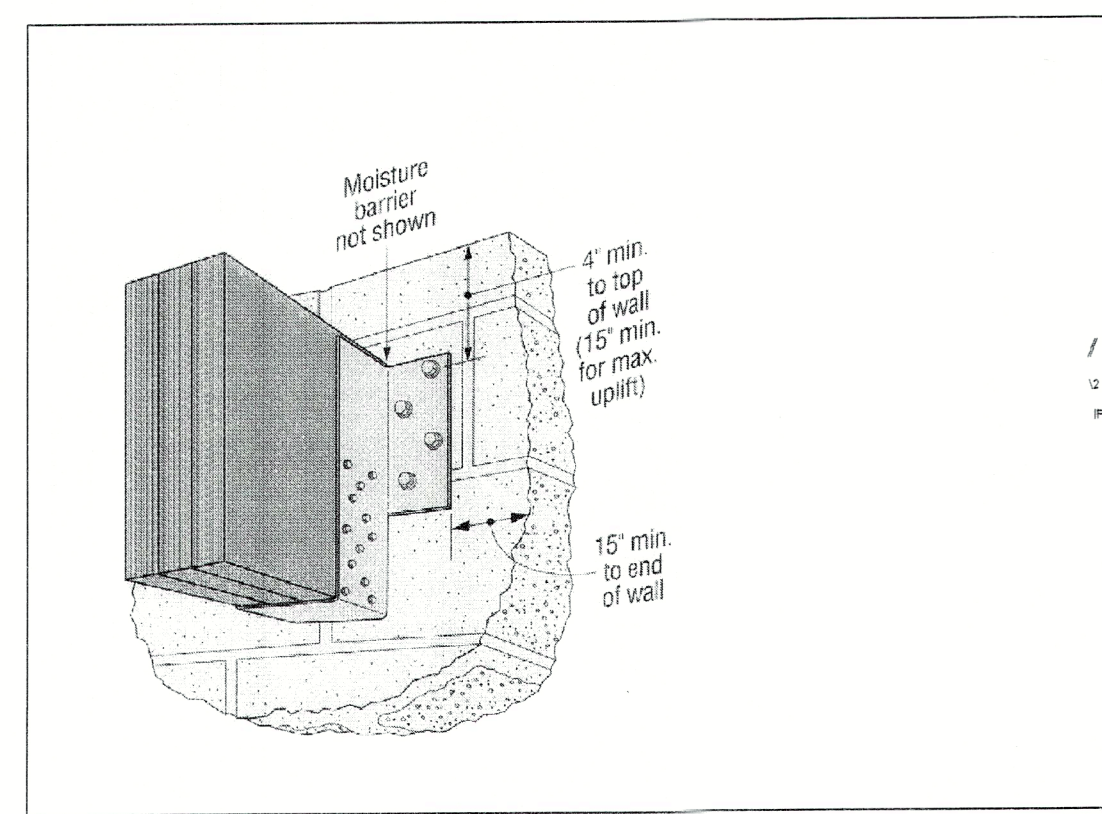
**SECTION CC**  
SCALE: 1/2" = 1'-0"



**SECTION AA**  
SCALE: 1/2" = 1'-0"

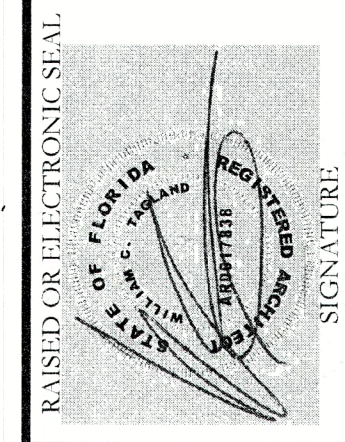


**SECTION BB**  
SCALE: 1/2" = 1'-0"



FL LICENSE AR7838  
N.J. LICENSE AU12140  
P.O. BOX 2514  
SARASOTA  
FLORIDA 34277  
941-993-5300 C  
888-268-9172

**WILLIAM C. TAGLAND**  
ARCHITECT



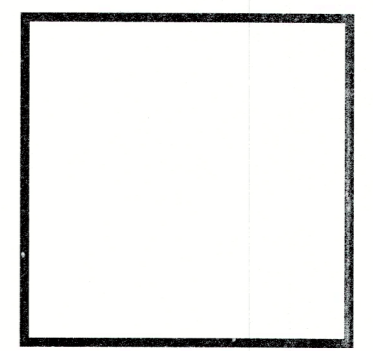
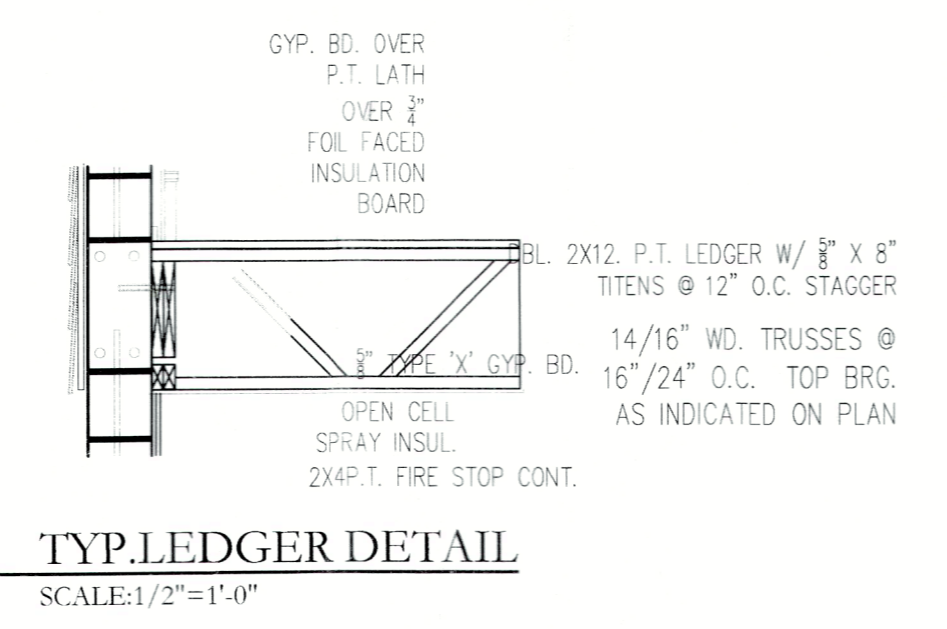
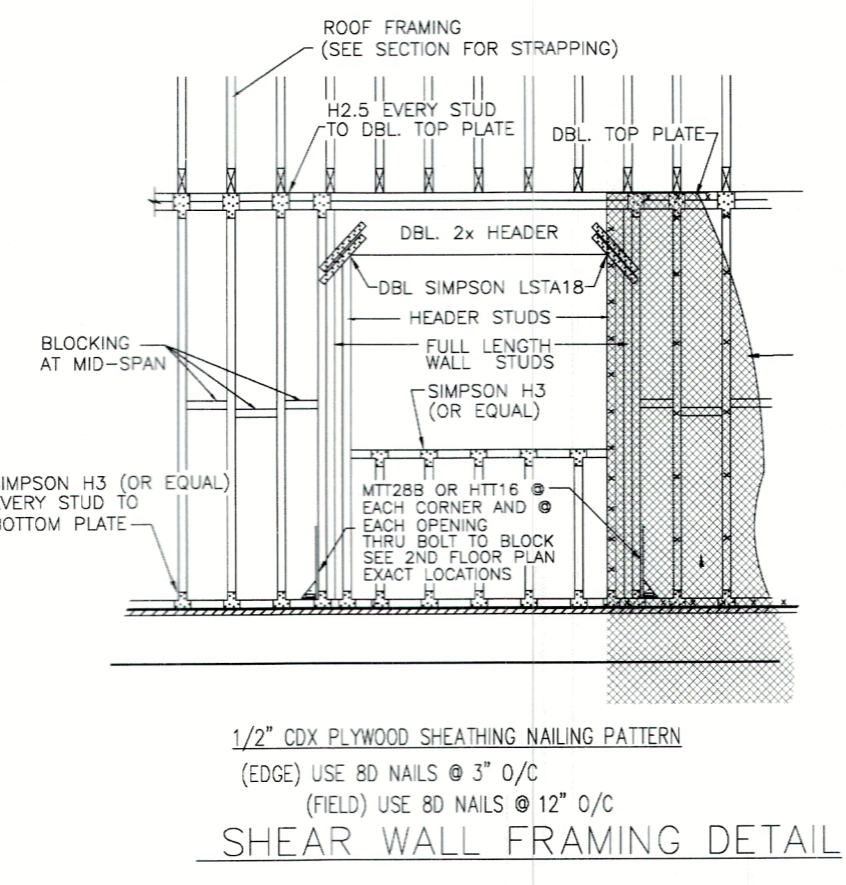
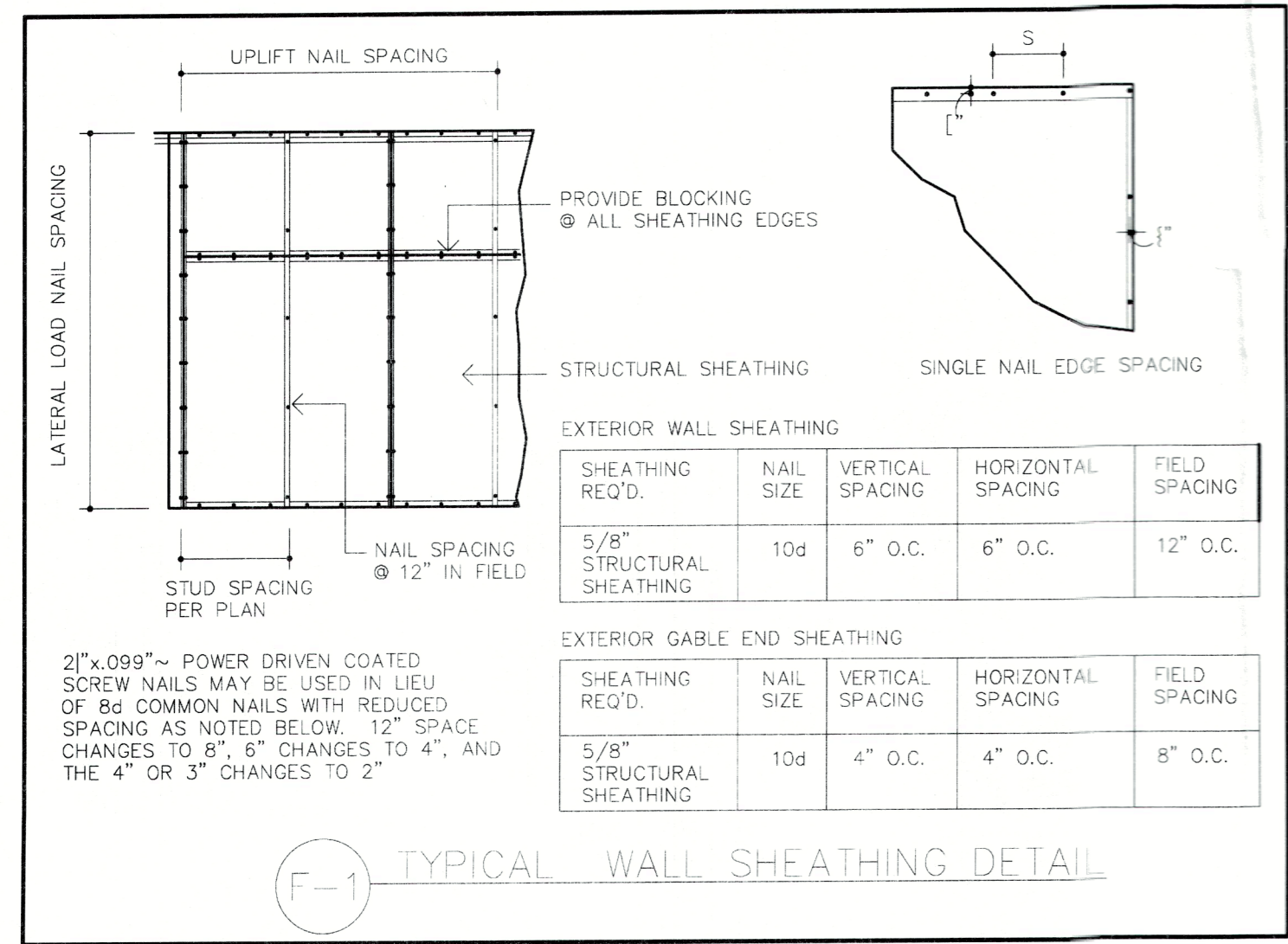
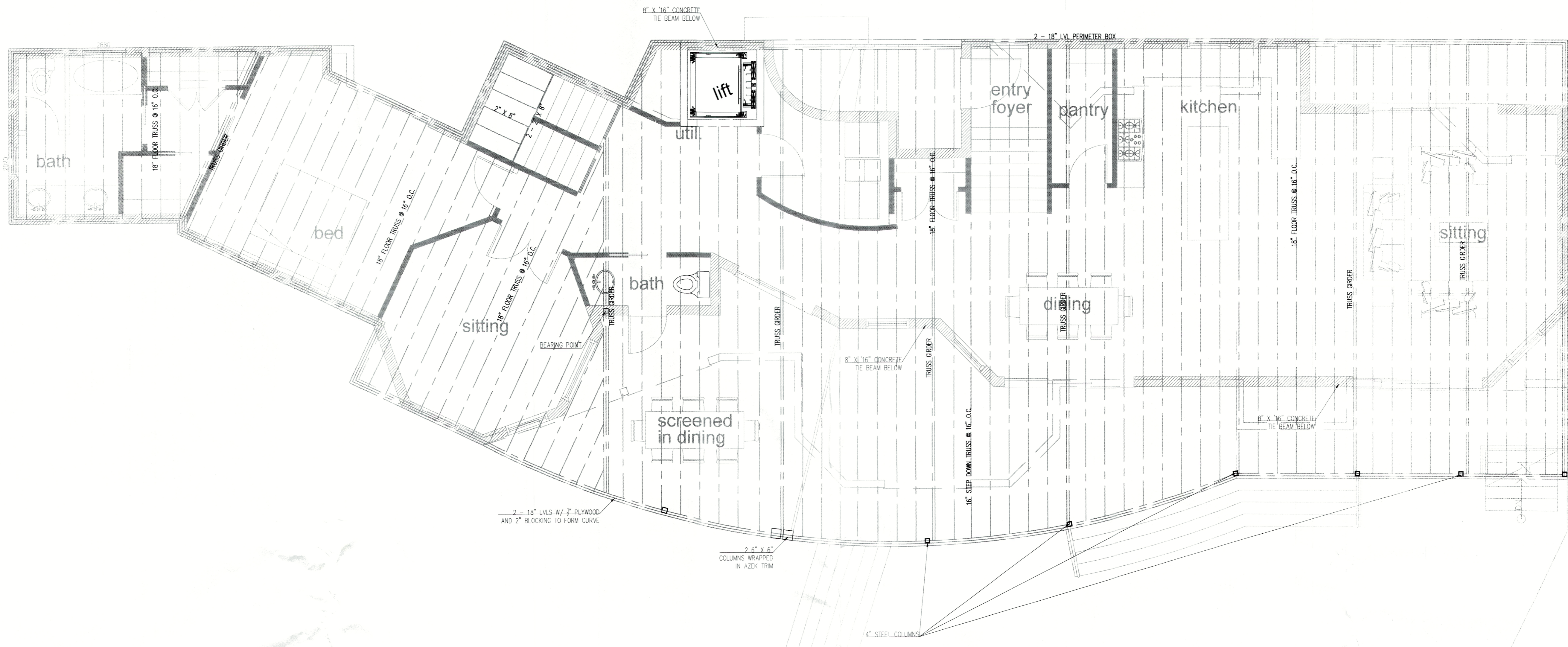
**NEW SINGLE FAMILY RESIDENCE**  
MAIDEN LANE PROPERTY LLC  
530 JESSMYTH DRIVE  
LONGBOAT KEY, FL, 34228

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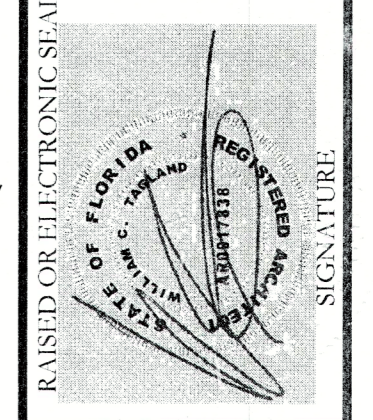
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TOWN OF LONGBOAT KEY  
Engineering, Zoning & Building

**A5**  
03.23.2022



WILLIAM C. TAGLAND  
 ARCHITECT

FL LICENSE AR17838  
 NJ LICENSE AL12140  
 P.O. BOX 25114  
 SARASOTA  
 FLORIDA 34227  
 941.993.5300 C  
 888.268.9172



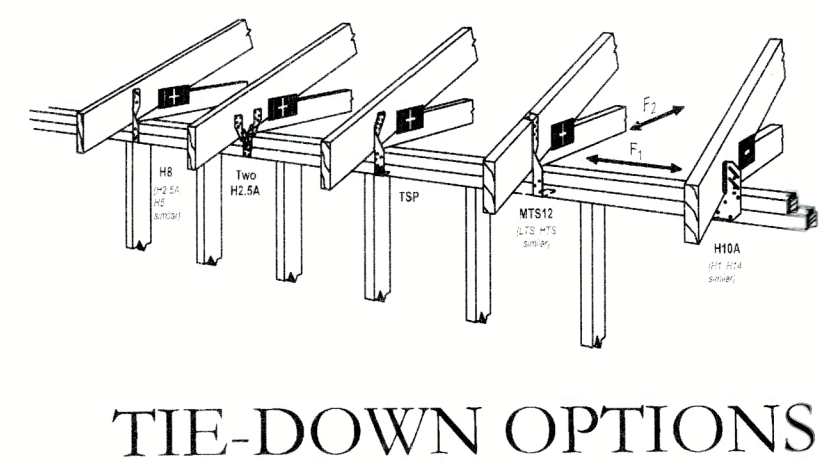
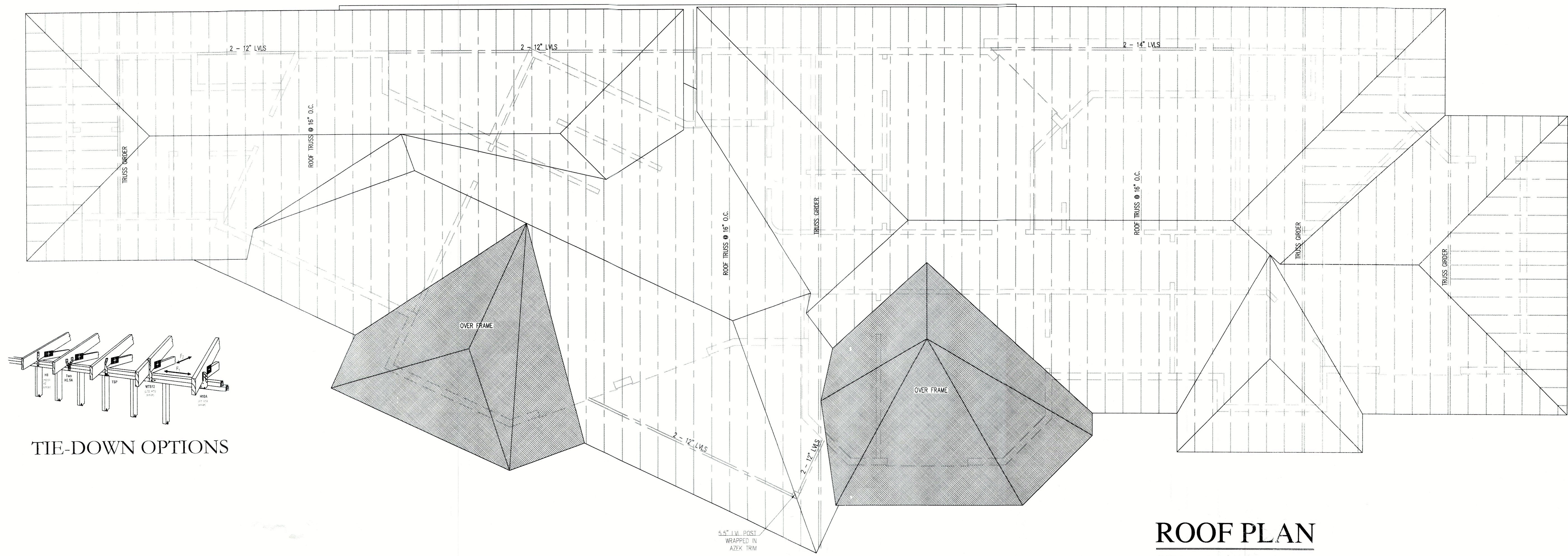
**NEW SINGLE FAMILY RESIDENCE**  
 MAIDEN LANE PROPERTY LLC  
 530 JESSMYTH DRIVE  
 LONGBOAT KEY, FL, 34228

ISSUE DATE  
 REVISIONS

**BLDG PERMIT PLANS**  
 FILE  
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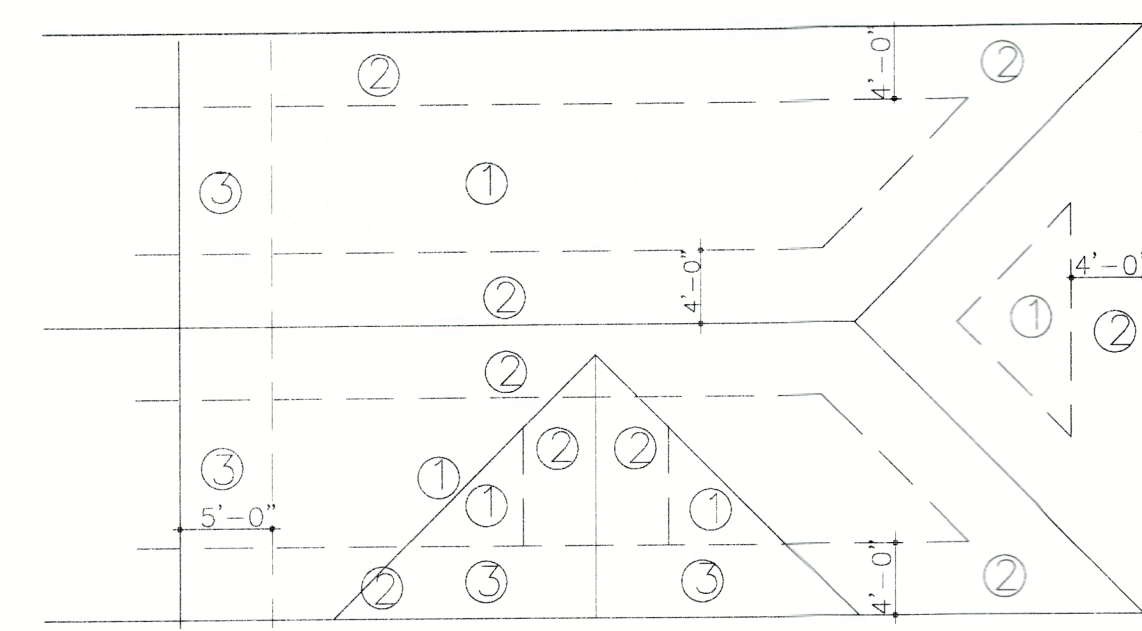
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 TOWN OF LONGBOAT KEY  
 Planning, Zoning & Building

**A6**  
 03.23.2022



**NOTE:**  
TRUSS TO TOP PLATE TYPICAL TIE DOWNS TO BE H8 DOUBLE TRUSS & GIRDER TIE-DOWNS TO BE SPECIFIED BY ROOF TRUSS ENGINEER

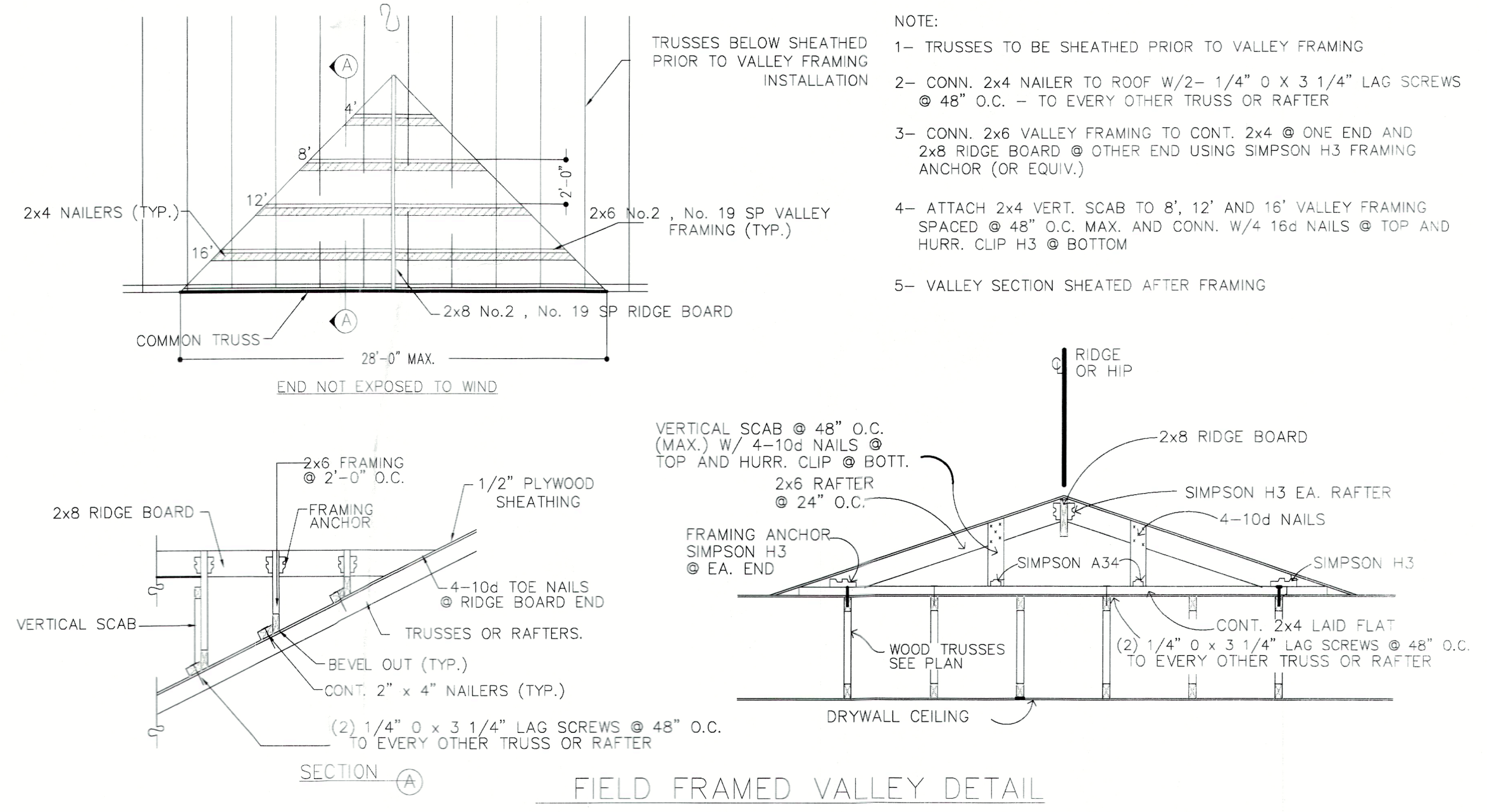
**ROOF PLAN**  
SCALE: 1/4"=1'-0"



ROOF SHEATHING	NAILS	PANEL LOCATIONS	ROOF FASTENING ZONES		
			1	2	3
5/8" STRUCTURAL SHEATHING @ 48" O.C. RING SHANK NAIL		PANEL EDGES @ SUPPORTS (1) PANEL FIELD	6" O.C. 12" O.C.	6" O.C. 6" O.C.	4" O.C. 6" O.C.

