



# RESIDENCE AT 7125 LONGBOAT DRIVE

PROPOSED SINGLE FAMILY RESIDENCE  
PERMIT & CONSTRUCTION DRAWINGS

7125 Longboat Drive  
Longboat Key, Florida 34228

NPDES

NPDES

Permit # 1822-1125  
REVIEWED FOR CODE COMPLIANCE  
LONGBOAT KEY BUILDING DEPT.

JAN 06 2023

APPROVED  
Reviewer: Pat Fife

BLDG PERMIT PLANS  
FILE  
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FILE  
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RESIDENCE AT 7125  
LONGBOAT DRIVE

7125 Longboat Drive  
Longboat Key, Florida 34228

C. ALAN ANDERSON ARCHITECT, P.A.  
3908 Midland Road  
Sarasota, Florida 34231  
Phone (941) 525-4329 Fax (941) 525-4328  
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OCT 31 2022  
TOWN OF LONGBOAT KEY  
Engineering Department



2021.37  
A0.0  
19 OCTOBER 2022

## ABBREVIATIONS

[illegible]

## SYMBOL LEGEND

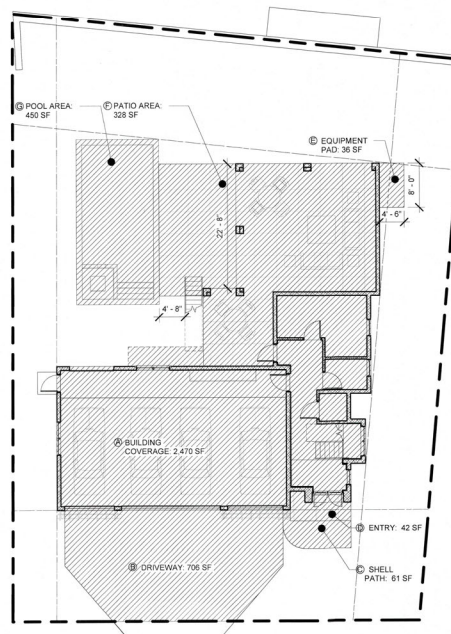
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## ZONING DATA &amp; AREA CALCS

ZONING DATA		REQUIRED	PROPOSED
ZONING DISTRICT CLASSIFICATION		R-6SF	
MINIMUM LOT AREA		7,000 SF	9,266 SF
MINIMUM FRONT SETBACK		20 FT	20 FT
MINIMUM SIDE YARD SETBACK		20 FT TOTAL/ 8 FT MIN	12'-0" / 8'-0"
MINIMUM REAR SETBACK		15 FT	20 FT
MINIMUM WATERFRONT YARD (CANAL)		20 FT	15 FT
MAXIMUM HEIGHT		30 FT	30 FT (*)
ZONING NOTE:			
1) THE MAXIMUM BUILDING HEIGHT IS BASED UPON THE CURRENT ADOPTED FEMA FLOOD DATA MAP# 120810C0291E, EFFECTIVE DATE 12/11/2010. FLOOD ZONE AE (1.0) AS OF THE DATE OF ISSUANCE OF THESE DRAWINGS.			
<b>AREA CALCULATIONS</b>			
GROUND FLOOR BUILDING AREA (BUILDING COVERAGE)			2,470 SF
GROUND FLOOR CONDITIONED AREA			295 SF
SECOND FLOOR CONDITIONED AREA			1,066 SF
THIRD FLOOR CONDITIONED AREA			1,147 SF
PROPOSED BUILDING CONDITIONED AREA			3,461 SF
PROPOSED BUILDING COVERAGE		MAXIMUM 30% (2,475 SF)	PROPOSED 29.9% (2,475 SF)
PROPOSED BUILDING AREA (BUILDING COVERAGE)			2,470 SF
PROPOSED POOL/PAVED AREA (UNCOVERED)			778 SF
PROPOSED PAVED DRIVEWAY AREA			809 SF
PROPOSED EQUIPMENT PAD			36 SF
PROPOSED IMPERVIOUS LOT COVERAGE		50% (4,133 SF)	49.9% (4,093 SF)
PROPOSED OPEN SPACE		50% (4,133 SF)	50.0% (4,133 SF)

## BUILDING &amp; LOT AREA DATA

IMPERVIOUS COVERAGE CALC		
(A) BUILDING COVERAGE	2,470 SF	
(B) DRIVEWAY	706 SF	
(C) SHELLED PATH	61 SF	
(D) ENTRY	42 SF	
(E) EQUIP PAD	36 SF	
(F) PATIO AREA	328 SF	
(G) POOL/SPA	450 SF	
<b>TOTAL IMPERVIOUS COVERAGE</b>	<b>4,093 SF</b>	
<b>TOTAL LOT AREA</b>	<b>8,206 SF</b>	
<b>PROPOSED BLDG LOT COVERAGE</b>	<b>2,470 SF (29.9%)</b>	
<b>PROPOSED IMPERVIOUS COVERAGE</b>	<b>4,093 SF (49.8%)</b>	
<b>PROPOSED IMPERVIOUS REMAINING</b>	<b>4,173 SF (50.5%)</b>	

FBC 2020 (7<sup>TH</sup> Ed.) - RESIDENTIAL

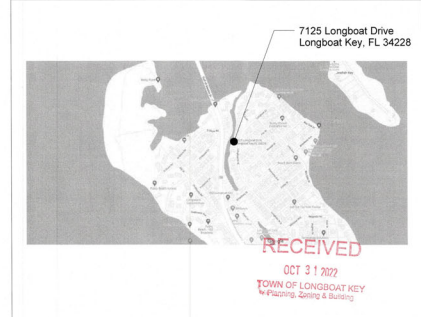
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## GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO FULLY ACCOUNT HIMSELF WITH THE DRAWINGS AND SPECIFICATIONS CONCERNING THEIR TRADES AND SUB CONTRACTS AND SHALL COORDINATE WITH SUB CONTRACTORS TO INSURE PROPER SEQUENCING OF WORK AND SCHEDULING OF TRADES TO AVOID CONFLICT WITH HIS WORK.
2. ITEMS, MATERIALS OR EQUIPMENT SPECIFIED IN THE CONTRACT DOCUMENTS AS FURNISHED BY OTHERS SHALL BE INSTALLED AND CONNECTED BY THE CONTRACTOR AND SHALL BE COMPLETE AND PLACED IN PROPER ORDER.
3. BEFORE ORDERING MATERIAL OR STARTING ANY WORK, THE CONTRACTOR SHALL IN ALL CASES VERIFY MEASUREMENTS AT THE SITE OR PREMISES AND CHECK SAME AGAINST DRAWINGS. ANY DISCREPANCY FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
4. THE DRAWINGS ARE DESCRIPTIVE IN NATURE AND REPRESENT BASIC REQUIREMENTS NECESSARY TO PROPERLY CONSTRUCT THE PROJECT. CONTRACTOR SHALL INSPECT AND VERIFY THE ACCURACY OF THE MEASUREMENTS OF THE SITE AND THE EXISTING CONDITIONS. DRAWINGS BUT YET APPARENT TO FIELD INSPECTION OR NECESSARY TO SATISFY APPLICABLE CODES, ORDINANCES OR OTHER REQUIREMENTS SHALL BE CONSIDERED AS PART OF THIS CONTRACT. CONTRACTORS SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
6. ALL PRODUCT AND MATERIAL INSTALLATIONS SHALL MEET OR EXCEED MANUFACTURERS RECOMMENDED STANDARDS AND SHALL BE EFFECTIVELY WARRANTED TO OWNER.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE LABOR LAWS OF FLORIDA AND WITH ALL APPLICABLE ORDINANCES, CODES, AND LEGISLATIVE REQUIREMENTS BY STATE OR LOCAL AUTHORITIES AS THEY MAY APPLY TO THE PROJECT.
8. IN CASE OF DISCREPANCY CONCERNING QUALITY AND OR QUANTITY WITHIN THE DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESOLUTION OF THE GREATER QUANTITY UNLESS OTHERWISE DETERMINED IN WRITING BY THE ARCHITECT.
9. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL PREPARED MATERIALS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SHOP DRAWINGS AND THE QUALITY OF THE WORK.
10. WARRANTY - UNLESS OTHERWISE INDICATED, ALL WORKSMANSHIP SHALL BE WARRANTED FOR ONE FULL YEAR UPON ISSUANCE OF SUBSTANTIAL COMPLETION.
11. ALL SURFACES NOT INDICATED BY OMISSION SHALL BE PAINTED.

## VICINITY MAP



RESIDENCE AT 7125  
LONGBOAT DRIVE

7125 Longboat Drive  
Longboat Key, Florida 34228

ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
3908 Midland Road Sarasota, Florida 34231  
Phone (941) 929-0329 Fax (941) 929-0328

Structural Engineer  
**PENNONI ASSOCIATES INC.**  
5755 RIO VISTA DRIVE  
Phone (727) 536-8772

Owner  
Elgin Properties I, LLC.

PERMIT & CONSTRUCTION DRAWINGS  
15 OCTOBER 2023

10


Sealed By: C. ALAN ANDERSON, FLBAR0014171

[illegible]

## PROJECT INFORMATION

ERMIT PLANS  
FILE  
Copy of Record

SCALE: As indicated



CA<sup>3</sup>

2021.37  
**A0.1**  
OCTOBER 2022



- 2021.37  
**A1.0**  
19 OCTOBER 2022



GENERAL SITE NOTES

1. REFER TO CIVIL PLANS FOR REQUIRED SITE WORK AND OTHER RELATED ITEMS, SUCH AS BUT NOT LIMITED TO, PAVING, FILL, MARKINGS, SIGNAGE, STORM DRAINAGE, SEWER LINES, WATER AND FIRE LINES ETC.
2. FOR SITE PREP WORK AND RECOMMENDATIONS FOR SUB SOIL CONDITIONS AND RECOMMENDATIONS BASED UPON EXISTING CONDITIONS THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND FOLLOW THESE RECOMMENDATIONS AS PART OF HIS SCOPE OF WORK.
3. REFER TO ELECTRICAL PLAN FOR ALL REQUIRED ELECTRICAL SITE WORK REQUIREMENTS.
4. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING FOR ANY REQUIRED TIE-INS FOR FINAL COORDINATION. MINOR FIELD ADJUSTMENTS WILL BE REQUIRED.
5. RE-WORK EXISTING/PROVIDE NEW CANOPY TREES AS REQUIRED BY TOWN OF LONGBOAT KEY ZONING CODE.
6. NAVD REFERENCE ELEVATIONS SHOWN ARE BASED UPON FEMA FLOOD MAP # 12081C0233F, 8/10/2021, ZONE AE (EL 8) AS ADOPTED BY THE TOWN OF LONGBOAT KEY MANATEE COUNTY, FLORIDA AS OF THE ISSUANCE OF THESE DRAWINGS DATED 8/6/2021.

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**C. ALAN ANDERSON ARCHITECT, P.A.**  
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Phone (941) 929-0329 Fax (941) 929-0328

Structural Engineer  
**PENNONI ASSOCIATES INC.**  
5755 RD VISTA DRIVE CLEARWATER, FL 33760  
Phone (727) 536-8772

Owner  
**Eign Properties I, LLC.**  
370785 Stratford Lane Eign, FL 60124  
Phone (941) 557-8692

PERMIT & CONSTRUCTION DRAWINGS  
19 OCTOBER 2022

Sealed By: **C. ALAN ANDERSON, FLA#00054571**  
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable codes and standards and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION

SITE & DRAINAGE PLAN

SCALE: As indicated

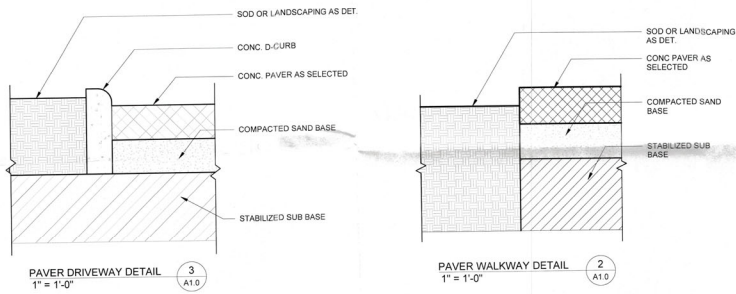
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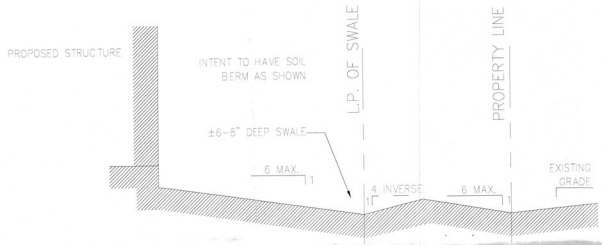
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19 OCTOBER 2022

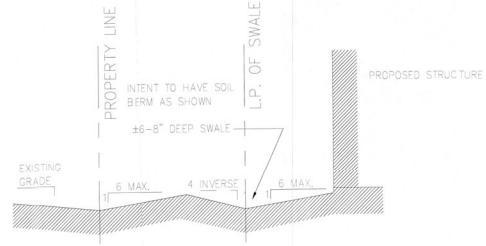


PAVER WALKWAY DETAIL  
1" = 1'-0"



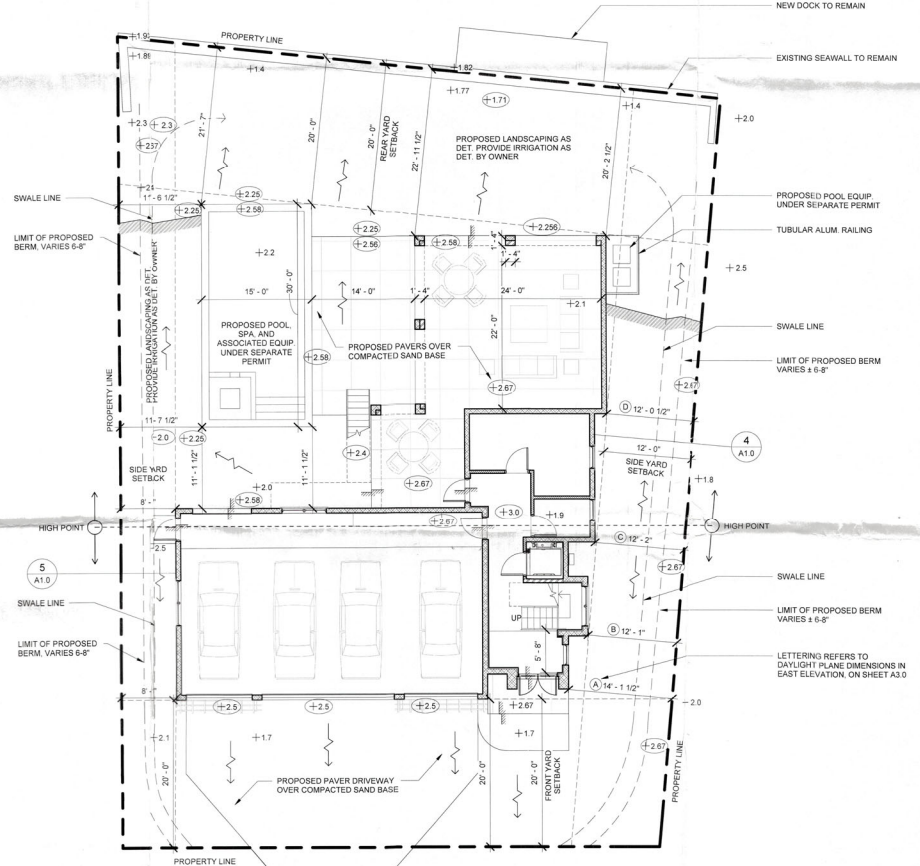
SWALE SECTION A  
SCALE: N.T.S.

NOTE: SLOPE OF SWALE SHOWN HAS BEEN EXAGGERATED TO SHOW DESIGN INTENT. MAINTAIN MAXIMUM SLOPES AS SHOWN.



SWALE SECTION B  
SCALE: N.T.S.

NOTE: SLOPE OF SWALE SHOWN HAS BEEN EXAGGERATED TO SHOW DESIGN INTENT. MAINTAIN MAXIMUM SLOPES AS SHOWN.



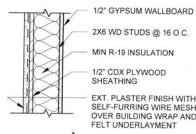
SITE & DRAINAGE PLAN  
1/8" = 1'-0"

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FILE  
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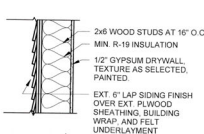
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TOWN OF LONGBOAT  
Planning, Zoning & Building

# CONSTRUCTION NOTES

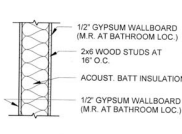
1. ALL PROPOSED FINISH MATERIALS LOCATED BELOW BASE FLOOD ELEVATION (8' 0") ARE REQUIRED TO BE FLOOD PROOF MATERIALS AS LISTED IN FEMA TECHNICAL BULLETIN #2.
2. PROPOSED MACHINEROM-LESS RESIDENTIAL ELEVATOR AS SELECTED BY OWNER. PROVIDE POWER AS REQUIRED BY MANUFACTURER. FINISHES AS DETERMINED BY SELECTED MANUFACTURER AND SELECTED BY OWNER. ELEVATOR COMPONENTS LOCATED BELOW THE DFE SHOULD BE CONSTRUCTED OF FLOOD DAMAGE-RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING. THE ELEVATOR CAB IS DESIGNED TO PROVIDE ACCESS TO AREAS BELOW THE DFE. SO IT MUST BE EQUIPPED WITH CONTROLS THAT PREVENT THE CAB FROM DESCENDING INTO FLOODWATERS. PER: FBC 2020 - 7TH EDITION - RESIDENTIAL SECTION R322.1.6 AND FEMA TECHNICAL BULLETIN #4.
3. PROPOSED ELECTRICAL METER FOR 400A UNDERGROUND SERVICE.
4. PROPOSED TANKLESS GAS WATER HEATER.
5. PROVIDE DRAIN PAN WITH FLOAT SWITCH AT CLOTHES WASHER. DRAIN TO EXTERIOR AS DETERMINED.
6. ALL CASEWORK & COUNTERTOPS TO BE SELECTED BY OWNER. CONTRACTOR TO COORDINATE.
7. PROVIDE & INSTALL RANGE HOOD AS SELECTED BY OWNER. CONTRACTOR TO COORDINATE MAKE-UP AIR AS REQUIRED FOR CFM CAPACITY OF HOOD.
8. PROPOSED SHELVING AS SELECTED. PROVIDE BLOCKING AS REQUIRED TO ACCOMMODATE SELECTED SHELVING.
9. PROVIDE 2x10x8 ATTIC ACCESS PANEL IN CEILING. LOCATE BETWEEN ROOF TRUSSES. PROVIDE TRIM AS DETERMINED BY OWNER.
10. CONTRACTOR TO PROVIDE SOLID BLOCKING AS REQUIRED FOR ALL BATHROOM ACCESSORIES. OWNER TO SELECT. CONTRACTOR TO INSTALL.



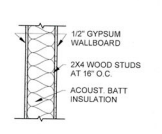
WALL TYPE 6  
EXTERIOR 6" WALL ASSEMBLY, UNLESS OTHERWISE NOTED. WALL SHALL EXTEND TO UNDERSIDE OF TRUSSES. SEE FINISH SCHEDULE FOR LOCATIONS TO RECEIVE TILE, FELT AND BACKER BOARD.



