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ARCHITECT'S RENDERING FOR REFERENCE ONLY

A NEW RESIDENCE FOR

THIRTY-FIVE FIFTEEN, LLC.

3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FL 34228

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STRUCTURAL ENGINEER
WILSON STRUCTURAL
6731 PROFESSIONAL PKWY. WEST
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PH. 941.907.4789
FAX 941.907.0576

GENERAL CONTRACTOR
SEAWARD DEVELOPMENT
53 SOUTH PALM AVENUE
SARASOTA, FLORIDA 34236
PH. 941.388.2021

CBC# 1253416

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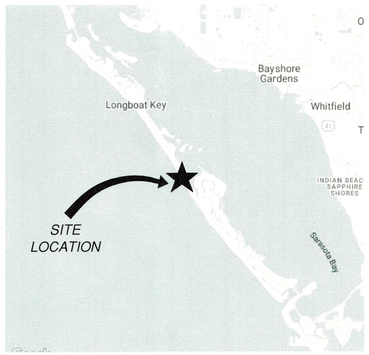
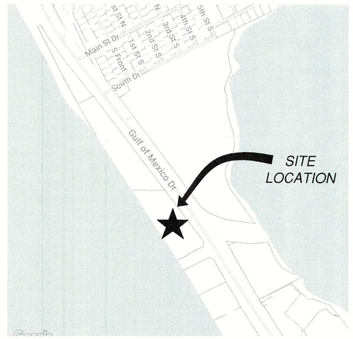


VICINITY MAP
NOT TO SCALE

PERMIT NO.: BLDG-0237
APPROVED
REVISED PLAN
BY: Nal DATE: 5-21-2026

FINAL AS-BUILT PLANS PER KALL, S



LOCATION MAP
NOT TO SCALE

RECEIVED
MAY 11 2026
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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BLDG PERMIT PLANS
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1 – REVISION PER TOWN OF LBK BLDG. DEPT. REVIEW COMMENTS DATED – 03/27/2023

STATE OF FLORIDA · MARK E. SWAN · LICENSED ARCHITECT · REGISTERED ARCHITECT · 05/06/2024

Revisions
1 04/13/2023

DSDG ARCHITECTS
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Seaward

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

COVER SHEET

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:

A0.00

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.) -- THIS NOTE HAS BEEN REMOVED -- 1

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.

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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. PARKING SHALL NOT BLOCK DRIVEWAYS OR MAILBOXES AND SHALL PROVIDE FOR EMERGENCY VEHICLES ACCESS.

14.) ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN OFF FLORIDA BUILDING CODE AND SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), TOWN OF LONGBOAT KEY CODE & EPA CLEAN WATER ACT OF 1972. 1

TOWN OF LONGBOAT KEY
SINGLE FAMILY COVERAGE CALCULATIONS: ZONING

This worksheet is to assist in calculating Lot Coverage and Non-Open Space for a lot. All detailed/itemized calculation shall be included on the to-scale site plan, which is signed and sealed by the design professional. All information must be completed and must be illustrated to-scale on your submitted plans.

LOT COVERAGE is the area of a lot covered by any structure/building or part of a structure/improvement that is more than six-inches (6") above finished or adjacent grade. Maximum allowable Lot Coverage is established by LBK 158.145 or other project approvals by resolution or ordinance.

NON-OPEN SPACE is that area of a lot covered by structure/building/improvements included in Lot Coverage, driveways/parking and walkways (pervious or impervious), swimming pool shells and decks, and any at-grade impermeable feature. Grade from a structure to property line cannot exceed 1:4 slope (LBK 158.156). Maximum allowable Non-Open Space coverage is established in LBK 158.102 (F) or other project approvals by resolution or ordinance.

LOT SIZE is calculated as the area within platted lot lines except:
- Where a lot line lies within a public/private street, the edge of the street or the right-of-way shall be considered the lot line.
- Where a lot line lies within a public or private waterway, the Erosion Control Line, mean high water line, water-right-of-way, bulkhead or bulkhead line, whichever is most landward, shall be considered the lot line. (LBK 158.006--LOT LINES)

LOT SIZE, BUILDABLE: 61,853 square feet, as supported by submitted signed/sealed survey

Lot Coverage Calculation

		EXISTING	IN SQUARE FEET — THIS PERMIT	BY OTHERS
1.0	**Non-Pool/Spa Areas**			
	Residential Structure (from exterior walls/columns)	-	4,458.0	
	Garage/Carport (not under house)	-	-	
	Roof Eave Overhang (exceeding 3' in depth or over useable areas)	-	1,025.6	
	Front Entry & Front Stairs (roofed and unroofed)	-	106.0	
	Rear Entry & Rear Stairs (roofed and unroofed)	-	82.0	
	Roofed Porch, Lanai and/or Caged Room, Screened Room	-	1,558.2	
	Raised Deck or Terrace (>6" above finished grade)	-	1,151.4	
	Elevated Mechanical Equipment Pad (i.e. a/c, pool)	-	327.0	
	Accessory Structure (i.e., gatehouse, clubhouse, shed, gazebo, etc.)	-	-	
	Other Buildings/Structures/Improvements (>6" above finished grade)	-	-	
1.1	**Total Non-Pool/Spa Areas**	-	8,708.2	
2.0	**Elevated/Caged Pool/Spa Areas (including stairs)**	-	1,749.7	
3.0	**Subtotal Lot Coverage Square Footages (lines 1.1 + 2.0)**	-	10,457.9	
3.1	**Total Lot Coverage Square Footage (sum of "existing", "this permit" and "by others" in line 3.0)**		10,457.9 sq. ft.	
4.0	**Total Lot Coverage Percentage**		10,457.9 sq. ft. (line 3.1) ÷ Lot Size = 16.8%	

Non-Open Space Calculation

		EXISTING	IN SQUARE FEET — THIS PERMIT	BY OTHERS
5.0	**At-Grade Improvements**			
	Driveway/Parking Areas (as per site plan) (all surface types)	-	5,884.1	
	Designated Walkways/Sidewalks (as per site plan) (all surface types)	-	701.0	
	Impermeable Patios, Slabs, etc.	-	-	
	Impermeable Pool Deck (at-grade)	-	-	
	Pool/Spa Shell (at-grade)	-	797.8	
	Mechanical Equipment Pads (i.e. a/c, pool)(at-grade)	-	-	
	Other Impervious Surface (at-grade) (**Pool Bath**)	-	-	
Plot	**5.0 Total At-Grade Square Footage (sum of "existing", "this Permit" and "by others" in 5.0)**		7,382.9 sq. ft.	
7.0	**Total Non-Open Space Square Footage (lines 3.1 + 6.0)**		line 3.1 + line 6.0 = 17,840.8 sq. ft.	
6.0	**Total Non-Open Space Percentage**		17,840.8 sq. ft. (line 7.0) ÷ Lot Size = 28.83 %	

9

BUILDING USE – R-3, SINGLE FAMILY
RISK CATEGORY – II
EXPOSURE CATEGORY – D
TYPE V CONSTRUCTION, UNSPRINKLERED, UNPROTECTED

THIS STRUCTURE HAS BEEN DESIGNED PER THE 2020 FLORIDA BUILDING CODE AND HAS BEEN DESIGNED FOR WIND VELOCITIES OF 160 MPH w/ 3-SEC. GUST. NORM DESIGN WIND SPEED 160 MPH W/ 3-SEC. GUST.

TOWN OF LONGBOAT KEY

LOT ZONING: R-3MX
FLOOD ZONE: VE (EL = 15), VE (EL = 12),

15.00 FEET N.A.V.D. FEMA BASE FLOOD ELEVATION (B.F.E.)
18.00 FEET N.A.V.D. DESIGN FLOOD ELEVATION (D.F.E)
18.30 FEET N.A.V.D. LOWEST STRUCTURAL MEMBER
30.00 FEET MAX. BUILDING HT.

REQUIRED BUILDING SETBACKS

20'-0"	FRONT (STREET)
20'-0"	REAR YARD
10'-0"/ 25'-0"	SIDE YARD (MIN / TOTAL)
*87'-0"	WATERFRONT – AS PER VARIANCE 9/14/2000

MAX. BLDG. COVERAGE	25%
MIN. OPEN SPACE	50%

LEGAL DESCRIPTION:
BLK B TOGETHER WITH ANY LANDS LYING BETWEEN BLK B & GULF OF MEXICO REPLAT OF LONGBOAT SHORES, BEING SAME LANDS AS DESC IN ORI 2022015286

SURVEY INFORMATION PROVIDED BY:
MSB SURVEYING, INC.
31 SARASOTA CENTER BOULEVARD, SUITE C
SARASOTA, FL 34240
(P) 941.341.9935

LONGBOAT KEY REQUIRED PLAN INFORMATION LIST

1.) PROJECT NAME : HARGREAVES RESIDENCE

2.) PROJECT ADDRESS : 3515 GULF OF MEXICO DR., LONGBOAT KEY, FL 34228

3.) CONTRACTOR'S NAME : SEAWARD DEVELOPMENT RESIDENTIAL
CONTRACTOR'S PHONE # : 941.388.2021

4.) CONTRACTOR'S LICENSE NUMBER : CBC 1253416

5.) CONTRACTOR SEAL OR SIGNATURE : _____

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

7.) ALL NEW HVAC FOR RESIDENTIAL REQUIRE A DUCT TEST AND ENVELOPE LEAKAGE TEST.

8.) BUILDING USE : SINGLE FAMILY RESIDENTIAL
LOT ZONING : R3MX – LOW–MEDIUM DENSITY MIXED RESIDENTIAL

9.) CONSTRUCTION TYPE : VB

10.) SPRINKLED OR NON SPRINKLED : NON SPRINKLED

LONGBOAT KEY REQUIRED PLAN INFORMATION LIST (CONT.)

11.) THIS STRUCTURE HAS BEEN DESIGNED PER THE 2020 FLORIDA BUILDING CODE AND HAS BEEN DESIGNED FOR WIND VELOCITIES OF 160 MPH w/ 3-SEC. GUST. NORM DESIGN WIND SPEED 160 MPH W/ 3-SEC. GUST.

12.) ROOF LOADS : LIVE LOAD – 20 psf.
DEAD LOAD – 15 psf.
DEAD LOAD – 5psf. (AVAILABLE TO RESIST UPLIFT)

FLOOR LOADS : LIVE LOAD – 40 psf.
DEAD LOAD – 15 psf.

13.) RISK CATEGORY : II

14.) FLOOD ZONE : VE (EL = 15), VE (EL = 12)
DESIGN FLOOD : 18.00' NAVD
LOWEST HORIZONTAL STRUCTL MEMBER : 18.33' NAVD

15.) EXPOSURE CATEGORY : D

16.) GEOTECHNICAL REPORT : UNIVERSAL ENGINEERING SCIENCES #14830

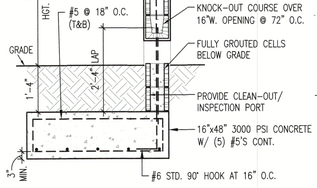
LONGBOAT KEY REQUIRED PLAN INFORMATION LIST (CONT.)

17.) MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE BFE, IN ACCORDANCE WITH FBC 2020 – 7TH EDITION – RESIDENTIAL – R322.1.6, TOWN OF L.B.K. CODE 154.301(C)(5), ASCE 24–14 CH.7, & FEMA/NFIP TECH BULLETIN #1. 1

18.) PLAN DESIGN BASED ON SPECIAL FLOOD HAZARD AREAS. R322.1.2 STRUCTURAL SYSTEMS. STRUCTURAL SYSTEMS OF BUILDINGS & STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS & STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION. (DFE) FBC 2020 – 7TH EDITION BUILDING – SECTIONS 1612 & 3109, FBC 2020 – 7TH EDITION – RESIDENTIAL – SECTION R322.1.2, FEMA TECH BULLETIN #9, NFIP CFR 44 SEC 60.3(A)(3) AND ASCE 24. 1

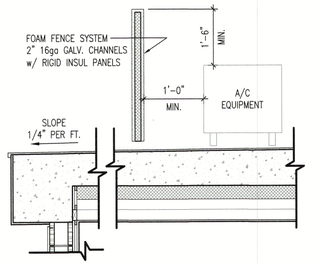
A/C AREA SQUARE FOOTAGES	
GROUND FLOOR	285 SF
1ST LIVING LEVEL	4,131 SF
2ND LIVING LEVEL	4,121 SF
TOTAL A/C SF	8,537 SF

NOTE:
PER LBK ZONING CODE 158.127(B)(2), AN ADDITIONAL 5% BUILDING COVERAGE IS ALLOWED FOR ELEVATED POOLS.

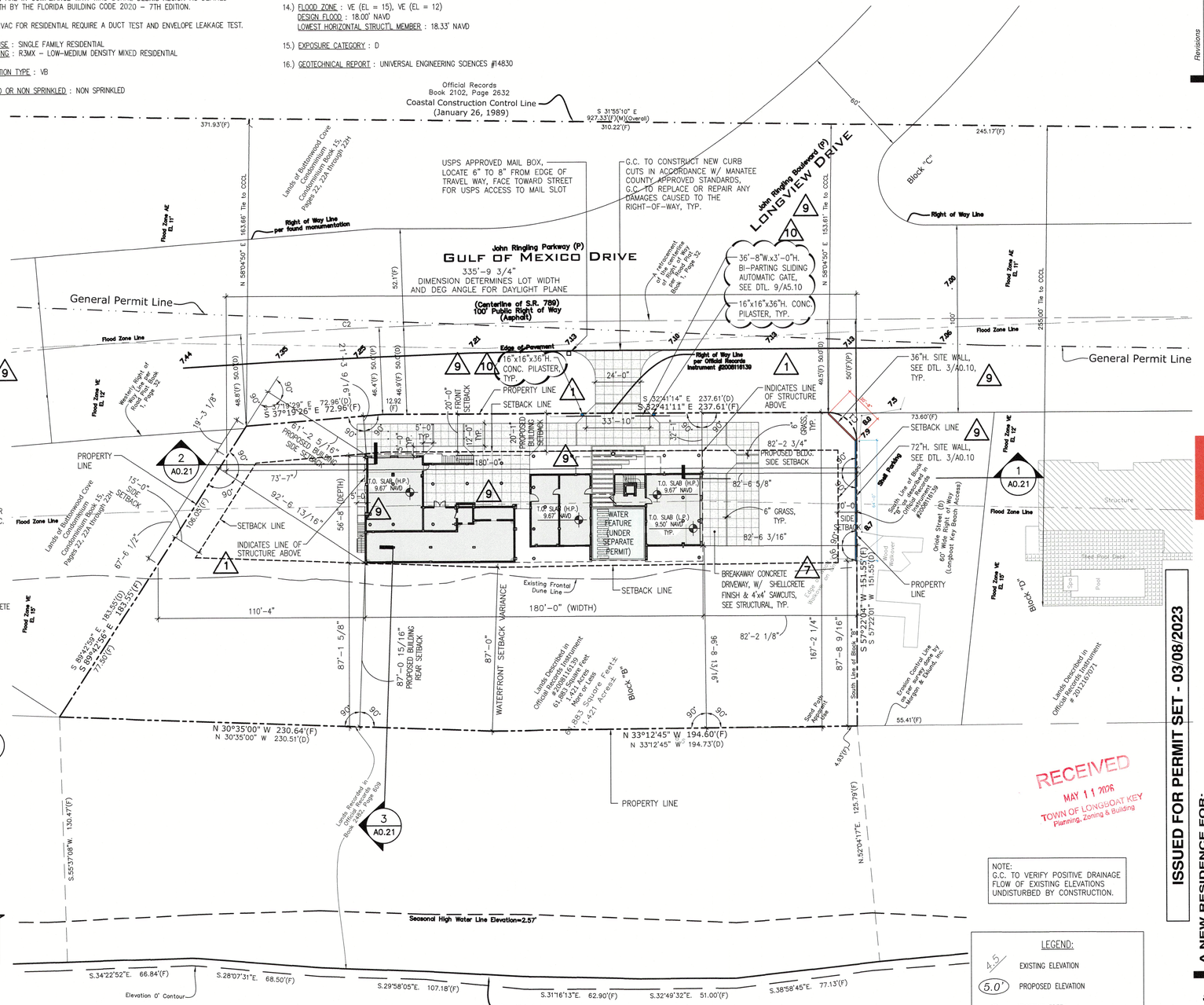


WALL SECTION NOTES:
– ALL FOOTINGS SHALL NOT ENCROACH ON THE ADJACENT PROPERTY.

BREAKAWAY SITE WALL DTL NON-RETAINING SECTION 3
N.T.S.



REMOVABLE SOUND MITIGATION WALL SECTION 2
N.T.S.



SITE PLAN 1
1" = 30'-0"

TOWN OF LONGBOAT KEY VARIANCE:
VARIANCE NO. 9 DATED SEPTEMBER 14, 2000
PROPERTY LOCATED AT 3515 GULF OF MEXICO DRIVE, LONGBOAT KEY, FLORIDA 34228
VARIANCE FROM SECTION 158.150 OF LONGBOAT KEY ZONING CODE

"TO REDUCE THE GULF WATERFRONT YARD SETBACK FROM 100 FEET (PREVIOUSLY GRANTED THROUGH THE ZBA PETITION 1–86) TO 87 FEET TO ALLOW CONSTRUCTION OF ONE (1) SINGLE–FAMILY RESIDENCE, WITH A BUILDING ENVELOPE UP TO 180 FEET WIDE AND 60 FEET DEEP, WITH A MAXIMUM AIRE CONDITIONED LIVING SPACE OF 11,200 SQUARE FEET."

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

LEGEND:
4.5 EXISTING ELEVATION
5.0' PROPOSED ELEVATION
EXISTING TREE TO BE REMOVED
3'H. TREE CONSTRUCTION BARRIER
6'H. CHAIN LINK FENCE TREE BARRIER

RECEIVED
MAY 11 2026
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

1 – REVISION PER TOWN OF LBK BLDG. DEPT. REVIEW COMMENTS DATED – 03/27/2023
7 – REVISION PER OWNER CHANGES DATED – 06/17/2024
9 – REVISION PER OWNER CHANGES DATED – 10/27/2025
10 – REVISION PER OWNER CHANGES DATED – 02/23/2026

STATE OF FLORIDA MARK E. SEAWARD REGISTERED ARCHITECT 06/06/2024

Revisions	
1	04/13/2023
7	06/06/2024
9	10/16/2025
10	02/28/2026

DSDG ARCHITECTURE PLANNING INTERIOR DESIGN CONSTRUCTION MANAGEMENT
1348 FRUITVILLE ROAD, SUITE 204
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Tel (941) 955-5645
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AA 0003861

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

SITE / DRAINAGE PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A0.10

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1

TOWN OF LONGBOAT KEY
SINGLE FAMILY COVERAGE CALCULATIONS: ZONING

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- Where a lot line lies within a public or private waterway, the Erosion Control Line, mean high water line, water-right-of-way, bulkhead or bulkhead line, whichever is most landward, shall be considered the lot line. (LBK 158.006--LOT LINES)

LOT SIZE, BUILDABLE: 61,383 square feet, as supported by submitted signed/sealed survey

Lot Coverage Calculation

		EXISTING	IN SQUARE FEET — THIS PERMIT	BY OTHERS
1.0	**Non-Pool/Spa Areas**			
	Residential Structure (from exterior walls/columns)	-	4,458.0	
	Garage/Carport (not under house)	-	-	
	Roof Eave Overhang (exceeding 3' in depth or over useable areas)	-	1,025.6	
	Front Entry & Front Stairs (roofed and unroofed)	-	106.0	
	Rear Entry & Rear Stairs (roofed and unroofed)	-	82.0	
	Roofed Porch, Lanai and/or Caged Room, Screened Room	-	1,558.2	
	Raised Deck or Terrace (>6" above finished grade)	-	1,151.4	
	Elevated Mechanical Equipment Pad (i.e. a/c, pool)	-	327.0	
	Accessory Structure (i.e., gatehouse, clubhouse, shed, gazebo, etc.)	-	-	
	Other Buildings/Structures/Improvements (>6" above finished grade)	-	-	
1.1	**Total Non-Pool/Spa Areas**	-	8,708.2	
2.0	**Elevated/Caged Pool/Spa Areas (including stairs)**	-	1,749.7	
3.0	**Subtotal Lot Coverage Square Footages (lines 1.1 + 2.0)**	-	10,457.9	
3.1	**Total Lot Coverage Square Footage (sum of "existing", "this permit" and "by others" in line 3.0)**		10,457.9 sq. ft.	
4.0	**Total Lot Coverage Percentage**		10,457.9 sq. ft. (line 3.1) ÷ Lot Size = 16.8%	

Non-Open Space Calculation

		EXISTING	IN SQUARE FEET — THIS PERMIT	BY OTHERS
5.0	**At-Grade Improvements**			
	Driveway/Parking Areas (as per site plan) (all surface types)	-	5,884.1	
	Designated Walkways/Sidewalks (as per site plan) (all surface types)	-	701.0	
	Impermeable Patios, Slabs, etc.	-	-	
	Impermeable Pool Deck (at-grade)	-	-	
	Pool/Spa Shell (at-grade)	-	797.8	
	Mechanical Equipment Pads (i.e. a/c, pool)(at-grade)	-	-	
	Other Impervious Surface (at-grade) (**Pool Bath**)	-	-	
6.0	**Total At-Grade Square Footage (sum of "existing", "this Permit" and "by others" in 5.0)**		7,382.9 sq. ft.	
7.0	**Total Non-Open Space Square Footage** (lines 3.1 + 6.0)		line 3.1 + line 6.0 = 17,840.6 sq. ft.	
8.0	**Total Non-Open Space Percentage**		17,840.8 sq. ft. (line 7.0) ÷ Lot Size = 28.93 %	

9

A/C AREA SQUARE FOOTAGES	
GROUND FLOOR	285 SF
1ST LIVING LEVEL	4,131 SF
2ND LIVING LEVEL	4,121 SF
TOTAL A/C SF	8,537 SF

NOTE:
PER LBK ZONING CODE 158.127(B)(2), AN ADDITIONAL 5% BUILDING COVERAGE IS ALLOWED FOR ELEVATED POOLS.

BUILDING USE – R-3, SINGLE FAMILY
RISK CATEGORY – II
EXPOSURE CATEGORY – D
TYPE V CONSTRUCTION, UNSPRINKLERED, UNPROTECTED

THIS STRUCTURE HAS BEEN DESIGNED PER THE 2020 FLORIDA BUILDING CODE AND HAS BEEN DESIGNED FOR WIND VELOCITIES OF 160 MPH w/ 3-SEC. GUST. NORM DESIGN WIND SPEED 160 MPH W/ 3-SEC. GUST.

TOWN OF LONGBOAT KEY

LOT ZONING: R-3MX
FLOOD ZONE: VE (EL = 15), VE (EL = 12),

15.00 FEET N.A.V.D. FEMA BASE FLOOD ELEVATION (B.F.E.)
18.00 FEET N.A.V.D. DESIGN FLOOD ELEVATION (D.F.E)
18.30 FEET N.A.V.D. LOWEST STRUCTURAL MEMBER
30.00 FEET MAX. BUILDING HT.

