

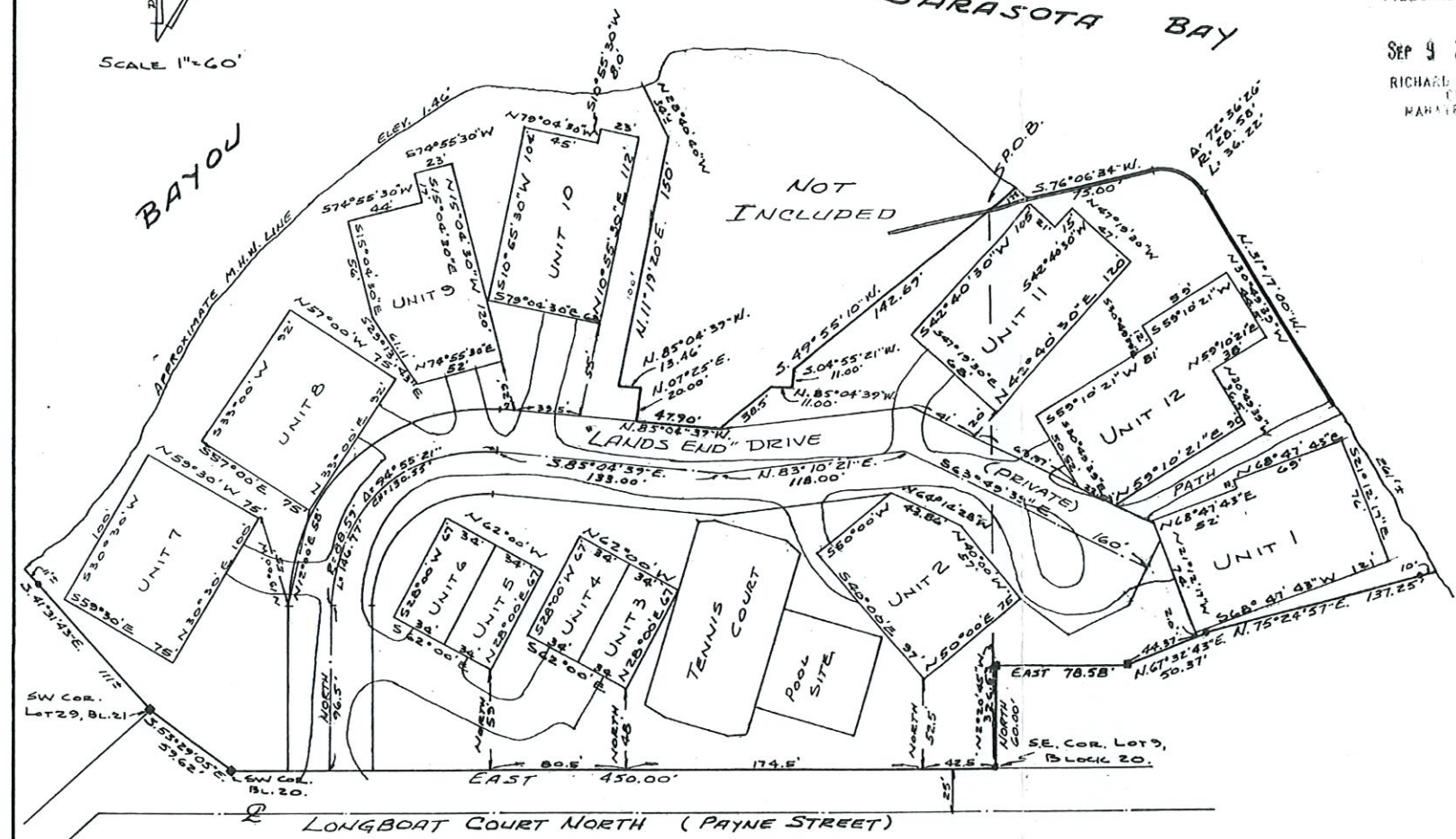
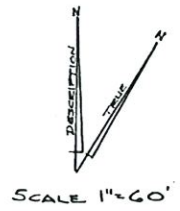
"LANDS END" A CONDOMINIUM

620661

FILED AND RECORDED

SEP 9 2 26 PM '11

RICHARD J. MOORE III
CLERK
MANATEE CO. FLA.



UNIT BOUNDARIES:

EACH UNIT SHALL INCLUDE THAT PART OF THE CONDOMINIUM PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF THE UNIT, WHICH BOUNDARIES SHALL BE DETERMINED IN THE FOLLOWING MANNER:

UPPER AND LOWER BOUNDARIES.

THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE SAME AS THE UPPER AND LOWER BOUNDARIES OF A PARCEL OF REAL ESTATE OWNED IN FEE SIMPLE AND SHALL BE DETERMINED IN THE SAME MANNER AND UNDER THE SAME LAWS WHICH ESTABLISH THE UPPER AND LOWER BOUNDARIES OF SUCH A PARCEL OF REAL ESTATE.

PERIMETRICAL BOUNDARIES.

THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE AS SHOWN HEREON (WHEREIN EACH UNIT IS IDENTIFIED AND THE PERIMETRICAL BOUNDARIES OF EACH UNIT ARE INDICATED BY FOUR OR MORE INTERSECTING SOLID LINES) EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

NOTE:
THE EASEMENT FOR TOWN OF LONGBOAT KEY'S WATER AND SEWER AND ALL OTHER UTILITIES IS WITHIN THE 50' RIGHT OF WAY.

DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 20, LONGBEACH SUBDIVISION, RECORDED IN PLAT BOOK 6, PAGE 66 PUBLIC RECORDS OF MANATEE COUNTY, FLA. (VACATED); THENCE (USING THE NORTH RIGHT OF WAY LINE OF LONGBOAT COURT NORTH (PAYNE STREET) AS AN EAST-WEST BEARING) N2°20'45"W, 326.53 FEET FOR A POINT OF BEGINNING; THENCE S49°55'10"W, 142.69 FEET; THENCE S04°55'21"W, 11.00 FEET; THENCE N85°04'39"W, 11.00 FEET; THENCE S49°55'10"W, 38.5 FEET TO THE NORTH LINE OF LANDS END DRIVE (50' WIDE); THENCE N85°04'39"W, ALONG SAID NORTH LINE, 47.90 FEET; THENCE N07°25'E, 20.00 FEET; THENCE N85°04'39"W, 13.46 FEET; THENCE N11°19'20"E, 150.00 FEET; THENCE N28°40'40"W, 34'3 TO MEAN HIGH WATERLINE (ELEV. +1.46') OF SARASOTA BAY; THENCE SOUTHWESTERLY ALONG SAID MEAN HIGH WATER LINE TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF LOT 29, BLOCK 21, SAID LONGBEACH SUBDIVISION; THENCE S41°31'43"E ALONG SAID SOUTHWESTERLY SOUTHWESTERLY LINE OF LOT 29, BLOCK 21, SAID LONGBEACH SUBDIVISION; THENCE S53°29'05"E, 59.62 FEET TO THE SOUTHWEST CORNER BLOCK 20, SAID LONGBEACH SUBDIVISION; THENCE EAST ALONG NORTH LINE LONGBOAT COURT NORTH (PAYNE STREET, 50 FEET WIDE) 450.00 FEET TO THE SOUTHEAST CORNER LOT 9, BLOCK 20, SAID LONGBEACH SUBDIVISION; THENCE NORTH, 60.00 FEET; THENCE EAST, 78.58 FEET; THENCE N67°32'43"E, 50.37 FEET; THENCE N75°24'57"E, 137.25 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF SARASOTA BAY; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID MEAN HIGH WATER LINE TO A POINT WHICH BEARS N49°55'10"E OF THE POINT OF BEGINNING; THENCE S49°55'10"E, 17 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 4.85 ACRES MORE OR LESS, BEING AND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 16 EAST.

NOTE: THE UNITS IN THIS CONDOMINIUM ARE IN LAND.



George L. Moore III
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1195

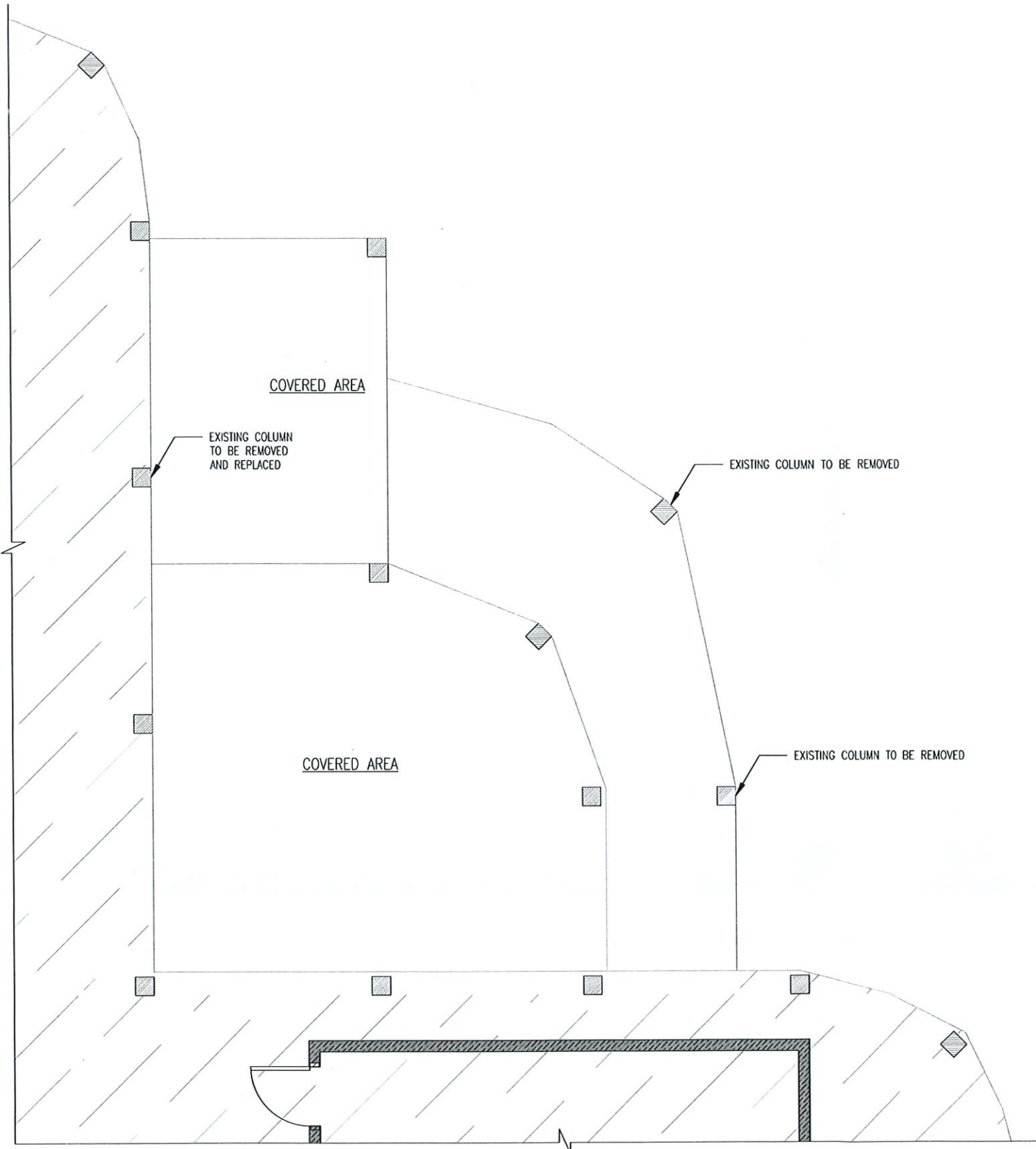
DATE OF SURVEY
JULY 22, 1977

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TOWN OF LONGBOAT KEY
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STATE OF FLORIDA
COUNTY OF MANATEE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR DULY AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT PURSUANT TO §718.104(4)(c), F.S., THAT THIS PLAN CONSISTING OF ONE PAGE, TOGETHER WITH THE DECLARATION, ARE IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON ELEMENTS AND EACH UNIT AND PROVIDE ACCURATE REPRESENTATIONS OF THEIR LOCATIONS AND DIMENSIONS AND DO FURTHER CERTIFY THAT SUCH MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION, RELATING TO MATTERS OF SURVEY ARE AN ACCURATE REPRESENTATION OF THE IMPROVEMENTS AND THAT THE IDENTIFICATION LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND EACH UNIT CAN BE DETERMINED THEREFROM.



