



ARCHITECT'S RENDERING FOR REFERENCE ONLY

A NEW RESIDENCE FOR SEAWARD DEVELOPMENT, LLC

6489 GULFSIDE RD LONGBOAT KEY, FLORIDA 34228

ARCHITECT
DSDG ARCHITECTS
1348 FRUITVILLE ROAD, SUITE 204
SARASOTA, FLORIDA 34236
PH. 941.955.5645

STRUCTURAL ENGINEER
STRUCTURAL ENGINEERING ALLIANCE, INC.
THOMAS F. WINKLER PE
7125 FRUITVILLE ROAD, PMB 1472
SARASOTA, FLORIDA 34240
PH. 941.932.7274

CONTRACTOR
SEAWARD HOMES
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53 SOUTH PALM AVENUE
SARASOTA, FLORIDA 34236
PH. 941.388.2021
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State License CBC1253416

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VICINITY MAP
NOT TO SCALE



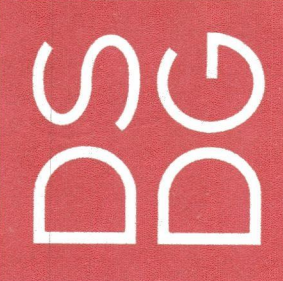
LOCATION MAP
NOT TO SCALE



Permit **PB23-1004**
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
OCT 09 2023
APPROVED
Reviewer: *Justin*

RECEIVED
SEP 01 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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ISSUED FOR PERMIT 08/18/2023

COVER SHEET
BLDG PERMIT PLANS
FILE
Copy of Record

Project Ref: DI PINTO
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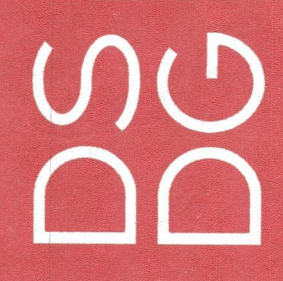
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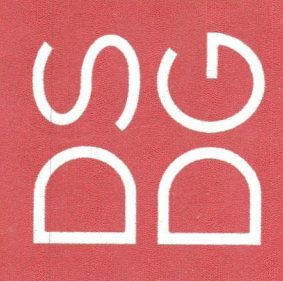
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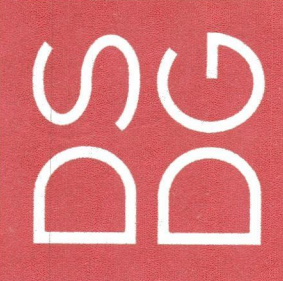
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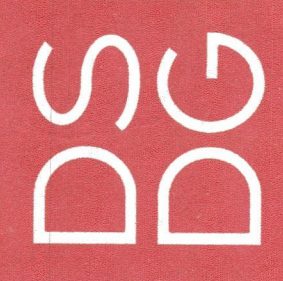
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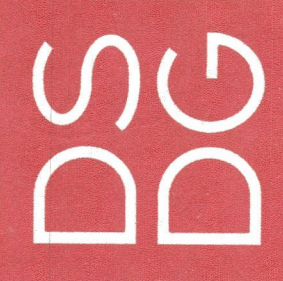
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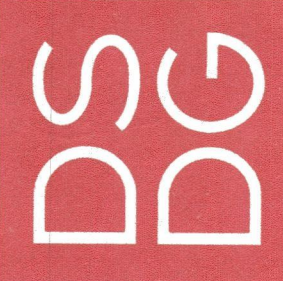
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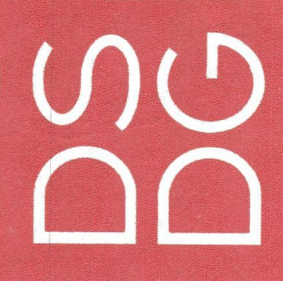
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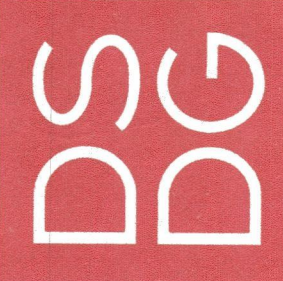
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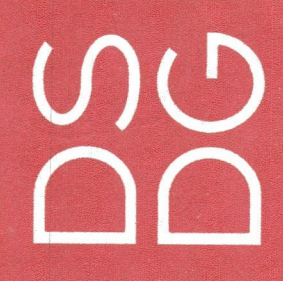
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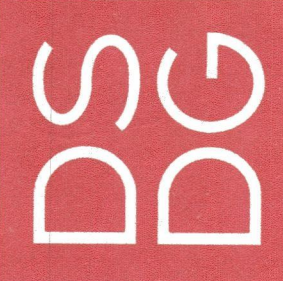
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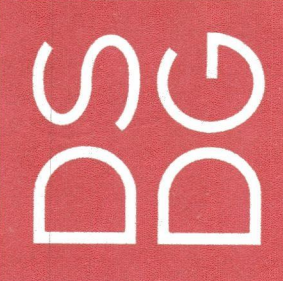
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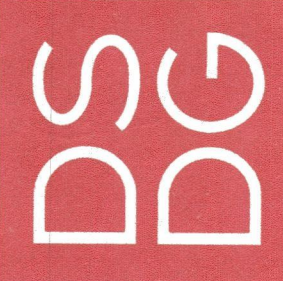
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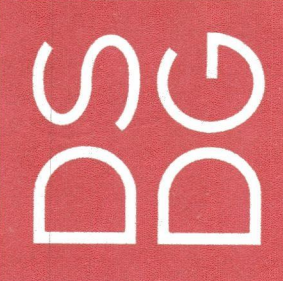
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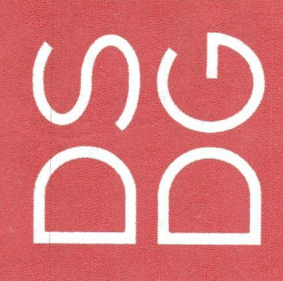
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- NOTES:
- 1.) A TOPOGRAPHIC SURVEY IS REQUIRED FOR LOTS LESS THAN 1 ACRE IN AREA OR FOR SUBDIVISIONS PLATTED BEFORE AUGUST 30, 1960. HOWEVER, SUFFICIENT ELEVATIONS MUST BE PROVIDED TO DETERMINE IF THE SITE IS A SUBJECT PARCEL.
 - 2.) VERTICAL RISE TO BE 1" VERTICAL IN 6" HORIZONTAL DISTANCE WITHIN 5' FEET (5') OF ANY PROPERTY LINE.
 - 3.) ALL ON-SITE DRAINAGE SHALL BE DIRECTED BY SWALES OR OTHER SYSTEMS TO AN OFF-SITE DRAINAGE FACILITY.
 - 4.) THE DISCHARGE OF STORM WATER FROM THE PARCEL SHALL DRAIN TO A STREET, DRAINAGE GREENBELT, OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY, WITHOUT ADVERSELY AFFECTING THE PROPER DRAINAGE OF ADJOINING PARCELS OF LAND.
 - 5.) SITE DRAINAGE MUST BE CONSISTENT WITH SUBDIVISION STORMWATER MANAGEMENT PLAN.
 - 6.) SITE RUNOFF MAY BE DIRECTED TO THE REAR OF THE LOT IF AN APPROVED DRAINAGE GREENBELT OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY IS AVAILABLE.
 - 7.) SWALE SLOPES WILL BE A MINIMUM OF 0.2 % LONGITUDINAL SLOPE.
 - 8.) ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MAINTAINED DURING THE COURSE OF CONSTRUCTION UNTIL FINAL INSPECTIONS HAVE BEEN APPROVED.
 - 9.) DOWNSPOUTS SHALL BE AT LEAST 10' AWAY FROM PROPERTY LINE AND DIRECTED AWAY FROM ADJACENT PROPERTY, DRAINING TOWARDS SWALES.
 - 10.) GENERAL CONTRACTOR TO SUBMIT LANDSCAPE PLAN PRIOR TO CERTIFICATE-OF-OCCUPANCY, THAT MEETS ALL APPLICABLE CODE REQUIREMENTS.

- 11.) LANDSCAPE DESIGN SHALL NOT HAVE ANY TREES LOCATED IN DRAINAGE SWALES.
- 12.) ALL PORTABLE TOILETS AND DUMPSTERS WILL BE STAGED ON PRIVATE PROPERTY AND NOT IN THE RIGHT OF WAY.
- 13.) IF PARKING ON PUBLIC STREET IS NECESSARY ALL VEHICLES WILL BE PARKED ON ONE SIDE OF THE ROAD WITH TRAFFIC.
- 14.) ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN OFF AND SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).

NOTE:
G.C. TO VERIFY POSITIVE DRAINAGE
FLOW OF EXISTING ELEVATIONS
UNDISTURBED BY CONSTRUCTION.

- LEGEND:
- 4 5 EXISTING ELEVATION
 - (5.0') PROPOSED ELEVATION
 - X EXISTING TREE TO BE REMOVED
 - 3'H. TREE CONSTRUCTION BARRIER
 - 6'H. CHAIN LINK FENCE TREE BARRIER
 - CENTERLINE OF DRAINAGE SWALE

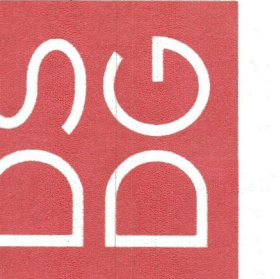


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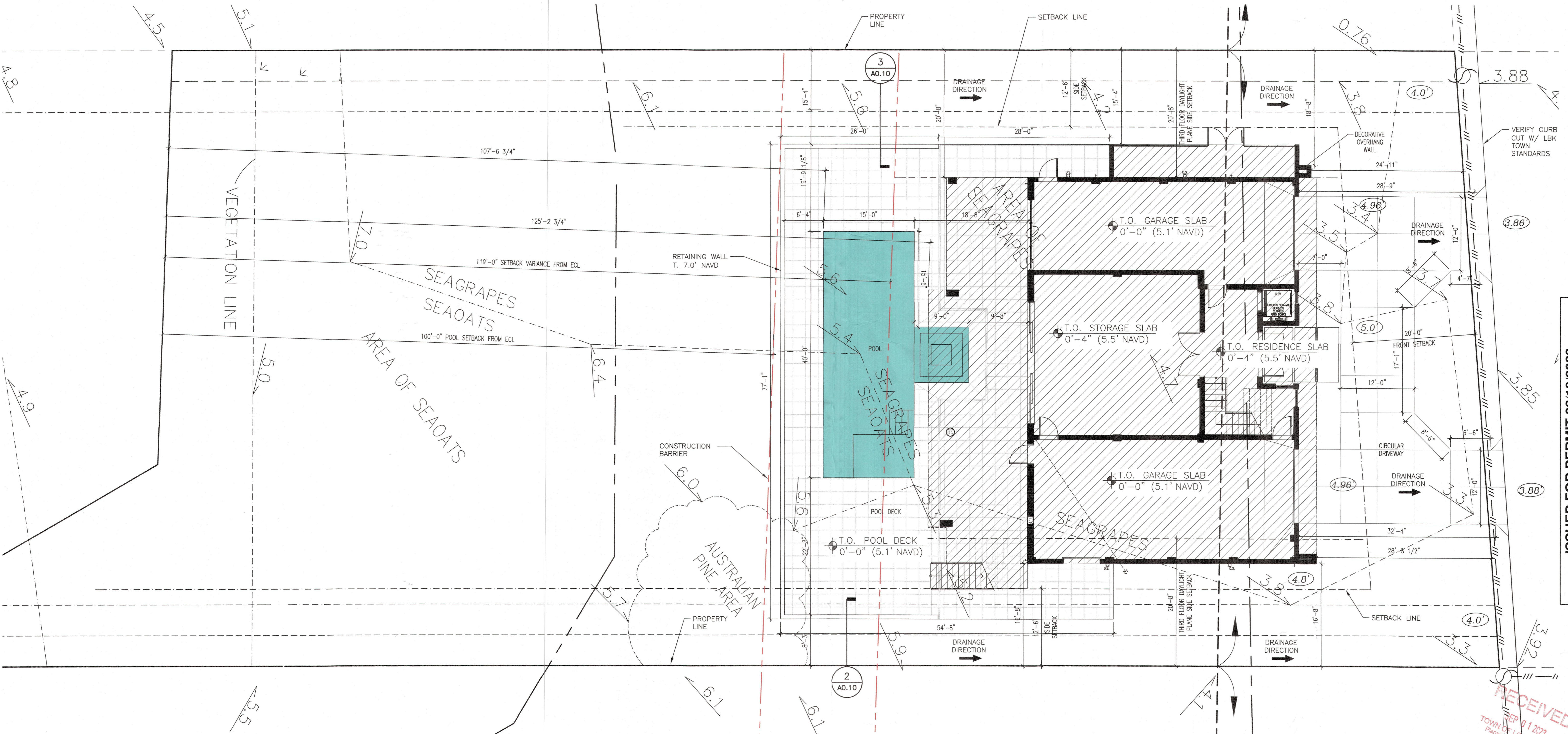
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LOT DRAINAGE
PLAN

Project Ref: DI PINTO
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Checked by: MES

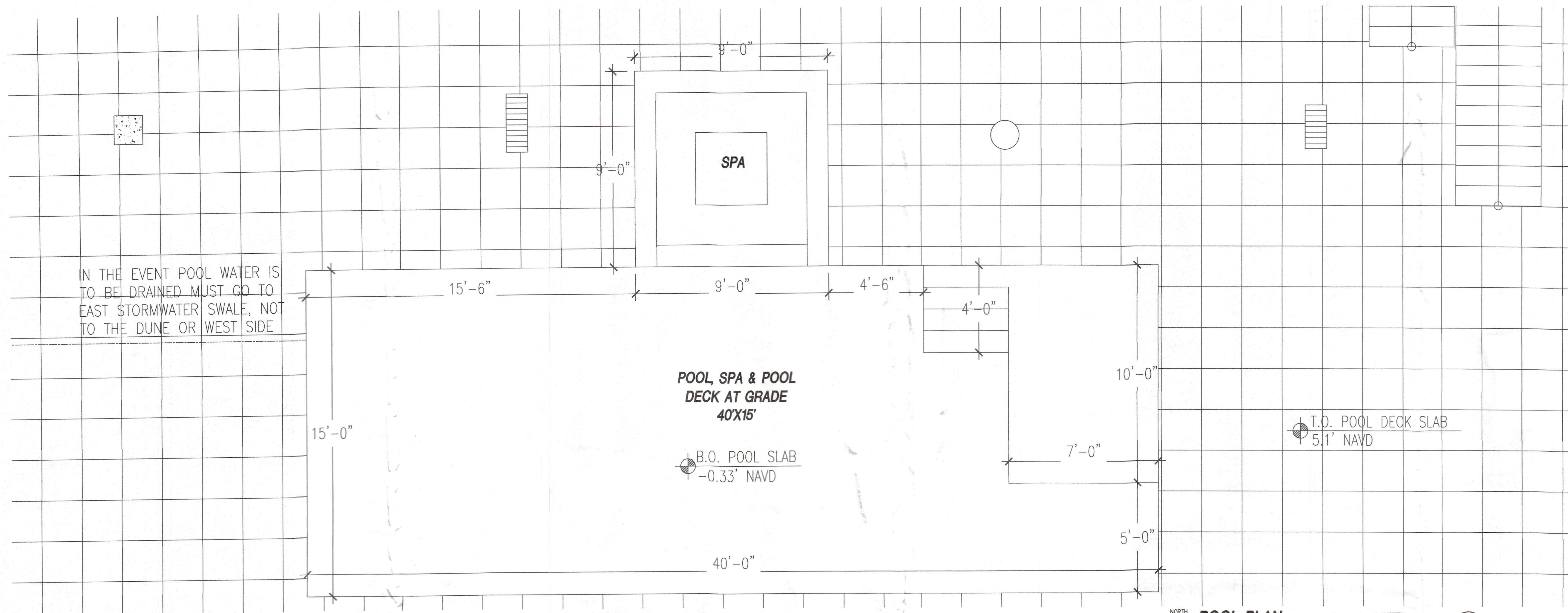
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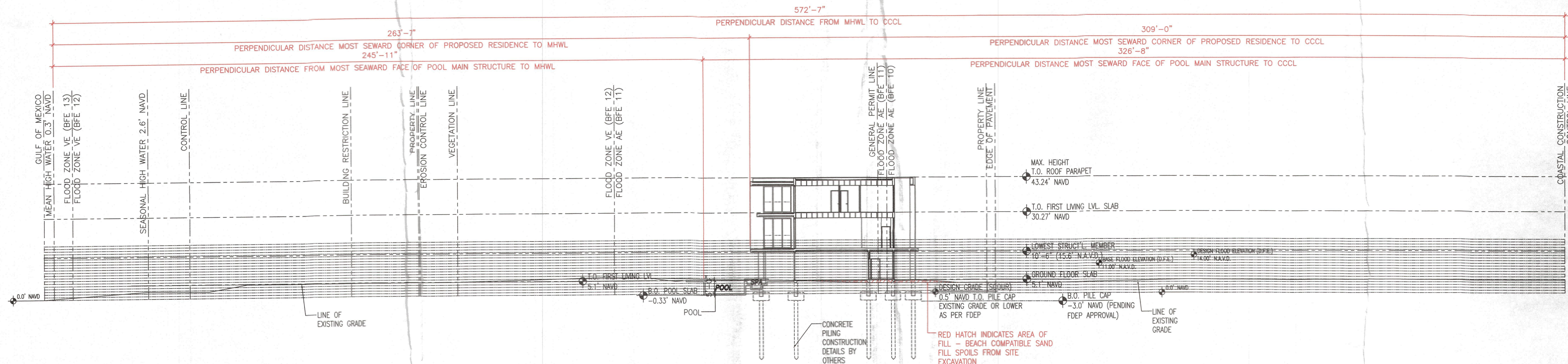
LOT DRAINAGE PLAN
1/8" = 1'-0"





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.

Reviewed by RS Date May 5, 2023



SITE SECTION
1" = 20'-0"

THIS HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY
MARK SULTANA
USING A DIGITAL SIGNATURE AND
DATE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

I HEREBY CERTIFY THAT THESE
PLANS AND SPECIFICATIONS
ARE IN ACCORDANCE WITH
STANDARDS ESTABLISHED IN
SECTION 62B-33.007 FLORIDA
ADMINISTRATIVE CODE

MARK SULTANA
ARCHITECT

RECEIVED
April 28, 2023
OFFICE OF RESILIENCE
AND COASTAL PROTECTION
ME-1487

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DSDG

FDEP - CCCL SUBMITTAL SET - 04/28/2023

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NEW RESIDENCE

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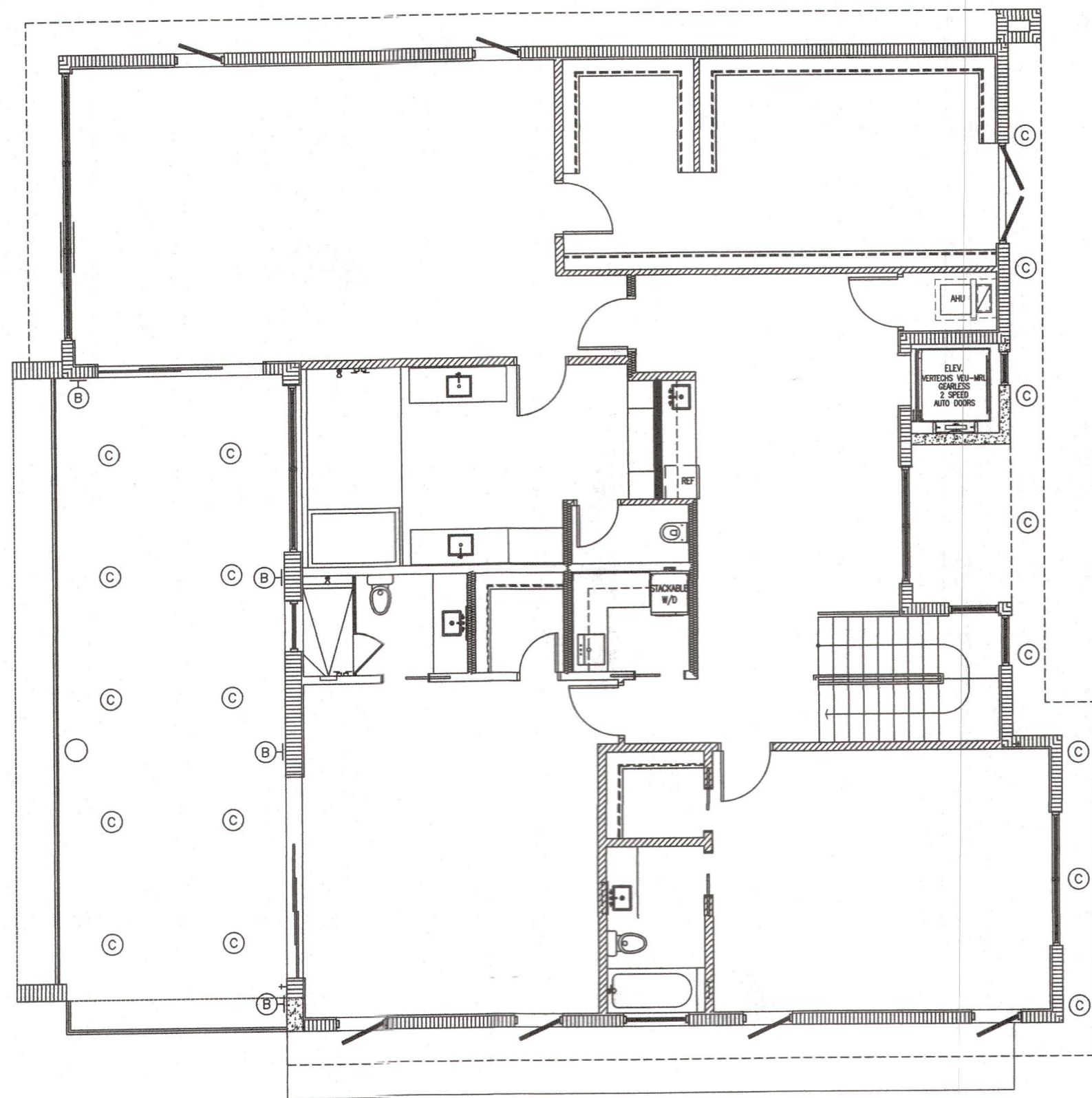
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POOL PLAN
& SECTION

Project Ref:
Drawn by: VA
Checked by: MES
Date Issued: 4.28.2023

Sheet Number:

A0.30



**SECOND FLOOR -
LIGHTING PLAN**
1/18" = 1'-0"

3

GROUND LEVEL EXTERIOR LIGHT FIXTURES					
SYMBOL	FIXTURE	TOTAL NUMBER OF EACH FIXTURE	BULB LUMENS OUTPUT AND TYPE	TYPE OF MOUNT	MOUNTING HEIGHT
F⑥	BK EC LED	9	180 LUMENS LED AMBER	WALL MOUNT	6'-8" A.F.F.
ⓐ	ZANIBONI LUNA 2 WL	27	299 LUMENS LED AMBER	RECESSED MOUNT	FIXTURE IN CEILING
⊠ E	BEGA 22 136	2	180 LUMENS LED AMBER	RECESSED WALL	2'-0" A.F.F.
P1	PENTAIR 640173	4	26 WATTS LED RED	WALL MOUNT	24" BELOW POOL DECK
P2	PENTAIR 640173	1	26 WATTS LED RED	WALL MOUNT	24" BELOW POOL DECK

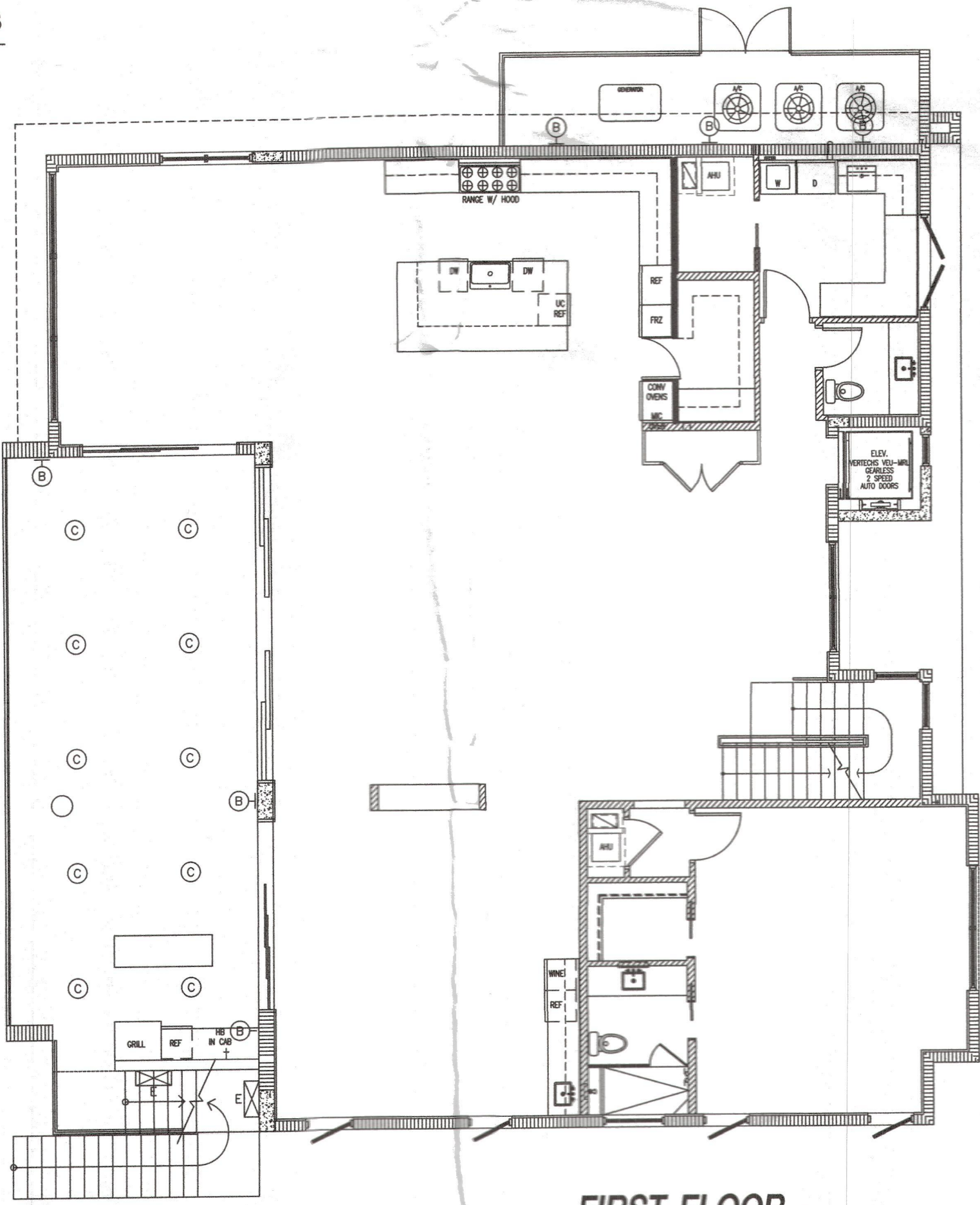
FIRST LIVING LEVEL EXTERIOR LIGHT FIXTURES					
SYMBOL	FIXTURE	TOTAL NUMBER OF EACH FIXTURE	BULB LUMENS OUTPUT AND TYPE	TYPE OF MOUNT	MOUNTING HEIGHT
F⑥	BK EC LED	6	180 LUMENS LED AMBER	WALL MOUNT	6'-8" A.F.F.
ⓐ	ZANIBONI LUNA 2 WL	10	299 LUMENS LED AMBER	RECESSED MOUNT	FIXTURE IN CEILING
⊠ E	BEGA 22 136	2	180 LUMENS LED AMBER	RECESSED WALL	2'-0" A.F.F.

SECOND LIVING LEVEL EXTERIOR LIGHT FIXTURES					
SYMBOL	FIXTURE	TOTAL NUMBER OF EACH FIXTURE	BULB LUMENS OUTPUT AND TYPE	TYPE OF MOUNT	MOUNTING HEIGHT
F⑥	BK EC LED	4	180 LUMENS LED AMBER	WALL MOUNT	6'-8" A.F.F.
ⓐ	ZANIBONI LUNA 2 WL	18	299 LUMENS LED AMBER	RECESSED MOUNT	FIXTURE IN CEILING

- NOTE:
- 1.) ALL EXTERIOR LIGHTING TO BE LED FIXTURES.
 - 2.) ALL EXTERIOR LIGHT FIXTURES TO CONFORM TO COASTAL TURTLE REQUIREMENTS.
 - 3.) ALL ELECTRICAL TO BE WIRED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE 2017.
 - 4.) ELECTRICAL SUB CONTRACTOR TO SIZE ELECTRICAL PANEL IN ACCORDANCE WITH NATIONAL ELECTRIC CODE (NEC70).
 - 5.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2020 ENERGY CONSERVATION CODE SECTION R404.

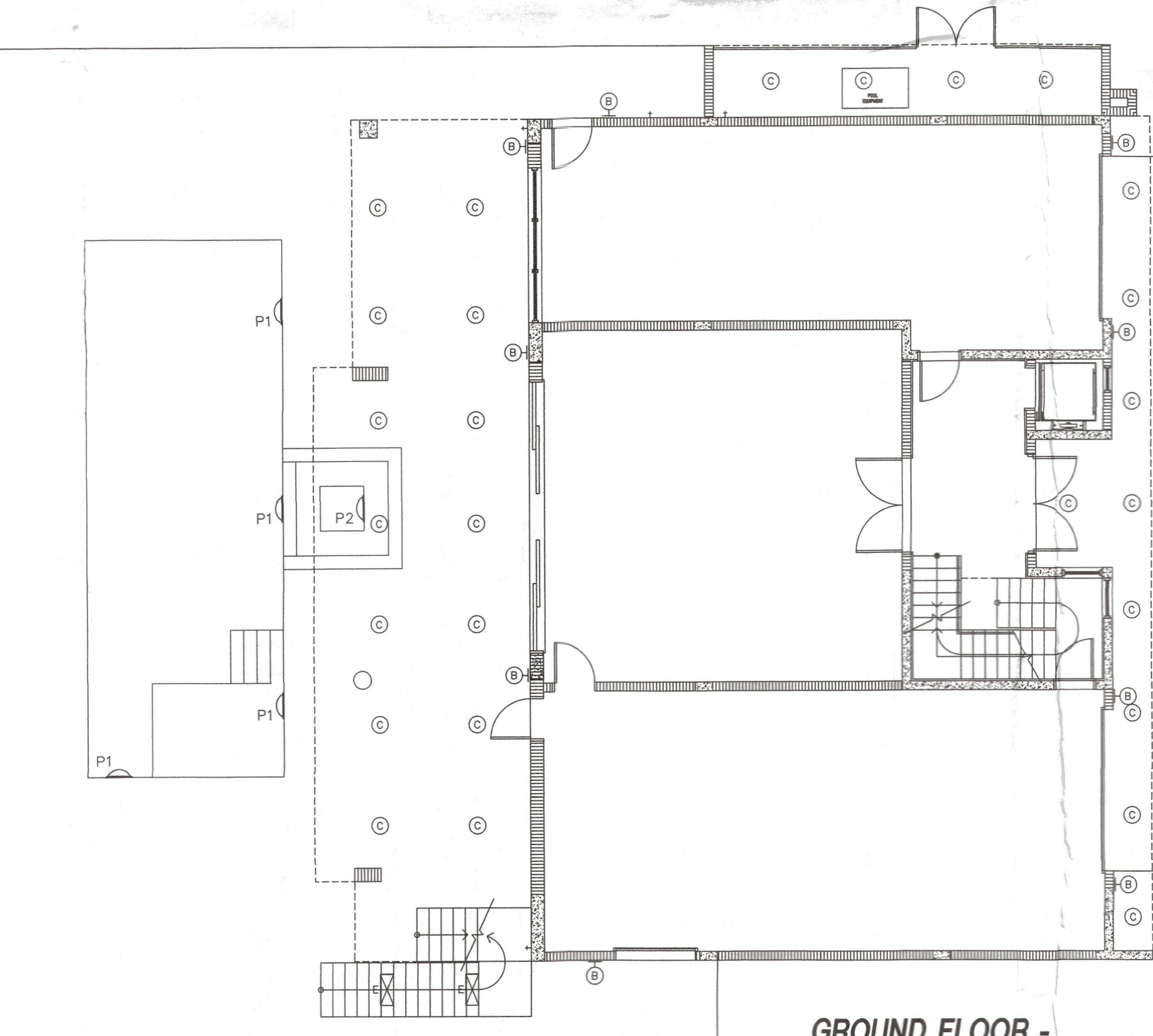
DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED LIGHTING PLAN
This approval is limited to the exterior lights depicted on the stamped plans. This approval does not relieve the applicant of the responsibility to obtain any other approvals or permits which may be required by Federal, State, County or Municipal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

Reviewed by PS Date May 5, 2023



**FIRST FLOOR -
LIGHTING PLAN**
1/18" = 1'-0"

2



**GROUND FLOOR -
LIGHTING PLAN**
1/18" = 1'-0"

1

THIS HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
MARK SULTANA
USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
04/28/2023
MARK E. SULTANA
REGISTERED ARCHITECT
FL 0004536

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH STANDARDS ESTABLISHED IN SECTION 62B-33.007 FLORIDA ADMINISTRATIVE CODE
MARK SULTANA
ARCHITECT

RECEIVED
April 28, 2023
OFFICE OF RESILIENCE
AND COASTAL PROTECTION
ME-1487

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1348 FRUITVILLE ROAD, SUITE 204
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Tel: (941) 855-5245
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AA 0003661

A NEW RESIDENCE FOR:
SEAWARD LIDO KEY, LLC
NEW RESIDENCE
6489 GULFSIDE RD
LONGBOAT KEY, FLORIDA 34228

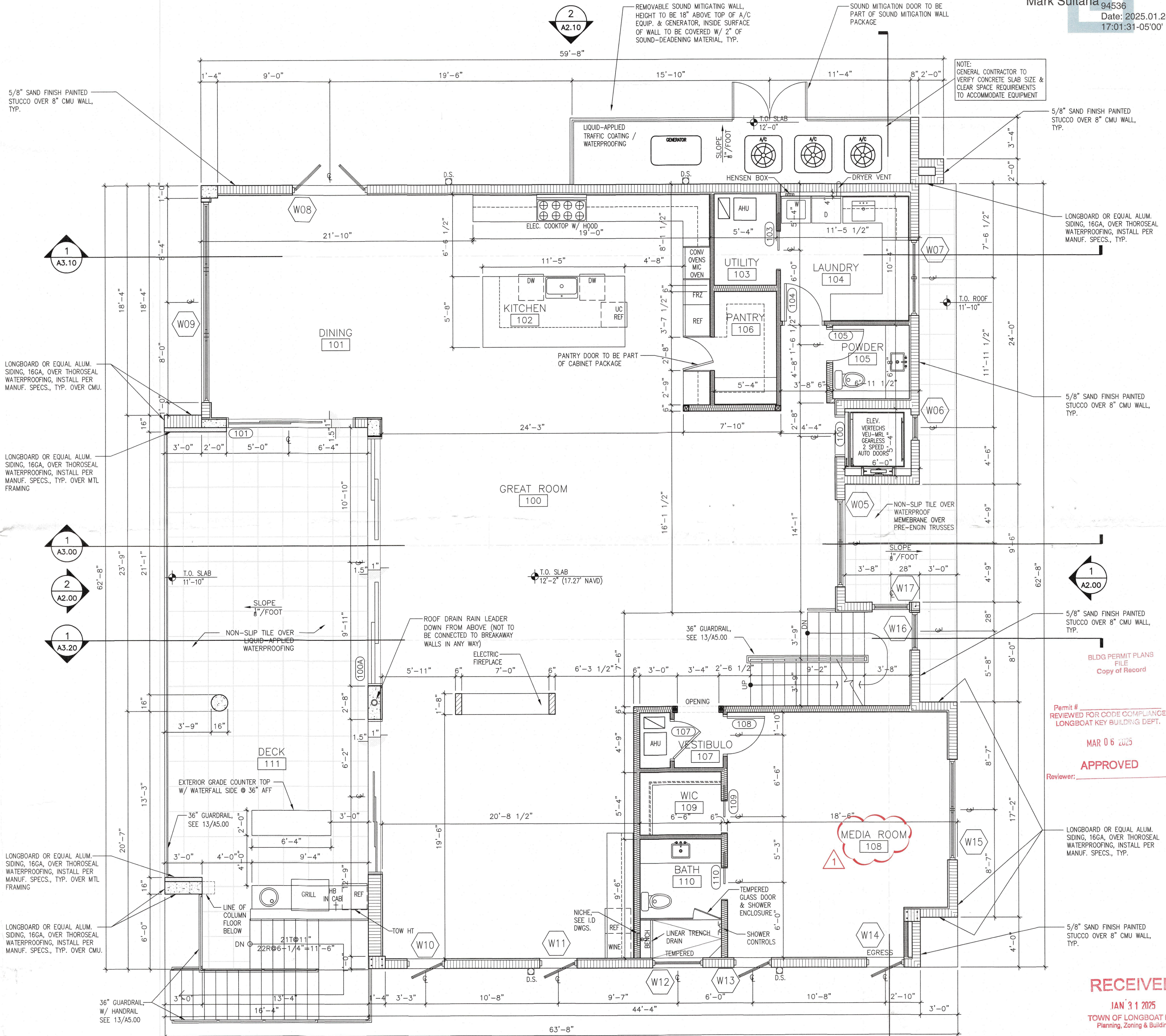
FLOOR PLANTS
LIGHTING PLAN
Project Ref:
Drawn by: VA
Checked by: MES
Date Issued: 4.28.2023
Sheet Number:
A0.40

- NOTES:
- 1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONCRETE BLOCK.
 - 2.) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
 - 3.) ALL DOORS SHALL BE 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED. ALL OTHER DOORS ARE DIMENSIONED TO CENTERLINE.
 - 4.) WINDOWS ARE DIMENSIONED TO CENTERLINE.
 - 5.) WINDOWS LABELLED AS EGRESS SHALL MEET FBC-R310 REQUIREMENTS.
 - 6.) ALL A/C UNITS TO BE ELEVATED ABOVE BASE FLOOD ELEVATION & SECURED TO EQUIPMENT PLATFORM w/ STAINLESS STEEL STRAPS AND (1) 1/4"x3" TAPCON EACH SIDE MAINTAIN 12" MIN. CLEAR SPACE AROUND EACH A/C UNIT TYP.
 - 7.) TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS SHALL MEET FBC-R SECTION R308.4.
 - 8.) ALL SHOWER PAN LINERS SHALL HAVE A 1/4" PER FOOT MINIMUM SLOPE TO DRAIN.
 - 9.) ALL CEMENTITIOUS BD. @ TILED WALL LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTGEN BY US GYP. UNLESS OTHERWISE NOTED.