REQUIRED BUILDING SETBACKS

20'-0"	FRONT (STREET)
20'-0"	REAR YARD
10'-0"/ 25'-0"	SIDE YARD (MIN / TOTAL)
*87'-0"	WATERFRONT – AS PER VARIANCE 9/14/2000

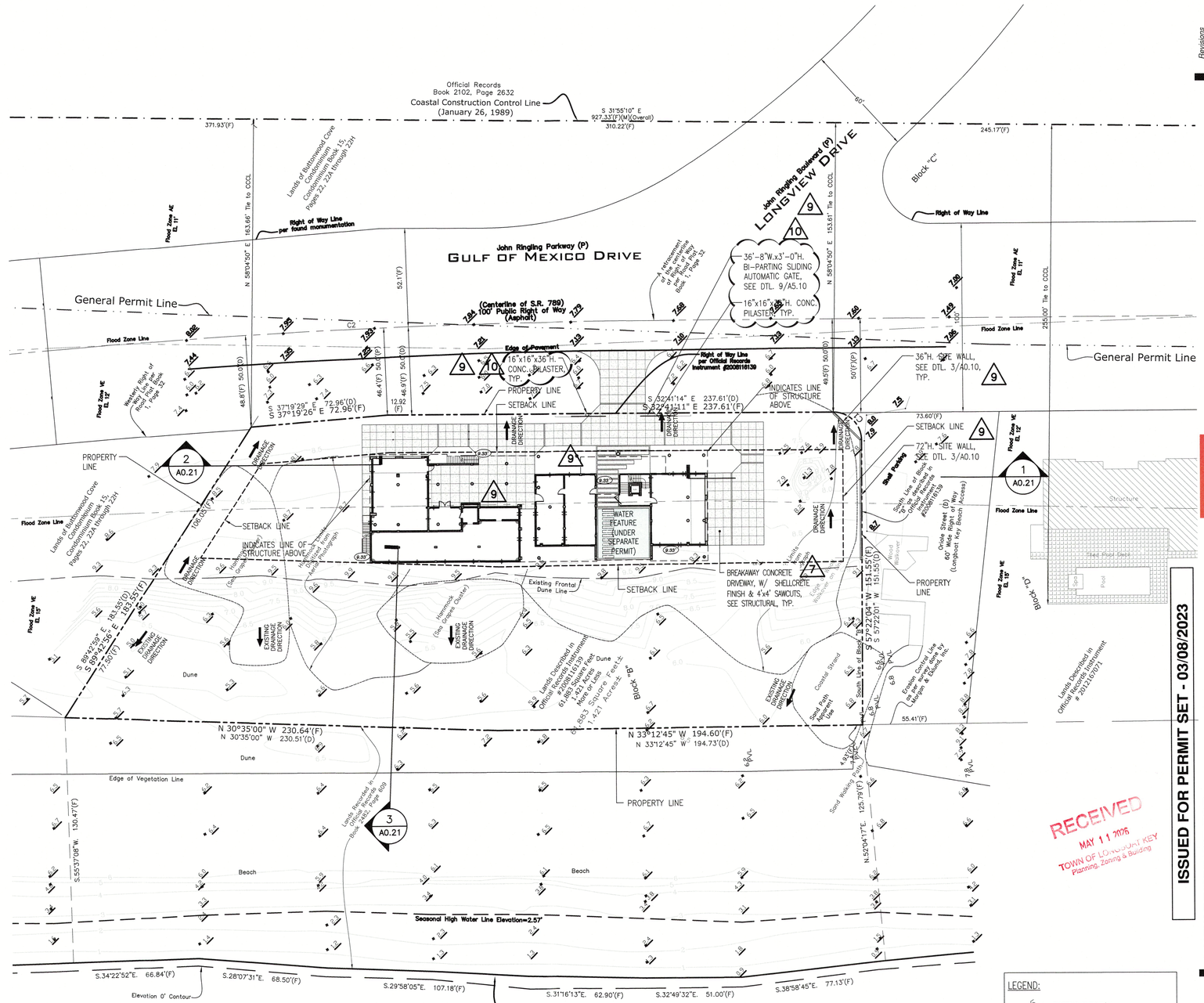
MAX. BLDG. COVERAGE	25%
MIN. OPEN SPACE	50%

LEGAL DESCRIPTION:
BLK B TOGETHER WITH ANY LANDS LYING BETWEEN BLK B & GULF OF MEXICO REPLAT OF LONGBOAT SHORES, BEING SAME LANDS AS DESC IN ORI 2022015286

SURVEY INFORMATION PROVIDED BY:
MSB SURVEYING, INC.
31 SARASOTA CENTER BOULEVARD, SUITE C
SARASOTA, FL 34240
(P) 941.341.9935

TOWN OF LONGBOAT KEY VARIANCE:
VARIANCE NO. 9 DATED SEPTEMBER 14, 2000
PROPERTY LOCATED AT 3515 GULF OF MEXICO DRIVE, LONGBOAT KEY, FLORIDA 34228
VARIANCE FROM SECTION 158.150 OF LONGBOAT KEY ZONING CODE

"TO REDUCE THE GULF WATERFRONT YARD SETBACK FROM 100 FEET (PREVIOUSLY GRANTED THROUGH THE ZBA PETITION 1-86) TO 87 FEET TO ALLOW CONSTRUCTION OF ONE (1) SINGLE-FAMILY RESIDENCE, WITH A BUILDING ENVELOPE UP TO 180 FEET WIDE AND 60 FEET DEEP, WITH A MAXIMUM AIRE CONDITIONED LIVING SPACE OF 11,200 SQUARE FEET."


Official Records Book 2102, Page 2632
Coastal Construction Control Line (January 26, 1989)
S 31°55'10" E 927.33'(F)(M)(Overall) 310.22'(F)
371.93'(F)
Lands of Buttonwood Cove Condominium Condominium Book 15, Pages 22, 22A through 22H
Flood Zone AE El. 11'
163.66' Tie to CCCL
N 58°04'50" E
Right of Way Line per found monumentation
John Ringling Parkway (P)
GULF OF MEXICO DRIVE
General Permit Line
Flood Zone Line
(Centerline of S.R. 789) 100' Public Right of Way (Asphalt)
Edge of Pavement
Westerly Right of Way Line per Plat Book 1, Page 52
48.6'(F) 50.0'(D)
46.4'(F) 50.0'(D)
52.1'(F)
12.92 (F)
N 07°19'29" E 72.96'(D)
N 07°19'26" E 72.96'(F)
16"x16"x36"H. CONC. PILASTER, TYP.
PROPERTY LINE
SETBACK LINE
INDICATES LINE OF STRUCTURE ABOVE
Right of Way Line per Official Records Instrument #2008116139
S 32°41'14" E 237.61'(D)
S 32°41'11" E 237.61'(F)
36'-8"W.x3'-0"H. BI-PARTING SLIDING AUTOMATIC GATE, SEE DTL. 9/A5.10
16"x16"x36"H. CONC. PILASTER, TYP.
36"H. SITE WALL, SEE DTL. 3/A0.10, TYP.
72"H. SITE WALL, SEE DTL. 3/A0.10
73.60'(F)
49.5'(F) 50.0'(D)
50'(F)(P)
Block "C"
Right of Way Line
245.17'(F)
255.00' Tie to CCCL
Flood Zone AE El. 11'
Flood Zone VE El. 15'
Flood Zone VE El. 12'
Block "B"
Dune
Edge of Vegetation Line
Beach
Seasonal High Water Line Elevation=2.57'
Elevation 0' Contour
Mean High Water Line Elevation=0.38' NAVD 88 located on 04-06-2022 by MSB Surveying, Inc.
S.34°22'52"E. 66.84'(F)
S.28°07'31"E. 68.50'(F)
S.29°58'05"E. 107.18'(F)
S.31°16'13"E. 62.90'(F)
S.32°49'32"E. 51.00'(F)
S.38°58'45"E. 77.13'(F)
N 30°35'00" W 230.64'(F)
N 30°35'00" W 230.51'(D)
N 33°12'45" W 194.60'(F)
N 33°12'45" W 194.73'(D)
S.55°37'08"W. 130.47'(F)
N.52°04'17"E. 125.79'(F)
S 89°24'59" E 183.55'(D)
S 89°24'56" E 183.55'(F)
77.56'(F)
Lands Described in Official Records Instrument #2008116139 61,885 Square Feet 1.421 Acres± More or Less
61,885 Square Feet 1.421 Acres±
Lands Recorded in Official Records Book 2102, Page 699
Lands Described in Official Records Instrument # 2023170771
Existing Frontal Dune Line
Hammock (See Groups Chapter)
Coastal Strand
Sand Path Approx. Location
Sand Walking Path
Eroded Control Line by Mangle & Mund, PE
55.41'(F)
Gulf Pool Deck
Pool
Structure
Sand Parking
Sand Path Approx. Location
Sand Path Approx. Location
Sand Path Approx. Location

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.

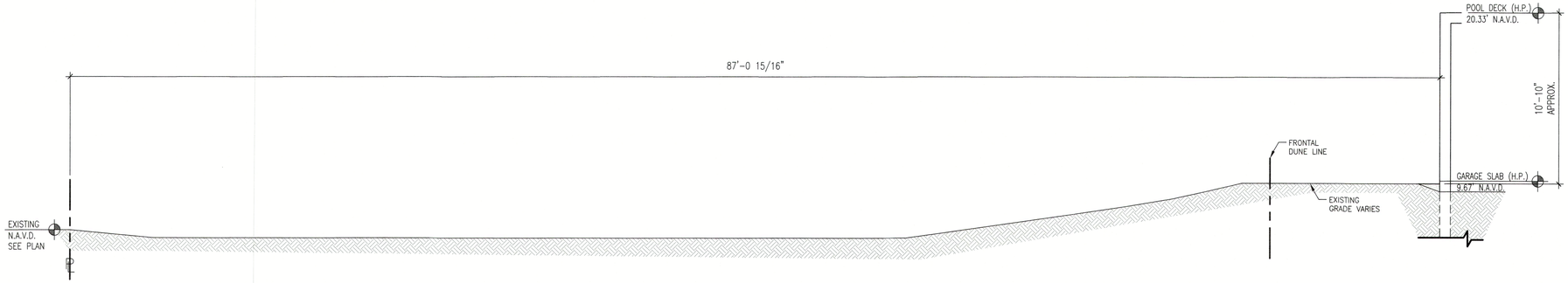
12.) ALL PORTABLE TOILETS AND DUMPSTERS WILL BE STAGED ON PRIVATE PROPERTY AND NOT IN THE RIGHT OF WAY.

13.) IF PARKING ON PUBLIC STREET IS NECESSARY ALL VEHICLES WILL BE PARKED ON ONE SIDE OF THE ROAD WITH TRAFFIC.

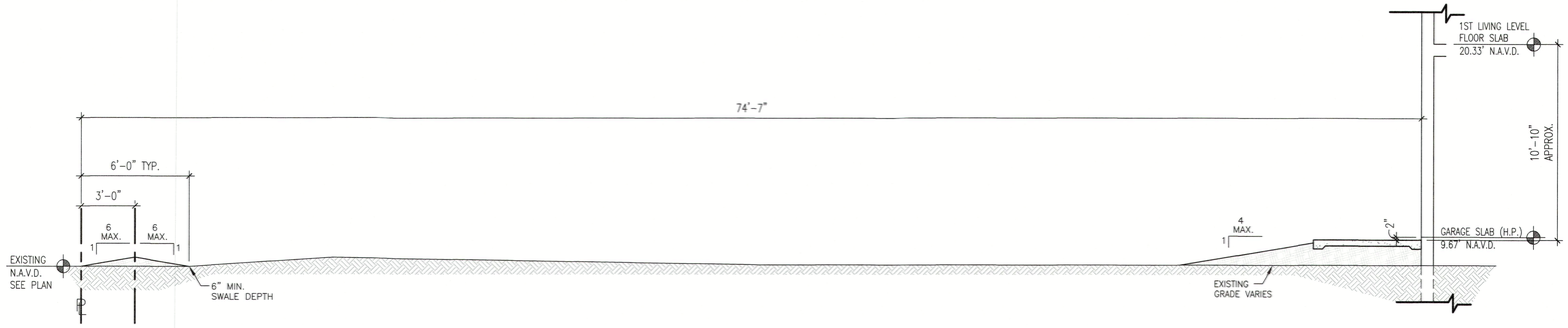
PARKING SHALL NOT BLOCK DRIVEWAYS OR MAILBOXES AND SHALL PROVIDE FOR EMERGENCY VEHICLES ACCESS.

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).

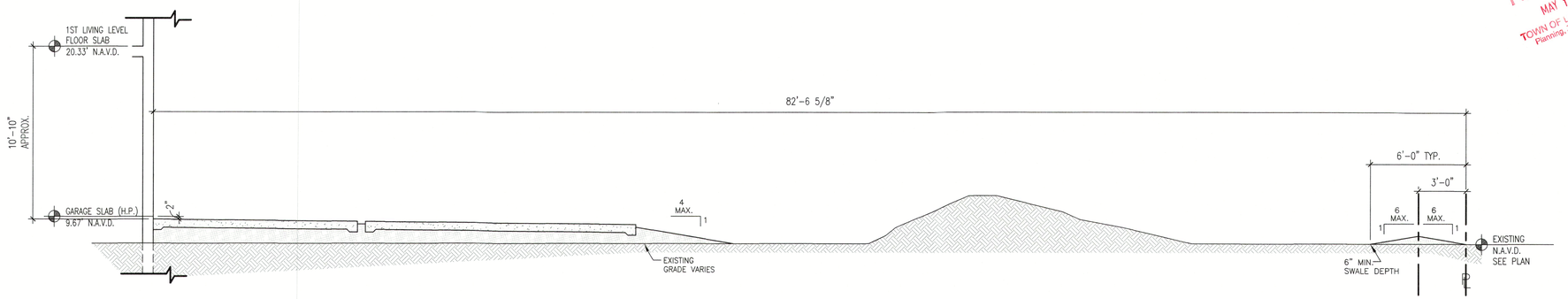
NOTE:
G.C. TO VERIFY POSITIVE DRAINAGE FLOW OF EXISTING ELEVATIONS UNDISTURBED BY CONSTRUCTION.



REAR (WEST) GRADING DETAIL 3
N.T.S.



SIDE (NORTH) GRADING DETAIL 2
N.T.S.



SIDE (SOUTH) GRADING DETAIL 1
N.T.S.

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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STATE OF FLORIDA · MICHAEL A. ARCHITECT · No. AR0013536 · REGISTERED ARCHITECT
05/06/2024

Revisions

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
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Fax (941) 955-7354
www.dsdginc.com
AA 0003861

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.
NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

DRAINAGE DETAILS

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A0.21

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.

10.) EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC-R SECTIONS 703.6 THROUGH 703.6.5.

11.) AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT ARE THE THERMAL ENVELOPE FOR THE BUILDING PER FBCEC-R402.4.

12.) THE LOWEST FLOOR IS USEABLE SOLELY FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED STORAGE PER FBC 2020 – RESIDENTIAL R322.1.5, ASCE 24 SEC 4.6, AND FEMA TECHNICAL BULLETIN 5 – FREE OF OBSTRUCTION SEC 6.4.1.

1

WALL LEGEND

PARTITION WALL – 6" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2x6 WD. STUDS @ 16" O.C.

PARTITION WALL – 6" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2x6 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 (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.

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.

FRANGIBLE CMU WALL – BREAKAWAY 8" (U.N.O.)
INTERIOR SIDE TO BE CEMENTITIOUS COATED 8" CMU WALL. EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU (U.N.O.)
NOTE: DO NOT ATTACH ANY ELECTRICAL, PLUMBING, OR UTILITIES TO FRANGIBLE WALLS IN ANY WAY.

FRANGIBLE WALLS TO BE DESIGNED AND CONSTRUCTED PER FBC 2020 – 7TH EDITION – RESIDENTIAL R322.3.4.3 & R322.3.4.4, FBC 2020 – 7TH EDITION – BUILDING – 1612.5.2.2.3, ASCE 24-2.7 THROUGH 2.7.3 & 4.6 THROUGH 4.6.2, AND FEMA TECHNICAL BULLETIN #5 – FREE OF OBSTRUCTION – 6.4.1. FOR BREAK AWAY WALLS.

1

NOTE
ALL WALL MATERIALS BELOW DESIGN FLOOD ELEVATION SHALL BE APPROVED WATER RESISTANT MATERIALS PER FEMA TECH. BULLETIN #2 AUG 2008.

NOTE:
ALL NEW CONSTRUCTION SHALL BE REQUIRED TO PASS THE BLOWER DOOR TEST PER 2017 ENERGY CONSERVATION CODE R402.4. BE AWARE FLOW THRU OPENINGS MAY CREATE SOME ISSUES WHILE PERFORMING THIS TEST.

FLOW THRU OPENING CALCULATIONS

ROOM NO.	AREA	AREA REQ'D	TOTAL NET OPENING PROVIDED
GARAGE-1 #001	1,209 S.F.	1,433 S.I.	(9x) TYPE "A" PERIMETER OPENINGS PROVIDED @ 200 NET S.I. PER UNIT = 1,800 NET S.I. PLUS (1x) INTERNAL TYPE "B" OPENINGS PROVIDED @ 200 NET S.I. PER UNIT = 200 NET S.I.
STORAGE #003	224 S.F.		
NON-OCCUPIABLE SPACE #002	1,757 S.F.	1,757 S.I.	(9x) TYPE "B" OPENINGS PROVIDED @ 200 NET S.I. PER UNIT = 1,800 NET S.I.

COLOR TO BE SELECTED BY ARCHITECT



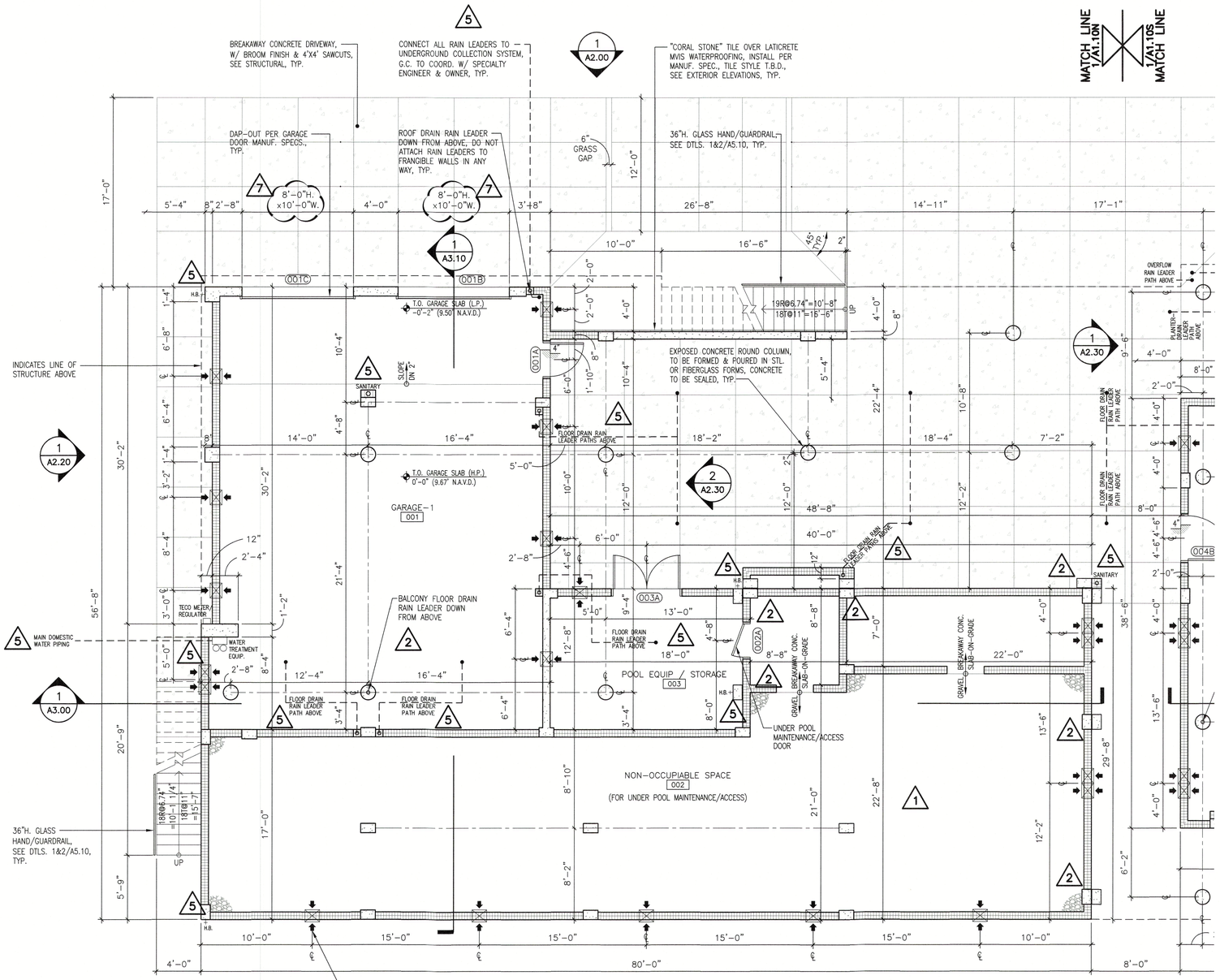
TYPE "A" – CERTIFIED 200 SQ. FT FLOOD VENT, TRIM, & SLEEVE

FLOW THRU UNIT "A" BY:
SMART VENT - PIVOTING SOLID INSULATED FACE
VENT #1540-520 / TRIM & SLEEVE #1540-531-12



TYPE "B" – CERTIFIED 200 SQ. FT FLOOD VENT, TRIM, & SLEEVE

FLOW THRU UNIT "B" BY:
SMART VENT - PIVOTING SOLID NON-INSULATED FACE
VENT #1540-510 / TRIM & SLEEVE #1540-531-12



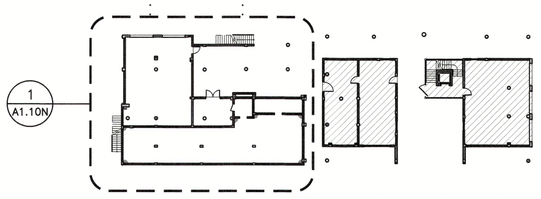
NOTE:
ALL MATERIALS BELOW DESIGN FLOOD ELEVATION SHALL BE APPROVED WATER RESISTANT MATERIALS PER FEMA TECH. BULLETIN #2, AUG 2008 & FBC 2020 – 7TH EDITION – RESIDENTIAL – R322.1.8.
(I.E. – WINDOWS, DOORS, JAMBS, STAIRS, WALLS, ETC. ALL MATERIALS MUST BE ABLE TO RESIST WATER FOR A MINIMUM OF 72 HOURS WITHOUT DAMAGE.)

1

NORTH

GROUND LEVEL FLOOR PLAN 1
3/16" = 1'-0"

MATCH LINE 1/A1.10N
1/A1.10S MATCH LINE



1 A1.10N

KEY PLAN

1 – REVISION PER TOWN OF LBK BLDG. DEPT. REVIEW COMMENTS DATED – 03/27/2023 & G.C. COMMENTS DATED – 04/13/2023

2 – REVISION PER STRUCTURAL CHANGES DATED – 05/10/2023 & G.C. COMMENTS DATED – 05/17/2023

5 – REVISION PER G.C. COMMENTS DATED – 09/05/2023 & 10/17/2023

7 – PER GARAGE DOOR MANUF. REQUIREMENTS DATED – 07/10/2024

STATE OF FLORIDA — JAMES E. SHAW — 45366 — REGISTERED ARCHITECT — 08/06/2024

Revisions
1 04/13/2023
2 06/16/2023
5 10/25/2023
7 08/06/2024

DSDG ARCHITECTS
ARCHITECTURE
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AA 0003861

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE

3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

NORTH WING - GROUND LEVEL FLOOR PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.10N

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NOTES:
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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.

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1

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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.

