

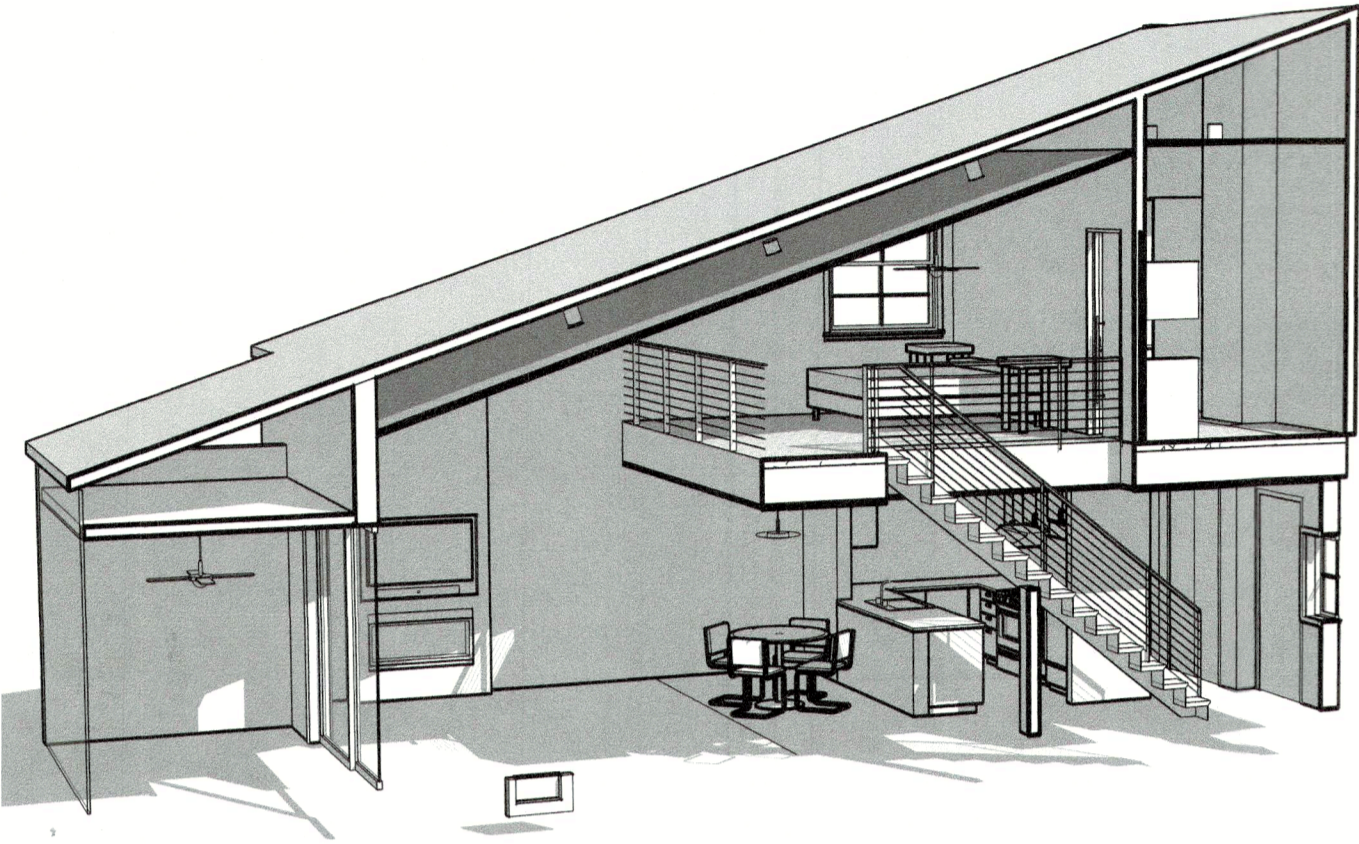
SEAPLACE CONDO RENOVATION

2055 GULF OF MEXICO DR
BUILDING G-1, UNIT 101
LONGBOAT KEY, FL 34228

NOTE: ALL PROPOSED CHANGES TO BE APPROVED BY OWNER'S ASSOCIATION BEFORE CONTRACTOR TO PROCEED WITH WORK
OWNER TO PROVIDE INTERIOR FINISHES

BUILDING INFORMATION

Table with 2 columns: Category (CONSTRUCTION TYPE, AUTOMATIC SPRINKLERS, etc.) and Value (V-S, NO, 2 STORY, etc.)



DRAWING INDEX

Table with 2 columns: SHEET NUMBER and SHEET NAME (G0.01 COVER & GENERAL INFORMATION, G1.01 PROJECT SPECS, NOTES, & TABLES, etc.)

FLORIDA PRODUCT APPROVALS

- EXTERIOR DOORS: SLIDING - PGT WINGUARD ALUMINUM 780 IMPACT SLIDING GLASS DOOR
WINDOWS: HORIZONTAL ROLLER - LERSS TO 120
SINGLE HUNG - PGT WINGUARD ALUMINUM 5HT70N LARGE MISSILE IMPACT

Handwritten note: Wind load 150mph risk factor II exposure D 6-12-24

- APPLICABLE CODES: FLORIDA RESIDENTIAL CODE 8TH EDITION (2023), FLORIDA MECHANICAL CODE 8TH EDITION (2023), FLORIDA PLUMBING CODE 8TH EDITION (2023), FLORIDA FUEL GAS 8TH EDITION (2023), FLORIDA BUILDING CODE-ENERGY CONSERVATION 8TH EDITION (2023), FLORIDA BUILDING CODE-TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES 8TH EDITION (2023), FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023), FLORIDA ACCESSIBILITY CODE 8TH EDITION (2023), 2022 NATIONAL ELECTRIC CODE (NFPA 70)

NOTE: PURSUANT TO THE RECENT DECLARATORY STATEMENT (DS2018-072) PROVIDED BY THE FLORIDA BUILDING COMMISSION WINDOW/DOOR PERMITS AND RENOVATION PERMITS THAT ARE LESS THAN 30% OF THE BUILDING'S VALUE WILL BE EXEMPT FROM COMPLYING WITH THE FLORIDA ENERGY CODE PER SECTION C101.4.2 & R101.01.4.2. THIS INCLUDES EXEMPTIONS TO THE SOLAR HEAT GAIN COEFFICIENT AND U-VALUE REQUIREMENTS.

LOCATION MAP (NTS):



GENERAL NOTES

- GENERAL: DRAWINGS NOT TO BE REPRODUCED W/O WRITTEN CONSENT OF TRYAL. THE CONTRACT, ADDENDA, SUPPLEMENTAL CONDITIONS, GENERAL REQUIREMENTS, GENERAL CONDITIONS, AND TECHNICAL SPECIFICATIONS SHALL HAVE PRECEDENCE OVER THESE GENERAL NOTES. ANY CONFLICT BETWEEN THESE GENERAL NOTES AND LANGUAGE FOUND IN THE ABOVE DOCUMENTS OR IN THE DRAWINGS OR IN ANY OTHER CONTRACT DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOR FURTHER CLARIFICATION.
DEFINITIONS: 'TYPICAL' OR 'TYP' INDICATES IDENTICAL COMPLETE SYSTEM, ASSEMBLY OR COMPONENT SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.
DIMENSIONS: DIMENSIONS ARE INDICATED TO THE CENTERLINE OF STRUCTURAL GRID, FACE OF CAST-IN-PLACE CONCRETE WALL, FACE OF UNIT MASONRY WALL, AND/OR TO THE FINISH FACE OF INTERIOR WALLS AND PARTITIONS AS SCHEDULED, UNLESS NOTED OTHERWISE.

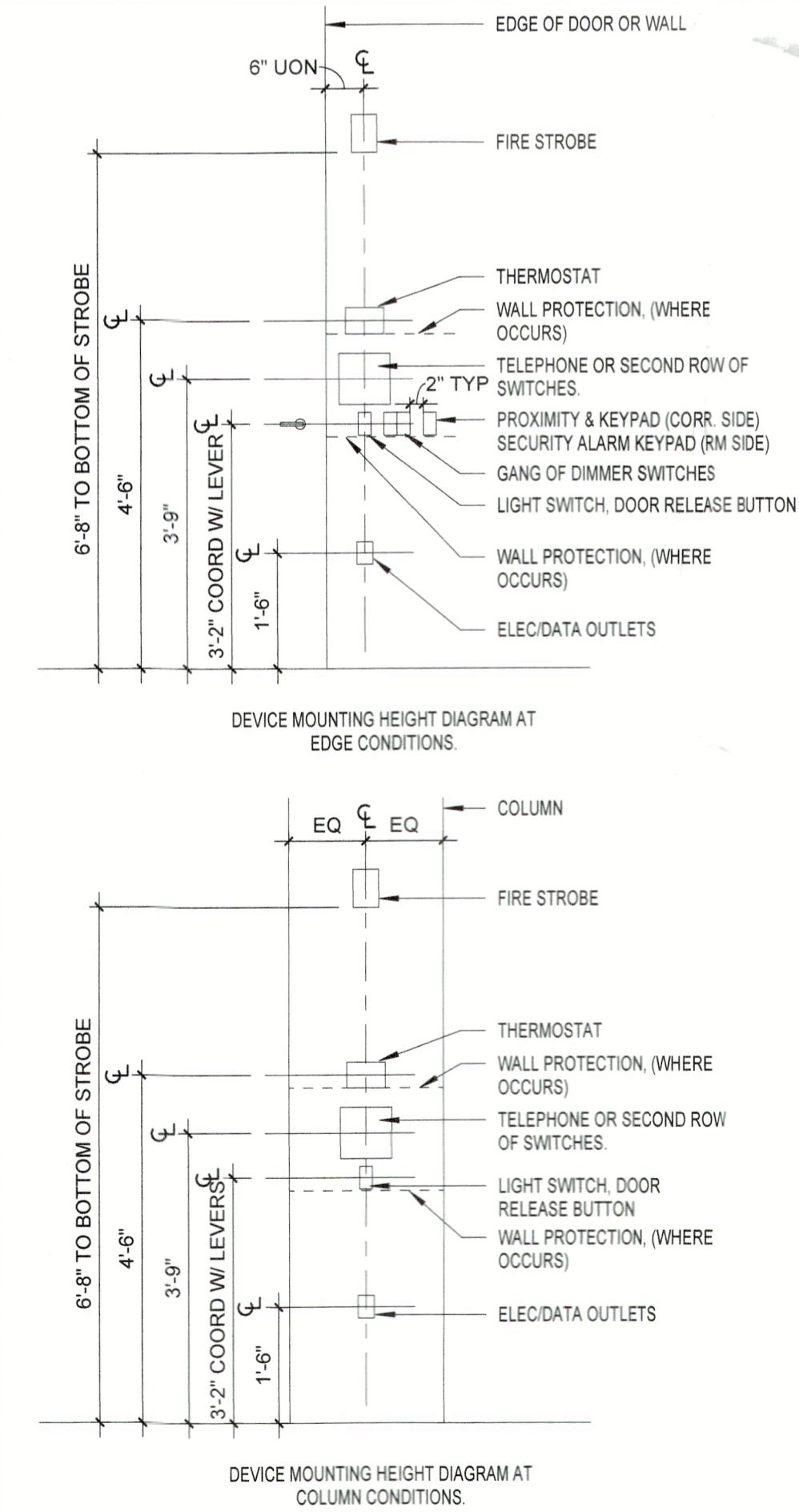
ABBREVIATIONS

Table listing abbreviations for various building components and materials, such as ACP (Acoustical Ceiling Panel), AD (Area Drain), ADU (Adjacent Administration), etc.

SYMBOLS

Diagrammatic symbols for drawing titles, section markers, exterior/interior elevation markers, floor/spot elevation symbols, column markers, dimensional standards, partition legends, partition type markers, room tags, door/window symbols, curtain wall types, misc. tags, ceiling height markers, revision clouds, and a revision cloud example.

TYPICAL DEVICE MOUNTING DIAGRAM



NOTE: PROVIDE 6" MIN DIMENSION BETWEEN WALL MOUNTED DEVICES WHEN LOCATED BACK TO BACK. PROVIDE 2" BETWEEN WALL MOUNTED DEVICES WHEN LOCATED ADJACENT TO EACH OTHER AND AT THE SAME MOUNTING HEIGHT. CONTRACTOR TO COORDINATE LOCATION OF STUDS IN PARTITION TO ACHIEVE INTENT. PROVIDE ADDITIONAL STUDS/BRACING AS NEEDED. PROVIDE SOUNDLINE/AT DEVICE BACK BOXES WHERE DEVICES ARE LOCATED IN PARTITIONS WITH INSULATION.