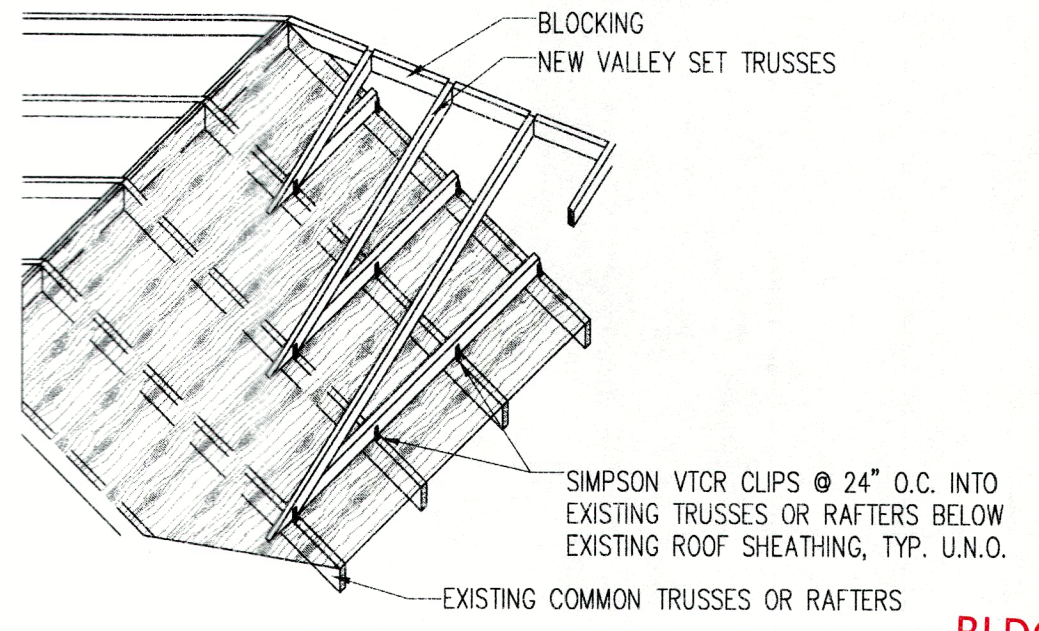
**NOTE:**  
(1) EDGE SPACING ALSO APPLIES OVER GABLE END WALLS OR TRUSSES  
(2) PASLODE 2 1/4" X .099" DIAMETER POWER DRIVEN COATED SCREW NAILS MAY BE USED IN LIEU OF 8d COMMON NAILS WITH REDUCED SPACING AS NOTED BELOW.  
12" SPACE CHANGES TO 8", 6" TO 4", AND 4" OR 3" CHANGES TO 2 1/2".

**ROOF SHEATHING FASTENING SCHEDULE**



- NOTE:**
- TRUSSES BELOW SHEATHED PRIOR TO VALLEY FRAMING INSTALLATION
  - CONN. 2x4 NAILER TO ROOF W/ 2 - 1/4" O X 3 1/4" LAG SCREWS @ 48" O.C. - TO EVERY OTHER TRUSS OR RAFTER
  - CONN. 2x6 VALLEY FRAMING TO CONT. 2x4 @ ONE END AND 2x8 RIDGE BOARD @ OTHER END USING SIMPSON H3 FRAMING ANCHOR (OR EQUIV.)
  - ATTACH 2x4 VERT. SCAB TO 8", 12" AND 16" VALLEY FRAMING SPACED @ 48" O.C. MAX. AND CONN. W/ 4 16d NAILS @ TOP AND HURR. CLIP H3 @ BOTTOM
  - VALLEY SECTION SHEATHED AFTER FRAMING

**NOTE:**  
SHEATHING SHALL BE PROVIDED BETWEEN MAIN ROOF TRUSSES AND VALLEY SET TRUSSES. -OPTION- PROVIDE 2x4 BLOCKING W/ (2) 10d TOENAILS EACH END, AND BOTH EDGES OF SHEATHING NAILED @ 6" O.C.  
THIS DETAIL APPLIES TO PRIMARY ROOF PLANES.  
SHEATHING EXTENDING A MINIMUM OF ONE FOOT PAST VALLEY JOINT. SHEATHING TO BE NAILED @ 6" O.C. W/ 8d NAILS AT VALLEY JOINT.



SCALE: NTS

FL LICENSE AR788  
NJ LICENSE AP2140  
PO BOX 2514  
SUISUNTA  
FLORIDA 34277  
941-993-5300 C  
888-368-9172

**WILLIAMS TAGLAND ARCHITECT**

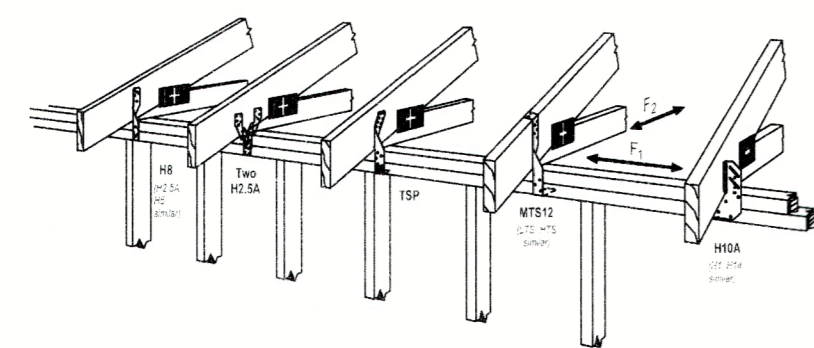
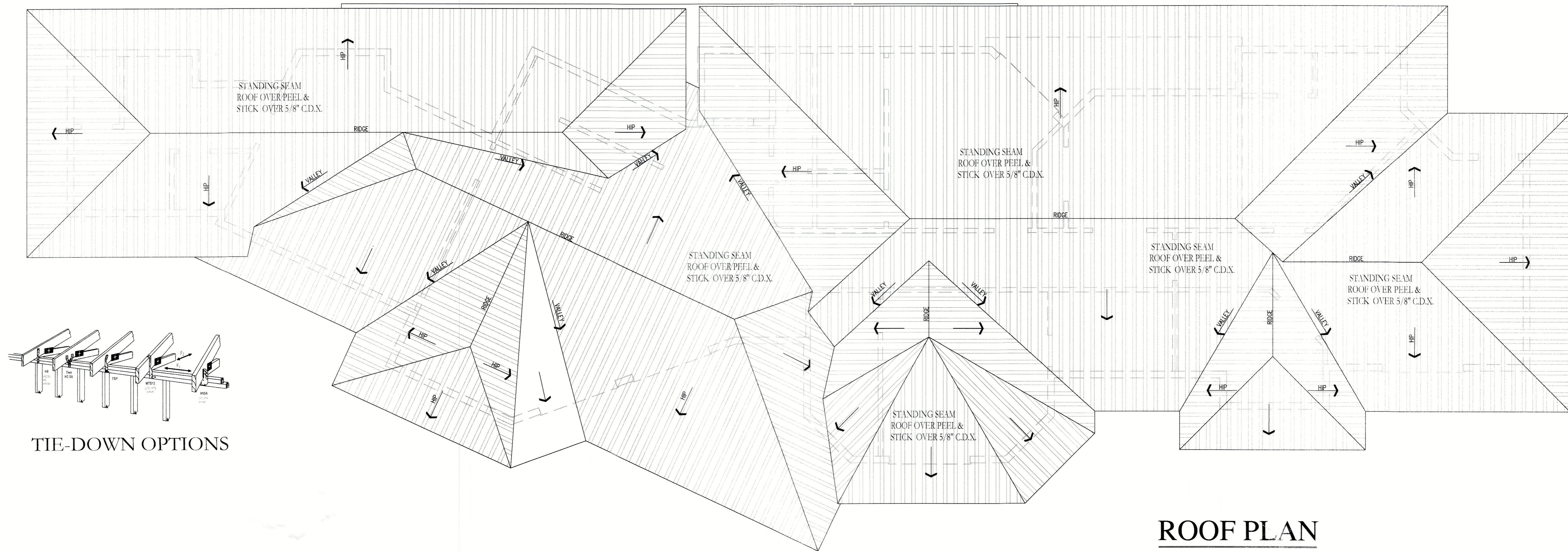
**NEW SINGLE FAMILY RESIDENCE**  
MAIDEN LANE PROPERTY LLC  
530 JESSMYTH DRIVE  
LONGBOAT KEY, FL 34228

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TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

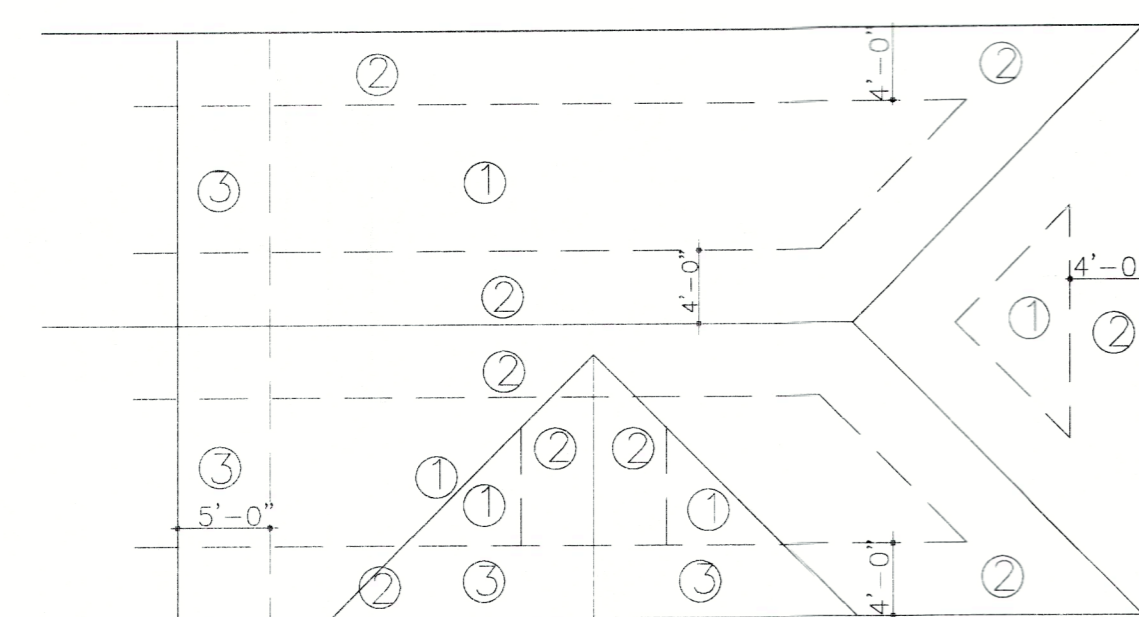
**A7**  
03.23.2022



TIE-DOWN OPTIONS

NOTE:  
TRUSS TO TOP PLATE TYPICAL TIE DOWNS TO BE H8 DOUBLE TRUSS & GIRDER TIE-DOWNS TO BE SPECIFIED BY ROOF TRUSS ENGINEER

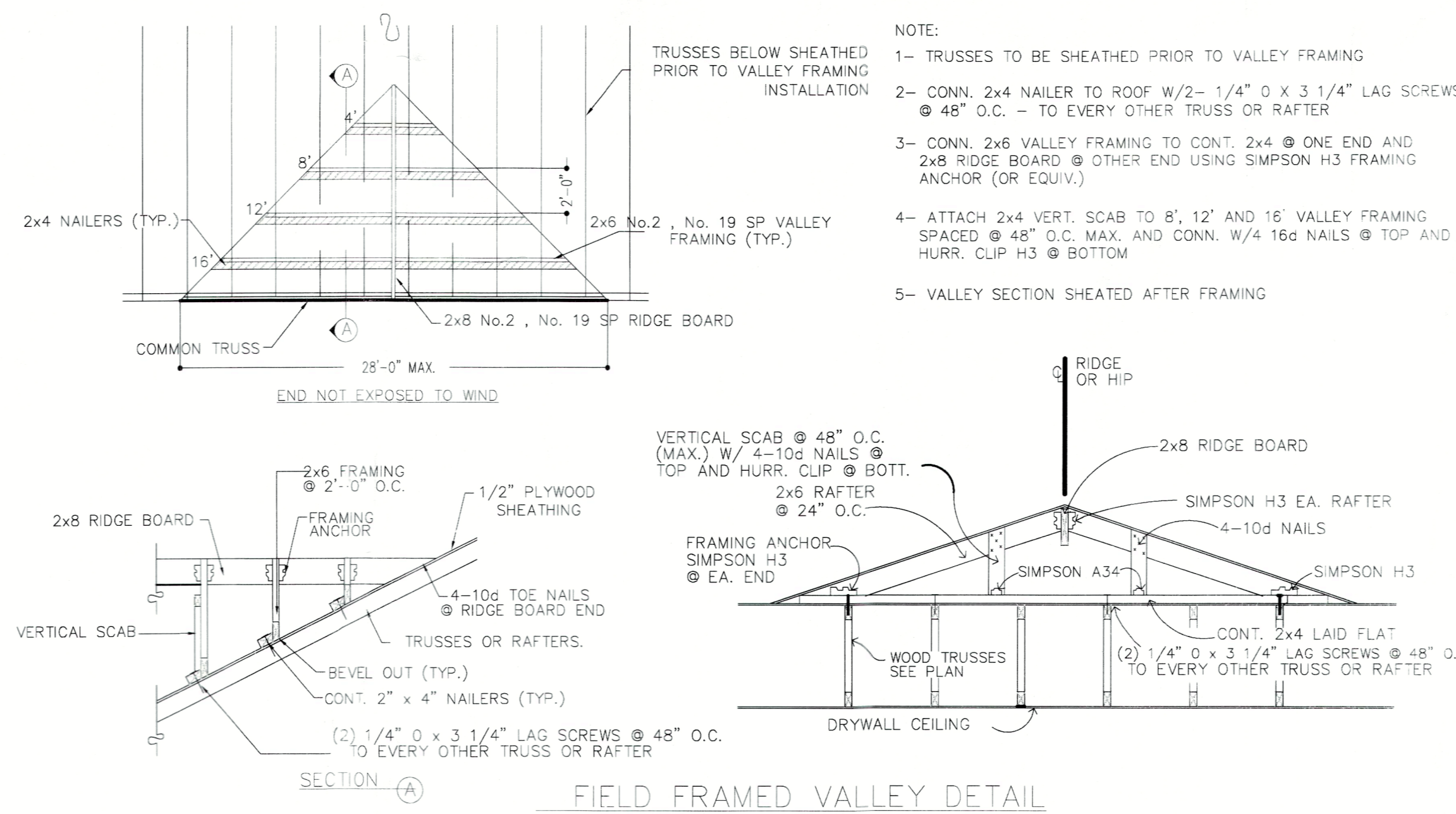
**ROOF PLAN**  
SCALE: 1/4"=1'-0"



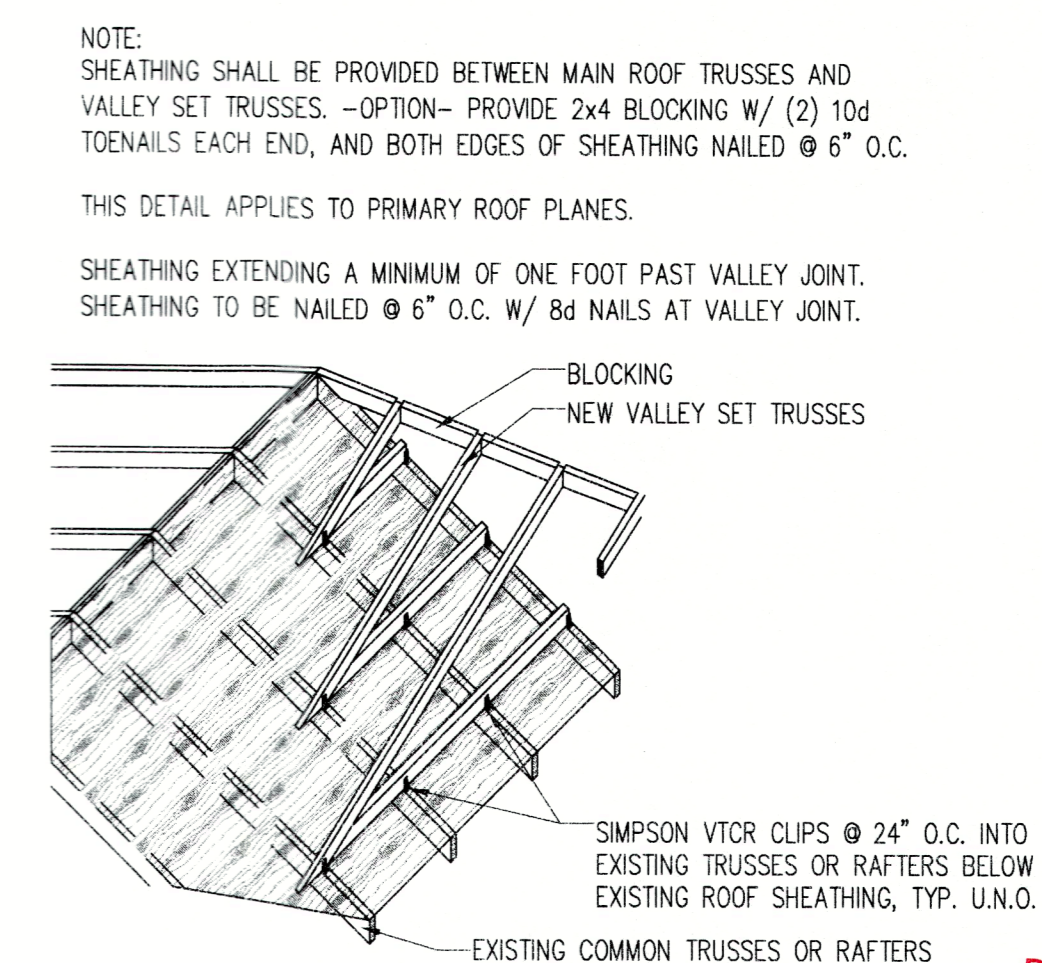
ROOF SHEATHING	NAILS	PANEL LOCATIONS	ROOF FASTENING ZONES		
			1	2	3
5/8" STRUCTURAL SHEATHING @ RING SHANK NAIL		PANEL EDGES @ SUPPORTS (1)	6" O.C.	6" O.C.	4" O.C.
		PANEL FIELD	12" O.C.	6" O.C.	6" O.C.

NOTE:  
(1) EDGE SPACING ALSO APPLIES OVER GABLE END WALLS OR TRUSSES  
(2) PAKLODE 2 1/4" X .099" DIAMETER POWER DRIVEN COATED SCREW NAILS MAY BE USED IN LIEU OF 8d COMMON NAILS WITH REDUCED SPACING AS NOTED BELOW.  
12" SPACE CHANGES TO 8", 6" TO 4", AND 4" OR 3" CHANGES TO 2 1/2".

**ROOF SHEATHING FASTENING SCHEDULE**



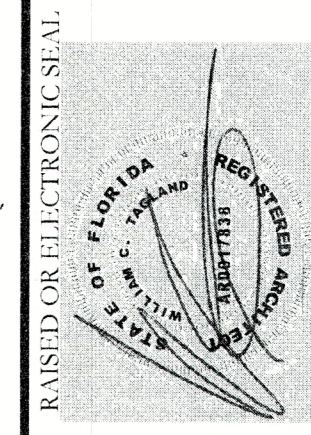
- NOTE:
- 1- TRUSSES TO BE SHEATHED PRIOR TO VALLEY FRAMING
  - 2- CONN. 2x4 NAILER TO ROOF W/ 2 - 1/4" O X 3 1/4" LAG SCREWS @ 48" O.C. - TO EVERY OTHER TRUSS OR RAFTER
  - 3- CONN. 2x6 VALLEY FRAMING TO CONT. 2x4 @ ONE END AND 2x8 RIDGE BOARD @ OTHER END USING SIMPSON H3 FRAMING ANCHOR (OR EQUIV.)
  - 4- ATTACH 2x4 VERT. SCAB TO 8", 12" AND 16" VALLEY FRAMING SPACED @ 48" O.C. MAX. AND CONN. W/ 4 16d NAILS @ TOP AND HURR. CLIP H3 @ BOTTOM
  - 5- VALLEY SECTION SHEATHED AFTER FRAMING



VALLEY TRUSS DETAIL  
SCALE: NTS

FL LICENSE ART7838  
NJ LICENSE AU12140  
P.O. BOX 2514  
SARASOTA  
FLORIDA 34277  
941-995-5900 C  
888-268-9172

WILLIAMS TAGLAND  
ARCHITECT



**NEW SINGLE FAMILY RESIDENCE**  
MAIDEN LANE PROPERTY LLC  
530 JESSMYTH DRIVE  
LONGBOAT KEY, FL 34228

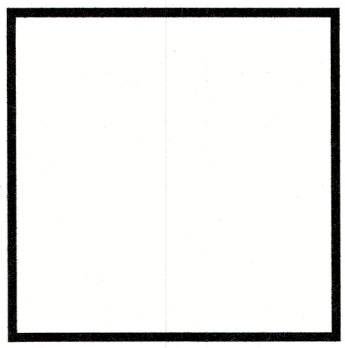
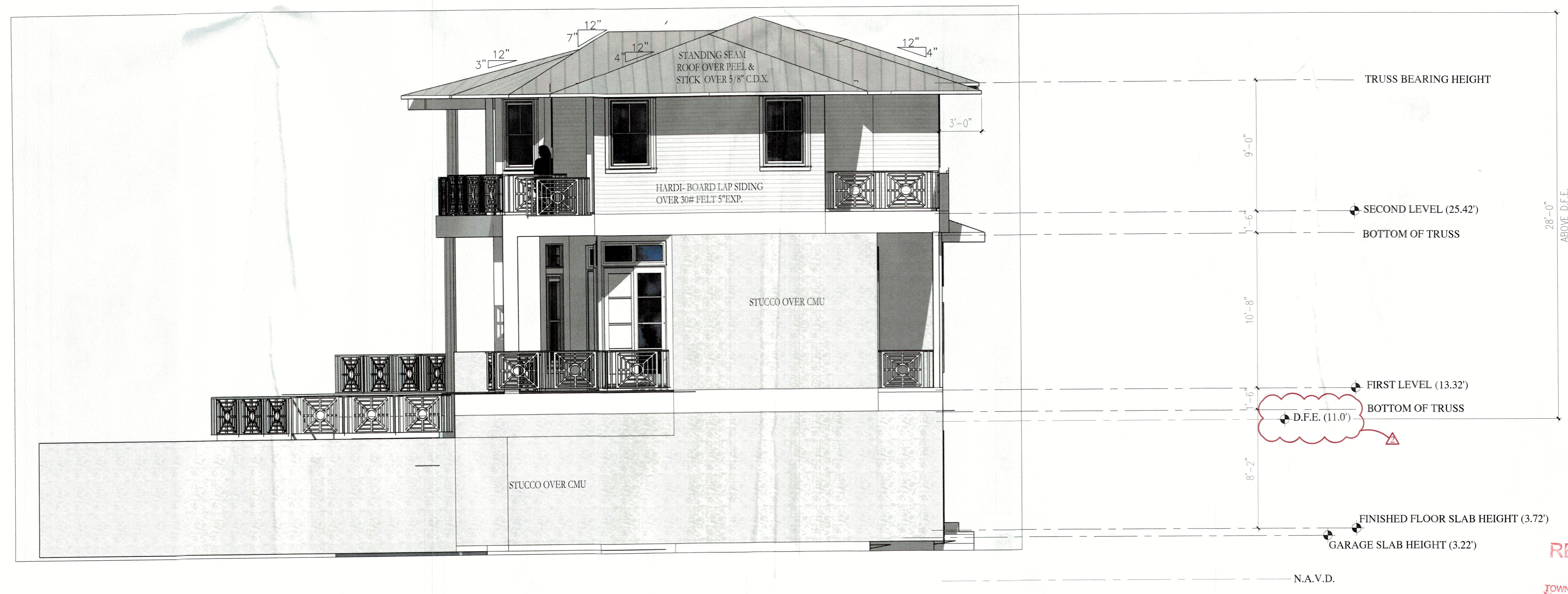
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03.23.2022