NOTE:
PER FBC R302.12, G.C. TO INSTALL DRAFTSTOP FIRE SEPARATION SUCH THAT THE AREAS OF THE CONCEALED SPACE DOES NOT EXCEED A MAXIMUM AREA OF 1,000 S.F..
DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.

WALL LEGEND

- EXTERIOR PARTITION WALL - 6" (U.N.O.)
5/8" DENSGLASS ON 3 5/8 GALV. MTL. STUDS @ 16" O.C.
- PARTITION WALL - 4" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2x4 WD. STUDS @ 16" O.C.
- PARTITION WALL - 4" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2x4 WD. STUDS @ 16" O.C.
W/ SOUND ATTENUATION BATT INSULATION BETWEEN STUDS
- CMU WALL - 8" (U.N.O.)
INTERIOR SIDE TO PAINTED SMOOTH FINISH 8" CMU WALL.
EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU (U.N.O.)
- CMU WALL - 8" (U.N.O.)
5/8" GYP. BD. OVER 1x2 P.T. FURRING STRIPS OVER 3/4"
RIGID INSULATION OVER 8" CMU WALL.
EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU
- CMU WALL - 12" (U.N.O.)
5/8" GYP. BD. OVER 1x2 P.T. FURRING STRIPS OVER 3/4"
RIGID INSULATION OVER 8" CMU WALL.
EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU
- CONCRETE WALL OR COLUMN - 8" (U.N.O.)
INTERIOR SIDE TO BE PAINTED SCRATCH COAT
EXTERIOR SIDE TO BE CEMENTITIOUS COATED
- CONCRETE WALL OR COLUMN - 8" (U.N.O.)
5/8" GYP. BD. OVER 1x2 P.T. FURRING STRIPS OVER 3/4"
RIGID INSULATION OVER 8" CONCRETE WALL.
EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU



FIRST FLOOR PLAN
1/4" = 1'-0"

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Planning, Zoning & Building

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A NEW RESIDENCE FOR:
SEAWARD DEVELOPMENT LLC

NEW RESIDENCE

6489 GULFSIDE RD LONGBOAT KEY, FLORIDA 34228

FIRST FLOOR PLAN

Project Ref: DI PINTO
Drawn by: VJ/AM
Checked by: MES

Sheet Number:

A1.10

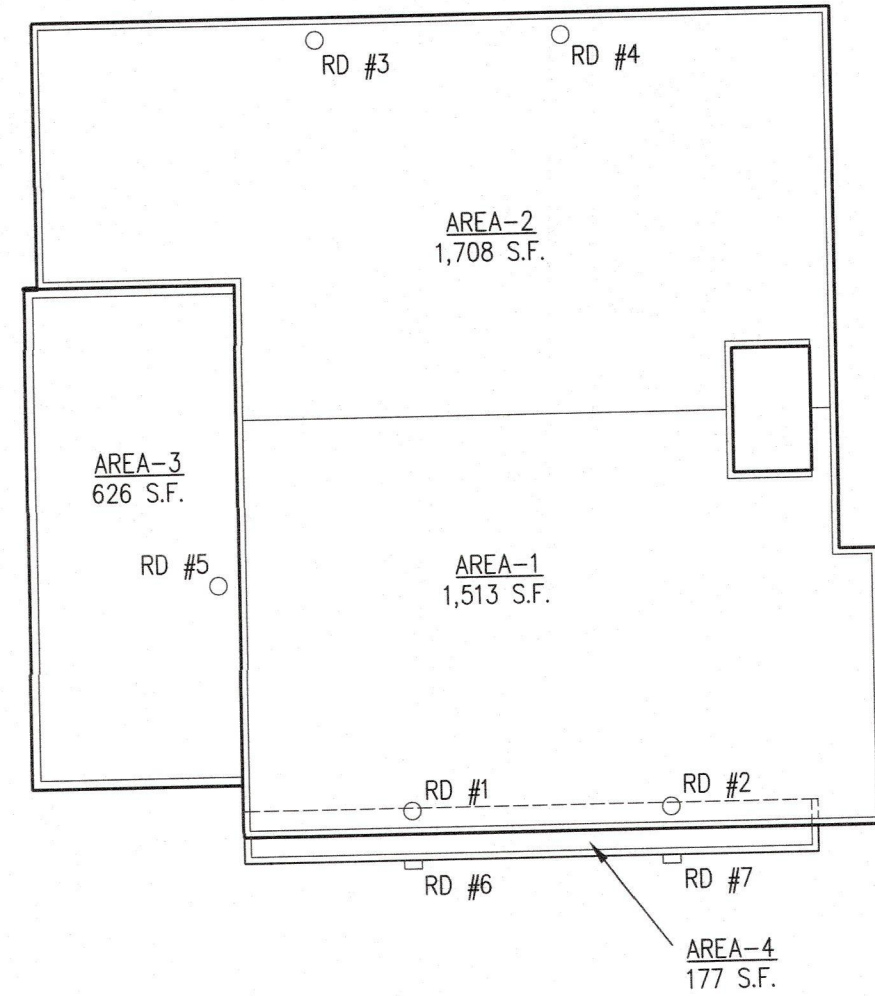
9.) ALL CEMENTITIOUS BD. @ TILED WALL LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTGEN BY US GYP. UNLESS OTHERWISE NOTED.

CONCRETE WALL OR COLUMN - 8" (U.N.O.)
5/8" GYP. BD. OVER 1x2 P.T. FURRING STRIPS OVER 3/4"
RIGID INSULATION OVER 8" CONCRETE WALL.
EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU



A1.20

NOTES:
 1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONCRETE BLOCK.
 2.) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.



ROOF DRAINAGE AREA CALCS:

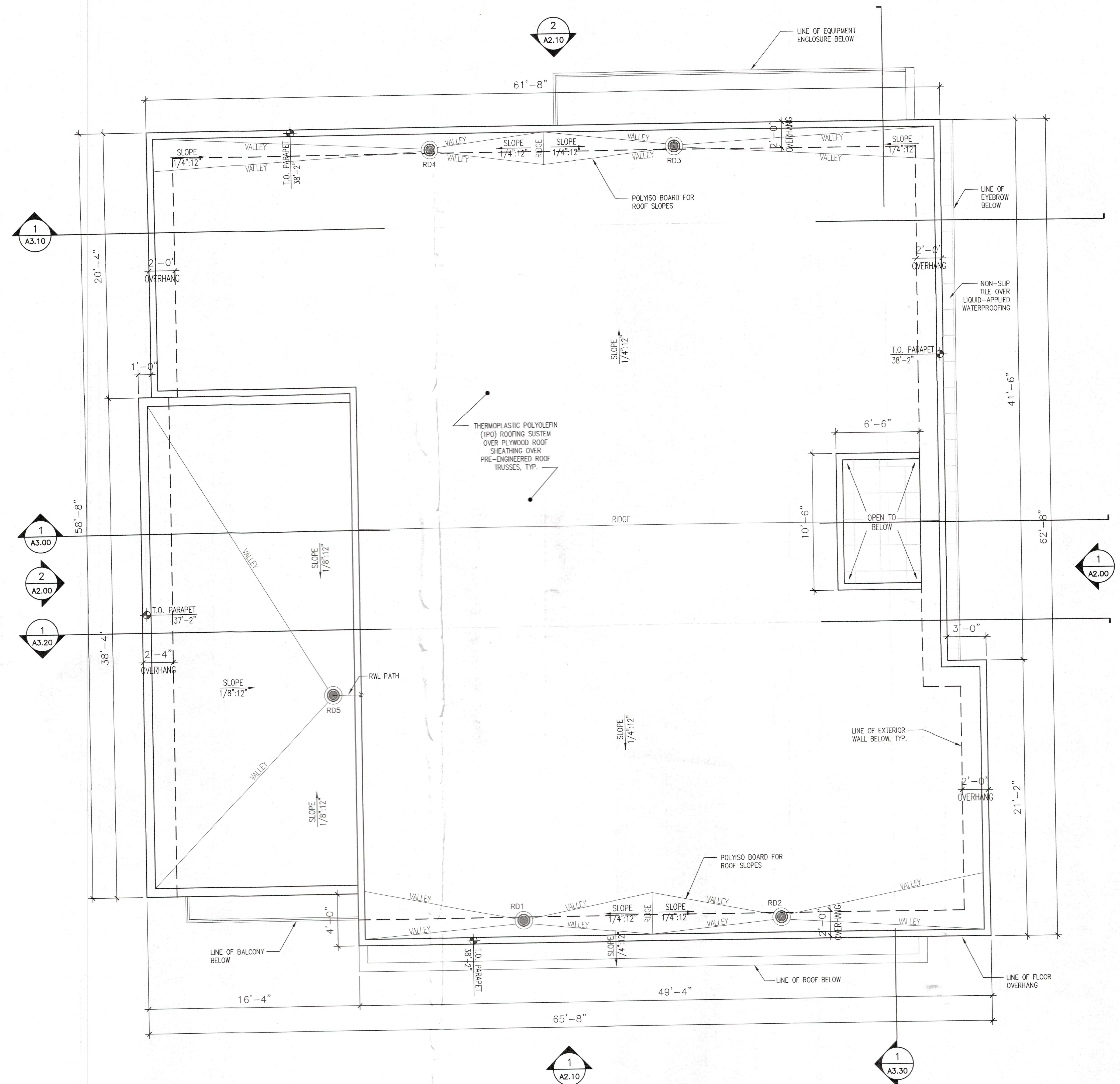
AREA-1 (1,513 S.F.)
 DS #1 6"x6" SCUPPER = 4,280 S.F.
 DS #2 6"x6" SCUPPER = 4,280 S.F.
 TOTAL DRAINAGE PROVIDED = 8,560 S.F.

AREA-2 (1,708 S.F.)
 DS #3 6"x6" SCUPPER = 4,280 S.F.
 DS #4 6"x6" SCUPPER = 4,280 S.F.
 TOTAL DRAINAGE PROVIDED = 8,560 S.F.

AREA-3 (626 S.F.)
 DS #5 6"x6" SCUPPER = 4,280 S.F.
 TOTAL DRAINAGE PROVIDED = 4,280 S.F.

AREA-4 (177 S.F.)
 DS #6 6"x6" SCUPPER = 4,280 S.F.
 DS #7 6"x6" SCUPPER = 4,280 S.F.
 TOTAL DRAINAGE PROVIDED = 8,560 S.F.

NOTE:
 THESE NUMBERS ARE CALCULATED USING
 (1) 6" HORIZ. PIPE @ 1% SLOPE &
 5"/HR. RAINFALL = 4,280 S.F. ROOF AREA



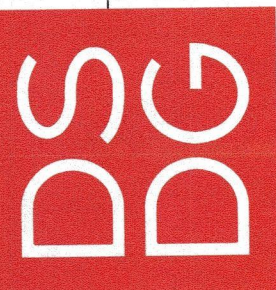
ROOF PLAN
 1/4" = 1'-0"



Revisions

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A NEW RESIDENCE FOR:
SEWARD DEVELOPMENT LLC
NEW RESIDENCE
 6489 GULFSTREAM RD
 LONGBOAT KEY, FLORIDA 34228

ISSUED FOR PERMIT 08/18/2023

BLDG PERMIT PLAN
 FILE
 Copy of Record

ROOF PLAN

Project Ref: DI PINTO
 Drawn by: VA/AM
 Checked by: MES

Sheet Number:

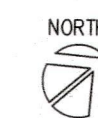
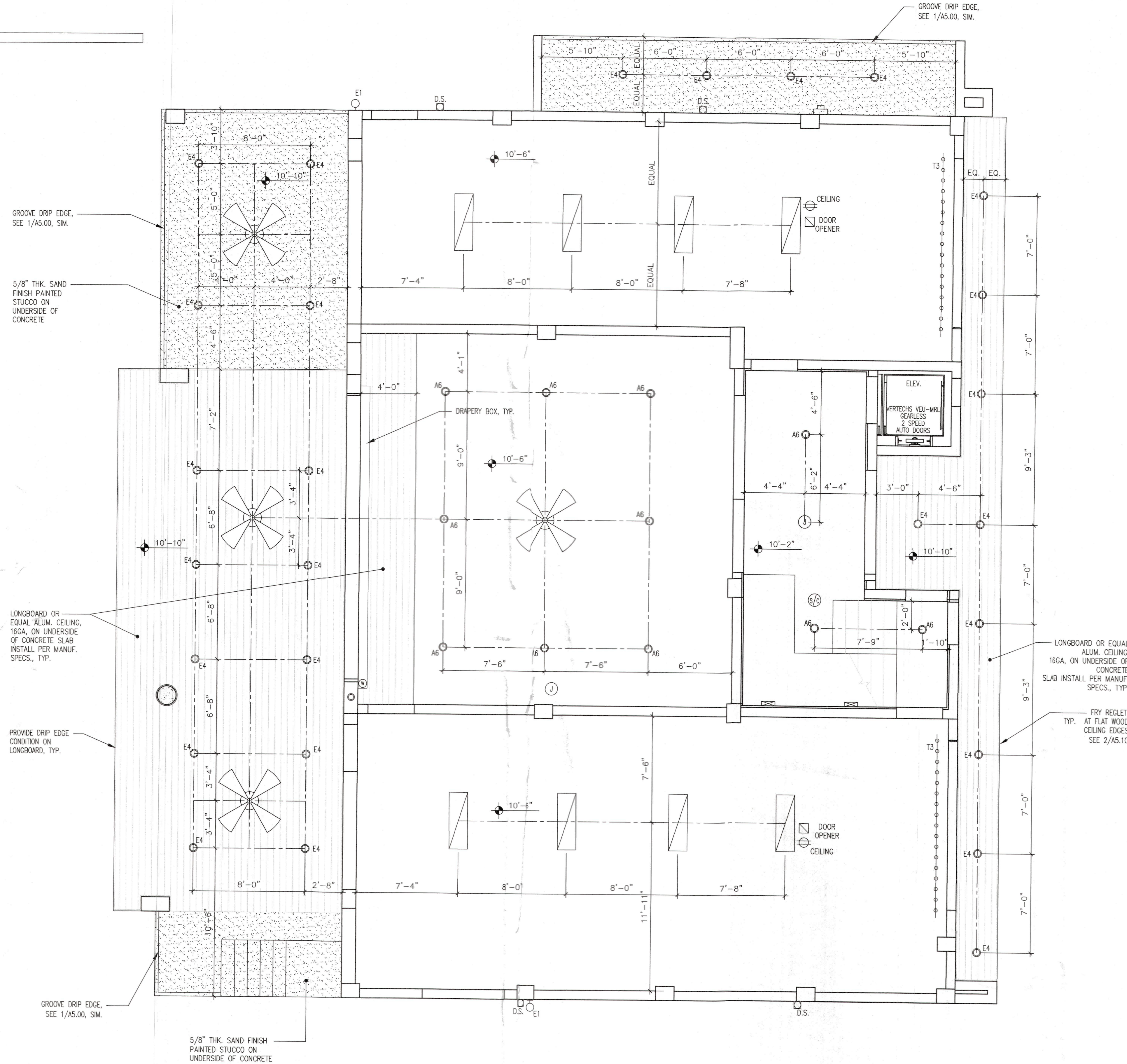
A1.30

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 SEP 01 2023
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

- NOTES:
- 1.) ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUDS, OR EDGE OF CONC. BLOCK.
 - 2.) ALL CEILING ELEVATIONS ARE FROM TOP OF SLAB/TRUSS ELEVATION.
 - 3.) ALL INTERIOR CEILINGS TO BE 5/8" GYP. CEILING BD. UNLESS OTHERWISE NOTED.
 - 4.) ALL WET LOCATION CEILINGS (I.E. CEILINGS OVER BATHROOM SHOWERS,) TO BE 1/2" CEMENT BD. EQUAL TO SHEETROCK MOLD TOUGH BY US GYP. UNLESS OTHERWISE NOTED.
 - 5.) ALL CEMENTITIOUS BD. @ TILE LOCATIONS TO BE 1/2" CEMENT BD. EQUAL TO DUROCK NEXTGEN BY US GYP. UNLESS OTHERWISE NOTED.
 - 6.) UNLESS OTHERWISE NOTED, LIGHT FIXTURES TO BE CENTERED WITHIN AREA.
 - 7.) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
 - 8.) GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TYPE AND LOCATION OF AIR CONDITIONING GRILLES.
 - 9.) SEE SHT. A1.70 FOR ELECTRICAL LEGEND.

NOTE
PER FBC R302.12, G.C. TO INSTALL DRAFTSTOP FIRE SEPARATION SUCH THAT THE AREAS OF THE CONCEALED SPACE DOES NOT EXCEED A MAXIMUM AREA OF 1,000 S.F. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.

NOTE
HABITABLE ROOMS SHALL BE SEPARATED FROM GARAGE BY NOT LESS THAN 5/8" TYPE "X" DRYWALL.



GROUND FLOOR - REFLECTED CEILING PLAN
1/4" = 1'-0"

1



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AA 0003661



SEWARD DEVELOPMENT LLC
NEW RESIDENCE
6489 GULFSIDE RD
LONGBOAT KEY, FLORIDA 34228
ISSUED FOR PERMIT 08/18/2023

**GROUND FLOOR
REFLECTED
CEILING PLAN**

Project Ref: D1 PINTO
Drawn by: VA/AM
Checked by: MES

Sheet Number:

A1.40

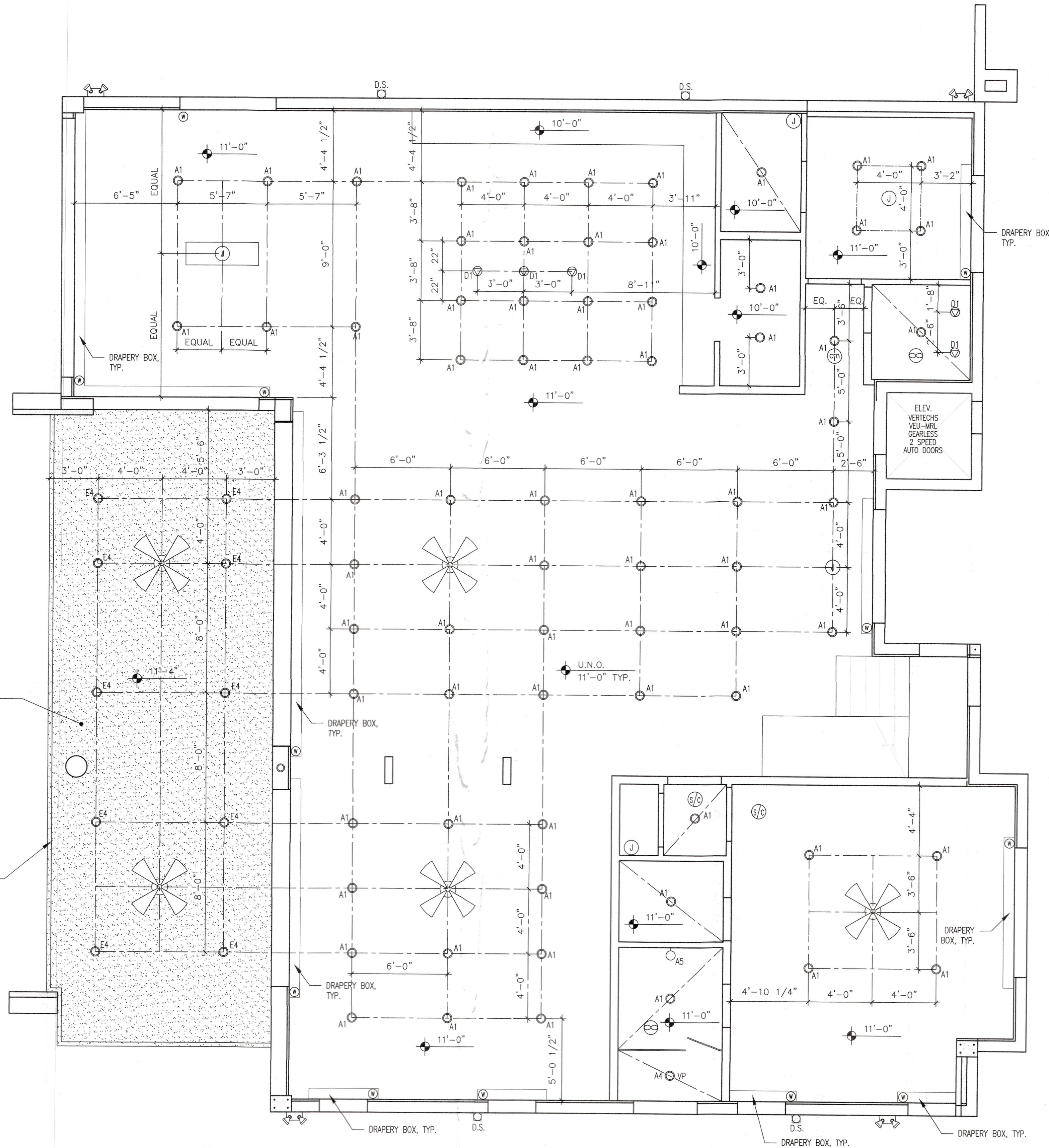
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- NOTES:
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 - 8.) GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TYPE AND LOCATION OF AIR CONDITIONING GRILLES.
 - 9.) SEE SHT. A1.70 FOR ELECTRICAL LEGEND.

NOTE:
PER FBC R302.12, G.C. TO INSTALL DRAFTSTOP FIRE SEPARATION SUCH THAT THE AREAS OF THE CONCEALED SPACE DOES NOT EXCEED A MAXIMUM AREA OF 1,000 S.F..
DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.

5/8" THK. SAND FINISH PAINTED STUCCO ON UNDERSIDE OF CONCRETE

GROOVE DRIP EDGE, SEE 1/A5.00, SIM.



FIRST FLOOR - REFLECTED CEILING PLAN
1/4" = 1'-0"

1



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NEW RESIDENCE

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LONGBOAT KEY, FLORIDA 34228

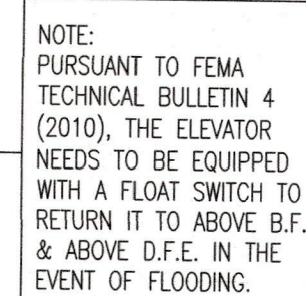
**FIRST FLOOR
REFLECTED
CEILING PLAN**

Project Ref: DI PINTO
Drawn by: VA/AM
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A1.50

13.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2017 ENERGY CONSERVATION CODE SECTION R404.

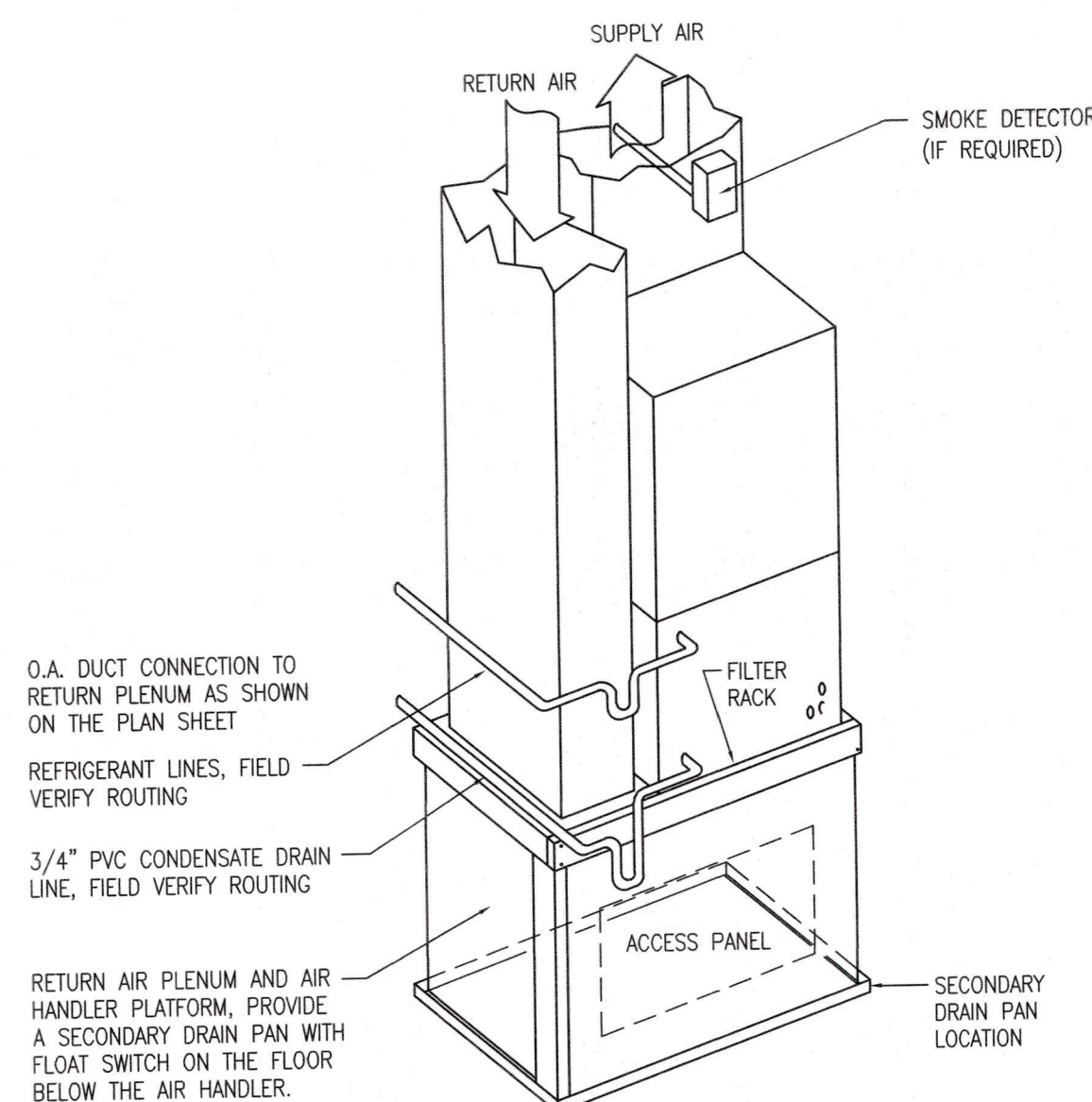


MISC	
	SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED w/BATTERY BACK-UP
	ELECTRICAL PANEL
	THERMOSTAT
	GAS
	DOOR CHIME
	CEILING MOUNTED EXHAUST FAN
	SURFACE MOUNTED SPEAKER
	ALARM PANEL

1

A1.70

- ELECTRICAL NOTES:
- 1.) ALL ELECTRICAL TO BE WIRED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE 2017.
 - 2.) ELECTRICAL SUB CONTRACTOR TO SIZE ELECTRICAL PANEL IN ACCORDANCE WITH NATIONAL ELECTRIC CODE (NEC70).
 - 3.) ALL OUTLETS THAT ARE NOT REQUIRED TO BE GFI PROTECTED SHALL BE ARC FAULT WITH TAMPER PROOF RECEPTACLES.
 - 4.) ALL ELECTRICAL OUTLETS & SWITCHES INCLUDING ELECTRICAL PANELS TO BE MOUNTED ABOVE DESIGN FLOOD ELEVATION (ADFE).
 - 5.) ALL SWITCHES AND RECEPTACLES TO BE DECORA (FLUSH WHITE) BY LEVITON.
 - 6.) G.C. TO COORDINATE ARCHITECTURAL POWER PLAN AND STRUCTURED WIRING PLAN BY OTHERS.
 - 7.) ALL FIRE SMOKE/CARBON MONOXIDE DETECTORS TO BE WIRED IN TANDEM, IF ONE IS ACTIVATED IT SHALL CAUSE ALL DETECTORS TO SOUND.
 - 8.) PROVIDE EXTERIOR GARAGE DOOR CONTROL PANEL.
 - 9.) ALL LOW VOLTAGE FIXTURES SHALL BE IC LISTED.
 - 10.) PROVIDE DOWN STAIRS OUTDOOR FIXTURE STUB OUTS FOR FUTURE LANDSCAPE LIGHTING IN PLANTERS, TREES, IRRIGATION SYSTEMS, ETC.
 - 11.) CLOSET LIGHTING:
 - RECESSED FIXTURE W/ LENS MUST MAINTAIN (FROM EDGE OF FINISHED TRIM) A MINIMUM OF 6" CLEARANCE TO SHELF AND A MINIMUM OF 18" TO THE BACK AND SIDE WALLS.
 - FLUORESCENT FIXTURE W/ LENS MUST MAINTAIN 12" MIN. CLEARANCE TO THE SHELF AND 24" MINIMUM CLEARANCE TO THE BACK AND SIDE WALLS.
 - 12.) ALL EXTERIOR LIGHTING AND FANS WILL BE RATED FOR EXTERIOR USE.
 - 13.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2017 ENERGY CONSERVATION CODE SECTION R404.
 - 14.) SEE SHT. A1.21 FOR ELECTRICAL LEGEND.



SCHEMATIC DIAGRAM TO INDICATE GENERAL ARRANGEMENT, INDIVIDUAL INSTALLATIONS MAY VARY. INSTALLATION MUST PROVIDE 4" CLEARANCE ON ALL SIDES OF EQUIPMENT.