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

WALL LEGEND:

	• EX. 4" FRAME WALL		• 4" FRAME WALL
	• EX. 6" FRAME WALL		• 6" FRAME WALL
	• EX. 8" CMU WALL		• 8" CMU WALL

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Longboat Key, FL 34228

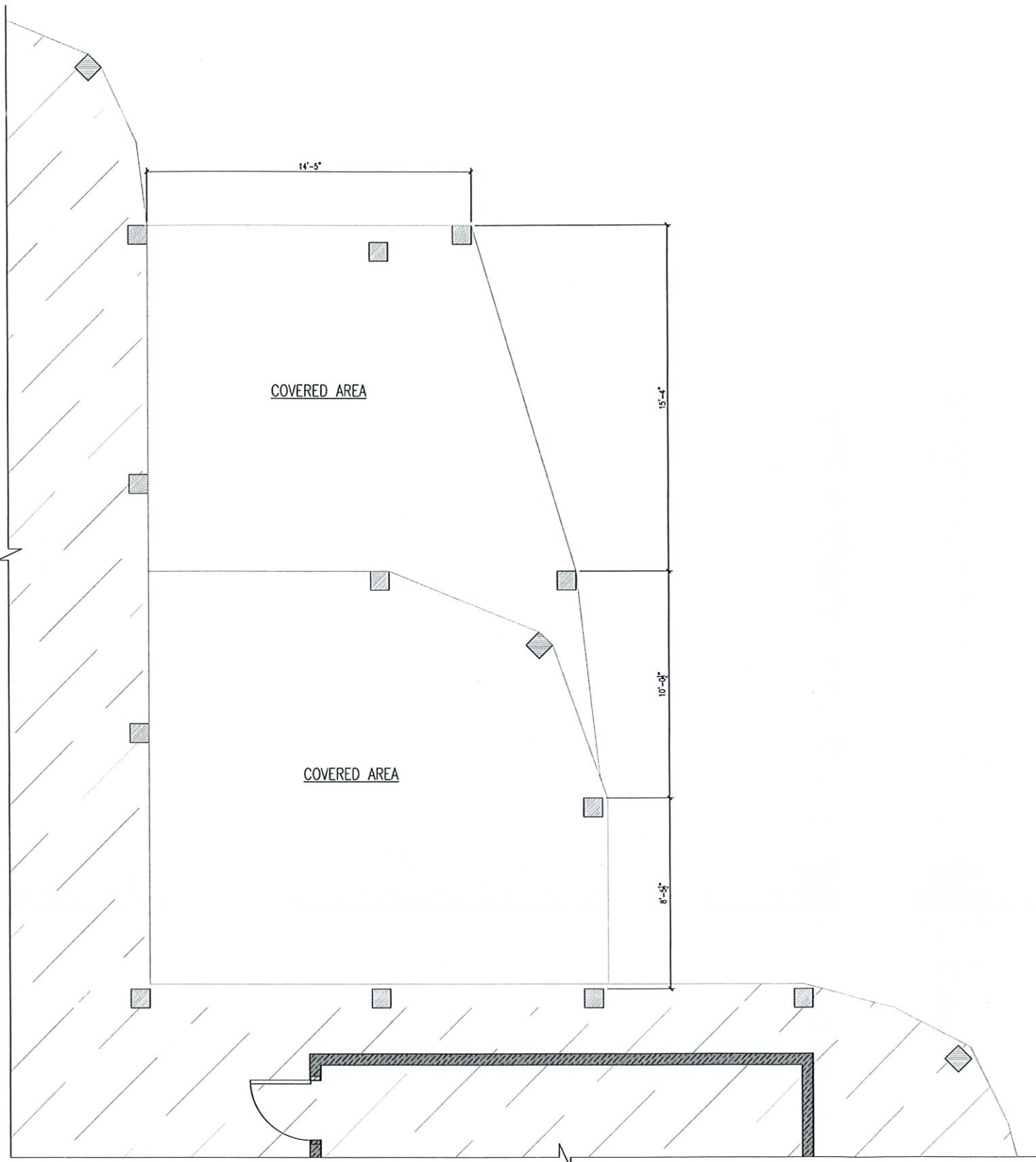
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TAG	DATE	REVISION	REASON



Date: 03/20/2022
Drawn by: RS
Job No.: 22-0038
Sheet:

A.1



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

WALL LEGEND:

	• EX. 4' FRAME WALL		• 4' FRAME WALL
	• EX. 6' FRAME WALL		• 6' FRAME WALL
	• EX. 8' CMU WALL		• 8' CMU WALL

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APEX
Consulting Engineers PL

Derek W. Newcomer, PE #49910
16890 Truade Island Rd 7th Cape Coral, FL 33954
1136 NE Pine Island Rd Cape Coral, FL 33909
T: 888.666.APEXENGINEER.COM

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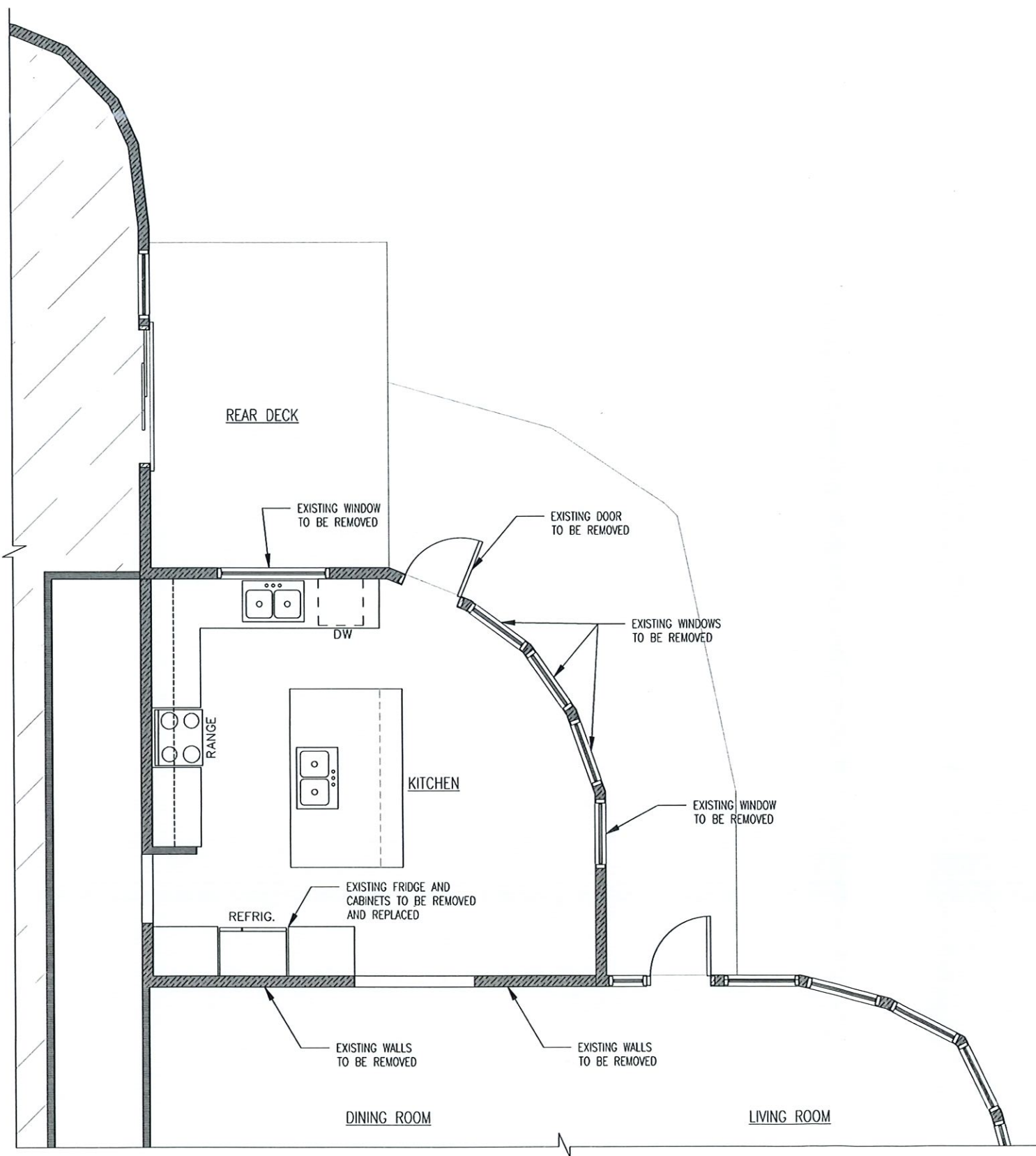
I, DEREK W. NEWCOMER, PE, LICENSE NO. 49910, AS A PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THE ABOVE PROJECT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA ENGINEERING AND SURVEYING BOARD AND THE FLORIDA ENGINEERING AND SURVEYING BOARD RULES AND REGULATIONS.

