REVISION SET

12.08.25

ISSUED FOR BUILDING DEP. REVIEW

A_ARCHITECTURAL SHEET LIST		
		COVER SHEET
A0.2		APPROVED SITE PLAN
A0.3		APPROVED AREA PLAN
A0.5		APPROVED DRAINAGE PLAN
R1.0		REVISED SITE/AREA PLAN + CALCS
R2.0		REVISED DRAINAGE PLAN

WORKSHOP 27°N
ARCHITECTURE + DESIGN

ARCHITECT/DESIGNER
Workshop 27°N
Monique Viehman

HOME BUILDER (G.C.)
Mason Martin Builders
Frank Agnelli

STRCUTURAL ENG.
Sego&Sego
Charles Sego

R1 12/08/26 REVISION 1
IMPERVIOUS PARKING

RC1 02/18/26 COMMENTS 1
IMPERVIOUS PARKING

5809 Gulf of Mexico Dr

LONGBOAT KEY, FL 34228

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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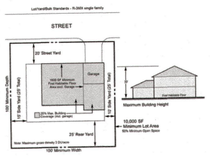
CODE REFERENCES | R-3MX SINGLE FAMILY

(C) Lot, *Yard, and Bulk Regulations.* See table and graphics (provided for illustrative purposes) below. (Note: Also refer to Section 158.030 - Performance standards for Site Development Plans, for intensity standards, if applicable.) [a]

Use	Max. Gross Density[b]	Min. Area (sq. ft.)	Min. Width (ft.)	Min. Depth (ft.)	Min. Street (ft.)	Min. Side Yard (ft.)	Min. Rear Yard (ft.)	Min. Water-front Yard (ft.)[c]	Min. Floor Area (sq. ft.)[d]	Max. Height (ft.)	Max. Bldg. Coverage[e]	Min. Open Space[f]
Single-Family	3 units/ac.	10,000	100	100	20	25 total	25	Gulf/Pass 150;	1,600	30	25%	50%

e Refer to Section 158.095(B)(1) for calculation of maximum building coverage for swimming pools.

f Refer to Section 158.030(E) for calculation of open space and landscaping.



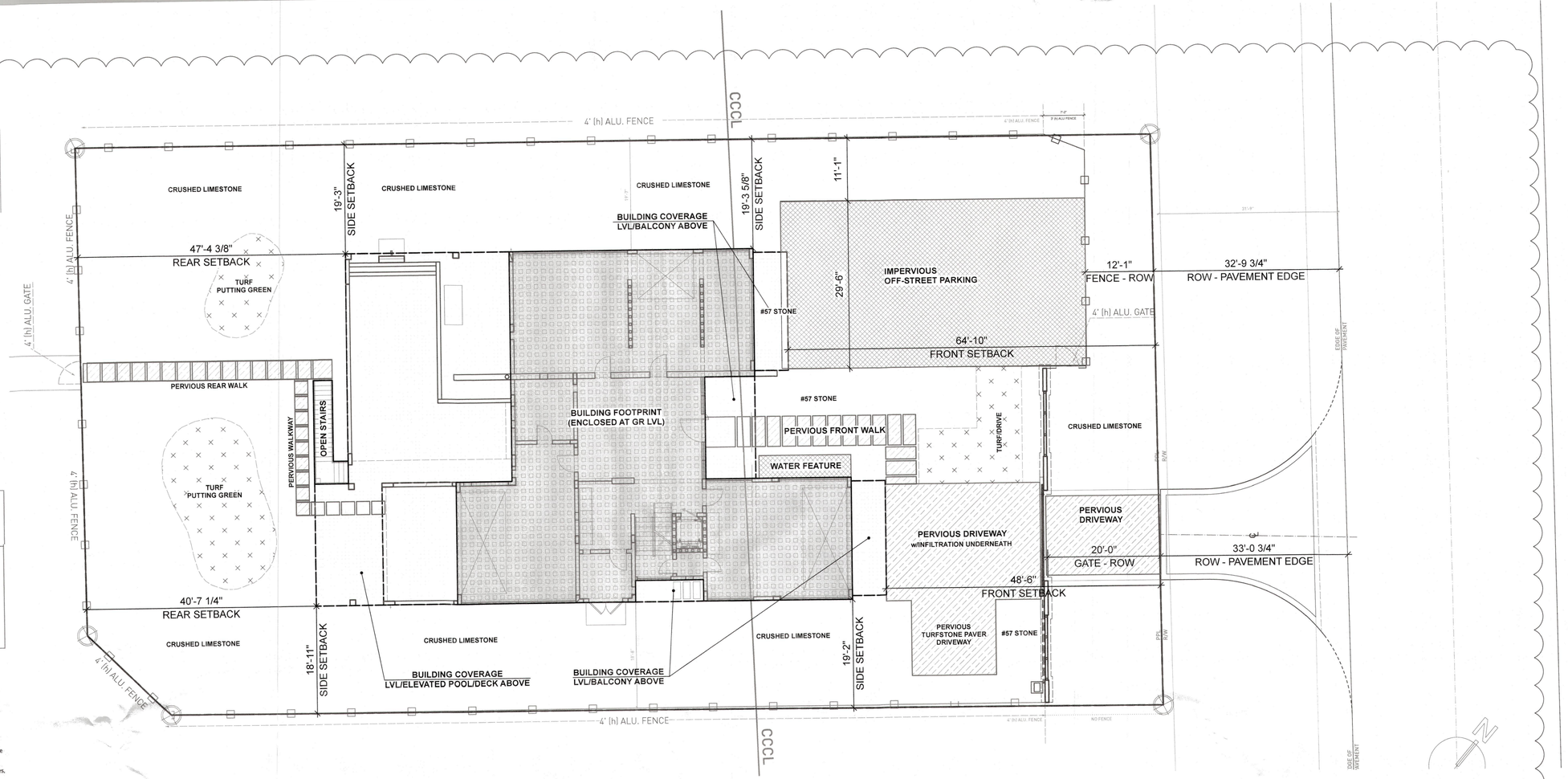
(B) *Swimming pools.*

(1) Swimming pools shall meet the required yard and bulk requirements set forth in Article IV and Section 158.094(C), but may count toward lot coverage and non-open space coverage, and may be permitted within required yard areas as prescribed by the following yard and bulk regulations, in the table and graphic (provided for illustrative purposes), below:

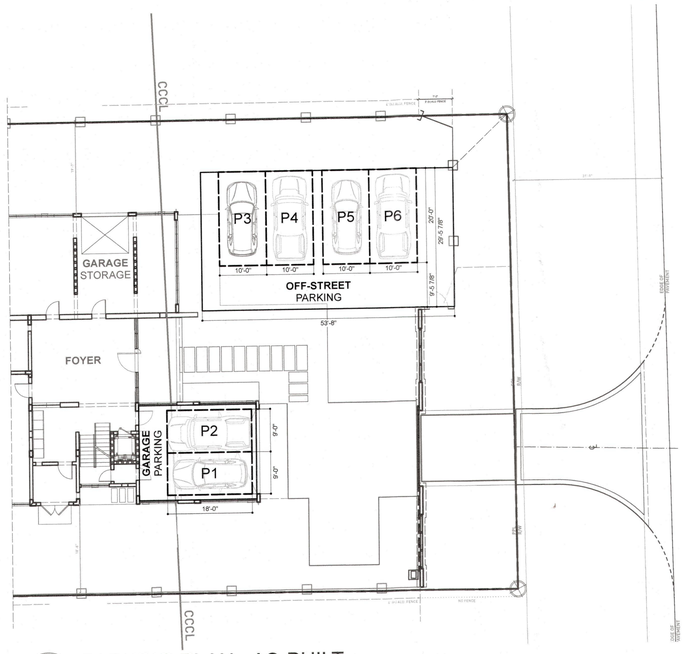
Pool Type (Elevation and Pool Cage)	Street Yard Setback	Min. Rear Yard Setback[a]	Min. Side Yard Setback[a]	Min. Waterfront Yard Setback[a, b]	Pools Count Toward Max. Lot (Bldg.) Coverage
≤ 6 inches above finished grade with a pool cage; or > 6 inches above finished grade with or without a pool cage	Per Zone District	Per Zone District	Per Zone District	Per Zone District	Yes Per Zone District, Plus 5%

(E) *Open Space and landscape.* Open space for the purpose of calculating residential, nonresidential, and mixed use open space requirements of this Subsection shall be defined as those areas not defined as impermeable surface as provided for in Section 158.146. The calculation of open space coverage shall be verified by a licensed design professional. Active recreation areas may be counted as open space as provided for in Section 158.146. Parking lots and driveways, whether paved or unpaved, shall not be included as open space. Swimming pools shall not count as open space. Other active recreation areas which are not defined as impermeable surface as provided for in Section 158.144 and not covered by an impermeable structure shall be included as open space.

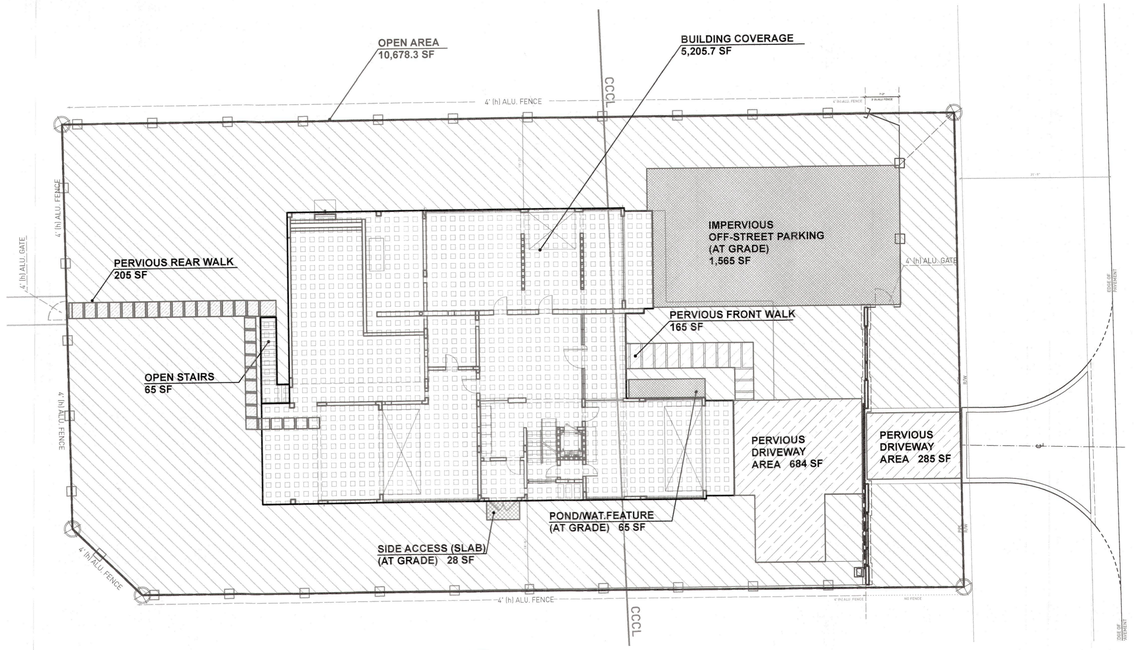
(1) *Residential Open Space requirement.* All residential development shall preserve a minimum of 50 percent of the gross land areas as open space. Of the required 50 percent open space only a maximum of 60 percent of the total required open space acreage may be comprised of a golf course. The intent is to maximize usable active and passive open space and recreation area and to require good principles of urban design, including walkway systems which provide access to unique open spaces, courtyards, sitting areas, and other usable areas near the principal residential structures. Wetlands and landlocked waterbodies may be used in calculating open space, as long as minimum of 40 percent of the upland property is comprised of open space.



1 SITE PLAN - AS-BUILT
Scale: 3/32" = 1'-0"



2 PARKING PLAN - AS-BUILT
Scale: 1/16" = 1'-0"



3 LOT COVERAGE - AS-BUILT
Scale: 1/16" = 1'-0"

LOT COVERAGE CALCULATIONS

TOTAL AREA OF LOT:	**18,946 SF**	**(100%)**
LOT COVERAGE		
BLDG. COVERAGE:	5,205.7 SF	(27.47%)
OPEN REAR STAIRS:	65.0 SF	(0.34%)
TOTAL LOT COVERAGE	**5,270.7 SF**	**(27.82%)**
OTHER IMPERVIOUS COVERAGE 6" OR LESS ABOVE GRADE		
SIDE ACCESS (SLAB):	28 SF	(0.15%)
POND/WATER FEATURE	65 SF	(0.34%)
IMPERVIOUS PARKING	1,565 SF	(8.26%)
TOTAL IMPERV. COVERAGE	1,658 SF	(8.75%)
PERVIOUS COVERAGE		
PERVIOUS DRIVEWAY	684 SF	(3.61%)
PERVIOUS DRIVEWAY	285 SF	(1.50%)
PERVIOUS FRONT WALK	165 SF	(0.87%)
PERVIOUS REAR WALK	205 SF	(1.08%)
TOTAL PERV. COVERAGE	1,339 SF	(7.07%)
NON-OPEN AREA		
TOTAL LOT COVERAGE	5,270.7 SF	(27.82%)
TOTAL IMPERV. COVERAGE	1,658 SF	(8.75%)
TOTAL PERV. COVERAGE	1,339 SF	(7.07%)
TOTAL NON-OPEN AREA	**8,267.7 SF**	**(43.64%)**
TOTAL OPEN AREA	**10,678.3 SF**	**(56.36%)**

BUILDING/LOT COVERAGE (NON-OPEN AREA)

IMPERVIOUS LOT COVERAGE (NON-OPEN AREA)

PERVIOUS AREAS (NON-OPEN AREA)

OPEN AREA

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PROJECT

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R1

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Scale

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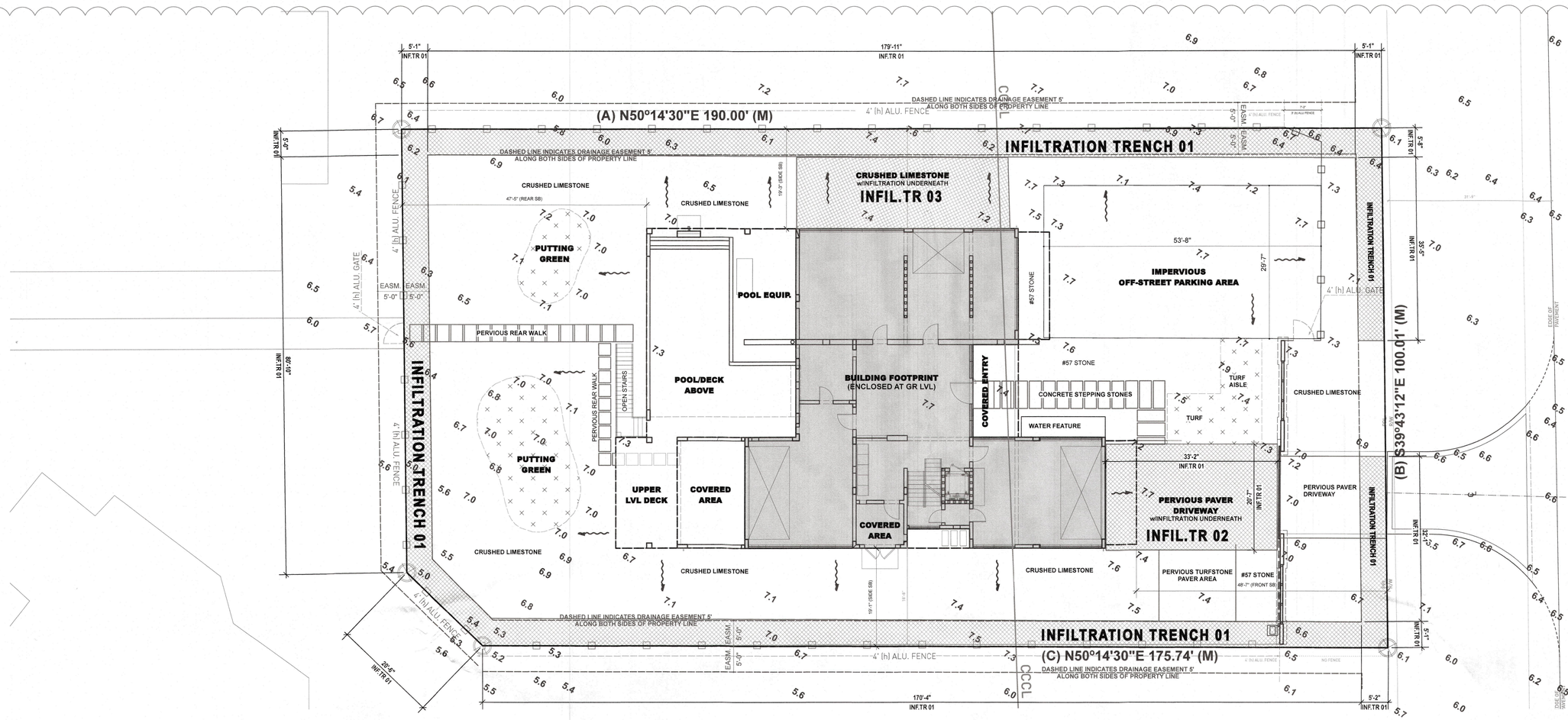
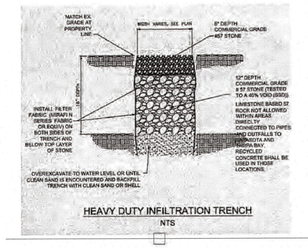
AS

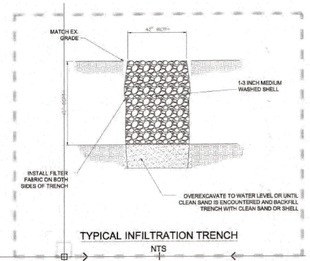
Sheet No.



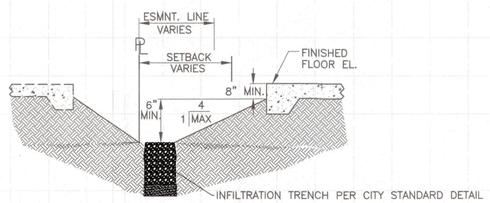
1 SITE DRAINAGE PLAN - AS-BUILT
Scale: 3/32" = 1'-0"



HEAVY DUTY INFILTRATION TRENCH
NTS



TYPICAL INFILTRATION TRENCH
NTS



CROSS SECTION E–E

PROVIDED INFILTRATION

INFIL.TR 01	2,756 SF
INFIL.TR 02	684 SF
INFIL.TR 03	569 SF
TOTAL	**4,009 SF**

RETENTION CALCULATIONS

DESIGN PARAMETERS

LOT SIZE:	0.44 ACRES (18,946 SF)
PROPOSED IMPERVIOUS AREA (A_{imp}):	6,928.7 SF
PEAK INTENSITY 24HR/10YEAR STORM (i):	7 IN/HR
RUNOFF COEFFICIENT (C):	0.40
PEAK RUNOFF RATE(Q_{peak}):	1.232 CFS
DESIGN INFILTRATION RATE (k):	2.0 IN/HR (0.0000463 FT/S) (WELL-DRAINED, SANDY COASTAL SOIL)
SAFETY FACTOR:	2.0 (TYP) --> DESIGN RATE 1.0 IN/HR (0.00002315 FT/S)
1-INCH RETENTION RULE:	1INCH = 0.0833 FT
TYPICAL TRENCH DEPTH (d):	3 FT
VOID SPACE RATIO (n):	0.4 (WASHED STONE/ #57 STONE)

PEAK RUN-OFF RATE

Q = CiA

Q = (0.40)x(7.0)x(0.44) = 1.232 CFS

SURFACE AREA FOR PEAK INFLOW:

$$A = \frac{Q_{peak}}{k_{design}} = \frac{1.232\ CFS}{0.00002315\ FT/S} = \sim 53{,}218\ SF$$

TRENCH AREA FOR STORAGE VOLUME (V):
(BASED ON 1-INCH RETENTION RULE)

V = 6.928.7SF x 0.0833 FT = 577 CU.FT

TRENCH FOOTPRINT AREA (A_{trench}):

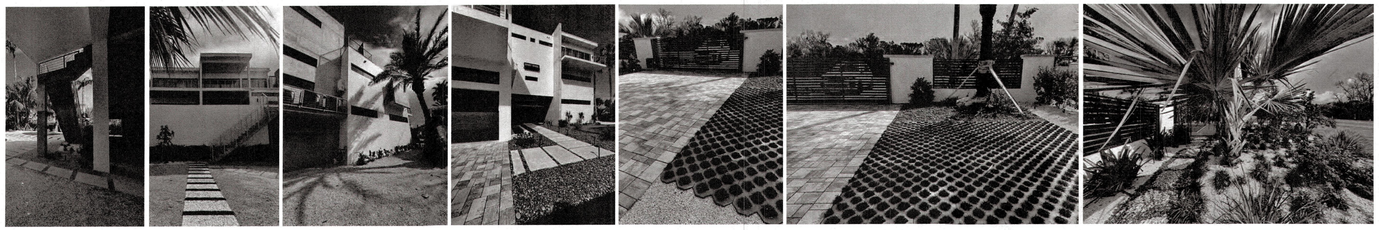
$$A_{trench} = \frac{V}{d \times n} = \frac{577\ CU\ FT}{3 \times 0.4}$$

= 481 SF REQUIRED TRENCH AREA
(~ 2.5% OF TOTAL LOT AREA)

PROVIDED RETENTION AREA
((INFILTR. 01)+(INFILTR. 02)+(INFILTR. 03)) = **PROVIDED RETENTON AREA**

(2,756 SF + 684 SF + 569 SF) = **4,009 SF**

INFILTRATION AREA VALUES
(INFILTR. 01) 2,756 SQFT
(INFILTR. 02) 684 SQFT
(INFILTR. 03) 569 SQFT



REFERENCE PICTURES

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PROJECT NO. 22
12/08/25

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REVISIONS

R1 12/08/25 REVISION IMPERVIOUS PAR
RC1 02/18/26 COMME IMPERVIOUS PAR

NORTH

3/16" =
Scale

DRAINAGE PLAN AS-BUILT

R2.0
Sheet No.

GENERAL NOTES:

1. DO NOT SCALE THESE DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DIMENSIONS AND VERIFY THE DO NOT SCALE THESE DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DIMENSIONS AND VERIFY THE BUILDING POSITION WITH IN THE SETBACK LINES PRIOR TO COMMENCING CONSTRUCTION.

2. ALL TRADES SHALL BE RESPONSIBLE TO READ ALL DETAILS AND SPECIFICATIONS, AND PLANS - ARCHITECTURAL, STRUCTURAL, ALL TRADES SHALL BE RESPONSIBLE TO READ ALL DETAILS AND SPECIFICATIONS, AND PLANS - ARCHITECTURAL, STRUCTURAL, MECHANICAL, ETC. FOR PROPER COORDINATION. IF ANY CONFLICTS EXIST, THAT TRADE SHALL NOTIFY THE CONTRACTOR OF THE SAME, PRIOR TO CONSTRUCTION .

3. THE CONTRACTOR SHALL DIRECT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION, AND THE CONTRACTOR SHALL BE THE CONTRACTOR SHALL DIRECT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DUE COURSE AND COORDINATION.

4. SMOKE DETECTORS ARE SHOWN ON THE ELECTRICAL PLANS. SMOKE ` DETECTORS ARE SHOWN ON THE ELECTRICAL PLANS.

5. ACCESSIBILITY REQUIREMENTS: ACCESSIBLE BATHROOM DOORS SHALL HAVE A 29" CLEAR OPENING - A 2'-8" DOOR PROVIDES A 29" ACCESSIBILITY. ALL BATHROOMS ARE ACCESSIBLE IN THIS FLOOR PLAN.

6. EGRESS WINDOWS ARE SHOWN ON FLOOR PLANS.

7. NOTE: ALL MATERIALS BELOW THE D.F.E. SHALL BE MOISTURE RESISTANT; "NO DRYWALL."

PLANS AND SPECIFICATIONS CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH THE WIND-BORNE DEBRIS REGION AS DEFINED AND SET **FORTH BY THE FLORIDA BUILDING CODE, RESIDENTIAL 7TH EDITION (2020).**

ALL STRUCTURAL SYSTEMS OF BUILDINGS AND STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION. (FBC 2020 – 7TH EDITION RESIDENTIAL – SECTION R322.1.2, FEMA TB#9, NFIP CFR 44 SEC 60.3(A)(3) AND ASCE 24.

NOTE
STRUCTURE IS DESIGNED W/ REQUIRED DESIGN CRITERIA FOR MIN. WIND SPEED OF 150 MPH, EXPOSURE D AND RISK CATEGORY II, PER FBC 020 – 7TH EDITION – RESIDENTIAL, SECTION 1609 AND TABLE 1609.3(1), ASCE 7–10 AND FBC 2020 – 7TH EDITION – RESIDENTIAL, SECTION R311.7. IS MET



FRONT ELEVATION

SQUARE FOOTAGES

TOTAL LIVING AREA:	
GROUND (LVL 1) FOYER: (NO AC)	468 SQ. FT.
FIRST (LVL 2) FLOOR LIVING AREA:	2,782 SQ. FT.
SECOND (LVL 3) FLOOR LIVING AREA	2,100 SQ. FT.
TOTAL LIVING (UNDER AC) AREA TOTAL:	4,882 SQ. FT.
AUXILIARY AREA:	
(LVL 1) GARAGE #1 :	504 SQ. FT.
(LVL 1) GARAGE/GOLF CART :	255 SQ. FT.
(LVL 1) (NON AC) STORAGE #1:	107 SQ. FT.
(LVL 1) (NON AC) STORAGE #2 / UTILITY:	112 SQ. FT.
(LVL 1) (NON AC) STORAGE #3:	172 SQ. FT.
(LVL 1) (NON AC) STORAGE #4:	428 SQ. FT.
(LVL 1) (NON AC) STORAGE #5	482 SQ. FT.
AUXILIARY AREA TOTAL:	2,060 SQ FT.
DECKS/PATIO:	
(LVL 1) COVERED ENTRY:	159 SQ. FT.
(LVL 1) REAR COVERED PORCH:	463 SQ. FT.
(LVL 1) REAR COVERED PORCH #2:	1,219 SQ. FT.
(LVL 2) FRONT COVERED/OPEN DECK:	120 SQ. FT.
(LVL 2) REAR OPEN DECK:	1,053 SQ. FT.
(LVL 3) FRONT OPEN DECK:	124 SQ. FT.
(LVL 3) REAR/SIDE OPEN DECK:	666 SQ. FT.
(LVL 3) ROOF DECK ACCESS:	23 SQ. FT.
(LVL 4) OPEN ROOF TOP DECK:	690 SQ. FT.
DECKS/PATIO/BALCONY AREA TOTAL:	4,517 SQ FT.

NOTE:
ALL MATERIAL BELOW THE D.F.E. SHALL BE MOISTURE RESISTANT; "NO DRYWALL."

STRUCTURAL SHEET LIST

SHEET	DESCRIPTION
S.1	FOUNDATION PLAN
S.2	FOUNDATION DETAILS
S.3	FOUNDATION DETAILS
S.4	COLUMN PLAN
S.5	COLUMN AND THICKENED SLAB DETAIL
S.6	STAIR DETAIL
S.7	GRND LVL WALL AND BEAM DETAIL
S.8	1ST LVL CONC. BEAM PLAN
S.9	1ST LVL CONC. BEAM PLAN - ISOMETRIC
S.10	1ST LVL SLAB PLAN
S.11	1ST LVL WALL AND BEAM PLAN
S.12	CONC. BEAM DETAILS
S.13	CONC. AND STEEL DETAILS
S1.4	2ND LVL CONC. BEAM PLAN
S.15	2ND LVL CONC. BEAM PLAN - ISOMETRIC
S.16	2ND LVL SLAB PLAN
S.17	2ND LVL SLAB AND BEAM PLAN
S.18	ROOF ACCESS STAIR DETAILS
S.19	ROOF ACCESS STAIR DETAILS
S.20	ROOF CONC. BEAM PLAN
S.21	ROOF DECK CONC. BEAM PLAN - ISOMETRIC
S.22	ROOF DECK SLAB PLAN
S.23	BUILDING SECTIONS
S.24	BUILDING SECTION 1
S.25	BUILDING SECTION 2
S.26	BUILDING SECTION 2
S.27	BUILDING SECTION 3
S.28	BUILDING SECTION 3
S.29	BUILDING SECTION 4
S.30	POOL DETAILS
S.31	POOL DETAILS
S.32	POOL DETAILS
S.33	STRUCTURAL NOTES
S.34	GROUND LVL WIND PRESSURES
S.35	SECOND LVL WIND PRESSURES
S.36	THIRD LVL WIND PRESSURES

ARCHITECTURAL SHEET LIST

SHEET	DESCRIPTION
A0.0	COVER SHEET
A0.1	GENERAL NOTES
A0.2	ARCHITECTURAL SITE PLAN
A0.3	AREA PLAN
A0.4	TURTLE LIGHTS PLAN PLAN
A0.5	DRAINAGE PLAN
A0.6	LANDSCAPING PLAN
A0.7	EROSION CONTROL PLAN
A1.0	FLOOR PLAN / GROUND (LVL 1)
A1.1	FLOOR PLAN / FIRST (LVL 2)
A1.2	FLOOR PLAN / SECOND (LVL 3)
A1.3	ROOF & ROOF DECK PLAN (LVL 4)
A1.4	FLOOR PLAN NOTES & DETAILS
A2.0	ELEVATIONS / FRONT & REAR
A2.1	ELEVATIONS / RIGHT & LEFT
A3.0	ARCHITECTURAL DETAILS
A4.1	ARCHITECTURAL BUILDING & STAIR SECTION 1
A4.2	BUILDING SECTION 2
A4.3	BUILDING SECTION 3
A4.4	BUILDING SECTION 4
5.0	ELECTRICAL PLAN NOTES & CALCS
A5.1	ELECTRICAL PLAN / GROUND FLOOR (LVL 1)
A5.2	ELECTRICAL PLAN / FIRST FLOOR (LVL 2)
A5.3	ELECTRICAL PLANS / SECOND & ROOF TOP DECK FLOOR (LVL 3&4)
~~A6.0~~	~~MECHANICAL NOTES~~
A6.1	MECHANICAL LAYOUTS
~~A6.2~~	~~MECHANICAL LAYOUTS~~
A7.0	PLUMBING LAYOUTS

2

ARCHITECTURAL DRAWINGS

LEGEND

- A — WALL TYPE
- 1 / A1.1 — PLAN DETAIL
- 1 / A1.1 — SECTION/VIEW
- A — PLAN DETAIL

DESIGN NOTES:

GROUP CLASSIFICATION:	R-3 (SEE CHAPTER 3)
CONSTRUCTION TYPE:	V-B (SEE CHAPTER 6)
ZONING:	LBK_R-3MX
OCCUPANCY TYPE:	R-3
FDEP PERMIT:	YES
TOTAL LAR:	18,949 SF (100%)
MAX COVERAGE :	4,737 SF (25%)
+5% FOR ELEV. POOL/DECK	5,684 SF (30%)
MIN. OPEN AREA:	9,475 SF (50%)`
SETBACKS:	
FRONT:	20'-0"
SIDE(S):	10'-0" MIN./25'-0" combined
REAR (WATERFRONT)	25'-0"
FLOOD ZONE:	AE 9 / AE 10
BFE:	9'-0"/10'-0"
DFE:	20.5'
MAX. HEIGHT:	30'-0" FROM D.F.E.]
DAYLIGHT SAVINGS PLANE:	50° FROM D.F.E. @ PPL
DWELLINGS/ACRE:	3/1.3/0.435 acres)

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PROJECT NO. 2022-56

11/30/22

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REVISIONS
1 01/31/23 COMMENTS
02/02/23 RESPONSES
2 04/13/23 COMMENTS
04/13/23 RESPONSES

NORTH

DRAWN BY MAY
CHECKED MV

General Notes

PERMIT PLANS

A0.1

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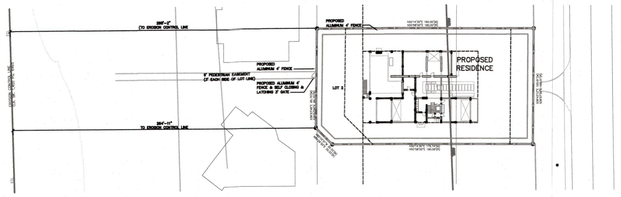
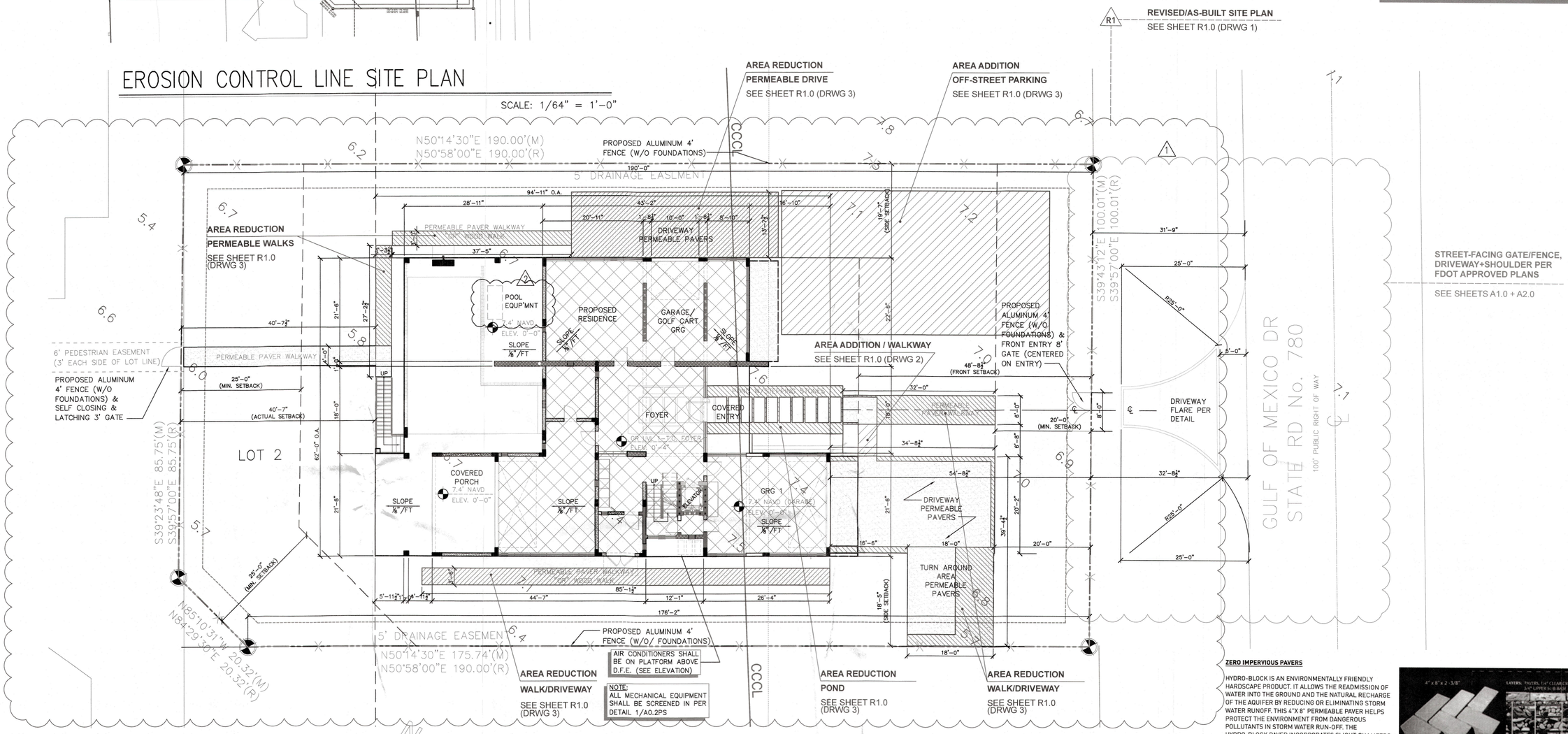


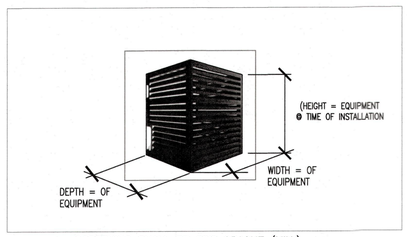
NOTE:
THE "NDPES & BMP REQUIREMENTS" SHALL BE MET THROUGHOUT THE BUILD.

NOTE:
SILT FENCE SHALL BE INSTALLED ALONG PROPERTY LINE PRIOR AND DURING CONSTRUCTION AS PER THE EROSION CONTROL PLAN, SHEET A0.7

EROSION CONTROL LINE SITE PLAN

SCALE: 1/64" = 1'-0"





SCREENING SHALL BE 60% OPAQUE (MIN.)

MECHANICALS SCREEN DETAIL

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

1 / A0.2

ARCHITECTURAL SITE PLAN

SCALE: 3/32" = 1'-0"

LOT 2 H & M ASSOCIATES SUBMISSION ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 85, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

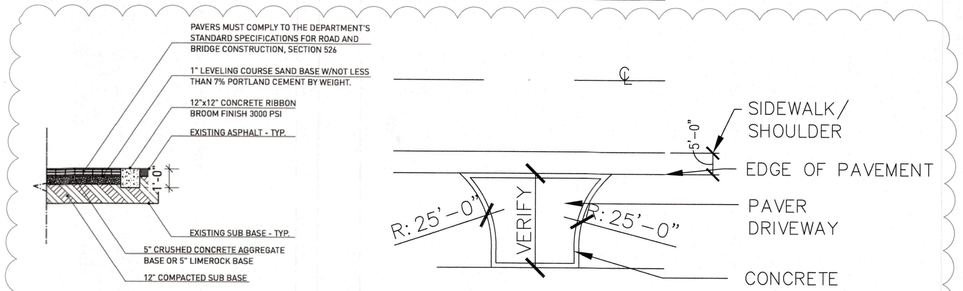
TOTAL AREA OF LOT
SQ FT
18,949

SITE NOTES:

1. LANDSCAPING SHALL BE VERIFIED AT SITE AND REMAIN AS APPLIES & PROPOSED LANDSCAPING SHALL BE VERIFIED W/ OWNER & CONTRACTOR AND AS SHOWN.
2. NEW RESIDENCE IS IN FLOOD ZONE "AE"
3. MIN. FINISHED GROUND/ENTRY FLOOR SHALL BE AS SHOWN . (VERIFY IN FIELD AND WITH TIE IN SURVEY)

STREET-FACING GATE/FENCE, DRIVEWAY+SHOULDER PER FDOT APPROVED PLANS

SEE SHEETS A1.0 + A2.0



2 **DRIVEWAY CONCRETE PAVER DETAIL W/ RIBBON CURB**
Scale: 1/4" = 1'-0"

ZERO IMPERVIOUS PAVERS

HYDRO-BLOCK IS AN ENVIRONMENTALLY FRIENDLY HARDSCAPE PRODUCT. IT ALLOWS THE READMISSION OF WATER INTO THE GROUND AND THE NATURAL RECHARGE OF THE AQUIFER BY REDUCING OR ELIMINATING STORM WATER RUNOFF. THIS 4"X 8" PERMEABLE PAVER HELPS PROTECT THE ENVIRONMENT FROM DANGEROUS POLLUTANTS IN STORM WATER RUN-OFF. THE HYDRO-BLOCK PAVER INCORPORATES SLIGHT CHAMFERS WITH VOIDS THAT ARE LESS THAN 1/2 INCH WIDE TO DIRECT WATER THROUGH 6 VERTICAL CHANNELS. THIS WILL ALLOW WATER TO PASS THROUGH THE PAVEMENT SURFACE AT A RATE OF APPROX. 354 INCHES PER HOUR.

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FEB 19 2026
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

WORKSHOP 27°N
ARCHITECTURE • DESIGN • MARKETING

5809 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

PROJECT. NO. 20

11/30/22

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REVISIONS

1 01/31/23 COMMENT
02/02/23 RESPONS

2 04/13/23 COMMENT
04/13/23 RESPONS

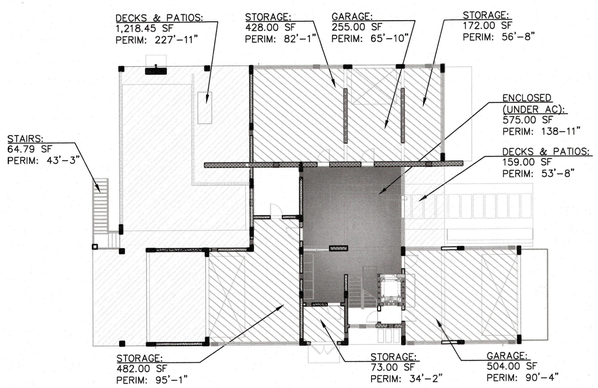
R1 12/08/25 REVISIO
IMPERVIOUS PAR

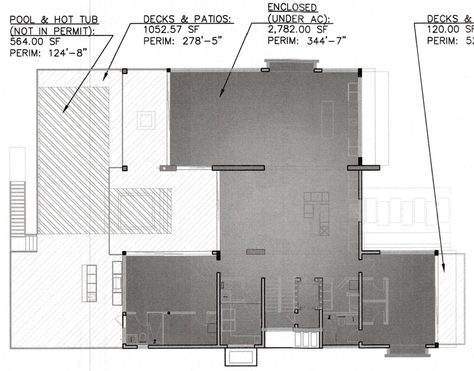
NORTH

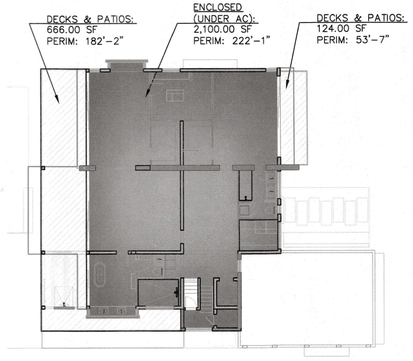
DRAWN
CHECKE

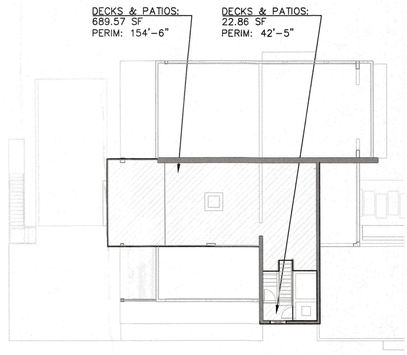
Architectura
Site Plan

A0.2







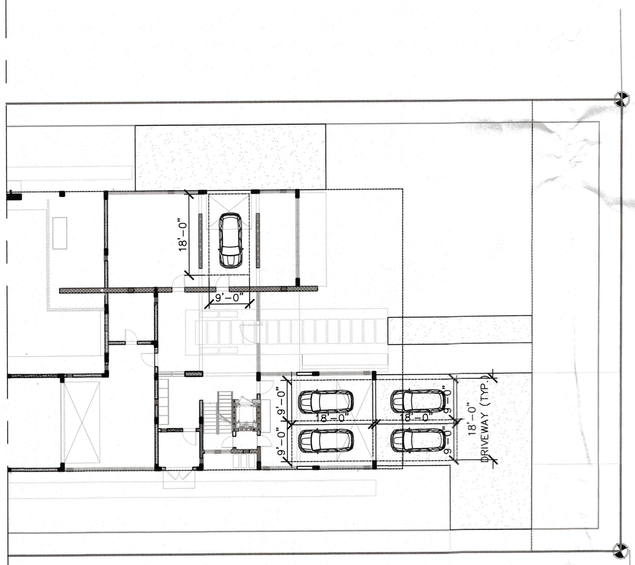


ROOF TOP DECK AREA (LVL4) PLAN

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

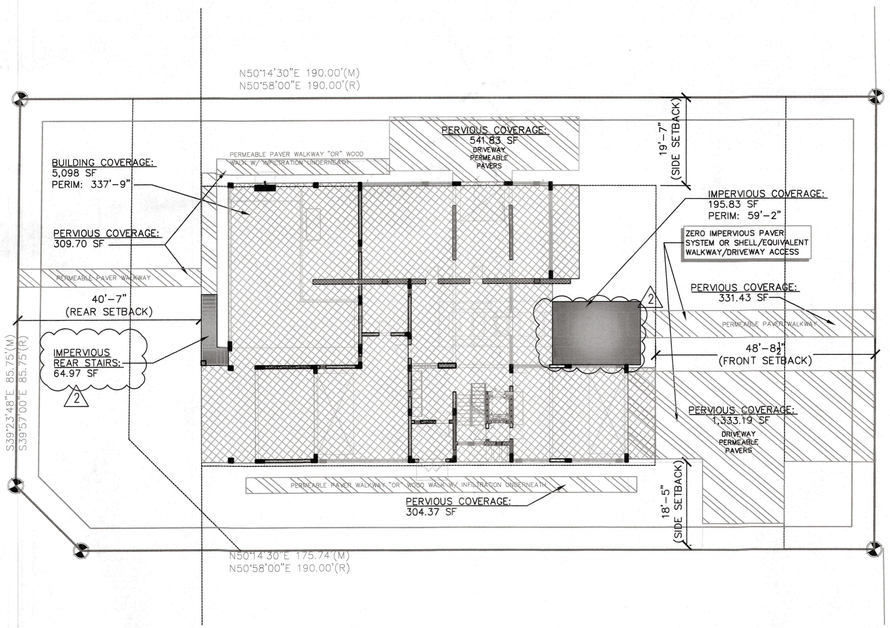
R1 **SEE SHEET R1.0 FOR REVISED AS-BUILT COVERAGE PLAN**
SEE SHEET R1.0 (DRWG 3)

R1 **REVISED AS-BUILT PARKING PLAN**
SEE SHEET R1.0 (DRWG 2)



PARKING PLAN

SCALE: 3/32" = 1'-0"



BLDG. COVERAGE PLAN

SCALE: 3/32" = 1'-0"

GULF OF MEXICO DR
STATE RD No. 780
100' PUBLIC RIGHT OF WAY

TOTAL BUILDING COVERAGE AREA = 5,162.79 SQ. FT.
(INCL. ALL LVL's COVERAGE)

IMPERVIOUS COVERAGE
(DECK/PATIO/POOL AREA) = 195.83 SQ. FT.

PERVIOUS COVERAGE = 2,820.52 SQ. FT.

TOTAL AREA OF LOT:	18,946 SF	(100%)
BLDG. COVERAGE:	5,162.79 SF.	(27.24%)
REAR STAIRS:	64.97 SF	(.003%)
FRONT WALKWAY: (6" or less above Grade)	195.83 SF	(.01 %)
PERVIOUS COVERAGE:	2,820 SF	(14.9%)
TOTAL NON-OPEN SPACE:	(8,243.59)	(43.51%)
TOTAL OPEN SPACE:	(10,7024.41)	(56.49)

R1 **SEE SHEET R1.0 FOR REVISED AS-BUILT COVERAGE PLAN**

REVISED LOT COVERAGE CALCULATIONS

TOTAL AREA OF LOT:	**18,946 SF**	**(100%)**
LOT COVERAGE		
BLDG. COVERAGE:	5,205.7 SF	(27.47%)
OPEN REAR STAIRS:	65.0 SF	(0.34%)
TOTAL LOT COVERAGE	**5,270.7 SF**	**(27.82%)**
OTHER IMPERVIOUS COVERAGE 6" OR LESS ABOVE GRADE		
SIDE ACCESS (SLAB):	28 SF	(0.15%)
POND/WATER FEATURE	65 SF	(0.34%)
IMPERVIOUS PARKING	1,565 SF	(8.26%)
TOTAL IMPERV. COVERAGE	1,658 SF	(8.75%)
PERVIOUS COVERAGE		
PERVIOUS DRIVEWAY	684 SF	(3.61%)
PERVIOUS DRIVEWAY	285 SF	(1.50%)
PERVIOUS FRONT WALK	165 SF	(0.87%)
PERVIOUS REAR WALK	205 SF	(1.08%)
TOTAL PERV. COVERAGE	1,339 SF	(7.07%)
NON-OPEN AREA		
TOTAL LOT COVERAGE	5,270.7 SF	(27.82%)
TOTAL IMPERV. COVERAGE	1,658 SF	(8.75%)
TOTAL PERV. COVERAGE	1,339 SF	(7.07%)
TOTAL NON-OPEN AREA	**8,267.7 SF**	**(43.64%)**
TOTAL OPEN AREA	**10,678.3 SF**	**(56.36%)**

WORKSHOP 27°N
ARCHITECTURE • DESIGN • MARKETING

5809 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

PROJECT. NO. 2022-56

11/30/22

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R1 12/08/25 REVISION 1
IMPERVIOUS PARKING

NORTH

DRAWN BY MA
CHECKED MV

Area Plan

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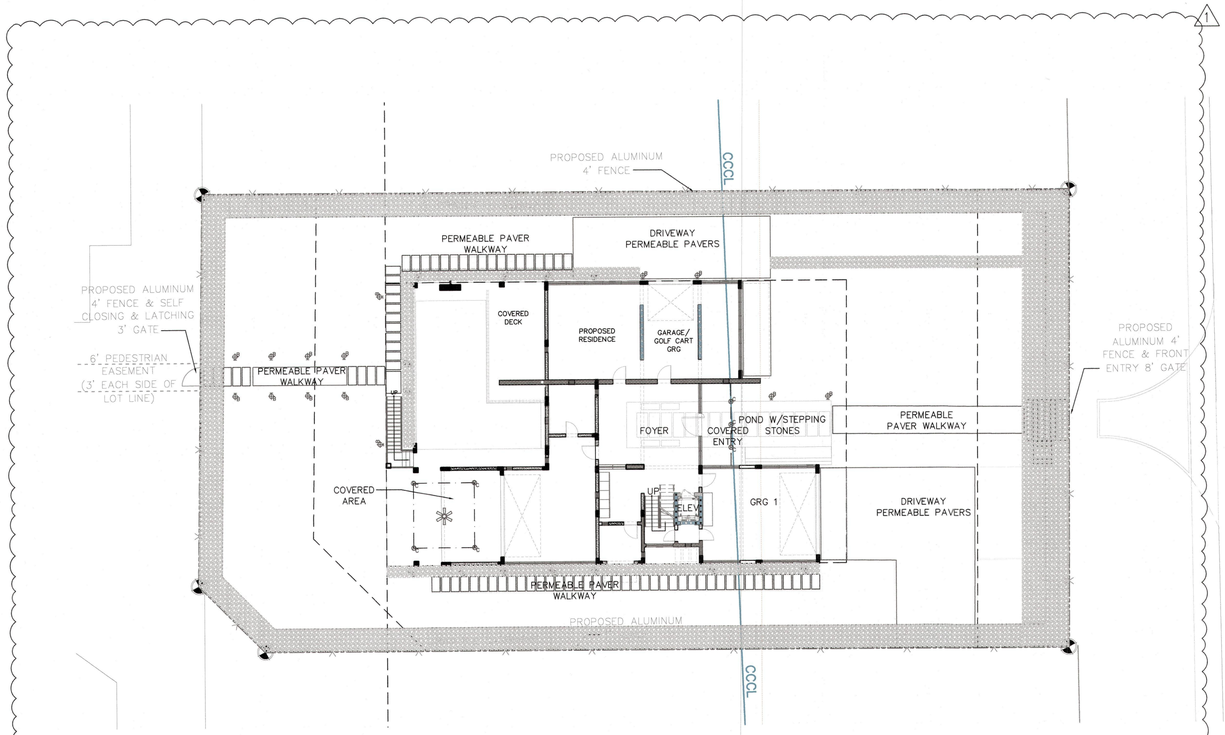
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

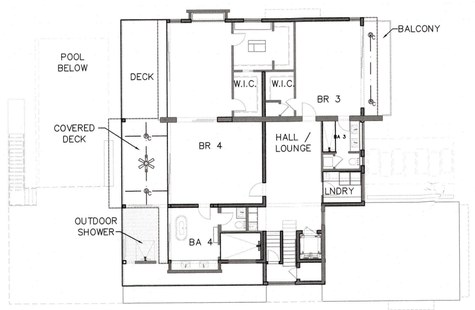
A0.3

©WS 27'N 20



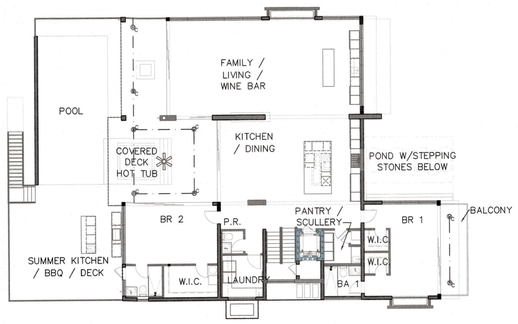
TURTLE LIGHTS PLAN (GROUND LVL1)

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



TURTLE LIGHTS PLAN (SECOND LVL3)

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



TURTLE LIGHTS PLAN (FIRST LVL2)

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

TURTLE LIGHT NOTES:

1. NO LIGHT EMITTED ABOVE 90° ANGLE.
2. ALL EXTERIOR LIGHTS TO BE SHIELDED, FULL CUT-OFF FIXTURES.
3. ALL BULBS TO BE RED, ORANGE, AMBER LED, OR LOWE PRESSURE SODIUM (LPS).
4. MAX. VISIBLE LIGHT TRANSMITTANCE FROM INSIDE TO OUTSIDE IS LIMITED TO 45% (.45) FOR ANY BEACH FACING GLAZED OPENINGS.
5. NOAS AND PRODUCT SPECIFICATIONS TO BE PROVIDED TO THE CITY FOR WINDOWS AND DOORS INDICATING COMPLIANCE WITH TURTLE LIGHTING TRANSMITTANCE ORDINANCE. SHOULD WINDOW AND DOOR SELECTIONS NOT MEET TURTLE LIGHTING TRANSMITTANCE ORDINANCE UPON INSPECTION, APPROVED GLASS FILM WILL BE APPLIED TO ALL APPLICABLE GLASS OPENINGS.
6. APPLICABLE PROPOSED EXTERIOR LIGHTING FIXTURES SHALL BE COMPLIANT W/CITY CODE OF ORDINANCE, WHEN SELECTIONS ARE MADE BY THE OWNER. MAX. VISIBLE LIGHT TRANSMITTANCE FROM THE INSIDE TO OUTSIDE IS LIMITED TO 45% (.45) FOR ANY BEACH FACING GLAZED OPENINGS W/TURTLE LIGHTING.
7. APPROVED GLASS FILM WILL BE APPLIED TO ALL APPLICABLE GLASS OPENING(S) AND THAT PROPOSED EXTERIOR LIGHTING 'OWNER-SELECTED-OPTIONS' WILL BE LIMITED TO ONLY THOSE COMPLIANT TO CITY OF HOLMES BEACH CODE OF ORDINANCE.

"ALL ELEVATIONS REFER TO THE NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD88)"

TURTLE LIGHT LEGEND

SYMBOL	FIXTURE TYPE	QTY	MOUNT / HEIGHT	LEVEL	LOCATION
	CEILING FAN W/LIGHT, PREPARE FOR 75LB WEIGHT	4	CLG / 11'-6"	LVL 1	BEACH SIDE
B	LOW VOLTAGE PATH LIGHT W/ AMBER FILM	28	FLOOR / GRADE LVL ALONG FENCE PORTIONS	GRADE	BEACH SIDE / LANDWARD
C	5" REC. LIGHT W/ BLACK BAFFLE & TURTLE BULB	23	CLG / 11'-6"	LVL 1	BEACH SIDE / LANDWARD
C	5" REC. LIGHT W/ BLACK BAFFLE & TURTLE BULB	4	CLG / 9'-6"	LVL 2	BEACH SIDE
	CEILING FAN W/LIGHT, PREPARE FOR 75LB WEIGHT	2	CLG / 9'-6"	LVL 2	BEACH SIDE

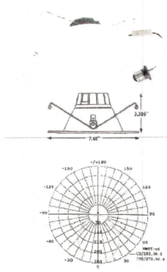
TOPAZ
Friendly Service... Powerful Solutions

LED Retrofit

RTL/620WH/ECO/D

12 Watt LED Retrofit Module with 5"-6" White Reflector Trim

- *Dimmable to 5%*
- *E26 medium base socket adapter included*
- *Compatible with most 5"/6" recessed housings*



Item #	RTL/620WH/ECO/D-46
Product Code	70687
UPC Code	751338002692
Watts	12
Volts	120V, 50/60 Hz
Rated Hour Life	35,000
CRI	90
Color Temperature	2700K
Lumens	720
Warranty	5 years

Specifications are subject to change without prior notice.