WALL TYPE 5  
EXTERIOR 6" WALL ASSEMBLY, UNLESS OTHERWISE NOTED. WALL SHALL EXTEND TO UNDERSIDE OF TRUSSES. SEE FINISH SCHEDULE FOR LOCATIONS TO RECEIVE TILE, FELT AND BACKER BOARD.



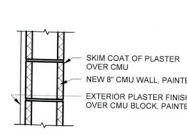
WALL TYPE 4  
INTERIOR 6" WALL ASSEMBLY, UNLESS OTHERWISE NOTED. WALL SHALL EXTEND TO UNDERSIDE OF TRUSSES. SEE FINISH SCHEDULE FOR LOCATIONS TO RECEIVE TILE, FELT AND BACKER BOARD.



WALL TYPE 3  
INTERIOR 5" WALL ASSEMBLY, UNLESS OTHERWISE NOTED. WALL SHALL EXTEND TO UNDERSIDE OF TRUSSES. SEE FINISH SCHEDULE FOR LOCATIONS TO RECEIVE TILE, FELT AND BACKER BOARD.



WALL TYPE 2  
EXTERIOR STRUCTURAL 8" CMU WALL ASSEMBLY. SEE FINISH SCHEDULE FOR LOCATIONS TO RECEIVE MOISTURE RESISTANT DRYWALL FINISH.



WALL TYPE 1  
EXTERIOR STRUCTURAL 8" CMU WALL ASSEMBLY.

## FLOOD VENT AREA CALCULATIONS

THE PROPOSED SMART VENT FLOOD VENTS ARE ENGINEERED FLOOD VENTS CERTIFIED TO HANDLE UP TO 200 SQ. FT. OF FLOOD PROTECTION PER VENT.

ENTRY COVER 100, SECURED STORAGE 102, WALL 103 & STORAGE 104  
FLOOR AREA TO BE VENTED: 331 SQ. FT.  
EXT. FLOOD VENTS PROVIDED: (3) 8" x 16" SMART VENT  
TOTAL VENT AREA PROVIDED: 600 SQ. FT.

GARAGE 101  
FLOOR AREA TO BE VENTED: 1,011 SQ. FT.  
EXT. FLOOD VENTS PROVIDED: (6) 8" x 16" SMART VENT  
TOTAL VENT AREA PROVIDED: 1,200 SQ. FT.

STRUCTURAL SYSTEMS OF BUILDING AND STRUCTURE SHALL BE DESIGNED, CONNECTED, AND ANCHORED TO RESIST FLOTATION, COLLAPSE, OR PERMANENT LATERAL MOVEMENT DUE TO EQUAL TO THE DESIGN FLOOD ELEVATION. FBC 2020 - 7TH EDITION - RESIDENTIAL - SECTION R322.1.6, FEMA TB #9, NFIP CFR 44 SEC 60.3(a)(3) AND ASCE 24

IMPACT WINDOW & DOOR DESIGN CRITERIA:  
THE TOWN OF LONGBOAT KEY HAS A MINIMUM WIND SPEED OF 105 MPH EXPOSURE D, RISK CATEGORY 6, FBC 2020, 7TH EDITION - BUILDING SECTION 1609.3(1), ASCE 24-14, C11.7, AND FEMA/NFIP TECHNICAL BULLETIN #1

ALL MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE DFE (8' 0") IN ACCORDANCE WITH FBC 2020, 7TH EDITION - RESIDENTIAL - SECTION R322.1.6, ASCE 24-14, C11.7, AND FEMA/NFIP TECHNICAL BULLETIN #1

ALL MATERIALS BELOW BFE (8' 0") NAVD TO BE FLOOD DAMAGE - RESISTANT IN ACCORDANCE WITH FEMA/NFIP TECHNICAL BULLETIN #2

## FINISH SCHEDULE

- SYMBOL: FLOOR FINISH:**
- F1: EPOXY FLOOR OVER SEALED CONCRETE
  - F2: WOOD AS SELECTED BY OWNER
  - F4: EXT. PAVERS AS SELECTED OVER COMP. SAND BASE
- SYMBOL: BASE FINISH:**
- B1: NO BASE
  - B2: 6" WOOD BASE AS SELECTED BY OWNER
  - B3: COVE TILE BASE AS SELECTED BY OWNER
- SYMBOL: WALL FINISH:**
- W1: CEM PLASTER SKIM COAT - PAINTED
  - W2: 1/2" GWS - LT. FOG FIN. - PAINTED
  - W3: 1/2" M.S. GWS - LT. FOG FIN. - PAINTED
  - W4: CERAMIC TILE AS SELECTED BY OWNER
  - W5: FLOOD-PROOF MATERIAL W/ PLASTER FINISH
- SYMBOL: CEILING FINISH:**
- C1: 8" GWS - LT. FOG FIN. - PAINTED
  - C2: 8" M.A. GWS - LT. FOG FIN. - PAINTED
  - C3: 8" STYLE X F.R. GWS - LT. FOG FIN. - PTD
  - C4: TONGUE & GROOVE WOOD - STAINED OR PAINTED
- NOTES:**
1. PROVIDE SUB FRAMING @ 1" C. MIN. AS REQ. BY MANUF. FOR M.R. GYPSUM DRYWALL.
  2. PROVIDE WONDER BOARD OR DUROCK BACKING AT ALL WET AREAS W/ FELT BACKING. INSTALL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
  3. PROVIDE DB-4 SOUND MEMBRANE AS DETERMINED. INSTALL BETWEEN SUB-FLOORING AND FINISH FLOOR AS SELECTED. REFER TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

## RESIDENCE AT 7125 LONGBOAT DRIVE

7125 Longboat Drive  
Longboat Key, Florida 34228

ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
374785 Stafford Lane  
Phone (941) 929-0329 Fax (941) 929-0328

Structural Engineer  
**PENNINO ASSOCIATES INC.**  
3755 RD VISTA DRIVE CLEARWATER, FL 33760  
Phone (727) 338-8772

Owner  
**Elgin Properties I, LLC.**  
Elgin, FL 60124

PERMIT & CONSTRUCTION DRAWINGS  
18 OCTOBER 2022

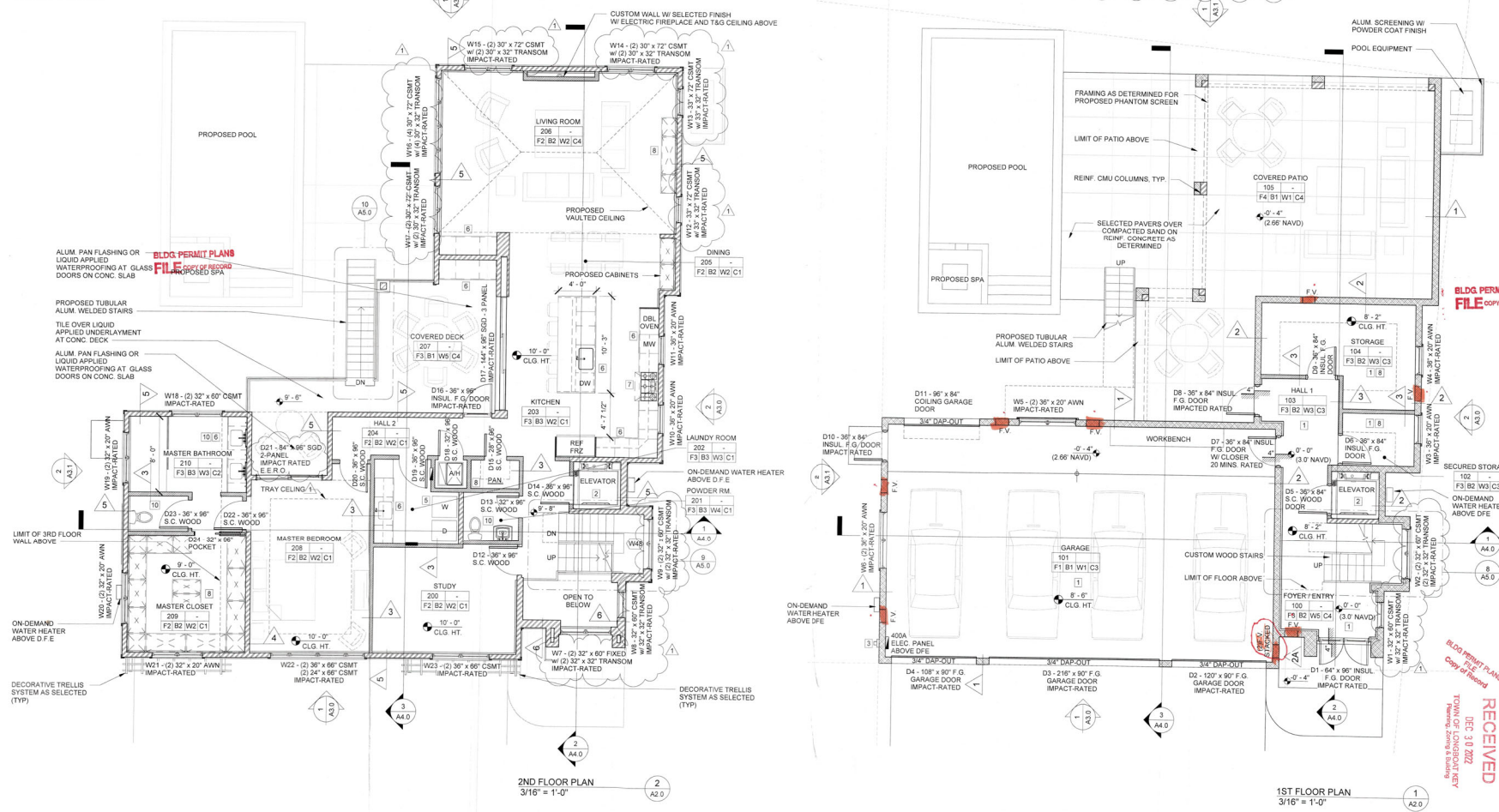
Sealed by: C. ALAN ANDERSON, FLA00034271  
To the best of his knowledge and belief, the undersigned, seal, plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION
1	12/09/22	PERMITTING COMMENTS 1 & OWNER REQUESTED CHANGES
2	12/29/22	PERMITTING COMMENTS 2

## 1ST & 2ND FLOOR PLANS

SCALE: As Indicated

2021.37  
**A2.0**  
19 OCTOBER 2022





# GENERAL ROOF NOTES

1. ALL ALUM SPECIALTIES INCLUDING PERGOLAS, FILIGREES, CANOPIES, LADDER SYSTEMS ETC. SHALL BE DESIGNED & INSTALLED TO WITHSTAND ALL WIND LOADS INDICATED ON STRUCTURAL DRAWINGS. SUBMIT SIGNED & SEALED SHOP DRAWINGS FOR APPROVAL.
2. ALL ALUM SPECIALTIES SHALL HAVE A POWDER COAT PAINT FINISH AS SELECTED BY ARCHITECT.
3. NOT ALL PENETRATIONS THROUGH ROOF, INCLUDING, BUT NOT LIMITED TO, PLUMBING VENT STACKS, EXHAUST VENTS, AND ELECTRICAL CONDUITS MAY BE SHOWN ON ROOF PLAN. CONTRACTOR TO COORDINATE AND PROVIDE PENETRATION FLASHINGS PER ROOF MEMBRANE MANUF. TYPICAL INSTALLATION DETAILS AS REQ'D.

## RESIDENCE AT 7125 LONGBOAT DRIVE

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ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
3828 Midland Road Sarasota, Florida 34231  
Phone (941) 557-8892 Fax (941) 557-8898

Structural Engineer  
**PENNONI ASSOCIATES INC.**  
5755 RD 167A DRIVE CLEARWATER, FL 33760  
Phone (727) 536-8772

Owner  
**Eign Properties I, LLC.**  
379785 Stratford Lane Eign, IL 60124  
Phone (941) 557-8892

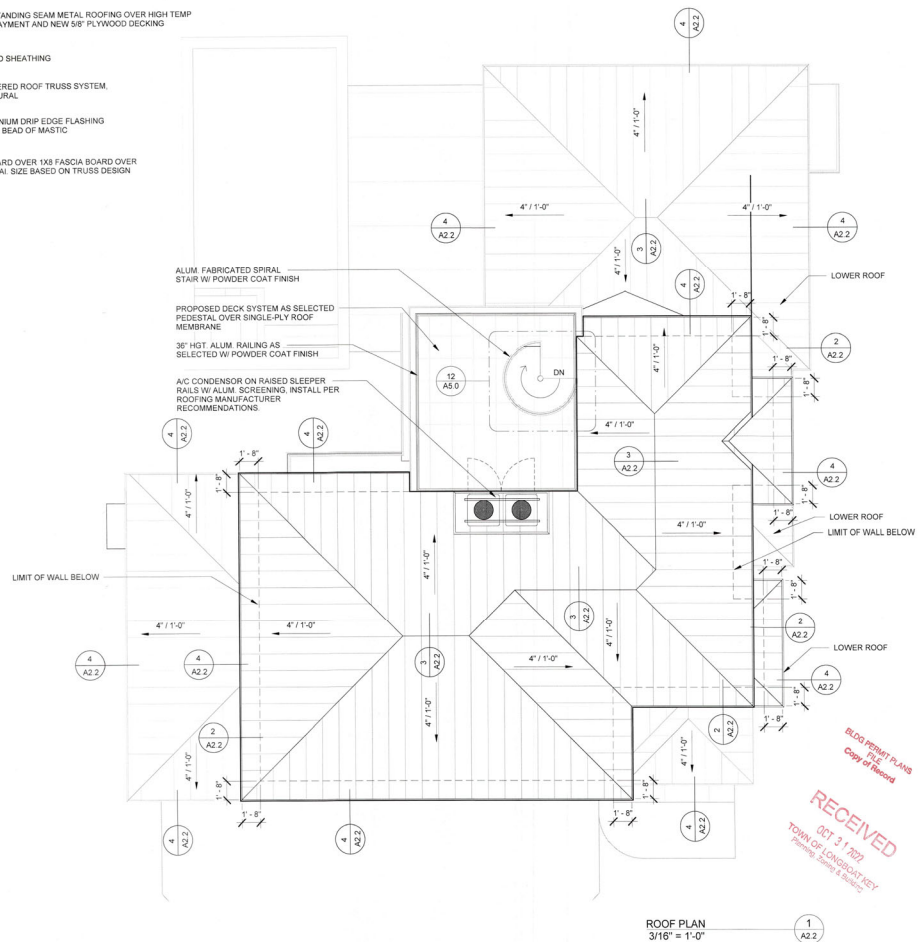
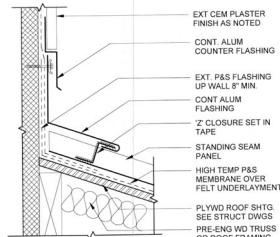
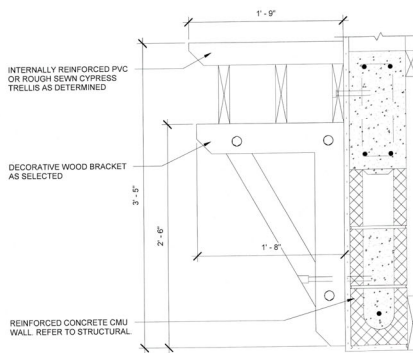
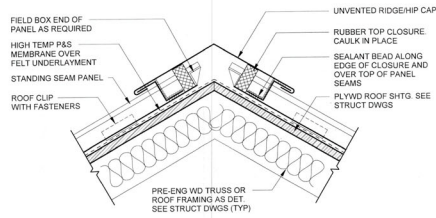
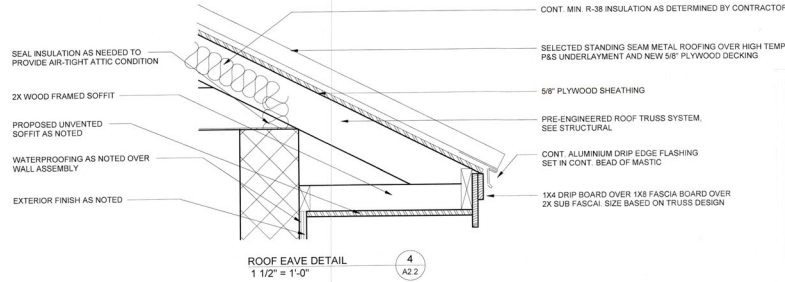
PERMIT & CONSTRUCTION DRAWINGS  
10/07/2022

Sealed By: **C. ALAN ANDERSON, FLA00004371**  
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 633 and 633.1, Florida Statutes.

REVISION	DATE	DESCRIPTION

## ROOF PLAN & DETAILS

SCALE: As indicated

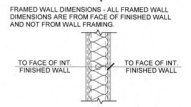




**DIMENSION NOTE**

CONCRETE WALL DIMENSIONS - ALL CONCRETE WALL DIMENSIONS, EITHER INTERIOR OR EXTERIOR, ARE FROM FACE OF CONCRETE WALL AND NOT FROM FINISHED WALL.

FRAMED WALL DIMENSIONS - ALL FRAMED WALL DIMENSIONS ARE FROM FACE OF FINISHED WALL AND NOT FROM WALL FRAMING.



**RESIDENCE AT 7125  
LONGBOAT DRIVE**

7125 Longboat Drive  
Longboat Key, Florida 34228

ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
3908 Midland Road Sarasota, Florida 34231  
Phone (941) 929-0329 Fax (941) 929-0328

Structural Engineer  
**PENNONI ASSOCIATES INC.**  
5755 RD VISTA DRIVE CLEARWATER, FL 33760  
Phone (772) 534-8773

Owner  
**Elgin Properties I, LLC.**  
170755 Stratford Lane Egin, IL 60124  
Phone (941) 557-8692

**PERMIT & CONSTRUCTION DRAWINGS**  
19 OCTOBER 2022

Included by: **C. ALAN ANDERSON, FLA00034571**  
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 203 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION

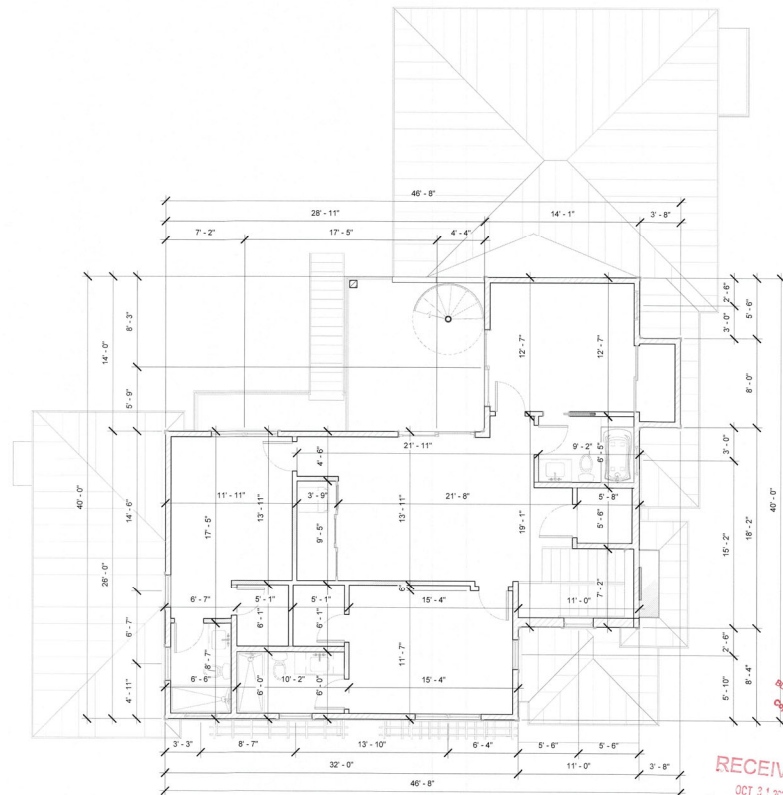
DRAWN BY: TD

**3RD FLOOR  
DIMENSIONED PLAN**

SCALE: As indicated



2021.37  
**A2.4**  
19 OCTOBER 2022



3RD FLOOR PLAN  
3/16" = 1'-0"

1  
A2.4

## GENERAL ELEVATION NOTES

1. FINAL GRADING VARIES FOR EACH ELEVATION SHOWN. PLEASE REFER TO PROPOSED SITE AND DRAINAGE PLAN (SHEET A1.0) FOR ALL PROPOSED GRADING ELEVATIONS. FINAL EXTERIOR STAIR RISER/RUN DEPENDENT UPON FINAL GRADING.
2. ALL GUARDRAILS AT RAISED PATIOS, BALCONIES, AND STAIRS SHALL BE DESIGNED TO RESIST A LIVE LOAD OF 50 LBS PER LINEAR FT & 200 LB CONCENTRATED LOAD.