NOTE: REFER TO PLANS FOR WINDOW SIZES AND LOCATION



FL LICENSE AR1838  
 NJ LICENSE AE1240  
 P.O. BOX 2514  
 SARASOTA  
 FLORIDA 3427  
 941-935-5300 C  
 888-268-9172

**WILLIAMS TAGLAND**  
 ARCHITECT

RAISED ON ELECTRONIC SEAL  
 STATE OF FLORIDA  
 ARCHITECTS  
 12500 W. UNIVERSITY BLVD.  
 SUITE 100  
 BOCA RATON, FL 33433  
 SIGNATURE

**NEW SINGLE FAMILY RESIDENCE**  
 MAIDEN LANE PROPERTY LLC  
 530 JESSMYTH DRIVE  
 LONGBOAT KEY, FL, 34228

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▲	11.07.2023
▲	11.30.2023

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 03.23.2022

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 TOWN OF LONGBOAT KEY  
 Planning, Zoning & Building

NOTE: REFER TO PLANS FOR WINDOW SIZES AND LOCATION

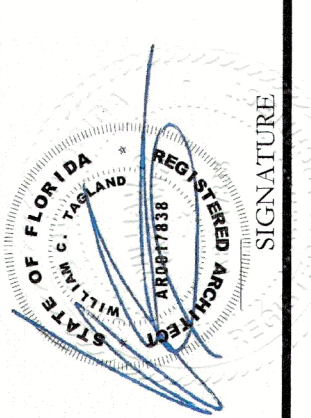


# SOUTH ELEVATION

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

FL LICENSE ART788  
 N.J. LICENSE AI-12140  
 P.O. BOX 2514  
 SARASOTA  
 FLORIDA 34277  
 941-993-5300 C  
 888-268-9172

WILLIAM C. TAGLAND  
 ARCHITECT



NEW SINGLE FAMILY RESIDENCE

MAIDEN LANE PROPERTY LLC  
 530 JESSMYTH DRIVE  
 LONGBOAT KEY, FL, 34228

ISSUE DATE	REVISIONS
	11.07.2023
	11.30.2023

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 03.23.2022

NOTE: REFER TO PLANS FOR WINDOW SIZES AND LOCATION



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

FL LICENSE #A11788  
NJ LICENSE #J12140  
P.O. BOX 2514  
SARASOTA  
FLORIDA 34277  
941-993-5300 C  
888-268-9172

**WILLIAMS TAGLAND ARCHITECT**

RAISED OR ELECTRONIC SEAL  
STATE OF FLORIDA  
REGISTERED PROFESSIONAL ARCHITECT  
SIGNATURE

**NEW SINGLE FAMILY RESIDENCE**  
MAIDEN LANE PROPERTY LLC  
530 JESSMYTH DRIVE  
LONGBOAT KEY, FL, 34228

ISSUE DATE	REVISIONS
11.07.2023	
11.30.2023	

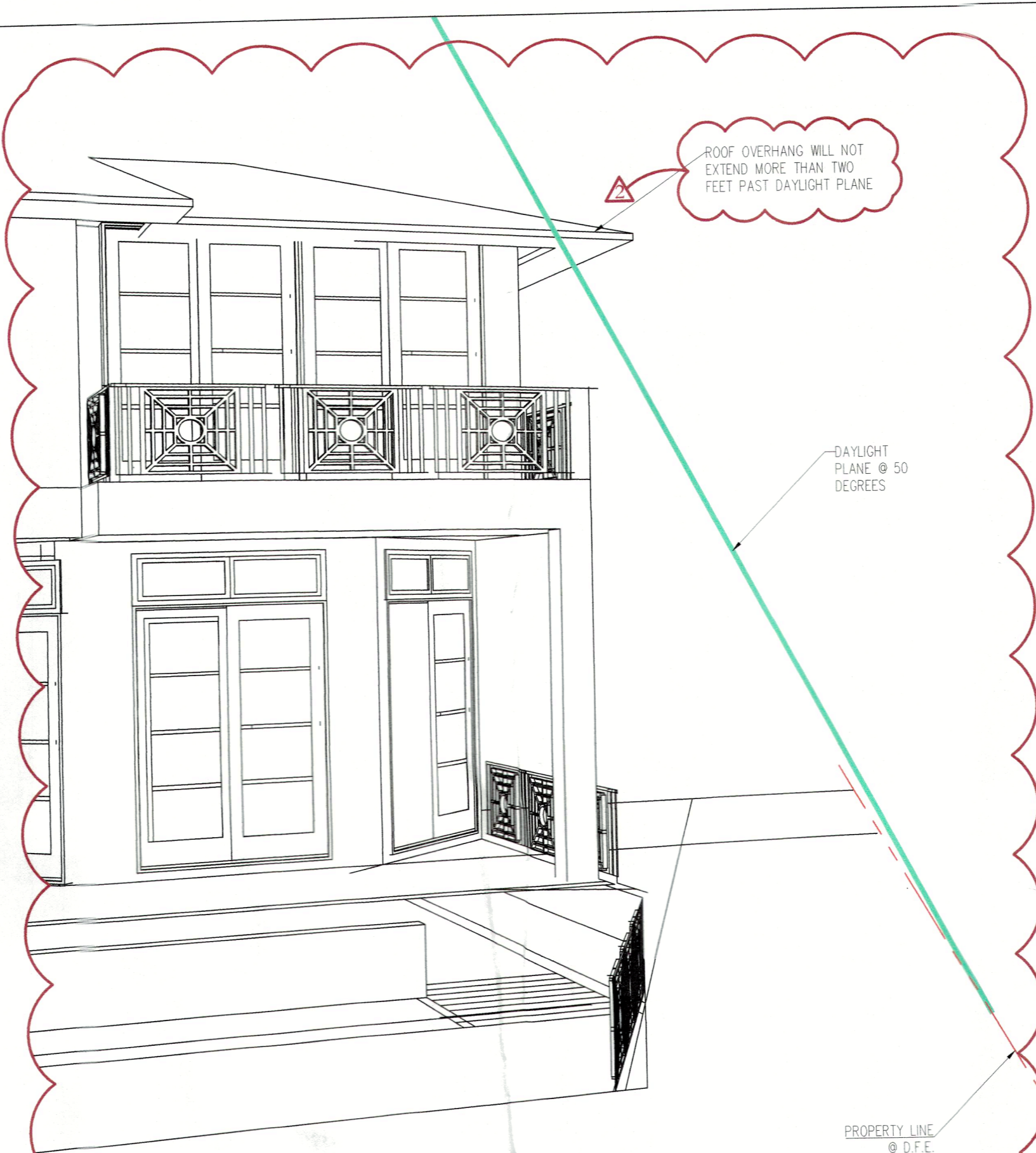
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TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

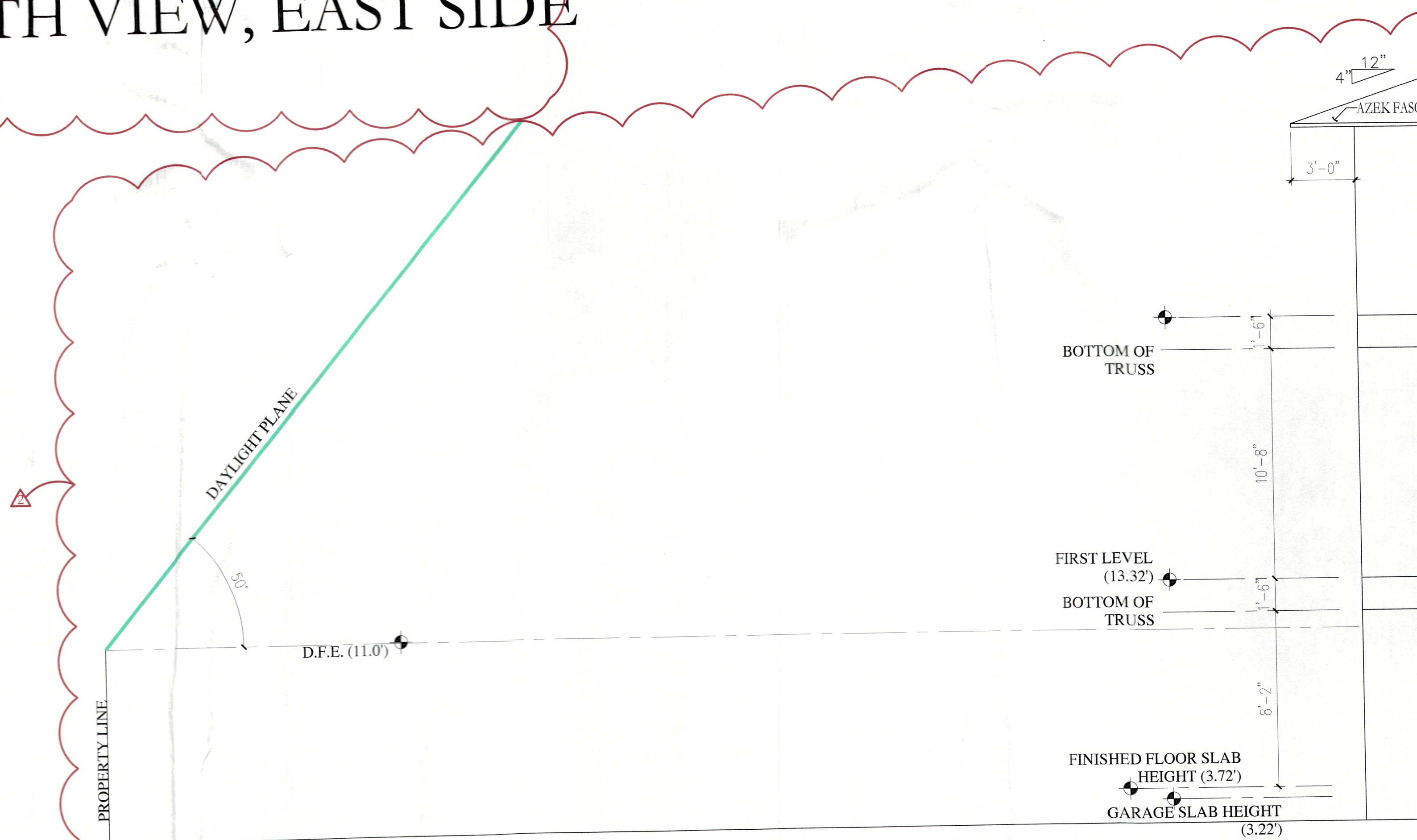
**A11**  
03.23.2022



SOUTH VIEW, EAST SIDE



SOUTH VIEW, EAST SIDE



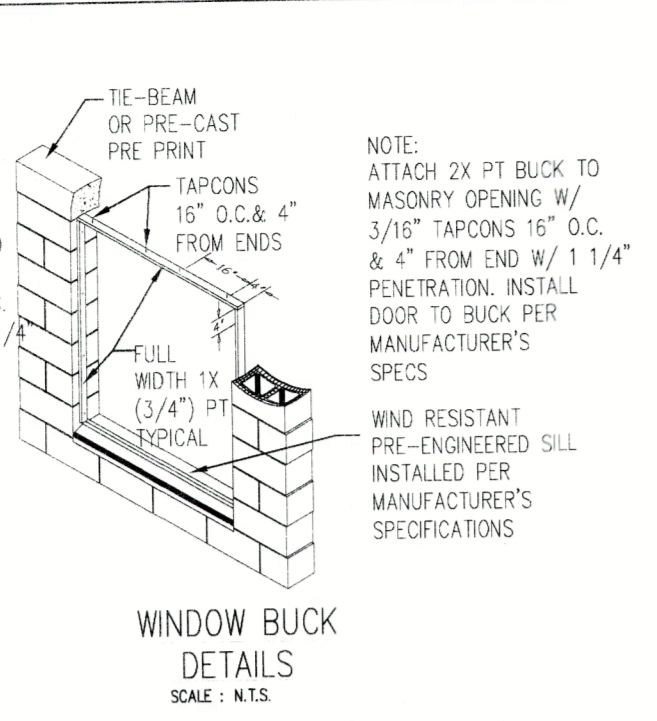
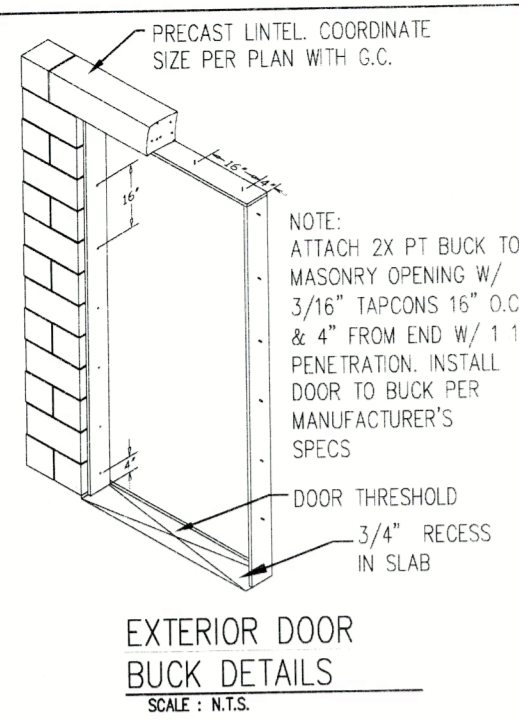
SOUTH VIEW, WEST SIDE

DAY LIGHT PLANE ISOMETRIC VIEWS

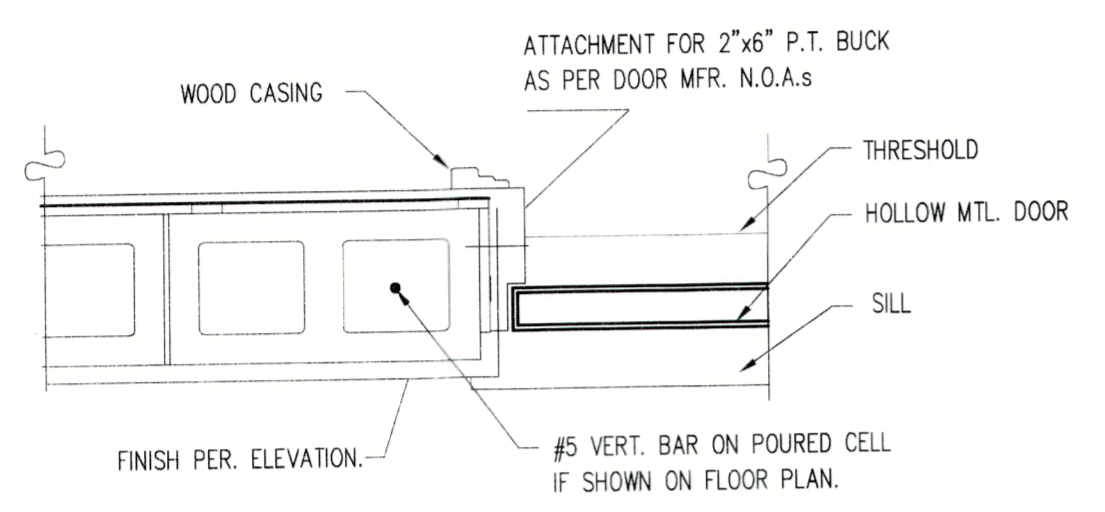
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N.A.V.D.

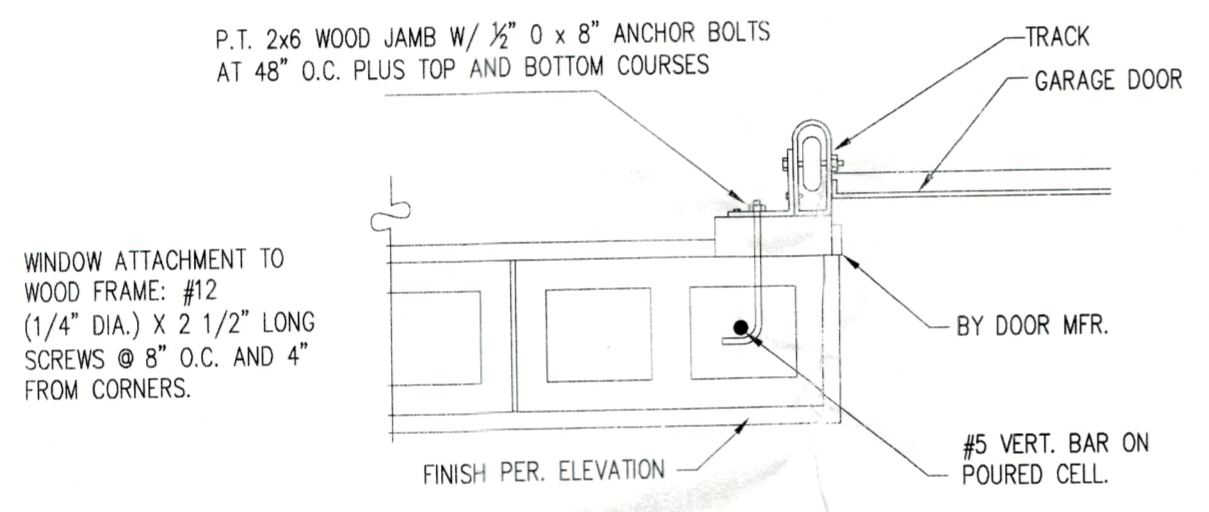
REC...  
DE...  
TOWN OF...  
Planning



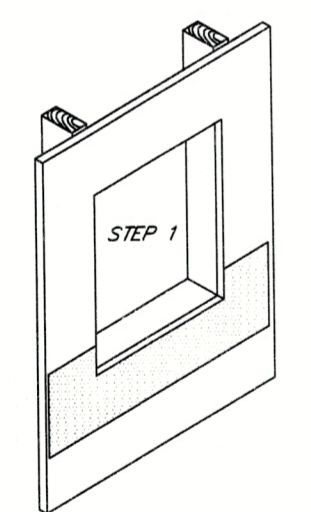
WINDOWS AND DOOR BUCKS CAN BE PADDED OUT WITH MINIMUM 2x4 PRESSURE TREATED MATERIAL FOR PROPER TOLERANCES OF WINDOW AND DOOR INSTALLATION UP TO 3\"/>



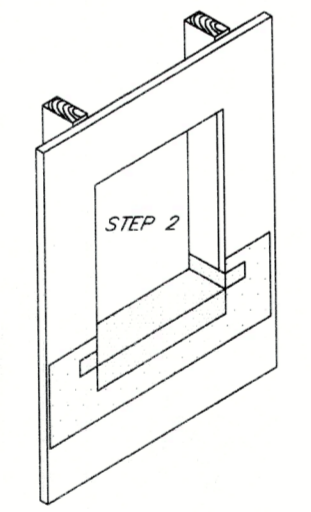
JAMB AT EXTERIOR DOOR



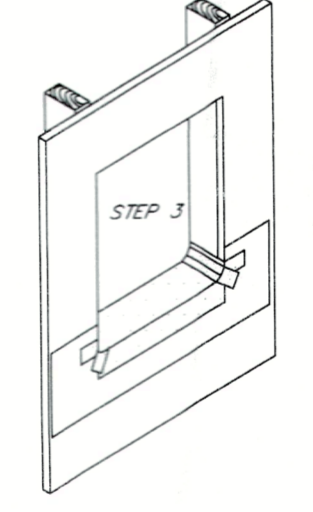
JAMB AT GARAGE DOOR & TYPICAL FRAME TO BLOCK



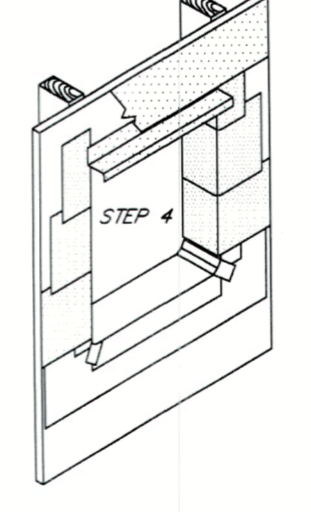
STEP 1  
INSTALL SHEET OF MOISTURE BARRIER AT BOTTOM OF OPENING



STEP 2  
INSTALL BARRIER MEMBRANE ON SILL OF ROUGH OPENING AND ONTO THE MOISTURE BARRIER. LAP UP THE JAMBS A MINIMUM OF 4\"/>



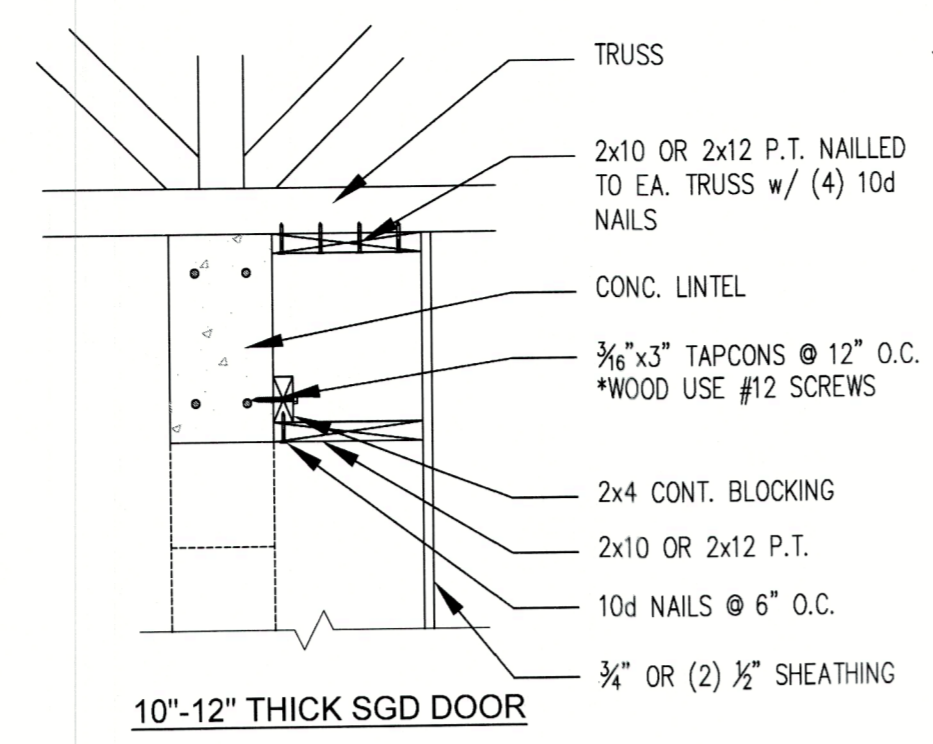
STEP 3  
COMPLETELY SEAL CORNER BY APPLYING A 2\"/>



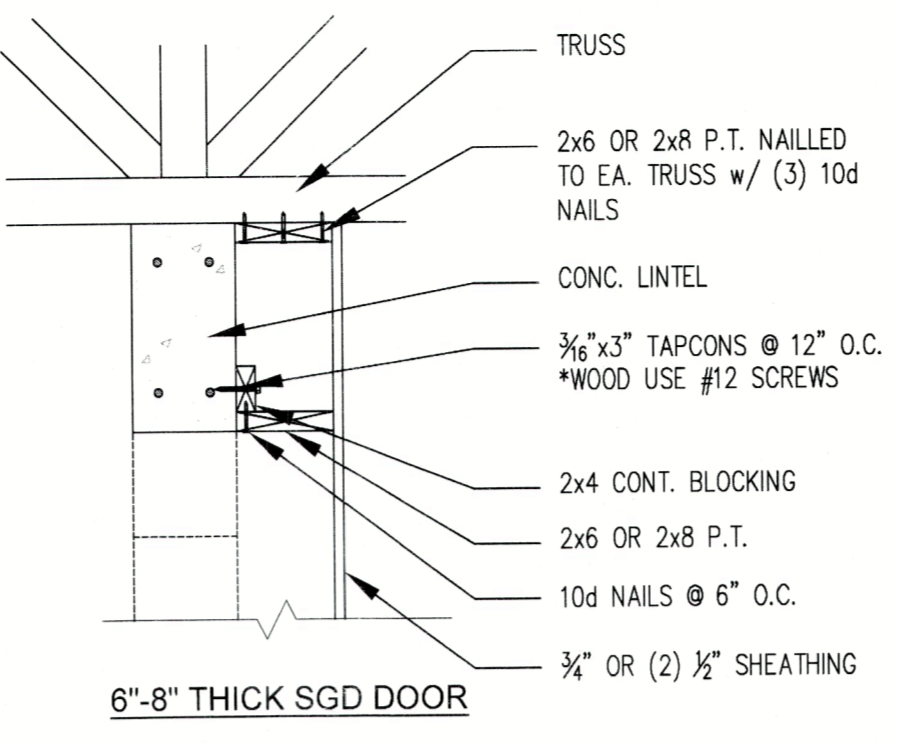
STEP 4  
WRAP MOISTURE BARRIER AROUND JAMBS OVERLAPPING BARRIER MEMBRANE 2\"/>

- NOTES:
1. Prepare opening prior to the installation of the window or mechanical equipment. Coordinate installation with other associated subtrades.
  2. Provide moisture barrier and other associated trim and accessories.
  3. Provide flashing at sill to drain water to the exterior.