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
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A.2



EXISTING 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND:

	• EX. 4" FRAME WALL		• 4" FRAME WALL
	• EX. 6" FRAME WALL		• 6" FRAME WALL
	• EX. 8" CMU WALL		• 8" CMU WALL

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Longboat Key, FL 34228

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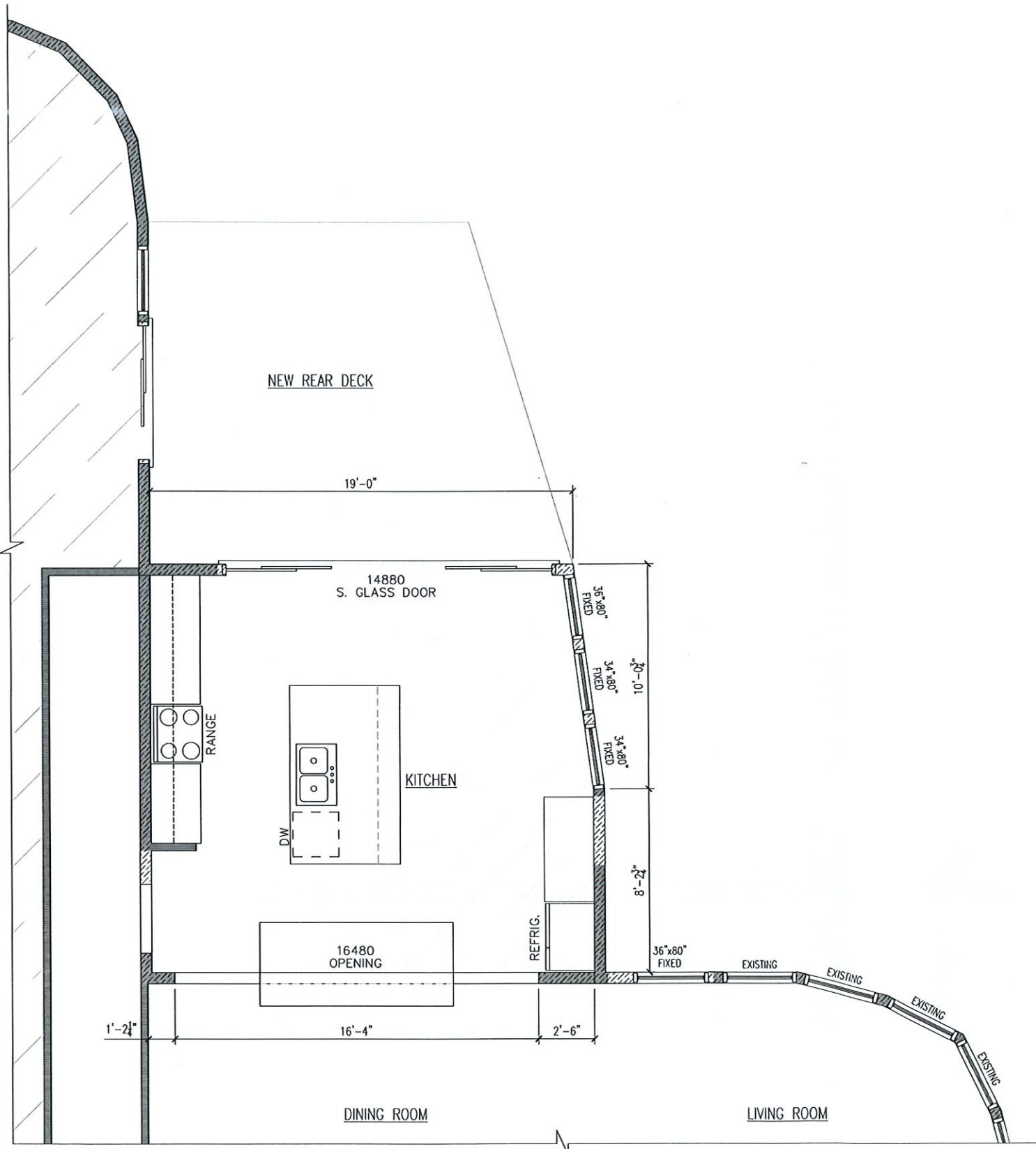
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DEREK W. NEWCOMER
LICENSE
00010
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: 03/20/2022
Drawn by: RS
Job No.: 22-0038
Sheet:

A.3



PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND:

	• EX. 4' FRAME WALL		• 4' FRAME WALL
	• EX. 6' FRAME WALL		• 6' FRAME WALL
	• EX. 8' CMU WALL		• 8' CMU WALL

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DR. DEREK W. NEWCOMER, P.E. 000101033944/
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 1330 NE Pine Island Rd 754 Cape Coral, FL 33909
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 Longboat Key, FL 34228

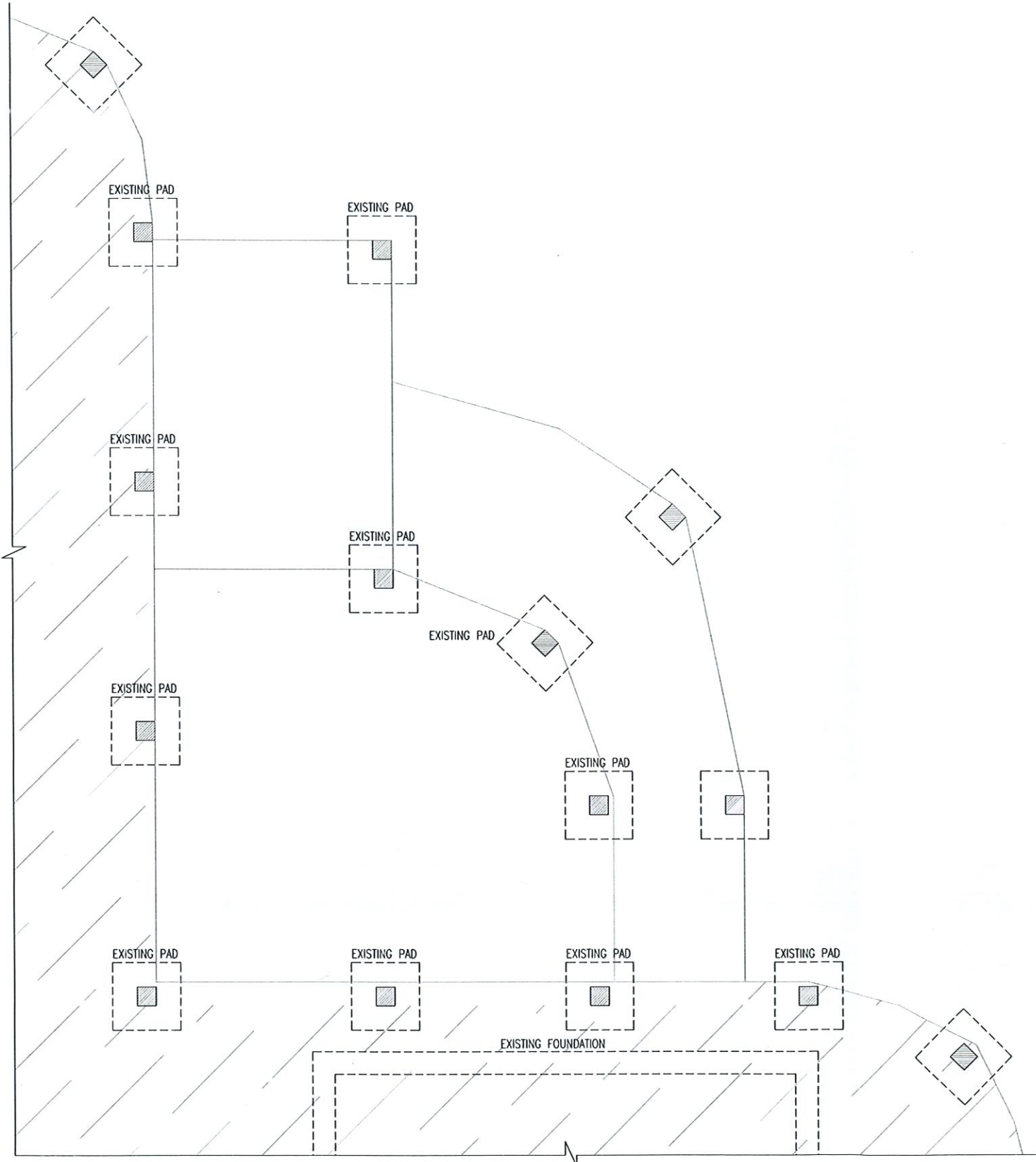
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EXISTING FOUNDATION PLAN

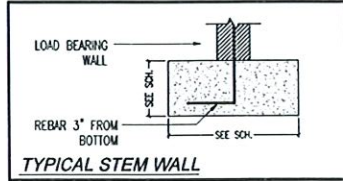
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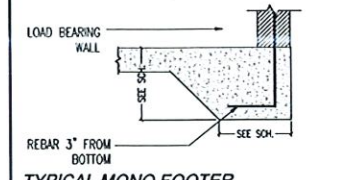
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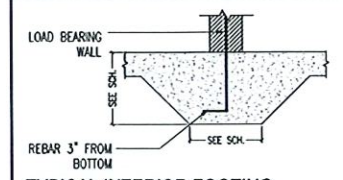
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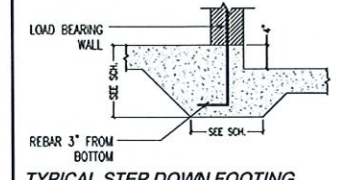
TYPICAL STEM WALL



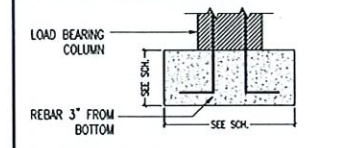
TYPICAL MONO FOOTER



TYPICAL INTERIOR FOOTING



TYPICAL STEP DOWN FOOTING



TYPICAL CONC. PAD

FOOTING SCHEDULE

MARK	TYPE	SIZE (W x D)	REBAR
F01	STEM WALL	16" x 10"	(2) #5
F02	STEM WALL	20" x 10"	(3) #5
F03	STEM WALL	24" x 12"	(3) #5
F04	STEM WALL	30" x 12"	(4) #5
F05	MONO FOOTER	12" x 8"	(2) #5
F06	MONO FOOTER	12" x 20"	(2) #5
F07	MONO FOOTER	16" x 20"	(3) #5
F08	INTERIOR FOOTING	12" x 12"	(2) #5
F09	INTERIOR FOOTING	16" x 16"	(2) #5
F10	STEP DOWN FOOTING	12" x 12"	(2) #5
F11	STEP DOWN FOOTING	18" x 16"	(2) #5

PAD SCHEDULE

MARK	TYPE	SIZE (W x L x D)	REBAR
P01	CONC. PAD	1'-0" x 1'-0" x 1'-0"	(2) #5 EA. WAY
P1.5	CONC. PAD	1'-6" x 1'-6" x 1'-0"	(2) #5 EA. WAY
P02	CONC. PAD	2'-0" x 2'-0" x 1'-0"	(3) #5 EA. WAY
P2.5	CONC. PAD	2'-6" x 2'-6" x 1'-0"	(3) #5 EA. WAY
P03	CONC. PAD	3'-0" x 3'-0" x 1'-4"	(4) #5 EA. WAY
P3.5	CONC. PAD	3'-6" x 3'-6" x 1'-4"	(5) #5 EA. WAY
P04	CONC. PAD	4'-0" x 4'-0" x 1'-4"	(5) #5 EA. WAY

WALL LEGEND:

- 4" FRAME WALL
 - 6" FRAME WALL
 - 8" CMU WALL
- INDICATES POINT LOAD FROM ABOVE:

REBAR LOCATION:

- ONE STORY BLOCK WALLS TO HAVE #5 REBAR @ 8" O.C.
- TWO STORY BLOCK WALLS TO HAVE #5 REBAR @ 4" O.C.