Gilmour Outdoor Ceiling Fan with Light
By Hunter Fans

Details

- Includes Handheld Remote for easy speed and lighting adjustment from anywhere in the room
- Material: Plastics
- Body: Silver
- Blade Finish: Silver
- Number of Blades: 3
- Blade Pitch: 13 degrees
- Motor Type: Standard
- Motor Size: 153x12
- Fan Speeds Forward/Reverse: 3
- Pull Chain Switch
- Switch Included
- Control Included: Handheld
- Fan Airflow (at high speed): 2605 CFM
- Fan Airflow Efficiency (at high speed): 78 CFM/Watt
- Energy Star Qualified
- ETL Listed Damp
- Warranty: Limited Lifetime
- Made In China

Dimensions

Canopy: Height 5.45", Diameter 6.2"
Fixture: Height 13.96", Blade Diameter 44"
Motor: Height 8.51", Diameter 9.09"

Lighting

- Two 8.5 Watt (1100 Lumens) 120 Volt E26 Medium Base LED Lamp(s) (included)



Model	CL-7W-E26-590
Rate Power	7W±5%
Input Voltage	AC85-265V 50/60Hz
Light Color	Amber
Wavelength	590nM
Power Factor	>0.95
Lumens	80lm±5%
Lighting Source	LED 2835SMD
Operating Temp.	-40~60°C
Mounting	E26
Rated Life	Up to 50,000 Hrs.
LED LMBO	Yes

Wildlife Lighting Certification
Number: 2018-022

Gilmour Outdoor Ceiling Fan with Light
By Hunter Fans

LUMENS
LIGHT AND LIVING
Call Us 877.445.4486

Details

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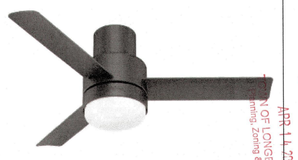

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Motor: Height 8.51", Diameter 9.09"

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- Two 8.5 Watt (1100 Lumens) 120 Volt E26 Medium Base LED Lamp(s) (included)

Notes:
NOTE: TO BE FITTED WITH OMNI DIRECTIONAL LED BULB BY CYPRESS LIGHTING / WILDLIFE&TURTLE CERTIFIED E26 LED LIGHT BULB

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CITY OF LONGBOAT KEY
Planning, Zoning & Building

WORKSHOP 27°N
ARCHITECTURE + DESIGN + MARKETING

CHARLES SEGO LICENSE No. 59173 STATE OF FLORIDA PROFESSIONAL ENGINEER

Charles Sego
Digitally signed by Charles Sego
Date: 2023.03.24 16:11:31-04'00'

5809 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

PROJECT NO. 2022-56

11/30/22

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REVISIONS
1 01/31/23 COMMENTS
02/02/23 RESPONSES

NORTH

DRAWN BY MAY
CHECKED MV

Turtle Lights Plan

BLDG. PERMIT PLANS
FILE COPY OF RECORD

A0.4

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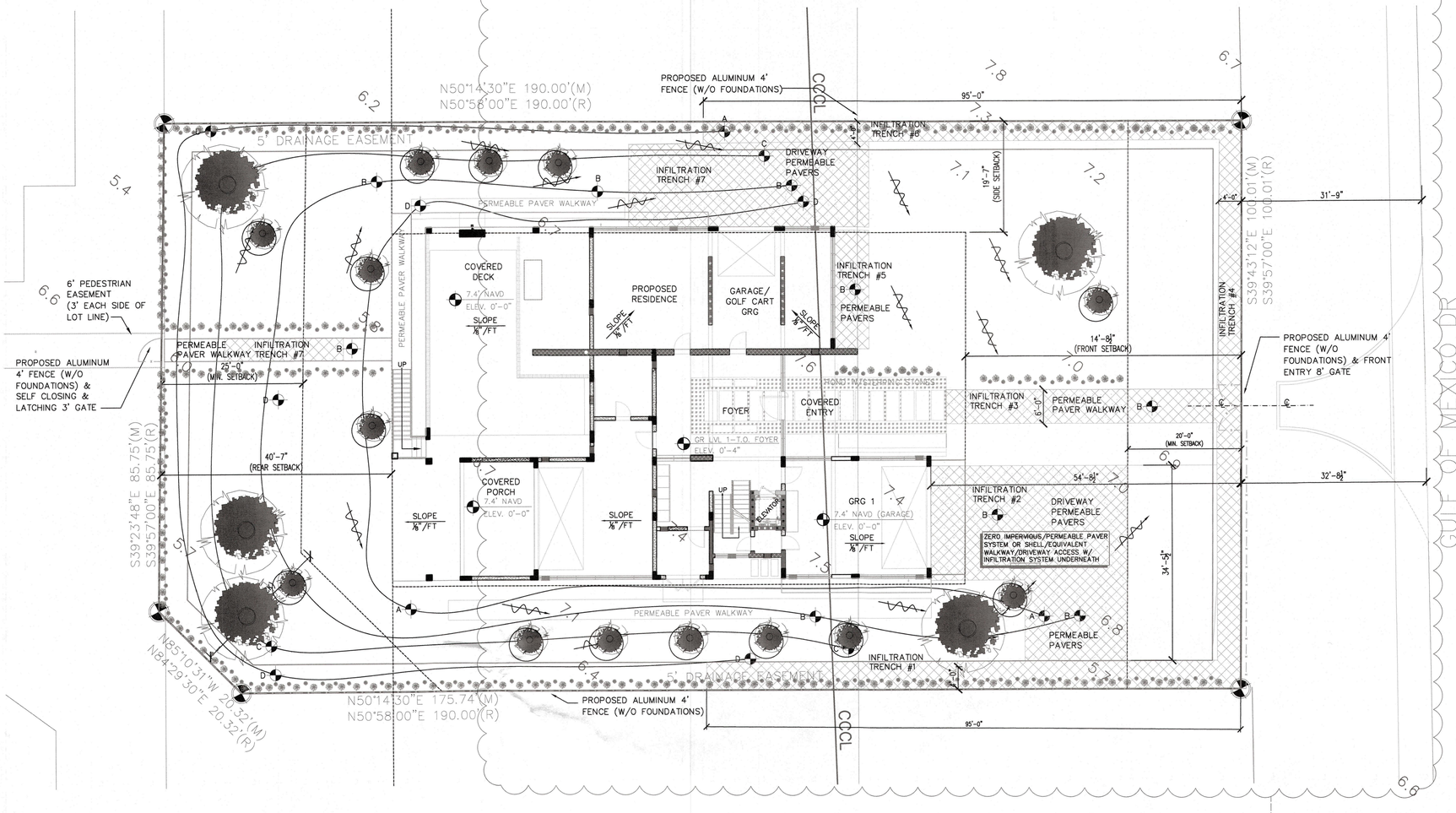


GENERAL NOTES:

1. NEW SWALE DRAINAGE PLAN IS FOR INDICATED DRAINAGE BOUNDARY UNITS ONLY.
2. SWALE SLOPES SHALL BE A MINIMUM OF 0.23% LONGITUDINAL SLOPE.
3. SURFACE SLOPES SHALL NOT EXCEED ONE FOOT (1'-0") VERTICAL RISE IN SIX FEET (6'-0") HORIZONTAL DISTANCE WITHIN FIVE FEET (5'-0") OF ANY PROPERTY LINE.
4. NO ENVIRONMENTAL ASSESSMENTS WERE PERFORMED FOR THIS SITE BY DESIGN MARKET.
5. NO UNDERGROUND ENCROACHMENTS HAVE BEEN FIELD LOCATED EXCEPT AS SHOWN. (e.g. UTILITIES, FOUNDATIONS)
6. NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS, AND/OR OWNERSHIP WERE FURNISHED BY THIS SURVEYOR EXCEPT AS SHOWN.
7. NO JURISDICTION WET LAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE NOTED.
8. PERMANENT LANDSCAPING MUST BE PROTECTED FROM DAMAGE DURING THE CONSTRUCTION PROCESS. THIS INCLUDES BOXING THE TRUNKS IN BEHIND A 2x4 "FENCE" WHICH ALSO SURROUNDS THE ROOTS.

NOTE:
ALL PROPOSED PAVERS ARE "PERVIOUS/PERMEABLE," AS PER DETAIL

SITE DRAINAGE PLAN

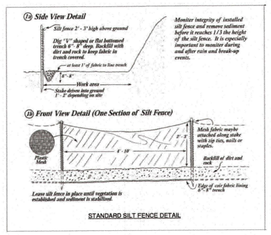
SCALE: 1/8" = 1'-0"

"BEST PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF WATER RUN-OFF, AS PER FBC, TOWN OF LONGBOAT KEY CODE AND EPA CLEAN WATER ACT OF 1972, AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

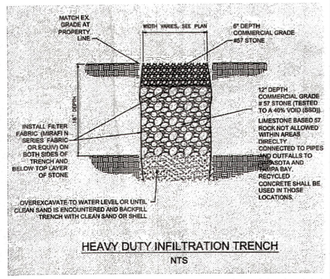
RETENTION CALCULATIONS
(106.67+80.60+110.47)x3.5 = 1,042.09 SF REQ'D
3685.38 SF PROVIDED

SMART VENT NOTE:
SMART VENTS ARE NOT HIGHER THAN 12" ABOVE SLAB (BOTTOM EDGE OF VENT) -THE BOTTOM OF EA. FLOOD VENTS TO BE LOCATED NO HIGHER THAN 1" ABOVE THE HIGHEST INTERIOR OR EXTERIOR ADJACENT GRADE BELOW THE VENT. (FEMA TB-1, PAGE14)

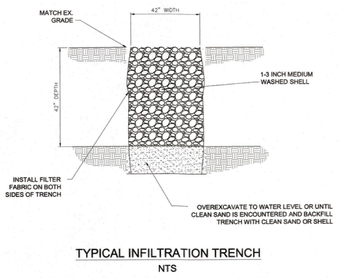
NOTE:
THIS IS TO CERTIFY THAT THE DRAINAGE PLAN FOR THIS SITE IS DESIGNED TO CONTAIN STORM WATER ONSITE AS PERMITTED AND WILL NOT IMPACT INUNDATION OR DRAINAGE ON ADJACENT PROPERTIES.



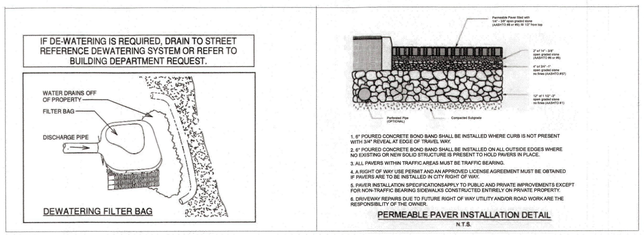
STANDARD SILT FENCE DETAIL



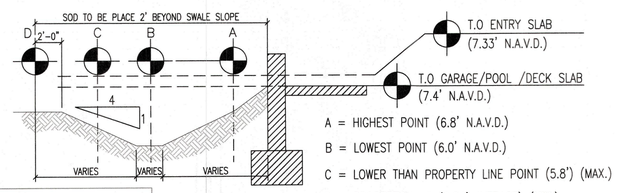
HEAVY DUTY INFILTRATION TRENCH
NTS



TYPICAL INFILTRATION TRENCH
NTS



DEWATERING FILTER BAG
PERMEABLE PAVER INSTALLATION DETAIL
N.T.S.



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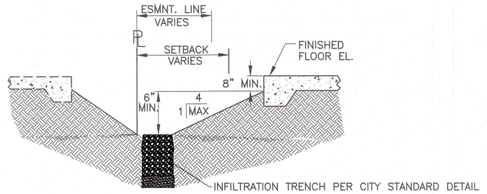
NOTE:
GRADE(S) ABSENTEE ANY PROPERTY LINE AND STRUCTURE SHALL NOTE EXCEED MAX. SLOPE FOR ONE VERTICAL UNIT TO FOUR UNITS AT ANY POINT ALONG THE SLOPE.

TYPICAL SWALE SECTION



CROSS SECTION E–E

STORM WATER, EROSION AND SEDIMENT CONTROL PLAN:

1. THE PROPOSED PERMIT SHALL INCLUDE A BLOCK RESIDENCE AND ADDITION OF CONCRETE IN GROUND SWIMMING POOL.
2. THE COMBINED PROJECT WOULD COMMENCE UPON ISSUANCE OF BUILDING PERMITS AND COMMENCEMENT IF CONSTRUCTION.
3. SILT FENCE TO BE INSTALLED AT PERIMETER OF CONSTRUCTION AREA ALONG PROPERTY LINE AS PER ATTACHED SURVEY/PLANS.
4. SILT FENCE TO BE INSPECTED AFTER EACH STORM EVENT AND TO BE MAINTAINED AS REQUIRED.
5. ALL GUTTER DOWN SPOUTS TO DRAIN INTO INFILTRATION TRENCH. GUTTER DESIGN CAPTURES 100% OF TOP FLOOR RUNOFF.
6. COMPLY WITH BEST MANAGEMENT AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEMS

WORKSHOP 27°N
ARCHITECTURE + DESIGN + MARKETING

5809 GULF OF MEXICO DRIVE

LONGBOAT KEY, FL 34228

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1 01/31/23 COMMENTS
02/02/23 RESPONSES

2 04/13/23 COMMENTS
04/13/23 RESPONSES

R1 12/08/25 REVISION 1
IMPERVIOUS PARKING

NORTH

DRAWN BY MAY
CHECKED MV

Drainage Plan

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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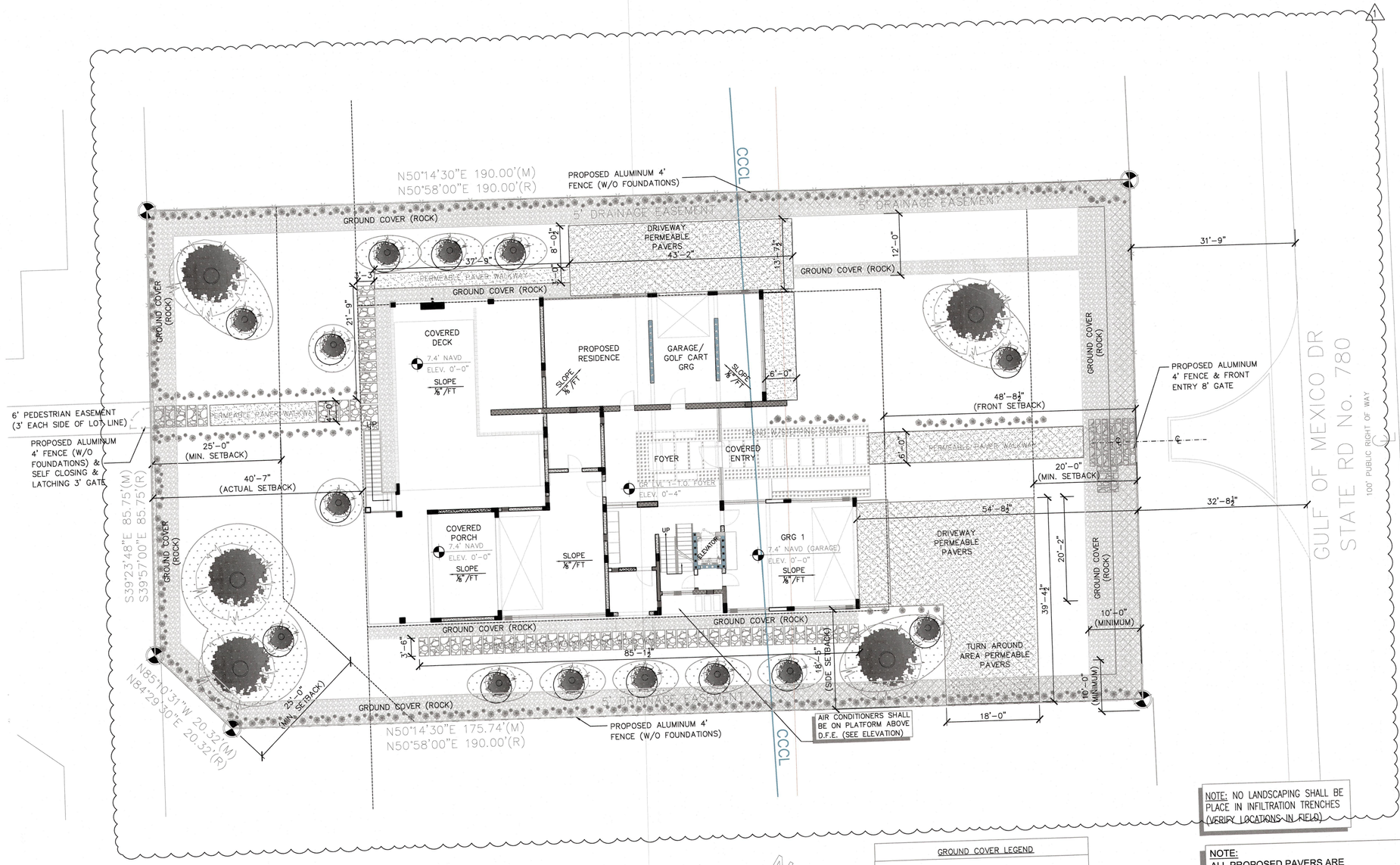

LANDSCAPING PLAN

SCALE: 3/32" = 1'-0"

NOTE: NO LANDSCAPING SHALL BE PLACE IN INFILTRATION TRENCHES (VERIFY LOCATIONS IN FIELD)

NOTE:
ALL PROPOSED PAVERS ARE "PERVIOUS/PERMEABLE," AS PER DETAIL

GROUND COVER LEGEND

- = PERVIOUS WALKWAY/ PAVERS
- = PERVIOUS PAVERS DRIVEWAYS / WALKWAY W/ INFILTRATION UNDERNEATH
- = GROUND COVER (ROCK)
- = ARTIFICIAL TURF ISLANDS

LANDSCAPING LEGEND

1. LANDSCAPE REQUIREMENTS INCLUDE:
   - 5 FLORIDA-FRIENDLY TREES (3 DIFFERENT SPECIES)
   - 9 FLORIDA-FRIENDLY SHRUBS (3 DIFFERENT SPECIES)
2. ADDITIONAL LANDSCAPING SHOWN AS REFERENCE ONLY. LANDSCAPER TO PROVIDE PROPER LOCATION FOR ALL SPECIES.
3. COORDINATE PLANT SELECTION W/ LANDSCAPE INSTALLER TO MEET LANDSCAPE MIN. REQUIREMENTS.
4. FLORIDA-FRIENDLY TREES AND SHRUBS TO BE SELECTED FROM CITY NATIVE PLANT LIST.
5. IMPERVIOUS AREA NOT TO EXCEED 40% OF LOT COVERAGE
6. ZEROSCAPE WITH NO IRRIGATION
7. IF ADDITIONAL PLANTINGS ARE INSTALLED ABOVE THE MINIMUM, THEN A MINIMUM OF 75 PERCENT OF THE TOTAL NUMBER OF TREES AND SHRUBS INSTALLED MUST BE FLORIDA-FRIENDLY PLANTS.
8. A MINIMUM OF TEN PERCENT OF THE LOT OR PARCEL SHALL BE LANDSCAPED WITH VEGETATION
9. ADJACENT YARDS WILL NOT BE AFFECTED BY THE INFILTRATION TRENCH
10. ALL ROCKS USED AS LANDSCAPING MATERIALS PLACED IN ANY REQUIRED SETBACKS SHALL BE LESS THAN 12 INCHES IN HEIGHT.

THERE WILL BE NO PROPOSED DISCHARGE ONTO, OVER, UNDER, OR ACROSS THE BEACH AND DUNE SYSTEM, INCLUDING BUT NOT LIMITED TO STORM WATER RUNOFF, SWIMMING POOL DRAINAGE, WELL DISCHARGE, DOMESTIC WATER SYSTEMS, AND OUTFALLS.

TREES

SYMBOL	SPECIES NAME	FL NATIVE	FL FRIENDLY	QTY
	CANARY DATE PALM PHOENIX CANARIENSIS	NO	YES	2
	RED CEDAR ZAMIA INTEGRIFOLIA	YES	YES	4
	BISMARCK PALM BISMARCKIA NOBILIS	NO	YES	2
	WAX MYRTLE MYRICA	YES	YES	8
SYMBOL		**TOTAL**		**16**

SHRUBS

SYMBOL	SPECIES NAME	FL NATIVE	FL FRIENDLY	QTY
	WILD COFFEE PSYCHOTRIA NERVOSA	YES	YES	16
	BEAUTY BERRY CALLICARPA	YES	YES	21
	COONTIE ZAMIA INTEGRIFOLIA	YES	YES	11
		TOTAL		**48**

Artificial Grass superstore
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STANDARD INSTALL CROSS SECTION
SPRING SELECT 60oz
1-3 LBS OF INFILL
2"-3" COMPACTED SUBGRADE
WEED BARRIER
GROUND
CURB OR PAVER EDGE
SYNTHETIC GRASS NAIL
NOT TO SCALE

INSTALL WITH NAILER BOARD
SPRING SELECT 60oz
SMART PAD BASIC 50MM
3"-4" COMPACTED SUBGRADE
WEED BARRIER
GROUND
TURF FASTENED TO NAILER BOARD W/ 1/4" X 1" GAL STAPLES
CONCRETE EDGE OR NATIVE SOIL
NOT TO SCALE

ROOFTOP INSTALLATION SECTION
SPRING SELECT 60oz
1" DRAIN TILE
TPO ROOF TOP
FASTEN TURF TO NAILER BOARD W/ 1/4" X 1" GAL STAPLES
BARRIER WALL
NOT TO SCALE

15' WIDE LANDSCAPE APPLICATIONS
SPRING SELECT 60oz

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS ASSISTANCE FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CROSS-STATE, AND OTHER PROFESSIONALS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED FOR CONFORMATIONS.
4. ALL INFORMATION CONTAINED HEREIN THIS CLAIMED AT THE TIME OF DISCLOSURE OF THAT SHEET BE PROVIDED AND AFFIRMED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

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WORKSHOP 27TH
ARCHITECTURE + DESIGN + MARKETING

5809 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

PROJECT NO. 2022-56

11/30/22

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REVISIONS
1 01/31/23 COMMENTS
02/02/23 RESPONSES

NORTH

DRAWN BY
CHECKED

Landscaping Plan

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FILE COPY OF RECORD

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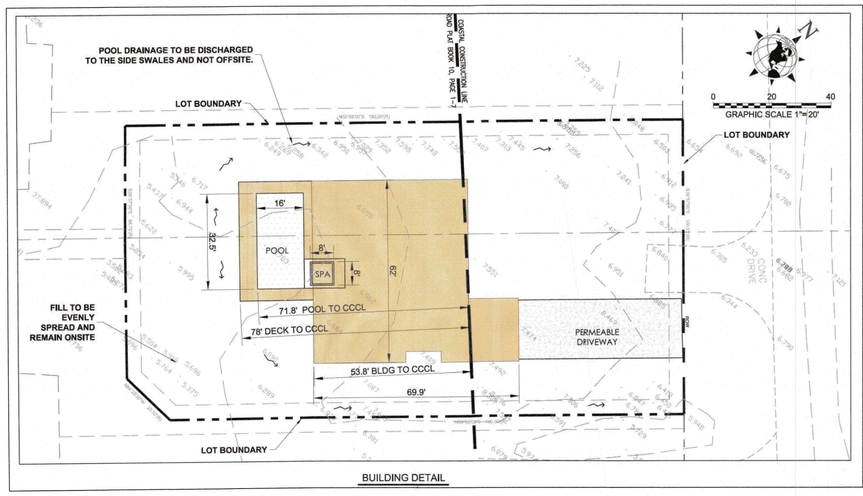
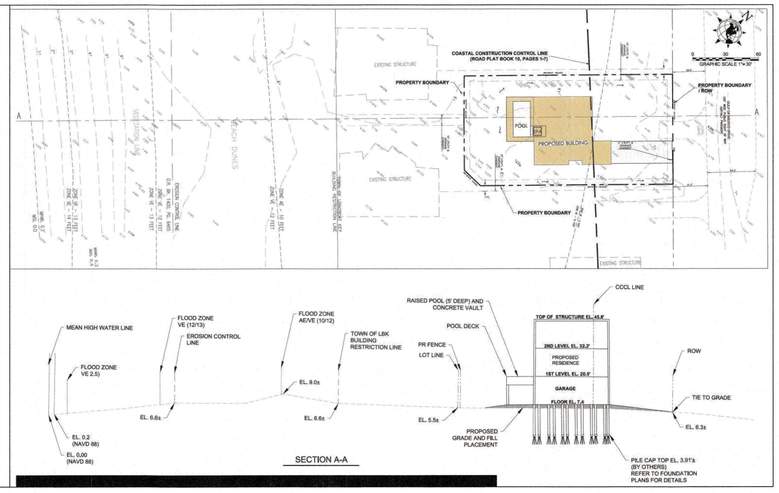


BUILDING DETAIL



SECTION A-A

NOTE:
SILT FENCE SHALL BE INSTALLED ALONG PROPERTY LINE PRIOR AND DURING CONSTRUCTION AS PER EROSION CONTROL PLAN, SHEET A0.7 (THIS SHEET)

SITE NOTES:

1. CONSTRUCTION SCHEDULE: OCTOBER 2022 - JANUARY 2023
2. SITE AREA: 18,927 S.F. OR (0.435) ACRES
3. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AND ARE UNDERLINED.
4. THE SUBJECT LAND LIES IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 12081C0291F (MAP REVISED DATE: 8-10-2021). BASE FLOOD ELEVATION OF 9'/10 FEET (N.A.V.D. 1988) REQUIRED BY F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT AGENCY); FLOOD ZONE DESIGNATED LIMITS AS SHOWN HEREON WERE DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. SUBJECT TO VERIFICATION.
5. THE SUBJECT LAND LIES PARTIALLY SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
6. CUT/FILL VOLUME:
CUT=80 C.Y.
FILL=80 C.Y.
7. ONLY BEACH COMPATIBLE FILL SHALL BE PLACED ON THE BEACH OR IN ANY ASSOCIATED DUNE SYSTEM. ALL FILL MATERIAL PLACED SEAWARD OF THE CCCL SHALL BE SAND WHICH IS SIMILAR TO THAT ALREADY EXISTING IN THE SAME FIXED COASTAL CELL IN COLORATION, GRAIN SIZE, AND COMPOSITION. BEACH COMPATIBLE FILL IS MATERIAL THAT MAINTAINS THE GENERAL CHARACTER AND FUNCTIONALITY OF THE MATERIAL OCCURRING ON THE BEACH AND IN THE ADJACENT DUNE AND COASTAL SYSTEM. SUCH MATERIAL SHALL BE PREDOMINATELY OF CARBONATE, QUARTZ OR SIMILAR MATERIAL WITH A PARTICLE SIZE DISTRIBUTION RANGING BETWEEN 0.062MM (4.0) AND 4.76MM (-2.25) (CLASSIFIED AS SAND BY EITHER THE UNIFIED SOILS OR THE WENTWORTH CLASSIFICATION), SHALL BE SIMILAR IN COLOR AND GRAIN SIZE DISTRIBUTION (SAND GRAIN FREQUENCY, MEAN AND MEDIAN GRAIN SIZE AND SORTING COEFFICIENT) TO THE MATERIAL IN THE EXISTING COASTAL SYSTEM AT THE PLACEMENT AREA AND SHALL NOT CONTAIN:

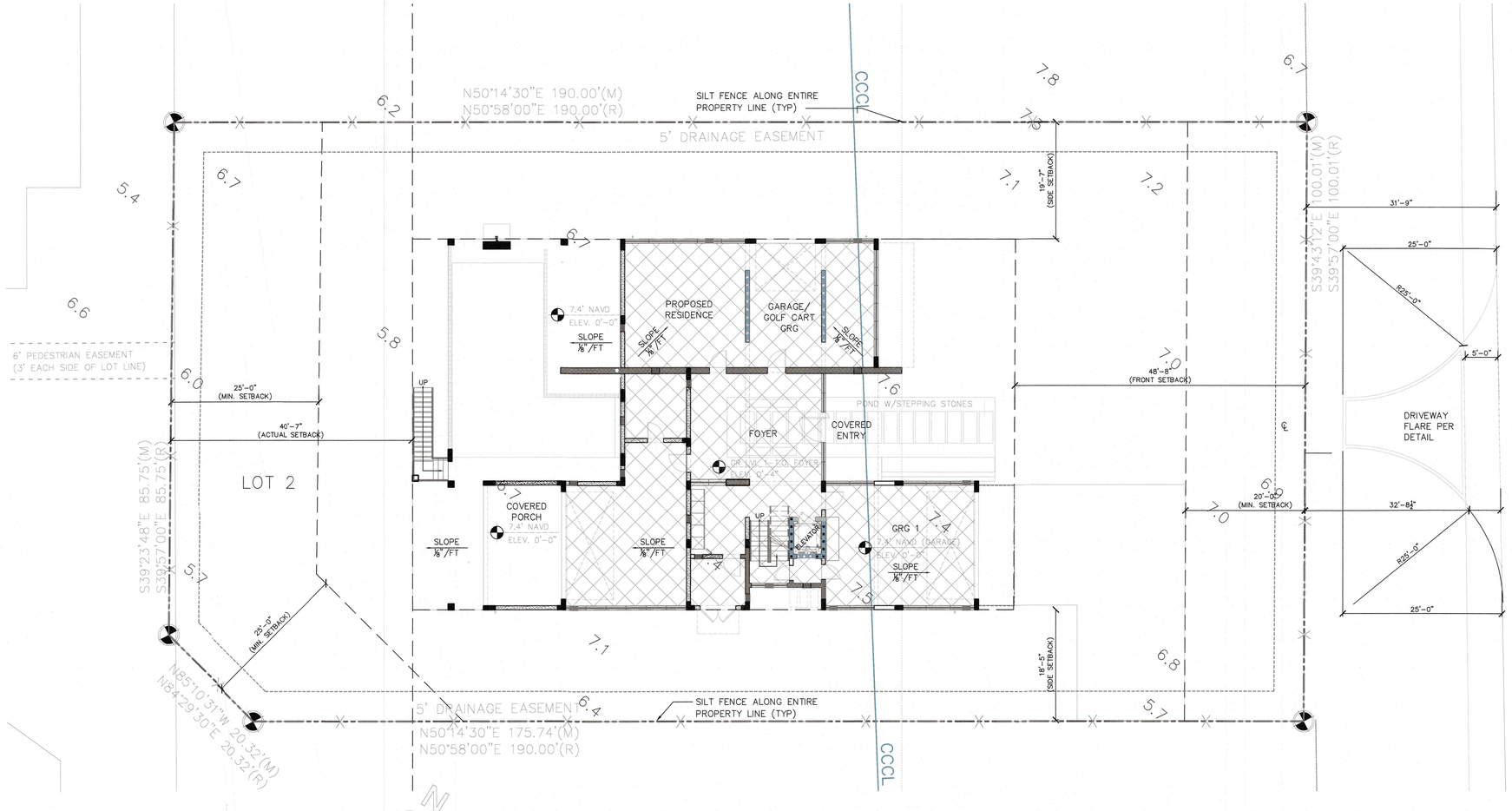
(A) GREATER THAN 5 PERCENT, BY WEIGHT, SILT, CLAY OR COLLOIDS PASSING THE #230 SIEVE (4.0);

(B) GREATER THAN 5 PERCENT, BY WEIGHT, FINE GRAVEL RETAINED ON THE #4 SIEVE (-2.25);

(C) COARSE GRAVEL, COBBLES OR MATERIAL RETAINED ON THE 3/4 INCH SIEVE IN A PERCENTAGE OR SIZE GREATER THAN FOUND AT THE PLACEMENT AREA;

(D) CONSTRUCTION DEBRIS, CLAY BALLS OR FOREIGN MATTER; OR,

(E) MATERIAL THAT RESULTS IN CEMENTATION OF THE BEACH.



EROSION CONTROL PLAN

SCALE: 3/32" = 1'-0"

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WORKSHOP 27°N
ARCHITECTURE + DESIGN + MARKETING

CHARLES SEGO
LICENSE
No. 59173
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Charles Sego
Digitally signed by Charles Sego
Date: 2023.03.24 16:12:20-04'00'

5809 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

PROJECT NO. 2022-56

11/30/22

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REVISIONS
1 01/31/23 COMMENTS
02/02/23 RESPONSES

DRAWN BY MAY
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Erosion Control Plan

A0.7

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SMART VENT FLOOD PROTECTION COVER
SMART VENT (16-in. x 8-in.) = 200 sq. ft. PER VENT

TOTAL ENCLOSED AREA = 2844 sq. ft
FIFTEEN (15) PROVIDED TO OUTSIDE = 3000 sq. ft

SEE SHEET 5.24 FOR SMART VENT DETAILS

(15) TOTAL FLOOD VENTS ALONG EXTERIOR WALL PERIMETER (SAME CALCS AS ON STRUCTURAL SHEET)

NOTE:
(2) ADDITIONAL FLOOD VENTS ON INTERIOR WALLS ARE PROVIDED TO ASSURE WATER FLOW-THROUGH IN ENCLOSED STORAGE/FOYER

EXTERIOR DOOR SCHEDULE

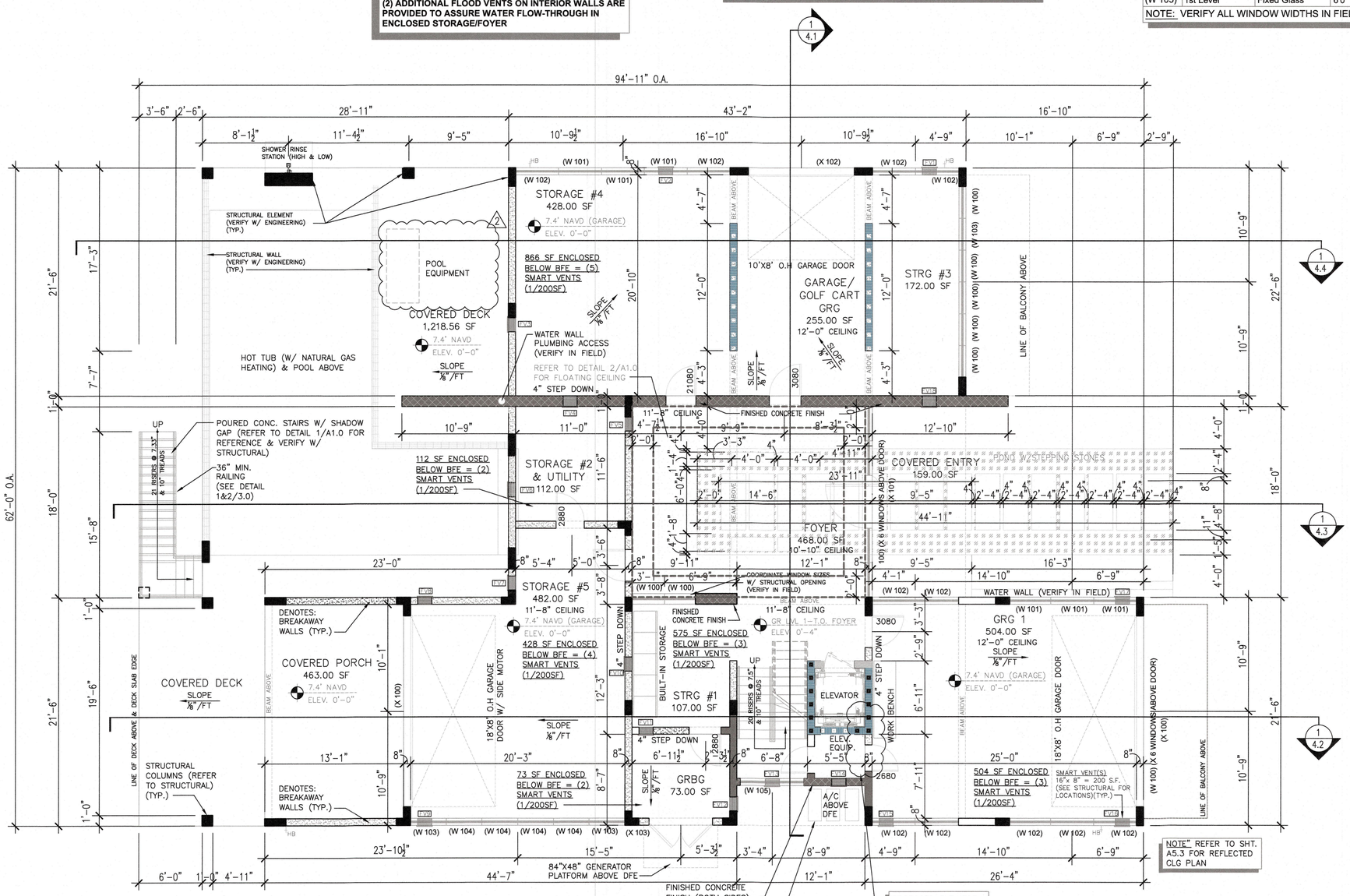
ID	LEVEL	TYPE	WIDTH	HEIGHT	EGRESS/NOTES
(X 100)	1st Level	O.H. Garage Door	18'0"	8'0"	Full Glass Panel Dr.
(X 101)	1st Level	Entry Door Package	5'0"	8'0"	(2) 3'3" F.G. ea side
(X 102)	1st Level	O.H. Garage Door	10'0"	8'0"	
(X 103)	1st Level	Swing Gate Doors	6'0"	8'0"	Dbl, Verify Type

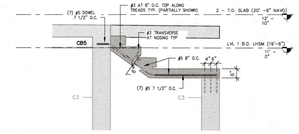
NOTE: VERIFY ALL DOOR WIDTHS IN FIELD AND W/ STRUCTURAL

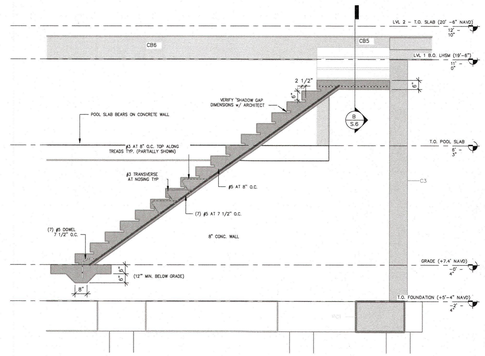
WINDOW SCHEDULE

ID	LEVEL	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EGRESS/NOTES
(W 100)	1st Level	Fixed Glass	3'0"	2'0"	9'0" & 8'8"	11'0"	Verify Location for Height
(W 101)	1st Level	Fixed Glass	4'0"	2'0"	9'0"	11'0"	Verify Type
(W 102)	1st Level	Awning	4'0"	2'0"	9'0"	11'0"	Verify Type
(W 103)	1st Level	Awning	3'4"	2'0"	9'0"	11'0"	Verify Type
(W 104)	1st Level	Fixed Glass	3'4"	2'0"	9'0"	11'0"	Verify Type
(W 105)	1st Level	Fixed Glass	6'0"	2'0"	13'9"	15'9"	Tempered

NOTE: VERIFY ALL WINDOW WIDTHS IN FIELD AND W/ STRUCTURAL





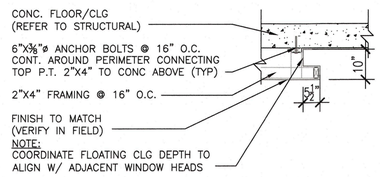


STAIR SECTION(S)

NTS

DETAIL IS FOR REFERENCE (VERIFY W/ STRUCTURAL)

1 A1.0



FLOATING CEILING DETAIL

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

DETAIL IS FOR REFERENCE (VERIFY W/ STRUCTURAL)

2 A1.0

FLOOR PLAN (LVL 1) GROUND

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

NOTE:
ALL FLOOD VENTS ARE NOW NUMBERED AND IDENTIFIED AS A REVISION; FV1, ETC.

NOTE:
ALL MATERIAL BELOW THE D.F.E. SHALL BE MOISTURE RESISTANT; "NO DRYWALL."

NOTE:
REFER TO WINDOWS AND DOORS MANUFACTURE(S) FOR RECOMMENDED FOR ALL ROUGH OPENINGS

NOTE:
ALL RELATED CONDITIONS SHALL BE VERIFIED IN FIELD AND ALL FINISHES SHALL BE VERIFIED.

SQUARE FOOTAGES

TOTAL LIVING AREA:	
GROUND (LVL 1) FOYER: (NO AC)	468 SQ. FT.
FIRST (LVL 2) FLOOR LIVING AREA:	2,782 SQ. FT.
SECOND (LVL 3) FLOOR LIVING AREA	2,100 SQ. FT.
TOTAL LIVING (UNDER AC) AREA TOTAL:	4,882 SQ. FT.
AUXILIARY AREA:	
(LVL 1) GARAGE #1 :	504 SQ. FT.
(LVL 1) GARAGE/GOLF CART :	255 SQ. FT.
(LVL 1) (NON AC) STORAGE #1:	107 SQ. FT.
(LVL 1) (NON AC) STORAGE #2 / UTILITY:	112 SQ. FT.
(LVL 1) (NON AC) STORAGE #3:	172 SQ. FT.
(LVL 1) (NON AC) STORAGE #4:	428 SQ. FT.
(LVL 1) (NON AC) STORAGE #5	482 SQ. FT.
AUXILIARY AREA TOTAL:	2,060 SQ FT.
DECKS/PATIO:	
(LVL 1) COVERED ENTRY:	159 SQ. FT.
(LVL 1) REAR COVERED PORCH:	463 SQ. FT.
(LVL 1) REAR COVERED PORCH #2:	1,219 SQ. FT.
(LVL 2) FRONT COVERED/OPEN DECK:	120 SQ. FT.
(LVL 2) REAR OPEN DECK:	1,053 SQ. FT.
(LVL 3) FRONT OPEN DECK:	124 SQ. FT.
(LVL 3) REAR/SIDE OPEN DECK:	666 SQ. FT.
(LVL 3) ROOF DECK ACCESS:	23 SQ. FT.
(LVL 4) OPEN ROOF TOP DECK:	690 SQ. FT.
DECKS/PATIO/BALCONY AREA TOTAL:	4,517 SQ FT.

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PROJECT NO. 2022-56

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02/02/23 RESPONSES
2 04/13/23 COMMENTS
04/13/23 RESPONSES

NORTH

DRAWN BY MAY
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Floor Plan (LVL 1) Ground

BLDG PERMIT PLANS
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WINDOW SCHEDULE

ID	LEVEL	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EGRESS/NOTES
(W 200)	2nd Level	Awning	4'0"	2'0"	6'0"	8'0"	Tempered Per Location
(W 201)	2nd Level	Fixed Glass	5'0"	1'6"	3'6"	5'0" "	Coordinate W/ Cabinets
(W 202)	2nd Level	Fixed Glass	3'0"	1'6"	6'6"	8'0"	Tempered Per Location
(W 203)	2nd Level	Awning	3'0"	1'6"	6'6"	8'0"	Tempered Per Location
(W 204)	2nd Level	Fixed Glass	1'6"	5'0"	2'6"	7'6"	
(W 205)	2nd Level	Fixed Glass	4'0"	2'0"	6'0"	8'0"	
(W 206)	2nd Level	Fixed Glass	4'4"	1'6"	8'0"	9'6"	

NOTE: VERIFY ALL WINDOW WIDTHS IN FIELD AND W/ STRUCTURAL

WINDOW SCHEDULE

ID	LEVEL	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EGRESS/NOTES
(W 207)	2nd Level	Fixed Glass	2'10"	1'6"	8'0"	9'6"	
(W 208)	2nd Level	Awning	3'6"	1'6"	8'0"	9'6"	
(W 209)	2nd Level	Awning	2'6"	2'0"	6'0"	8'0"	Tempered (Verify in Field)
(W 210)	2nd Level	Awning	6'0"	2'0"	6'0"	8'0"	Tempered (Verify in Field)
(W 211)	2nd Level	Fixed Glass	6'0"	2'0"	6'0"	8'0"	Tempered (Verify Hgts)

NOTE: VERIFY ALL WINDOW WIDTHS IN FIELD AND W/ STRUCTURAL

EXTERIOR DOOR SCHEDULE

ID	LEVEL	TYPE	WIDTH	HEIGHT	EGRESS
(X 200)	2nd Level	Sliding Glass Door	19'4"	8'0"	Egress
(X 201)	2nd Level	Sliding Glass Door	20'10"	8'0"	Egress
(X 202)	2nd Level	Sliding Glass Door	8'0"	8'0"	Egress
(X 203)	2nd Level	Sliding Glass Door	18'0"	8'0"	Egress
(X 204)	2nd Level	Sliding Glass Door	19'2"	8'0"	Egress
(X 205)	2nd Level	Glass Swing Door	2'10"	8'0"	Egress/Satin Finish

NOTE: VERIFY ALL DOOR WIDTHS IN FIELD AND W/ STRUCTURAL

NOTE:
ALL MATERIAL BELOW THE D.F.E. SHALL BE MOISTURE RESISTANT; "NO DRYWALL."

NOTE:
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NOTE:
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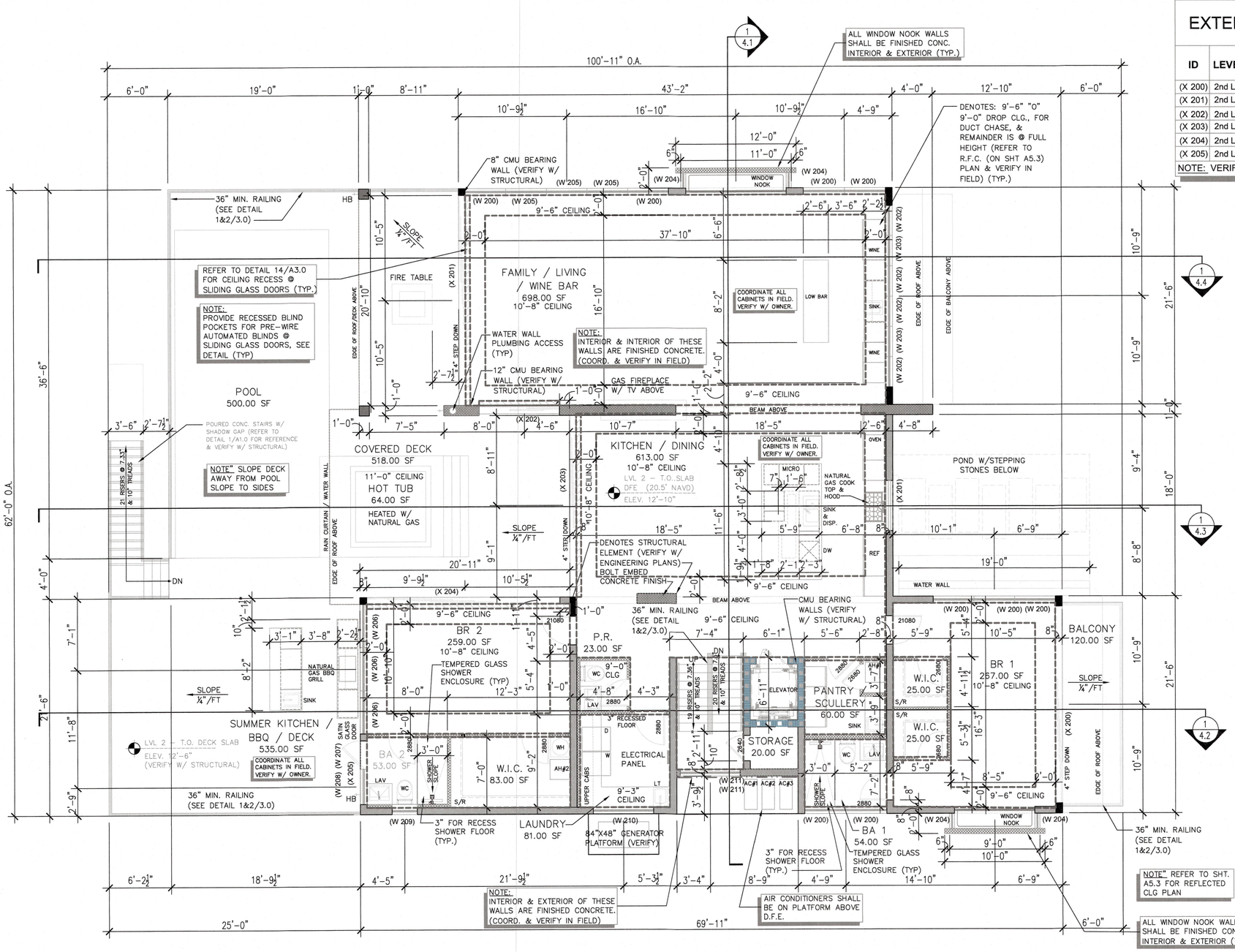
NOTE:
PROVIDE BEAM GAPS FOR DUCT WORK (VERIFY W/ MECHANICAL LAYOUT)



FLOOR PLAN (LVL 2) FIRST

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

SQUARE FOOTAGES

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CHARLES SEGO
LICENSE
No. 59173
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Charles Sego
Digitally signed by Charles Sego
Date: 2023.03.24 16:13:15-04'00'

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02/02/23 RESPONSES

NORTH

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Floor Plan (LVL 2) First

A1.1

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WINDOW SCHEDULE

ID	LEVEL	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	EGRESS/NOTES
(W 300)	3rd Level	Casement	3'0"	5'0"	3'0"	8'0"	(Tempered Per Location)
(W 301)	3rd Level	Fixed Glass or Awning	6'0"	1'6"	5'6"	8'0"	(Tempered Per Location) (Verify)
(W 302)	3rd Level	Fixed Glass	2'0"	1'6"	5'6"	8'0"	(Tempered Per Location)
(W 303)	3rd Level	Casement	2'6"	5'0"	3'0"	8'0"	Egress
(W 304)	3rd Level	Fixed Glass	4'0"	5'0"	3'0"	8'0"	
(W 305)	3rd Level	Fixed Glass	2'0"	4'0"	4'0"	8'0"	
(W 306)	3rd Level	Awning	6'0"	2'0"	6'0"	8'0"	Tempered
(W 307)	3rd Level	Casement	6'0"	2'0"	6'0"	8'0"	Tempered

NOTE: VERIFY ALL WINDOW WIDTHS IN FIELD AND W/ STRUCTURAL

EXTERIOR DOOR SCHEDULE

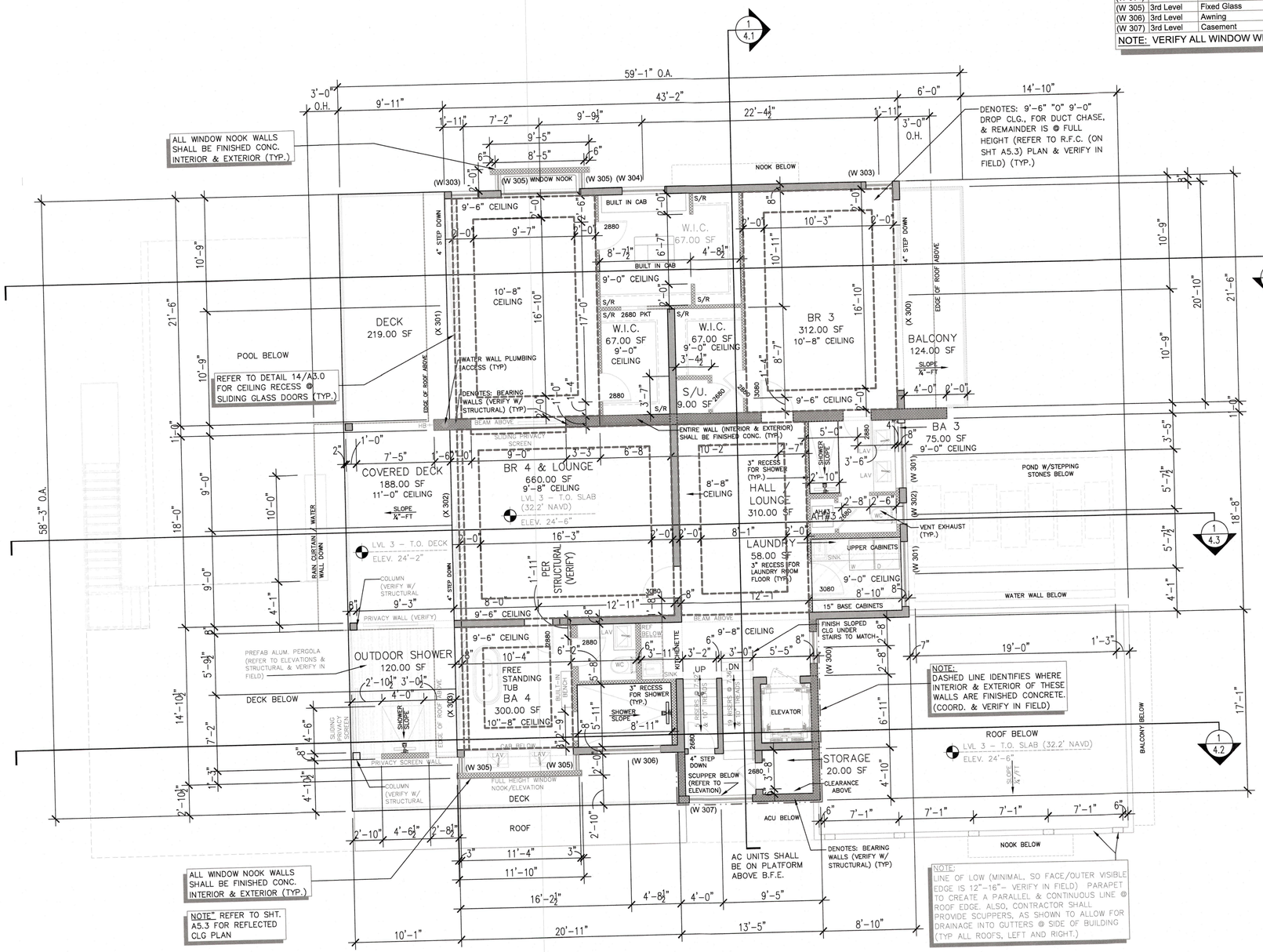
ID	LEVEL	TYPE	WIDTH	HEIGHT	EGRE/NOTES
(X 300)	3rd Level	Sliding Glass Door	18'0"	8'0"	Egress
(X 301)	3rd Level	Sliding Glass Door	20'10"	8'0"	Egress
(X 302)	3rd Level	Sliding Glass Door	18'0"	8'0"	Egress
(X 303)	3rd Level	Sliding Glass Door	11'6"	8'0"	Egress

NOTE: VERIFY ALL DOOR WIDTHS IN FIELD AND W/ STRUCTURAL

NOTE:
REFER TO WINDOWS AND DOORS MANUFACTURE(S) FOR RECOMMENDED FOR ALL ROUGH OPENINGS

NOTE:
ALL RELATED CONDITIONS SHALL BE VERIFIED IN FIELD AND ALL FINISHES SHALL BE VERIFIED.

NOTE:
PROVIDE BEAM GAPS FOR DUCT WORK (VERIFY W/ MECHANICAL LAYOUT)



FLOOR PLAN (LVL 3) SECOND

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

SQUARE FOOTAGES

TOTAL LIVING AREA:	
GROUND (LVL 1) FOYER: (NO AC)	468 SQ. FT.
FIRST (LVL 2) FLOOR LIVING AREA:	2,782 SQ. FT.
SECOND (LVL 3) FLOOR LIVING AREA	2,100 SQ. FT.
TOTAL LIVING (UNDER AC) AREA TOTAL:	4,882 SQ. FT.
AUXILIARY AREA:	
(LVL 1) GARAGE #1 :	504 SQ. FT.
(LVL 1) GARAGE/GOLF CART :	255 SQ. FT.
(LVL 1) (NON AC) STORAGE #1:	107 SQ. FT.
(LVL 1) (NON AC) STORAGE #2 / UTILITY:	112 SQ. FT.
(LVL 1) (NON AC) STORAGE #3:	172 SQ. FT.
(LVL 1) (NON AC) STORAGE #4:	428 SQ. FT.
(LVL 1) (NON AC) STORAGE #5	482 SQ. FT.
AUXILIARY AREA TOTAL:	2,060 SQ. FT.
DECKS/PATIO:	
(LVL 1) COVERED ENTRY:	159 SQ. FT.
(LVL 1) REAR COVERED PORCH:	463 SQ. FT.
(LVL 1) REAR COVERED PORCH #2:	1,219 SQ. FT.
(LVL 2) FRONT COVERED/OPEN DECK:	120 SQ. FT.
(LVL 2) REAR OPEN DECK:	1,053 SQ. FT.
(LVL 3) FRONT OPEN DECK:	124 SQ. FT.
(LVL 3) REAR/SIDE OPEN DECK:	666 SQ. FT.
(LVL 3) ROOF DECK ACCESS:	23 SQ. FT.
(LVL 4) OPEN ROOF TOP DECK:	690 SQ. FT.
DECKS/PATIO/BALCONY AREA TOTAL:	4,517 SQ. FT.