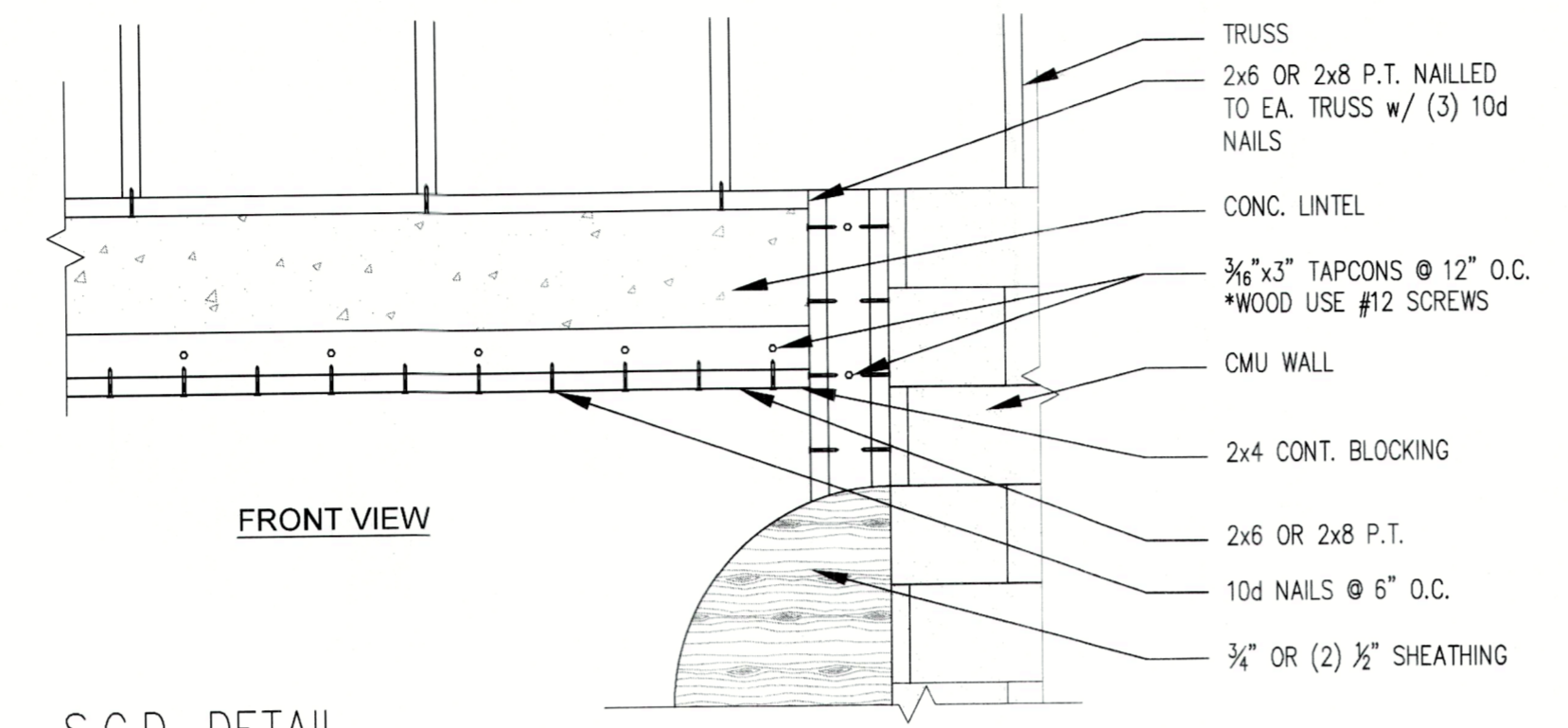
WATER PROOFING DETAIL  
SCALE: NTS



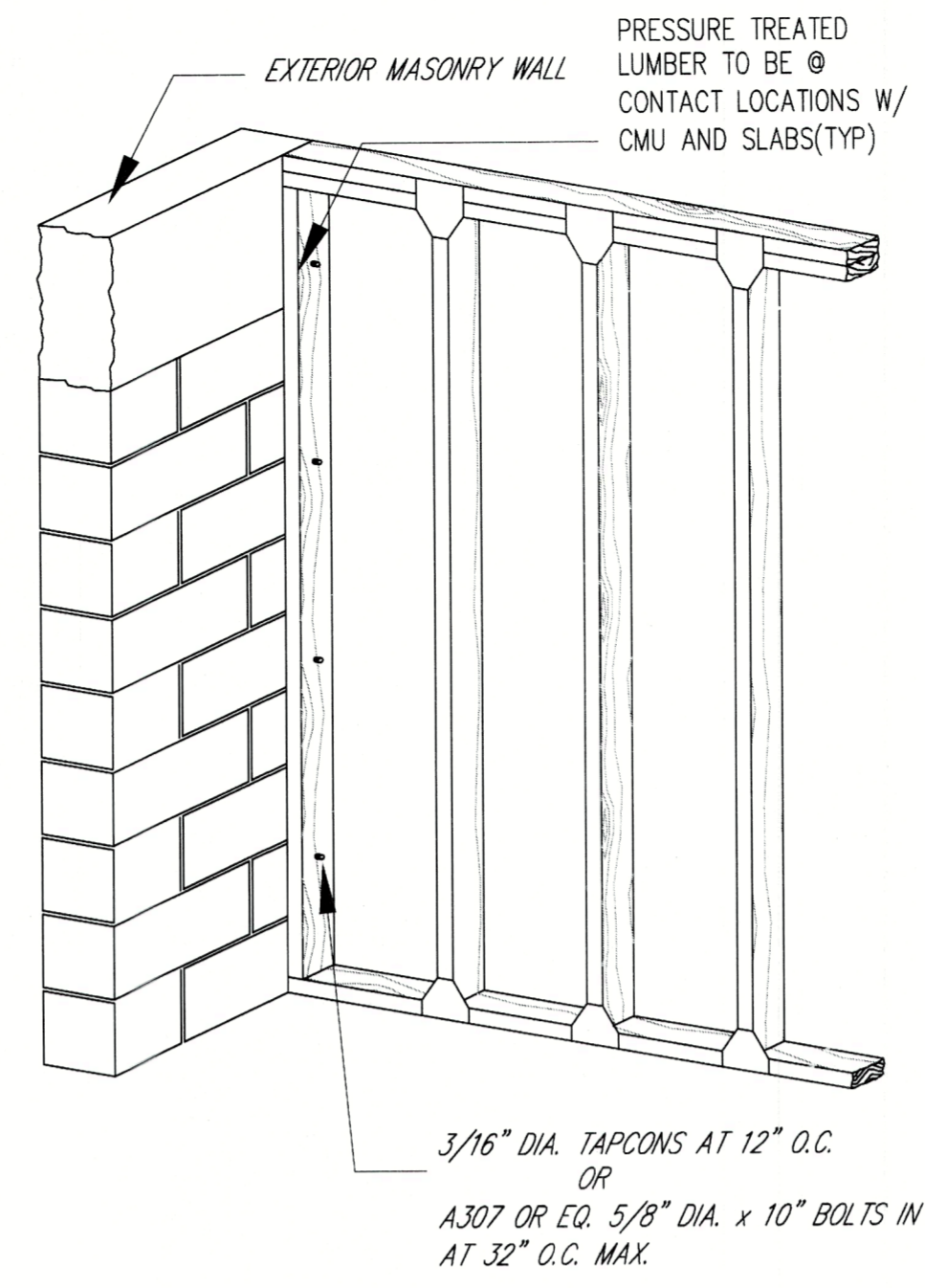
10"-12" THICK SGD DOOR



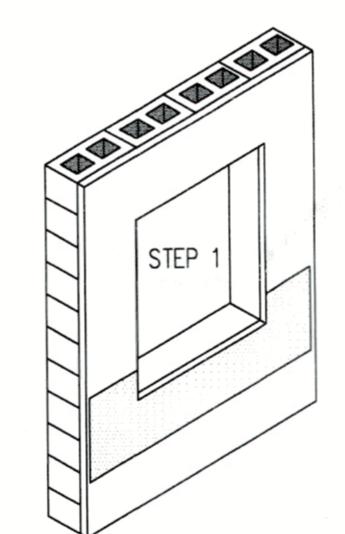
6"-8" THICK SGD DOOR



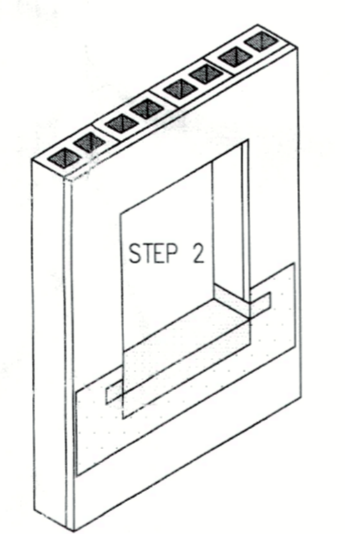
S.G.D. DETAIL  
SCALE: NTS



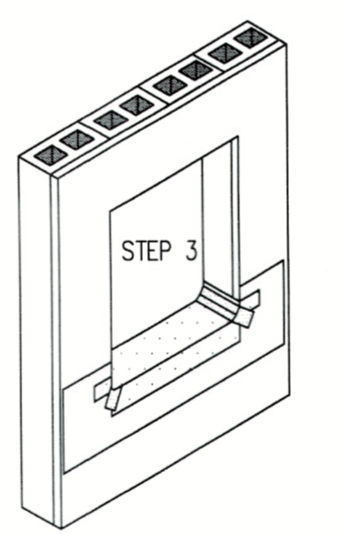
MIXED CONST. DETAIL  
SCALE: NTS



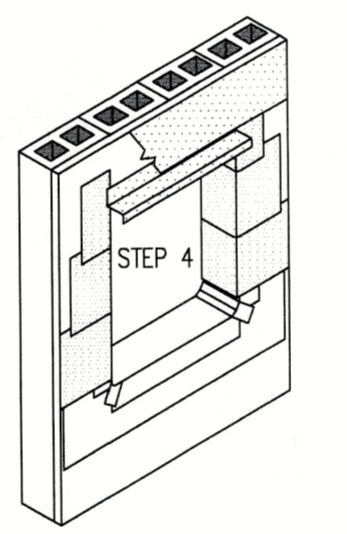
STEP 1  
INSTALL SHEET OF MOISTURE BARRIER AT BOTTOM OF OPENING



STEP 2  
INSTALL BARRIER MEMBRANE ON SILL OF ROUGH OPENING AND ONTO THE MOISTURE BARRIER. LAP UP THE JAMBS A MINIMUM OF 4\"/>



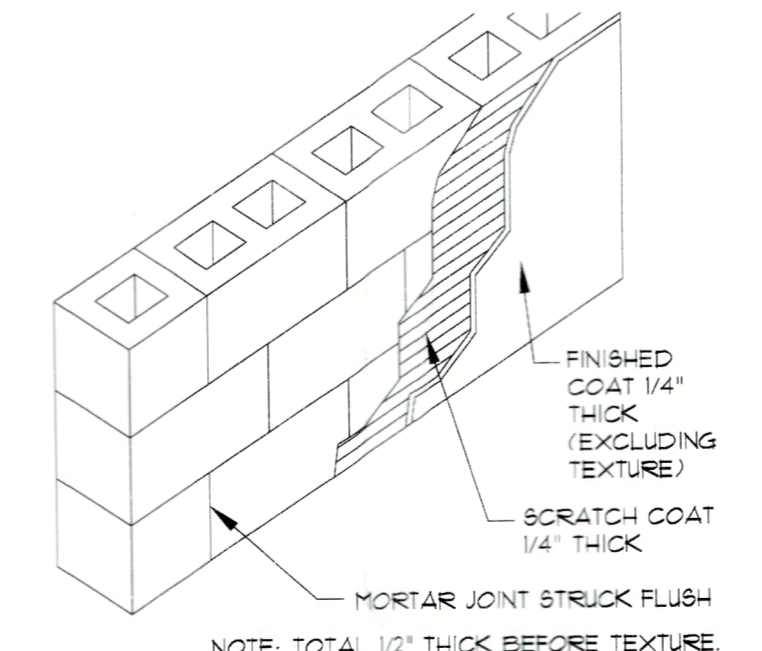
STEP 3  
COMPLETELY SEAL CORNER BY APPLYING A 2\"/>



STEP 4  
WRAP MOISTURE BARRIER AROUND JAMBS OVERLAPPING BARRIER MEMBRANE DIAGONALLY AS SHOWN

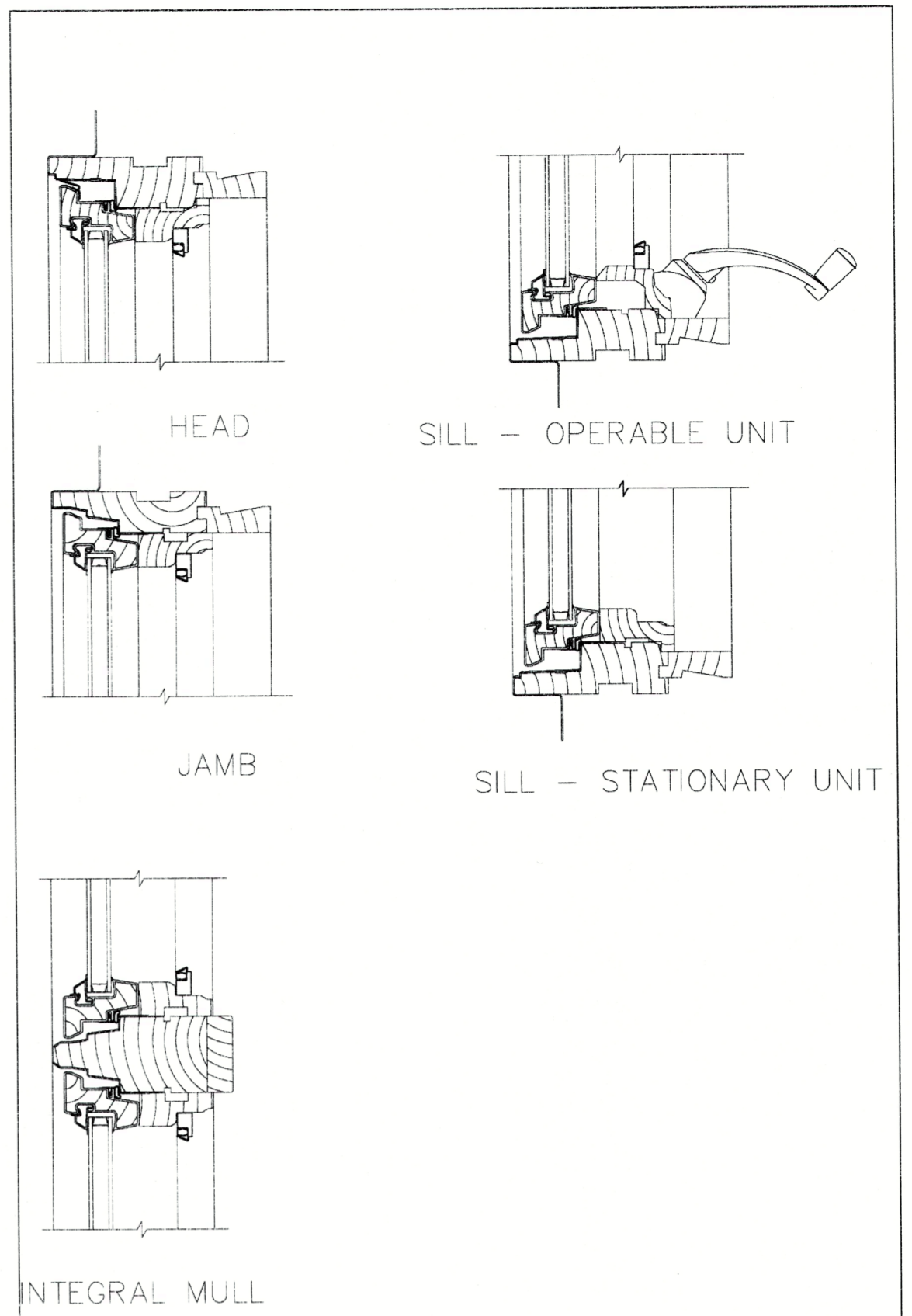
- NOTES:
1. PREPARE OPENING PRIOR TO THE INSTALLATION OF THE WINDOW OR MECHANICAL EQUIPMENT. COORDINATE INSTALLATION WITH OTHER ASSOCIATED SUBTRADES.
  2. PROVIDE MOISTURE BARRIER AND OTHER ASSOCIATED TRIM AND ACCESSORIES.
  3. PROVIDE FLASHING AT SILL TO DRAIN WATER TO THE EXTERIOR.

WATER PROOFING DETAIL  
SCALE: NTS

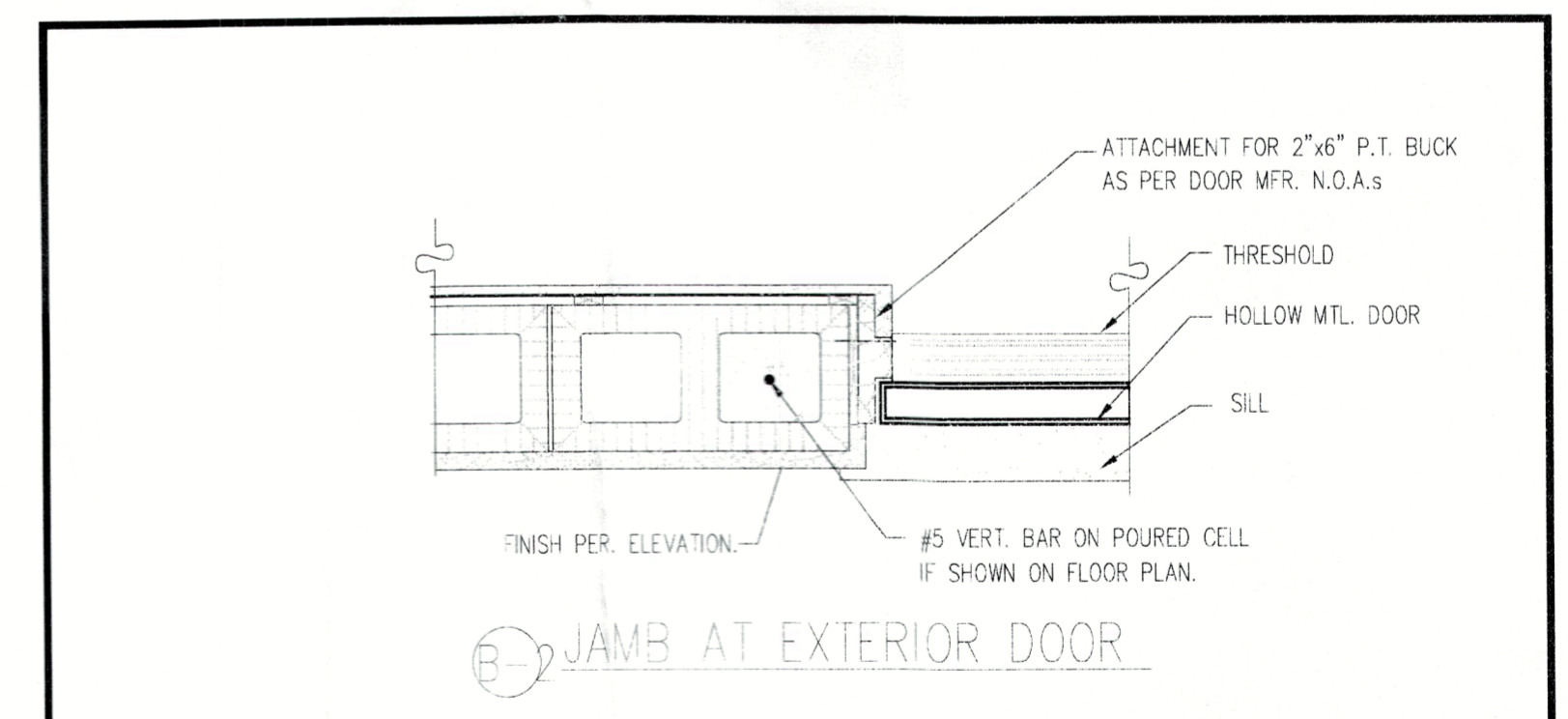


NOTE: TOTAL 1/2\"/>

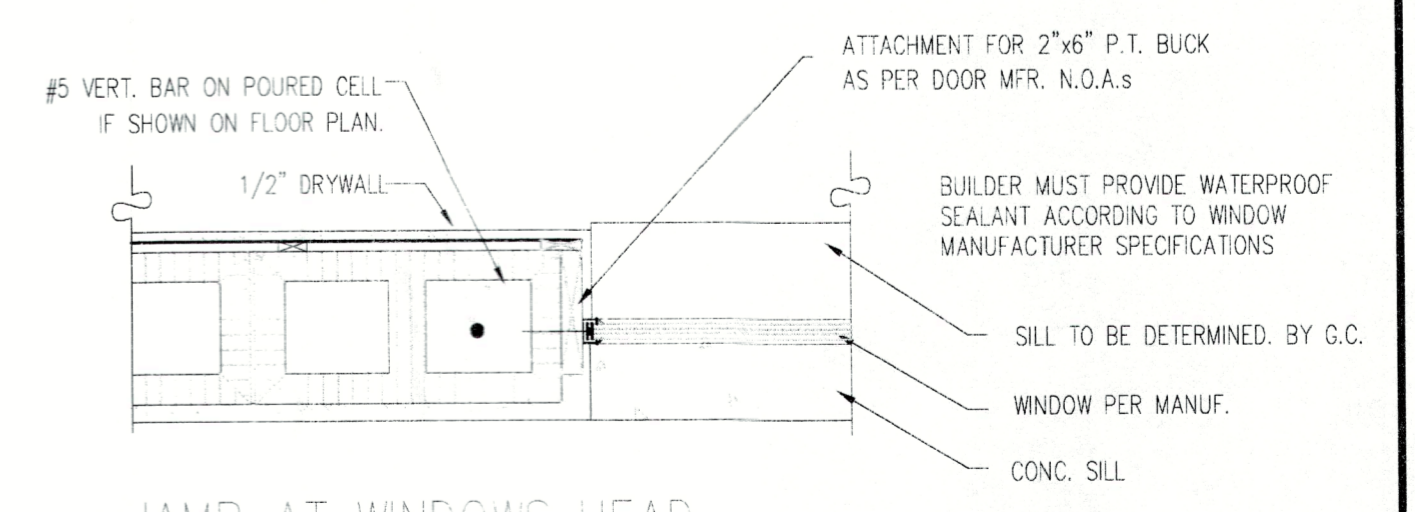
1. WALLS TO BE INSPECTED FOR MISALIGNMENT AND FAVORABLE SURFACE CONDITIONS - NO LOOSE DEBRIS.
2. MIX PLASTER USE CLEAN MASON SAND FREE FROM IMPURITIES.
3. MOISTEN BLOCK WALL TO SLOW ABSORPTION.
4. APPLY SCRATCH COAT FILLING ALL VOIDS AND LEVELING WITHIN 1/8\"/>



WINDOW DETAILS  
SCALE: 3"=1'-0"



JAMB AT EXTERIOR DOOR



JAMB AT WINDOWS HEAD

TYPICAL WINDOW/DOOR ATTACHMENTS TO CMU

FL LICENSE #RT888  
NJ LICENSE #12140  
P.O. BOX 2514  
SARASOTA  
FLORIDA 34277  
941.998.5800/C  
888-208-9172

WILLIAGTAGLAND  
ARCHITECT

RAISED OR ELECTRONIC SEAL  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
SIGNATURE

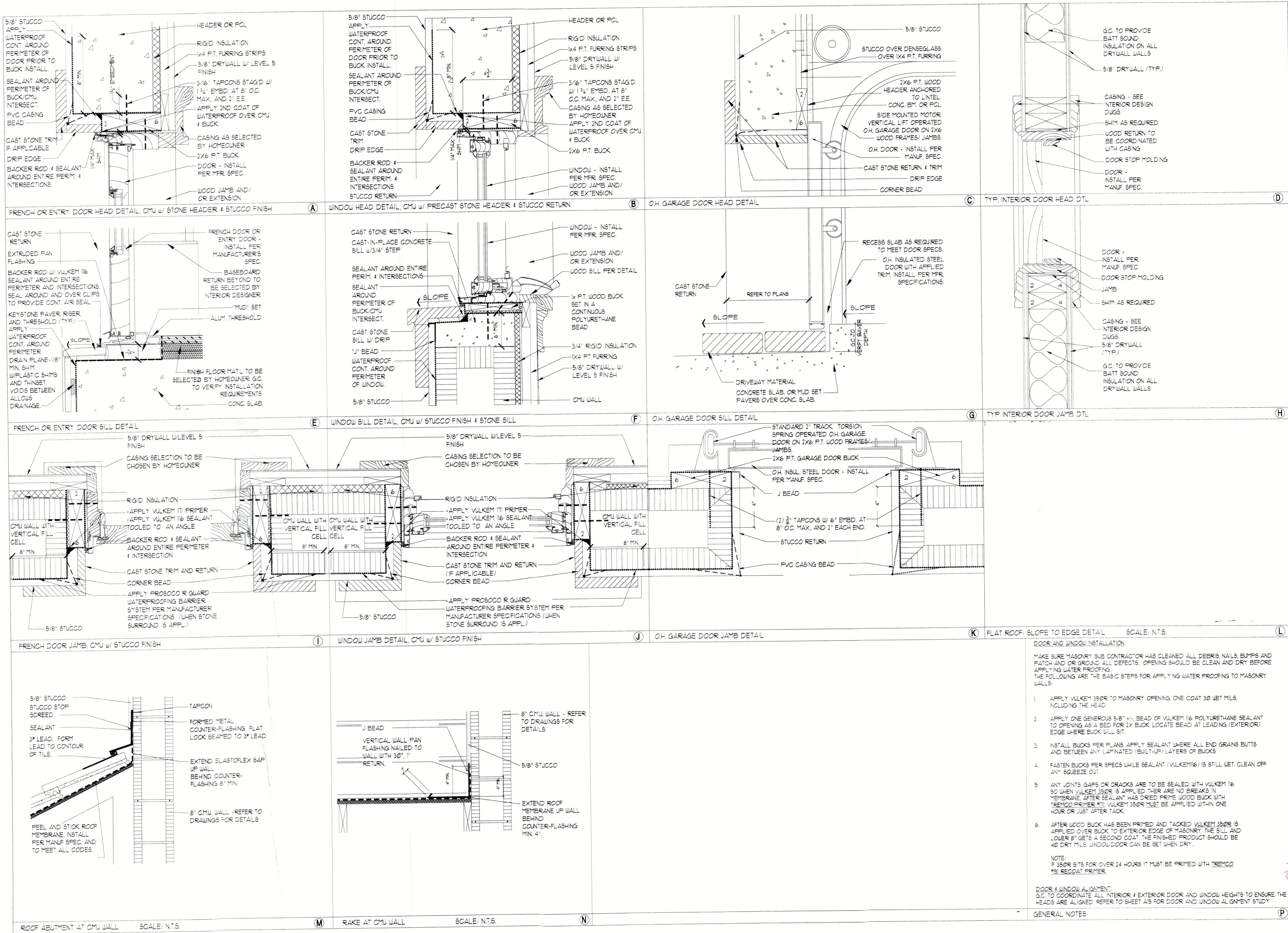
NEW SINGLE FAMILY RESIDENCE  
MAIDEN LANE PROPERTY LLC  
530 JESSMYTH DRIVE  
LONGBOAT KEY, FL, 34228

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**DOOR AND WINDOW INSTALLATION**

MAKE SURE MASONRY SUB CONTRACTOR HAS CLEANED ALL DEBRIS, NAILS, BUMPS AND PATCH AND OR GROUND ALL DEFECTS. OPENING SHOULD BE CLEAN AND DRY BEFORE APPLYING WATER PROOFING. THE FOLLOWING ARE THE BASIC STEPS FOR APPLYING WATER PROOFING TO MASONRY WALLS.