FRANGIBLE CMU WALL – BREAKAWAY 8" (U.N.O.)
INTERIOR SIDE TO BE CEMENTITIOUS COATED 8" CMU WALL. EXTERIOR SIDE TO BE CEMENTITIOUS COATED CMU (U.N.O.) NOTE: DO NOT ATTACH ANY ELECTRICAL, PLUMBING, OR UTILITIES TO FRANGIBLE WALLS IN ANY WAY.

FRANGIBLE WALLS TO BE DESIGNED AND CONSTRUCTED PER FBC 2020 – 7TH EDITION – RESIDENTIAL R322.3.4.3 & R322.3.4.4, FBC 2020 – 7TH EDITION – BUILDING – 1612.5.2.2.3, ASCE 24-2.7 THROUGH 2.7.3 & 4.6 THROUGH 4.6.2, AND FEMA TECHNICAL BULLETIN #5 – FREE OF OBSTRUCTION – 6.4.1. FOR BREAK AWAY WALLS.

NOTE
ALL WALL MATERIALS BELOW DESIGN FLOOD ELEVATION SHALL BE APPROVED WATER RESISTANT MATERIALS PER FEMA TECH. BULLETIN #2 AUG 2008.

NOTE:
ALL NEW CONSTRUCTION SHALL BE REQUIRED TO PASS THE BLOWER DOOR TEST PER 2017 ENERGY CONSERVATION CODE R402.4. BE AWARE FLOW THRU OPENINGS MAY CREATE SOME ISSUES WHILE PERFORMING THIS TEST.

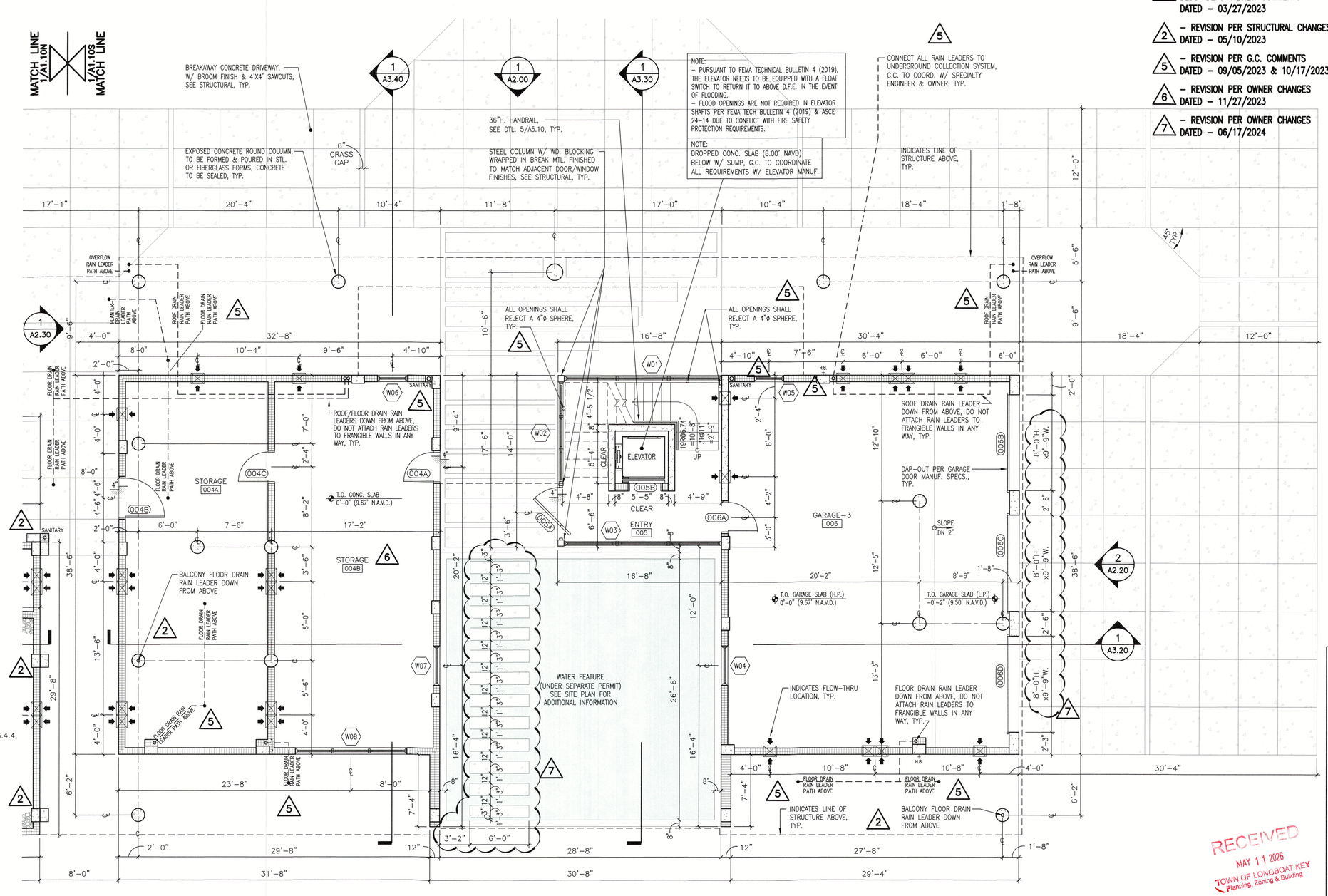
FLOW THRU OPENING CALCULATIONS

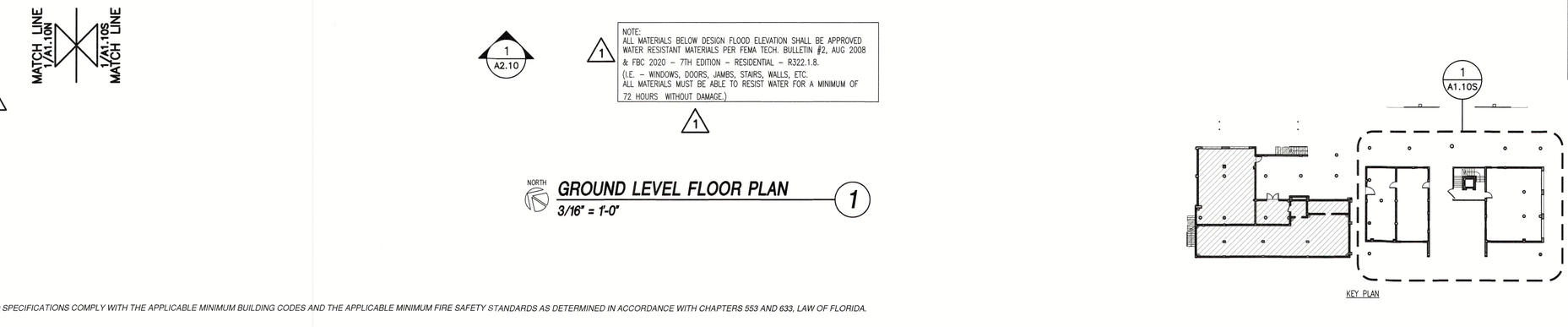
ROOM NO.	AREA	AREA REQ'D	TOTAL NET OPENING PROVIDED
STORAGE #004A	597 S.F.	1,258 S.I.	(7x) TYPE "A" PERIMETER OPENINGS PROVIDED @ 200 NET S.I. PER UNIT = 1,400 NET S.I. PLUS (4x) INTERNAL TYPE "B" OPENINGS PROVIDED @ 200 NET S.I. PER UNIT = 800 NET S.I.
STORAGE #004B	661 S.F.		
ENTRY #005	292 S.F.	1,560 S.I.	(8x) TYPE "A" PERIMETER OPENINGS PROVIDED @ 200 NET S.I. PER UNIT = 1,600 NET S.I. PLUS (2x) INTERNAL TYPE "B" OPENINGS PROVIDED @ 200 NET S.I. PER UNIT = 400 NET S.I.
GARAGE-3 #006	1,268 S.F.		

COLOR TO BE SELECTED BY ARCHITECT

TYPE "A" – CERTIFIED 200 SQ. FT FLOOD VENT, TRIM, & SLEEVE
FLOW THRU UNIT "A" BY:
SMART VENT - PIVOTING SOLID INSULATED FACE
VENT #1540-520 / TRIM & SLEEVE #1540-531-12

TYPE "B" – CERTIFIED 200 SQ. FT FLOOD VENT, TRIM, & SLEEVE
FLOW THRU UNIT "B" BY:
SMART VENT - PIVOTING SOLID NON-INSULATED FACE
VENT #1540-510 / TRIM & SLEEVE #1540-531-12





NORTH **GROUND LEVEL FLOOR PLAN** 1
3/16" = 1'-0"

RECEIVED
MAY 11 2026
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

1 – REVISION PER TOWN OF LBK BLDG. DEPT. REVIEW COMMENTS DATED – 03/27/2023
2 – REVISION PER STRUCTURAL CHANGES DATED – 05/10/2023
5 – REVISION PER G.C. COMMENTS DATED – 09/05/2023 & 10/17/2023
6 – REVISION PER OWNER CHANGES DATED – 11/27/2023
7 – REVISION PER OWNER CHANGES DATED – 06/17/2024

STATE OF FLORIDA MICHAEL E. ARNOLD LICENSE No. AR 0003661 REGISTERED ARCHITECT 06/06/2024

Revisions
1 04/13/2023
2 06/16/2023
5 10/25/2023
6 12/05/2023
7 08/06/2024

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
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CONSTRUCTION MANAGEMENT
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SARASOTA, FLORIDA 34236
Tel (941) 955-5645
Fax (941) 955-7354
www.dsdginc.com
AA 0003661

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.
NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

SOUTH WING - GROUND LEVEL FLOOR PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.10S

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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.

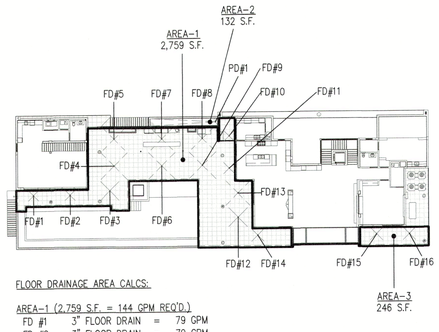
7.) TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS SHALL MEET FBC-R SECTION R308.4.

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.

10.) EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC-R SECTIONS 703.6 THROUGH 703.6.5.

11.) AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT ARE THE THERMAL ENVELOPE FOR THE BUILDING PER FBCEC-R402.4.



FLOOR DRAINAGE AREA CALCS:

AREA-1 (2,759 S.F. = 144 GPM REQ'D.)

FD #1	3" FLOOR DRAIN	=	79 GPM
FD #2	3" FLOOR DRAIN	=	79 GPM
FD #3	3" FLOOR DRAIN	=	79 GPM
FD #4	3" FLOOR DRAIN	=	79 GPM
FD #5	3" FLOOR DRAIN	=	N/A (SHARED RAIN LEADER)
FD #6	3" FLOOR DRAIN	=	79 GPM
FD #7	3" FLOOR DRAIN	=	N/A (SHARED RAIN LEADER)
FD #8	3" FLOOR DRAIN	=	79 GPM
FD #9	3" FLOOR DRAIN	=	N/A (SHARED RAIN LEADER)
FD #10	3" FLOOR DRAIN	=	N/A (SHARED RAIN LEADER)
FD #11	3" FLOOR DRAIN	=	N/A (SHARED RAIN LEADER)
FD #12	3" FLOOR DRAIN	=	79 GPM
FD #13	3" FLOOR DRAIN	=	N/A (SHARED RAIN LEADER)
FD #14	3" FLOOR DRAIN	=	79 GPM
	TOTAL DRAINAGE PROVIDED	=	632 GPM

AREA-2 (132 S.F. = 7 GPM REQ'D.)

PD #1	3" DRAIN	=	N/A (SHARED RAIN LEADER)
	TOTAL DRAINAGE PROVIDED	=	N/A

AREA-3 (246 S.F. = 13 GPM REQ'D.)

FD #15	3" FLOOR DRAIN	=	79 GPM
FD #16	3" FLOOR DRAIN	=	N/A (SHARED RAIN LEADER)
	TOTAL DRAINAGE PROVIDED	=	79 GPM

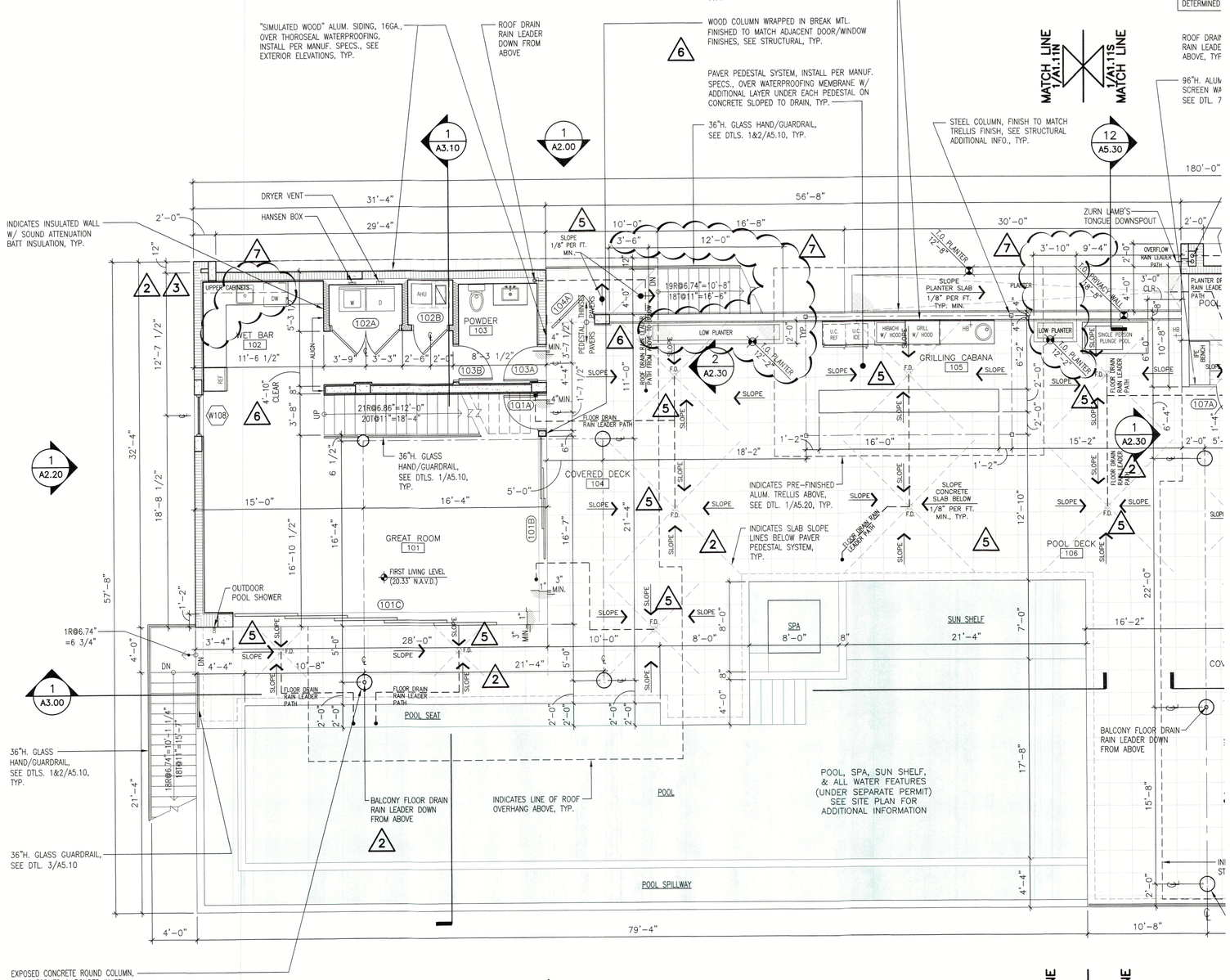
NOTE:
THESE NUMBERS ARE CALCULATED USING:

2023 FBC PLUMBING, EIGHTH EDITION
SECTION 1106.2 STORM DRAIN PIPE SIZING

(1) 3" HORZ. PIPE @ 2% & 5"/HR. RAINFALL = 79 GPM

2023 FBC PLUMBING, EIGHTH EDITION
SECTION 1106.2.1 RAINFALL RATE CONVERSION METHOD

GPM = R x A x 0.0104
R = RAINFALL INCHES PER HOUR
A = AREA SQUARE FOOTAGE



WALL LEGEND

PARTITION WALL – 6" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2x6 WD. STUDS @ 16" O.C.

PARTITION WALL – 6" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2x6 WD. STUDS @ 16" O.C. W/ SOUND ATTENUATION BATT INSULATION BETWEEN STUDS.

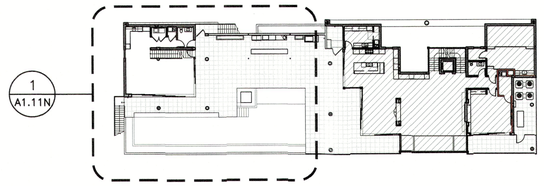
CMU WALL – 8" (U.N.O.)
INTERIOR SIDE TO PAINTED SMOOTH FINISH 8" CMU WALL. EXTERIOR SIDE TO BE CEMENTITIOUS COATED (U.N.O.).

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.

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.

FIRST LIVING LEVEL PLAN 1
3/16" = 1'-0"



KEY PLAN

2 – REVISION PER STRUCTURAL CHANGES DATED – 05/10/2023 & G.C. COMMENTS DATED – 05/17/2023 & I.D. COMMENTS DATED – 06/15/23

3 – REVISION PER CABINETRY MFR. DWGS. DATED – 06/13/2023

5 – REVISION PER G.C. COMMENTS DATED – 09/05/2023 & 10/17/2023

6 – REVISION PER G.C. COMMENTS DATED – 12/05/2023

7 – REVISION PER OWNER CHANGES DATED – 06/17/2024

Revisions
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3 07/21/2023
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AA 0003861

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

FIRST LIVING LEVEL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.11N

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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.

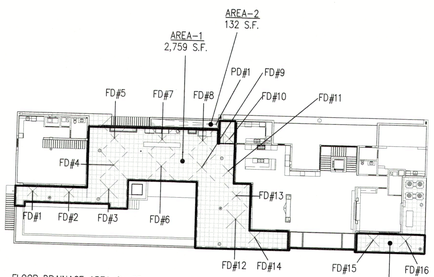
7.) TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS SHALL MEET FBC-R SECTION R308.4.

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.

10.) EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC-R SECTIONS 703.6 THROUGH 703.6.5.

11.) AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT ARE THE THERMAL ENVELOPE FOR THE BUILDING PER FBCEC-R402.4.



FLOOR DRAINAGE AREA CALCS:

AREA-1 (2,759 S.F. = 144 GPM REQ'D.)

FD #1	3" FLOOR DRAIN	=	79 GPM
FD #2	3" FLOOR DRAIN	=	79 GPM
FD #3	3" FLOOR DRAIN	=	79 GPM
FD #4	3" FLOOR DRAIN	=	79 GPM
FD #5	3" FLOOR DRAIN	=	N/A (SHARED RAIN LEADER)
FD #6	3" FLOOR DRAIN	=	79 GPM
FD #7	3" FLOOR DRAIN	=	N/A (SHARED RAIN LEADER)
FD #8	3" FLOOR DRAIN	=	79 GPM
FD #9	3" FLOOR DRAIN	=	N/A (SHARED RAIN LEADER)
FD #10	3" FLOOR DRAIN	=	N/A (SHARED RAIN LEADER)
FD #11	3" FLOOR DRAIN	=	N/A (SHARED RAIN LEADER)
FD #12	3" FLOOR DRAIN	=	79 GPM
FD #13	3" FLOOR DRAIN	=	N/A (SHARED RAIN LEADER)
FD #14	3" FLOOR DRAIN	=	79 GPM

TOTAL DRAINAGE PROVIDED = 632 GPM

AREA-2 (132 S.F. = 7 GPM REQ'D.)

FD #1	3" DRAIN	=	N/A (SHARED RAIN LEADER)

TOTAL DRAINAGE PROVIDED = N/A

AREA-3 (246 S.F. = 13 GPM REQ'D.)

FD #15	3" FLOOR DRAIN	=	79 GPM
FD #16	3" FLOOR DRAIN	=	N/A (SHARED RAIN LEADER)

TOTAL DRAINAGE PROVIDED = 79 GPM

NOTE:
THESE NUMBERS ARE CALCULATED USING:

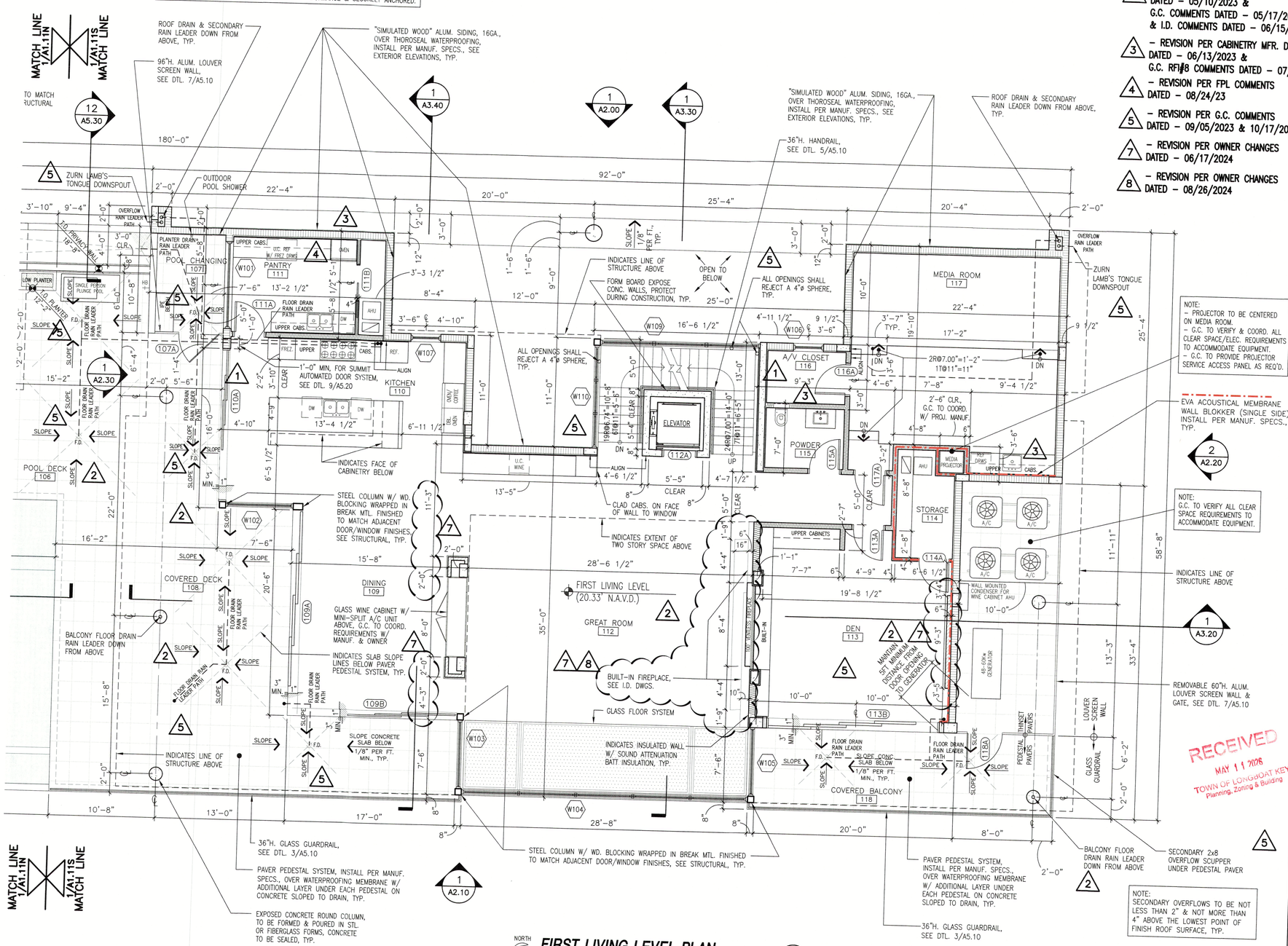
2023 FBC PLUMBING, EIGHTH EDITION
SECTION 1106.2 STORM DRAIN PIPE SIZING

(1) 3" HORZ. PIPE @ 2% & 5"/HR. RAINFALL = 79 GPM

2023 FBC PLUMBING, EIGHTH EDITION
SECTION 1106.2.1 RAINFALL RATE CONVERSION METHOD

GPM = R x A x 0.0104
R = RAINFALL INCHES PER HOUR
A = AREA SQUARE FOOTAGE

NOTE:
POOL EQUIPMENT (UNDER SEPARATE PERMIT BY OTHERS). ELEVATION SHALL BE DETERMINED BY POOL CONTRACTOR FOR REQ'D PERFORMANCE & SECURELY ANCHORED.