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

WORKSHOP 27°N
ARCHITECTURE • DESIGN • MARKETING

CHARLES SEGO
LICENSE
No. 59173
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Charles Sego
Charles Sego Date: 2023.03.24 16:13:35-04'00'

5809 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

PROJECT NO. 2022-56

11/30/22

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Floor Plan (LVL 3) Second

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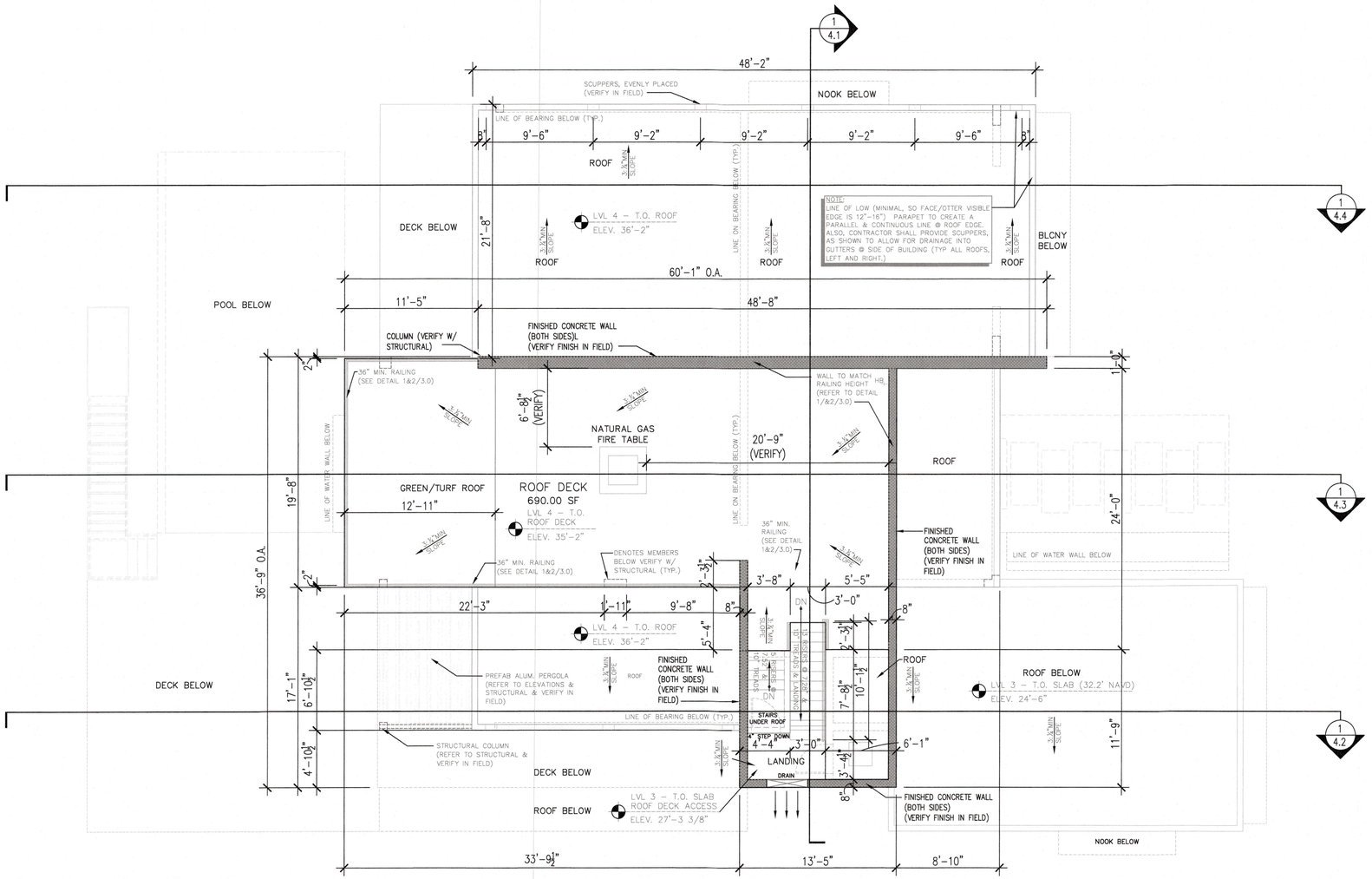
SMART VENT NOTE:
SMART VENTS ARE NOT HIGHER THAN 12" ABOVE SLAB (BOTTOM EDGE OF VENT) -THE BOTTOM OF EA. FLOOD VENTS TO BE LOCATED NO HIGHER THAN 1" ABOVE THE HIGHEST INTERIOR OR EXTERIOR ADJACENT GRADE BELOW THE VENT. (FEMA TB-1, PAGE14)

NOTE:
ALL RELATED CONDITIONS SHALL BE VERIFIED IN FIELD AND ALL FINISHES SHALL BE VERIFIED.



FLOOR PLAN (LVL 4) ROOF DECK

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

SQUARE FOOTAGES	
TOTAL LIVING AREA:	
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Floor Plan (LVL4) Roof Deck

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DETAIL DIAGRAM
MODEL 1540–510
DUAL FUNCTION FLOOD AND VENTILATION VENT

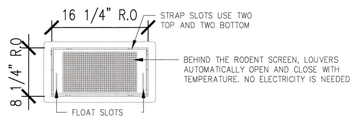


FIGURE 1
FRONT VIEW

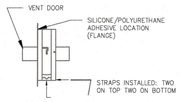
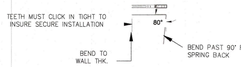


FIGURE 2
SIDE VIEW



STRAP DETAIL

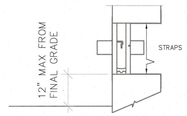


FIGURE 3
SIDE VIEW

INSTALLATION INSTRUCTIONS

1. REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
2. PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 12" ABOVE THE FINISHED GRADE.
3. APPLY A BEAD OF SILICONE OR POLYURETHANE ADHESIVE AROUND THE BACK OF THE FLANGE ON THE VENT FRAME. (FIG. 2)
4. BEND THE 4 STEEL STRAPS TO THE THICKNESS OF THE WALL MEASURING FROM THE END WITH THE TEETH (SEE STRAP DETAIL)
5. INSERT THE TOP STRAPS INTO THE TOP TWO STRAP SLOTS ABOUT TWO CLICKS.
6. INSERT THE VENT FRAME IN THE CUT OPENING. THE BENT STRAP ENDS GO IN THEN UP BEHIND THE INSIDE OF THE WALL. PUSH THE FRAME TIGHT AGAINST THE FACE OF THE WALL. ENSURE THE FRAME IS FLUSH AND SQUARE IN THE OPENING. (FIG. 3)
7. REACH THROUGH THE VENT OPENING AND CLICK THE TWO STRAPS IN WHILE HOLDING THE FRONT OF THE VENT AGAINST THE WALL FACE. THE SHARP POINT OF THE STRAPS SHOULD NOT EXTEND PAST THE FRONT OF THE VENT FACE. INSTALL THE TWO REMAINING BOTTOM STRAPS.
8. RE–CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CAULK.
9. INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR (WITH FLOAT PINS DOWN) AND FRONT (SMALL SCREEN IN FRONT). SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
10. TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON–POWERED ACTIVATION AND OPERATION
IT REMAINS CLOSED AND LOCKED UNTIL ACTIVATED
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED

STALLATION:
SECURED W/ 4 STAINLESS STEEL STRAPS SUPPLIED
HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
ILATION: 51 SQ. IN. PER VENT NOTE: VAPOR BARRIER ALLOWS FOR REDUCED VENTILATION
REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1–08, 44CFR 60.3(C)(5), ASCE 24–05
ICC EVALUATION # ESR–2074

NOTE:
ALL RELATED CONDITIONS SHALL BE VERIFIED IN FIELD AND ALL FINISHES SHALL BE VERIFIED.

NOTE:
ALL MATERIAL BELOW THE D.F.E. SHALL BE MOISTURE RESISTANT; "NO DRYWALL."

NOTE:
ALL BUILDING MATERIALS BELOW THE D.F.E. SHALL BE FLOOD DAMAGE RESISTANT MATERIALS; "AT MIN., CAN WITHSTAND FLOOD WATERS FOR 72 HRS W/O DAMAGE. (PER T. B.-2 & FBC 2020 - 7TH EDITION - R 322.1.8)

GENERAL NOTES:

1. DRIER VENT TO OUTSIDE WITH METAL VENT NON–SCREENED WITH BACKDRAFT DAMPER.
2. ALL WINDOWS AND DOORS ARE TO BE IMPACT RESISTANT U.N.O. DOUBLE GLAZED, HURRICANE–RATED.
3. THE G.C. IS TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES WITH INSTALLATION REQUIREMENTS PRIOR TO INSTALL.
4. BUILDING INSULATION SHALL BE AS FOLLOWS:
   FRAME WALL R–19
   F.G.BLOCK WALLS R–5
   FLOOR SYSTEM R–16
   ROOF TRUSSES R–30 OR BETTER
5. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE RESIDENTIAL POOL SAFETY ACT. (FBC RESIDENTIAL 7TH EDITION 2020)
6. 36" HIGH (STAIR) ALUMINUM RAILING SHALL BE CONSTRUCTED SUCH THAT A 4" SPHERE SHALL NOT PASS THROUGH AT ANY POINT (TYP.) (SECTION R312 OF THE FBC 2020) G.C. TO VERIFY HANDRAIL INSTALLED TO MEET A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1–1/4" – 2" OR PROVIDE A NONCIRCULAR CROSS SECTION WITH EQUIVALENT GRASP ABILITY PERFORMANCE TO MEET THE FBC 2020 R311.7.8.3.
7. ALL BATHROOM, BEDROOM AND CLOSET WALLS TO BE INSULATED WITH R–11 BATT INSULATION. PROVIDE TEMPERED GLASS AT ALL SHOWER ENCLOSURES, GLASS IN DOOR UNITS, GLASS WITHIN 24" RADIUS OF DOOR UNITS, AND GLASS WITH BOTTOM EDGE LESS THAN 18' ABOVE THE FLOOR.
8. A/C DRAINS TO BE READILY ACCESSIBLE.

   MASON MARTIN TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS, SHIM SPACE SHALL BE LIMITED 1/4" MAXIMUM.
9. ALL GYPSUM BOARD IN WET AREAS TO BE MOISTURE RESISTANT.
10. ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.
11. WATER CLOSETS TO BE 1.6 GALLON. PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETRY AND AS OTHERWISE NEEDED FOR NAILING SUPPORT.
12. CONTRACTOR TO VERIFY ALL FLOOR PLANS AND DIMENSIONS PRIOR TO CONSTRUCTION.
13. ALL MATERIAL BELOW THE D.F.E. TO BE FLOOD RESISTANT.
14. GARAGE CEILINGS TO HAVE ON LAYER OF TYPE–X OR EQUAL FOR FIRE RATING. BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN–OFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT.
15. G.C. TO VERIFY POSITIVE SLOPE AT FINISHED FLOOR TO ENSURE PROPER DRAINAGE AT ALL OUTDOOR AREAS AND GARAGES. G.C. TO PROVIDE ICYNENE INSULATION AT THE UNDERSIDE OF ALL ROOFS INCLUDING GARAGES, LANAIS, AND BALCONIES IF APPLICABLE. G.C. TO ALSO PROVIDE MAKE UP AIR EQUAL TO ULTRA AIR ADEQUATE FOR THIS SYSTEM ALL EQUIPMENT (PLUMBING, MECHANICAL & ELECTRICAL) TO BE ELEVATED ABOVE DFE AS REQUIRED PER FEMA TECHNICAL BULLETIN 5.
16. G.C. TO COORDINATE W/ ELECTRICAL DRAWINGS FOR SIZE & LOCATION OF A/C PADS, POOL EQUIPMENT, ELECTRICAL METER, & ELECTRICAL PANELS.
17. NOTE AS PER FBC R702.3.5: AT GARAGE CEILINGS BENEATH HABITABLE STRUCTURES, USE 5/8" TYPE "X" DRYWALL RUNNING PERPENDICULAR TO FRAMING MEMBERS. FRAMING MEMBERS ON CENTER SPACING TO BE 24" MAX. FASTEN WITH NAILS AT 6" O.C. MAX. OR SCREWS AT 6" O.C. MAX. USING 1 7/8" LONG 6D COATED NAILS OR EQUIVALENT DRYWALL SCREWS. SCREWS SHALL COMPLY WITH SECTION R702.3.5.1: SCREWS FOR ATTACHING GYPSUM BOARD AND GYPSUM PANEL PRODUCT TO WOOD FRAMING SHALL BE TYPE W OR TYPES IN ACCORDANCE WITH ASTM C1002 AND SHALL PENETRATE THE WOOD NOT LESS THAN 5/8" (15.9MM).
18. ALL DOORS SEPARATING LIVING AREA FROM GARAGE AREA ARE TO BE SOLID CORE DOORS. THE DOOR(S) IS TO HAVE A THICKNESS NOT LESS THAN 1 3/8" AND IS IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2020, SECTION R.302.5.1. DOOR SHALL BE EQUIPPED WITH SELF–CLOSING DEVICE.
19. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY NOT LESS THAN 1/2" TYPE "X" GYPSUM BOARD AS PER RESIDENTIAL FBC 2020 R302.6. DUCT WORK WHICH PENETRATE THE WALLS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE CONSTRUCTED OF A MIN. OF NO. 26 GAGE SHEET METAL OR OTHER APPROVED MATERIAL AS PER R302.5.2 OF THE RESIDENTIAL 2020 F.B.C.
20. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATION OF COLUMNS, WALLS AND BEAMS, COLUMN DIMENSIONS, WALL TYPES, FOUNDATIONS, FLOOR FRAMING, ROOF FRAMING, STAIR DETAILS AND BUILDING SECTIONS.
21. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES IN FIELD CONDITIONS OR DIMENSIONS WHICH ARE NOT RESOLVED BY THESE DOCUMENTS PRIOR TO PROCEEDING WITH WORK.
22. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE. NEW CONSTRUCTION REQUIRED TO ALIGN W/ EXISTING CONSTRUCTION SHALL BE CONSTRUCTED WITHOUT VISIBLE JOINTS OR SURFACE IRREGULARITIES.
23. "TYP." AS USED IN THESE DOCUMENTS SHALL MEANS THAT THE CONDITION OR DIMENSION OR ITEM IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
24. GENERAL CONTRACTOR IS ACCOUNTABLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES & COORDINATION OF WORK PREFORMED BY HIS SUBCONTRACTORS.
25. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SHORING & BRACING OF ALL NEW CONSTRUCTION & IF THERE IS EXISTING CONDITIONS THEY ARE RESPONSIBLE FOR THE SHORING & BRACING OF ALL LOAD BEARING CONDITIONS PRIOR TO ANY DEMOLITION.
26. ELEVATOR ENCLOSURE/COMPONENTS BELOW THE DFE SHOULD BE CONSTRUCTED OF FLOOD DAMAGE–RESISTANT MATERIALS AND BE DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING.
27. ELEVATOR MUST BE EQUIPPED WITH KILL–SWITCH + CONTROLS THE PREVENT THE ELEVATOR CABIN FROM DESCENDING INTO FLOODWATERS, AS PER FBC 2020 – 7TH EDITION RESIDENTIAL – R322.1.6 AND FEMA TECHNICAL BULLETIN #4.

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PROFESSIONAL ENGINEER

Charles Sego
Digitally signed by Charles Sego
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5809 GULF OF MEXICO DRIVE
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PROJECT NO. 2022–56

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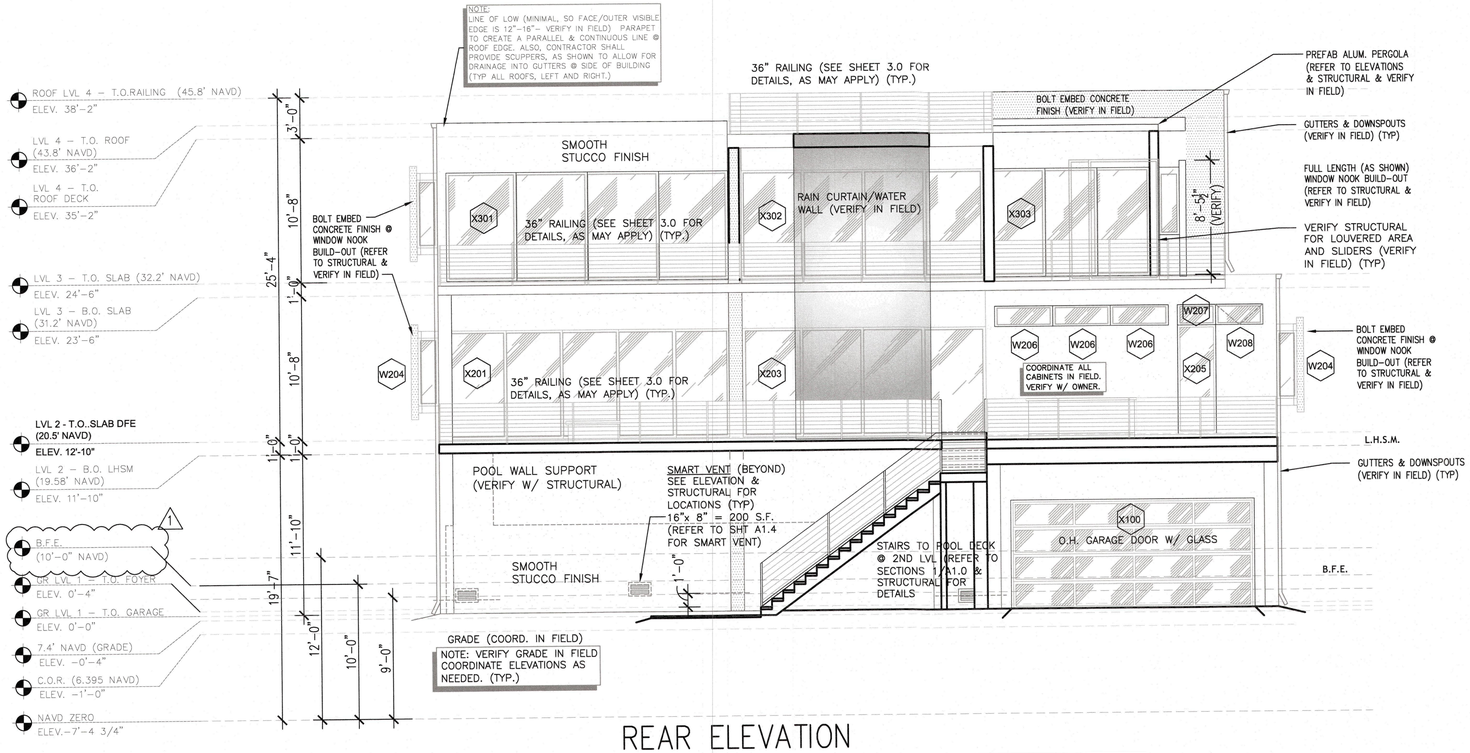

REAR ELEVATION

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

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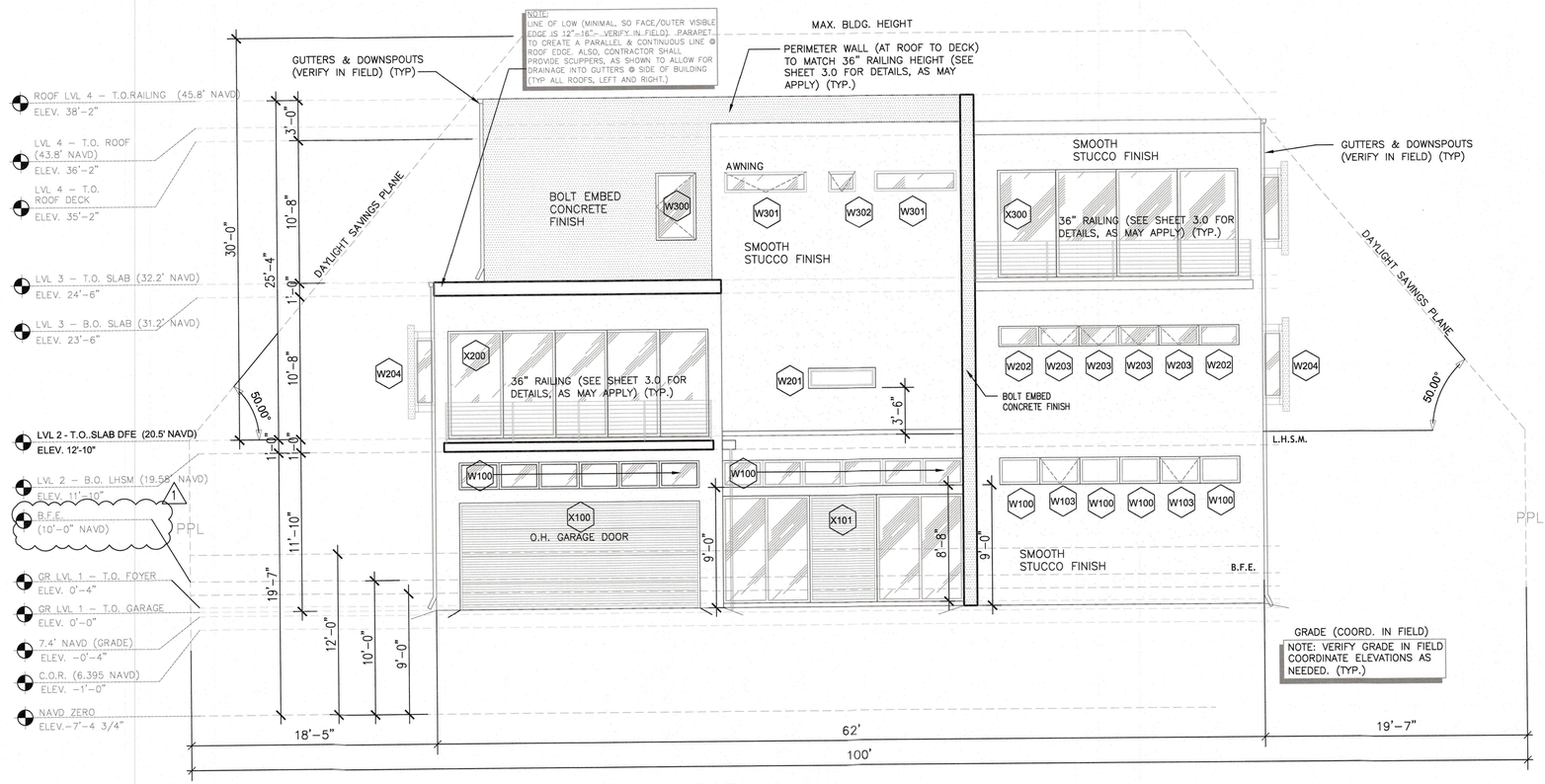

FRONT ELEVATION

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

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02/02/23 RESPONSES

NORTH

DRAWN BY
CHECKED

Elevations Front & Rear

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NOTE:
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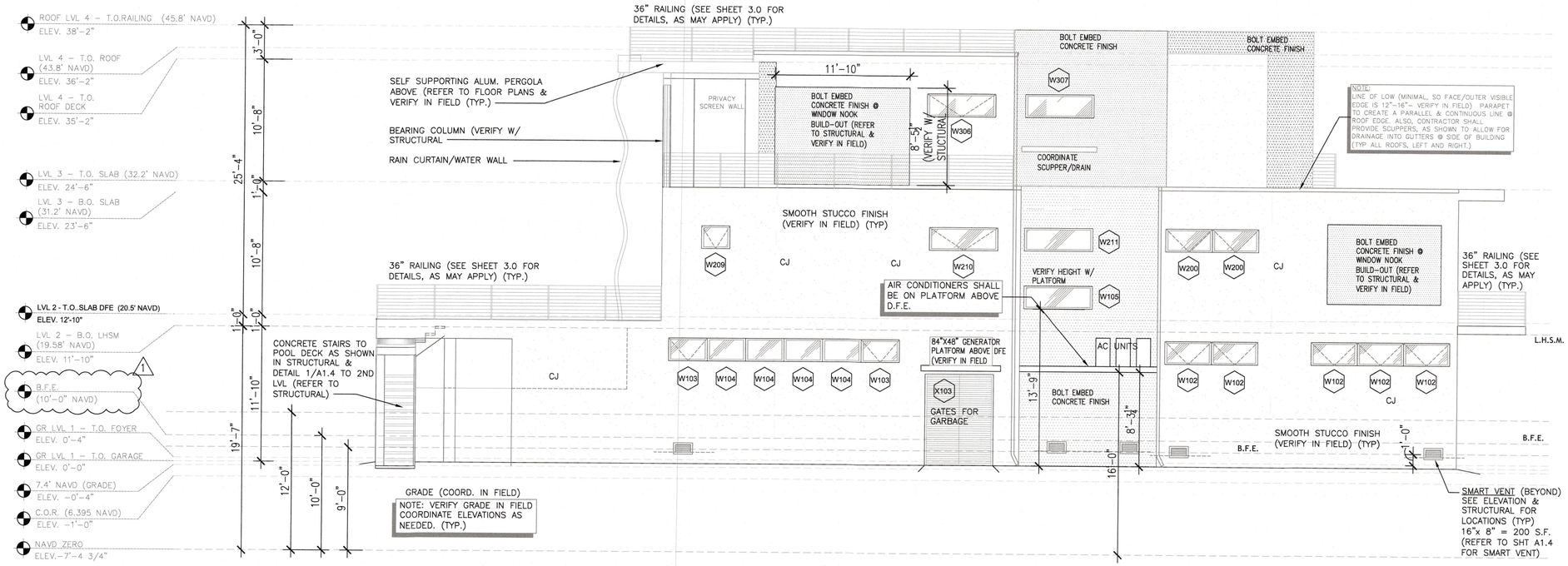
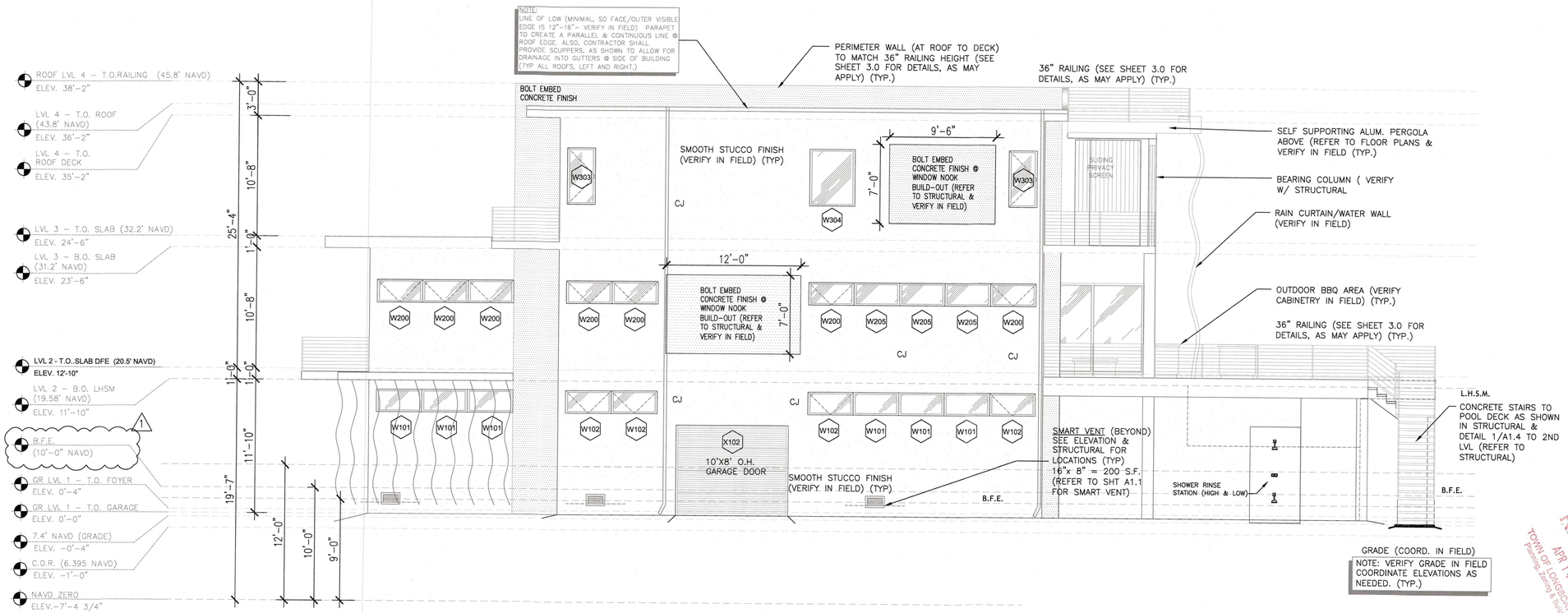


LEFT ELEVATION

SCALE: 3/16" = 1'–0"



RIGHT ELEVATION

SCALE: 3/16 = 1'–0"

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CHARLES SEGO
LICENSE
No. 59173
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Charles Sego
Digitally signed by Charles Sego
Date: 2023.03.24 16:15:06-04'00'

5809 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

PROJECT NO. 2022-56

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NORTH

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CHECKED MV

Elevations Right & Left

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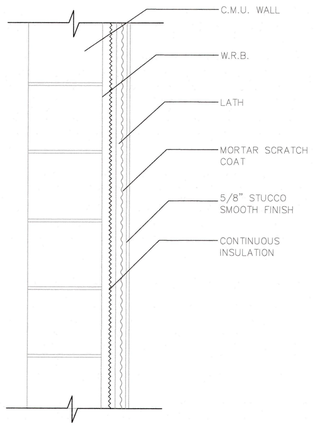
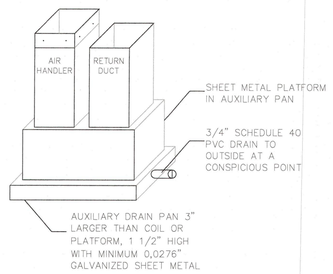


WALL SECTION– STONE VENEER INSTALL

NTS — 5 / 3.0

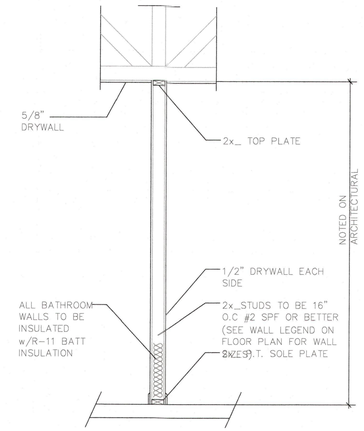
CONDENSER TIE DOWN



AUXILIARY DRAIN PANS SHALL BE INSTALLED UNDER ALL COILS CONTAINING A LIQUID OR GAS ON WHICH CONDENSATION WILL OCCUR OR UNITS CONTAINING COILS (EXCEPT AS DESCRIBED IN M304.8.6.2) LOCATED IN ATTIC SPACES, SUSPENDED CEILING SPACES, FURRED SPACES OR ANY AREA WHERE DAMAGE COULD OCCUR TO THE BUILDING, BUILDING CONTENTS, OR BUILDING OCCUPANTS DUE TO AN OVERFLOW OF THE EQUIPMENT DRAIN PAN OR A STORAGE IN THE CONDENSATE DRAIN PIPING. AUXILIARY PANS SHALL HAVE A MIN. DEPTH OF 1 1/2" (38MM) AND SHALL BE NOT LESS THAN 3" (76MM) LARGER THAN THE UNIT OR COIL DIMENSIONS IN WIDTH AND LENGTH AND SHALL BE CONSTRUCTED OF NOT LESS THAN 0.0276" (0.7MM) GALVANIZED SHEET STEEL. A SEPARATE DRAIN LINE OF NOT LESS THAN 3/4" (19MM) PIPE SIZE OR 7/8" (22.2MM) TUBING SIZE SHALL BE EXTENDED FROM THIS PAN TERMINATING AT A CONSPICUOUS POINT TO SERVE AS AN ALARM THAT THE REGULAR DRAIN IS RESTRICTED.

DETAILS – AUXILIARY DRAIN PAN

NTS — 4 / 3.0



INTERIOR WALL DETAIL

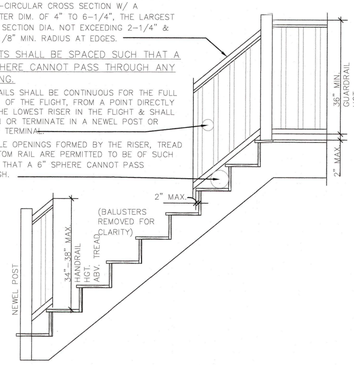
NTS — 3 / 3.0

HANDRAILS SHALL HAVE EITHER A CIRCULAR CROSS SECTION W/ A DIA. OF 1-1/4" TO 2", OR A NON-CIRCULAR CROSS SECTION W/ A PERIMETER DIM. OF 4" TO 6-1/4", THE LARGEST CROSS SECTION DIA. NOT EXCEEDING 2-1/4" & W/ A 1/8" MIN. RADIUS AT EDGES.

PICKETS SHALL BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENING.

HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABV. THE LOWEST RISER IN THE FLIGHT & SHALL RETURN OR TERMINATE IN A NEWEL POST OR SAFETY TERMINAL.

TRIANGLE OPENINGS FORMED BY THE RISER, TREAD & BOTTOM RAIL ARE PERMITTED TO BE OF SUCH A SIZE THAT A 6" SPHERE CANNOT PASS THROUGH.



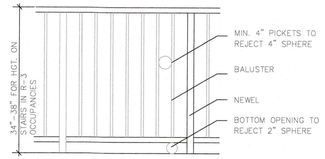
STAIR DETAIL

NTS — 2 / 3.0

NOTE: VERIFY FIELD AS BUILT CONDITIONS & CALCULATIONS PRIOR TO STAIR FABRICATION.

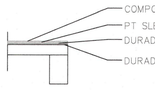
1. STAIRS SHALL COMPLY W/ ALL PROVISIONS OF THE FLORIDA BUILDING CODE (FBC-2020 7TH EDITION)
2. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT – FBC 311.7.1 THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY – FBC 311.7.5.
3. THE TREAD WIDTHS, EXCLUSIVE NOSING, SHALL NOT BE LESS THAN 9" & SHALL BE UNIFORM IN WIDTH.
4. MINIMUM OF 6'-8" HEAD CLEARANCE REQUIRED.
5. ALL WINDOWS IN STAIRWAYS SHALL BE TEMPERED GLASS & 36" MIN. ABOVE CLOSEST CORNER TO TREADS. HANDRAILS SHALL BE DESIGNED & FABRICATED TO WITHSTAND A 200 LB. CONCENTRATED LOAD AT ANY POINT IN ANY DIRECTION, GUARDRAILS SHALL BE AT THE TOP OF THE RAIL & RESIST A 200 LB. CONCENTRATED LOAD APPLIED ON A (1) SQ. FT. AREA AT ANY POINT INCLUDING INTERMEDIATE RAILS.
6. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE PERMITTED HANDRAIL & BELOW THE REQUIRED HEADROOM HEIGHT.

HANDRAIL SHALL HAVE CIRCULAR CROSS SECTION WITH DIA. OF 1-1/4" TO 2" OR NON-CIRCULAR WITH EQUIVALENT GRASPABILITY PERFORMANCE PER FBC 2020 7TH EDITION



HANDRAIL DETAIL

NTS — 1 / 3.0



DETAILS – DRIED IN DECK

NTS — 9 / 3.0

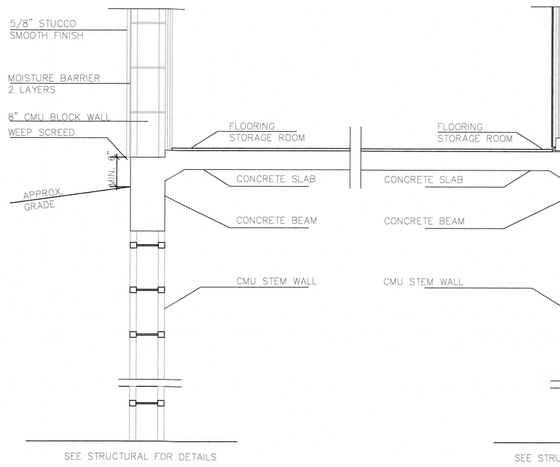
MAKE SURE MASONRY SUB CONTRACTOR HAS CLEANED ALL DEBRIS, NAILS, BUMPS AND PATCH AND OR GROUND ALL DEFECTS. OPENING SHOULD BE CLEAN AND DRY BEFORE APPLYING WATER PROOFING.

THE FOLLOWING ARE THE BASIC STEPS FOR APPLYING WATER PROOFING TO MASINRY WALLS:

1. APPLY VULKEM 350R (OR EQUIVALENT) TO MASONRY OPENING. ONE COAT 30 WET MILS. INCLUDING THE HEAD.
2. APPLY ONE GENEROUS 5/8" +/-, BEAD OF VULKEM 116 (OR EQUIVALENT) POLYURETHANE SEALANT TO OPENING AS A BED FOR 2X BUXX LOCATE BEAD AT LEADING (EXTERIOR) EDGE WHERE BUCK WILL SIT.
3. INSTALL BUCKS PER PLANS, APPLY SEALANT WHERE ALL END GRAINS BUTTS AND BETWEEN ANY LAMINATED (BUILT-UP) LAYERS OF BUCKS.
4. FASTEN BUCKS PER SPECS WHILE SEALANT IS STILL WET. CLEAN OFF ANY SQUEEZE OUT.
5. ANY JOINTS, GAPS OR CRACKS ARE TO BE SEALED WITH VULKEM 116 (OR EQUIVALENT) SO WHEN VULKEM 350R (OR EQUIVALENT) IS APPLIED THERE ARE NO BREAKS IN MEMBRANE. AFTER SEALANT HAS DRIED, PRIME WOOD BUCK WITH TREMCO PRIMER #171 (OR EQUIVALENT). VULKEM 350R (OR EQUIVALENT) MUST BE APPLIED WITHIN ONE HOUR OR JUST AFTER TACK.
6. AFTER WOOD BUCK HAS BEEN PRIMED AND TACKED, VULKEM 350R (OR EQUIVALENT) IS APPLIED OVER BUCK TO EXTERIOR EDGE OF MASONRY. THE SILL AND LOWER 8" GETS A SECOND COAT. THE FINISHED PRODUCT SHOULD BE 40 DRY MILS. WINDOW/DOOR CAN BE SET WHEN DRY.

NOTE: IF 350R SITS FOR OVER 24 HOURS IT MUST BE PRIMED WITH TREMCO #191 (OR EQUIVALENT) RE-COAT PRIMER.

DOOR & WINDOW INSTALLATION

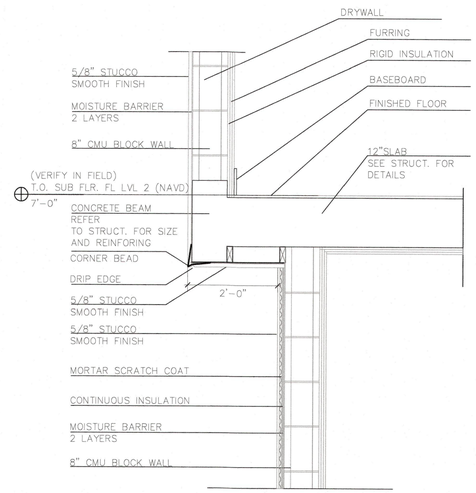


EXT. WALL SECTION

NTS — 8 / 3.0

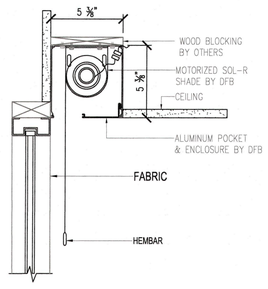
EXT. WALL SECTION / POOL DECK

NTS — 7 / 3.0



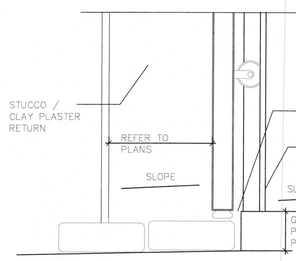
EXT. WALL SECTION / CANTILEVER

NTS — 6 / 3.0



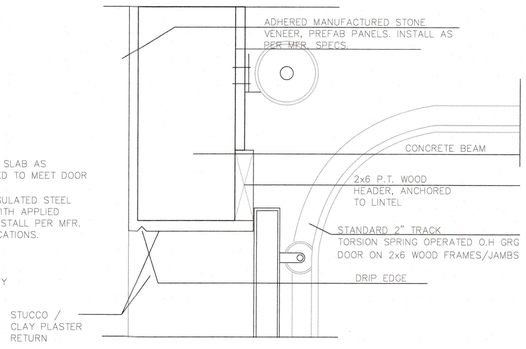
CEILING RECESS DETAIL

NTS — DETAIL IS FOR REFERENCE (VERIFY W/ STRUCTURAL) — 14 / 3.0



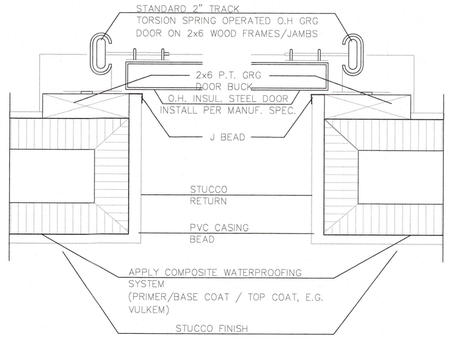
O.H. GARAGE DOOR SILL DETAIL

NTS — 13 / 3.0



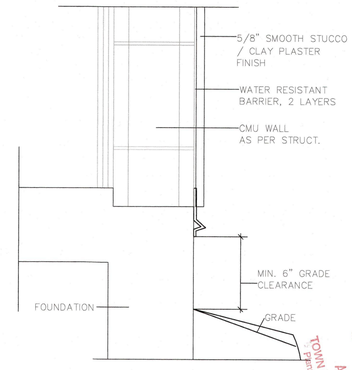
O.H. GARAGE DOOR HEAD DETAIL

NTS — 12 / 3.0



O.H. GARAGE DOOR JAMB DETAIL

NTS — 11 / 3.0



DETAILS – GRADE CLEARANCE

NTS — 10 / 3.0

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Digitally signed by Charles Sego
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5809 GULF OF MEXICO DRIVE

LONGBOAT KEY, FL 34228

PROJECT NO. 2022-56

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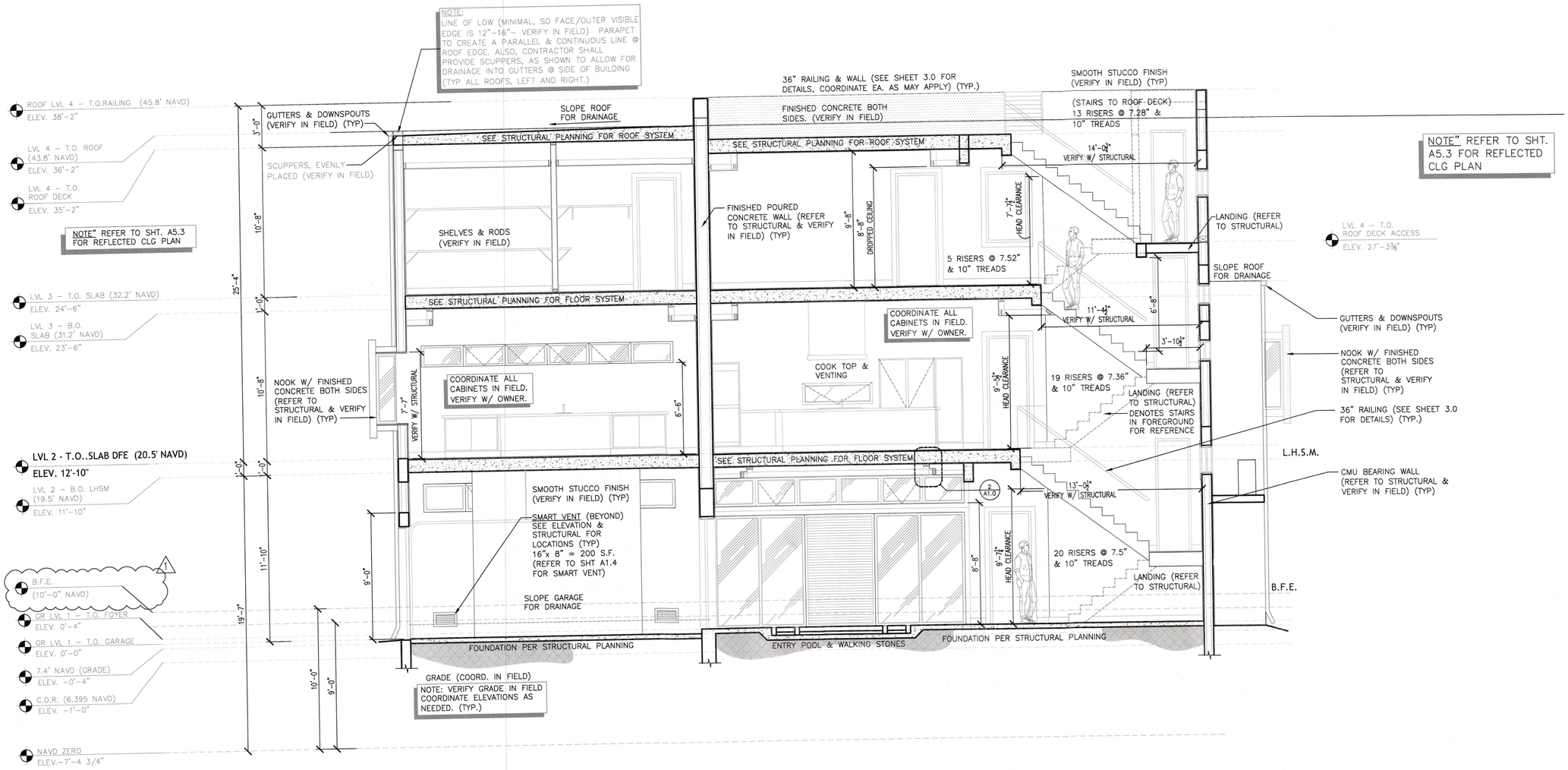

BUILDING & STAIR SECTION 1

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

1 / 4.1

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NOTE:
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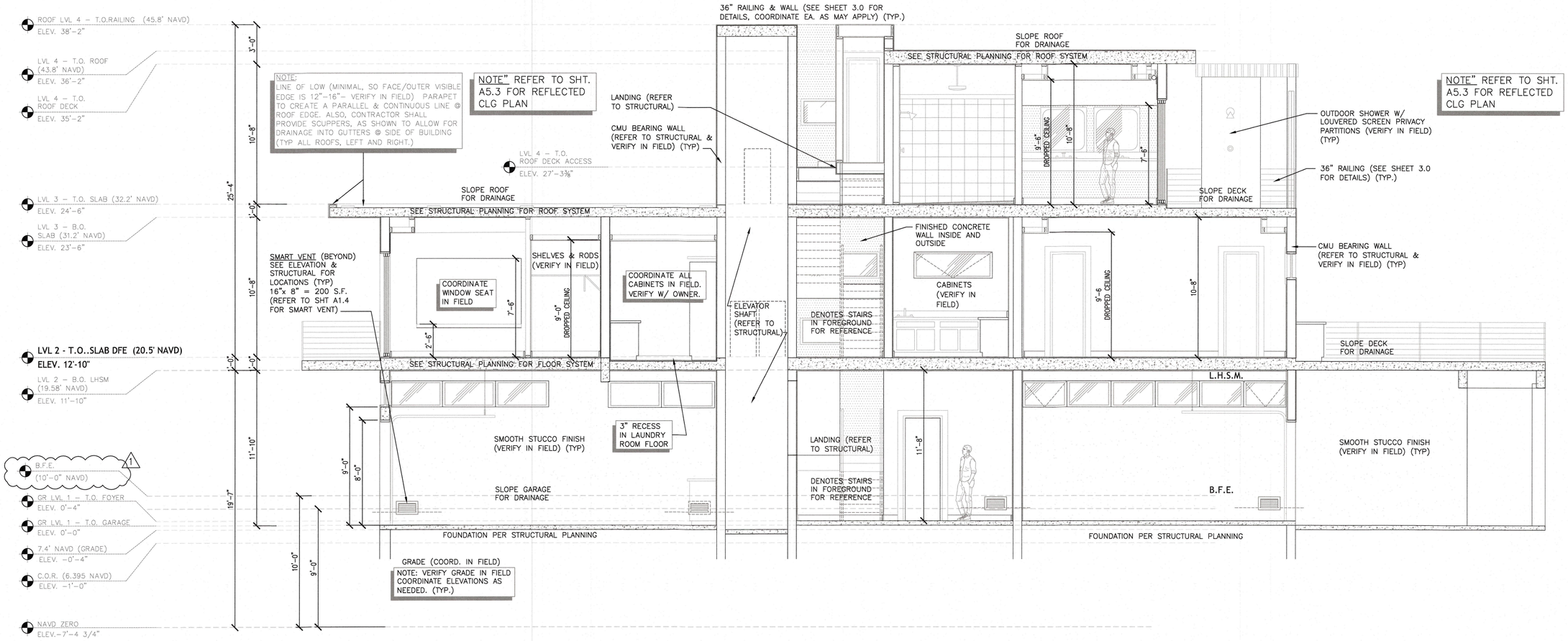

BUILDING SECTION 2

SCALE: 1/4" = 1'–0"

1 / 4.2

1

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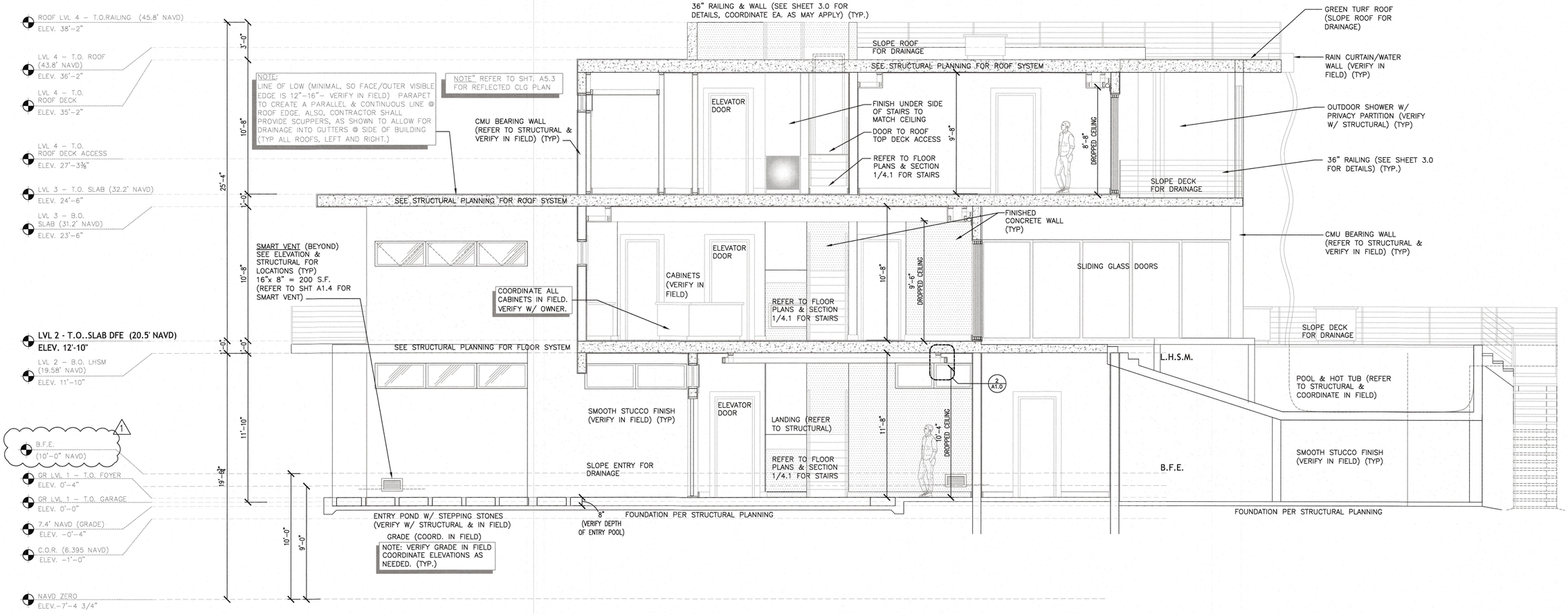

BUILDING SECTION 3

SCALE: 1/4" = 1'–0"

1 / 4.3

1

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Charles Sego
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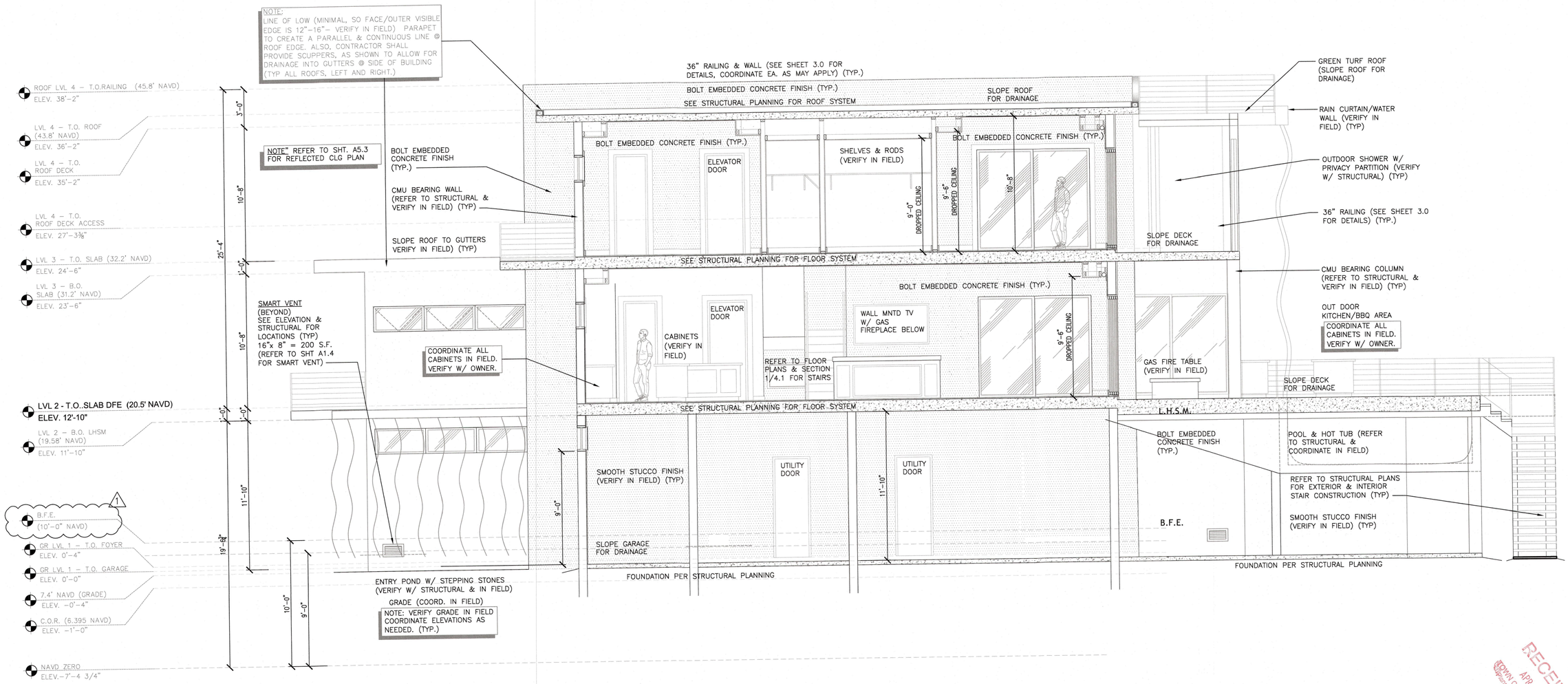

BUILDING SECTION 4

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

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4.4

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1 01/31/23 COMMENTS
02/02/23 RESPONSES

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Architectural Building Section 4

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GENERAL ELECTRICAL NOTES:

1. CODES:
A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND COMPLY WITH 2017 NEC & 2020 7th EDITION FBC AND NFPA 70.
B. ALL ELECTRICAL EQUIPMENT SHALL BE UL LISTED.
2. FLOOD ZONE REQUIREMENTS/STATE PERMITTING:
A. ALL ELECTRIC TO BE MOUNTED ABOVE D.F.E.
B. NO ELECTRICAL DEVICES WILL BE MOUNTED ON BREAKAWAY WALLS.
C. COORDINATE ALL EXTERIOR LIGHTING WITH APPROVED STATE OF FLORIDA DEP PERMIT.
3. COORDINATION BETWEEN TRADES:
A. COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES AS REQUIRED. CONNECTIONS FROM EQUIPMENT TO DISCONNECTS TO BE PROVIDED BY EACH RESPECTIVE TRADE (I.E. HVAC, PLUMBING ETC.)
B. COORDINATE WITH OTHER TRADES FOR EXACT LOCATIONS FOR ALL MOTORS AND OTHER EQUIPMENT TO BE INSTALLED AND/OR WIRED UNDER THIS DIVISION BUT FURNISHED UNDER ANOTHER DIVISION OF THE SPECIFICATIONS.
C. COORDINATE WITH OWNER FOR EXACT LOCATIONS AND LOAD REQUIREMENTS FOR APPLIANCES.
4. COORDINATION WITH OWNER: CONTRACTOR TO COORDINATE WALK-THRU WITH OWNER. CONTRACTOR AND ELECTRICIAN PRIOR TO ROUGH IN OF ELECTRICAL AND PRIOR TO INSTALLING FINISHES. ALL FIXTURES, DEVICES AND ELECTRICAL FINISHES NOT SPECIFIED TO BE SELECTED BY OWNER.
A. COORDINATE TELEPHONE SYSTEM INSTALLATION WITH OWNER'S REQUIREMENTS.
B. COORDINATE SOUND SYSTEM WIRING AND OUTLET LOCATIONS WITH OWNER
C. COORDINATE COMPUTER WIRING AND OUTLET LOCATIONS WITH OWNER.
D. COORDINATE TV OUTLET LOCATIONS WITH OWNER
E. COORDINATE ENUNCIATOR SYSTEM (DOORBELL) WITH OWNER'S REQUIREMENTS.
F. COORDINATE SECURITY SYSTEM WITH OWNER'S REQUIREMENTS.
G. COORDINATE ELECTRICAL REQUIREMENTS FOR ELEVATOR WITH ELEVATOR CONTRACTOR.
H. COORDINATE POOL AND POOL DECK LIGHTING WITH SWIMMING POOL SUBCONTRACTOR.
I. COORDINATE LOCATION OF LANDSCAPE LIGHTING FIXTURES AND CONTROLS WITH OWNER.
J. COORDINATE CENTRAL VACUUM EQUIPMENT AND CONNECTIONS LOCATIONS, IF REQUIRED.
5. ARC FAULT: ALL 120 VOLT, SINGLE PHASE, 15-AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN THE DWELLING SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. THIS APPLIES TOALL AREAS EXCEPT BATHROOMS AND GARAGES.
6. GFI/ARC-FAULT: KITCHEN AND UTILITY ROOM OUTLETS SHALL BE GFI/ARC-FAULT PROTECTED.
7. COMBINATION SMOKE AND CARBON MONOXIDE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL217 AND INSTALLED IN ACCORDANCE WITH PROVISIONS FBC R313 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. ALL SMOKE AND CARBON MONOXIDE ALARMS SHALL BE HARD WIRED, INTERCONNECTED AND BATTERY SUPPLIED IN CASE OF POWER OUTAGE UNLESS EXEMPT UNDER R313.2.1 ALL SMOKE AND CO ALARMS SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND INSTALLED WITHIN 10 FEET OF EACH BEDROOM.
8. ALL CONDUCTORS #10 AND SMALLER SHALL BE SOLID COPPER, AND ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED COPPER USING BOLTED LUGS AT TERMINALS.
9. PACK ALL SLEEVES FOR CONDUITS PASSING THROUGH FIRE RATED WALLS AND FLOOR SLABS WITH FIRE RESISTANT MATERIALS. ALL PENETRATIONS SHALL BE UL RATED.
10. ALL EMPTY CONDUITS (EC) SHALL BE PROVIDED WITH NYLON PULL WIRES.
11. COORDINATE THE REQUIRED SIZE OF ALL CIRCUIT BREAKERS FEEDING EQUIPMENT. (I.E. MOTORS, HVAC, KITCHEN EQUIPMENT, SPECIAL PURPOSE OUTLETS, ELEVATORS, OWNER FURNISHED EQUIPMENT, ETC) WITH APPROVED EQUIPMENT SHOP DRAWINGS AND OWNER REPRESENTATIVES PRIOR TO ORDERING PANEL BOARDS.
12. BREAKERS SHALL BE SIZED PER THE 2017 NEC & 2020 7th EDITION FBC, THE EQUIPMENT NAME PLATE AND MANUFACTURER'S RECOMMENDATIONS.
13. SERVICE REQUIREMENTS: ELECTRICAL CONTRACTOR TO CONFIRM SERVICE SIZE.
14. ALL CONDUITS IN OR UNDER SLAB OR UNDERGROUND SHALL BE PVC SCHEDULE 40.
15. ALL CONDUITS SHALL BE PARALLEL AND PERPENDICULAR TO STRUCTURAL MEMBERS.
16. ALL BENDS SHALL BE MADE IN CONDUIT USING PROPER EQUIPMENT AND MEET NATIONAL ELECTRICAL CODE (NEC 2020 7th EDITION) REQUIREMENTS.
17. ALL WIRE, INCLUDING BUT NOT LIMITED TO FEEDERS AND BRANCH CIRCUIT WIRING, SHALL BE COPPER.
18. ALL BREAKERS SHALL BE "FULL SIZE". NO TANDEM, PIGGY BACK, TWIN OR HALF SIZE BREAKERS WILL BE ACCEPTED. BREAKER MUST BE APPROVED BEFORE INSTALLATION.
19. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY POWER AND TEMPORARY LIGHTING DURING CONSTRUCTION. TEMPORARY POWER SHALL PROVIDE ADEQUATE POWER FOR NORMAL CONSTRUCTION USE. TEMPORARY LIGHTING SHALL PROVIDE ADEQUATE LIGHT SO THAT THE INDIVIDUAL TRADES WORK CAN BE COMPLETED.
20. CONTRACTOR SHALL PLACE STICKERS IN ELECTRICAL PANEL, INDICATING PHYSICAL AIR HANDLER LOCATIONS AND BREAKER NUMBER.
21. ALL MATERIALS AND EQUIPMENT TO BE NEW, FREE OF DEFECTS AND BEAR THE MFR'S NAME, TRADE NAME AND TESTING LAB LABEL.
22. AT LEAST (2) BRAND CIRCUITS ARE PROVIDED IN THE KITCHEN.
23. OUTLET SPACING TO CONFORM TO THE NATIONAL ELECTRIC CODE.
24. PROVIDE SWITCH & SURFACE MOUNTED LIGHT FIXTURE IN ALL ATTIC ACCESS.
25. UNLESS NOTED OTHERWISE, INSTALL ELECTRICAL DEVICE RECEPTACLES AT THE FOLLOWING HEIGHTS
A.F.F.: SWITCHES 42" OUTLETS 14" (EXCEPT OUTLETS AT COUNTERS TO BE DETERMINED)
TELEPHONE 14" (EXCEPT JACKS AT COUNTERS TO BE DETERMINED)
TELEVISION 14" (EXCEPT JACKS AT COUNTERS TO BE DETERMINED)
26. ALL OUTDOOR ELECTRICAL RECEPTACLES SHALL BE WEATHER RESISTANT GFI OUTLETS.
27. ELECTRICAL PANEL TO BE GROUNDED TO FOOTING STEEL.
28. CHECK SITE PLAN AND/OR LANDSCAPING PLAN FOR LOW VOLTAGE OR EXTERIOR LIGHTING REQUIREMENTS.
29. GARAGE OUTLETS TO BE ON DEDICATED CIRCUIT AND THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE(S) IN A GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE PER SECTION E3901.9 FRC 2017
30. SMOKE DETECTORS ARE INTERCONNECTED AND HAVE A 10-YEAR BATTERY BACK-UP.
31. NOT LESS THAN 75% OF THE LAMOS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS OR NOT LESS THAN 75% PERMANENTLY INSTALLED.
32. BATHROOMS VENT TO THE OUTSIDE.
33. ALL EXTERIOR LIGHTING THAT CAN BE SEEN FROM THE BEACH MUST BE PROTECTED TURTLE LIGHTING.

