



Permit # PB 22-1186
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.

FEB 28 2023

APPROVED

Reviewer: Nal Mazzei

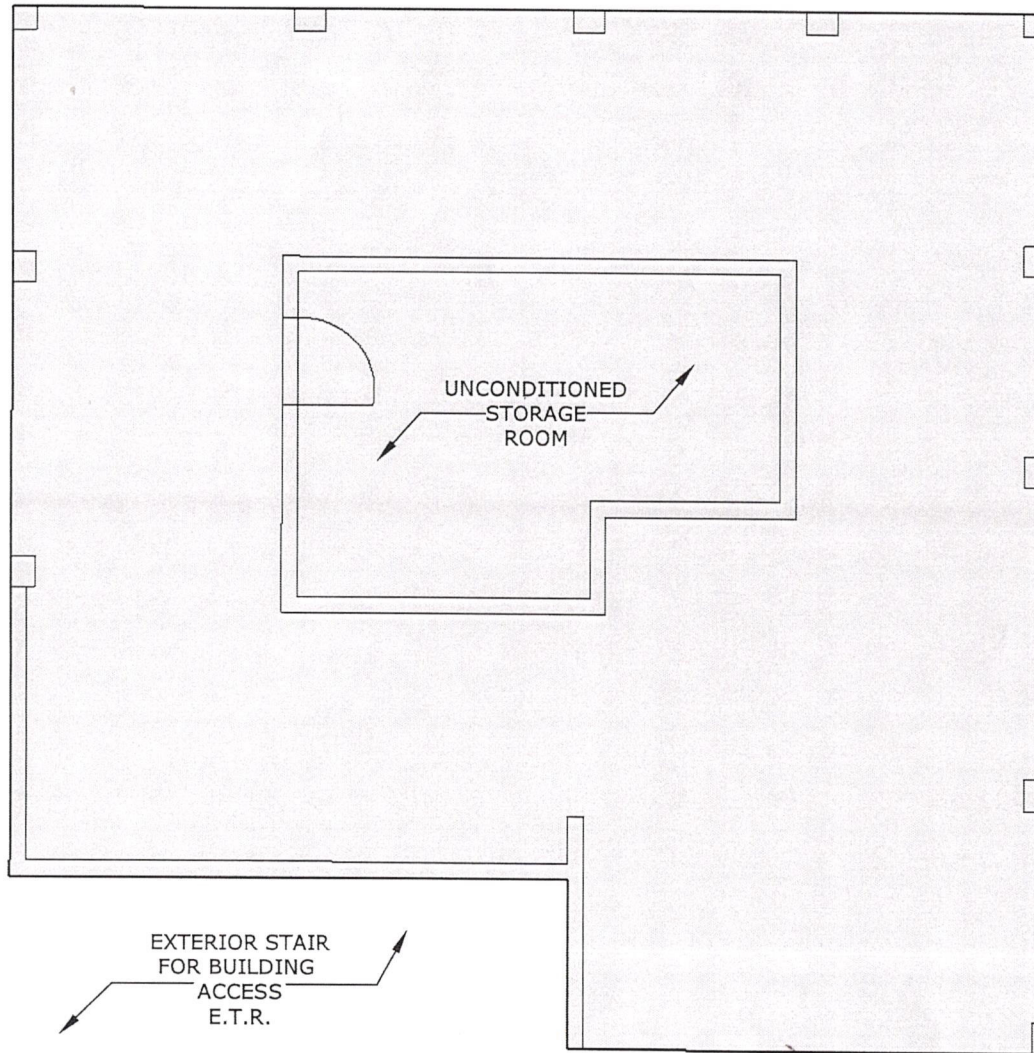
SUBJECT TO A RECORDED LFK NON-CONVERSION PRIOR TO FINAL INSPECTIONS.