NORTH

FIRST LIVING LEVEL PLAN
3/16" = 1'-0"

1

WALL LEGEND

PARTITION WALL – 6" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2x6 WD. STUDS @ 16" O.C.

PARTITION WALL – 6" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2x6 WD. STUDS @ 16" O.C. W/ SOUND ATTENUATION BATT INSULATION BETWEEN STUDS.

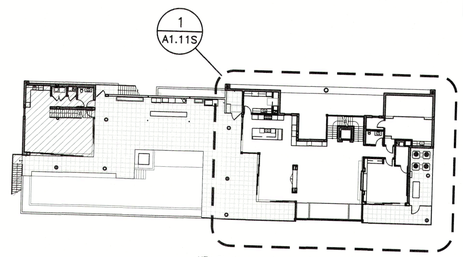
CMU WALL – 8" (U.N.O.)
INTERIOR SIDE TO PAINTED SMOOTH FINISH 8" CMU WALL. EXTERIOR SIDE TO BE CEMENTITIOUS COATED (U.N.O.).

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.

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.

PARTITION WALL – 6" (U.N.O.) – (STC 45 MINIMUM)
5/8" GYP. WALL BD. ON EACH SIDE OVER EVA ACOUSTICAL MEMBRANE WALL BLOKKER (SINGLE SIDE – INSTALL PER MANUF. SPECS.) ON 2x6 TIMBER STRAND WD. STUDS @ 16" O.C.. W/ SOUND ATTENUATION BATT INSULATION BETWEEN STUDS.



1 – REVISION PER OWNER COMMENTS DATED – 03/30/2023
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4 – REVISION PER FPL COMMENTS DATED – 08/24/23
5 – REVISION PER G.C. COMMENTS DATED – 09/05/2023 & 10/17/2023
7 – REVISION PER OWNER CHANGES DATED – 06/17/2024
8 – REVISION PER OWNER CHANGES DATED – 08/26/2024

STATE OF FLORIDA · MICHAEL E. SWAN · AR 93536 · REGISTERED ARCHITECT · 08.08.2024

Revisions
04/13/2023
06/16/2023
07/21/2023
08/25/2023
10/25/2023
08/06/2024
11/12/2024

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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.

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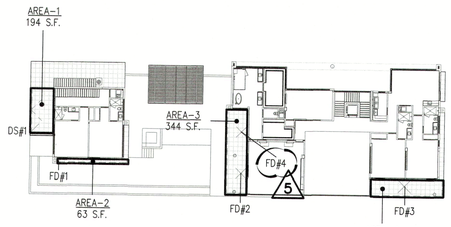

FLOOR DRAINAGE AREA CALCS:

AREA-1 (194 S.F. = 11 GPM REQ'D.)
DS #1 6"x6" SCUPPER = 487 GPM
TOTAL DRAINAGE PROVIDED = 487 GPM

AREA-2 (63 S.F. = 4 GPM REQ'D.)
FD #1 3" FLOOR DRAIN = 79 GPM
TOTAL DRAINAGE PROVIDED = 79 GPM

AREA-3 (344 S.F. = 18 GPM REQ'D.)
FD #2 3" FLOOR DRAIN = 79 GPM
FD #4 3" FLOOR DRAIN = N/A (SHARED RAIN LEADER)
TOTAL DRAINAGE PROVIDED = 79 GPM

AREA-4 (240 S.F. = 13 GPM)
FD #3 3" FLOOR DRAIN = 79 GPM
TOTAL DRAINAGE PROVIDED = 79 GPM

NOTE:
THESE NUMBERS ARE CALCULATED USING:

2023 FBC PLUMBING, EIGHTH EDITION
SECTION 1106.2 STORM DRAIN PIPE SIZING

(1) 3" HORZ. PIPE @ 2% & 5"/HR. RAINFALL = 79 GPM
(1) 6" HORZ. PIPE @ 2% & 5"/HR. RAINFALL = 487 GPM

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R = RAINFALL INCHES PER HOUR
A = AREA SQUARE FOOTAGE

WALL LEGEND

PARTITION WALL – 6" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2x6 WD. STUDS @ 16" O.C.

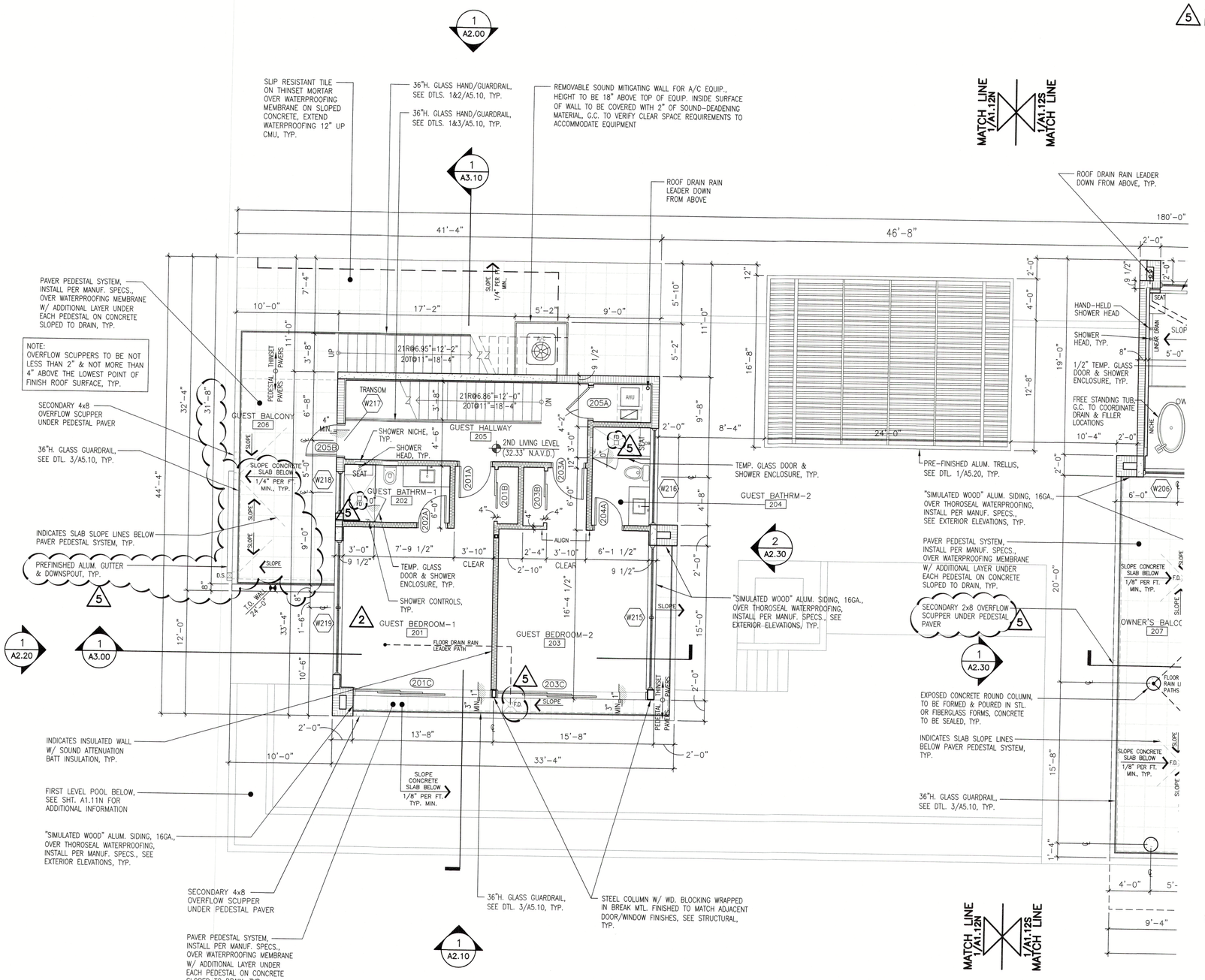
PARTITION WALL – 6" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2x6 WD. STUDS @ 16" O.C. W/ SOUND ATTENUATION BATT INSULATION BETWEEN STUDS.

CMU WALL – 8" (U.N.O.)
INTERIOR SIDE TO PAINTED SMOOTH FINISH 8" CMU WALL. EXTERIOR SIDE TO BE CEMENTITIOUS COATED (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.

CONCRETE WALL OR COLUMN – 8" (U.N.O.)
INTERIOR SIDE TO BE PAINTED SCRATCH COAT. EXTERIOR SIDE TO BE CEMENTITIOUS COATED.

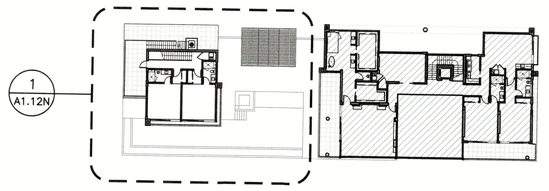
CONCRETE WALL OR COLUMN – 8" (U.N.O.)
5/8" GYP. BD. OVER 1x2 P.T. FURRING STRIPS OVER 3/4" RIGID INSULATION OVER 8" CONCRETE WALL. EXTERIOR SIDE TO BE CEMENTITIOUS COATED.



NORTH

SECOND LIVING LEVEL PLAN 1

3/16" = 1'-0"



KEY PLAN

2 – REVISION PER G.C. COMMENTS DATED – 05/17/2023

5 – REVISION PER G.C. COMMENTS DATED – 09/05/2023 & 10/17/2023

STATE OF FLORIDA · MARK E. SPAIN · AR 0013536 · REGISTERED ARCHITECT · 03/08/2024

Revisions
2 06/16/2023
5 10/25/2023

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Tel (941) 955-5545
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www.dsdginc.com
AA 0003861

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

SECOND LIVING LEVEL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.12N

RECEIVED
MAY 11 2026
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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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.

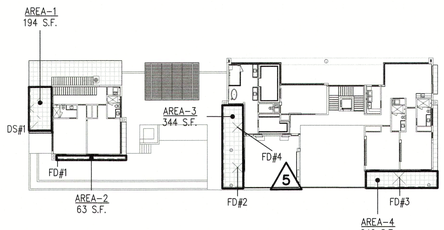
7.) TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS SHALL MEET FBC-R SECTION R308.4.

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.

10.) EXTERIOR CEMENTITIOUS COATING SHALL COMPLY WITH FBC-R SECTIONS 703.6 THROUGH 703.6.5.

11.) AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT ARE THE THERMAL ENVELOPE FOR THE BUILDING PER FBCEC-R402.4.



FLOOR DRAINAGE AREA CALCS:

AREA-1 (194 S.F. = 11 GPM REQ'D.)
DS #1 6"x6" SCUPPER = 487 GPM
TOTAL DRAINAGE PROVIDED = 487 GPM

AREA-2 (63 S.F. = 4 GPM REQ'D.)
FD #1 3" FLOOR DRAIN = 79 GPM
TOTAL DRAINAGE PROVIDED = 79 GPM

AREA-3 (344 S.F. = 18 GPM REQ'D.)
FD #2 3" FLOOR DRAIN = 79 GPM
FD #4 3" FLOOR DRAIN = N/A (SHARED RAIN LEADER)
TOTAL DRAINAGE PROVIDED = 79 GPM

AREA-4 (240 S.F. = 13 GPM)
FD #3 3" FLOOR DRAIN = 79 GPM
TOTAL DRAINAGE PROVIDED = 79 GPM

NOTE:
THESE NUMBERS ARE CALCULATED USING:

2023 FBC PLUMBING, EIGHTH EDITION
SECTION 1106.2 STORM DRAIN PIPE SIZING

(1) 3" HORZ. PIPE @ 2% & 5"/HR. RAINFALL = 79 GPM
(1) 6" HORZ. PIPE @ 2% & 5"/HR. RAINFALL = 487 GPM

2023 FBC PLUMBING, EIGHTH EDITION
SECTION 1106.2.1 RAINFALL RATE CONVERSION METHOD

GPM = R x A x 0.0104
R = RAINFALL INCHES PER HOUR
A = AREA SQUARE FOOTAGE

WALL LEGEND

PARTITION WALL – 6" (U.N.O.)
5/8" GYP. BD. ON EACH SIDE OF 2x6 WD. STUDS @ 16" O.C.

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5/8" GYP. BD. ON EACH SIDE OF 2x6 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 (U.N.O.).

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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.

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INTERIOR SIDE TO BE PAINTED SCRATCH COAT. EXTERIOR SIDE TO BE CEMENTITIOUS COATED.

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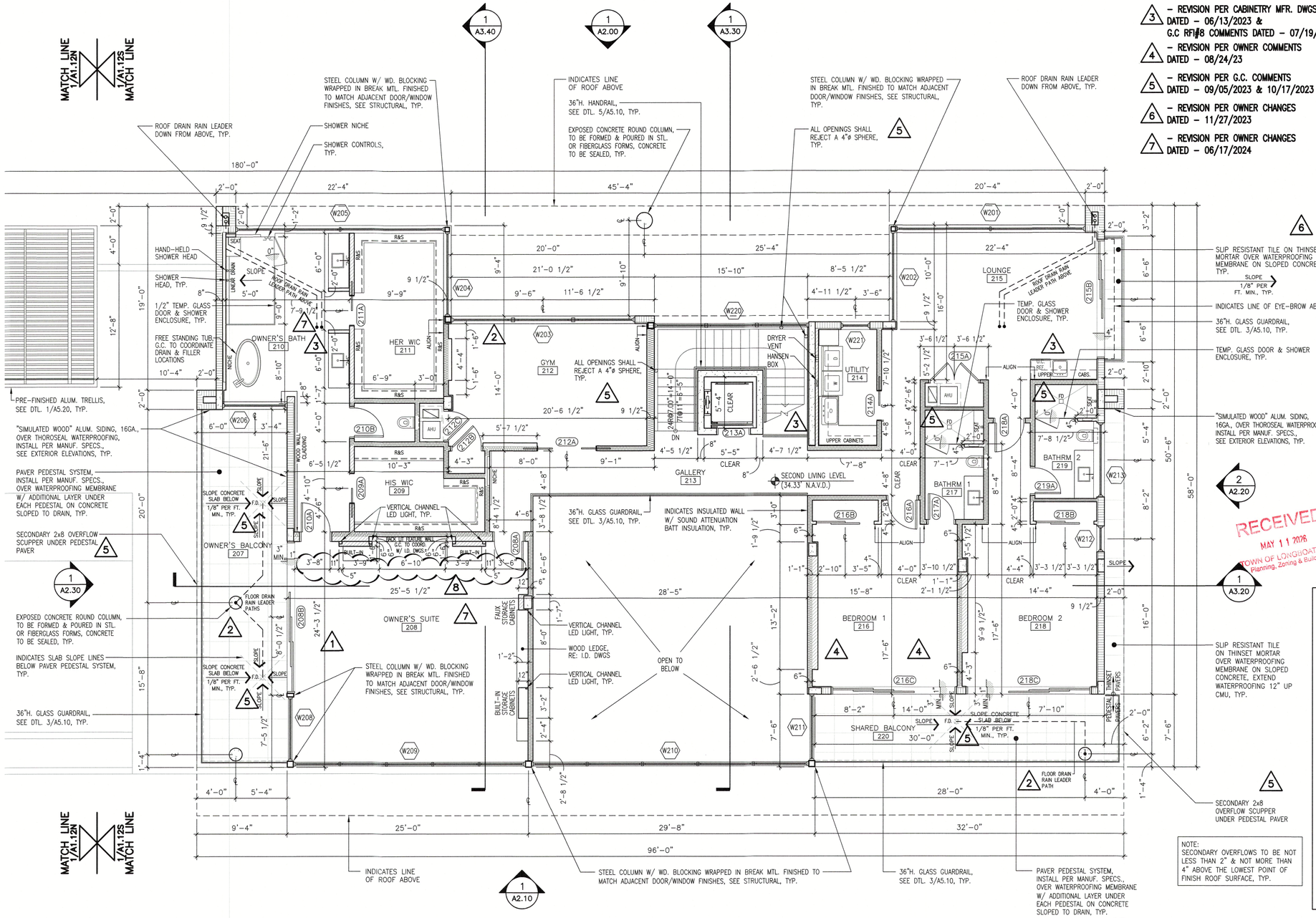
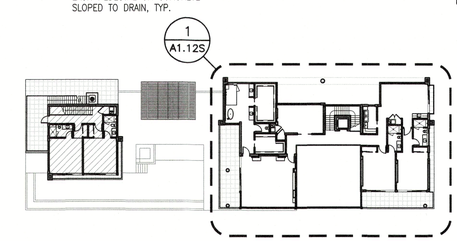


NORTH

SECOND LIVING LEVEL PLAN 1

3/16" = 1'-0"



KEY PLAN

8 – REVISION PER MANUF. REQUIREMENTS DATED – 10/02/2024

1 – REVISION PER G.C. COMMENTS DATED – 03/27/2023

2 – REVISION PER G.C. COMMENTS DATED – 05/17/2023 & I.D. COMMENTS DATED – 06/15/2023

3 – REVISION PER CABINETRY MFR. DWGS. DATED – 06/13/2023 & G.C RFI#8 COMMENTS DATED – 07/19/23

4 – REVISION PER OWNER COMMENTS DATED – 08/24/23

5 – REVISION PER G.C. COMMENTS DATED – 09/05/2023 & 10/17/2023

6 – REVISION PER OWNER CHANGES DATED – 11/27/2023

7 – REVISION PER OWNER CHANGES DATED – 06/17/2024

STATE OF FLORIDA
MARK E. SELTMAN
AR 0013536
REGISTERED ARCHITECT
10/06/2024

Revisions
1 06/16/2023
2 07/21/2023
3 08/25/2023
4 10/25/2023
5 12/05/2023
6 08/06/2024
7 10/02/2024

AA 0003661

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Planning, Zoning & Building

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE

3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

SECOND LIVING LEVEL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.12S

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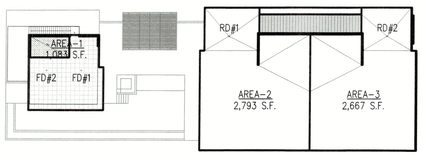

ROOF DRAINAGE AREA CALCS:

AREA-1 (1,083 S.F. = 57 GPM REQ'D.)
FD#1 3" ROOF DRAIN = 79 GPM
FD#2 3" FLOOR DRAIN = N/A (SHARED RAIN LEADER)
TOTAL DRAINAGE PROVIDED = 79 GPM

AREA-2 (2,793 S.F. = 146 GPM REQ'D.)
RD#1 4" ROOF DRAIN = 163 GPM
TOTAL DRAINAGE PROVIDED = 163 GPM

AREA-3 (2,667 S.F. = 139 GPM REQ'D.)
RD#2 4" ROOF DRAIN = 163 GPM
TOTAL DRAINAGE PROVIDED = 163 GPM

5

NOTE:
THESE NUMBERS ARE CALCULATED USING:

2023 FBC PLUMBING, EIGHTH EDITION
SECTION 1106.2 STORM DRAIN PIPE SIZING

(1) 3" HORZ. PIPE @ 2% & 5"/HR. RAINFALL = 79 GPM
(1) 4" HORZ. PIPE @ 2% & 5"/HR. RAINFALL = 163 GPM

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SECTION 1106.2.1 RAINFALL RATE CONVERSION METHOD

GPM = R x A x 0.0104
R = RAINFALL INCHES PER HOUR
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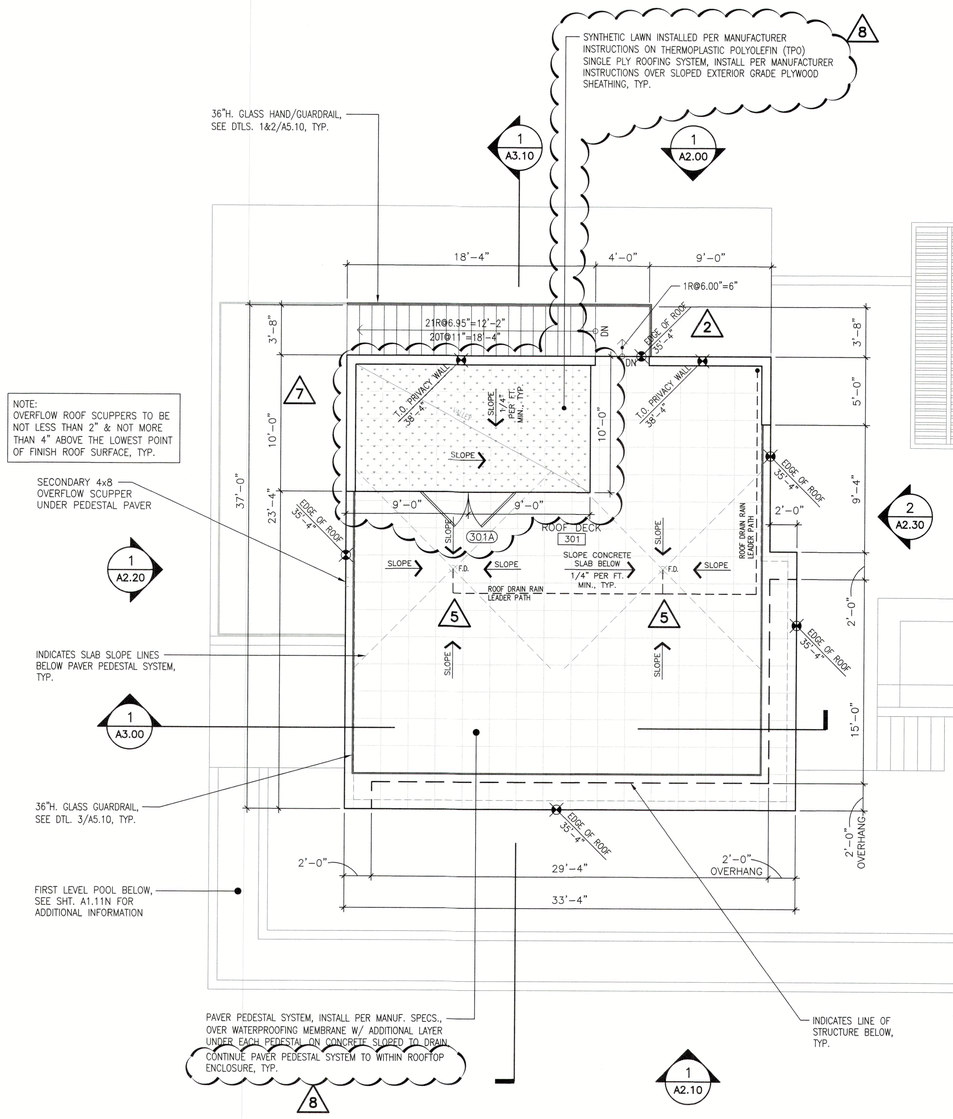

NOTE:
PER FBC R302.12, G.C. TO INSTALL DRAFTSTOP FIRE SEPARATION SUCH THAT THE AREAS OF THE CONCEALED SPACE DOES NOT EXCEED A MAXIMUM AREA OF 1,000 S.F.. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.