TURTLE LIGHT NOTES:

1. NO LIGHT EMITTED ABOVE 90 DEGREE ANGLE.
2. ALL EXTERIOR LIGHTS TO BE SHIELDED, FULL CUTOFF FIXTURES
3. ALL BULBS TO BE RED, ORANGE, AMBER LED, OR LOW PRESSURE SODIUM (LPS)
4. MAX. VISIBLE LIGHT TRANSMITTANCE FROM INSIDE TO OUTSIDE IS LIMITED TO 45% (.45) FOR ANY BEACH FACING GLAZED OPENINGS

NOTE:
ALL ELEVATOR COMPONENTS SHALL BE CONSTRUCTED OF FLOOD DAMAGE-RESISTANT MATERIALS AND DESIGNED TO RESIST PHYSICAL DAMAGE DURING FLOODING; AND IF ELEVATOR CABS DESIGNED TO ACCESS TO AREAS BELOW DFE, IT MUST BE EQUIPPED W/ CONTROLS THAT PREVENT THE CAB FROM DESCENDING INTO FLOODWATERS. (PER FEMA TB-4, FBC 2020 - 7TH EDITION - RESIDENTIAL - R322.1.6)

NOTE:
ALL BUILDING MATERIALS BELOW THE B.F.E. SHALL BE FLOOD DAMAGE RESISTANT MATERIALS; "AT MIN., CAN WITHSTAND FLOOD WATERS FOR 72 HRS W/O DAMAGE. (PER T. B.-2 & FBC 2020 - 7TH EDITION - R 322.1.8)

NOTE:
MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE D.F.E.

NOTE:
ALL RELATED CONDITIONS SHALL BE VERIFIED IN FIELD AND ALL FINISHES SHALL MATCH ACCORDINGLY

ELECTRICAL NOTES:

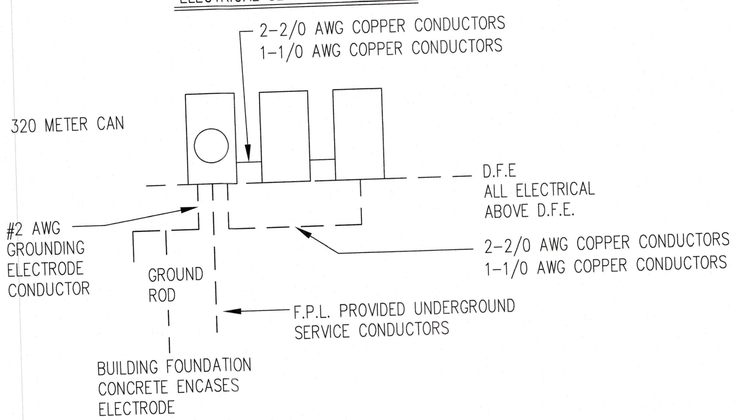
1) ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES. CODES AND ORDINANCES SHALL TAKE PRECEDENCE OVER THE CONSTRUCTION DOCUMENTS ONLY IN THE CASE OF CONFLICT.
2) FIXTURE, OUTLET AND SWITCH LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL COORDINATE EXACT LOCATION WITH MINIMUM CODE REQUIREMENTS AND OTHER TRADES WHEN NOT SHOWN IN DETAIL.
3) ALL BEDROOM RECEPTICLES SHALL BE WIRED TO AN ARC FAULT CIRCUIT INTERRUPTER.
4) ELECTRICAL CONTRACT SHALL VERIFY EXISTING PANEL LOCATION AND LOAD CAPABILITY BEFORE COMMENCING WITH WORK.
4) ALL ELECTRICALOUTLETS, SWITCHES AND LIGHTS, AT GROUND FLOOR LEVEL, SHALL BE ABOVE D.F.E..

NOTE:
VERIFY AND INSTALL CONDUITS THAT NEED TO BE INCLUDED IN CONCRETE WALL PRIOR TO CONSTRUCTION/MANUFACTURING PROCESS. (ELECTRICIAN SHALL VERIFY WALL TYPES AND COORDINATE PRIOR TO CONSTRUCTION

ELECTRICAL KEY

SYMBOL	
	DUPLEX CONVENIENCE OUTLET
	DUPLEX OUTLER ABOVE COUNTER
GFI	GROUND FAULT INTERRUPTER OUTLET
WP	WATER PROOF DUPLEX OUTLET
	220 VOLT OUTLET
	DUPLEX FLOOR MOUNTED
	ELECTRICAL PANEL
SD	SMOKE DETECTOR
CMD	CARBON MONOXIDE DETECTOR
TV	TELEVISION CABLE OUTLET
	TELEPHONE
EX	EXHAUST FAN
	FLOURESCENT
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	INCANDESCENT LIGHT FIXTURE CEILING RECESSED
	INCANDESCENT LIGHT FIXTURE CEILING MOUNTED
	DECORATIVE CHIME
	DOOR BELL
	SOFFIT MOUNTED SPOT LIGHT W/ MOTION SENSOR
	AMABLE RECESSED FIXTURE OF PENDANT LIGHTING
	HANGING CEILING FIXTURE (OWNER SELECT CHANDELIER)
C	INCANDESCENT LIGHT FIXTURE CEILING RECESSED W/ AMBER TURTLE LIGHT FILM
B	LOW VOLTAGE PATH LIGHT W/ AMBER FILM
	CEILING FAN W/ LIGHT PREPARE FOR 75LB WEIGHT

ELECTRICAL SERVICE SCHEMATIC:



RESIDENTIAL SERVICE CALCULATIONS: (2017 N.E.C. & 2020 7th EDITION FBC)

FLOOR AREA	LOAD VALUE	MULTIPLIER/DEMAND	TOTAL
2,781+2,100 = 4,882 GENERAL LIGHTING	4,882 x 3VA = 14,646VA	TOTAL LOAD VALUE = 46,846VA	
SWAN APPLIANCE BRANCH CIRCUIT (2 MIN.)	(4) CIRCUITS x 1,500VA = 6,000VA	10,00VA @ 100% =	10,00VA
LAUNDRY CIRCUIT	(2) CIRCUIT x 1,500VA = 3,000VA	36,846VA @ 40% =	15,138.4VA
ELECTRIC DRYER	(2) DRYER x 500VA = 1,000VA		
ELECTRIC RANGE	(1) RANGE x 11,100VA = 11,100VA		
GARBAGE DISPOSAL	(1) DISPOSAL x 800VA = 800VA		
MICROWAVE OVEN	(1) MICRO. x 1,500VA = 1,500VA		
DISHWASHER	(1) DW x 1,200VA = 1,200VA		
ELECTRIC WATER HEATER	(2) WH x 4,500VA = 9,000VA		
POOL/SPA	(1) PUMP x 800VA = 800VA		
TOTAL LOAD (SUM OF LOAD VALUES)	TOTAL LOAD VALUE = 46,846VA		15,138.4VA
AIR CONDITIONER (5 TONS)	(3) A/C x 7000VA = 21,00VA	TOTAL CALCULATED LOAD	36,138.4VA
SERVICE CONNECTORS SHALL BE PROVIDED AS PER N.E.C. TABLE 310.15(B)(7)		MINIMUM SERVICE SIZE = 250 AMPS	200 AMPS

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PROJECT NO. 2022-56

11/30/22

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1 01/31/23 COMMENTS
2 02/02/23 RESPONSES

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Electrical Plan Notes & Calcs

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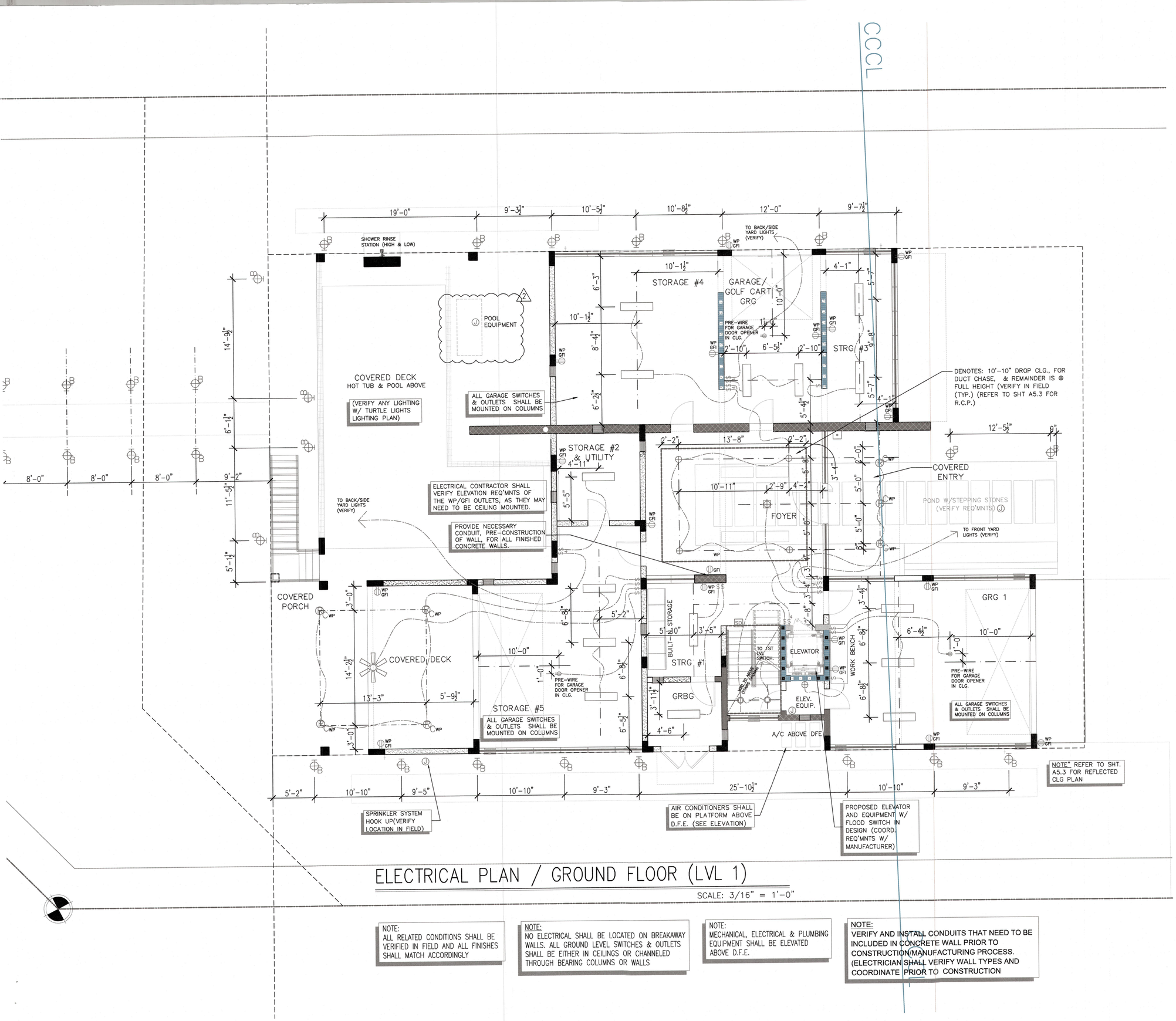

ELECTRICAL PLAN / GROUND FLOOR (LVL 1)

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

NOTE:
ALL RELATED CONDITIONS SHALL BE VERIFIED IN FIELD AND ALL FINISHES SHALL MATCH ACCORDINGLY

NOTE:
NO ELECTRICAL SHALL BE LOCATED ON BREAKAWAY WALLS. ALL GROUND LEVEL SWITCHES & OUTLETS SHALL BE EITHER IN CEILINGS OR CHANNELED THROUGH BEARING COLUMNS OR WALLS

NOTE:
MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE D.F.E.

NOTE:
VERIFY AND INSTALL CONDUITS THAT NEED TO BE INCLUDED IN CONCRETE WALL PRIOR TO CONSTRUCTION/MANUFACTURING PROCESS. (ELECTRICIAN SHALL VERIFY WALL TYPES AND COORDINATE PRIOR TO CONSTRUCTION

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ELECTRICAL PLAN GROUND FLOOR (LVL 1)

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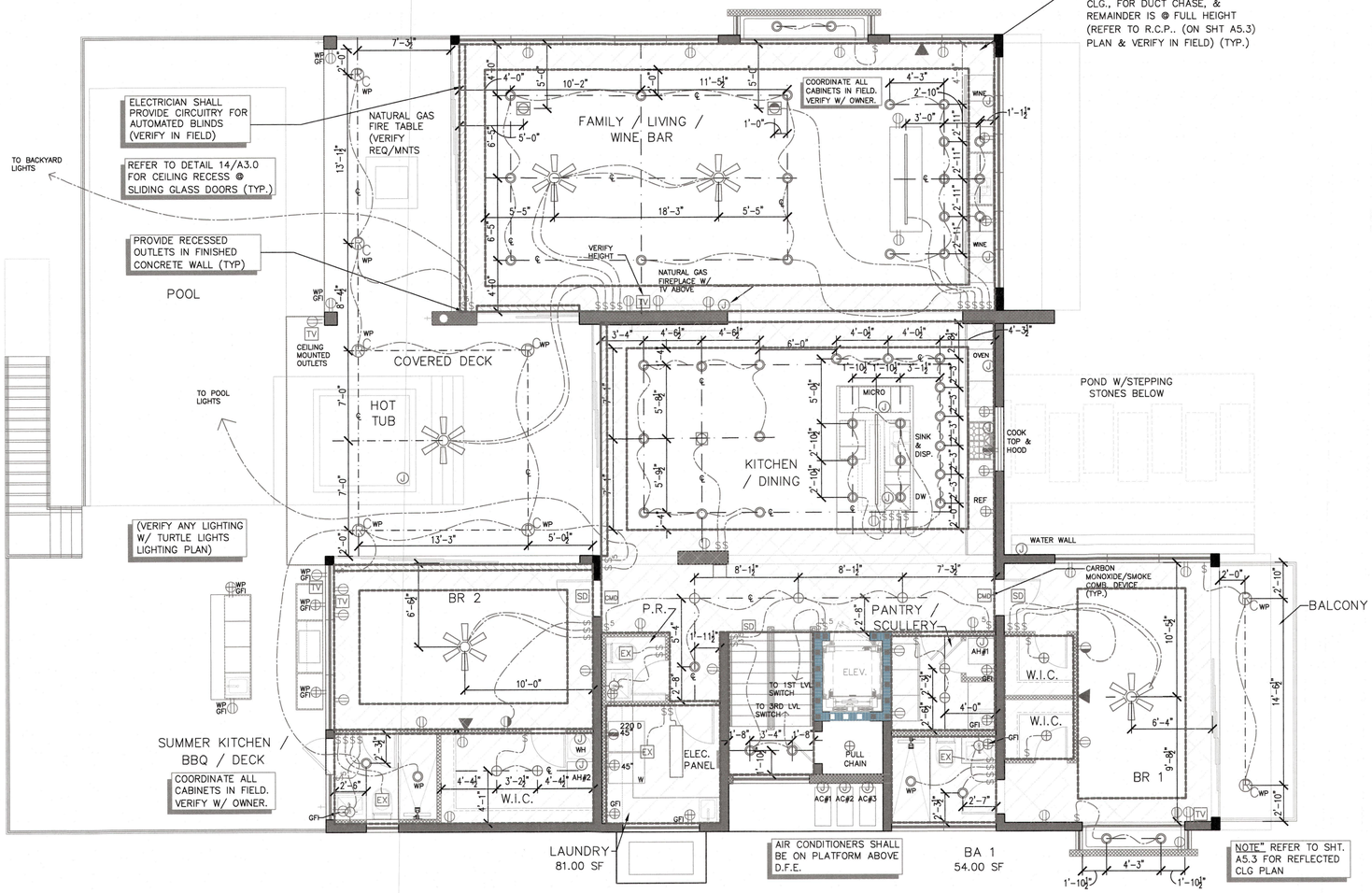

ELECTRICAL PLAN (LVL 2) FIRST FLOOR

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

NOTE:
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NOTE:
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1

NOTE:
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ELECTRICAL PLAN (LVL 2) FIRST FLOOR

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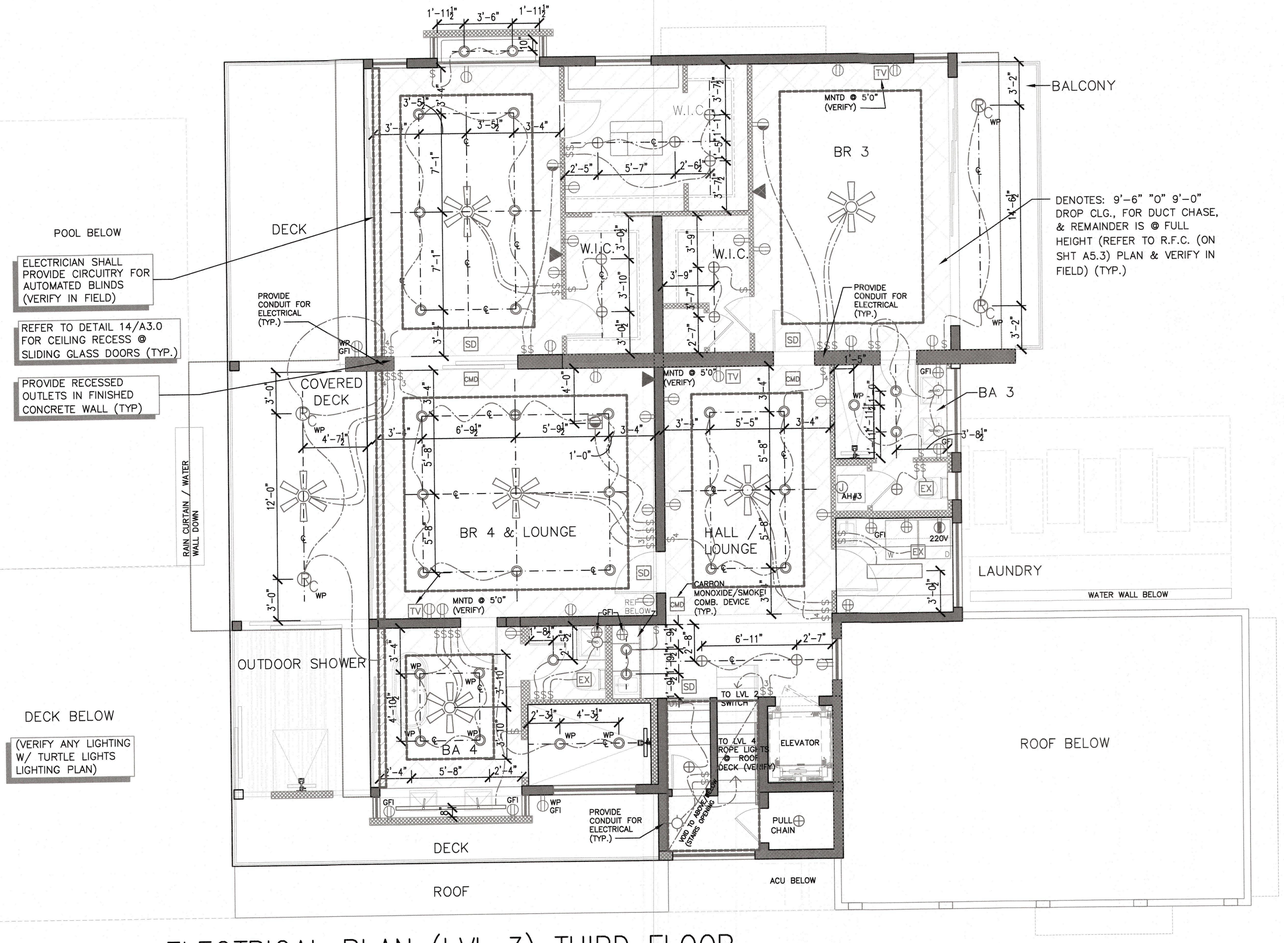
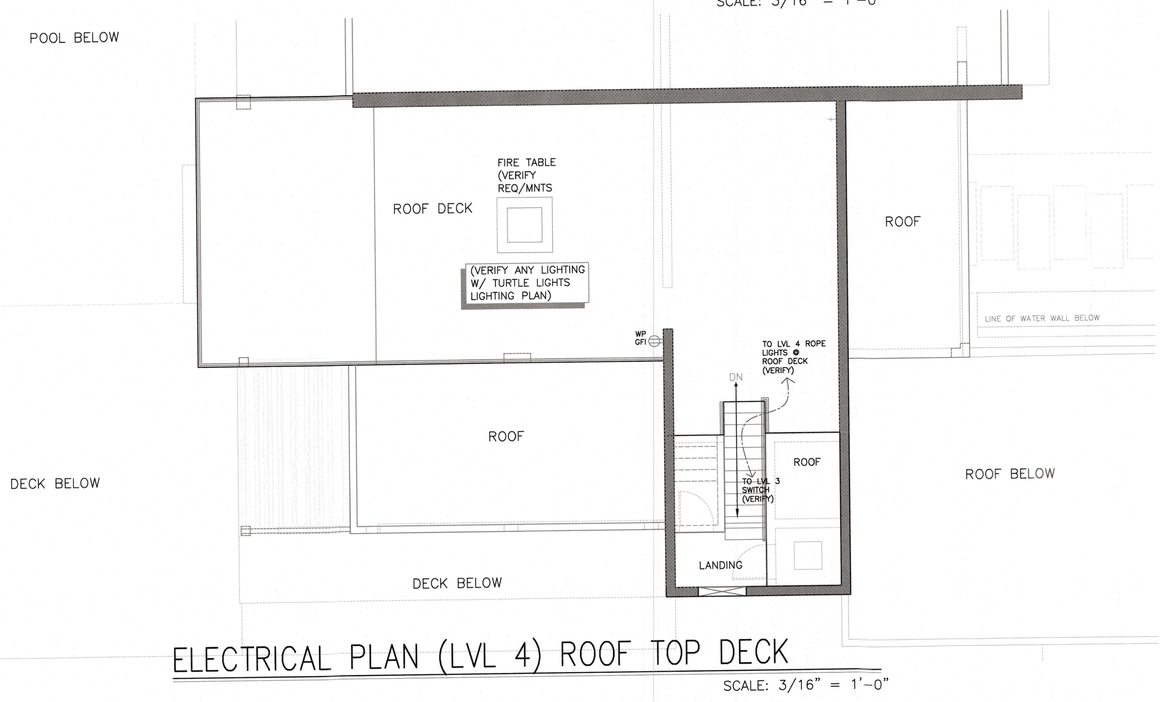


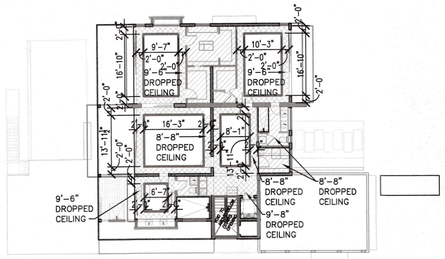
ELECTRICAL PLAN (LVL 3) THIRD FLOOR

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



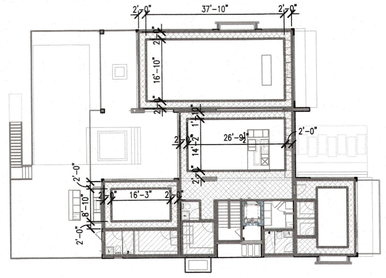
ELECTRICAL PLAN (LVL 4) ROOF TOP DECK

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



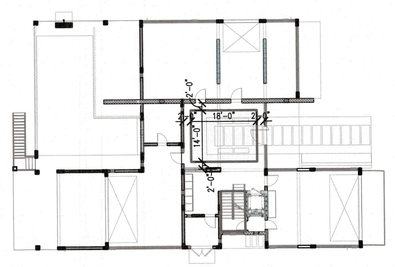
SECOND FLOOR LVL3

SCALE: 1:200 = 1'-0"



1ST FLOOR LVL2

SCALE: 1:200 = 1'-0"



GROUND LVL1

SCALE: 1:200 = 1'-0"

REELECTED CEILING PLAN(S)

SCALE: 1:200 = 1'-0"

- 9'-6" DROPPED CEILING
- 9'-0" DROPPED CEILING @ LVL2 & 8'-8" @ LVL3 @ BED4 LOUNGE & HALL/LOUNGE@ 9'-8" @ OTHER DROPPED CEILINGS ON LVL3
- 10'-6" DROPPED CEILING
- FULL HEIGHT CEILING (1)

NOTE:
MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE D.F.E.

NOTE:
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REVISIONS
1 01/31/23 COMMENTS
02/02/23 RESPONSES

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Electrical Plan (LVL 3&4) Third Floor & Roof Top Deck

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GENERAL HVAC NOTES (APPLIES TO ALL DRAWINGS)

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THESE PLANS, STATE, LOCAL, & NATIONAL CODES.
2. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW EVERY DETAIL.
   THE HVAC CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE WORKING INSTALLATION.
3. THE DUCT DESIGN AS SHOWN TAKES INTO ACCOUNT THE STATIC PRESSURES AND SYSTEM LOSSES FROM THE EQUIPMENT AND ACCESSORIES SHOWN AS SCHEDULED. VARIATIONS FROM THIS EQUIPMENT, DUCTWORK OR ROUTING LOCATIONS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR AS REGISTERED OR CERTIFIED IN THE STATE OF FLORIDA.
5. WHEN APPLICABLE -THE CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
7. DUCTWORK IS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, SMACNA MANUALS AND THE FOLLOWING SCHEDULE:

A. RIGID RECTANGULAR DUCT - GALVANIZED SHEET METAL DUCT SECTIONS, USE SMACNA APPROVED CONNECTION APPROACH. EXTERNALLY INSULATED WITH R6 FOIL BACKED INSULATION AND VAPOR BARRIER. ALL RECTANGULAR DUCT ELBOWS SHALL BE MADE "SOFT" BY UTILIZING ANGLES LESS THAN 90 DEGREES. UTILIZE TURNING VANES AT ALL 90 DEGREE ELBOWS AND T-SECTIONS.

B. FIBREBOARD RECTANGULAR DUCT - FIBERGLASS DUCT BOARD, MINIMUM R6 INSULATION. ANY RECTANGULAR DUCT ELBOWS SHALL BE MADE "SOFT" BY UTILIZING ANGLES LESS THAN 90 DEGREES OR UTILIZE TURNING VANES AT ALL 90 DEGREE ELBOWS AND T-SECTIONS. BLACKBOARD WHERE VISIBLE.

C. RIGID ROUND DUCT - GALVANIZED SHEET METAL, WRAPPED WITH R6 FOIL BACKED EXTERNAL INSULATION AND VAPOR BARRIER.

D. FLEXIBLE DUCTS - FLEXIBLE WIRE REINFORCED DUCT WITH R6 FOIL BACKED EXTERNAL INSULATION AND VAPOR BARRIER.

E. EXHAUST DUCT - GALVANIZED SHEET METAL, UNINSULATED.

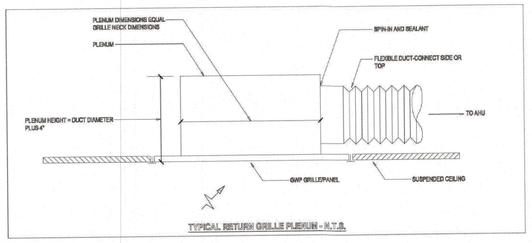
8. AIR DISTRIBUTION DEVICES TO BE AS SCHEDULED, REFER TO PLANS FOR AIR PATTERN AND DIRECTIONS AND PROVIDE PATTERN CONTROLLERS AS REQUIRED.
9. ALL DUCT SIZES INDICATE INSIDE "FREE AREA" DIMENSIONS.
10. THERMOSTATS SHALL BE PRGRAMMABLE TYPE, C/W INTEGRATED HUMIDISTAT OR APPROVED EQUAL & MOUNTED 54" ABOVE FINISHED FLOOR.
11. THE HVAC CONTRACTOR SHALL COMPLY FULLY WITH THE REQUIREMENTS OF ANSI/ACCA STANDARD 5 'HVAC QUALITY INSTALLATION SPECIFICATION' WITH PARTICULAR REFERENCE TO SECTIONS 4 THRU 6.
12. THE HVAC CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN 1 YEAR FROM THE DATE OF ACCEPTANCE, UNLESS OTHERWISE NOTED.
13. ALL EQUIPMENT, THERMOSTATS, SENSORS AND CONTROL PANELS SHALL BE CLEARLY AND PERMANENTLY MARKED WITH THE SYSTEM NUMBER IT SERVES. EQUIPMENT TAGS SHALL BE ENGRAVED OR EMBOSSED AND SECURED BY RIVETS OR SCREWS NEAR THE MANUFACTURES NAME PLATE
14. THE ENTIRE DUCT SYSTEM TO BE FABRICATED AND INSTALLED IN ANTICIPATION OF PERFORMANCE TESTING. ALL REGISTER BOXES AND PLENUMS SHALL BE SEALED AS PART OF THE ROUGH-IN PROCESS.
15. THE HVAC CONTRACTOR SHALL SEAL ALL OPEN DUCTS, REGISTERS, VENTS AND EQUIPMENT IN ORDER TO MINIMIZE CONTAMINATION DURING CONSTRUCTION.
16. THE FINAL LOCATION FOR ALL CEILING ELEMENTS IS TO BE CO-ORDINATED ON SITE PRIOR TO INSTALLATION.
17. THE HVAC CONTRACTOR SHALL PROVIDE OWNER DOCUMENTATION AND INSTRUCTION IN ACCORDANCE WITH ANSI/ACCA STANDARD 5 'HVAC QUALITY INSTALLATION SPECIFICATION' SECTION 6.

EQUIPMENT NOTES:

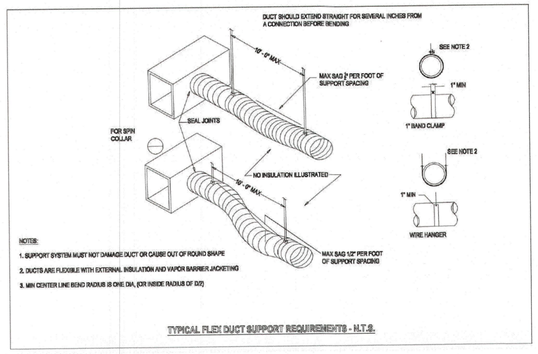
1. THE MECHANICAL DESIGN AND EQUIPMENT SELECTION HAS BEEN COORDINATED WITH PLUMBING AND ELECTRICALREQUIREMENTS AND WITH ARCHITECTURAL DRAWINGS THAT WERE AVAILABLE AT THE TIME OF DESIGN. THE MECHANICAL CONTRACTORS SHALL NOTIFY THE GC/CM OF FIELD CONDITIONS THAT MAY REQUIRE ALTERNATE DUCT SIZES OR ROUTING PRIOR TO MAKING SUCH CHANGES.
2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER TO SUPERVISE THE COORDINATION ALL COMPONENTS OF THE BUILDING DESIGN, INCLUDING BUT NOT LIMITED TO THE ROOF TRUSSES, STRUCTURAL MEMBERS AND ARCHITECTURAL FEATURES, TO ENSURE FULL AND COMPLETE COMPLIANCE WITH THE DESIGN DOCUMENTS. THIS WILL REQUIRE THE REVIEW OF SHOP DRAWINGS BEFORE MANUFACTURING OF THESE COMPONENTS. ANY FAILURE TO COORDINATE THE WORK IS SOLELY THE RESPONSIBILITY OF THE GC/CM.

STANDARD MEP COORDINATION APPROACH:

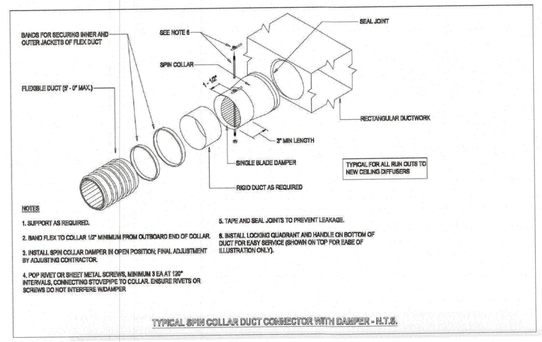
1. COOLING CAPACITIES BASED ON 75°F DB, 63°F WB AIR ENTERING INDOOR COIL, 95°F AIR ENTERING OUTDOOR COIL.
2. PROVIDE CONDENSATE DRAIN TRAPS COMPLETE WITH FLOAT SWITCH. FLOAT SWITCHES SHALL SHUT DOWN UNIT WHEN TRIGGERED.
3. EQUIPMENT SHALL NOT BE USED DURING CONSTRUCTION, TEMPORARY UNITS SHALL BE USED SHOULD COOLING BE PROTECTED DURING CONSTRUCTION.
4. ON CERTIFICATE OF OCCUPANCY ALL FILTERS SHALL BE REPLACED.
5. AIR HANDLERS TO BE PROVIDED WITH SECONDARY DRAIN PANS.



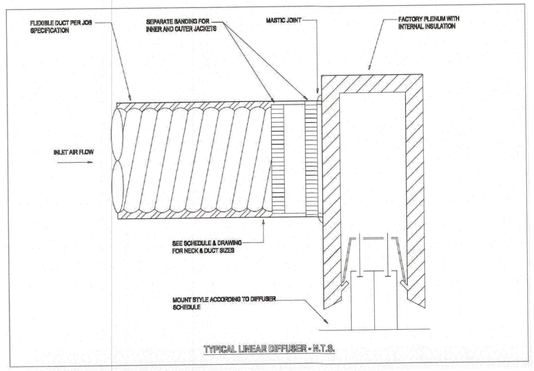
TYPICAL RETURN GRILLE PLENUM - N.T.S.



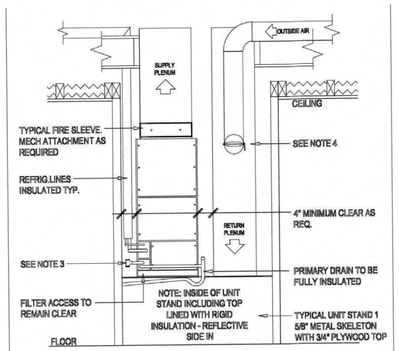
TYPICAL FLEX DUCT SUPPORT REQUIREMENTS - N.T.S.



TYPICAL SPIN COLLAR DUCT CONNECTOR WITH DAMPER - N.T.S.

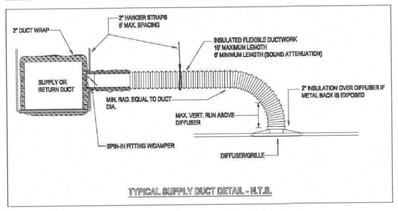


TYPICAL LINEAR DIFFUSER - N.T.S.

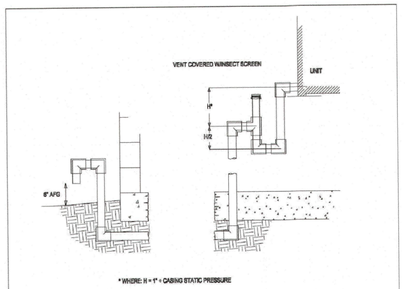


TYPICAL VERTICAL AHU DETAIL

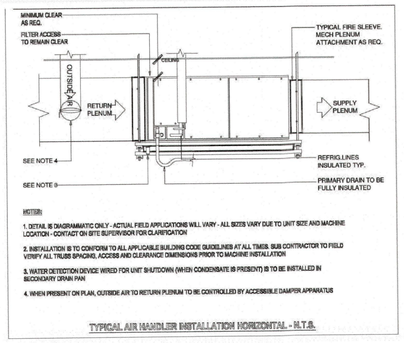
1. DETAIL IS DIAGRAMMATIC ONLY - ACTUAL FIELD APPLICATIONS WILL VARY - ALL SIZES VARY DUE TO UNIT SIZE AND HEIGHT OF STAND - CONTACT ON SITE SUPERVISOR FOR CLARIFICATION
2. INSTALLATION IS TO CONFORM TO ALL APPLICABLE BUILDING CODE GUIDELINES AT ALL TIMES. SUB CONTRACTOR TO FIELD VERIFY CLOSET/STAND DIMENSIONS PRIOR TO DRYWALL INSTALLATION
3. SECONDARY DRAIN LINE TO BE PROVIDED WITH WATER DETECTION DEVICE WIRED FOR UNIT SHUTDOWN WHEN CONDENSATE IS PRESENT IN LINE
4. WHEN PRESENT ON PLAN, OUTSIDE AIR TO RETURN PLENUM TO BE CONTROLLED BY DAMPER APPARATUS ACCESSIBLE FROM INTERIOR OF MECHANICAL UNIT CLOSET



TYPICAL SUPPLY DUCT DETAIL - N.T.S.



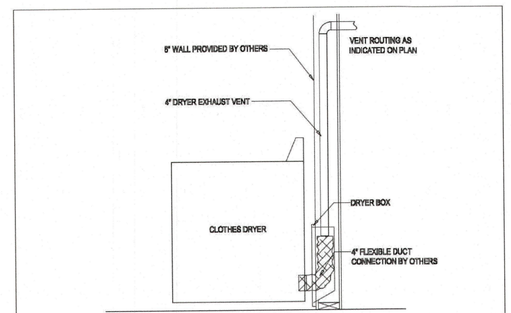
CONDENSATE PIPING UNDER SLAB - N.T.S.



NOTES:

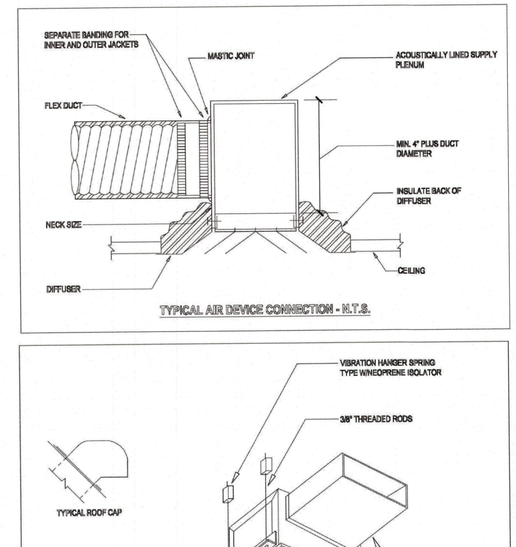
1. DETAIL IS DIAGRAMMATIC ONLY - ACTUAL FIELD APPLICATIONS WILL VARY - ALL SIZES VARY DUE TO UNIT SIZE AND MACHINE LOCATION - CONTACT ON SITE SUPERVISOR FOR CLARIFICATION
2. INSTALLATION IS TO CONFORM TO ALL APPLICABLE BUILDING CODE GUIDELINES AT ALL TIMES. SUB CONTRACTOR TO FIELD VERIFY ALL TRUSS SPACING, ACCESS AND CLEARANCE DIMENSIONS PRIOR TO MACHINE INSTALLATION
3. WATER DETECTION DEVICE WIRED FOR UNIT SHUTDOWN (WHEN CONDENSATE IS PRESENT) IS TO BE INSTALLED IN SECONDARY DRAIN PAN
4. WHEN PRESENT ON PLAN, OUTSIDE AIR TO RETURN PLENUM TO BE CONTROLLED BY ACCESSIBLE DAMPER APPARATUS

TYPICAL AIR HANDLER INSTALLATION HORIZONTAL - N.T.S.



THIS DETAIL REPRESENTS THE INSTALLATION OF A MODEL 428 DRYER BOX BY IN-O-VATE TECHNOLOGIES, INC. THE LOCATION IN THE WALL MUST BE FIELD VERIFIED USING THE INSTALLATION INSTRUCTIONS FOR THE DRYERS THAT WILL BE INSTALLED IN EACH UNIT. THE 4" Ø DRYER DISCHARGE MUST BE ENTIRELY WITHIN THE 9 1/2" INSIDE WIDTH OF THE BOX. COORDINATION WITH OTHER TRADES TO SECURE THE PROPER LOCATION OF THE BOX IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR AND GENERAL CONTRACTOR.

DRYER BOX EXHAUST CONNECTION - N.T.S.



TYPICAL AIR DEVICE CONNECTION - N.T.S.

NOTES:

1. PROVIDE BACK DRAFT DAMPER W/BIRD SCREEN
2. FLASH & SEAL ROOF CAP
3. PROVIDE INTERNAL ISOLATION AND SOUND INSULATION
4. SUPPORT FAN FROM STRUCTURE

EXHAUST FAN DETAIL - N.T.S.

NOTE:
ALL RELATED CONDITIONS SHALL BE VERIFIED IN FIELD AND ALL LOADS SHALL BE VERIFIED BY CONTRACTOR.

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ARCHITECTURE + DESIGN + MARKETING

5809 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

PROJECT NO. 2022-56

11/30/22

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REVISIONS

01/31/23 COMMENTS
02/02/23 RESPONSES

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CHECKED MV

Mechanical Notes

BUILDING PERMIT PLANS FILE COPY

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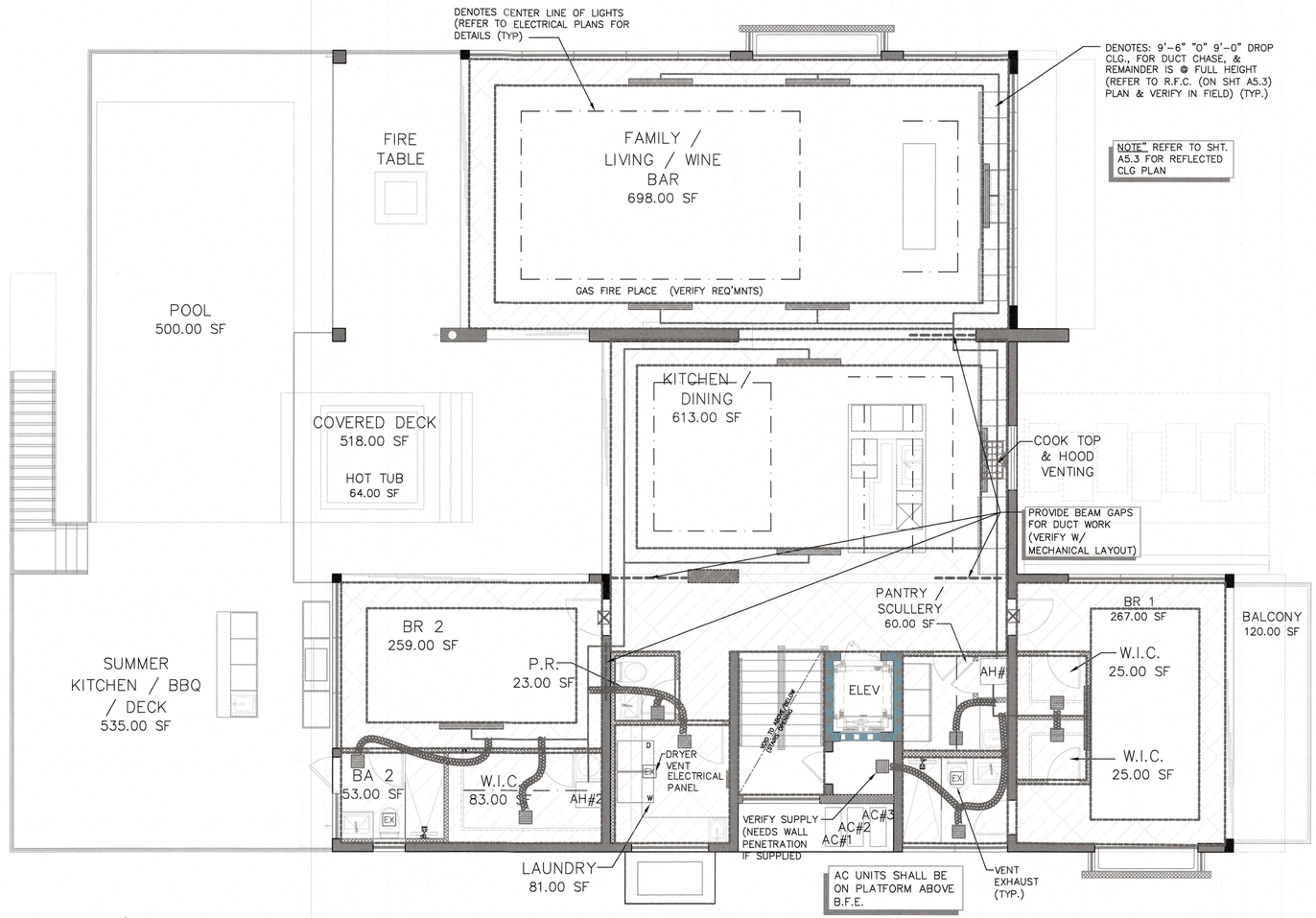
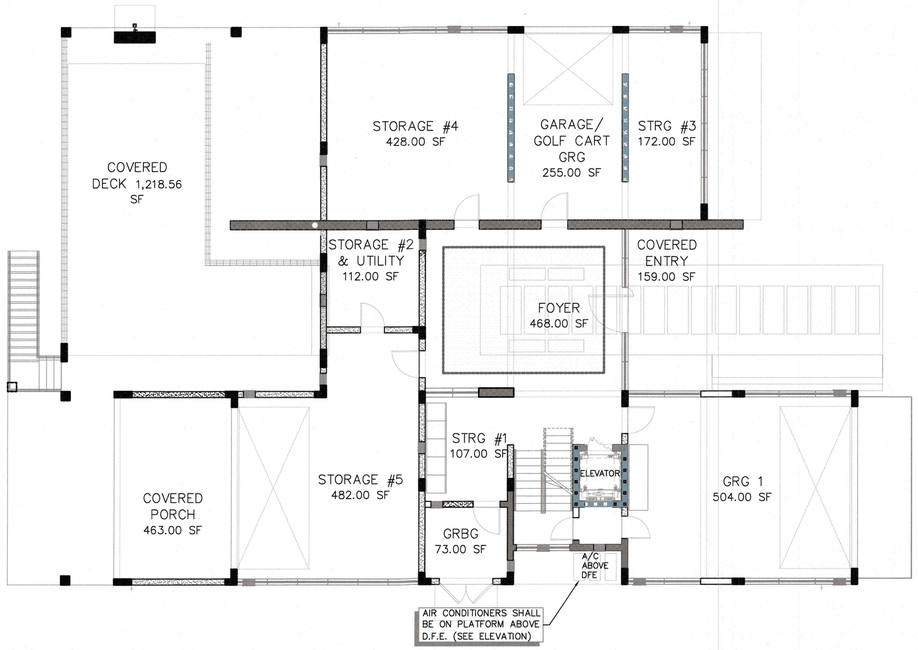


MECHANICAL LAYOUT (LVL 2) FIRST FLOOR

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



MECHANICAL LAYOUT (LVL 1) GROUND FLOOR

NOTE:
THIS LEVEL IS NON-AIR CONDITIONED. (ONLY PASSIVE AC APPLIES)

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

NOTE:
ALL RELATED CONDITIONS SHALL BE VERIFIED IN FIELD AND ALL FINISHES SHALL BE VERIFIED.

NOTE:
MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE D.F.E.

NOTE:
RETURN AIR AND SUPPLY @ BOTTOM OF WALL. (COORD. W/MECHANICAL CONTRACTOR)

MECHANICAL LEGEND:

STANDARD

SUPPLY RETURN

LINEAR

SUPPLY 36"-48"

LINEAR-BOTTOM OF WALL/DOOR

RETURN 36"-48"

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REVISIONS

1 01/31/23 COMMENTS
02/02/23 RESPONSES

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Mechanical Layouts (1st & 2nd LVL) Ground & First Floor(S)

BLDG PERMIT PLANS
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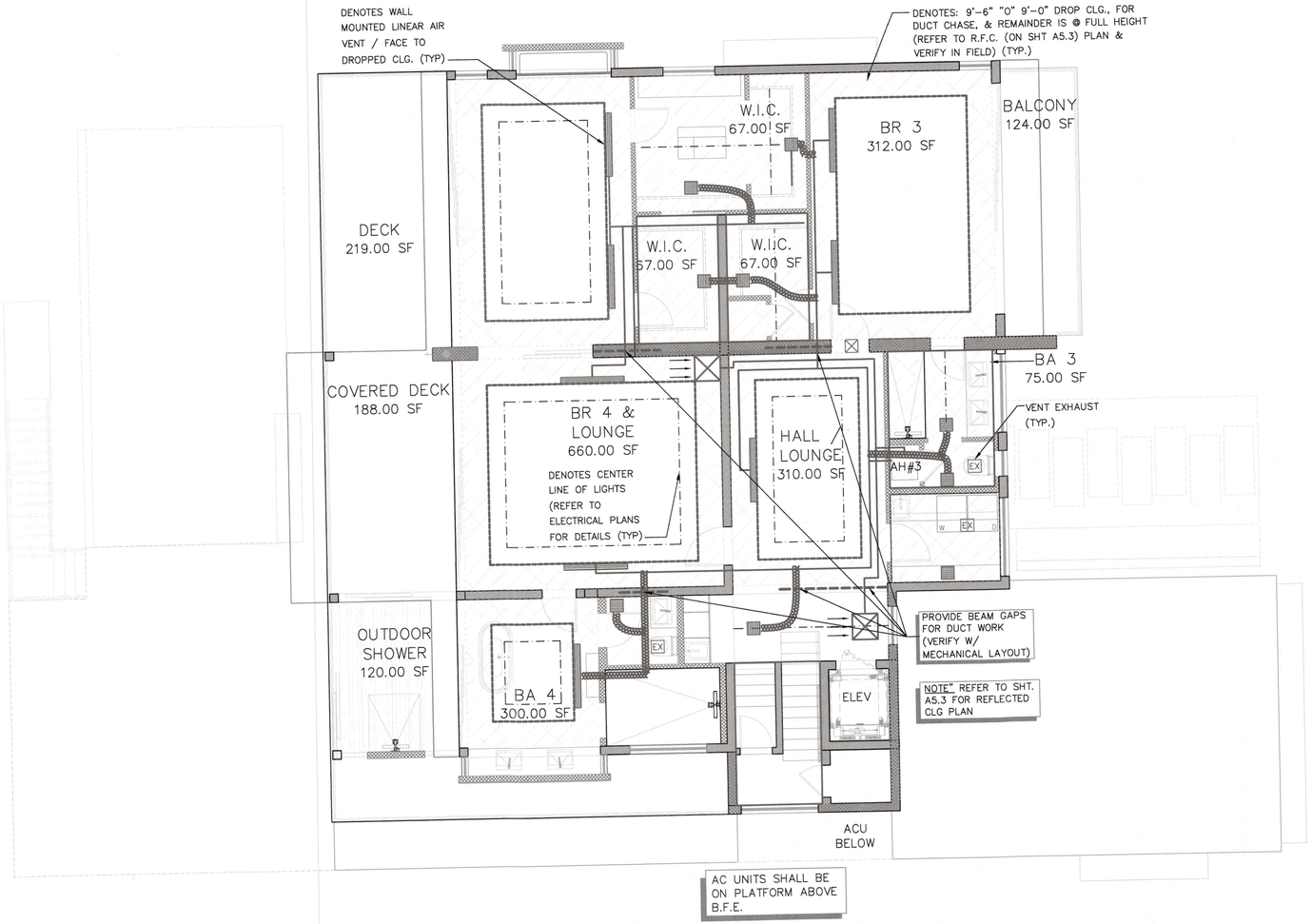

MECHANICAL LAYOUT (LVL 3)

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

NOTE:
ALL RELATED CONDITIONS SHALL BE VERIFIED IN FIELD AND ALL FINISHES SHALL BE VERIFIED.