3111 W PRICE AVE, TAMPA, FL 33611
hello@tryal.design
813.570.1568
AA26003876

OWNER: Kate Grussing and Mike Paton
2055 Gulf of Mexico Dr
Building G-1, Unit 201
Longboat Key, FL 34228
612.245.1090
kate@grussing.com

CONTRACTOR: Bouziane Construction Co, LLC
CGC 1530918
941.773.8715
will@bouzianeconstruction.com

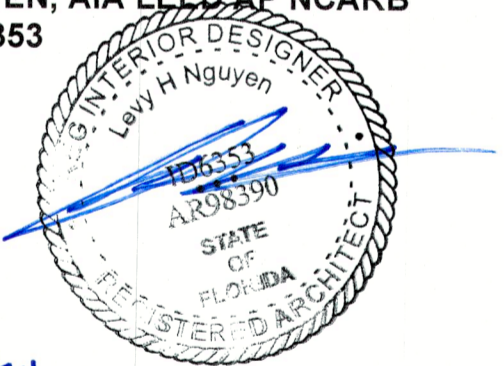
MECHANICAL, ELECTRICAL, AND PLUMBING REVIEWS WILL BE DEFERRED TO FIELD INSPECTORS

Permit # PB24-0618
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
JUN 12 2024
APPROVED
Reviewer: Jonathan

REVISIONS:

Table with 3 columns: NO, DESCRIPTION, DATE

ARCHITECT OF RECORD: LEVY H NGUYEN, AIA LEED AP NCARB
AR 98390 ID6353



DATE: 06/07/24

PROJECT TITLE: SEAPLACE 201

PROJECT ADDRESS: 2055 GULF OF MEXICO DR
BUILDING G-1, UNIT 201
LONGBOAT KEY, FL 34228

PROJECT NUMBER: 240320

ISSUED DATE: 05/08/2024

SHEET TITLE: COVER & GENERAL INFORMATION

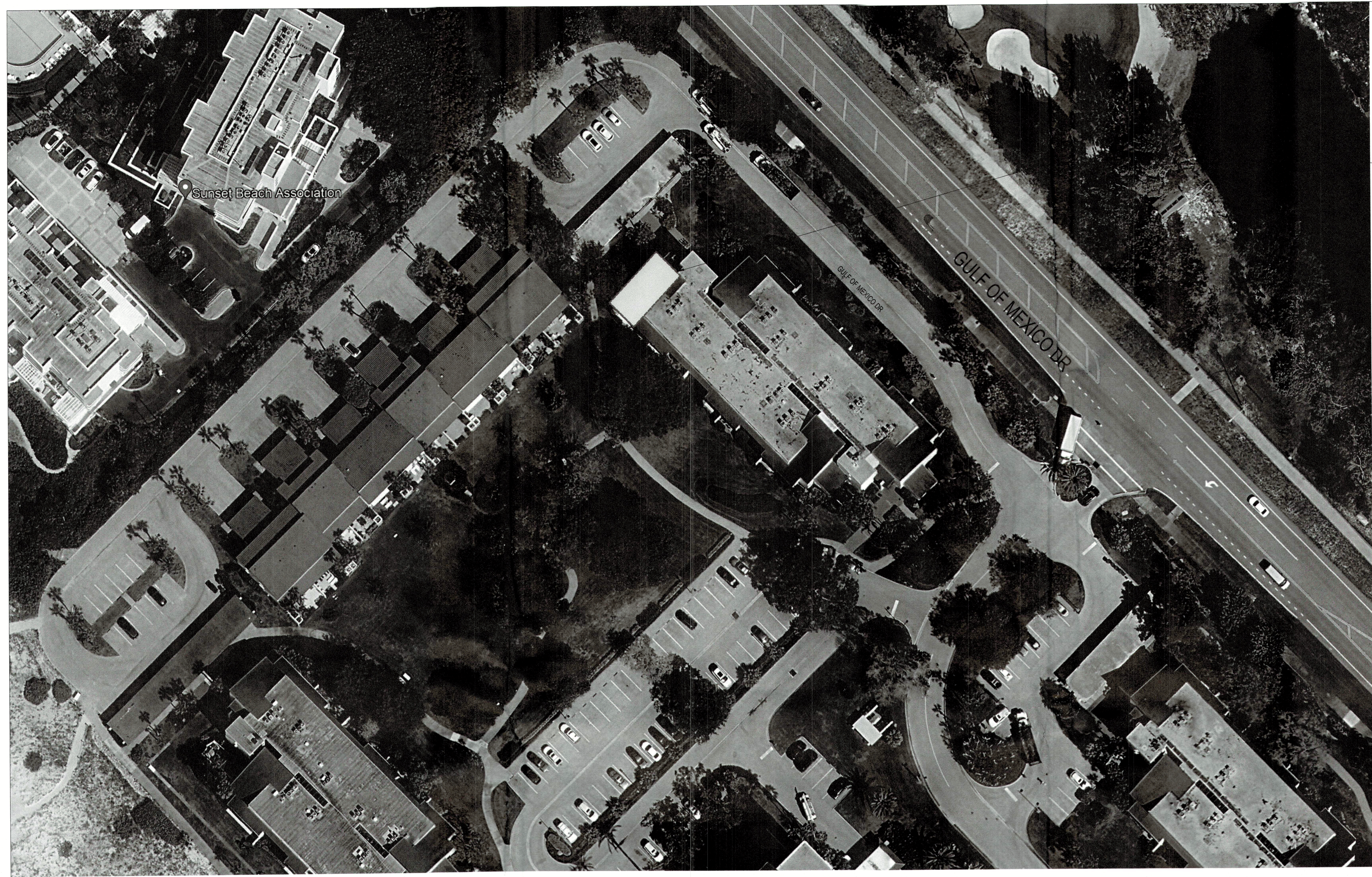
G0.01

PROJECT NORTH

BLDG PERMIT PLAN: FILE
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Longboat Key Building Dept.



LOCATION OF 2ND STORY UNIT (2ND AND 3RD STORY IN A 3 STORY BUILDING)

SITE PLAN NOTES

GENERAL NOTES

1. NO EXTERIOR OR SITE IMPROVEMENT OR MODIFICATIONS EXCEPT FOR SLIDING DOOR, WINDOW, AND VENT UPGRADES.
2. IMAGE OF SITE IS FOR INFORMATION PURPOSES ONLY.



3111 W PRICE AVE, TAMPA, FL 33611
 hello@tryal.design
 813.570.1556
 AA26003876

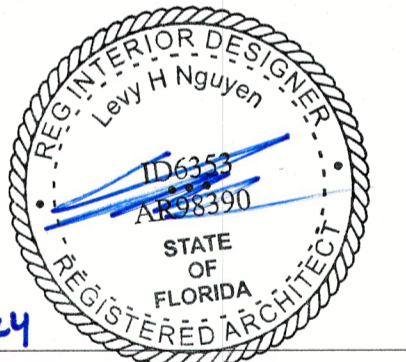
OWNER
 Kate Grussing and Mike Paton
 2055 Gulf of Mexico Dr
 Building G-1, Unit 201
 Longboat Key, FL 34228
 612.245.1090
 kate@grussing.com

CONTRACTOR
 Bouziane Construction Co, LLC
 CGC 1530918
 941.773.8715
 will@bouzianeconstruction.com

REVISIONS:

NO	DESCRIPTION	DATE

ARCHITECT OF RECORD:
 LEVY H NGUYEN, AIA LEED AP NCARB
 AR 98390 ID6353



DATE: 06/07/24

PROJECT TITLE:
 SEAPLACE 201

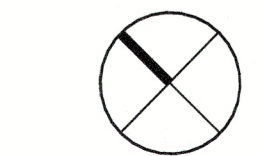
PROJECT ADDRESS:
 2055 GULF OF MEXICO DR
 BUILDING G-1, UNIT 201
 LONGBOAT KEY, FL 34228

PROJECT NUMBER:
 240320

ISSUED DATE:
 05/08/2024

SHEET TITLE:
 SITE PLAN

SP1.01 BLDG PERMIT PLANS
 FILE
 Copy of Record



RECEIVED
 JUN 07 2024
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

1 SITE PLAN
 Scale: 1/8" = 1'-0"

FLOOR PLAN NOTES

GENERAL NOTES

- A. ALL EXT WALLS TO BE CONSTRUCTED AS SHEARWALLS
- B. ALL LINTELS TO BE L3 UON - SEE 1/52 01 LINTEL ASSEMBLY SCHEDULE
- C. ALL INT WALLS TO BE 2X4 UON
- D. ALL ANGLED WALLS TO BE 90 OR 45 UON
- E. ALL INTERIOR VAULTS ARE TO BE 3:12 PITCH UON
- F. ALL RECESSES IN SLAB TO BE 3:12 UON
- G. ENTRY, LANAI AND GARAGE SLAB TO PITCH AWAY FROM MAIN HOUSE AT 1/8" / 12"
- H. ALL OUTSIDE SLAB FINISHES TO BE BROOM FINISH CONC
- I. SEE ELEVATIONS FOR CURTAIN WALL DIM & ATYPICAL WINDOW SILL HEIGHTS

2ND FLOOR NOTES

- A. ALL EXT WALL TO BE 2X6 UON
- B. ALL INT WALLS TO BE 2X4 UON
- C. ALL ANGLED WALLS TO BE 45 UON

INSULATION NOTES

- A. USE FOIL 4:2 AT MASONRY BLOCK WALLS
- B. USE R-11 INSULATION AT 2X4 FRAME WALLS
- C. USE R-19 INSULATION AT 2X8 WALLS
- D. USE R-38 INSULATION AT CEILING
- E. USE R-19 BATT INSULATION AT GARAGE CEILING

WOOD HEADER SCHEDULE

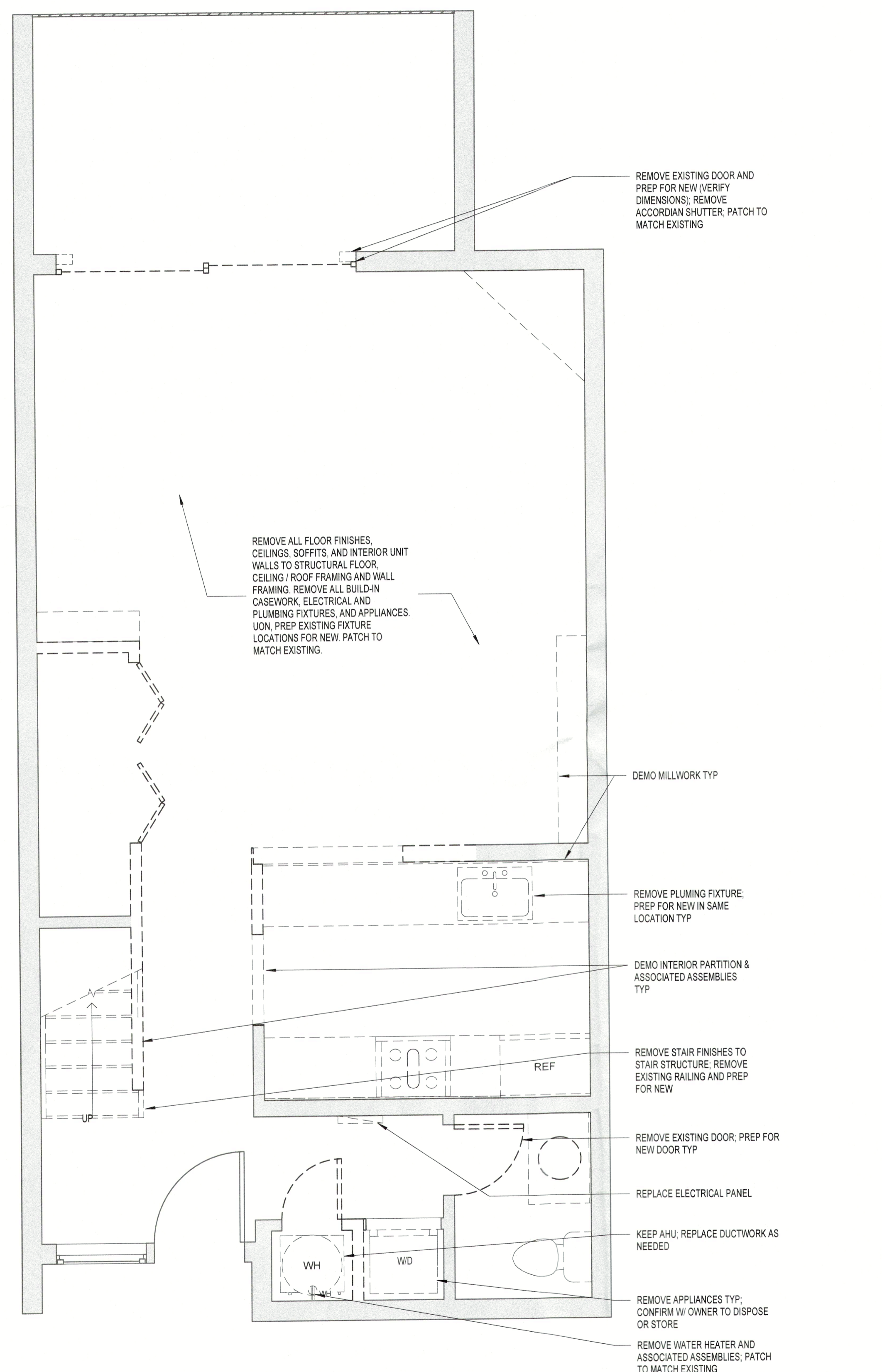
MAX SPAN	SIZE	GRAVITY (PLF)	UPLIFT (PLF)	JACK STUDS	END STUDS	UPLIFT ENDS (LBS)	UPLIFT STRAPS
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EXT, SUPPORTING ROOF & CEILING