1. APPLY VULKEM 350R TO MASONRY OPENING ONE COAT 30 WET MILS INCLUDING THE HEAD.
2. APPLY ONE GENEROUS 5/8" W/4" BEAD OF VULKEM 116 POLYURETHANE SEALANT TO OPENING AS A BED FOR 1X BUCK. LOCATE BEAD AT LEADING (EXTERIOR) EDGE WHERE BUCK WILL SIT.
3. INSTALL BUCKS PER PLANS APPLY SEALANT WHERE ALL END GRAINS BUTTS AND BETWEEN ANY LAMINATED (BUILT-UP) LAYERS OF BUCKS.
4. FASTEN BUCKS PER SPECS WHILE SEALANT (VULKEM116) IS STILL WET. CLEAN OFF ANY SQUEEZE OUT.
5. ANY JOINTS, GAPS OR CRACKS ARE TO BE SEALED WITH VULKEM 116 SO WHEN VULKEM 350R IS APPLIED THERE ARE NO BREAKS IN MEMBRANE. AFTER SEALANT HAS DRIED PRIME WOOD BUCK WITH TREMCO PRIMER #11. VULKEM 350R MUST BE APPLIED WITHIN ONE HOUR OR JUST AFTER TACK.
6. AFTER WOOD BUCK HAS BEEN PRIMED AND TACKED VULKEM 350R IS APPLIED OVER BUCK TO EXTERIOR EDGE OF MASONRY. THE SILL AND LOWER 8" GETS A SECOND COAT. THE FINISHED PRODUCT SHOULD BE 40 DRY MILS. WINDOW/DOOR CAN BE SET WHEN DRY.

NOTE:  
# 350R #18 FOR OVER 24 HOURS IT MUST BE PRIMED WITH TREMCO #11 RECOAT PRIMER.

**DOOR & WINDOW ALIGNMENT:**  
G.G. TO COORDINATE ALL INTERIOR & EXTERIOR DOOR AND WINDOW HEIGHTS TO ENSURE THE HEADS ARE ALIGNED. REFER TO SHEET A5 FOR DOOR AND WINDOW ALIGNMENT STUDY.

GENERAL NOTES

FLORIDA ARCHITECTS  
FLORIDA LICENSE #12140  
P.O. BOX 2514  
SARASOTA  
FLORIDA 34277  
941-995-5300  
888-268-9172

**WILLIAMS TAGLAND  
ARCHITECT**

BASED ON ELECTRONIC SUBMISSION

STATE OF FLORIDA  
REGISTERED ARCHITECT

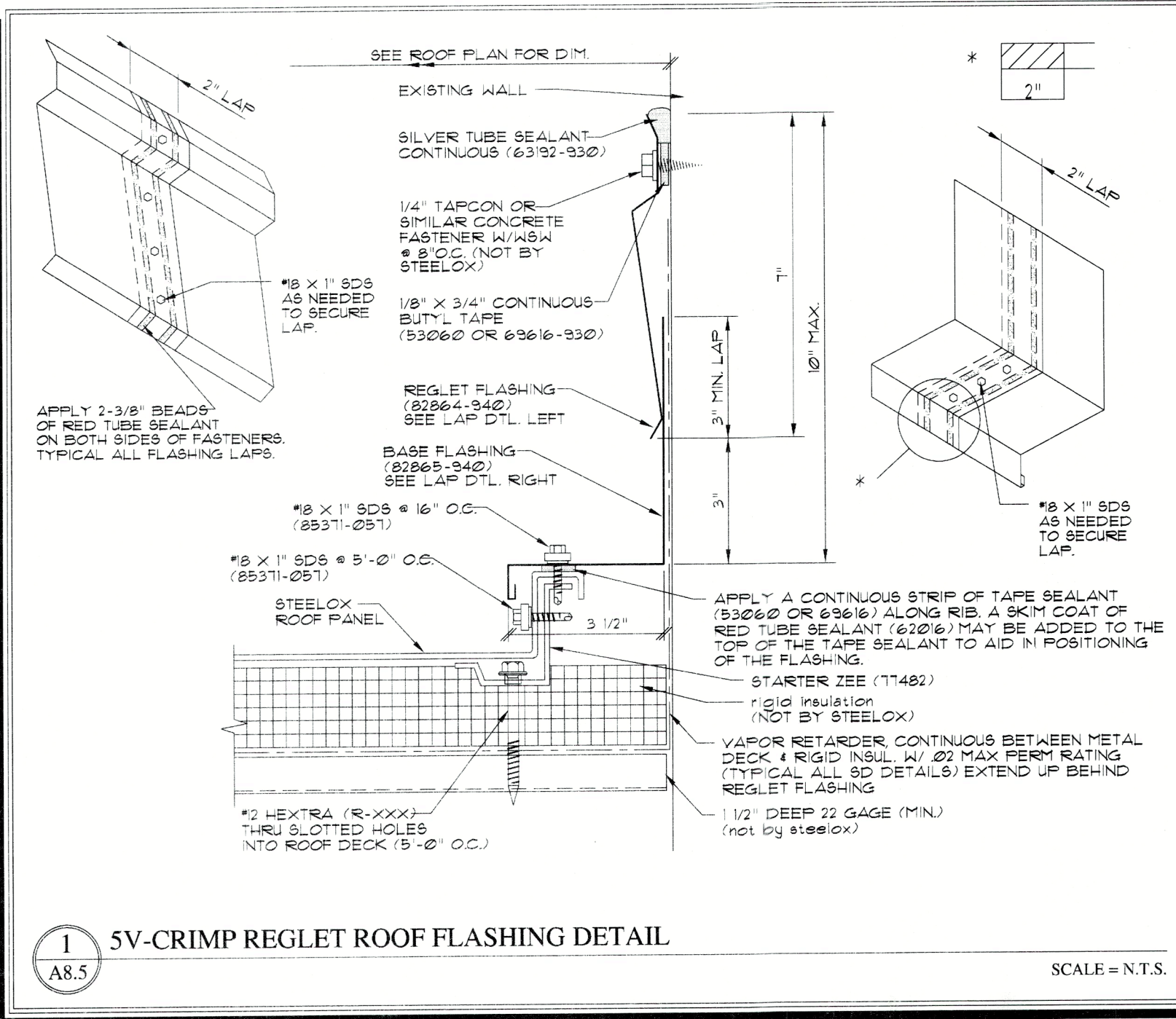
**NEW SINGLE FAMILY RESIDENCE**  
MAIDEN LANE PROPERTY LLC  
530 JESSMYTH DRIVE  
LONGBOAT KEY, FL 34228

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REVISIONS

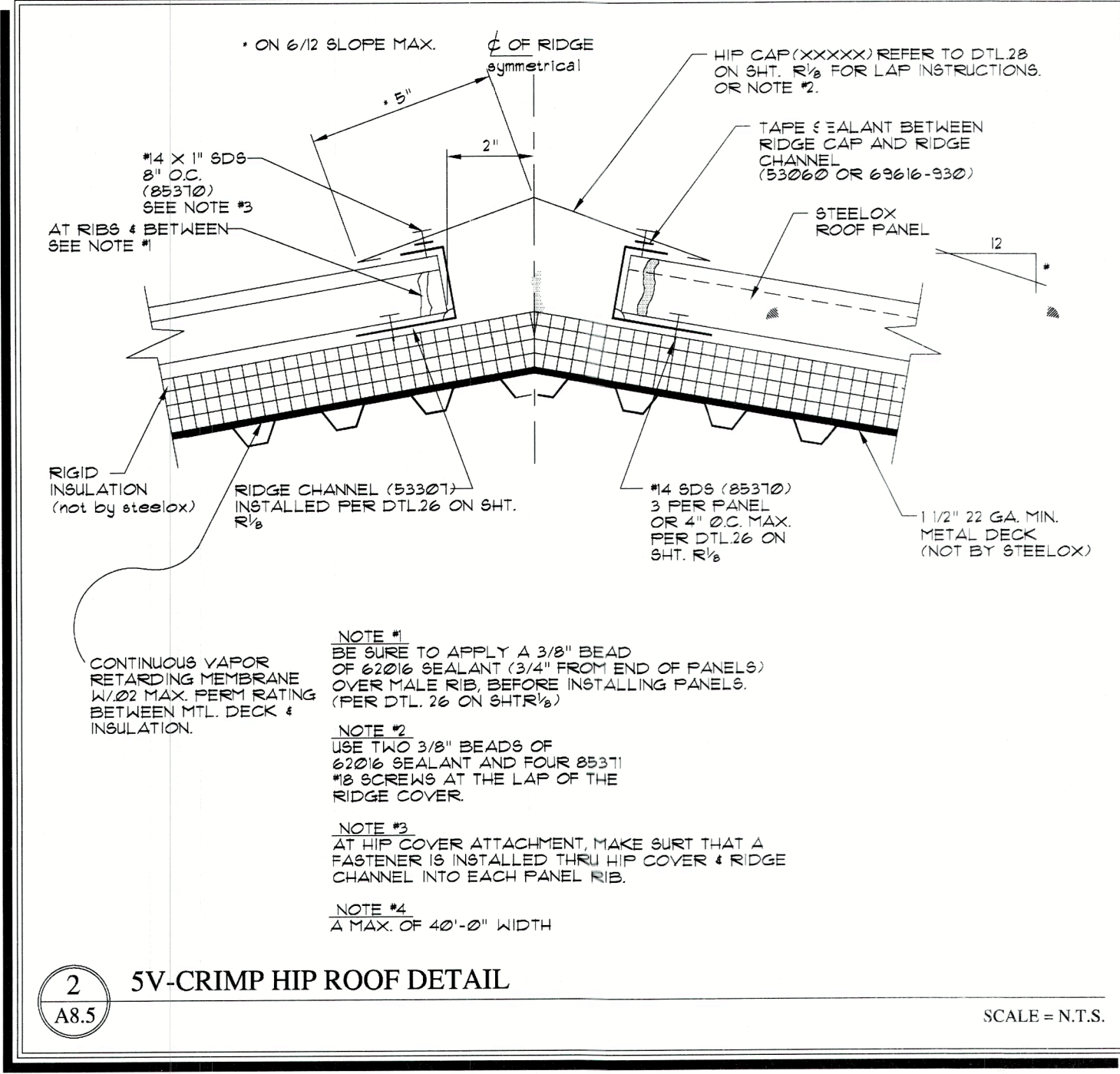
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TOWN OF LONGBOAT KEY  
Building Department

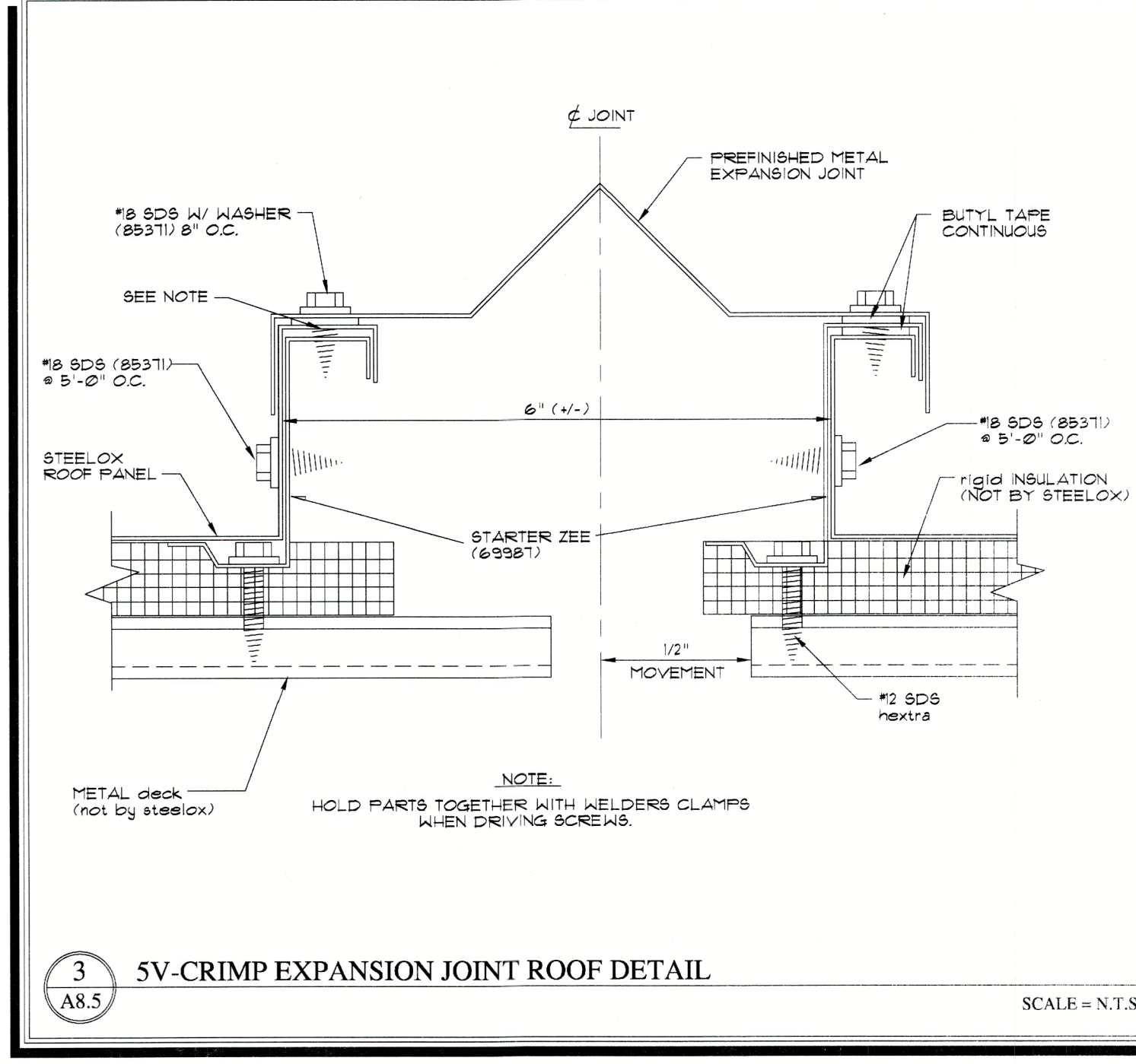
**A13**  
03.23.2022



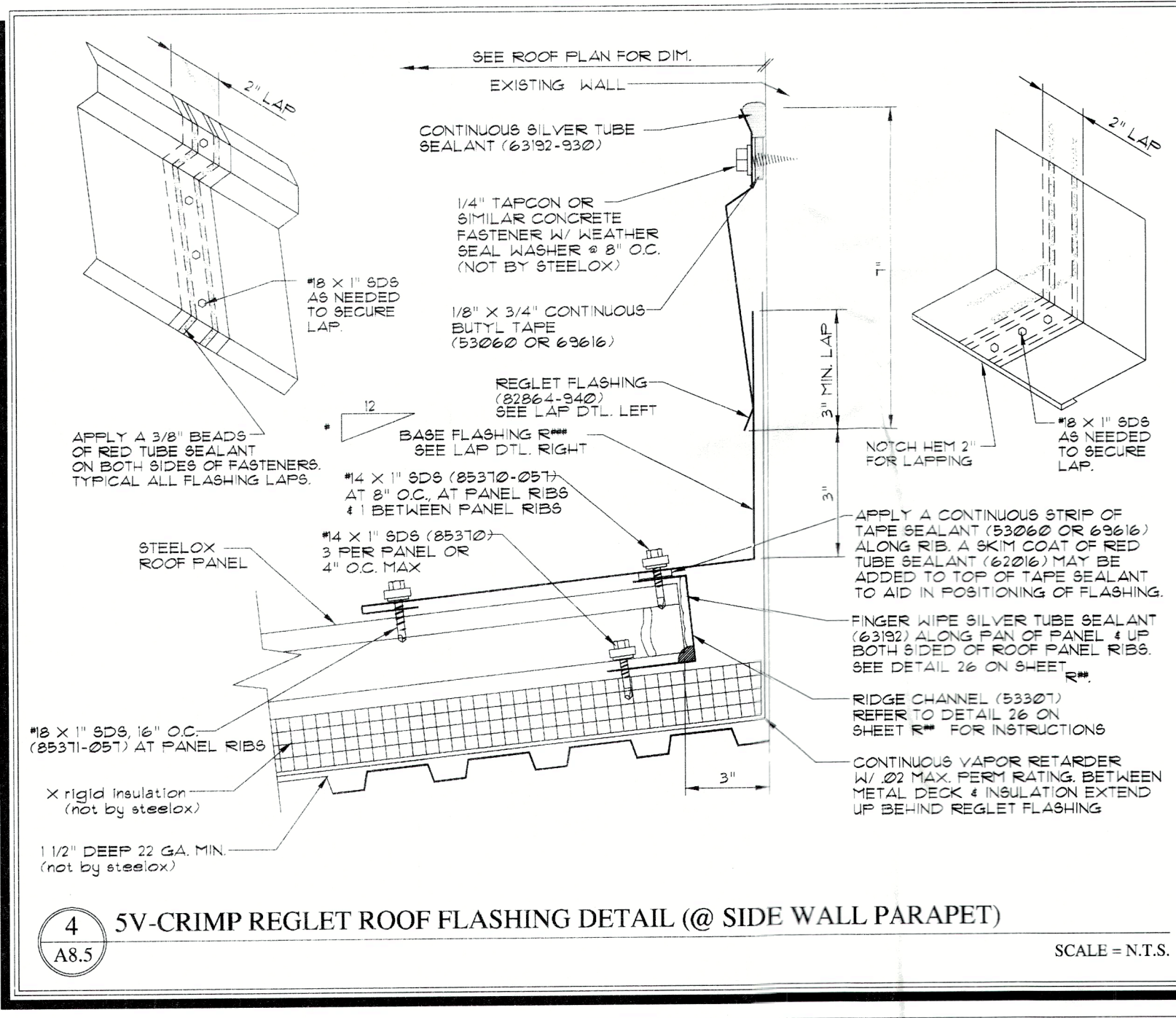
1 SV-CRIMP REGLET ROOF FLASHING DETAIL SCALE = N.T.S.



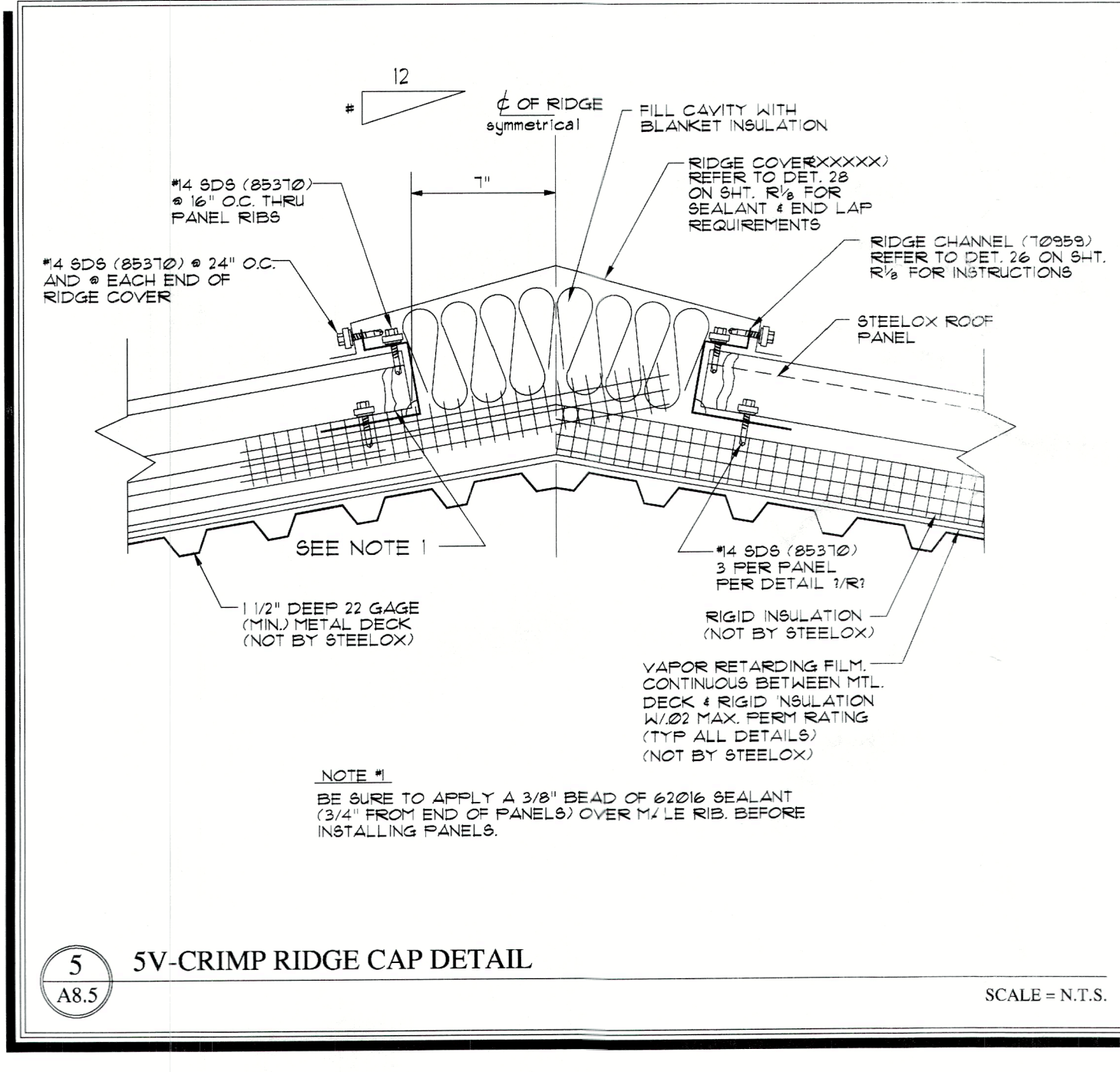
2 SV-CRIMP HIP ROOF DETAIL SCALE = N.T.S.