1

NOTE:
MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE D.F.E.

NOTE:
RETURN AIR AND SUPPLY @ BOTTOM OF WALL. (COORD. W/MECHANICAL CONTRACTOR)

MECHANICAL LEGEND:

STANDARD

SUPPLY RETURN

LINEAR

SUPPLY 36"-48"

LINEAR-BOTTOM OF WALL/DOOR

RETURN 36"-48"

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MECHANICAL LAYOUTS (LVL 3)

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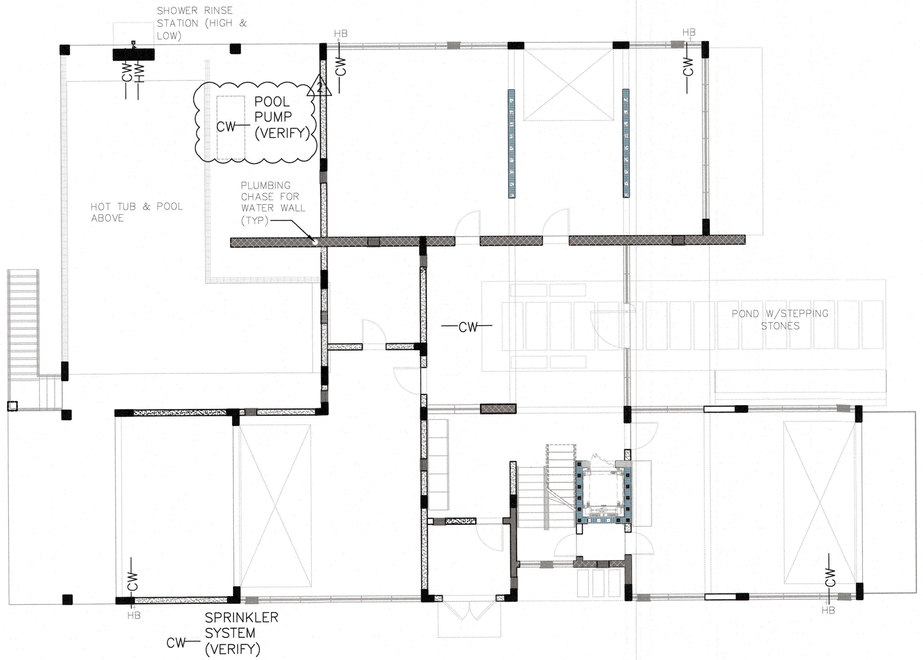
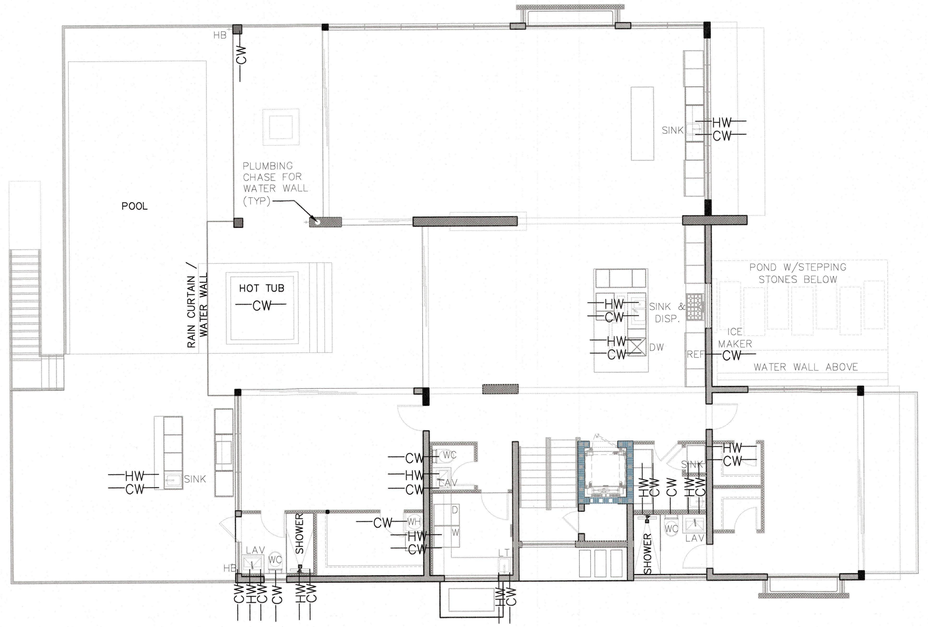


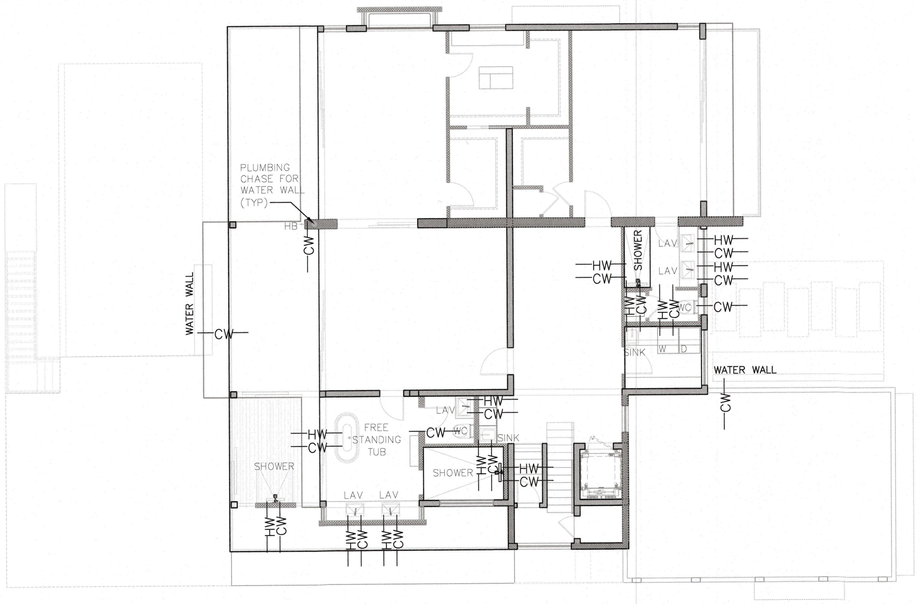
PLUMBING LAYOUT 1ST LVL

(GROUND LVL) SCALE: 1/8 = 1'-0"



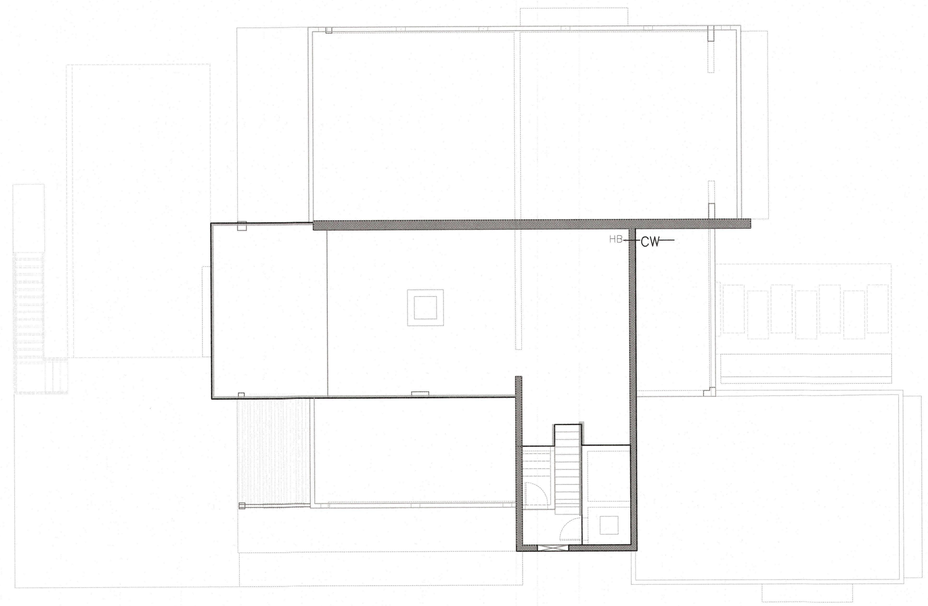
PLUMBING LAYOUT 2ND LVL

(1ST HABITABLE LVL) SCALE: 1/8 = 1'-0"



PLUMBING LAYOUT 3RD LVL

(2ND HABITABLE LVL) SCALE: 1/8 = 1'-0"



PLUMBING LAYOUT 4TH LVL

(ROOF DECK LVL) SCALE: 1/8 = 1'-0"

PLUMBING LEGEND:

COLD WATER SUPPLY —— CW —— CW ——

HOT WATER SUPPLY —— HW —— HW ——

NOTE:
MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE D.F.E.

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2 04/13/23 COMMENTS
04/13/23 RESPONSES

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PLUMBING LAYOUTS

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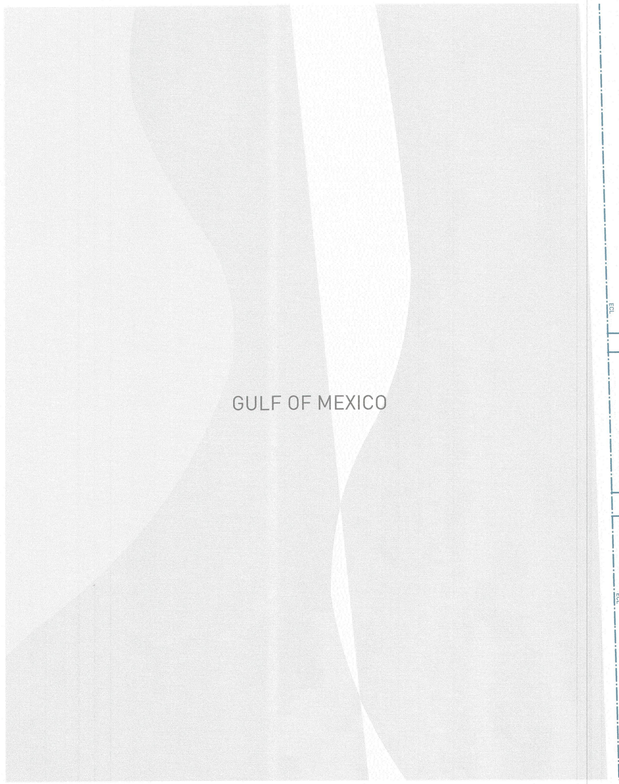
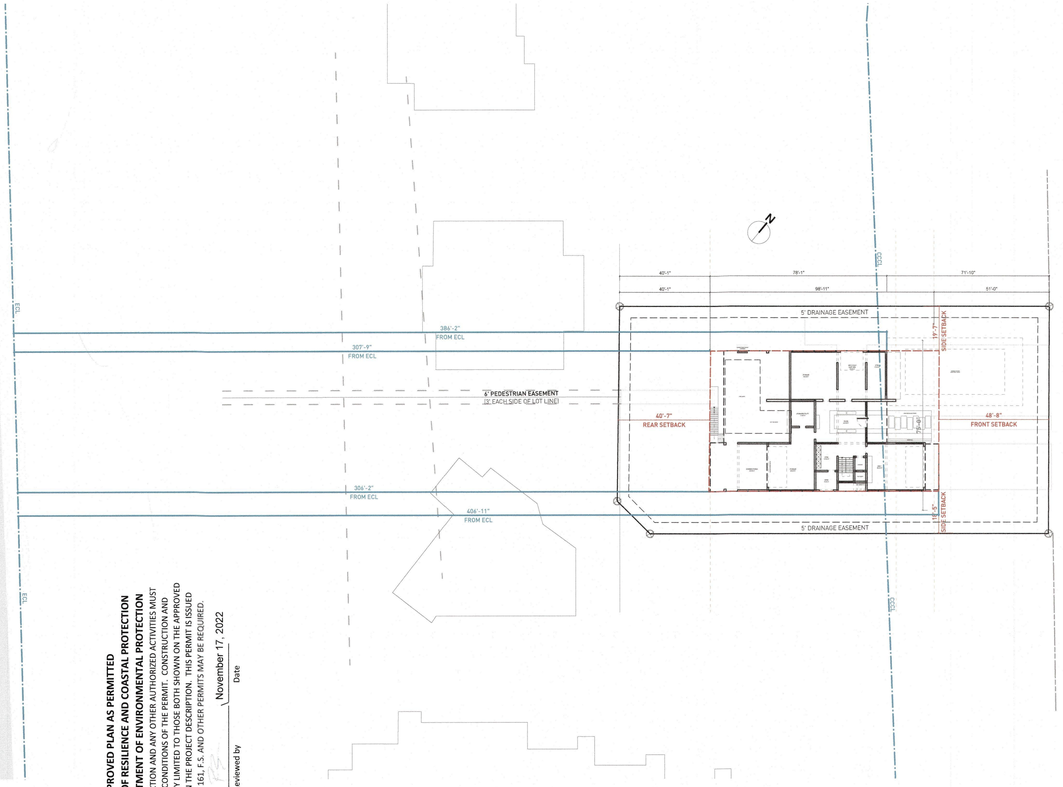


1 SITE PLAN
Scale: 1/32" = 1'-0"



GULF OF MEXICO DR
STATE RD No. 780

APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON THE APPROVED PLANS AND LISTED IN THE PROJECT DESCRIPTION. THIS PERMIT IS ISSUED PURSUANT TO CH. 161, F.S. AND OTHER PERMITS MAY BE REQUIRED.
November 17, 2022
Reviewed by / Date

RECEIVED
September 02, 2022
OFFICE OF RESILIENCE
AND COASTAL PROTECTION
ME-1452

TOTAL LOT SIZE: 18,949.00 SF

BUILDING COVERAGE
(incl elev. Pool/Deck)
= 5,098 SF (26.91%)

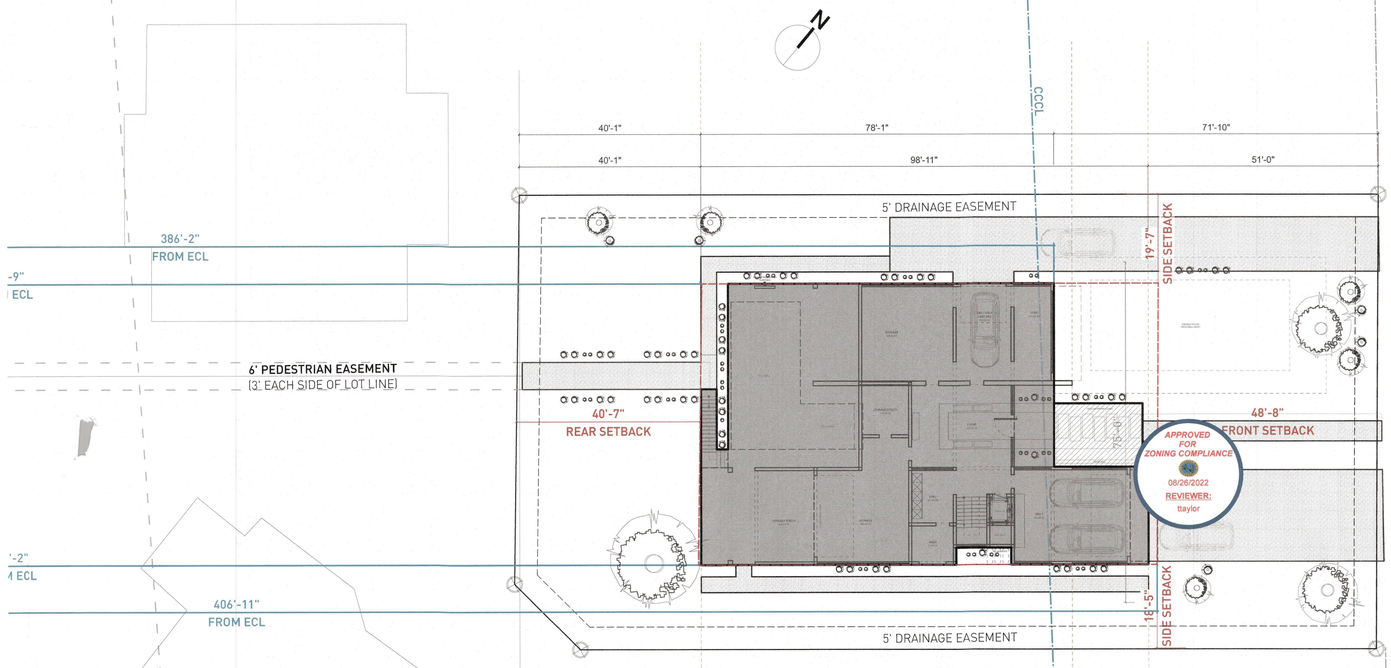
IMPERV. COVERAGE
= 275 SF (1.45%)

TOTAL LOT COV.: = 5,373 SF (28.36%)

PERV. COVERAGE
= 3,447 SF (18.20%)

TOTAL IMPROVED AREA: = 8,820 SF (46.55%)
(incl. pervious coverage)

TOTAL OPEN AREA: = 10,129 SF (53.46%)



2 SITE PLAN
Scale: 1/16" = 1'-0"

GULF OF MEXICO DR
STATE RD No. 780
100' PUBLIC RIGHT OF WAY

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DesignMarket

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MASON MARTIN

5809 GOMD
LONGBOAT KEY, FL 34228

Project No. 2022-53

DATE ISSUED

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Revisions

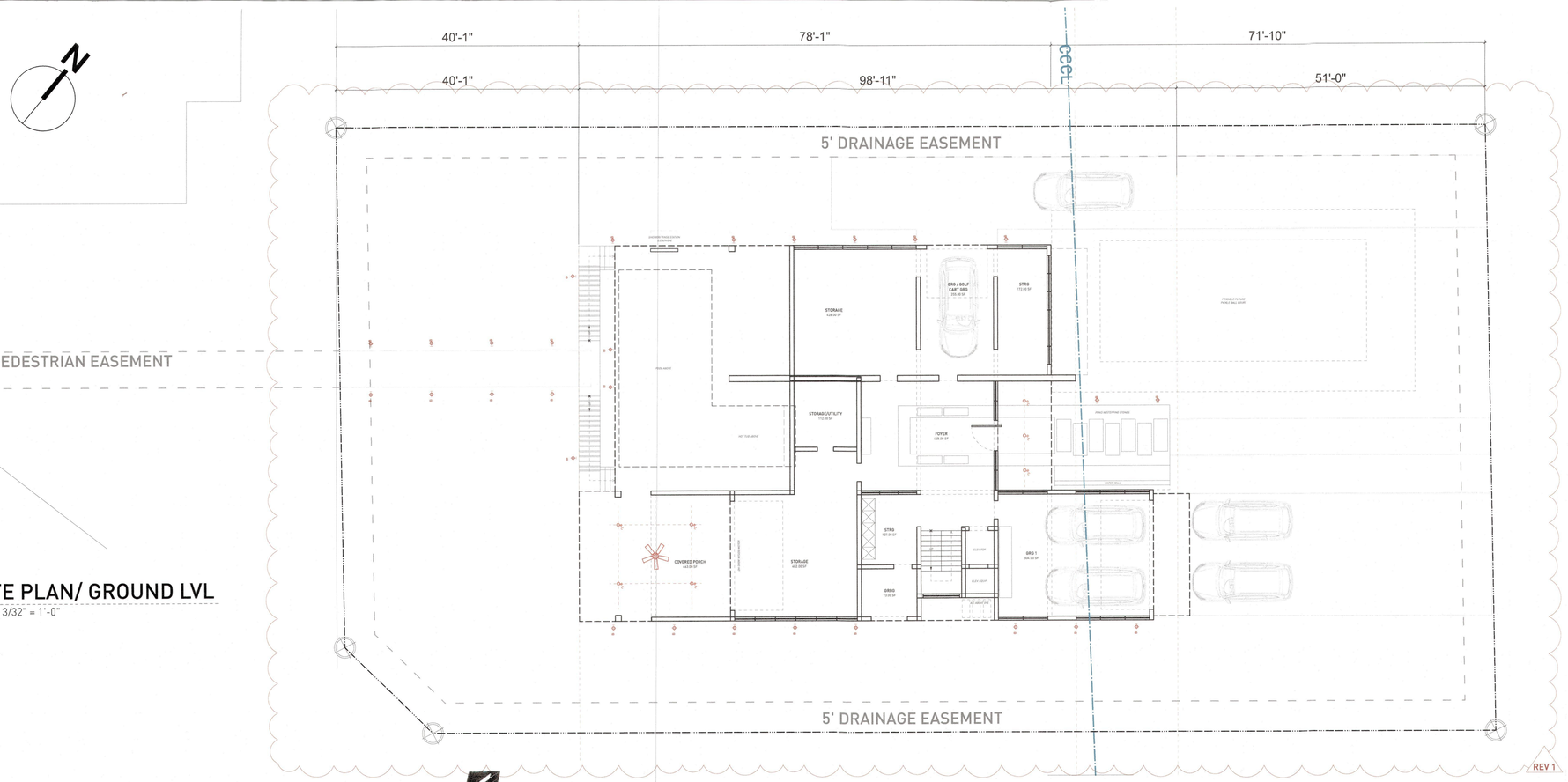
Keyplan

Project North

SITE PLAN

SHEET DATE: 08/17/22
DRAWN BY: MV
CHECKED: MV

A0.1



1 SITE PLAN/ GROUND LVL
Scale: 3/32" = 1'-0"

GULF OF MEXICO DR
STATE RD No. 780
100' PUBLIC RIGHT OF WAY

REV 1

NOTES:

TURTLE LIGHT NOTES:

1. NO LIGHT EMITTED ABOVE 90° ANGLE.
2. ALL EXTERIOR LIGHTS TO BE SHIELDED, FULL CUT-OFF FIXTURES.
3. ALL BULBS TO BE RED, ORANGE, AMBER LED, OR LOWE PRESUURE SODIUM (LPS).
4. MAX. VISIBLE LIGHT TRANSMITTANCE FROM INSIDE TO OUTSIDE IS LIMITED TO 45% (.45) FOR ANY BEACH FACING GLAZED OPENINGS.
5. NOAS AND PRODUCT SPECIFICATIONS TO BE PROVIDED TO THE CITY FOR WINDOWS AND DOORS INDICATING COMPLIANCE WITH TURTLE LIGHTUING TRANSMITTANCE ORDINANCE. SHOULD WINDOW AND DOOR SELECTIONS NOT MEET TURTLE LIGHTING TRANSMITTANCE ORDINANCE UPON INSPECTION, APPROVED GLASS FILM WILL BE APPLIED TO ALL APPLICABLE GLASS OPENINGS.
6. APPLICABLE PROPOSED EXTERIOR LIGHTING FIXTURES SHALL BE COMPLIANT W/CITY CODE OF ORDINANCE, WHEN SELECTIONS ARE MADE BY THE OWNER. MAX. VISIBLE LIGHT TRANSMITTANCE FROM THE INSIDE TO OUTSIDE IS LIMITED TO 45% (.45) FOR ANY BEACH FACING GLAZED OPENINGS W/TURTLE LIGHTING.
7. APPROVED GLASS FILM WILL BE APPLIED TO ALL APPLICABLE GLASS OPENING(S) AND THAT PROPOSED EXTERIOR LIGHTING 'OWNER-SELECTED-OPTIONS' WILL BE LIMITED TO ONLY THOSE COMPLIANT TO CITY OF HOLMES BEACH CODE OF ORDINANCE.

ALL ELEVATIONS REFER TO THE NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD88)

TURTLE LIGHT LEGEND

SYMBOL	FIXTURE TYPE	QTY	MOUNT / HEIGHT	LEVEL	LOCATION
	CEILING FAN W/LIGHT, PREPARE FOR 75LB WEIGHT	4	CLG / 11'-6"	LVL 1	BEACH SIDE
B	LOW VOLTAGE PATH LIGHT W/ AMBER FILM	28	FLOOR / GRADE LVL ALONG FENCE PORTIONS	GRADE	BEACH SIDE / LANDWARD
C	5" REC. LIGHT W/ BLACK BAFFLE & TURTLE BULB	23	CLG / 11'-6"	LVL 1	BEACH SIDE / LANDWARD
C	5" REC. LIGHT W/ BLACK BAFFLE & TURTLE BULB	4	CLG / 9'-6"	LVL 2	BEACH SIDE
	CEILING FAN W/LIGHT, PREPARE FOR 75LB WEIGHT	2	CLG / 9'-6"	LVL 2	BEACH SIDE

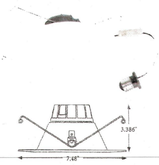
REV 1

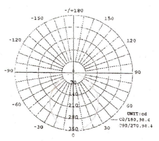
TOPAZ
Friendly Service... Powerful Solutions

LED Retrofit

RTL/620WH/ECO/D
12 Watt LED Retrofit Module with 5"-6" White Reflector Trim

- *Dimmable to 5%*
- *E26 medium base socket adapter included*
- *Compatible with most 5"/6" recessed housings*





Item #	RTL/620WH/ECO/D-46
Product Code	70687
UPC Code	751338002692
Watts	12
Volts	120V, 50/60 Hz
Rated Hour Life	35,000
CRI	90
Color Temperature	2700K
Lumens	720
Warranty	5 years

Specifications are subject to change without prior notice.



Model	CL-7W-E26-590
Rate Power	7W±5%
Input Voltage	AC85-265V 50/60Hz
Light Color	Amber
Wavelength	590nM
Power Factor	>0.95
Lumens	80lm±5%
Lighting Source	LED 2835SMD
Operating Temp.	-40~60℃
Mounting	E26
Rated Life	Up to 50,000 Hrs.
LED LM80	Yes

Wildlife Lighting Certification
Number: 2018-022

NAME: OMNI DIRECTIONAL LED BULB
CAT. NO.: CL-7W-E26-590
MANUF.: CYPRESS LIGHTING

Gilmour Outdoor Ceiling Fan with Light
By Hunter Fans

LUMENS
LIGHT AND LIVING
Call Us 877.445.4486

Details

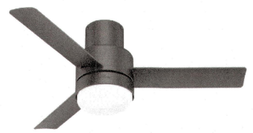
- Includes Handheld remote for easy speed and lighting adjustment from anywhere in the room
- Material: Plastics
- Body: Silver
- Blade Finish: Silver
- Number of Blades: 3
- Blade Pitch: 13 degrees
- Motor Type: Standard
- Motor Size: 153x12
- Fan Speeds Forward/Reverse: 3
- Pull Chain Switch
- Switch Included
- Control Included: Handheld
- Fan Airflow (at high speed): 2605 CFM
- Fan Airflow Efficiency (at high speed): 78 CFM/Watt
- Energy Star Qualified
- ETL Listed Damp
- Warranty: Limited Lifetime
- Made In China

Dimensions

Canopy: Height 5.45", Diameter 6.2"
Fixture: Height 13.96", Blade Diameter 44"
Motor: Height 8.51", Diameter 9.09"

Lighting

- Two 8.5 Watt (1100 Lumens) 120 Volt E26 Medium Base LED Lamp(s) (Included)



NAME: GILMOUR OUTDOOR CEILING FAN W/LIGHT
PROD.ID: HFNP398433
MANUF.: HUNTER

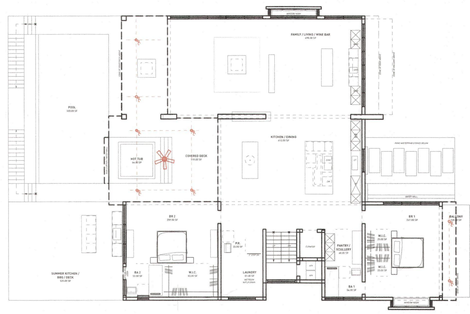
NOTE: TO BE FITTED WITH OMNI DIRECTIONAL LED BULB BY CYPRESS LIGHTING / WILDLIFE&TURTLE CERTIFIED E26 LED LIGHT BULB

APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND ACTIVITIES NOT STRICTLY IN ACCORDANCE WITH THE APPROVED PLANS AND/OR CONDITIONS OF THE PERMIT ISSUED PURSUANT TO CH. 161, F.S. AND OTHER PERMITS MAY BE REQUIRED.
November 17, 2022
Date
Reviewed by

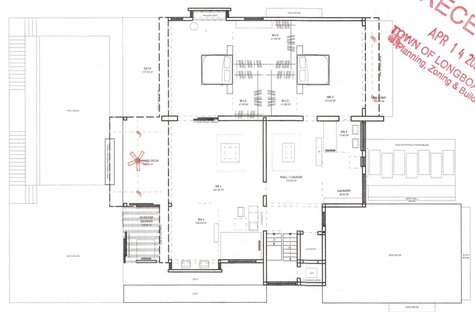
RECEIVED
August 5, 2022
OFFICE OF RESILIENCE AND COASTAL PROTECTION
ME-1452

2 LVL 1
Scale: 1/16" = 1'-0"

DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED LIGHTING PLAN
This approval is limited to the exterior lights depicted on the stamped plans. This approval does not relieve the applicant of the responsibility to obtain any other approvals or permits which may be required by Federal, State, County or Municipal law.
November 17, 2022
Reviewed by Date



3 LVL 2
Scale: 1/16" = 1'-0"



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DesignMa

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MASON MARTIN

5809 GOMD
LONGBOAT KEY, FL 34228

Project No. 2022-53

DATE ISSUED

ENGINEER SEAL IS FOR GENERAL LAYOUT AND VISUAL PURPOSES ONLY CONTRACTOR IS RESPONSIBLE TO MEET FBC 7TH ED 2020 REGARDLESS OF ANY ERROR OR OMISSIONS ON THE LAYOUT PAGES. BY ISSUANCE OF PERMIT TO THE CONTRACTOR, CONTRACTOR ASSUMES THESE RESPONSIBILITIES AND ALL LIABILITIES THEREIN.

Revisions

REV 1
08/04/22 PATH LIGHTING - QUANTITY

Keyplan

Project North

TURTLE LIGHTING PLAN

SHEET DATE: 05/17/22
DRAWN BY: MV
CHECKED: MV

A5.0

BLDG. PERMIT PLANS
FILE COPY OF RECORD

SURVEY REPORT AND PROJECT NOTES:

All horizontal coordinates, bearings, distances and elevations are referenced to existing ground control as provided upon the record map of the Coastal Construction Control Line for Manatee County. All data is referenced to the Florida State Plane Coordinates referenced to NAD 83/90 (U.S. survey foot) as published. Reference monuments "R55" and "R56". Bearings are reference to a straight line projection of these monuments using published state plane coordinates.

Some improvements such as, but not limited to, surface drainage, subsurface improvements, landscape features, interior fences, and other items not related to the purpose of this sketch. Have not been located or graphically shown.

Dimensional data referenced hereon are expressed in feet and decimals thereof and are consistent with recorded data unless otherwise indicated.

Field locations of existing elevations, improvements and property lines were referenced to existing control monuments as shown on the map of record for the Coastal Construction Control Line for Manatee County.
There may be additional restrictions that are not shown on this sketch that may be found in the Public Records of this county.

Structures, if any, shown hereon where located at grade level and do not show roof overhangs, planters, wing walls or other decorative attached items unless otherwise depicted.

The purpose of this survey is to Tie the Fixed Improvements to the C.C.C.L.

THE APPROXIMATE MEAN HIGH WATER LINE ON THIS PLAT IS NOT A TIDAL PROPERTY BOUNDARY, WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE "COASTAL MAPPING ACT OF 1974" (CHAPTER 177, PART II OF THE FLORIDA STATUTES), THE APPROXIMATE MEAN HIGH WATER LINE HAS BEEN USED DUE TO IT BEING INCIDENTAL TO THE PURPOSE FOR WHICH THIS PLAT HAS BEEN PREPARED.

FLOOD ZONE LINES SCALED FROM FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 125087 0001 D, REVISED FEBRUARY 1, 1984.

LEGEND

- SET 5/8" IRON ROD PLS 4911
- TRAVERSE POINT
- FOUND 5/8" IRON ROD
- FOUND 4"X4" CONC. MONUMENT
- FOUND 1/2" IRON PIPE
- FOUND P.K. NAIL & DISC
- PID MANATEE COUNTY PARCEL ID NUMBER
- (M) MEASURED DATA
- (R) RECORD DATA
- 7.0 EXISTING ELEVATION NAVD88
- SHWL 2.5 SEASONAL HIGH WATER LINE
- MHWL 0.09 MEAN HIGH WATER LINE
- MSL 0.0 MEAN SEA LEVEL
- RANGE MONUMENT
- 123.4 to CCCL DIMENSION PERPENDICULAR TO THE COASTAL CONSTRUCTION CONTROL LINE (CCCL)
- EXISTING* BUILDING BUILDING OUTLINE SCALED FROM MANATEE COUNTY AERIAL (NOT FIELD LOCATED)

5809 GULF OF MEXICO DRIVE, MANATEE COUNTY, ME-TBD





PROJECT LOCATION
SECTION 26 – TWP. 35 S – RANGE 16 E

LEGAL DESCRIPTION: Lot 2, H & M ASSOCIATES SUBDIVISION, according to the plat thereof recorded in Plat Book 29, Page 85, of the Public Records of Manatee County, Florida

SPECIFIC PURPOSE SURVEY OF 5809 GULF OF MEXICO DRIVE, FLORIDA.
FOR THE PURPOSE OF LOCATING THE NATURAL FEATURES AND FIXED IMPROVEMENTS IN REFERENCE TO THE COASTAL CONSTRUCTION CONTROL LINE. A SEPARATE BOUNDARY SURVEY WAS PREPARED PRIOR TO THIS SURVEY.

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SURVEY DATE: 06-01-2022
LAST SKETCH DATE: 06-15-2022
REVISION:
JOB No. lbkGOMD5809
SCALE: 1" = 30' - U.S. FOOT

Jeffrey L. Hostetler
Digitally signed by Jeffrey L. Hostetler
Date: 2023.03.27 14:29:16 -04'00'

I, Jeffrey L. Hostetler, hereby certify that this sketch represents that which is stated hereon.

Jeffrey L. Hostetler, P.S.M.
State of Florida license No. 4911
islandsurveying@gmail.com

L. HOSTETLER LICENSE NO. 4911 STATE OF FLORIDA REGISTERED LAND SURVEYOR

This sketch is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

102 22nd ST. CT E. – BRADENTON – FLORIDA – 34208 – (941) 807-3597

102 22nd ST CT E - FLORIDA - 34208 (941) 807-3597 ISLANDSURVEYING@GMAIL.COM

TOPOGRAPHIC SURVEY - SHEET 1 OF 1

5809 GULF OF MEXICO DRIVE, MANATEE COUNTY, ME-TBD

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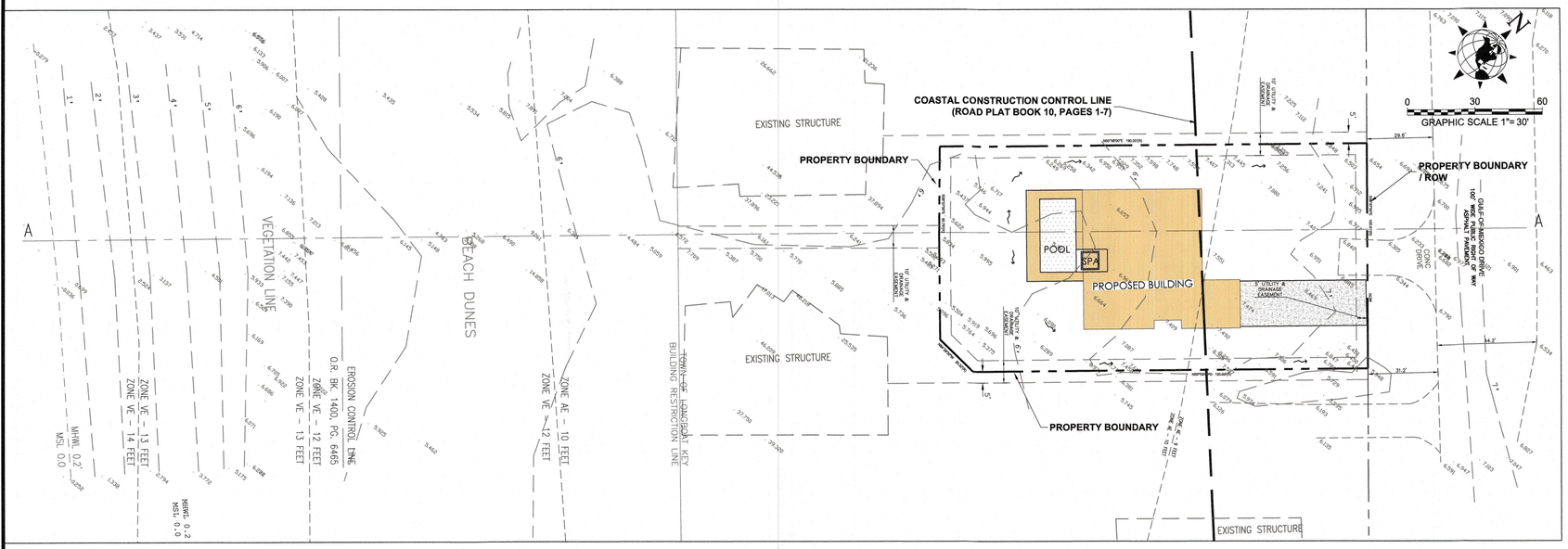
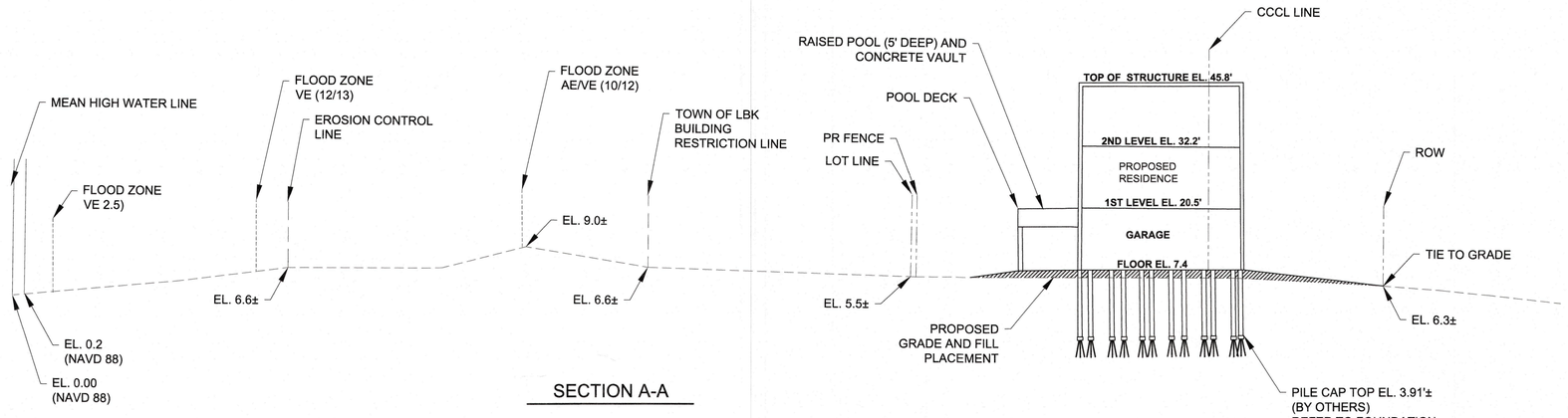
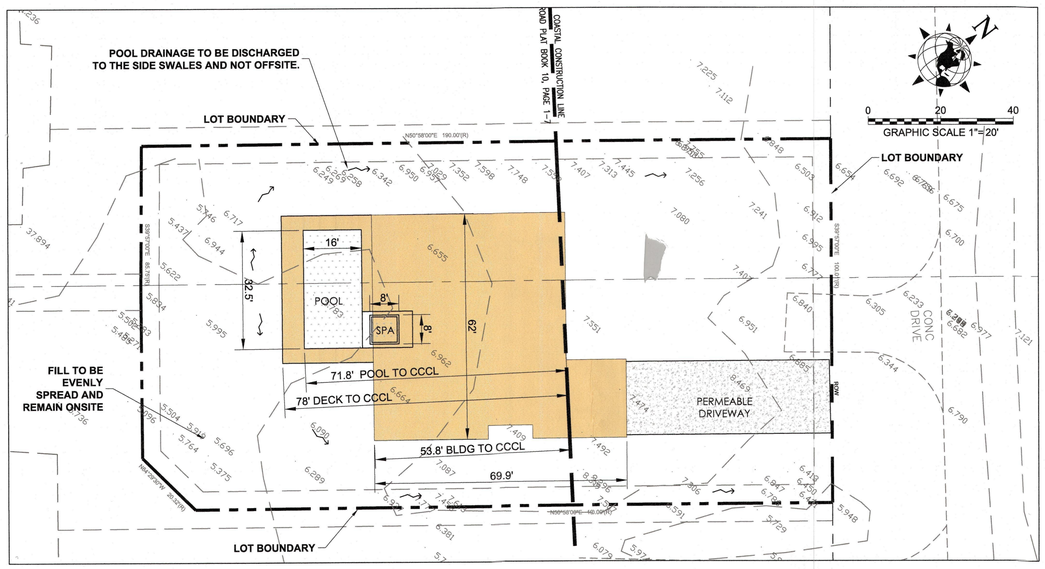




SECTION A-A



BUILDING DETAIL
SCALE: 1: 20'

SITE NOTES:

1. CONSTRUCTION SCHEDULE: OCTOBER 2022 - JANUARY 2023
2. SITE AREA: 18,927 S.F. OR (0.435) ACRES
3. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AND ARE UNDERLINED.
4. THE SUBJECT LAND LIES IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 12081C0291F (MAP REVISED DATE: 8-10-2021). BASE FLOOD ELEVATION OF 9/10 FEET (N.A.V.D. 1988) REQUIRED BY F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT AGENCY); FLOOD ZONE DESIGNATED LIMITS AS SHOWN HEREON WERE DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. SUBJECT TO VERIFICATION.
5. THE SUBJECT LAND LIES PARTIALLY SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
6. CUT/FILL VOLUME:
   CUT=80 C.Y.
   FILL=80 C.Y.
7. ONLY BEACH COMPATIBLE FILL SHALL BE PLACED ON THE BEACH OR IN ANY ASSOCIATED DUNE SYSTEM. ALL FILL MATERIAL PLACED SEAWARD OF THE CCCL SHALL BE SAND WHICH IS SIMILAR TO THAT ALREADY EXISTING IN THE SAME FIXED COASTAL CELL IN COLORATION, GRAIN SIZE, AND COMPOSITION. BEACH COMPATIBLE FILL IS MATERIAL THAT MAINTAINS THE GENERAL CHARACTER AND FUNCTIONALITY OF THE MATERIAL OCCURRING ON THE BEACH AND IN THE ADJACENT DUNE AND COASTAL SYSTEM. SUCH MATERIAL SHALL BE PREDOMINATELY OF CARBONATE, QUARTZ OR SIMILAR MATERIAL WITH A PARTICLE SIZE DISTRIBUTION RANGING BETWEEN 0.062MM (4.0) AND 4.76MM (-2.25) (CLASSIFIED AS SAND BY EITHER THE UNIFIED SOILS OR THE WENTWORTH CLASSIFICATION), SHALL BE SIMILAR IN COLOR AND GRAIN SIZE DISTRIBUTION (SAND GRAIN FREQUENCY, MEAN AND MEDIAN GRAIN SIZE AND SORTING COEFFICIENT) TO THE MATERIAL IN THE EXISTING COASTAL SYSTEM AT THE PLACEMENT AREA AND SHALL NOT CONTAIN:

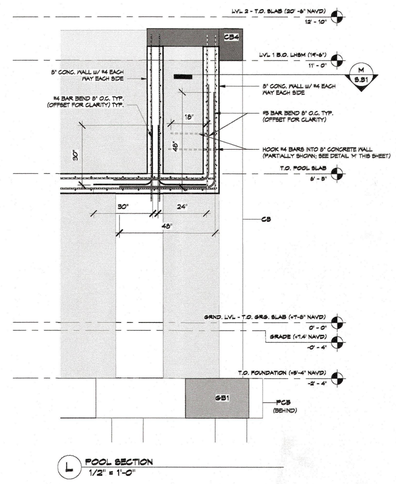
(A) GREATER THAN 5 PERCENT, BY WEIGHT, SILT, CLAY OR COLLOIDS PASSING THE #230 SIEVE (4.0);

(B) GREATER THAN 5 PERCENT, BY WEIGHT, FINE GRAVEL RETAINED ON THE #4 SIEVE (-2.25);

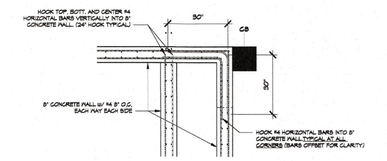
(C) COARSE GRAVEL, COBBLES OR MATERIAL RETAINED ON THE 3/4 INCH SIEVE IN A PERCENTAGE OR SIZE GREATER THAN FOUND AT THE PLACEMENT AREA;

(D) CONSTRUCTION DEBRIS, CLAY BALLS OR FOREIGN MATTER; OR,

(E) MATERIAL THAT RESULTS IN CEMENTATION OF THE BEACH.



L POOL SECTION
1/2" = 1'-0"



M POOL CORNER REINFORCING DETAILS
1/2" = 1'-0"

POOL CONSTRUCTION DETAILS BY OTHERS.
CONCEPTUAL DESIGN PROVIDED FOR PERMIT ONLY

APPROVED PLAN AS PERMITTED
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON THE APPROVED PLANS AND LISTED IN THE PROJECT DESCRIPTION. THIS PERMIT IS ISSUED PURSUANT TO CH. 161, F.S. AND OTHER PERMITS MAY BE REQUIRED.

November 17, 2022
Reviewed by — Date

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NOVEMBER 17, 2022
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ME-1452

APR 14 2023
TOWN OF LONGBOAT KEY
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This item has been digitally signed and sealed by **Erin Leah Tumolo, PE.**, on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ERIN LEAH TUMOLO LICENSE No. 69073 STATE OF FLORIDA PROFESSIONAL ENGINEER

Erin L Tumolo — Digitally signed by Erin L Tumolo Date: 2022.11.16 21:46:21 -05'00'

ERIN LEAH TUMOLO
FL LICENSE NO. 69073

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644
www.morrisengineering.net

DATE	11/15/22
PROJECT	5809 GOM DR
DRAWING	5809 GOM CCCL
DRAWN	KJA
CHECKED	ELT

CCCL PERMIT PLAN
5809 GULF OF MEXICO DR.
LONGBOAT KEY, FLORIDA 34228

SEC. – TSP. – RNG.	
SHEET	OF
1	1

BLDG. PERMIT PLANS
FILE COPY OF RECORD

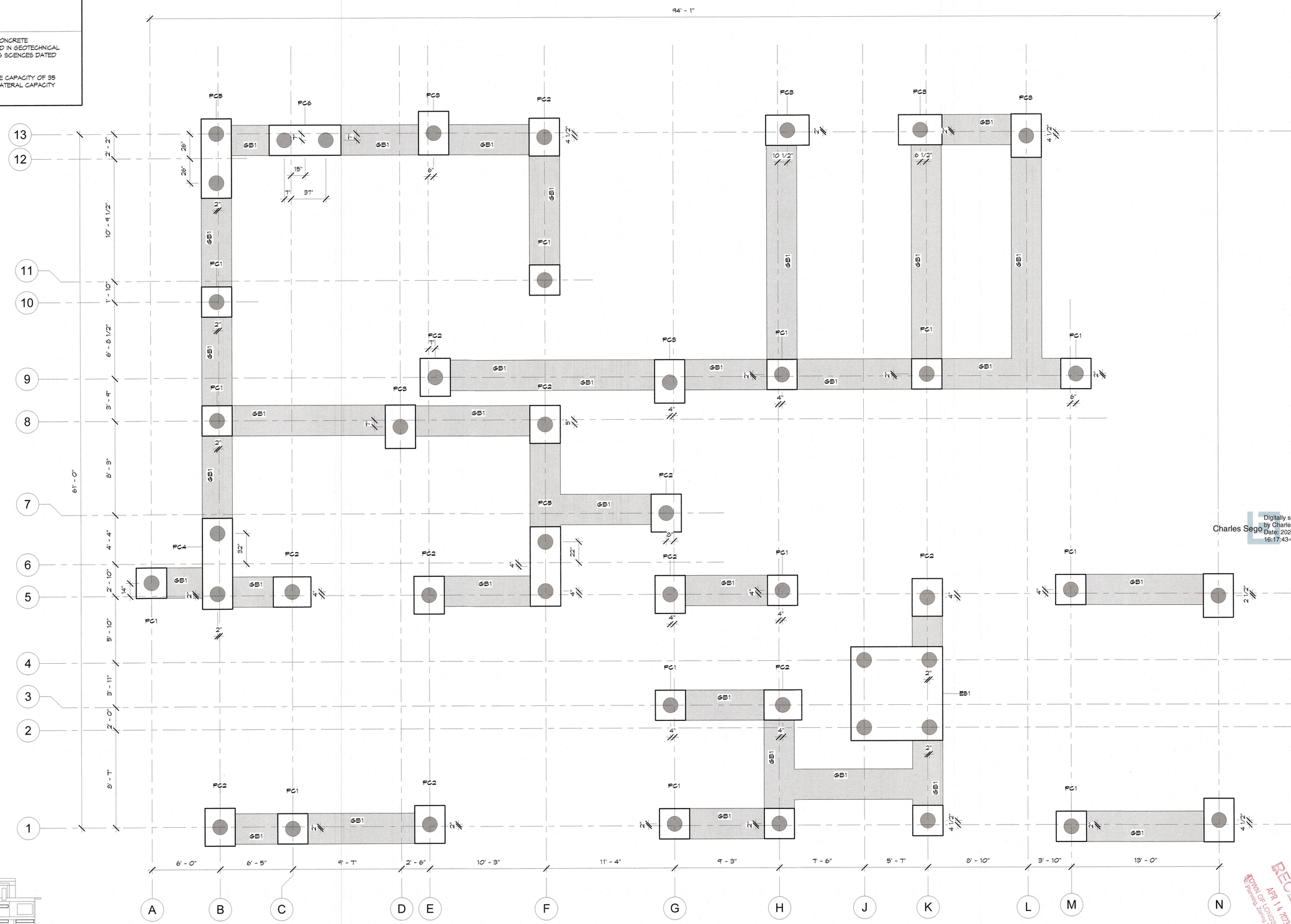
LEGEND:

DENOTES ⌀16" AUGER CAST PILE
TOP @ +3-11" NAVD.

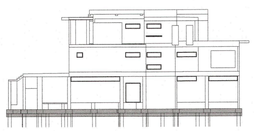
AUGER CAST PILE NOTES:

PILES SHALL BE 16" DIAMETER AUGER CAST CONCRETE INSTALLED TO A DEPTH OF 25 FEET, AS NOTED IN GEOTECHNICAL REPORT No.13545 BY UNIVERSAL ENGINEERING SCIENCES DATED JUNE 8 14, 2018.

PILE SHALL DEVELOPE MINIMUM COMPRESSIVE CAPACITY OF 35 TONS, TENSILE CAPACITY OF 8.0 TONS AND LATERAL CAPACITY AT GRADE OF 3.0 TONS.



FOUNDATION PLAN
1/4" = 1'-0"



AREA SHOWN THIS SHEET

KEY

SEGO & SEGO
A LIMITED LIABILITY COMPANY
STRUCTURAL ENGINEERING FOR COASTAL ENVIRONMENTS
T: 941-778-8204 · SEGO.AM@GMAIL.COM
1614 HANSEN STREET · SARASOTA, FL 34231
CERTIFICATE OF AUTHORIZATION No. 28716

NEW RESIDENCE

5804 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

THE STRUCTURAL ENGINEER CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE DESIGN REPRESENTED BY THESE DRAWINGS COMPLIES WITH FLORIDA BUILDING CODE, 2020 EDITION

Charles Sego Digitally signed by Charles Sego Date: 2023.03.24 16:17:43-04'00'

CHARLES SEGO LICENSE NO. 59173 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 03/24/2023

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DRAWN BY: HcB

REVISIONS:

No.	Description	Date

SHEET TITLE:
FOUNDATION PLAN

PROJECT NO.
1000-145

SHEET NO.
S.1

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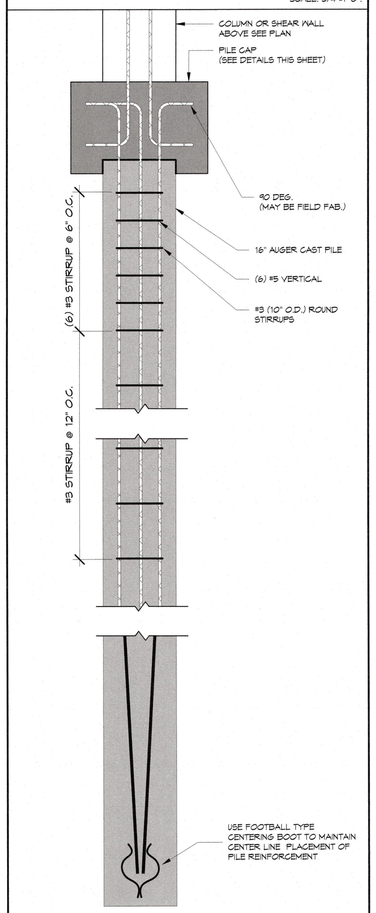
PILE DETAIL

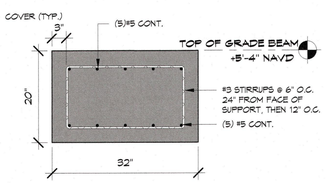
SCALE: 3/4"=1'-0".



