

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

APPROVED PLAN AS SUBMITTED BY THE OWNER. THIS PLAN IS THE PROPERTY OF MASON MARTIN AND SHALL REMAIN THE PROPERTY OF MASON MARTIN. ANY REVISIONS TO THIS PLAN SHALL BE MADE BY MASON MARTIN. THIS PLAN IS VALID FOR 180 DAYS FROM THE DATE OF ISSUANCE. DATE: November 17, 2022

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

DesignMarket

M
MASON MARTIN

5809 GOMD
LONGBOAT KEY, FL 34228

Project No. 2022-03

Revisions

Keyplan

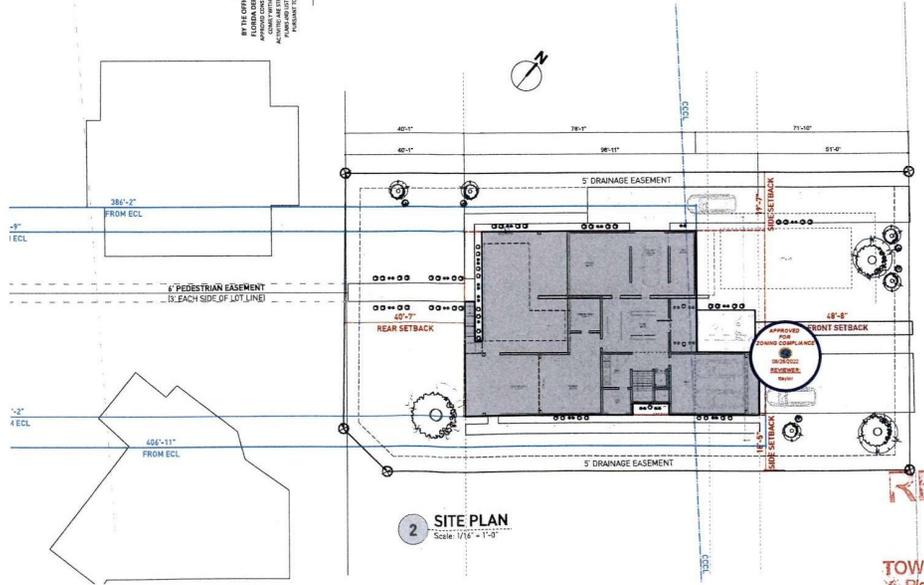
Project North

SITE PLAN

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

A0.1

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: (incl. pervious coverage)	= 8,820 SF (46.55%)
TOTAL OPEN AREA:	= 10,129 SF (53.46%)



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

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GULF OF MEXICO DR
STATE RD No. 780

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11/30/22

THE SCOPE AND ALL INFORMATION HEREON IS FOR INFORMATION PURPOSES ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION HEREON.