RECEIVED

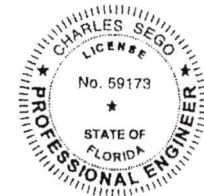
FEB 22 2023

TOWN OF LONGBOAT KEY
Planning, Zoning & Building

← EXTERIOR STAIR- E.T.R. →



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TOWN OF LONGBOAT KEY
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Charles Segó
 Digitally signed by Charles Segó
 Date: 2023.02.21 17:28:41-05'00'

NO DEMOLITION NEEDED



Ross Built LLC
 305 67th St. W.
 Bradenton, FL 34209
 941-778-7600
 Mara@rossbuilt.com

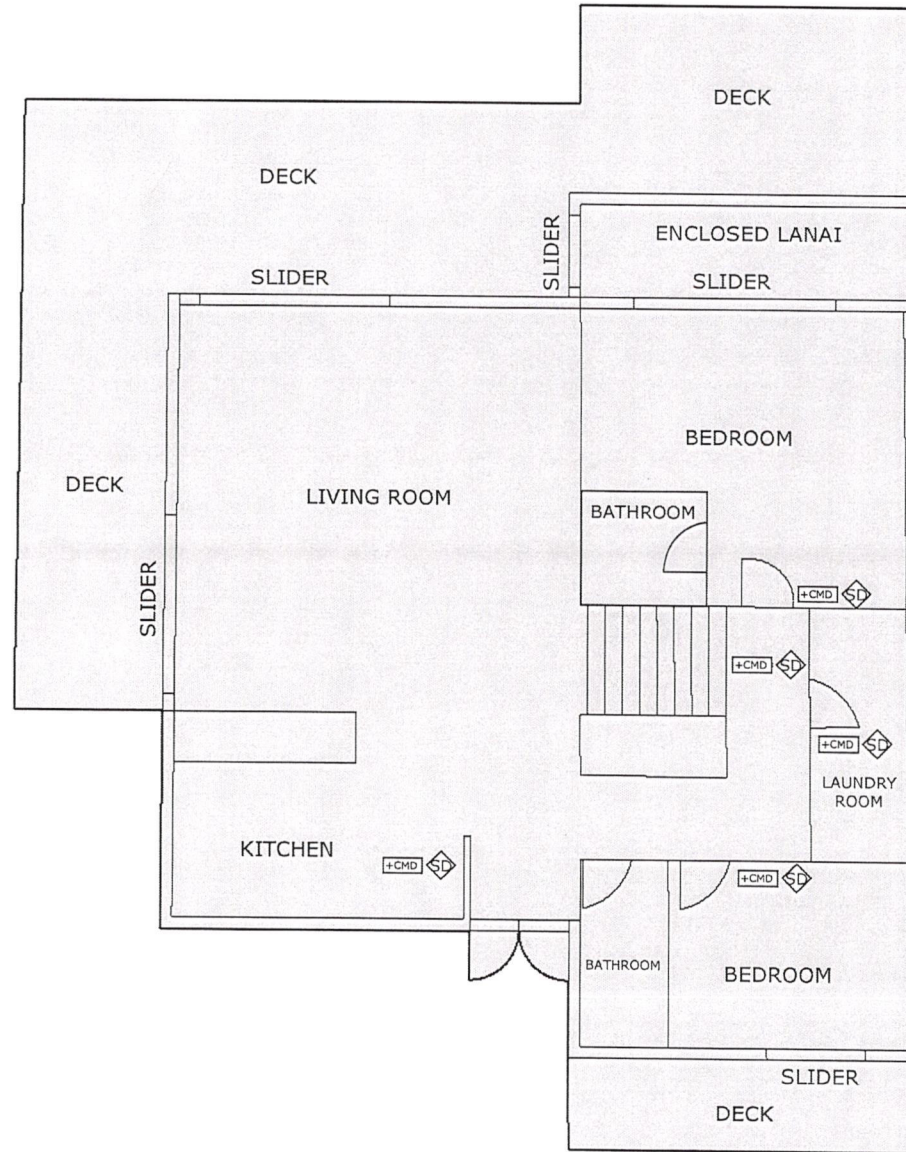
651 EMERALD HARBOR DR - EXISTING

February 16, 2023 ::

305 67th Street W Bradenton, FL 34209 United States::

FILE COPY OF RECORD
BLDG. PERMIT PLANS

EXISTING CEILING OF GARAGE IS TO REMAIN AND THE CEILING ASSEMBLY MEETS FBCR 302.6 SMOKE & CARBON MONOXIDE ALARMS PROPOSED AND/OR EXISTING MEET FBC 2020 - 7TH EDITION RESIDENTIAL R-314 & R-315 AND FBC 2020 - 7TH EDITION - EXISTING BUILDING - 703.2