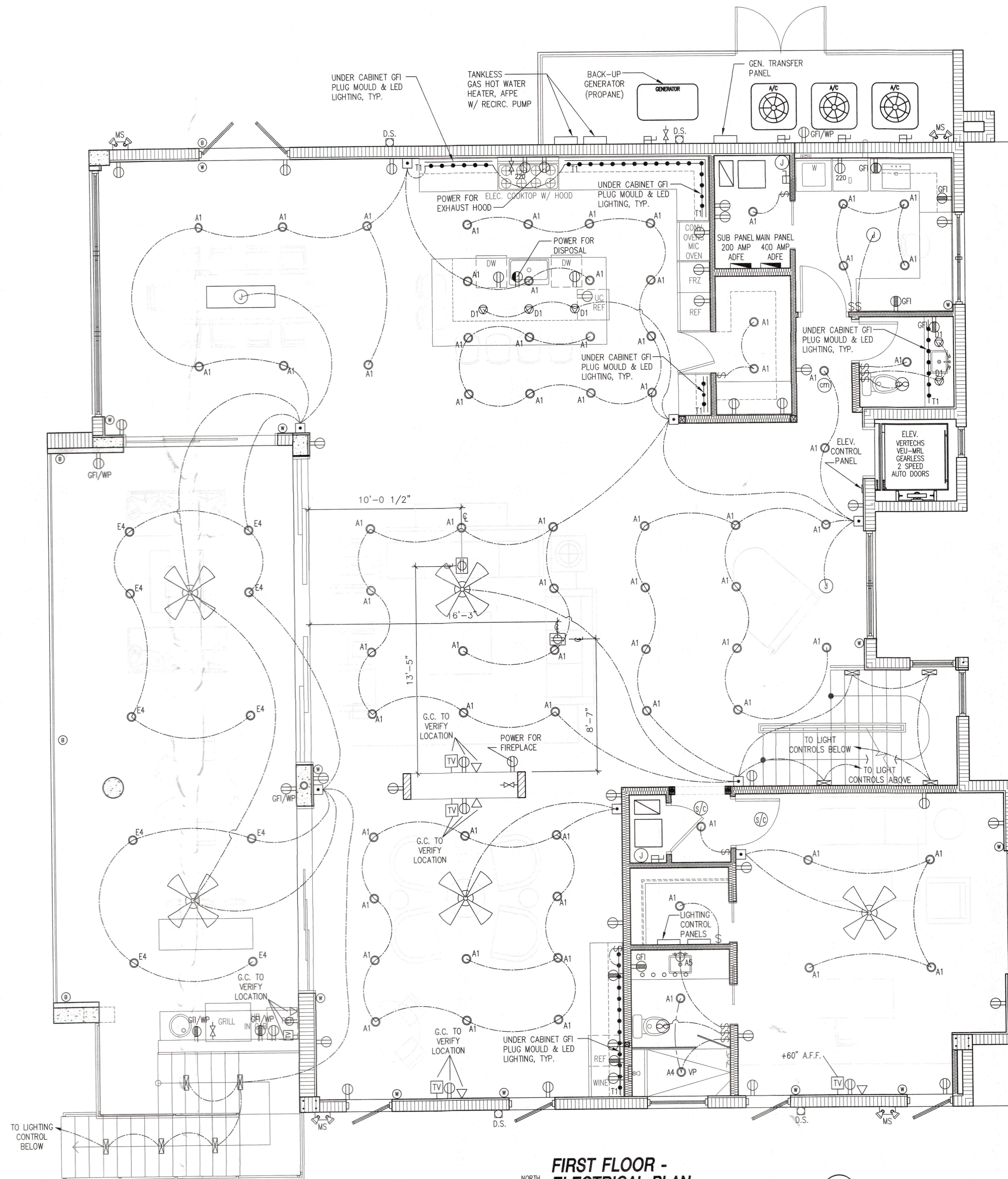
ATTIC LOCATED AIR HANDLER UNITS (RESIDENTIAL):
PER FLORIDA BUILDING CODE 13-610.1.ABC.3.5.2 ATTIC LOCATED AIR HANDLER UNITS SHALL MEET THE FOLLOWING CONDITIONS:

1. THE SERVICE PANEL OF THE EQUIPMENT SHALL BE LOCATED WITHIN SIX (6) FEET OF AN ATTIC ACCESS.
2. A DEVICE SHALL BE INSTALLED TO ALERT THE OWNER OR SHUT THE UNIT DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY.
3. THE ATTIC ACCESS OPENING SHALL BE OF SUFFICIENT SIZE TO REPLACE THE AIR HANDLER.
4. A NOTICE SHALL BE POSTED ON THE ELECTRIC SERVICE PANEL INDICATING TO THE HOMEOWNER THAT THE AIR HANDLER IS LOCATED IN THE ATTIC.

AUXILIARY DRAIN: REQUIRED BY 307.2.3 AUXILIARY DRAIN PANS, OF THE STANDARD MECHANICAL CODE WHICH STATES: FOR NEW CONSTRUCTION: AUXILIARY DRAIN PANS SHALL BE INSTALLED UNDER ALL COILS ON WHICH CONDENSATION WILL OCCUR AND UNDER UNITS CONTAINING COILS THAT ARE 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 STOPPAGE IN THE CONDENSATION DRAIN PIPING. AUXILIARY DRAIN PANS SHALL HAVE A MINIMUM DEPTH OF 1 1/2 INCHES (38mm) AND SHALL BE NOT LESS THAN 3 INCHES (76mm) LARGER THAN UNIT OR COIL DIMENSIONS IN WIDTH AND LENGTH AND SHALL BE CONSTRUCTED OF NOT LESS THAN 0.0276 INCHES (0.7mm) GALVANIZED SHEET STEEL. NONMETALLIC PANS SHALL HAVE A MIN. THICKNESS OF NOT LESS THAN 0.0625 INCH (1.6mm). A SEPARATE OVERFLOW DRAIN LINE OF NOT LESS THAN 3/4 INCH (19mm) PIPE SIZE OR 7/8 INCH (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.

TYPICAL AIR HANDLER INSTALLATION 2

NOT TO SCALE



FIRST FLOOR - ELECTRICAL PLAN

1/4" = 1'-0"

1

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Planning, Zoning & Building

FIRST FLOOR - ELECTRICAL PLAN

Project Ref: DI PINTO
Drawn by: VA/AM
Checked by: MES

Sheet Number:

A1.80

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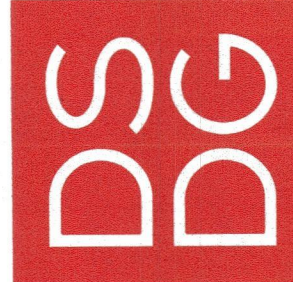
A NEW RESIDENCE FOR:
SEWARD DEVELOPMENT LLC

NEW RESIDENCE

6489 GULFSIDE RD

LONGBOAT KEY, FLORIDA 34228

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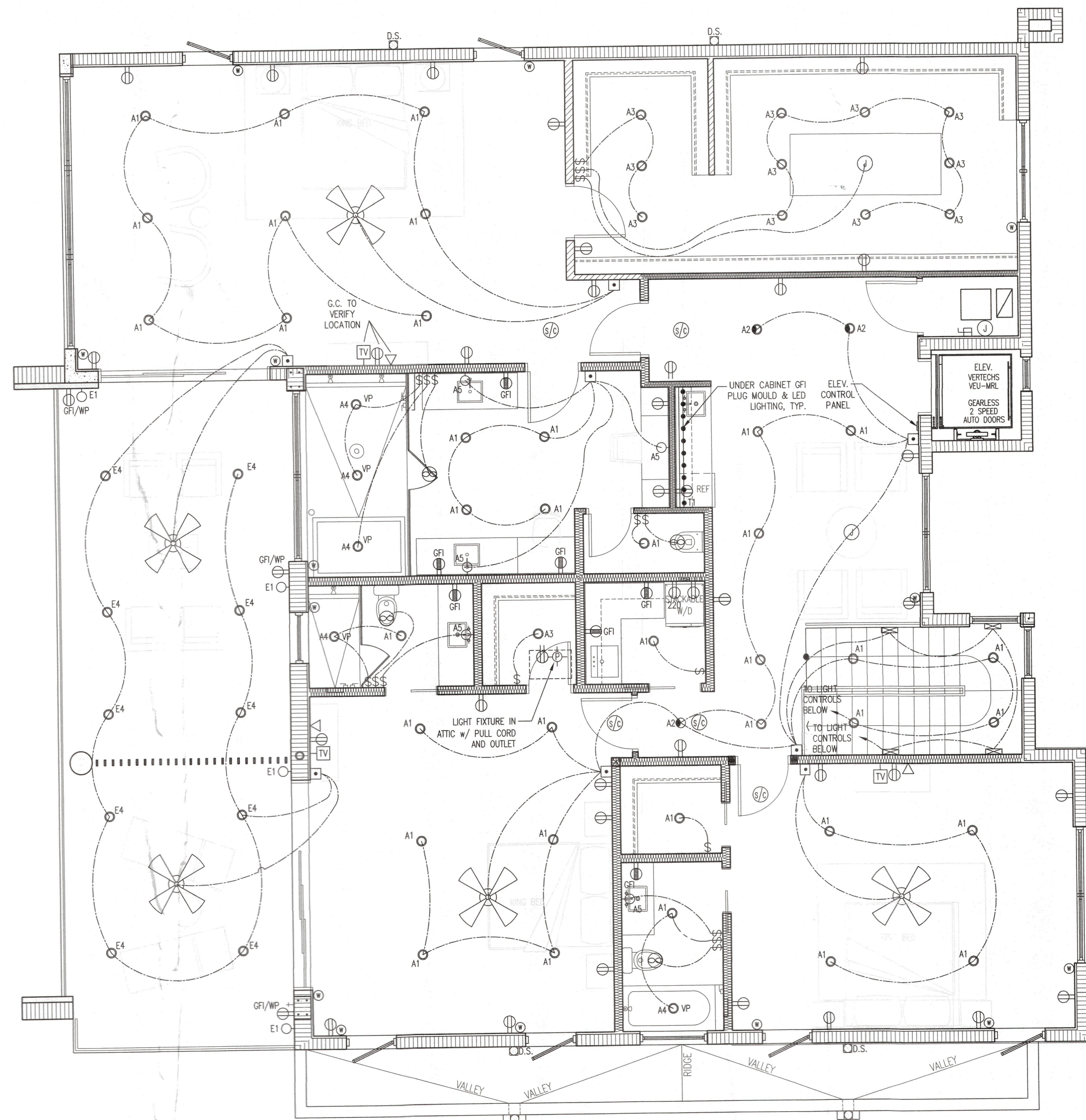


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www.dsdginc.com



NOTE: 1.) ALL EXTERIOR LIGHT FIXTURES TO CONFORM TO COASTAL TURTLE REQUIREMENTS.				
LIGHTING SCHEDULE				
SYMBOL	DESCRIPTION	MFR	CATALOG No.	LAMP
A1	GENERAL DOWNLIGHT - 4" RECESS	ELITE LIGHTING	BL4-LED-E-120-AT-B1415-CL-WH	MR16-50W
A2	WALL WASH - 4" RECESS	ELITE LIGHTING	BL4-LED-E-120-AT-B1465-CL-WH	MR16-50W
A3	CLOSET DOWNLIGHT w/ LENS - 4" RECESS	ELITE LIGHTING	BL4-LED-E-120-AT-B1452-CL-WH	MR16-50W
A4	SHOWER DOWNLIGHT w/ LENS - 4" RECESS	ELITE LIGHTING	BL4-LED-E-120-AT-B1452-CL-WH	MR16-50W
A5	WALL SCONCE OR ILLUMINATED MIRROR	SELECTED BY OWNER	ALL BUT FIXTURE COST IN BASE BID	
A6	SURFACE MOUNTED LOW PROFILE 5" ROUND	PHILLIPS	SIMULINE SSR	14W LED
D1	DECORATIVE PENDANT FIXTURE SELECTED BY OWNER	ALL BUT FIXTURE	COST IN BASE BID	--
D2	DECORATIVE PENDANT FIXTURE SELECTED BY OWNER	ALL BUT FIXTURE	COST IN BASE BID	--
E1	EXTERIOR WALL SCONCE -DN	BK LIGHTING	ED-MR-0-0-SAP-9-9-B	5W LED-4270 MR16 AMBER
E2	EXTERIOR WALL SCONCE -UP/DN	BK LIGHTING	ED-MR-0/0-SAP-9/9-B	5W LED-4270 MR16 AMBER
E3	EXTERIOR DOWN LIGHT	BK LIGHTING	DS-MR-0-SAP-9-B	5W LED-4270 MR16 AMBER
E4	EXTERIOR - 4" RECESS	LITON	LH1399A-LBL20/LR1321SN	5W LED-4270 MR16 AMBER
F1	FLUORESCENT - GARAGE	BEGHELLI	BS100T8-4HT-232-120/277	T8-2 32W
F2	FLUORESCENT - CLOSET - 4FT	DAY-BRITE LIGHTING	CLDW-232-120-1/2EB	T8-2 32W
F3	FLUORESCENT - CLOSET - 2FT	DAY-BRITE LIGHTING	CLDW-220-120-1/2EB	T12-2 20W
S1	SUBMERSIBLE POOL LIGHT - LARGE	PENTAIR	602121	26 W LED, RED
S2	SUBMERSIBLE POOL LIGHT - SMALL	PENTAIR	640173	26W LED, RED
P	ATTIC LIGHT	--	PORCELAIN FIXTURE w/ OUTLET	A19-60W
T1	UNDER CABINET LIGHTING	THOMAS LIGHTING	BUC-1--**--**	-



**SECOND FLOOR -
ELECTRICAL PLAN**
 $1/4" = 1'-0"$

7

ISSUED FOR PERMIT 08/18/2023

A NEW RESIDENCE FOR:

NEW RESIDENCE

6489 GULFSIDE RD
LONGBOAT KEY, FLORIDA 34228

DSDG ARCHITECTS

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Revisions

[illegible]

BLDG PERMIT PLAN
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**SECOND FLOOR -
ELECTRICAL PLAN**

Project Ref: DI PINTO
Drawn by: VA/AM
Checked by: MES

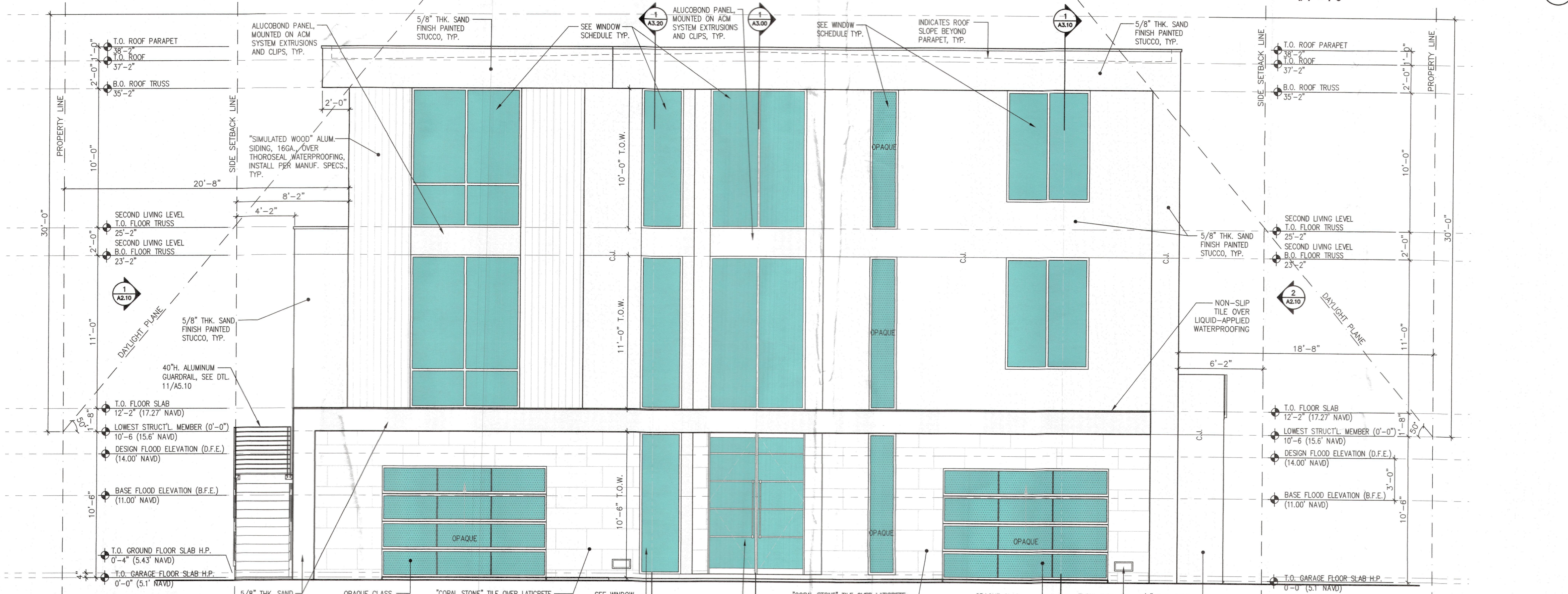
Sheet Number:

A1.90

© 2023 DSDG, LLC. DO NOT SCALE DRAWING. TO THE BEST OF MY KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAW OF FLORIDA



SOUTH WEST ELEVATION (BACK)
1/4" = 1'-0" 2



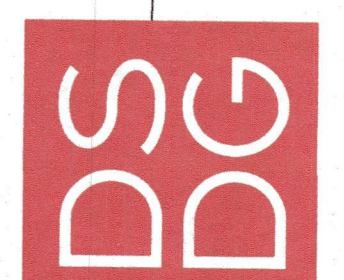
NORTH EAST ELEVATION (FRONT)
1/4" = 1'-0" 1



Revisions

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SEAWARD DEVELOPMENT LLC
NEW RESIDENCE
6489 GULFSIDE RD
LONGBOAT KEY, FLORIDA 34228

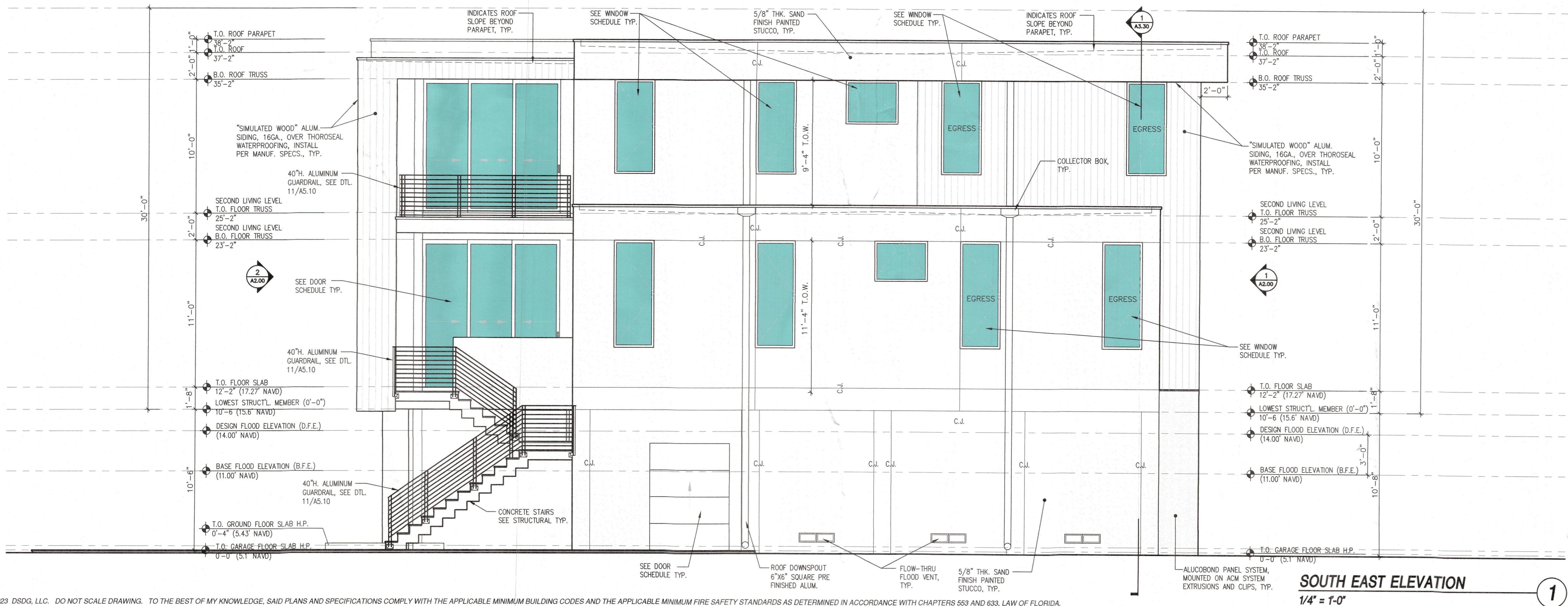
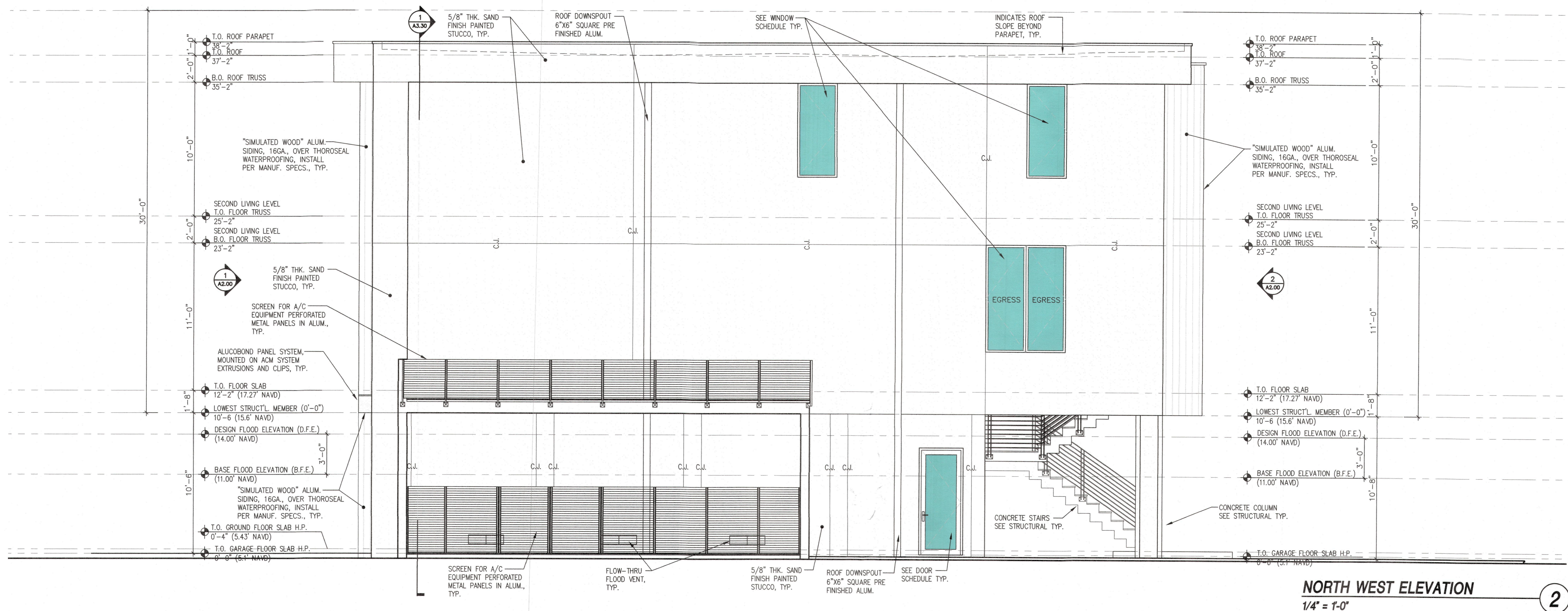
**NORTH EAST
SOUTH WEST
ELEVATION**

Project Ref: DI PINTO
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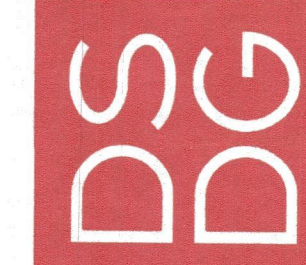
Review

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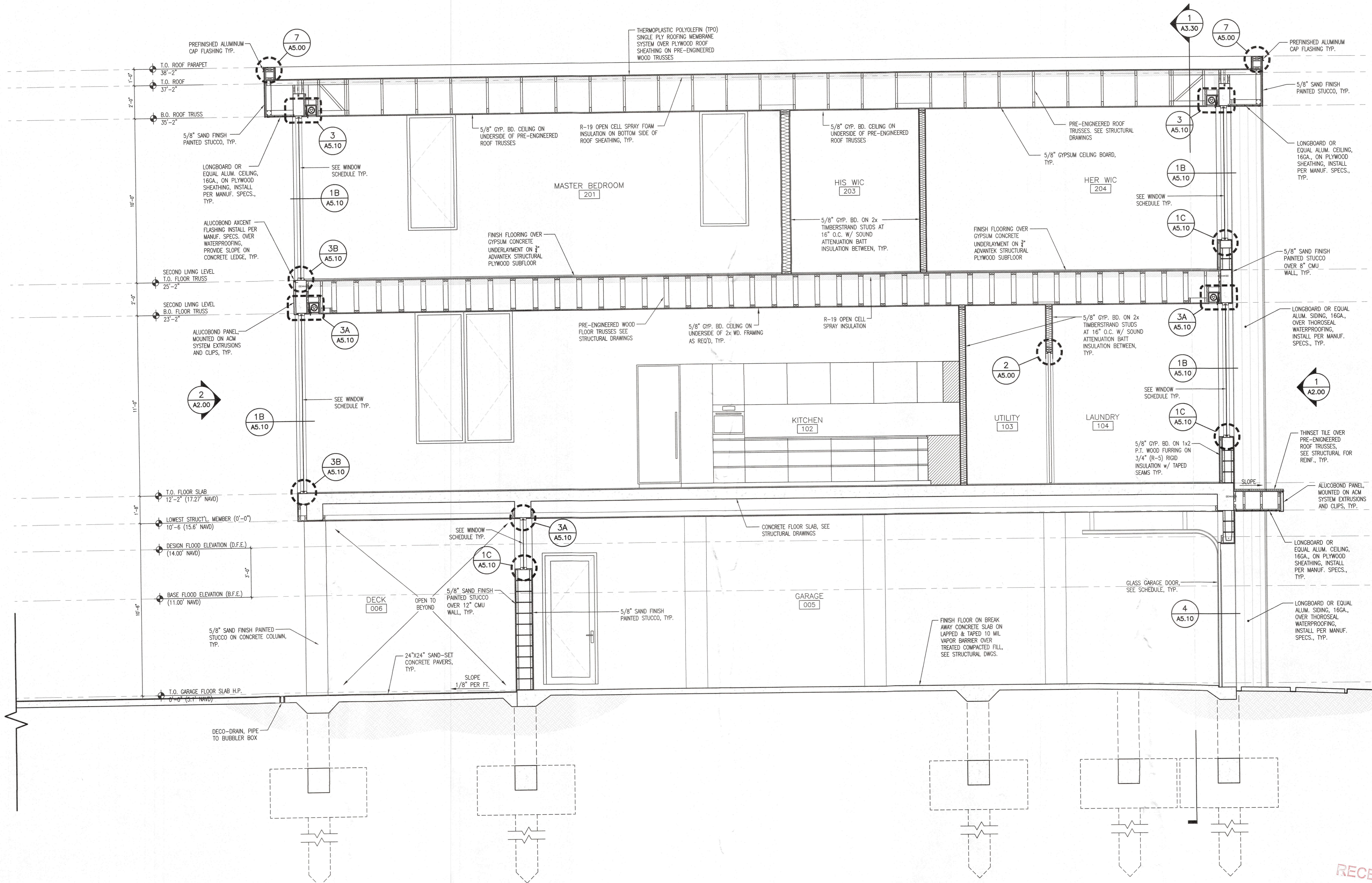
SOUTH EAST
NORTH WEST
ELEVATION

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

1

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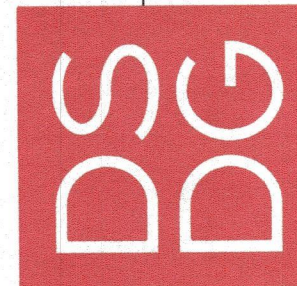
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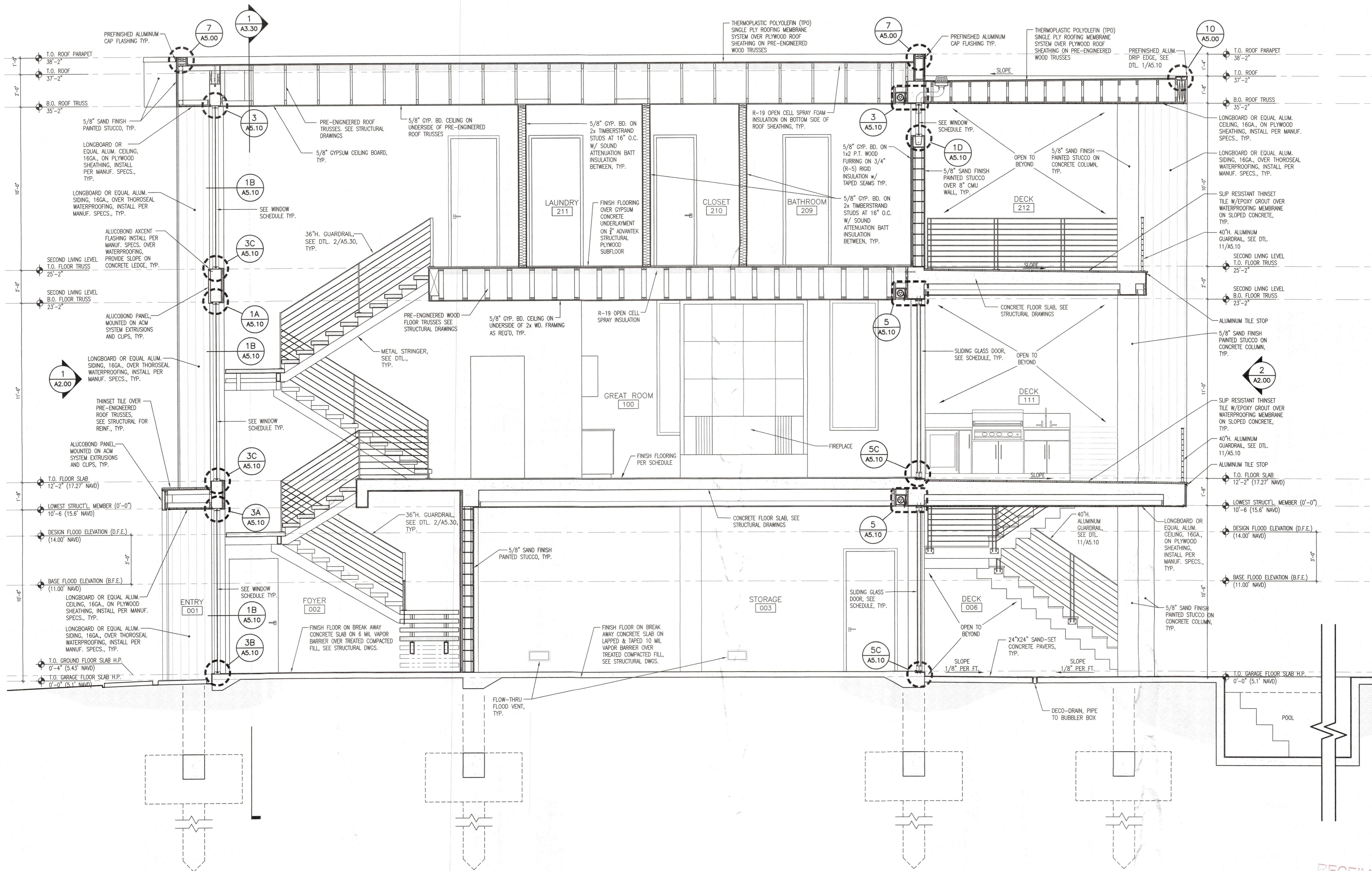
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BUILDING
SECTIONS

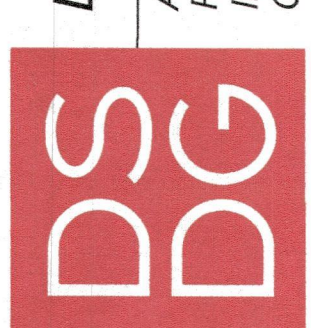
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Sheet Number:

A3.10



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BUILDING SECTIONS
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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

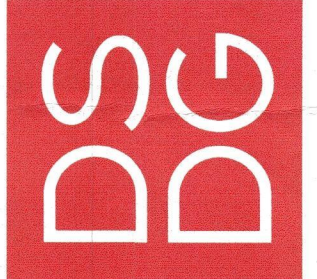
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Revisions
1 1/22/2025

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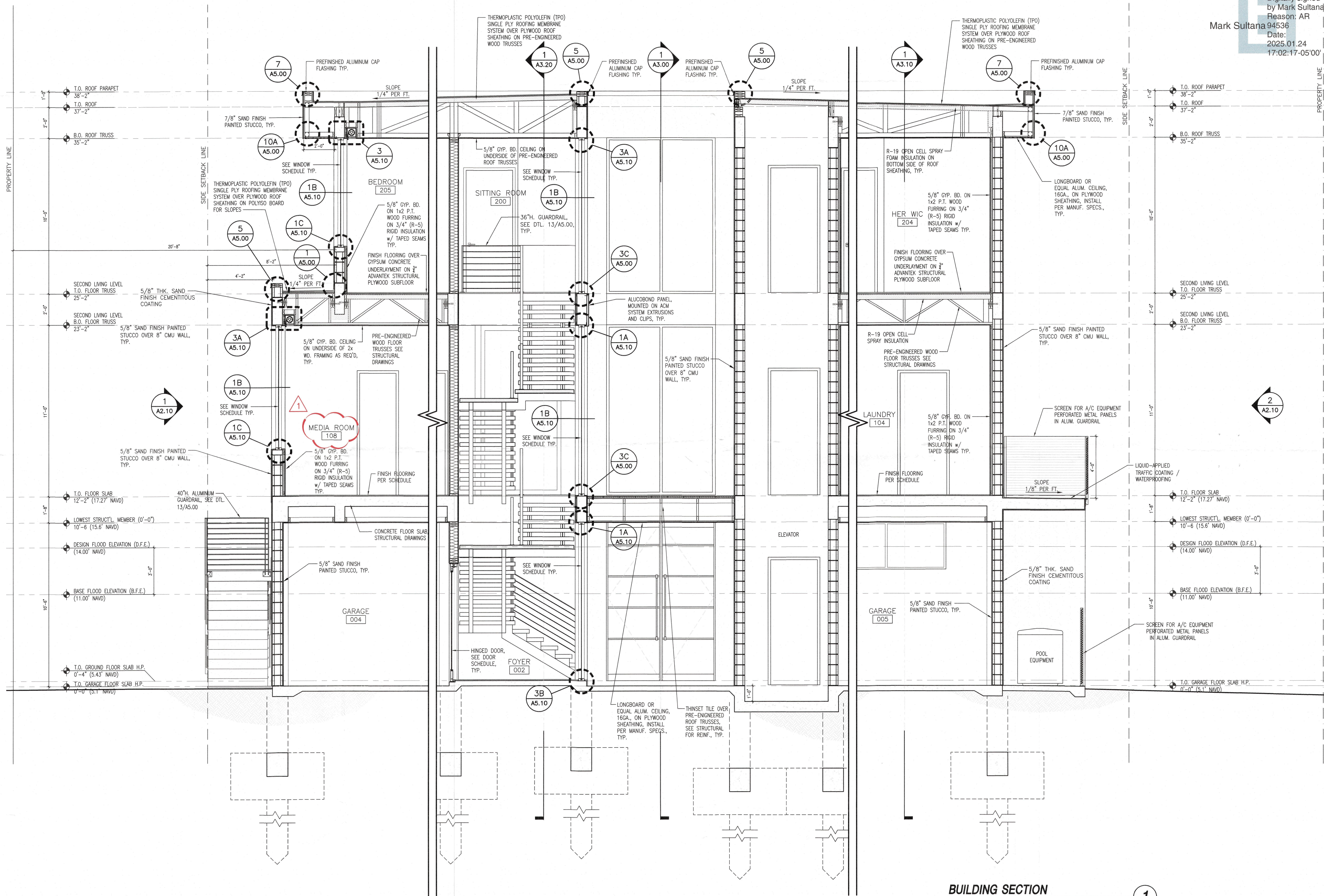
6489 GULFSIDE RD LONGBOAT KEY, FLORIDA 34228