GENERAL NOTES:

SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.
SEE ARCHITECTURAL PLANS FOR PLUMBING LOCATIONS



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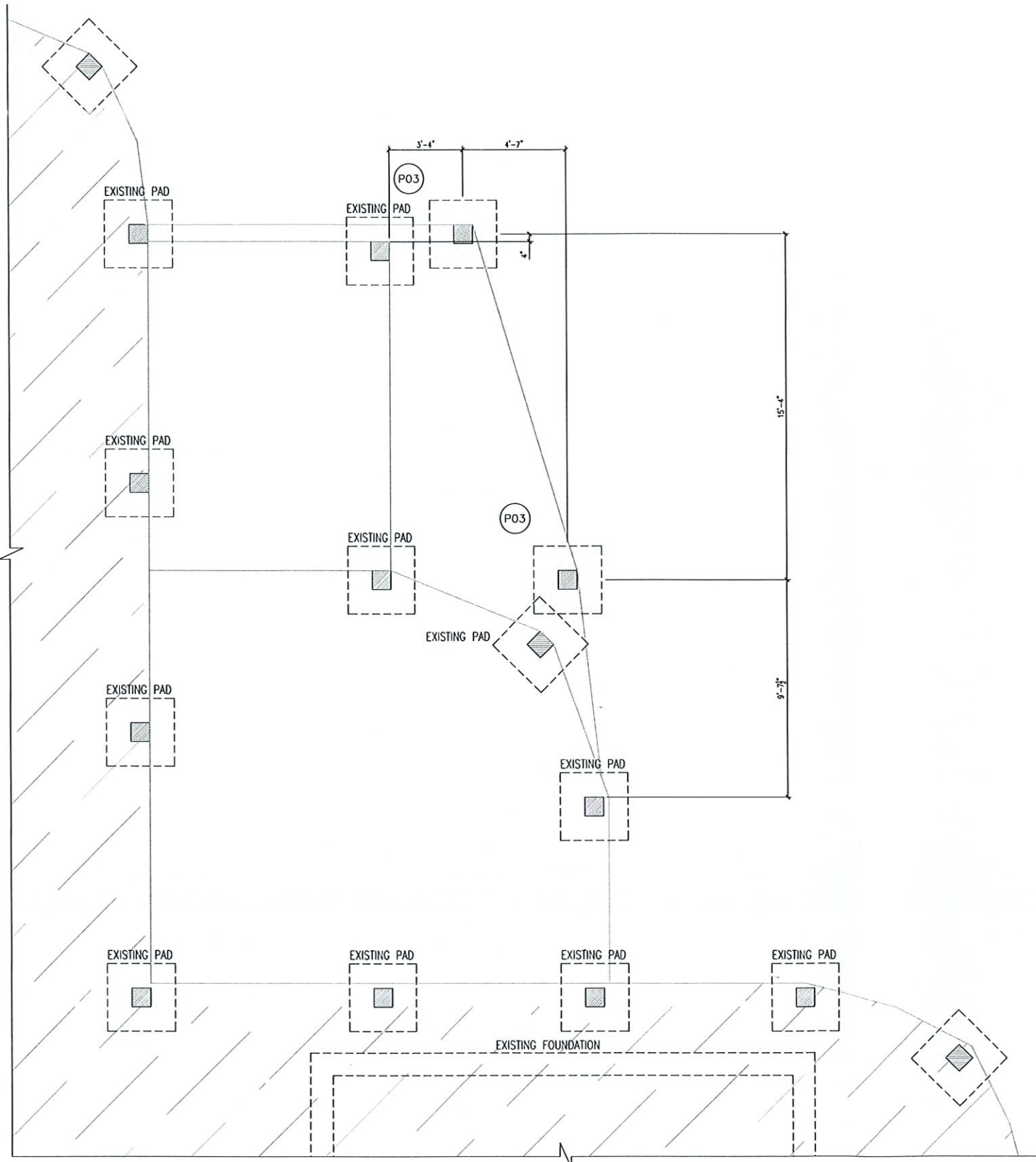
Renovations for:
701 Lands End Dr.,
Longboat Key, FL 34228

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Job No.: 22-0038
Sheet:

S.1



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

TYPICAL STEM WALL

TYPICAL MONO FOOTER

TYPICAL INTERIOR FOOTING

TYPICAL STEP DOWN FOOTING

TYPICAL CONC. PAD

FOOTING SCHEDULE

MARK	TYPE	SIZE (W x L)	REBAR
F01	STEM WALL	16" x 10"	(2) #5
F02	STEM WALL	20" x 10"	(3) #5
F03	STEM WALL	24" x 12"	(3) #5
F04	STEM WALL	30" x 12"	(4) #5
F05	MONO FOOTER	12" x 8"	(2) #5
F06	MONO FOOTER	12" x 20"	(2) #5
F07	MONO FOOTER	16" x 20"	(3) #5
F08	INTERIOR FOOTING	12" x 12"	(2) #5
F09	INTERIOR FOOTING	16" x 16"	(2) #5
F10	STEP DOWN FOOTING	12" x 12"	(2) #5
F11	STEP DOWN FOOTING	16" x 16"	(2) #5

PAD SCHEDULE

MARK	TYPE	SIZE (W x L x D)	REBAR
P01	CONC. PAD	1'-0" x 1'-0" x 1'-0"	(2) #5 EA. W/XY
P1.5	CONC. PAD	1'-6" x 1'-6" x 1'-0"	(2) #5 EA. W/XY
P02	CONC. PAD	2'-0" x 2'-0" x 1'-0"	(3) #5 EA. W/XY
P2.5	CONC. PAD	2'-6" x 2'-6" x 1'-0"	(3) #5 EA. W/XY
P03	CONC. PAD	3'-0" x 3'-0" x 1'-4"	(4) #5 EA. W/XY
P3.5	CONC. PAD	3'-6" x 3'-6" x 1'-4"	(5) #5 EA. W/XY
P04	CONC. PAD	4'-0" x 4'-0" x 1'-4"	(5) #5 EA. W/XY

WALL LEGEND:

- 4" FRAME WALL
- 6" FRAME WALL
- 8" CMU WALL

INDICATES POINT LOAD FROM ABOVE:

REBAR LOCATION:

- ONE STORY BLOCK WALLS TO HAVE #5 REBAR @ 6" O.C.
- TWO STORY BLOCK WALLS TO HAVE #5 REBAR @ 4" O.C.

GENERAL NOTES:

SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.

SEE ARCHITECTURAL PLANS FOR PLUMBING LOCATIONS

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16800 Trilocke Island Rd #75, Cape Coral, FL 33947
1316 NE 1st Ave, Ft. Lauderdale, FL 33304
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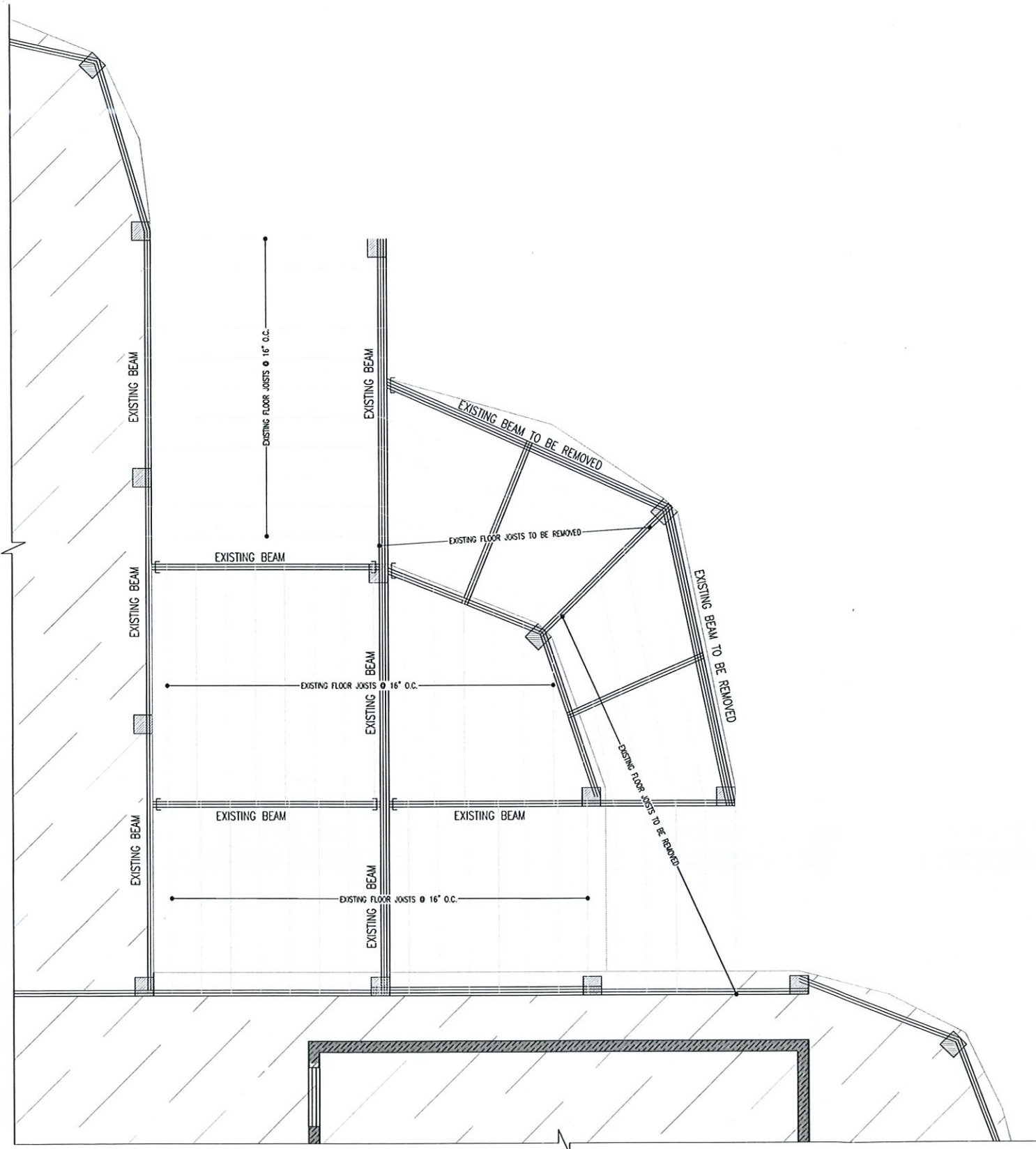
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DEREK H. NEWCOMER
PE #68910
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA

SEAL

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Drawn by: RS
Job No.: 22-0038
Sheet:

S.2



EXISTING 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1- CONTRACTOR TO CONFIRM ALL BEAM CONNECTIONS AT SITE.
2- ALL BEAM TO BEAM CONNECTIONS TO BE REVIEWED BY EOR AFTER DEMO.