NOTE: FINAL STEP LAYOUTS MAY CHANGE DUE TO EXISTING ELEVATIONS AND FINAL GRADING. REFER TO CIVIL DRAWINGS.

NOTE: ALL DOORS CONTAINING GLASS AND ALL WINDOWS SHOWN ON PLANS ARE TO BE IMPACT RATED GLAZING.

ALL MATERIALS BELOW BFE (8'-0" NAVD) TO BE FLOOD DAMAGE - RESISTANT IN ACCORDANCE WITH FEMA/FIP TECHNICAL BULLETIN #2

NOTE: BEST MANAGEMENT PRACTICES (BMP) WILL BE USED FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF AND WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT.

NOTE: ALL MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE DESIGN FLOOD ELEVATION (9'-0" NAVD) PER FBC 2020 AND FEMA'S TECHNICAL BULLETIN #1

STANDING SEAM METAL ROOF SYSTEM OVER HIGH TEMP P&S UNDERLAYMENT ON 5/8" CDX PLYWOOD SHEATHING

CONT. 1X8 FASCIA, 1X4 DRIP EDGE BOARD AND ALUM. FLASHING SET IN MASTIC

DECORATIVE WD. BRACKET W/ PAINTED FINISH (TYP)

IMPACT RESISTANT WINDOW AS SELECTED (TYP)

2X6 FRAMED WALL CONST. W/ 6" KRAFT FACE BATT INSUL. W/ EXT. PLYWOOD SHEATHING W/ #15 FELT OVER CONT. BUILDING WRAP W/ LAP SIDING AS SELECTED (TYP)

3" CORNER TRIM, PAINTED (TYP)

DECORATIVE TRELLIS SYSTEM AS SELECTED (TYP)

CONT. 1X8 FASCIA, 1X4 DRIP EDGE BOARD AND ALUM. FLASHING SET IN MASTIC (TYP)

2X6 FRAMED WALL CONST. W/ 6" KRAFT FACE BATT INSUL. W/ EXT. PLYWOOD SHEATHING W/ #15 FELT OVER CONT. BUILDING WRAP W/ LAP SIDING AS SELECTED (TYP)

IMPACT RESISTANT WINDOW AS SELECTED (TYP)

ON DEMAND WATER HEATER ABOVE D.F.E.

IMPACT RESISTANT WINDOW AS SELECTED (TYP)

CMU WALL CONST. EXTERIOR TO RECEIVE WATERPROOFING AND EXTERIOR STONE FINISH

STANDING SEAM METAL ROOF SYSTEM OVER HIGH TEMP P&S UNDERLAYMENT ON 5/8" CDX PLYWOOD SHEATHING

CONT. 1X8 FASCIA, 1X4 DRIP EDGE BOARD AND ALUM. FLASHING SET IN MASTIC

DECORATIVE WD. BRACKETS W/ PAINTED FINISH (TYP)

3" CORNER TRIM, PAINTED (TYP)

CONCEALED FLASHING AT WALL (TYP)

STANDING SEAM METAL ROOF SYSTEM OVER HIGH TEMP P&S UNDERLAYMENT ON 5/8" CDX PLYWOOD SHEATHING

CONT. 1X8 FASCIA, 1X4 DRIP EDGE BOARD AND ALUM. FLASHING SET IN MASTIC

DECORATIVE WD. BRACKETS W/ PAINTED FINISH (TYP)

3" CORNER TRIM, PAINTED (TYP)

2X6 FRAMED WALL CONST. W/ 6" KRAFT FACE BATT INSUL. W/ EXT. PLYWOOD SHEATHING W/ #15 FELT OVER CONT. BUILDING WRAP W/ LAP SIDING AS SELECTED (TYP)

ON DEMAND WATER HEATER ABOVE D.F.E.

DECORATIVE TRELLIS SYSTEM AS SELECTED (TYP)

IMPACT RESISTANT GARAGE DOORS AS SELECTED (TYP)

CMU WALL CONST. EXTERIOR TO RECEIVE WATERPROOFING AND EXTERIOR PLASTER FINISH, PAINTED (TYP)

IMPACT RESISTANT WINDOW AS SELECTED (TYP)

CMU WALL CONST. EXTERIOR TO RECEIVE WATERPROOFING AND EXTERIOR STONE FINISH

IMPACT RESISTANT WINDOW AS SELECTED (TYP)

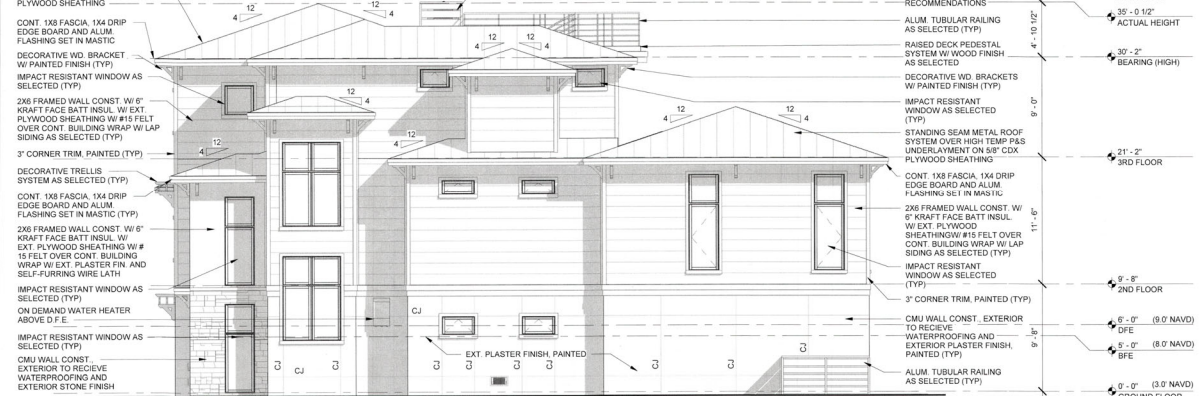
CMU WALL CONST. EXTERIOR TO RECEIVE WATERPROOFING AND EXTERIOR STONE FINISH

IMPACT RESISTANT WINDOW AS SELECTED (TYP)

CMU WALL CONST. EXTERIOR TO RECEIVE WATERPROOFING AND EXTERIOR STONE FINISH

IMPACT RESISTANT WINDOW AS SELECTED (TYP)

CMU WALL CONST. EXTERIOR TO RECEIVE WATERPROOFING AND EXTERIOR STONE FINISH



NORTH (SIDE) ELEVATION  
3/16" = 1'-0"

2  
A3.0



EAST (FRONT) ELEVATION  
3/16" = 1'-0"

1  
A3.0

REFER TO SHEET A1.0 FOR PROPERTY LINE DIMENSIONS ACCORDING TO DAYLIGHT PLANE REQUIREMENTS

RECEIVED

DEC 30 2022

TOWN OF LONGBOAT KEY

Planning, Zoning & Building

SCALE: As indicated

CA'

2021.37

A3.0

19 OCTOBER 2022

Owner  
Elgin Properties I, LLC.  
376785 Stafford Lane  
Phone (841) 557-8692

Elgin, IL 60124

PERMIT & CONSTRUCTION DRAWINGS  
19 OCTOBER 2022

Drawn by: C. ALAN ANDERSON, FL000204272

To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 558, Florida Statutes.

REVISION	DATE	DESCRIPTION
1	12/09/22	PERMITTING COMMENTS 1
2	12/09/22	OWNER REQUESTED CHANGES
3	12/09/22	PERMITTING COMMENTS 2
4	12/09/22	OWNER REQUESTED CHANGES

DRAWN BY: TAD

## BUILDING ELEVATIONS

BUILD PERMIT PLANS  
FILE  
Copy of Record

## GENERAL ELEVATION NOTES

1. FINAL GRADING VARIES FOR EACH ELEVATION SHOWN. PLEASE REFER TO PROPOSED SITE AND DRAINAGE PLAN (SHEET A1.0) FOR ALL PROPOSED GRADING ELEVATIONS. FINAL EXTERIOR STAIR RISER/UN DEPENDENT UPON FINAL GRADING.
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NOTE: FINAL STEP LAYOUTS MAY CHANGE DUE TO EXISTING ELEVATIONS AND FINAL GRADING. REFER TO CIVIL DRAWINGS.

NOTE: ALL DOORS CONTAINING GLASS AND ALL WINDOWS SHOWN ON PLANS ARE TO BE IMPACT RATED GLAZING.

ALL MATERIALS BELOW RFE (8'-0" NAVD) TO BE FLOOD DAMAGE - RESISTANT IN ACCORDANCE WITH FEMA/FIP TECHNICAL BULLETIN #2

NOTE: BEST MANAGEMENT PRACTICES (BMP) WILL BE USED FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF AND WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT.

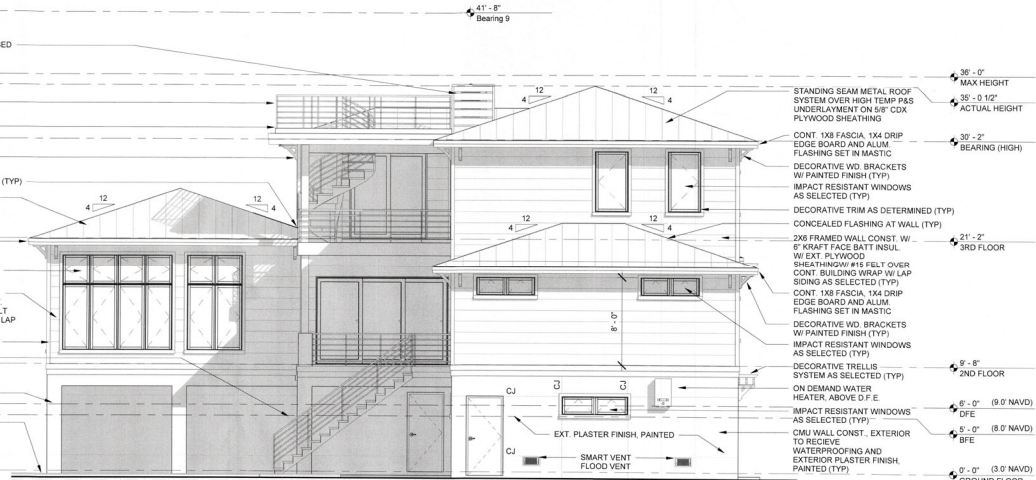
NOTE: ALL MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE DESIGN FLOOD ELEVATION (8'-0" NAVD) PER FBC 2020 AND FEMA'S TECHNICAL BULLETIN #1

A/C CONDENSOR UNITS ON RAISED SLEEPER RAILS W/ ALUM SCREENING. INSTALL PER ROOFING MANUFACTURER RECOMMENDATIONS.

ALUM. TUBULAR RAILING AS SELECTED (TYP)  
RAISED DECK PEDESTAL SYSTEM W/ WOOD FINISH AS SELECTED  
DECORATIVE WD. BRACKET W/ PAINTED FINISH (TYP)  
CONCEALED FLASHING AT WALL (TYP)  
STANDING SEAM METAL ROOF SYSTEM OVER HIGH TEMP P&S UNDERLAYMENT ON 5/8" CDX PLYWOOD SHEATHING

CONT. 1X8 FASCIA, 1X4 DRIP EDGE BOARD AND ALUM. FLASHING SET IN MASTIC  
IMPACT RESISTANT WINDOW AS SELECTED (TYP)  
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3" CORNER TRIM, PAINTED (TYP)  
ALUM. TUBULAR RAILING AS SELECTED (TYP)

REINF. CONC. COLUMN W/ EXT. PLASTER FINISH (TYP)  
EXT. PAVERS AS SELECTED OVER COMPACTED SAND BASE (TYP)



SOUTH (SIDE) ELEVATION  
3/16" = 1'-0"

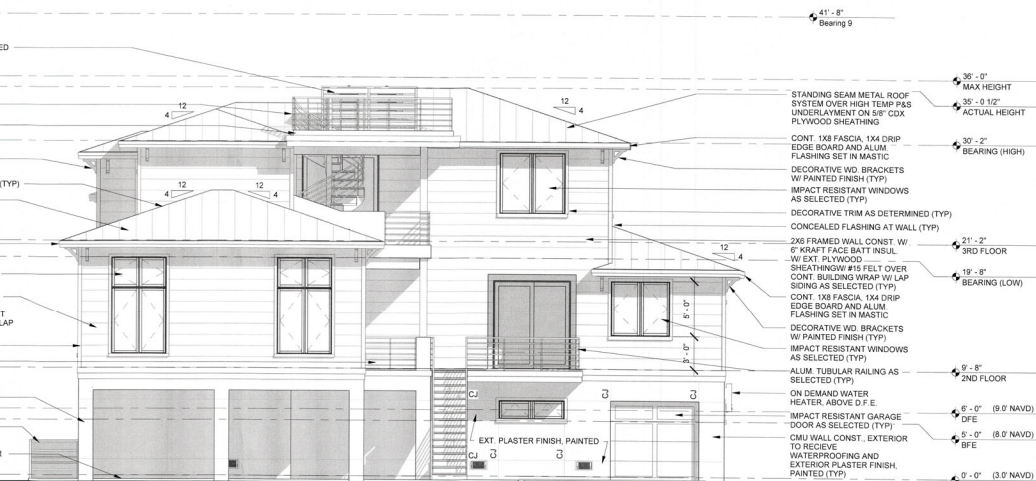
2  
A3.1

A/C CONDENSOR UNITS ON RAISED SLEEPER RAILS W/ ALUM SCREENING. INSTALL PER ROOFING MANUFACTURER RECOMMENDATIONS.

ALUM. TUBULAR RAILING AS SELECTED (TYP)  
RAISED DECK PEDESTAL SYSTEM W/ WOOD FINISH AS SELECTED  
DECORATIVE WD. BRACKET W/ PAINTED FINISH (TYP)  
CONCEALED FLASHING AT WALL (TYP)  
STANDING SEAM METAL ROOF SYSTEM OVER HIGH TEMP P&S UNDERLAYMENT ON 5/8" CDX PLYWOOD SHEATHING

CONT. 1X8 FASCIA, 1X4 DRIP EDGE BOARD AND ALUM. FLASHING SET IN MASTIC  
IMPACT RESISTANT WINDOW AS SELECTED (TYP)  
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3" CORNER TRIM, PAINTED (TYP)  
ALUM. TUBULAR RAILING AS SELECTED (TYP)

REINF. CONC. COLUMN W/ EXT. PLASTER FINISH (TYP)  
ALUM. TUBULAR RAILING AS SELECTED (TYP)  
EXT. PAVERS AS SELECTED OVER COMPACTED SAND BASE (TYP)



WEST (REAR) ELEVATION  
3/16" = 1'-0"

1  
A3.1

## RESIDENCE AT 7125 LONGBOAT DRIVE

7125 Longboat Drive  
Longboat Key, Florida 34228

ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
3958 Madison Road Sarasota, Florida 34231  
Phone (941) 929-0329 Fax (941) 929-0328

Structural Engineer  
**PENNONI ASSOCIATES INC.**  
5755 RIO VISTA DRIVE CLEARWATER, FL 33760  
Phone (727) 550-8778

Owner  
**Elgin Properties I, LLC.**  
3749185 Bradford Lane Elgin, IL 60124  
Phone (841) 557-8692

PERMIT & CONSTRUCTION DRAWINGS  
19 OCTOBER 2022

Sealed by: **C. ALAN ANDERSON, FL#A0003450**  
To the best of the architect's or engineer's knowledge, valid plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION

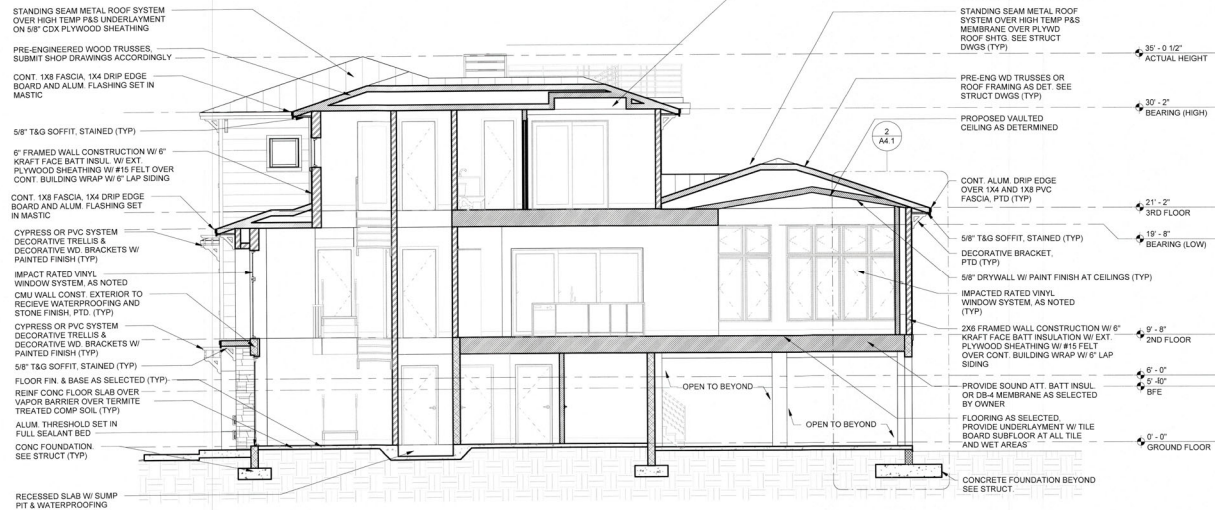
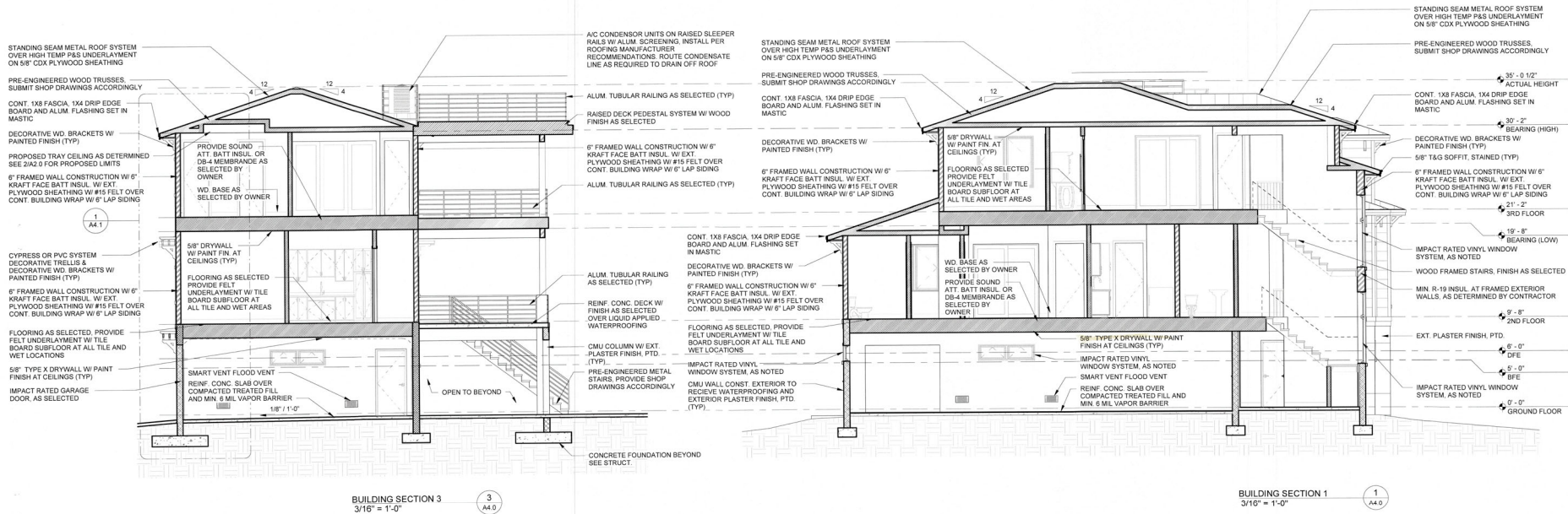
## BUILDING ELEVATIONS

SCALE: As indicated  
CA'

2021.37  
**A3.1**  
19 OCTOBER 2022

RECEIVED  
OCT 31 2022  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

BLDG PERMIT PLANS  
Copy of Plans



## RESIDENCE AT 7125 LONGBOAT DRIVE

7125 Longboat Drive  
Longboat Key, Florida 34228

ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
3508 Midland Road Sarasota, Florida 34231  
Phone (941) 929-0329 Fax (941) 929-0328

Structural Engineer  
**PENNINO ASSOCIATES INC.**  
5755 BO VISTA DRIVE CLEARWATER, FL 33760  
Phone (727) 536-8772

Owner  
**Elgin Properties I, LLC.**  
376765 Stratford Lane Elgin, IL 60124

**PERMIT & CONSTRUCTION DRAWINGS**  
19 OCTOBER 2022

Sealed By: **C. ALAN ANDERSON, FL#00045171**  
In the face of the architect's or engineer's knowledge, seal, plans and specifications comply with the applicable building codes and the applicable professional law, safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION

DRAWN BY: **BO**

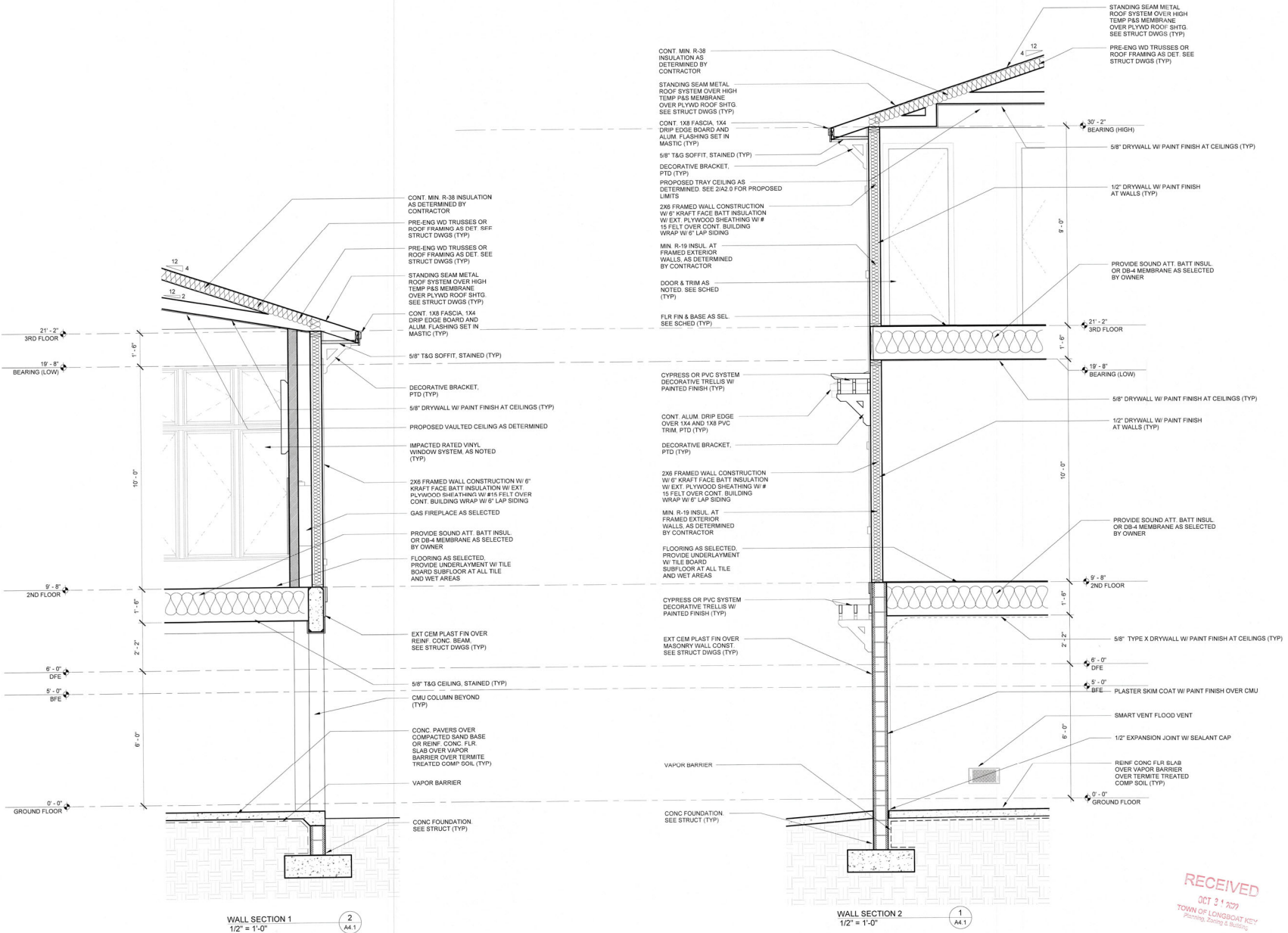
10-23-22

RECEIVED  
OCT 31 2022  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

SCALE: 3/16" = 1'-0"



2021.37  
**A4.0**  
19 OCTOBER 2022



WALL SECTION 1  
1/2" = 1'-0"

WALL SECTION 2  
1/2" = 1'-0"

# RESIDENCE AT 7125 LONGBOAT DRIVE

7125 Longboat Drive  
Longboat Key, Florida 34228

ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
3526 Midland Road Sarasota, Florida 34231  
Phone (941) 929-0329 Fax (941) 929-0328

Structural Engineer  
**PENNONI ASSOCIATES INC.**  
3785 RIG VISTA DRIVE CLEARWATER, FL 33760  
Phone (727) 536-8772

Owner  
**Elgin Properties I, LLC.**  
374785 Stratford Lane Elgin, IL 60124  
Phone (847) 542-8802

PERMIT & CONSTRUCTION DRAWINGS  
19 OCTOBER 2022

Scaled By: **C. ALAN ANDERSON, FLA00014372**  
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 555, Florida Statutes.

REVISION	DATE	DESCRIPTION
1	10-25-22	10-25-22

## WALL SECTIONS

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

2021.37  
**A4.1**  
19 OCTOBER 2022

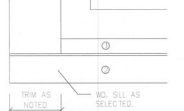


WINDOW DETAIL NOTE:

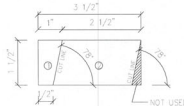
NOTES:

1. DETAILS SHOWN HAVE BEEN EXAGGERATED TO SHOW DETAIL AND INTENT.

IMPACT RESISTANT INSULATED WINDOW SYSTEM AS SPECIFIED.



PROVIDE TRIM PROFILE AS SELECTED. WD. SILL TO EXTEND TO THE OUTSIDE OF THE TRIM WITH AS SHOWN. WD. SILL TO BE SHIPPED FROM 2X4 AND SHOWN BELOW. REFER TO NUMBERS INDICATED AND DETAILS SHOWN FOR SILL ASSEMBLY.



RESIDENCE AT 7125 LONGBOAT DRIVE

7125 Longboat Drive  
Longboat Key, Florida 34288

ARCHITECT OF RECORD

C. ALAN ANDERSON ARCHITECT, P.A.  
3808 Midland Road  
Sarasota, Florida 34231  
Phone (941) 557-6329 Fax (941) 557-6328

Structural Engineer

PENNONI ASSOCIATES INC.  
1750 RED WIND DRIVE  
CLEARWATER, FL 33760  
Phone (727) 536-8772

Owner

Egin Properties I, LLC.  
37W785 Stratford Lane  
Egin, IL 60124  
Phone (847) 557-8692

PERMIT & CONSTRUCTION DRAWINGS

10 OCTOBER 2022

Sealed By: C. ALAN ANDERSON, FL#A0004930

To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building code and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION
1	10/25/22	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

DETAILS

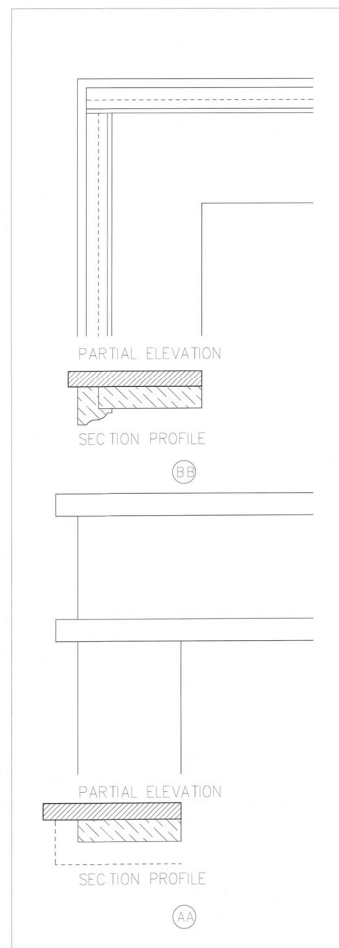
SCALE: As indicated



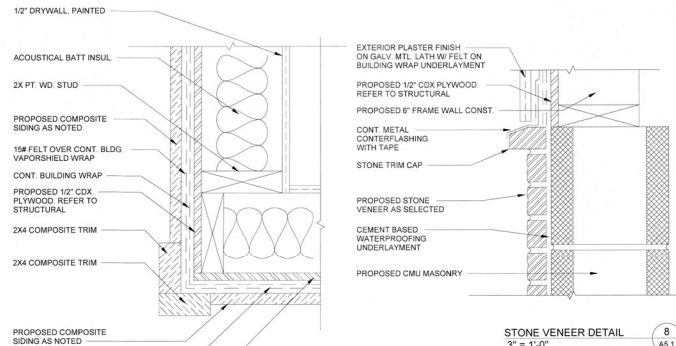
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A5.1

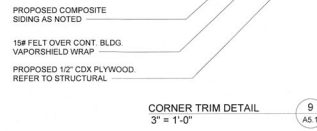
19 OCTOBER 2022



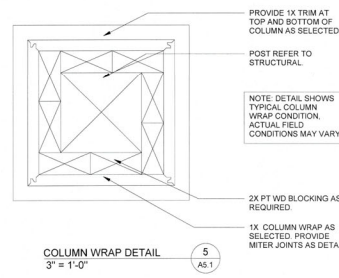
INTERIOR WINDOW & DOOR CASING PACKAGES  
1/4" = 1'-0"



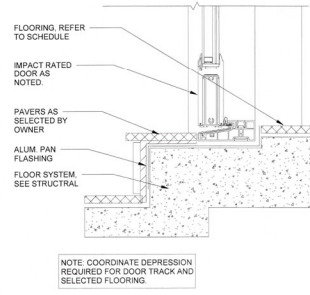
STONE VENEER DETAIL  
3" = 1'-0"



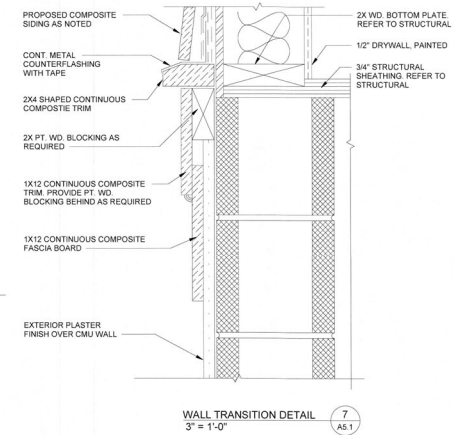
CORNER TRIM DETAIL  
3" = 1'-0"



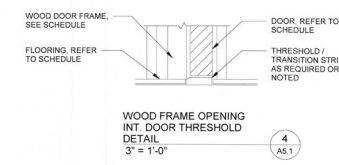
COLUMN WRAP DETAIL  
3" = 1'-0"



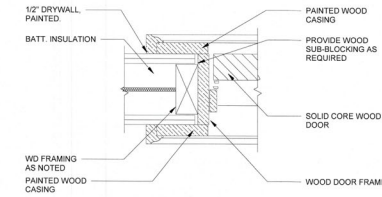
PAN FLASHING DETAIL AT SLIDING GLASS DOOR  
3" = 1'-0"



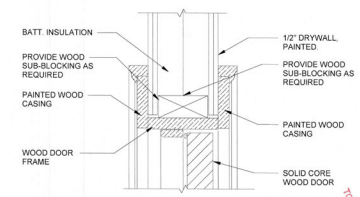
WALL TRANSITION DETAIL  
3" = 1'-0"



WOOD FRAME OPENING INT. DOOR THRESHOLD DETAIL  
3" = 1'-0"

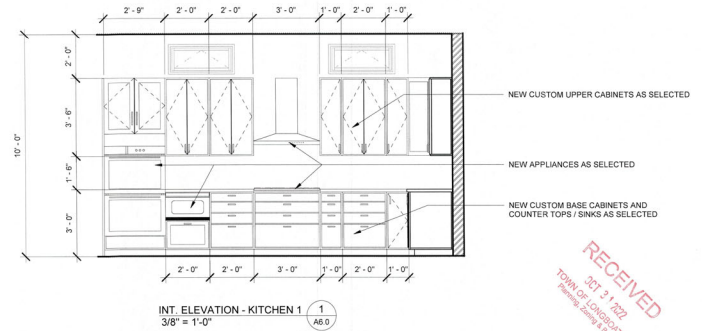
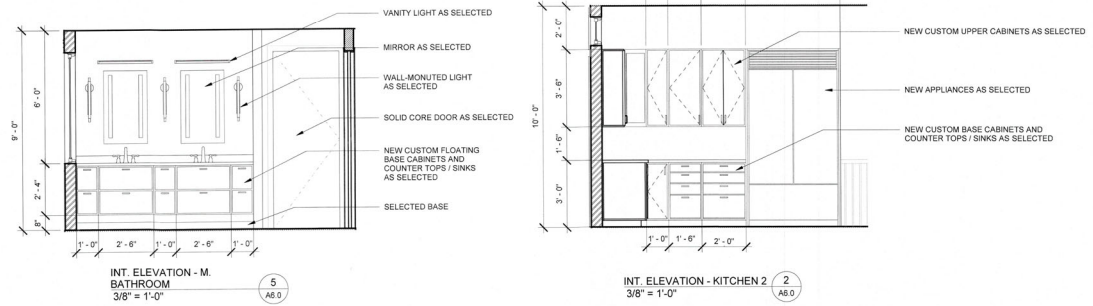
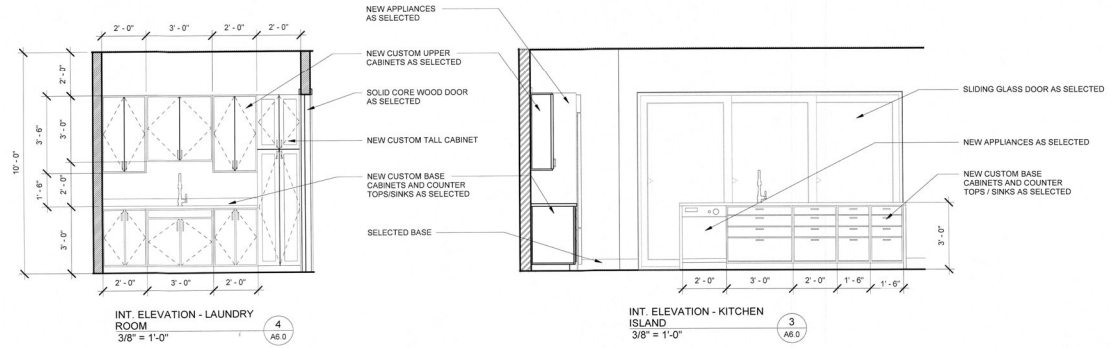


WOOD FRAME OPENING INT. DOOR JAMB DETAIL  
3" = 1'-0"



WOOD FRAME OPENING INT. DOOR HEAD DETAIL  
3" = 1'-0"

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10 OCT 1 1 2022  
Permitting Plans  
C. Alan Anderson



## RESIDENCE AT 7125 LONGBOAT DRIVE

7125 Longboat Drive  
Longboat Key, Florida 34228

ARCHITECT OF RECORD  
C. ALAN ANDERSON ARCHITECT, P.A.  
3908 Midland Road Sarasota, Florida 34231  
Phone (941) 939-0329 Fax (941) 939-9008

Structural Engineer  
PENNONI ASSOCIATES INC.  
5755 NW 16TH DRIVE CLEARWATER, FL 33760  
Phone (727) 536-8772

Owner  
Egin Properties I, LLC.  
37W785 Stratford Lane Egin, IL 60124  
Phone (941) 557-8692

PERMIT & CONSTRUCTION DRAWINGS  
10 OCTOBER 2022

Sealed By: C. ALAN ANDERSON, FLA00004271  
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 543 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION

## INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"



2021.37  
A6.0  
19 OCTOBER 2022

RECEIVED  
TOWN OF LONGBOAT KEY  
Planning, Building & Inspections  
OCT 31 2022

BUDGETING PLANS  
FILE  
Copy of Plans

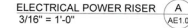
- 1 PROVIDE DAWN TO DUSK TIMER ON EXTERIOR LIGHTS AS DETERMINED
- 2 PROVIDE ALL REQUIRED POWER FOR RANGE HOOD AS DETERMINED
- 3 PROVIDE POWER AND SWITCHING AS REQUIRED FOR GARAGE DISPOSAL
- 4 PROVIDE POWER AS DETERMINED TO ACCOMMODATE ANY PROPOSED IRRIGATION SYSTEM
- 5 PROVIDE UNDER-COUNTER LED LIGHTING AS SELECTED
- 6 PROVIDE POWER AS DETERMINED TO ACCOMMODATE PROPOSED POOL EQUIPMENT
- 7 PROVIDE CONDUIT & CIRCUITS AS DETERMINED TO ACCOMMODATE PROPOSED CHARGER
- 8 PROVIDE WATER-PROOF CAN LIGHTING ABOVE SHOWERS AND TUBS
- 9 PROVIDE POWER AND LIGHTING TO OWNER SELECTED ELEVATOR
- 10 PROVIDE ELECTRICAL SUB-PANEL OR SEPARATE CIRCUIT TO DOCK
- 11 PROVIDE POWER AS DETERMINE TO ACCOMMODATE PROPOSED ON-DEMAND WATER HEATERS
- 12 PROVIDE POWER AS REQUIRED FOR DISHWASHER

[illegible]

1. PROVIDE SMOKE DETECTOR IN LOCATIONS INDICATED. LOCATION IS DIAGRAMMATIC AND MAY REQUIRE MINOR ADJUSTMENT TO ACCOMMODATE REQUIRED CLEARANCES.
2. FIRE/SMOKE DETECTORS SHALL BE HARDWIRED, AND SHALL OPERATE IN TANDEM. IF ONE SHOULD ACTIVATE IT SHALL CAUSE ALL FIRE/SMOKE DETECTORS TO SOUND PURSUANT TO NFPA LIFE SAFETY CODE 101 AND THE FIRE PRESERVATION CODE.