BUILDING SECTIONS

Project Ref: DI PINTO
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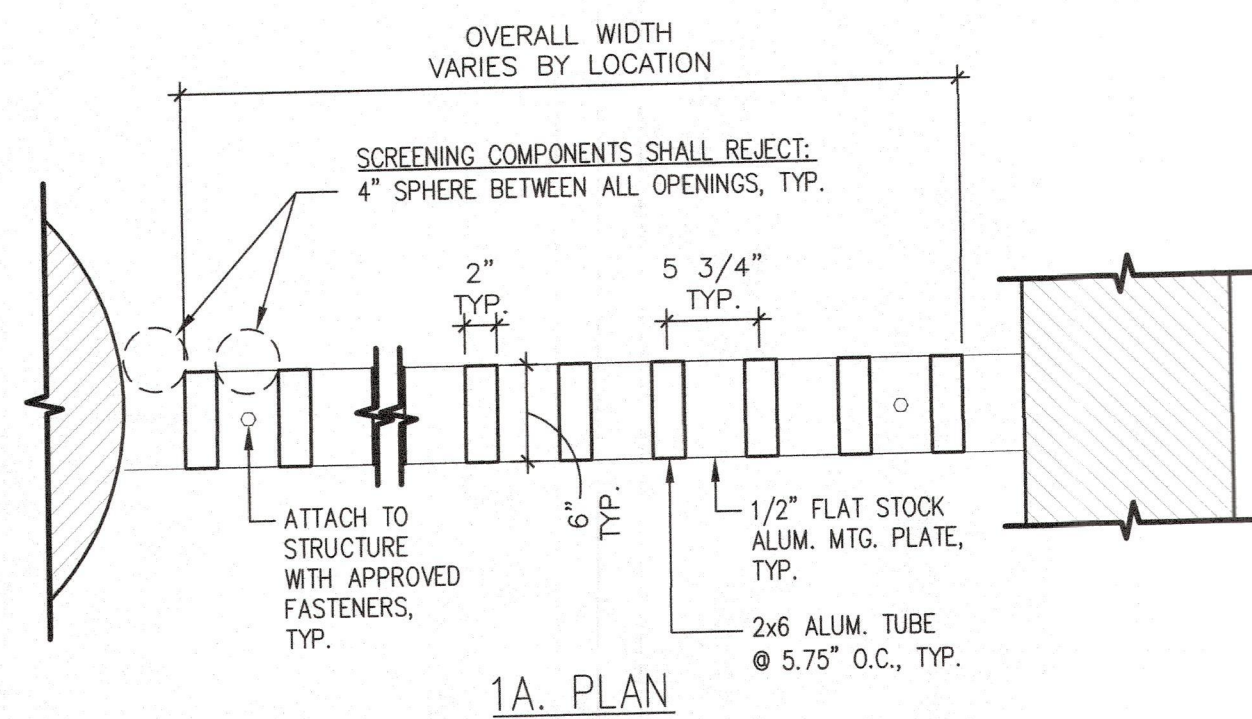
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BUILDING SECTION
3/8" = 1'-0"

1

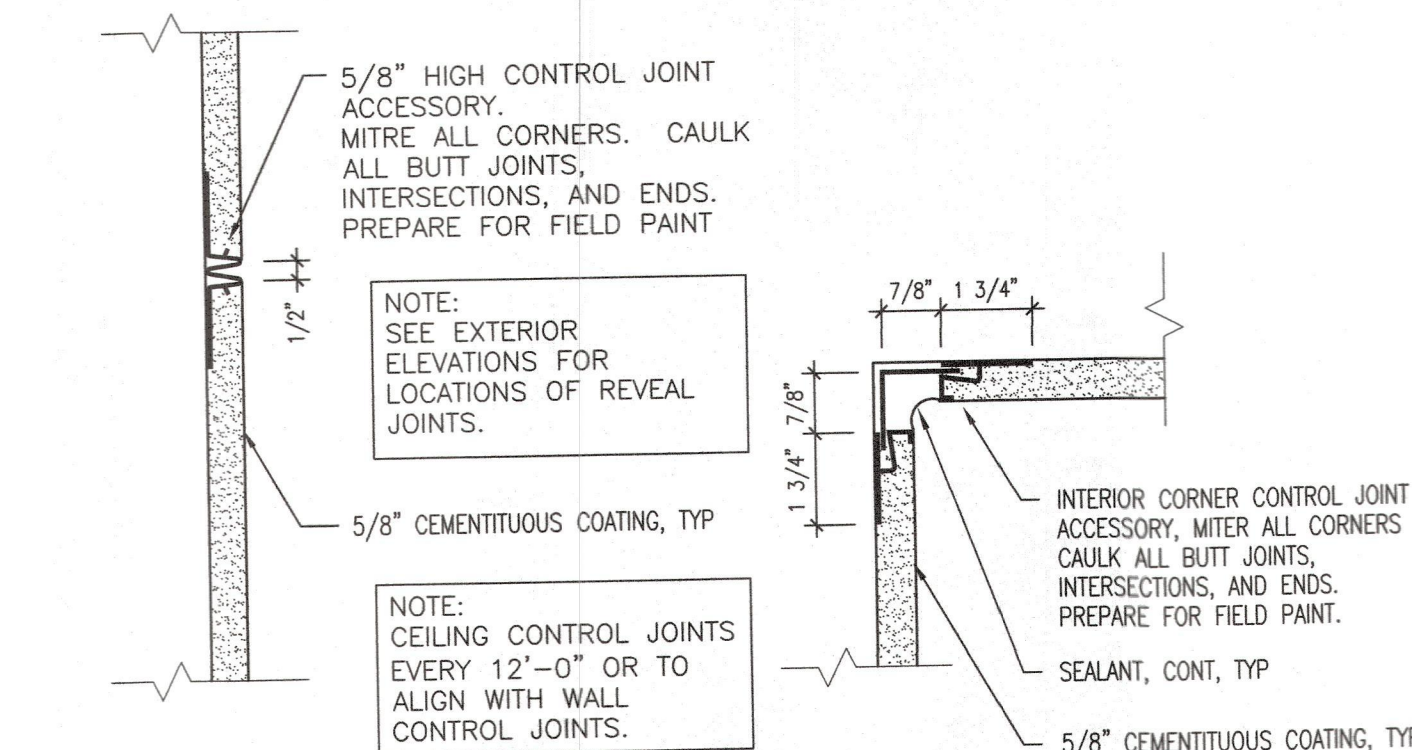


SCREENING WALL NOTES:

- PROVIDE SUBMITTALS FOR ALL CONDITIONS AND FASTENING TO THE STRUCTURE SIGNED AND SEALED w/ CALCULATIONS.
- ALL FABRICATION TO ACCOUNT FOR ANY DISSIMILAR MATERIALS.
- SCREENING WALL ASSEMBLY TO BE POWDER COATED, COLOR T.B.D.
- PROVIDE WEEP HOLES.

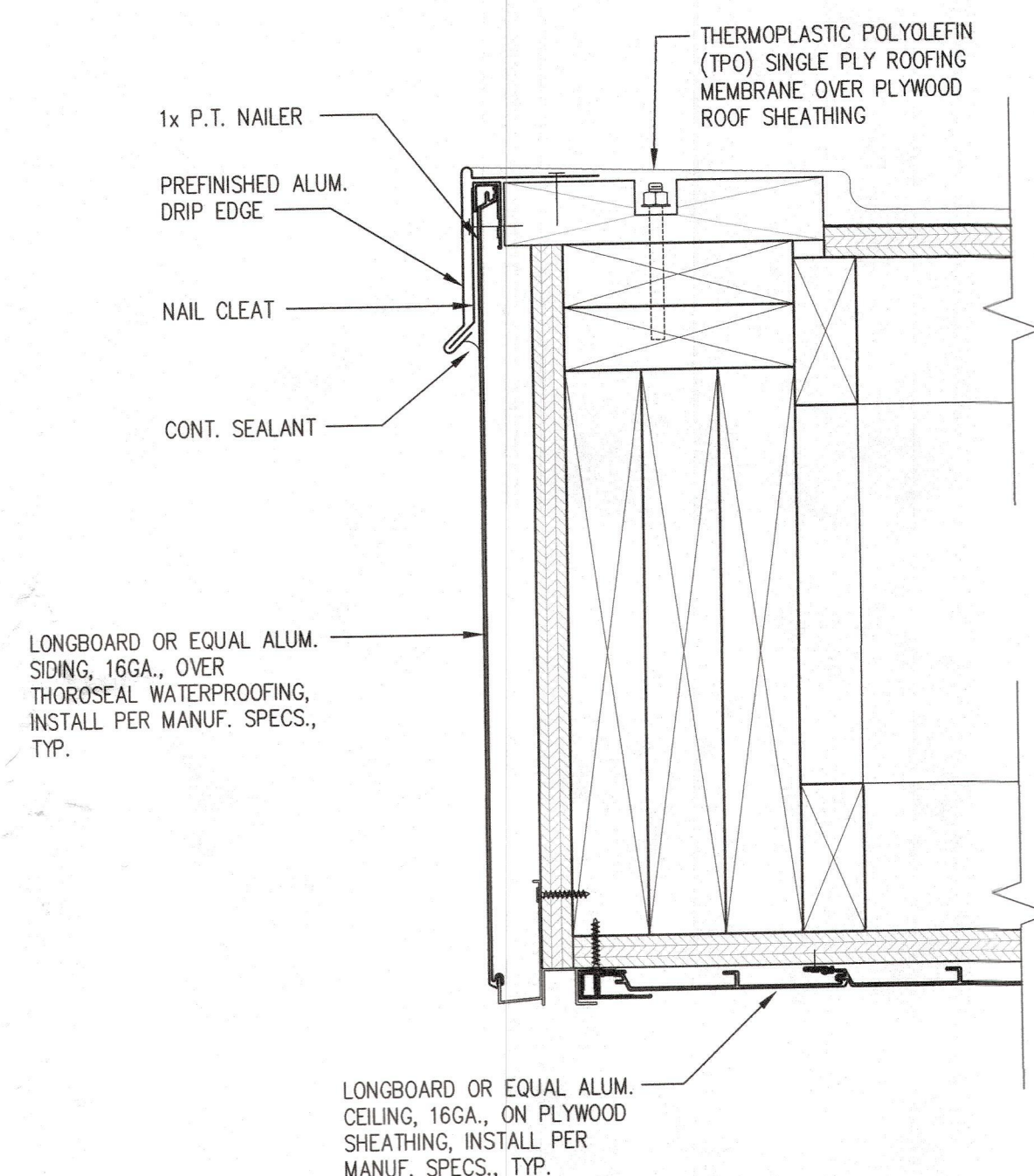
ALUMINUM SCREEN WALL DETAILS 12

SCALE: 1" = 1'-0"



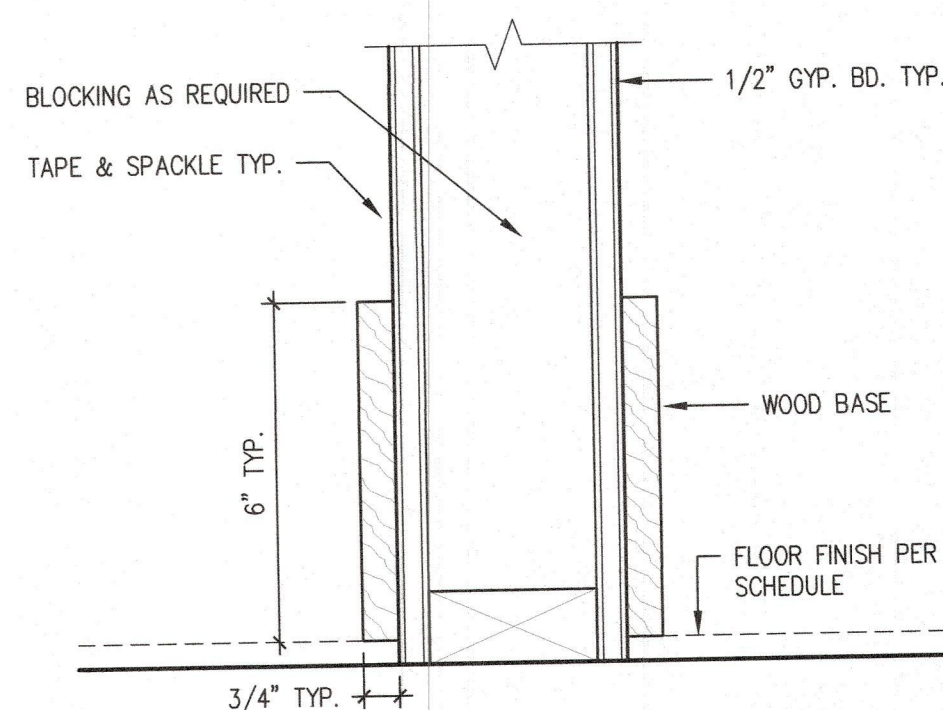
TYPICAL CONTROL JOINTS 9

1 1/2" = 1'-0"



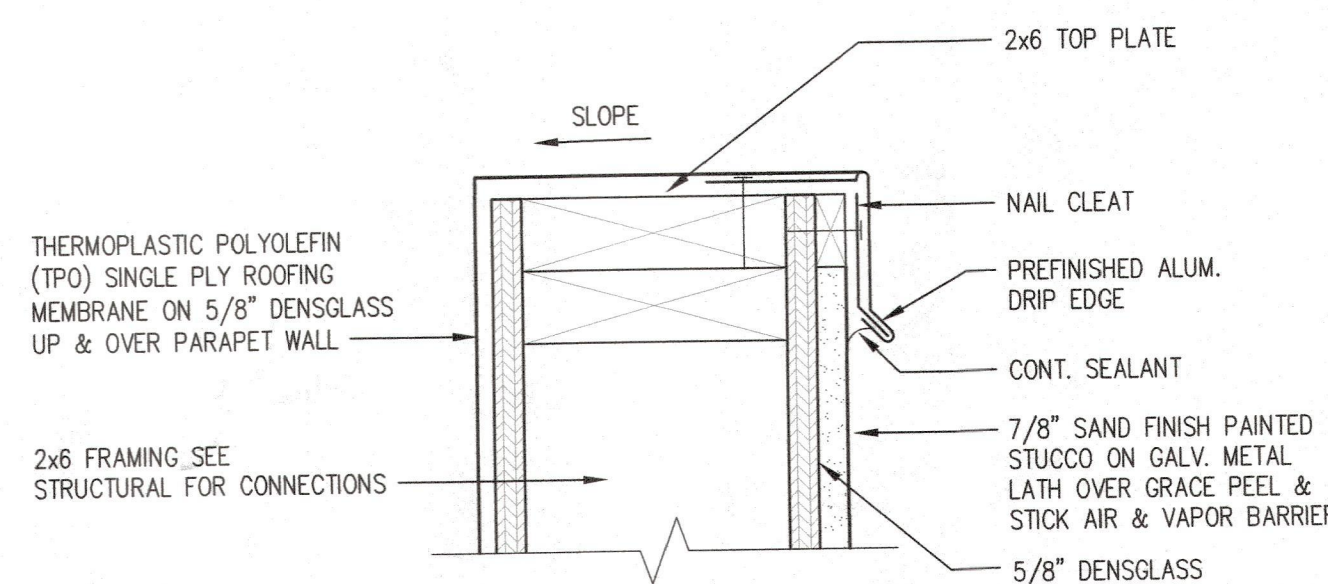
DRIP EDGE DETAIL 10

3" = 1'-0"



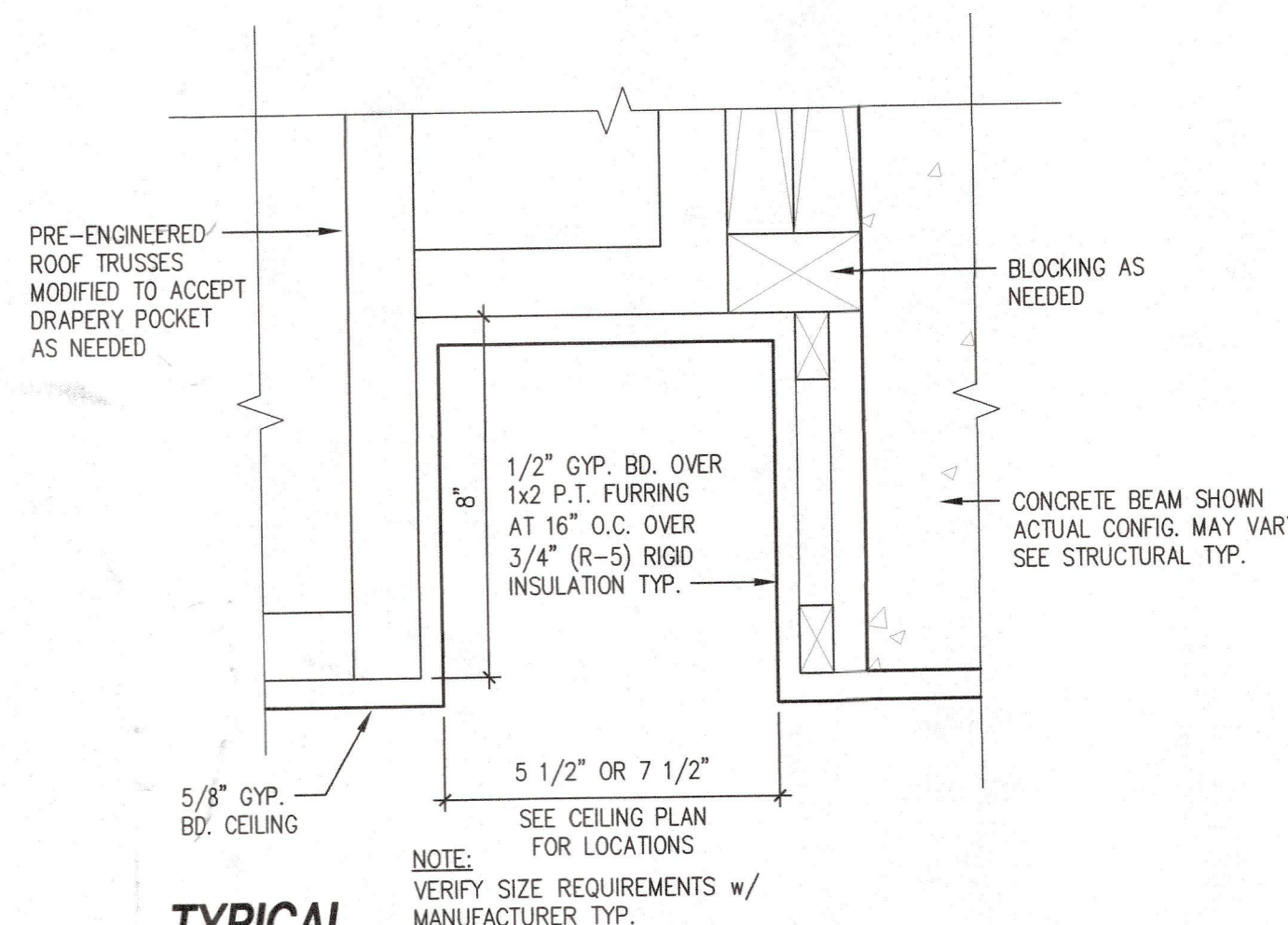
INTERIOR BASE DETAIL 11

3" = 1'-0"



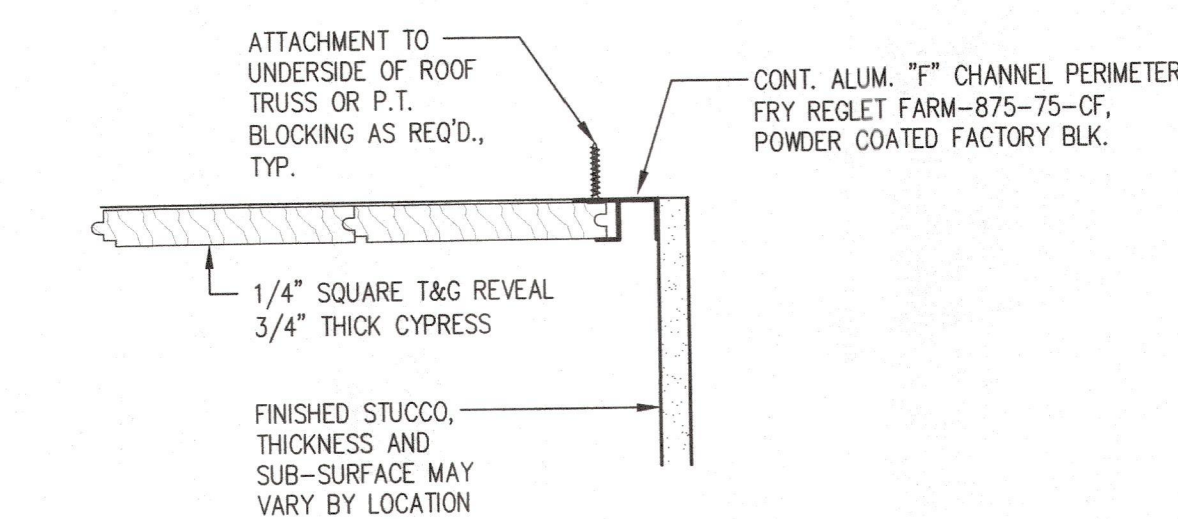
DRIP EDGE DETAIL 7

3" = 1'-0"



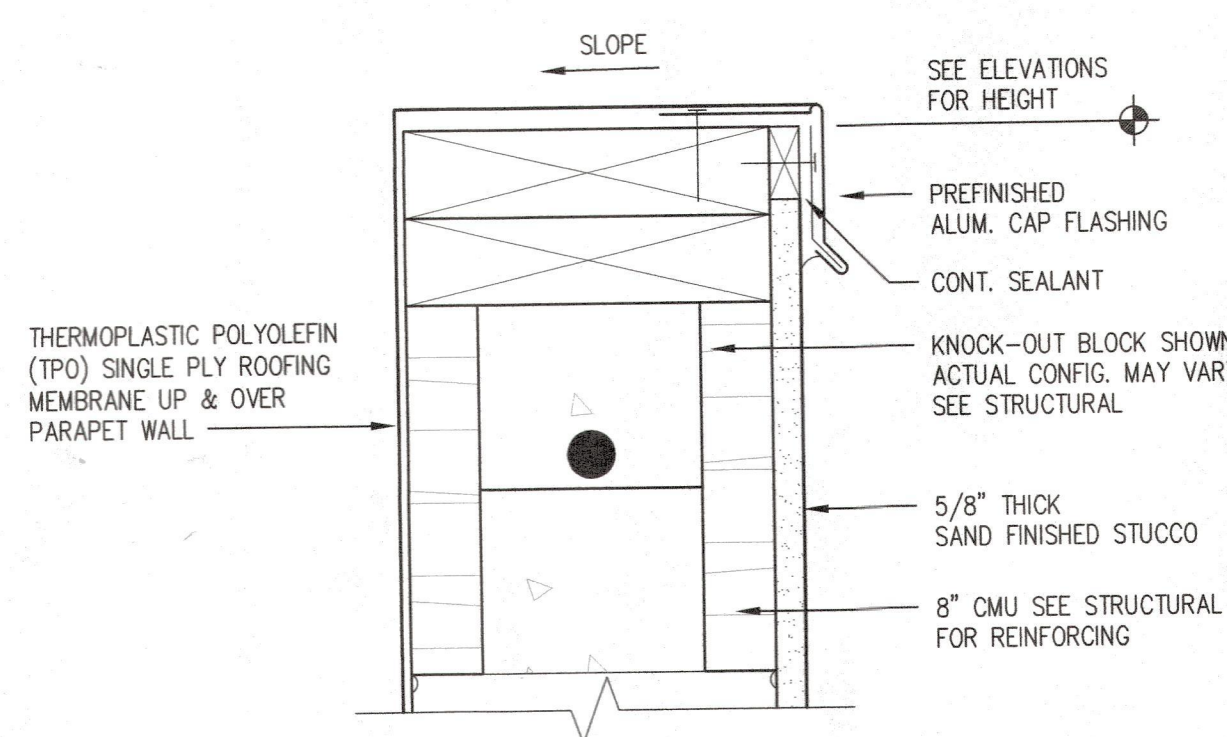
TYPICAL DRAPERY POCKET DETAIL 6

3" = 1'-0"



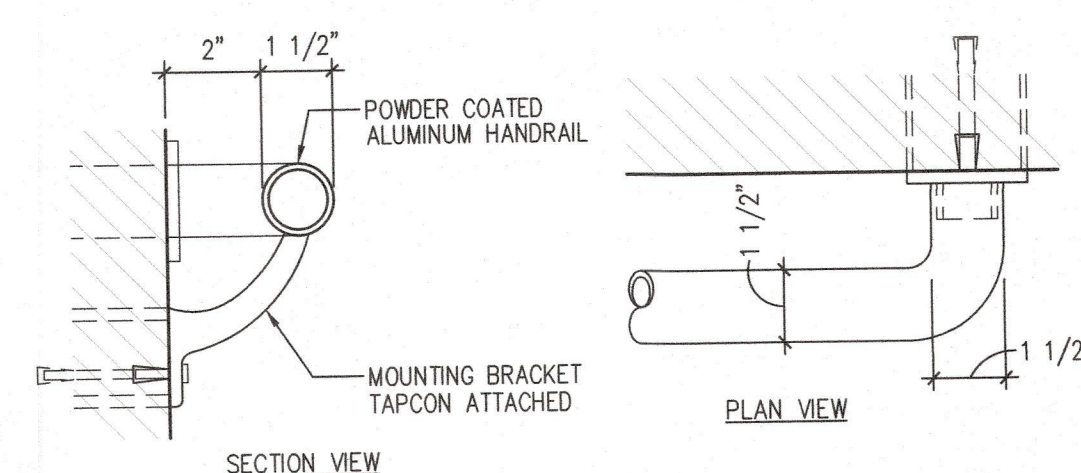
"F" CHANNEL DETAIL 8

3" = 1'-0"



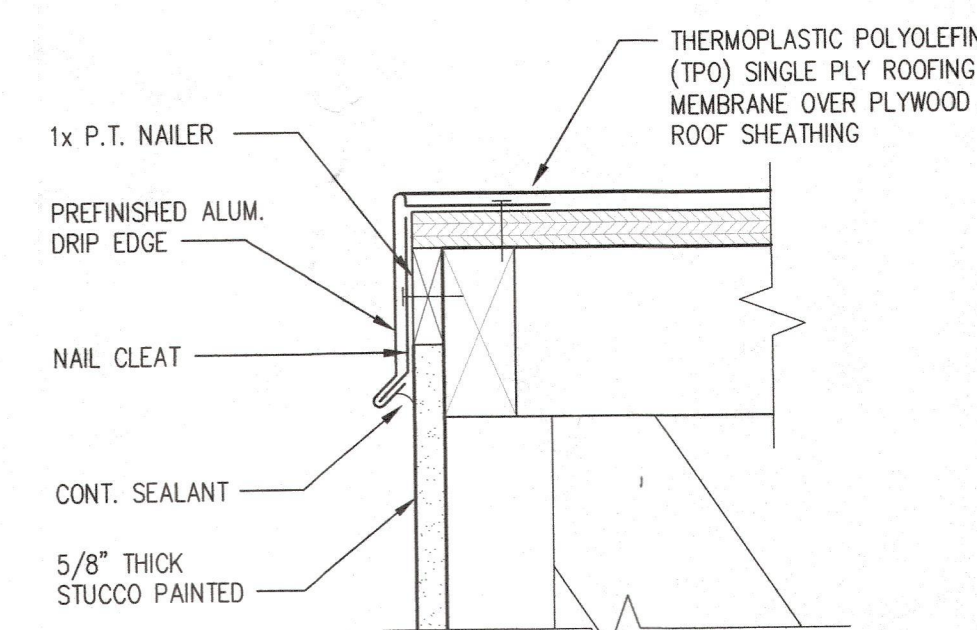
PAPARET FLASHING DETAIL 5

3" = 1'-0"



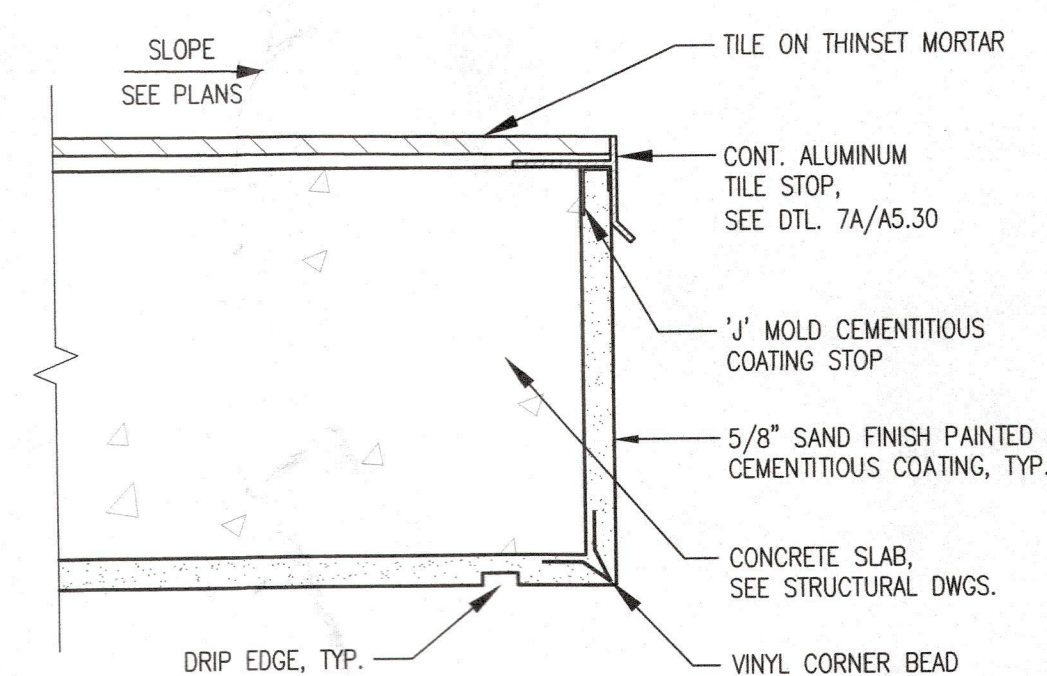
HANDRAIL DETAIL 4

3" = 1'-0"



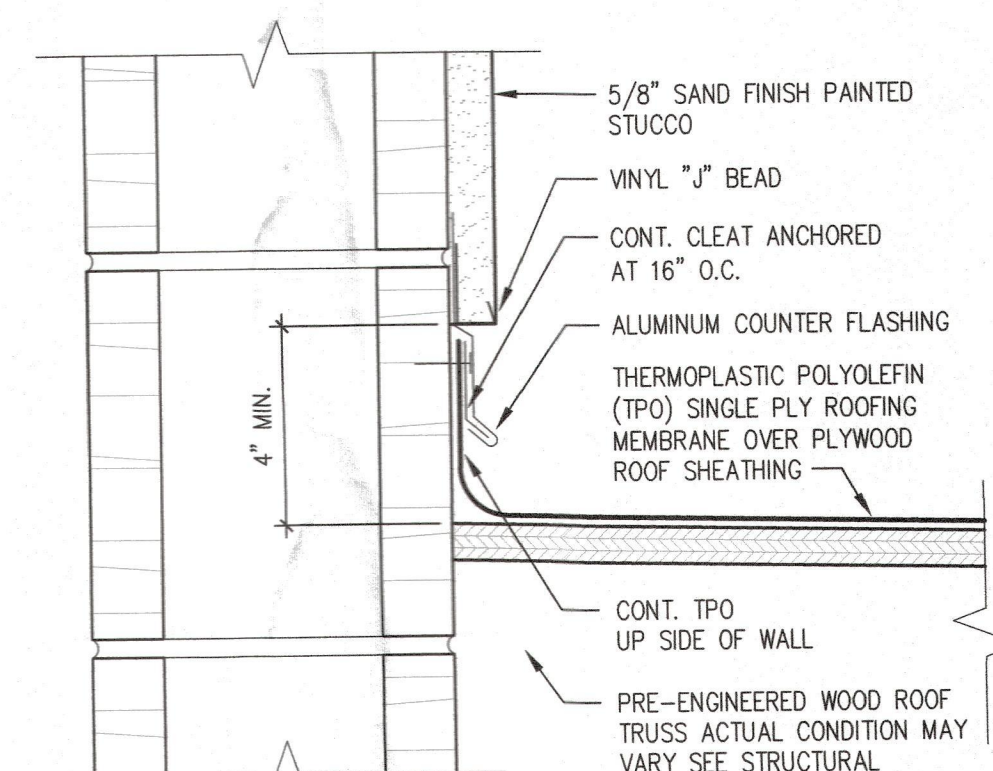
DRIP EDGE DETAIL 3

3" = 1'-0"



TILE EDGE DETAIL 2

3" = 1'-0"



FLASHING DETAIL 1

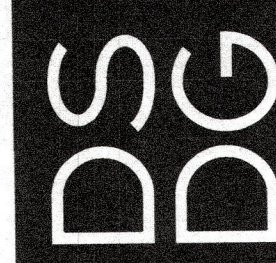
3" = 1'-0"



Revisions

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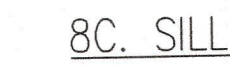
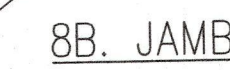
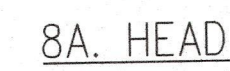
MISCELLANEOUS DETAILS

