



Jonathan and Jami Beukelman

3970 Gulf of Mexico Drive, Longboat Key, Sarasota County, Florida 34228
06/21/24

INDEX OF DRAWINGS

TITLE SHEET

ARCHITECTURAL

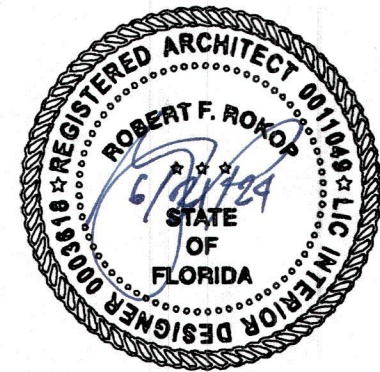
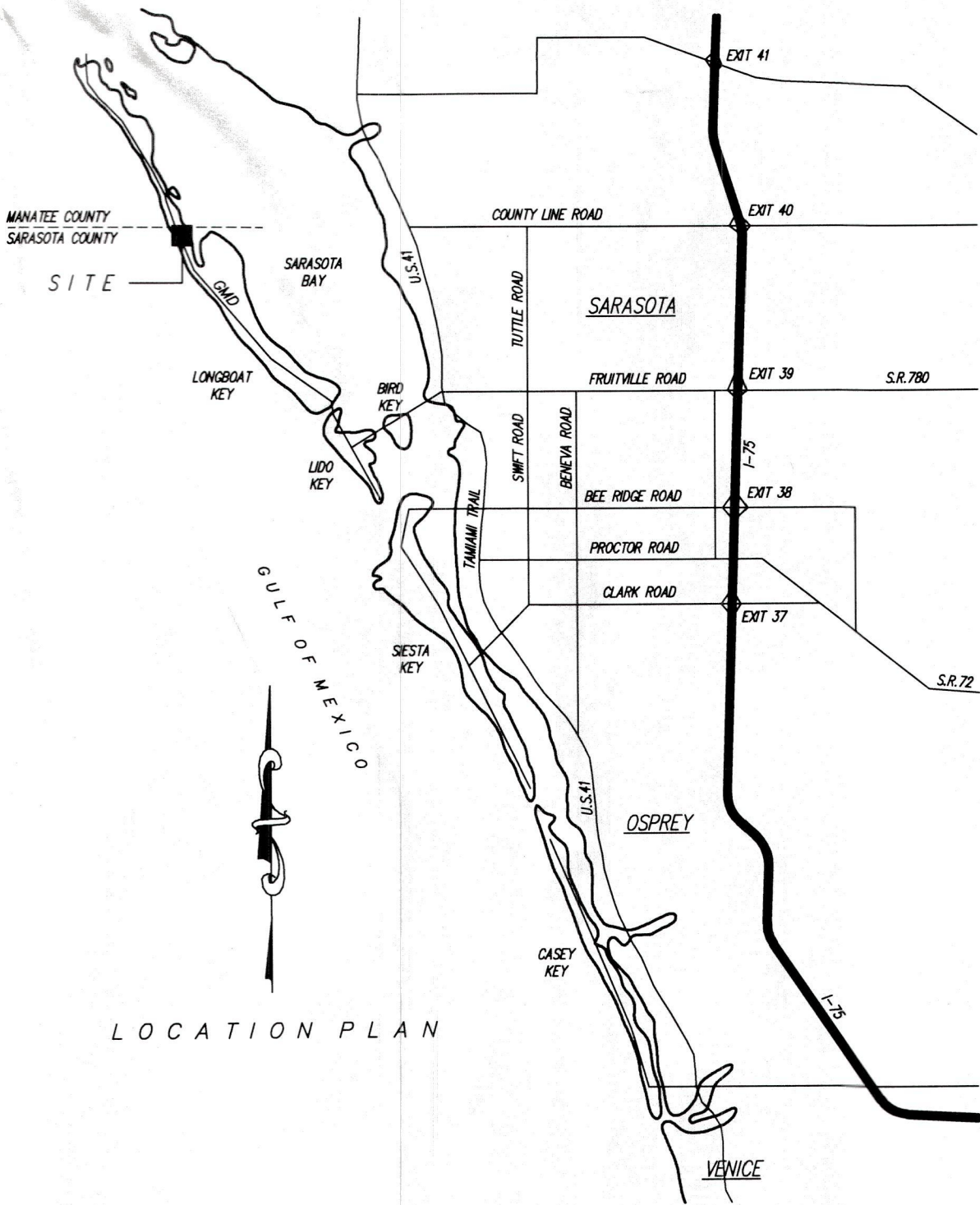
- A-1 SITE PLAN
- A-2 GROUND LEVEL FLOOR PLAN
- A-3 LIVING LEVEL FLOOR PLAN
- A-4 ROOF PLAN
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS
- A-7 STAIR, ENTRY, TERRACE & POOL SECTIONS
- A-8 WALL SECTIONS & DETAILS
- A-9 GROUND LEVEL ELECTRICAL PLAN
- A-10 LIVING LEVEL ELECTRICAL PLAN
- A-11 MEP DETAILS, RISERS & NOTES

PILE LAYOUT PLAN

- PL-1 PILE LAYOUT PLAN

STRUCTURAL

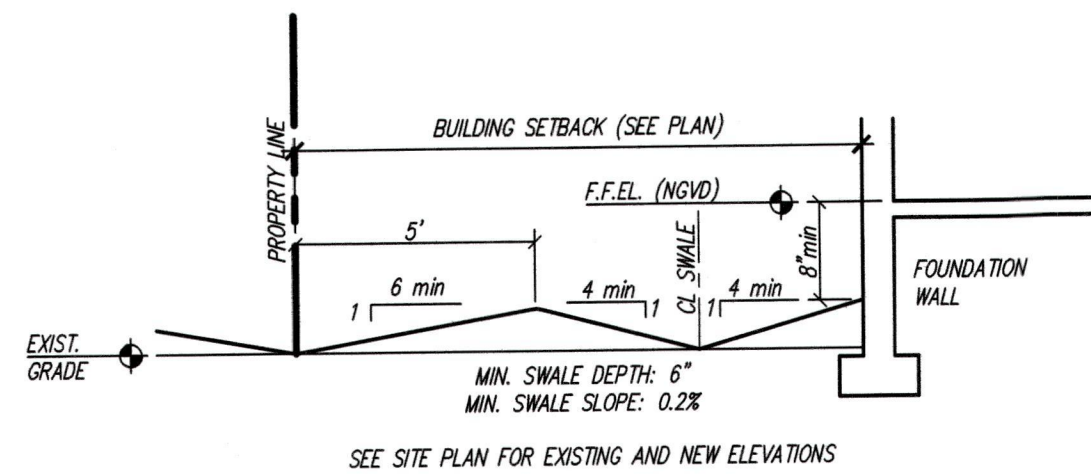
- S1.0 STRUCTURAL NOTES & DESIGN CRITERIA
- S2.0 PILE LAYOUT & FOUNDATION PLAN
- S3.0 GROUND FLOOR PLAN
- S4.0 FIRST FLOOR FRAMING PLAN
- S5.0 FIRST FLOOR PLAN
- S6.0 ROOF FRAMING PLAN
- S7.0 WALL SECTIONS & DETAILS
- S8.0 ELEVATED POOL DETAILS



ROBERT ROKOP AIA ARCHITECT LLC

400 MADISON DRIVE, SUITE 200, SARASOTA, FLORIDA 34236 941.961.2043 FL LIC AR:0011049 ID:0003618

GULF COAST ENGINEERING & DESIGN, 1705 6th STREET, SARASOTA, FL 34236 941.216.6101 FL LIC PE:33790



TYPICAL SWALE GEOMETRY
N.T.S.

STATE R-2 MONUMENT (RESET
1886) STATE PLANE COORDINATES
(NAD 83)
NORTH 1,110,437.964
EAST 448,427.675

STORMWATER DRAINAGE SHALL BE DISPOSED OF AS FOLLOWS:

1. NEW SWALES IN THE NORTH AND SOUTH PROPERTY LINE SETBACKS SHALL DIRECT STORMWATER TO THE ROYAL ROAD PUBLIC R.O.W.
2. STORMWATER FROM THE WESTERLY PORTION OF THE SITE SHALL BE DIRECTED TO THE ABOVE MENTIONED SWALES AROUND THE BUILDING TO THE ROYAL ROAD R.O.W.

FLOOD ZONE "AO"
(DEPTH 2)

FLOOD ZONE "AE"
(EL=8)
BAYFRONT PARK
ZONING DISTRICT OS-A
(OPEN SPACE-ACTIVE)

NOTES ON REV. 4:

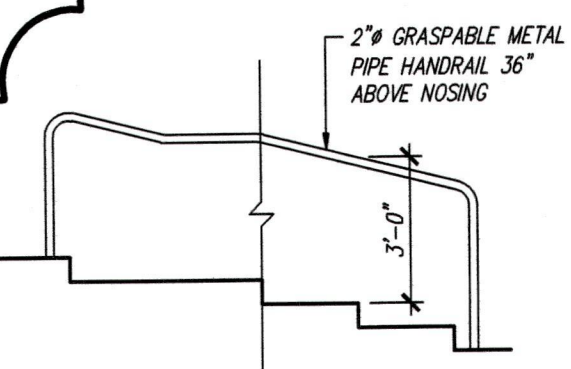
COORDINATED SITE PLAN WITH FINAL AS-BUILT
SURVEY BY RED STAKE SURVEYORS, INC. DATED
05-29-26, SIGNED 07-01-26.

UPDATED COVERAGE AND OPEN SPACE
CALCULATIONS ACCORDINGLY.

Longboat Key Planning, Zoning & Building
Approved for Zoning:
For Statement of
Zoning Compliance Only

Name: *Jami Beukelman* Date: 7/21/26

STATE OF FL CCCL
ROYAL ROAD



ENTRY HANDRAIL DETAIL
1/4" = 1'-0"

EROSION CONTROL LINE STATE
PLANE COORDINATES
NORTH 1,110,337.039
EAST 448,293.133

FLOOD ZONE "AO"
(DEPTH 2)

FLOOD ZONE "AE"
(EL=8)

GULF OF MEXICO DRIVE

1. CLARIFIED LOCATIONS OF SWALES
2. ADDED SPOT ELEVATIONS ALONG SWALES
3. SWALE DETAIL SHOWN ON THIS SHEET 2/A-1
4. DRAINAGE DIRECTION INDICATED BY ARROWS

SITE PLAN

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

8.5' INDICATES NEW GRADE ELEVATIONS

10.0 INDICATES EXISTING GRADE ELEVATIONS (REFER TO SURVEY)

GENERAL SITE NOTES:

1. SITE PLAN BASED ON INFORMATION FROM SURVEY BY RED STAKE SURVEYORS, 6389 TOWER LANE, LEVEL II, SARASOTA, FL 34240; 941.923.9997
2. SURVEY DATED 03-11-23, JOB NO. 22020141.
3. FINISH GRADES TO SLOPE AWAY FROM ALL CONSTRUCTION A MIN. OF 1/4" PER FOOT FOR DRAINAGE.
4. LANDSCAPE PLAN BY OTHERS.
5. VERIFY UTILITY SERVICE ENTRY LOCATIONS AS REQUIRED.
6. FLOOD ZONE AE (EL. 8) & AO (DEPTH 2), FLOOD INSURANCE RATE MAP, COMMUNITY NO. #125126, PANEL: 00196, MAP 12115C00196 (DATED 3/27/24)
7. ZONING DISTRICT R-4SF, SETBACKS 20'/8' SIDE, 20' STREET, 20' REAR.
8. SURFACE SLOPES SHALL NOT EXCEED 1" VERTICAL RISE IN 4' HORIZONTAL DISTANCE BETWEEN ANY PROPERTY LINE AND ANY STRUCTURE AT ANY POINT ALONG THE SLOPE.
9. DISCHARGE OF STORMWATER SHALL DRAIN TO A STREET OR OTHER ESTABLISHED DRAINAGE FACILITY WITHOUT ADVERSELY AFFECTING THE PROPER DRAINAGE OF ADJACENT PARCELS OF LAND.
10. SWALE SLOPE SHALL BE A MIN. OF 0.2% LONGITUDINAL SLOPE.
11. REFER TO ELEVATION DRAWINGS FOR COMPLIANCE WITH DAYLIGHT PLANE ORDINANCE.

ZONING INFORMATION

ZONING DISTRICT: R4SF

SETBACKS:

STREET 20'

SIDE 20'/8'

REAR 20'

GULF 150'

BUILDING HEIGHT (SEE ELEVATION): 30'

ALLOWABLE HEIGHT: 30'

COVERAGE CALCULATION

BUILDING COVERAGE(%)

(INCL. ELEV./POOL/DECK)

TOTAL BLDG. COVERAGE(%)

MAX. PERMITTED COVERAGE

NON-OPEN SPACE CALCULATION

BUILDING COVERAGE(%)

DRIVEWAY/WALKS(%)

TOTAL NON-OPEN SPACE(%)

TOTAL NON-OPEN SPACE(%)

ALLOWABLE IMPERVIOUS AREA:

50%

SITE AREA: 20,190sf (REFER TO SURVEY)

AT AREA TABULATION

TOTAL AC AREA: 4,670sf

STORMWATER DRAINAGE SHALL BE MANAGED AS FOLLOWS:

1. A NEW SWALE TO THE NORTH OF THE NEW STRUCTURE SHALL DRAIN TO A NEW RETENTION AREA AT THE NORTH-EAST CORNER OF THE LOT AS SHOWN. REFER TO CALCULATIONS FOR AREA SERVED BY RETENTION.
2. A NEW SWALE TO THE SOUTH OF THE NEW STRUCTURE SHALL DRAIN TO A NEW RETENTION AREA AT THE SOUTH-EAST CORNER OF THE LOT AS SHOWN. REFER TO CALCULATIONS FOR AREA SERVED BY RETENTION.
3. DRIVEWAY TO BE CONSTRUCTED OF PERVIOUS PAVES.
4. DETENTION AREA CALCULATIONS ARE BASED ON 1/2" RAIN ON THE ENTIRE SITE INCLUDING THE NEW STRUCTURE AND OTHER PERVIOUS SURFACES.
5. DETENTION AREAS TO PERCOLATE INTO THE GROUND AND MAY HAVE CERTAIN LANDSCAPE WITHIN THEM (CONSULT ARCHITECT).

STORMWATER DETENTION CALCULATIONS:

TOTAL LOT AREA OF DEVELOPMENT	20,190 sf
SIZE OF DETENTION AREAS 1 (DEPTH 0.75')	600 sf
SIZE OF DETENTION AREAS 2 (DEPTH 0.75')	600 sf
VOLUME OF DETENTION AREAS: 1,200 sf x 0.75'	900 cf
VOLUME OF 1/2" RAINFALL DETAINED: 20,190 x (0.5/12)	842 cf
VERIFY FINAL DETENTION AREA GEOMETRY IN FIELD W/ARCHITECT	

RECEIVED
JUL 20 2026
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

FLORIDA LICENSURE
AR:0011049 ID:0003618

ISSUED
06/21/24

SHEET No.

A-1

1 OF 11

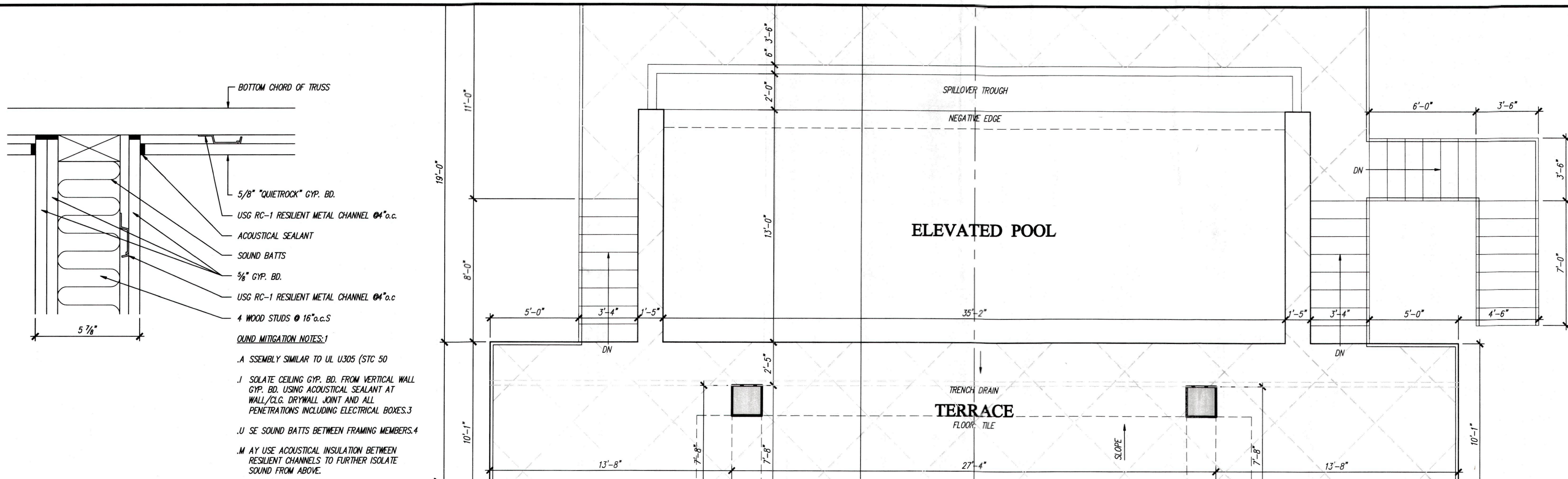
tel 941.961.2043
robertrokop@gmail.com

REVISIONS
08/23/24
05/20/26
06/11/26
07/17/26

© Copyright Robert Rokop Architect, LLC All Rights Reserved 2024

Jonathan and Jami Beukelman
3970 Gulf of Mexico Drive, Longboat Key, Sarasota County, Florida 34228
ROBERT ROKOP ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

Digitally signed by ROBERT F ROKOP
Date: 2026.07.17 12:31:18 -04'00'



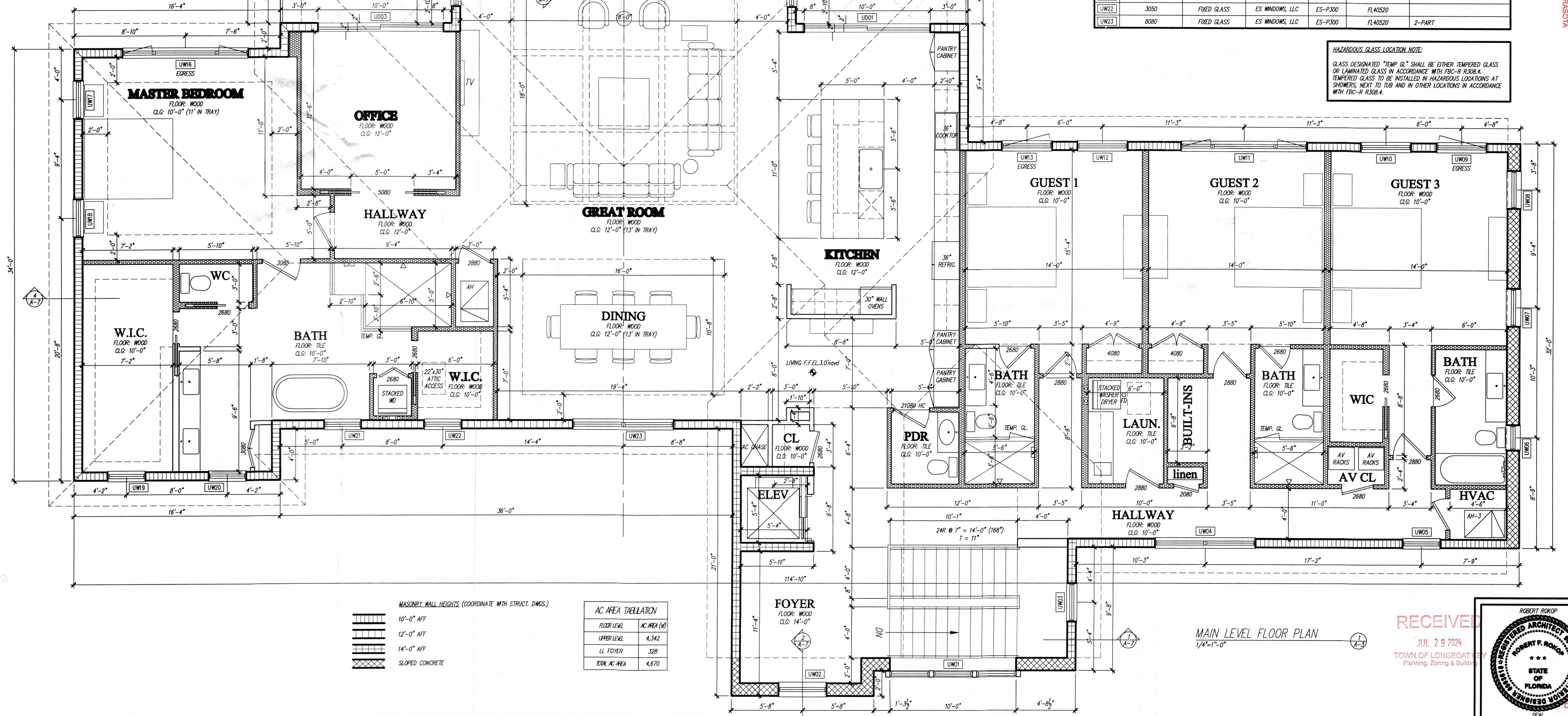
SOUND MITIGATION FRAMING
1" = 3"

██████████ SOUND MITIGATION WALL LOCATION

UPPER LEVEL EXTERIOR DOOR SCHEDULE						
MARK	SIZE	TYPE	MANUFACTURER	PRODUCT No.	NOA/FL PRODUCT APPL.	REMARKS
UD01	80100	SLIDING GLASS DOOR	ES WINDOWS, LLC	ES-SG02020	FL22267	XX
UD02	200100	SLIDING GLASS DOOR	ES WINDOWS, LLC	ES-SG02020	FL22267	XX-XX
UD03	80100	SLIDING GLASS DOOR	ES WINDOWS, LLC	ES-SG02020	FL22267	XX

UPPER LEVEL WINDOW SCHEDULE						
MARK	SIZE	TYPE	MANUFACTURER	PRODUCT No.	NOA/FL PRODUCT APPL.	REMARKS
UW01	100140	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	MULTI-PANE (SEE ELEVATIONS)
UW02	3060	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW03	3080	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW04	8066	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	2-PART
UW05	3066	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW06	2020	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW07	3050	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW08	3050	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW09	4060	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW10	4060	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW11	10070	CSMT/FIXED/CSMT	ES WINDOWS, LLC	ES-P300	FL40520	2-PART
UW13	4060	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	3-PART
UW12	4060	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW14	3080	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW15	3080	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW16	10070	CSMT/FIXED/CSMT	ES WINDOWS, LLC	ES-P300	FL40520	2-PART
UW17	3066	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW18	3066	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW19	3050	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW20	3050	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW21	3050	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW22	3050	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	
UW23	8080	FIXED GLASS	ES WINDOWS, LLC	ES-P300	FL40520	2-PART

HAZARDOUS GLASS LOCATION NOTE:
GLASS DESIGNATED "TEMP GL" SHALL BE EITHER TEMPERED GLASS OR LAMINATED GLASS IN ACCORDANCE WITH FBC-R 3308.4. TEMPERED GLASS TO BE INSTALLED IN HAZARDOUS LOCATIONS AT SHOWERS, NEXT TO TUB AND IN OTHER LOCATIONS IN ACCORDANCE WITH FBC-R 3308.4.