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LINTEL TYPES

8" WIDE PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID
*L01 LINTEL ONLY NEEDS (1) #5 REBAR

FORM & POUR TYPES IN ALL SALT ENVIRONMENTS A MIN. OF 5000PSI CONCRETE SHALL BE USED.

B8 H16 5T 5B (2)

1 OF REBAR PER LAYER
REBAR SIZE @ BOTTOM
REBAR SIZE @ TOP
HEIGHT IN INCHES
WIDTH IN INCHES

"EXAMPLE 'B01'"

MARK	TYPE	CONC. STRENGTH	STIRRUPS & SPACING
B01	B8 H16 5T 5B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE
B02	B8 H16 5T 7B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE
B03	B8 H16 7T 7B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE
B04	B8 H16 5T 5B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE
B05	B8 H16 5T 7B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE
B06	B12 H16 5T 5B (3)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE

WOOD BEAM TYPES

W 3 12
HEIGHT IN INCHES
OF FLIES
W= LUMBER OR E= ENGINEERED WOOD

WOOD BEAM SCHEDULE *ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	PLY	GRADE	NOTES
W28	SOLID SAWN	2"x8"	2	No. 2	
W210	SOLID SAWN	2"x10"	2	No. 2	
W212	SOLID SAWN	2"x12"	2	No. 2	
W310	SOLID SAWN	2"x10"	3	No. 2	
W312	SOLID SAWN	2"x12"	3	No. 2	
E212	ENGINEERED WOOD	3.5"x11.25"		MIN. 1.9 E	
E216	ENGINEERED WOOD	3.5"x16"		MIN. 1.9 E	
E312	ENGINEERED WOOD	5.25"x11.25"		MIN. 1.9 E	
E316	ENGINEERED WOOD	5.25"x16"		MIN. 1.9 E	
E416	ENGINEERED WOOD	7.0"x16"		MIN. 1.9 E	

COLUMN SCHEDULE *ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	MARK	TYPE	SIZE (W x D)
C01	SOLID SAWN	4"x4"	C07	CMU COLUMN w/ (1) #5	8"x8"
C02	SOLID SAWN	6"x6"	C08	CMU COLUMN w/ (2) #5	8"x16"
C03	SOLID SAWN	8"x8"	C09	CMU COLUMN w/ (4) #5	12"x12"
C04	ENGINEERED WOOD	3.5"x3.5"	C10	CMU COLUMN w/ (4) #5	18"x18"
C05	ENGINEERED WOOD	3.5"x5.25"	C11	STEEL TUBE	3.5"x3.5"x0.25"
C06	ENGINEERED WOOD	5.5"x5.25"	C12	STEEL TUBE	4"x4"x0.25"

WALL LEGEND:

- EX 4" FRAME WALL
- EX 6" FRAME WALL
- EX 8" CMU WALL
- 4" FRAME WALL
- 6" FRAME WALL
- 8" CMU WALL

REBAR LOCATION:

- BLOCK WALLS TO HAVE #5 REBAR @ 4' O.C. (U.N.O.)

SHEAR WALL:

- USE SIMPSON HITTS OR #5 S16224 TO MAKE SHEAR WALL (SEE FRAMING PLAN FOR LOCATIONS)

GENERAL NOTES:

SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.

PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ENGINEER OF RECORD BEFORE PERMIT ISSUANCE.

ALL GIRDER TRUSSES SET ON CMU WALLS TO HAVE FILLED CELLS DIRECTLY BELOW

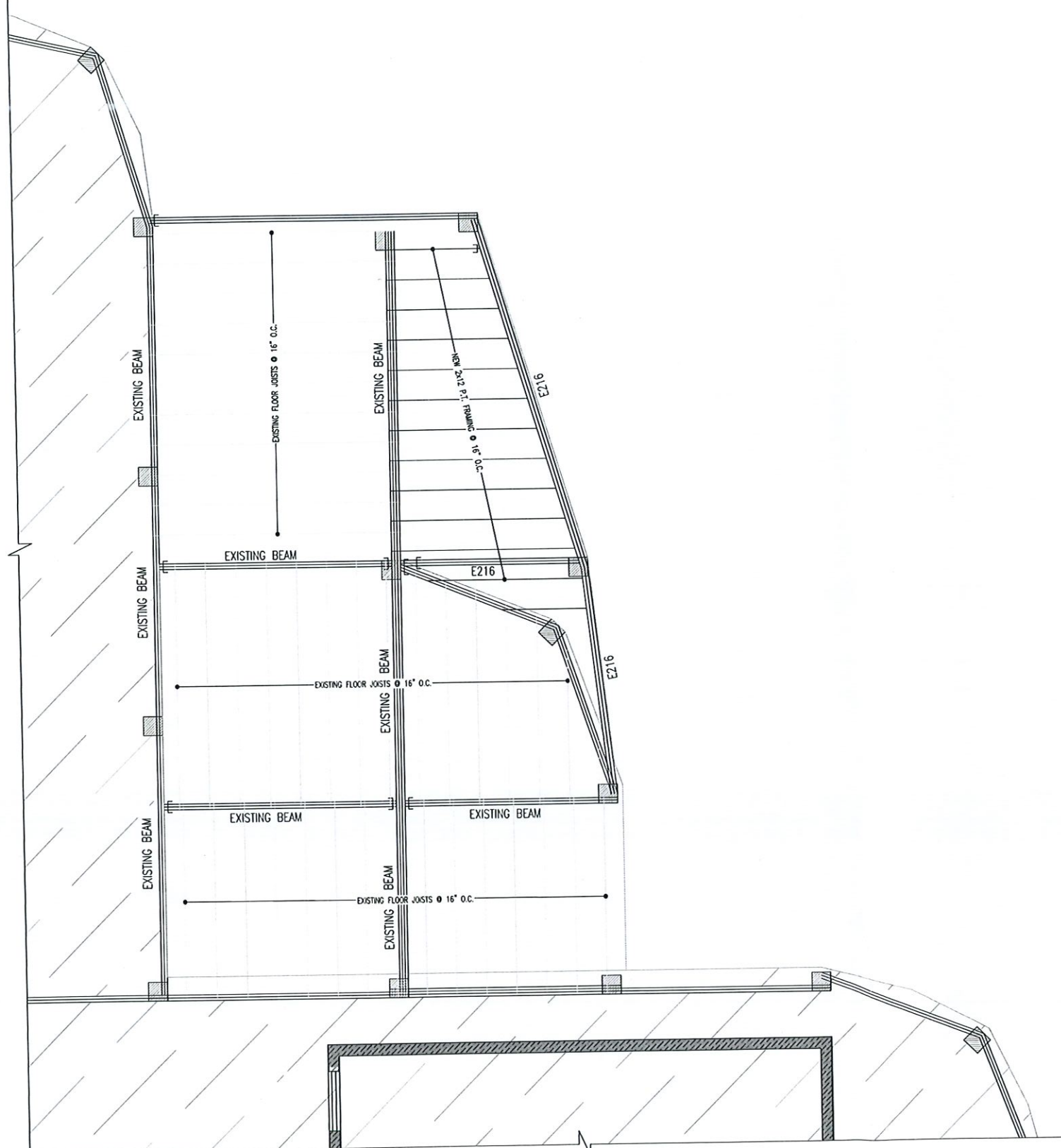
APEX Consulting Engineers PL

Structural Components Only

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Renovations for:
701 Lands End Dr.,
Longboat Key, FL 34228

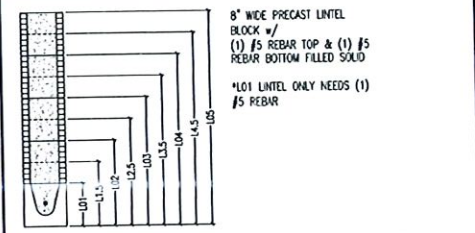
DATE: 03/20/2022
DRAWN BY: RS
JOB NO.: 22-0038
SHEET: S.3



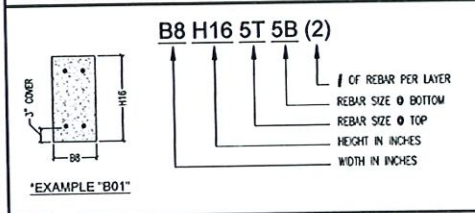
PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1- CONTRACTOR TO CONFIRM ALL BEAM CONNECTIONS AT SITE.
2- ALL BEAM TO BEAM CONNECTIONS TO BE REVIEWED BY EOR AFTER DEMO.

LINTEL TYPES

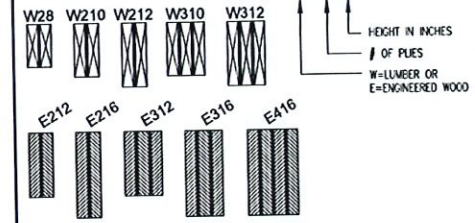


FORM & POUR TYPES



MARK	TYPE	CONC. STRENGTH	STIRRUPS & SPACING
B01	B8 H16 5T 5B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B02	B8 H16 5T 7B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B03	B8 H16 7I 7B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B04	B8 H16 5T 5B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B05	B8 H16 5T 7B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B06	B12 H16 5T 5B (3)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE

WOOD BEAM TYPES



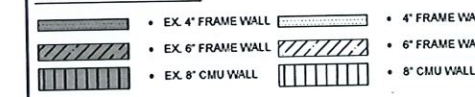
WOOD BEAM SCHEDULE

MARK	TYPE	SIZE (W x D)	PLY	GRADE	NOTES
W28	SOLID SAWN	2"x8"	2	No. 2	
W210	SOLID SAWN	2"x10"	2	No. 2	
W212	SOLID SAWN	2"x12"	2	No. 2	
W310	SOLID SAWN	2"x10"	3	No. 2	
W312	SOLID SAWN	2"x12"	3	No. 2	
E212	ENGINEERED WOOD	3.5"x11.25"		MIN. 1.9 E	
E216	ENGINEERED WOOD	3.5"x16"		MIN. 1.9 E	
E312	ENGINEERED WOOD	5.25"x11.25"		MIN. 1.9 E	
E316	ENGINEERED WOOD	5.25"x16"		MIN. 1.9 E	
E416	ENGINEERED WOOD	7.0"x16"		MIN. 1.9 E	