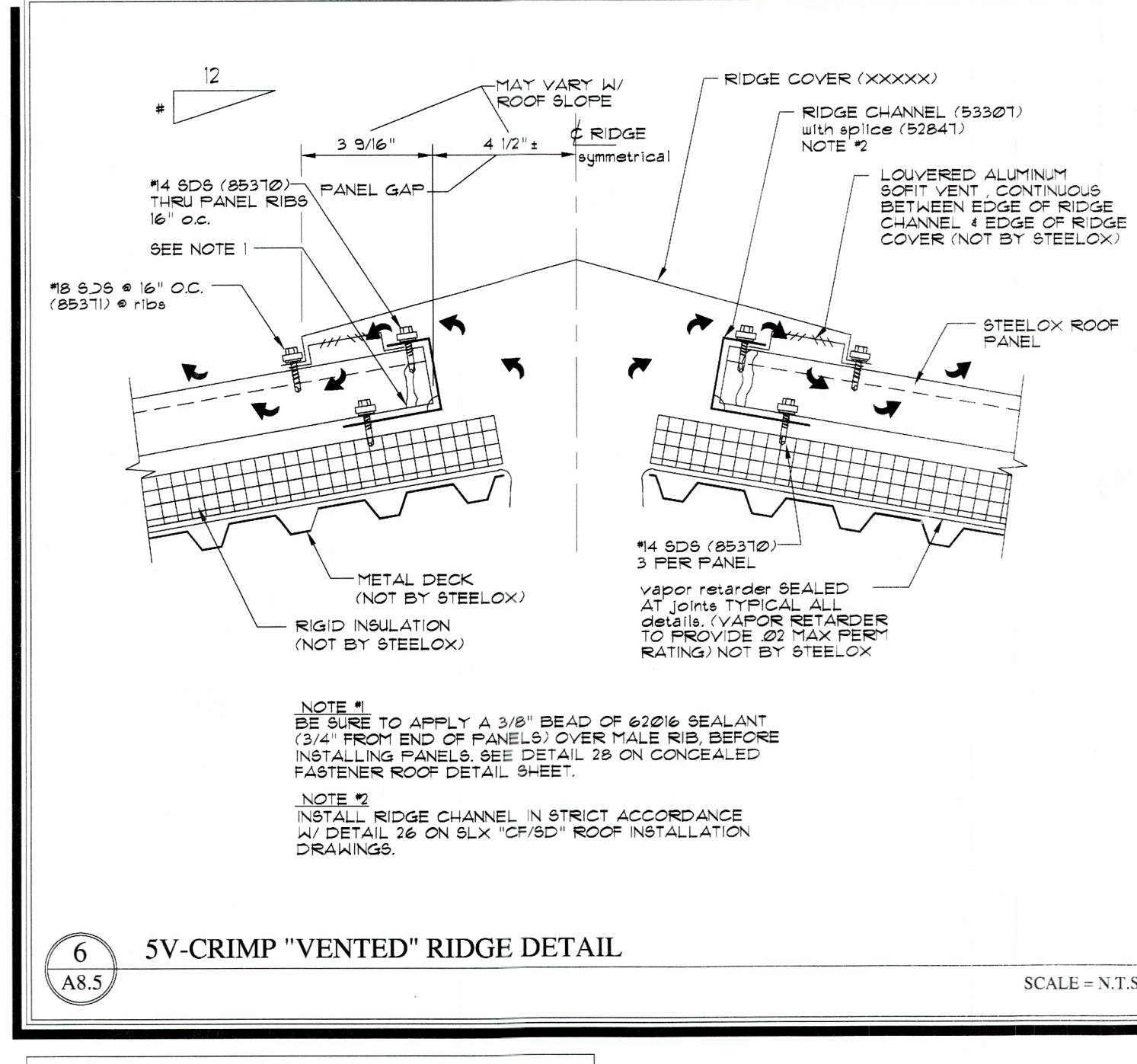
3 SV-CRIMP EXPANSION JOINT ROOF DETAIL SCALE = N.T.S.



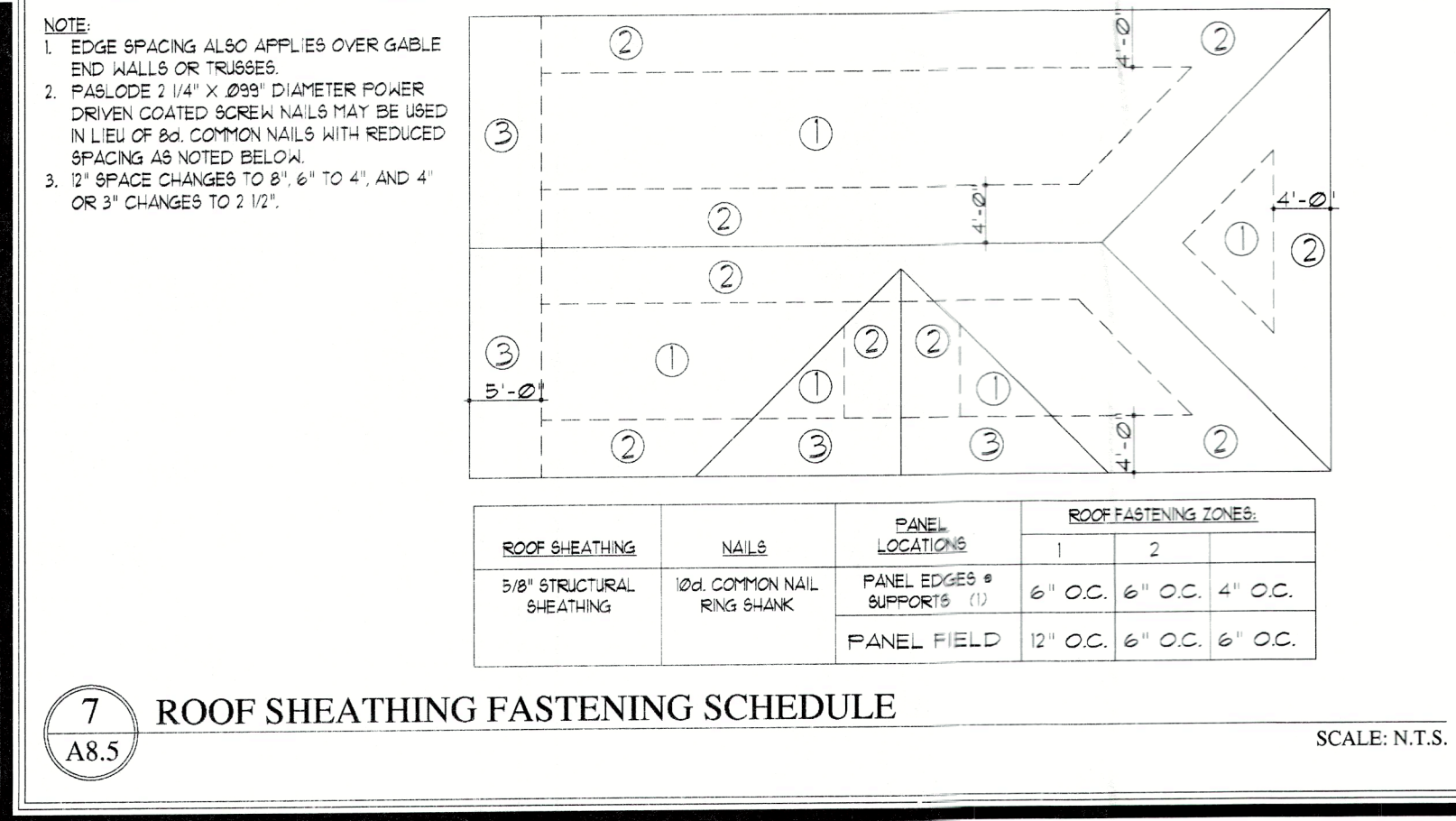
4 SV-CRIMP REGLET ROOF FLASHING DETAIL (@ SIDE WALL PARAPET) SCALE = N.T.S.



5 SV-CRIMP RIDGE CAP DETAIL SCALE = N.T.S.



6 SV-CRIMP 'VENTED' RIDGE DETAIL SCALE = N.T.S.



7 ROOF SHEATHING FASTENING SCHEDULE SCALE = N.T.S.

**ROOF FRAMING LEGEND:**

- CONNECTIONS SHOWN ARE RECOMMENDED; OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED UPLIFT AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH SIMPSON, HUGHES, OR OTHER MANUFACTURER'S REQUIREMENTS.
- OTHER BRANDS OF CONNECTORS MAY BE SUBSTITUTED IF BOTH UPLIFT AND LATERAL LOAD CAPACITIES ARE EQUAL OR GREATER THAN CONNECTORS SPECIFIED BY THE FOLLOWING DESIGN LOADS:

TYPE MEMBER	NOMINAL UPLIFT	HANGER TYPE
SINGLE OR DOUBLE RY	TO 1200#	USP HTW/6 *** (USP ACS) ***
SINGLE OR DOUBLE RY	TO 1800#	USP HTW/6
SINGLE OR DOUBLE RY	TO 1800#	USP HTW/6
SINGLE RY	TO 2700#	USP HTW/6 ***
DOUBLE RY	TO 2700#	USP HTW/6 ***
TRUSS RY	TO 3200#	USP HTW/6 ***
MULTI RY	TO 4000# OR 1000# (DEP. ON NO. BOLTS)	USP LAMINATED TRUSS MEMBER TO ACCOMMODATE UPLIFT ***
MULTI RY	TO 860#F	SIMPSON HT/3 - GIBBER TIE-DOWNS **
MULTI RY	TO 980#F	SIMPSON HT/3 - GIBBER TIE-DOWNS **

**NOTES:**

- FOR (2) CONNECTORS, (A) THE NAILS SHALL NOT BE DRIVEN IN CONTACT WITH EACH OTHER OR THE 2ND CONNECTOR AND (B) STRAPS SHALL NOT OVERLAP THE 2ND CONNECTOR.
- USE 3/4\"/>
- USE 3/16\"/>
- USE 1/16\"/>
- USE 1/8\"/>

**ROOF SECTIONS & DETAILS**  
SCALE: 1/4" = 1'-0"

**GENERAL CONTRACTOR NOTES:**

- CODE COMPLIANCE CONSTRUCTION TO NOW CONFORM 1. REFER TO THE FLORIDA BUILDING CODE 2022 ED.
- THESE DRAWINGS ARE NOT TO BE RECALLED.
- ACTUAL DIMENSIONS ARE TO BE FIELD VERIFIED BY THE OWNER/CONTRACTOR PRIOR TO CONSTRUCTION.
- SCALE LISTED ON DRAWINGS IS INTENDED TO BE ACCURATE TO ALL KNOWLEDGE, DIMENSIONS SHOWN TAKE PRECEDENCE.
- ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
- ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL REVIEW.
- NO SUBSTITUTIONS SHALL NOT BE MADE TO THESE DOCUMENTS WITHOUT PRIOR WRITTEN ARCHITECT'S APPROVAL.
- THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/AGENT ACCESS TO THE SITE AND ALL WORK.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND APPLICATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS 4 DIMENSIONS PRIOR TO COMMENCEMENT OF DEMOLITION CONSTRUCTION AND/OR FABRICATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION ASSOCIATED WITH ALL WORK TO BE COMPLETED FOR THIS PROJECT.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK SUCH METHODS SHALL BE SIMILAR TO THOSE DETAILS SHOWN FOR THAT APPLICATION (SEE MANUFACTURER'S SPECIFICATIONS 4 DETAILS FOR ADDITIONAL INSTALLATION AND ERECTION INSTRUCTIONS).
- ALL APPROXIMATIONS 4 MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR 4 SHALL CONFORM TO THE LATEST FBC NEC, NFPA AND ADA STATED ON ALL SHEETS.
- OWNER AND CONTRACTOR SHALL COORDINATE ALL EXTERIOR FINISHES AND FIXTURES AND MAY NOT NECESSARILY BE EXACTLY REFLECTED IN THESE DOCUMENTS FINISHES TO INCLUDE BUT ARE NOT LIMITED TO: TRIM HOLDINGS, EXTERIOR FLOOR FINISHES, PAINT, SOFFIT 4 CEILING TEXTURE AND WHERE APPLICABLE SHALL BE FLORIDA APPROVED.
- ALL TRADES TO COORDINATE WITH CONTRACTOR WITH RESPECT TO ELECTRICAL, MECHANICAL 4 PLUMBING WORK 4 ANY SHOP DRAWINGS PROVIDED.
- CONTRACTOR TO REPAIR EXIST. CONCRETE FLOOR AREAS TO MATCH EXISTING IN THICKNESS, REINFORCEMENT AND TEXTURE AS NECESSARY.
- CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS AND OPENING LOCATIONS BEFORE COMMENCEMENT OF CONSTRUCTION.
- TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, PLANS AND SPEC'S SUBMITTED HEREAFTER COMPLY WITH THE LATEST FBC (2022) NEC, NFPA AND ADA AT THE TIME OF PLAN PREPARATION. NO WARRANTY IS HEREBY GIVEN OR IMPLIED.
- CONTRACTOR RESPONSIBLE TO ACCURATELY SIZE AND LOCATE ALL UTILITY RISERS IN 2ND FLOOR ROOF ATTIC (SEE PLAN FOR VERTICAL CHASE SHOOT).  
20ND HANDICAP PARKING RAMP ARE NECESSARY FOR THIS PROPOSED EXTERIOR REMODEL.
- SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR QUALITATIVE TECHNOLOGY SPECIFIC TO EACH PLAN SHEET.

**SUSTAINABILITY STATEMENT:**

- THIS PROJECT HAS BEEN DESIGNED BY AN ADAPTIVE REUSE 4 SUSTAINABILITY INTENT.
- CONTRACTOR TO CONSIDER REUSE DURING THE DEMOLITION PHASE BY 'SALVAGING' THOSE ITEMS / MATERIALS DEEMED WORTHY AND/OR FOUND IN GOOD CONDITION TO BE REUSED/RECYCLED ON SITE.
- SUCH ITEMS / MATERIAL INCLUDE BUT ARE NOT LIMITED TO: METAL ROOF SOFFITS, TRIM, HOLDINGS, DOORS, WARDROBES, CABINETS, APPLIANCES, PLUMBING FIXTURES, ELECTRICAL OUTLETS 4 SWITCHES, ETC.
- VERIFY SUCH LIST OF ITEMS / MATERIALS WITH THE OWNER BEFORE THE ORDERING OF MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.

**ROOFING NOTES:**

- ROOFING SHALL BE 'STAINLESS STEEL' STANDING-SEAM METAL ROOF OVER 'FEEL 4 STICK' OVER 5/8\"/>
- MINIMUM END LAP SHALL BE 12\"/>
- OVERLAP OVER SEALANT. SEALANT SHALL BE DIRECTLY BETWEEN PANELS AND LOCATED UNDER LEADING RIB ALONG W/ 1/2\"/>
- WOODFAST SCREWS AT SECOND RIB SPACING SHALL BE 12\"/>
- FASTEN ROOFING TO DECK 4 CENTER RIB AND 4 EACH SIDE RIB SCREWS TO BE 16\"/>
- EAVES RAKES, VALLEYS, GABLE ENDS, HIPPS AND RIDGES AND STARTER COURSE FLASHINGS SHALL BE FURNISHED AS A SYSTEM BY THE SAME MANUFACTURER AS THE ROOFING PANELS.
- ROOFING CONTRACTOR SHALL FURNISH AND INSTALL A CONTINUOUS 'SOUTH-EASTERN METAL' RO-1 HIP/RIDGE CAP AT ALL RIDGES.
- ROOFING CONTRACTOR SHALL FURNISH AND INSTALL CLOSURE STRIP 4 SEALANT AT GAPS BETWEEN THE ROOFING SHEETS 4 FLASHING AND ALSO WHERE METAL TRIM RESTS ON A HIGH RIB. CLOSURE STRIPS SHALL BE CLOSED CELL POLYETHYLENE FOAM.
- FOR EAVES AND VALLEYS ADDITIONAL FASTENING IS REQUIRED BETWEEN RIBS. USE 1/2\"/>
- CALLINGS SHALL BE BUTYL SEALANT SUPPLIED IN TAPE OR GUN-GRADE FORM.
- SHEATHING SHALL BE PROVIDED BETWEEN MAIN ROOF TRUSSES AND VALLEY SET TRUSSES. OPTIONALLY PROVIDE 2x4 BLOCKING W/ (2) 20D NAILS EACH END AND BOTH EDGES OF SHEATHING NAILLED @ 6\"/>

FLORIDA ARCHITECT  
LICENSE # 14240  
P.O. BOX 2514  
SARASOTA  
FLORIDA 34207  
941.993.5300 C  
888.366.9172

**WILLIAMS TAGLAND ARCHITECT**

RAISED OR ELECTRONIC SEAL  
OF FLORIDA ARCHITECTS  
REGISTERED SEAL  
SIGNATURE

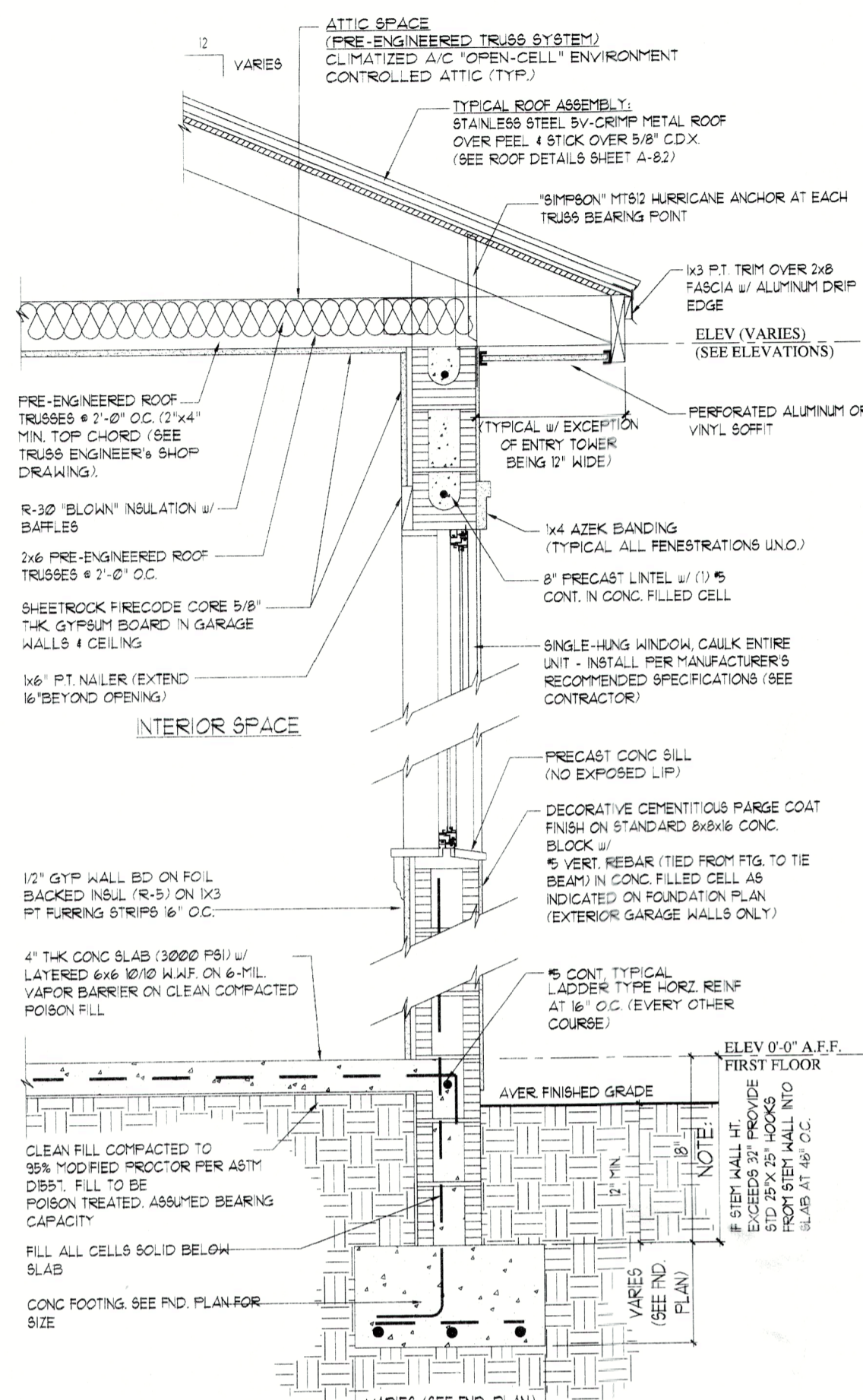
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MAIDEN LANE PROPERTY LLC  
530 JESSMYN DRIVE  
LONGBOAT KEY, FL 34228

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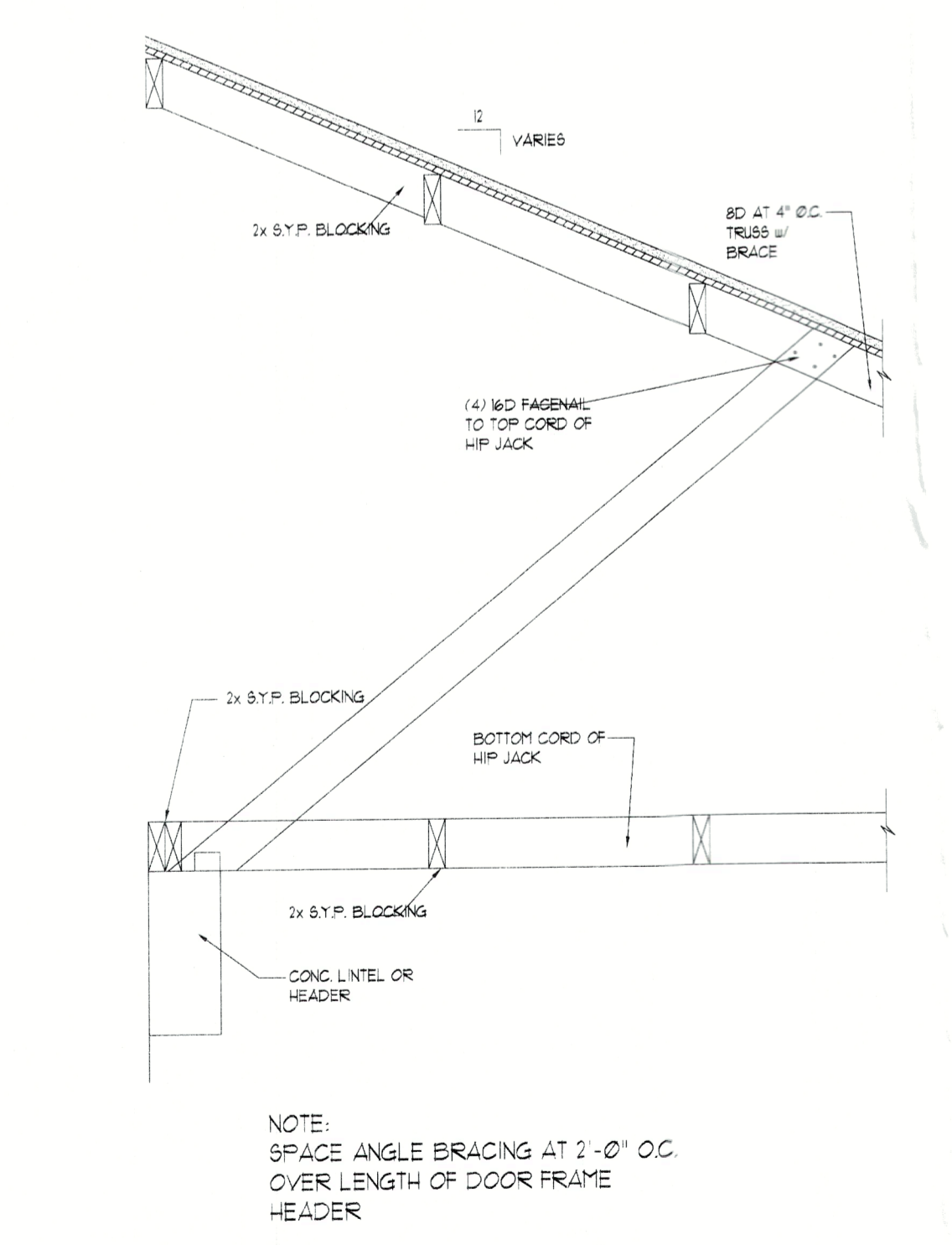
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**A** TYPICAL CMU EXTERIOR WALL SECTION SCALE: 3/4" = 1'-0"



**B** TYPICAL LOAD-BEARING WALL SECTION SCALE: N.T.S.

**ATTIC APPLIANCE NOTES:**

1. CHAPTER 13, SECTION 1305.1(3)

1305.1.3 APPLIANCES IN ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL BE PROVIDED WITH AN OPENING AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE PASSAGEWAY SHALL NOT BE LESS THAN 30 INCHES (762 MM) HIGH AND 22 INCHES (559 MM) WIDE AND NOT MORE THAN 6 FEET (1829 MM) IN LENGTH MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE ATTIC ACCESS OPENING TO THE APPLIANCE SERVICE PANEL. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24 INCHES (610 MM) WIDE A LEVEL SERVICE SPACE NOT LESS THAN 30 INCHES (762 MM) DEEP AND 30 INCHES (762 MM) WIDE SHALL BE PRESENT AT THE FRONT OR SERVICE SIDE OF THE APPLIANCE. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 30 INCHES BY 30 INCHES (762 MM BY 762 MM) WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

**EXCEPTION:** THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE IS CAPABLE OF BEING SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.