REVISIONS

01/31/23	COMMENTS
02/02/23	RESPONSES
04/13/23	COMMENTS
04/13/23	RESPONSES
06/23/23	ADJUSTMENTS
06/23/23	RESPONSES

NORTH

DRAWN BY MAY
CHECKED BY

Erosion Control Plan

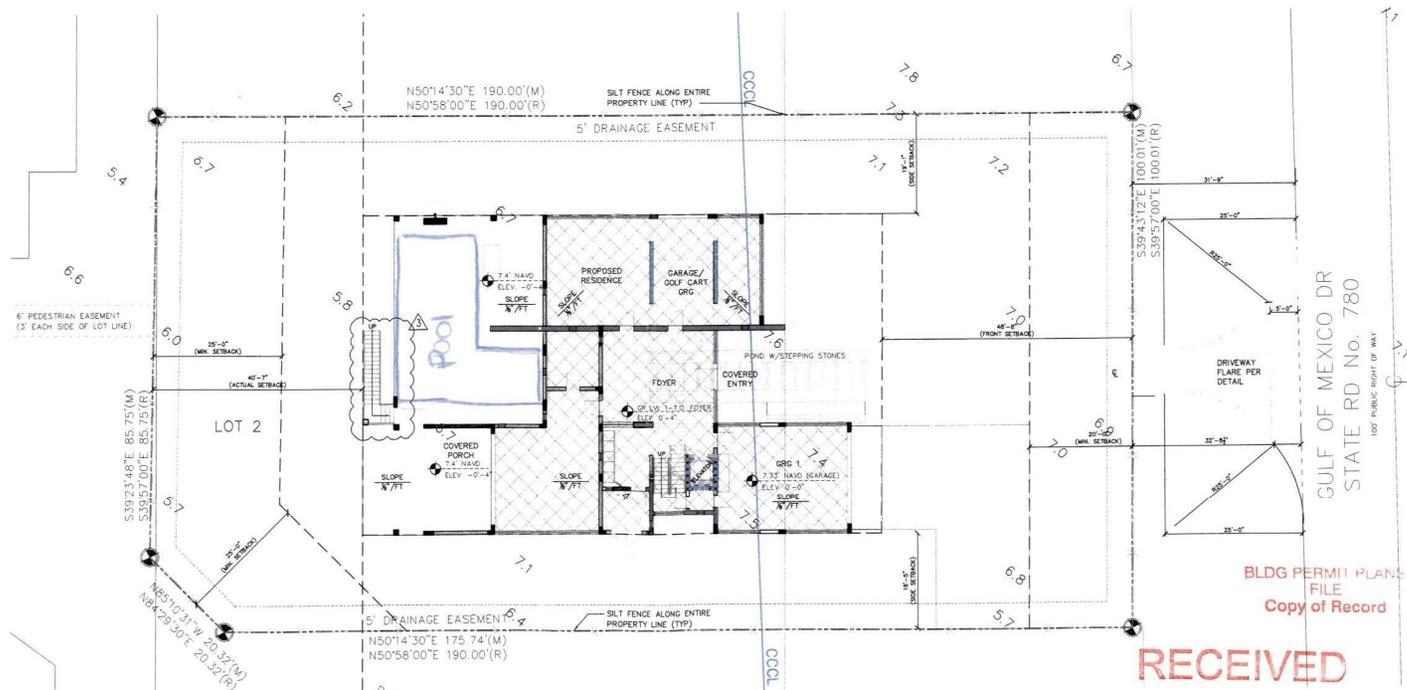
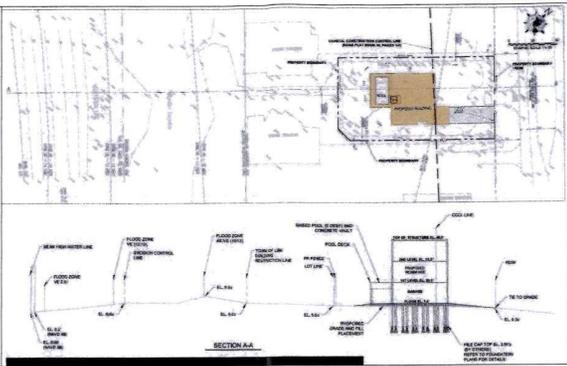
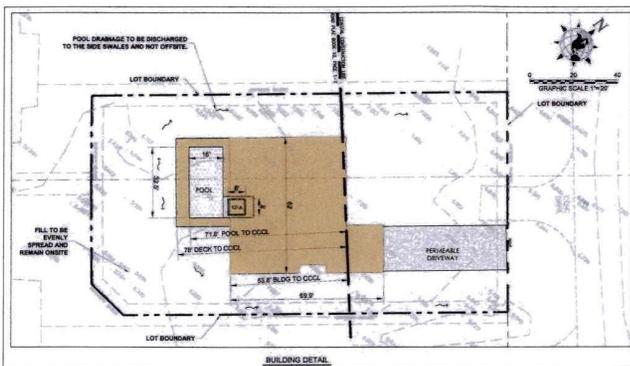
A0.7