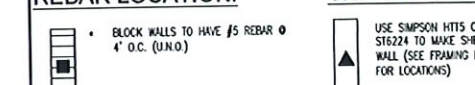
COLUMN SCHEDULE

MARK	TYPE	SIZE (W x D)	MARK	TYPE	SIZE (W x D)
C01	SOLID SAWN	4"x4"	C07	CMU COLUMN w/ (1) #5	8"x8"
C02	SOLID SAWN	6"x6"	C08	CMU COLUMN w/ (2) #5	8"x16"
C03	SOLID SAWN	8"x8"	C09	CMU COLUMN w/ (4) #5	12"x12"
C04	ENGINEERED WOOD	3.5"x3.5"	C10	CMU COLUMN w/ (4) #5	16"x16"
C05	ENGINEERED WOOD	3.5"x5.25"	C11	STEEL TUBE	3.5"x3.5"x0.25"
C06	ENGINEERED WOOD	5.5"x5.25"	C12	STEEL TUBE	4"x4"x0.25"

WALL LEGEND:



REBAR LOCATION:



GENERAL NOTES:

SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.
PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ENGINEER OF RECORD BEFORE PERMIT ISSUANCE.
ALL GIRDERS SET ON CMU WALLS TO HAVE FILLED CELLS DIRECTLY BELOW

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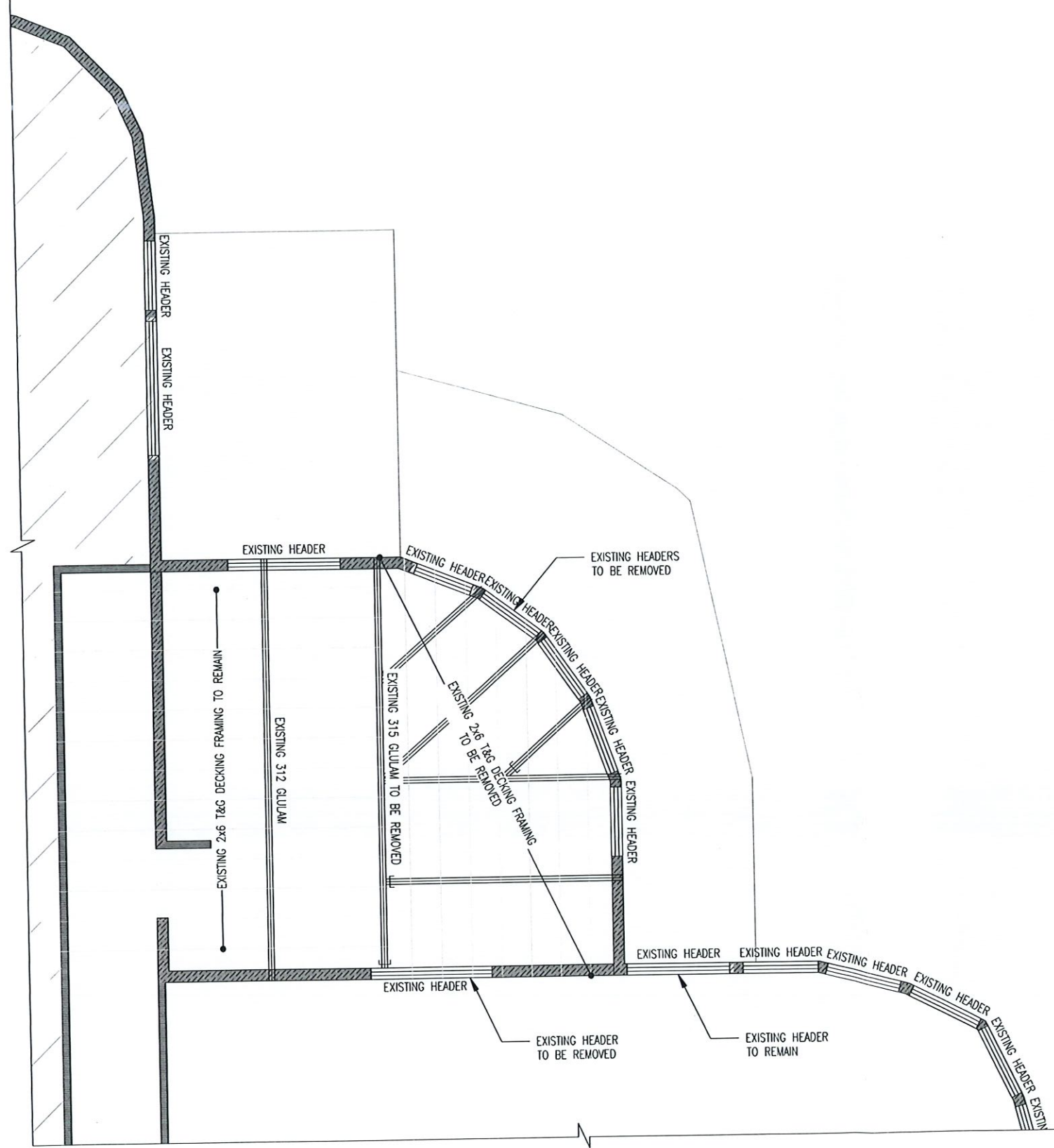
Renovations for:
701 Lands End Dr.,
Longboat Key, FL 34228

REVISION	DATE	DESCRIPTION



Date: 03/20/2022
Drawn by: RS
Job No.: 22-0038
Sheet:

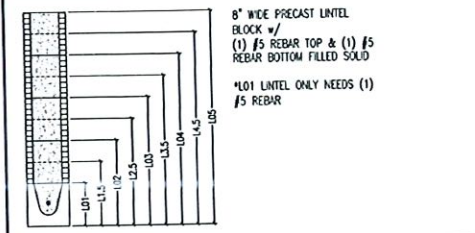
S.4



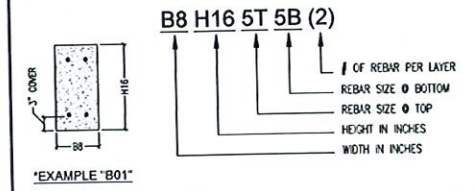
EXISTING ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1- CONTRACTOR TO CONFIRM ALL BEAM CONNECTIONS AT SITE.
2- ALL BEAM TO BEAM CONNECTIONS TO BE REVIEWED BY EOR AFTER DEMO.

LINTEL TYPES

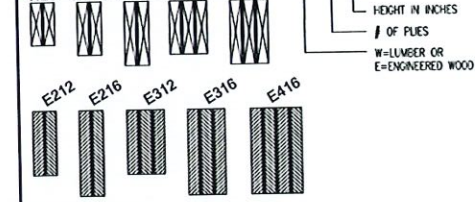


FORM & POUR TYPES



MARK	TYPE	CONC. STRENGTH	STRIPPLS & SPACING
B01	B8 H16 5T 5B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B02	B8 H16 5T 7B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B03	B8 H16 7T 7B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B04	B8 H16 5T 5B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B05	B8 H16 5T 7B (2)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE
B06	B12 H16 5T 5B (3)	3000 psi	#3 @ 6.5" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE

WOOD BEAM TYPES



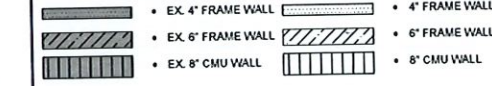
WOOD BEAM SCHEDULE

MARK	TYPE	SIZE (W x D)	PLY	GRADE	NOTES
W28	SOLID SAWN	2"x8"	2	No. 2	
W210	SOLID SAWN	2"x10"	2	No. 2	
W212	SOLID SAWN	2"x12"	2	No. 2	
W310	SOLID SAWN	2"x10"	3	No. 2	
W312	SOLID SAWN	2"x12"	3	No. 2	
E212	ENGINEERED WOOD	3.5"x11.25"		MIN. 1.9 E	
E216	ENGINEERED WOOD	3.5"x16"		MIN. 1.9 E	
E312	ENGINEERED WOOD	5.25"x11.25"		MIN. 1.9 E	
E316	ENGINEERED WOOD	5.25"x16"		MIN. 1.9 E	
E416	ENGINEERED WOOD	7.0"x16"		MIN. 1.9 E	

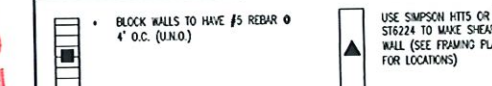
COLUMN SCHEDULE

MARK	TYPE	SIZE (W x D)	MARK	TYPE	SIZE (W x D)
C01	SOLID SAWN	4"x4"	C07	CMU COLUMN w/ (1) #5	8"x8"
C02	SOLID SAWN	6"x6"	C08	CMU COLUMN w/ (2) #5	8"x16"
C03	SOLID SAWN	8"x8"	C09	CMU COLUMN w/ (4) #5	12"x12"
C04	ENGINEERED WOOD	3.5"x3.5"	C10	CMU COLUMN w/ (4) #5	18"x18"
C05	ENGINEERED WOOD	3.5"x5.25"	C11	STEEL TUBE	3.5"x3.5"x0.25"
C06	ENGINEERED WOOD	5.5"x5.25"	C12	STEEL TUBE	4"x4"x0.25"

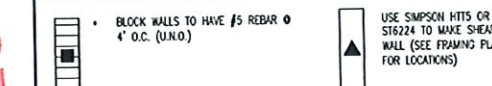
WALL LEGEND:



REBAR LOCATION:



SHEAR WALL:



GENERAL NOTES:

SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.
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ALL GIRDERS SET ON CMU WALLS TO HAVE FILLED CELLS DIRECTLY BELOW

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APX
APEX Consulting Engineers, P.L.
DR. DEK. W. NEWCOMER, P.E. #69010
1500 N. U.S. 1
1136 NE 11th Street, Suite 100
LONGBOAT KEY, FL 33409
TEL: (813) 364-1000
WWW.APEXENGINEERS.COM