NORTH

ROOF PLAN 1
3/16" = 1'-0"

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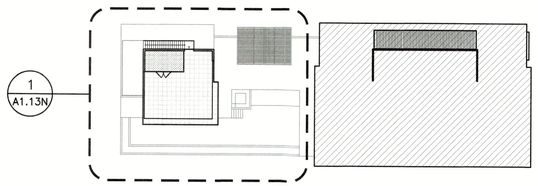
MAY 11 2026
TOWN OF LONGBOAT KEY
Planning, Zoning & Building



KEY PLAN

2 – REVISION PER I.D. COMMENTS DATED – 06/15/2023
5 – REVISION PER G.C. COMMENTS DATED – 09/05/2023 & 10/17/2023
7 – REVISION PER OWNER CHANGES DATED – 06/17/2024
8 – REVISION PER OWNER CHANGES DATED – 08/26/2024

STATE OF FLORIDA · JAMES E. STAHL · 45536 · REGISTERED ARCHITECT · 08/06/2024

Revisions
2 06/16/2023
5 10/25/2023
7 08/06/2024
8 11/12/2024

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ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE

3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

ROOF PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.13N

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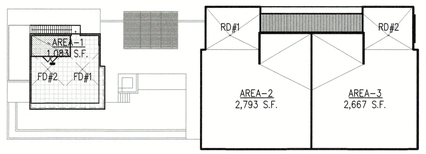

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AREA-3 (2,667 S.F. = 139 GPM REQ'D.)
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NOTE:
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(1) 3" HORZ. PIPE @ 2% & 5"/HR. RAINFALL = 79 GPM
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2023 FBC PLUMBING, EIGHTH EDITION
SECTION 1106.2.1 RAINFALL RATE CONVERSION METHOD

GPM = R x A x 0.0104
R = RAINFALL INCHES PER HOUR
A = AREA SQUARE FOOTAGE

5

MATCH LINE 1/A1.13N

1/A1.13S MATCH LINE

NOTE:
EDGE OF ROOF TO BE NOT LESS THAN 2" & NOT MORE THAN 4" ABOVE THE LOWEST POINT OF FINISH ROOF SURFACE, TYP.

1 A3.40 — 1 A2.00 — 1 A3.30

PRE-FINISHED ALUM. TRELLIS, SEE DTL. 8/A5.10, TYP.

NOTE:
EDGE OF ROOF TO BE NOT LESS THAN 2" & NOT MORE THAN 4" ABOVE THE LOWEST POINT OF FINISH ROOF SURFACE, TYP.

INDICATES LINE OF STRUCTURE BELOW, TYP.

92'-0"
2'-0" | 22'-4" | 45'-4" | 20'-4" | 2'-0"
2'-0" OVERHANG
8" TYP. — 8" GAP TYP.
EDGE OF ROOF 36"-6"
3'-0"
19'-0"
17'-0"
8'-4"
23'-8"
21'-8"
8"
SLOPE 1/4" PER FT. TYP.
VALLEY
RIDGE
CRICKET
RD. RD.
RAIN LEADER BELOW
T.O. PARAPET 38"-6"
2'-0"
7'-4"
14'-0"
3'-6"
12"
12'-4"
SLOPE 1/8" PER FT. MIN., TYP.
6
EDGE OF STRUCTURE BELOW 36"-2"
3'-2"
2'-0"
29'-6"
63'-0"
2 A2.20
1 A3.20
INDICATES LINE OF ELEVATOR OVERRUN BELOW, G.C. TO VERIFY REQUIREMENTS W/ ELEVATOR MANUFACTURER
1 A2.30
44'-0"
37'-0"
37'-8"
SLOPE DN 1'-10"
THERMOPLASTIC POLYOLEFIN (TPO) SINGLE PLY ROOFING MEMBRANE SYSTEM OVER CONCRETE ROOF SLAB, TYP.
5'-0" OVERHANG
12'-6" OVERHANG
9'-4" OVERHANG | 54'-8" | 30'-0" | 2'-0" OVERHANG
96'-0"
1 A2.10

MATCH LINE 1/A1.13N

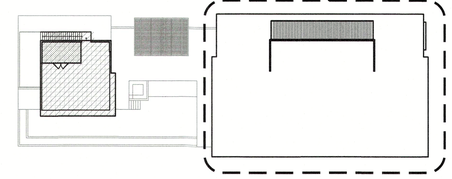
1/A1.13S MATCH LINE

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.

NORTH

ROOF PLAN
3/16" = 1'-0"
1

1 A1.13S



KEY PLAN

5 – REVISION PER G.C. COMMENTS DATED – 09/05/2023 & 10/17/2023
6 – REVISION PER OWNER CHANGES DATED – 11/27/2023

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MAY 11 2026
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

ISSUED FOR PERMIT SET - 03/08/2023

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THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

ROOF PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
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www.dsdginc.com
AA 0003661

Revisions
5 10/25/2023
6 12/05/2024

STATE OF FLORIDA — STEVEN G. GUTMAN — REGISTERED ARCHITECT — No. AR 0015536 — 12/06/2024

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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.

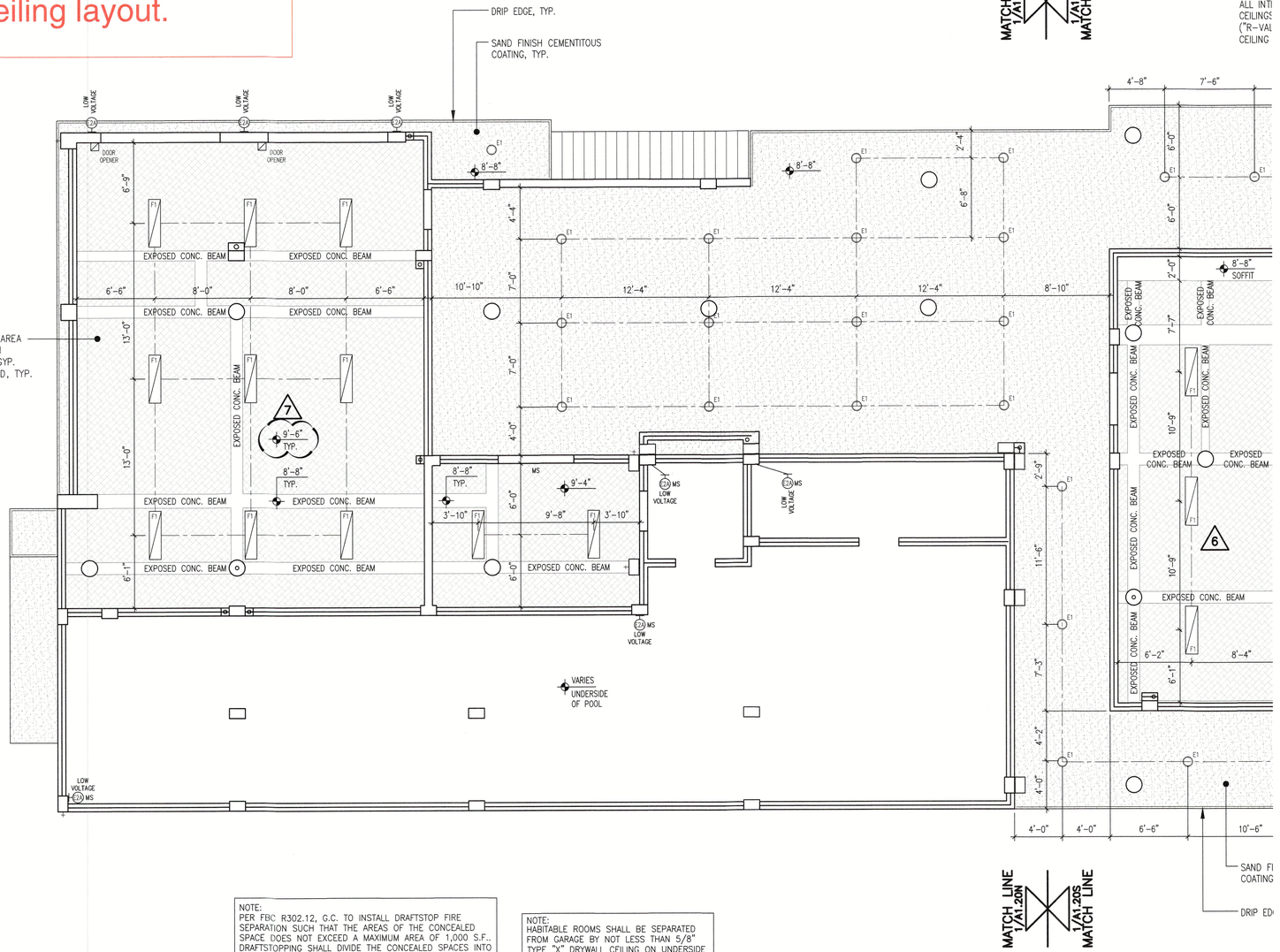
7.) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

8.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.

9.) GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TYPE AND LOCATION OF AIR CONDITIONING GRILLES.

Please refer to sheet LT-201A from JKM Lighting for **ceiling lights and locations ONLY.** This reflected ceiling plan is still to be used for dimensioning and any special ceiling layout.

6 – REVISION PER OWNER CHANGES DATED – 11/27/2023
7 – REVISION PER GARAGE DOOR MANUF. REQUIREMENTS DATED – 07/10/2024



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NOTE:
HABITABLE ROOMS SHALL BE SEPARATED FROM GARAGE BY NOT LESS THAN 5/8" TYPE "X" DRYWALL CEILING ON UNDERSIDE OF PRE–ENGINEERED WOOD FLOOR JOIST.

NORTH

GROUND LEVEL - REFLECTED CEILING PLAN 1

3/16" = 1'-0"

ELECTRICAL LEGEND

ELECTRICAL SYMBOL ABBREVIATIONS	
A	– ABOVE COUNTER
AUC	– ABOVE UPPER CABINET
ADFE	– ABOVE DESIGN FLOOD ELEVATION PLANE
C	– RECESSED CLOCK RECEPTACLE
GFI	– GFCI CIRCUIT
UC	– UNDER COUNTER
VP	– VAPOR PROOF FIXTURE
WCR	– RECEPTACLE WITHIN CABINET W/ GFI PROTECTION
WP	– WEATHER PROTECTED
USB	– UNIVERSAL SERIAL BUS RECEPTACLE PORT

SWITCHING:
– ALL SWITCH COVERS TO BE SCREWLESS TYPE.

$	SINGLE POLE WALL SWITCH
$D	SINGLE POLE WALL SWITCH W/ DIMMER
$T	SINGLE POLE WALL SWITCH W/ TIMER
$3	3–WAY WALL SWITCH
$	FLIP UP SWITCH – FLUSH W/ COUNTER TOP
$	FLIP UP SWITCH & DUPLEX RECEPTACLE COMBINATION – FLUSH W/ COUNTER TOP
	LIGHT CONTROL TOUCH PAD
	GARAGE DOOR OPENER CONTROL
MS	MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL

OUTLETS:
– ALL RECEPTACLES THAT ARE NOT REQUIRED TO BE G.F.I. PROTECTED SHALL BE ARC FAULT & TAMPERPROOF PER N.E.C. CODE.
– ALL RECEPTACLE COVERS TO BE SCREWLESS TYPE.

	DUPLEX RECEPTACLE
	ABOVE COUNTER LOCATED DUPLEX RECEPTACLE
	WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED – ONE NON–SWITCHED (WHEN WIRED IN TANDOM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)
220	220 VOLT RECEPTACLE
	CEILING OUTLET
	FLOOR OUTLET
	FLIP UP DUPLEX RECEPTACLE – FLUSH W/ COUNTER TOP
	CAT 6E
TV	CABLE T.V.
	DISCONNECT

LIGHT FIXTURES

	RECESSED CEILING LIGHT FIXTURE
	RECESSED WALL WASH FIXTURE
	SURFACE MOUNTED CEILING LIGHT FIXTURE
	PENDANT – CEILING MOUNTED
	3–HEAD LIGHT ASSEMBLY – CEILING MTG.
	WALL MOUNTED FLOOD LIGHT FIXTURE
J	JUNCTION BOX
	HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS.
	HIGH VOLTAGE JUNCTION BOX PER ROLL DOWN BUG SCREEN MANUFACTURER'S SPECS.
	LOW VOLTAGE JUNCTION BOX PER ROLL DOWN WINDOW TREATMENT MANUFACTURER'S SPECS.
	UNDERWATER POOL LIGHT – WALL MTG.
	UNDERWATER POOL LIGHT – BOTTOM MTG.
	WALL SCONCE
	SURFACE MOUNTED LED
	SURFACE MOUNTED LED
	UNDER CABINET LIGHTING
	LED UPLIGHTING
	IN WALL MOUNTED LIGHT LOW VOLTAGE
	CEILING MOUNTED FAN

MISC

S/C	SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED w/BATTERY BACK–UP
	ELECTRICAL PANEL
T	THERMOSTAT
	GAS
DR	DOOR CHIME
EF	CEILING MOUNTED EXHAUST FAN
SP	SURFACE MOUNTED SPEAKER
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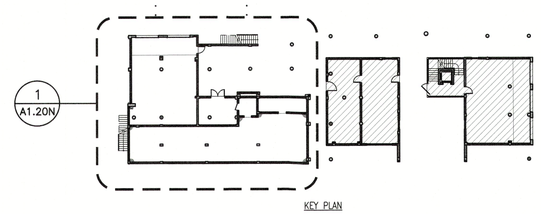

RECEIVED
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

GROUND LEVEL - REFLECTED CEIL. PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.20N

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
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SARASOTA, FLORIDA 34236
Tel (941) 955-5642
Fax (941) 955-7254
www.dsdginc.com
AA 0003661

Revisions
6 12/05/2023
7 08/06/2024

STATE OF FLORIDA · MARK E. SLAVIN · LICENSE NO. AR 0015361 · REGISTERED ARCHITECT · 08/06/2024

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NOTES:
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ELECTRICAL LEGEND

ELECTRICAL SYMBOL ABBREVIATIONS

- A – ABOVE COUNTER
- AUC – ABOVE UPPER CABINET
- ADFE – ABOVE DESIGN FLOOD ELEVATION PLANE
- C – RECESSED CLOCK RECEPTACLE
- GFI – GFCI CIRCUIT
- UC – UNDER COUNTER
- VP – VAPOR PROOF FIXTURE
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- WP – WEATHER PROTECTED
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SWITCHING:
– ALL SWITCH COVERS TO BE SCREWLESS TYPE.

- $ – SINGLE POLE WALL SWITCH
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- FLIP UP SWITCH – FLUSH W/ COUNTER TOP
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- MS – MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL

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- ABOVE COUNTER LOCATED DUPLEX RECEPTACLE
- WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED – ONE NON–SWITCHED (WHEN WIRED IN TANDOM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)
- 220 – 220 VOLT RECEPTACLE
- CEILING OUTLET
- FLOOR OUTLET
- FLIP UP DUPLEX RECEPTACLE – FLUSH W/ COUNTER TOP
- CAT 6E
- CABLE T.V.
- DISCONNECT

LIGHT FIXTURES

- RECESSED CEILING LIGHT FIXTURE
- RECESSED WALL WASH FIXTURE
- SURFACE MOUNTED CEILING LIGHT FIXTURE
- PENDANT – CEILING MOUNTED
- 3–HEAD LIGHT ASSEMBLY – CEILING MTG.
- WALL MOUNTED FLOOD LIGHT FIXTURE
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- HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS.
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- UNDERWATER POOL LIGHT – WALL MTG.
- UNDERWATER POOL LIGHT – BOTTOM MTG.
- WALL SCONCE
- SURFACE MOUNTED LED
- SURFACE MOUNTED LED
- UNDER CABINET LIGHTING
- LED UPLIGHTING
- IN WALL MOUNTED LIGHT LOW VOLTAGE
- CEILING MOUNTED FAN

MISC

- SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED w/BATTERY BACK–UP
- ELECTRICAL PANEL
- THERMOSTAT
- GAS
- DOOR CHIME
- CEILING MOUNTED EXHAUST FAN
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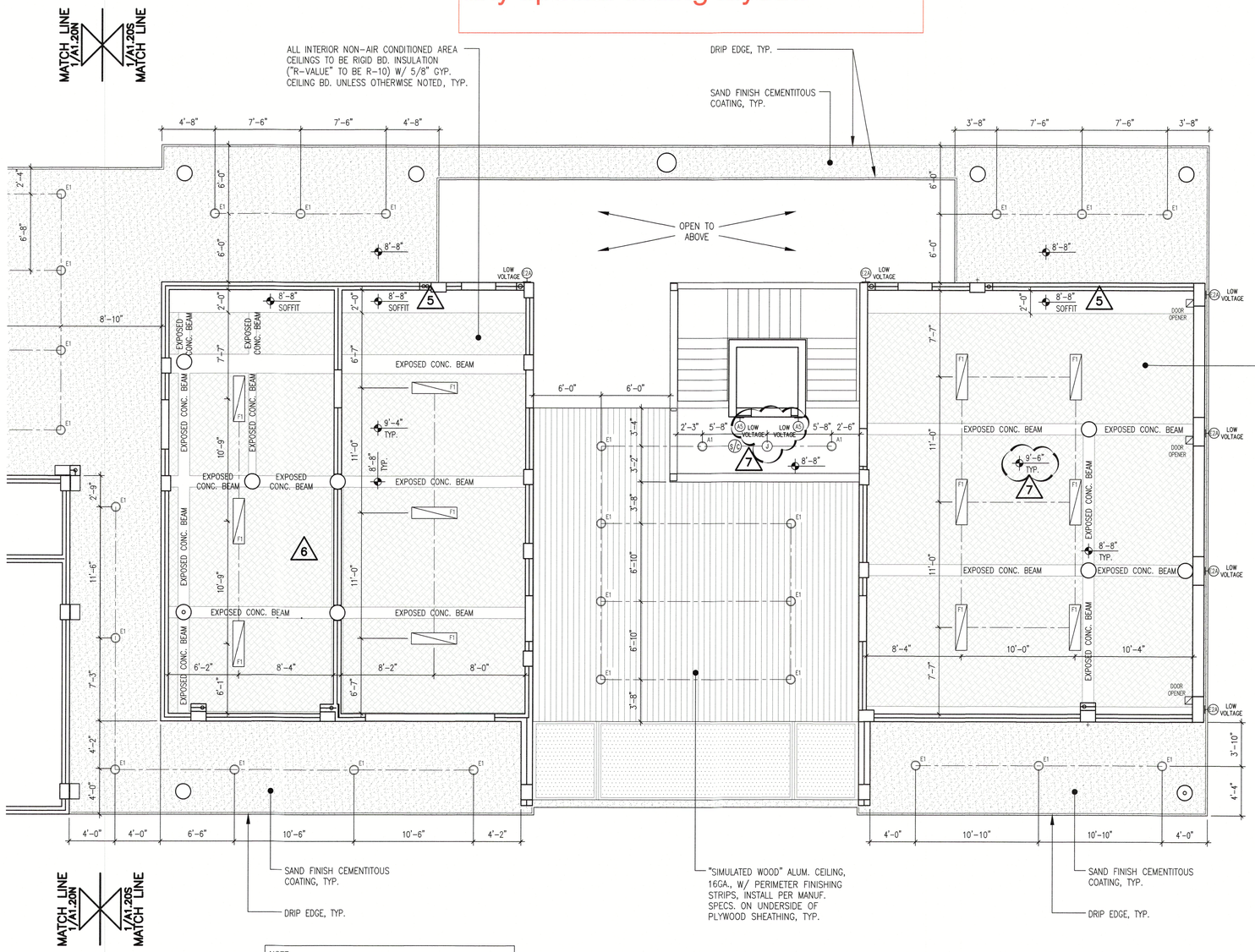
Please refer to sheet LT-201B from JKM Lighting for **ceiling lights and locations ONLY.** This reflected ceiling plan is still to be used for dimensioning and any special ceiling layout.



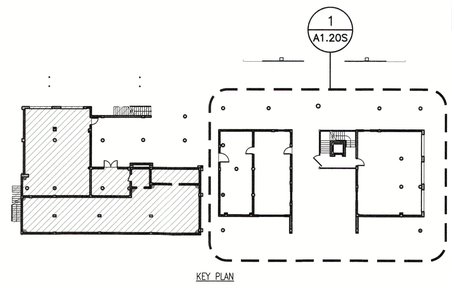
NOTE:
PER FBC R302.12, G.C. TO INSTALL DRAFTSTOP FIRE SEPARATION SUCH THAT THE AREAS OF THE CONCEALED SPACE DOES NOT EXCEED A MAXIMUM AREA OF 1,000 S.F.. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.

NOTE:
HABITABLE ROOMS SHALL BE SEPARATED FROM GARAGE BY NOT LESS THAN 5/8" TYPE "X" DRYWALL CEILING ON UNDERSIDE OF PRE–ENGINEERED WOOD FLOOR JOIST.