MASONRY WALL HEIGHTS (COORDINATE WITH STRUCT. DWGS.)
10'-0" AFF
12'-0" AFF
14'-0" AFF
SLOPED CONCRETE

AC AREA TABULATION	
FLOOR LEVEL	AC AREA (sf)
UPPER LEVEL	4,342
LL FOYER	328
TOTAL AC AREA	4,670

MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

RECEIVED
JUL 29 2024
TOWN OF LONGBOAT
Planning, Zoning & Building

ROBERT ROKOP
REGISTERED ARCHITECT
STATE OF FLORIDA
1/4" = 1'-0"

ISSUED
06/21/24
SHEET No.
A-3
BLDG PERMIT PLANS
Copy of Record

Jonathan and Jami Beukelman
3970 Gulf of Mexico Drive, Longboat Key, Sarasota County, Florida 34228
ROBERT ROKOP ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

FLORIDA LICENSE
AR:0011049 ID:0003618

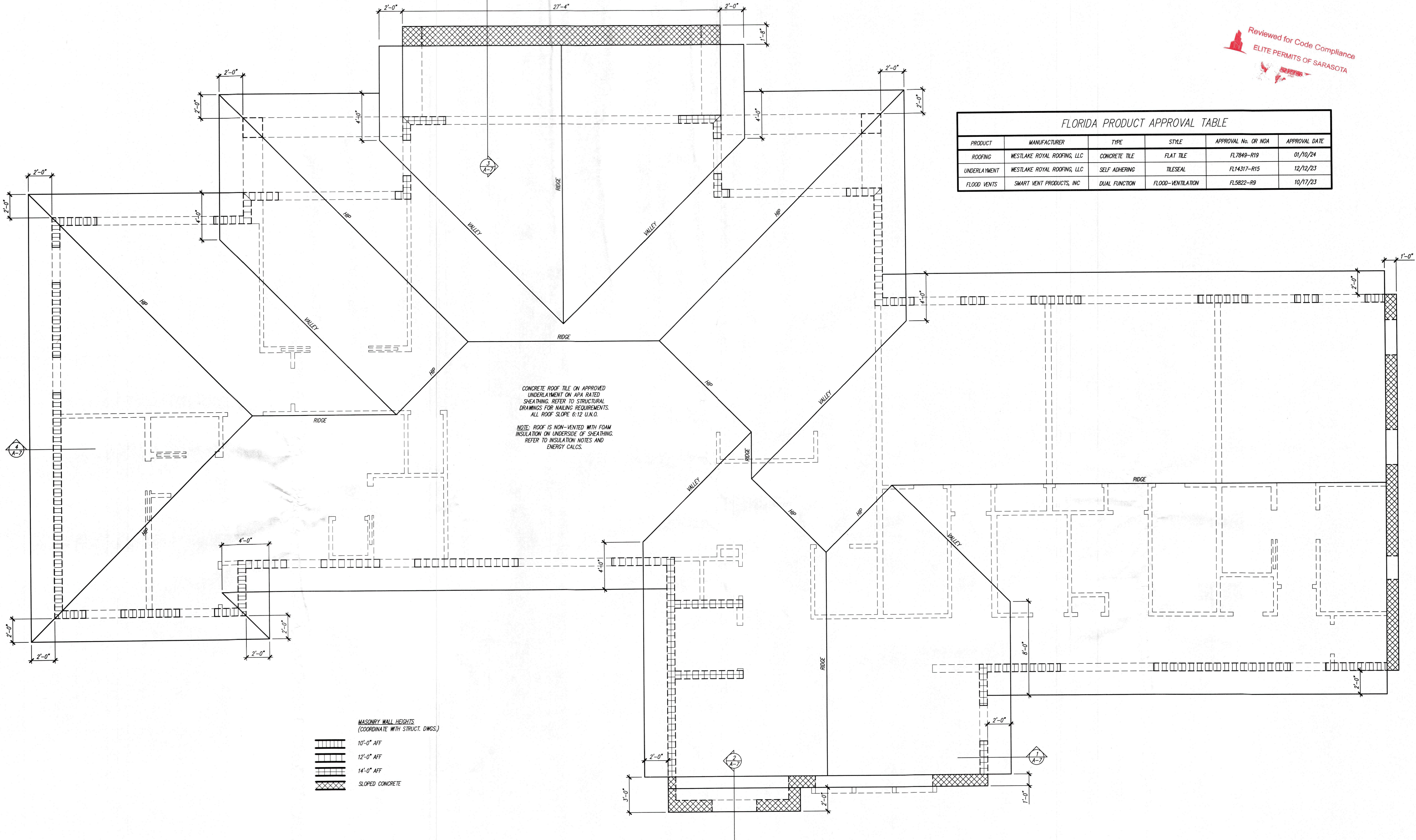
ISSUED
06/21/24

SHEET No.

A-3

BLDG PERMIT PLANS

Copy of Record



FLORIDA PRODUCT APPROVAL TABLE					
PRODUCT	MANUFACTURER	TYPE	STYLE	APPROVAL No. OR NOA	APPROVAL DATE
ROOFING	WESTLAKE ROYAL ROOFING, LLC	CONCRETE TILE	FLAT TILE	FL7849-R19	01/10/24
UNDERLAYMENT	WESTLAKE ROYAL ROOFING, LLC	SELF ADHERING	TILESEAL	FL14317-R15	12/12/23
FLOOD VENTS	SMART VENT PRODUCTS, INC	DUAL FUNCTION	FLOOD-VENTILATION	FL5822-R9	10/17/23

Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA

CONCRETE ROOF TILE ON APPROVED UNDERLAYMENT ON APA RATED SHEATHING. REFER TO STRUCTURAL DRAWINGS FOR NAILING REQUIREMENTS. ALL ROOF SLOPE 6:12 UNLESS NOTED.

NOTE: ROOF IS NON-VENTED WITH FOAM INSULATION ON UNDERSIDE OF SHEATHING. REFER TO INSULATION NOTES AND ENERGY CALC.

MASONRY WALL HEIGHTS
(COORDINATE WITH STRUCT. DWGS.)

10'-0" AFF

12'-0" AFF

14'-0" AFF

SLOPED CONCRETE

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

REVISIONS

tel 941.961.2043
robertrokop@gmail.com

A New Residence for

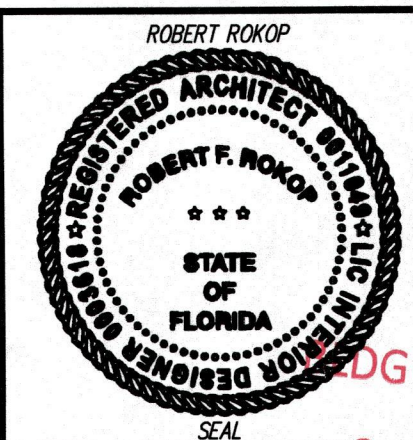
Jonathan and Jami Beukelman

3970 Gulf of Mexico Drive, Longboat Key, Sarasota County, Florida 34228

ROBERT ROKOP ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

FLORIDA LICENSE
AR-0011049 ID:0003618

RECEIVED
JUL 29 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

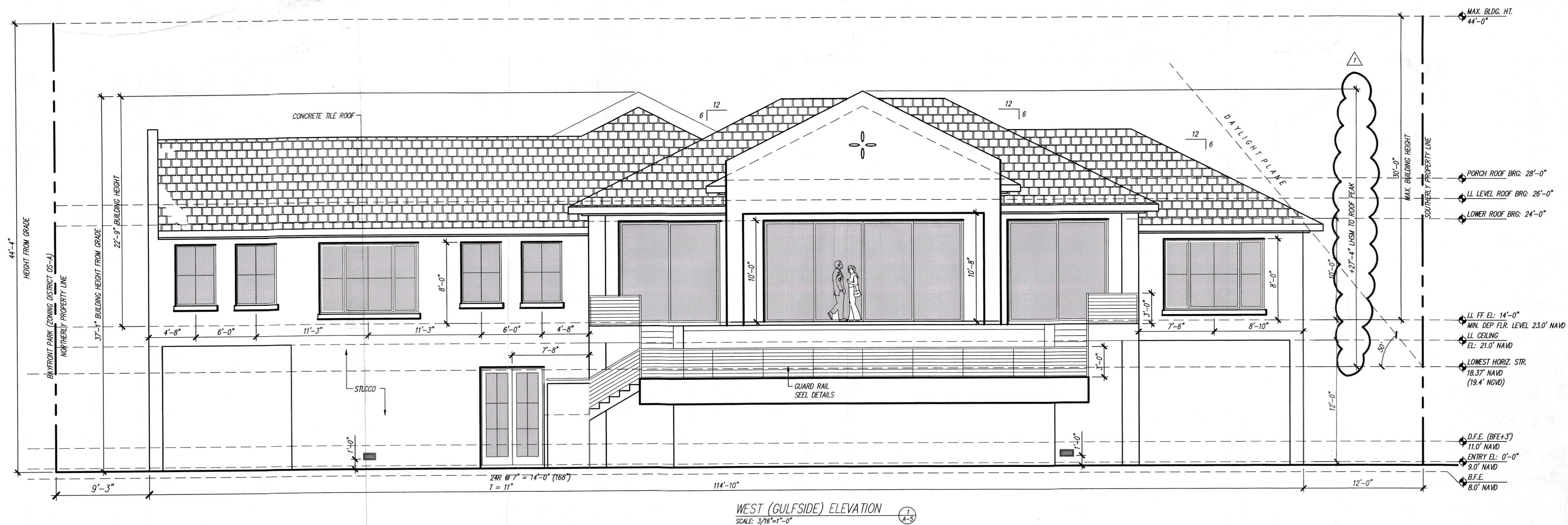
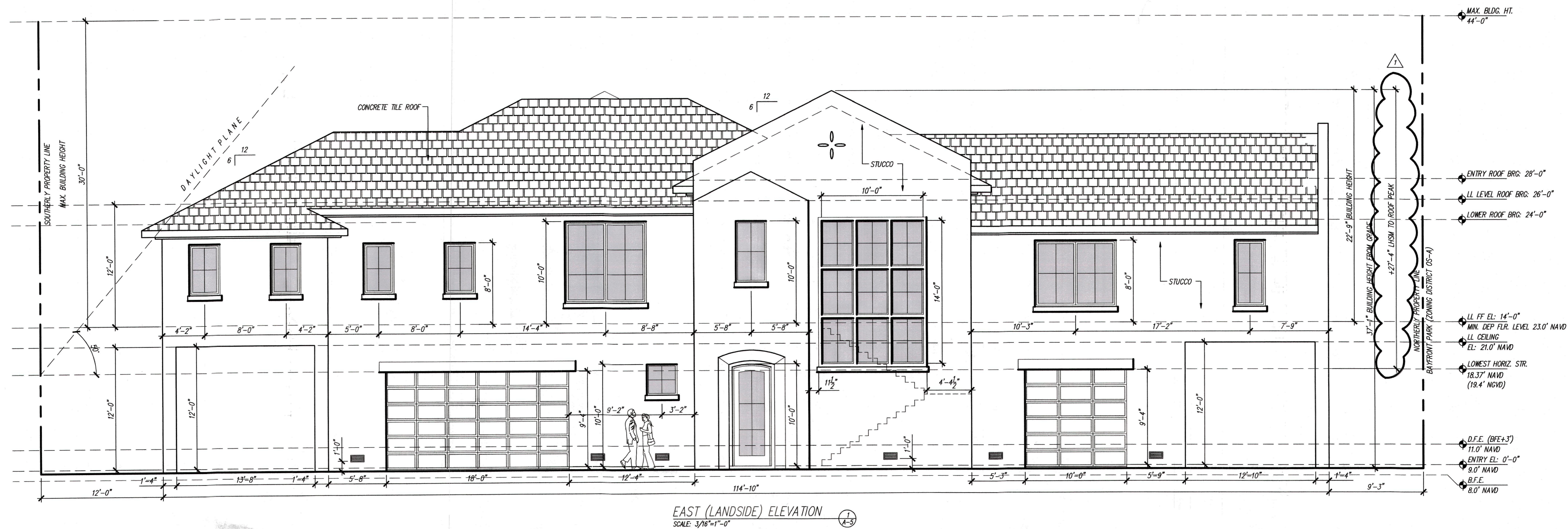


ISSUED
06/21/24

SHEET No.

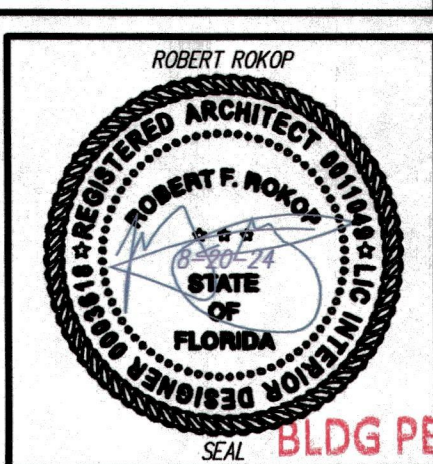
A-4

Permit Plans
Copy of Record

[illegible]

Jonathan and Jami Beukelman
A New Residence for
 3970 Gulf of Mexico Drive, Longboat Key, Sarasota County, Florida 34228
ROBERT ROKOP ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota

RECEIVED
AUG 29 2024
TOWN OF LONGBOAT KE
Planning, Zoning & Building



FLORIDA LICENSE
AR: 0011049 ID: 0003618
ISSUED
06/21/24
SHEET No.
A-5

LDG PERMIT PLANS 5 OF 11
FILE
Copy of Record

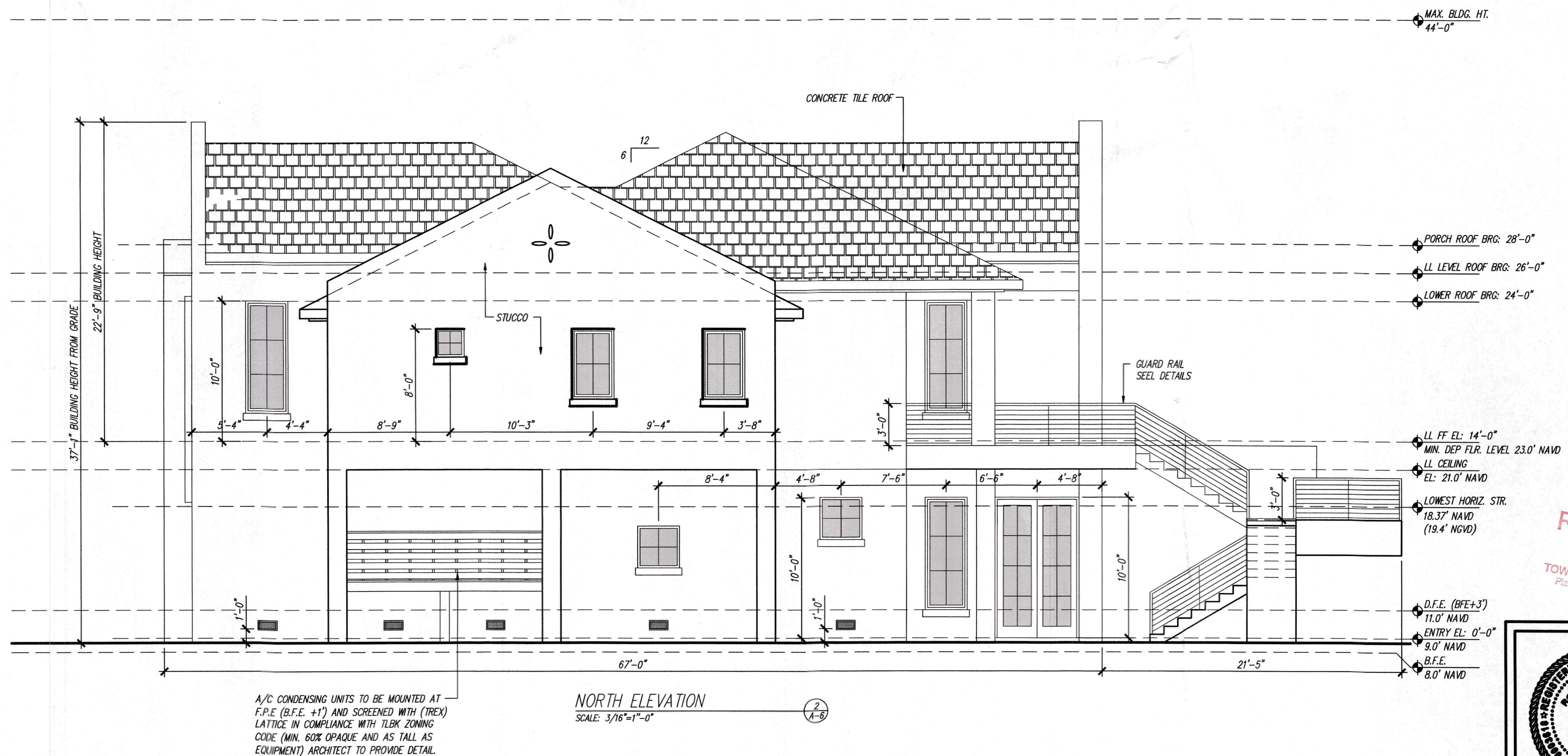
1. ROOF: "BORAL" FLAT CONCRETE TILE OR APPROVED EQUAL. INSTALL ACCORDING TO MFR'S. RECOMMENDATIONS.
2. TAPERED INSULATION: "BORAL" "TILESEAL" SELF-ADHERING UNDERLAYMENT APPROVED EQUAL. INSTALL ACCORDING TO MFR'S. RECOMMENDATIONS.
3. EXTERIOR SOFFIT TO BE STUCCO EXCEPT WHERE NOTED.
4. BALCONY CEILINGS (INSIDE BEAMS) TO BE CYPRESS T & G DECKING AS SHOWN IN SECTIONS AND DETAILS.
5. FASCIA TO BE ALUMINUM WRAP AS SHOWN IN SECTIONS AND DETAILS.
6. CEMENT PLASTER: SAND FINISH, PREPARE SAMPLE FOR APPROVAL OF ARCHITECT AND OWNER.
7. CEMENT PLASTER (STUCCO) NOTES:
 - 7.1. CEMENT PLASTER APPLICATION TO CONFORM WITH ASTM C926
 - 7.2. LATHING REQUIREMENTS TO CONFORM WITH ASTM C1023
 - 7.3. CEMENT PLASTER ON MASONRY TO CONSIST OF 2-COAT APPLICATION 3/8" THICK
 - 7.4. CEMENT PLASTER ON FRAME TO CONSIST OF 3-COAT APPLICATION 7/8" THICK ON APPROVED LATH AND MOISTURE BARRIER.
 - 7.5. CONTROL JOINTS TO FORM MAX. 144sf PANELS ON FRAME WALLS AND MAX. 100sf PANELS ON HORIZONTAL SURFACES; REFER TO ELEVATIONS FOR JOINT LOCATIONS.
8. REVIEW ALL CONTROL JOINT LOCATIONS FOR WALLS AND CEILING FLOORS WITH ARCHITECT PRIOR TO INSTALLATION.
9. FLASHINGS: FLASH AT ALL ROOF TO WALL LOCATIONS & AT ALL OPENINGS AS RECOMMENDED BY MFR'S. OR REQUIRED BY CODE.
10. STAIR HAND RAILS AND GUARD RAILS: REFER TO HAND RAIL DETAILS ON SHEET A-7.
11. GUTTERS AND RAIN LEADERS: GUTTERING TO BE EVALUATED WITH OWNER AND FINAL GUTTERING AND DOWNSPOUT LOCATIONS TO BE DETERMINED BY ARCHITECT. AT DOWNSPOUTS TO DISCHARGE TO SPLASHBLOCK.
12. 3" TRENCH DRAIN "WATER HOG" OR APPROVED EQUAL. www.quickerplastic.com

1. STUCCO TO RECEIVE LUSTERLESS ACRYLIC FINISH: 2 COATS EXTERIOR ACRYLIC EMULSION; THREE (3) COLORS - TWO FIELD, ONE TRIM.
2. GYPSUM DRYWALL TO RECEIVE LUSTERLESS EMULSION FINISH (CEILINGS): 1 COAT LATEX-BASED INTERIOR PRIMER, 1 COAT LATEX-BASED INTERIOR FLAT PAINT.
3. GYPSUM DRYWALL TO RECEIVE SEMI GLOSS ALKYD ENAMEL FINISH (WALLS): 1 COAT INTERIOR LATEX-BASED PRIMER, 2 COATS INTERIOR SEMI GLOSS ODORLESS ALKYD ENAMEL.
4. WOODWORK AND HARDBOARD TO RECEIVE SEMI GLOSS ENAMEL FINISH: 1 COAT INTERIOR ENAMEL UNDERCOAT, 2 COATS INTERIOR SEMI GLOSS ODORLESS ALKYD ENAMEL.
5. STAINED WOODWORK TO RECEIVE STAINED-VARNISH RUBBED FINISH: 1 COAT OIL-TYPE INTERIOR WOOD STAIN, 1 COAT CUT SHELLAC, 1 APPLICATION PASTE WOOD FILLER, 2 COATS OIL RUBBING VARNISH.