3' - 6"	(2) 2X4	465	415	1	2	726	LSTA36, MSTCM36
5' - 5"	(2) 2X6	465	415	1	2	1124	LSTA36, MSTCM36
6' - 9"	(2) 2X8	465	415	2	2	1400	LSTA36, MSTCM40
8' - 5"	(2) 2X10	465	415	2	2	1746	MSTA36, MSTCM40
9' - 9"	(2) 2X12	465	415	2	2	2023	MSTA36, MSTCM40

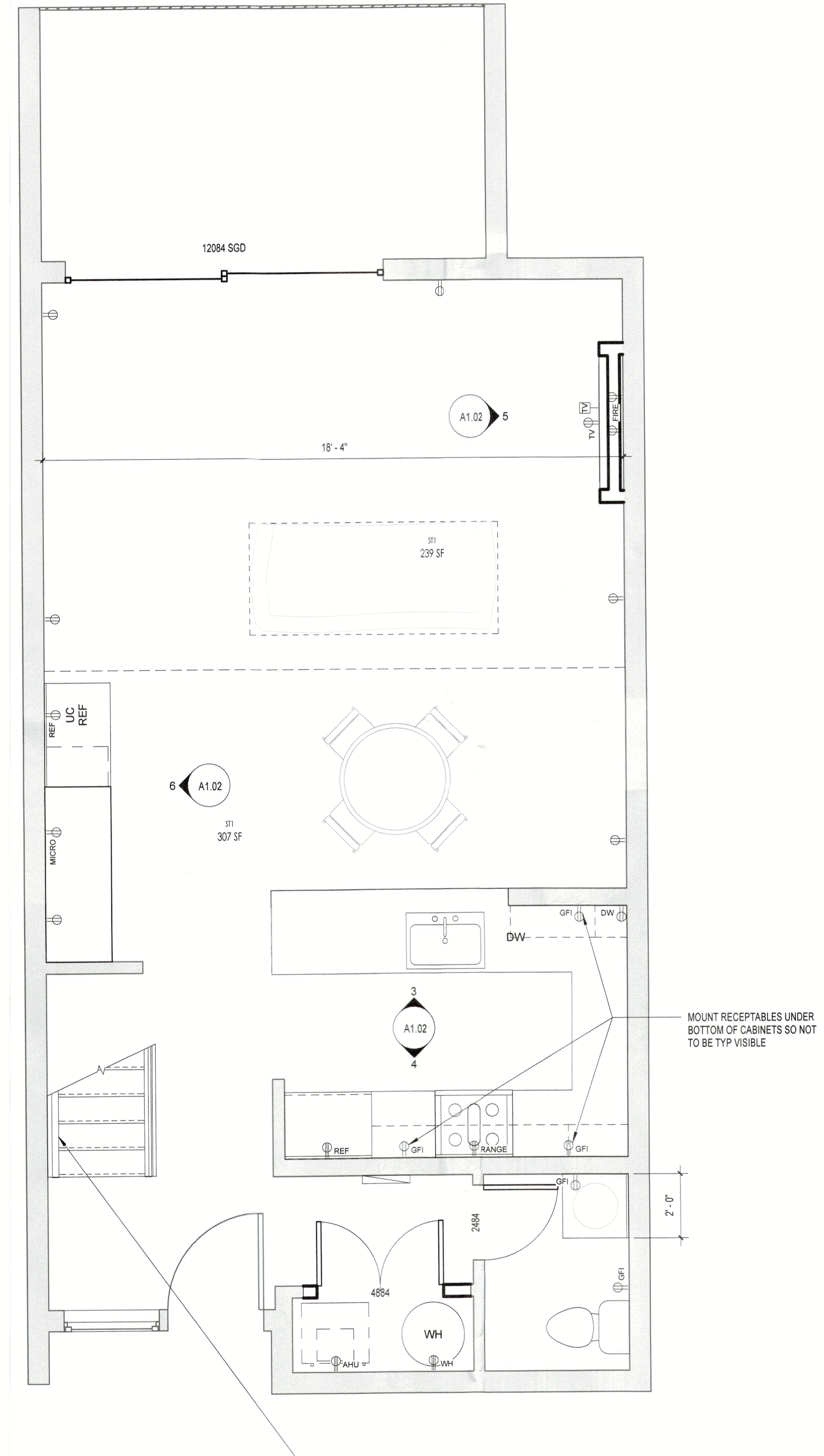
INT, SUPPORTING CLEAR SPAN FLOOR

3' - 1"	(2) 2X4	471	0	1	2	0	N/A
4' - 6"	(2) 2X6	471	0	1	2	0	N/A
5' - 9"	(2) 2X8	471	0	2	2	0	N/A
7' - 0"	(2) 2X10	471	0	2	2	0	N/A
8' - 1"	(2) 2X12	471	0	2	2	0	N/A



LEGEND

	TO BE DEMOLISHED
	TO REMAIN



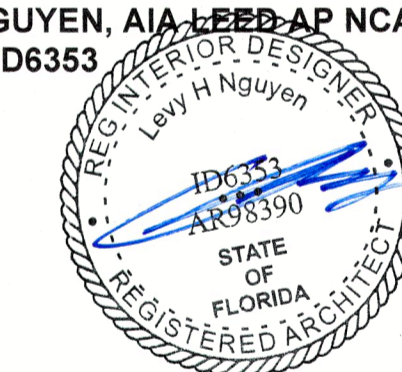
2 1ST FLR W/ POWER
3/8" = 1'-0"

1 1ST FLR - DEMO
3/8" = 1'-0"

REVISIONS:

NO	DESCRIPTION	DATE

ARCHITECT OF RECORD:
LEVY H NGUYEN, AIA LEED AP NCARB
AR 98390 ID6353



DATE: 06/07/24

PROJECT TITLE:
SEAPLACE 201

PROJECT ADDRESS:
2055 GULF OF MEXICO DR
BUILDING G-1, UNIT 201
LONGBOAT KEY, FL 34228

PROJECT NUMBER:
240320

ISSUED DATE:
05/08/2024

SHEET TITLE:
1ST FLR PLANS

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FLOOR PLAN NOTES

- GENERAL NOTES**
- A. ALL EXT WALLS TO BE CONSTRUCTED AS SHEARWALLS
 - B. ALL LINTELS TO BE L3 UON - SEE 1/82 01 LINTEL ASSEMBLY SCHEDULE
 - C. ALL INT WALLS TO BE 2X4 UON
 - D. ALL ANGLED WALLS TO BE 90 OR 45 UON
 - E. ALL INTERIOR WALLS ARE TO BE 3/12 PITCH UON
 - F. ALL RECESSES IN SLAB TO BE 3/12 UON
 - G. ENTRY LANA AND GARAGE SLAB TO PITCH AWAY FROM MAIN HOUSE AT 1/8" / 12"
 - H. ALL OUTSIDE SLAB FINISHES TO BE BROOM FINISH CONC
 - I. SEE ELEVATIONS FOR CURTAIN WALL DIM & ATYPICAL WINDOW SILL HEIGHTS

- 2ND FLOOR NOTES**
- A. ALL EXT WALL TO BE 2X8 UON
 - B. ALL INT WALLS TO BE 2X4 UON
 - C. ALL ANGLED WALLS TO BE 45 UON

- INSULATION NOTES**
- A. USE FOIL 4.2 AT MASONRY BLOCK WALLS
 - B. USE R-11 INSULATION AT 2X4 FRAME WALLS
 - C. USE R-19 INSULATION AT 2X8 WALLS
 - D. USE R-38 INSULATION AT CEILING
 - E. USE R-19 BATT INSULATION AT GARAGE CEILING

WOOD HEADER SCHEDULE

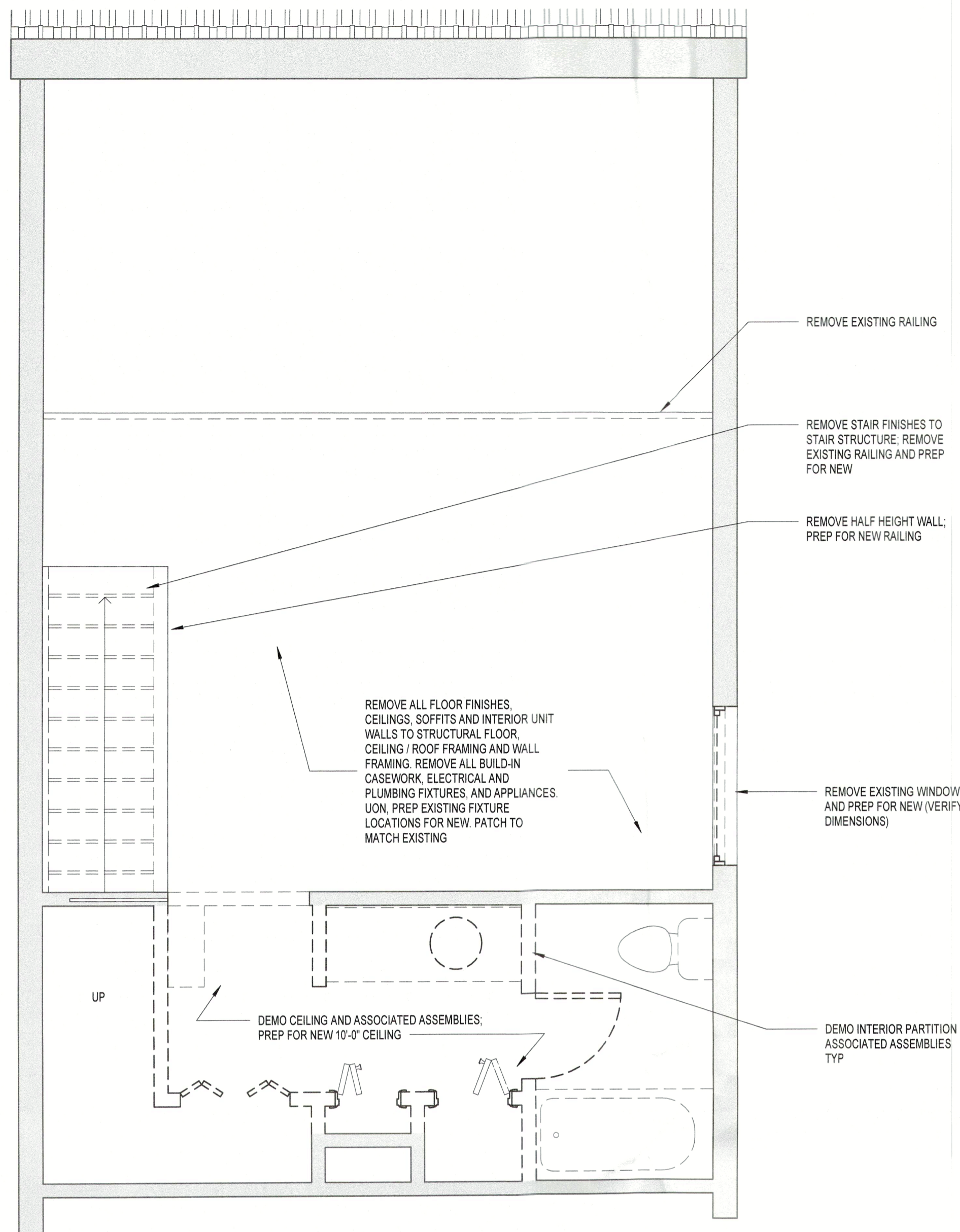
MAX SPAN	SIZE	GRAVITY (PLF)	UPLIFT (PLF)	JACK STUDS	END STUDS	UPLIFT ENDS (LBS)	UPLIFT STRAPS
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EXT. SUPPORTING ROOF & CEILING

3' - 6"	(2) 2X4	465	415	1	2	726	LSTA36, MSTCM36
5' - 5"	(2) 2X6	465	415	1	2	1124	LSTA36, MSTCM36
6' - 9"	(2) 2X8	465	415	2	2	1400	LSTA36, MSTCM40
8' - 5"	(2) 2X10	465	415	2	2	1746	MSTA36, MSTCM40
9' - 9"	(2) 2X12	465	415	2	2	2023	MSTA36, MSTCM40