NORTH

GROUND LEVEL - REFLECTED CEILING PLAN 1

3/16" = 1'-0"



KEY PLAN

5 – REVISION PER G.C. COMMENTS DATED – 10/17/2023
6 – REVISION PER OWNER CHANGES DATED – 11/27/2023
7 – REVISION PER OWNER CHANGES DATED – 06/17/2024 & PER GARAGE DOOR MANUF. REQUIREMENTS DATED – 07/10/2024

STATE OF FLORIDA · MARK E. SAYAH · LICENSED REGISTERED ARCHITECT · 23556 · 08/06/2024

Revisions
5 10/25/2023
6 12/05/2023
7 08/06/2024

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NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

GROUND LEVEL - REFLECTED CEIL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
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WP – WEATHER PROTECTED
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	RECESSED CEILING LIGHT FIXTURE
	RECESSED WALL WASH FIXTURE
	SURFACE MOUNTED CEILING LIGHT FIXTURE
	PENDANT – CEILING MOUNTED
3LH	3-HEAD LIGHT ASSEMBLY – CEILING MTG.
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J	JUNCTION BOX
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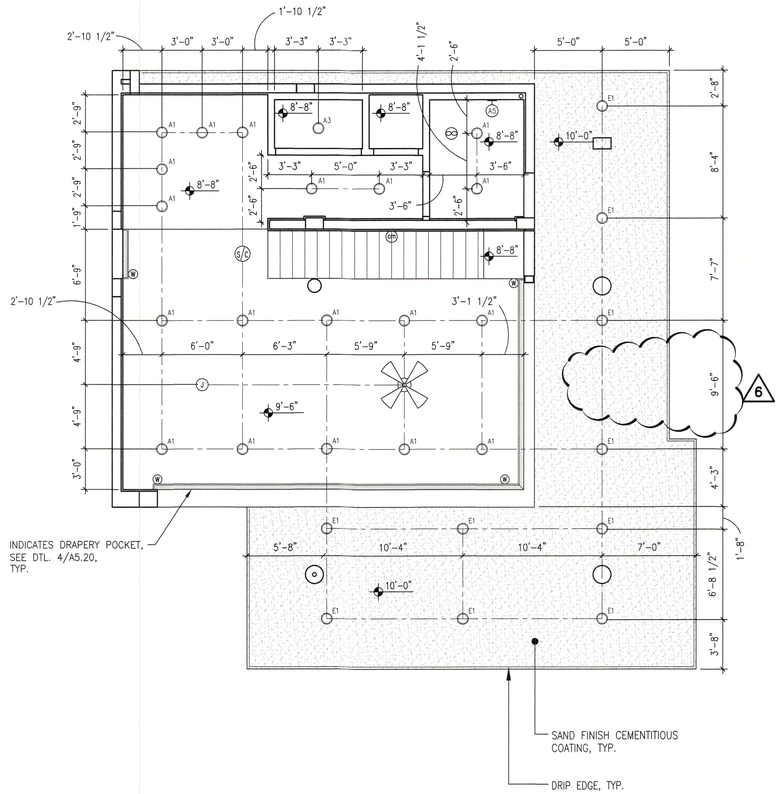

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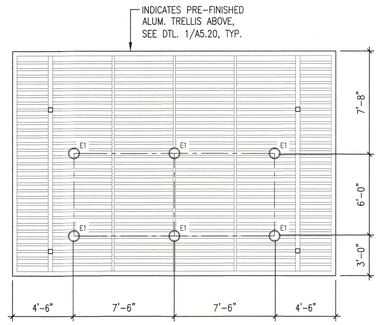
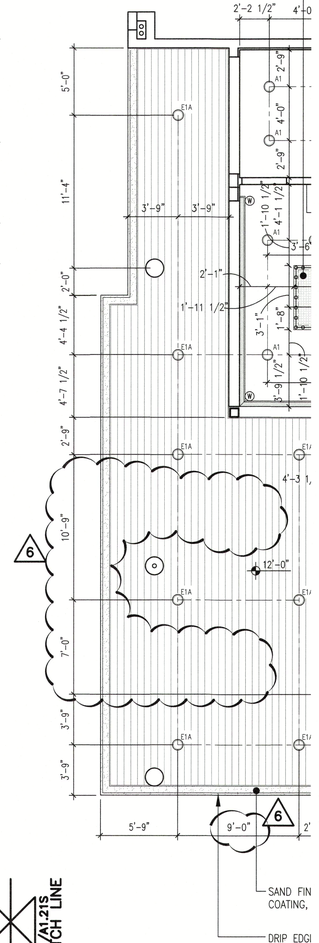
FIRST LIVING LEVEL - REFLECTED CEIL PLAN 1

3/16" = 1'-0"

MATCH LINE 1/A1.21N

MATCH LINE 1/A1.21S





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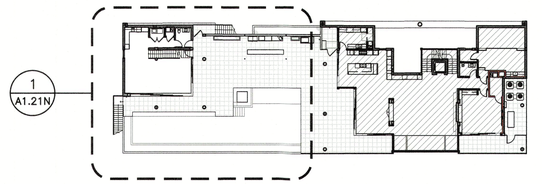

KEY PLAN

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

6 – REVISION PER OWNER CHANGES DATED – 11/27/2023

STATE OF FLORIDA
MARK E. SWAN
AR 0015536
REGISTERED ARCHITECT
06/06/2024

Revisions
6 12/05/2023

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AA 0003661

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A NEW RESIDENCE FOR:
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NEW RESIDENCE

3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

FIRST LIVING LEVEL REFLECTED CEIL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.21N

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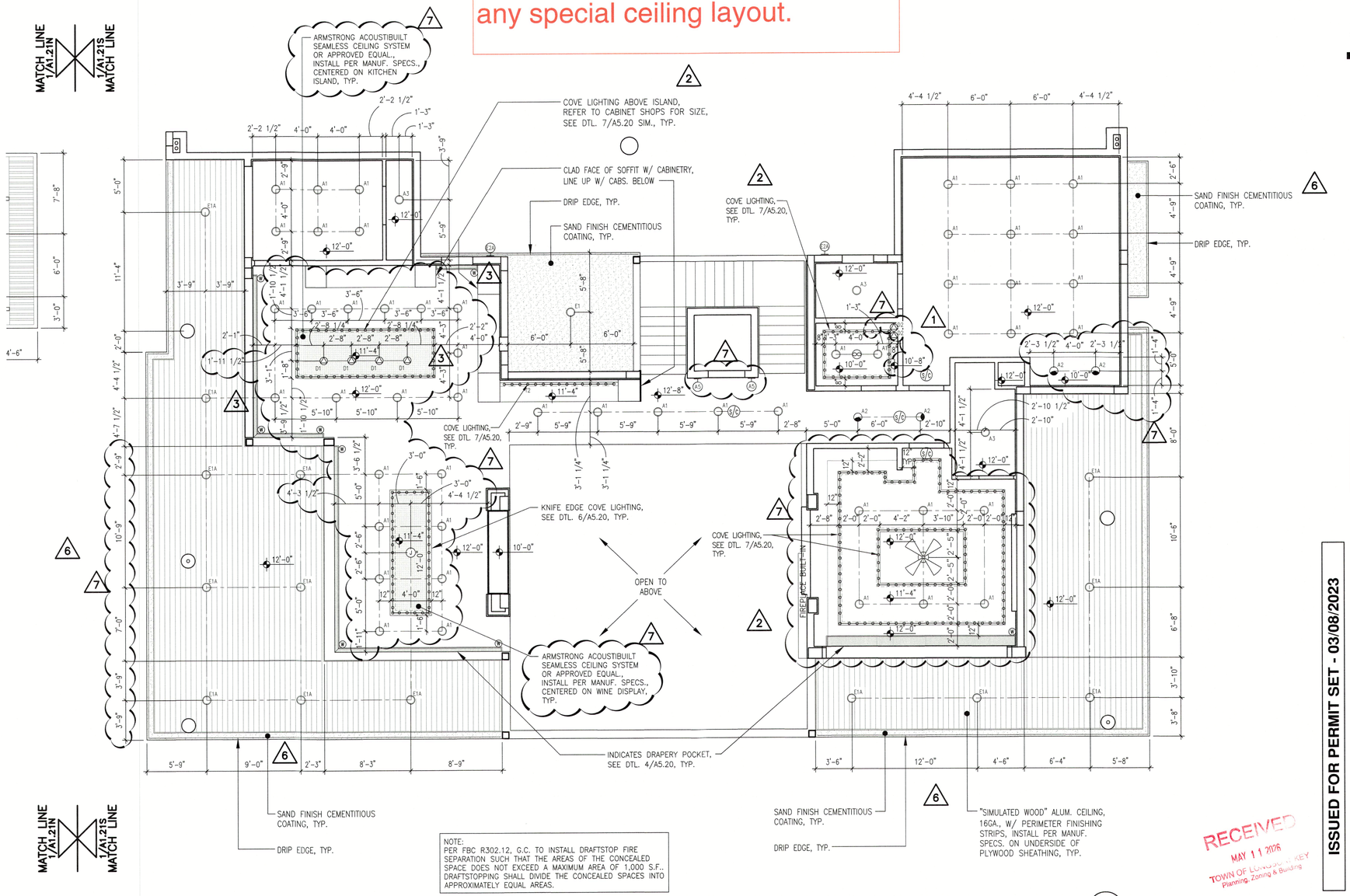

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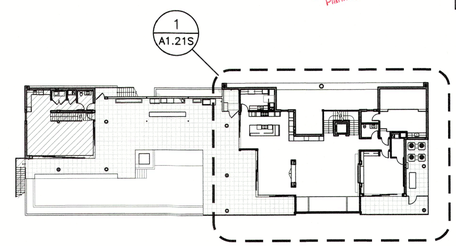

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STATE OF FLORIDA · MARK E. SLAYMAKER · 23 · REGISTERED ARCHITECT · 06/06/2024

Revisions
1 04.13.2023
2 06.16.2023
3 07.21.2023
6 12.05.2023
7 08.06.2024

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ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

FIRST LIVING LEVEL REFLECTED CEIL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.21S

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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 COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.

9.) GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TYPE AND LOCATION OF AIR CONDITIONING GRILLES.

Please refer to sheet LT-203A from JKM Lighting for **ceiling lights and locations ONLY.** This reflected ceiling plan is still to be used for dimensioning and any special ceiling layout.

ELECTRICAL LEGEND

ELECTRICAL SYMBOL ABBREVIATIONS

- A – ABOVE COUNTER
- AUC – ABOVE UPPER CABINET
- ADFE – ABOVE DESIGN FLOOD ELEVATION PLANE
- C – RECESSED CLOCK RECEPTACLE
- GFI – GFCI CIRCUIT
- UC – UNDER COUNTER
- VP – VAPOR PROOF FIXTURE
- WCR – RECEPTACLE WITHIN CABINET W/ GFI PROTECTION
- WP – WEATHER PROTECTED
- USB – UNIVERSAL SERIAL BUS RECEPTACLE PORT

SWITCHING:
– ALL SWITCH COVERS TO BE SCREWLESS TYPE.

- $ – SINGLE POLE WALL SWITCH
- $D – SINGLE POLE WALL SWITCH W/ DIMMER
- $T – SINGLE POLE WALL SWITCH W/ TIMER
- $3 – 3-WAY WALL SWITCH
- FLIP UP SWITCH – FLUSH W/ COUNTER TOP
- FLIP UP SWITCH & DUPLEX RECEPTACLE COMBINATION – FLUSH W/ COUNTER TOP
- LIGHT CONTROL TOUCH PAD
- GARAGE DOOR OPENER CONTROL
- MS – MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL

OUTLETS:
– ALL RECEPTACLES THAT ARE NOT REQUIRED TO BE G.F.I. PROTECTED SHALL BE ARC FAULT & TAMPERPROOF PER N.E.C. CODE.
– ALL RECEPTACLE COVERS TO BE SCREWLESS TYPE.

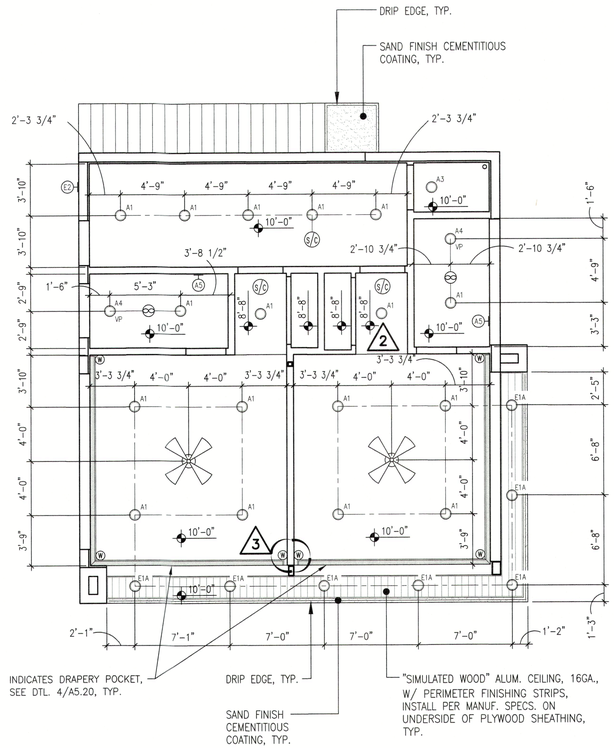
- DUPLEX RECEPTACLE
- ABOVE COUNTER LOCATED DUPLEX RECEPTACLE
- WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED – ONE NON-SWITCHED (WHEN WIRED IN TANDOM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)
- 220 – 220 VOLT RECEPTACLE
- CEILING OUTLET
- FLOOR OUTLET
- FLIP UP DUPLEX RECEPTACLE – FLUSH W/ COUNTER TOP
- CAT 6E
- TV – CABLE T.V.
- DISCONNECT

LIGHT FIXTURES

- RECESSED CEILING LIGHT FIXTURE
- RECESSED WALL WASH FIXTURE
- SURFACE MOUNTED CEILING LIGHT FIXTURE
- PENDANT – CEILING MOUNTED
- 3-HEAD LIGHT ASSEMBLY – CEILING MTG.
- WALL MOUNTED FLOOD LIGHT FIXTURE
- J – JUNCTION BOX
- D – HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS.
- B – HIGH VOLTAGE JUNCTION BOX PER ROLL DOWN BUG SCREEN MANUFACTURER'S SPECS.
- W – LOW VOLTAGE JUNCTION BOX PER ROLL DOWN WINDOW TREATMENT MANUFACTURER'S SPECS.
- UNDERWATER POOL LIGHT – WALL MTG.
- UNDERWATER POOL LIGHT – BOTTOM MTG.
- WALL SCONCE
- SURFACE MOUNTED LED
- SURFACE MOUNTED LED
- UNDER CABINET LIGHTING
- LED UPLIGHTING
- IN WALL MOUNTED LIGHT LOW VOLTAGE
- CEILING MOUNTED FAN

MISC

- S/C – SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED w/BATTERY BACK-UP
- ELECTRICAL PANEL
- T – THERMOSTAT
- GAS
- DC – DOOR CHIME
- CEILING MOUNTED EXHAUST FAN
- SP – SURFACE MOUNTED SPEAKER
- A – ALARM PANEL



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.

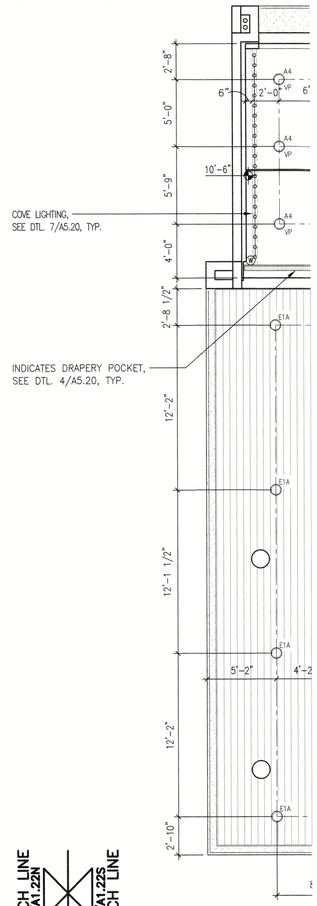
NORTH

SECOND LIVING LEVEL - REFL. CEILING PLAN 1

3/16" = 1'-0"

MATCH LINE 1/A1.22N

1/A1.22S MATCH LINE



MATCH LINE 1/A1.22N

1/A1.22S MATCH LINE

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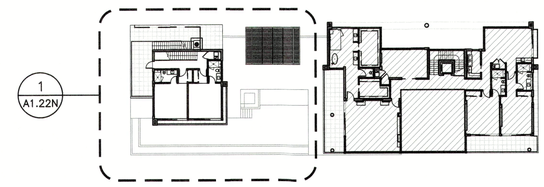
Planning, Zoning & Building



KEY PLAN

2 – REVISION PER HVAC ENGINEER COMMENTS DATED – 04/17/23

3 – REVISION PER G.C RFI#7 COMMENTS DATED – 07/19/23

STATE OF FLORIDA – MICHAEL E. SCHNEIDER – LICENSED ARCHITECT – 13536 – 06/06/2024

Revisions
2 06/16/2023
3 07/21/2023

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ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

SECOND LIVING LEVEL REFLECTED CEIL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.22N

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NOTES:
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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 COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.

9.) GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TYPE AND LOCATION OF AIR CONDITIONING GRILLES.

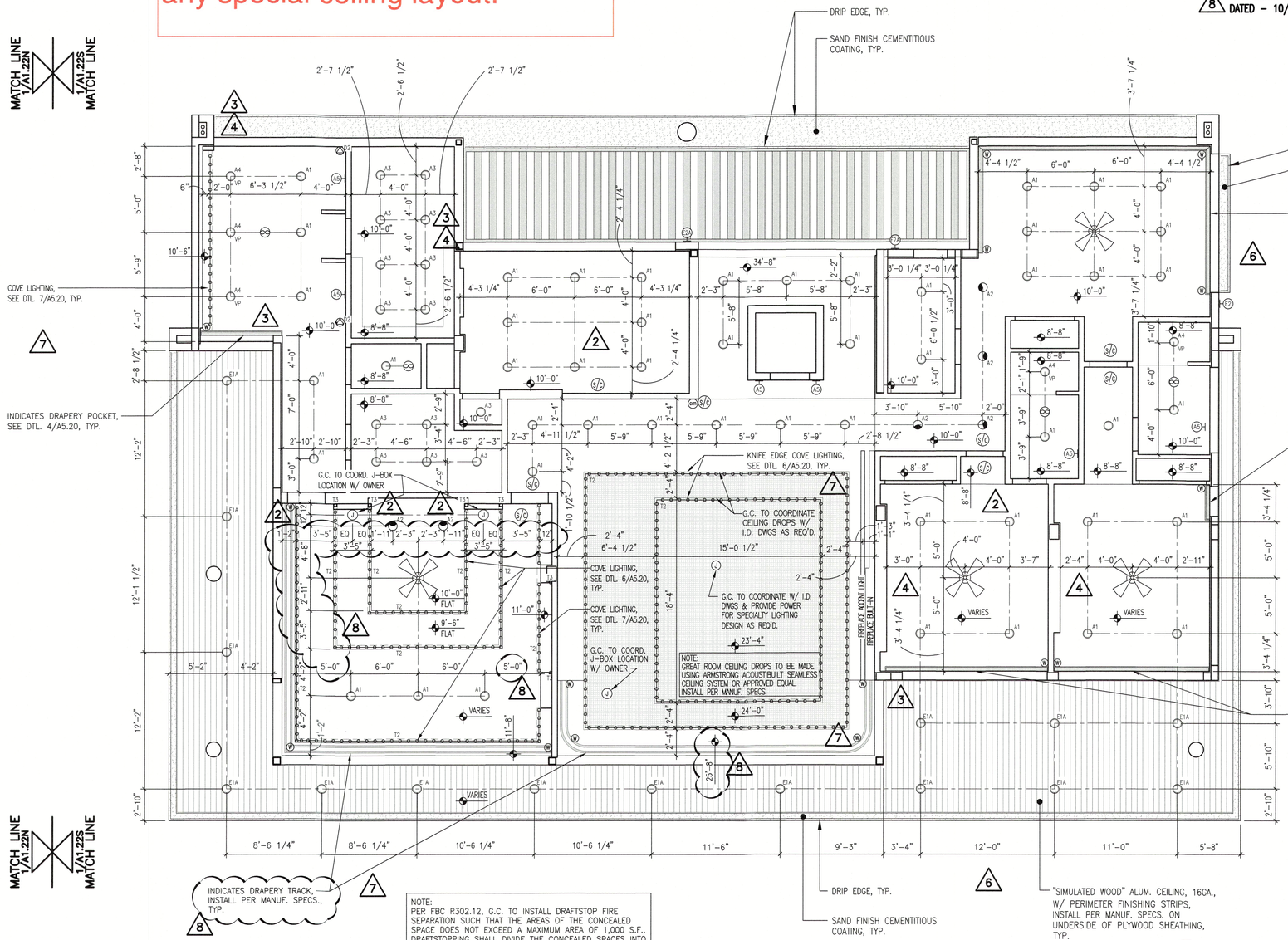
ELECTRICAL LEGEND

ELECTRICAL SYMBOL ABBREVIATIONS	LIGHT FIXTURES
A – ABOVE COUNTER	RECESSED CEILING LIGHT FIXTURE
AUC – ABOVE UPPER CABINET	RECESSED WALL WASH FIXTURE
ADFE – ABOVE DESIGN FLOOD ELEVATION PLANE	SURFACE MOUNTED CEILING LIGHT FIXTURE
C – RECESSED CLOCK RECEPTACLE	PENDANT – CEILING MOUNTED
GFI – GFCI CIRCUIT	3-HEAD LIGHT ASSEMBLY – CEILING MTG.
UC – UNDER COUNTER	WALL MOUNTED FLOOD LIGHT FIXTURE
VP – VAPOR PROOF FIXTURE	JUNCTION BOX
WCR – RECEPTACLE WITHIN CABINET W/ GFI PROTECTION	HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS.
WP – WEATHER PROTECTED	HIGH VOLTAGE JUNCTION BOX PER ROLL DOWN BUG SCREEN MANUFACTURER'S SPECS.
USB – UNIVERSAL SERIAL BUS RECEPTACLE PORT	LOW VOLTAGE JUNCTION BOX PER ROLL DOWN WINDOW TREATMENT MANUFACTURER'S SPECS.
SWITCHING: – ALL SWITCH COVERS TO BE SCREWLESS TYPE.	UNDERWATER POOL LIGHT – WALL MTG.
$ SINGLE POLE WALL SWITCH	UNDERWATER POOL LIGHT – BOTTOM MTG.
$D SINGLE POLE WALL SWITCH W/ DIMMER	WALL SCONCE
$T SINGLE POLE WALL SWITCH W/ TIMER	SURFACE MOUNTED LED
$3 3-WAY WALL SWITCH	SURFACE MOUNTED LED
FLIP UP SWITCH – FLUSH W/ COUNTER TOP	UNDER CABINET LIGHTING
FLIP UP SWITCH & DUPLEX RECEPTACLE COMBINATION – FLUSH W/ COUNTER TOP	LED UPLIGHTING
LIGHT CONTROL TOUCH PAD	IN WALL MOUNTED LIGHT LOW VOLTAGE
GARAGE DOOR OPENER CONTROL	CEILING MOUNTED FAN
MS MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL	
OUTLETS: – ALL RECEPTACLES THAT ARE NOT REQUIRED TO BE G.F.I. PROTECTED SHALL BE ARC FAULT & TAMPERPROOF PER N.E.C. CODE. – ALL RECEPTACLE COVERS TO BE SCREWLESS TYPE.	MISC
DUPLEX RECEPTACLE	SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED w/BATTERY BACK-UP
ABOVE COUNTER LOCATED DUPLEX RECEPTACLE	ELECTRICAL PANEL
WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED – ONE NON-SWITCHED (WHEN WIRED IN TANDOM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)	THERMOSTAT
220 220 VOLT RECEPTACLE	GAS
CEILING OUTLET	DOOR CHIME
FLOOR OUTLET	CEILING MOUNTED EXHAUST FAN
FLIP UP DUPLEX RECEPTACLE – FLUSH W/ COUNTER TOP	SURFACE MOUNTED SPEAKER
CAT 6E	ALARM PANEL
TV CABLE T.V.	
DISCONNECT	

Please refer to sheet LT-203B from JKM Lighting for **ceiling lights and locations ONLY.** This reflected ceiling plan is still to be used for dimensioning and any special ceiling layout.

MATCH LINE 1/A1.22N

MATCH LINE 1/A1.22S

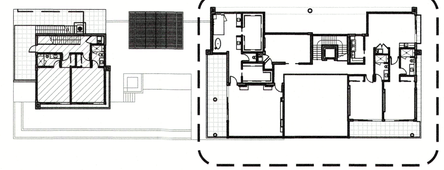


NOTE:
PER FBC R302.12, G.C. TO INSTALL DRAFTSTOP FIRE SEPARATION SUCH THAT THE AREAS OF THE CONCEALED SPACE DOES NOT EXCEED A MAXIMUM AREA OF 1,000 S.F.. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.

NORTH

SECOND LIVING LEVEL - REFL. CEILING PLAN 1

3/16" = 1'-0"



KEY PLAN

2 – REVISION PER HVAC ENGINEER COMMENTS DATED – 04/17/23 & I.D. COMMENTS DATED – 06/15/2023
3 – REVISION PER G.C RFI#7 COMMENTS DATED – 07/19/23
4 – REVISION PER STRUCTURAL CONSTRAINTS & OWNER COMMENTS DATED – 08/24/23
6 – REVISION PER OWNER CHANGES DATED – 11/27/2023
7 – REVISION PER OWNER CHANGES DATED – 06/17/2024
8 – REVISION PER MANUF. REQUIREMENTS DATED – 10/02/2024

STATE OF FLORIDA · MARK E. SAYMAN · REGISTERED ARCHITECT · 0015356 · 06/06/2024

Revisions
2 06/16/2023
3 07/21/2023
4 08/25/2023
6 12/05/2023
7 08/06/2024
8 10/ /2024

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A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.
NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

SECOND LIVING LEVEL REFLECTED CEIL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.22S

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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 (NFP70).