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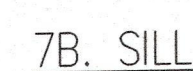
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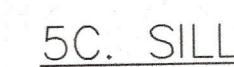
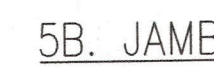
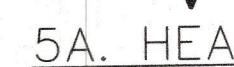
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7A. HEAD/JAMB

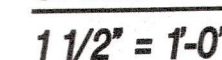


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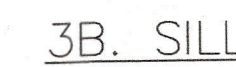
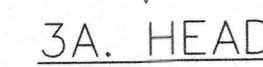
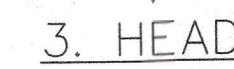
5. HEAD



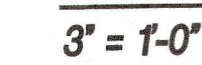
NOTE: NUMBER OF SLIDERS MAY VARY



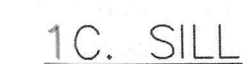
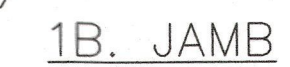
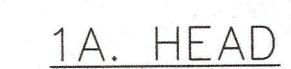
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3C. SIL

$$3'' = 1'-0''$$


2

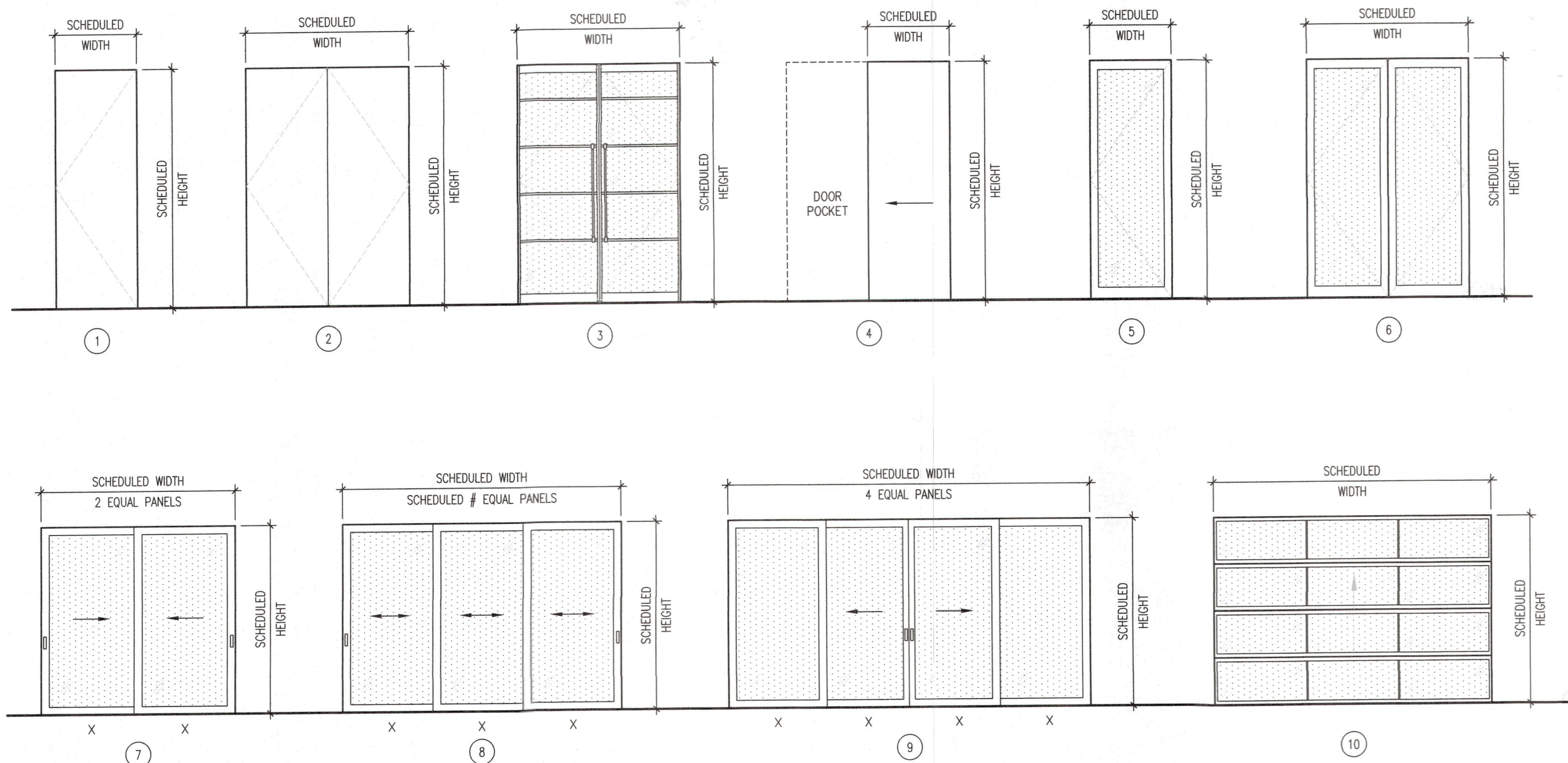

$$3'' = 1' - 0''$$

1

DOOR AND FRAME SCHEDULE														
DOOR NO.	TYPE	DOOR					FRAME					HARDWARE SET	STYLE	REMARKS
		SIZE			MATL	FINISH	DETAILS			MATL	FINISH			
		WD	HGT	THK			HEAD	JAMB	SILL					
001	3	7'-0"	10'-2"	1 3/4"	ALUM/GLASS	PREFINISHED	7A/A5.10	--	7B/A5.10	ALUMINUM	PREFINISHED	LOCK	HINGED - DOUBLE - EXTERIOR FULL LITE	CUSTOM ALUMINUM/GLASS DOOR
002	--	3'-0"	8'-0"	--	--	SS	--	--	--	--	--	PER MFR.	CASED OPENING	PER ELEVATOR MFR.
002A	1	3'-0"	8'-0"	1-3/4"	FIBERGLASS	PAINT	8A/A5.10	8B/A5.10	8C/A5.10	COMPOSITE	PAINT	PASS	HINGED - SINGLE	PREHUNG INSULATED, W/ THRESHOLD 20 MIN. FIRE RATED ON CLOSER
002B	1	3'-0"	7'-0"	1-3/4"	FIBERGLASS	PAINT	8A/A5.10	8B/A5.10	8C/A5.10	COMPOSITE	PAINT	PASS	HINGED - SINGLE	PREHUNG INSULATED, W/ THRESHOLD 20 MIN. FIRE RATED ON CLOSER
003	6	7'-0"	8'-0"	1 3/4"	ALUM/GLASS	PREFINISHED	8A/A5.10	8B/A5.10	8C/A5.10	ALUMINUM	PREFINISHED	PASS	HINGED - DOUBLE - EXTERIOR FULL LITE	LOW-E IMPACT INSULATED GLASS
003A	9	19'-8"	10'-4"	1-3/4"	ALUM/GLASS	PREFINISHED	5A/A5.10	5B/A5.10	5C/A5.10	ALUMINUM	PREFINISHED	LOCK	SLIDING - QUADRUPLE BI-PARTING - FULL LITE	LOW-E IMPACT INSULATED GLASS
003B	1	3'-0"	8'-0"	1-3/4"	FIBERGLASS	PAINT	8A/A5.10	8B/A5.10	8C/A5.10	COMPOSITE	PAINT	PASS	HINGED - SINGLE	PREHUNG INSULATED, W/ THRESHOLD 20 MIN. FIRE RATED ON CLOSER
004	10	12'-0"	8'-0"	--	ALUM/GLASS	PREFINISHED	--	4/A5.10	--	ALUMINUM	PREFINISHED	--	OVERHEAD - SECTIONAL	HURRICANE RATED PER CODE. OPAQUE IMPACT INSULATED GLASS. RENLITA FLOATAWAY S-1000, HORIZONTAL MOUNTED MOTOR
004A	10	6'-0"	8'-0"	--	STEEL	PREFINISHED	--	4/A5.10	--	STEEL	GALVANIZED	--	OVERHEAD - SECTIONAL	HURRICANE RATED PER CODE. OPAQUE IMPACT INSULATED GLASS. RENLITA FLOATAWAY S-1000, HORIZONTAL MOUNTED MOTOR
005	10	12'-0"	8'-0"	--	WOOD/GLASS	PREFINISHED	--	4/A5.10	--	ALUMINUM	PREFINISHED	--	OVERHEAD - SECTIONAL	HURRICANE RATED PER CODE. OPAQUE IMPACT INSULATED GLASS. RENLITA FLOATAWAY S-1000, HORIZONTAL MOUNTED MOTOR
005A	5	3'-0"	8'-0"	1-3/4"	ALUM/GLASS	PREFINISHED	7A/A5.10	--	7B/A5.10	ALUMINUM	PREFINISHED	LOCK	HINGED - SINGLE - EXTERIOR FULL LITE	LOW-E IMPACT INSULATED GLASS
100	--	3'-0"	8'-0"	--	--	SS	--	--	--	--	--	PER MFR.	CASED OPENING	PER ELEVATOR MFR.
100A	9	20'-0"	11'-0"	1-3/4"	ALUM/GLASS	PREFINISHED	5A/A5.10	5B/A5.10	5C/A5.10	ALUMINUM	PREFINISHED	LOCK	SLIDING - QUADRUPLE BI-PARTING - FULL LITE	LOW-E IMPACT INSULATED GLASS
100B	8	11'-10"	11'-0"	1-3/4"	ALUM/GLASS	PREFINISHED	5A/A5.10	5B/A5.10	5C/A5.10	ALUMINUM	PREFINISHED	LOCK	SLIDING - TRIPLE - FULL LITE	LOW-E IMPACT INSULATED GLASS
101	7	10'-4"	11'-0"	1-3/4"	ALUM/GLASS	PREFINISHED	5A/A5.10	5B/A5.10	5C/A5.10	ALUMINUM	PREFINISHED	LOCK	SLIDING - DOUBLE - FULL LITE	LOW-E IMPACT INSULATED GLASS
103	4	3'-0"	8'-0"	1-3/8"	WOOD	PAINT	2/A5.10	--	--	WOOD	PAINT	PASSAGE	POCKET - SINGLE	SOLID CORE PANEL
104	1	3'-0"	8'-0"	1-3/4"	WOOD	PAINT	8A/A5.10	8B/A5.10	8C/A5.10	WOOD	PAINT	PASSAGE	HINGED - SINGLE	SOLID CORE PANEL
105	1	2'-6"	8'-0"	1 3/4"	WOOD	PAINT	8A/A5.10	8B/A5.10	8C/A5.10	WOOD	PAINT	PRIVACY	HINGED - SINGLE	SOLID CORE PANEL
107	1	3'-0"	8'-0"	1-3/4"	WOOD	PAINT	8A/A5.10	8B/A5.10	8C/A5.10	WOOD	PAINT	PASS	HINGED - SINGLE	SOLID CORE PANEL
108	1	3'-0"	8'-0"	1-3/4"	WOOD	PAINT	8A/A5.10	8B/A5.10	8C/A5.10	WOOD	PAINT	PRIVACY	HINGED - SINGLE	SOLID CORE PANEL
109	4	2'-6"	8'-0"	1 3/8"	WOOD	PAINT	2/A5.10	--	--	WOOD	PAINT	PASS	POCKET - SINGLE	SOLID CORE PANEL
110	4	2'-6"	8'-0"	1 3/8"	WOOD	PAINT	2/A5.10	--	--	WOOD	PAINT	PRIVACY	POCKET - SINGLE	SOLID CORE PANEL
200	--	3'-0"	8'-0"	--	--	SS	--	--	--	--	--	PER MFR.	CASED OPENING	PER ELEVATOR MFR.
200A	1	3'-0"	8'-0"	1-3/4"	WOOD	PAINT	8A/A5.10	8B/A5.10	8C/A5.10	WOOD	PAINT	PASS	HINGED - SINGLE	SOLID CORE PANEL
201	1	3'-0"	8'-0"	1-3/4"	WOOD	PAINT	8A/A5.10	8B/A5.10	8C/A5.10	WOOD	PAINT	PRIVACY	HINGED - SINGLE	SOLID CORE PANEL
201A	7	10'-0"	10'-0"	1-3/4"	ALUM/GLASS	PREFINISHED	5A/A5.10	5B/A5.10	5C/A5.10	ALUMINUM	PREFINISHED	LOCK	SLIDING - DOUBLE - FULL LITE	LOW-E IMPACT INSULATED GLASS
202	1	3'-0"	8'-0"	1-3/4"	WOOD	PAINT	8A/A5.10	8B/A5.10	8B/A5.10	WOOD	PAINT	PRIVACY	HINGED - SINGLE	SOLID CORE PANEL
202A	1	2'-6"	8'-0"	1-3/4"	WOOD	PAINT	8A/A5.10	8B/A5.10	8B/A5.10	WOOD	PAINT	PRIVACY	HINGED - SINGLE	SOLID CORE PANEL
203	1	3'-0"	8'-0"	1-3/4"	WOOD	PAINT	8A/A5.10	8B/A5.10	8B/A5.10	WOOD	PAINT	PASS	HINGED - SINGLE	SOLID CORE PANEL
205	1	3'-0"	8'-0"	1-3/4"	WOOD	PAINT	8A/A5.10	8B/A5.10	8C/A5.10	WOOD	PAINT	PRIVACY	HINGED - SINGLE	SOLID CORE PANEL
206	4	2'-6"	8'-0"	1 3/8"	WOOD	PAINT	5/A5.10	/A5.10	/A5.10	WOOD	PAINT	PRIVACY	POCKET - SINGLE	SOLID CORE PANEL
207	4	2'-6"	8'-0"	1 3/8"	WOOD	PAINT	5/A5.10	/A5.10	/A5.10	WOOD	PAINT	PASS	POCKET - SINGLE	SOLID CORE PANEL
208	1	3'-0"	8'-0"	1-3/4"	WOOD	PAINT	8A/A5.10	8B/A5.10	8C/A5.10	WOOD	PAINT	PRIVACY	HINGED - SINGLE	SOLID CORE PANEL
208A	8	12'-0"	10'-0"	1-3/4"	ALUM/GLASS	PREFINISHED	5A/A5.10	5B/A5.10	5C/A5.10	ALUMINUM	PREFINISHED	LOCK	SLIDING - TRIPLE - FULL LITE	LOW-E IMPACT INSULATED GLASS
209	4	3'-0"	8'-0"	1-3/4"	WOOD	PAINT	5/A5.10	/A5.10	/A5.10	WOOD	PAINT	PASS	POCKET - SINGLE	SOLID CORE PANEL
210	1	2'-6"	8'-0"	1-3/4"	WOOD	PAINT	8A/A5.10	8B/A5.10	8C/A5.10	WOOD	PAINT	PASS	HINGED - SINGLE	SOLID CORE PANEL
211	4	3'-0"	8'-0"	1-3/4"	WOOD	PAINT	5/A5.10	/A5.10	/A5.10	WOOD	PAINT	PASS	POCKET - SINGLE	SOLID CORE PANEL

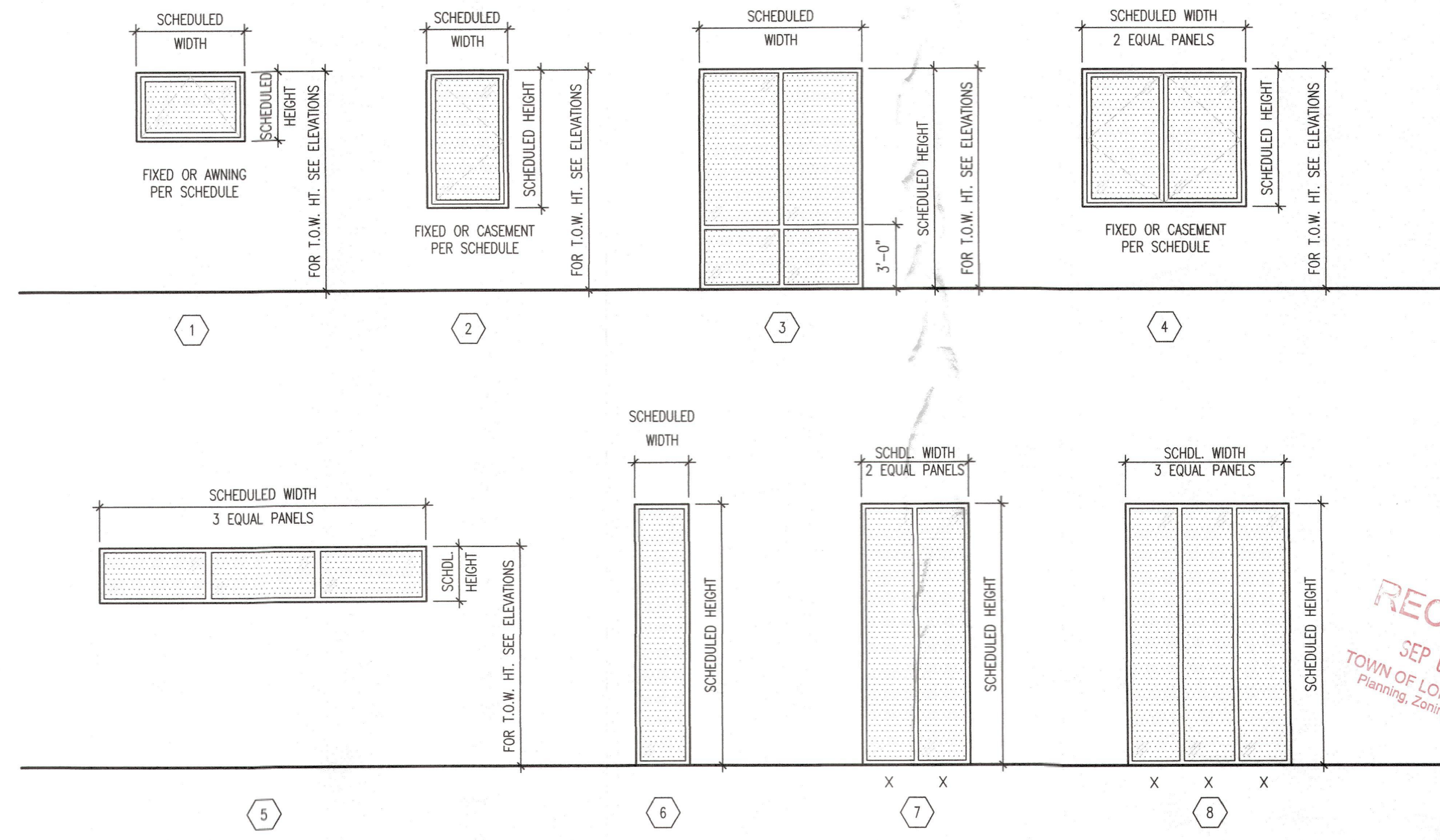
DOOR NOTES:
1.) G.C. TO VERIFY ALL DOOR ROUGH OPENINGS BEFORE ORDERING.
2.) G.C. TO PROVIDE SHOP DRAWINGS FOR ALL DOORS TO ARCHITECT BEFORE ORDERING.
3.) DOOR MANUFACTURER TO MEET ALL DESIGN PRESSURES NOTED ON STRUCTURAL DRAWINGS - REFER TO ATTACHED PRODUCT CONTROL NOTICE OF ACCEPTANCE.
4.) REFER TO EXTERIOR ELEVATIONS FOR MULLION / MUNTIN PATTERNS.

5.) GLASS FOR ALL EXTERIOR DOORS TO BE SOLARBAN 100XL LOW-E INSULATED IMPACT RATED GLASS OR EQUAL, AZURIA+CLEAR (VLT 32).
6.) ALL SLIDING GLASS DOORS TO HAVE FLUSH PULLS AND LOOKS.
7.) WATER PROOFING AT EXTERIOR DOORS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/WDMA 400-13.
8.) ALL EXTERIOR ALUMINUM DOORS AND ALUMINUM FRAMES TO HAVE KYNAR FINISH (WHITE).
9.) ALL WOOD DOORS SHALL BE PRE-HUNG WITH SOLID CORE UNLESS NOTED OTHERWISE.
10.) ALL DOORS AND FRAMES BELOW DESIGN FLOOD ELEVATION SHALL BE CONSTRUCTED WITH FLOOD-RESISTANT MATERIALS.



WINDOW SCHEDULE												
WINDOW NO.	TYPE	WINDOW				FRAME				STYLE	REMARKS	
		SIZE		MATL	GLAZING	DETAILS			MATL			FINISH
		WD.	HGT.			HEAD	JAMB	SILL				
W01	6	3'-0"	10'-2"	GLASS	CLEAR	3A/5.10 SIM.	1B/5.10	3C/5.10	ALUMINUM	PF	FIXED	IMPACT INSULATED
W02	6	3'-0"	10'-2"	GLASS	CLEAR	3A/5.10 SIM.	1B/5.10	3C/5.10	ALUMINUM	PF	FIXED	IMPACT INSULATED
W03	6	2'-0"	10'-2"	GLASS	OPAQUE	3A/5.10 SIM.	1B/5.10	3C/5.10	ALUMINUM	PF	FIXED	IMPACT INSULATED
W04	5	11'-6"	3'-0"	GLASS	CLEAR	3A/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	FIXED - TRIPLE	IMPACT INSULATED
W05	7	7'-0"	11'-0"	GLASS	CLEAR	3A/5.10 SIM.	1B/5.10	3B/5.10	ALUMINUM	PF	FIXED - DOUBLE	IMPACT INSULATED
W06	6	2'-0"	11'-0"	GLASS	OPAQUE	1A/5.10 SIM.	1B/5.10	1C/5.10 SIM.	ALUMINUM	PF	FIXED	IMPACT INSULATED
W07	4	6'-0"	8'-0"	GLASS	CLEAR	3A/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	FIXED - DOUBLE	IMPACT INSULATED
W08	4	6'-0"	8'-0"	GLASS	CLEAR	3A/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	CASEMENT - DOUBLE	IMPACT INSULATED
W09	8	16'-0"	11'-0"	GLASS	CLEAR	3A/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	FIXED - TRIPLE	IMPACT INSULATED
W10	2	3'-0"	8'-0"	GLASS	CLEAR	3A/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	CASEMENT	IMPACT INSULATED
W11	2	3'-0"	8'-0"	GLASS	CLEAR	3A/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	CASEMENT	IMPACT INSULATED
W12	1	4'-0"	3'-0"	GLASS	CLEAR	3A/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	AWNING	TRANSOM, IMPACT INSULATED
W13	2	3'-0"	8'-0"	GLASS	CLEAR	3A/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	CASEMENT	IMPACT INSULATED
W15	3	8'-0"	11'-0"	GLASS	CLEAR	1A/5.10	1B/5.10	3B/5.10	ALUMINUM	PF	FIXED - DOUBLE	IMPACT INSULATED, OFF CENTER HORIZONTAL MULL
W18	7	7'-0"	10'-0"	GLASS	CLEAR	3A/5.10 SIM.	1B/5.10	3B/5.10	ALUMINUM	PF	FIXED - DOUBLE	IMPACT INSULATED
W19	6	2'-0"	10'-0"	GLASS	OPAQUE	3/5.10	1B/5.10	1B/5.10	ALUMINUM	PF	FIXED	IMPACT INSULATED
W20	4	6'-0"	8'-0"	GLASS	CLEAR	3A/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	FIXED - DOUBLE	IMPACT INSULATED
W23	8	16'-0"	10'-0"	GLASS	CLEAR	3A/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	FIXED - TRIPLE	IMPACT INSULATED
W24	7	10'-0"	10'-0"	GLASS	CLEAR	3A/5.10 SIM.	1B/5.10	3B/5.10	ALUMINUM	PF	FIXED - DOUBLE	IMPACT INSULATED
W25	1	3'-0"	2'-0"	GLASS	CLEAR	3A/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	FIXED	TRANSOM, IMPACT INSULATED
W26	2	3'-0"	7'-0"	GLASS	CLEAR	3/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	CASEMENT	IMPACT INSULATED
W27	2	3'-0"	7'-0"	GLASS	CLEAR	3/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	CASEMENT	IMPACT INSULATED
W28	1	4'-0"	3'-2"	GLASS	CLEAR	3A/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	AWNING	TRANSOM, IMPACT INSULATED
W29	2	3'-0"	7'-0"	GLASS	CLEAR	3/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	CASEMENT	IMPACT INSULATED
W30	2	3'-0"	7'-0"	GLASS	CLEAR	3/5.10	1B/5.10	1C/5.10	ALUMINUM	PF	CASEMENT	EGRESS WINDOW, IMPACT INSULATED
W31	3	8'-0"	10'-0"	GLASS	CLEAR	1A/5.10	1B/5.10	3B/5.10	ALUMINUM	PF	FIXED - DOUBLE	IMPACT INSULATED, OFF CENTER HORIZONTAL MULL
W32	6	3'-0"	10'-0"	GLASS	CLEAR	3/5.10	1B/5.10	1B/5.10	ALUMINUM	PF	FIXED	IMPACT INSULATED
W33	6	3'-0"	10'-0"	GLASS	CLEAR	3/5.10	1B/5.10	1B/5.10	ALUMINUM	PF	FIXED	IMPACT INSULATED

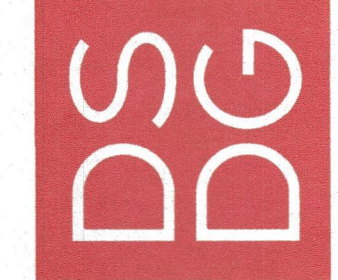
WINDOW NOTES:
1.) G.C. TO VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING.
2.) EXACT WINDOW SIZES SHALL BE VERIFIED BY G.C. AND WINDOW MANUFACTURER.
3.) WINDOW MANUFACTURER TO MEET ALL DESIGN PRESSURES NOTED ON STRUCTURAL DRAWINGS - REFER TO ATTACHED PRODUCT CONTROL NOTICE OF ACCEPTANCE.
4.) REFER TO EXTERIOR ELEVATIONS FOR HEAD HEIGHT AND MULLION / MUNTIN PATTERNS.
5.) GLASS FOR ALL EXTERIOR WINDOWS TO BE SOLARBAN R100 INSULATED LOW-E IMPACT RATED OR EQUAL, AZURIA + CLEAR (VLT 32)
6.) WATERPROOFING AT EXTERIOR WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/WDMA 250-10.
7.) WINDOWS LISTED AS OBSCURE TO BE MADE WITH A WHITE PVB INNER LAYER - "ARCTIC SNOW" IN COLOR.
8.) WINDOWS LABELED AS EGRESS SHALL MEET FBC-R310 REQUIREMENTS.
9.) ALL WINDOWS TO HAVE KYNAR FINISH (WHITE).
10.) ALL WINDOWS BELOW DESIGN FLOOD ELEVATION SHALL BE CONSTRUCTED WITH FLOOD-RESISTANT MATERIALS.