INT. SUPPORTING CLEAR SPAN FLOOR

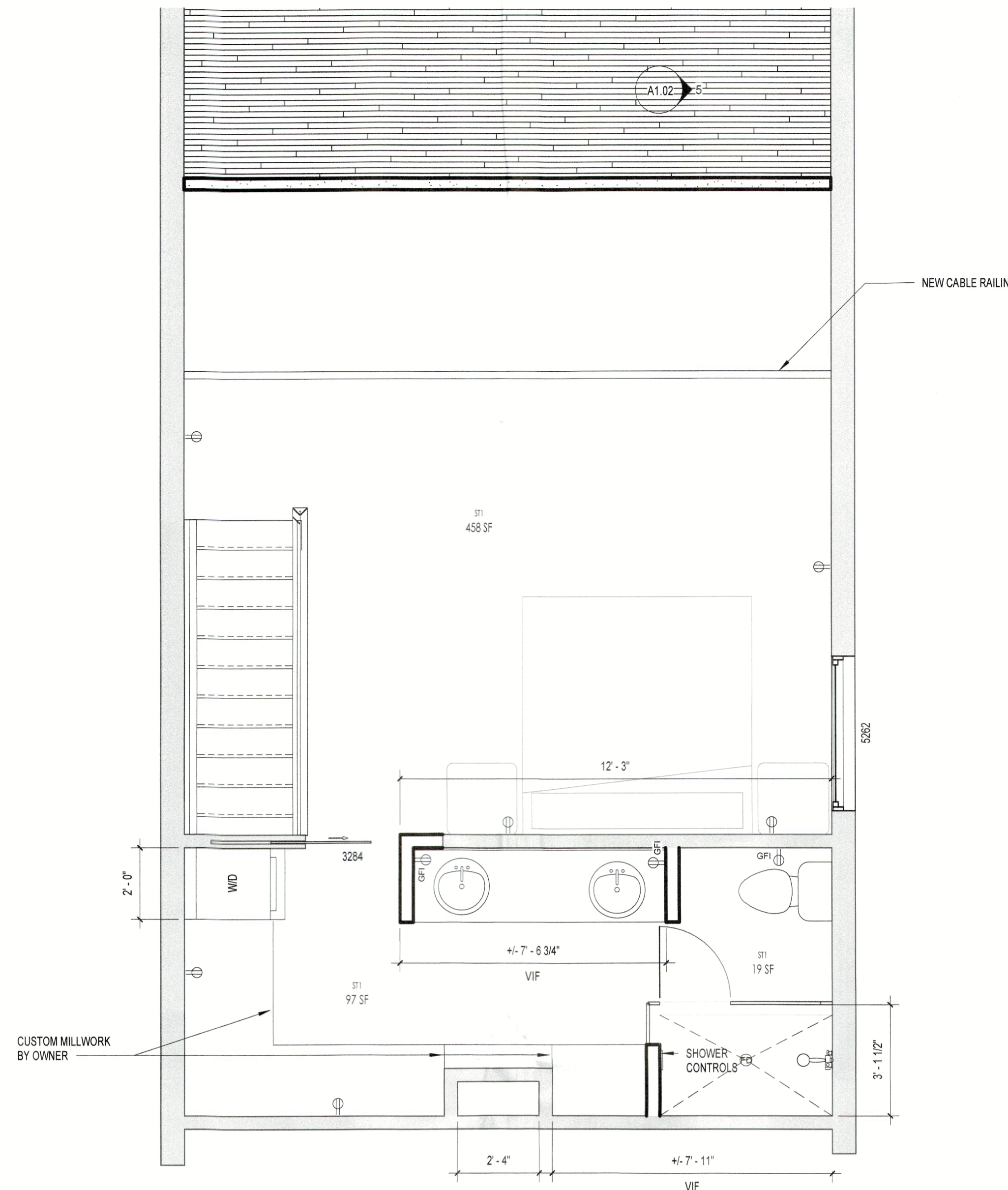
3' - 1"	(2) 2X4	471	0	1	2	0	N/A
4' - 6"	(2) 2X6	471	0	1	2	0	N/A
5' - 9"	(2) 2X8	471	0	2	2	0	N/A
7' - 0"	(2) 2X10	471	0	2	2	0	N/A
8' - 1"	(2) 2X12	471	0	2	2	0	N/A



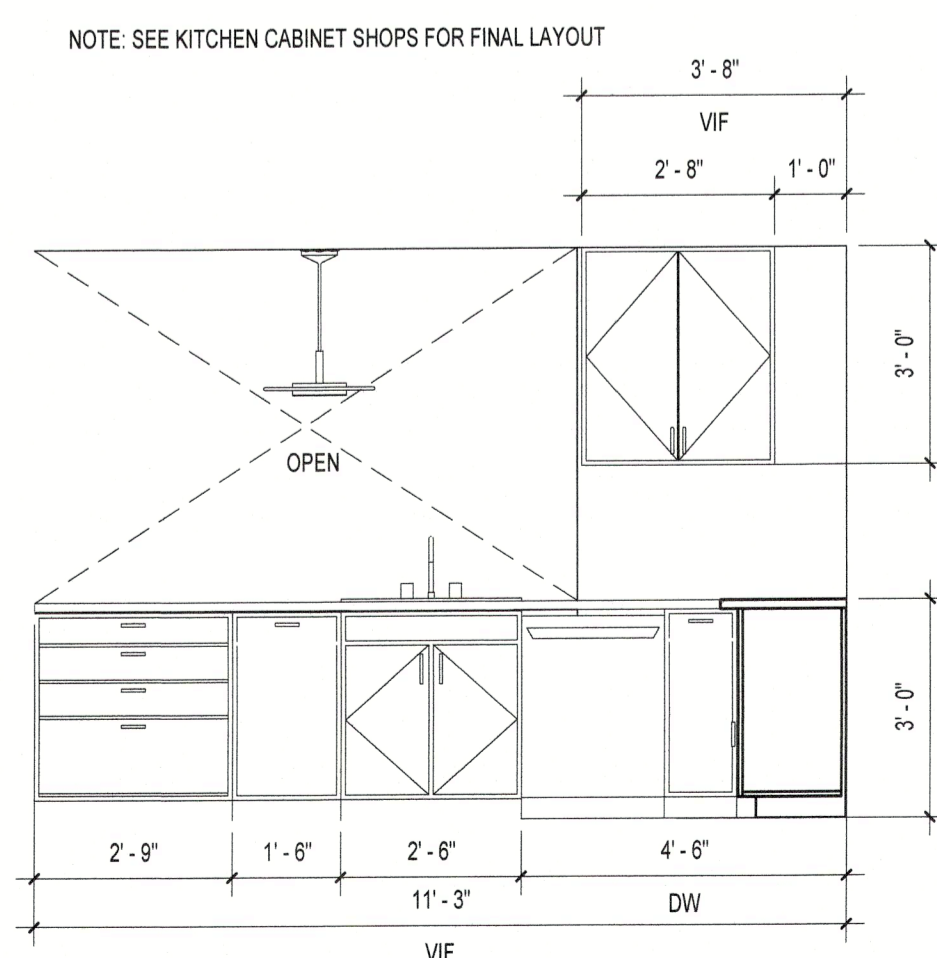
LEGEND

- TO BE DEMOLISHED
- TO REMAIN

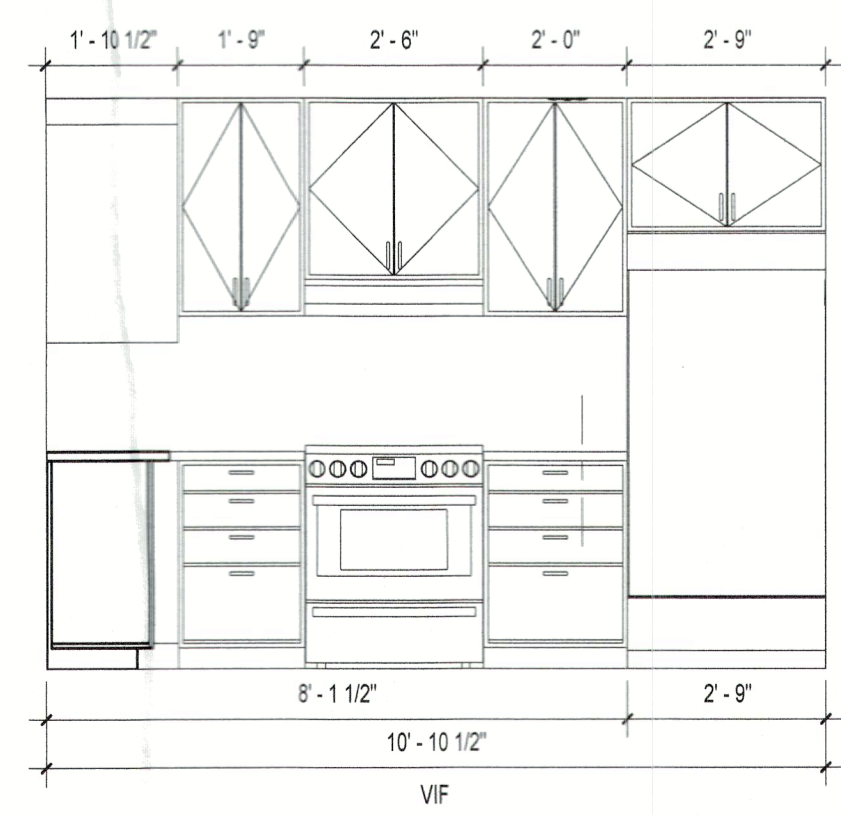
1 2ND FLR - DEMO
 A1.01/A1.02 3/8" = 1'-0"



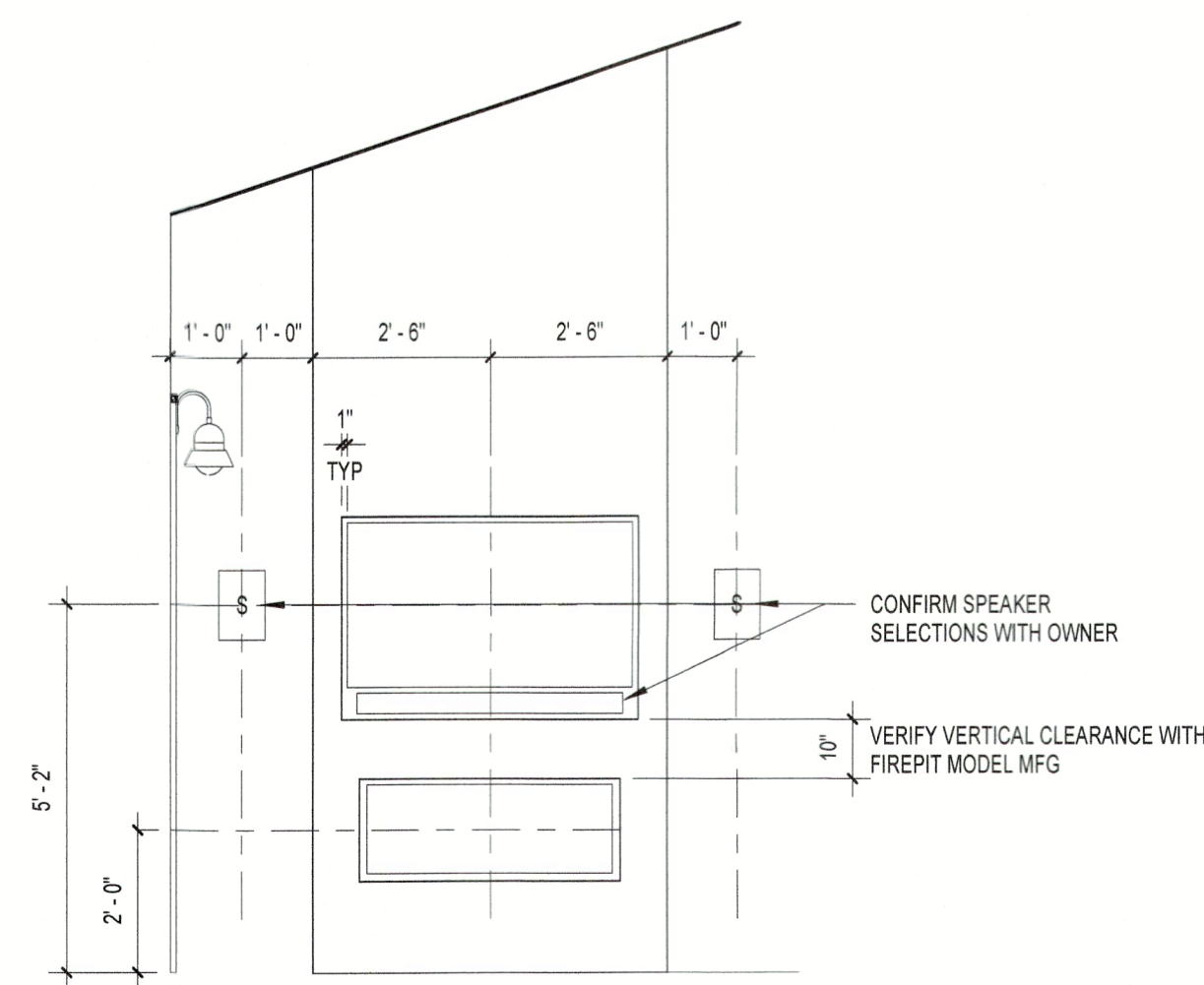
2 2ND FLR W/ POWER
 A1.01/A1.02 3/8" = 1'-0"