1. DIMENSIONS TO WINDOW AND DOOR OPENINGS ARE NOMINAL. CONTRACTOR TO VERIFY AND COORDINATE DIMENSIONS BASED ON ACTUAL WINDOW UNITS USED. DOOR AND WINDOW DIMENSIONS ARE SHOWN AS WIDTH x HEIGHT (FT.IN. x FT.IN.) (E.G. 3650 MEANS 3'-6" WIDE x 5'-0" HIGH). C=CASEMENT; F=FIXED; SH= SINGLE HUNG; DH=DOUBLE HUNG; AW=AWNING; H.R.=HORIZONTAL ROLLER.
2. WINDOW SIZES ARE BASED ON "ES WINDOWS" INSULATED IMPACT RESISTANT UNITS. COLOR TO BE SELECTED BY ARCHITECT & OWNER. SUBMIT SHOP DRAWINGS FOR WINDOW UNITS FOR REVIEW BY ARCHITECT.
3. ALL EXTERIOR WINDOW SILLS ARE TO BE SLOPED TO DRAIN AND HEADS TO BE REVERSE SLOPED TO DRIP; REFER TO WINDOW DETAILS ON SHEET A-9.
4. HEADS AND SILLS OF WINDOW UNITS TO BE FLASHED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
5. ALL HARDWARE TO BE APPROVED FOR COASTAL APPLICATIONS.
6. INTERIOR DOORS STYLES TO BE SELECTED BY ARCHITECT & OWNER. INTERIOR POCKET DOORS TO BE "CAVITY SLIDERS" OR APPROVED EQUAL.
7. COORDINATE ALL HARDWARE FUNCTIONS AND KEYING WITH OWNER.
8. WINDOW UNITS MARKED "EGRESS" TO MEET 2020 FBC EGRESS REQUIREMENTS.
9. ALL GLAZING TO BE TEMPERED IN SWINGING DOORS, AT TUBS, IN SHOWER DOORS AND OTHER AREAS SPECIFIED BY THE 2020 FBC-R SECTION R308.4 "HAZARDOUS LOCATIONS". NOTE: ALL WINDOWS DESIGNATED WITH "T" SHALL BE LAMINATED OR TEMPERED IN ACCORDANCE WITH FBC-R R308.4.
10. ALL WINDOW INTERIORS TO BE TRIMMED AS SHOWN.
11. ALL GLAZING TO BE INSULATED, ARGON FILLED, LOW-E, APPROVED "TURTLE" GLASS.
12. MAIN ENTRY DOOR SYSTEM TO BE "BORANO" IMPACT RESISTANT OR APPROVED ALTERNATE. COORDINATE ANY DAP-OUT REQUIREMENTS WITH MANUFACTURER'S RECOMMENDATION FOR SPECIFIC UNITS.
13. SECTIONAL OVERHEAD GARAGE DOOR SHALL BE "CLOPAY, INC." STYLES AND COLORS TO BE SELECTED BY OWNER OR APPROVED EQUAL; GARAGE DOORS TO BE 130mph RATED; POWER DOOR OPERATORS. USE CLOPAY OR EQUAL.
14. SLIDING GLASS DOORS TO BE "ES WINDOWS" OR APPROVED EQUAL. COORDINATE DAP-OUTS WITH MANUFACTURER'S RECOMMENDATIONS FOR SPECIFIC UNITS.
15. INSTALL WASHER BOX IN STUD WALL AT WASHING MACHINE; VENT DRYER TO CODE AS SHOWN.

1. ALL INTERIOR WALL FINISHES TO BE 1/2" GYP. BD.; 1/2" M.R. GYP. BD. IN WET LOCATIONS; CEMENTITIOUS TILE BACKER AT LOCATIONS TO BE TILED. COORDINATE FINISHES FOR WALL PAPERED AREAS W/OWNER. ALL CORNERS TO BE BEADED (USE SMALL RADIUS BULLNOSE) U.N.O. WALL FINISH LIGHT ORANGE PEEL. SUBMIT SAMPLES. GYPSUM DRYWALL ACCESSORIES BY "PLASTIC COMPONENTS, INC." OR APPROVED EQUAL.
2. ALL HORIZONTAL GYP. BD. TO BE 5/8"; LIGHT ORANGE PEEL TEXTURE U.N.O., PROVIDE SAMPLES.
3. MOLDING PROFILES SHALL BE SELECTED BY ARCHITECT.
4. ALL EXTERIOR CEILING FINISHES TO BE CEMENT PLASTER OR WOOD DECKING AS SHOWN U.N.O.
5. MIN. BUILDING INSULATION SHALL MEET OR EXCEED ENERGY CALC'S. AS FOLLOWS: FRAME WALLS R-13 F.G.; BLOCK WALLS R-7.0 FOIL FACED RIGID; ROOF R-19 ICYNENE. REFER TO AND COORDINATE WITH ENERGY CALCULATIONS.
6. ALL EXTERIOR COLORS & FINISHES TO BE SELECTED AND APPROVED BY ARCHITECT & OWNER.
7. ALL INTERIOR COLORS & FINISHES TO BE SELECTED AND APPROVED BY ARCHITECT & OWNER.
8. FINISH ALL EXTERIOR EXPOSED CONCRETE (IF APPLICABLE) WITH LIGHT BROOM FINISH U.N.O., PROVIDE SAMPLE.
9. PROVIDE SHOP DRAWINGS FOR ALL CABINETRY AND BUILT-INS FOR APPROVAL BY ARCHITECT AND OWNER.
10. TRAYS & BULKHEADS: ALL TRAYS AND BULKHEADS TO BE DETAILED BY ARCHITECT.
11. MEDICINE CABINETS: COORDINATE MEDICINE CABINET LOCATIONS W/OWNER.
12. COORDINATE BATHROOM ACCESSORIES WITH OWNER.

1. SWIMMING POOL BY OTHERS UNDER SEPARATE PERMIT.
2. ELEVATOR: 950# RESIDENTIAL TRACTION ELEVATOR AS MANUFACTURED BY RESIDENTIAL ELEVATORS, CRAWFORDVILLE, FL. 800.832.2004 OR APPROVED ALTERNATE.
3. INTERIOR STAIR AND RAILING SYSTEM: REFER TO DETAILS ON SHEET A-7 FOR ADDITIONAL INFORMATION.
4. EXTERIOR BALCONY GUARD RAILING: 36" METAL RAILING SYSTEM, REFER TO DETAILS ON SHEET A-7 FOR ADDITIONAL INFORMATION.

[illegible]

A New Residence for

Jonathan and Jami Beukelman

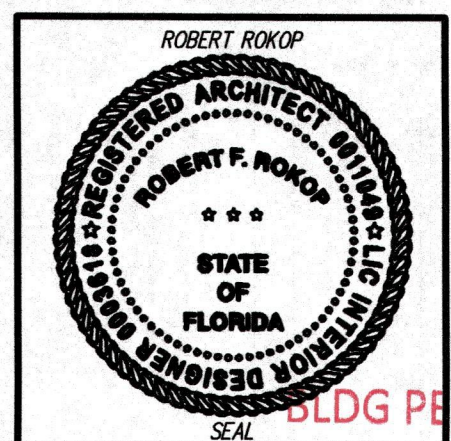
3970 Gulf of Mexico Drive, Longboat Key, Sarasota County, Florida 34228

ROBERT ROKOP ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

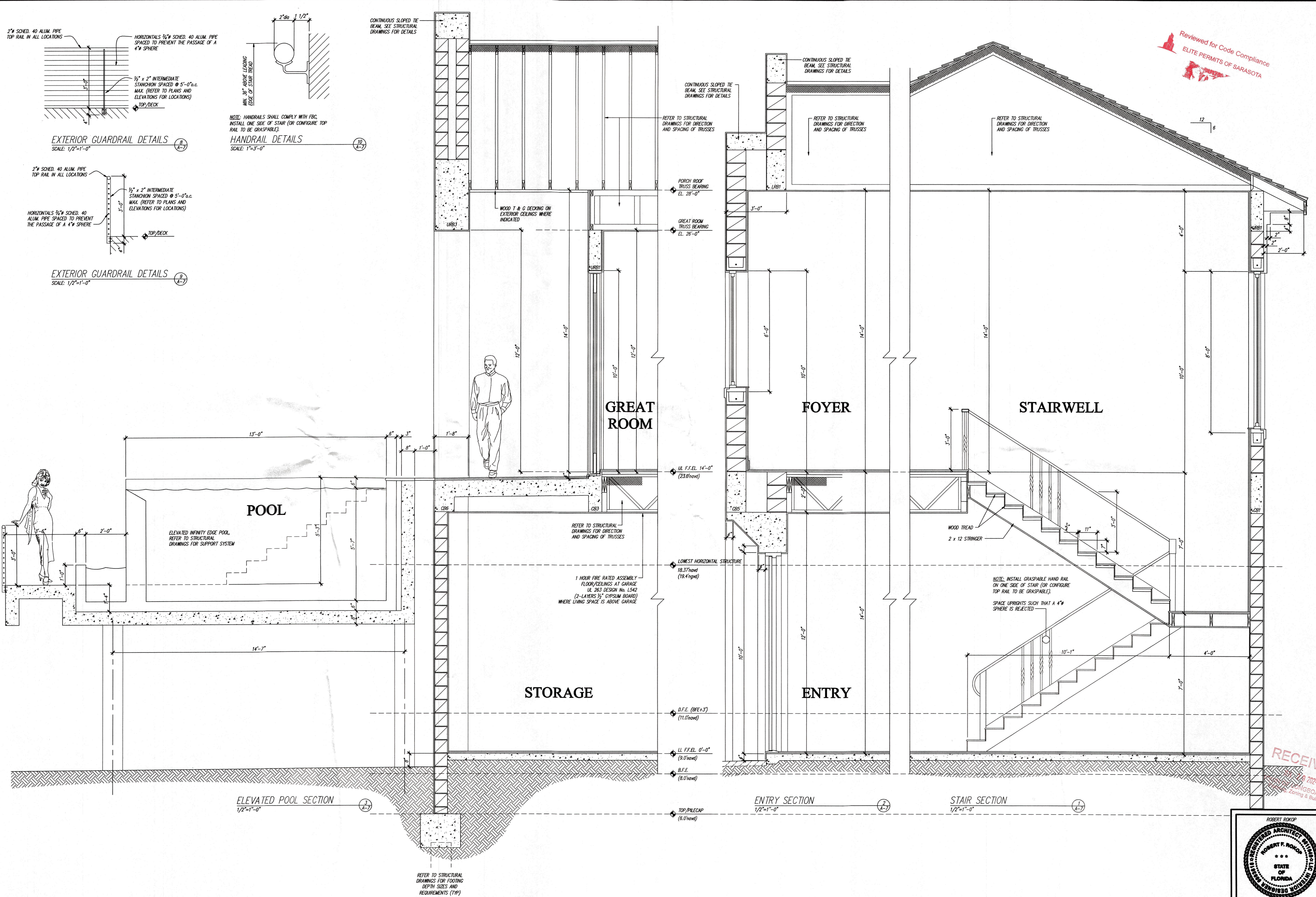
ISSUED
06/21/24

SHEET No.

MIT PLANS
6 OF 11
FILE
of Record



Copy of Record



Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA

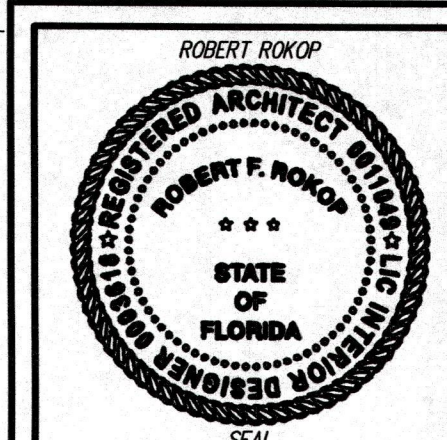
© Copyright Robert Rokop Architect, LLC All Rights Reserved 2024

REVISIONS

tel 941.961.2043
robertrokop@gmail.com

A New Residence for
Jonathan and Jami Beukelman
3970 Gulf of Mexico Drive, Longboat Key, Sarasota County, Florida 34228
ROBERT ROKOP ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

RECEIVED
JAN 29 2024
SARASOTA COUNTY
PLANNING & ZONING DEPARTMENT

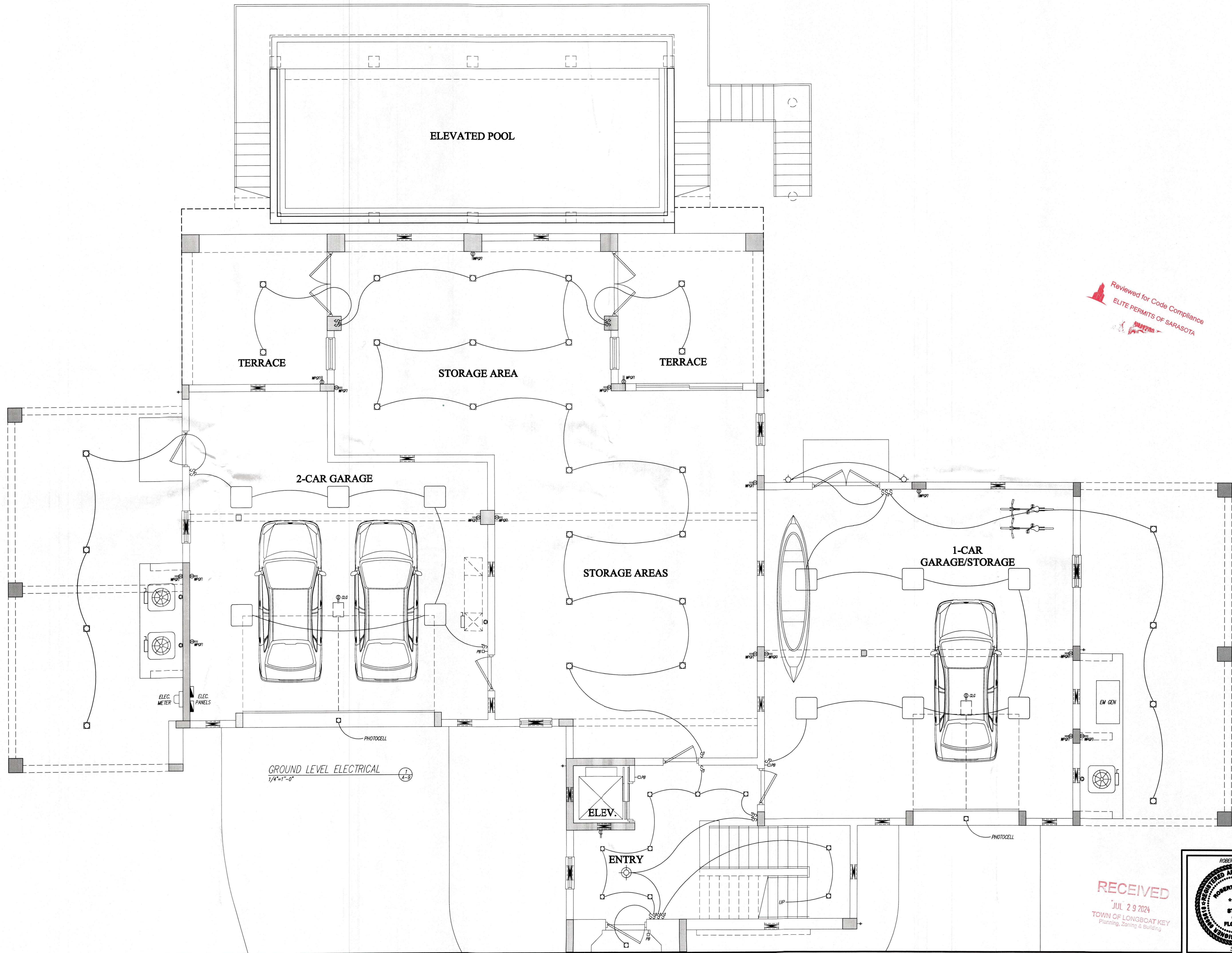


FLORIDA LICENSE
AR: 0011049 ID: 0003618

ISSUED
06/21/24

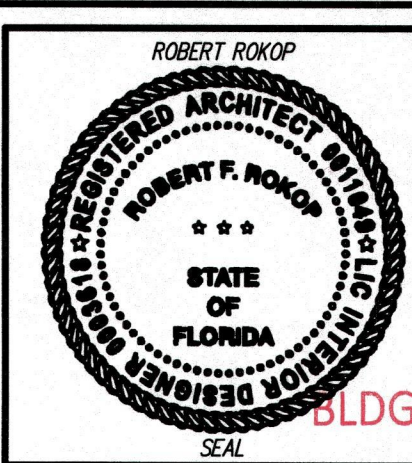
SHEET No.
A-7
7 OF 11

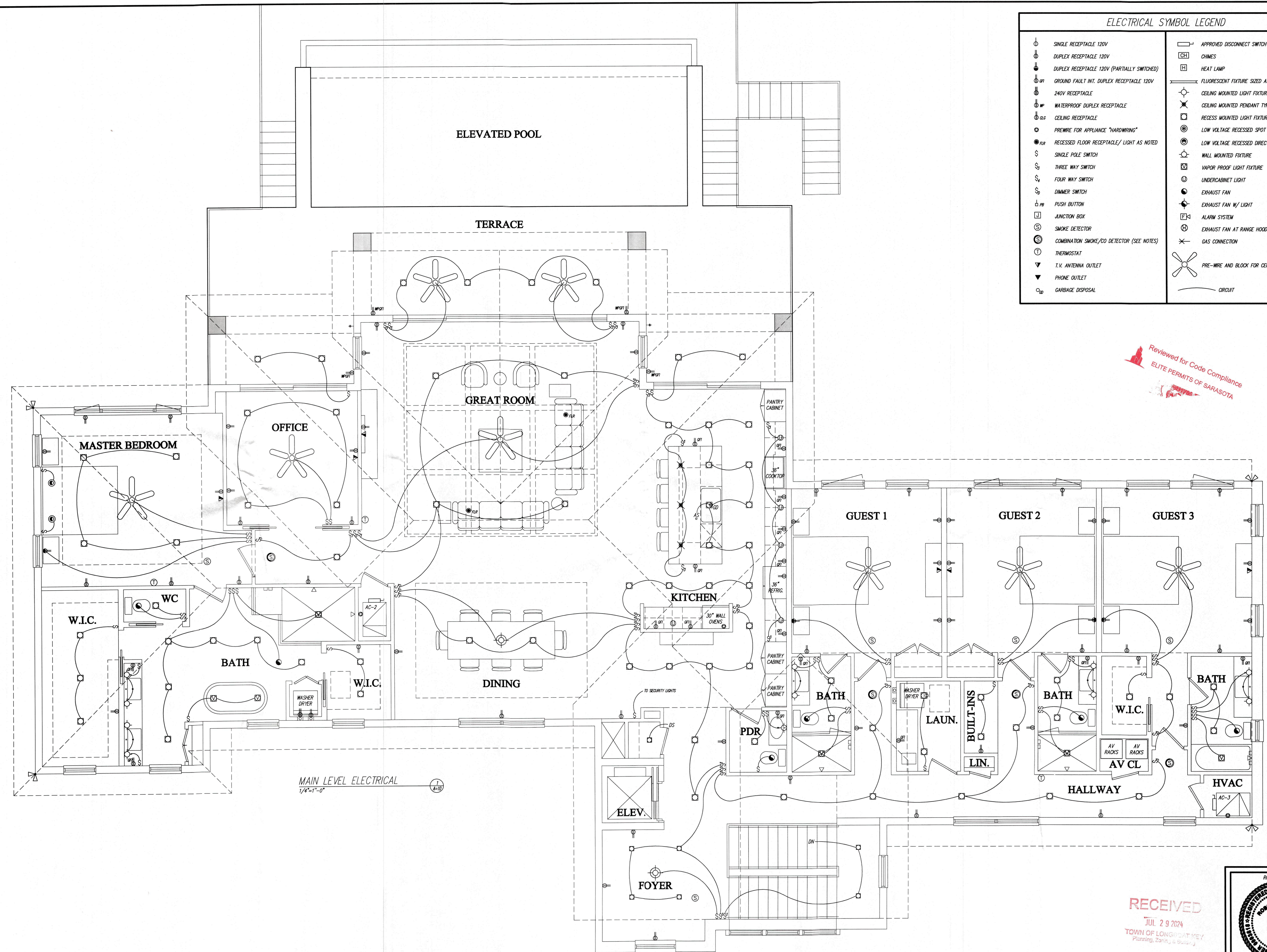
BLDG PERMIT PLANS
FILE
Copy of Record



Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA

RECEIVED
JUL 29 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building





ELECTRICAL SYMBOL LEGEND			
	SINGLE RECEPTACLE 120V		APPROVED DISCONNECT SWITCH
	DUPLEX RECEPTACLE 120V		CHIMES
	DUPLEX RECEPTACLE 120V (PARTIALLY SWITCHED)		HEAT LAMP
	GROUND FAULT INT. DUPLEX RECEPTACLE 120V		FLUORESCENT FIXTURE SIZED AS PER PLAN
	240V RECEPTACLE		CEILING MOUNTED LIGHT FIXTURE
	WATERPROOF DUPLEX RECEPTACLE		CEILING MOUNTED PENDANT TYPE FIXTURE
	CEILING RECEPTACLE		RECESS MOUNTED LIGHT FIXTURE
	PREWIRE FOR APPLIANCE "HARDWIRING"		LOW VOLTAGE RECESSED SPOT LIGHT
	RECESSED FLOOR RECEPTACLE/ LIGHT AS NOTED		LOW VOLTAGE RECESSED DIRECTIONAL LIGHT
	SINGLE POLE SWITCH		WALL MOUNTED FIXTURE
	THREE WAY SWITCH		VAPOR PROOF LIGHT FIXTURE
	FOUR WAY SWITCH		UNDERCABINET LIGHT
	DIMMER SWITCH		EXHAUST FAN
	PUSH BUTTON		EXHAUST FAN W/ LIGHT
	JUNCTION BOX		ALARM SYSTEM
	SMOKE DETECTOR		EXHAUST FAN AT RANGE HOOD
	COMBINATION SMOKE/CO DETECTOR (SEE NOTES)		GAS CONNECTION
	THERMOSTAT		PRE-WIRE AND BLOCK FOR CEILING FAN
	T.V. ANTENNA OUTLET		CIRCUIT
	PHONE OUTLET		
	GARBAGE DISPOSAL		

Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA

REVISIONS

tel 941.961.2043
robertrokop@gmail.com

Jonathan and Jami Beukelman
3970 Gulf of Mexico Drive, Longboat Key, Sarasota County, Florida 34228
ROBERT ROKOP ARCHITECT LLC 400 Madison Drive Suite 200 Sarasota FL 34236

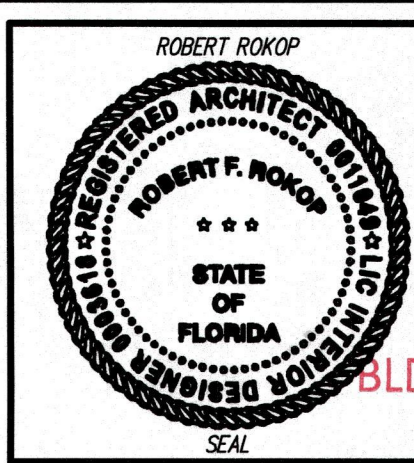
FLORIDA LICENSURE
AR: 0011049 ID: 0003618

ISSUED
06/21/24

SHEET No.
A-10

BLDG PERMIT PLANS
FILE OF 11
Copy of Record

RECEIVED
JUL 29 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building



STRUCTURAL NOTES

SCOPE OF WORK

THE SCOPE OF WORK OF THIS PROJECT IS TO CONSTRUCT A NEW SINGLE FAMILY HOME.

DESIGN CRITERIA

THE STRUCTURAL SYSTEM FOR BUILDING DEPICTED HERE HAS BEEN DESIGNED ACCORDING TO THE 2023 8TH EDITION OF THE FLORIDA BUILDING CODE, AND ASCE 7-22 AND ASCE-24.

THE STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING LIVE LOADS:

FLOOR | DECK | STAIR LOADS:

40 PSF

ROOF LOADS:

20 PSF

FEMA LOADS

AE

10 FT

SEAWARD DEP ZONE

WIND LOADS HAVE BEEN CALCULATED FOR:

- 3-SEC GUST
- 150 MPH
- RISK CATEGORY II
- CATEGORY D
- FULLY ENCLOSED

COMPONENT AND CLADDING LOADS BELOW HAVE BEEN FACTORED BY 0.6 FOR ASD CALCULATIONS.

C&C WIND PRESSURE SCHEDULE [PSF]						
TRIBUTARY AREA [SF]	ZONE					WINDOWS & DOORS
	ROOF					
	1	2	3	4	5	
10	27.1, -87.0	27.1, -126.9	27.1, -126.9	47.1, -55.1	47.1, -83.0	
20	24.9, -87.0	24.9, -110.9	24.9, -110.9	44.8, -51.6	44.8, -59.1	
50	21.4, -55.1	21.4, -87.0	21.4, -87.0	41.4, -46.5	41.4, -53.1	
100	19.2, -27.1	19.2, -71.0	19.2, -71.0	39.1, -43.1	39.1, -49.1	
Width of zone 5 = 3 ft.						

A CONTINUOUS LOAD PATH BETWEEN FOUNDATIONS, COLUMNS, AND BEAMS ARE INTENDED BY THESE DRAWINGS AND SHALL BE FIELD VERIFIED. CONTRACTOR TO VERIFY A MINIMUM LOAD BEARING CAPACITY OF 2000 PSF FOR SOIL BEARING. MAY BE LOAD PATH THROUGH DEEP FOUNDATION.

THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE CONSTRUCTION IS COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE SUITABLE SEQUENCING, MEANS AND METHODS OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO THE ADDITION OF NECESSARY SHORING, TIE DOWNS, TEMPORARY BRACING, ETC.

MATERIALS

MASONRY:

ALL MASONRY WORK SHALL BE PERFORMED IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530)" & "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1)".

CONCRETE MASONRY UNITS SHALL BE 8"X 8"X 16" (NOMINAL) GRADE "N" HOLLOW LOAD BEARING UNITS, CONFORMING TO ASTM C-90 WITH A MINIMUM COMPRESSIVE STRENGTH (F_m) OF 1500 PSI. MORTAR SHALL BE TYPE M OR S AND SHALL CONFORM TO ASTM C-270.

GROUT OR PEA-GRAVEL CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. UNLESS OTHERWISE NOTED, COREFILL MIX SHALL CONFORM TO ASTM C-476.

AIR-ENTRAINING MIXTURES OR HYDRATED LIME CONTAINING AIR-ENTRAINING MIXTURES ARE PROHIBITED BECAUSE UNLESS APPROVED BY THE ENGINEER, CALCIUM CHLORIDE IS NOT PERMITTED IN MORTAR OR GROUT IN WHICH REINFORCEMENT, METAL TIES, OR ANCHORS ARE EMBEDDED BECAUSE OF EXCESSIVE CORROSION.

CONCRETE:

CONCRETE MIX SHALL BE DESIGNED BY A RECOGNIZED TESTING LABORATORY TO ACHIEVE A COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI UNLESS NOTED OTHERWISE.

ALL MATERIALS SHALL COMPLY WITH THE STANDARDS OF ACI 318 AND THE REQUIREMENTS OF ASTM C 150, ASTM C 595, OR ASTM C 845.

ALL CONCRETE MEASURING, MIXING, TRANSPORTING, ETC. SHALL COMPLY WITH THE REQUIREMENTS OF ASTM STANDARD C94-74A.

THE MAXIMUM TIME ALLOWED FROM THE TIME THE WATER IS ADDED UNTIL THE MIX IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED.

WOOD:

UNLESS NOTED OTHERWISE, ALL WOOD CONSTRUCTION SHALL MEET OR EXCEED REQUIREMENTS OF CHAPTER 23, FBC.

DIMENSIONAL LUMBER SHALL BE RATED IN ACCORDANCE WITH THE STANDARDS OF THE CURRENT EDITION OF THE AMERICAN WOOD COUNCIL'S NATIONAL DESIGN SPECIFICATIONS.

ALL WALL STUDS TO BE SPF #2 U.N.O. ALL TOP & BOTTOM PLATES, RAFTERS, JOISTS, LEDGERS AND OTHER STRUCTURAL MEMBERS SHALL BE SYP #2 U.N.O.

ALL WOOD EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE SHALL BE EITHER PRESSURE TREATED OR A NATURALLY DURABLE SPECIES.

MULTI-MEMBER WOOD BEAMS SHALL BE GLUED AND NAILED TOGETHER WITH A MINIMUM OF 16D NAILS @ 12" O.C., TOP AND BOTTOM EDGE, STAGGERED (U.N.O.). SPLICES SHALL BE MADE AT SPAN THIRD POINTS OR CENTER OF SUPPORTS. NO MORE THAN ONE MEMBER SHALL BE SPLICED AT ANY ONE POINT. SPLICES SHALL BE SPACED A MINIMUM OF 4 FEET APART.

MANUFACTURED WOOD PRODUCTS, SUCH A WOOD TRUSSES AND ENGINEERED LUMBER SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND ERECTION DRAWINGS. INSTALLATION SHALL INCLUDE BRIDGING, BRACING, BLOCKING, AND WEB STIFFENERS AS REQUIRED.

UNLESS OTHERWISE NOTED, BUILT-UP STUD COLUMNS SHALL BE LIMITED TO 3 PLYS AND NAILED TOGETHER W/ 2 ROWS OF 16D NAILS @ 9" O.C. STARTING AT 3-1/2" FROM EACH END. ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.

FASTENERS:

ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE EITHER HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

SOIL COMPACTION:

TOP SOIL SHALL BE REMOVED TO A MINIMUM DEPTH OF ONE FOOT OVER THE ENTIRE BUILDING AREA AND FIVE FEET BEYOND BUILDING LINES. THESE AREAS SHOULD BE CLEARED AND GRUBBED OF ANY VEGETATION. THE EXPOSED SURFACE SHOULD THAN BE COMPACTED TO A DEPTH OF (1) FOOT BELOW THE CLEARED AND GRUBBED SURFACE TO A MINIMUM 98% OF THE STANDARD OR MODIFIED PROCTOR DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-998. AFTER DENSIFICATION OF NATURAL SOILS, FILL MATERIAL TO FINISHED GRADE SHALL BE PLACED WITH A MAXIMUM LIFT OF 6" AND COMPACTED TO A MINIMUM 98% OF THE STANDARD OR MODIFIED PROCTOR DENSITY. FILL MATERIAL SHALL BE CLEAN TO SLIGHTLY SILTY FINE SAND, FREE OF ORGANIC MATERIAL.

GENERAL CONDITIONS

IF THERE ARE ANY DISCREPANCIES HEREIN CONTACT GCED PRIOR TO PROCEEDING WITH THE WORK.

THIS DESIGN DOES NOT CONSTITUTE THE ENGINEERING OF ANY OTHER STRUCTURES THAT ARE NOT SPECIFICALLY MENTIONED IN THIS PLAN SET.

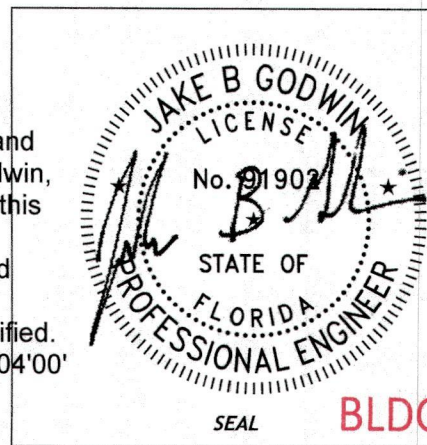
ALL WORK PREPARED BY GCED, IS THE PROPERTY OF GCED AND MAY ONLY BE USED FOR ITS INTENDED USE AT THE SPECIFIED LOCATION ON THE TITLE BLOCK.

GCED WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S, CLIENT'S OR OTHER ENTITIES, INADEQUATE OR UNSATISFACTORY PERFORMANCE OF THE WORK.

Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA

RECEIVED
JUL 29 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Jake B Godwin
This item has been electronically signed and sealed by Jake B Godwin, PE. Printed copies of this document are not considered signed and sealed and the digital signature must be verified.
2024.06.19 15:43:45-04'00'



REVISIONS

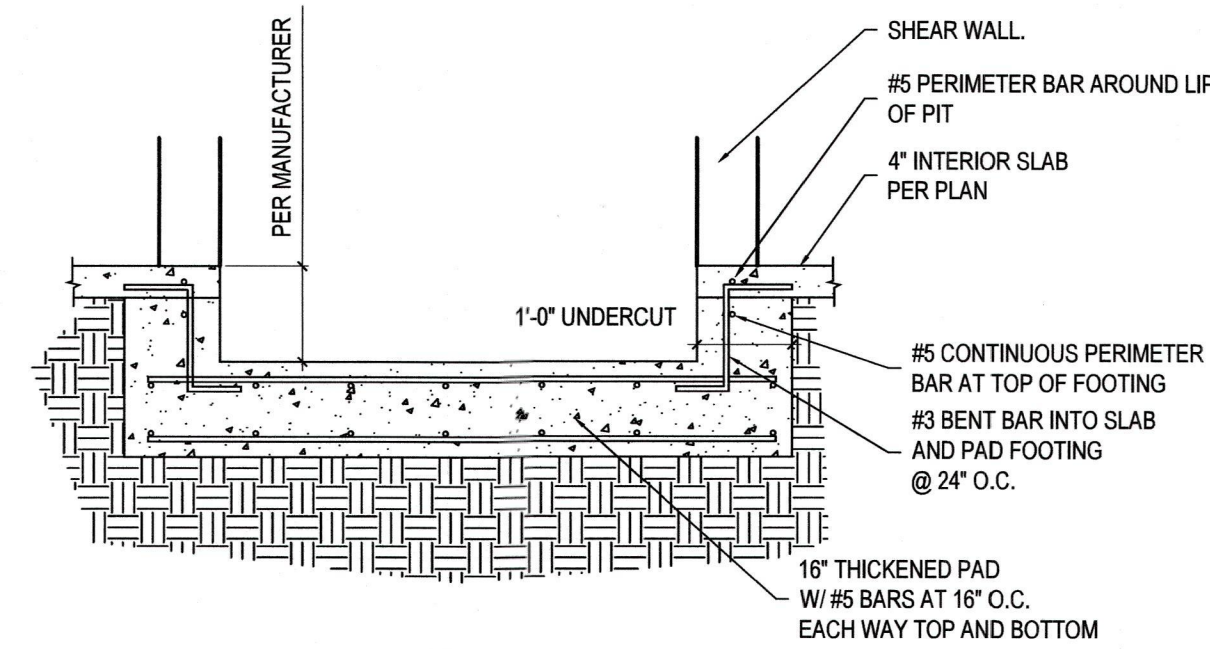
GULF COAST
ENGINEERING & DESIGN
1705 6th Street, Sarasota, FL 34236
941-216-6101 Cert. of Auth. #53790

Beukelman Residence
3970 Gulf of Mexico Drive, Longboat FL

ISSUE DATE
June, 21, 2024

S1.0

BLDG PERMIT PLANS
FILE
Copy of Record



4 ELEVATOR SHAFT
S2.0 SCALE: 1/2" = 1'-0"

FOUNDATION NOTES

- FOUNDATIONS TO BE AUGER-CAST CONCRETE PILING WITH A CAST-IN-PLACE CONCRETE GRADE BEAM CENTERED ON THE PILING.
- CONCRETE TO BE 5000 PSI MINIMUM
- SOIL BEARING PRESSURE AS SPECIFIED IN THE GEOTECHNICAL REPORT FROM UNIVERSAL ENGINEERING SCIENCES.
- ALL REINFORCEMENT IS THE LAPPED AT 48X THE DIAMETER OF THE REBAR. (I.E. #4 BAR TO BE LAPPED AT 24" MIN) AND HAVE 3" COVER MIN IF CAST AGAINST THE GROUND AND 2" COVER MIN IF ELEVATED
- PILINGS MAY NOT ALWAYS ALIGN WITH COLUMNS AND/OR WALLS ABOVE. REFER TO ARCHITECTURAL PLANS FOR ALL GROUND FLOOR WALL AND COLUMN LOCATIONS.

PILE NOTES

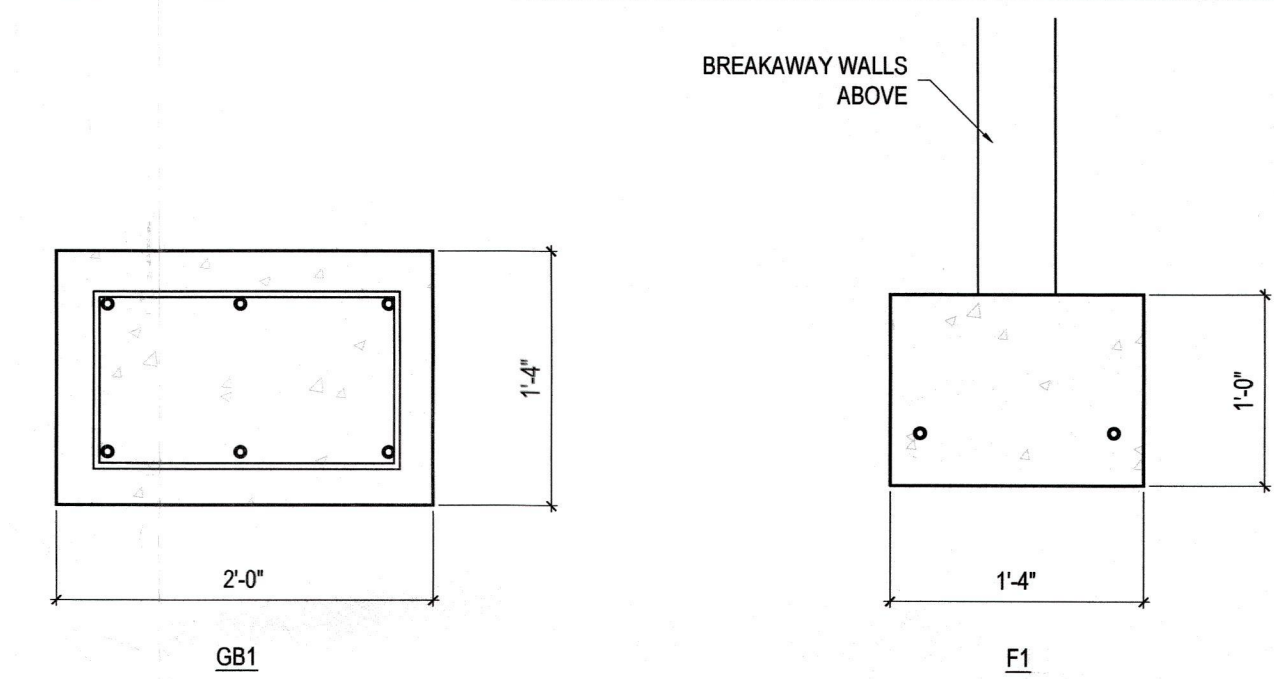
- ALL PILES ARE AS SHOWN IN THE SCHEDULE BELOW.
- PILES SHALL DEVELOP A MINIMUM COMPRESSIVE CAPACITY PER THE GEOTECHNICAL REPORT.
- CIVIL ENGINEER IS TO MONITOR THE INSTALLATION OF ALL PILES SO THAT THEY COMPLY WITH THE DESIGN REQUIREMENTS AND ALL APPLICABLE BUILDING CODES.