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 W/ SCREWLESS FACE/WALL PLATE COVERS.

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.) ALL EXTERIOR LIGHTING TO COMPLY WITH TURTLE LIGHTING REGULATIONS.

14.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2020 ENERGY CONSERVATION CODE SECTION R404.

15.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.

16.) ELECTRICAL / UTILITIES SHALL NOT BE ATTACHED TO FRANGIBLE WALLS IN ANY WAY.

ELECTRICAL LEGEND

ELECTRICAL SYMBOL ABBREVIATIONS

A	– ABOVE COUNTER
AUC	– ABOVE UPPER CABINET
ADFE	– ABOVE DESIGN FLOOD ELEVATION PLANE
C	– RECESSED CLOCK RECEPTACLE
GFI	– GFCI CIRCUIT
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VP	– VAPOR PROOF FIXTURE
WCR	– RECEPTACLE WITHIN CABINET W/ GFI PROTECTION
WP	– WEATHER PROTECTED
USB	– UNIVERSAL SERIAL BUS RECEPTACLE PORT

SWITCHING:
– ALL SWITCH COVERS TO BE SCREWLESS TYPE.

$	SINGLE POLE WALL SWITCH
$D	SINGLE POLE WALL SWITCH W/ DIMMER
$T	SINGLE POLE WALL SWITCH W/ TIMER
$3	3–WAY WALL SWITCH
	FLIP UP SWITCH – FLUSH W/ COUNTER TOP
	FLIP UP SWITCH & DUPLEX RECEPTACLE COMBINATION – FLUSH W/ COUNTER TOP
	LIGHT CONTROL TOUCH PAD
	GARAGE DOOR OPENER CONTROL
MS	MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL

OUTLETS:
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– ALL RECEPTACLE COVERS TO BE SCREWLESS TYPE.

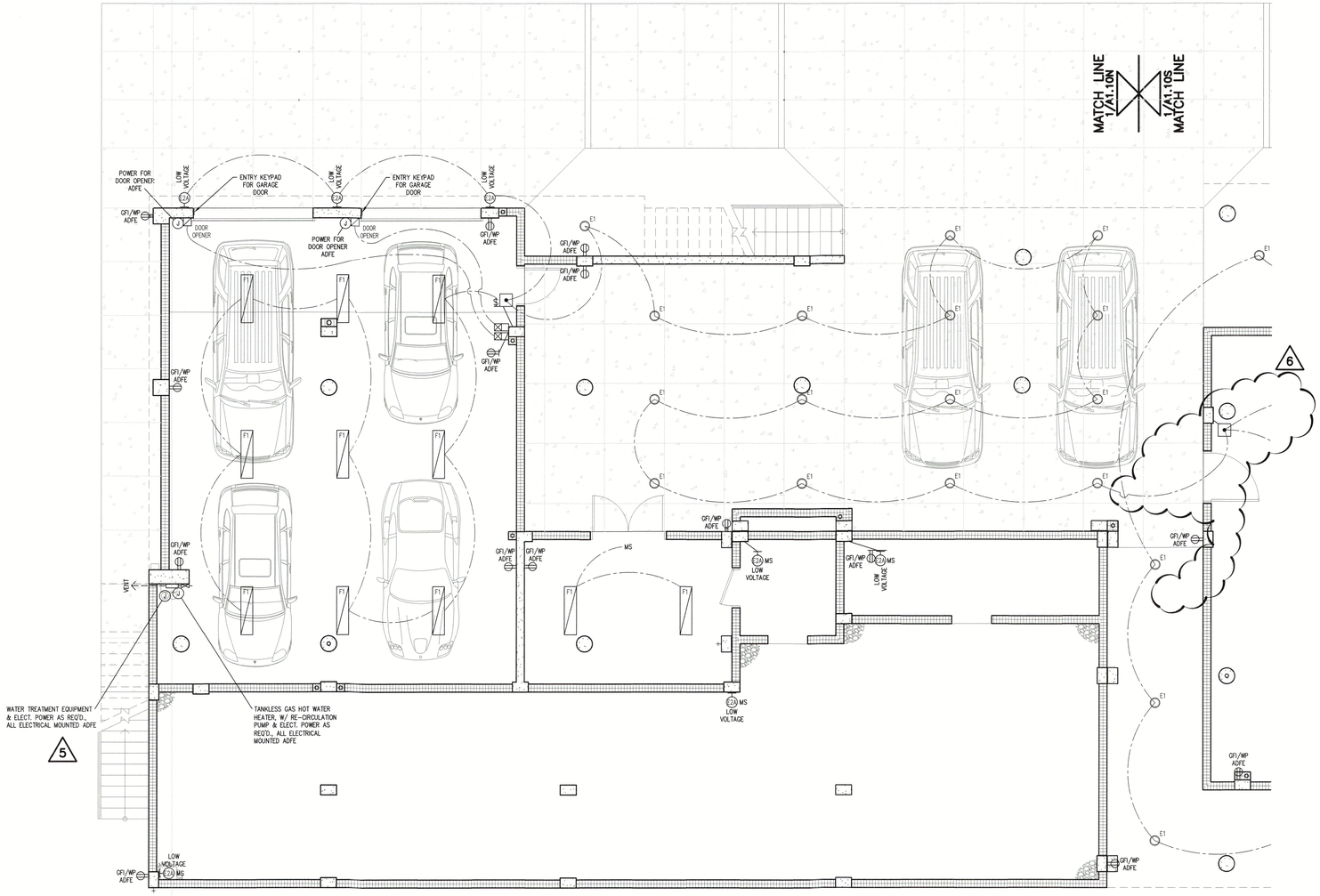
	DUPLEX RECEPTACLE
	ABOVE COUNTER LOCATED DUPLEX RECEPTACLE
	WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED – ONE NON–SWITCHED (WHEN WIRED IN TANDOM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)
220	220 VOLT RECEPTACLE
	CEILING OUTLET
	FLOOR OUTLET
	FLIP UP DUPLEX RECEPTACLE – FLUSH W/ COUNTER TOP
	CAT 6E
TV	CABLE T.V.
	DISCONNECT

LIGHT FIXTURES

	RECESSED CEILING LIGHT FIXTURE
	RECESSED WALL WASH FIXTURE
	SURFACE MOUNTED CEILING LIGHT FIXTURE
	PENDANT – CEILING MOUNTED
3CM	3–HEAD LIGHT ASSEMBLY – CEILING MTG.
	WALL MOUNTED FLOOD LIGHT FIXTURE
J	JUNCTION BOX
E	HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS.
E	HIGH VOLTAGE JUNCTION BOX PER ROLL DOWN BUG SCREEN MANUFACTURER'S SPECS.
E	LOW VOLTAGE JUNCTION BOX PER ROLL DOWN WINDOW TREATMENT MANUFACTURER'S SPECS.
	UNDERWATER POOL LIGHT – WALL MTG.
	UNDERWATER POOL LIGHT – BOTTOM MTG.
	WALL SCONCE
	SURFACE MOUNTED LED
	SURFACE MOUNTED LED
	UNDER CABINET LIGHTING
	LED UPLIGHTING
	IN WALL MOUNTED LIGHT LOW VOLTAGE
	CEILING MOUNTED FAN

MISC

S/C	SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED w/BATTERY BACK–UP
	ELECTRICAL PANEL
T	THERMOSTAT
	GAS
DB	DOOR CHIME
	CEILING MOUNTED EXHAUST FAN
SP	SURFACE MOUNTED SPEAKER
A	ALARM PANEL



Please refer to sheets LT-101A & LT-201A from JKM Lighting for **ceiling lights and locations ONLY.** This Sheet A1.30N is **STILL** to be used for location of power and devices.

NORTH

GROUND LEVEL - ELECTRICAL PLAN
3/16" = 1'-0"
1

MATCH LINE 1/A1.10N
1/A1.10S MATCH LINE

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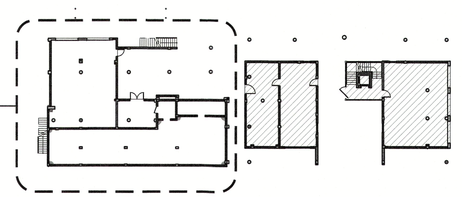
MAY 11 2026
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

1 A1.30N



KEY PLAN

5 – REVISION PER G.C. COMMENTS DATED – 10/17/2023

6 – REVISION PER OWNER CHANGES DATED – 11/27/2023

STATE OF FLORIDA
MICHAEL E. SPANN
No. AR0015536
REGISTERED ARCHITECT
06/06/2024

Revisions
5 10/25/2023
6 12/05/2023

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ISSUED FOR PERMIT SET - 03/08/2023

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NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

GROUND LEVEL - ELECTRICAL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.30N

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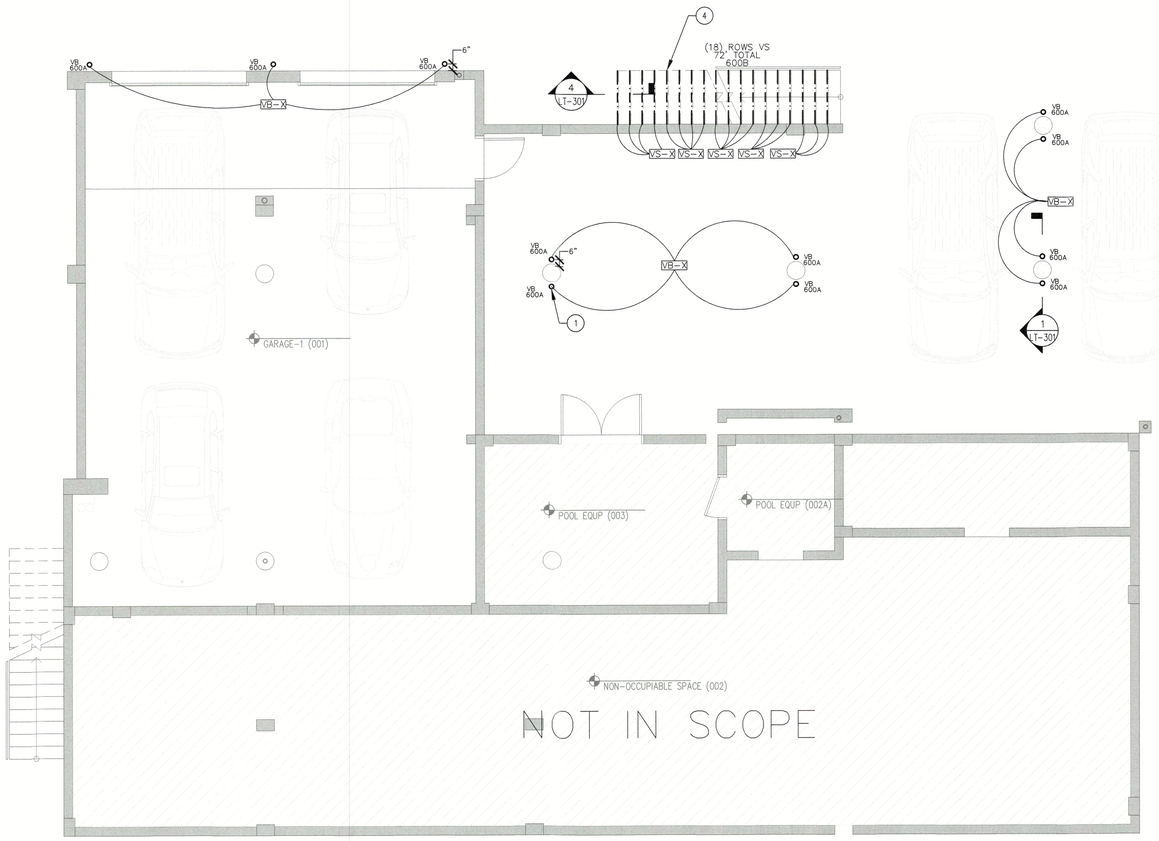
Sheets LT-101A & LT-201A replace Architectural Sheet A1.30N **ONLY** for light fixtures/locations. Sheet A1.30N **STILL** is to be used for location of power and devices.



1. COLUMN UPLIGHT
TYPES "GA", "VB", AND "VD" (TURTLE FRIENDLY) INGROUND UPLIGHT TO ILLUMINATE COLUMNS. REQUIRES REMOTE POWER SUPPLY TYPES "GA-X", "VB-X", AND "VD-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "VB-X" AND "VD-X" RECOMMENDED POWER SUPPLY LOCATIONS: IN GARAGE ABOVE FLOOD PLANE. "GA-X" RECOMMENDED POWER SUPPLY LOCATION: WINE STORAGE CEILING.

2. FACADE UPLIGHT
TYPE "YL" LINEAR LED LIGHT STRIP TO ILLUMINATE WALL. REQUIRES REMOTE POWER SUPPLY TYPE "YL-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

3. HANDRAIL GLOW
TYPE "LS" LINEAR LED LIGHT STRIP SURFACE MOUNTED INTO HANDRAIL TO ILLUMINATE WALL AND STAIRS BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LS-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE AND SECOND FLOOR UTILITY ROOM.

4. STAIR GLOW
TYPES "LW" AND "VS" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF STAIR TREAD TO ILLUMINATE STAIR LANDING BELOW. REQUIRES REMOTE POWER SUPPLY TYPES "LW-X" AND "VS-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "LW-X" RECOMMENDED POWER SUPPLY LOCATION: AV CLOSET. "VS-X" RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

4

5. DECORATIVE SCONCE
LT-01 TO BE A B-K LIGHTING NIGHT STAR WALL MOUNT FIXTURE. PART NUMBER IS NS-WM-LOD-LHP-BR-RO-BC-CB-DD-E74-E74-SP-SP-12-12-11-11-WL00-SAP

LT-X1 TO BE A B-K LIGHTING NIGHT STAR WALL MOUNT FIXTURE. PART NUMBER IS NS-WM-LOD-LHP-BR-RO-BC-CB-DS-E74-MFL-12-11-WL00-SAP

6. VANITY UNDERGLOW
TYPE "LB" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF VANITY TO ILLUMINATE AREA BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LB-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: VANITY MILLWORK.

7. TASK LIGHTING
TYPE "UA" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF MILLWORK TO ILLUMINATE WORK SURFACE BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "UA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

8. FASCIA GLOW
TYPE "LC" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF COUNTER TO ILLUMINATE FASCIA BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LC-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

9. TOE KICK GLOW
TYPE "LA" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE TOE KICK RECESS. REQUIRES REMOTE POWER SUPPLY TYPE "LA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

10. WALL GRAZE
TYPE "LG" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO GRAZE DOWN WALL. REQUIRES REMOTE POWER SUPPLY TYPE "LG-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

11. FEATURE COLUMN UPLIGHT
TYPE "YB" SURFACE MOUNTED LED ADJUSTABLE ACCENT TO UPLIGHT FEATURE COLUMN.

12. WINE DISPLAY
TYPE "WA" CUSTOM WINE CASE LIGHTING TO ILLUMINATE BOTTLE LABELS. REQUIRES REMOTE POWER SUPPLY TYPE "WA-X" TO LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: WINE DISPLAY CEILING.

13. DIMMING RECEPTACLE
TYPE "ZA" AND "ZB" DIMMING RECEPTACLES TO PROVIDE POWER TO NEARBY DECORATIVE LIGHT FIXTURES.

14. HALO GLOW
TYPES "LE" AND "LK" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE MILLWORK DETAIL. REQUIRES REMOTE POWER SUPPLY TYPES "LE-X" AND "LK-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "LE-X" RECOMMENDED POWER SUPPLY LOCATION: OFFICE MILLWORK OR CEILING ACCESS PANEL. "LK-X" RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

15. OFFICE DESK ILLUMINATION
TYPE "LN" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE WORKING SURFACES BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LN-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

16. SHELF LIGHTING
TYPE "LD" LINEAR LED LIGHT STRIP INTEGRATED INTO SHELVING MILLWORK TO ILLUMINATE DISPLAY ITEMS. REQUIRES REMOTE POWER SUPPLY TYPE "LD-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

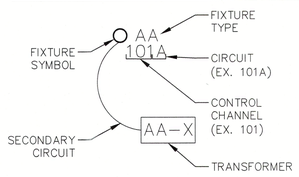
17. WALL HALO
TYPES "LT" AND "LV" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK WALL PANEL TO HALO GLOW PANEL. REQUIRES REMOTE POWER SUPPLY TYPES "LT-X" AND "LV-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: BEHIND WALL PANEL.

18. BATHROOM SHELF GLOW
TYPE "LP" LINEAR LED LIGHT STRIP TO ILLUMINATE BATHROOM SHELF. REQUIRES REMOTE POWER SUPPLY "LP-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

19. RAILING UPLIGHT
TYPE "LQ" LINEAR LED LIGHT STRIP RECESSED INTO DECK TO UPLIGHT PERIMETER RAILING. REQUIRES REMOTE POWER SUPPLY TYPE "LQ-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: GUEST HALLWAY CLOSET.

20. STEP LIGHTING
TYPE "RA" RECESSED STEP LIGHTS TO ILLUMINATE STAIRS TO ROOF DECK. REQUIRES REMOTE POWER SUPPLY "RA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: GUEST HALLWAY CLOSET.

FIXTURE KEY



INTENT NOTES

1. THESE PLANS ARE TO PROVIDE THE INTENT OF THE LIGHTING DESIGN. FOR SPECIFIC ARCHITECTURAL INFORMATION, REFER TO THE ARCHITECTURAL DRAWINGS. FOR SPECIFIC ELECTRICAL INFORMATION, REFER TO THE ELECTRICAL ENGINEERING DRAWINGS.

2. REFER TO INFORMATION IN ACCOMPANYING DRAWINGS AND LIGHTING SPECIFICATION PACKAGE FOR FIXTURE NOTES, FIXTURE LIST, FIXTURE CUTS, CONTROL WIRING DIAGRAM, AND CONTROL SCHEDULE FOR LOAD SIZES AND TYPES. ALL OF THESE ITEMS SHOULD BE CONSIDERED AS PART OF THE PLANS FOR BIDDING AND CONSTRUCTION:
   2.1. FIXTURE LIST
   2.2. CONTROL SCHEDULE
   2.3. LIGHTING SPECIFICATION NOTES
   2.4. LIGHTING FIXTURE DETAILS

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JKM Lighting Design LLC
2026

REVISION HISTORY

DATE	NO.	REMARKS
2023-05-31		100% SD LIGHTING
2023-07-21		50% DD LIGHTING
2023-08-06		50% DD LIGHTING (PRICING)
2023-10-18		75% DD LIGHTING
2024-09-18		100% DD LIGHTING
2024-09-25		100% DD DETAILS
2025-02-21	1	REVISION 1
2025-04-09	2	REVISION 2
2025-06-11	3	REVISION 3
2026-05-06	4	REVISION 4

SHEET TITLE
GROUND LEVEL FLOOR LIGHTING PLAN

FILENAME:	
SCALE:	3/16"=1'-0"
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER
LT-101A

TURTLE CODE COMPLIANCE NOTE:
TYPE VA TO BE HARD PROGRAMMED OFF DURING TURTLE SEASON VIA THE CENTRALIZED LIGHTING CONTROL SYSTEM.



51. GARAGE LIGHTING
TYPE "DA" SURFACE MOUNTED LED GARAGE LIGHT TO ILLUMINATE GARAGE AREA.

52. EXTERIOR ACCENTS
TYPES "VA" AND "VF" (TURTLE FRIENDLY) RECESSED ADJUSTABLE ACCENTS TO ILLUMINATE OUTDOOR LIVING AREAS.

53. WATER ACCENTS
TYPE "VC" SURFACE MOUNTED ADJUSTABLE ACCENTS TO ILLUMINATE WATER FEATURE.

54. GENERAL ILLUMINATION
TYPES "AA", "AB", "AF", "AG", AND "AT" RECESSED ADJUSTABLE ACCENTS TO ILLUMINATE LIVING AREAS.

55. GRILLING ACCENTS
TYPE "VC" SURFACE MOUNTED ADJUSTABLE ACCENTS TO ILLUMINATE GRILLING AREA.

56. HALO GLOW
TYPES "LH", "LJ", AND "LM" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO ILLUMINATE CEILING ELEVATION CHANGE. REQUIRES REMOTE POWER SUPPLY TYPES "LH-X", "LJ-X", "LM-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

57. CURTAIN GLOW
TYPES "LF" AND "LR" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO GRAZE DOWN CURTAIN GLOW. REQUIRES REMOTE POWER SUPPLY TYPES "LF-X" AND "LR-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

58. DECORATIVE PENDANT
TYPES "LT-03" DECORATIVE PENDANT TO BE SPECIFIED BY DESIGN ARCHITECT/INTERIOR DESIGNER.

59. WALL GRAZE
TYPE "LG" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO GRAZE DOWN WALL. REQUIRES REMOTE POWER SUPPLY TYPE "LG-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

60. FACADE DOWNLIGHT
TYPE "YL" LINEAR LED LIGHT STRIP TO ILLUMINATE WALL. REQUIRES REMOTE POWER SUPPLY TYPE "YL-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

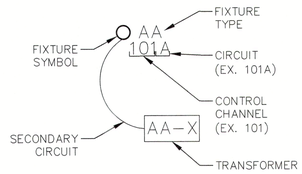
61. WALL ACCENTS
TYPE "AW" RECESSED WALL ACCENT TO ILLUMINATE WALLS.

62. SHOWER ACCENTS
TYPES "AM", "AN", AND "AV" RECESSED WET LOCATION ADJUSTABLE ACCENTS TO ILLUMINATE SHOWERS.

63. LINEAR CEILING LIGHTS
TYPE "LU" RECESSED LINEAR LED LIGHT STRIPS IN CEILING TO PROVIDE GENERAL ILLUMINATION IN THE GYM.

Sheets LT-101A & LT-201A replace Architectural Sheet A1.30N **ONLY** for light fixtures/locations. Sheet A1.30N **STILL** is to be used for location of power and devices.

FIXTURE KEY



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2025-06-11	3	REVISION 3
2026-05-06	4	REVISION 4

SHEET TITLE
GROUND LEVEL FLOOR LIGHTING RCP

FILENAME:	
SCALE:	3/16"=1'-0"
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER
LT-201A

Please refer to sheets LT-101B & LT-201B from JKM Lighting for **ceiling lights and locations ONLY.** This Sheet A1.30S is **STILL** to be used for location of power and devices.

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 (NFP70).

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 W/ SCREWLESS FACE/WALL PLATE COVERS.

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.) ALL EXTERIOR LIGHTING TO COMPLY WITH TURTLE LIGHTING REGULATIONS.

14.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2020 ENERGY CONSERVATION CODE SECTION R404.

15.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.

16.) ELECTRICAL / UTILITIES SHALL NOT BE ATTACHED TO FRANGIBLE WALLS IN ANY WAY.

ELECTRICAL LEGEND

ELECTRICAL SYMBOL ABBREVIATIONS

- A – ABOVE COUNTER
- AUC – ABOVE UPPER CABINET
- ADFE – ABOVE DESIGN FLOOD ELEVATION PLANE
- C – RECESSED CLOCK RECEPTACLE
- GFI – GFCI CIRCUIT
- UC – UNDER COUNTER
- VP – VAPOR PROOF FIXTURE
- WCR – RECEPTACLE WITHIN CABINET W/ GFI PROTECTION
- WP – WEATHER PROTECTED
- USB – UNIVERSAL SERIAL BUS RECEPTACLE PORT

SWITCHING:
– ALL SWITCH COVERS TO BE SCREWLESS TYPE.