GRADE BEAM DETAILS

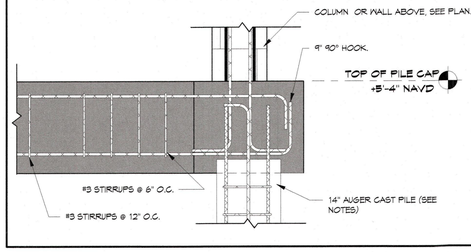
SCALE: 3/4"=1'-0"

GB1



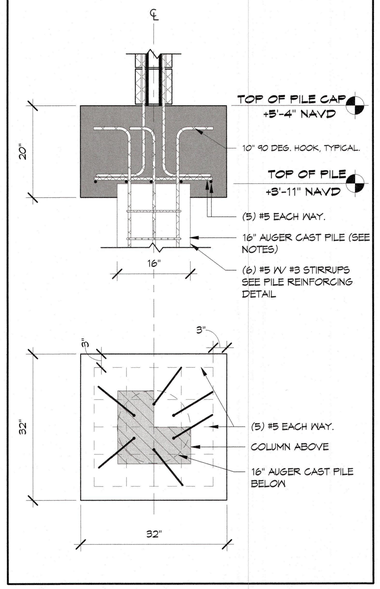
PILE CAP TO GRADE BEAM TRANSITION

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



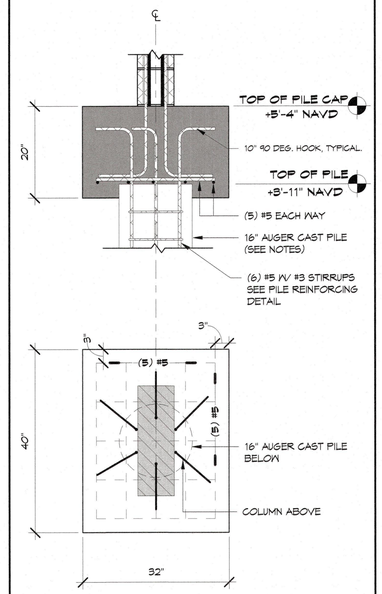
PC1

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



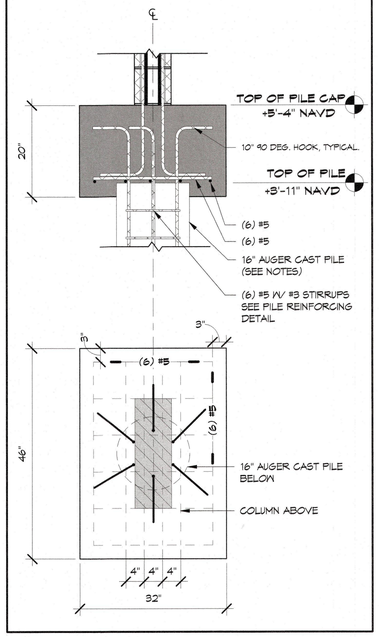
PC2

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



PC3

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



PC4

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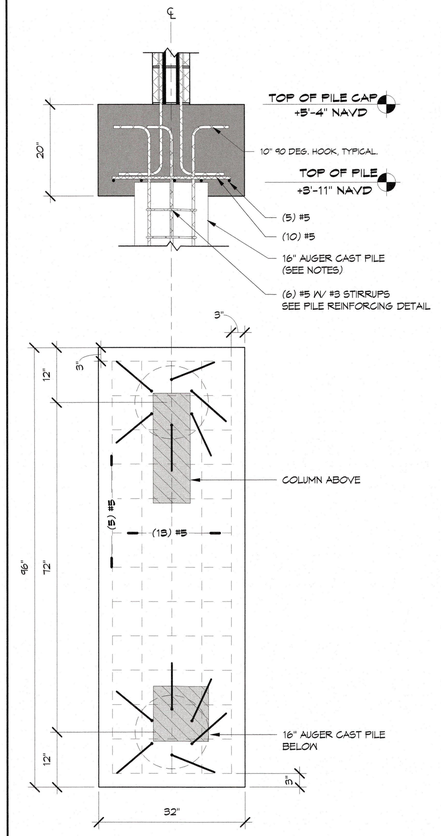
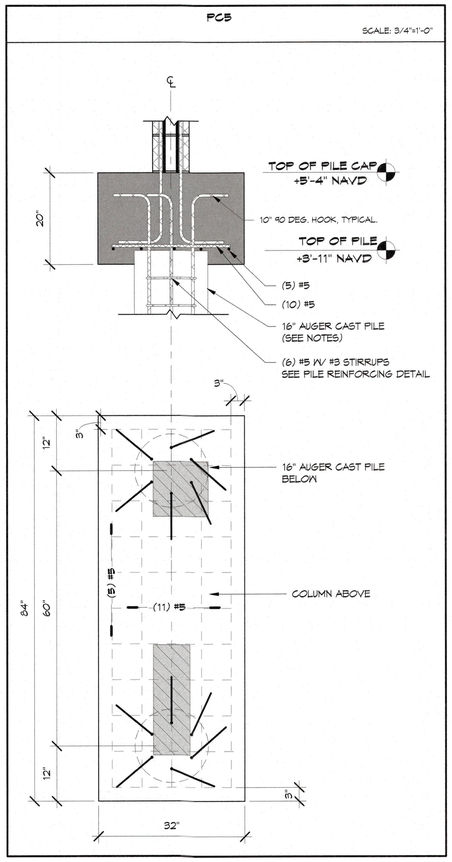


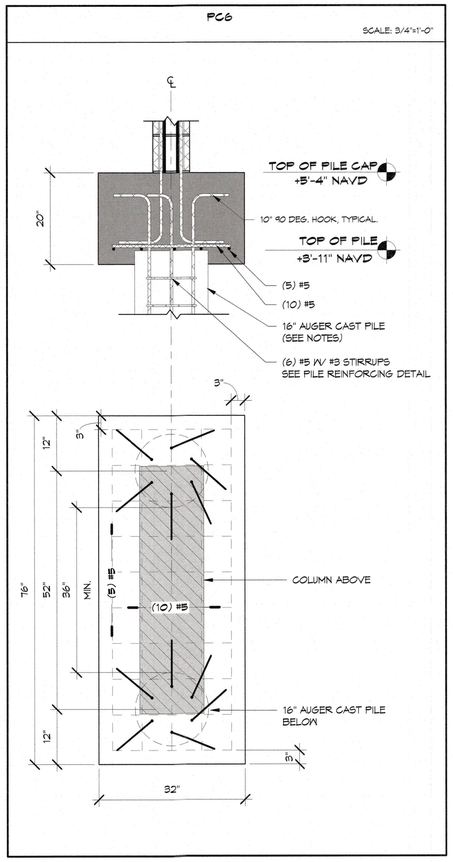
PC5

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



PC6

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



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1614 HANSEN STREET · SARASOTA, FL 34231

NEW RESIDENCE

5809 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

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SHEET TITLE: FOUNDATION DETAILS

PROJECT NO. 1000-145

SHEET NO. S.2

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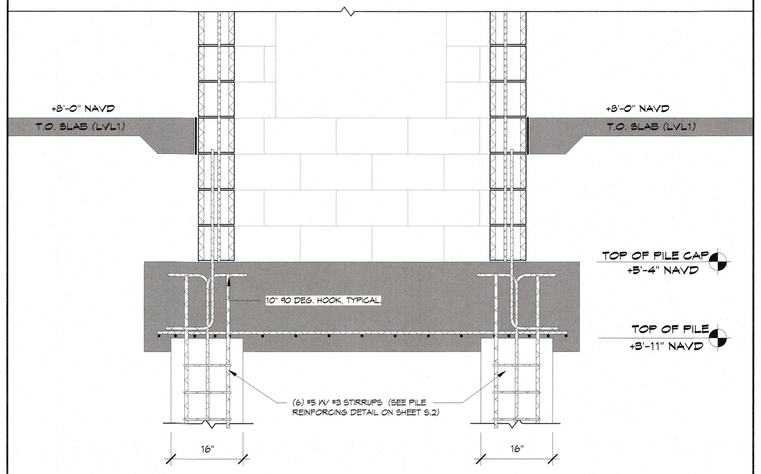
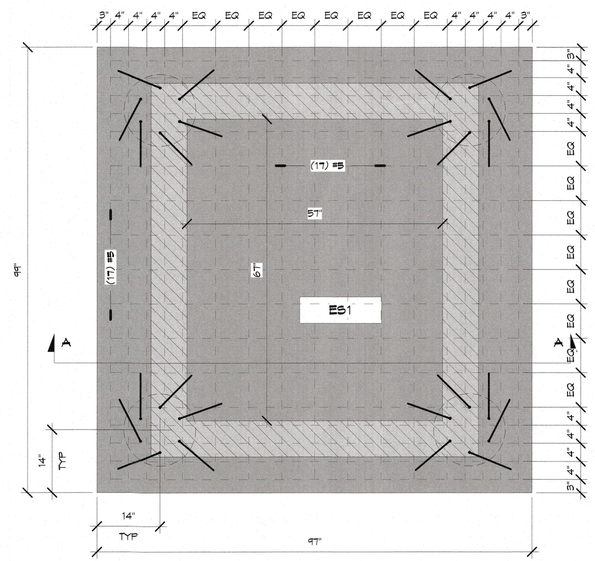
ELEVATOR PILE CAP - ES1

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



SECTION A-A



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1000-145

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S.3

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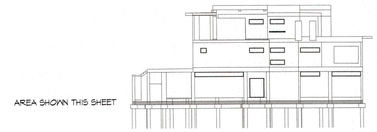
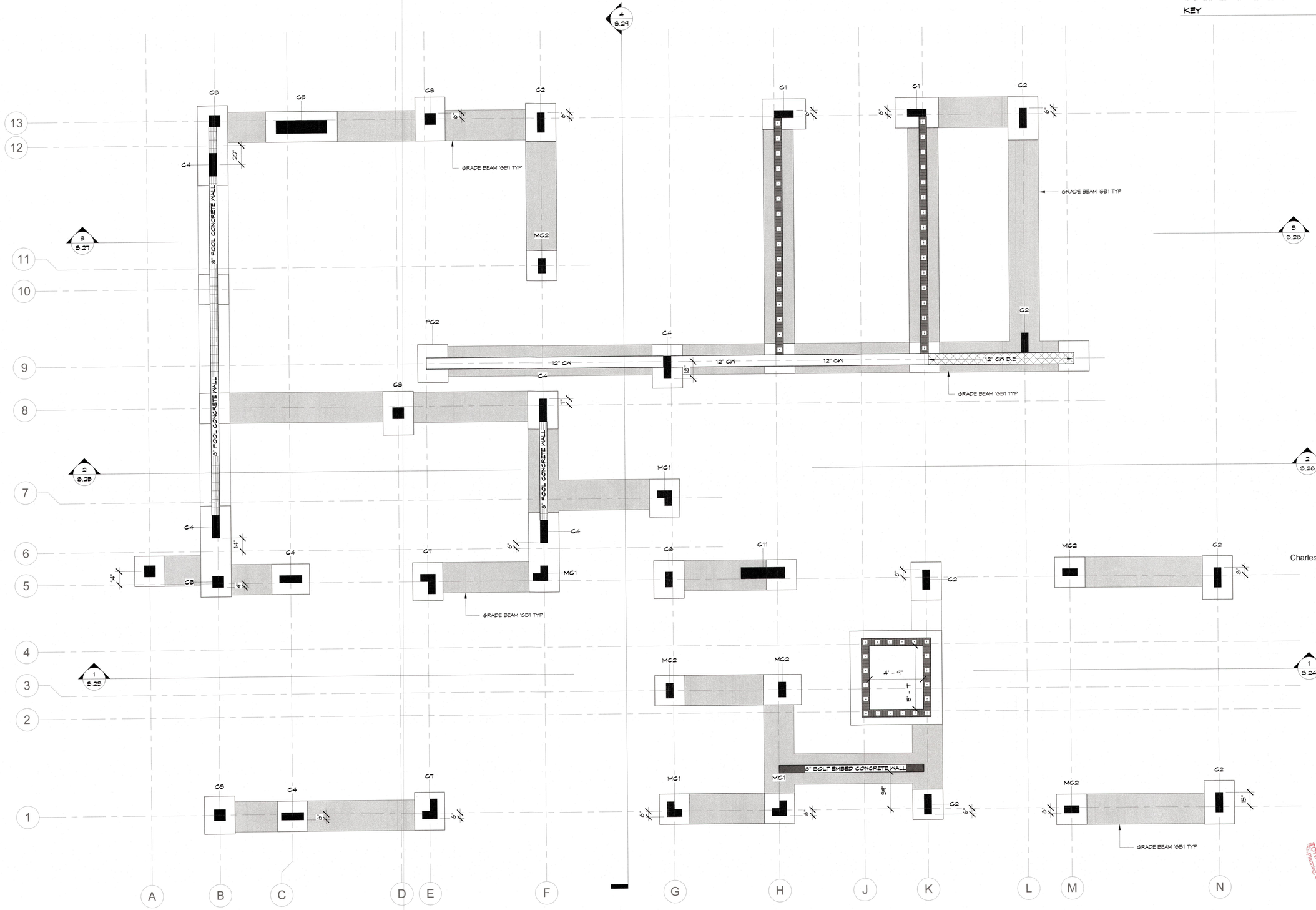
WALL LEGEND

- 8" POOL CONC. WALL w/ #4 @ 8" O.C. EACH SIDE, EACH WAY
- 8" CMU SHEAR WALL w/ (1) FILLED CELL VERTICALLY REINFORCED AT 16"O.C. MAX. TO BEAM ABOVE; 9 GA. HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. STARTING AT FIRST COURSE
- 8" BOLT EMBED CONC. WALL w/ # 4 @ 8" O.C. EACH SIDE, EACH WAY. PROVIDE MIN. 3/4" COVER BETWEEN BOLT EMBED FINISH AND REINFORCEMENT
- 12 CMB.E. — 12" BOLT EMBED CONC. WALL w/ # 4 @ 8" O.C. EACH SIDE, EACH WAY. PROVIDE MIN. 3/4" COVER BETWEEN BOLT EMBED FINISH AND REINFORCEMENT
- 12 CW — 12" CONC. WALL w/ #4 @ 8" O.C. EACH SIDE, EACH WAY.





GROUND LEVEL - COLUMN PLAN
1/4" = 1'-0"

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SHEET TITLE: COLUMN PLAN

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SHEET NO. S.4

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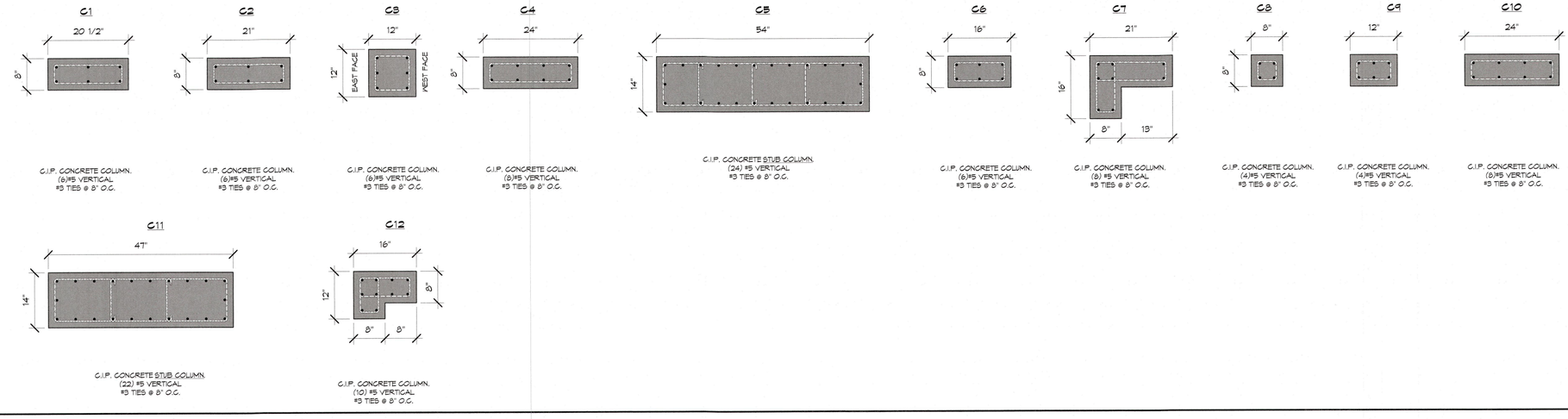
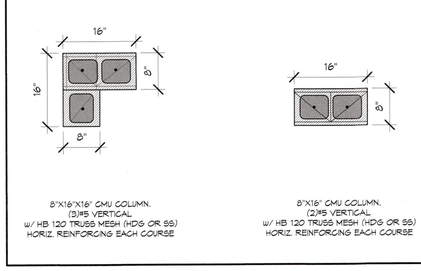
CONCRETE COLUMN SCHEDULE:



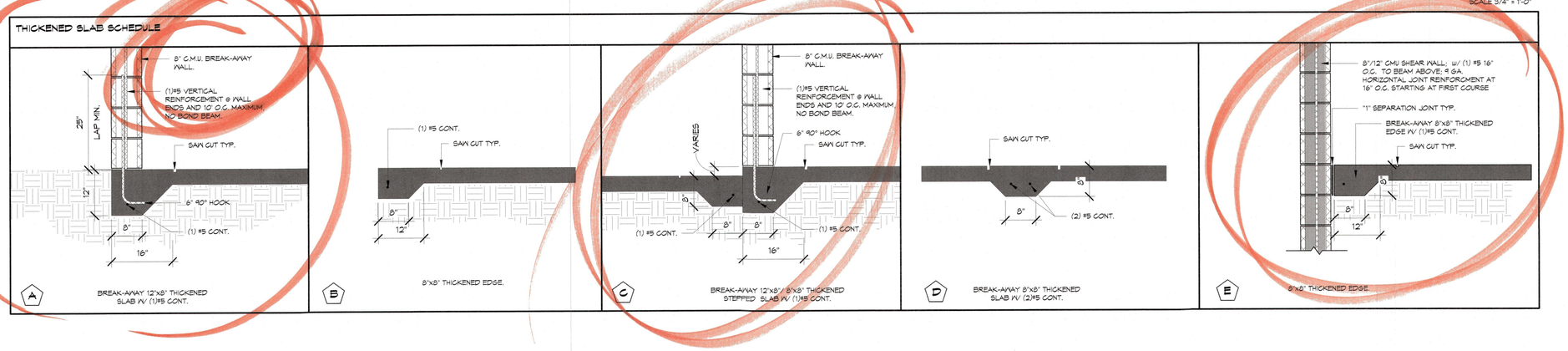
MASONRY COLUMN SCHEDULE:



GO TO S.7
TO See WHere
Breakway Go

THICKENED SLAB SCHEDULE

SCALE 3/4" = 1'-0"



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SHEET TITLE: COLUMN AND THICKENED SLAB DETAILS

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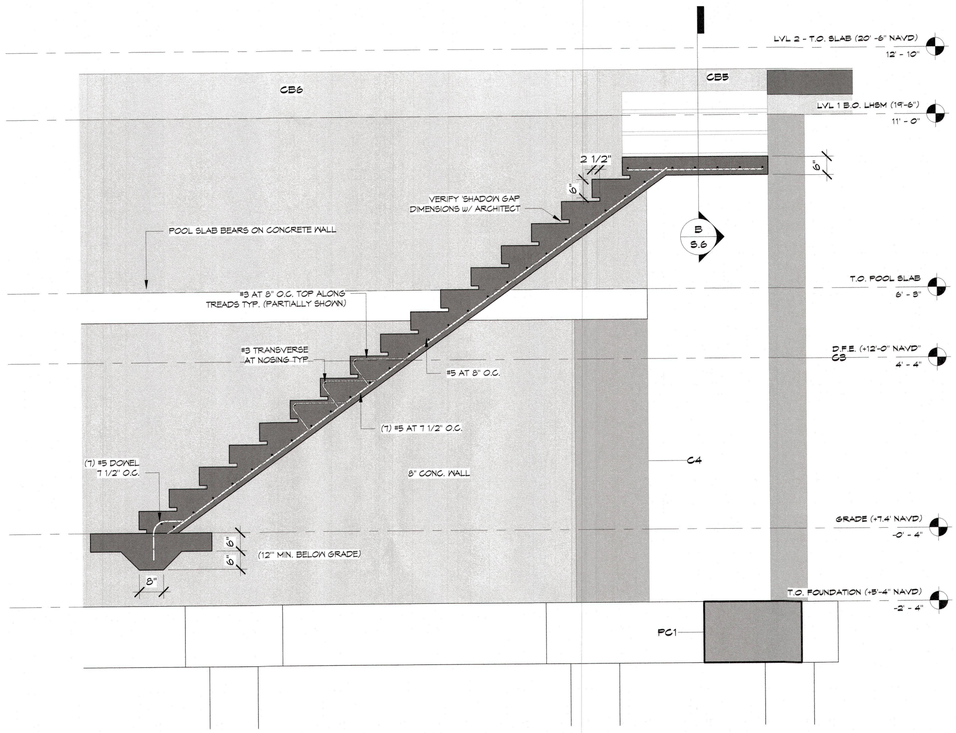
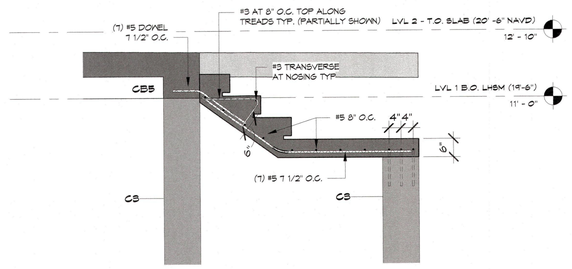


A REAR DECK ACCESS STAIR DETAILS
1/2" = 1'-0"



B REAR DECK ACCESS STAIR DETAILS
1/2" = 1'-0"

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STAIR DETAILS

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SHEET NO.
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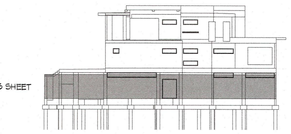
WALL LEGEND

- 8" POOL CONC. WALL W/ #4 @ 8" O.C. EACH SIDE, EACH WAY
- 8" CMU BREAK-AWAY WALL W/ (1) FILLED CELL VERTICAL REINFORCED AT 10'-0" O.C. MAX. AND AT END OF WALL SEGMENTS. NO CONNECTION TO BOND BEAM ABOVE. BEARS ON BREAK-AWAY FOOTING. REQUIRED 1" CAULKED SEPARATION JOINT BETWEEN WALL AND COLUMNS, TYP. U.N.O.
- 8" CMU SHEAR WALL W/ (1) FILLED CELL VERTICAL REINFORCED AT 16"O.C. MAX. TO BEAM ABOVE; 9 GA. HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. STARTING AT FIRST COURSE
- 8" BOLT EMBED CONC. WALL W/ # 4 8" O.C. EACH SIDE, EACH WAY. PROVIDE MIN. 3/4" COVER BETWEEN BOLT EMBED FINISH AND REINFORCEMENT
- 12" CM B.E. — 12" BOLT EMBED CONC. WALL W/ # 4 8" O.C. EACH SIDE, EACH WAY. PROVIDE MIN. 3/4" COVER BETWEEN BOLT EMBED FINISH AND REINFORCEMENT
- 12" CM — 12" CONC. WALL W/ #4 8" O.C. EACH SIDE, EACH WAY

AREA SHOWN THIS SHEET



KEY

SMART VENT FLOOD PROTECTION COVER

SMART VENT (16-in. x 8-in.) = 200 sq. ft. PER VENT

TOTAL ENCLOSED AREA = 2844 sq. ft
FIFTEEN (15) PROVIDED TO OUTSIDE = 3000 sq. ft

SEE SHEET S.24 FOR SMART VENT DETAILS

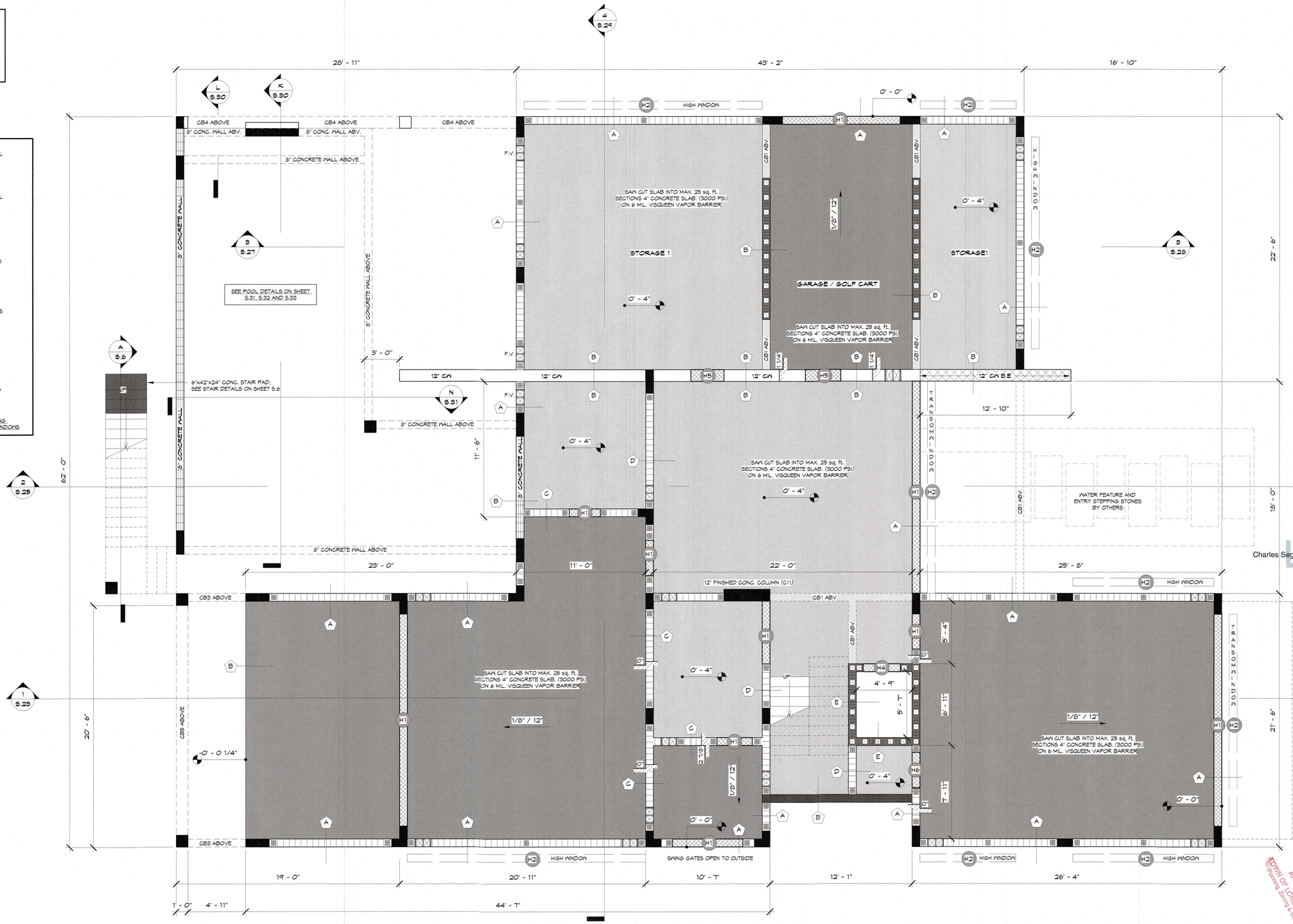
L1 — 8F8-1B
PRE-CAST LINTEL OVER OPENINGS IN CMU WALL (TYP.) SEGMENT

L2 — 8F16-1B/1T
PRE-CAST LINTEL OVER OPENINGS IN CMU WALL (TYP.) SEGMENT AT GROUND LEVEL

NOTES:

- H1 — PRECAST LINTEL L1 AT ±8'-0" ABV. T.O. ACCESS (LVL1) FINISHED SLAB (+0'-4"/ +8'-0" NAVD)
- H2 — CB1 ABOVE - NO LINTEL REQD
- H3 — PRECAST LINTEL L2 AT ±8'-0" ABV. T.O. ACCESS (LVL1) FINISHED SLAB (+0'-4"/ +8'-0" NAVD)
- H4 — COORDINATE w/ ELEVATOR SUPPLIER
- H5 — 12" CONC. WALL - NO LINTEL REQD
- H6 — PRECAST LINTEL L1 AT ±7'-0" ABV. T.O. ACCESS (LVL1) FINISHED SLAB (+0'-4"/ +8'-0" NAVD)

CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS FOR ALL DOORS AND WINDOWS



GRND. LEVEL WALL AND BEAM PLAN
1/4" = 1'-0"

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SHEET NO. S.7

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8" POOL CONC. WALL w/ #4
8" O.C. EACH SIDE, EACH WAY

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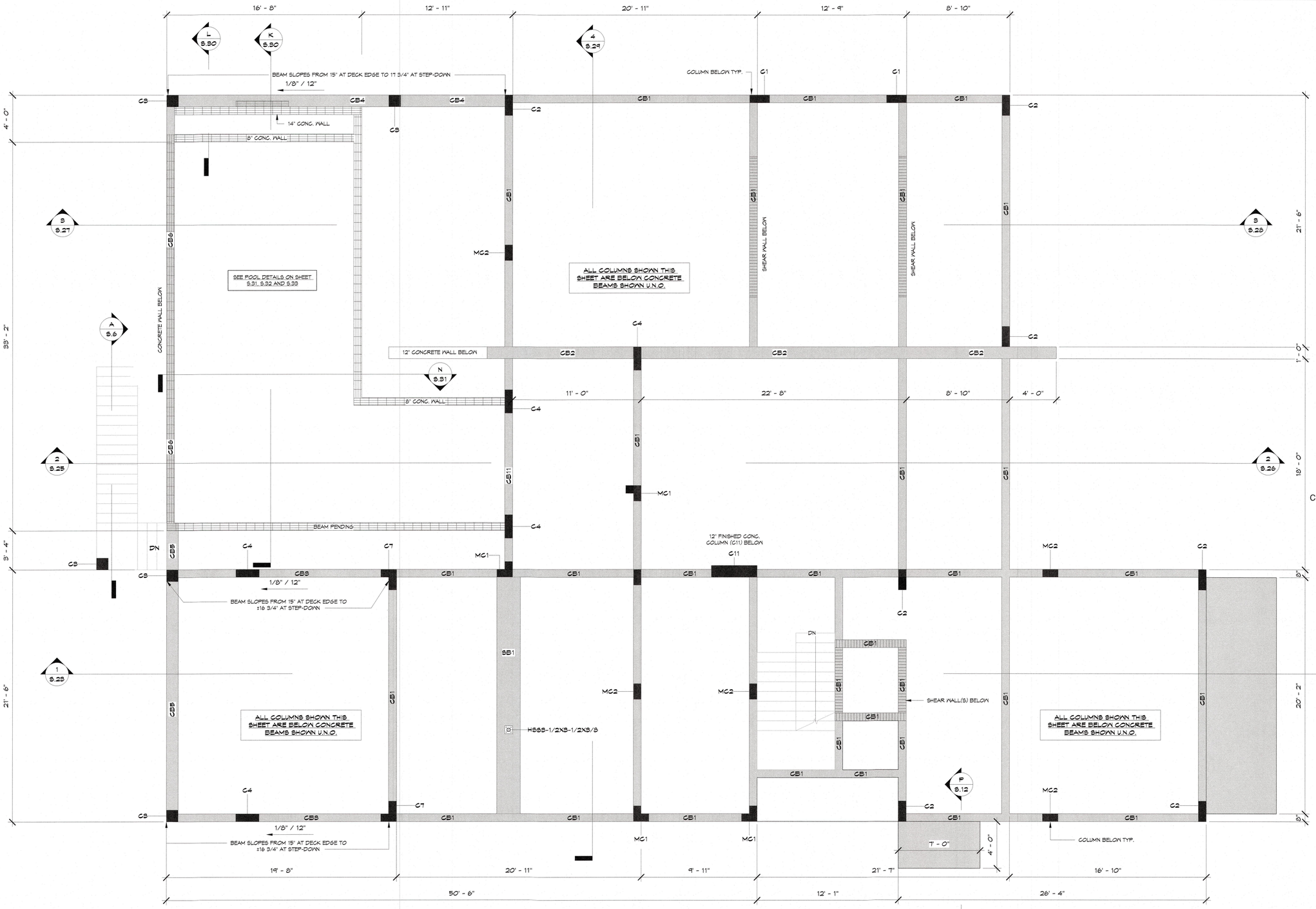
KEY



LVL 1 CONCRETE BEAM PLAN
1/4" = 1'-0"

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SHEET TITLE:
1st LEVEL CONCRETE BEAM PLAN

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SHEET NO.
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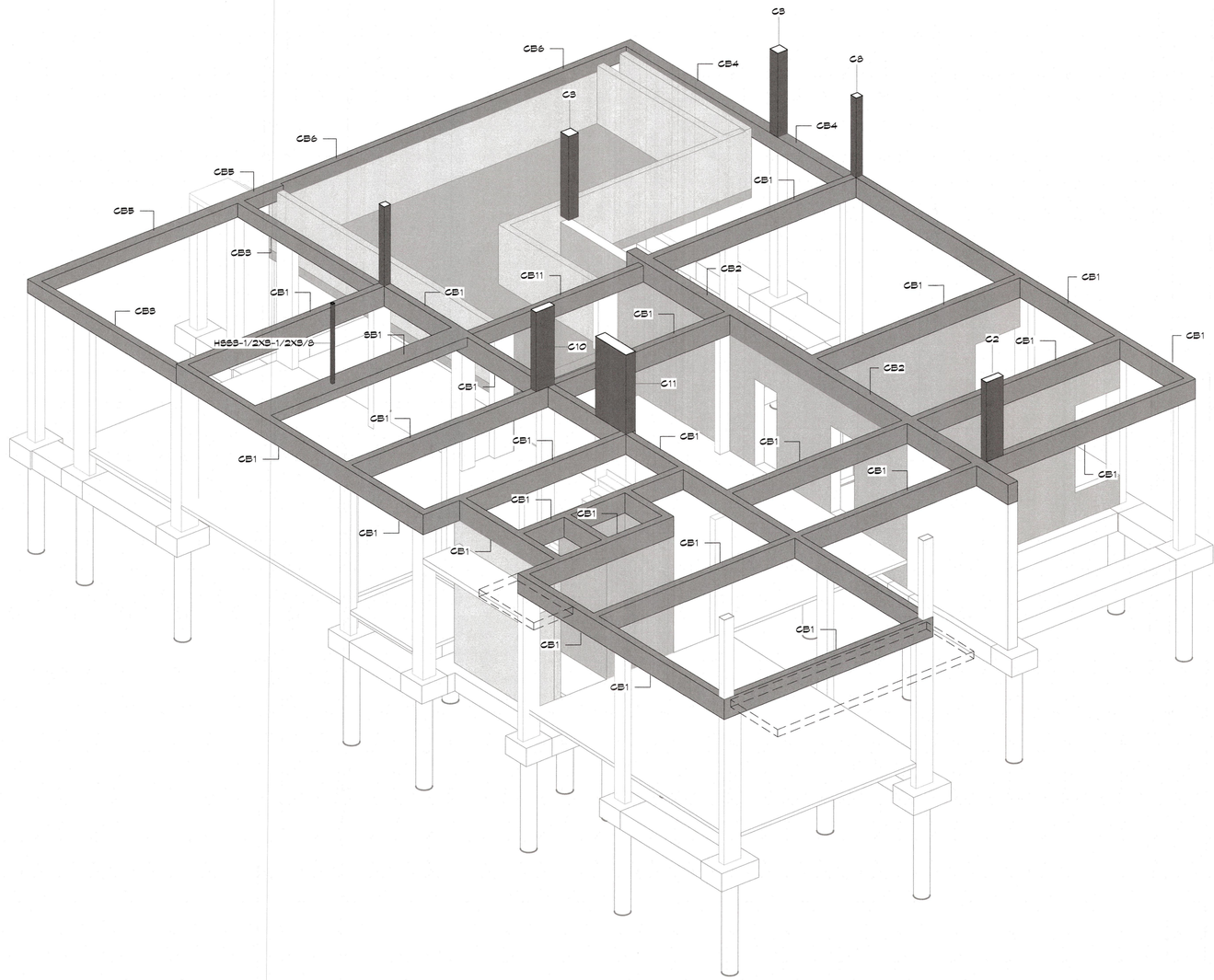

1st LVL. CONCRETE BEAM PLAN - ISOMETRIC

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1st LVL. CONCRETE BEAM PLAN - ISOMETRIC

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SLAB REINFORCEMENT - 10" SLAB.

1 — TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY

SLAB REINFORCEMENT - 10 3/4".
SLAB SLOPES TO 8" DECK AT EDGE

2 — TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY

SLAB REINFORCEMENT - 10 1/2".
SLAB SLOPES TO 8" DECK AT EDGE

3 — TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY

SLAB REINFORCEMENT - 10 3/8".
SLAB SLOPES TO 8" DECK AT EDGE

4 — TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY

SLAB REINFORCEMENT - 9". SLAB SLOPES TO 8" DECK AT EDGE

5 — TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY

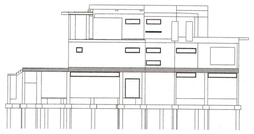
SLAB REINFORCEMENT - 8" SLAB.

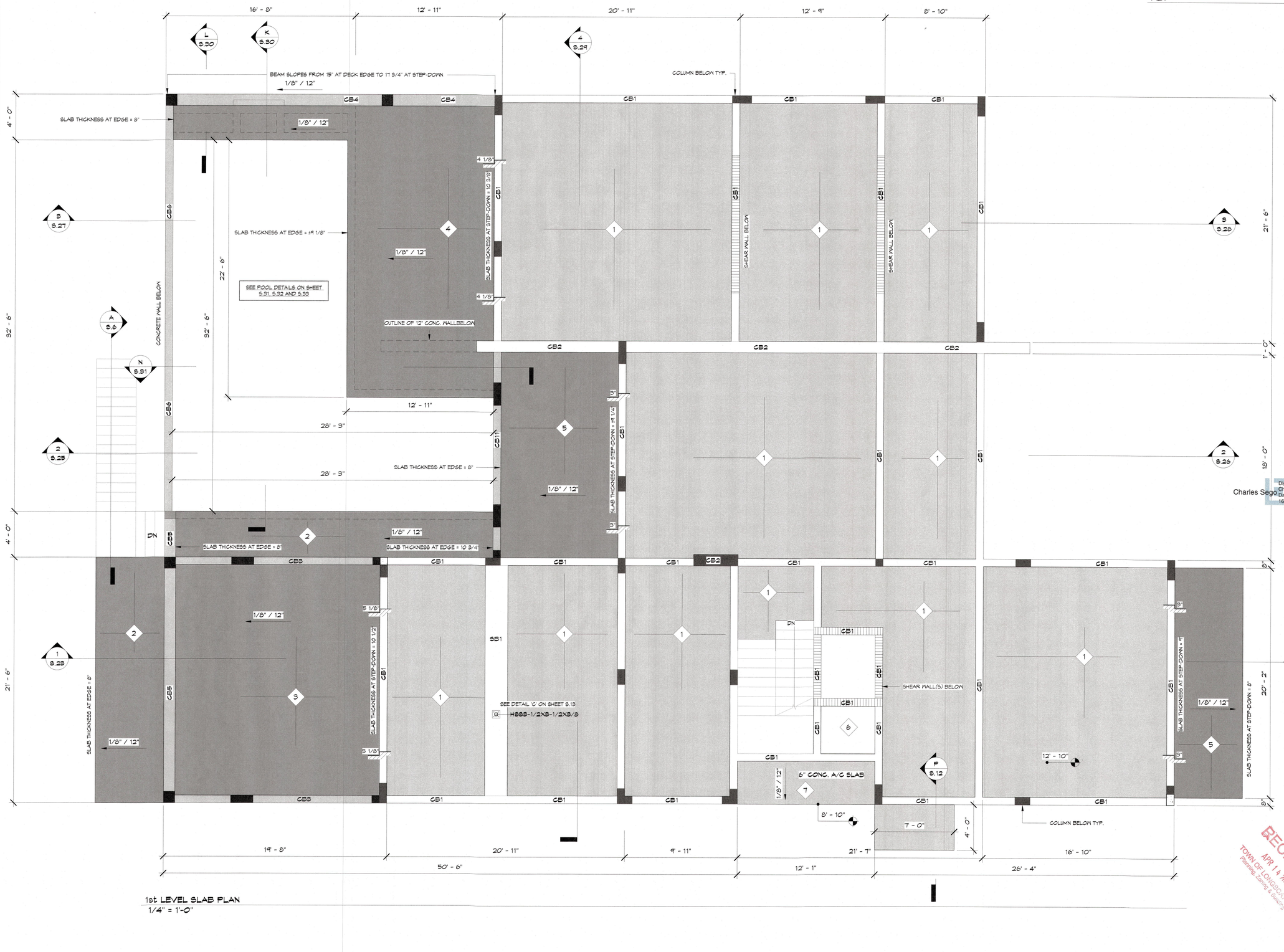
6 — TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY

SLAB REINFORCEMENT - 6". A/C

7 — TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY

ALL COLUMNS SHOWN THIS SHEET ARE BELOW CONCRETE BEAMS SHOWN U.N.O.





1st LEVEL SLAB PLAN
1/4" = 1'-0"

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NEW RESIDENCE

5604 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL. 34228

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SHEET TITLE:
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1000-145

SHEET NO.
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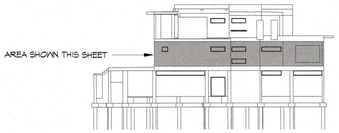
WALL LEGEND

- 8" CMU WALL w/ (1) FILLED CELL VERTICAL REINFORCED AT 4'-0" O.C. MAX. AND AT END OF WALL SEGMENTS.
- 8" BOLT EMBED CONC. WALL w/ #4 8" O.C. EACH SIDE, EACH WAY. PROVIDE MIN. 3/4" COVER BETWEEN BOLT EMBED FINISH AND REINFORCEMENT
- 12" CMU WALL w/ (1) FILLED CELL VERTICAL REINFORCED AT 4'-0" O.C. MAX. AND AT END OF WALL SEGMENTS.
- 8" CMU SHEAR WALL w/ (1) FILLED CELL VERTICAL REINFORCED AT 16"O.C. MAX. TO BEAM ABOVE; 9 GA. HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. STARTING AT FIRST COURSE
- 12" CMB.E. — 12" BOLT EMBED CONC. WALL w/ #4 8" O.C. EACH SIDE, EACH WAY. PROVIDE MIN. 3/4" COVER BETWEEN BOLT EMBED FINISH AND REINFORCEMENT



KEY

- L1 — 8F8-1B — PRE-CAST LINTEL OVER OPENINGS IN CMU WALL (TYP.) SEGMENT
- L2 — 8F16-1B/1T — PRE-CAST LINTEL OVER OPENINGS IN CMU WALL (TYP.) SEGMENT AT GROUND LEVEL
- L3 — 12F8-2B — PRE-CAST LINTEL OVER OPENINGS IN CMU WALL (TYP.)
- L4 — 12F16-2T/2B — PRE-CAST LINTEL OVER OPENINGS IN CMU WALL (TYP.)

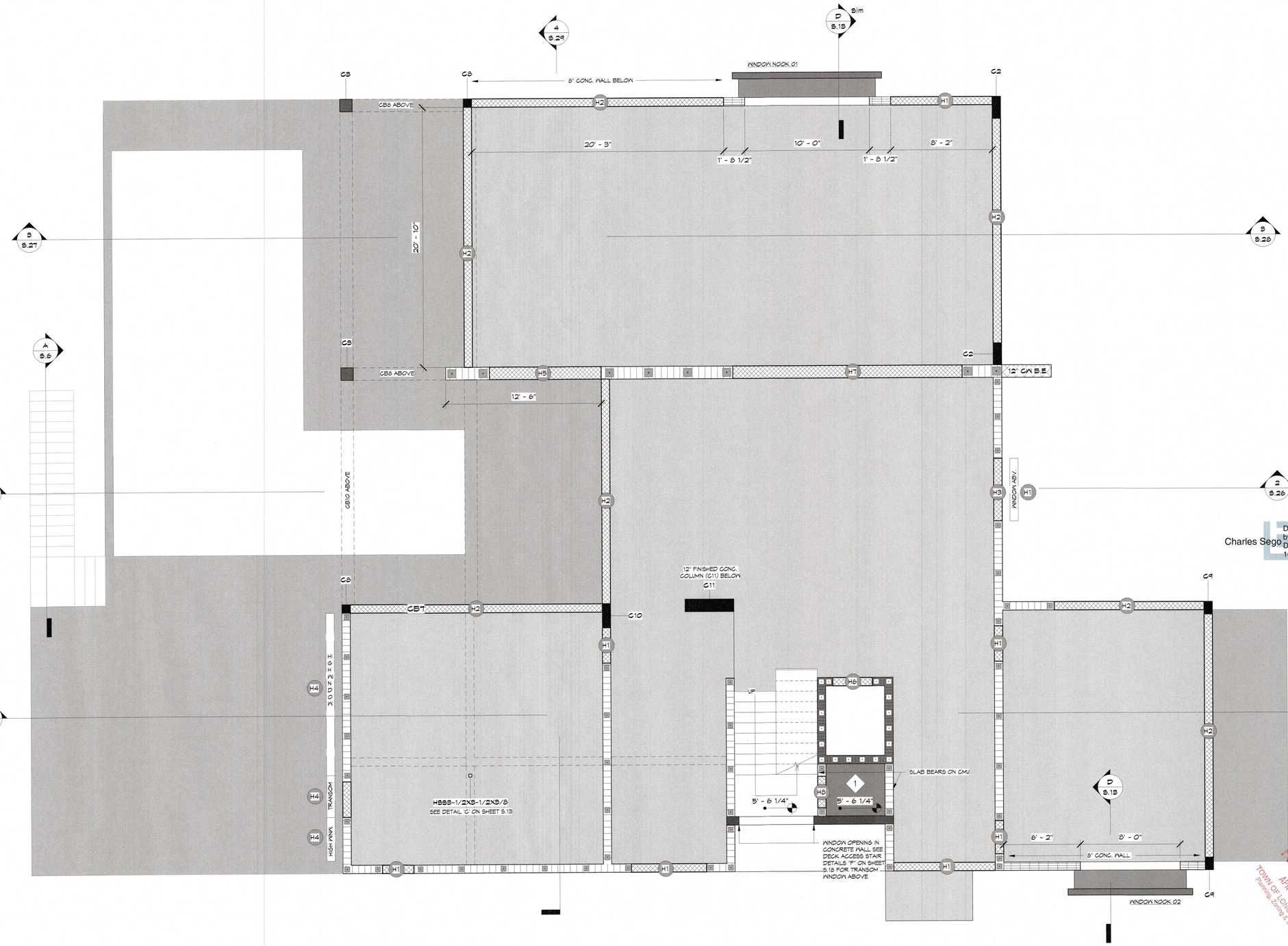
NOTES:

- H1 — PRECAST LINTEL L1 AT ±8'-0" ABV. LVL 2 - T.O. SLAB (20'-6" NAVD)
- H2 — PRECAST LINTEL L2 AT ±8'-0" ABV. LVL 2 - T.O. SLAB (20'-6" NAVD)
- H3 — PRECAST LINTEL L1 AT ±5'-0" ABV. LVL 2 - T.O. SLAB (20'-6" NAVD)
- H4 — PRECAST LINTEL L1 AT ±9'-6" ABV. LVL 2 - T.O. SLAB (20'-6" NAVD)
- H5 — PRECAST LINTEL L3 AT ±9'-6" ABV. LVL 2 - T.O. SLAB (20'-6" NAVD)
- H6 — PRECAST LINTEL L4 AT ±9'-6" ABV. LVL 2 - T.O. SLAB (20'-6" NAVD)
- H7 — COORDINATE w/ ELEVATOR SUPPLIER
- H8 — CB23 ABOVE

CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS FOR ALL DOORS AND WINDOWS

SLAB REINFORCEMENT - 6", A/H CLOSET

(1) TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY



1st LEVEL WALL AND BEAM PLAN
1/4" = 1'-0"

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NEW RESIDENCE

5804 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

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SHEET TITLE: 1st LEVEL WALL AND BEAM PLAN

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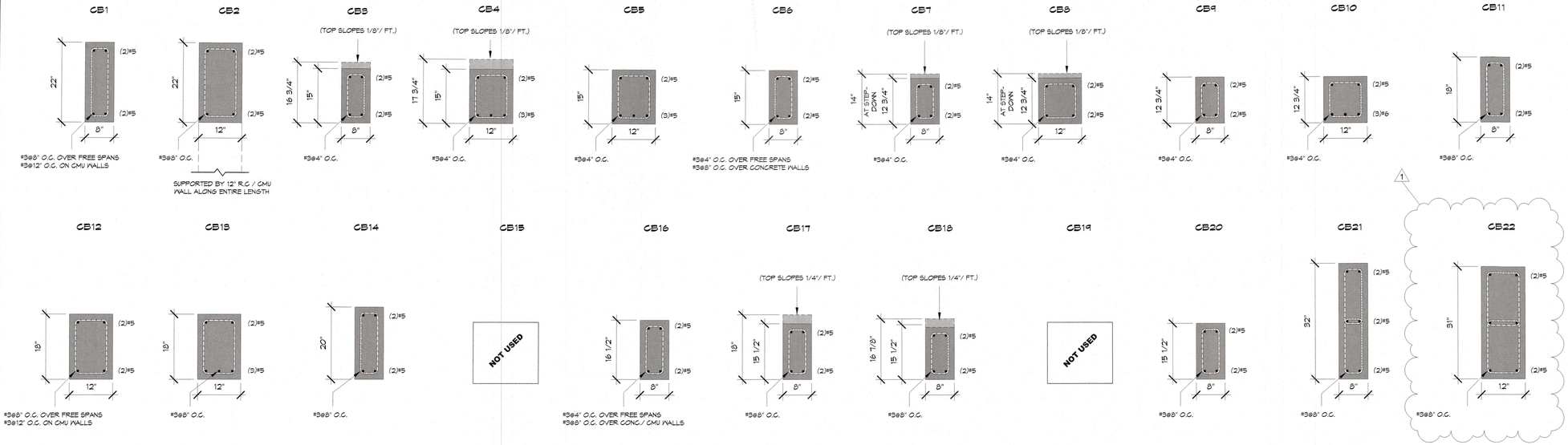
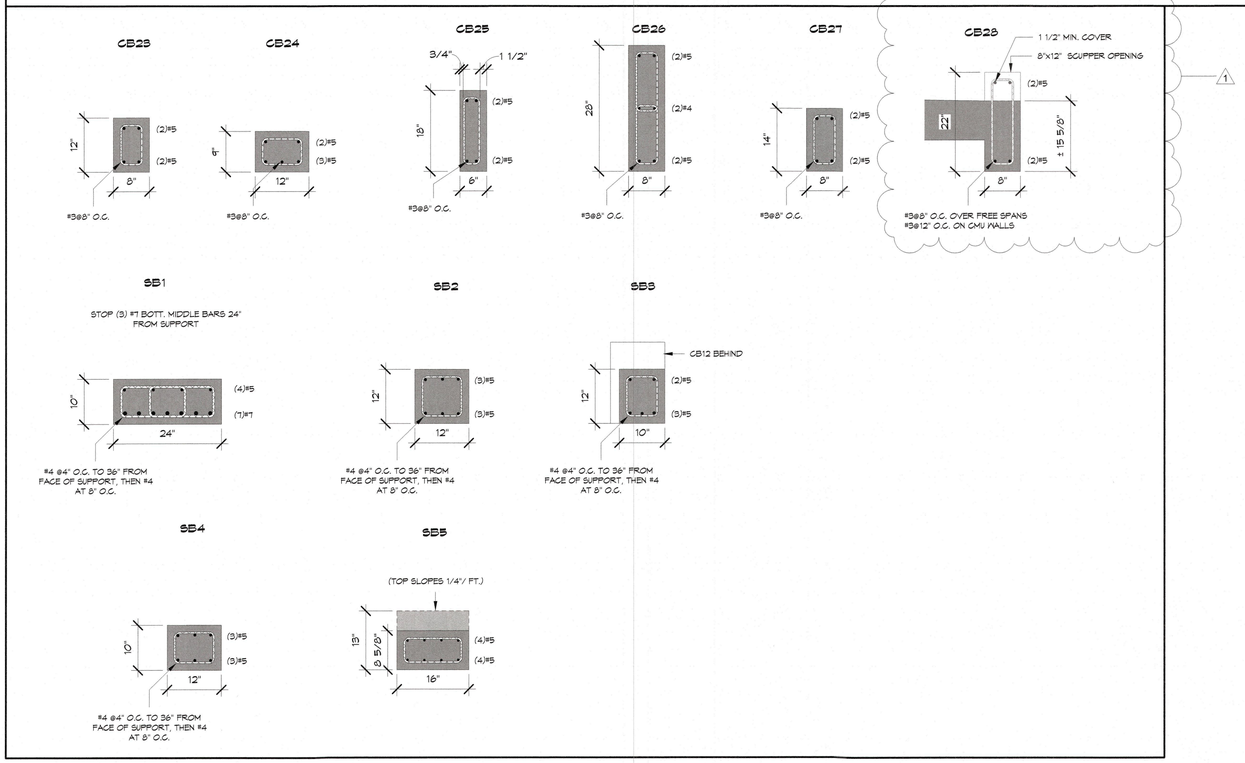
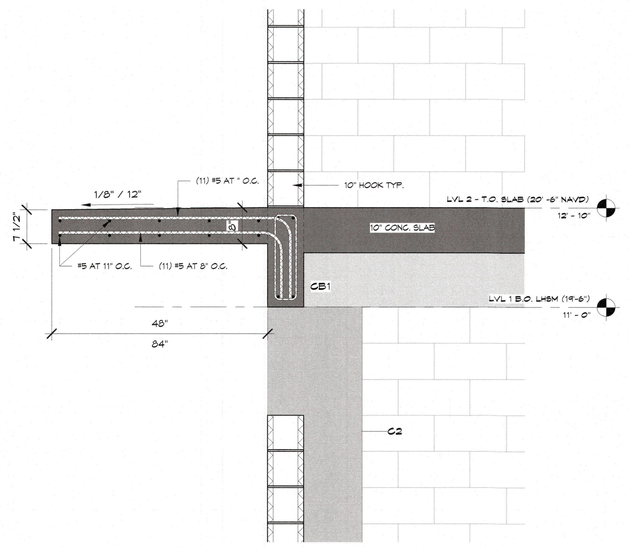
CONCRETE BEAM SCHEDULE

CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS FOR ALL DOORS AND WINDOWS







P GENERATOR PLATFORM REINFORCING DETAILS
3/4" = 1'-0"

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NEW RESIDENCE

5809 GULF OF MEXICO DRIVE
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CONCRETE BEAM DETAILS

PROJECT NO.
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SHEET NO.
S.12

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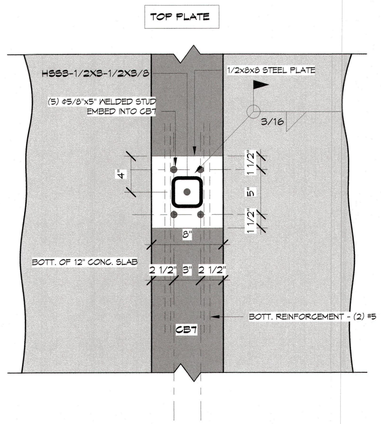
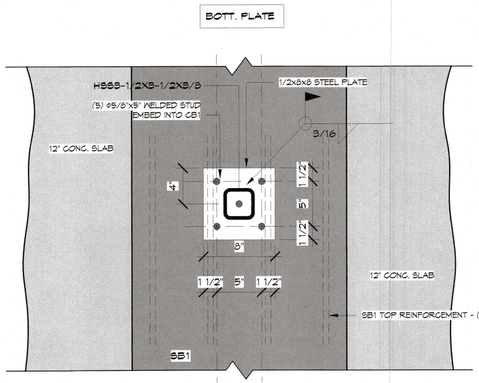
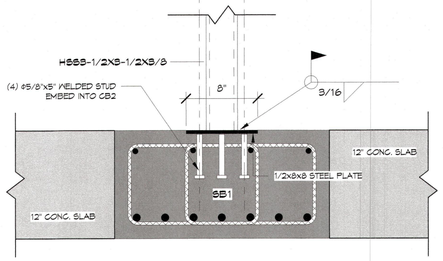
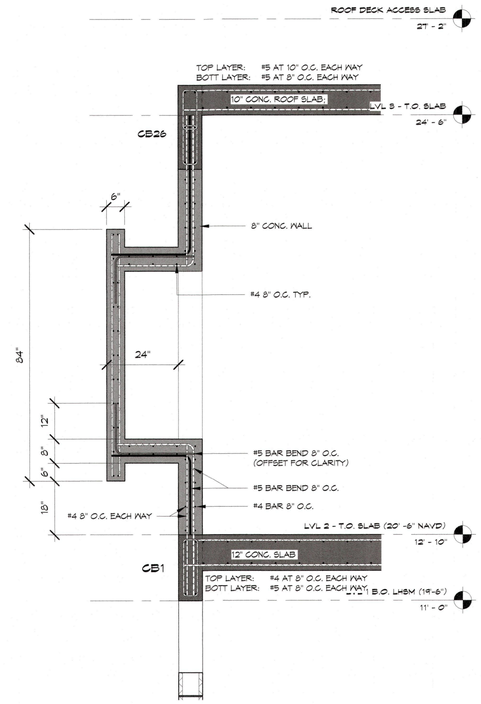


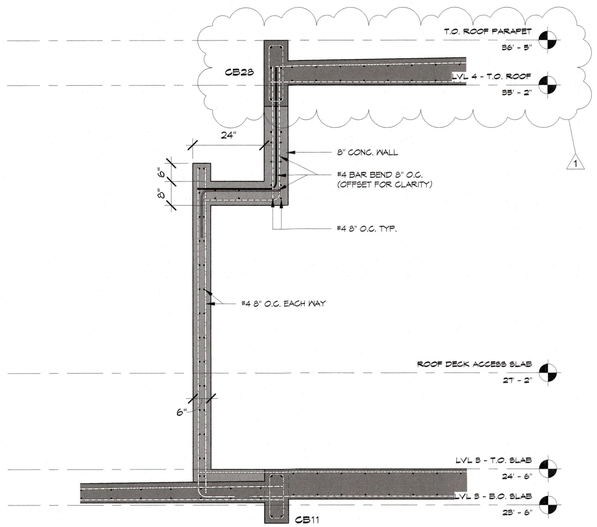




C HSS8-1/2X8-1/2X8/8 BOTTOM AND TOP PLATE DETAILS
1 1/2" = 1'-0"



D WINDOW NOOK 01, 02 AND 03 REINFORCING DETAILS
1/2" = 1'-0"



E WINDOW NOOK 04 REINFORCING DETAILS
1/2" = 1'-0"

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PROJECT NO.
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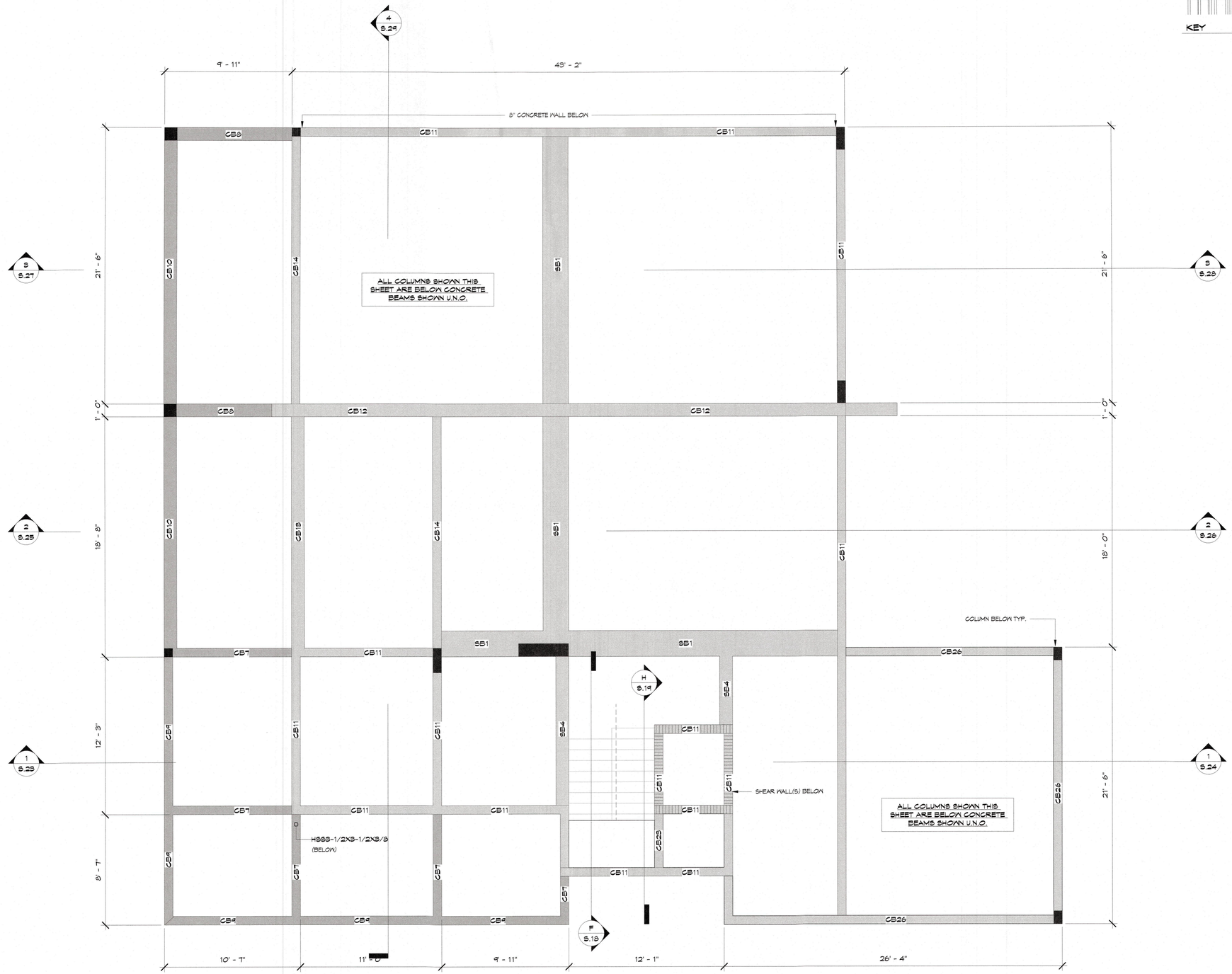
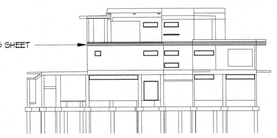


2nd LEVEL CONCRETE BEAM PLAN
1/4" = 1'-0"



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NEW RESIDENCE

5209 GULF OF MEXICO DRIVE
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2nd LEVEL CONCRETE BEAM PLAN

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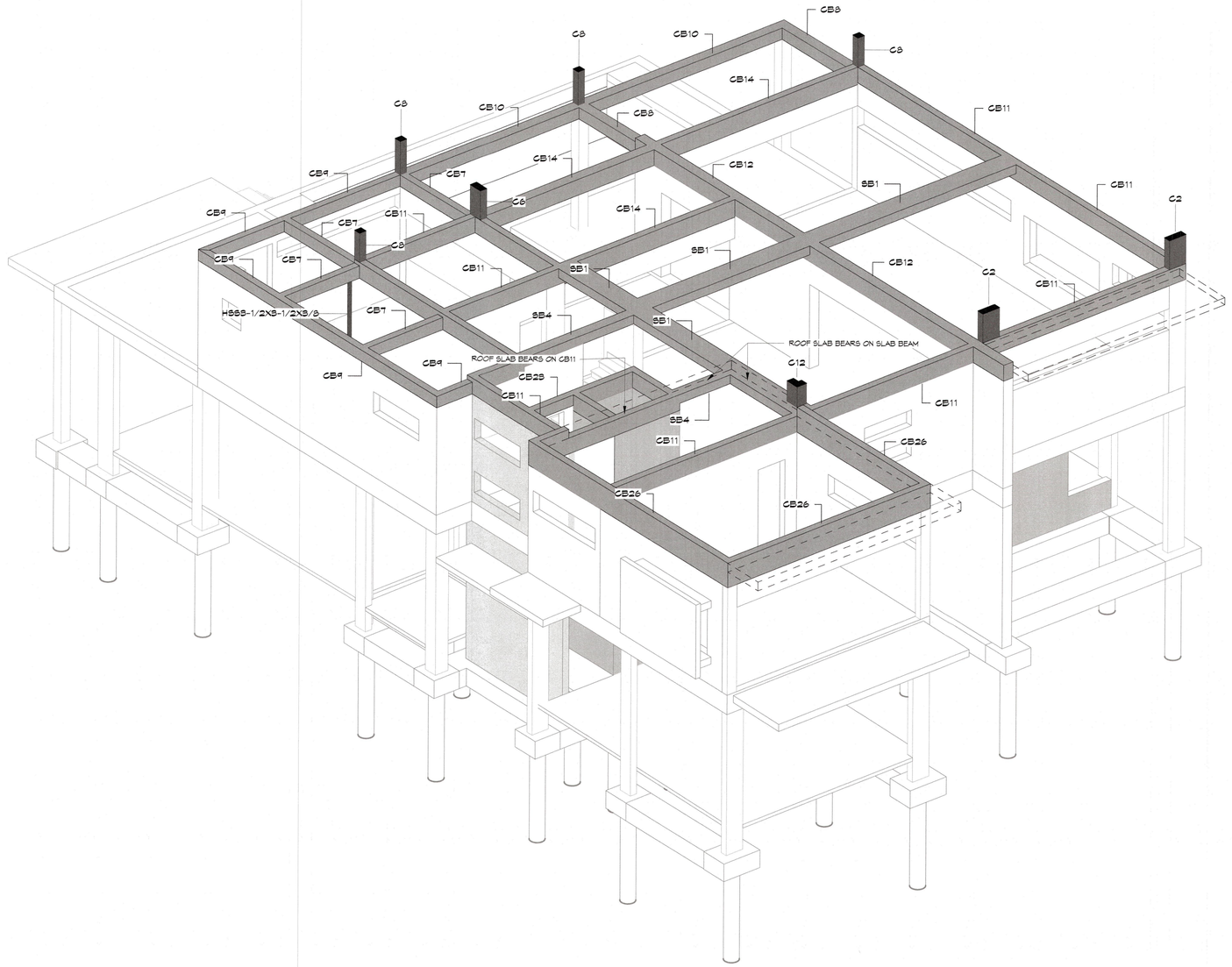

CONCRETE BEAM PLAN - ISOMETRIC

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NEW RESIDENCE

5804 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

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2nd LVL. CONCRETE BEAM PLAN - ISOMETRIC

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SLAB REINFORCEMENT - 10" SLAB.