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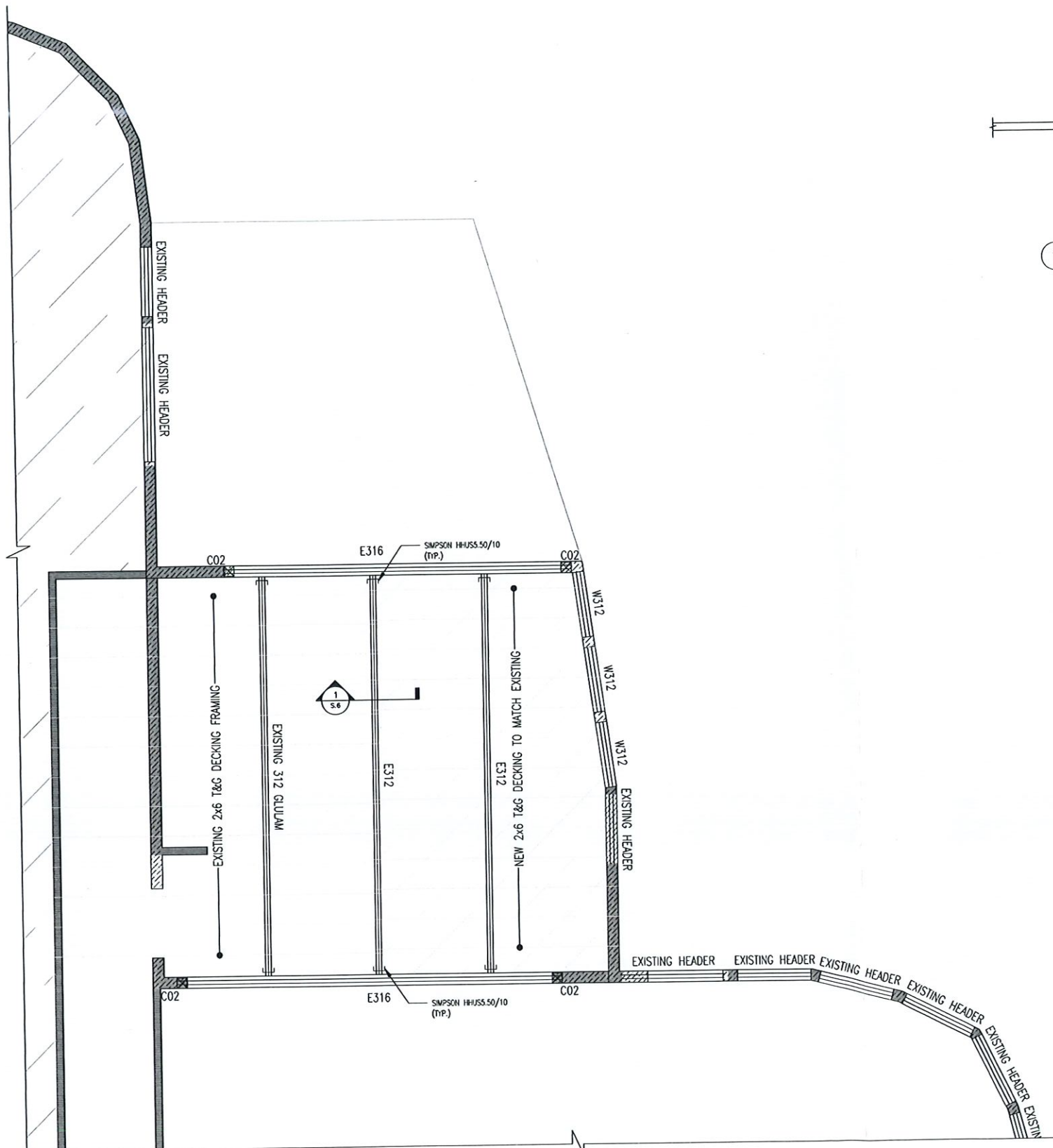
Renovations for:
701 Lands End Dr.
Longboat Key, FL 34228

NO.	DATE	REVISION

DEREK W. NEWCOMER
#69010
STATE OF FLORIDA
PROFESSIONAL ENGINEER

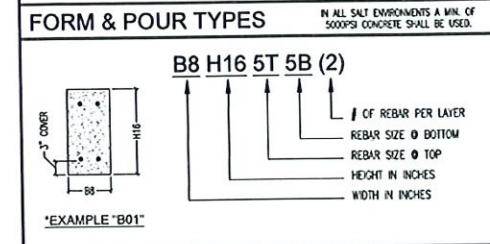
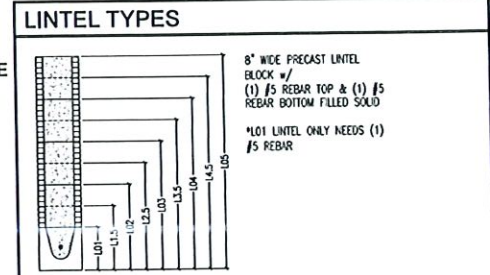
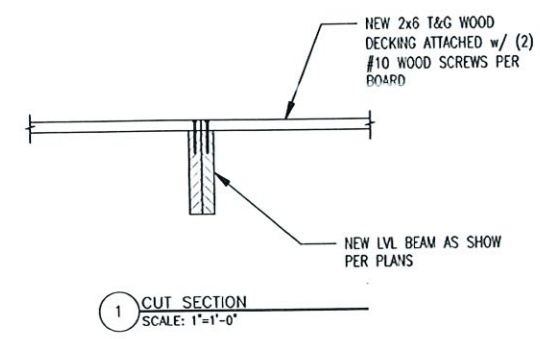
Date: 03/20/2022
Drawn by: RS
Job No.: 22-0038
Sheet:

S.5

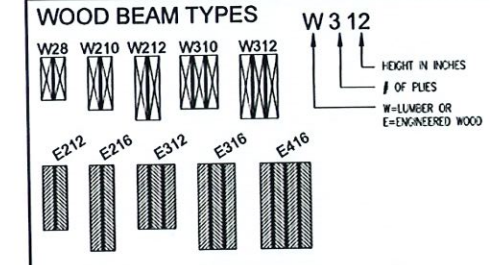


PROPOSED ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1- CONTRACTOR TO CONFIRM ALL BEAM CONNECTIONS AT SITE.
2- ALL BEAM TO BEAM CONNECTIONS TO BE REVIEWED BY EOR AFTER DEMO.



MARK	TYPE	CONC. STRENGTH	STIRRUPS & SPACING
B01	B8 H16 5T 5B (2)	3000 psi	#3 @ 6.5' O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE
B02	B8 H16 5T 7B (2)	3000 psi	#3 @ 6.5' O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE
B03	B8 H16 7T 7B (2)	3000 psi	#3 @ 6.5' O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE
B04	B8 H16 5T 5B (2)	3000 psi	#3 @ 6.5' O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE
B05	B8 H16 5T 7B (2)	3000 psi	#3 @ 6.5' O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE
B06	B12 H16 5T 5B (2)	3000 psi	#3 @ 6.5' O.C. 4' FROM ENDS & 10' O.C. ELSEWHERE



WOOD BEAM SCHEDULE

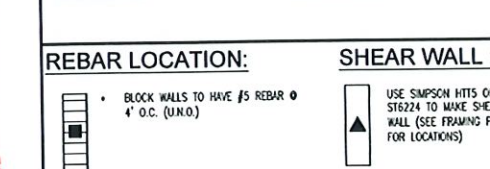
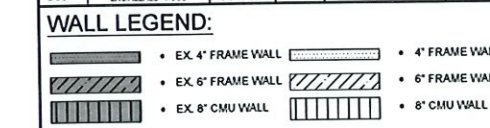
*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	PLY	GRADE	NOTES
W28	SOLID SAWN	2"x8"	2	No. 2	
W210	SOLID SAWN	2"x10"	2	No. 2	
W212	SOLID SAWN	2"x12"	2	No. 2	
W310	SOLID SAWN	2"x10"	3	No. 2	
W312	SOLID SAWN	2"x12"	3	No. 2	
E212	ENGINEERED WOOD	3.5"x11.25"		MIN. 1.9 E	
E216	ENGINEERED WOOD	3.5"x16"		MIN. 1.9 E	
E312	ENGINEERED WOOD	5.25"x11.25"		MIN. 1.9 E	
E316	ENGINEERED WOOD	5.25"x16"		MIN. 1.9 E	
E416	ENGINEERED WOOD	7.0"x16"		MIN. 1.9 E	

COLUMN SCHEDULE

*ALL EXPOSED WOOD TO BE PRESSURE TREATED

MARK	TYPE	SIZE (W x D)	MARK	TYPE	SIZE (W x D)
C01	SOLID SAWN	4"x4"	C07	CMU COLUMN w/ (1) #5	8"x8"
C02	SOLID SAWN	6"x6"	C08	CMU COLUMN w/ (2) #5	8"x16"
C03	SOLID SAWN	8"x8"	C09	CMU COLUMN w/ (4) #5	12"x12"
C04	ENGINEERED WOOD	3.5"x3.5"	C10	CMU COLUMN w/ (4) #5	16"x16"
C05	ENGINEERED WOOD	3.5"x5.25"	C11	STEEL TUBE	3.5"x3.5"x0.25"
C06	ENGINEERED WOOD	5.5"x5.25"	C12	STEEL TUBE	4"x4"x0.25"



GENERAL NOTES:

SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.

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ALL GIRDERS SET ON CMU WALLS TO HAVE FILLED CELLS DIRECTLY BELOW

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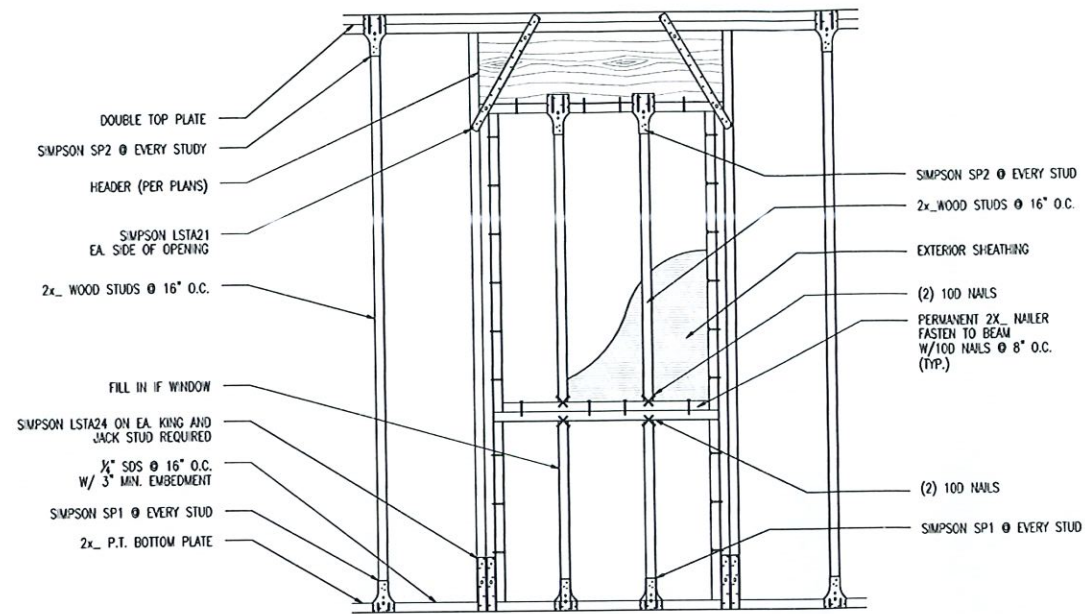
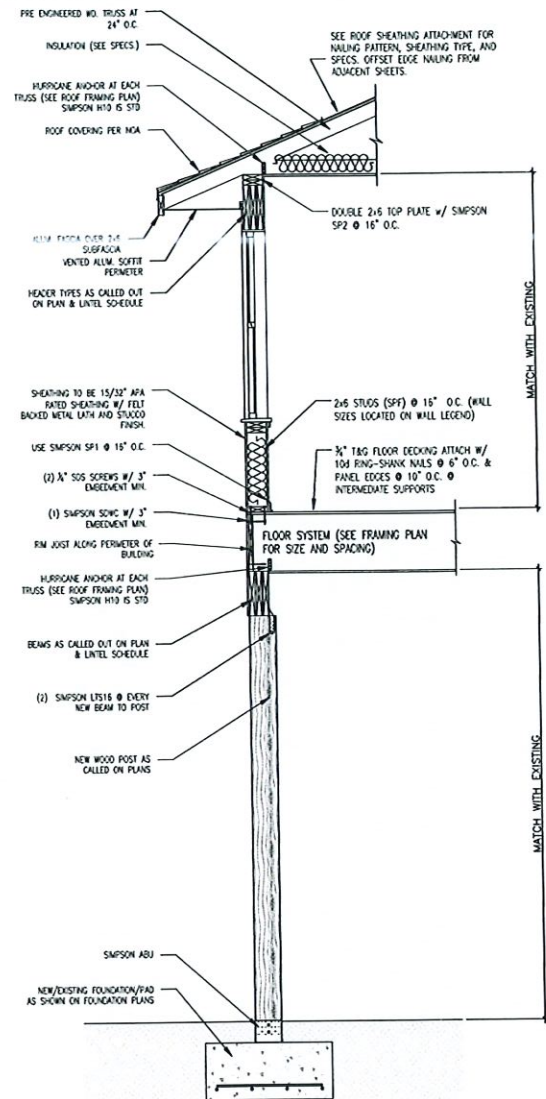
Renovations for:
701 Lands End Dr.,
Longboat Key, FL 34228