11/17/2022

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

- CONSTRUCTION SCHEDULE: OCTOBER 2022 - JANUARY 2023
- SITE AREA: 19.827 S.F. OR THEREABOUTS
- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AND ARE UNDERLINED.
- THE SUBJECT LAND LIES IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 220602017A (MAP REVISED DATE: 8-10-2015). BASE FLOOD ELEVATION IS 570 FEET (N.A.V.D.) AS REQUIRED BY F.L.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD ZONE DESIGNATED LIMITS AS SHOWN HEREON WERE DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, SUBJECT TO FUTURE REVISIONS.
- THE SUBJECT LAND LIES PARTIALLY SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
- CUT/FILL VOLUME:
FILL: 463 C.Y.
FILL: 463 C.Y.
- ONLY BEACH COMPATIBLE FILL SHALL BE PLACED ON THE BEACH OR IN ANY ASSOCIATED DUNE SYSTEM; ALL FILL MATERIAL PLACED SEAWARD OF THE COCL SHALL BE SAND WHICH IS SIMILAR TO THAT ALREADY EXISTING IN THE SAME COASTAL CELL IN COORDINATION WITH THE BEACH AND COASTAL DISTRICT. BEACH COMPATIBLE FILL IS MATERIAL THAT MAINTAINS THE GENERAL CHARACTER AND FUNCTIONALITY OF THE MATERIAL OCCURRING ON THE BEACH AND IN THE ADJACENT SAND AND COASTAL SYSTEM. SUCH MATERIAL SHALL BE PREDOMINATELY OR CARBONATE QUARTZ OR SIMILAR MATERIAL WITH A PARTICLE SIZE DISTRIBUTION RANGING BETWEEN 0.075MM (NO. 20) AND 4.75MM (NO. 40) (AS LAMINATED AS SHOWN BY EITHER THE UNIFORM SAND OR THE HEAVYWEIGHT CLASSIFICATION). SHALL BE SIMILAR IN COLOR AND GRAIN SIZE DISTRIBUTION (AND 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:
 - GREATER THAN 5 PERCENT, BY WEIGHT, SILT, CLAY OR COCCLES PASSING THE #200 SIEVE (0.075);
 - GREATER THAN 5 PERCENT, BY WEIGHT, FINE GRAVEL RETAINED ON THE #4 SIEVE (0.425);
 - COARSE GRAVEL, COBBLES OR MATERIAL RETAINED ON THE 3/8 INCH SIEVE IN A PERCENTAGE OR SIZE GREATER THAN FOUND AT THE PLACEMENT AREA;
 - CONSTRUCTION DEBRIS, BALLS OR FOREIGN MATTER, OR;
 - MATERIAL THAT RESULTS IN CEMENTATION OF THE BEACH.



EROSION CONTROL PLAN

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

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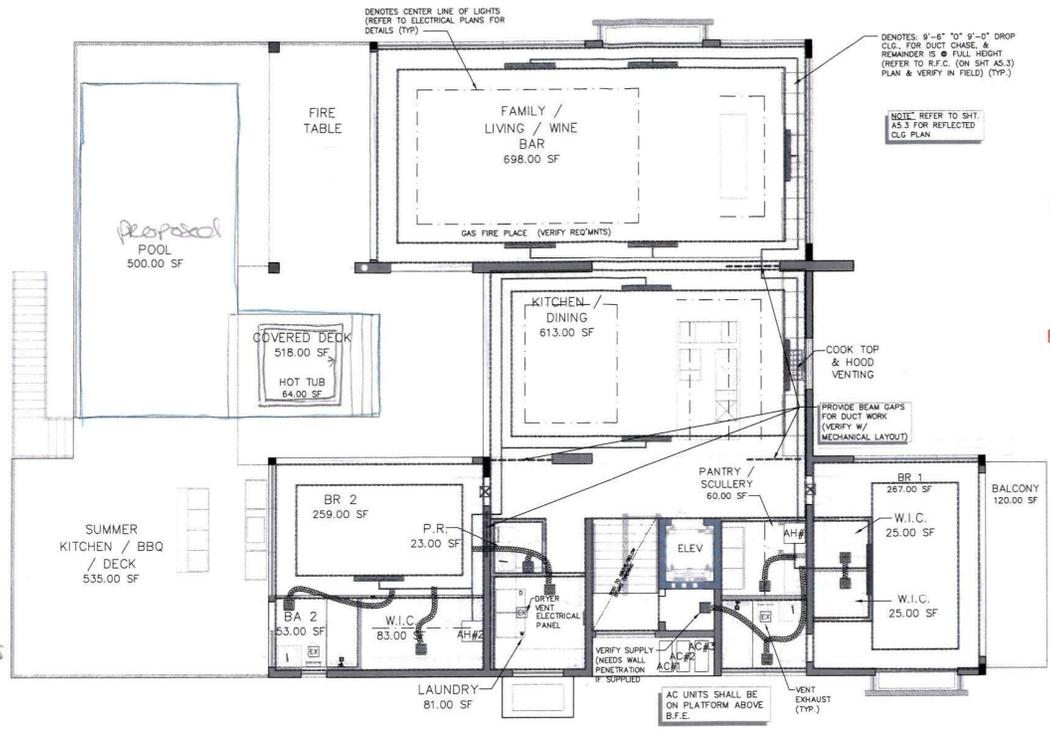
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FILE
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Pool on first floor ceiling