1 — TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY

2 — TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY

3 — TOP UPPER LAYER: #4 AT 4" O.C. SEE PLAN
TOP LWR. LAYER: #4 AT 8" O.C.
BOTT LAYER: #4 AT 8" O.C. EACH WAY

SLAB REINFORCEMENT - 9".
SLAB SLOPES TO 8" AT EDGE

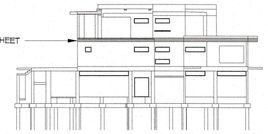
4 — TOP LAYER: #5 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY

SLAB REINFORCEMENT - 8" SLAB.

5 — TOP LAYER: #4 AT 10" O.C. EACH WAY
BOTT LAYER: #4 AT 10" O.C. EACH WAY

SLAB REINFORCEMENT - 7 1/8". SLAB

6 — TOP LAYER: #4 AT 10" O.C. EACH WAY
BOTT LAYER: #4 AT 10" O.C. EACH WAY



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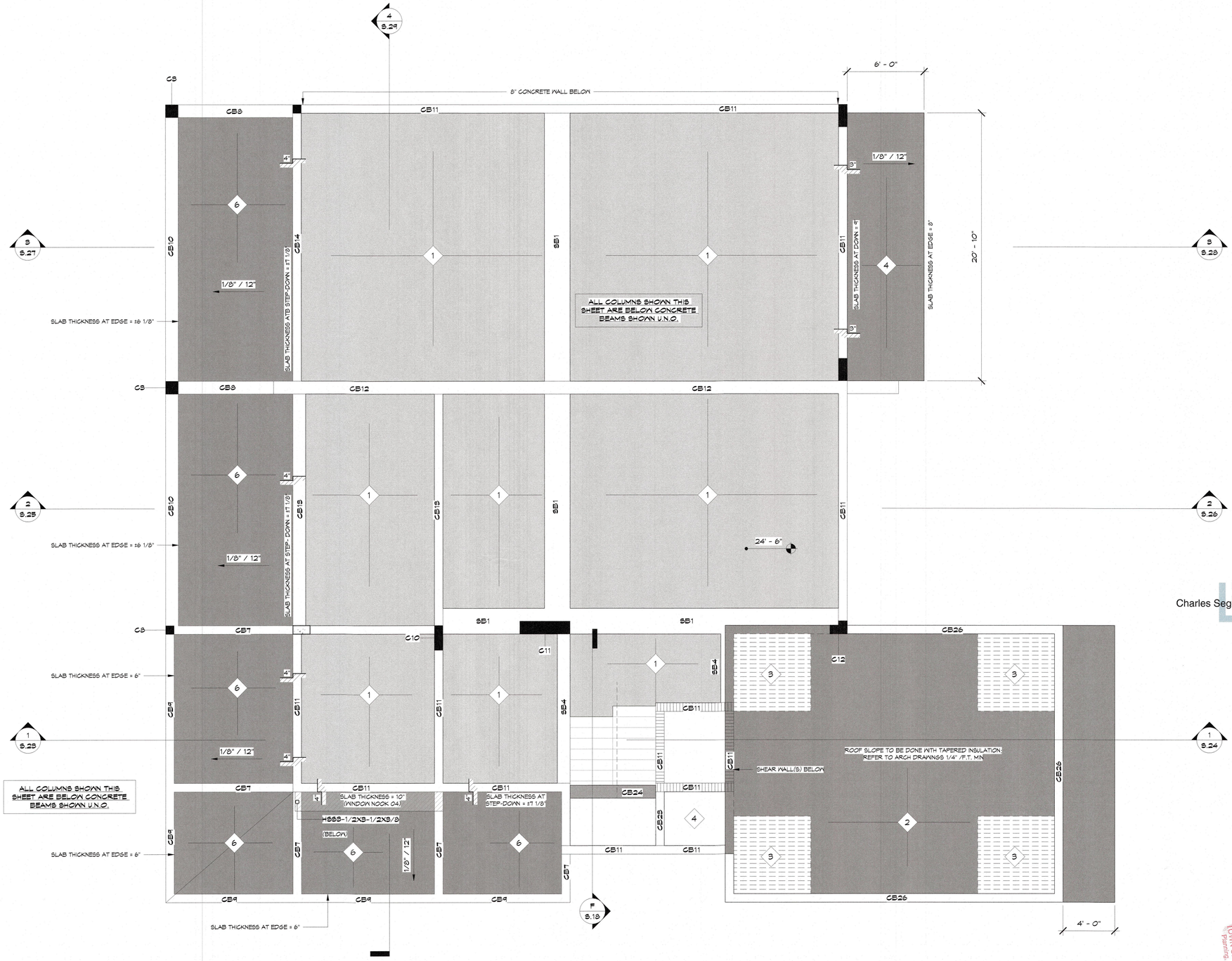

2nd LEVEL SLAB PLAN
1/4" = 1'-0"

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NEW RESIDENCE

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SHEET TITLE: 2nd LEVEL SLAB PLAN

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SHEET NO. S.16

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WALL LEGEND

8" CMU WALL W/ (1) FILLED CELL VERTICAL REINFORCED AT 4'-0" O.C. MAX. AND AT END OF WALL SEGMENTS.	8" CONCRETE WALL REINFORCED VERTICAL AND HORIZONTAL W/ #4 BARS AT 8" O.C. EACH WAY, EACH SIDE
12" CMU WALL W/ (1) FILLED CELL VERTICAL REINFORCED AT 4'-0" O.C. MAX. AND AT END OF WALL SEGMENTS.	8" BOLT EMBED CONC. WALL W/ #4 8" O.C. EACH SIDE, EACH WAY. PROVIDE MIN. 3/4" COVER BETWEEN BOLT EMBED FINISH AND REINFORCEMENT
8" CMU SHEAR WALL W/ (1) FILLED CELL VERTICAL REINFORCED AT 16"O.C. MAX. TO BEAM ABOVE. 9 GA. HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. STARTING AT FIRST COURSE	12" CM B.E. — 12" BOLT EMBED CONC. WALL W/ #4 8" O.C. EACH SIDE, EACH WAY. PROVIDE MIN. 3/4" COVER BETWEEN BOLT EMBED FINISH AND REINFORCEMENT
6" CMU WALL W/ (1) FILLED CELL VERTICAL REINFORCED AT 16" O.C. MAX. AND AT END OF WALL SEGMENTS.	

L1 — 8F8-1B
PRE-CAST LINTEL OVER OPENINGS IN CMU WALL (TYP.) SEGMENT

L2 — 8F12-1B/1T
PRE-CAST LINTEL OVER OPENINGS IN CMU WALL (TYP.) SEGMENT AT GROUND LEVEL

L3 — 12F8-2B
PRE-CAST LINTEL OVER OPENINGS IN CMU WALL (TYP.)

NOTES:

H1 — PRECAST LINTEL L1 AT ±8'-0" ABV. LVL 3 - T.O. SLAB (32' -2" NAVD)

H2 — PRECAST LINTEL L2 AT ±8'-0" ABV. LVL 3 - T.O. SLAB (32' -2" NAVD)

H3 — PRECAST LINTEL L3 AT ±8'-0" ABV. LVL 3 - T.O. SLAB (32' -2" NAVD)

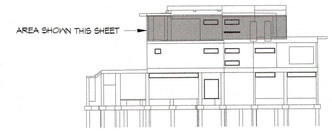
H4 — CONCRETE BEAM CB 15 ABOVE

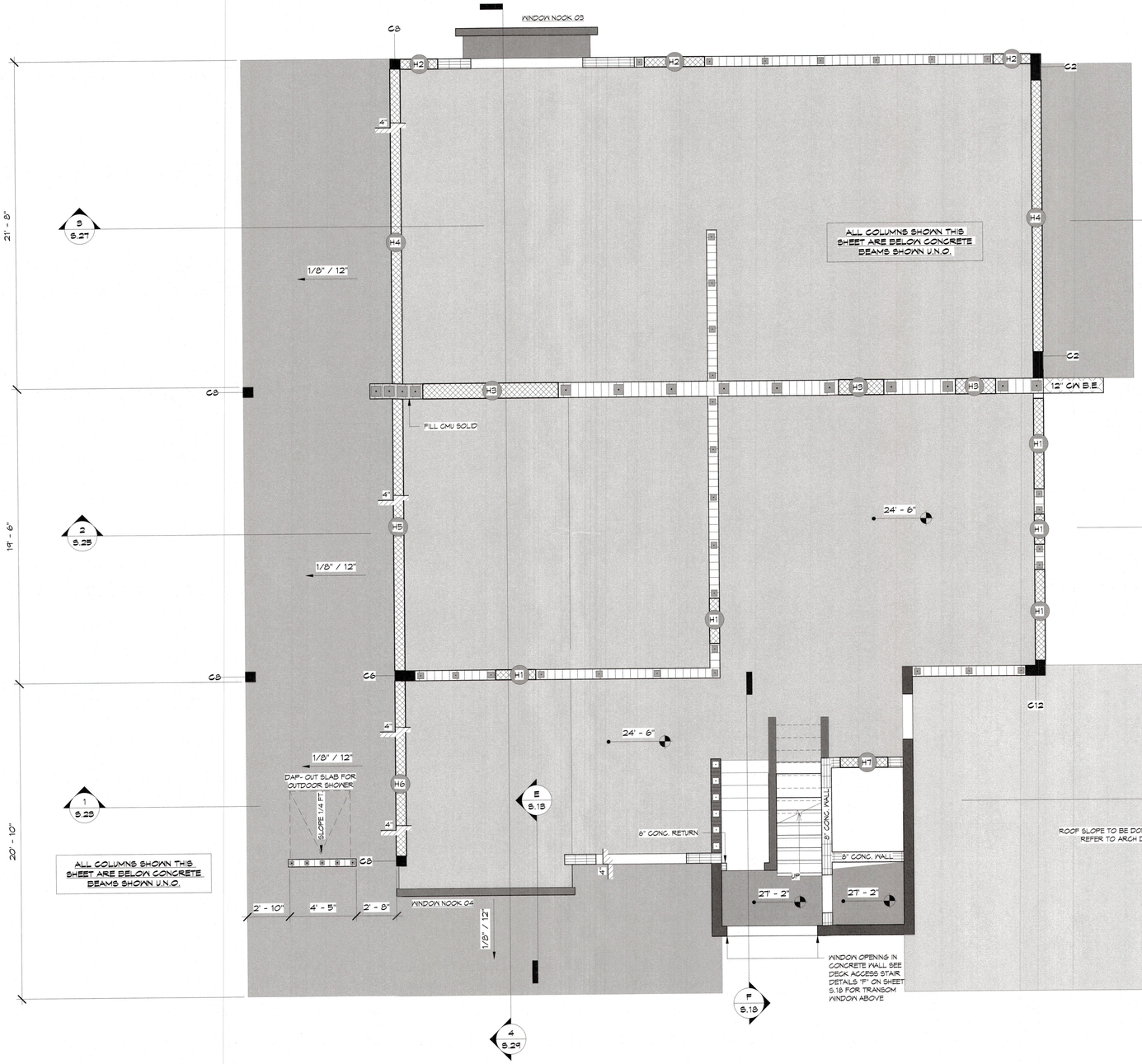
H5 — CONCRETE BEAM CB 21 ABOVE

H6 — CONCRETE BEAM CB 22 ABOVE

H7 — COORDINATE W/ ELEVATOR SUPPLIER

CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS FOR ALL DOORS AND WINDOWS





2nd LEVEL WALL AND BEAM PLAN
1/4" = 1'-0"

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SHEET TITLE: 2nd LEVEL WALL AND BEAM PLAN

PROJECT NO. 1000-145

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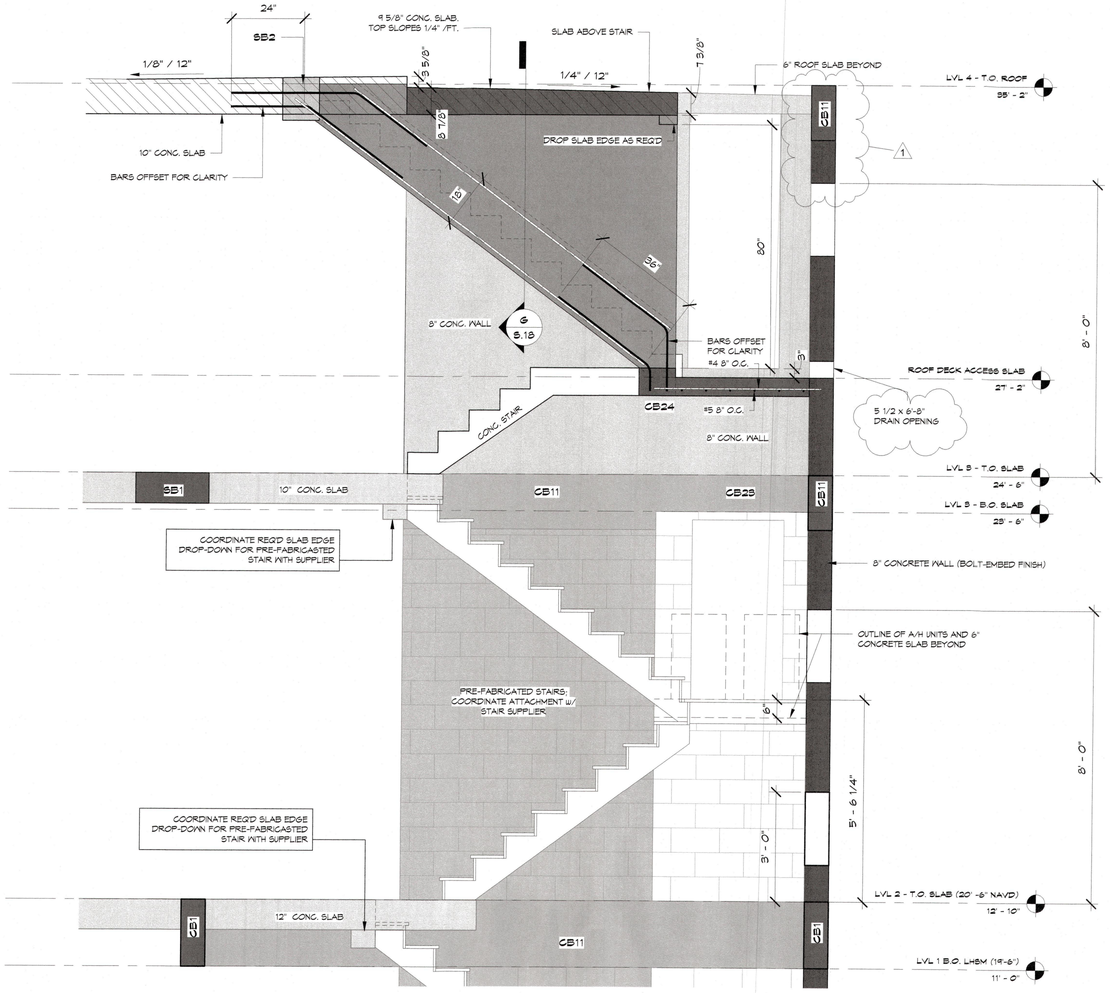
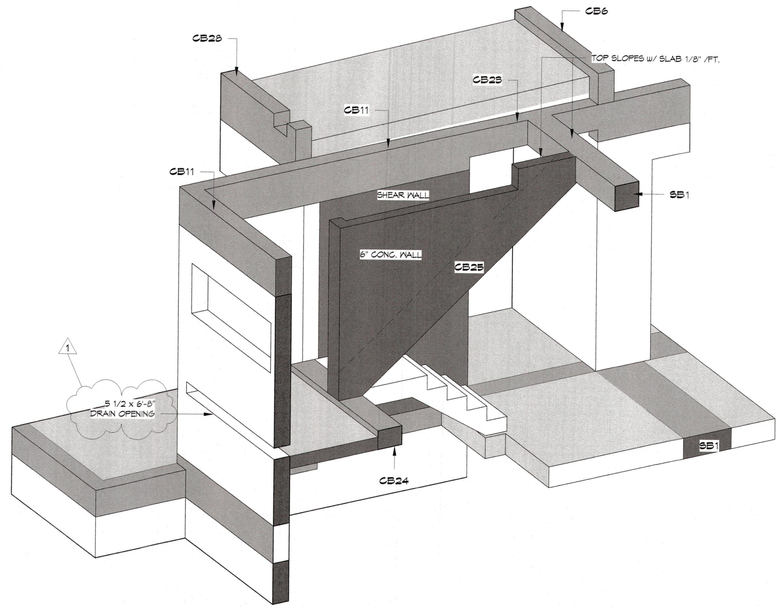


F DECK ACCESS STAIR DETAILS
1/2" = 1'-0"



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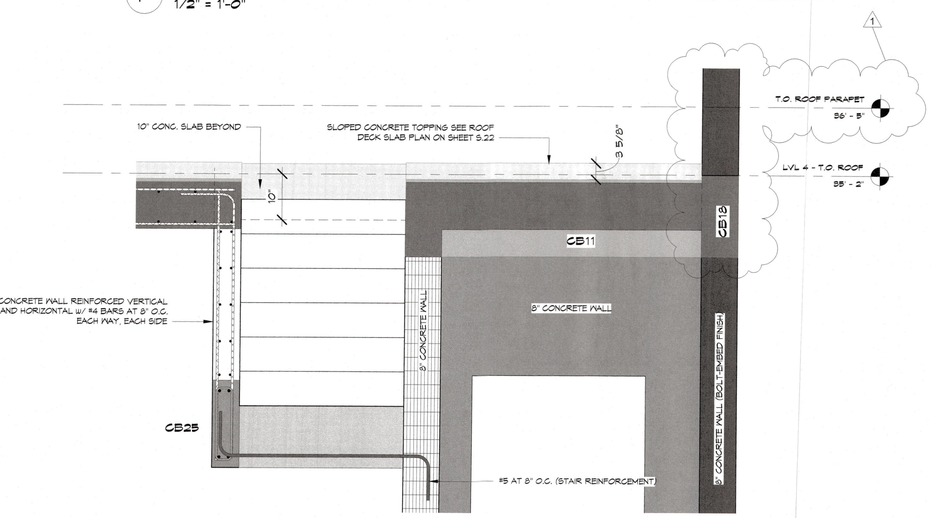
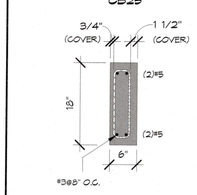


G STAIR SECTION
3/4" = 1'-0"

CONCRETE BEAM SCHEDULE



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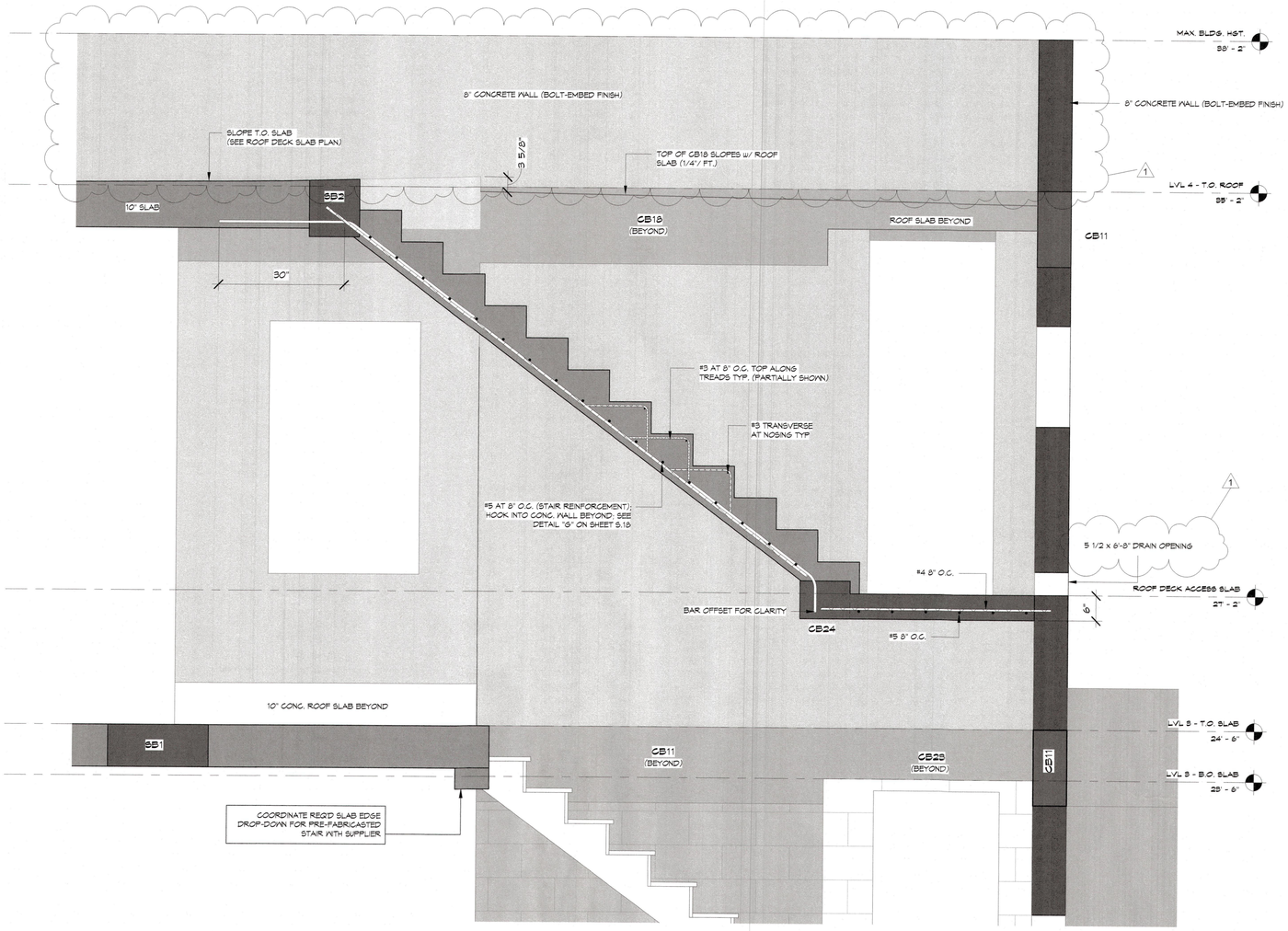
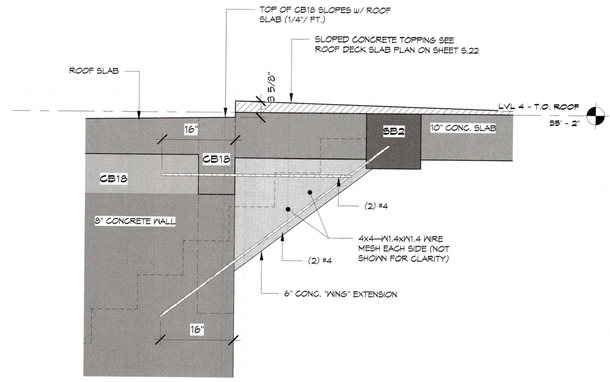


H DECK ACCESS STAIR DETAILS
3/4" = 1'-0"



L CONC. STAIR ENCLOSURE
3/4" = 1'-0"

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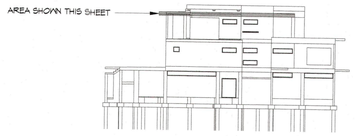

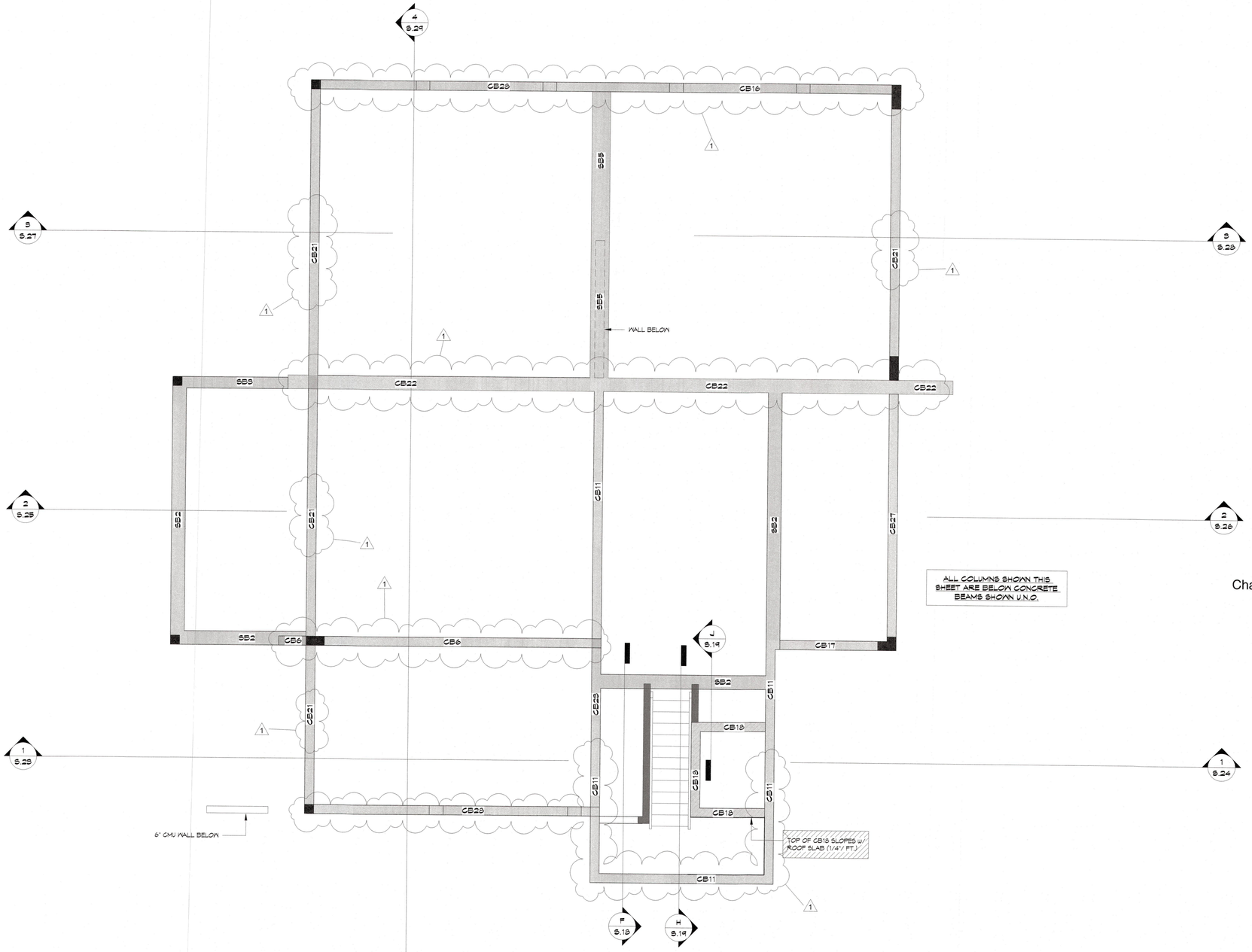

ROOF DECK CONC. BEAM PLAN
1/4" = 1'-0"

ALL COLUMNS SHOWN THIS SHEET ARE BELOW CONCRETE BEAMS SHOWN U.N.O.

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NEW RESIDENCE

5804 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

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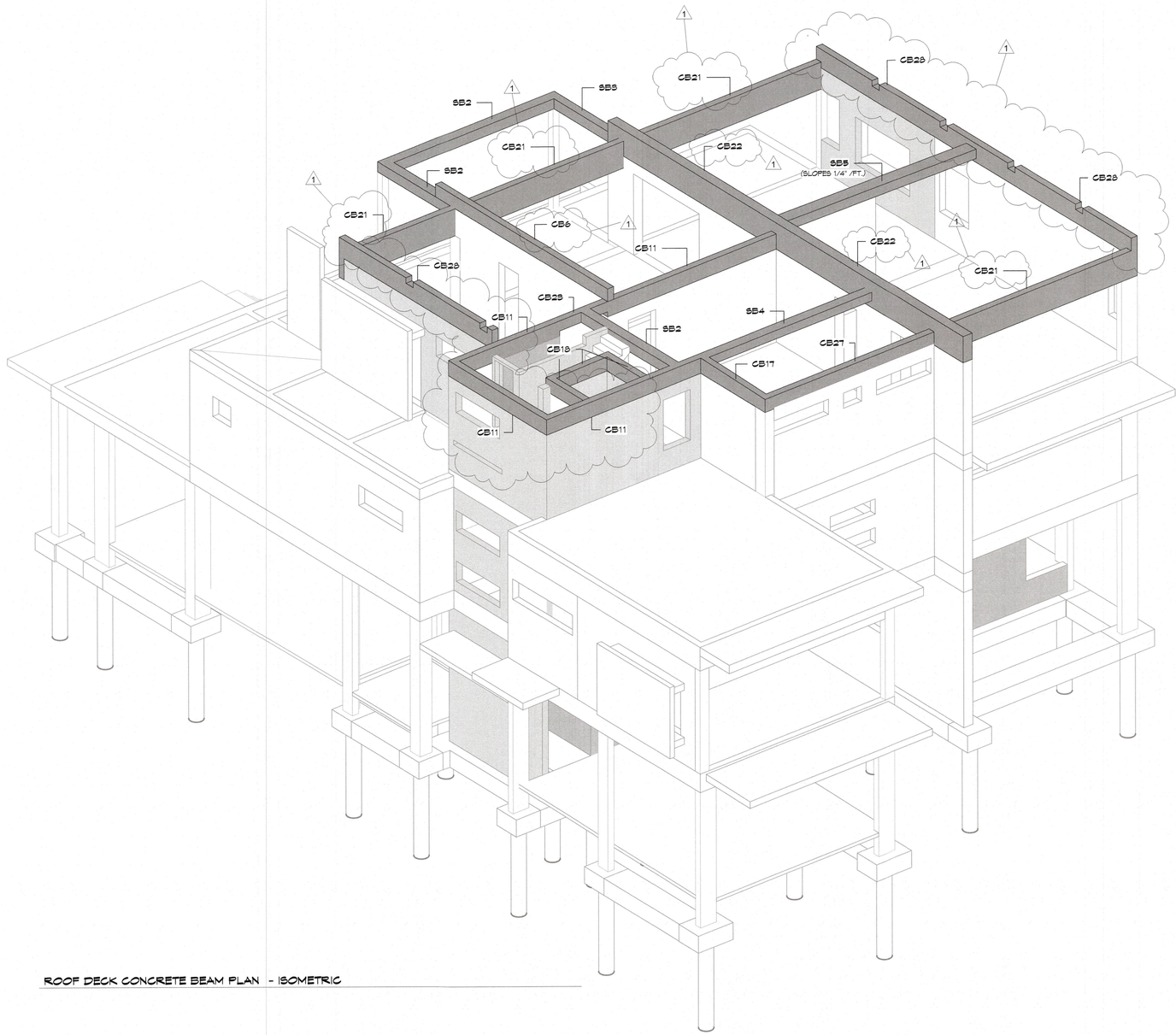

ROOF DECK CONCRETE BEAM PLAN - ISOMETRIC

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5604 GULF OF MEXICO DRIVE
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WALL LEGEND

8" CMU WALL W/ (1) FILLED CELL VERTICAL REINFORCED AT 4'-0" O.C. MAX. AND AT END OF WALL SEGMENTS.

8" BOLT EMBED CONC. WALL W/ #4 8" O.C. EACH SIDE, EACH WAY, PROVIDE MIN. 3/4" COVER BETWEEN BOLT EMBED FINISH AND REINFORCEMENT

12" CM B.E. — 12" BOLT EMBED CONC. WALL W/ #4 8" O.C. EACH SIDE, EACH WAY, PROVIDE MIN. 3/4" COVER BETWEEN BOLT EMBED FINISH AND REINFORCEMENT

SLAB REINFORCEMENT - 15" SLAB, SLOPES TO 8 5/8" AT EDGE

1 — TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY

SLAB REINFORCEMENT - 12" SLAB.

2 — TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY

SLAB REINFORCEMENT - 10 3/8" SLAB, SLOPES TO 8" AT EDGE

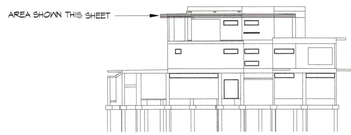
3 — TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY

SLAB REINFORCEMENT - 10" SLAB W/ 2 1/2 CONC. TOPPING

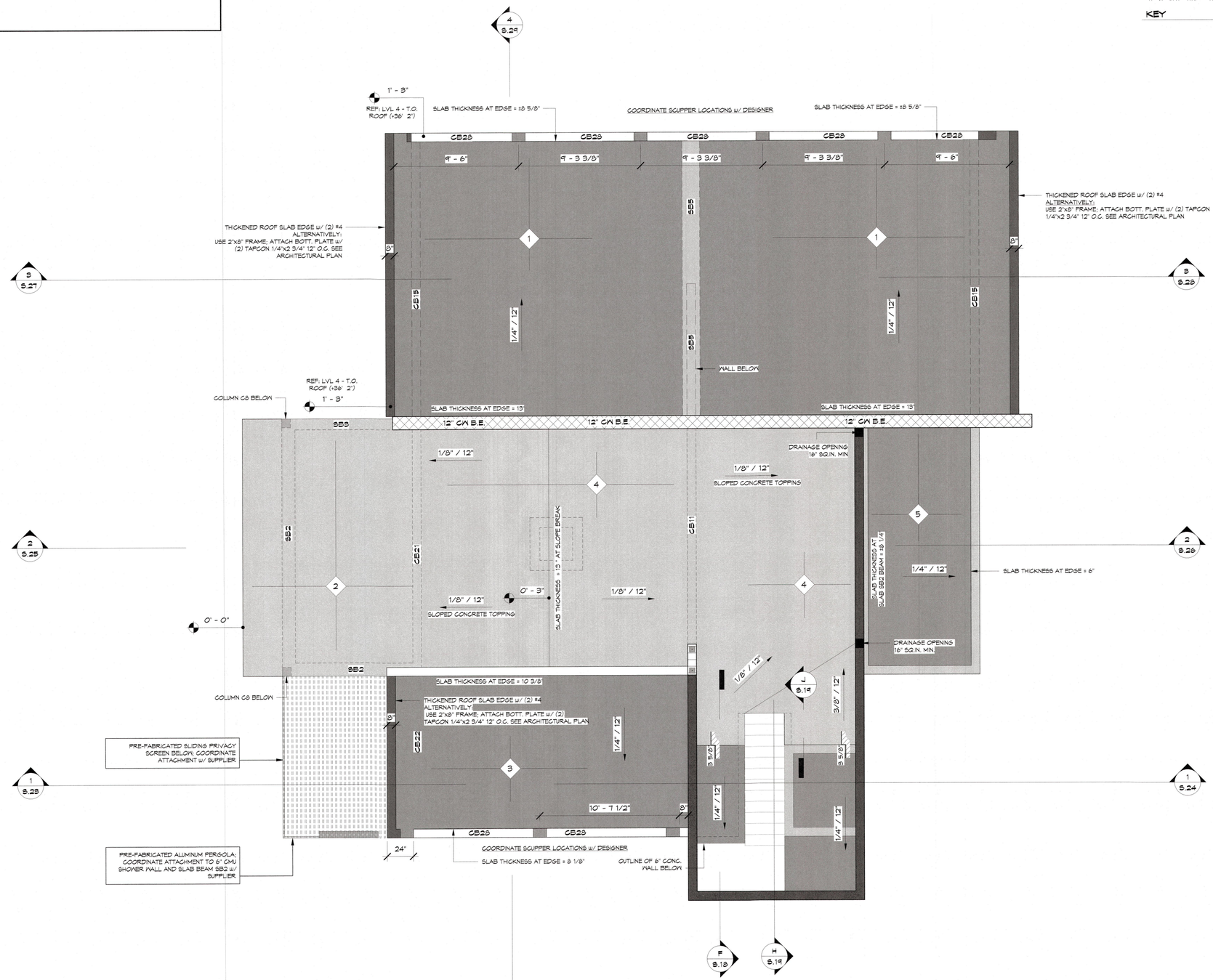
4 — TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #5 AT 8" O.C. EACH WAY

SLAB REINFORCEMENT - 8 1/4" SLAB, SLAB SLOPES TO 6" AT EDGE

5 — TOP LAYER: #4 AT 8" O.C. EACH WAY
BOTT LAYER: #4 AT 8" O.C. EACH WAY



KEY



ROOF DECK SLAB PLAN

1/4" = 1'-0"

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5809 GULF OF MEXICO DRIVE
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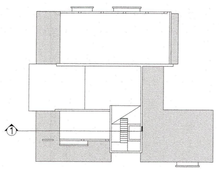
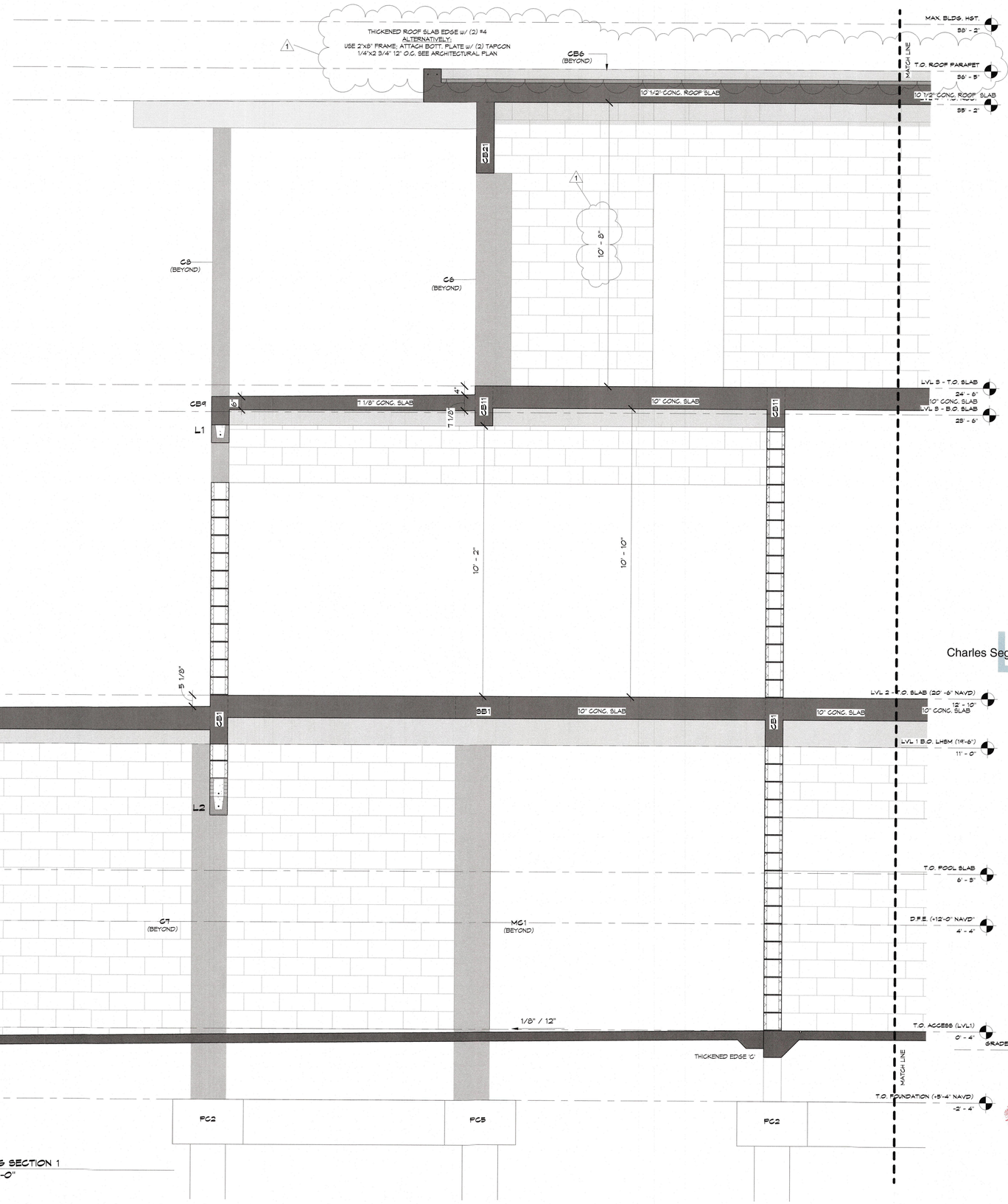


SECTION KEY
1" = 30'-0"



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

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S.23

MATCH LINE

10 1/2" CONC. ROOF SLAB

CB11

CB18

9" CONC. WALL

CB25

#5 AT 8" O.C. (STAIR REINFORCEMENT)

8" SHEAR WALL

8" CONC. WALL

MAX. BLDG. HGT.
58' - 2"

T.O. ROOF PARAPET
56' - 5"

LVL 4 - T.O. ROOF
55' - 2"

C12
(BEYOND)

SECTION KEY
1" = 30'-0"

ROOF SLOPE TO BE DONE WITH TAPERED INSULATION;
REFER TO ARCH DRAWINGS 1/4" /F.T. MIN

10" ROOF SLAB

10" CONC. SLAB

CB2

CB23

LVL 3 - T.O. SLAB
24' - 6"

LVL 3 - B.O. SLAB
23' - 6"

L2

C9
(BEYOND)

C11
(BEYOND)

PRE-FABRICATED STAIRS;
COORDINATE ATTACHMENT w/
STAIR SUPPLIER

1/8" / 12"

LVL 2 - T.O. SLAB (20' -6" NAVD)
12' - 10"

LVL 1 B.O. LHBM (10'-6")
11' - 0"

L1

MG2
(BEYOND)

C2
(BEYOND)

THICKENED EDGE 'D'

THICKENED EDGE 'E'

T.O. ACCESS (LVL1)
0' - 4"

GRND. LVL - T.O. GRS. SLAB (+7'-8" NAVD)
0' - 0"

GRADE (+7.4' NAVD)
-0' - 4"

T.O. FOUNDATION (+8'-4" NAVD)
-2' - 4"

FC1

ES1

FC1

FC3

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

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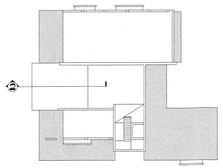

SECTION KEY
1" = 30'-0"

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

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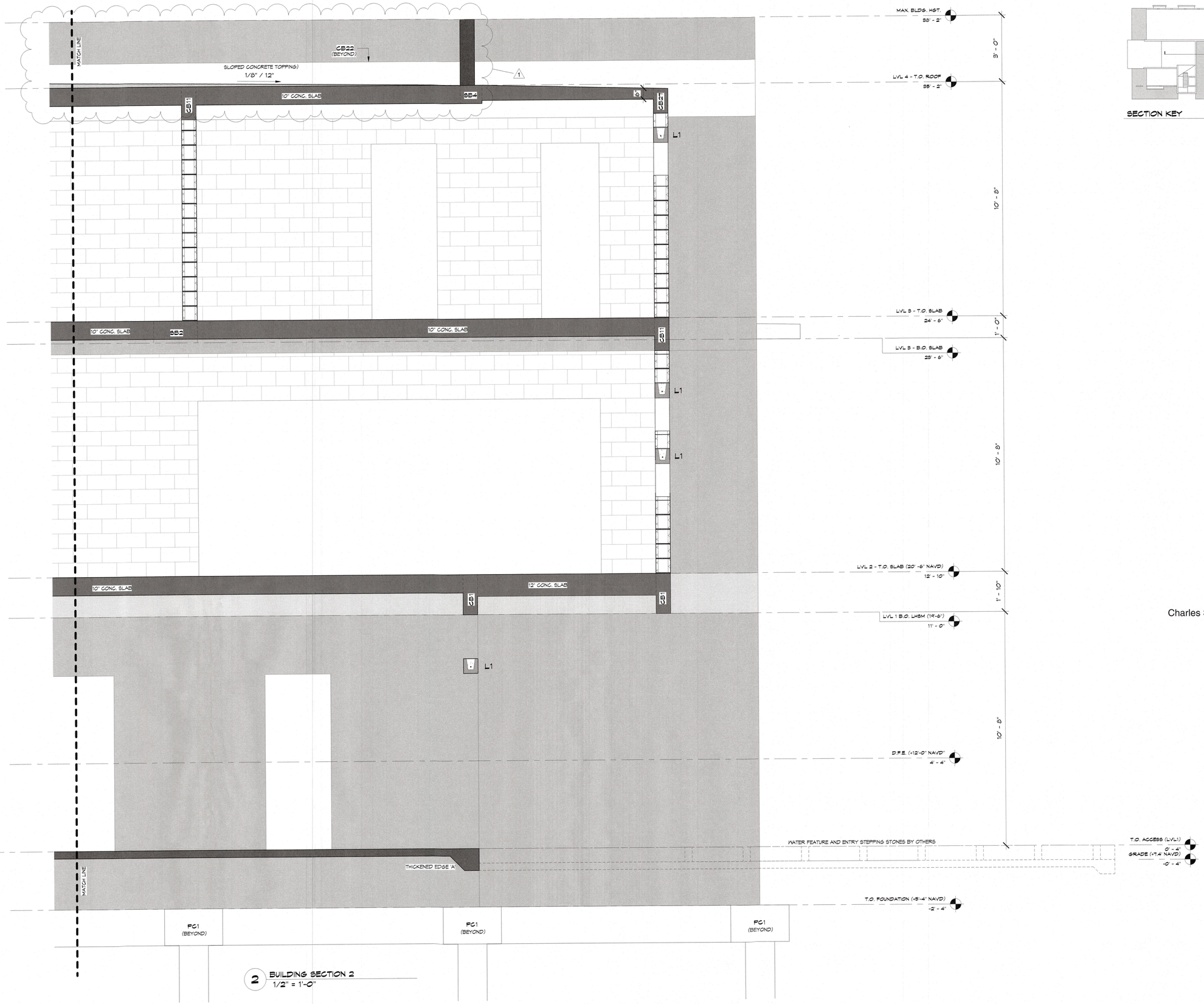

2 BUILDING SECTION 2
1/2" = 1'-0"

SECTION KEY

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BUILDING SECTION 2

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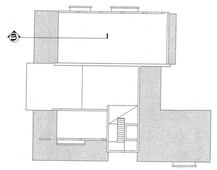

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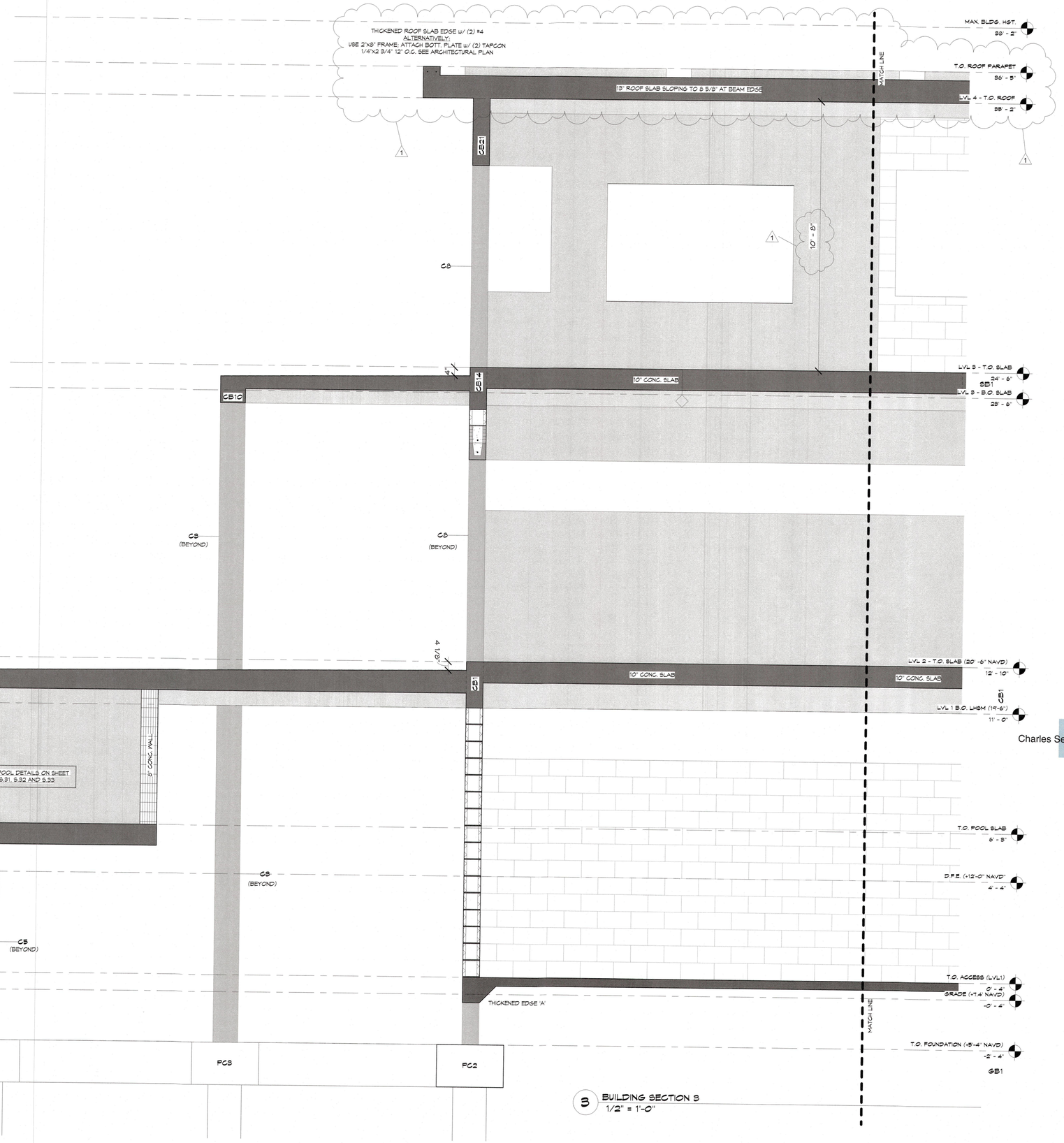