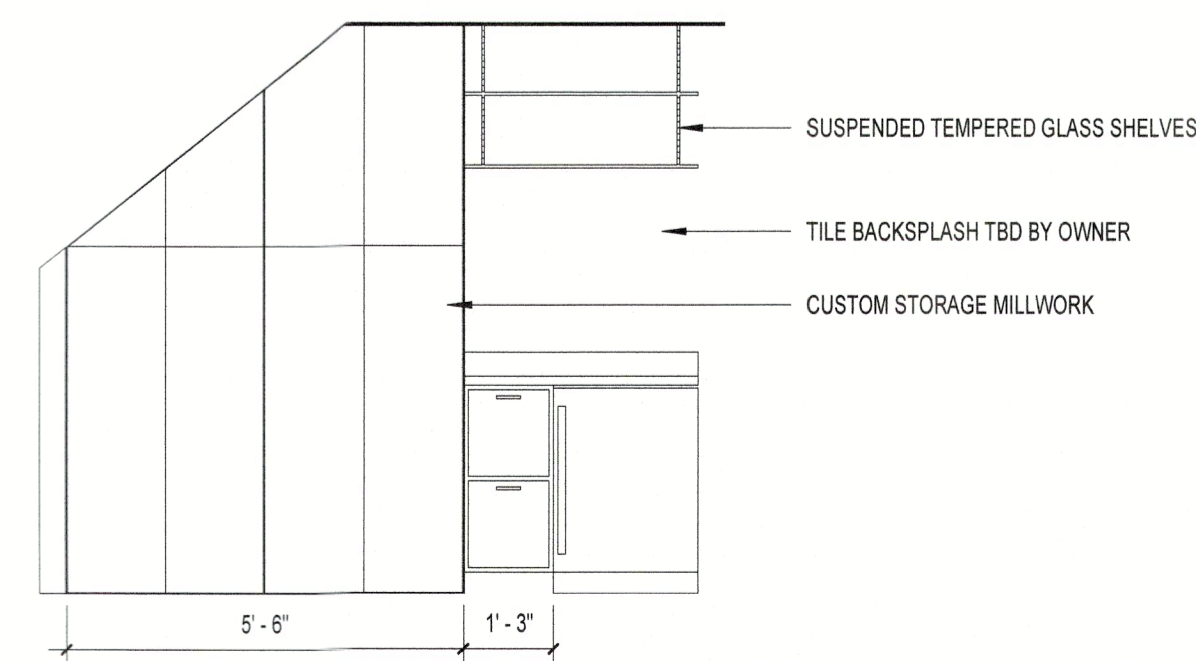
3 KITCHEN NORTH
 A1.01/A1.02 3/8" = 1'-0"



4 KITCHEN SOUTH
 A1.01/A1.02 3/8" = 1'-0"



5 FIREPLACE ELEVATION
 A1.01/A1.02 3/8" = 1'-0"

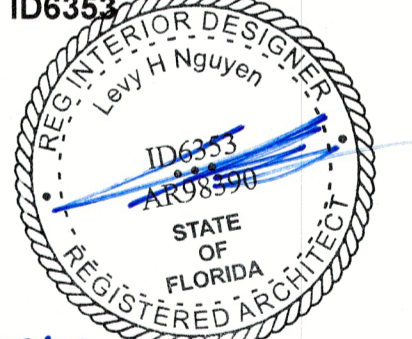


6 WEST WALL
 A1.01/A1.02 3/8" = 1'-0"

REVISIONS:

NO	DESCRIPTION	DATE

ARCHITECT OF RECORD:
 LEVY H NGUYEN, AIA LEED AP NCARB
 AR 98390 ID6353



DATE: 06/07/24

PROJECT TITLE:
 SEAPLACE 201

PROJECT ADDRESS:
 2055 GULF OF MEXICO DR
 BUILDING G-1, UNIT 201
 LONGBOAT KEY, FL 34228

PROJECT NUMBER:
 240320

ISSUED DATE:
 05/08/2024

SHEET TITLE:
 2ND FLR PLANS

A1.02 BLDG PERMIT PLANS
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REFLECTED CEILING PLAN NOTES

1. ATTIC ACCESS PANELS TO BE 22X36 MIN
2. UNON ALL DIMENSIONS ARE TO CENTERLINES OF FIXTURES
3. UNON FIXTURES TO BE CENTERED IN ROOMS OR WALL OR ABOVE APPLICABLE FURNITURE AND/OR CASEWORK
4. BATHROOMS VENT TO OUTSIDE

RCP LEGEND

LIGHT FIXTURES	
	SURFACE MOUNTED FIXTURE
	PENDANT MOUNTED FIXTURE
	CEILING FAN
	RECESSED DOWN LIGHT - ROUND
	RECESSED DOWN LIGHT - DIRECTIONAL
	RECESSED CEILING FIXTURE - LINEAR
	STRIP FLUORESCENT FIXTURE
	TRACK LIGHTING
	WALL MOUNTED FIXTURE, SCONCE
	WALL MOUNTED FIXTURE, LINEAR
	POLE MOUNTED LIGHT FIXTURE
	POLE MOUNTED LIGHT FIXTURE
MECHANICAL FIXTURES	
	ACCESS PANEL
	RETURN AIR DIFFUSER
	SUPPLY AIR DIFFUSER
	LINEAR SLOT DIFFUSER
	SMOKE / CARBON MONOXIDE DETECTOR



3111 W PRICE AVE, TAMPA, FL 33611
 hello@tryal.design
 813.670.1668
 AA26003876

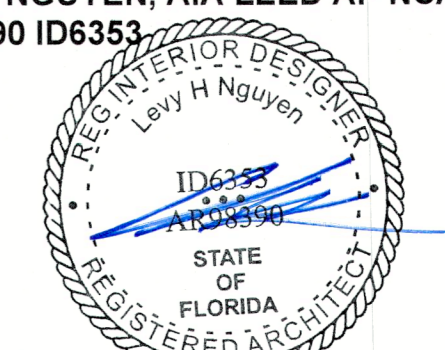
OWNER
 Kate Grussing and Mike Paton
 2055 Gulf of Mexico Dr
 Building G-1, Unit 201
 Longboat Key, FL 34228
 612.245.1090
 kate@grussing.com

CONTRACTOR
 Bouziane Construction Co, LLC
 CGC 1530918
 941.773.8715
 will@bouzianeconstruction.com

REVISIONS:

NO	DESCRIPTION	DATE

ARCHITECT OF RECORD:
 LEVY H NGUYEN, AIA LEED AP NCARB
 AR 98390 ID6353



DATE: 06/07/24

PROJECT TITLE:
 SEAPLACE 201

PROJECT ADDRESS:
 2055 GULF OF MEXICO DR
 BUILDING G-1, UNIT 201
 LONGBOAT KEY, FL 34228

PROJECT NUMBER:
 240320

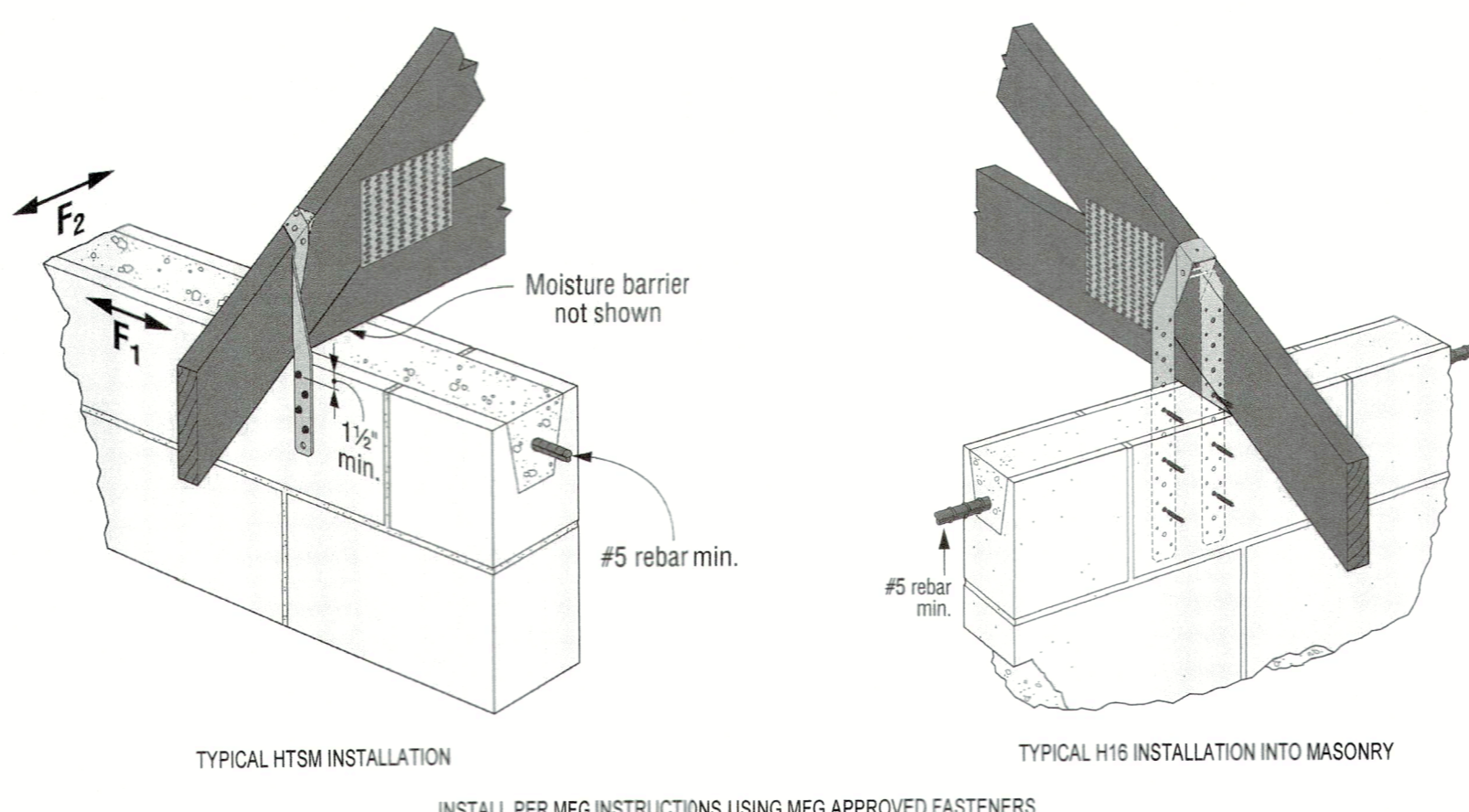
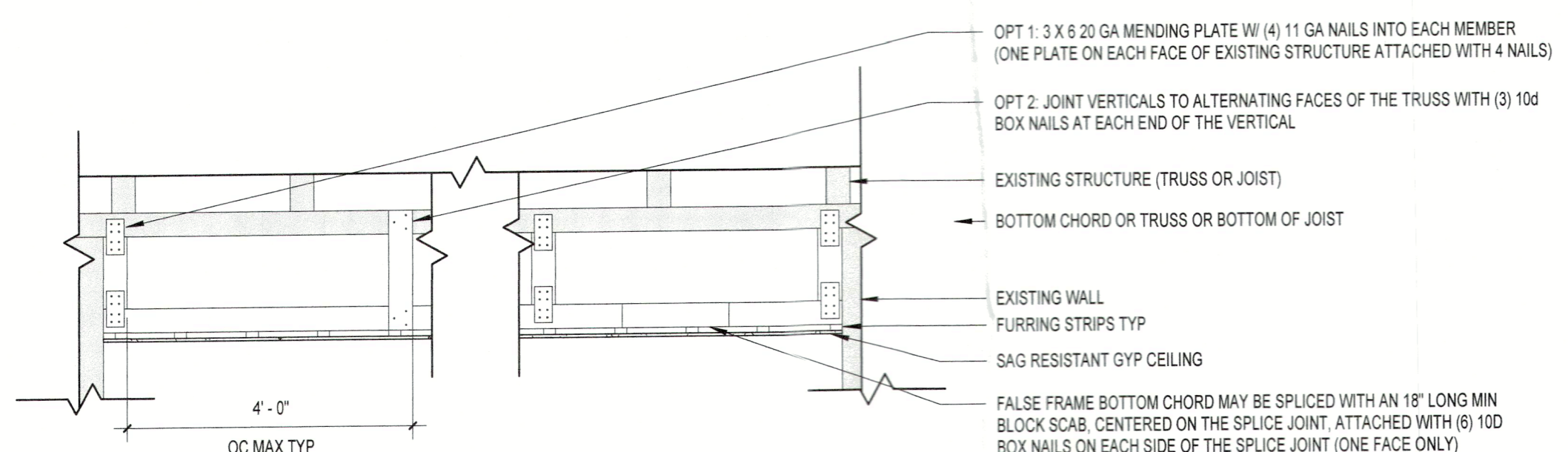
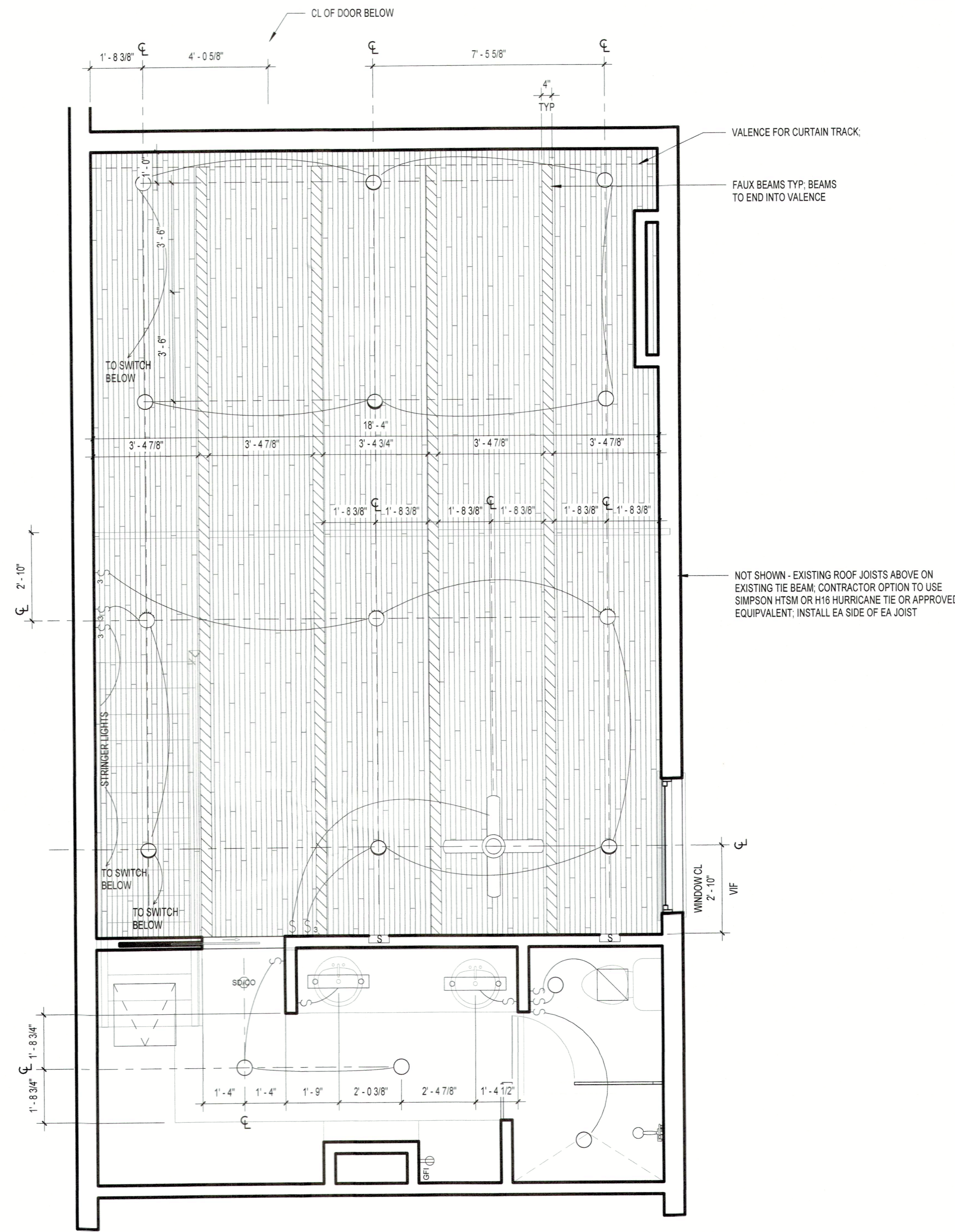
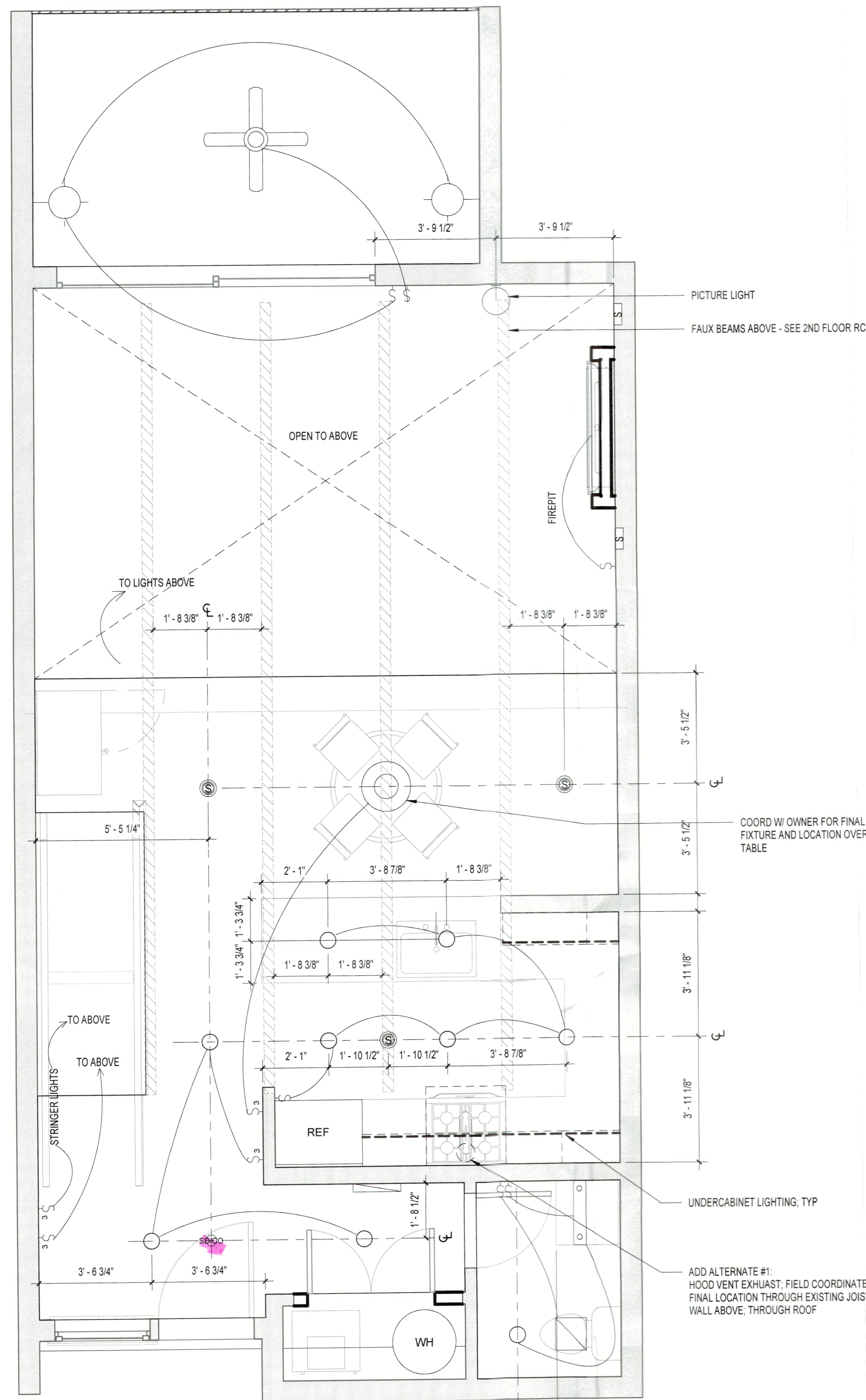
ISSUED DATE:
 05/08/2024