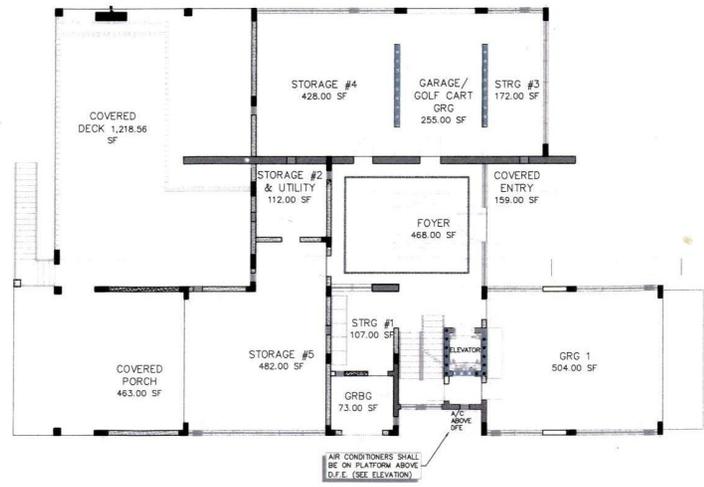
Pool
16x32
Pool area
Pool depth 3'-6"-5'

Size
8x8

- Gate at top of stairs
- Railings by Builder.
- Alarms on windows & doors that lead to pool area



MECHANICAL LAYOUT (LVL 2) FIRST FLOOR
SCALE: 3/16" = 1'-0"

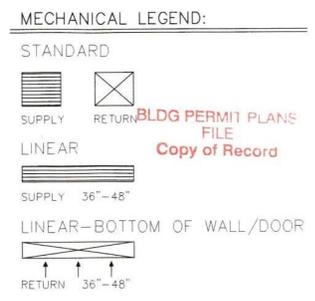


MECHANICAL LAYOUT (LVL 1) GROUND FLOOR
SCALE: 1/8" = 1'-0"

Permit # **DSPS 23-0069**
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
NOV 22 2023
APPROVED
Reviewer: *Jonathan*