FOOTING SCHEDULE:

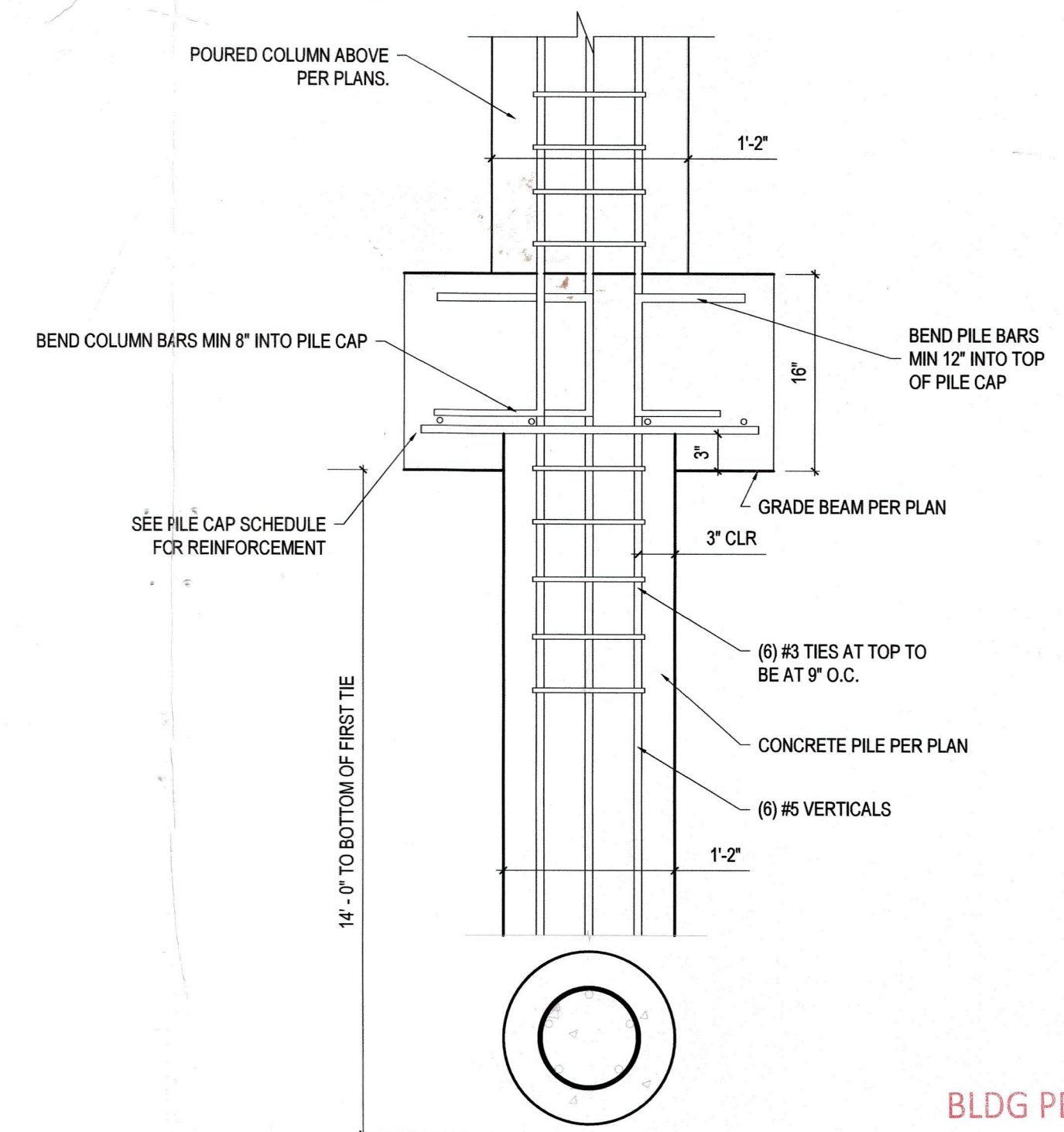
ID	DIMENSIONS	REINFORCEMENT
GB1	24"W x 16"D STRIP FTG.	3-#5 @ BOT. 3-#5 @ TOP W/ #3 STIRRUPS AT 9" O.C.
PC1	32" SQR x 16" D PAD	4-#5 @ BOT EACH WAY
F1	16"W x 12" D STRIP FTG	2-#5 @ BOT (UNDER BREAKAWAY WALLS ONLY) * NOT SHOWN FOR CLARITY

PILE SCHEDULE:

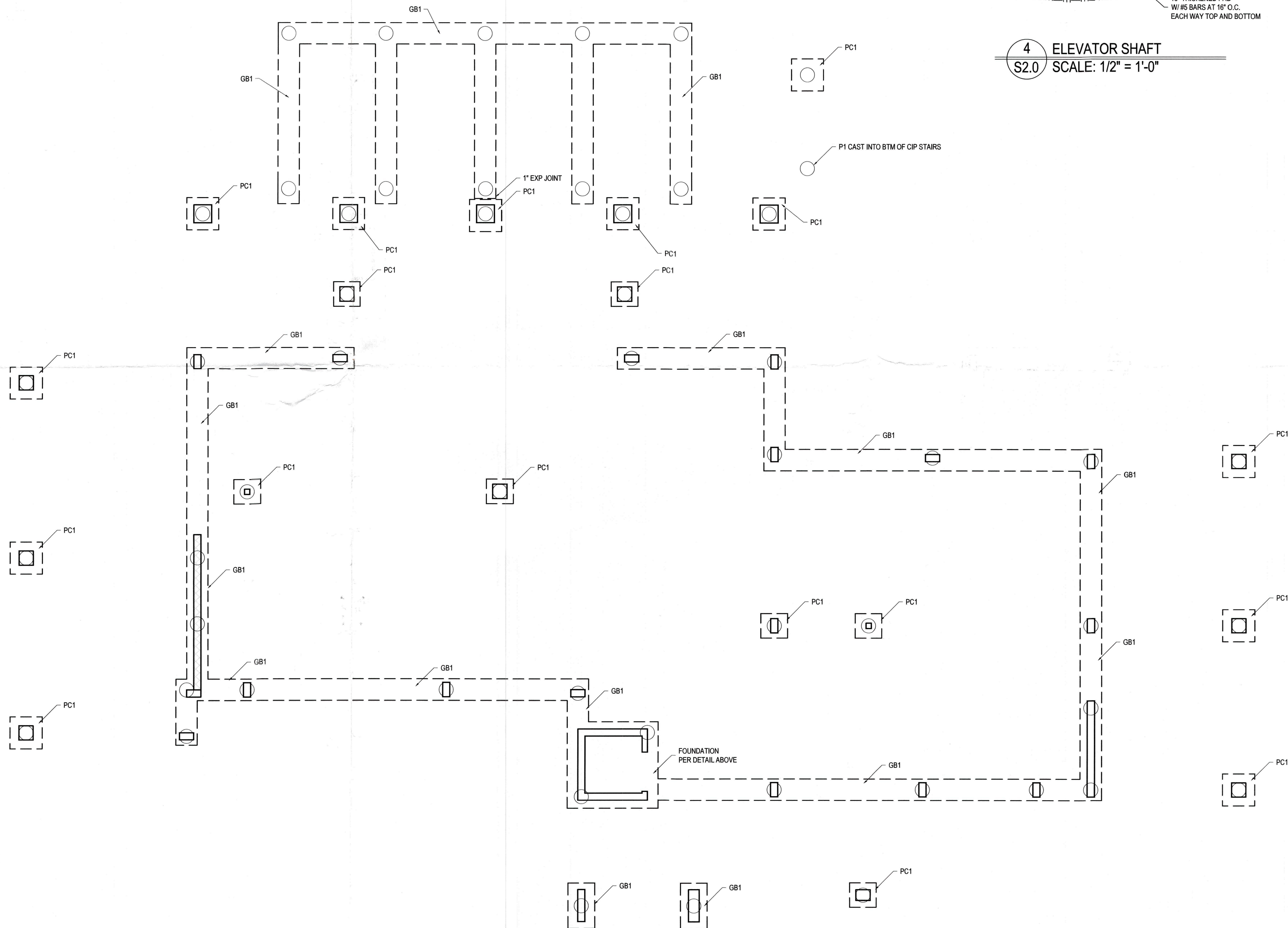
ID	DIMENSIONS	REINFORCEMENT
P1	16" Ø AUGER CAST PILE	5- #5 VERTICALS W/ #3 STIRRUPS AT 9" O.C.



3 FOUNDATION DETAILS
S2.0 SCALE: 1/2" = 1'-0"



2 PILE CAP DETAIL
S2.0 SCALE: 1/2" = 1'-0"



1 FOUNDATION PLAN
S2.0 SCALE: 3/16" = 1'-0"

REVISIONS

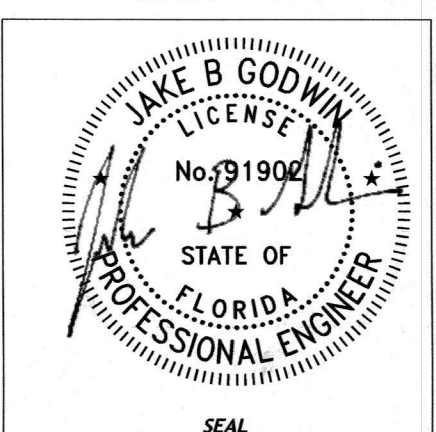
R1: 2024.11.8

GULF COAST
ENGINEERING & DESIGN
1705 6th Street, Sarasota, FL 34236
941-216-6101 Cert. of Auth. #33790

RECEIVED
NOV 21 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Beukelman Residence
3970 Gulf of Mexico Drive, Longboat FL

BLDG PERMIT PLANS
FILE
Copy of Record

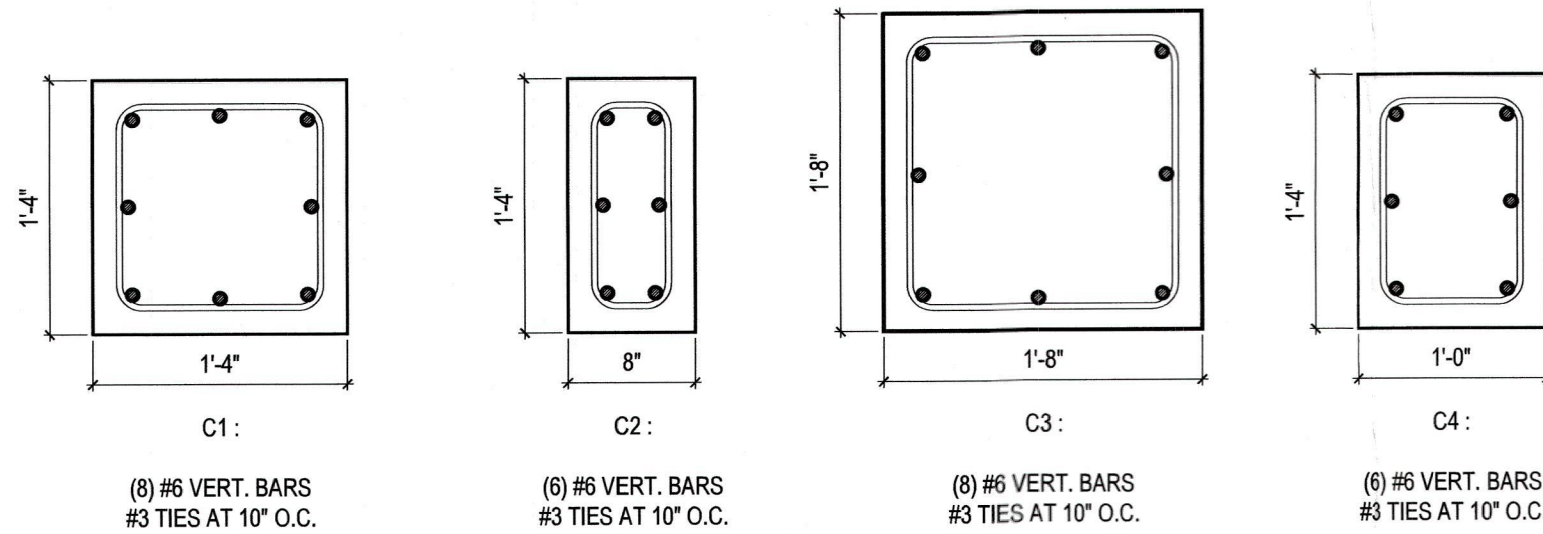


ISSUE DATE
June, 21, 2024

S2.0

CONCRETE COLUMN NOTES

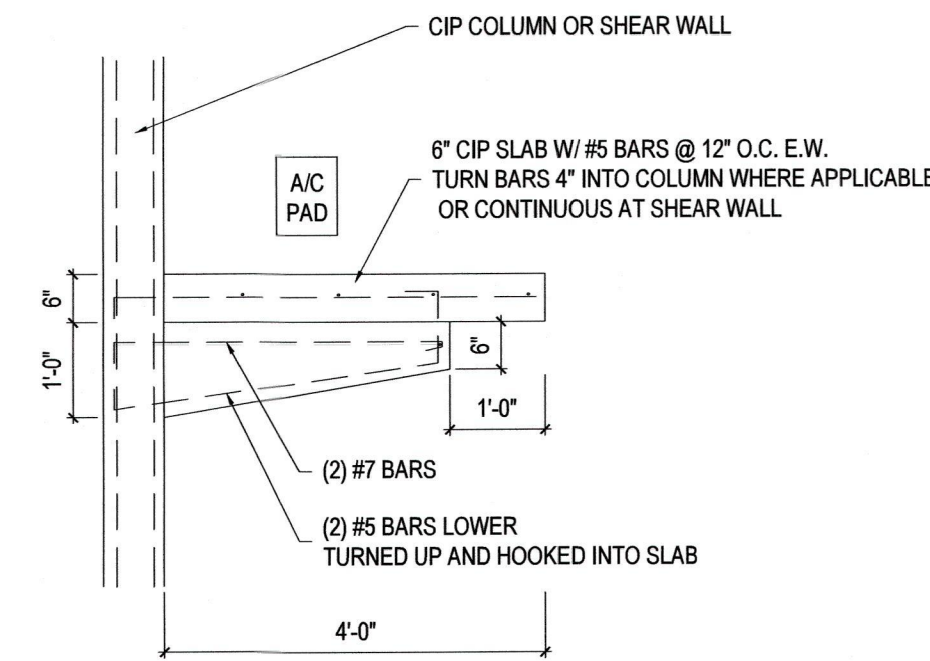
- 1 1/2" REBAR COVER MIN
- COLUMNS TO BE A MIN. OF 4000 PSI CONCRETE.
- HOOK ALL END BARS INTO ADJACENT BEAM OR TIE BEAM 12" MIN.



6 TYPICAL CONCRETE COLUMNS
S3.0 SCALE: 1-1/2" = 1'-0"

Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA

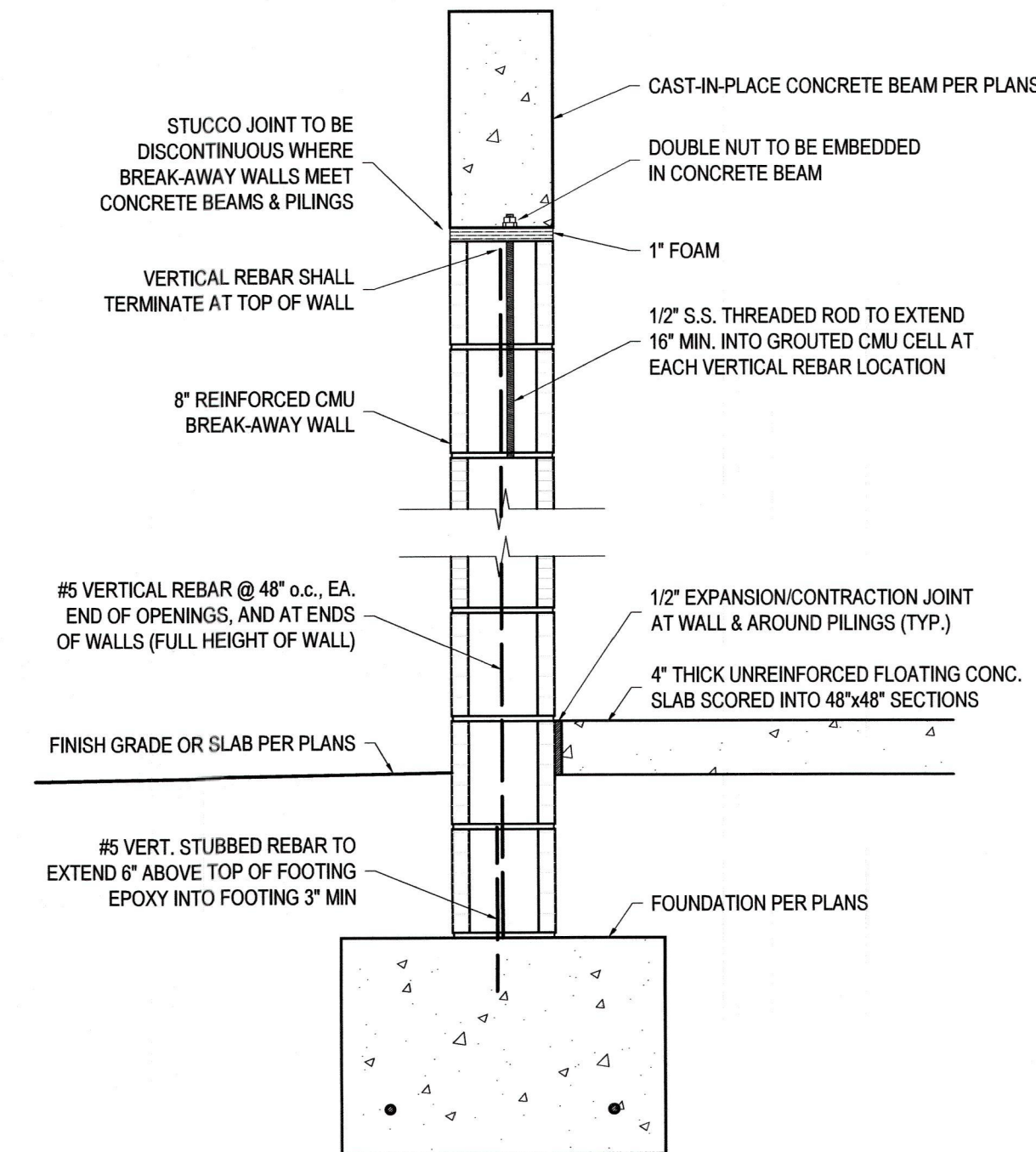
BL17263



5 A/C PAD SUPPORTS
S3.0 SCALE: 1-1/2" = 1'-0"

BREAKAWAY WALL NOTES:

- GROUND FLOOR WALLS HAVE BEEN DESIGNED IN ACCORDANCE WITH:
 - ASCE 24-14, CHAPTER 4 - COASTAL HIGH HAZARD AREAS AND COASTAL A ZONES; SECTION 4.6 - ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION
 - ASCE 7-23, CHAPTER - FLOOD LOADS; SECTION 5.3.3 - LOADS ON BREAKAWAY WALLS
 - FBC-R 2023, SECTION R322.3.5 - WALLS BELOW DESIGN FLOOD ELEVATION
 - FEMA TECHNICAL BULLETIN #9; PERFORMANCE BASED DESIGN OF BREAKAWAY WALLS (AUG 2008)
- BREAK-AWAY WALLS HAVE BEEN DESIGNED TO WITHSTAND A WIND LOAD OF 35 PSF (FACTORED FOR ASD) AND TO FAIL UNDER BASE FLOOD OR LESSER CONDITIONS.
- THE ELEVATED PORTION OF THE BUILDING AND SUPPORTING FOUNDATION SYSTEM HAVE BEEN DESIGNED TO WITHSTAND THE EFFECTS OF WIND AND FLOOD LOADS ACTING SIMULTANEOUSLY ON STRUCTURAL AND NONSTRUCTURAL BUILDING COMPONENTS.

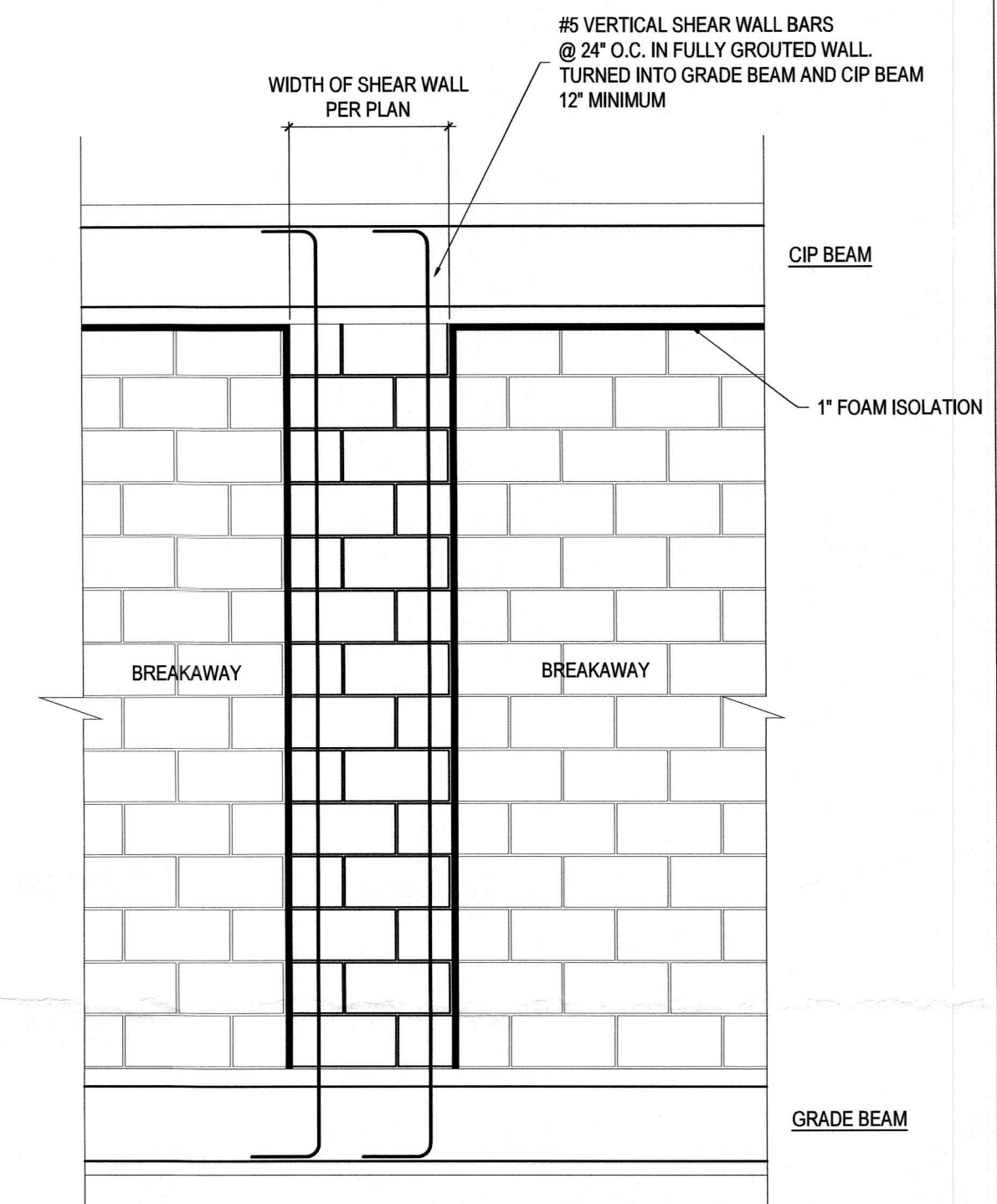


4 BREAKAWAY WALLS
S3.0 SCALE: 1-1/2" = 1'-0"

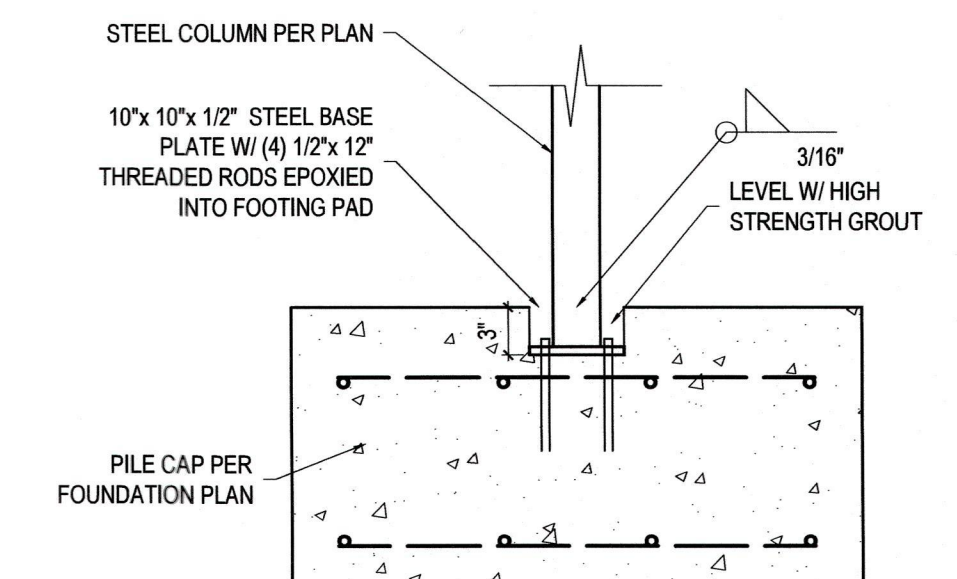
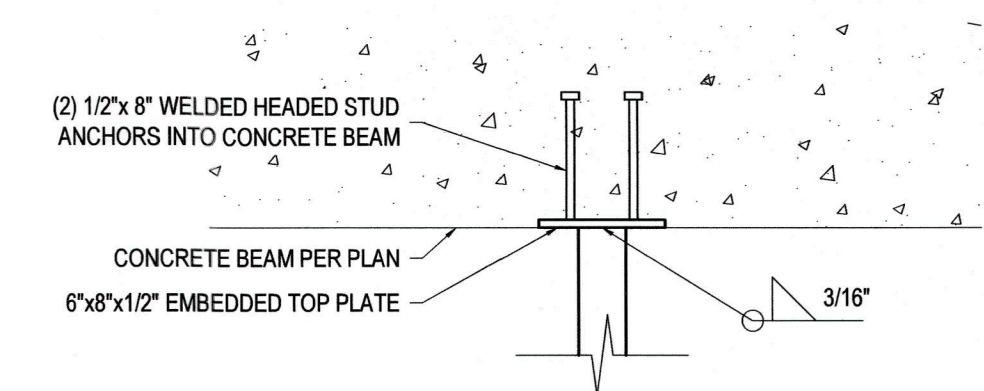
GROUND FLOOR WALL FRAMING NOTES:

- EXTERIOR WALLS TO BE BREAKAWAY WALLS PER 2/S3
- TYPICAL CMU WALL LINTEL TO BE 8" PRECAST BY CAST-CRETE OR EQUAL, FULLY GROUTED WITH 1-#5 REBAR UNLESS NOTED OTHERWISE.
- EXTERIOR WALLS TO RECEIVE FINISH AS SPECIFIED BY ARCH.
- BOND BEAMS
 - 4.1. SINGLE COURSE BOND BEAM W/ (1) #5 BAR ONLY INSTALLED WHERE CMU WALLS ARE NOT DIRECTLY UNDER A POURED CONCRETE BEAM.
- SW = SHEAR WALLS TO BE 8" CMU WALLS W/ #5 BARS @ 24" O.C. FULLY GROUT WALL
- FRANGIBLE SLABS
 - 6.1. 4" 3000 PSI NON REINFORCED CONCRETE SLAB SCORED INTO 4' GRID

REFER TO ARCHITECTURAL FOR
FRANGIBLE SLAB ELEVATIONS

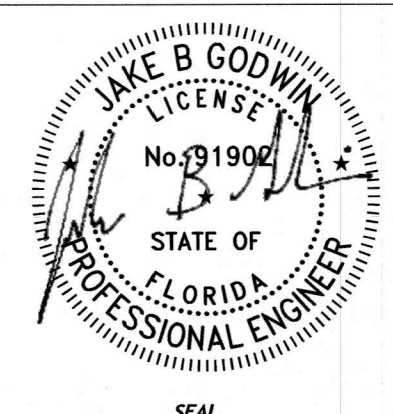


3 SHEAR WALL DETAIL
S3.0 SCALE: 1-1/2" = 1'-0"



2 STEEL COLUMNS
S3.0 SCALE: 1-1/2" = 1'-0"

BLDG PERMIT PLANS
FILE
Copy of Record



REVISIONS
R1: 2024.11.8

GULF COAST
ENGINEERING & DESIGN
1705 4th Street, Sarasota, FL 34236
941-216-6101 Cert. of Auth. #43950

Beukelman Residence
3970 Gulf of Mexico Drive, Longboat FL

ISSUE DATE
June, 21, 2024

S3.0

1 GROUND FLOOR PLAN
S3.0 SCALE: 3/16" = 1'-0"

GULF COAST
ENGINEERING & DESIGN
1705 6th Street, Sarasota, FL 34236
941-216-6101 Cert. of Auth. #33790

0

Copy of Record

1. FLOOR DECKING TO BE 3/4" CDX STRUCTURAL SHEATHING AT 19.2" OC ATTACHED W/ GLUE AND 10D NAILS @ 6" OC AT PANEL EDGES & 8" O.C. AT INTERMEDIATE MEMBERS.
2. WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 24" O.C. BETWEEN FIRST (2) BAYS TO BRACE WALL.
3. THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES.
4. ALL FLOOR FRAMING TO BE TIED DOWN TO WALLS BELOW W/ HTS20 STRAPS (W/ HET) HX240 STRAPS (OR C-STRAPS UNLESS NOTED OTHERWISE ATTACH 5/8" NON-SAW DRYWALL COVERING THE UNDERSIDE OF FLOOR JOISTS TO PROVIDE FIRE BARRIER TO LIVING SPACES.
5. IN FLOOR CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
6. PROVIDE BLOCKING UNDER ALL NON LOAD BEARING WALLS ABOVE.

1. ENGINEERED TRUSS DESIGNS SHALL BE PROVIDED TO GCED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. THE TRUSS LAYOUT DEPICTED HEREIN IS ILLUSTRATIVE ONLY. REFER TO THE ENGINEER-APPROVED TRUSS LAYOUT BY THE TRUSS MANUFACTURER.
3. TRUSS DESIGNER TO LOCATE ALL ELECTRICAL AND PLUMBING FIXTURES AND DRILL HOLES IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS AND TAKE CARE TO AVOID LOCATING TRUSSES WHERE CONFLICTS OCCUR.
4. TRUSS DESIGNER TO AVOID LOCATING TRUSSES IN THE CENTERS OF HALLWAYS AND OTHER SUCH AREAS WHERE RECESSED LIGHTING AND OTHER FIXTURES ARE COMMONLY LOCATED.
5. TRUSS DESIGNER TO VERIFY ALL BEARING HEIGHTS, CEILING CHANGES, AND FLOOR LEVEL CHANGES WITH ARCHITECTURAL DRAWINGS.
6. INTERIOR FLOOR FRAMING TO BE 24" DEEP OPEN WEB TRUSSES AT 19.2' O.C. MAX WITH AT MINIMUM 1 ROW OF BRACING AT CENTER LINE.

Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA

- 1 1/2" REBAR COVER MIN
- STIRRUPS TO BE AT 3" ON CENTER OVER BEARING POINTS
- BEAMS TO BE A MIN. OF 4000 PSI CONCRETE.
- HOOK ALL END BARS INTO ADJACENT BEAM OR TIE BEAM 12" MIN
- TOP BARS TO BE CONTINUOUS OVER SUPPORTS
- BOTTOM BARS TO BE CONTINUOUS BETWEEN SPANS

- NEW CONCRETE BEAM

HOOK ALL BARS
12" MIN INTO ADJACENT
TIE BEAM OR
POURED BEAM

#3 STIRRUPS AS NOTED

TOP TRUSS	14'-0"
BTM TRUSS	12'-2"
BTM LSM	12'-0"

CB-1
(2) #7 BARS BOTTOM
(2) #7 BARS TOP.
#3 STIRRUPS AT 8" O.C.

CB-2
(2) #7 BARS BOTTOM
(2) #7 BARS TOP.
#3 STIRRUPS AT 8" O.C.

CB-3
(2) #7 BARS BOTTOM
(2) #7 BARS TOP.
#3 STIRRUPS AT 8" O.C.

CB-6
(3) #7 BARS BOTTOM
(3) #7 BARS TOP.
#3 STIRRUPS AT 12" O.C.

CB-5
(3) #7 BARS BOTTOM
(3) #7 BARS TOP.
#3 STIRRUPS AT 8" O.C.

CB-4
(3) #7 BARS BOTTOM
(3) #7 BARS TOP.
#3 STIRRUPS AT 8" O.C.

CB-8
(3) #7 BARS BOTTOM
(3) #7 BARS TOP.
#3 STIRRUPS AT 8" O.C.

CB-7
(3) #7 BARS BOTTOM
(3) #7 BARS MIDDLE
(3) #7 BARS TOP.
#3 STIRRUPS AT 8" O.C.

SLAB EXTENSIONS

- SLAB EXTENSIONS

CONCRETE SLAB W/ TWO LEVELS OF MATS.
S @ 16" O.C. - 2" TOP AND BTM FROM THE SLAB

22" FLOOR TRUSSES @ 19.2' O.C

22" FLOOR TRUSSES @ 19.2" O.C.

	L3			L1				22" FLOOR TRUSSE
--	----	--	--	----	--	--	--	------------------

ATOR

22nd FLOOR TRUS

6" THICK SLAB EXTENSION W/ #5 BARS @ 24" O.C.
HOOKED INTO BEAM AND (1) #5 BAR AT PERIMETER

2X6 NAILER W/
3/8" X 4" TITENS @ 24" O.C.

2X BLOCKING @ 24" O.C.

TRUSS

2X4 LEDGER
W/ 1/4" X 3-1/2"
TAPCONS @ 24" O.C.

X RATED DRYWALL

L2 (1) 1/4" X 6" TAPCON
PER TRUSS

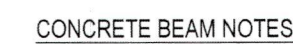
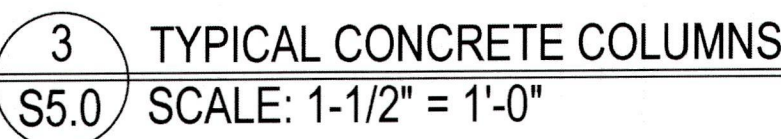
LEDGER PER PLAN
CONCRETE BEAM

3 LEDGERS
S4.0 SCALE: NTS

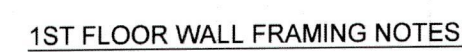
1 FIRST FLOOR FRAMING PLAN
S4.0 SCALE: 3/16" = 1'-0"

[illegible]

- 1 1/2" REBAR COVER MIN
- COLUMNS TO BE A MIN. OF 4000 PSI CONCRETE.
- HOOK ALL END BARS INTO ADJACENT BEAM OR TIE BEAM 12" MIN.



- 1 1/2" REBAR COVER MIN
- STIRRUPS TO BE AT 3" ON CENTER OVER BEARING POINTS
- BEAMS TO BE A MIN. OF 4000 PSI CONCRETE.
- HOOK ALL END BARS INTO ADJACENT BEAM OR TIE BEAM 12" MIN
- TOP BARS TO BE CONTINUOUS OVER SUPPORTS
- BOTTOM BARS TO BE CONTINUOUS BETWEEN SPANS



1. EXTERIOR LOAD BEARING WALLS TO BE 8" CMU WITH #5 BARS IN FULLY GRouted CELLS AT 48" O.C. AND AT ALL EDGES OF OPENINGS AND CORNERS.
 - 1.1. TIE BEAMS
 - 1.1.1. 8" WIDE X 16" TALL TIE BEAM W/ (2) #5 BARS TOP AND (2) #5 BARS BTM W/ #3 STIRRUPS @ 24" O.C. OVER ALL WALLS
2. INTERIOR BEARING WALLS TO BE 2X4 OR 2X6 #2 WALLS @ 16" O.C. W/ MINIMUM (3) 2X10 HEADERS
3. NON BEARING WALLS TO BE 2X 2X STUDS @ 16" O.C. MAX

1 FIRST FLOOR PLAN
S5.0 SCALE: 3/16" = 1'-0"

REVISIONS

GULF COAST
ENGINEERING & DESIGN
1705 6th Street, Sarasota, FL 34236
941-216-6101 Cert. of Auth. #33790

Beukelman Residence
3970 Gulf of Mexico Drive, Longboat FL

ISSUE DATE

June, 21, 2024

S5.0

Copy of Record

Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA

RECEIVED
JUL 29 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

ROOF FRAMING NOTES:

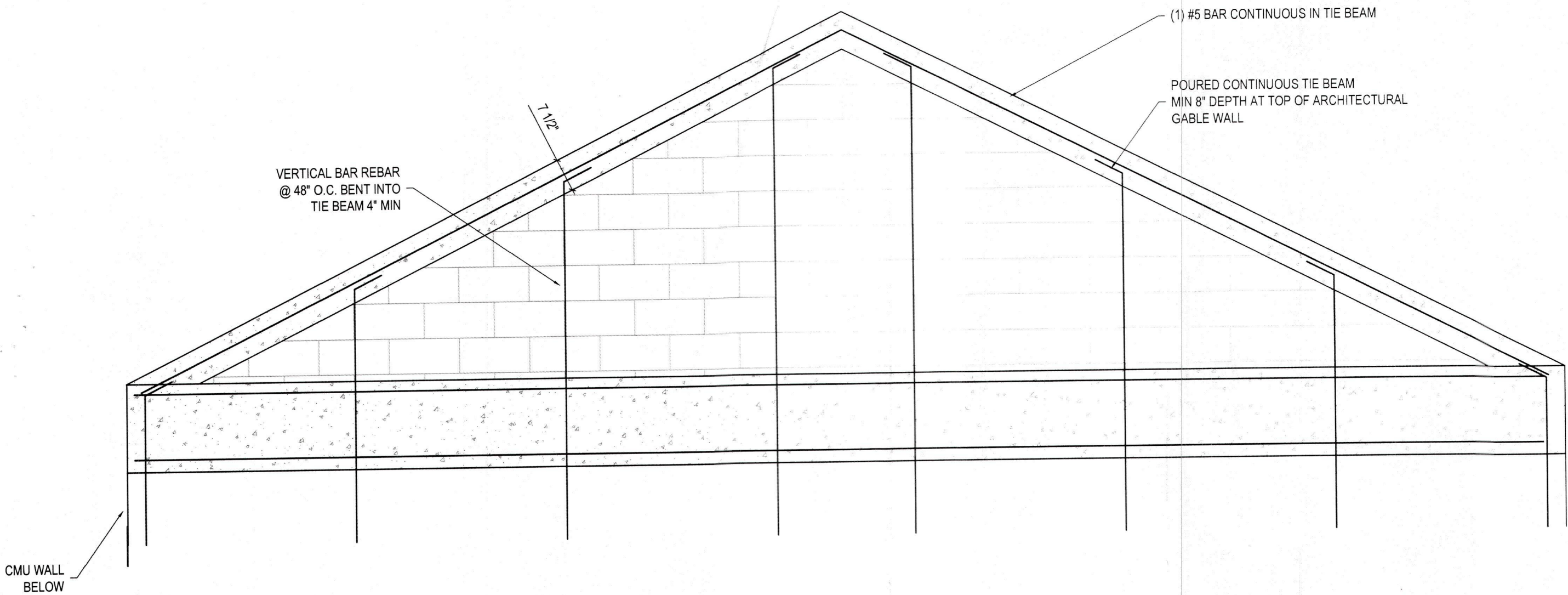
- ALL TRUSSES TO BE AT 24" O.C. MAX.
- ROOF DECKING TO BE 5/8" CDX STRUCTURAL SHEATHING ATTACHED W/ 10D NAILS @ 4" O.C. AT PANEL EDGES & 6" O.C. AT INTERMEDIATE MEMBERS.
- THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES.
- USE APPROVED SIMPSON HANGERS OR APPROVED EQUAL ON ALL WOOD TRUSS AND LEDGER CONNECTIONS.
- VERIFY ANY REQUIRED FINAL TIE-DOWN WITH ENGINEER-APPROVED TRUSS LAYOUTS.
- TRUSS MANUFACTURER TO REFER TO ARCHITECTURAL PLANS FOR VAULTED, TRAY, OR OTHER VARIATIONS IN CEILING HEIGHT WHICH MAY BE REQUIRED.
- STRAPPING (CMU)

7.1. HETA16	= 1300 LB
7.2. HETA16 - v2	= 2600 LB
7.3. LGT 3 or 4	= 4800 LB
7.4. MGT	= 5800 LB
7.5. HGT	= 10000 LB
- STRAPPING (WOOD)

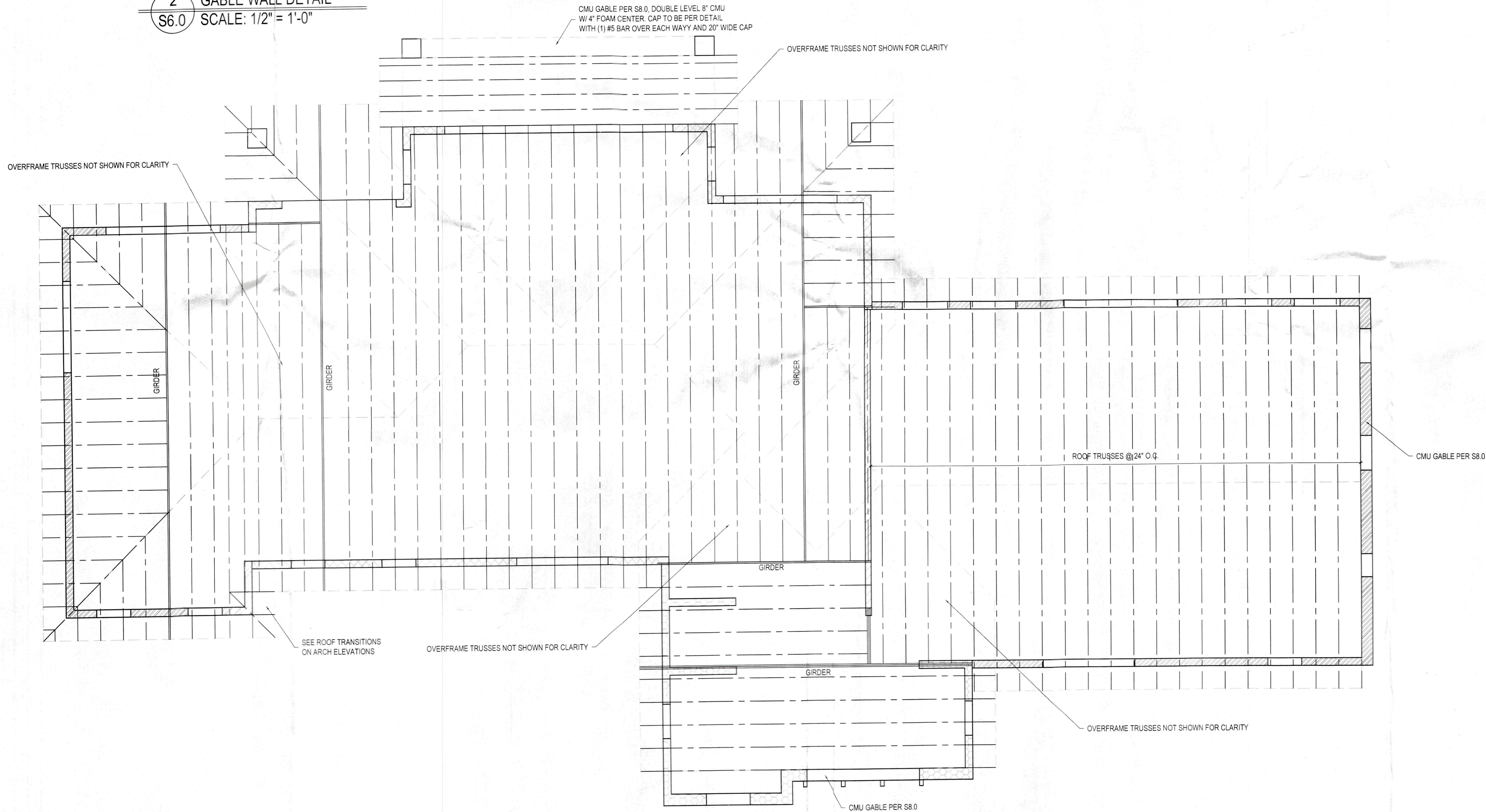
8.1. HTS16	= 1300 LB
------------	-----------

ENGINEERED WOOD TRUSS NOTES:

- ENGINEERED TRUSS DESIGNS SHALL BE PROVIDED TO GCED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE TRUSS LAYOUT DEPICTED HEREIN IS ILLUSTRATIVE ONLY. REFER TO THE ENGINEER-APPROVED TRUSS LAYOUT BY THE TRUSS MANUFACTURER.
- TRUSS DESIGNER TO LOCATE ALL ELECTRICAL AND PLUMBING FIXTURES AND DRAIN LOCATIONS PER ARCHITECTURAL DRAWINGS AND TAKE CARE TO AVOID LOCATING TRUSSES WHERE CONFLICTS WILL OCCUR.
- TRUSS DESIGNER TO AVOID LOCATING TRUSSES IN THE CENTERS OF HALLWAYS AND OTHER SUCH AREAS WHERE RECESSED LIGHTING AND OTHER FIXTURES ARE COMMONLY LOCATED.
- TRUSS DESIGNER TO VERIFY ALL BEARING HEIGHTS, CEILING CHANGES, AND FLOOR LEVEL CHANGES WITH ARCHITECTURAL DRAWINGS