1. ARC-FAULT REQUIREMENTS IN ACCORDANCE WITH NEC 210-12(B). ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS OR OTHER AREAS AS REQUIRED, SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

1. SWITCHING LOCATIONS ARE DIAGRAMMATIC FOR INTENT. FINAL ADJUSTMENTS TO BE FIELD LOCATED W/ OWNER AND/OR ARCHITECT.
2. CONTRACTOR TO COORDINATE ALL 2-WAY, 3-WAY, AND DIMMED SWITCHED CIRCUITS W/OWNER.
3. ALL DOWNLIGHTS SHALL BE ON DIMMABLE CIRCUITS.



2022 © C. Alan Anderson Architect, P.A. FL #AA003450

	CLG FAN W/ LIGHT KIT AS DETERMINED
	CEILING MTD PENDANT LIGHT FIXTURE
	WALL MTD LINEAR LIGHT FIXTURE W/ DOOR CONTACT SWITCH
	UNDER CABINET LINEAR LIGHT FIXTURE
	SURFACE MTD LINEAR LIGHT FIXTURE
	RECESSED DOWNLIGHT
	SURFACE MTD LIGHT FIXTURE
	INTERIOR WALL SCONCE FIXTURE
	EXTERIOR WALL SCONCE FIXTURE
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ LIGHT & HEATER
	THREE-WAY SWITCH
	COMB SMOKE CARBON MONOXIDE
	GARAGE DOOR OPENER W/ LIGHT
	110V RECEPTACLE - DUPLEX
	110V RECEPTACLE - FLOOR
	220V RECEPTACLE
	CEILING RECEPTACLE - DUPLEX
	CATV OUTLET
	DATA OUTLET
	DISCONNECT
	J-BOX
	ELEC PANEL
	MEDIA PANEL
	ELEC METER
	GAS STUB OUT

7125 Longboat Drive  
Longboat Key, Florida 34228

ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
3908 Midland Road  
Phone (941) 929-0329  
Sarasota, Florida 34231  
Fax (941) 929-0328

Structural Engineer  
**PENNONI ASSOCIATES INC.**  
5755 RIO VISTA DRIVE  
Phone (727) 536-8772  
CLEARWATER, FL 33760

Owner  
Elgin Properties I, LLC.  
3726785 Stratford Lane  
Elgin, IL 60124

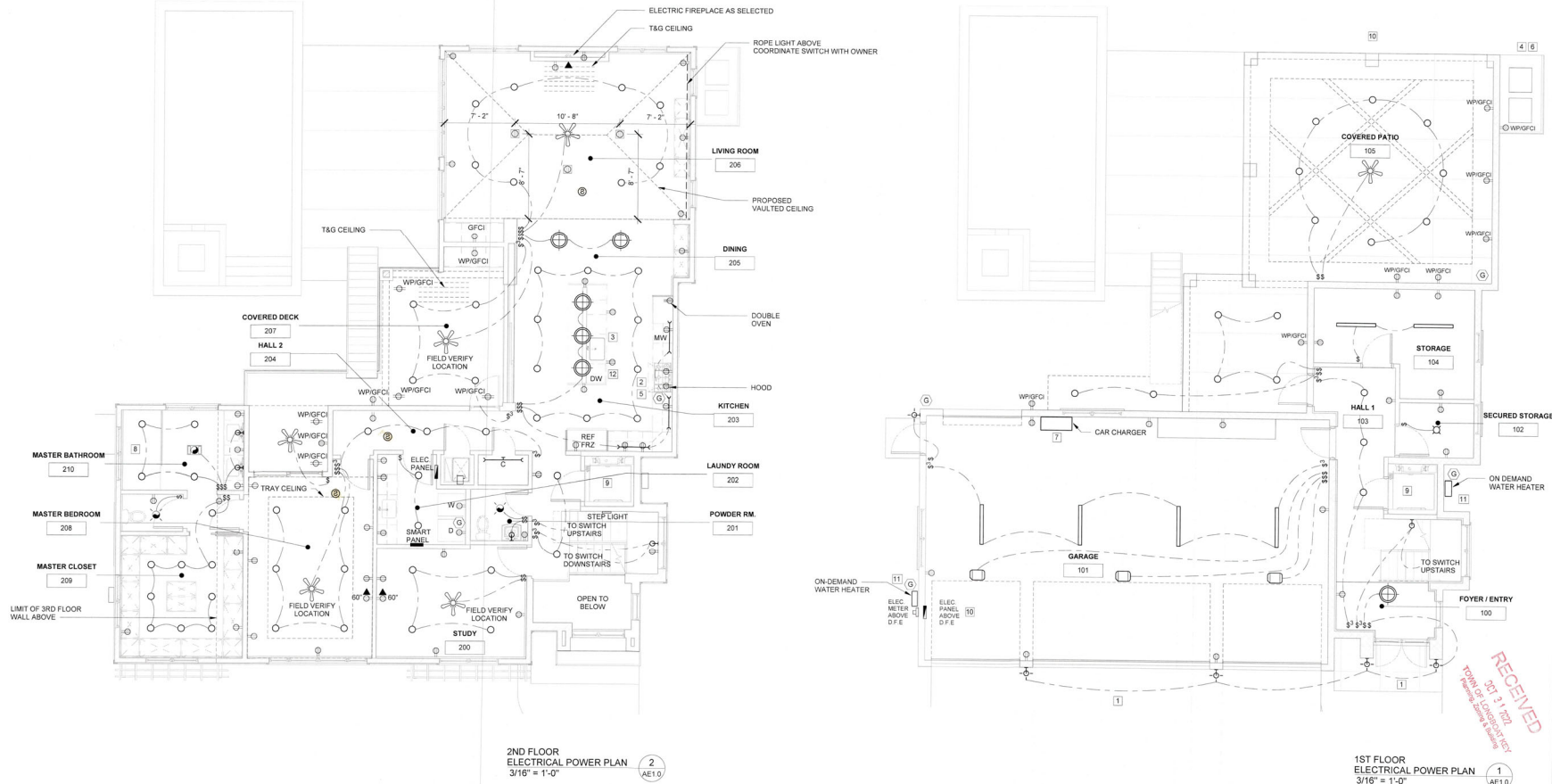
PERMIT & CONSTRUCTION DRAWINGS  
19 OCTOBER 2022

Sealed By: **C. ALAN ANDERSON, FLHAR0014171**

[illegible]

SCALE: 3/16" = 1'-0"

2021.37  
**E1.0**  
OCTOBER 2022



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OCT 31 2022  
U.S. DEPT. OF LONGBOAT  
Fishing & Boating

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

# **ELEC SYMBOL LEGEND**

	CLG FAN W/ LIGHT KIT AS DETERMINED
	CEILING MTD PENDANT LIGHT FIXTURE
	WALL MTD LINEAR LIGHT FIXTURE W/ DOOR CONTACT SWITCH
	UNDER CABINET LINEAR LIGHT FIXTURE
	SURFACE MTD LINEAR LIGHT FIXTURE
	RECESSED DOWNLIGHT
	SURFACE MTD LIGHT FIXTURE
	INTERIOR WALL SCONCE FIXTURE
	EXTERIOR WALL SCONCE FIXTURE
	EXHAUST FAN W/ LIGHT & HEATER
	SWITCH
	THREE-WAY SWITCH
	3000 SMOKE CARBON MONOXIDE
	GARAGE DOOR OPENER W/ LIGHT
	110V RECEPTACLE - DUPLEX
	110V RECEPTACLE - FLOOR
	220V RECEPTACLE
	CATV OUTLET
	DATA OUTLET
	DISCONNECT
	J-BOX
	ELEC PANEL
	MEDIA PANEL
	ELEC METER
	GAS STUB OUT

## **RESIDENCE AT 7125 LONGBOAT DRIVE**

7125 Longboat Drive  
Longboat Key, Florida 34228

ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
3908 Midland Road Sarasota, Florida 34231  
Phone (941) 929-0329 Fax (941) 929-0328

Structural Engineer  
**PENNOM ASSOCIATES INC.**  
5755 MID VISTA DRIVE CLEARWATER, FL 33760  
Phone (727) 536-8772

Owner  
**Elgin Properties I, LLC.**  
376785 Stratford Lane Elgin, IL 60124  
Phone (847) 557-8692

**PERMIT & CONSTRUCTION DRAWINGS**  
19 OCTOBER 2022

Sealed By: **C. ALAN ANDERSON, FLA00054371**  
To the best of the architect's or engineer's knowledge, and plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 632, Florida Statutes.

REVISION	DATE	DESCRIPTION

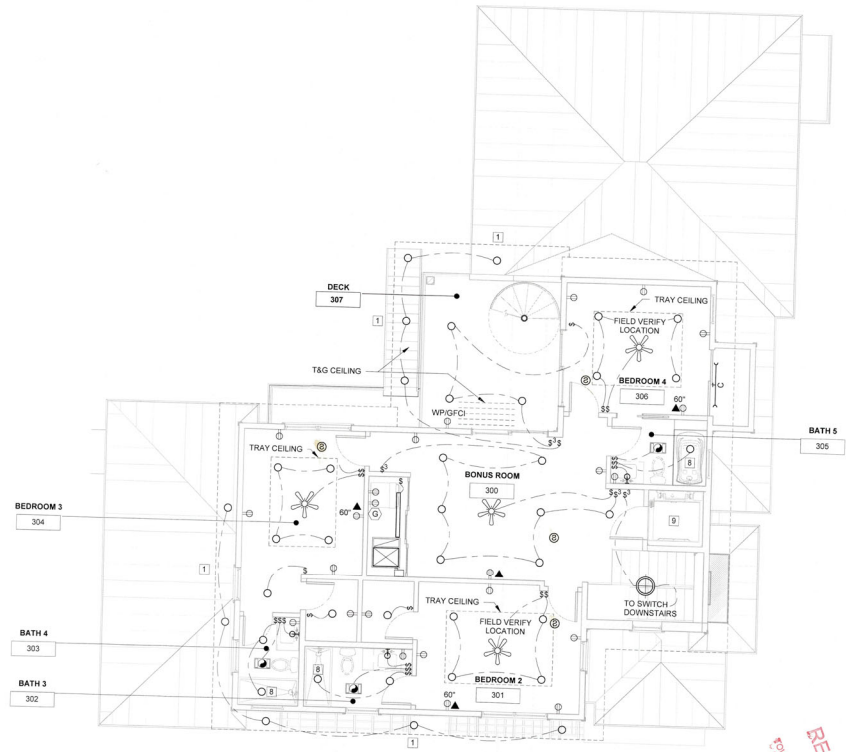
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## **3RD FLOOR ELECTRICAL POWER PLAN**

SCALE: 3/16" = 1'-0"

2021.37  
**AE1.1**  
19 OCTOBER 2022

- ELECTRICAL CONSTRUCTION NOTES:**
1. PROVIDE DAWN TO DUSK TIMER ON EXTERIOR LIGHTS AS DETERMINED.
  2. PROVIDE ALL REQUIRED POWER FOR RANGE HOOD AS DETERMINED.
  3. PROVIDE POWER AND SWITCHING AS REQUIRED FOR GARBAGE DISPOSAL.
  4. PROVIDE POWER AS DETERMINED TO ACCOMMODATE ANY PROPOSED IRRIGATION SYSTEMS.
  5. PROVIDE UNDER COUNTER LED LIGHTING AS SELECTED.
  6. PROVIDE POWER AS DETERMINED TO ACCOMMODATE PROPOSED POOL EQUIPMENT.
  7. PROVIDE CONDUIT & CIRCUITS AS DETERMINED TO ACCOMMODATE PROPOSED GARAGE CHARGER.
  8. PROVIDE WATER-PROOF CAN LIGHTING ABOVE SHOWERS AND TUBS.
  9. PROVIDE POWER AND LIGHTING TO OWNER SELECTED ELEVATOR.
  10. PROVIDE ELECTRICAL SUB-PANEL OR SEPARATE CIRCUIT TO DOCK.
  11. PROVIDE POWER AS DETERMINE TO ACCOMMODATE PROPOSED ON-DEMAND WATER HEATERS.
  12. PROVIDE POWER AS REQUIRED FOR DISHWASHER.



**3RD FLOOR  
ELECTRICAL POWER PLAN**  
3/16" = 1'-0"

1  
AE1.1



1. PROVIDE AH UNIT. ROUTE CONDENSATE AND DRIP PAN LINE TO EXTERIOR AS DETERMINED. INSULATE LINE AS REQUIRED.
2. PROPOSED WATER HEATER. ROUTE DRIP DRAIN LINE TO EXTERIOR AS DETERMINED. INSULATE ALL HOT WATER LINES AS REQUIRED.
3. FIELD VERIFY EXISTING SANITARY SEWER LINE AND TIE-IN NEW LINES INTO EXISTING AS DETERMINED.

## PLUMBING LEGEND

—	EXISTING SANITARY LINE
—	NEW SANITARY LINE
—	PROPOSED V.T.R. CONNECTION
LAV	LAVATORY SINK
LS	LAUNDRY SINK
BS	BAR SINK
KS	KITCHEN SINK
DW	DISH WASHER
WC	WATER CLOSET
SD	SHOWER DRAIN
TD	TUB DRAIN
JS	SERVICE SINK
TWH	TANKLESS WATER HEATER
V.T.R.	VENT THROUGH ROOF
D.P.	DRAIN PAN & OVERFLOW SWITCH
W.B.	WASHING MACHINE BOX
H.B.	EXTERIOR HOSE BIB
C.O.	CLEAN OUT
G	GAS STUB OUT

## RESIDENCE AT 7125 LONGBOAT DRIVE

7125 Longboat Drive  
Longboat Key, Florida 34228

ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
3908 Midland Road Sarasota, Florida 34231  
Phone (941) 929-0329 Fax (941) 929-0328

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**PENNON ASSOCIATES INC.**  
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Owner  
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376785 Stratford Lane Elgin, IL 60124  
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REVISION	DATE	DESCRIPTION

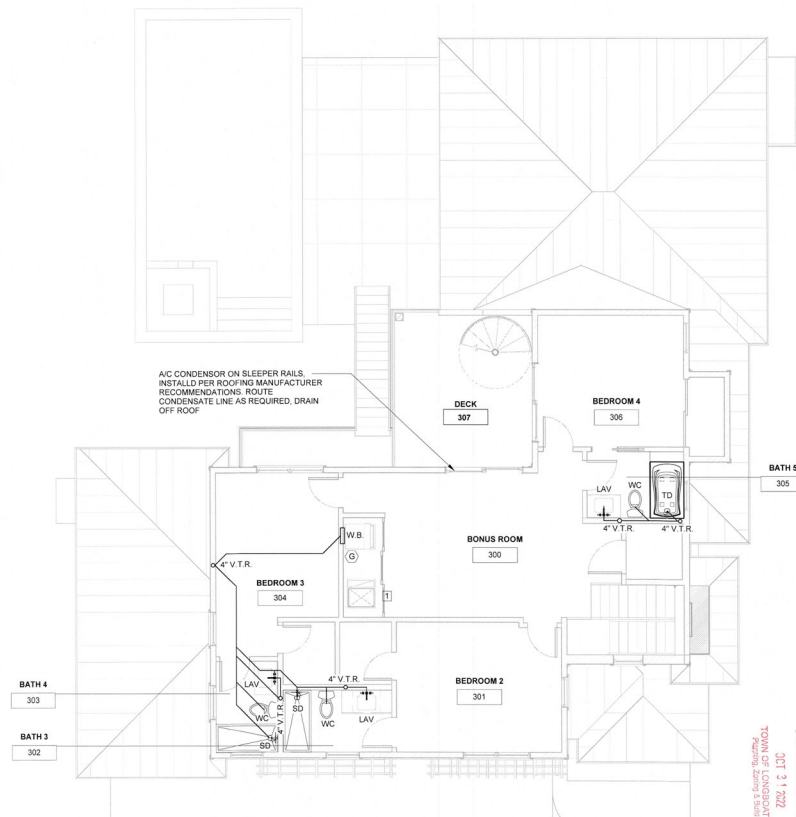
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## 3RD FLOOR PLUMBING PLAN

SCALE: 3/16" = 1'-0"



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**AP1.1**  
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3RD FLOOR  
PLUMBING PLAN  
3/16" = 1'-0"

1  
AP1.1

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OCT 31 2022  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building



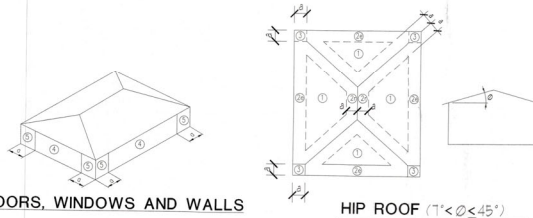


GROSS ULTIMATE WIND LOADS MAIN ROOF ROOFING MATERIALS				
COMPONENTS AND CLADDING	ROOF ZONE			
	1	2a	2r	3
PRESSURE (psf)	50.2	50.2	50.2	50.2
SUCTION (psf)	-13.0	-13.0	-141.0	-55.0

GROSS ULTIMATE WIND LOADS MAIN ROOF JOISTS OR TRUSSES				
COMPONENTS AND CLADDING	ROOF ZONE			
	1	2a	2r	3
PRESSURE (psf)	21.4	21.4	21.4	21.4
SUCTION (psf)	-61.3	-30.1	-84.4	-30.1

ULTIMATE WIND PRESSURES (PSF) EXTERIOR DOORS, WINDOWS, WALLS				
EFFECTIVE AREA (ft <sup>2</sup> )	ZONE 4		ZONE 5	
	PRESSURE	SUCTION	PRESSURE	SUCTION
1 TO 10	61.3	-13.0	61.3	-30.1
21 TO 50	64.1	-63.9	64.1	-83.7
51 TO 100	60.2	-65.9	60.2	-75.9
101 TO 150	51.2	-61.3	51.2	-63.9
151 TO 250	55.4	-61.2	55.4	-66.4
251 TO 500	53.2	-58.9	53.2	-61.9
501 + ABOVE	50.2	-55.9	50.2	-55.9

NET ULTIMATE WIND LOADS OVERHANGS AND CANOPIES				
COMPONENTS AND CLADDING	ROOF ZONE			
	1	2	3	
PRESSURE (psf)	21.4	21.4	21.4	
SUCTION (psf)	-13.4	-15.42	-15.42	



DOORS, WINDOWS AND WALLS

HIP ROOF (12:12 < 45°)

### COMPONENT AND CLADDING LOADING DIAGRAMS

1. 8'-6" x 0"
2. THIS BUILDING IS DESIGNED AS AN ENCLOSED STRUCTURE. ALL EXTERIOR COMPONENTS (DOORS, WINDOWS, ETC.) MUST BE DESIGNED TO WITHSTAND THE WIND LOADINGS SPECIFIED FOR THE DESIGN OF COMPONENTS AND CLADDING IN THE TABLES. IN ADDITION, ALL AREAS OF EXTERIOR GLAZING MUST BE CERTIFIED FOR MISSILE IMPACT OR PROTECTED BY WIND-BORNE DEBRIS BY A SCREEN BARRIER.
3. TO CONVERT THE (ASCE 7-16) ULTIMATE WIND PRESSURES IN THE TABLES ABOVE TO (ASCE) WIND PRESSURES, MULTIPLY EACH VALUE BY 0.6.