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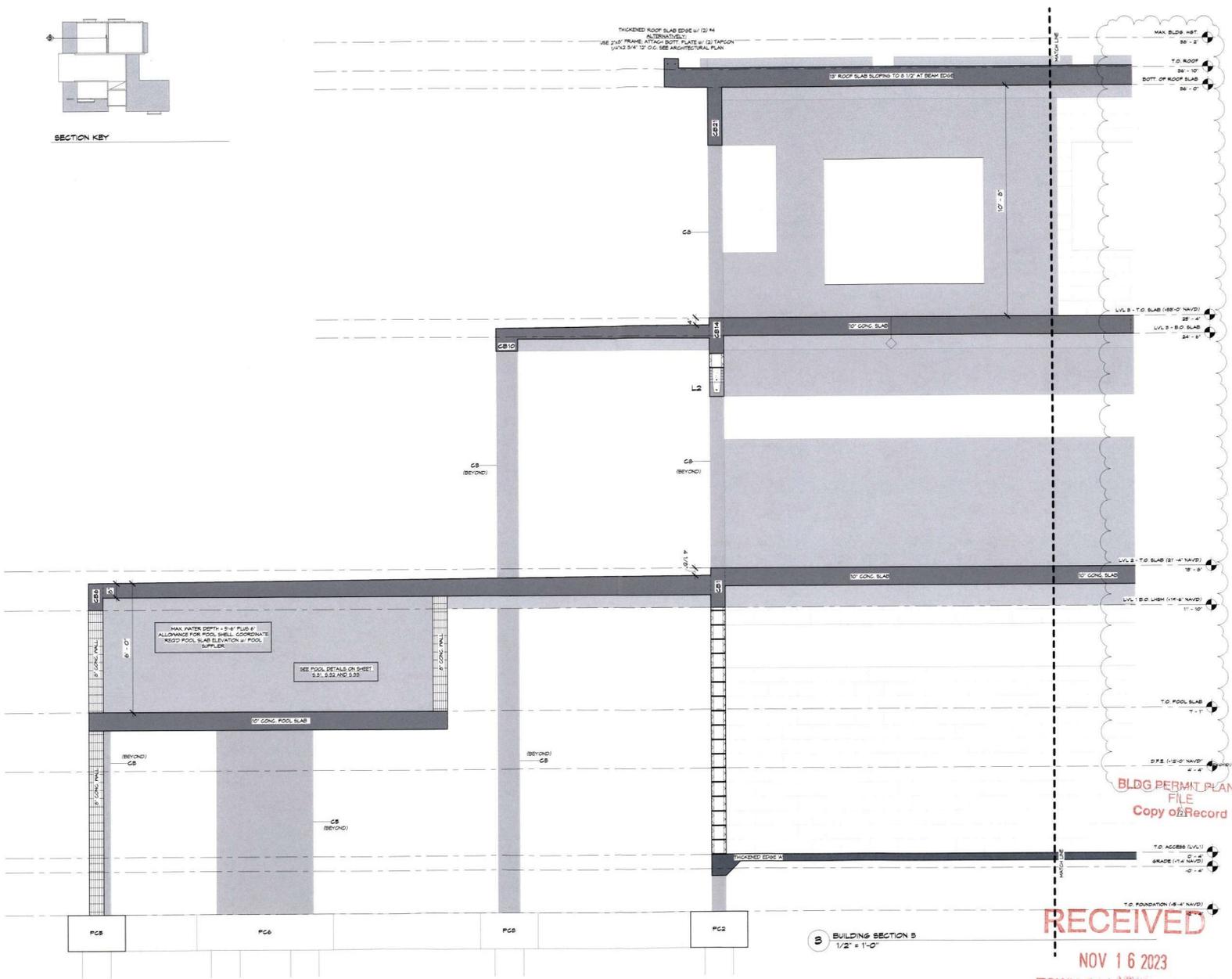
NOTE: ALL RELATED CONDITIONS SHALL BE VERIFIED IN FIELD AND ALL FINISHES SHALL BE VERIFIED.
NOTE: MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE D.F.E.
NOTE: RETURN AIR AND SUPPLY @ BOTTOM OF WALL. (COORD. W/MECHANICAL CONTRACTOR)



WORKSHOP 277N
 5809 GULF OF MEXICO DRIVE
 LONGBOAT KEY, FL 34428
 PROJECT NO. 2022-56
 11/30/22
 THIS DOCUMENT AND ALL INFORMATION HEREIN IS THE PROPERTY OF WORKSHOP 277N. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WORKSHOP 277N.
 REVISIONS
 01/31/23 COMMENTS
 02/02/23 RESPONSES
 04/13/23 COMMENTS
 04/13/23 RESPONSES
 06/23/23 ADJUSTMENTS
 06/23/23 RESPONSES
 NORTH
 DRAWN BY MAY
 CHECKED BY
 Mechanical Layouts (1st & 2nd LVL) Ground & First Floor(s)
 A6.1
 08/27/2023



SECTION KEY



THICKENED ROOF SLAB EDGE w/ (2) #4 ALTERNATIVELY USE 2"x8" FRAME ATTACH BOTTOM PLATE w/ (2) TAPCON 1/4"x3/4" 12" O.C. SEE ARCHITECTURAL PLAN

3" ROOF SLAB SLOPING TO 0.1/2" AT BEAM EDGE

MAX. BLDG. HGT. 88'-2"
T.O. ROOF 88'-10"
BOTT. OF ROOF SLAB 86'-0"