KEY



SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO. INTERCONNECTED

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FILE COPY OF RECORD

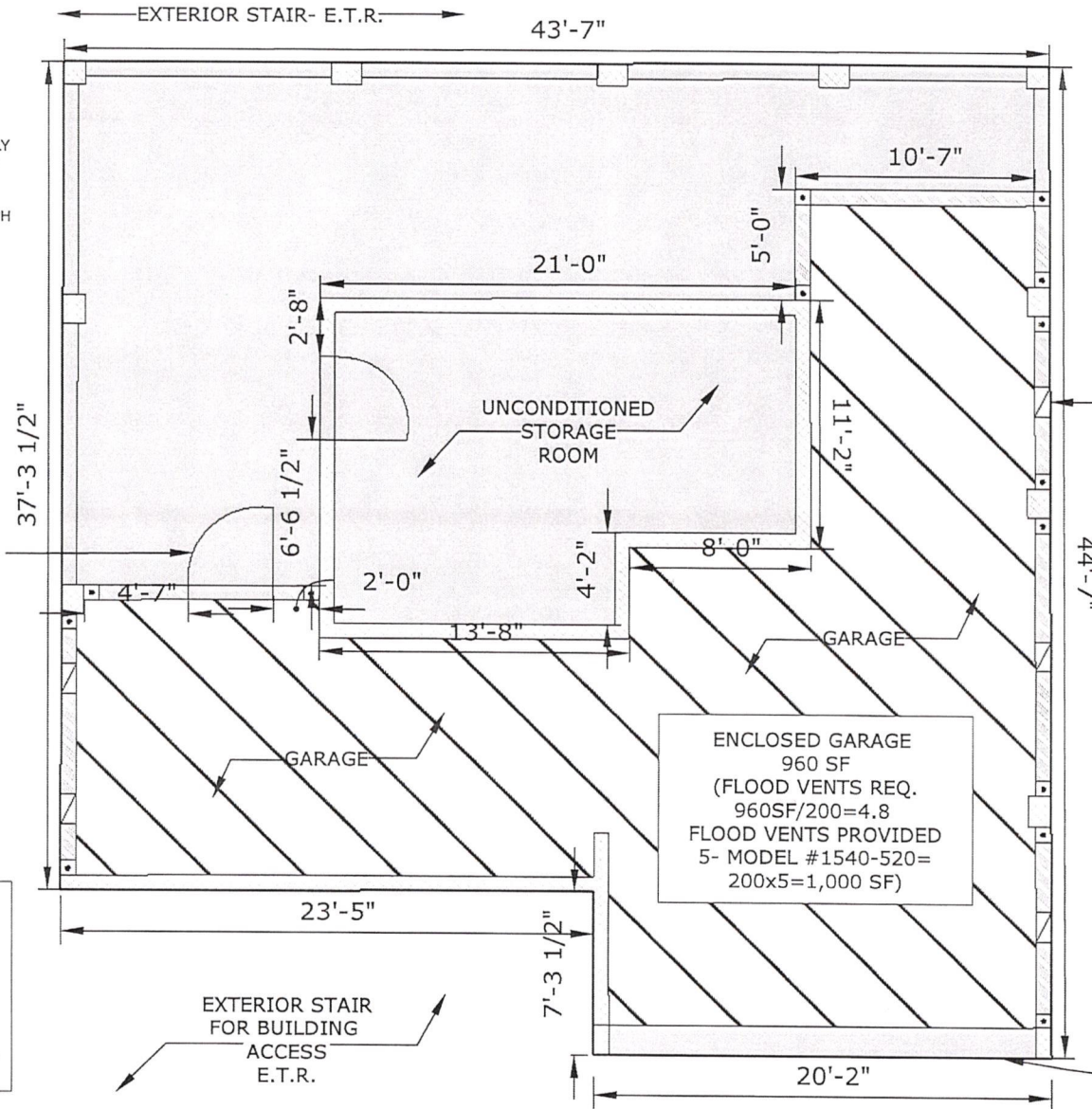


651 EMERALD HARBOR DR - 1ST LIVING LEVEL EXISTING HABITABLE SPACE ABOVE PROPOSED GARAGE

February 16, 2023 ::