CONCRETE BEAM TENSION LAP SPLICE SCHEDULE				
BAR SIZE	LOCATION	CONCRETE STRENGTH		
		3,000 PSI	4,000 PSI	5,000 PSI
#4	TOP BARS	31"	32"	29"
	OTHER BARS	29"	25"	22"
#5	TOP BARS	41"	40"	36"
	OTHER BARS	36"	31"	28"
#6	TOP BARS	56"	48"	43"
	OTHER BARS	43"	31"	33"
#7	TOP BARS	81"	70"	63"
	OTHER BARS	63"	54"	49"
#8	TOP BARS	93"	80"	72"
	OTHER BARS	72"	62"	55"
#9	TOP BARS	105"	91"	81"
	OTHER BARS	81"	70"	63"
#10	TOP BARS	118"	102"	91"
	OTHER BARS	91"	79"	70"

- NOTES:
1. BASED ON NORMAL WEIGHT CONCRETE 4 GRADE 60 REINFORCING BARS.
  2. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
  3. FOR LIGHTWEIGHT AGGREGATE, MULTIPLY ABOVE VALUES BY 1.3.

### CONCRETE BEAM TENSION LAP SPLICE SCHEDULE

VERTICAL REINFORCEMENT BAR LAP SCHEDULE				
BAR SIZE	COMPRESSION LAP	CLASS "B" TENSION LAP		
		3,000 PSI	4,000 PSI	5,000 PSI
#4	15"	25"	25"	23"
#5	25"	36"	31"	28"
#6	30"	43"	37"	33"
#7	35"	63"	54"	49"
#8	40"	72"	62"	55"
#9	44"	81"	70"	63"
#10	50"	91"	79"	70"

- NOTES:
1. BASED ON NORMAL WEIGHT CONCRETE 4 GRADE 60 REINFORCING BARS.

### VERTICAL REINFORCEMENT BAR LAP SCHEDULE - CONCRETE

MASONRY REINF. LAP SCHEDULE	
BAR SIZE	LAP LENGTH
#3 BAR	18"
#4 BAR	24"
#5 BAR	30"
#6 BAR	36"
#7 BAR	42"

- NOTE:
1. LAPS BASED ON 48 BAR DIAMETERS
  2. BAR STRESSES DO NOT EXCEED 80%.

### VERTICAL REINFORCEMENT BAR LAP SCHEDULE - MASONRY

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Longboat Key, Florida 34228

ARCHITECT OF RECORD  
C. ALAN ANDERSON ARCHITECT, P.A.  
370785 Stratford Lane  
Phone (941) 929-0329  
Fax (941) 929-0328

Structural Engineer  
PENNONI ASSOCIATES INC.  
5755 RIO VISTA DRIVE  
Phone (727) 536-8772  
CLEARWATER, FL 33760

Owner  
Elgin Properties I, LLC.  
370785 Stratford Lane  
Phone (941) 537-6020  
Elgin, IL 60124

PERMIT & CONSTRUCTION DRAWINGS  
18 OCTOBER 2022



Sealed By: C. ALAN ANDERSON, FL#AR0014271  
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum life safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION

### WIND LOADS AND SCHEDULES

SCALE:

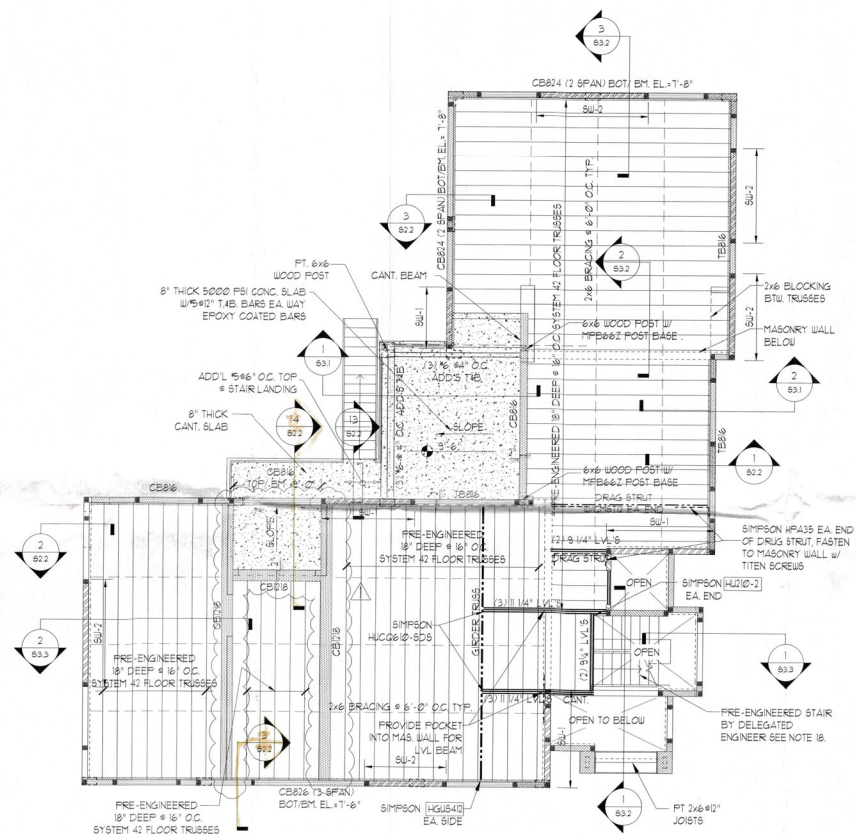


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Planning & Community Services

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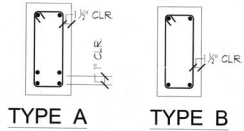




**FLOOR FRAMING PLAN NOTES:**

- FLOOR FRAMING TO BE 18" DEEP PRE-ENGINEERED WOOD TRUSSES AT 16" O.C. MAX. UNO SEE PLAN FLOOR TRUSSES SHALL BE ALPINE SYSTEM 42 OR APPROVED EQUIVALENT.
- FLOOR DECK TO BE 3/4" TONGUE AND GROOVE PLYWOOD GLUED AND NAILED W/ 12d NAILS @ 6" O.C. AT SUPPORTED EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- TOP OF FLOOR TRUSSES ELEVATION + 9'-8"
- ALL TRUSS-TO-TRUSS CONNECTORS SHALL BE DESIGNED AND SPECIFIED BY THE DELEGATED ENGINEER.
- REFER TO SPECIFICATIONS FOR REQUIRED CONNECTOR MATERIAL/FINISH.
- AT EXTERIOR MASONRY WALLS PROVIDE LINTEL PER 1/621 OVER OPENINGS UNO.
- PLAN DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL DIMENSIONS, OPENINGS, ETC. WITH ARCHITECTURAL MECHANICAL, CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS PRIOR TO FABRICATION.
- SEE SHEET 501, 502, AND 503 FOR STRUCTURAL SPECIFICATIONS.
- SEE SHEET 502 FOR TYPICAL FLOOR FRAMING DETAILS.
- ( ) INDICATES BOT. OF BEAM.
- CONTRACTOR TO COORDINATE TRUSS PROFILES, CEILING HEIGHTS, FLOOR OPENINGS, AND EQUIPMENT WEIGHTS PRIOR TO FABRICATION.
- CONTRACTOR TO COORDINATE MECHANICAL DUCT LAYOUT THROUGH OR BETWEEN FLOOR TRUSSES WITH TRUSS FABRICATOR PRIOR TO FABRICATION.
- ALL WOOD AGAINST CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- INDICATES 2x6x16" WOOD STUD BEARING WALL W/ 5/8" FLY. INDICATES 3x6x16" O.C. WOOD STUD SHEAR WALL W/ 5/8" FLY. REFER TO 52.4 FOR TYPICAL DETAILS & SCHEDULE.
- INDICATE 3/4" BUILT UP WOOD POST.
- INDICATES C/P CONCRETE BEAM, SEE SCHEDULE & TYP. DETAIL 5/521.
- INDICATES BEAM, JOIST OR GIRDER.
- STAIRS AND RAILING TO BE PRE-ENGINEERED WOOD. DESIGN STAIR FOR LL 60 PSF. SUBMIT SHOP DWGS & CALC FOR REVIEW.
- INDICATES MODEL NO. OF METAL CONNECTOR BY SIMPSON STRONG-TIE. ALL CONNECTORS & FASTENERS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL REFER TO DRAWING SPECS.

MARK	SIZE	REINFORCING			STIRRUPS	REMARKS
		TOP	MID	BOT.		
CB816	8"x16"	(2) #5	-	(2) #5	#3 @ 6" O.C.	TYPE B
CB824	8"x24"	(2) #6	-	(4) #6	#3 @ 10" O.C.	TYPE A
CB836	8"x26"	(2) #6	-	(4) #6	#3 @ 10" O.C.	TYPE A
CB848	10"x28"	(2) #6	-	(4) #6	#3 @ 6" O.C.	TYPE A
TB816	8"x16"	(2) #5	-	(2) #5	#3 @ 24" O.C.	TYPE B



**RESIDENCE AT 7125 LONGBOAT DRIVE**  
 7125 Longboat Drive  
 Longboat Key, Florida 34228

ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
 3765 Stanford Lane  
 Phone (813) 929-0329 Sarasota, Florida 34231  
 Fax (813) 929-0328

Structural Engineer  
**PENRONI ASSOCIATES INC.**  
 5755 RIO VISTA DRIVE  
 Phone (727) 536-8772 CLEARWATER, FL 33760



Owner  
**Elgin Properties I, LLC.**  
 376755 Stanford Lane  
 Phone (813) 551-8032 Elgin, FL 34224

PERMIT & CONSTRUCTION DRAWINGS  
 10/01/2022

Sealed By: **C. ALAN ANDERSON, FLA00015471**  
 To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and in accordance with Chapter 558 and 553, Florida Statutes.

REVISION	DATE	DESCRIPTION
1	10/01/22	FLOOR BEAMS

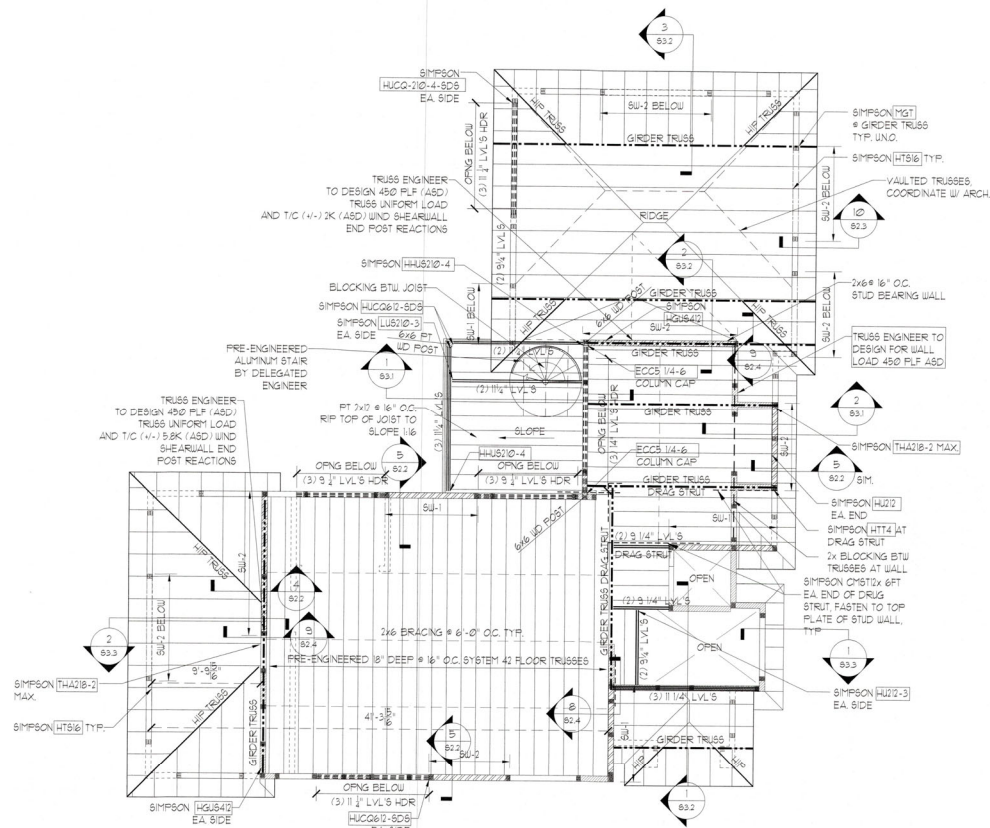
2ND FLOOR FRAMING PLAN



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 10/01/22  
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 10/01/22

SCALE: 3/16" = 1'-0"

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 BLDG. PERMIT PLANS  
 FILE



**3RD FLOOR/LOW ROOF FRAMING PLAN**

SCALE: 3/16\"/>



**FLOOR FRAMING PLAN NOTES:**

- FLOOR FRAMING TO BE 18\"/>
- FLOOR DECK TO BE 3/4\"/>
- TOP OF FLOOR TRUSSES ELEVATION + 21'-2\"/>
- ALL TRUSS-TO-TRUSS CONNECTORS SHALL BE DESIGNED AND SPECIFIED BY THE DELEGATED ENGINEER.
- REFER TO SPECIFICATIONS FOR REQUIRED CONNECTOR MATERIAL/FINISH.
- PLAN DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL DIMENSIONS, OPENINGS, ETC. WITH ARCHITECTURAL, MECHANICAL, CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS PRIOR TO FABRICATION.
- SEE SHEET 601, 602, AND 603 FOR STRUCTURAL SPECIFICATIONS.
- SEE SHEET 602 FOR TYPICAL FLOOR FRAMING DETAILS.
- CONTRACTOR TO COORDINATE TRUSS PROFILES, CEILING HEIGHTS, FLOOR OPENINGS, AND EQUIPMENT WEIGHTS PRIOR TO FABRICATION.
- CONTRACTOR TO COORDINATE MECHANICAL DUCT LAYOUT THROUGH OR BETWEEN FLOOR TRUSSES WITH TRUSS FABRICATOR PRIOR TO FABRICATION.
- INDICATES 2x6x16\"/>
- INDICATES 3x6x16\"/>
- INDICATE (3)2x6 BUILT UP WOOD POST.
- INDICATES BEAM, JOIST OR GIRDER.
- INDICATES MODEL NO. OF METAL CONNECTOR BY SIMPSON STRONG-TIE. ALL CONNECTORS & FASTENERS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL. REFER TO DRAWING SPEC.