LVL. 8 - T.O. SLAB (88'-0" NAVD)
LVL. 7 - T.O. SLAB (87'-4" NAVD)
LVL. 6 - B.O. SLAB (84'-0" NAVD)

LVL. 2 - T.O. SLAB (81'-4" NAVD)
LVL. 1 - B.O. SLAB (78'-4" NAVD)
LVL. 0 - GRADE (75'-0" NAVD)

T.O. POOL SLAB 77'-1"

D.P.E. (12'-0" NAVD) 81'-4"

T.O. ACCESS (LVL. 1) GRADE (74'-0" NAVD) 75'-0"

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

MAX. WATER DEPTH = 5'-4" PLUS 6" ALLOWANCE FOR POOL SHELL. COORDINATE W/ POOL SLAB ELEVATION w/ POOL SUPPLIER.

SEE POOL DETAILS ON S-SHET. 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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

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NEW RESIDENCE
5509 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



DATE: 09/21/2023
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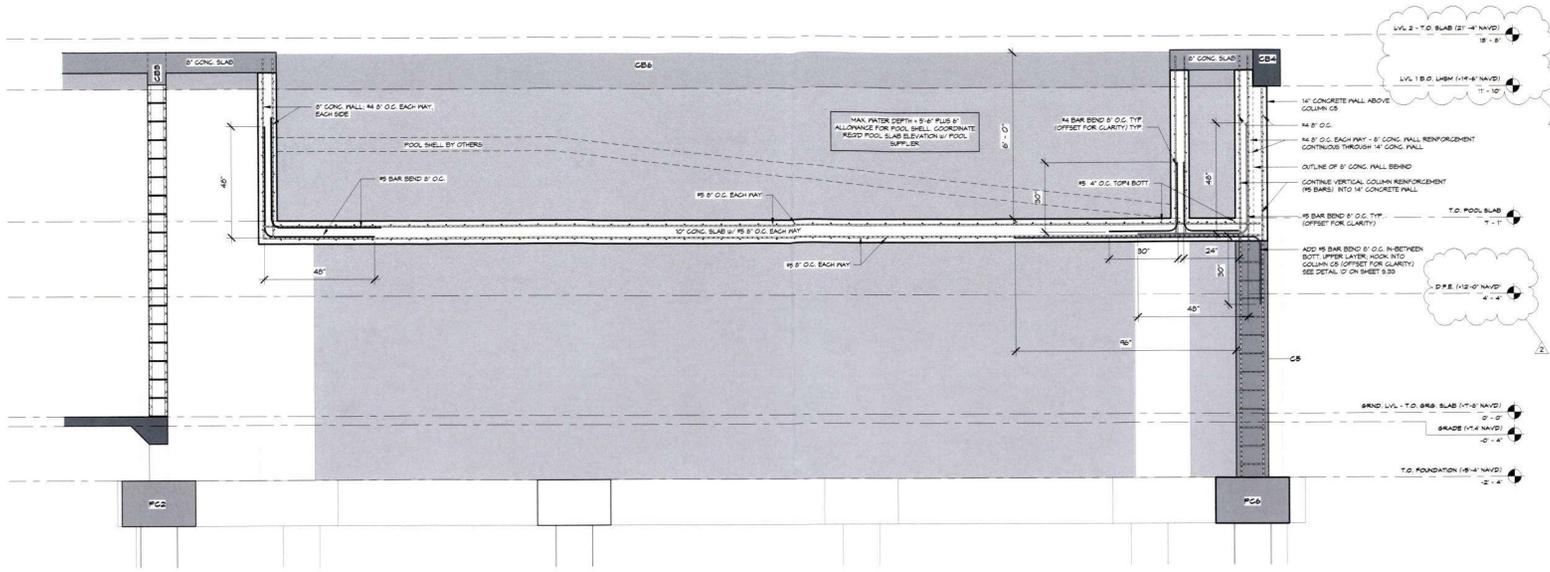
REVISIONS:

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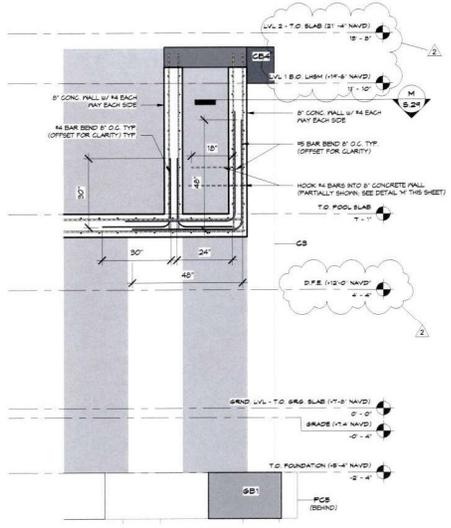
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BUILDING SECTION B

PROJECT NO:
1200-145

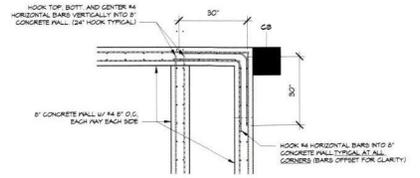
SHEET NO:
5.26



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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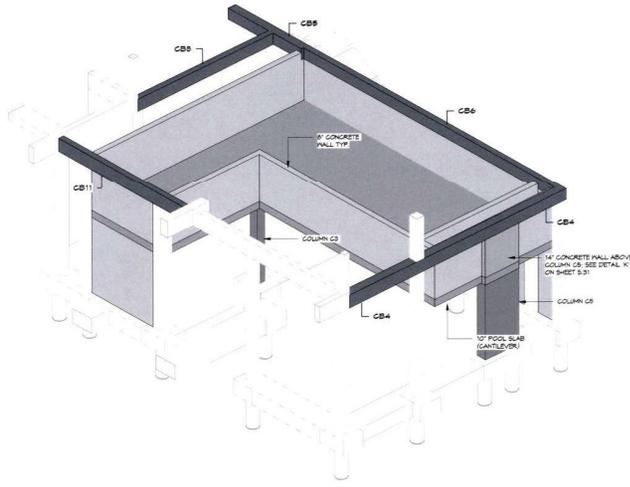
REVISIONS:

No.	DESCRIPTION	DATE	BY
1	PROJECT/PERMITS CHANGES (RGS)	07/27/2023	DRG

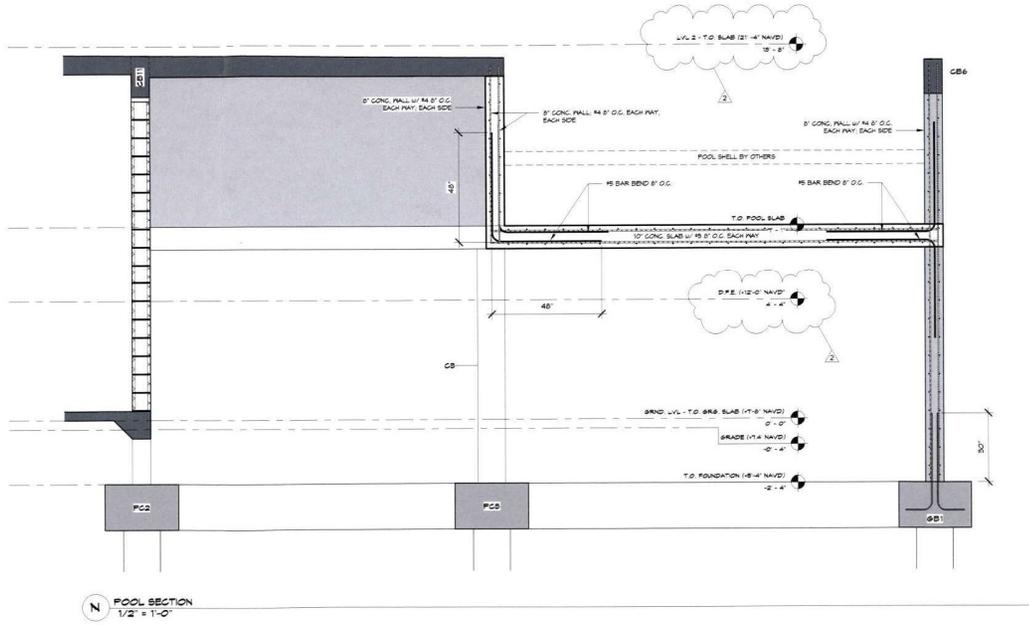
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POOL DETAILS