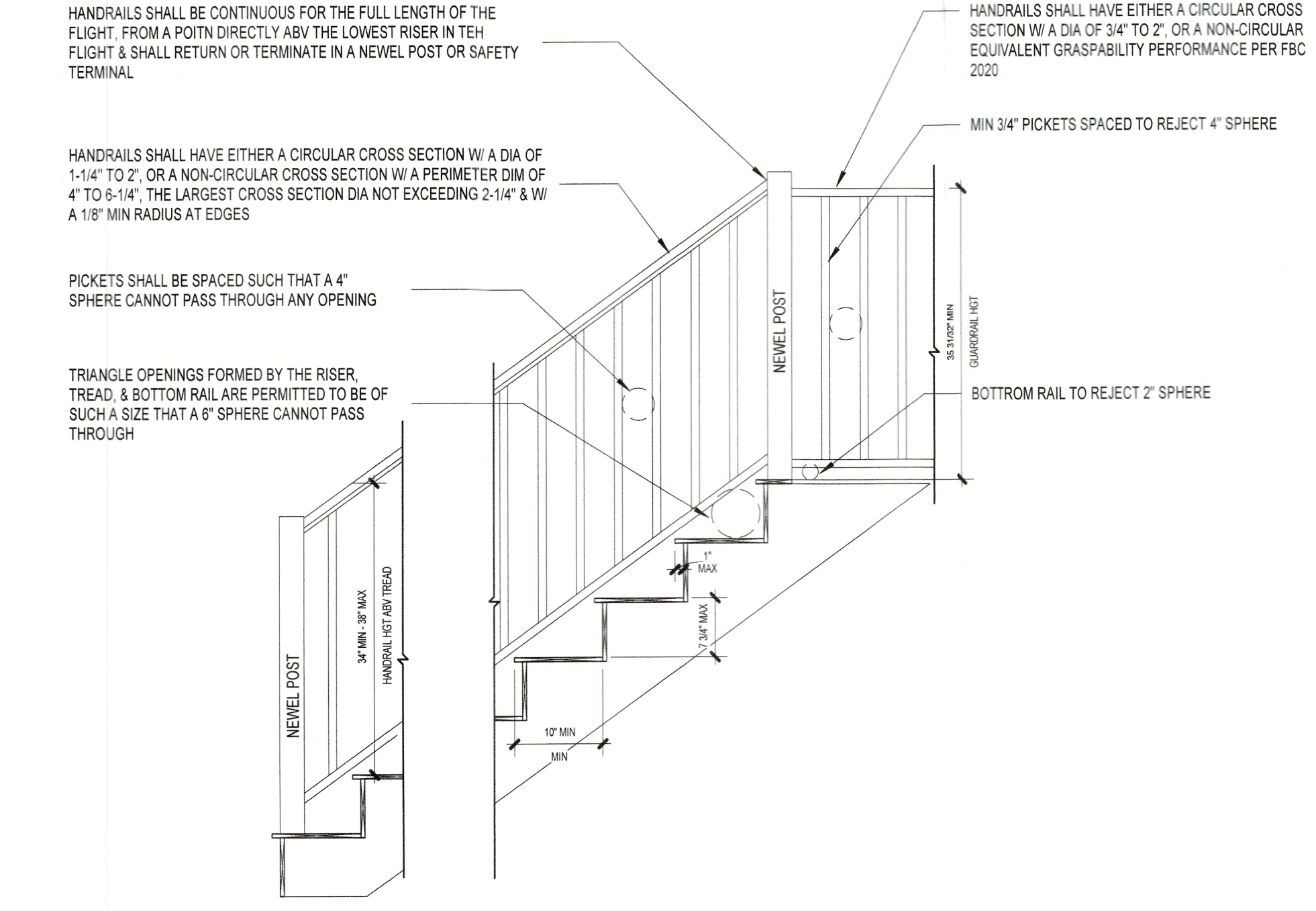
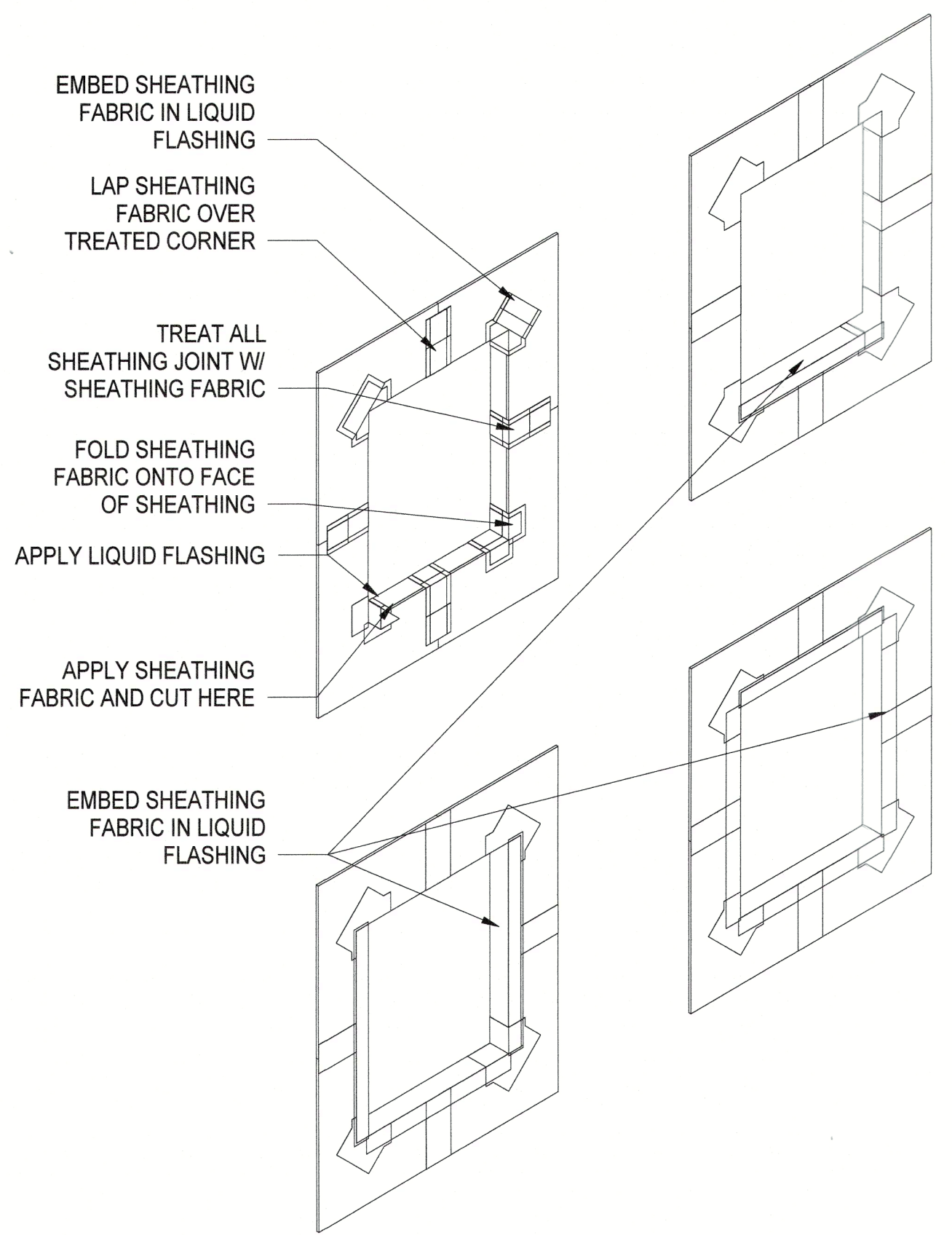
SHEET TITLE:
 RCPS