3 BUILDING SECTION 3
1/2" = 1'-0"

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5808 GULF OF MEXICO DRIVE
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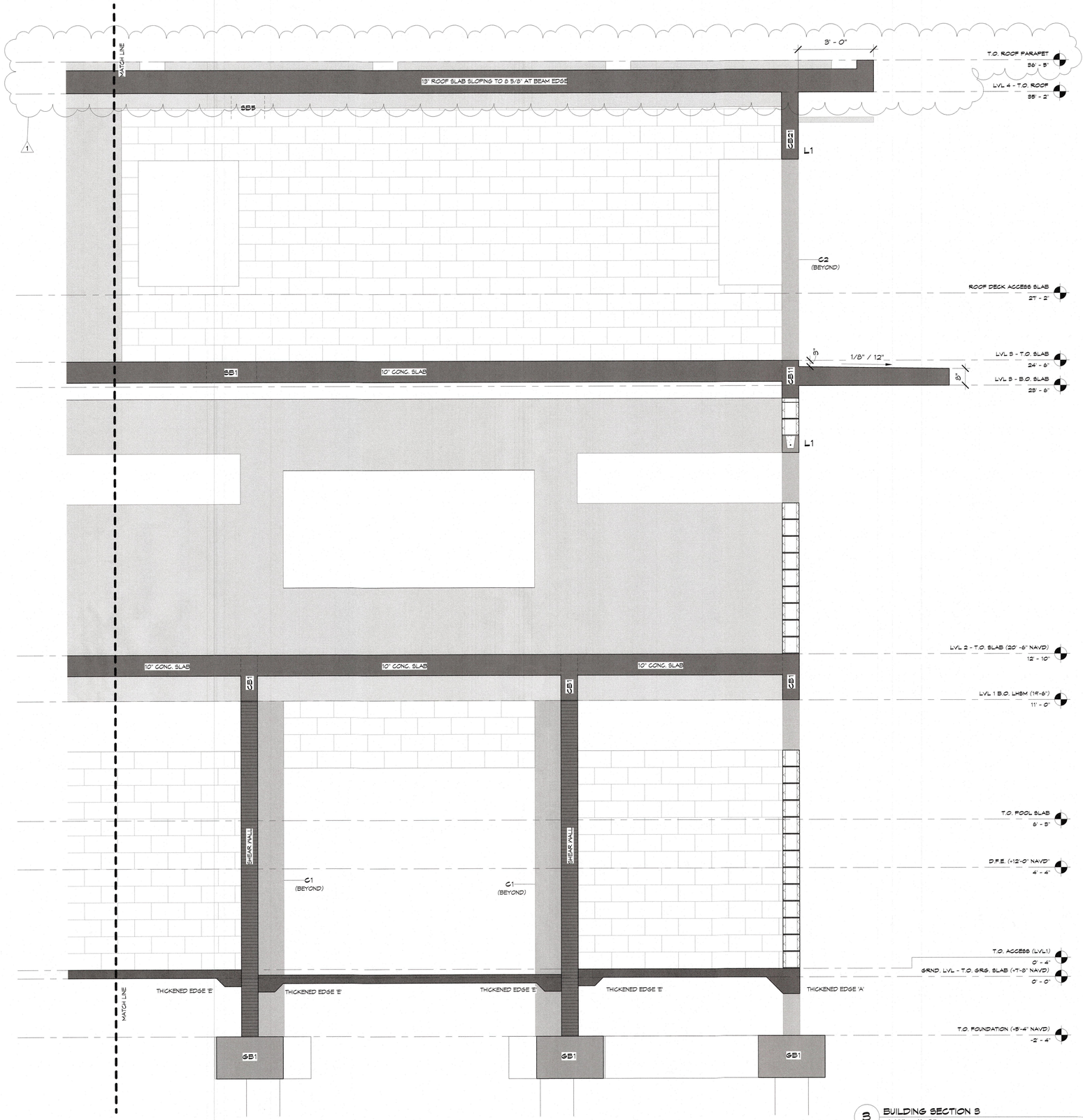
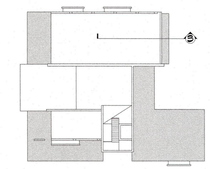


3 BUILDING SECTION 3
1/2" = 1'-0"



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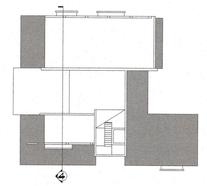

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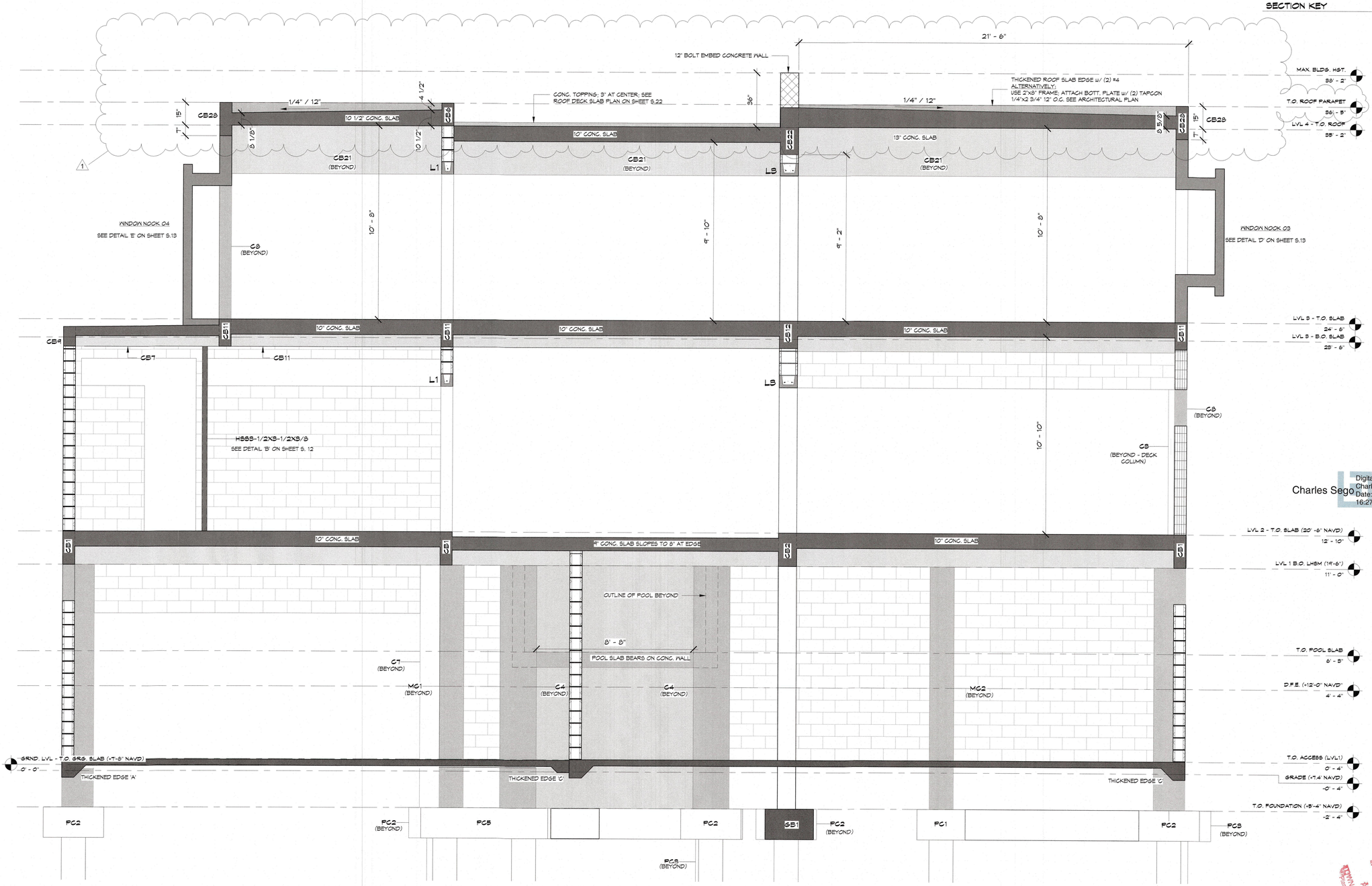

4 BUILDING SECTION 4
3/8" = 1'-0"

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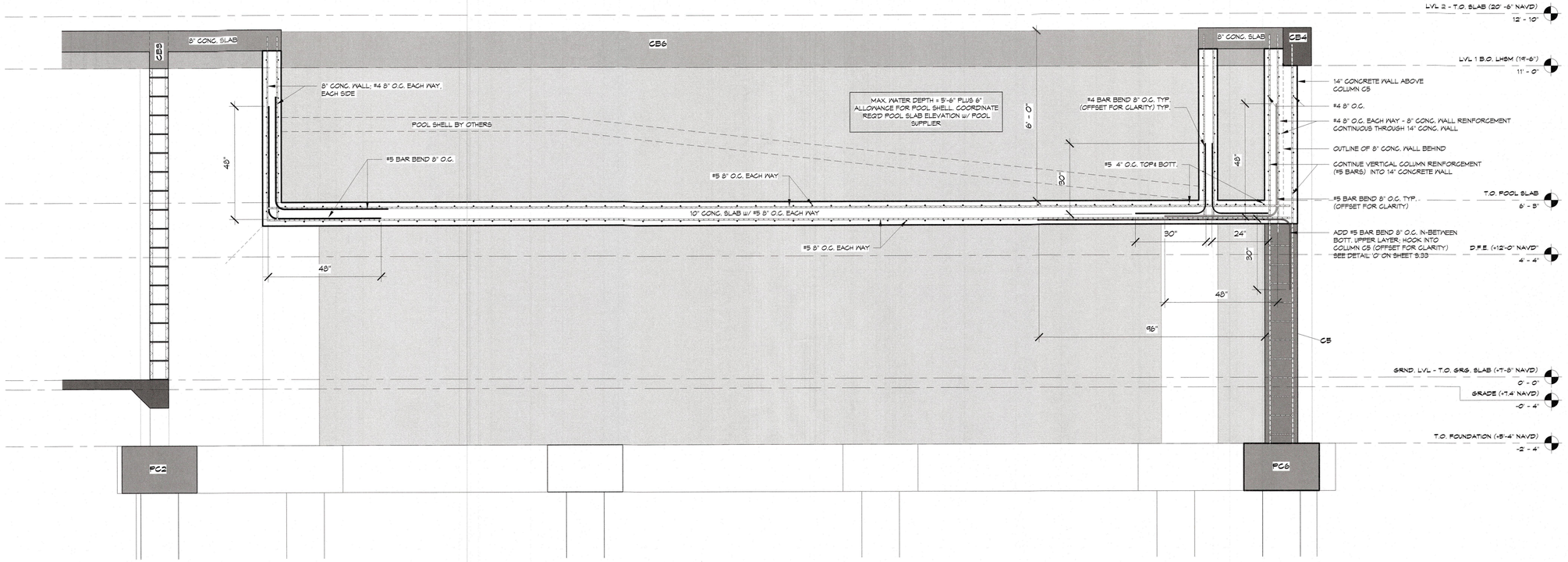
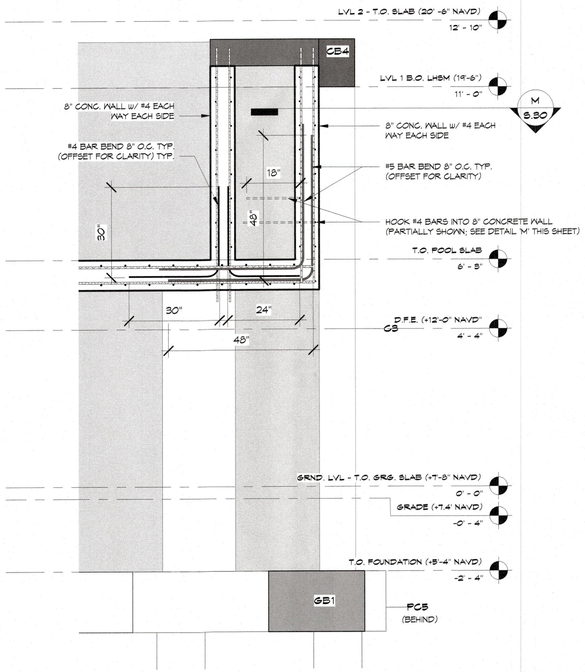
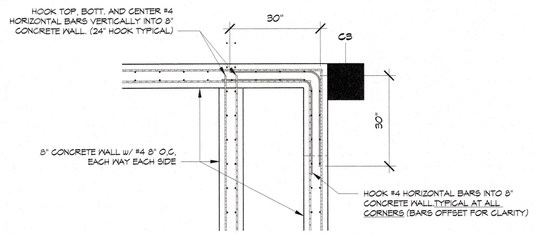


K POOL SECTION
1/2" = 1'-0"



L POOL SECTION
1/2" = 1'-0"



M POOL CORNER REINFORCING DETAILS
1/2" = 1'-0"

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POOL DETAILS

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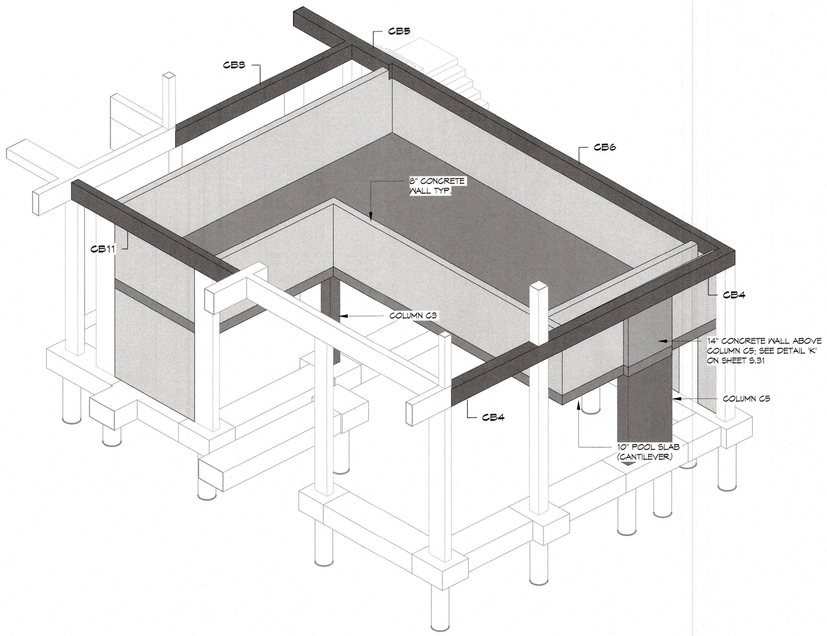
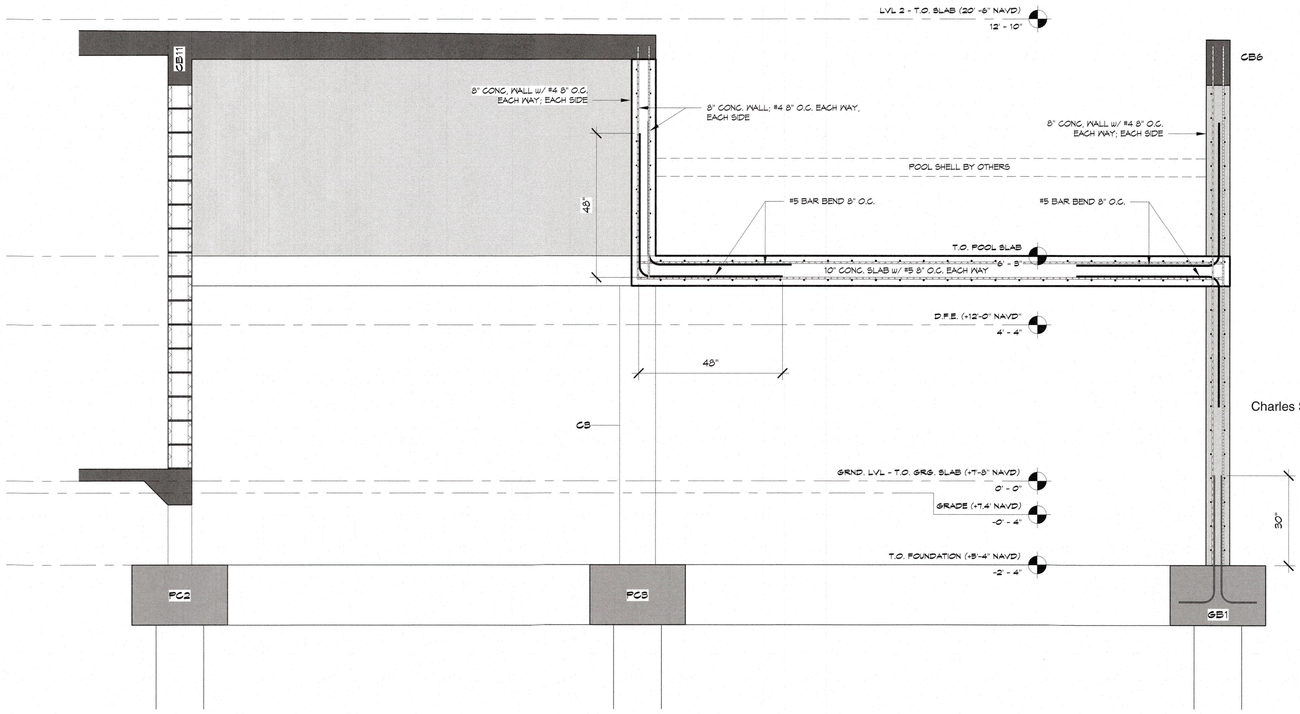


POOL ISOMETRIC



N POOL SECTION
1/2" = 1'-0"

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CERTIFICATE OF AUTHORIZATION No. 29716

NEW RESIDENCE
5809 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228

THE STRUCTURAL ENGINEER CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE DESIGN REPRESENTED BY THESE DRAWINGS COMPLIES WITH FLORIDA BUILDING CODE, 2020 EDITION

Digitally signed by Charles Sego
Date: 2023.03.24 16:27:45-04'00'
Charles Sego

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DATE: 03/24/2023
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SHEET TITLE:
POOL DETAILS

PROJECT NO.
1000-145

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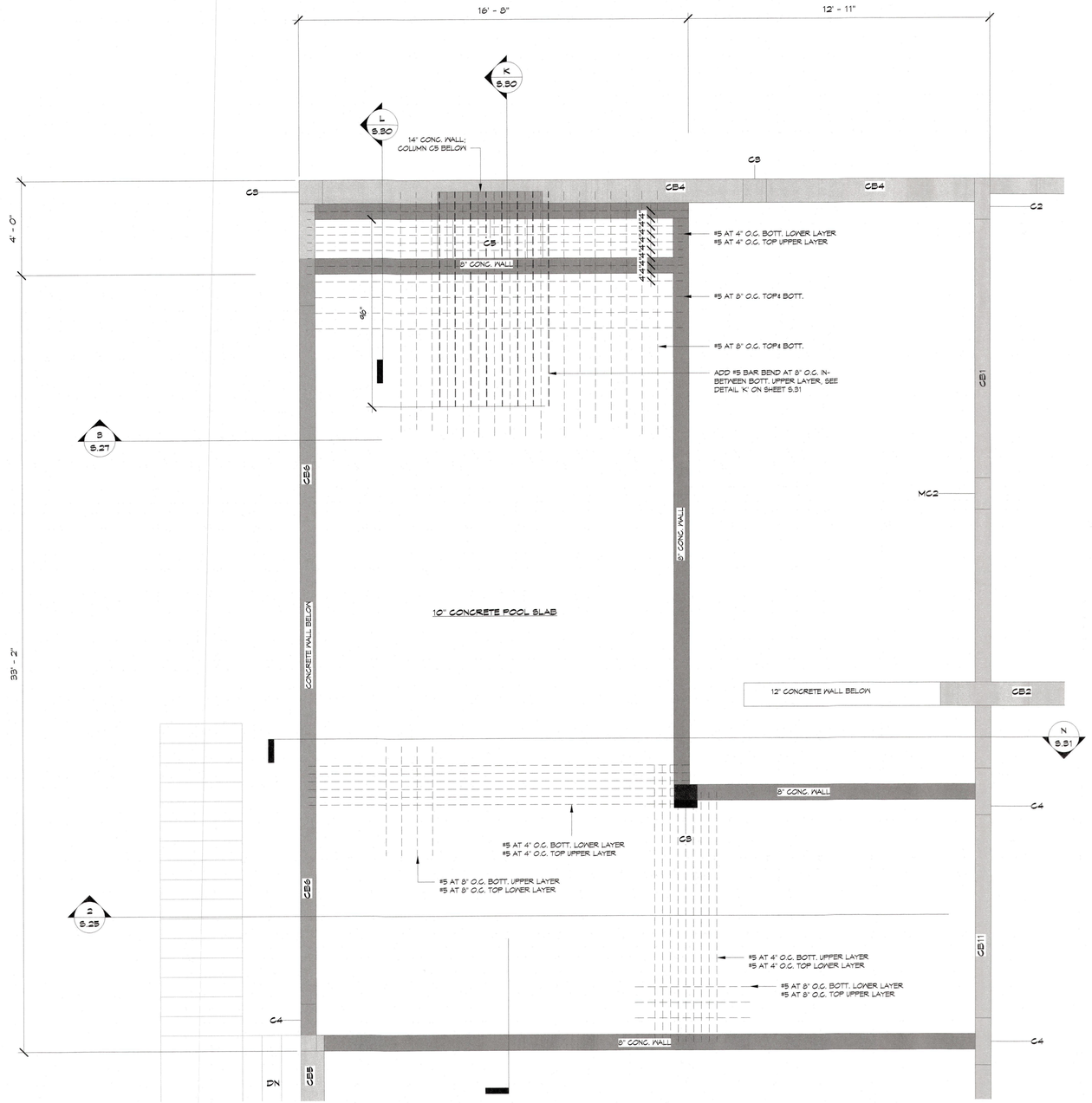

0 POOL SLAB REINFORCING DETAILS
3/8" = 1'-0"

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GENERAL DESIGN NOTES

1. THE STRUCTURE DESCRIBED ON THESE DRAWINGS HAS BEEN DESIGNED TO COMPLY WITH THE 2020 FLORIDA BUILDING CODE - RESIDENTIAL.
2. DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED AT EACH LOCATION.
3. OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE APPROXIMATE ROUGH OPENINGS CONTINGENT UPON FINAL DOOR AND WINDOW SELECTIONS. COORDINATE ACTUAL OPENINGS WITH ARCHITECTURAL PLANS AND FINAL COMPONENT SELECTIONS.
4. THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING.
5. DESIGN LIVE LOADS

ROOF	20 PSF	
ELEV. FLOORS	40 PSF	
BALCONY & DECK	60 PSF	
STAIRS	40 PSF	(OR 300# CONCENTRATED LOAD ON A 4 SQ. IN. AREA)

FOUNDATIONS

1. FOUNDATION LAYOUT AND DETAILS ARE SHOWN ON SHEETS S.1, S.2 AND S.3

SLABS ON GRADE:

1. ALL SLABS ON GRADE ARE FRANGIBLE - SAW CUT 25 SQ. FT. MAX
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, HAVE A SLUMP OF 4" PLUS OR MINUS 1", AND HAVE 2-4% AIR ENTRAINMENT.
3. USE 4" THICK SLABS ON GRADE w/6x6 W10x10WW.W.F OVER VISQUEEN VAPOR BARRIER
4. FOR INTERIOR SLABS PLACE 6 MIL POLY SHEETING W/ JOINTS LAPPED MIN. 6" ON POISONED COMPACTED SOIL.
5. ALL SLABS SHALL BE POURED MONOLITHICALLY. PROVIDE 1/2" EXPANSION MATERIAL BETWEEN FLOATING SLABS AND ADJOINING MASONRY SHEAR WALLS AND COLUMNS.
6. SLAB FINISHES (INTERIOR AND EXTERIOR) TO BE SPECIFIED BY BUILDING CONTRACTOR.

CAST-IN-PLACE CONCRETE -- FOOTINGS, COLUMNS, BEAMS

1. NORMAL WEIGHT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS.

   ALL EXPOSED CONCRETE SHALL HAVE PENETRON ADMIX

   MAXIMUM WATER-CEMENT RATIO = 0.4
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT EAST 8" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 8" LAP.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318-11.
5. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI 315-99.
6. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC. AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED.
7. CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. NECESSARY TO SUPPORT REINFORCING STEEL.
8. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
   - -CAST AGAINST & PERMANENTLY EXPOSED TO EARTH - 3"
   - -EXPOSED TO EARTH & WEATHER
     - # 5 BAR OR SMALLER - 1 1/2"
     - # 6 BAR OR GREATER - 2"
   - -NOT EXPOSED TO WEATHER OR IN CONTACT W/ GROUND
     - SLABS & WALLS - 3/4"
     - BEAMS & COLUMNS - 1 1/2"
9. HORIZONTAL SLAB BARS SHALL BE BENT 1'-6" AROUND CORNERS, OR PROVIDE CORNER BARS WITH A 2'-0" LAP ON EACH LEG.
10. MINIMUM LAP SPLICE ON ALL REINFORCING SHALL BE 25" U.N.O.

MASONRY

GENERAL

1. MASONRY CONSTRUCTION SHALL COMPLY WITH FBC 2020 U.N.O.
2. PROVIDE LINTELS OR HEADERS AS SPECIFIED ON DRAWINGS WITH MIN. 8" BEARING OVER ALL MASONRY OPENINGS.

CONCRETE MASONRY UNITS

1. MASONRY UNITS SHALL BE 7 5/8" X 15 5/8" SIZE MODULAR UNITS U.N.O
2. LAP UNITS IN RUNNING BOND. SAWCUT UNITS WHICH ARE NOT IN MULTIPLES OF 8". UNITS SHALL BE AT LEAST 8" LONG. BOND CORNERS BY LAPPING ENDS 8" IN SUCCESSIVE VERTICAL COURSES.

MORTAR

1. USE TYPE S MORTAR EXCEPT USE TYPE M MORTAR BELOW GRADE. HEAD AND BED JOINTS SHALL BE 3/8" FOR THE THICKNESS OF THE FACE SHALL. WEBS ARE TO BE FULLY MORTARED IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS; IN THE STARTING COURSE, AND WHERE AN ADJACENT CELL IS TO BE GROUTED. REMOVE MORTAR PROTRUSIONS EXTENDING1/2" OR MORE INTO CELLS TO BE GROUTED.

JOINT REINFORCEMENT

1. USE STANDARD (9 GAUGE) HORIZONTAL JOINT REINFORCING IN EVERY OTHER COURSE. OVERLAP DISCONTINUOUS ENDS 6".
2. PROVIDE ADDITIONAL JOINT REINFORCEMENT ABOVE AND BELOW ALL OPENINGS, EXTENDED 24" BEYOND OPENING ON EACH SIDE.

CELL REINFORCEMENT

1. MASONRY GROUT SHALL BE 3000 PSI AT 28 DAYS. THE SLUMP SHALL BE 6"+/- 1"
2. GROUTED CELLS SHOULD BE SUFFICIENTLY VERTICALLY ALIGNED TO MAINTAIN FREE FLOW OF MASONRY GROUT UNOBSTRUCTED BY PROTRUDING CMU WALLS OR MORTAR.
3. PROVIDE CLEANOUT INSPECTION OPENINGS AT THE BOTTOM OF EACH GROUT LIFT.
4. USE REINFORCING STEEL IN EACH GROUTED CELL AT ALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND AT THE ENDS OF WALLS AND MAX. 4'-0" O.C. IN ADDITION TO THE LOCATIONS SPECIFIED IN THE DRAWINGS. USE #5 REBAR U.N.O. VERTICAL WALL REINFORCEMENT SHALL BE LAPPED AND TIED 25" MIN. AT EACH SPLICE LOCATION.
   (DOES NOT APPLY TO BREAKAWAY WALLS SEE "BREAKAWAY WALL DETAIL")

PREFABRICATED WOOD TRUSSES

1. TRUSSES, BRACING, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER TO SAFELY CARRY THE DESIGN LOADS AS INDICATED ON THE STRUCTURAL PLANS.
2. FLOOR SYSTEM DEFLECTION UNDER LIVE LOAD ONLY SHALL NOT EXCEED L/600 AND TOTAL DEFLECTION SHALL NOT EXCEED L/480 OR 1/2", WHICHEVER IS LESS.

   ROOF TRUSS DEFLECTION SHALL NOT EXCEED L/360
3. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND DESIGN NOTES WITH A FLORIDA REGISTERED ARCHITECTS SEAL FOR APPROVAL BY THE E.O.R. AND THE BUILDING CONTRACTOR. DESIGN NOTES TO INCLUDE THE RATED LOAD CAPACITY OF THE CONNECTORS USED TO SECURE THE MEMBERS, CERTIFICATION OF THE CONNECTOR CAPACITIES AND MANUFACTURER'S LICENSE TO FABRICATE TRUSSES UTILIZING THE CONNECTOR SYSTEM PROPOSED.
4. TRUSS MANUFACTURER SHALL PROVIDE ENGINEERING FOR ALL BRIDGING, BRACING,AND CONNECTORS REQUIRED BY THE TRUSS SYSTEM.
5. SEE GENERAL NOTES FOR FLOOR AND ROOF TRUSS REQUIRED LOAD CAPACITY.
6. DO NOT CUT OR REMOVE CHORDS OR WEBS OF TRUSSES. DO NOT NOTCH OR DRILL TRUSS MEMBERS WITHOUT WRITTEN APPROVAL OF SPECIALTY ENGINEER RESPONSIBLE FOR TRUSS DESIGN.
7. PER F.A.C. 61G15-31.003, THE ENGINEER OF RECORD DELEGATES THE DESIGN OF THE PRE-ENGINEERED TRUSSES TO A TRUSS DESIGN ENGINEER AND A TRUSS SYSTEM DESIGN ENGINEER. BOTH ENGINEERS MUST HAVE CURRENT FLORIDA PROFESSIONAL ENGINEERING LICENSES AND BE QUALIFIED TO PERFORM THE DELEGATED DESIGN WORK.

SEE ROOF TRUSS CONNECTOR UPLIFT SCHEDULE ON FRAMING SHEETS WHEN SHOWN

TRUSS CONNECTOR NOTES:

1. ALL SIMPSON TRUSS ANCHORS SHOWN ON DRAWINGS SHALL BE VERIFIED FOR LOADS SHOWN ON WOOD TRUSS DESIGN CALCULATIONS, THEREFORE ANCHOR SIZES AND TYPES ARE SUBJECT TO CHANGE.
2. TIE GIRDER TRUSS FOR UPLIFT LOAD WITH (2) SIMPSON HTS20 TO TOP PLATE AND TO PROVIDED DOUBLE STUD BELOW U.N.O.
3. WHERE CONNECTOR NOT SHOWN, TIE TRUSS TO TOP PLATE W/ MTS16
4. TRUSS MANUFACTURER SHALL PROVIDE SPECIFICATIONS FOR REQUIRED PERMANENT BRACING.

GENERAL WOOD SPECS

1. WOOD CONSTRUCTION SHALL CONFORM TO FBC 2020 AND NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) OR SOUTHERN PINE INSPECTION BUREAU (SPIB). MOISTURE CONTENT SHALL NOT BE MORE THAN 19% AT THE TIME OF INCORPORATION INTO THE BUILDING.
2. ALL BEARING WOOD FRAMING SHALL BE #2 SYP UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN. PARTITION (NON-LOAD BEARING) WALLS SHALL BE #2 SYP OR SPF AT BUILDERS DISCRETION. ALL WOOD FRAMING IN CONTACT WITH MASONRY AND CONCRETE CONSTRUCTION SHALL BE PRESSURE TREATED (PT).
3. ALL STUD WALLS SHALL BE 2X4 OR 2X6 (AS NOTED ON DRAWINGS) AT 16" O.C. MAX.
4. ALL EXPOSED EXTERIOR WOOD SHALL BE PRESSURE TREATED (PT) WITH CHROMATED COPPER ARSENATE (CCA) IN ACCORDANCE WITH AWPC C2 TO PROVIDE 0.60 POUNDS/CUBIC FOOT RETENTION BY ASSAY OF TREATED WOOD. WOOD SHALL BEAR THE AWPB QUALITY MARK DESIGNATION.
5. PROVIDE GALVANIZED OR STAINLESS STEEL CONNECTORS FOR ALL EXPOSED EXTERIOR WOOD CONNECTIONS.
6. PROVIDE MICROLLAM LVL BEAMS (WHERE INDICATED ON PLAN) AS MANUFACTURED BY "TRUSS-JOIST, INC" OR AN APPROVED EQUIVALENT.
7. EXTERIOR WALL SHEATHING SHALL BE 5/8" CDX NAILED W/ 10d COMMON AT 6" O.C. IN THE FIELD AND 4" O.C. ON EDGES U.N.O.
8. FLOOR SHEATHING SHALL BE 3/4" CDX T&G PLYWOOD GLUED AND NAILED W/ 10d COMMON 8" O.C. IN THE FIELD AND 6" O.C. AT EDGES.
9. MINIMUM FRAMED WALL HEADER (JACK) STUD REQUIREMENTS UNLESS NOTED OTHERWISE ON PLANS:

DER SPAN MAX.	HEADER (JACK) STUDS @ EACH END	FULL LENGHT STUDS @ EACH END
3'	1	1
6'	1	2
9'	2	2
12'	2	3
15'	2	3
18'	3	4

10. SEE ROOF SHEATHING FASTENER SCHEDULE ON ROOF FRAMING PLAN.

Charles Sego Digitally signed by Charles Sego Date: 2023.03.24 16:28:49-04'00'

DETAIL DIAGRAM
MODEL 1540-510
DUAL FUNCTION FLOOD AND VENTILATION VENT

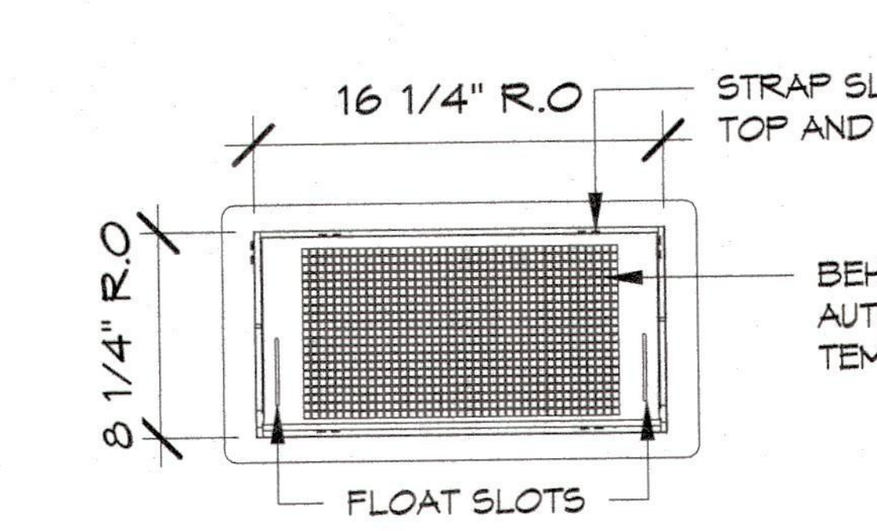


FIGURE 1
FRONT VIEW

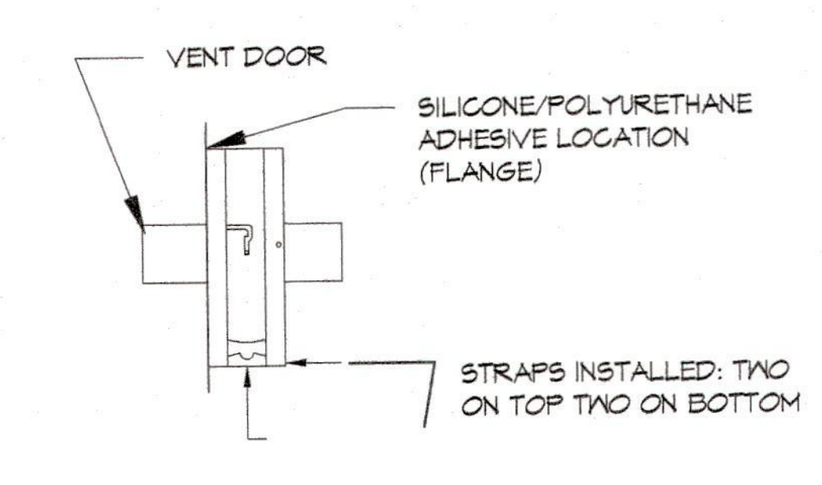
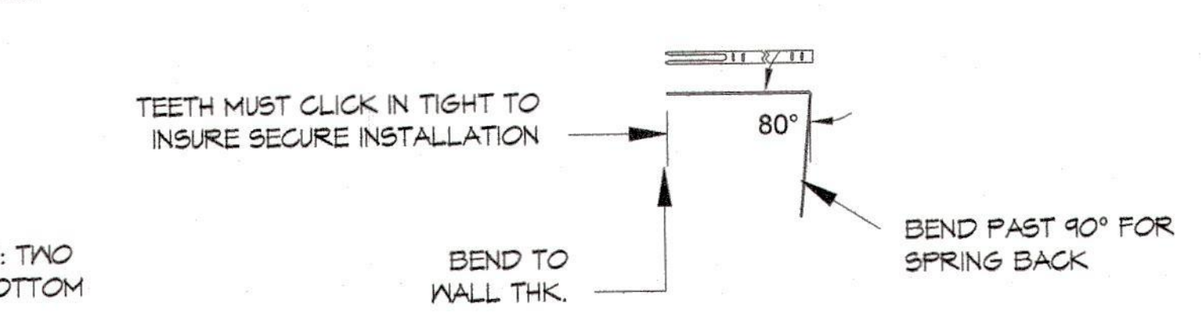


FIGURE 2
SIDE VIEW



STRAP DETAIL

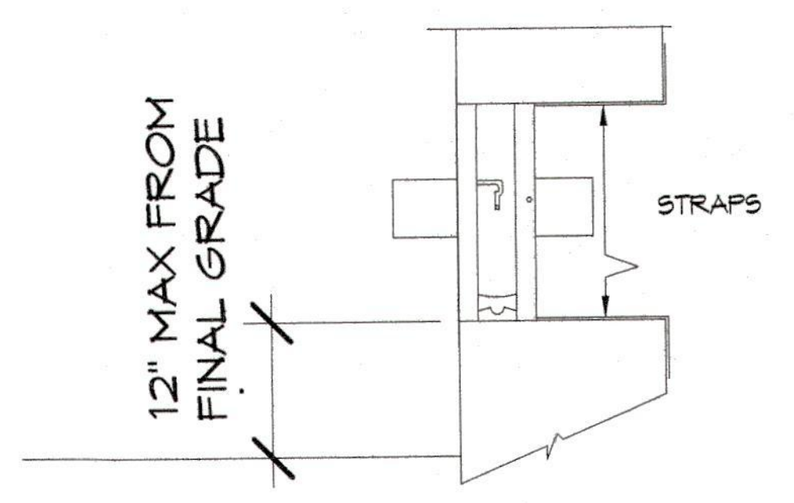


FIGURE 3
SIDE VIEW

INSTALLATION INSTRUCTIONS

1. REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
2. PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 12" ABOVE THE FINISHED GRADE.
3. APPLY A BEAD OF SILICONE OR POLYURETHANE ADHESIVE AROUND THE BACK OF THE FLANGE ON THE VENT FRAME. (FIG. 2)
4. BEND THE 4 STEEL STRAPS TO THE THICKNESS OF THE WALL MEASURING FROM THE END WITH THE TEETH (SEE STRAP DETAIL)
5. INSERT THE TOP STRAPS INTO THE TOP TWO STRAP SLOTS ABOUT TWO CLICKS.
6. INSERT THE VENT FRAME IN THE CUT OPENING. THE BENT STRAP ENDS GO IN THEN UP BEHIND THE INSIDE OF THE WALL. PUSH THE FRAME TIGHT AGAINST THE FACE OF THE WALL. ENSURE THE FRAME IS FLUSH AND SQUARE IN THE OPENING. (FIG. 3)
7. REACH THROUGH THE VENT OPENING AND CLICK THE TWO STRAPS IN WHILE HOLDING THE FRONT OF THE VENT AGAINST THE WALL FACE. THE SHARP POINT OF THE STRAPS SHOULD NOT EXTEND PAST THE FRONT OF THE VENT FACE. INSTALL THE TWO REMAINING BOTTOM STRAPS.
8. RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CAULK.
9. INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR (WITH FLOAT PINS DOWN) AND FRONT (SMALL SCREEN IN FRONT). SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
10. TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
VENT REMAINS CLOSED AND LOCKED UNTIL ACTIVATED
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED

INSTALLATION:
SECURED W/ 4 STAINLESS STEEL STRAPS SUPPLIED
HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
VENTILATION: 51 SQ. IN. PER VENT NOTE: VAPOR BARRIER ALLOWS FOR REDUCED VENTILATION
REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-05
ICC EVALUATION # ESR-2074

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PROJECT NO. 1000-145

SHEET NO. S.33

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DESIGN NOTE:

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA RESIDENTIAL CODE 2020 EDITION.

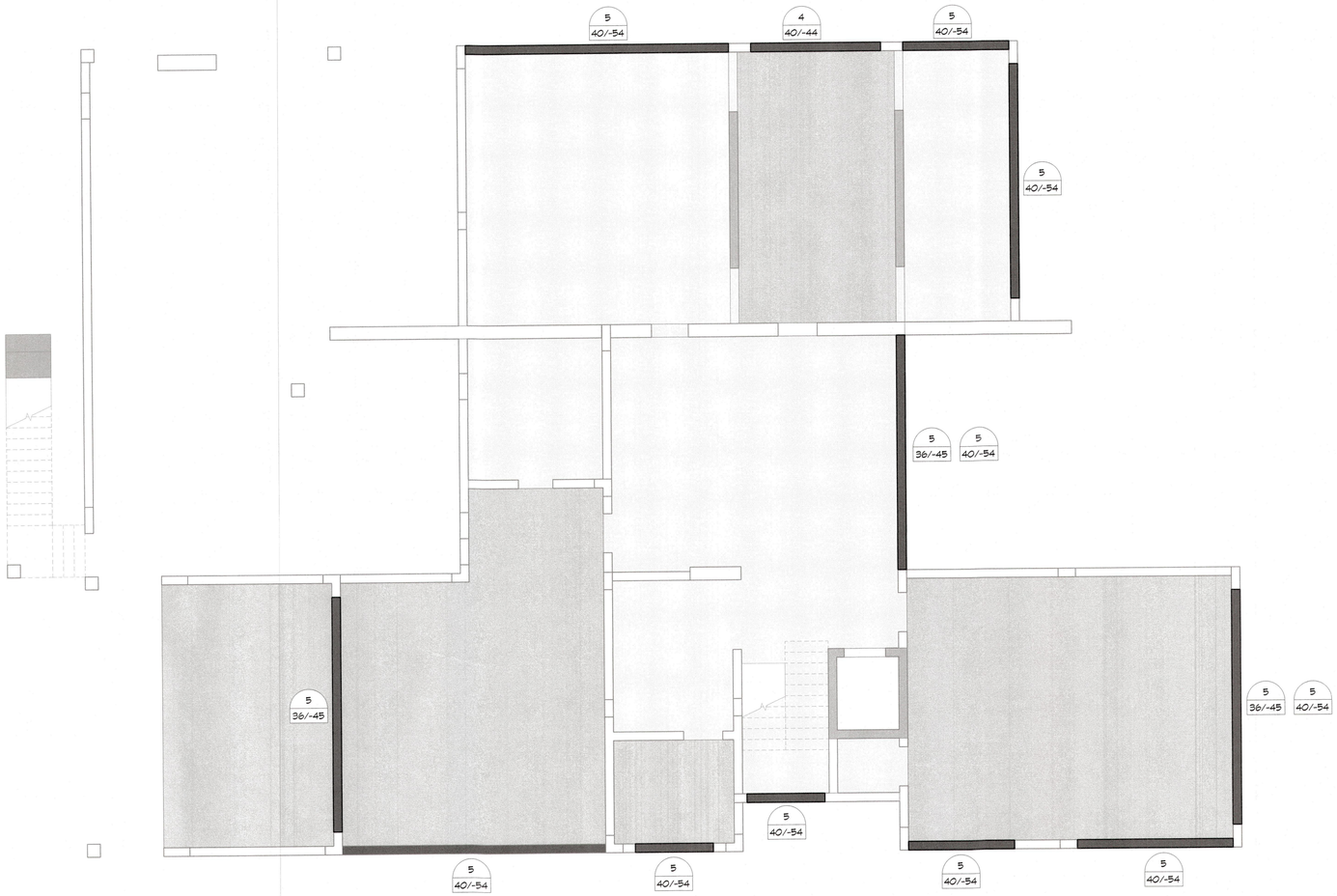
a =	6.2 FEET
2a =	12.4 FEET
h =	38.5 FEET
RISK CATEGORY	II
WIND SPEED =	Vult=150 MPH / Vasd=116 MPH
CODE	FL RESIDENTIAL CODE- 2020
WIND EXPOSURE	D
ENCLOSED STRUCTURE (NEW)	(GC pi= +-0.18)

DESIGN LIVE LOADS

ROOF: 20 PSF
FLOOR: 40 PSF
EXTERIOR STAIRS AND LANDINGS: 40 PSF
DECKS: 60 PSF

LEGEND:

X / X = WIND PRESSURE ZONE
(ZONE 5 IS FOR ANY OPENING 6.2' FROM CORNERS)
= MAXIMUM OPENING +/- PRESSURE IN PSF (ASD)



GRND. LEVEL WIND PRESSURES
3/16" = 1'-0"

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SHEET TITLE:
GRND. LEVEL WIND PRESSURES

PROJECT NO.
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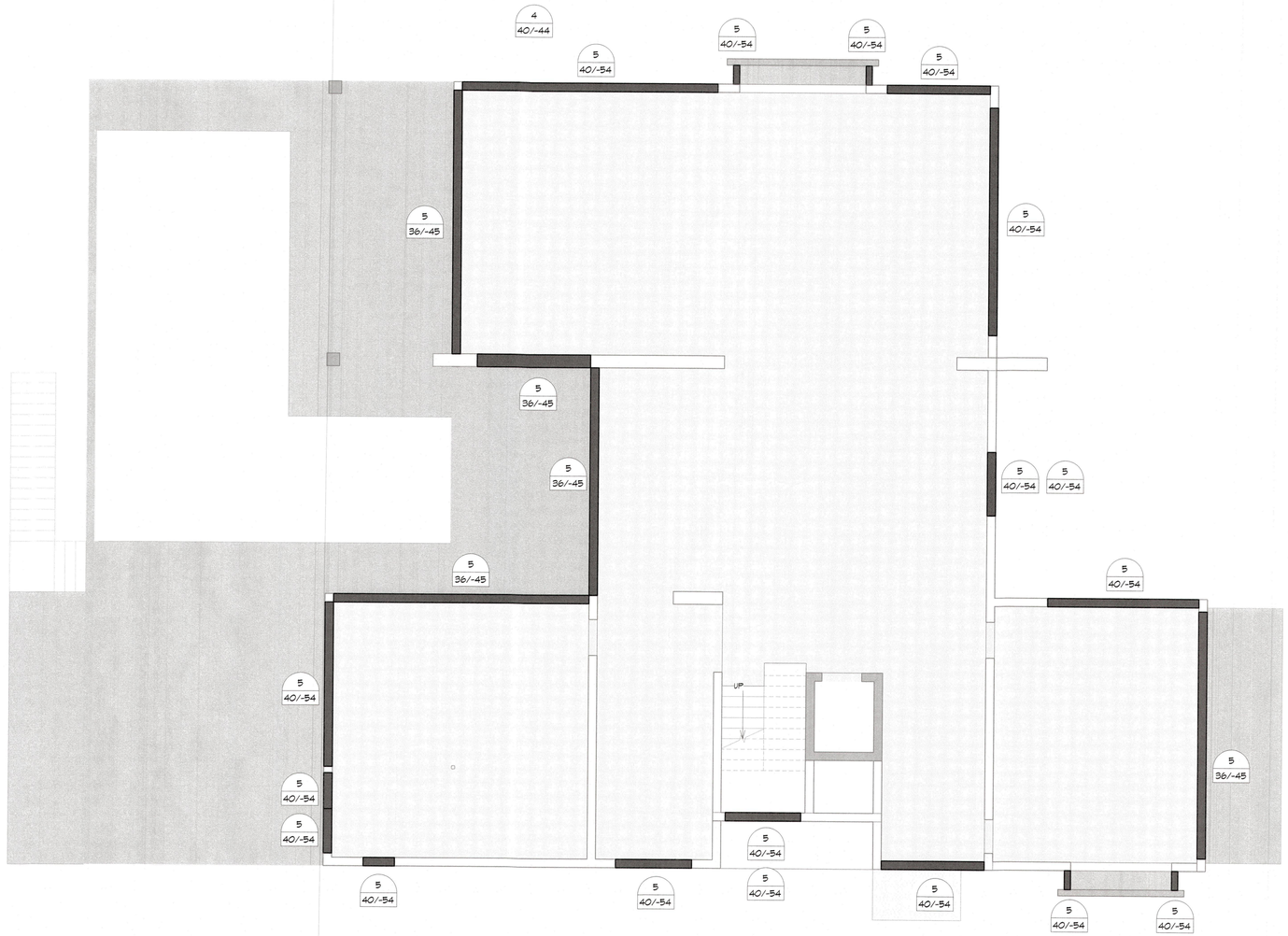

LEVEL2 - WIND PRESSURES
3/16" = 1'-0"

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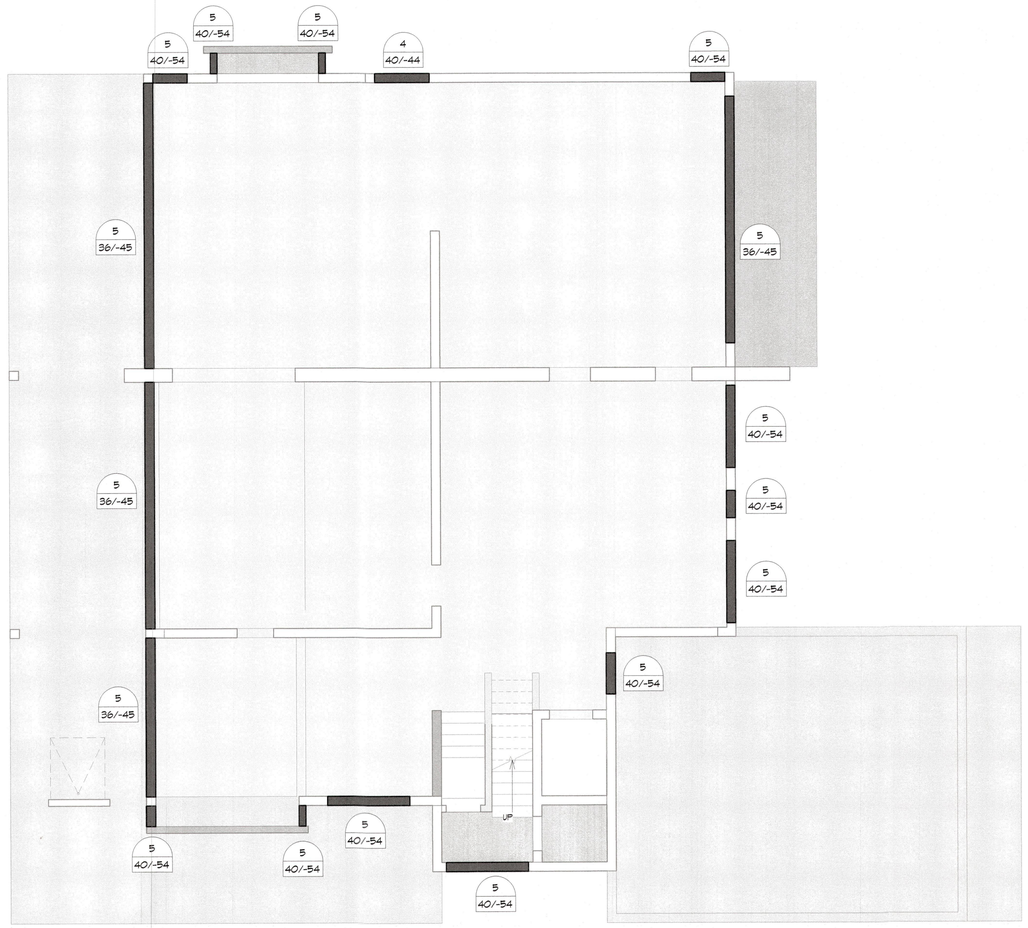

LEVEL 3 - WINDPRESSURE

3/16" = 1'-0"

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SHEET TITLE:
LEVEL 3 - WIND PRESSURES

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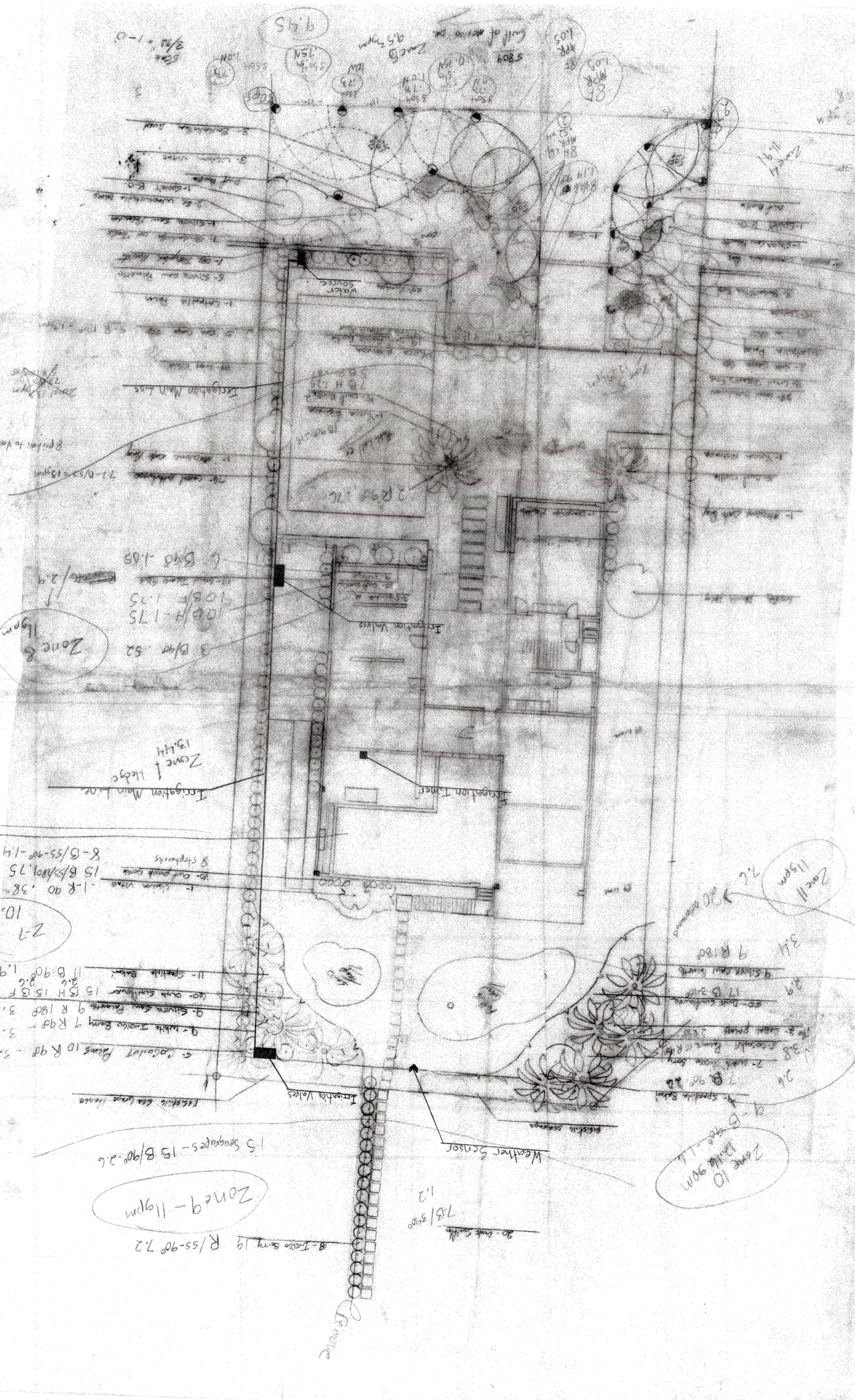

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18 - Indigo Berry

20 - Dune Sunflower

Existing Sea Grape

9 - Spartina Bakeri

7 - White Indigo Berry

5 - Coconut Palms

2 - Sabal Palms

50 - Dune Sunflower

9 - Silver Saw Palmetto

Existing Sea Grape Hedges

5 - Coconut Palms

9 - White Indigo Berry

9 - Silver Saw Palmetto

60 - Dune Sunflower

11 - Spartina Bakeri

Pebble Circle

Stone Circle

89 Lime

1 - Ligustrum Vitas

40 - Dwf purple fountain

89 Lime

3 Crepe M.

35 - Dwf Ruellia

9 - Loropetalum

17 - Green Island Ficus

5 - Green Island Ficus

1 - Dracaena Marginata

1 - Medjool Date Palm

15 - Dwf Ruellia

1 - Yucca Rostrata

16 - Green Buttonwood

1 - Medjool Date Palm

Pebble Circle

1 - Yucca Rostrata

15 - Dwf Ruellia

38 - Green Buttonwood

14 - Green Island Ficus

8 - Sea Grape Std

1 - Latania Palm

89 - Lime Shrub

15 - Loropetalum

3 - Bougainvillea Bush

8 - Podocarpus macrophyllus Pink

1 - Silver Saw Palmetto

1 - Spikey B.O.

Dwf Ruellia

89 - Lime Shrub

5 - Yucca Rostrata

19 - Dwf Purple Ruellia

14 - Green Island Ficus

24 - Loropetalum

5 - Silver Saw Palmetto

1 - Oak Tillandsia Rosette

7 - Bougainvillea on Trellis

1 - Silver Saw Palmetto

2 - Ex Washingtonia Palms

1 - Spikey B.O.

Dwf Ruellia

3 - Ligustrum Vitas

3 - Bougainvillea Bush

SOD

SOD

SOD

SOD

5809
Gulf of Mexico Dr.

Scale
3/32" = 1-0"