Revisions	01/10/2018
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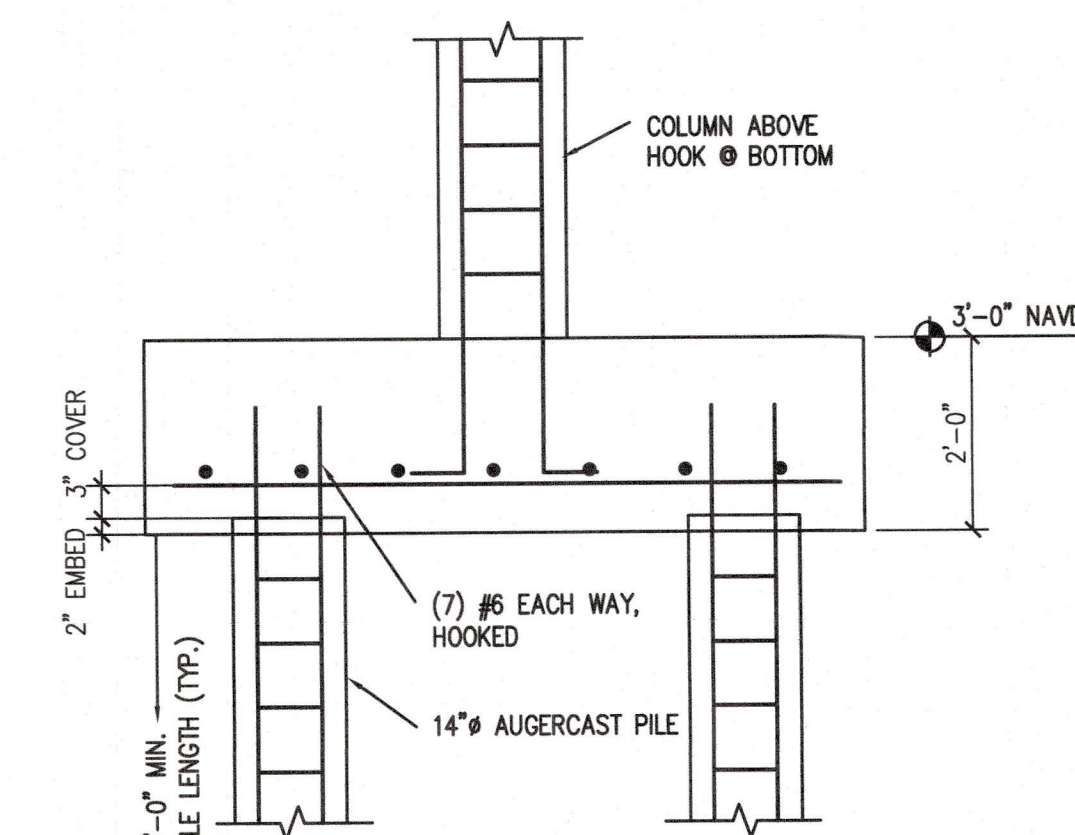
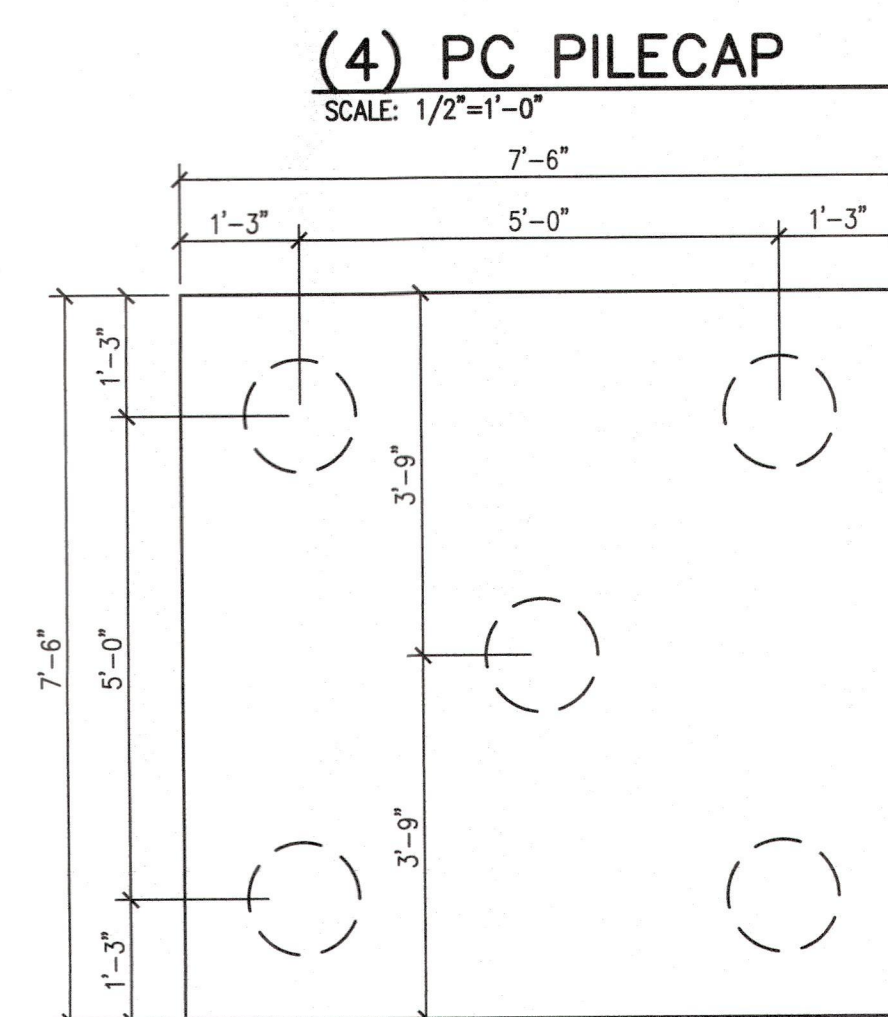
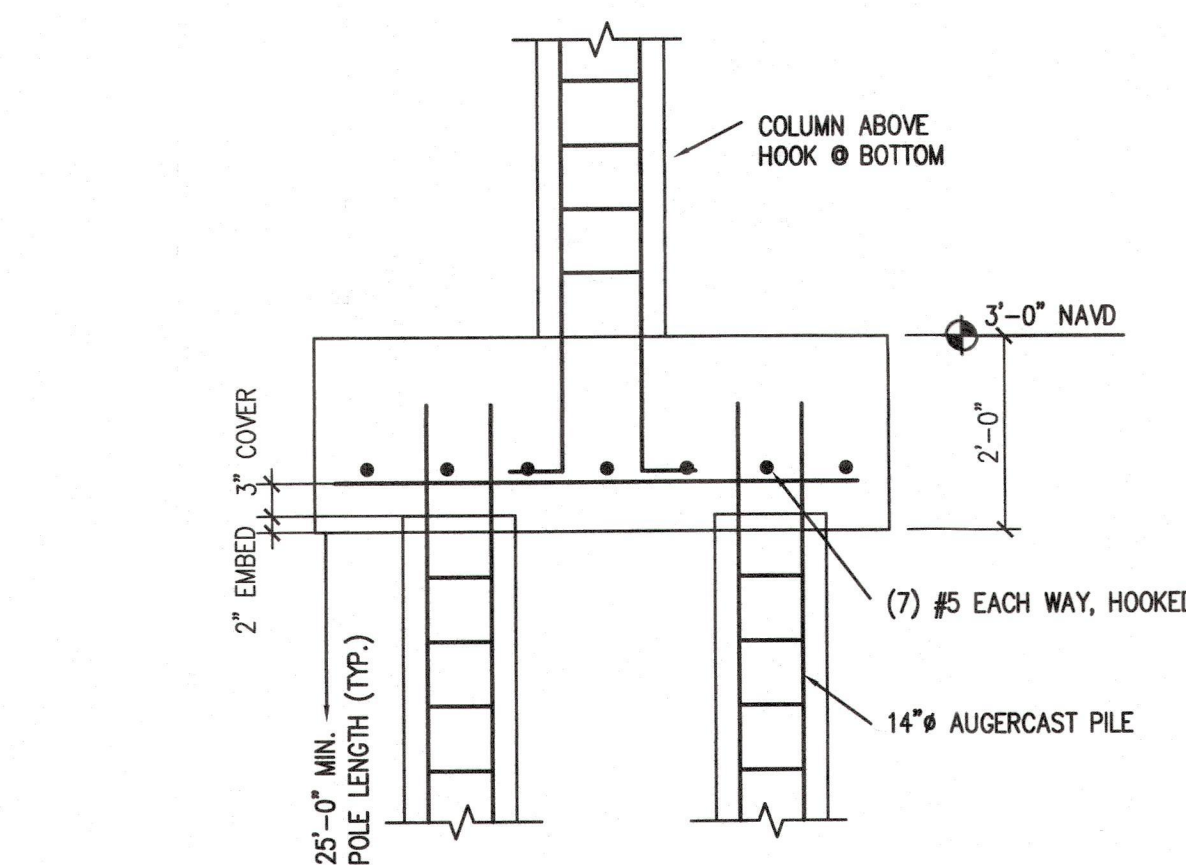
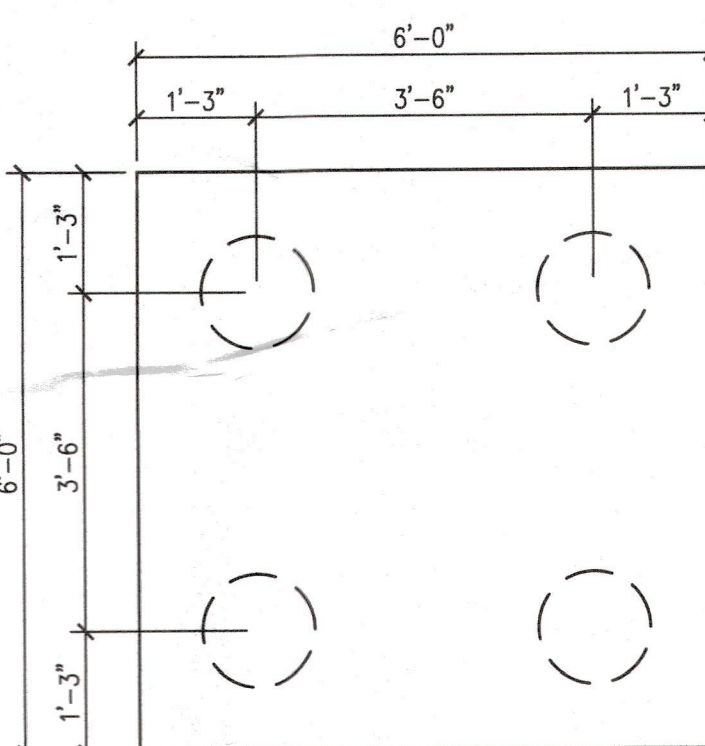
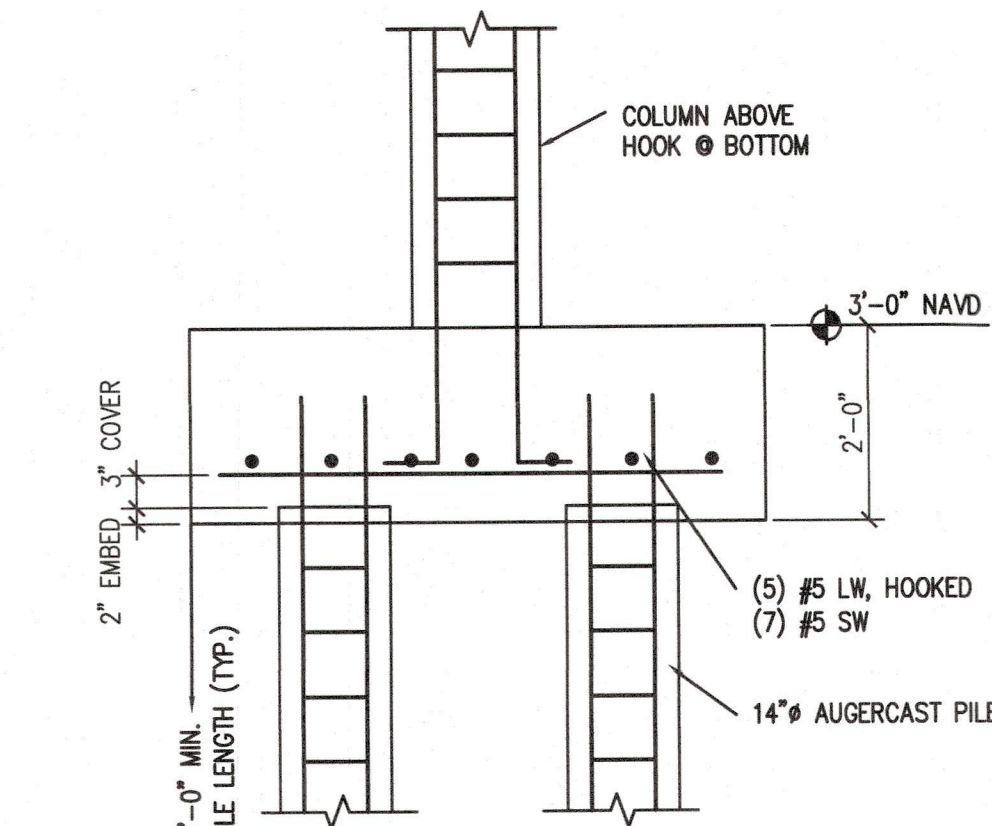
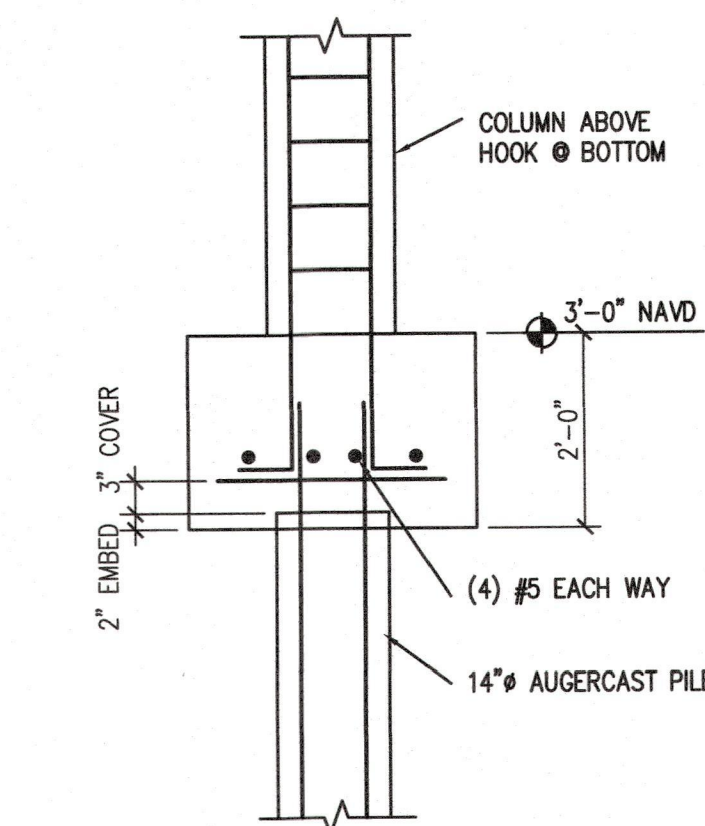
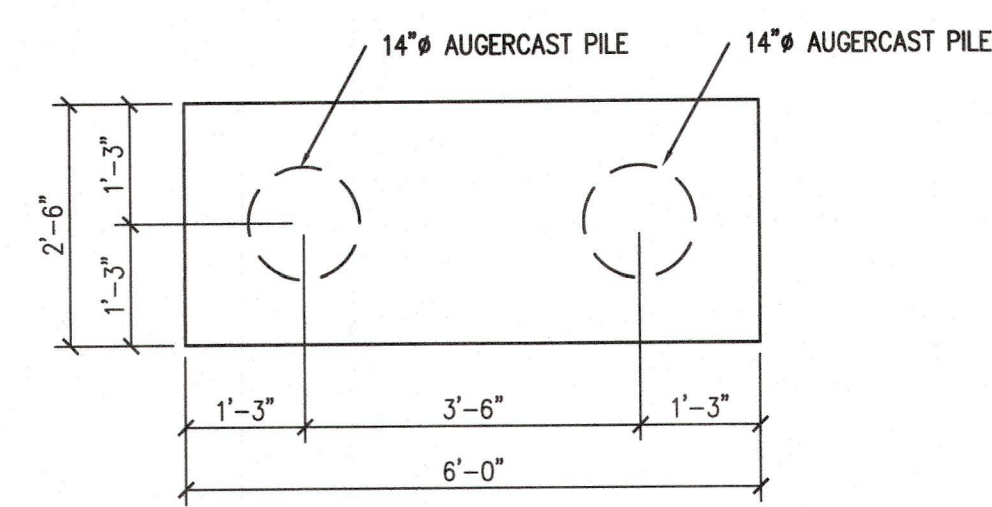
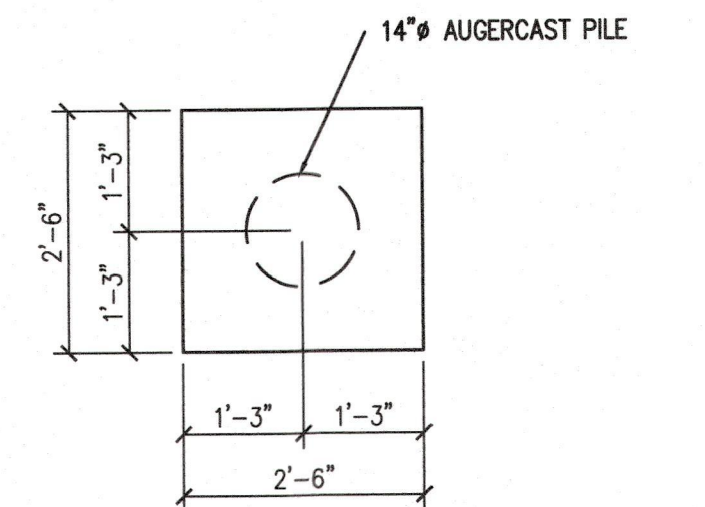
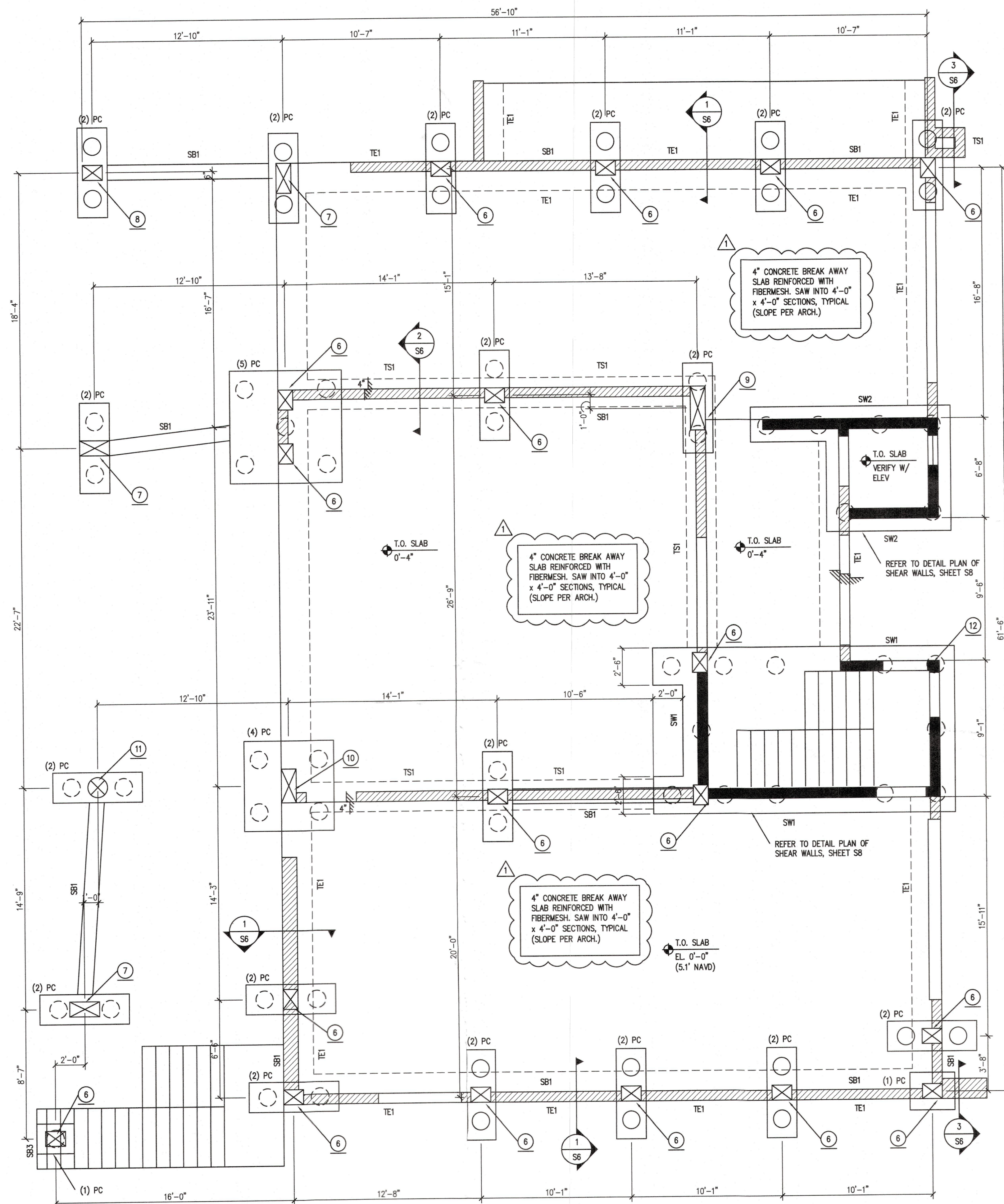
DOOR & WINDOW SCHEDULES

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Drawn by: VA/AM
Checked by: MES

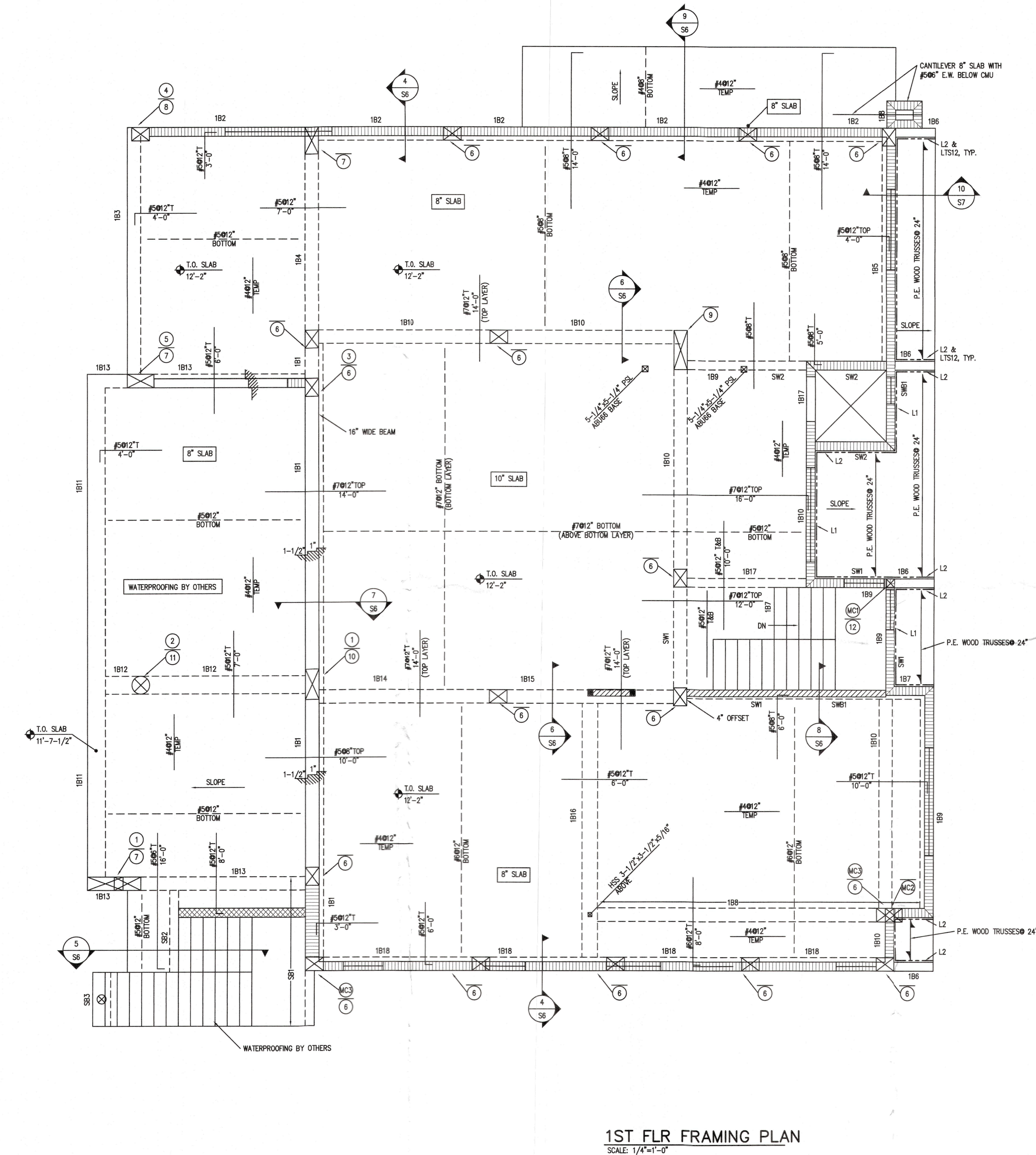
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- FOUNDATION PLAN NOTES:**
1. VERIFY ALL DIMENSIONS, ELEVATIONS, CONDITIONS, DROPS & SLOPES WITH ARCH DRAWINGS.
 2. PILES SHALL BE 14"Ø 25 TON AUGERCAST PILES, REINFORCE WITH (4) #6 VERTICAL & #3 TIES AT 12" C.C. SEE DETAIL. PROVIDE 4000 PSI GROUT
 3. SBI DENOTES 12"x16" DEEP STRAP BEAM WITH (2) #6 T&B AND #3 HOOPS AT 8" C.C.
 4. SLAB SHALL BE A 4" CONCRETE SLAB ON COMPACTED MATERIAL WITH VAPOR BARRIER, REINFORCE WITH FIBERMESH, SAW INTO 4'-0" x 4'-0" (MAX) SECTIONS. ISOLATE SLAB FROM COLUMNS & SHEAR WALLS WITH 1" ISOLATION JOINT
 5.  DENOTES 8" OR 12" NON LOAD BEARING BREAK AWAY WALL WITH (1) #5 AT 48" C.C. IN GROUT FILLED CELLS. ISOLATE FROM COLUMNS, SHEAR WALLS & BEAMS WITH 1" ISOLATION JOINT
 6. TOP OF ALL PILE CAPS & STRAP BEAMS SHALL BE 3'-0" NAVD.
 7. ELEVATIONS SHOWN ARE RELATIVE TO GARAGE SLAB AT 5.1' NAVD. SET TO 0'-0" RELATIVE ELEVATION (SEE ARCH)
 8. TE1 DENOTES 12"x24"W THICKENED EDGE WITH (2) #5
 9. TS1 DENOTES 12"x24"W THICKENED SLAB WITH (2) #5
 10. AT ALL DOOR & WINDOW HEADERS, PROVIDE 8" PRECAST LINTEL WITH (1) #5 GROUTED SOLID
 11. CENTER ALL PILE CAPS UNDER COLUMN CENTER LINES

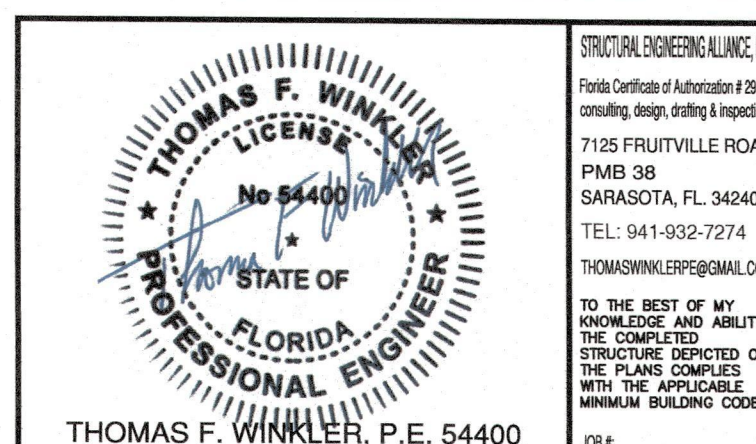


BEAM SCHEDULE							
BEAM NUMBER	ELEVATION (TOP OF BEAM)	SIZE W x H (INCH)	REINFORCEMENT		CLOSED HOOP SIZE AND SPACING	REMARKS	
			TOP	BOTTOM			
1B1	12'-1"	16" x 19"	(4) #9	(4) #9	#3 @ 4"		
1B2	12'-2"	12" x 20"	(2) #8	(2) #8	#3 @ 6"		
1B3	12'-2"	12" x 20"	(2) #7	(2) #7	#3 @ 8"		
1B4	12'-2"	12" x 20"	(2) #7	(2) #7	#3 @ 8"		
1B5	12'-2"	12" x 20"	(3) #8	(3) #8	#3 @ 6"		
1B6	11'-11"	8" x 12"	(2) #6	(2) #6	#3 @ 5"	CANTILEVER EXTEND BARS 48" INTO BACKSPAN	
1B7	12'-2"	12" x 20"	(3) #7	(3) #6	#3 @ 6"	CANTILEVER EXTEND BARS 48" INTO SW	
1B8	12'-2"	8" x 20"	(2) #7	(2) #7	#3 @ 8"	CANTILEVER	
1B9	12'-2"	8" x 20"	(2) #8	(2) #8	#3 @ 8"		
1B10	12'-2"	12" x 20"	(2) #9	(2) #9	#3 @ 8"		
1B11	11'-7-1/2"	16" x 16"	(3) #9	(3) #9	#3 @ 6"		
1B12	11'-7-1/2"	16" x 16" MIN	(3) #9	(3) #7	#3 @ 4"	TOP SLOPES, 16" MIN.	
1B13	12'-2"	12" x 20"	(2) #8	(2) #7	#3 @ 6"	DROP TOP OF BEAM 4" AT CANTILEVER	
1B14	12'-2"	14" x 20"	(2) #9	(2) #9	#3 @ 8"		
1B15	12'-2"	14" x 20"	(2) #9	(4) #9	#3 @ 4"		
1B16	12'-2"	14" x 20"	(2) #9	(4) #9	#3 @ 3"		
1B17	12'-2"	8" x 20"	(2) #6	(2) #6	#3 @ 8"		
1B18	12'-2"	12" x 20"	(2) #8	(2) #8	#3 @ 6"		
1B19	12'-2"	12" x 20"	(3) #8	(3) #8	#3 @ 4"		
SB1	7'-3"	8" x 16"	(2) #6	(2) #6	#3 @ 6"		
SB2	11'-9"	8" x 16"	(2) #6	(2) #6	#3 @ 6"	EXTEND TOP BARS 6'-0" INTO SLAB	
SB3	0'-6-1/2"	16" x 24"	(3) #6	(3) #6	#3 @ 8"	BOTTOM OF STAIR	
SWB1	12'-2"	8" x 20"	(2) #7	(2) #7	#3 @ 8"		

1ST FLOOR FRAMING PLAN NOTES:

- VERIFY ALL DIMENSIONS, ELEVATIONS, CONDITIONS, DROPS & SLOPES WITH ARCH DRAWINGS.
- 12" OR 8" LOAD BEARING CMU WALLS WITH (1) #5 REBAR IN GROUDED CELLS AT 32" C.C., AT INTERSECTIONS, WINDOW OPENINGS AND CORNERS
- L1 DENOTES 2"x6" PT LEDGER WITH 1/2" x 5" TITEN HD AT 16" C.C. INTO CONCRETE
- L2 DENOTES (2) 2x10 PT LEDGER WITH 5/8" x 8" TITEN HD @ 16" C.C. INTO CONCRETE
- SHORE & RESHORE SLABS & BEAMS FOR (30) DAYS MIN. & UNTIL RESHORE ABOVE ARE REMOVED
- 8" PARTIAL HEIGHT WALL WITH #5'S @ 32" C.C. IN GROUT FILLED CELLS. PROVIDE KO BLOCK WITH #5 AT TOP GROUDED SOLID
- PROVIDE WATERPROOF MEMBRANE ON ALL BALCONIES (BY OTHERS)
- TOP & BOTTOM SLAB REBAR COVER SHALL BE 1" MIN.
- PROVIDE #4012" C.C. TEMPERATURE STEEL PERPENDICULAR TO THE MAIN REINFORCING
- 2x6@16" LOAD BEARING WOOD FRAME WALL WITH 1/2" x 5" TITEN HD @ 24" C.C. & SOLID BLOCKING AT 48" C.C.
- ROOF SHEATHING THIS LEVEL SHALL BE APA 240C RATED 3/4" NOMINAL T&G. GLUE & NAIL WITH 10d@4" C.C.
- CONCRETE BEAM REINFORCING SHALL BE CONTINUOUS UN.O. WHERE REQUIRED. SPLICE REINFORCING 60" AT COLUMN LOCATIONS. SPLICE BARS ABOVE EACH OTHER

This item has been electronically signed and sealed by Thomas F. Winkler, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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THOMASWINKLER@GMAIL.COM

A NEW RESIDENCE FOR:

1ST FLOOR FRAMING PLAN

Project Ref:
Drawn by:
Checked by:
Date Issued: 08.10.2023

Sheet Number:

S3.0



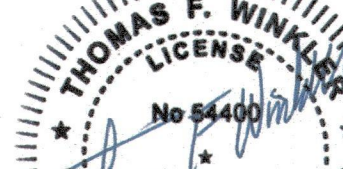
BEAM SCHEDULE						
BEAM NUMBER	ELEVATION (TOP OF BEAM)	SIZE W x H (INCH)	REINFORCEMENT		CLOSED HOOP SIZE AND SPACING	REMARKS
			TOP	BOTTOM		
2TB1	25'-1-1/4"	8" x 24"	(2) #5	(2) #5	#3 @ 16"	
2TB2	24'-11"	8" x 21"	(2) #5	(2) #5	#3 @ 16"	
2TB3	24'-11"	8" x 21"	(2) #5	(2) #5	#3 @ 16"	
2B1	25'-1-1/4"	8" x 24"	(2) #5	(2) #5	#3 @ 10"	
2B2	25'-10"	8" x 24"	(4) #7	(4) #7	#3 @ 6"	UPTURNED BEAM, TOP & BOTTOM STEEL (2) LAYERS
2B3	25'-0-1/4"	12" x 23"	(2) #8	(2) #8	#3 @ 8"	
2B4	24'-9"	12" x 16"	(3) #8	(3) #8	#3 @ 5"	
2B5	24'-9"	12" x 16"	(3) #8	(3) #8	#3 @ 5"	
2B6	25'-1-1/4"	8" x 24"	(2) #7	(2) #7	#3 @ 10"	
2B7	25'-0-1/4"	8" x 24"	(2) #6	(2) #6	#3 @ 10"	

-
- THOMAS F. WINKLER, P.E. 54400

S4.0



1. VERIFY ALL DIMENSIONS, ELEVATIONS, CONDITIONS, DROPS & SLOPES WITH ARCH DRAWINGS.
2. ROOF SHEATHING SHALL BE APA 32/16 SPAN RATED 1/2" NOMINAL SHEATHING. ATTACH WITH 8d NAILS AT 4" C.C. ON EDGES. BLOCK ALL VALLEYS & RIDGES. PROVIDE SAME SHEATHING ON SOFFITS & FASCIAS
3. TYPICAL CONNECTOR SHALL BE HETA16 TO CONCRETE, H10A TO FRAMING
4. ATTACH HT15 & ABUG6 WITH 5/8" x 8" TITEN HD
5. WALL SHEATHING SHALL BE 32/16 SPAN RATED 1/2" NOMINAL. NAIL ALL JOINTS WITH 8d @ 3" C.C. EDGES, 6" C.C. FIELD

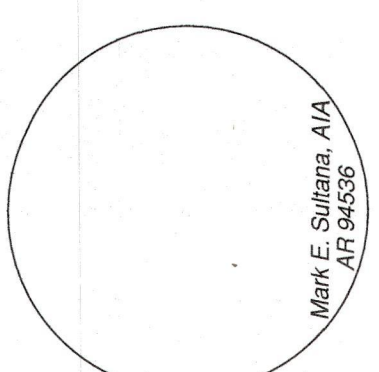
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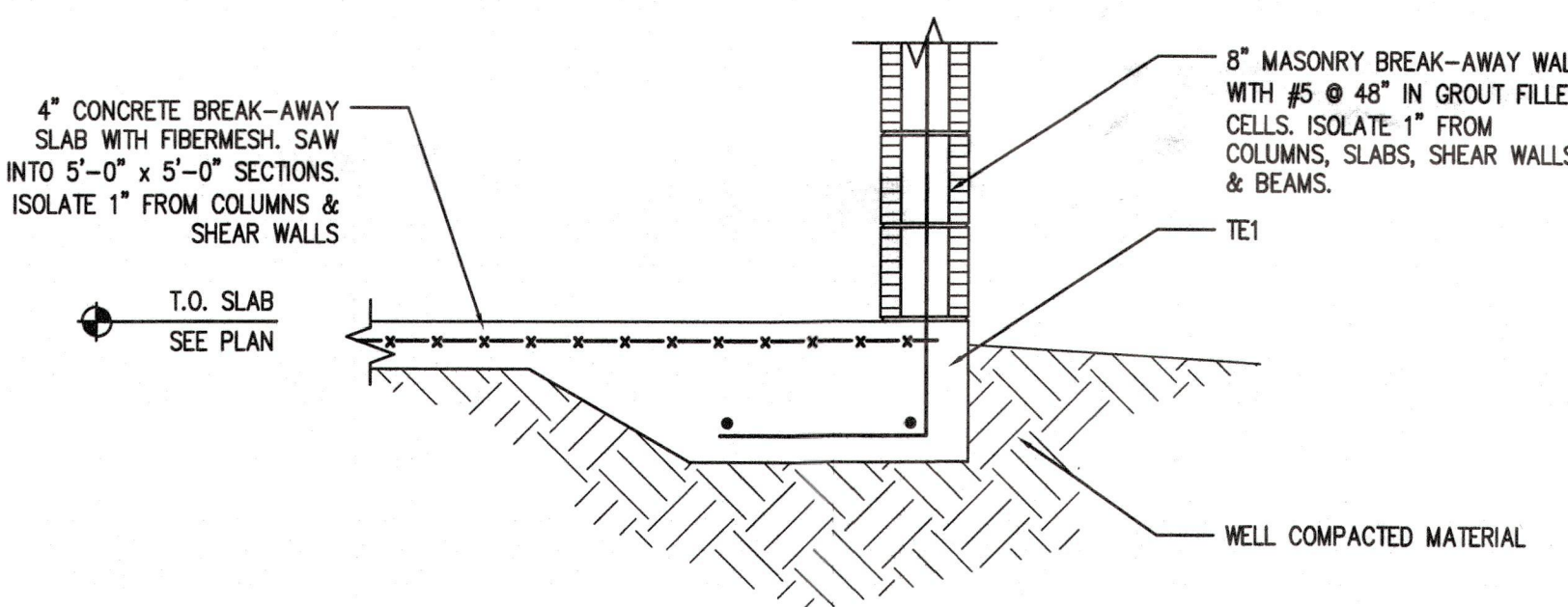
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DETAILS