A2.01 BLDG PERMIT PLANS
 FILE
 Copy of Record



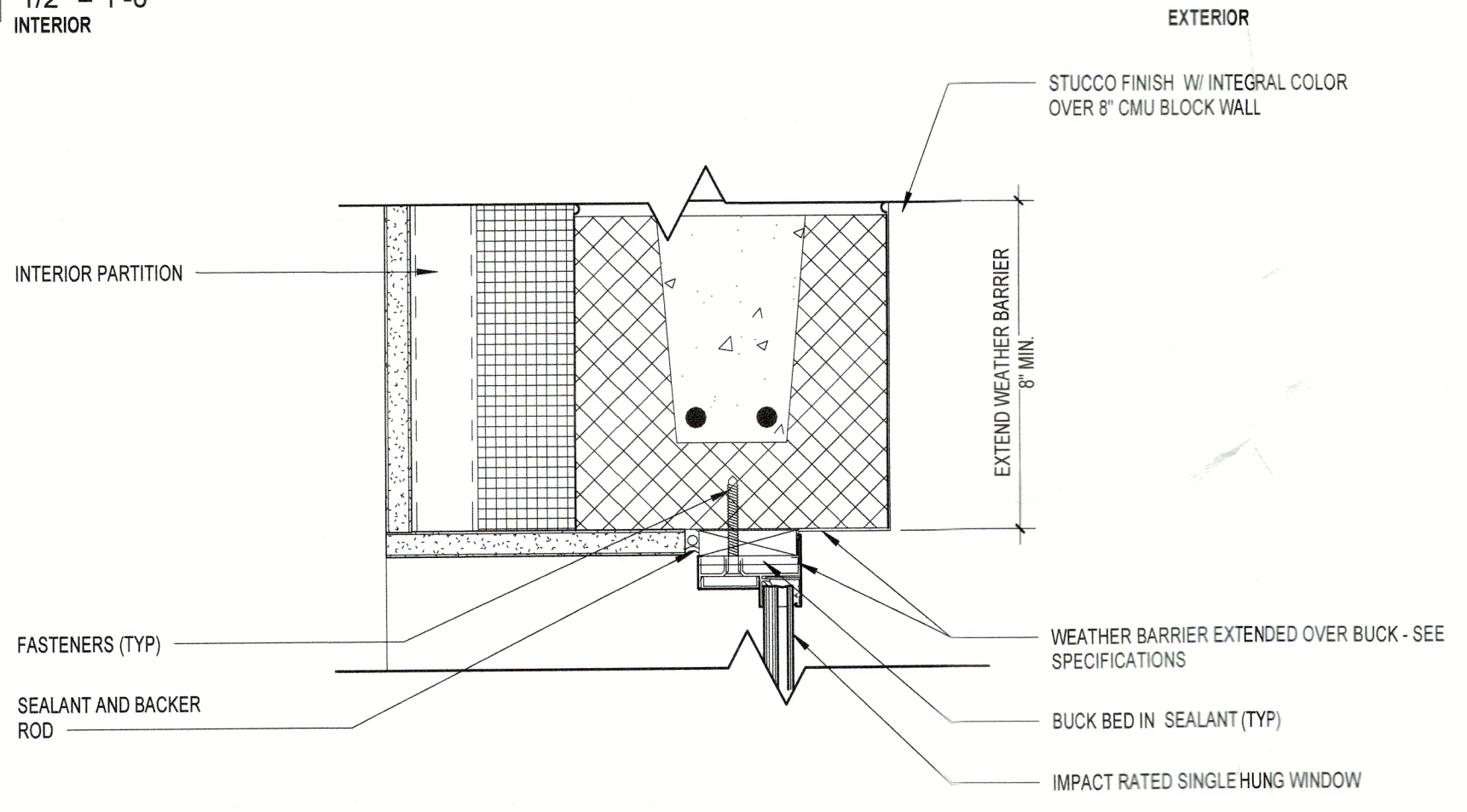
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 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building