PROJECT NO:
1000-145

SHEET NO:
5.24



POOL ISOMETRIC



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

REVISIONS:

NO.	DATE	DESCRIPTION	BY
3	10/27/2023	ANALYTICAL CHANGES, BURS REVISIONS	CB8

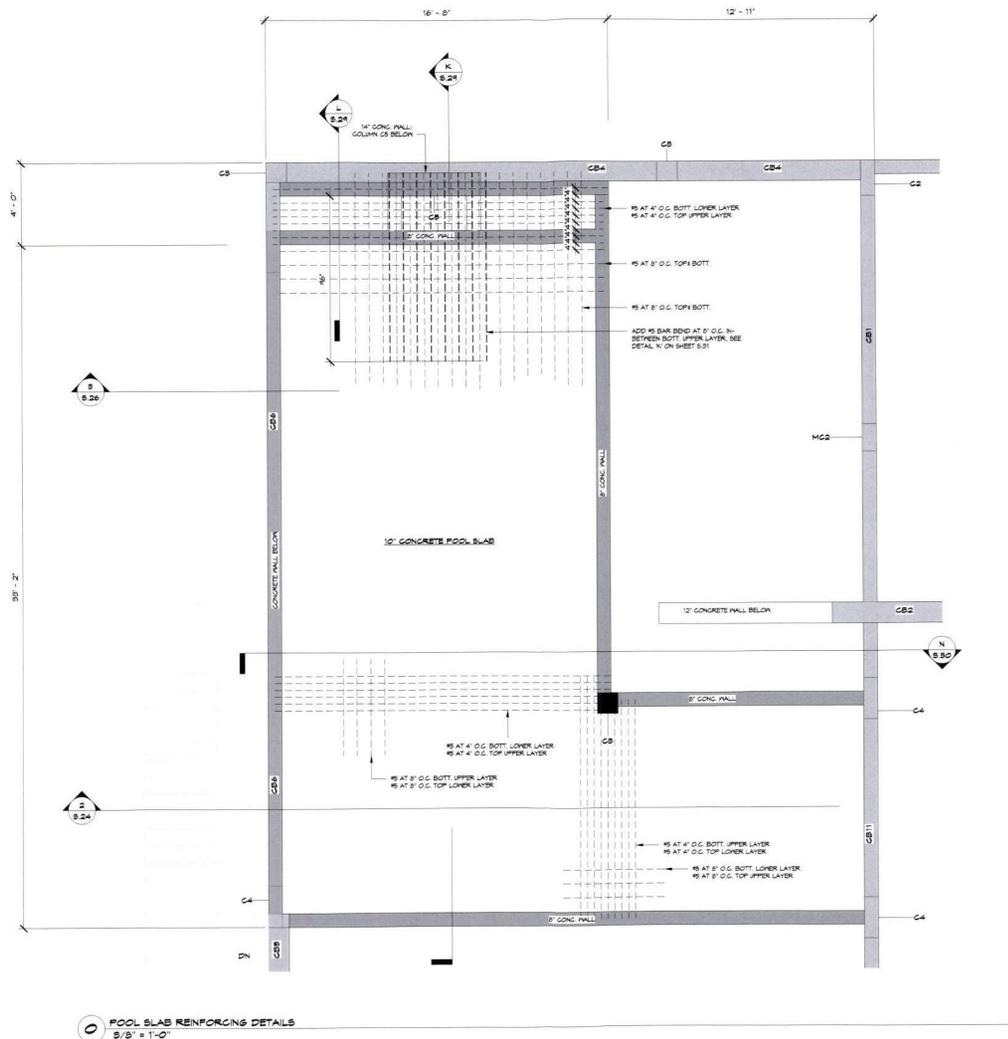
SHEET TITLE: POOL DETAILS
PROJECT NO. 1000-148
SHEET NO. 8.30

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

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NEW RESIDENCE
8801 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34226



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REVISIONS:

NO.	DESCRIPTION	DATE

SHEET TITLE:
POOL DETAILS

PROJECT NO.
1000-148

SHEET NO.
S.31

SEGO & SEGO
STRUCTURAL ENGINEERING FOR COASTAL ENVIRONMENTS
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