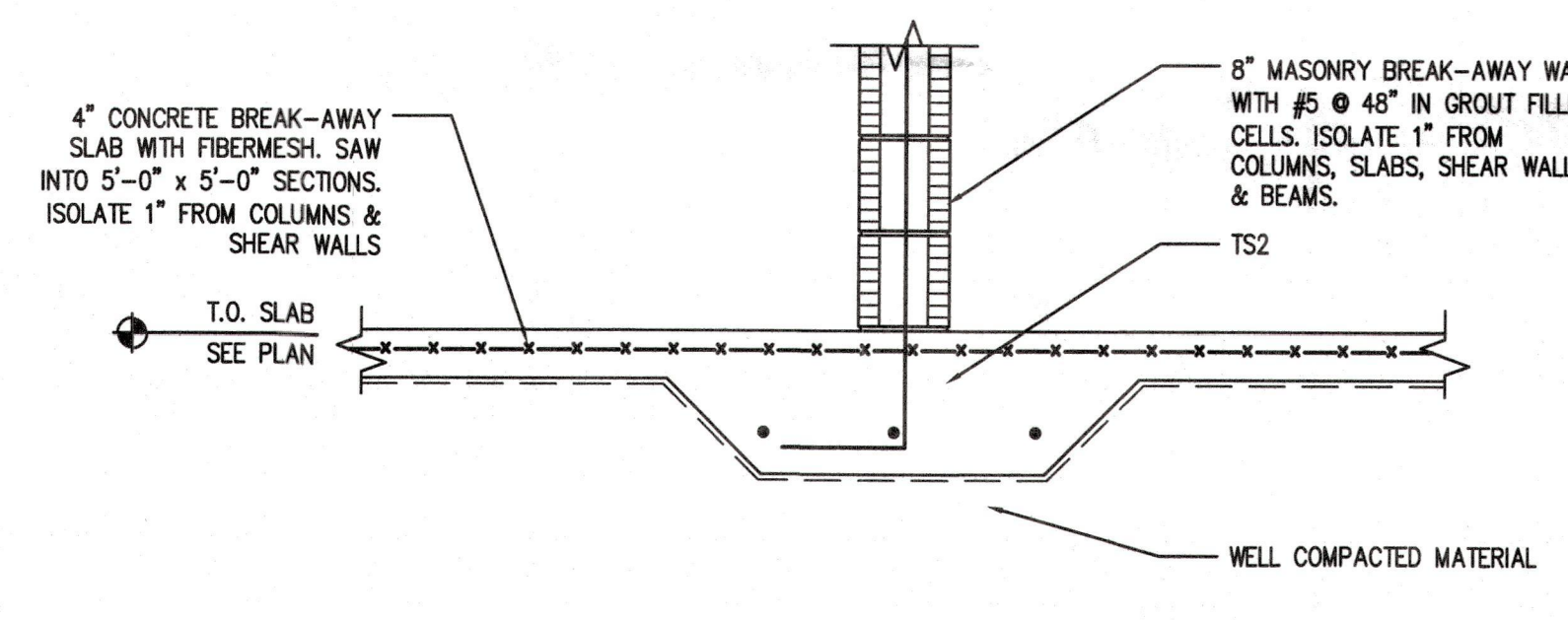
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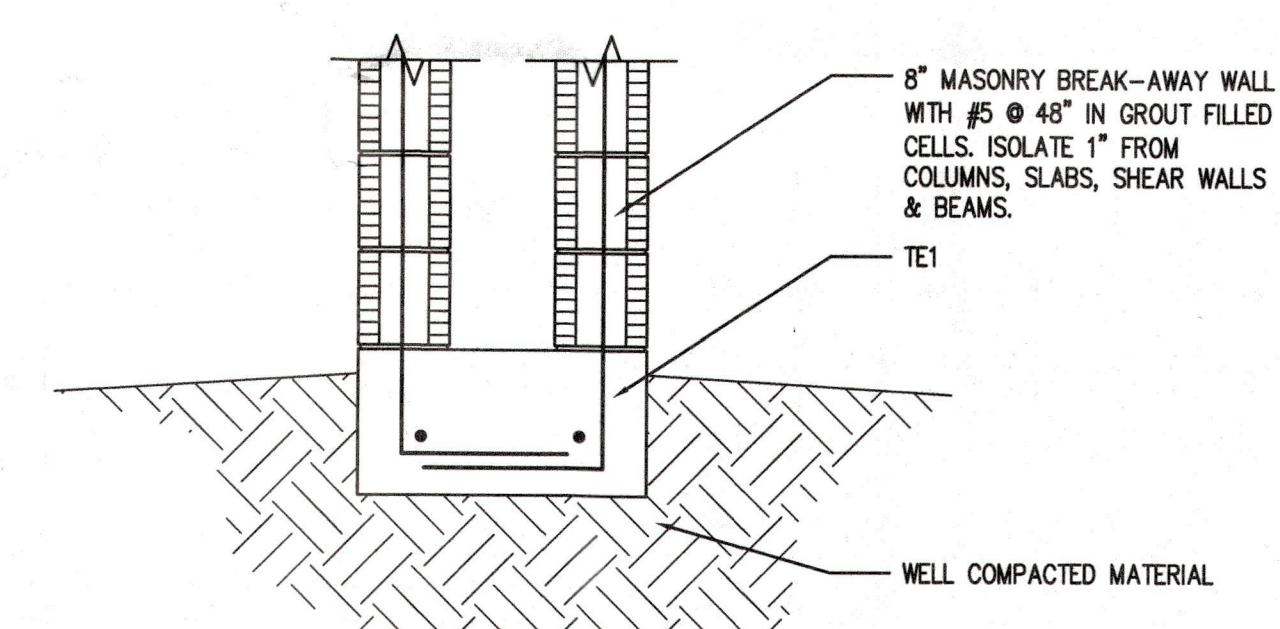
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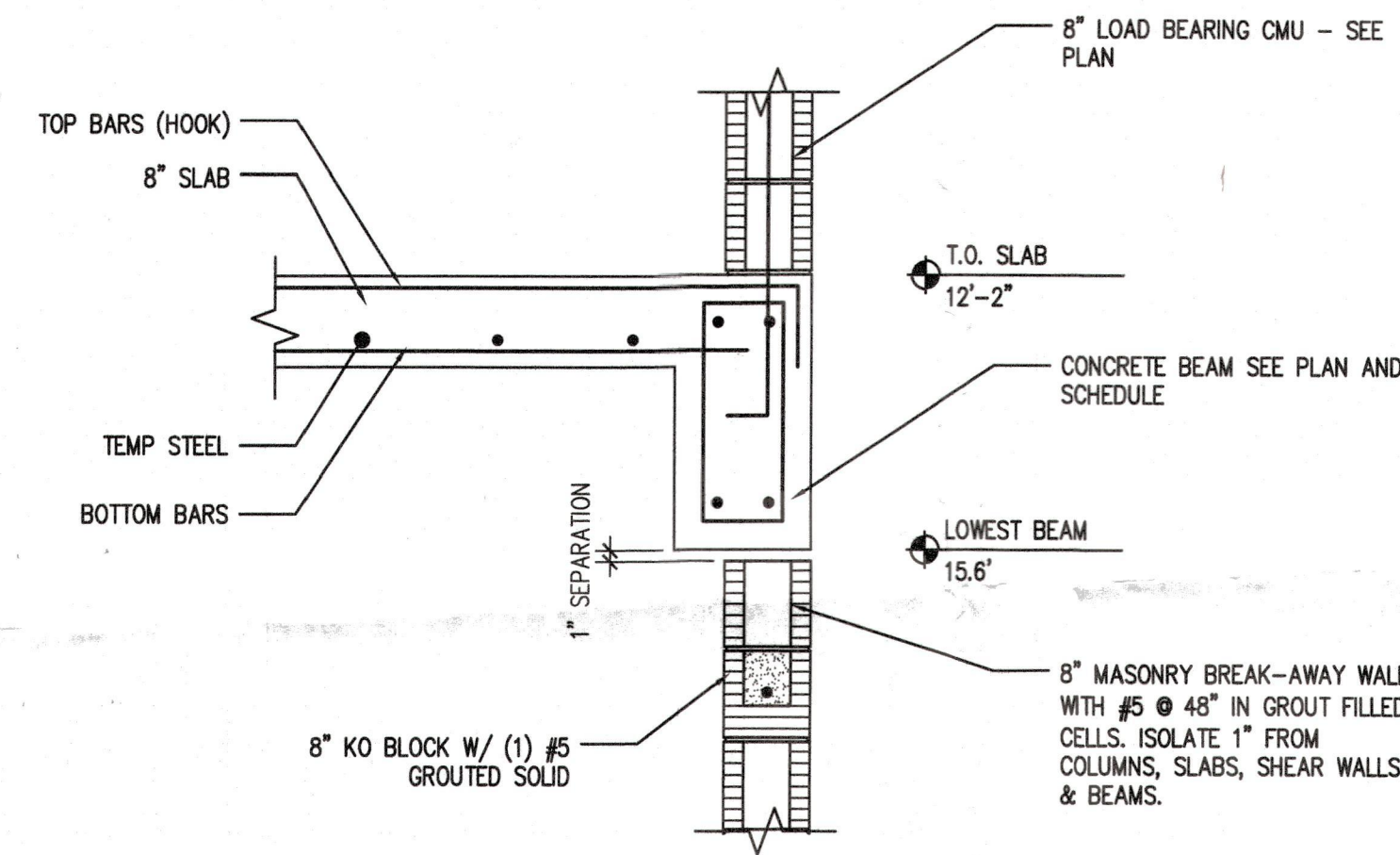


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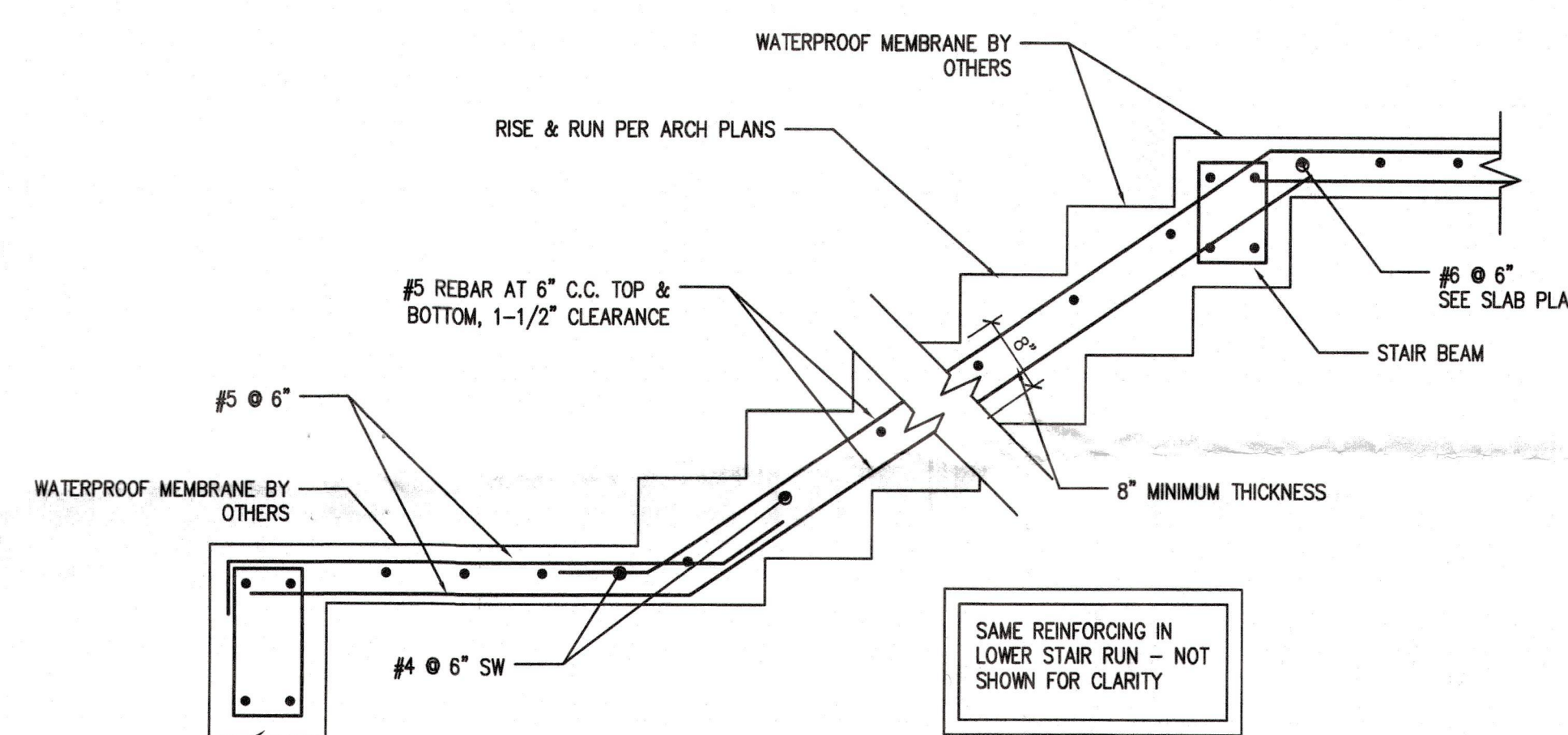


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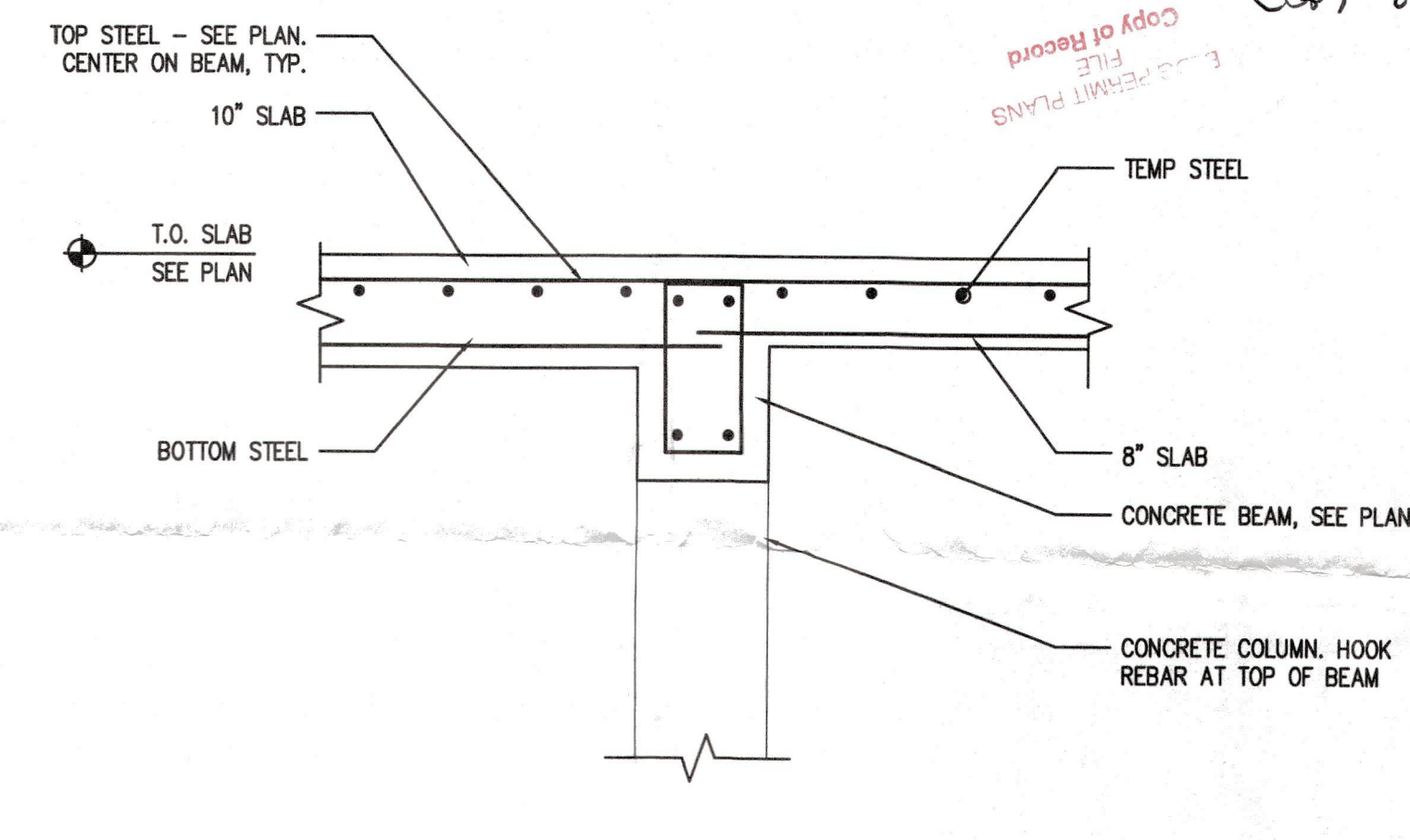
APPROVED
FEB 11 2025
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
Permit # 1823-1007
Copy of Record
BID PERMIT PLANS
FILE



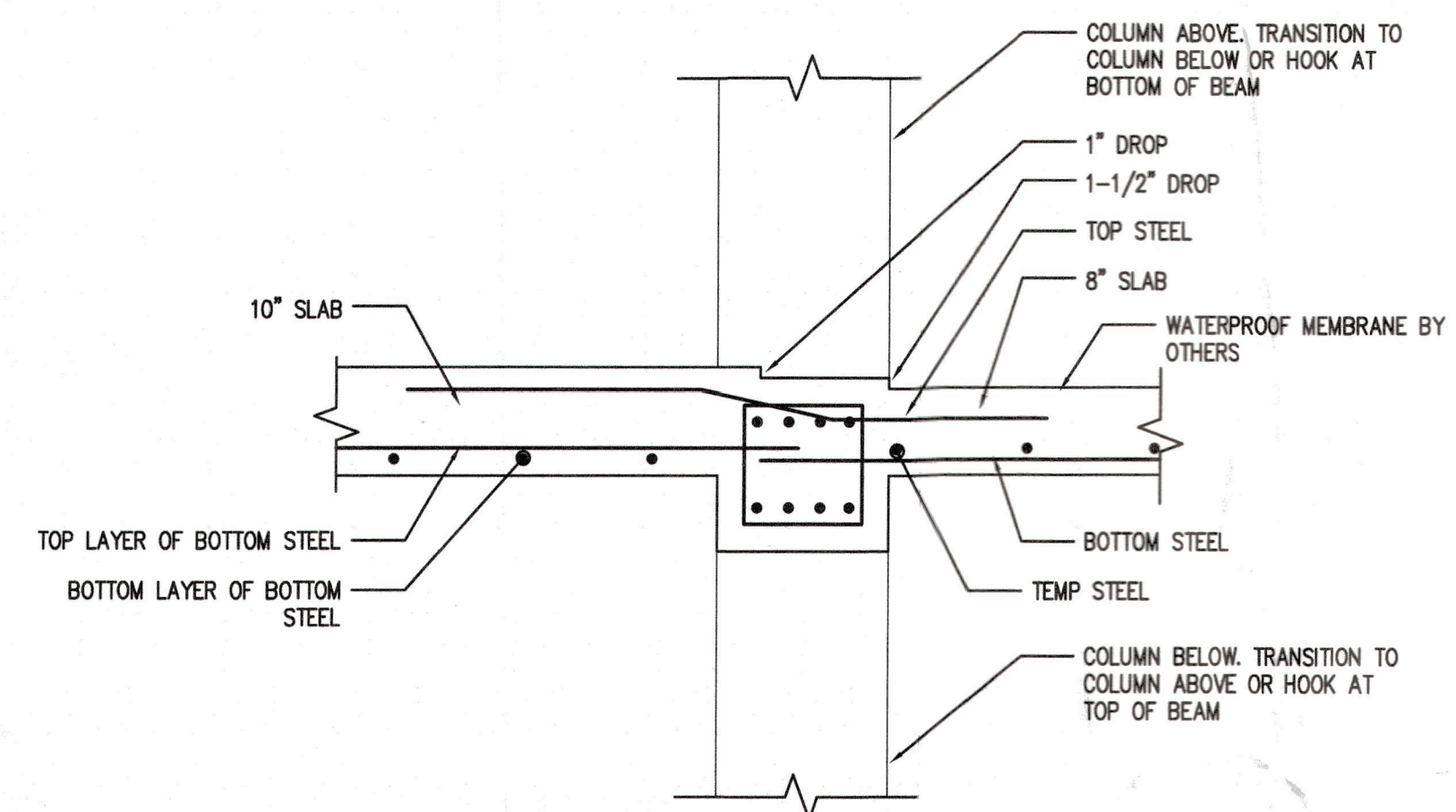
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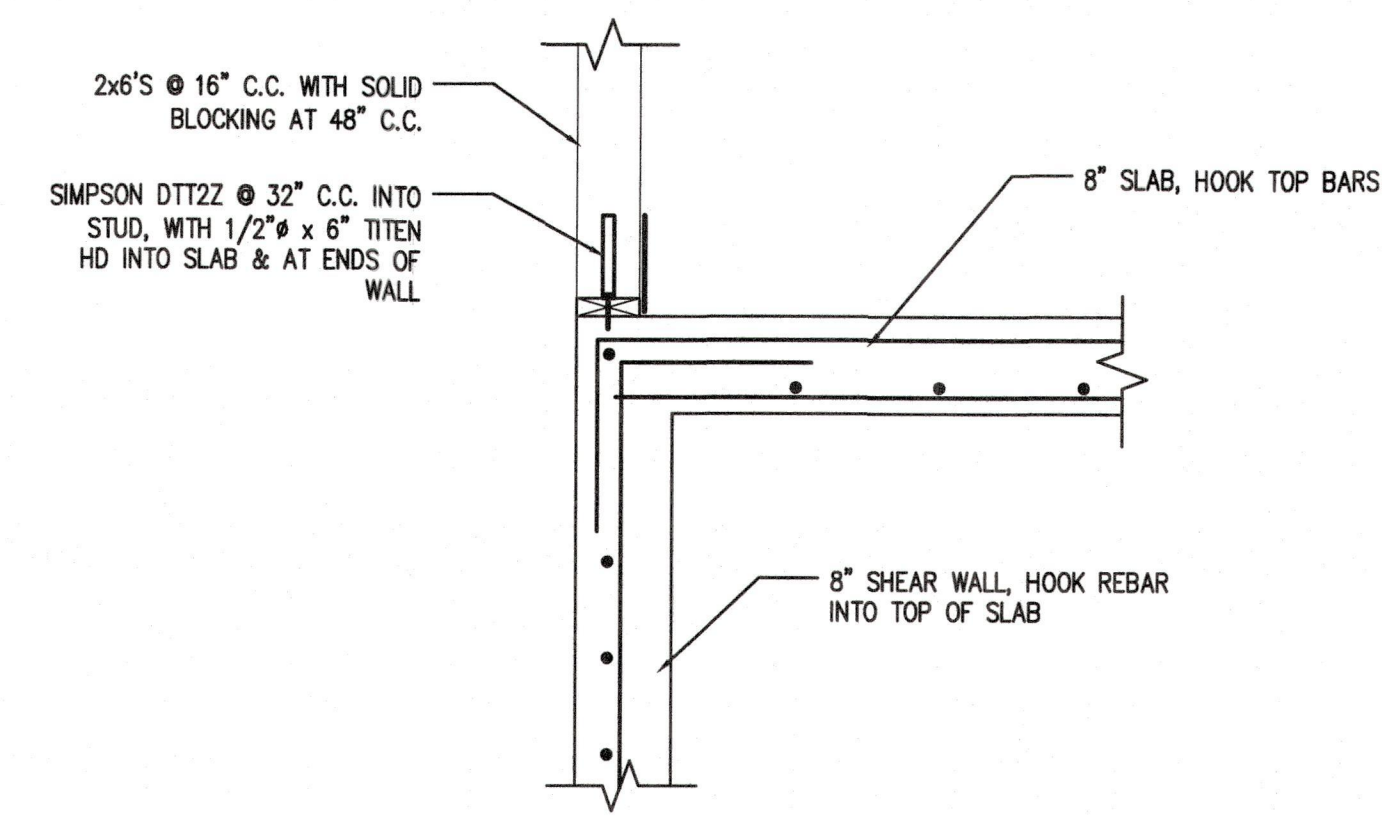
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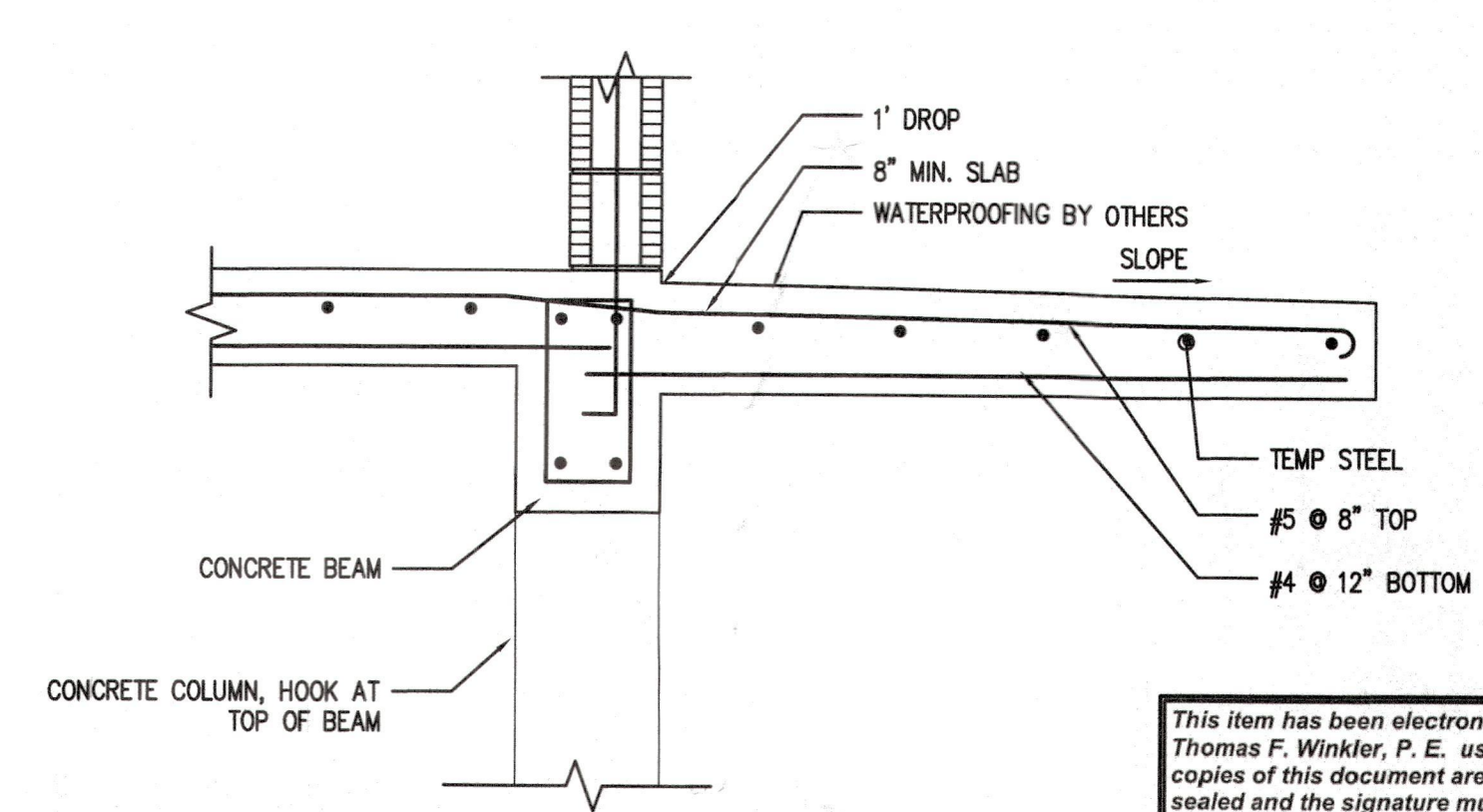
6 SECTION
S6 SCALE: 3/4\"/>



7 SECTION
S6 SCALE: 3/4\"/>



8 SECTION
S6 SCALE: 3/4\"/>



9 SECTION
S6 SCALE: 3/4\"/>

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THOMAS F. WINKLER
No. 54400
STATE OF FLORIDA
PROFESSIONAL ENGINEER

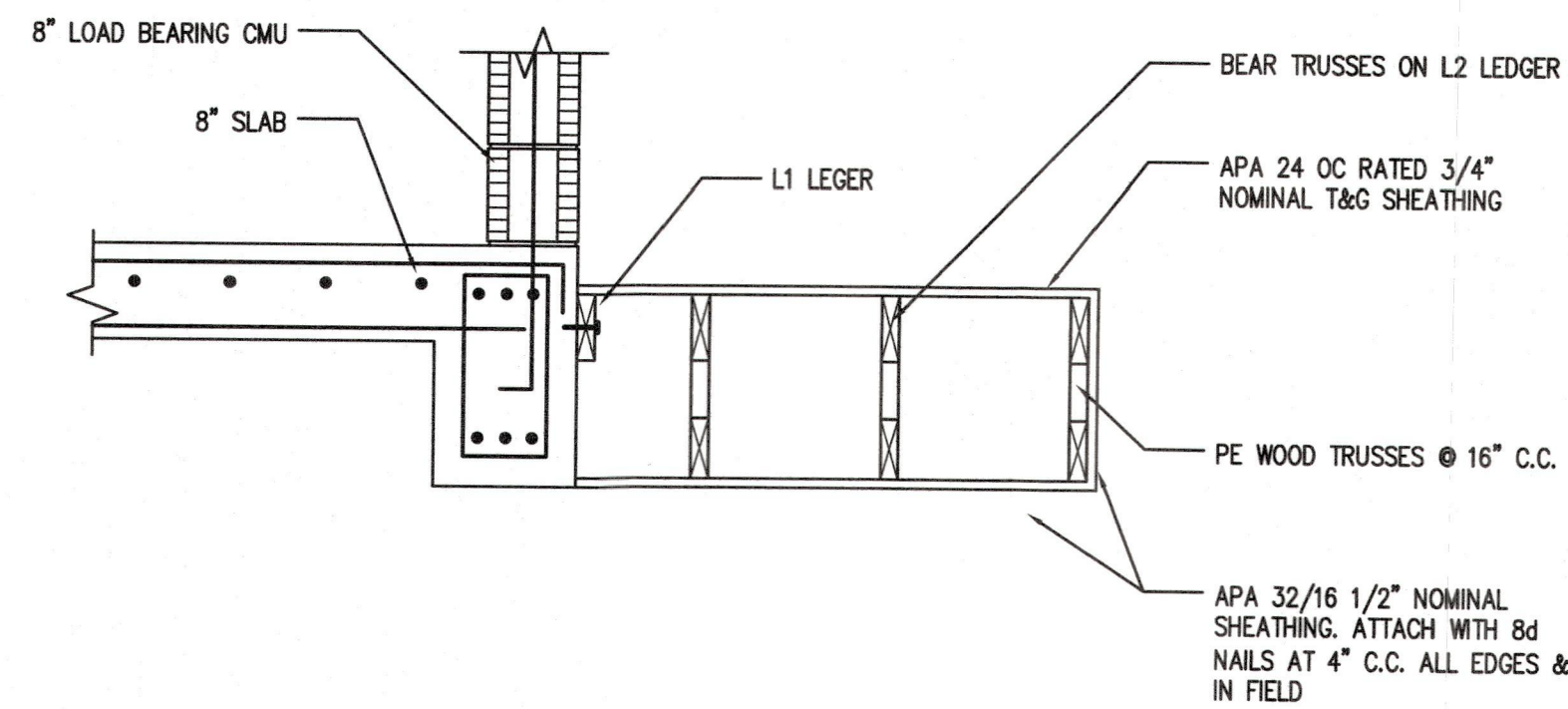
THOMAS F. WINKLER, P.E. 54400

Thomas F Winkler

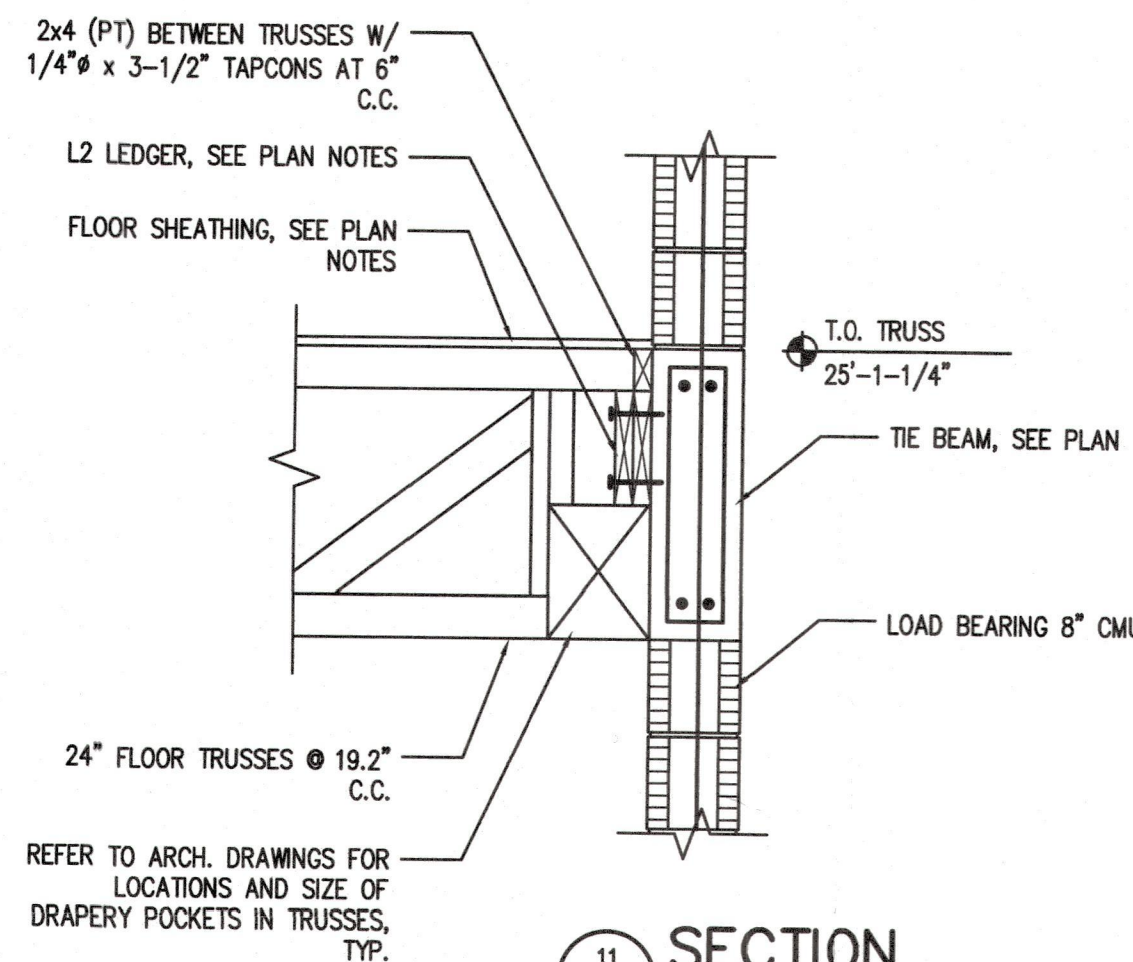
STRUCTURAL ENGINEERING ALLIANCE, INC.
Florida Certificate of Authorization #20443
consulting, design, drafting & inspections
7125 FRUITVILLE ROAD
PMB 316
SARASOTA, FL 34240
TEL: 941-932-7274
THOMASWINKLER@GMAIL.COM

TO THE BEST OF MY
KNOWLEDGE AND ABILITY,
THE COMPLETED
STRUCTURE PROTECTED ON
THE PLANS COMPLIES
WITH THE APPLICABLE
MINIMUM BUILDING CODES.