**RESIDENCE AT 7125  
LONGBOAT DRIVE**

7125 Longboat Drive  
Longboat Key, Florida 34228

**ARCHITECT OF RECORD**

**C. ALAN ANDERSON ARCHITECT, P.A.**  
3908 Midland Road  
Phone (941) 529-0329  
Sarasota, Florida 34231  
Fax (941) 529-0328

**Structural Engineer**

**PENNONI ASSOCIATES INC.**  
1555 800 VISTA DRIVE  
Phone (727) 536-8772  
CLEARWATER, FL 33760

**Owner**

**Elgin Properties I, LLC.**  
3747785 Stafford Lane  
Phone (941) 507-8692  
Elgin, FL 34124

**PERMIT & CONSTRUCTION DRAWINGS**

Revision 001



Sealed By: C. ALAN ANDERSON, FL040014171

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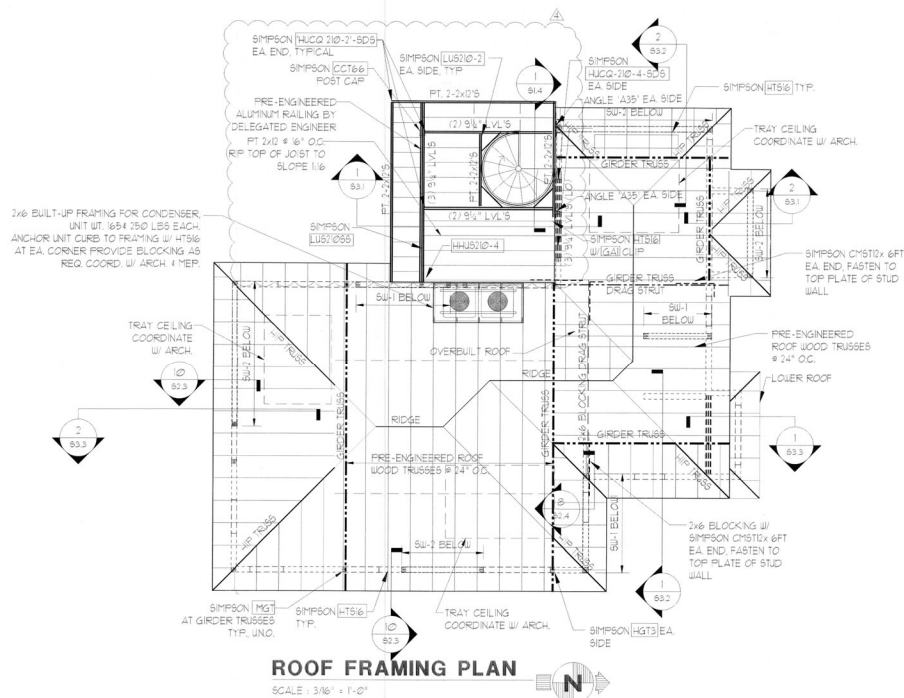
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**3RD FLOOR/LOW  
ROOF FRAMING PLAN**



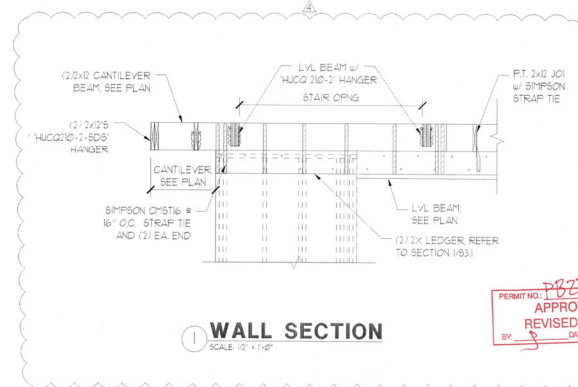
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**ROOF FRAMING PLAN NOTES:**

1. ROOF FRAMING SHALL BE PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. MAX. TYPICAL. UNO TOP CHORD OF TRUSSES SHALL SLOPE AS REQUIRED PER THE ARCHITECTURAL DRAWINGS DRAWINGS AND BOTTOM CHORD SHALL BE AT A CONSTANT ELEVATION. TRUSS SUBMITTALS SHALL BE SIGNED AND SEALED BY THE WOOD TRUSS DELEGATED ENGINEER. SEE SPECIFICATIONS FOR ADDITIONAL SUBMITTAL REQUIREMENTS.
2. CONTRACTOR TO COORDINATE TRUSS PROFILES, CEILING HEIGHTS, LOCATION AND EXTENTS OF VAULTED/SLOPED 4 TRAY CEILINGS, ROOF OPENINGS AND EQUIPMENT WITH ARCHITECT PRIOR TO FABRICATION.
3. ROOF DECK SHEATHING SHALL BE 5/8" EXTERIOR GRADE PLYWOOD WITH 100 NAILS @ 4" O.C. AT ROOF EDGES, HIP AND RIDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS. UNO. INSTALL WITH 2X EDGE BLOCKING AND H-CLIPS. REFER TO DETAIL 2/533 FOR ADDITIONAL INFORMATION.
4. TYPICAL ROOF TRUSS BEARING ELEVATION = 30'-2". ROOF SLOPE = SEE ARCH.
5. CONTRACTOR / ERECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING.
6. TRUSS FABRICATOR / ENGINEER RESPONSIBLE FOR ALL PERMANENT BRACING.
7. TRUSS DELEGATED ENGINEER TO COORDINATE LOCATIONS AND WEIGHT OF MECH EQUIPMENT HUNG OR BEARING ON THE TRUSSES WITH THE ARCHITECTURAL DRAWINGS AND APPROPRIATE TRADES.
8. PROVIDE SIMPSON STRONG-TIE CONNECTORS/ANCHORS, OR APPROVED EQUIVALENT, FOR UPLIFT FORCES SHOWN ON APPROVED WOOD TRUSS CALCULATIONS/SHOP DRAWING SUBMITTAL. AT ALL TRUSS SUPPORT LOCATIONS. ALL CONNECTORS ARE TO BE FULLY FASTENED PER MANUFACTURER REQUIREMENTS UNO.
9. REFER TO SPECIFICATIONS FOR REQUIRED CONNECTOR MATERIAL FINISH.
10. ALL TRUSS-TO-TRUSS CONNECTORS SHALL BE DESIGNED AND SPECIFIED BY THE DELEGATED TRUSS ENGINEER.
11. SEE SHEETS 501, 502, AND 503 FOR STRUCTURAL SPECIFICATIONS AND WIND TABLES.
12. SEE SHEET 533 FOR TYPICAL ROOF FRAMING DETAILS.
13. [ ] INDICATES MODEL NO. OF METAL CONNECTOR BY SIMPSON STRONG-TIE. ALL CONNECTORS & FASTENERS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL. REFER TO DRAWING SPECS.



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Phone (841) 929-0329  
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Structural Engineer  
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3760 785 Stratford Lane  
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Owner  
**Elgin Properties I, LLC**  
3760 785 Stratford Lane  
Phone (841) 929-0329  
Elgin, IL 60124

PERMIT & CONSTRUCTION DRAWINGS  
19 OCTOBER 2022



Sealed by: **C. ALAN ANDERSON, FL 000034171**  
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards, as determined in accordance with Chapters 55A and 55B, Florida Statutes.

REVISION	DATE	DESCRIPTION
1	01.10.22	FLOOR BEAMS
2	06.06.22	WINDOW WY.
3	09.09.22	ROOF DECK WY.

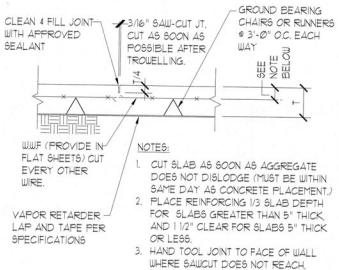
DRAWN BY:

**ROOF FRAMING PLAN**  
**RECEIVED**  
OCT 31 2022  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

SCALE:  
**CA<sup>1</sup>**  
**S1.4**

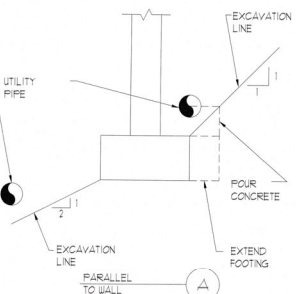
PERMIT NO: **28722-1125**  
APPROVED  
REVISED PLAN  
BY: **3** DATE: **10/31/22**

6765 Rio Vista Drive  
Clearwater, FL 33766-3137  
(727) 564-7770  
canderson@pennoni.com  
Florida P.E. 18006  
Pennoni Firm No. CAA02251

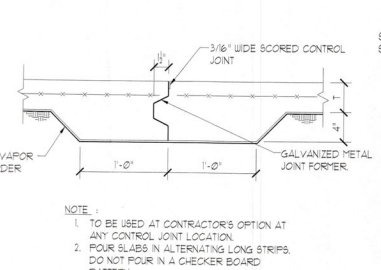


**CONTRACTION JOINT  
W/ WWF**

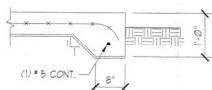
SCALE: 1/12" = 1'-0"



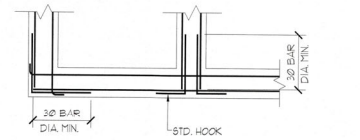
**FOOTING FOR PIPES PASSING  
UNDER OR ADJACENT TO WALLS**



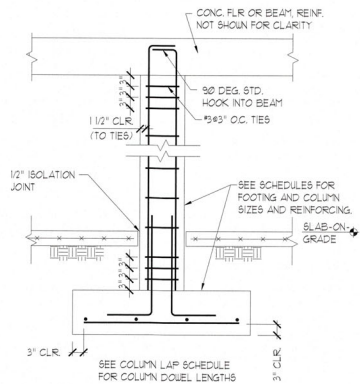
**SLAB RECESS**



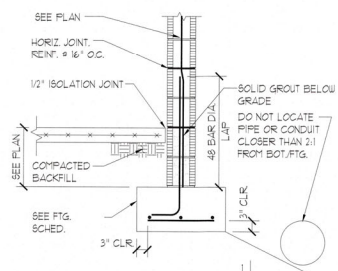
**THICKENED  
SLAB EDGE**



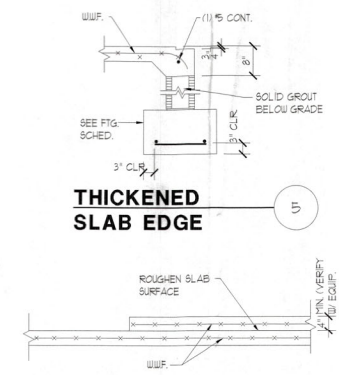
**TYPICAL WALL AND FTG.  
REINF. INTERSECTIONS**



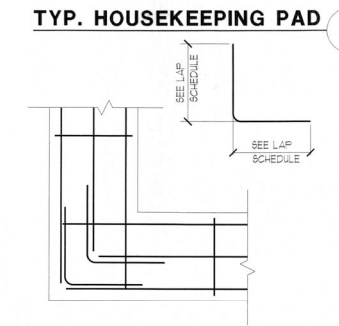
**CORNER BAR DETAIL  
AT FOUNDATION**



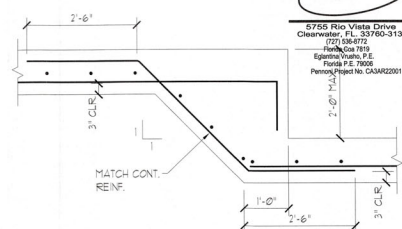
**EXTERIOR WALL  
SECTION**



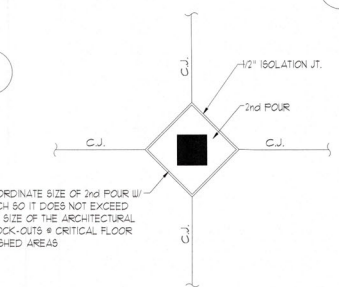
**THICKENED  
SLAB EDGE**



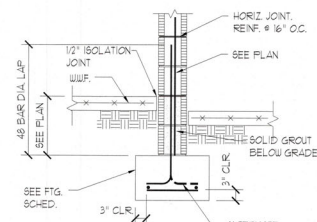
**TYP. HOUSEKEEPING PAD**



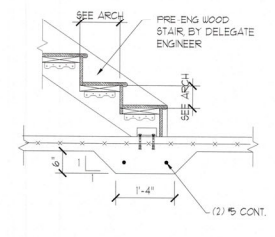
**STEPPED FOOTING**



**COL. ISOLATION JOINT**



**INTERIOR WALL FOOTING**



**BASE OF WOOD STAIR**

**CONCRETE COLUMN DETAIL**

**RESIDENCE AT 7125  
LONGBOAT DRIVE**

7125 Longboat Drive  
Longboat Key, Florida 34228

ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
3908 Midland Road  
Phone (941) 929-0329  
Sarasota, Florida 34231  
Fax (941) 929-0328

Structural Engineer  
**PENNONI ASSOCIATES INC.**  
5755 RIO VISTA DRIVE  
Phone (727) 538-6772  
CLEARWATER, FL 33760

Owner  
**Elgin Properties I, LLC.**  
371755 Shattuck Lane  
Phone (941) 557-6892  
Eglin, FL 60524

**PERMIT & CONSTRUCTION DRAWINGS**  
19 OCTOBER 2022



Sealed By: **C. ALAN ANDERSON, FLA00014171**  
To the best of the architect's or engineer's knowledge, valid plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION

**FOUNDATION DETAILS**

SCALE: **CA'**  
**S2.0**

**RECEIVED**  
JUL 2 2022  
TOWN OF SARASOTA  
Engineering Department

**BLDG DEPT PLANS**  
Copy of Record



①

MASONRY WALL PRECAST LINTEL SCHEDULE				
HIGH-STRENGTH CASTING PRECAST-PRESTRESSED U LINTELS OR EQUAL				
MARK	OPENING WIDTH		SIZE	REINF.
	MIN.	MAX.	WIDTH X HEIGHT	
L-1	1'-0"	6'-0"	8"x8" W/O KO. BLOCK	(1) #5
L-2	6'-1"	12'-0"	8"x16" W/O KO. BLOCK	(1) #5 (1) #4B

1. W/O KO BLOCK DESIGNATION REPRESENTS AN 8"x8" FULLY GROUTED CASTSTONE LINTEL WITH (1) #5 CONT. BOTTOM REINF. UON.

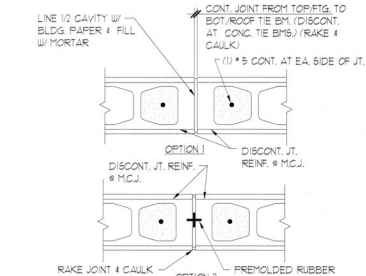
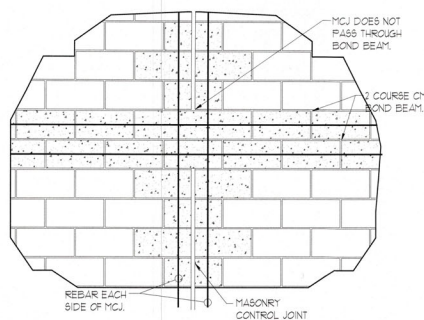
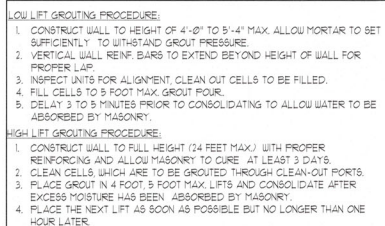
2. W/O KO BLOCK DESIGNATION REPRESENTS A 16" NOMINAL DEPTH FULLY GROUTED COMPOSITE LINTEL WITH (1) #5 CONT. TOP REIN. #3. KO. BEAM AND (1) #5 CONT. BOTTOM N CASTSTONE LINTEL.

3. PROVIDE CASTSTONE PRECAST CONCRETE LINTELS OVER ALL "MASONRY" OPENINGS GREATER THAN 12" USE RECESSED LINTELS WHERE REQUIRED BY ARCHITECTURAL DRAWINGS PROVIDE MINIMUM 6" BEARING EACH SIDE OF OPENINGS AND KNOCKOUT BOTTOM OF LINTEL FOR MASONRY / CONCRETE COLUMN REINFORCING TO CONTINUE. SUBMIT LINTEL MANUFACTURER'S LOAD CAPACITY TABLE.

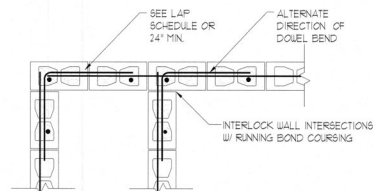


NOTES

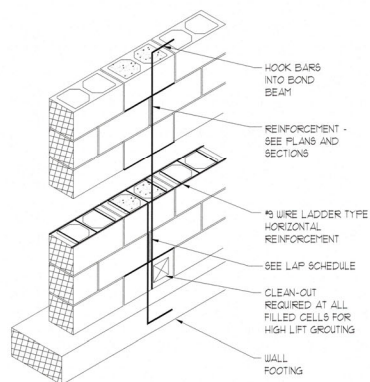
1. EXTEND JOINT VERTICALLY FROM TOP OF FOOTING TO ROOF.
2. DISCONTINUE AT INTERMEDIATE TIE BEAMS AND ROOF TIE BEAMS.
3. SCORE ALL TIE BEAMS ON BOTH SIDES OF WALL TO MATCH JOINT.
4. SPACE JOINTS AT 26'-0" O.C. MAXIMUM.
5. COORDINATE LOCATIONS OF JOINTS WITH ARCH. JOINT LOCATIONS.



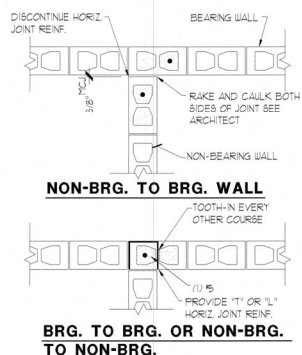
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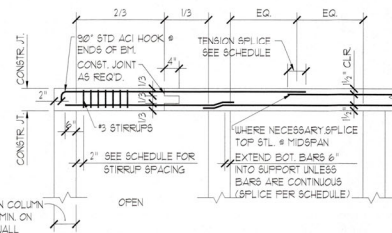
6



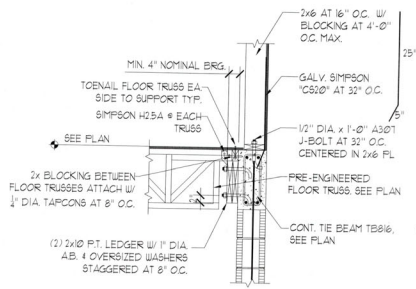
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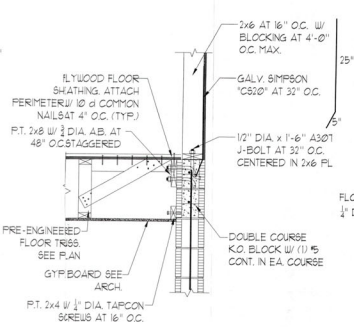
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[illegible]