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GENERAL DESIGN
 THE STRUCTURAL DESCRIBED ON THESE DRAWINGS HAS BEEN DESIGNED TO COMPLY WITH THE 2020 FLORIDA BUILDING CODE - 7TH EDITION RESIDENTIAL RISK CATEGORY II
 WINDSPEED VULT=150 MPH/VASD - 116 MPH
 CODE - FL RESIDENTIAL CODE 2020 (7TH EDITION) WIND EXPOSURE D
 LEVEL 2 ALTERATIONS PER FBC 2020 7TH EDITION

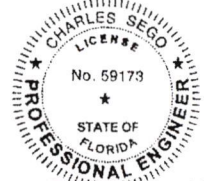


NEW 3068 FIBERGLASS SWING DOOR

FLOOD VENT
 MODEL # 1540-520

ENCLOSED GARAGE
 960 SF
 (FLOOD VENTS REQ.
 960SF/200=4.8
 FLOOD VENTS PROVIDED
 5- MODEL #1540-520=
 200x5=1,000 SF)

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 17:27:54-05'00'

KEY

- NEW CMU WALLS
IN-FILL WALLS
- EXISTING CMU WALLS
- #5 IN-FILL CELL: AT WALL
EDS AND 120" O.C. (MAX)

GARAGE DOOR TO BE
 INSTALLED INTO EXISTING
 OPENING

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651 EMERALD HARBOR DR- PROPOSED

February 16, 2023 ::

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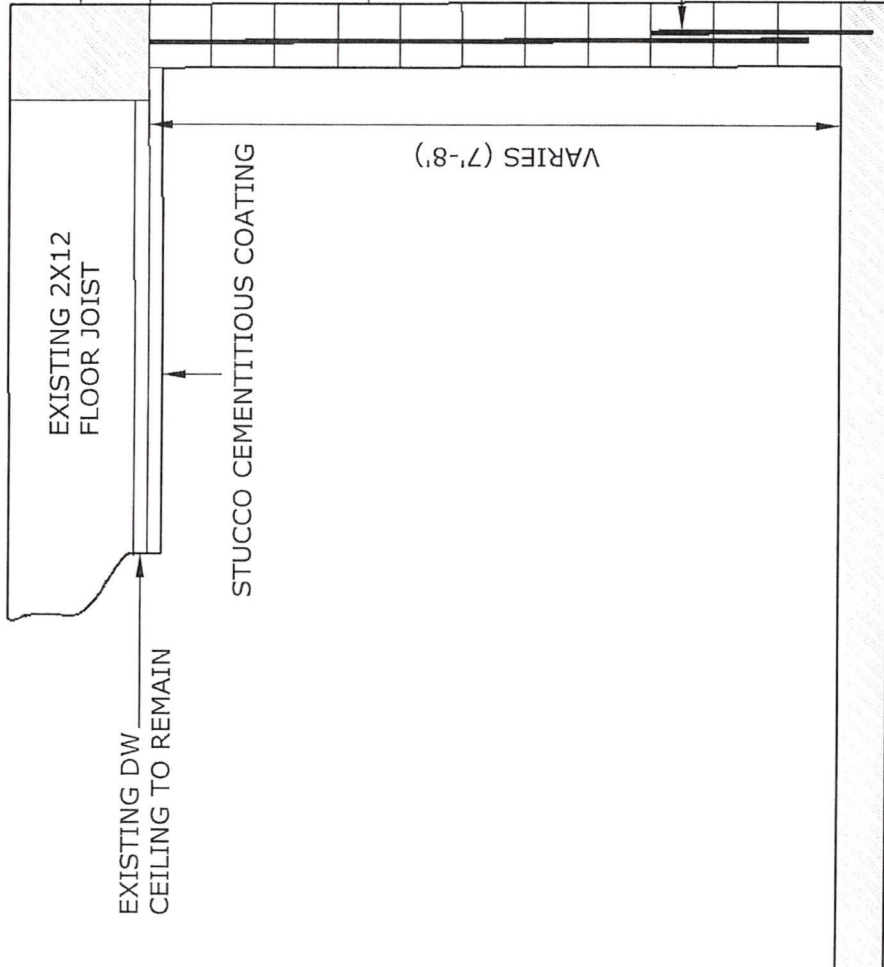
TYPICAL IN-FILL WALL SECTION

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EXISTING HABITABLE SPACE ABOVE- E.T.R.