DEREK W. NEWCOMER, PE
No. 133984
14800 NE 17th Ave, Suite 200, Longboat Key, FL 33989
Tel: (813) 485-8888
Fax: (813) 485-8889
www.apexengineeringpl.com

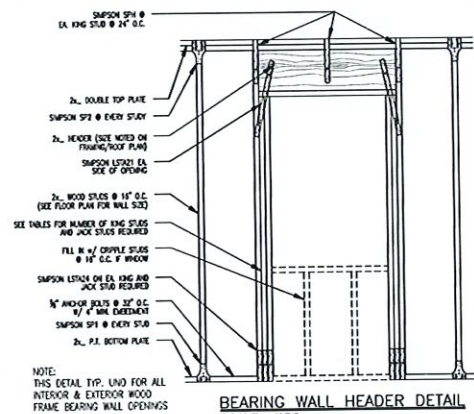
NO.	DATE	REVISION	REASON



Date: 03/20/2022
Drawn by: RS
Job No.: 22-0038
Sheet: S.6

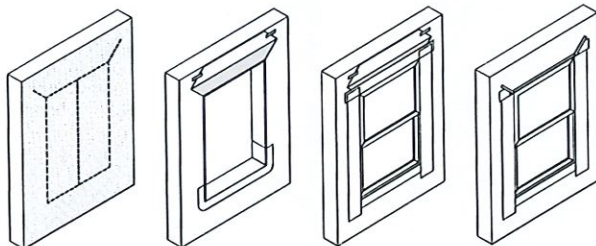


WOOD INFILL DETAIL
SCALE: N.T.S.



BEARING WALL HEADER DETAIL
SCALE: N.T.S.

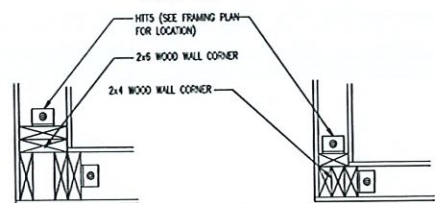
HEADER SIZE	NO. OF REG. KING STUDS		NO. OF REG. JACK STUDS	
	NO. OF STUDS	1/2" WALL (1" WALL)	NO. OF STUDS	NO. OF STUDS
2x6	1	1	1	1
2x8	1	1	1	1
2x10	2	1	2	2
2x12	2	2	2	2
2x14	3	2	3	3
2x16	3	2	3	3
2x18	4	3	4	4
2x20	4	3	4	4
2x22	5	4	5	5
2x24	5	4	5	5



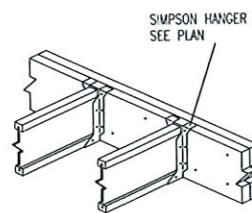
- GENERAL NOTES:
- PENETRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS OR FLASHING MANUFACTURER'S INSTRUCTIONS TO BE USED IF AVAILABLE. IF NONE ARE AVAILABLE THEN FLASHING MUST COMPLY WITH FMA/AMA 100, 200, 250, 300 OR AS NOTED ABOVE.
 - PREPARE OPENINGS PRIOR TO INSTALLATION OF WINDOW OR MECHANICAL EQUIPMENT. COORDINATE INSTALLATION WITH ASSOCIATED SUBSTRATES.
 - PROVIDE MOISTURE BARRIER AND OTHER ASSOCIATED TRIM & ACCESSORIES.
 - PROVIDE FLASHING AT SILL TO DRAIN WATER TO THE EXTERIOR.

ROUGH OPENING PROTECTION DETAIL
SCALE: N.T.S.

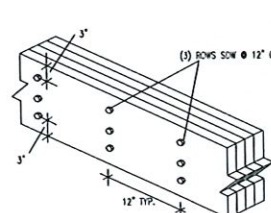
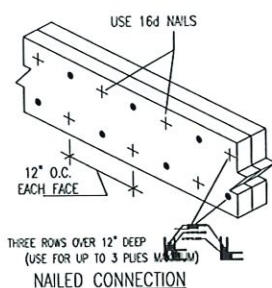
TYP. WALL SECTION
SCALE: N.T.S.



CORNER SHEAR WALL CONN.
SCALE: N.T.S.



FLOOR BEAM



4 PLY LVL BEAM CONNECTION DETAIL

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Consulting Engineers PL
15800 W. NEWCOMER BLVD. SUITE 100
LONGBOAT KEY, FL 33408
1336 N.E. 1st Ave. 3rd Floor, Coral Gables, FL 33134
TEL: 305.441.1111
WWW.APEXENGINEERS.COM

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Renovations for:
701 Lands End Dr.,
Longboat Key, FL 34228

NO.	DATE	REVISION	REASON

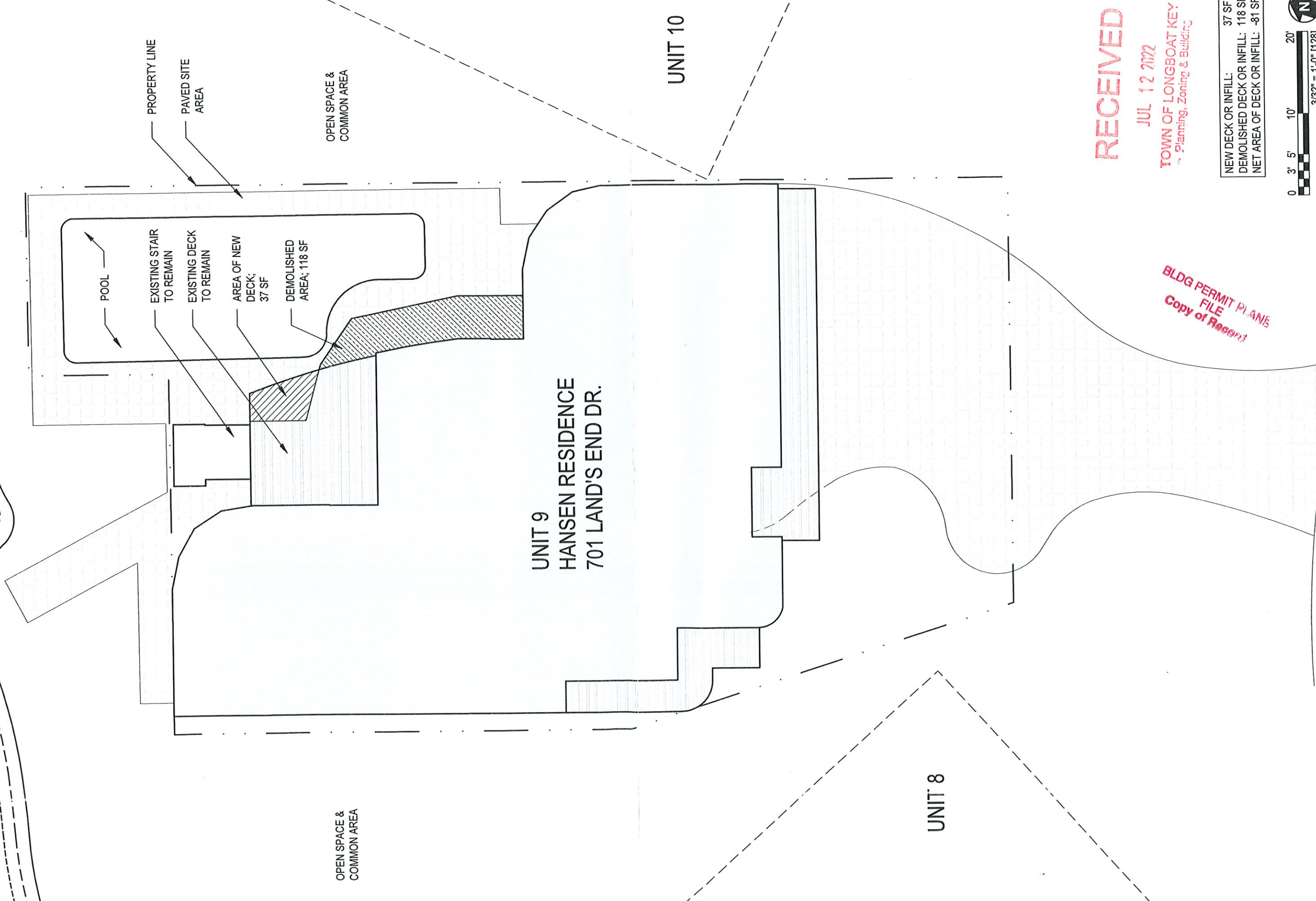
DEREK W. NEWCOMER
LICENSE
NO. 69015
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SEAL

Date: 03/20/2022
Drawn by: RS
Job No.: 22-0038
Sheet:

D.1

CANAL



PROPERTY LINE
PAVED SITE AREA

OPEN SPACE & COMMON AREA

POOL
EXISTING STAIR TO REMAIN
EXISTING DECK TO REMAIN

AREA OF NEW DECK; 37 SF
DEMOLISHED AREA; 118 SF

UNIT 9
HANSEN RESIDENCE
701 LAND'S END DR.

UNIT 10

UNIT 8

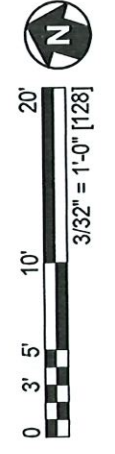
LAND'S END DR.

AREA OF DEMOLISHED AND ADDITIONAL DECK

RECEIVED

JUL 12 2022
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

NEW DECK OR INFILL: 37 SF
DEMOLISHED DECK OR INFILL: 118 SF
NET AREA OF DECK OR INFILL: -81 SF



BLDG PERMIT PLANS
FILE
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