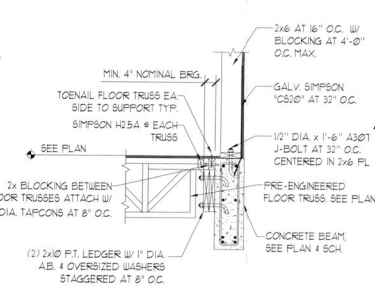
## MASONRY DETAILS



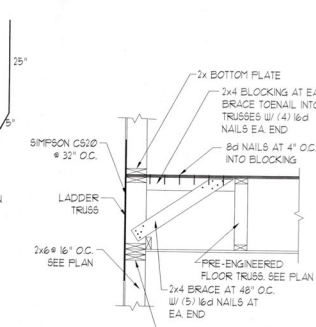
**FLOOR TRUSS BEARING**



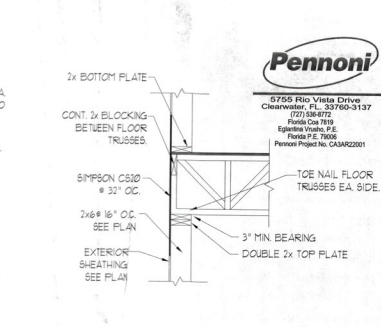
**FLOOR DECK BEARING**



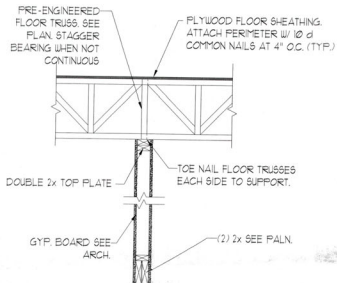
**FLOOR TRUSS BEARING**



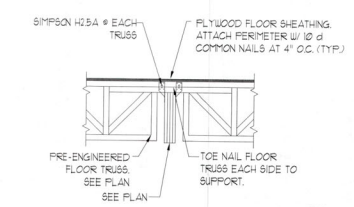
**FLOOR TRUSS BEARING**



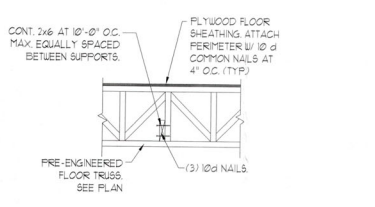
**FLOOR TRUSS BEARING**



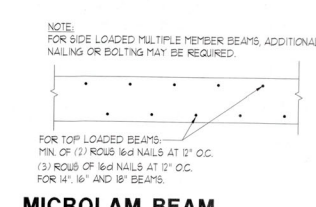
**FLOOR TRUSS BEARING**



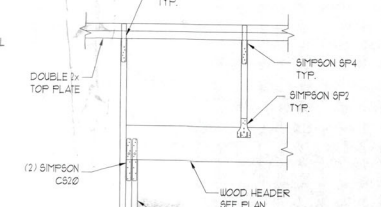
**FLOOR TRUSS BEARING**



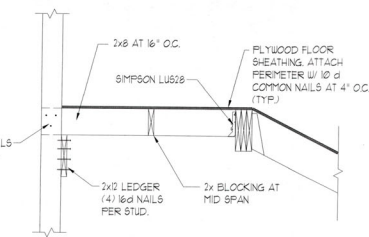
**TYP. FLOOR BRACING**



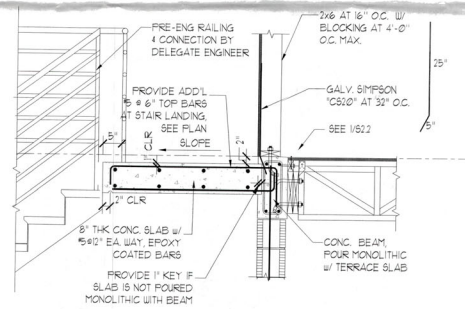
**MICROLAM BEAM NAILING PATTERN FOR MULTIPLE PIECES**



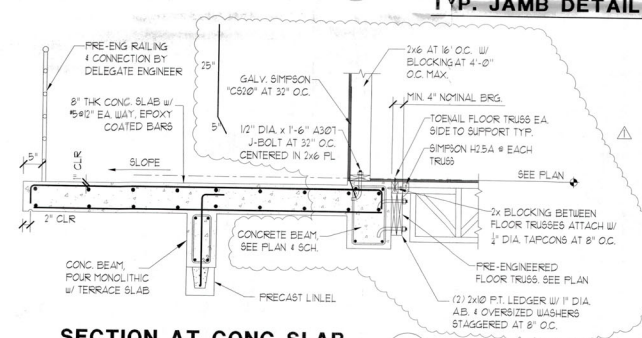
**TYP. JAMB DETAIL**



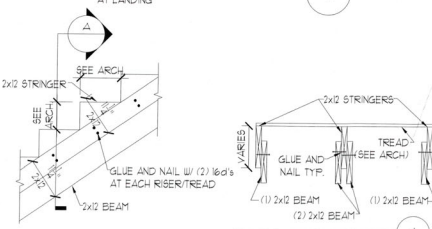
**STAIR SECTION**



**CANTILEVERED CONC SLAB**



**SECTION AT CONC SLAB**



**STRINGER/BEAM**

**TYP. SPLICE DETAIL AT WALL DOUBLE TOP PLATES**

**TYPICAL DETAIL AT WOOD POSTS BEARING ON MASONRY WALL**

**Penroni**  
6755 Rio Vista Drive  
Clearwater, FL 33760-3137  
(727) 566-8772  
Florida Civil T-192  
Florida P.E. 78068  
Person Project No. CAA002001

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**RESIDENCE AT 7125 LONGBOAT DRIVE**

7125 Longboat Drive  
Longboat Key, Florida 34228

ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
3500 Redwood Road  
Phone (941) 929-0329  
Clearwater, FL 33760

Structural Engineer  
**PENNONI ASSOCIATES INC.**  
3755 RD VISTA DRIVE  
Phone (727) 536-8772  
Clearwater, FL 33760



Owner  
**Elgin Properties I, LLC.**  
37575 Stratford Lane  
Phone (941) 537-8882  
Clearwater, FL 33760

PERMIT & CONSTRUCTION DRAWINGS  
18 OCTOBER 2022

Scaled by: **C. ALAN ANDERSON, FL00003450**  
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION
1	01/14/23	FLOOR BEAMS

**FRAMING DETAILS**

PERMIT NO. 23-22-1125  
**APPROVED REVISED PLAN**  
BY: *Elgin Properties I, LLC* DATE: 3-7-2024

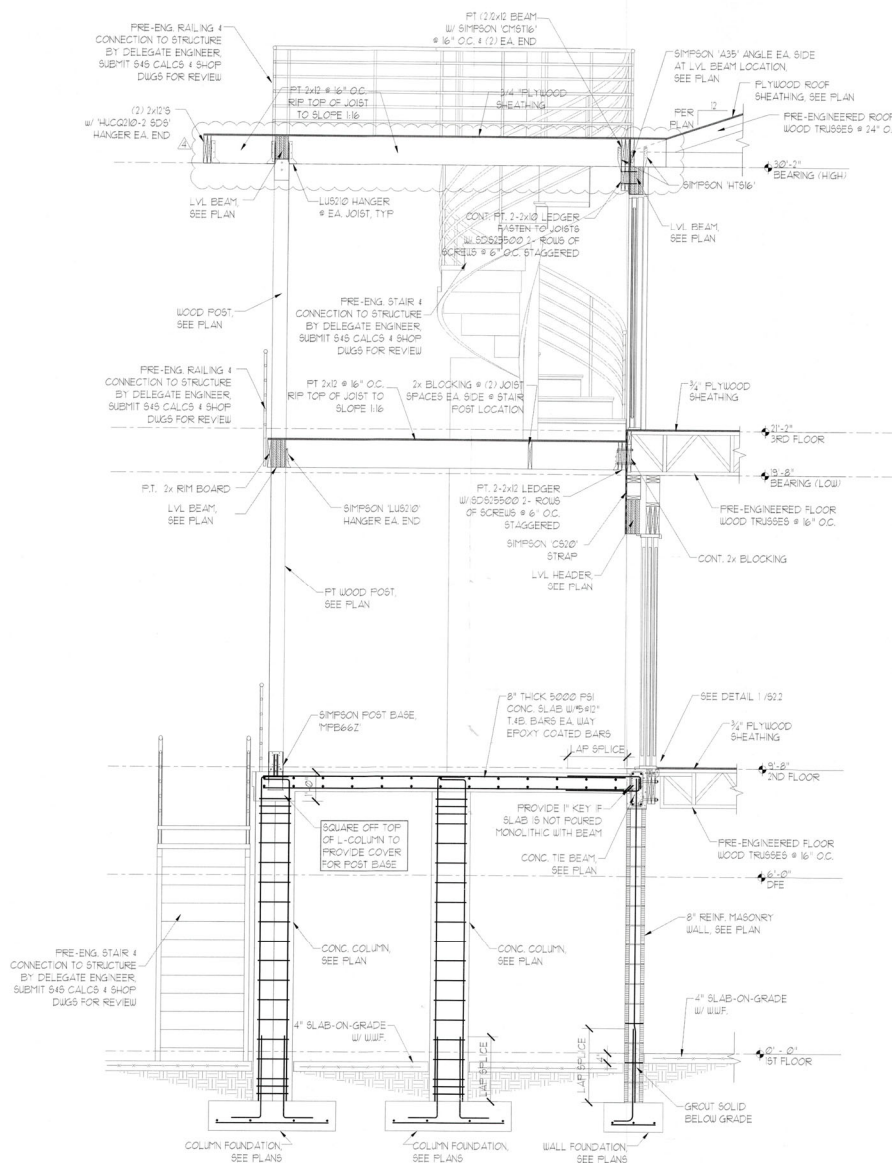
SCALE: **S2.2**  
CA

RECEIVED  
JAN 17 2023  
TOWN OF CLEARWATER  
Planning & Zoning Department

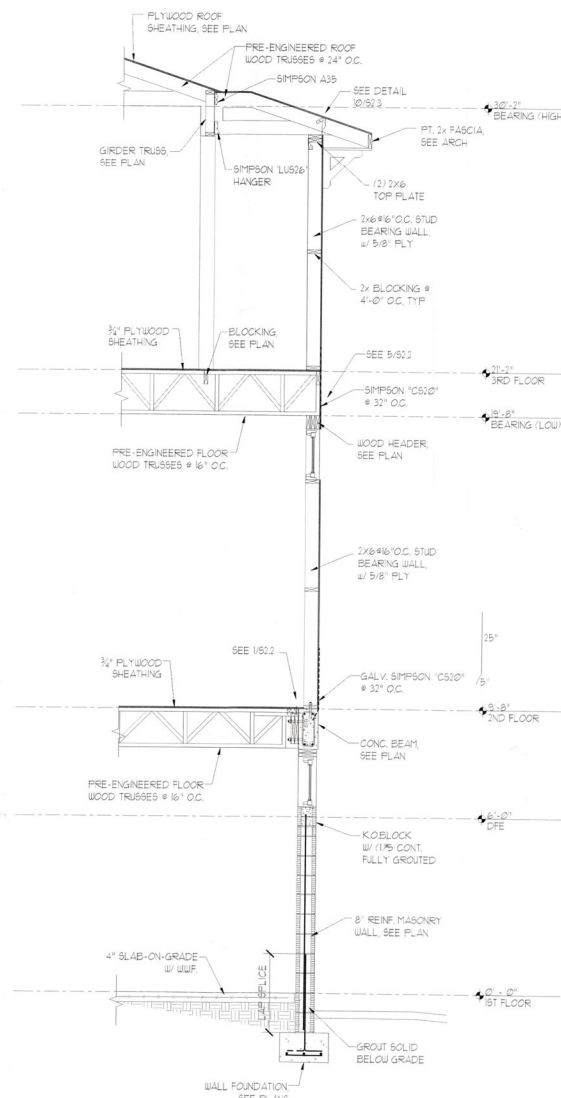
BLDG. PERMIT PLANS  
FILE COPY OF RECORD

BLDG PERMIT PLAN  
FILE  
Copy of Record





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



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

# **RESIDENCE AT 7125 LONGBOAT DRIVE**

7125 Longboat Drive  
Longboat Key, Florida 34228

ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
3708 Midland Road  
Sarasota, Florida 34231  
Phone (941) 557-6029 Fax (941) 929-0328

Structural Engineer  
**PENNONI ASSOCIATES INC.**  
5755 RIO VISTA DRIVE  
CLEARWATER, FL 33760  
Phone (727) 346-8772

BLDG PERMIT PLANS  
FILE  
Copy of Record

Owner  
**Egmont Properties I, LLC**  
37075 Stratford Lane  
Phone (941) 557-6029  
Egmont, FL 34224

PERMIT & CONSTRUCTION DRAWINGS  
16 OCTOBER 2023



Sealed by: **C. ALAN ANDERSON, F1600024172**  
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

REVISION	DATE	DESCRIPTION
1	01-18-23	ADDED MARK
2	04-04-23	WINDOW REV.
3	04-04-23	DOOR REV.



**WALL SECTIONS**

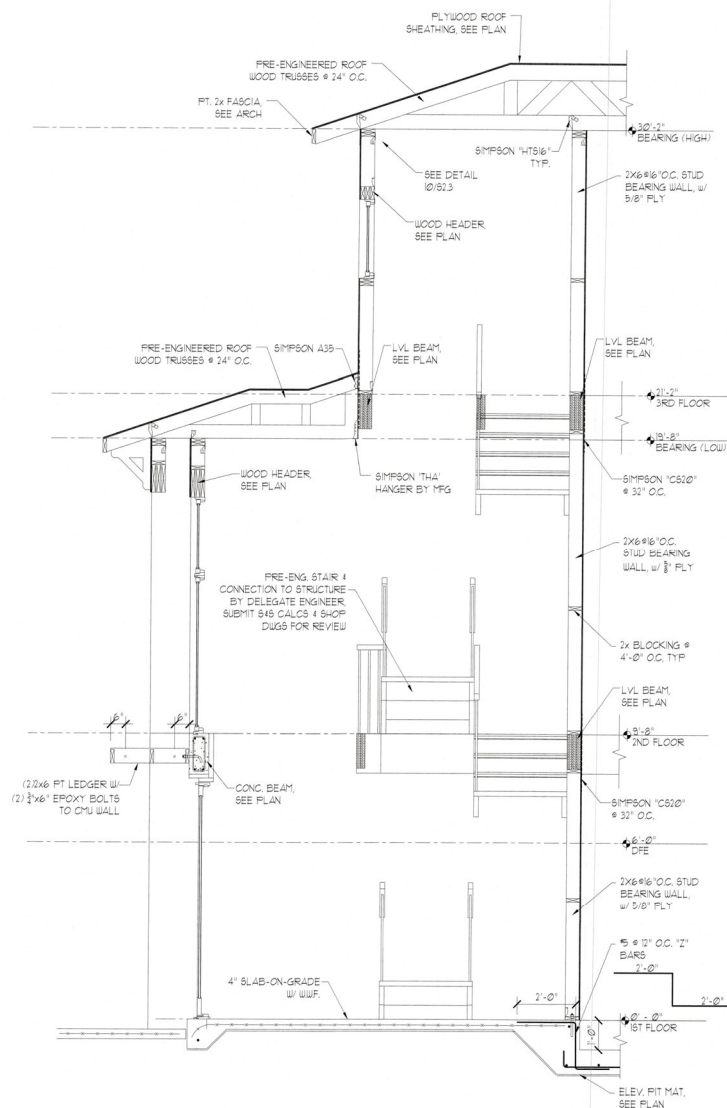
**RECEIVED**

OCT 30 2023  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

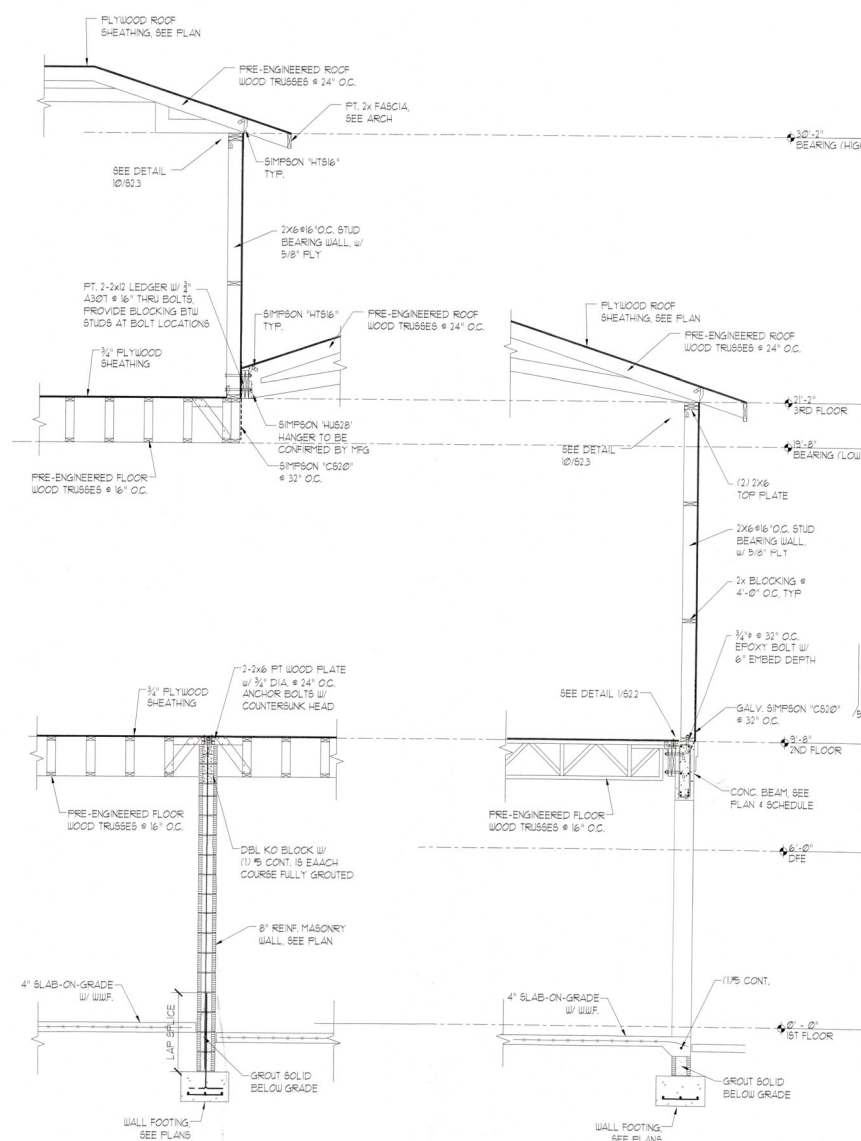
SCALE:



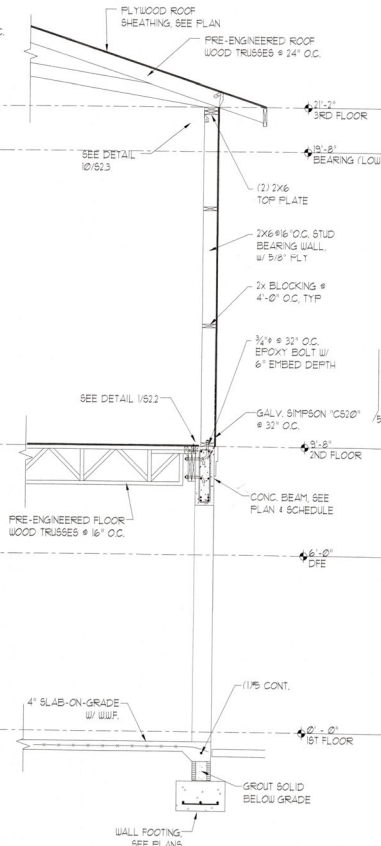
**S3.1**



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



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



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

**RESIDENCE AT 7125  
LONGBOAT DRIVE**

7125 Longboat Drive  
Longboat Key, Florida 34228

ARCHITECT OF RECORD  
**C. ALAN ANDERSON ARCHITECT, P.A.**  
3964 Midland Road  
Sarasota, Florida 34231  
Phone (941) 529-6329 Fax (941) 529-6328

Structural Engineer  
**PENNONI ASSOCIATES INC.**  
3765 MID VISTA DRIVE  
CLEARWATER, FL 33760  
Phone (727) 338-8772

Owner:  
**Elgin Properties I, L.C.**  
3767/785 Stratford Lane  
Phone (941) 557-8692 Elgin IL 60124

**PERMIT & CONSTRUCTION DRAWINGS**  
10/10/22



Sealed By: **C. ALAN ANDERSON, FL000014171**  
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes and the applicable minimum fire safety standards as determined in accordance with Chapters 633 and 635, Florida Statutes.

REVISION	DATE	DESCRIPTION

**WALL SECTIONS**



**S3.2**

RECEIVED  
OCT 3 2022  
TOWN OF LONGBOAT, FL  
Planning, Zoning & Building

BLDG PERMIT PLANS  
FILE  
Copy to Permit

7125 Longboat Drive  
Longboat Key, Florida 34228

7125 Longboat Drive  
Longboat Key, Florida 34228

Structural Engineer  
**PENNONI ASSOCIATES INC.**  
5755 RIO VISTA DRIVE  
Phone (727) 536-8772  
CLEARWATER, FL 33766

Owner  
**Elgin Properties I, LLC.**  
37W785 Stratford Lane Elgin, IL 60120

PERMIT &amp; CONSTRUCTION DRAWINGS



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Sealed By: **C. ALAN ANDERSON, FLBAR0014171**  
To the best of the architect's or engineer's knowledge, said plans and specifications comply with the applicable building codes or the applicable minimum fire safety standards as determined in accordance with Chapters 553 and 633, Florida Statutes.

[illegible]

CRAWTV.BY

## WALL SECTIONS

SCALE:

### S3.3