EXISTING 2X12 FLOOR JOIST

EXISTING DW CEILING TO REMAIN

STUCCO CEMENTITIOUS COATING

VARIES (7'-8')

PER FBCR
302.6
5/8" TYPE TO BE APPLIED TO
ALL CEILING AREAS OF GARAGE ENCLOSURE CEILING



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Date: 2023.02.21 17:27:34-05'00'



651 EMERALD HARBOR DR

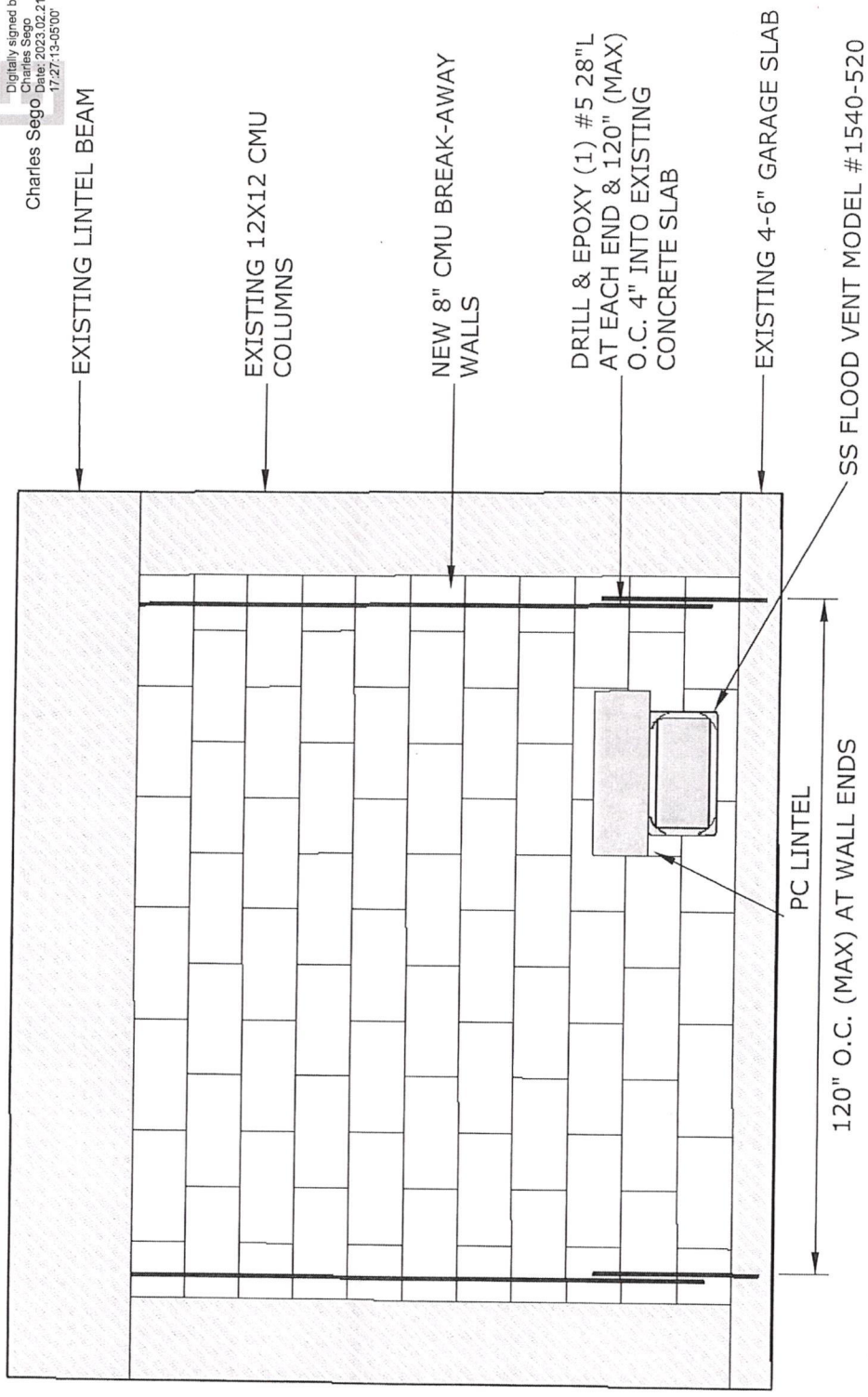
February 15, 2023 ::

305 67th Street W Bradenton, FL 34209 United States ::



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Charles Sego
DN: cn=Charles Sego, o=1727-73-0500

TYPICAL IN-FILL WALL DETAIL



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