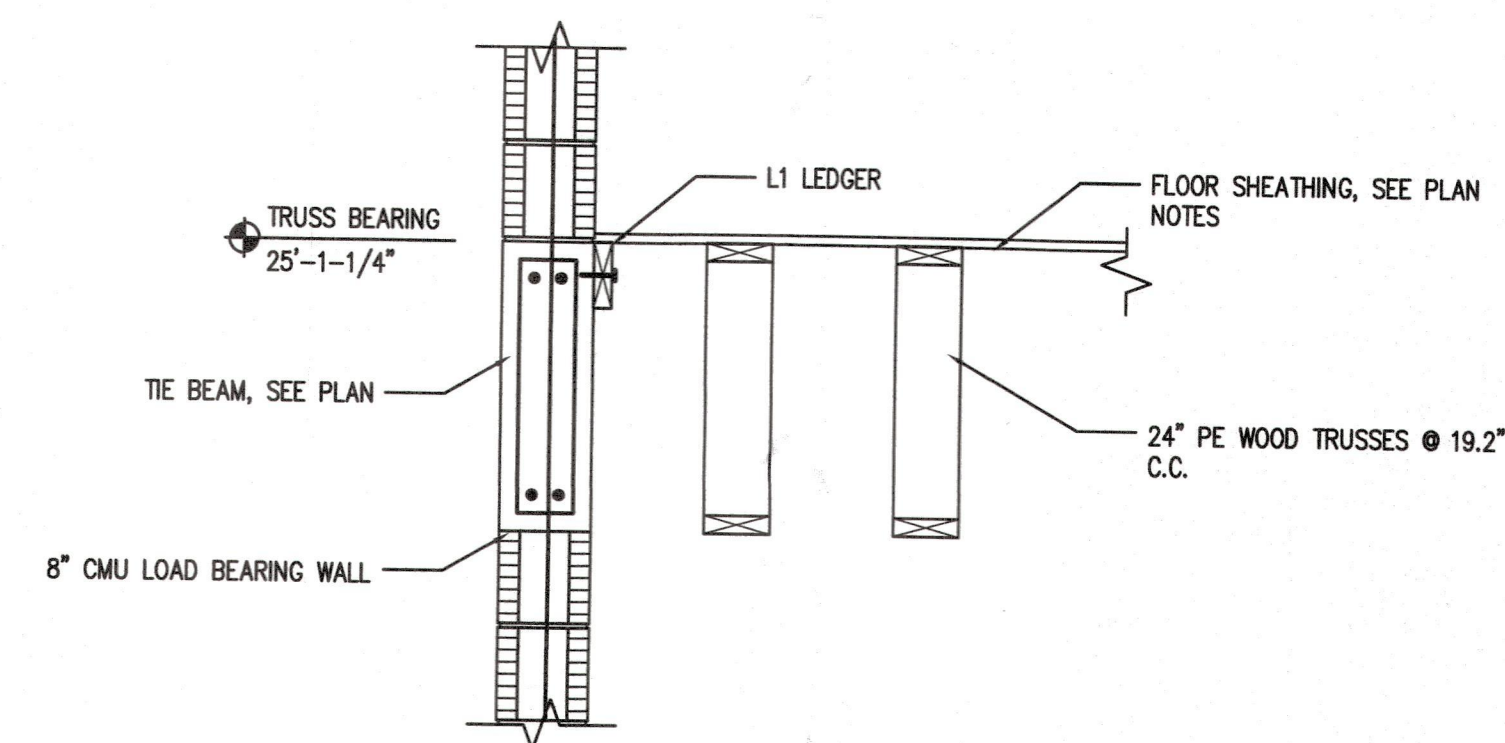
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Date: 2025.01.17 09:44:06 -05'00'



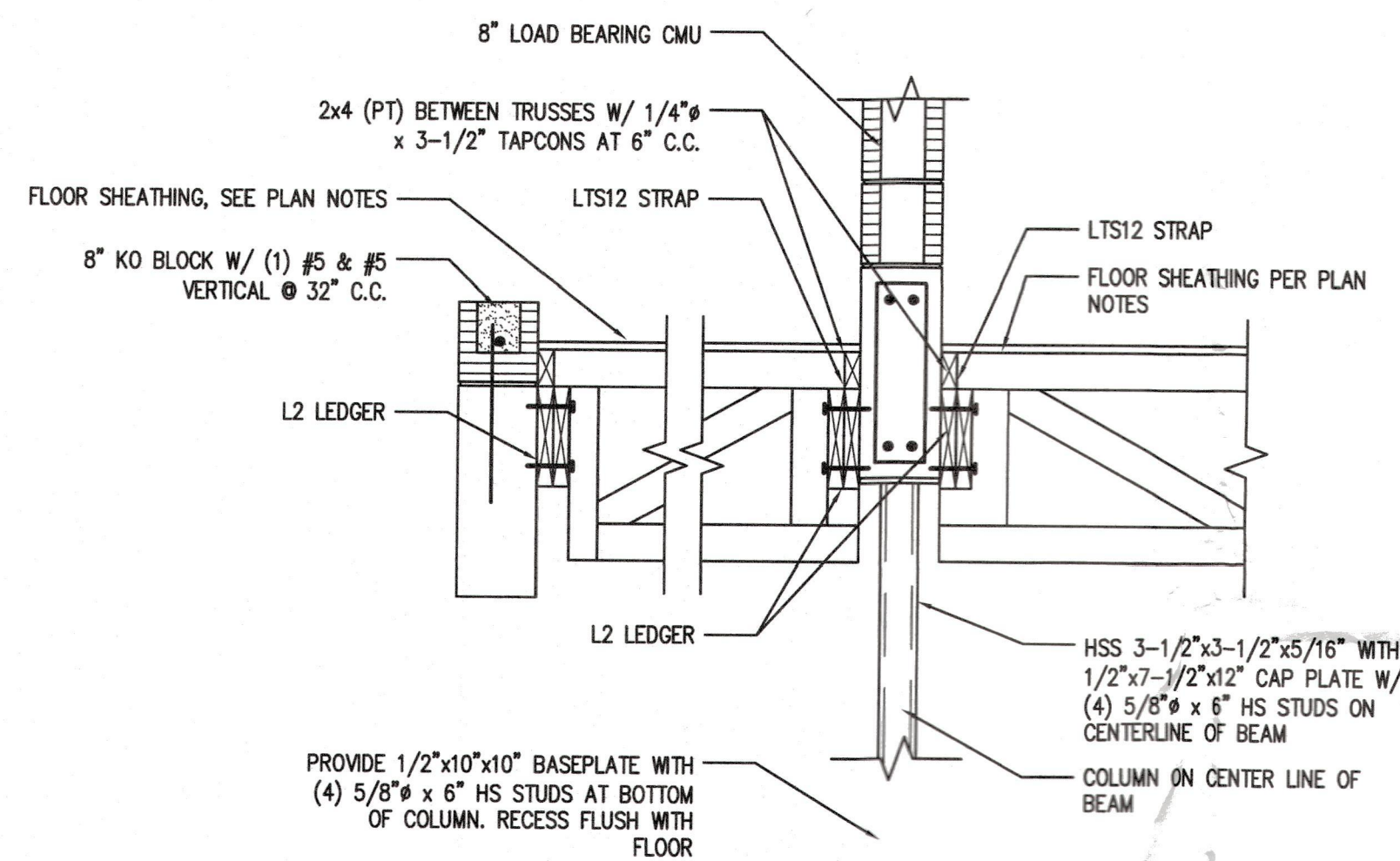
10 SECTION
S7 SCALE: 3/4"=1'-0"



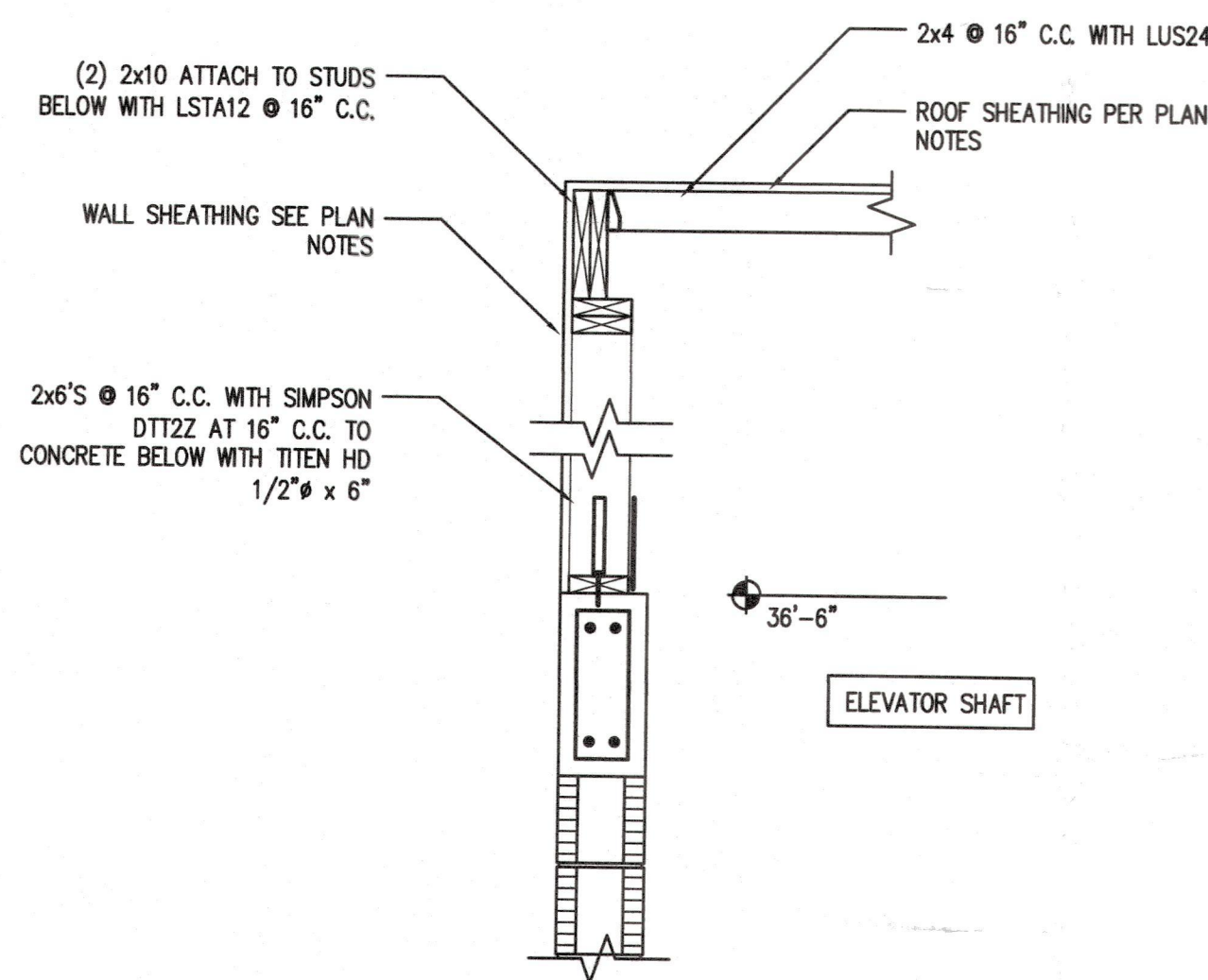
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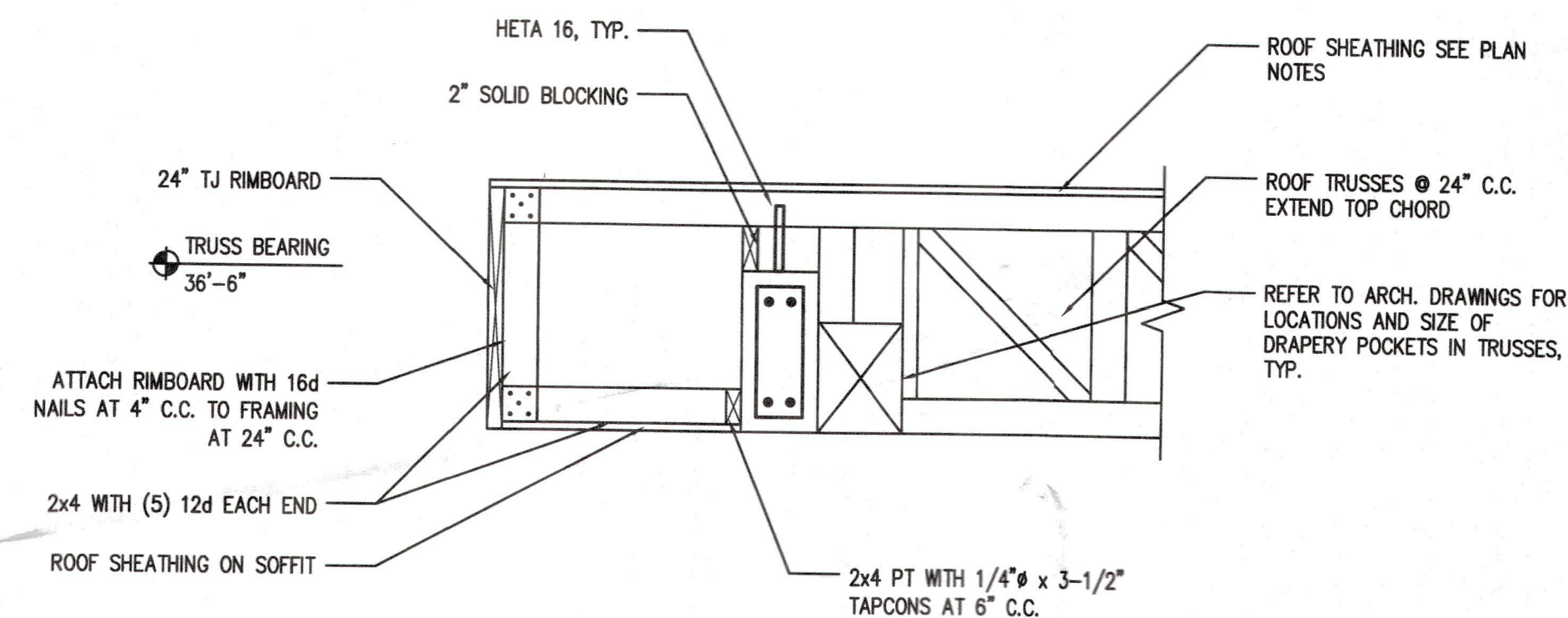
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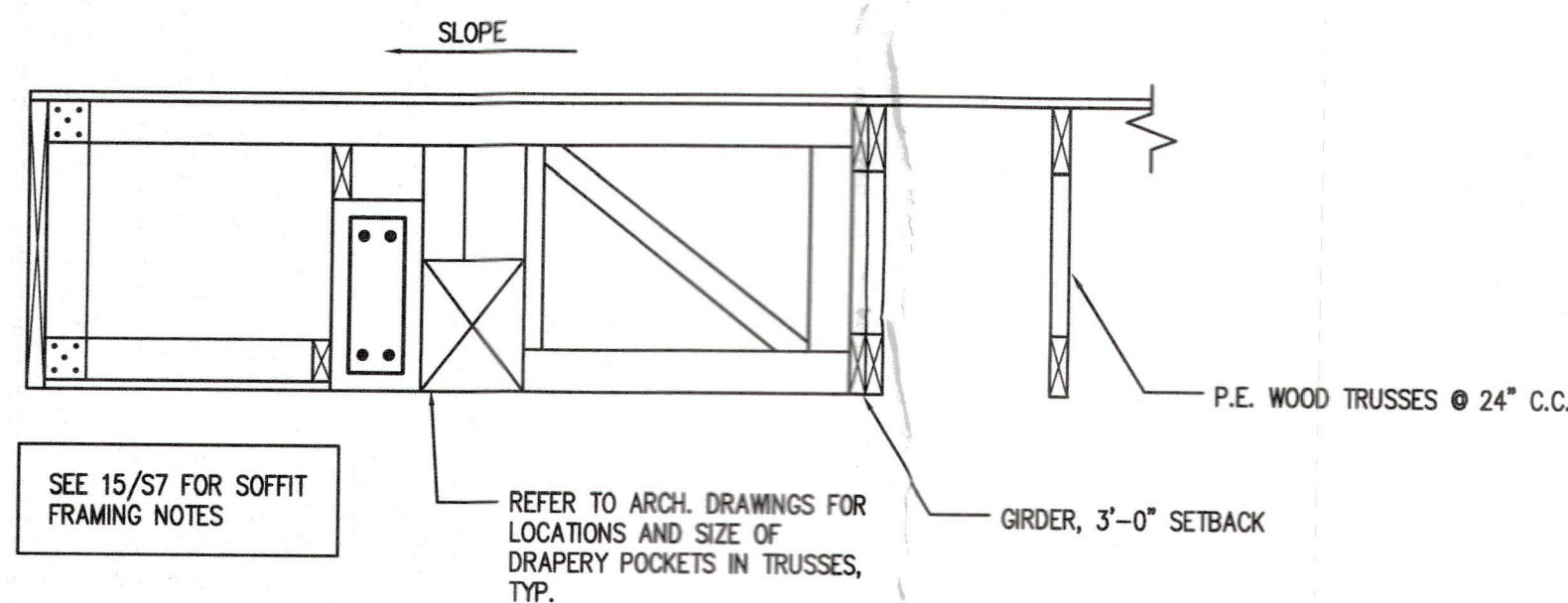
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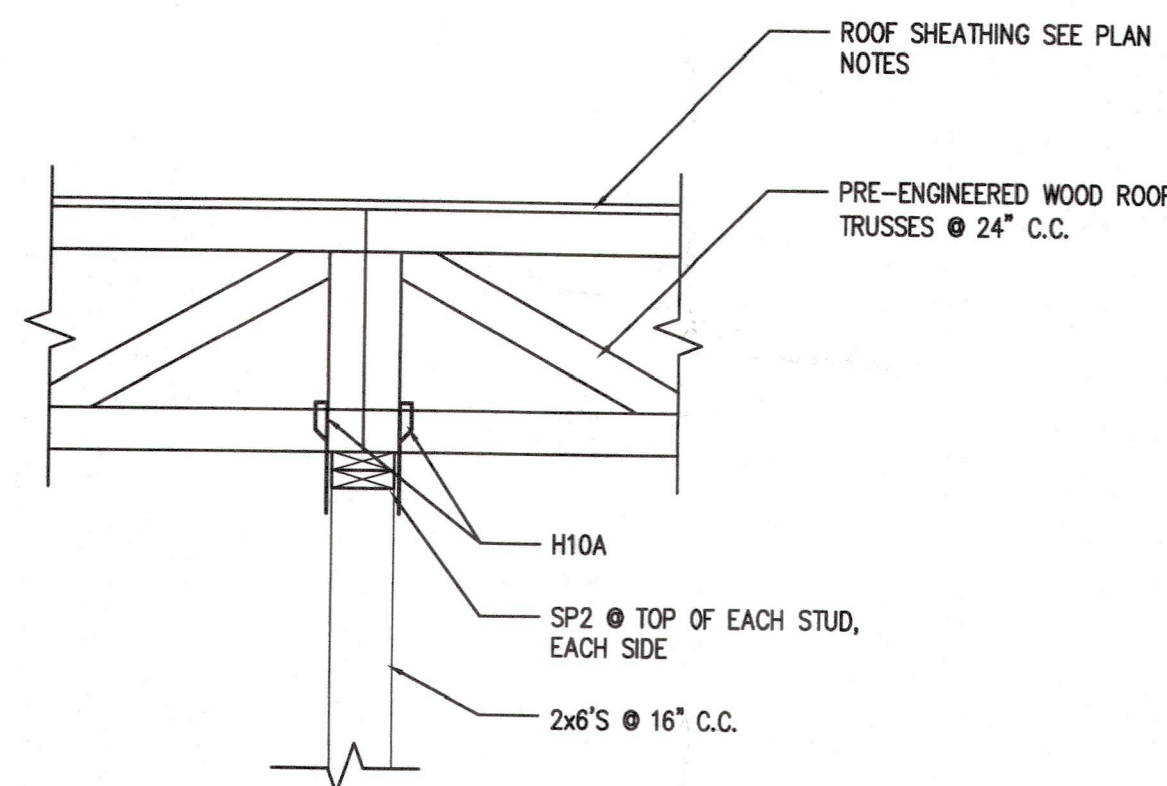
14 SECTION
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15 SECTION
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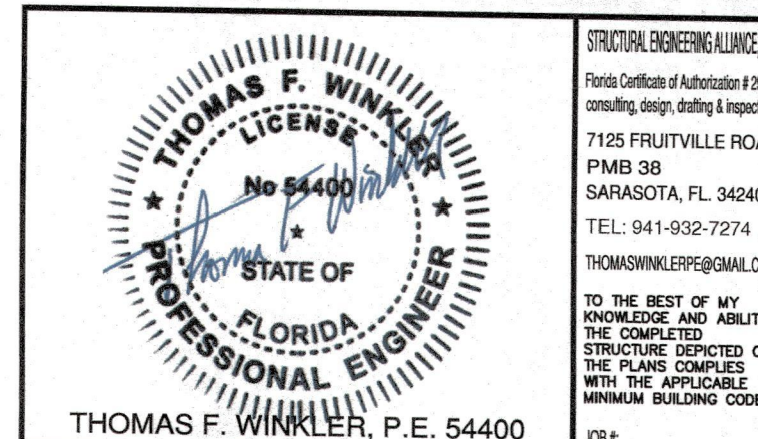


16 SECTION
S7 SCALE: 3/4"=1'-0"



17 SECTION
S7 SCALE: 3/4"=1'-0"

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THOMASWINKLERPE@GMAIL.COM

DETAILS

Project Ref:
Drawn by:
Checked by:
Date Issued: 08.10.2023

Sheet Number:

S7.0

DSDG ARCHITECTS

DS DG

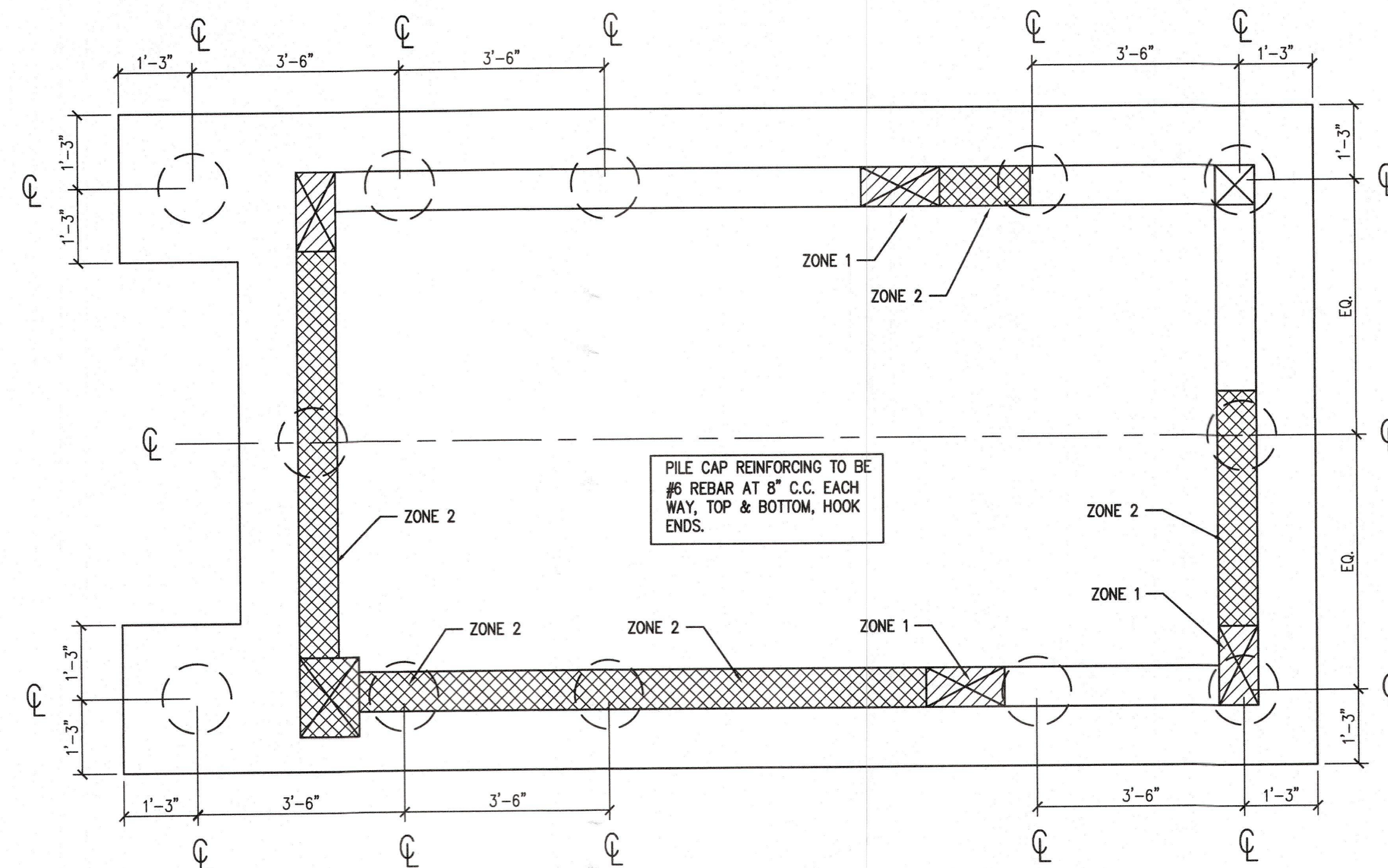
1348 FRUITVILLE ROAD, SUITE 204
SARASOTA, FLORIDA 34236
tel (941) 955-5545
Fax (941) 955-5544
www.dsginc.com

ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

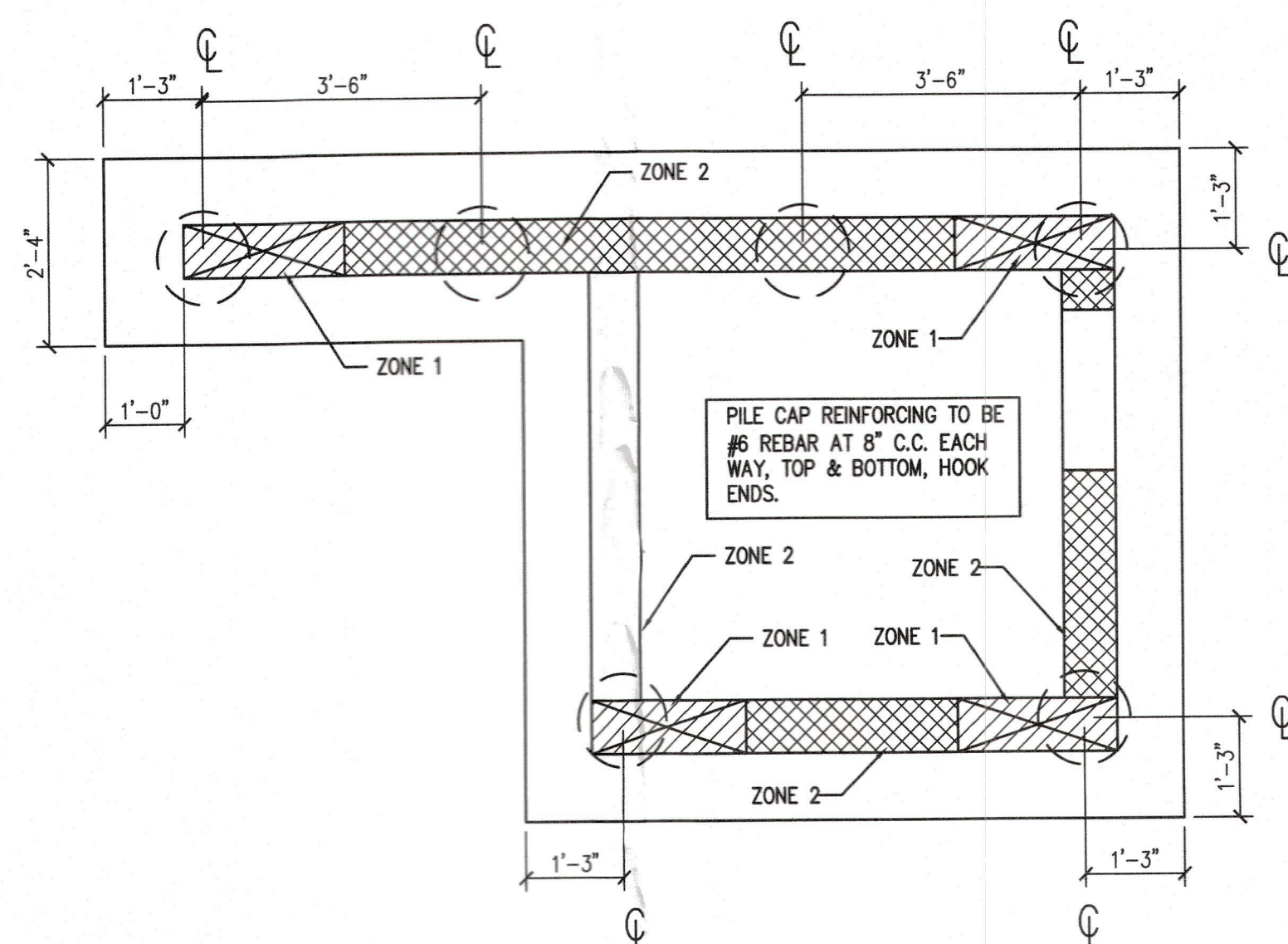
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NEW RESIDENCE FOR
SEP 2 8 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Mark E. Sullivan, AIA
AIA #49536



1 PLAN SW 1 & PILE CAP, 12 PILES
SCALE: 1/2"=1'-0"

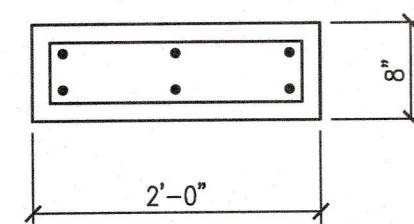


2 PLAN SW 2 & PILE CAP, 6 PILES
SCALE: 1/2"=1'-0"

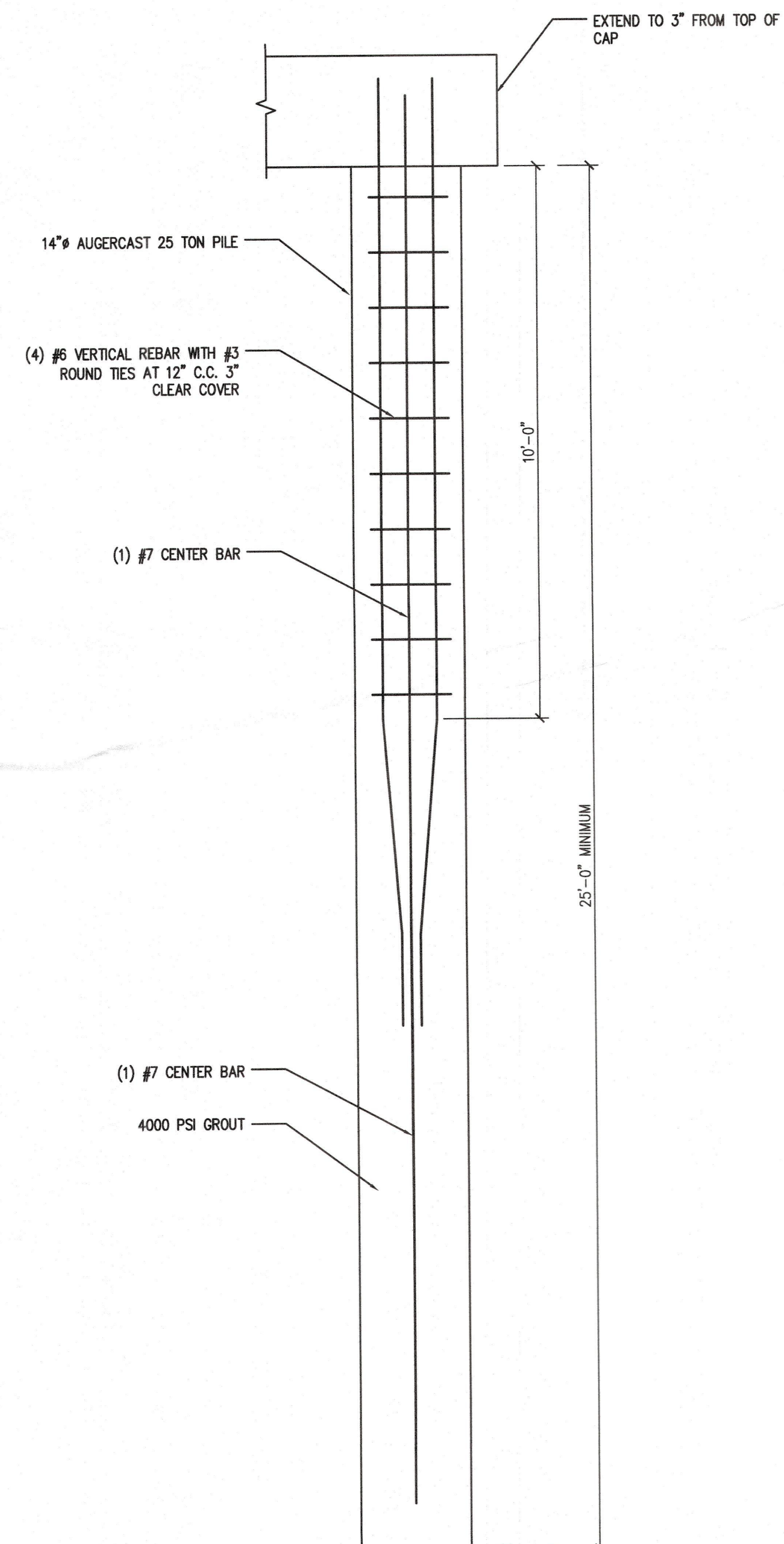
ZONE 1 REINFORCING
(6) #6 VERTICAL
#3 TIES @ 8"

ZONE 2 REINFORCING
#5 @ 12" EACH WAY
CENTERED IN WALL
(PROVIDE ZONE REINFORCING
BELOW DOORS & WINDOWS)
EXTEND INTO ZONE 1

ZONE 1 REINFORCING
(6) #6 VERTICAL
#3 TIES @ 8"

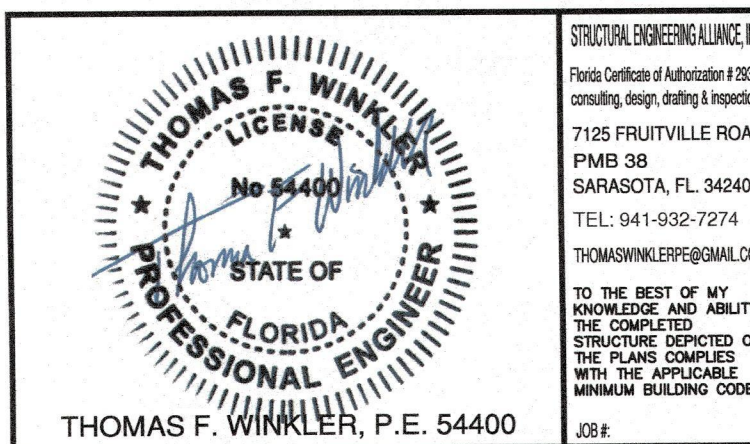


ZONE 2 REINFORCING
#5 @ 12" EACH WAY
CENTERED IN WALL
(PROVIDE ZONE REINFORCING
BELOW DOORS & WINDOWS)
EXTEND INTO ZONE 1



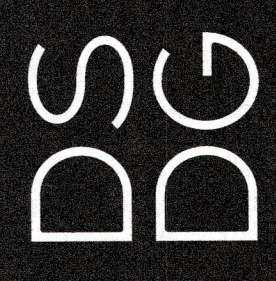
3 AUGERCAST PILE DETAIL
SCALE: 1/2"=1'-0"

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Revisions	By	Date	Description

DSDG ARCHITECTS
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PLANNING
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CONSTRUCTION MANAGEMENT
1348 FRUITVILLE ROAD, SUITE 204
SARASOTA, FLORIDA 34236
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SEP 2 2 2023
TOWN OF LONGBOAT
Planning, Zoning & Building

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S8.0