**M302.13 ELECTRICAL REQUIREMENTS**

1. LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION IN ACCORDANCE WITH CHAPTER 33.

**M309.13.2 AIR-HANDLING UNITS**

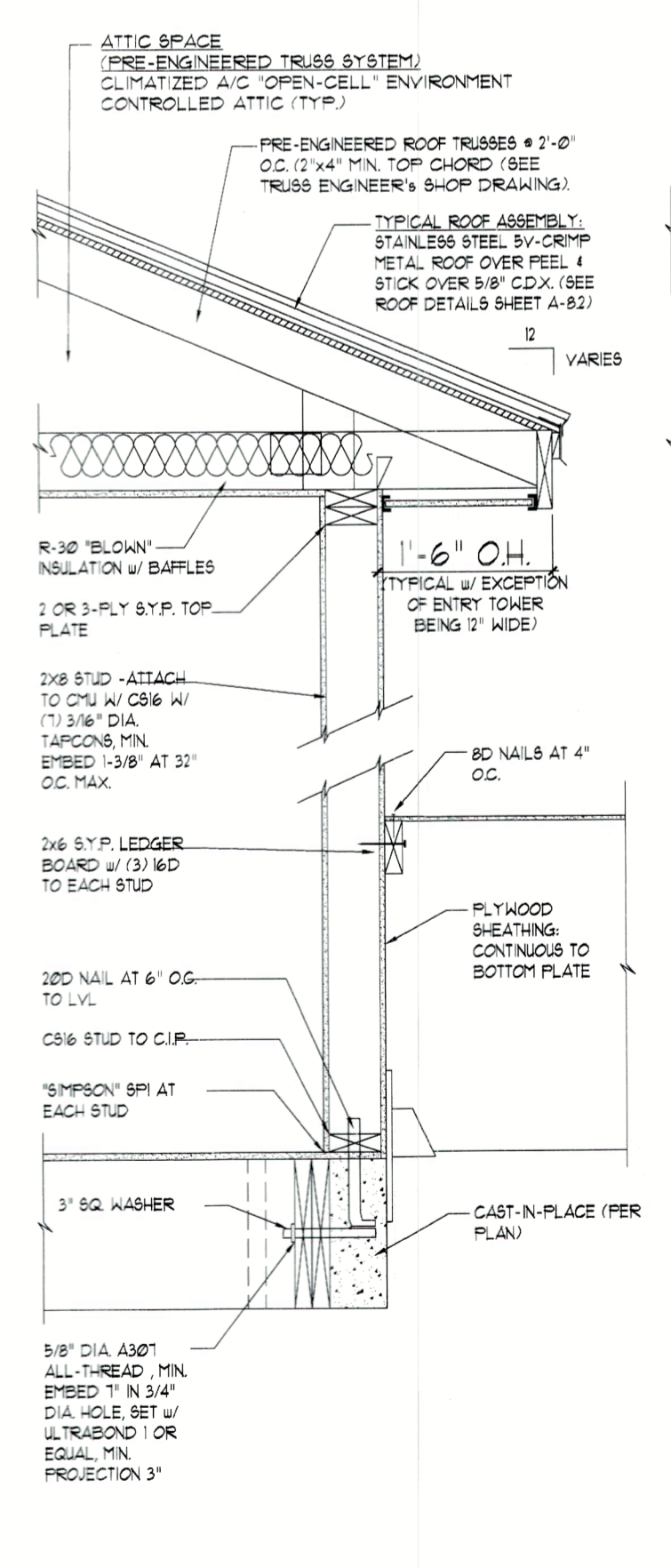
1. AIR-HANDLING UNITS SHALL BE ALLOWED IN ATTICS IF THE FOLLOWING CONDITIONS ARE MET:

1. THE SERVICE PANEL OF THE EQUIPMENT IS LOCATED WITHIN 10 FEET (3053 MM) OF AN ATTIC ACCESS.
2. A DEVICE IS INSTALLED TO ALERT THE OWNER OR SHUT THE UNIT DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY.
3. THE ATTIC ACCESS OPENING IS OF SUFFICIENT SIZE TO REPLACE THE AIR HANDLER.
4. A NOTICE IS POSTED ON THE ELECTRIC SERVICE PANEL NOTICING TO THE HOMEOWNER THAT THE SERVICE PANEL IS LOCATED IN THE ATTIC AND NOTICING SHALL BE IN ALL CAPITALS IN FRONT OF THE SERVICE PANEL WITH THE TITLE AND FIRST PARAGRAPH IN:

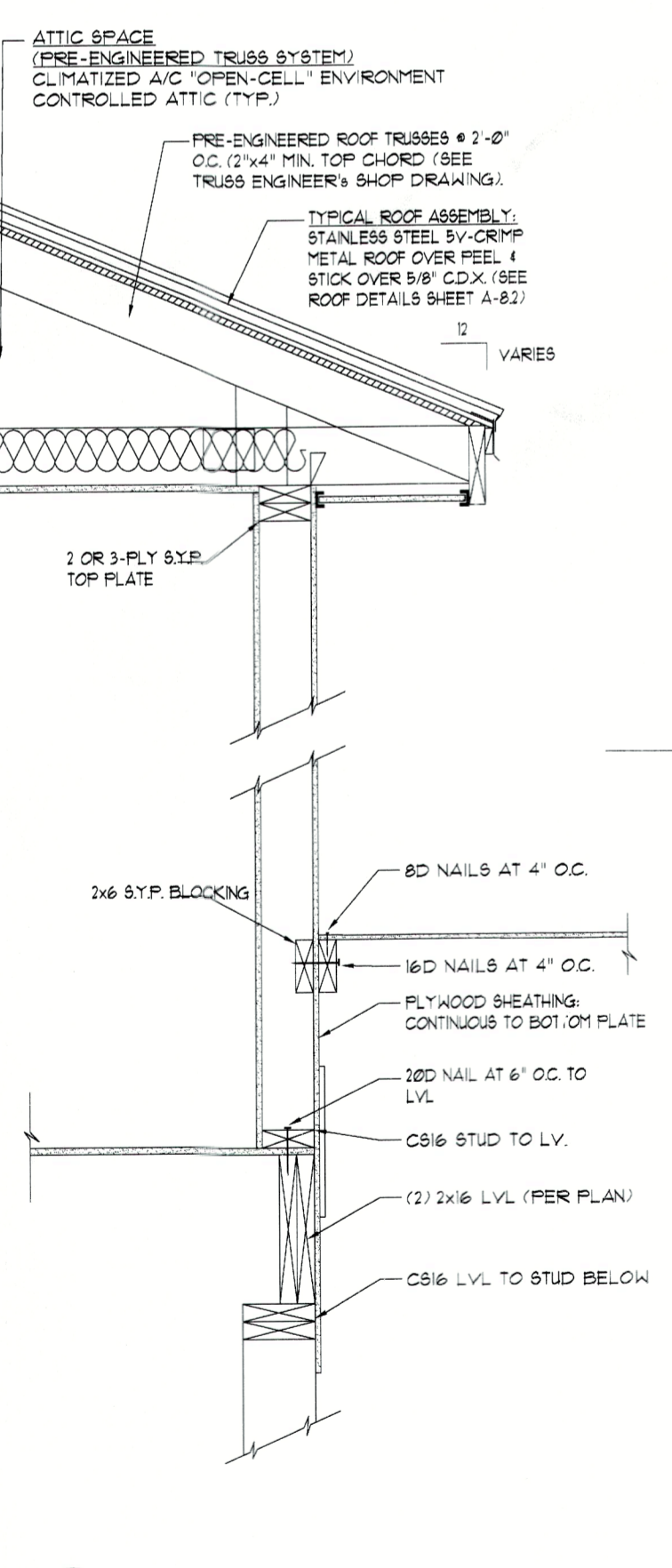
**NOTICE TO HOMEOWNER**

A PART OF YOUR AIR CONDITIONING SYSTEM, THE AIR HANDLER IS LOCATED IN THE ATTIC FOR PROPER EFFICIENT, AND ECONOMIC OPERATION OF THE AIR CONDITIONING SYSTEM. YOU MUST ENSURE THAT REGULAR MAINTENANCE IS PERFORMED. YOUR AIR CONDITIONING SYSTEM IS EQUIPPED WITH ONE OR BOTH OF THE FOLLOWING:

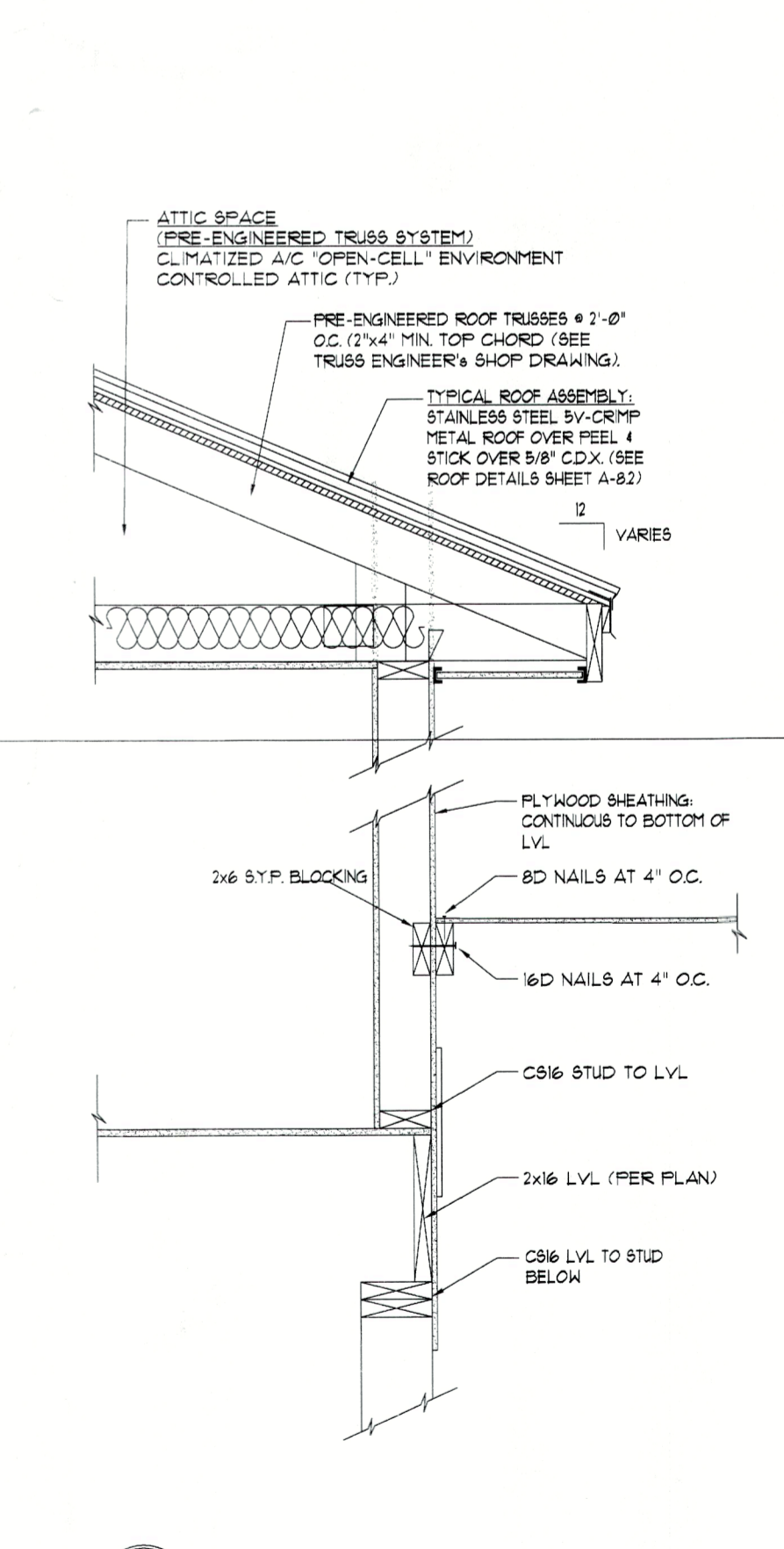
- 1) A DEVICE THAT WILL ALERT YOU WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY OR
- 2) A DEVICE THAT WILL SHUT THE SYSTEM DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING TO LIMIT POTENTIAL DAMAGE TO YOUR HOME AND TO AVOID DISRUPTION OF SERVICE. IT IS RECOMMENDED THAT YOU ENSURE PROPER WORKING ORDER OF THESE DEVICES BEFORE EACH SEASON OF PEAK OPERATION.



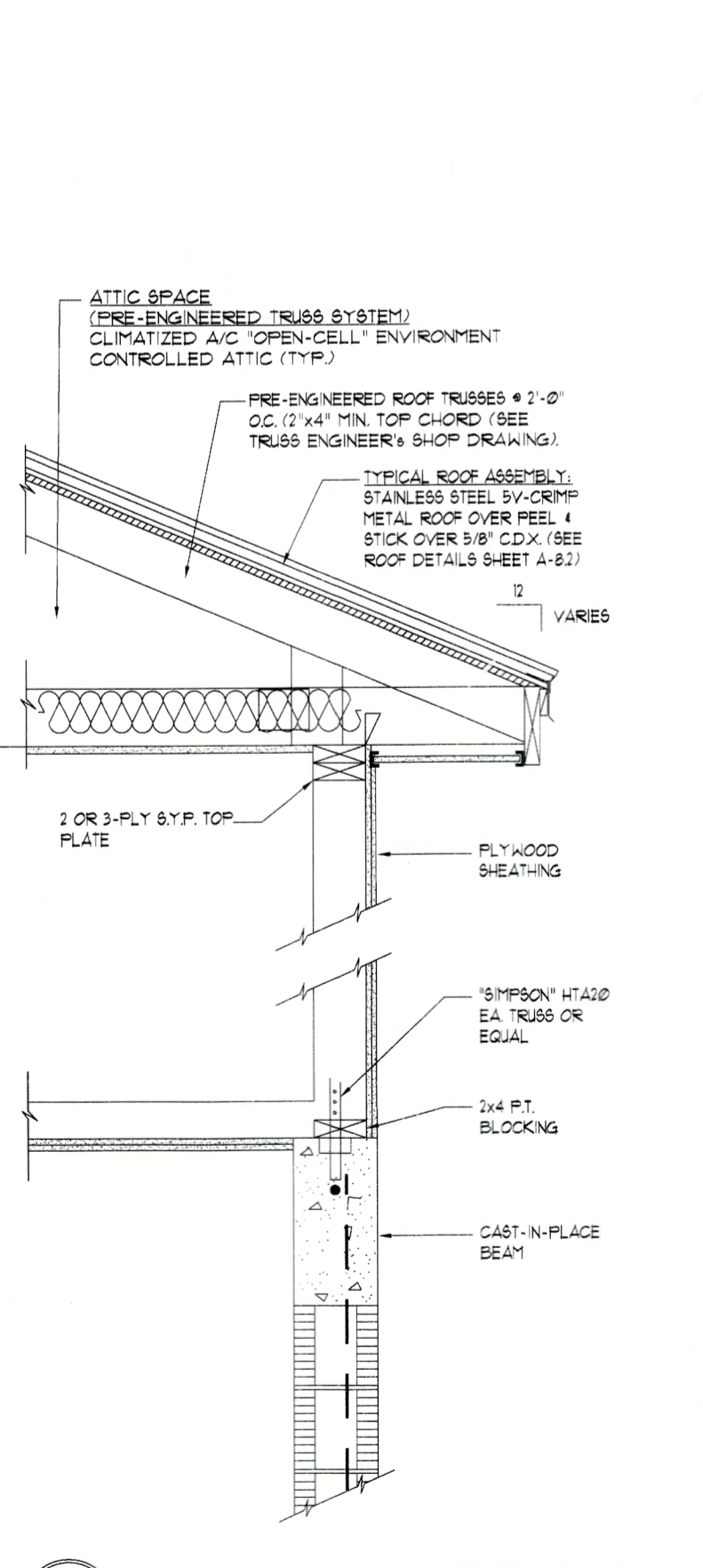
**C** TYPICAL LOAD-BEARING WALL SECTION SCALE: 3/4" = 1'-0"



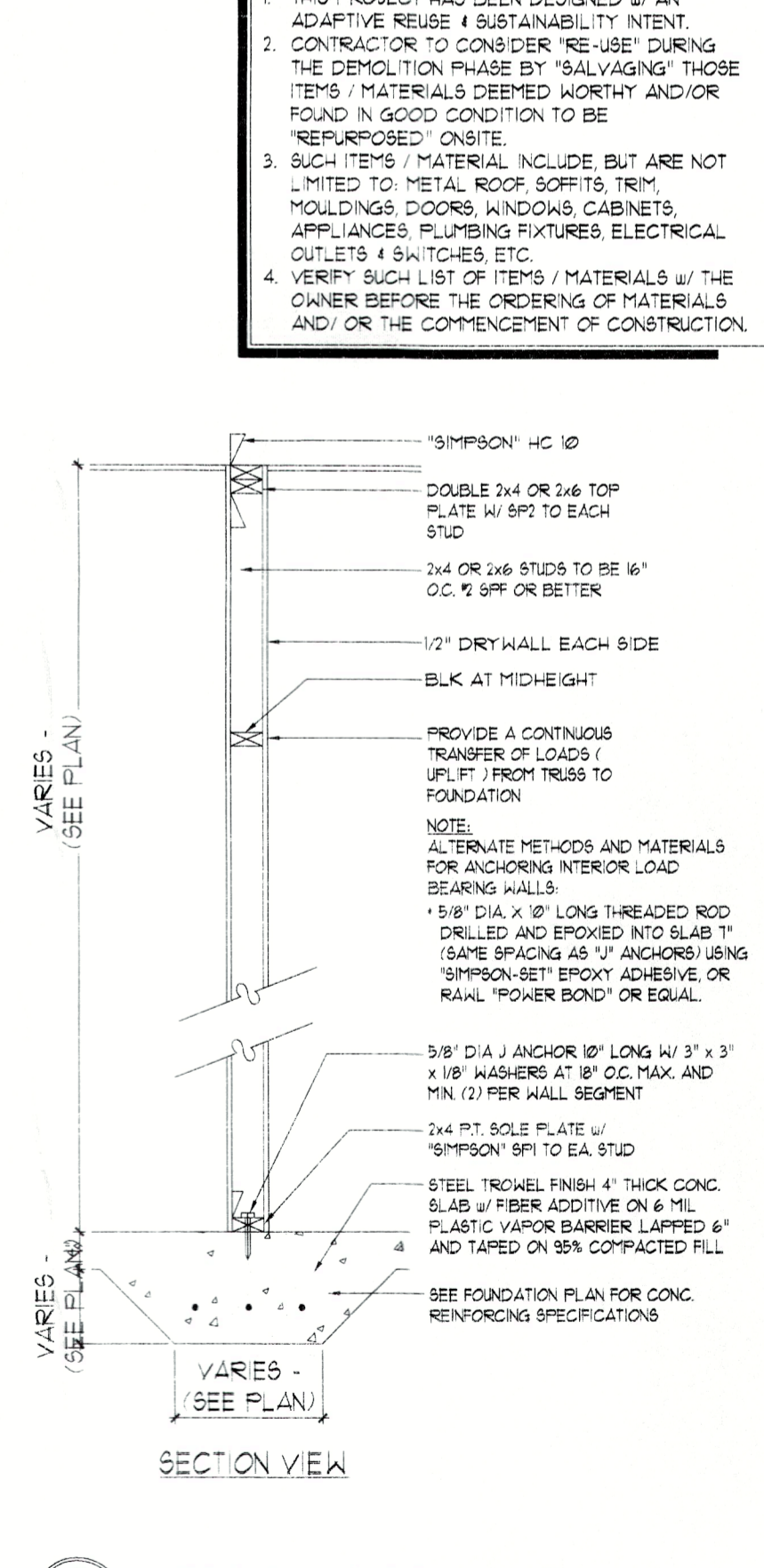
**D** TYPICAL LOAD-BEARING WALL SECTION SCALE: 3/4" = 1'-0"



**E** TYPICAL LOAD-BEARING WALL SECTION SCALE: 3/4" = 1'-0"



**F** TYPICAL RAISED-HEEL TRUSS WALL SECTION SCALE: 3/4" = 1'-0"



**G** INTERIOR WOOD BEARING WALL SECTION SCALE: 3/4" = 1'-0"

**ROOF FRAMING NOTES:**

1. DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (I.B.C.) - 2018 EDITION.
2. DESIGN WIND VELOCITY SHALL BE 160 MPH APPLIED IN ACCORDANCE WITH ALL SECTIONS OF THE IBC 2108.1606 FOR PARTIALLY ENCLOSED BUILDINGS. SEE WIND NOTES FOR ADDITIONAL REQUIREMENTS.
3. ROOF TRUSSES MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER SIZE, SPACING, SPECIES, AND GRADING, LOCATION OF UPLIFT LOADS, HURRICANE ANCHORAGE SIZES, TYPES AND CONNECTIONS.
4. PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE DISTRICT OF THE PROJECT SITE.
5. ROOF SHEATHING SHALL BE 15/32" CD PLYWOOD FASTENED WITH 8D COMMON NAILS AT 4" O.C. AT EDGES AND 6" O.C. IN FIELD (N.O.). NAILING SHALL BE 4" O.C. EDGES AND FIELD WITHIN 4" OF RIDGES AND EDGES OF ROOF AND 3" O.C. WITHIN 4" OF EXTERIOR ROOF CORNERS.
6. CONTRACTOR SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTERS FOR BEARING WALLS.
7. TRUSS ANCHORS TO MASONRY SHALL BE AS FOLLOWS (REF: SIMPSON CAT. #C-95H-1, USP MFG. CAT.).

**COLUMN TIE-DOWN ANCHORS:**

1. CONNECTIONS SHOWN ARE RECOMMENDED. OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANT WITH SIMPSON, HIGHERS, OR OTHER MANUFACTURER'S REQUIREMENTS.

2. DESIGNED FOR PARALLEL COLUMNS TIE-DOWNS.

ITEM	UPLIFT CAPACITY	NOTES
USP L125-0	1910#	1/2" DIAMETER **
SIMPSON HFT16	4135#	3/8" DIAMETER **
SIMPSON HFT22	3300#	5/8" DIAMETER ***
* 1/2" DIAMETER A307 ALL THREAD SET IN 8" O.C. DIAMETER HOLE W/ ULTRABOND 1 OR EQUAL, MIN EMBED 5", OR 1/2" DIAMETER RAWL POWER STUD OR EQUAL, MIN EMBED 3", (10) 16D STRAP #3 STRAPERS.		
** 3/8" DIAMETER A307 ALL THREAD SET IN 3/4" DIAMETER HOLE W/ 'SIMPSON' SET EPOXY OR EQUAL, MIN EMBED 4", OR 3/8" DIAMETER TITAN HD STRONG-TIE SCREW OR EQUAL, MIN EMBED 4".		
*** 5/8" DIAMETER A307 ALL THREAD SET IN 3/4" DIAMETER HOLE W/ 'SIMPSON' SET EPOXY OR EQUAL, MIN EMBED 10".		

**GENERAL CONTRACTOR NOTES:**

1. CODE COMPLIANCE CONSTRUCTION TO NOW CONFORM TO THE FLORIDA BUILDING CODE 2020 ED.
2. THESE DRAWINGS ARE NOT TO BE RESCALED.
3. ACTUAL DIMENSIONS ARE TO BE FIELD VERIFIED BY THE OWNER/CONTRACTOR PRIOR TO CONSTRUCTION.
4. SCALE LISTED ON DRAWINGS IS INTENDED TO BE ACCURATE TO ALL KNOWLEDGE DIMENSIONS SHOWN TAKE PRECEDENCE.
5. ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
6. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.
7. NO SUBSTITUTIONS SHALL NOT BE MADE TO THESE DOCUMENTS WITHOUT PRIOR WRITTEN ARCHITECT'S APPROVAL.
8. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/AGENT ACCESS TO THE SITE AND ALL WORK.
9. CONTRACTOR TO VERIFY ALL DIMENSIONS AND APPLICATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS 1 DIMENSION PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION AND/OR FABRICATION.
11. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION ASSOCIATED WITH ALL WORK TO BE COMPLETED FOR THIS PROJECT.
12. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK SUCH METHODS SHALL BE SIMILAR TO THOSE DETAILS SHOWN THAT CONTRACTOR (SEE MANUFACTURER'S SPECIFICATIONS & DETAILS FOR ADDITIONAL INSTALLATION AND ERECTION INSTRUCTIONS).
13. ALL WORKMANSHIP & MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR. & SHALL CONFORM TO THE LATEST FBC, NFA, AND ADA STATED ON ALL SHEETS.
14. OWNER AND CONTRACTOR SHALL COORDINATE ALL EXTERIOR FINISHES AND FIXTURES AND SHALL NOT NECESSARILY BE EXACTLY REFLECTED IN THESE DOCUMENTS FINISHES TO INCLUDE BUT ARE NOT LIMITED TO: TRIM, MOLDINGS, EXTERIOR FLOOR FINISHES, PAINT, SOFFIT & CEILING TEXTURE, AND WHERE APPLICABLE SHALL BE FLORIDA APPROVED.
15. ALL TRADES TO COORDINATE WITH CONTRACTOR WITH RESPECT TO ELECTRICAL, MECHANICAL, & PLUMBING WORK & ANY SHOP DRAWINGS PROVIDED.
16. CONTRACTOR TO REPAIR EXISTING CONCRETE FLOOR AREAS TO MATCH EXISTING IN THICKNESS, FINISHMENT AND TEXTURE AS NECESSARY. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS AND OPENING LOCATIONS BEFORE COMMENCEMENT OF CONSTRUCTION.
17. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, PLANS AND SPECS SUBMITTED HEREWITH COMPLY WITH THE LATEST FBC (2020), NFA AND ADA AT THE TIME OF PLAN PREPARATIONS. NO WARRANTY IS HEREBY GIVEN OR IMPLIED.
18. CONTRACTOR RESPONSIBLE TO ACCURATELY SIZE AND LOCATE UNITS, JOINTS IN 2nd FLOOR ROOF ATTIC (SEE PLAN FOR ALL CRITICAL CHASE SHOOT).  
2) NO HANDICAP PARKING RAMP IS NECESSARY FOR THIS PROPOSED EXTERIOR REMODEL.
19. SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR QUALITATIVE TERMINOLOGY SPECIFIC TO EACH PLAN SHEET.