2 GABLE WALL DETAIL
S6.0 SCALE: 1/2" = 1'-0"

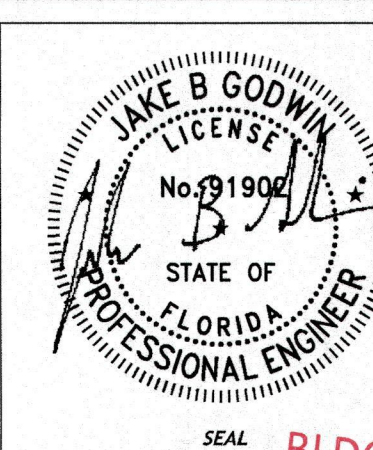


1 ROOF FRAMING PLAN
S6.0 SCALE: 3/16" = 1'-0"

Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA

RECEIVED

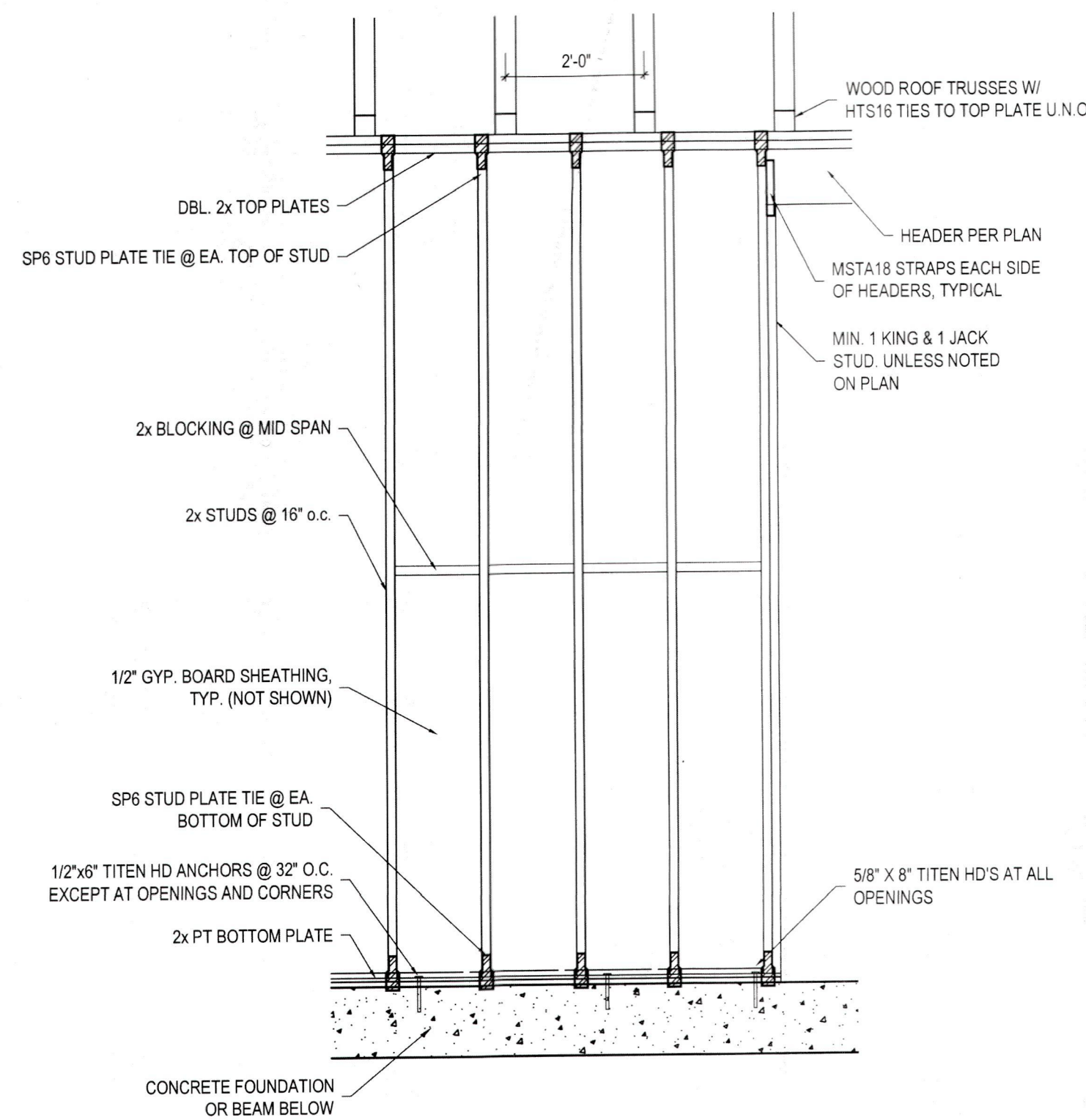
JUL 29 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building



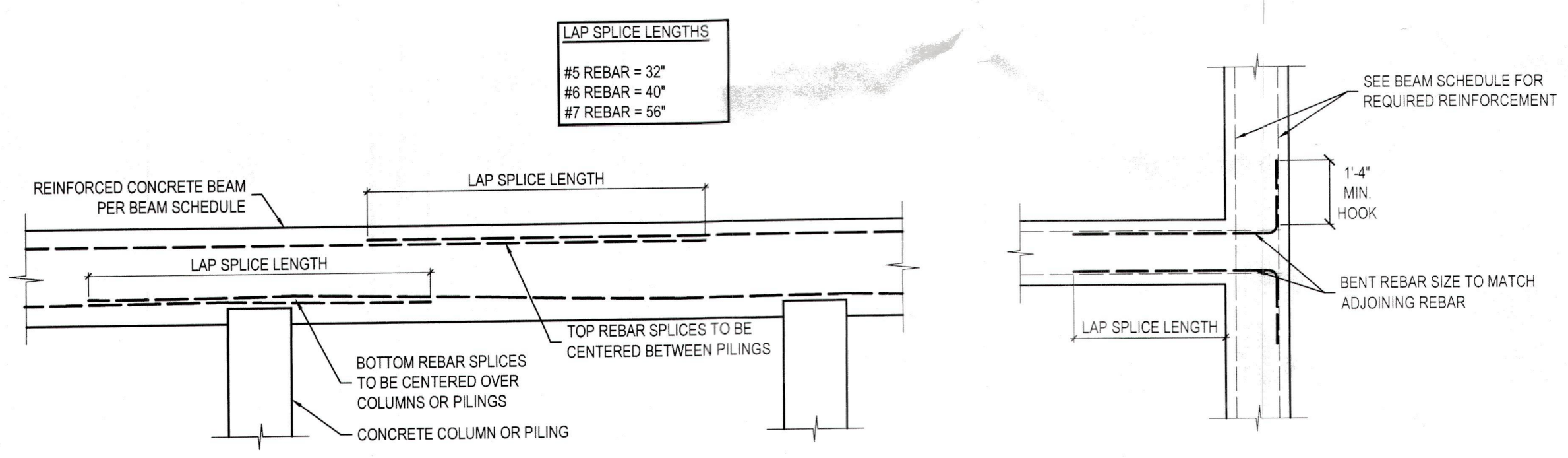
ISSUE DATE
June, 21, 2024

S6.0

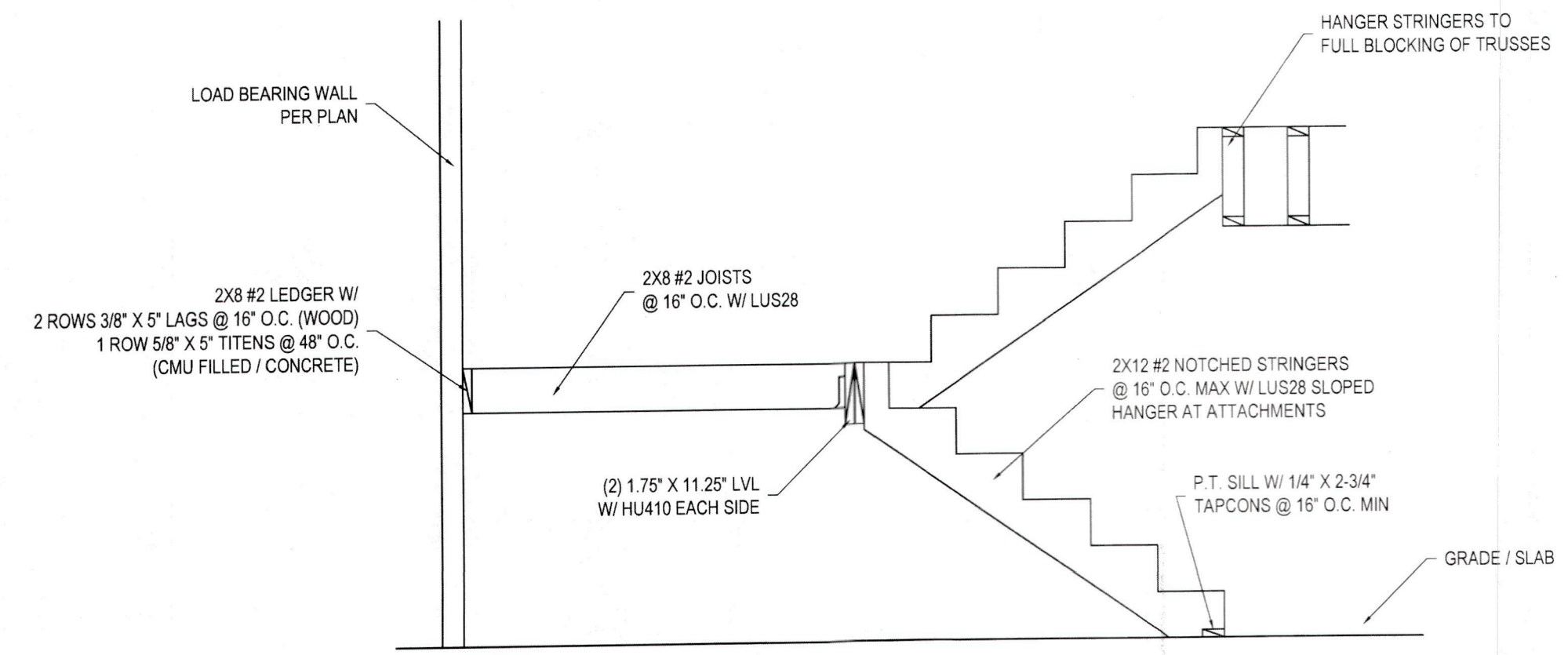
BLDG PERMIT PLAN
FILE
Copy of Record



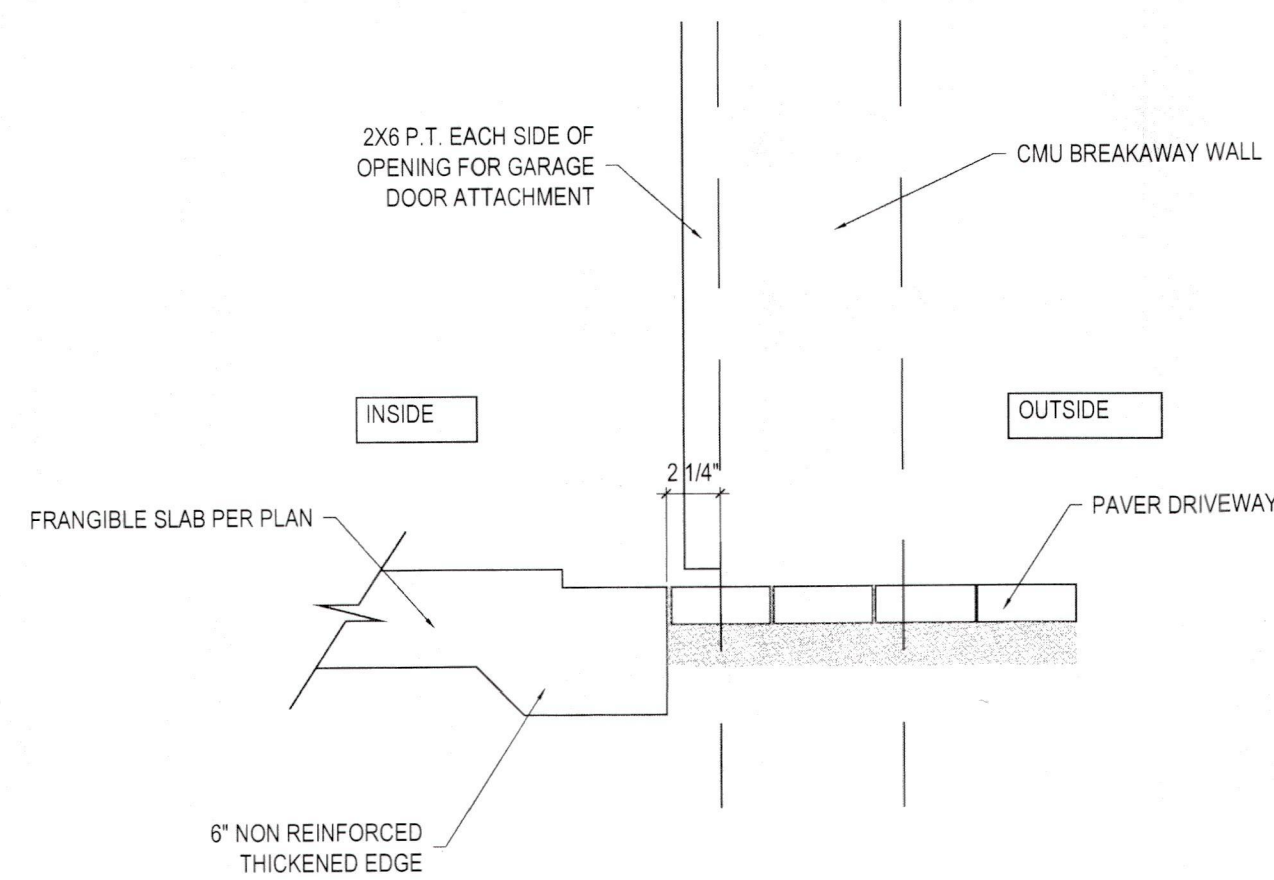
7 INTERIOR BEARING WALLS
S7.0 SCALE: 1/2" = 1'-0"



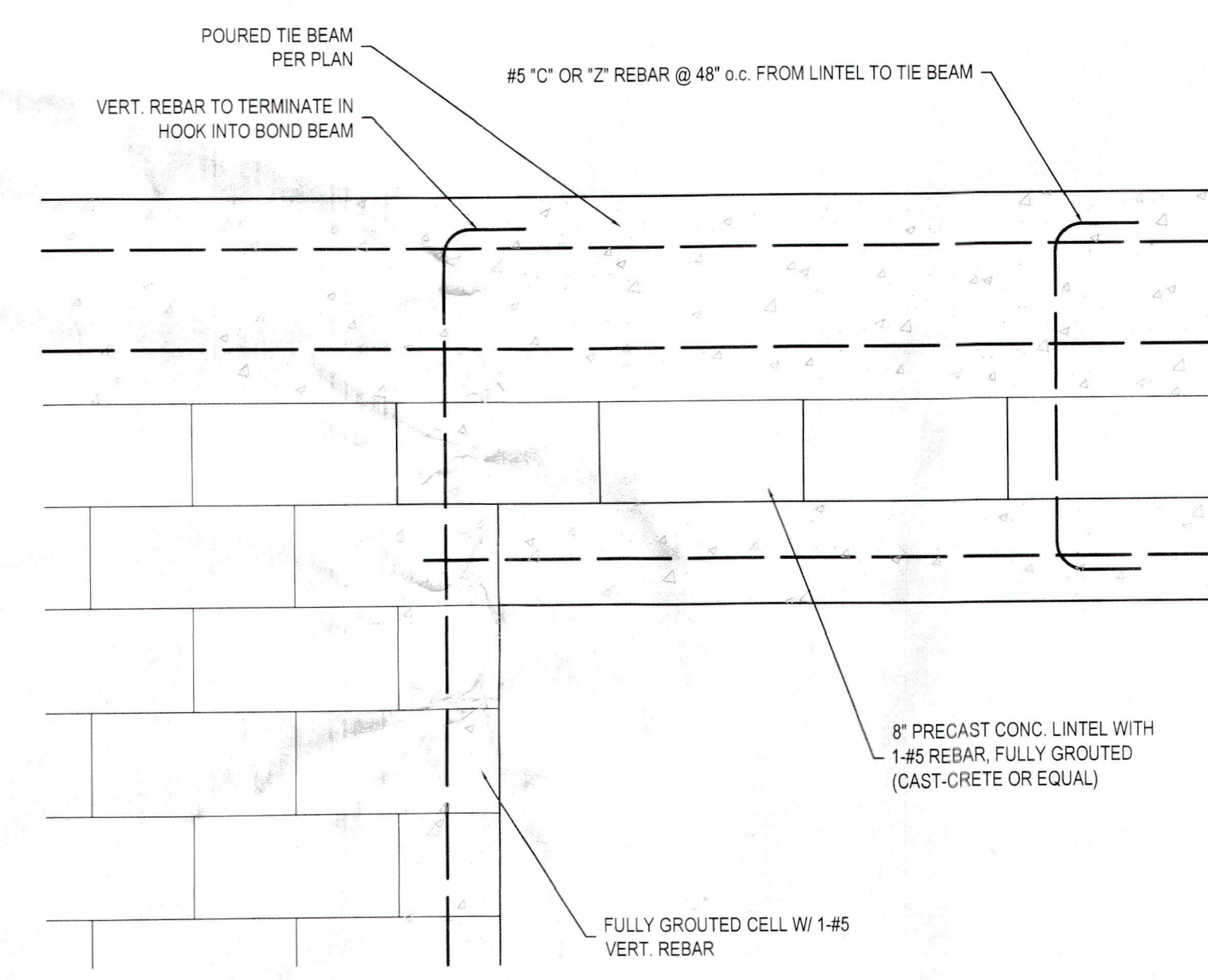
6 CONCRETE BEAM INTERSECTIONS
S7.0 SCALE: 1" = 1'-0"



4 TYPICAL STAIR DETAIL
S7.0 SCALE: 1/2" = 1'-0"



3.5 GARGE DOOR SLAB SECTION
S7.0 SCALE: 1/2" = 1'-0"

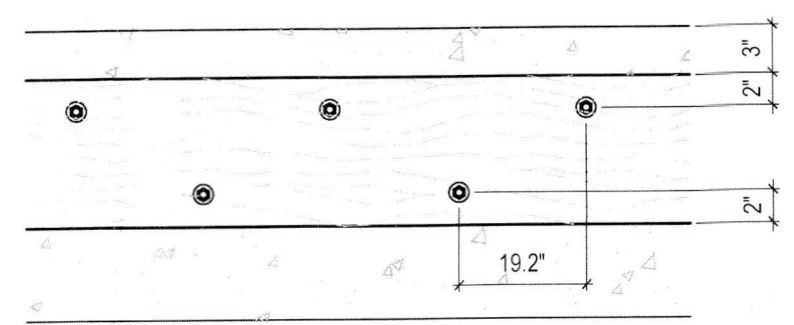


3 TIE BEAM AND WALL VERTS TYP - UPPER
S7.0 SCALE: 1/2" = 1'-0"

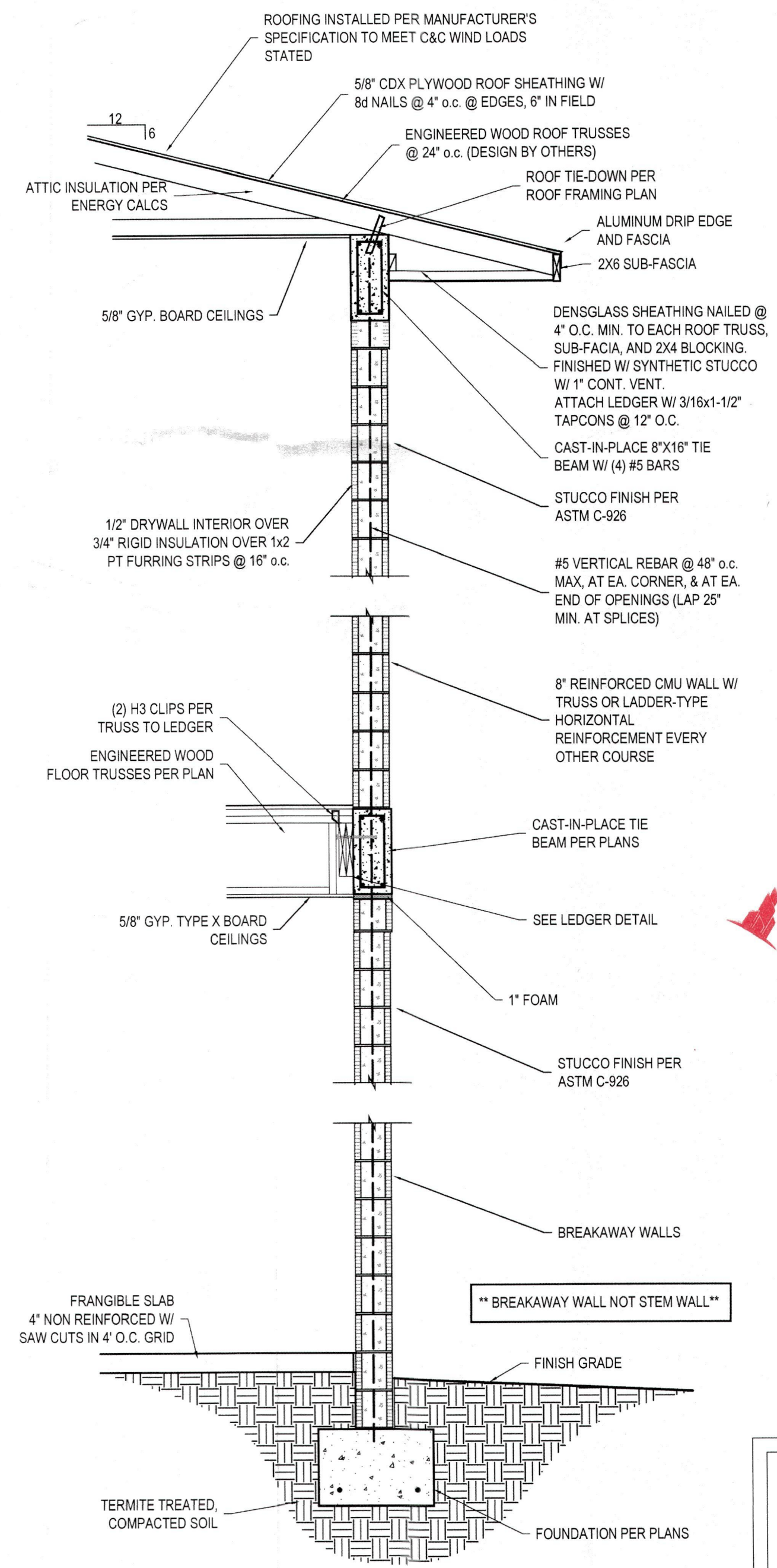
FLOOR LEDGER NOTES

1. ALL FIRST FLOOR FRAMING SHALL BE 24" DEEP OPEN-WEB WOOD FLOOR TRUSSES AT 19.2" O.C. UNLESS NOTED OTHERWISE.
2. ALL TRUSS BEARING LEDGERS SHALL BE 2-PLY 2X12 W/ 2 ROWS OF 5/8" X 8" TITEN HD @ 19.2" O.C. IN A STAGGERED PATTERN & SHALL BE EMBEDDED 5' MIN. INTO CAST-IN-PLACE CONCRETE TIE BEAMS.
3. ALL FLOOR TRUSSES SHALL HAVE (2) SIMPSON H3 CLIPS AT EACH END TO FASTEN TRUSS TO LEDGER.
4. FLOOR SHEATHING TO BE 3/4" GRADE PLYWOOD GLUED & NAILED W/ 10D NAILS @ 8" O.C. @ EDGES, 6" O.C. IN FIELD.