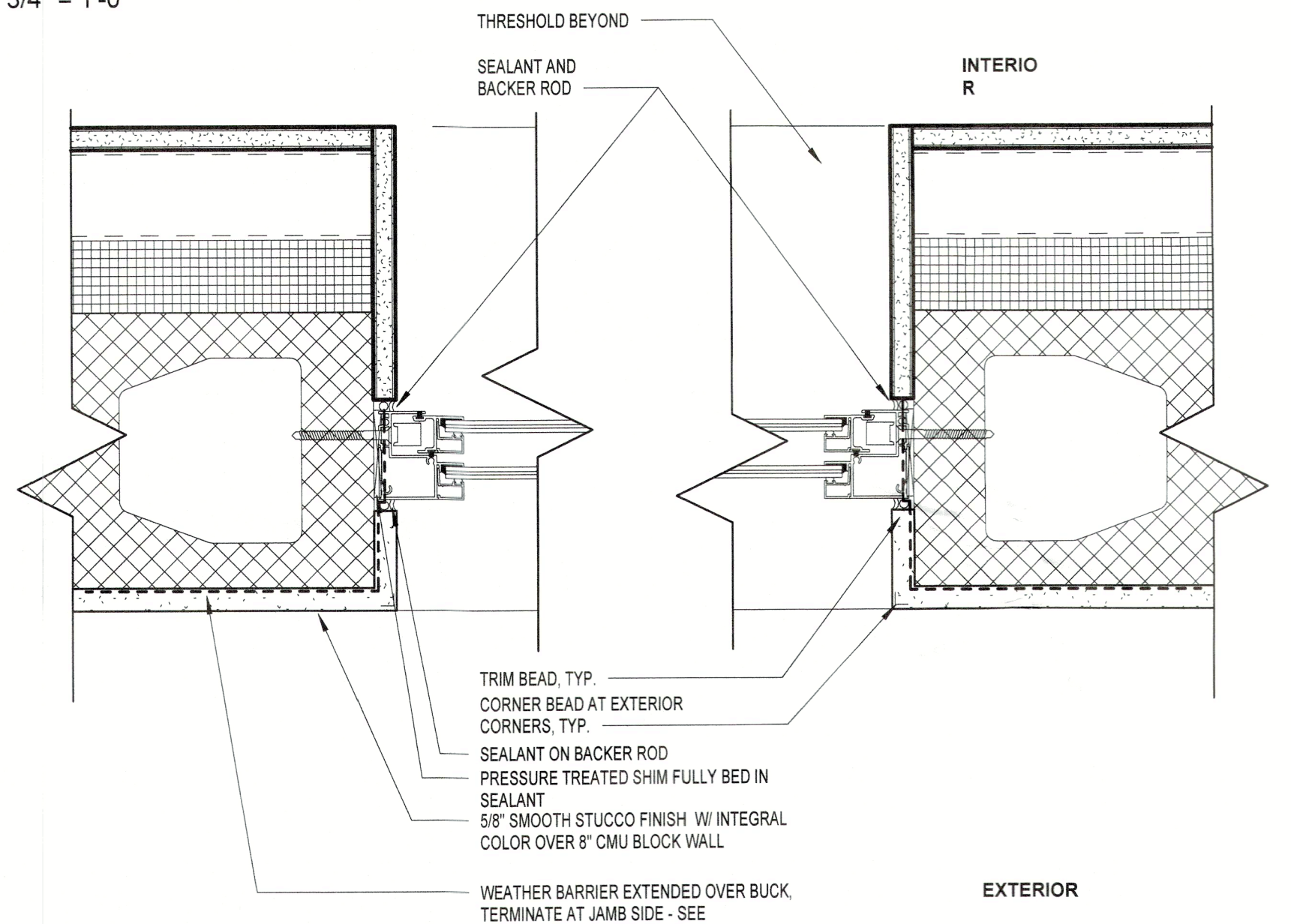


2 STAIR & RAILING DETAIL
 AS.01 3/4" = 1'-0"

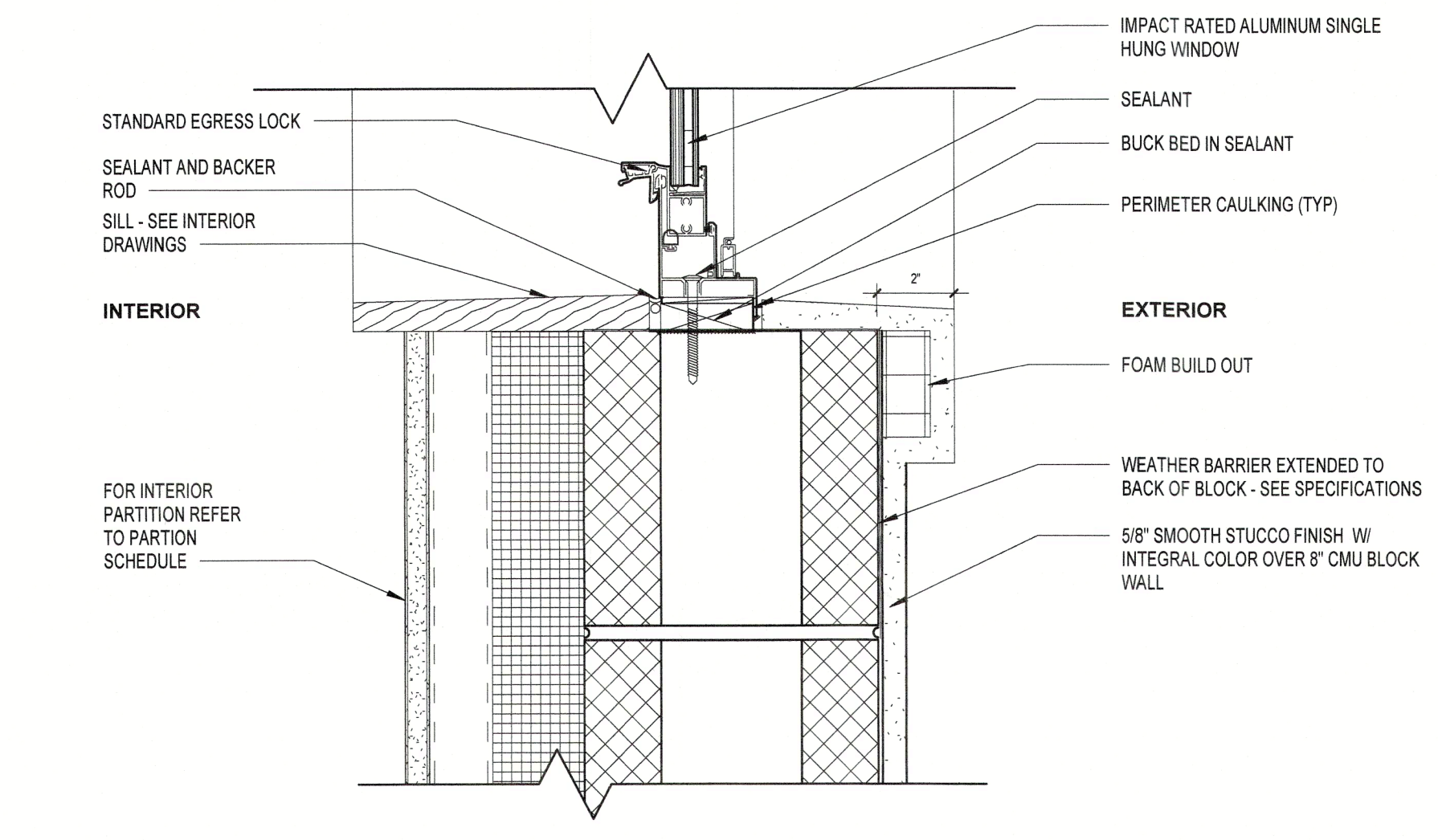
1 TYPICAL OPENING TAPING DETAILS
 AS.01 1/2" = 1'-0"
 INTERIOR



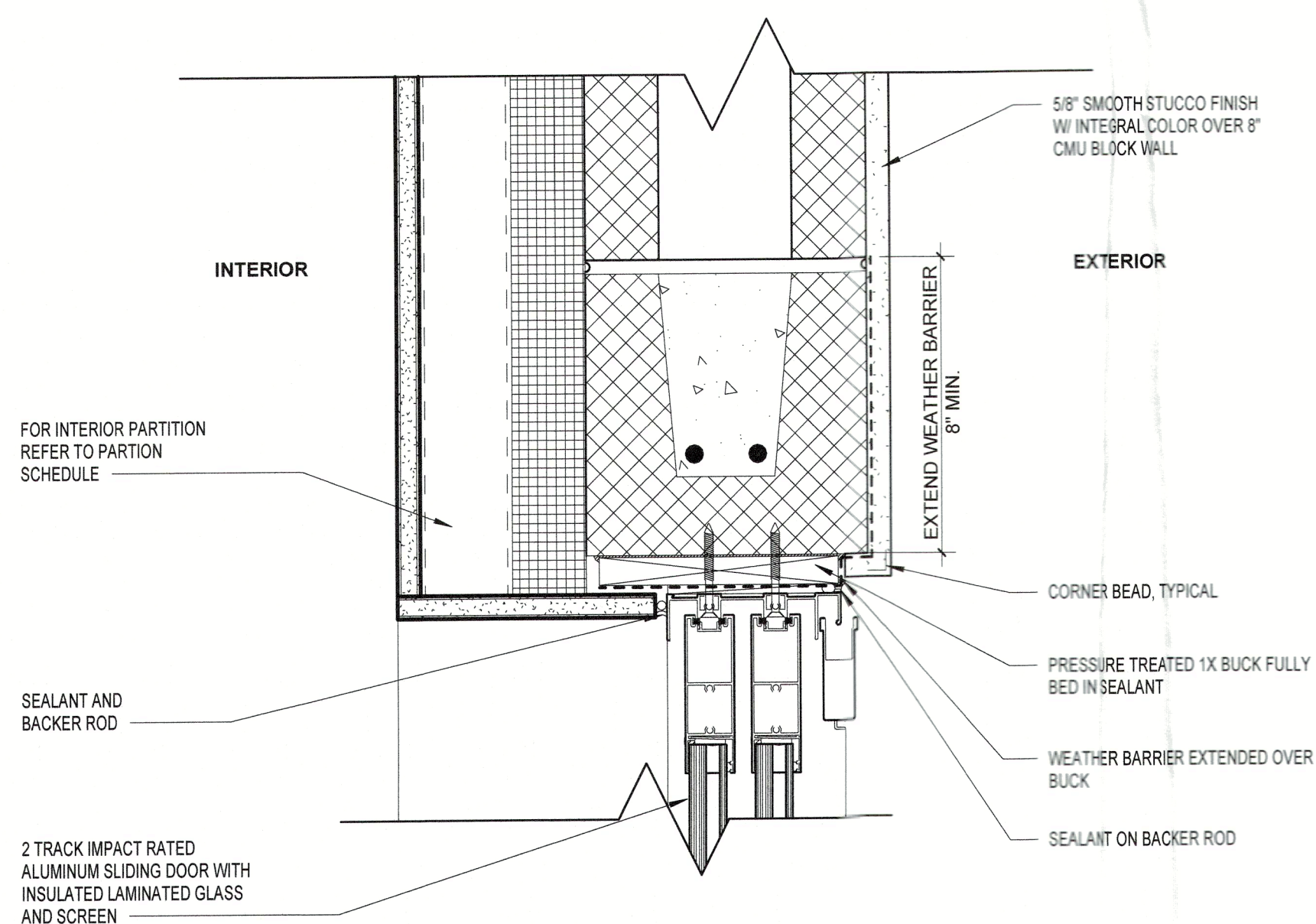
3 WINDOW HEAD DETAIL
 AS.01 3" = 1'-0"



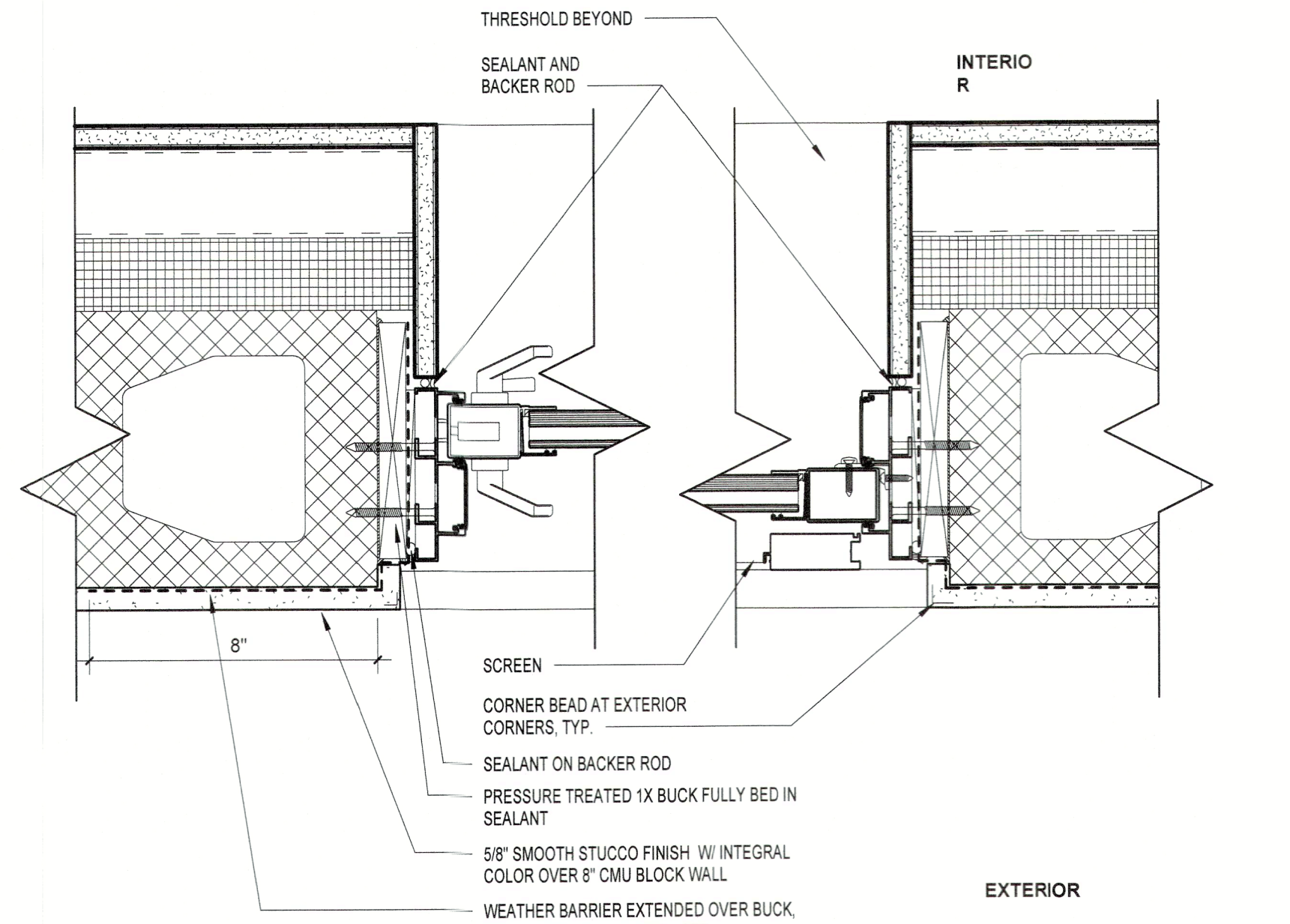
4 SINGLE HUNG WINDOW JAMB AT STUCCO
 AS.01 3" = 1'-0"



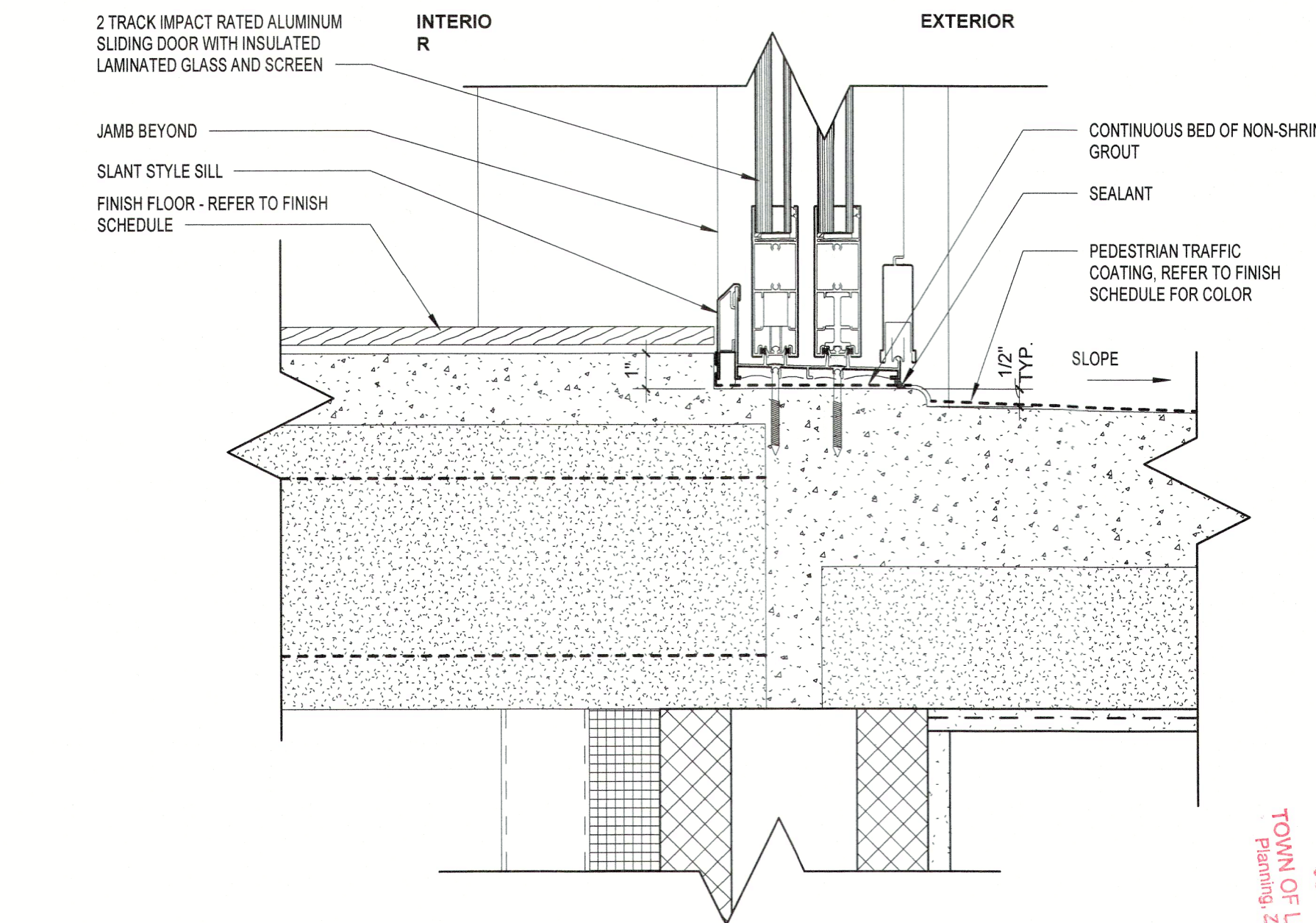
5 SINGLE HUNG WINDOW SILL AT STUCCO1
 AS.01 3" = 1'-0"



6 SLIDING DOOR HEAD AT STUCCO2
 AS.01 3" = 1'-0"



7 SLIDING DOOR JAMB AT STUCCO
 AS.01 3" = 1'-0"

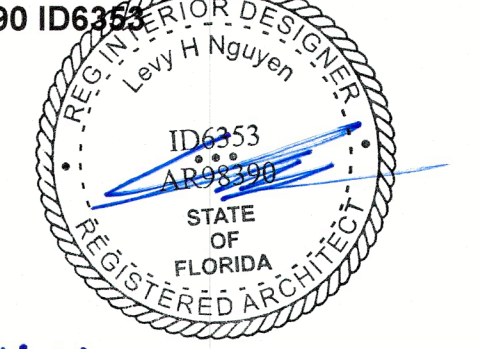


8 SLIDING DOOR SILL - TYP2
 AS.01 3" = 1'-0"

REVISIONS:

NO	DESCRIPTION	DATE

ARCHITECT OF RECORD:
 LEVY H NGUYEN, AIA, LEED AP NCARB
 AR 98390 ID63553



DATE: 06/09/24

PROJECT TITLE:
 SEAPLACE 201

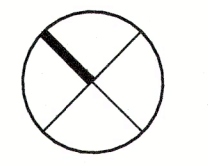
PROJECT ADDRESS:
 2055 GULF OF MEXICO DR
 BUILDING G-1, UNIT 201
 LONGBOAT KEY, FL 34228

PROJECT NUMBER:
 240320

ISSUED DATE:
 05/08/2024

SHEET TITLE:
 TYPICAL DETAILS

A5.01 BLDG PERMIT PLANS
 PROJECT NORTH FILE
 Copy of Record



RECEIVED
 JUN 07 2024
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building