**SUSTAINABILITY STATEMENT:**

1. THIS PROJECT HAS BEEN DESIGNED BY AN ADAPTIVE REUSE & SUSTAINABILITY INTENT.
2. CONTRACTOR TO CONSIDER 'RE-USE' DURING THE DEMOLITION PHASE BY SALVAGING THOSE ITEMS / MATERIALS DEEMED WORTHY AND/OR FOUND IN GOOD CONDITION TO BE 'RE-APPROVED' ON SITE.
3. SUCH ITEMS / MATERIAL INCLUDE BUT ARE NOT LIMITED TO: METAL ROOF SOFFITS, TRIM, MOLDINGS, DOORS, WINDOWS, CABINETS, APPLIANCES, PLUMBING FIXTURES, ELECTRICAL OUTLETS & SWITCHES ETC.
4. VERIFY SUCH LIST OF ITEMS / MATERIALS WITH THE OWNER BEFORE THE ORDERING OF MATERIALS AND / OR THE COMMENCEMENT OF CONSTRUCTION.

FLORIDA ARCHITECTS  
 FLORIDA LICENSE #112140  
 WILLIAMS TAGLAND ARCHITECT  
 100 BOX 2514  
 SIRSNOTA  
 FLORIDA 3427  
 941-993-5300 C  
 888-268-9172

RAISED OR ELECTRONIC SEAL  
 STATE OF FLORIDA  
 ARCHITECTS  
 REGISTERED PROFESSIONAL

**NEW SINGLE FAMILY RESIDENCE**  
 MAIDEN LANE PROPERTY LLC  
 530 JESSMYTH DRIVE  
 LONGBOAT KEY, FL, 34228

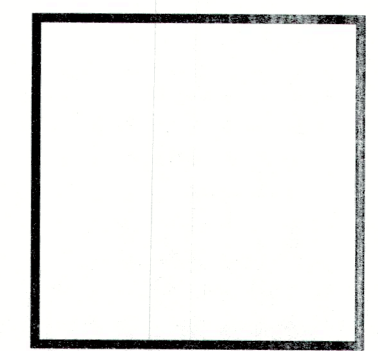
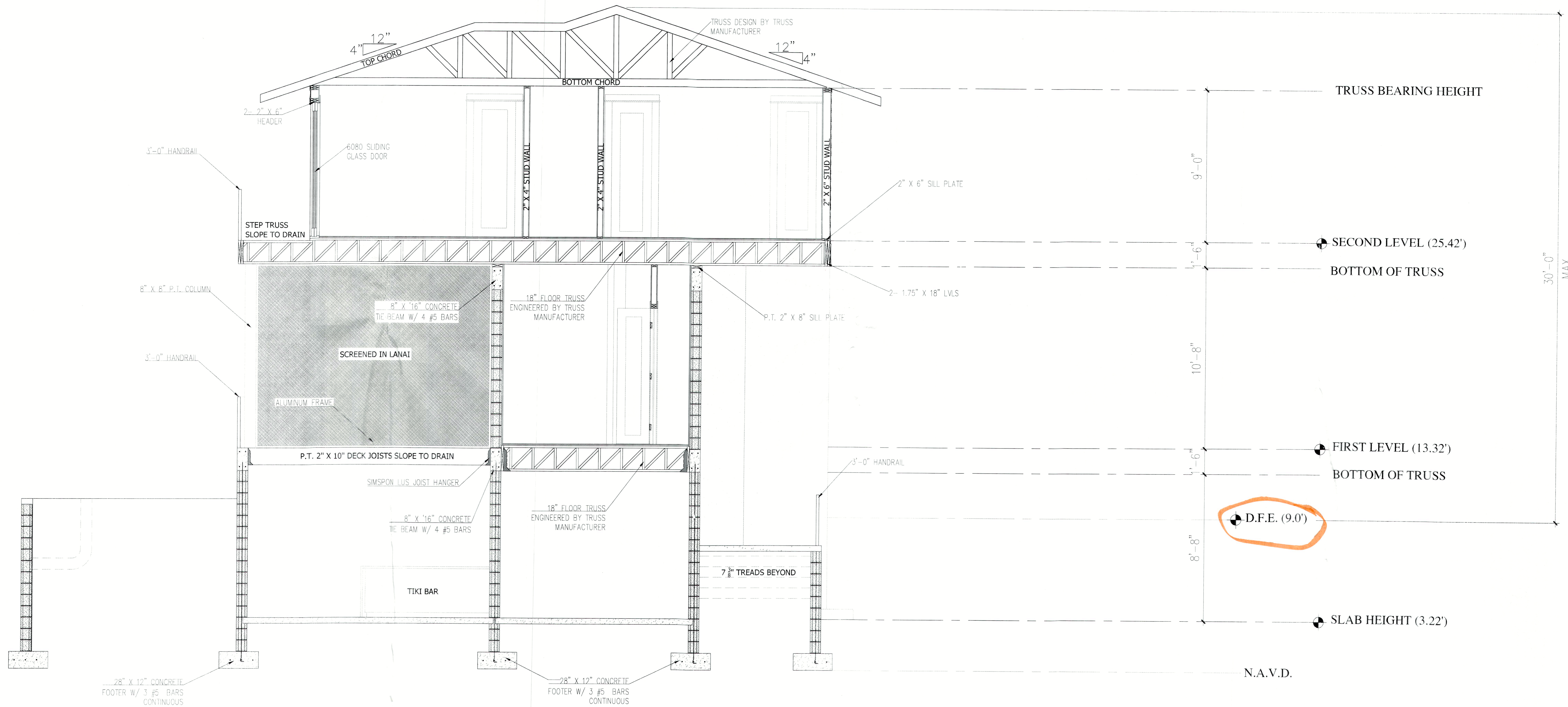
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 ARIZON LICENSE PENDING  
 NJ LICENSE # 12140  
 1231 S. STREET  
 SUWANEE, FLORIDA, 34291  
 941-993-3300 C  
 ARCHITECT@TAGL.COM

**WILLIAM C. TAGLAND**  
 ARCHITECT

**NEW SINGLE FAMILY RESIDENCE**  
 MAIDEN LANE PROPERTY LLC  
 530 JESSMYTH DRIVE  
 LONGBOAT KEY, FL, 34228

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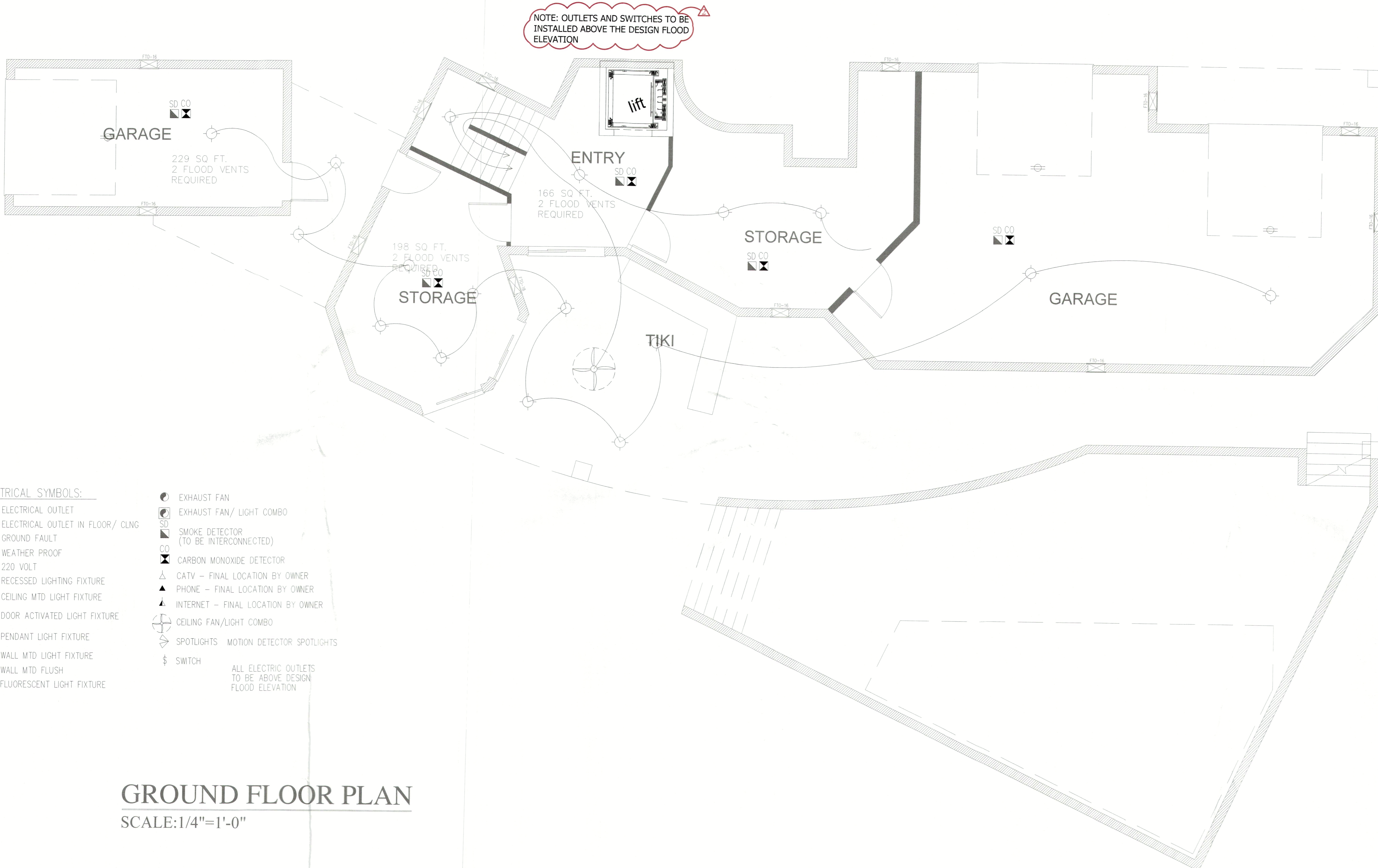
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- ELECTRICAL SYMBOLS:**
- ELECTRICAL OUTLET
  - ELECTRICAL OUTLET IN FLOOR/ CLNG
  - GFCI GROUND FAULT
  - WP WEATHER PROOF
  - 220 220 VOLT
  - RECESSED LIGHTING FIXTURE
  - CEILING MTD LIGHT FIXTURE
  - DOOR ACTIVATED LIGHT FIXTURE
  - PENDANT LIGHT FIXTURE
  - WALL MTD LIGHT FIXTURE
  - WALL MTD FLUSH
  - FLUORESCENT LIGHT FIXTURE
  - EXHAUST FAN
  - EXHAUST FAN/ LIGHT COMBO
  - SMOKE DETECTOR (TO BE INTERCONNECTED)
  - CARBON MONOXIDE DETECTOR
  - CATV - FINAL LOCATION BY OWNER
  - PHONE - FINAL LOCATION BY OWNER
  - INTERNET - FINAL LOCATION BY OWNER
  - CEILING FAN/LIGHT COMBO
  - SPOTLIGHTS
  - MOTION DETECTOR SPOTLIGHTS
  - SWITCH
- ALL ELECTRIC OUTLETS TO BE ABOVE DESIGN FLOOD ELEVATION

**GROUND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

RAISED OR ELECTRONIC SEAL  
STATE OF FLORIDA  
WILLIAM TAGLANT  
A REGISTERED PROFESSIONAL ENGINEER  
FL LICENSE #17388  
FL LICENSE #12140  
PROGRAM DESIGN TERRACE  
SARASOTA  
FLORIDA 34239  
941-995-5300 C  
888-368-9172 F

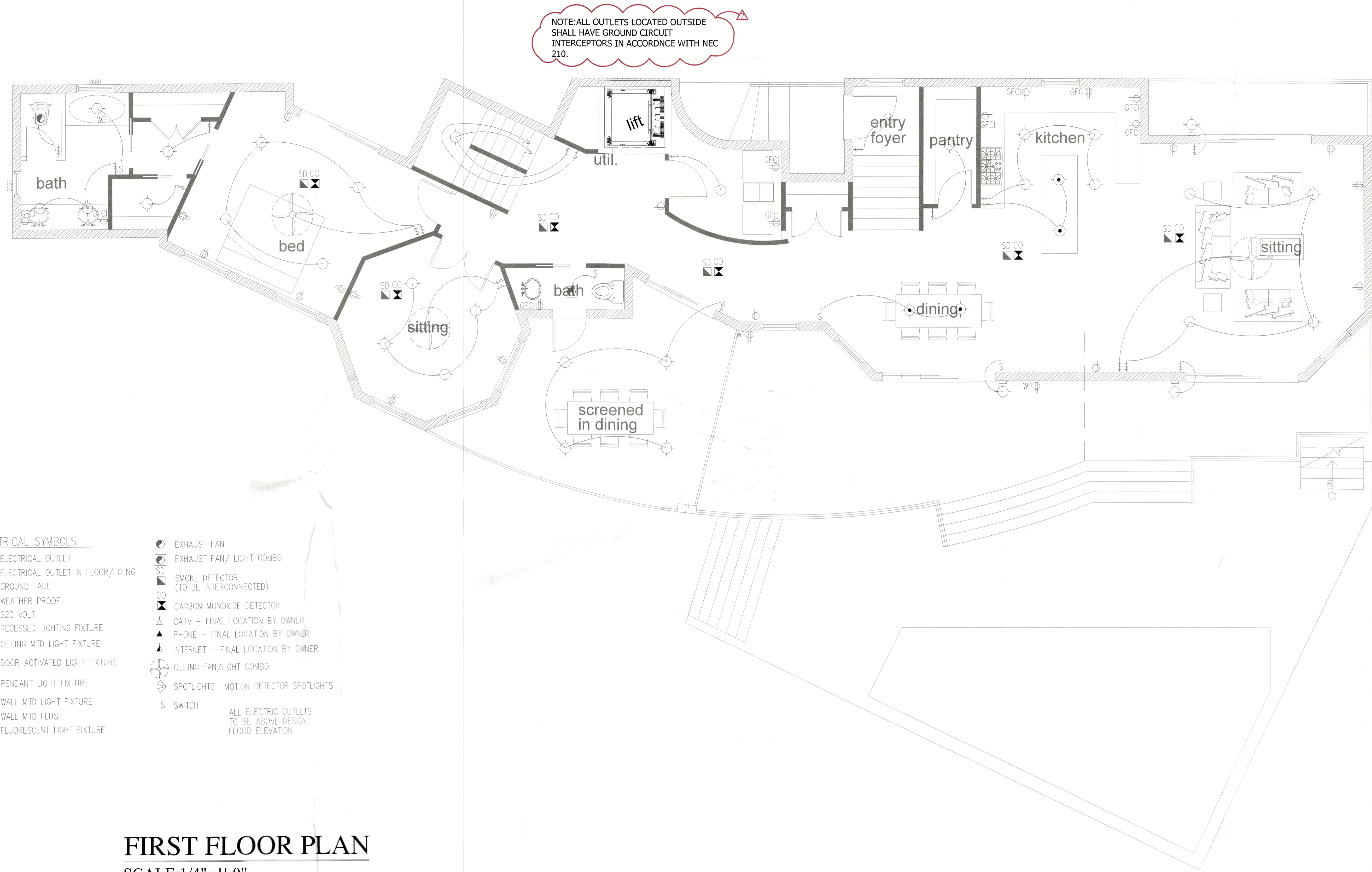
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MAIDEN LANE PROPERTY LLC  
530 JESSMYTH DRIVE  
LONGBOAT KEY, FL, 34228

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NOTE: ALL OUTLETS LOCATED OUTSIDE SHALL HAVE GROUND CIRCUIT INTERCEPTORS IN ACCORDANCE WITH NEC 210.

- ELECTRICAL SYMBOLS:**
- ⊕ ELECTRICAL OUTLET
  - ⊕ ELECTRICAL OUTLET IN FLOOR/ CLNG
  - GFCI GROUND FAULT
  - WP WEATHER PROOF
  - 220 220 VOLT
  - RECESSED LIGHTING FIXTURE
  - ⊙ CEILING MTD LIGHT FIXTURE
  - ⊙ DOOR ACTIVATED LIGHT FIXTURE
  - ⊙ PENDANT LIGHT FIXTURE
  - ⊕ WALL MTD LIGHT FIXTURE
  - WS WALL MTD FLUSH
  - FLUORESCENT LIGHT FIXTURE
  - ⊙ EXHAUST FAN
  - ⊙ EXHAUST FAN/ LIGHT COMBO
  - SD SMOKE DETECTOR (TO BE INTERCONNECTED)
  - CO CARBON MONOXIDE DETECTOR
  - △ CATV - FINAL LOCATION BY OWNER
  - ▲ PHONE - FINAL LOCATION BY OWNER
  - ▲ INTERNET - FINAL LOCATION BY OWNER
  - ⊙ CEILING FAN/LIGHT COMBO
  - ⊙ SPOTLIGHTS
  - ⊙ MOTION DETECTOR SPOTLIGHTS
  - ⊙ SWITCH
- ALL ELECTRIC OUTLETS TO BE ABOVE DESIGN FLOOD ELEVATION

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

FL LICENSE: AR1838  
NJ LICENSE: AJ-12140  
PMB: 3000 BAYVIEW TERRACE  
SARASOTA  
FLORIDA, 34239  
941-993-5300 C  
888-268-9172 F

WILLIAM TAGLAND  
A REGISTERED PROFESSIONAL ENGINEER

RAISED OR ELECTRONIC SIGNATURE  
STATE OF FLORIDA  
WILLIAM TAGLAND  
REGISTERED PROFESSIONAL ENGINEER  
SIGNATURE

**NEW SINGLE FAMILY RESIDENCE**  
MAIDEN LANE PROPERTY LLC  
530 JESSMYTH DRIVE  
LONGBOAT KEY, FL, 34228

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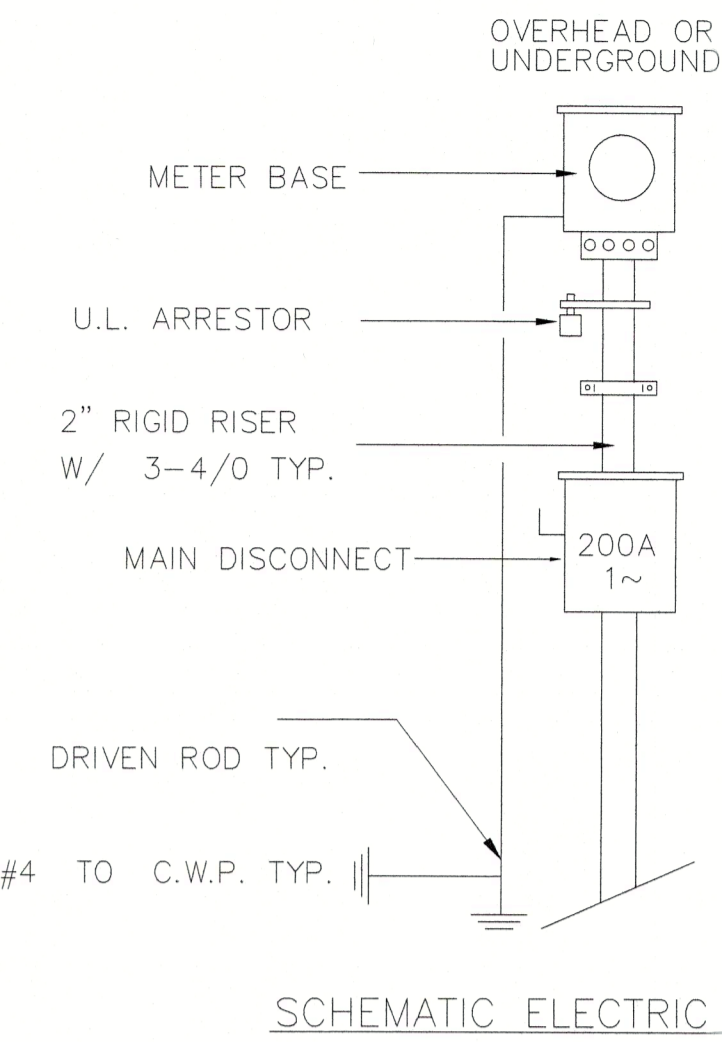
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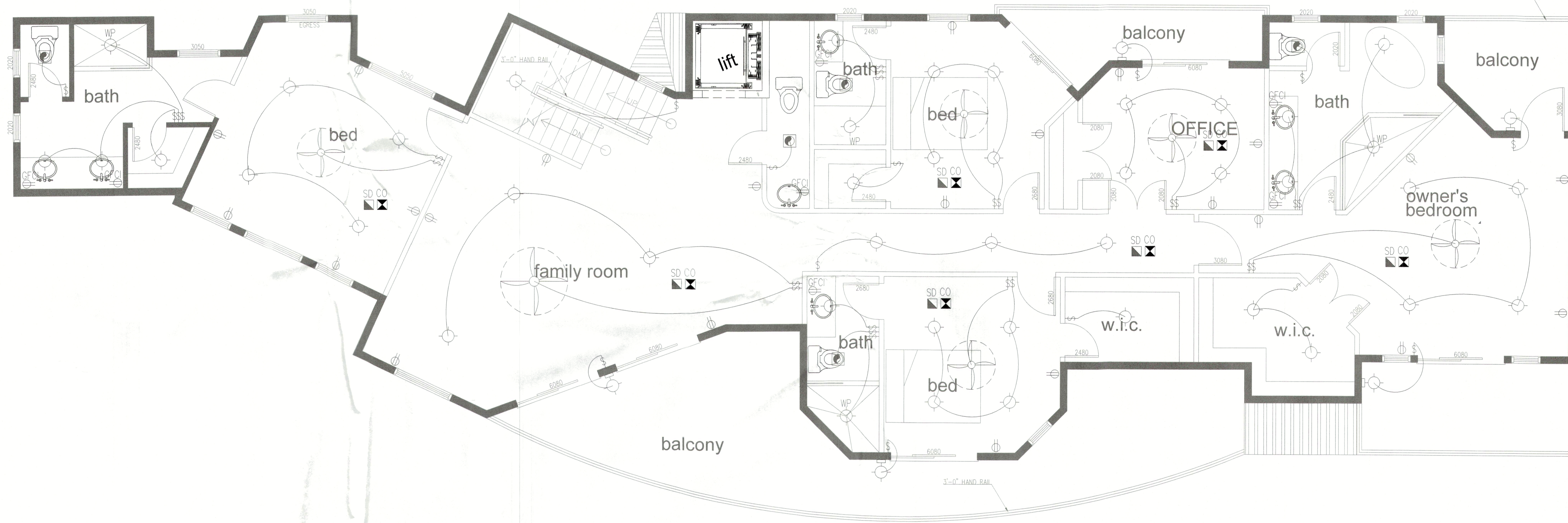
**ELECTRICAL SYMBOLS:**

- ⊖ ELECTRICAL OUTLET
- ⊖ ELECTRICAL OUTLET IN FLOOR/ CLNG
- ⊖ GFCI
- WP WEATHER PROOF
- 220 220 VOLT
- ⊖ RECESSED LIGHTING FIXTURE
- ⊖ CEILING MTD LIGHT FIXTURE
- ⊖ DOOR ACTIVATED LIGHT FIXTURE
- ⊖ PENDANT LIGHT FIXTURE
- ⊖ WALL MTD LIGHT FIXTURE
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- ⊖ FLUORESCENT LIGHT FIXTURE
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- ⊖ SPOTLIGHTS MOTION DETECTOR SPOTLIGHTS
- ⊖ SWITCH
- ⊖ ALL ELECTRIC OUTLETS TO BE ABOVE DESIGN FLOOD ELEVATION



**NOTES:**  
 CIRCUITING FOR ALL KITCHEN APPLIANCES RECEPTACLES WILL COMPLY WITH IRC SECTION E3603.2  
 CIRCUITING FOR ALL BATHROOMS WILL COMPLY WITH IRC SECTION E3603.2  
 ALL RECESSED LIGHT FIXTURES WILL BE IC RATED  
 ALL LIGHT FIXTURES IN SHOWERS WILL BE WATER PROOF AND APPROVED FOR USE IN WET AREAS.  
 ALL CEILING FANS TO HAVE A FAN RATED OUTLET BOX  
 ELECTRIC WIRING FOR BRANCH CIRCUITS AND FEEDERS SHALL BE NO LESS THAN #12 COPPER CONDUCTORS  
 PROVIDE ARC-FAULT PROTECTION FOR ALL BRANCH CIRCUITS IN ALL BEDROOMS/SLEEPING ROOMS  
 PROVIDE PROTECTED LIGHTING IN ATTIC AREA & CONVENIENCE OUTLETS ADJ. TO A/C HANDLERS IN ACCORDANCE W/ NJ IRC  
 ALL EXTERIOR GFCI RECEPTACLES TO HAVE "IN-USE" COVERS  
 ELECTRICAL WIRE SIZE TO BE #12 MINIMUM All receptacle outlets located in bathrooms, garages or carports serving kitchen counter tops, located outdoors and within six feet of sinks shall have ground fault circuit interrupter protection.

**NOTE:** All outlet boxes in the garage side of the wall between the dwelling and the garage and in the garage ceiling shall be metal or of other materials listed for the use intended.  
 PROVIDE C.O DETECTORS WITHIN 10'-0" OF SLEEPING ROOM-PROVIDED



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

FL LICENSE: AH768  
 NJ LICENSE: A12144  
 PAID BOX BEHIND TERRACE  
 SARASOTA  
 FLORIDA 3429  
 941-935-5300 C  
 888-266-9172 F

**WILLIAM TAGLAND**  
 A REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

RAISED OR ELECTRONIC SEAL  
 STATE OF FLORIDA  
 BOARD OF ELECTRICIAN REGULATION  
 SIGNATURE

**NEW SINGLE FAMILY RESIDENCE**  
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 530 JESSMYTH DRIVE  
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