TYPICAL LEDGER DETAIL



2 LEDGER
S7.0 SCALE: 1/2" = 1'-0"



1 TYPICAL WALL SECTION - UPPER
S7.0 SCALE: 1/2" = 1'-0"

REVISIONS

GULF COAST
ENGINEERING & DESIGN
1705 6th Street, Sarasota, FL 34236
941-216-6101 ext. 437/50

Beukelman Residence
3970 Gulf of Mexico Drive, Longboat FL

Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA

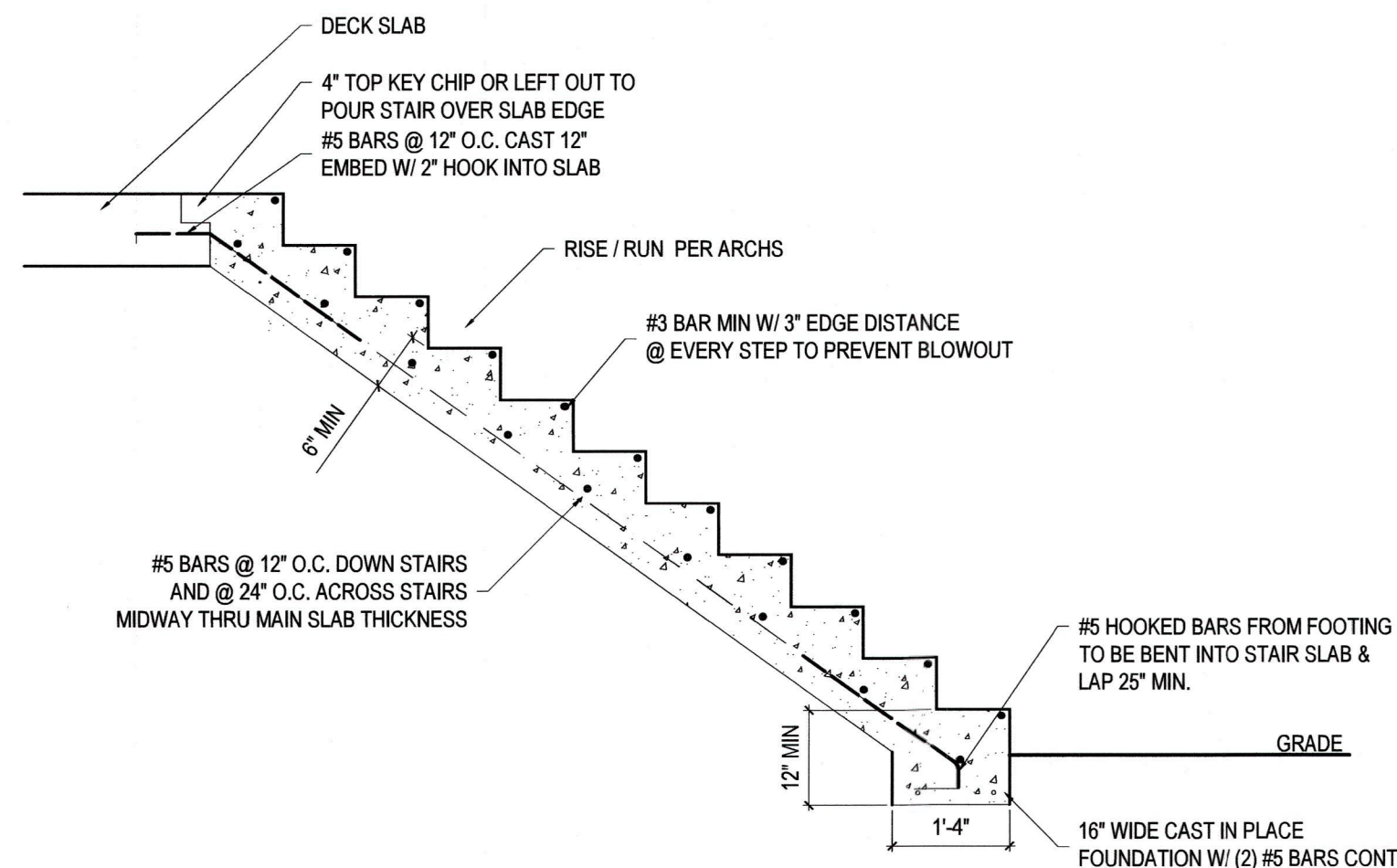
RECEIVED
JUL 29 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

LAKE B. GODWIN
LICENSE
No. 1904
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAL

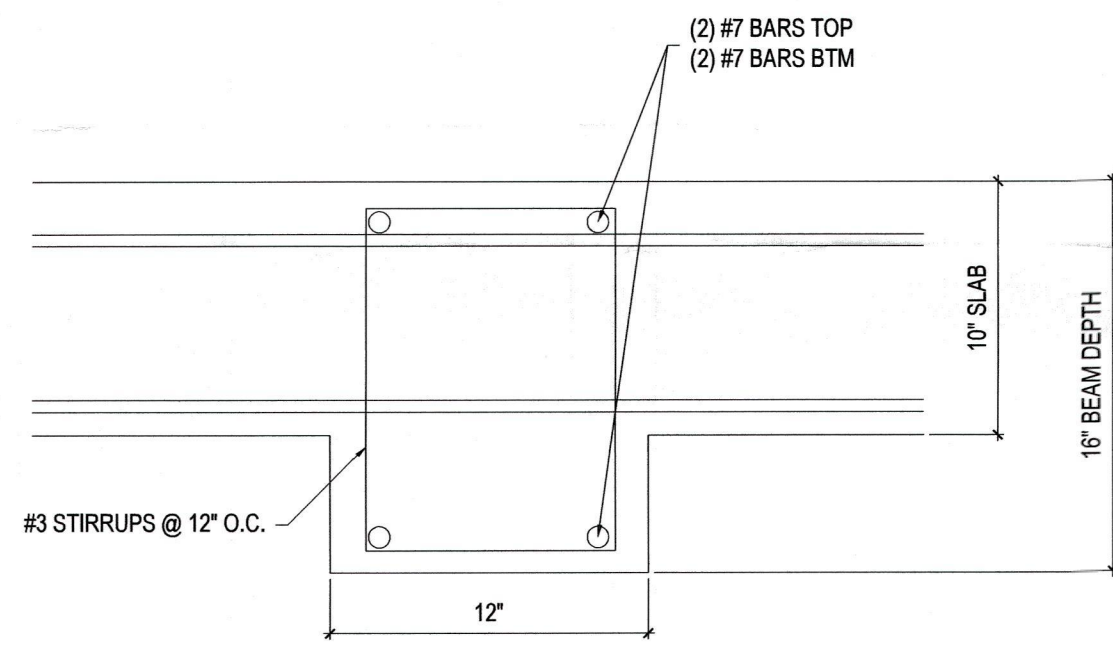
ISSUE DATE
June, 21, 2024

S7.0

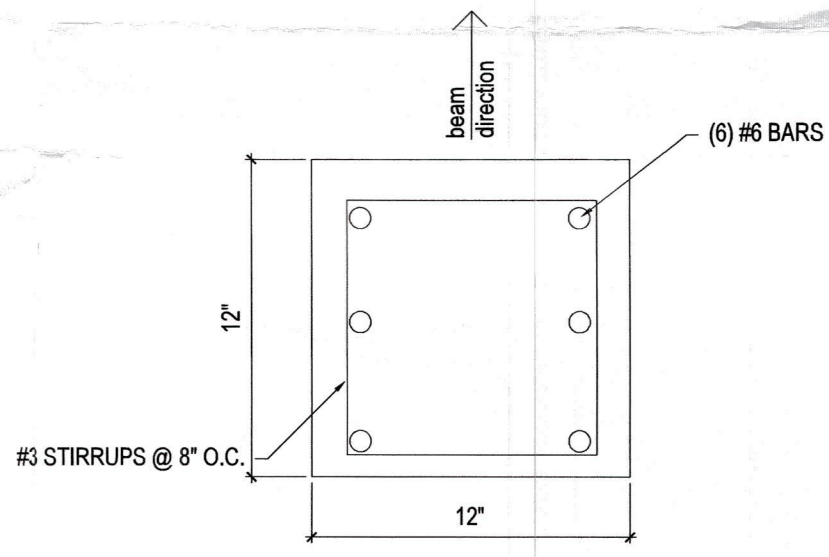
BLDG PERMIT PLANS
FILE
Copy of Record



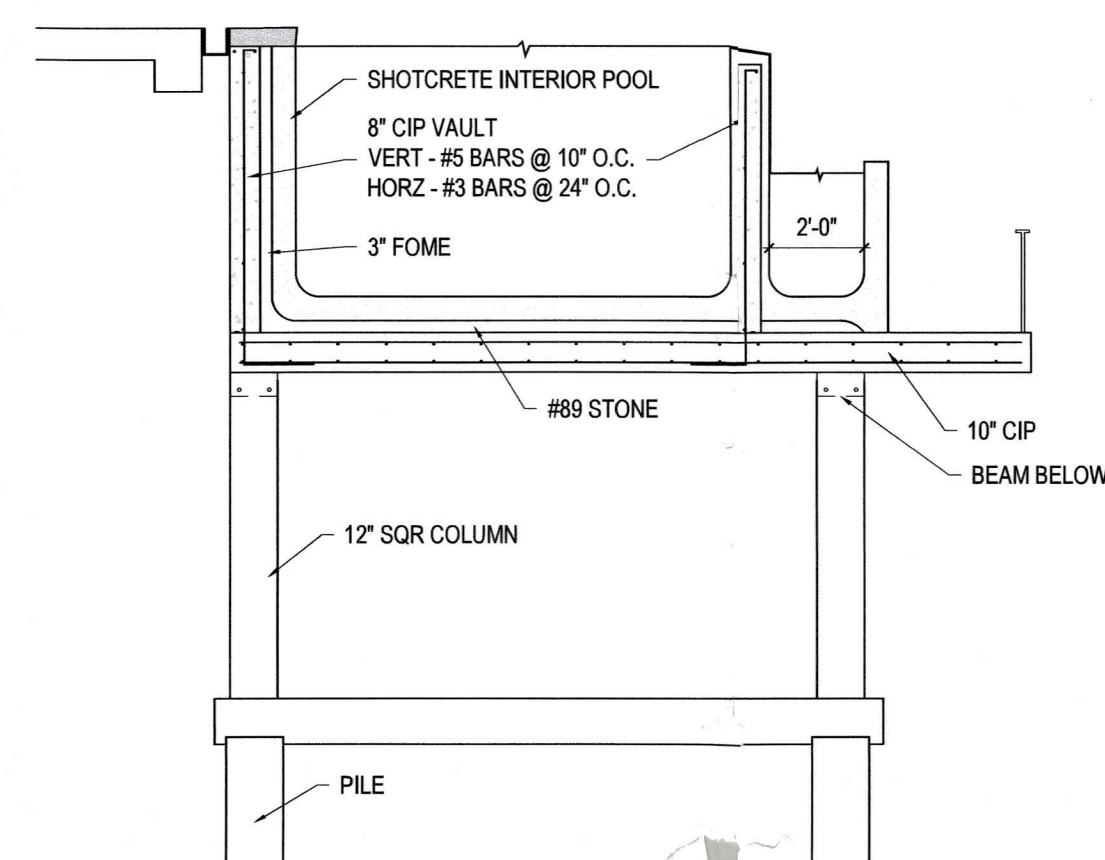
5 POOL STAIRS
S8.0 SCALE: 1/2" = 1'-0"



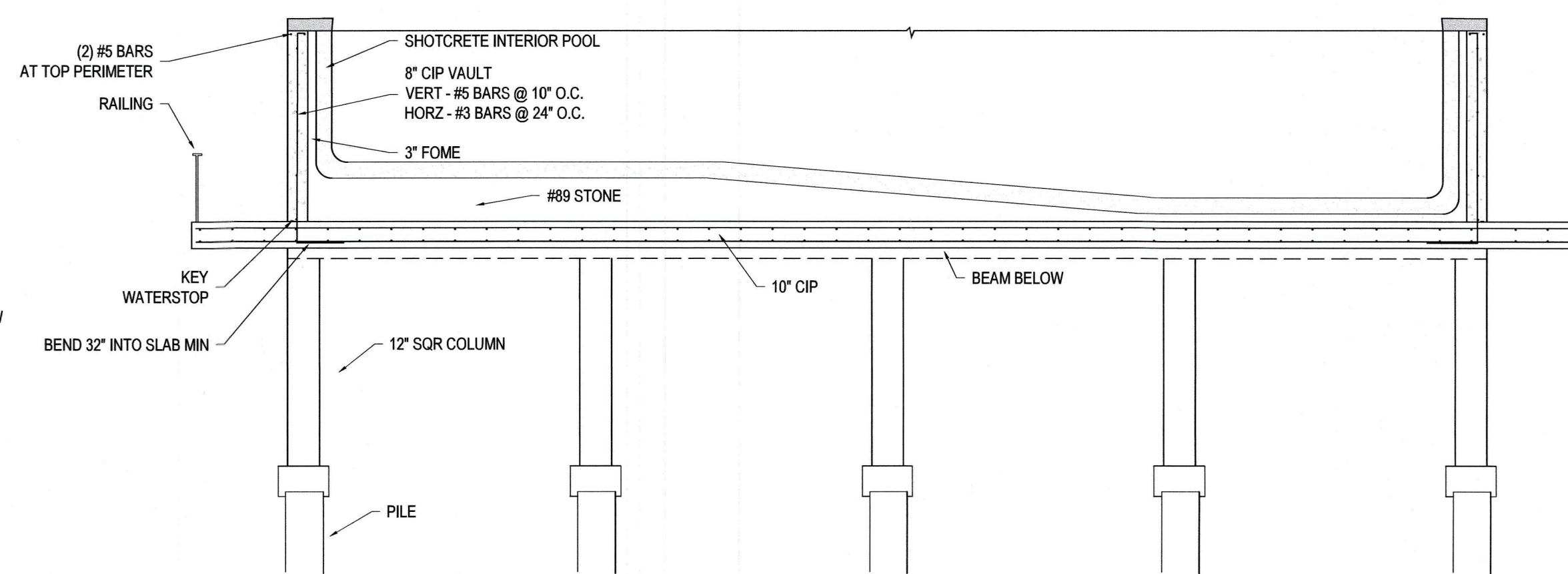
POOL BEAM



2 POOL SLAB
S8.0 SCALE: 1/4" = 1'-0"

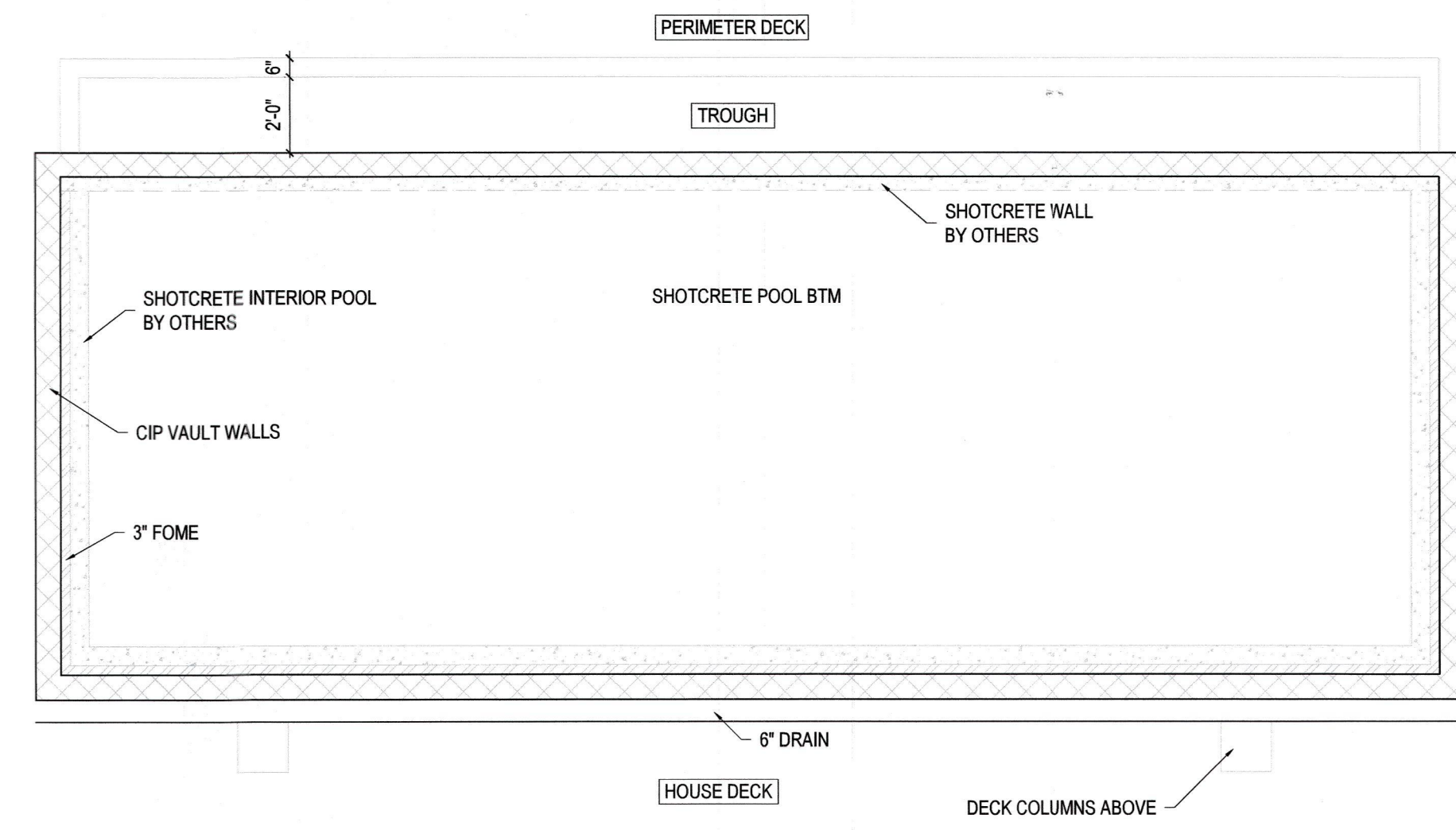


4 POOL SECTION
S8.0 SCALE: 1/2" = 1'-0"

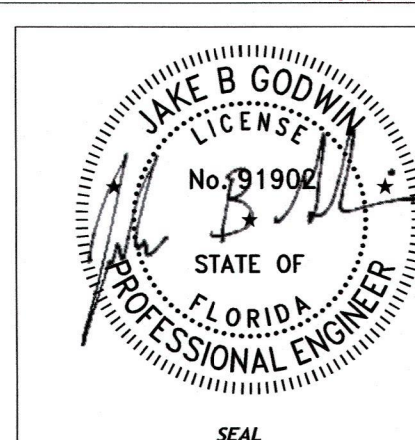


1ST FLOOR WALL FRAMING NOTES:

- EXTERIOR VAULT WALLS TO BE 8" CMU WITH #5 BARS IN FULLY GROUTED CELLS AT 24" O.C. AND AT ALL EDGES OF OPENINGS AND CORNERS.
 - TIE BEAMS OVER WALLS
 - 8" WIDE X 16" TALL TIE BEAM W. (2) #5 BARS TOP AND (2) #5 BARS BTM W/ #3 STIRRUPS @ 24" O.C. OVER ALL WALLS
- ALL INTERIOR POOL SHAPING TO BE LIGHT REINFORCED SHOT CRETE POOL SHELL OVER FOAM. 3-6" POOL SHELL



1 POOL LAYOUT
S8.0 SCALE: 1/2" = 1'-0"



BLDG PERMIT PLANS
FILE
Copy of Record