- $ – SINGLE POLE WALL SWITCH
- $D – SINGLE POLE WALL SWITCH W/ DIMMER
- $T – SINGLE POLE WALL SWITCH W/ TIMER
- $3 – 3-WAY WALL SWITCH
- $ – FLIP UP SWITCH – FLUSH W/ COUNTER TOP
- $GFI – FLIP UP SWITCH & DUPLEX RECEPTACLE COMBINATION – FLUSH W/ COUNTER TOP
- LIGHT CONTROL TOUCH PAD
- GARAGE DOOR OPENER CONTROL
- MS – MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL

OUTLETS:
– ALL RECEPTACLES THAT ARE NOT REQUIRED TO BE G.F.I. PROTECTED SHALL BE ARC FAULT & TAMPERPROOF PER N.E.C. CODE.
– ALL RECEPTACLE COVERS TO BE SCREWLESS TYPE.

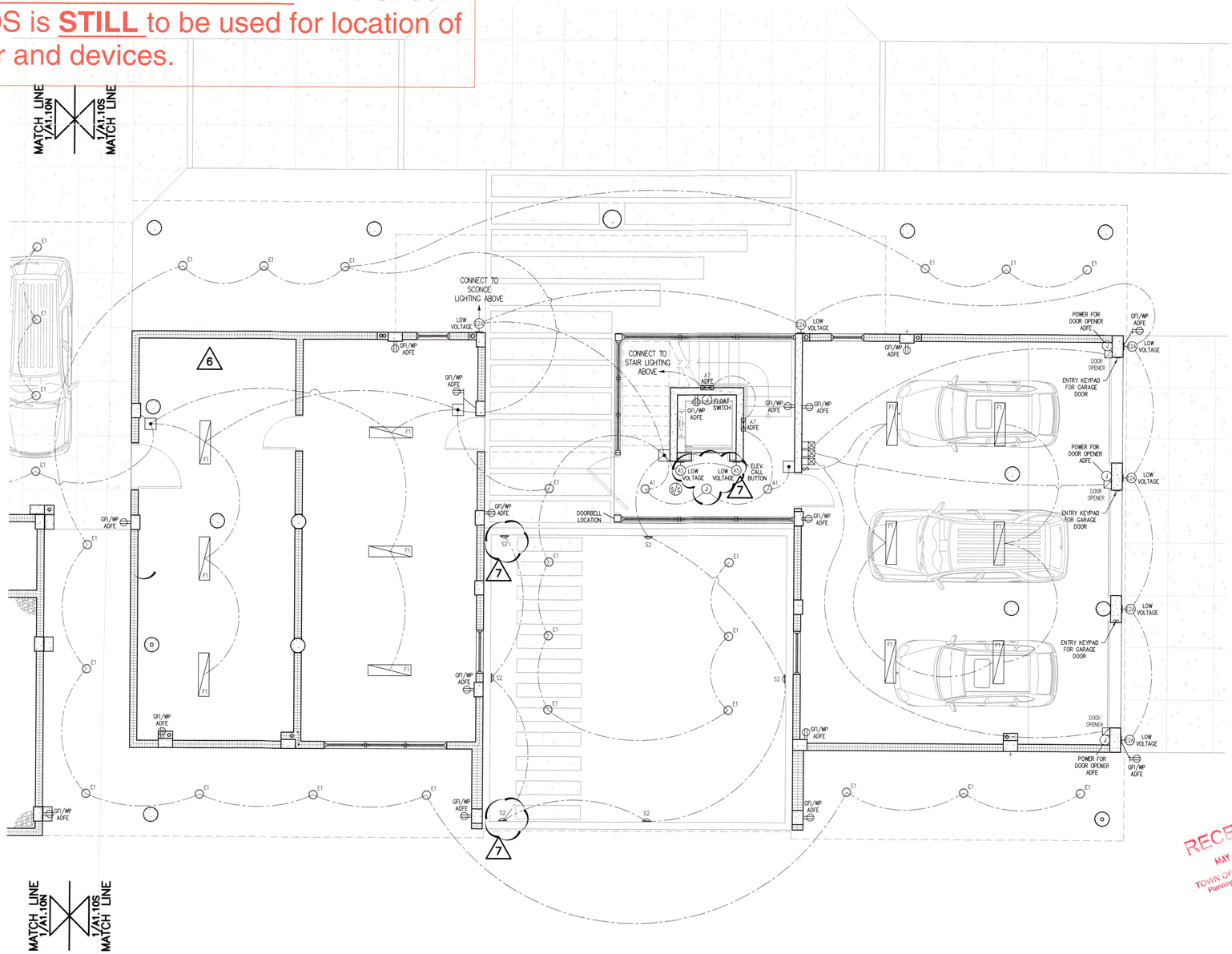
- DUPLEX RECEPTACLE
- ABOVE COUNTER LOCATED DUPLEX RECEPTACLE
- WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED – ONE NON-SWITCHED (WHEN WIRED IN TANDOM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)
- 220 – 220 VOLT RECEPTACLE
- CEILING OUTLET
- FLOOR OUTLET
- FLIP UP DUPLEX RECEPTACLE – FLUSH W/ COUNTER TOP
- CAT 6E
- TV – CABLE T.V.
- DISCONNECT

LIGHT FIXTURES

- RECESSED CEILING LIGHT FIXTURE
- RECESSED WALL WASH FIXTURE
- SURFACE MOUNTED CEILING LIGHT FIXTURE
- PENDANT – CEILING MOUNTED
- 3HD – 3-HEAD LIGHT ASSEMBLY – CEILING MTG.
- WALL MOUNTED FLOOD LIGHT FIXTURE
- J – JUNCTION BOX
- D – HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS.
- B – HIGH VOLTAGE JUNCTION BOX PER ROLL DOWN BUG SCREEN MANUFACTURER'S SPECS.
- LOW VOLTAGE JUNCTION BOX PER ROLL DOWN WINDOW TREATMENT MANUFACTURER'S SPECS.
- UNDERWATER POOL LIGHT – WALL MTG.
- UNDERWATER POOL LIGHT – BOTTOM MTG.
- WALL SCONCE
- SURFACE MOUNTED LED
- SURFACE MOUNTED LED
- UNDER CABINET LIGHTING
- LED UPLIGHTING
- IN WALL MOUNTED LIGHT LOW VOLTAGE
- CEILING MOUNTED FAN

MISC

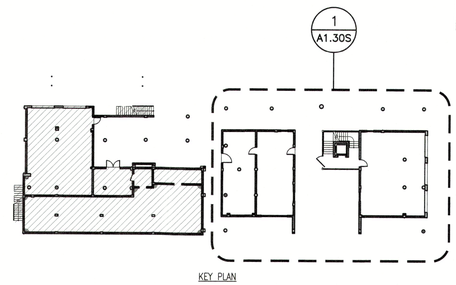
- S/C – SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED w/BATTERY BACK-UP
- ELECTRICAL PANEL
- T – THERMOSTAT
- GAS
- DC – DOOR CHIME
- CEILING MOUNTED EXHAUST FAN
- SP – SURFACE MOUNTED SPEAKER
- A – ALARM PANEL



NORTH

GROUND LEVEL - ELECTRICAL PLAN 1

3/16" = 1'-0"



KEY PLAN

6 – REVISION PER OWNER CHANGES DATED – 11/27/2023

7 – REVISION PER OWNER CHANGES DATED – 06/17/2024

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Planning, Zoning & Building

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

GROUND LEVEL - ELECTRICAL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.30S

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AA 0003661

Revisions
6 12/05/2023
7 06/06/2024

STATE OF FLORIDA · MARK E. SWAN · 56241 · REGISTERED ARCHITECT · 06/06/2024

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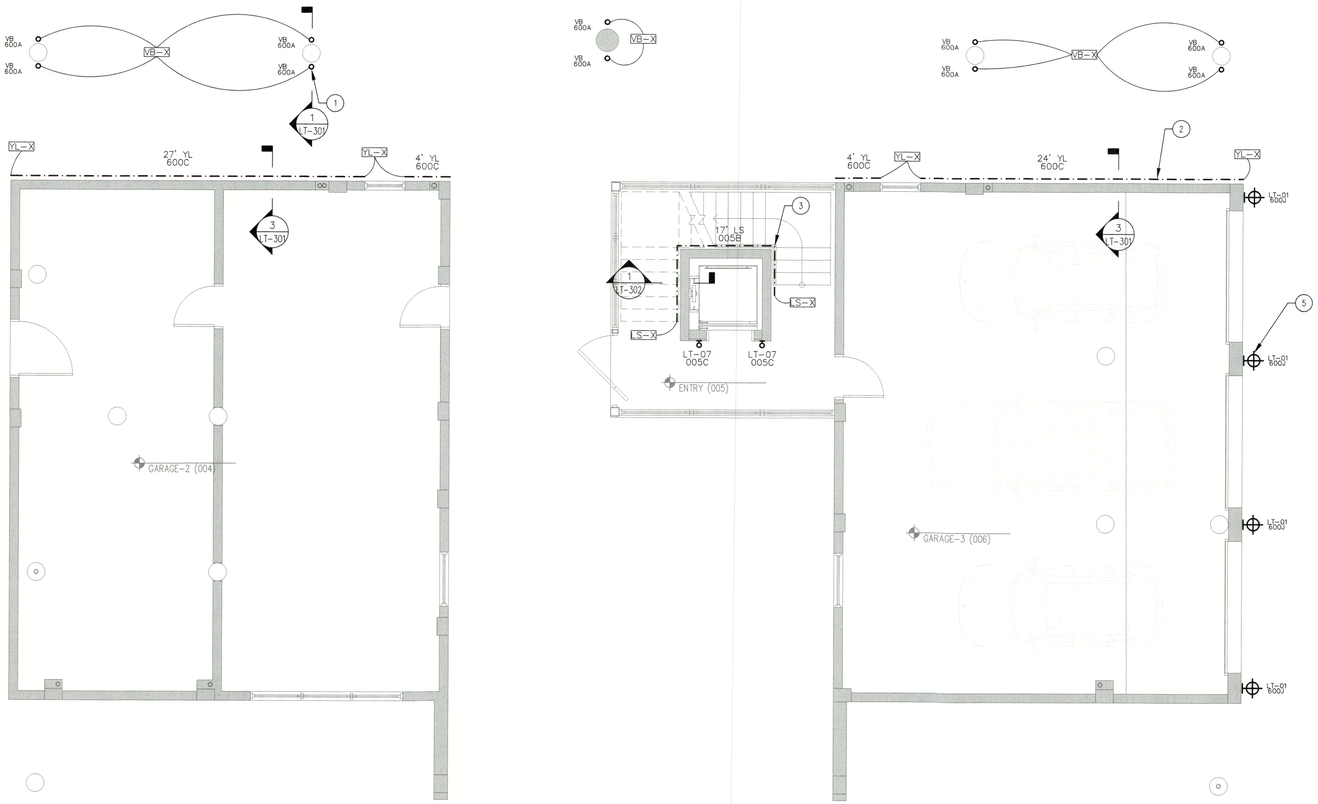
Sheets LT-101B & LT-201B replace Architectural Sheet A1.30S **ONLY** for light fixtures/locations. Sheet A1.30S **STILL** is to be used for location of power and devices.



1. COLUMN UPLIGHT
TYPES "GA", "VB", AND "VD" (TURTLE FRIENDLY) INGROUND UPLIGHT TO ILLUMINATE COLUMNS. REQUIRES REMOTE POWER SUPPLY TYPES "GA-X", "VB-X", AND "VD-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "VB-X" AND "VD-X" RECOMMENDED POWER SUPPLY LOCATIONS: IN GARAGE ABOVE FLOOD PLANE. "GA-X" RECOMMENDED POWER SUPPLY LOCATION: WINE STORAGE CEILING.

2. FACADE UPLIGHT
TYPE "YL" LINEAR LED LIGHT STRIP TO ILLUMINATE WALL. REQUIRES REMOTE POWER SUPPLY TYPE "YL-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

3. HANDRAIL GLOW
TYPE "LS" LINEAR LED LIGHT STRIP SURFACE MOUNTED INTO HANDRAIL TO ILLUMINATE WALL AND STAIRS BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LS-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE AND SECOND FLOOR UTILITY ROOM.

4. STAIR GLOW
TYPES "LW" AND "VS" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF STAIR TREAD TO ILLUMINATE STAIR LANDING BELOW. REQUIRES REMOTE POWER SUPPLY TYPES "LW-X" AND "VS-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "LW-X" RECOMMENDED POWER SUPPLY LOCATION: AV CLOSET. "VS-X" RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE

5. DECORATIVE SCONCE
LT-01 TO BE A B-K LIGHTING NIGHT STAR WALL MOUNT FIXTURE. PART NUMBER IS NS-WM-LOD-LHP-BR-RO-BC-CB-DD-E74-E74-SP-SP-12-12-11-11-WL00-SAP

LT-X1 TO BE A B-K LIGHTING NIGHT STAR WALL MOUNT FIXTURE. PART NUMBER IS NS-WM-LOD-LHP-BR-RO-BC-CB-DS-E74-MFL-12-11-WL00-SAP

6. VANITY UNDERGLOW
TYPE "LB" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF VANITY TO ILLUMINATE AREA BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LB-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: VANITY MILLWORK.

7. TASK LIGHTING
TYPE "UA" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF MILLWORK TO ILLUMINATE WORK SURFACE BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "UA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

8. FASCIA GLOW
TYPE "LC" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF COUNTER TO ILLUMINATE FASCIA BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LC-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

9. TOE KICK GLOW
TYPE "LA" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE TOE KICK RECESS. REQUIRES REMOTE POWER SUPPLY TYPE "LA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

10. WALL GRAZE
TYPE "LG" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO GRAZE DOWN WALL. REQUIRES REMOTE POWER SUPPLY TYPE "LG-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

11. FEATURE COLUMN UPLIGHT
TYPE "YB" SURFACE MOUNTED LED ADJUSTABLE ACCENT TO UPLIGHT FEATURE COLUMN.

12. WINE DISPLAY
TYPE "WA" CUSTOM WINE CASE LIGHTING TO ILLUMINATE BOTTLE LABELS. REQUIRES REMOTE POWER SUPPLY TYPE "WA-X" TO LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: WINE DISPLAY CEILING.

13. DIMMING RECEPTACLE
TYPE "ZA" AND "ZB" DIMMING RECEPTACLES TO PROVIDE POWER TO NEARBY DECORATIVE LIGHT FIXTURES.

14. HALO GLOW
TYPES "LE" AND "LK" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE MILLWORK DETAIL. REQUIRES REMOTE POWER SUPPLY TYPES "LE-X" AND "LK-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "LE-X" RECOMMENDED POWER SUPPLY LOCATION: OFFICE MILLWORK OR CEILING ACCESS PANEL. "LK-X" RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

15. OFFICE DESK ILLUMINATION
TYPE "LN" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE WORKING SURFACES BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LN-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

16. SHELF LIGHTING
TYPE "LD" LINEAR LED LIGHT STRIP INTEGRATED INTO SHELVING MILLWORK TO ILLUMINATE DISPLAY ITEMS. REQUIRES REMOTE POWER SUPPLY TYPE "LD-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

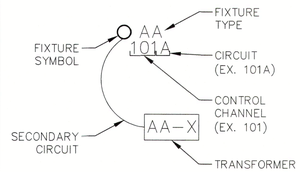
17. WALL HALO
TYPES "LT" AND "LV" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK WALL PANEL TO HALO GLOW PANEL. REQUIRES REMOTE POWER SUPPLY TYPES "LT-X" AND "LV-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: BEHIND WALL PANEL.

18. BATHROOM SHELF GLOW
TYPE "LP" LINEAR LED LIGHT STRIP TO ILLUMINATE BATHROOM SHELF. REQUIRES REMOTE POWER SUPPLY "LP-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

19. RAILING UPLIGHT
TYPE "LQ" LINEAR LED LIGHT STRIP RECESSED INTO DECK TO UPLIGHT PERIMETER RAILING. REQUIRES REMOTE POWER SUPPLY TYPE "LQ-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: GUEST HALLWAY CLOSET.

20. STEP LIGHTING
TYPE "RA" RECESSED STEP LIGHTS TO ILLUMINATE STAIRS TO ROOF DECK. REQUIRES REMOTE POWER SUPPLY "RA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: GUEST HALLWAY CLOSET.

FIXTURE KEY



INTENT NOTES

1. THESE PLANS ARE TO PROVIDE THE INTENT OF THE LIGHTING DESIGN. FOR SPECIFIC ARCHITECTURAL INFORMATION, REFER TO THE ARCHITECTURAL DRAWINGS. FOR SPECIFIC ELECTRICAL INFORMATION, REFER TO THE ELECTRICAL ENGINEERING DRAWINGS.

2. REFER TO INFORMATION IN ACCOMPANYING DRAWINGS AND LIGHTING SPECIFICATION PACKAGE FOR FIXTURE NOTES, FIXTURE LIST, FIXTURE CUTS, CONTROL WIRING DIAGRAM, AND CONTROL SCHEDULE FOR LOAD SIZES AND TYPES. ALL OF THESE ITEMS SHOULD BE CONSIDERED AS PART OF THE PLANS FOR BIDDING AND CONSTRUCTION:
   2.1. FIXTURE LIST
   2.2. CONTROL SCHEDULE
   2.3. LIGHTING SPECIFICATION NOTES
   2.4. LIGHTING FIXTURE DETAILS

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JKM Lighting Design LLC
2026

REVISION HISTORY

DATE	NO.	REMARKS
2023-05-31		100% SD LIGHTING
2023-07-21		50% DD LIGHTING
2023-08-06		50% DD LIGHTING (PRICING)
2023-10-16		75% DD LIGHTING
2024-09-18		100% DD LIGHTING
2024-09-25		100% DD DETAILS
2025-02-21	1	REVISION 1
2025-04-09	2	REVISION 2
2025-06-11	3	REVISION 3
2026-05-06	4	REVISION 4

SHEET TITLE
GROUND LEVEL FLOOR LIGHTING PLAN

FILENAME:	
SCALE:	3/16"=1'-0"
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER
LT-101B

TURTLE CODE COMPLIANCE NOTE:
TYPE VA TO BE HARD PROGRAMMED OFF DURING TURTLE SEASON VIA THE CENTRALIZED LIGHTING CONTROL SYSTEM.



51. GARAGE LIGHTING
TYPE "DA" SURFACE MOUNTED LED GARAGE LIGHT TO ILLUMINATE GARAGE AREA.

52. EXTERIOR ACCENTS
TYPES "VA" AND "VF" (TURTLE FRIENDLY) RECESSED ADJUSTABLE ACCENTS TO ILLUMINATE OUTDOOR LIVING AREAS.

53. WATER ACCENTS
TYPE "VC" SURFACE MOUNTED ADJUSTABLE ACCENTS TO ILLUMINATE WATER FEATURE.

54. GENERAL ILLUMINATION
TYPES "AA", "AB", "AF", "AG", AND "AT" RECESSED ADJUSTABLE ACCENTS TO ILLUMINATE LIVING AREAS.

55. GRILLING ACCENTS
TYPE "VC" SURFACE MOUNTED ADJUSTABLE ACCENTS TO ILLUMINATE GRILLING AREA.

56. HALO GLOW
TYPES "LH", "LJ", AND "LM" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO ILLUMINATE CEILING ELEVATION CHANGE. REQUIRES REMOTE POWER SUPPLY TYPES "LH-X", "LJ-X", "LM-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

57. CURTAIN GLOW
TYPES "LF" AND "LR" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO GRAZE DOWN CURTAIN GLOW. REQUIRES REMOTE POWER SUPPLY TYPES "LF-X" AND "LR-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

58. DECORATIVE PENDANT
TYPES "LT-03" DECORATIVE PENDANT TO BE SPECIFIED BY DESIGN ARCHITECT/INTERIOR DESIGNER.

59. WALL GRAZE
TYPE "LG" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO GRAZE DOWN WALL. REQUIRES REMOTE POWER SUPPLY TYPE "LG-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

60. FACADE DOWNLIGHT
TYPE "YL" LINEAR LED LIGHT STRIP TO ILLUMINATE WALL. REQUIRES REMOTE POWER SUPPLY TYPE "YL-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

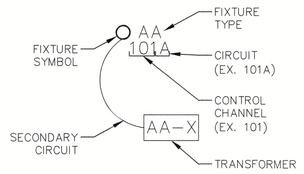
61. WALL ACCENTS
TYPE "AW" RECESSED WALL ACCENT TO ILLUMINATE WALLS.

62. SHOWER ACCENTS
TYPES "AM", "AN", AND "AV" RECESSED WET LOCATION ADJUSTABLE ACCENTS TO ILLUMINATE SHOWERS.

63. LINEAR CEILING LIGHTS
TYPE "LU" RECESSED LINEAR LED LIGHT STRIPS IN CEILING TO PROVIDE GENERAL ILLUMINATION IN THE GYM.

Sheets LT-101B & LT-201B replace Architectural Sheet A1.30S **ONLY** for light fixtures/locations. Sheet A1.30S **STILL** is to be used for location of power and devices.

FIXTURE KEY



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SHEET TITLE
GROUND LEVEL FLOOR LIGHTING RCP

FILENAME:	
SCALE:	3/16"=1'-0"
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER
LT-201B

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 (NFP70).

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 W/ SCREWLESS FACE/WALL PLATE COVERS.

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 2020 ENERGY CONSERVATION CODE SECTION R404.

14.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.

15.) ALL EXTERIOR LIGHTING TO COMPLY WITH TURTLE LIGHTING REGULATIONS.

ELECTRICAL LEGEND

ELECTRICAL SYMBOL ABBREVIATIONS

A – ABOVE COUNTER
AUC – ABOVE UPPER CABINET
ADFE – ABOVE DESIGN FLOOD ELEVATION PLANE
C – RECESSED CLOCK RECEPTACLE
GFI – GFCI CIRCUIT
UC – UNDER COUNTER
VP – VAPOR PROOF FIXTURE
WCR – RECEPTACLE WITHIN CABINET W/ GFI PROTECTION
WP – WEATHER PROTECTED
USB – UNIVERSAL SERIAL BUS RECEPTACLE PORT

SWITCHING:
– ALL SWITCH COVERS TO BE SCREWLESS TYPE.

$	SINGLE POLE WALL SWITCH
$D	SINGLE POLE WALL SWITCH W/ DIMMER
$T	SINGLE POLE WALL SWITCH W/ TIMER
$3	3–WAY WALL SWITCH
$	FLIP UP SWITCH – FLUSH W/ COUNTER TOP
$GFI	FLIP UP SWITCH & DUPLEX RECEPTACLE COMBINATION – FLUSH W/ COUNTER TOP
	LIGHT CONTROL TOUCH PAD
	GARAGE DOOR OPENER CONTROL
MS	MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL

OUTLETS:
– ALL RECEPTACLES THAT ARE NOT REQUIRED TO BE G.F.I. PROTECTED SHALL BE ARC FAULT & TAMPERPROOF PER N.E.C. CODE.
– ALL RECEPTACLE COVERS TO BE SCREWLESS TYPE.

	DUPLEX RECEPTACLE
	ABOVE COUNTER LOCATED DUPLEX RECEPTACLE
	WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED – ONE NON–SWITCHED (WHEN WIRED IN TANDOM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)
220	220 VOLT RECEPTACLE
	CEILING OUTLET
	FLOOR OUTLET
	FLIP UP DUPLEX RECEPTACLE – FLUSH W/ COUNTER TOP
	CAT 6E
TV	CABLE T.V.
	DISCONNECT

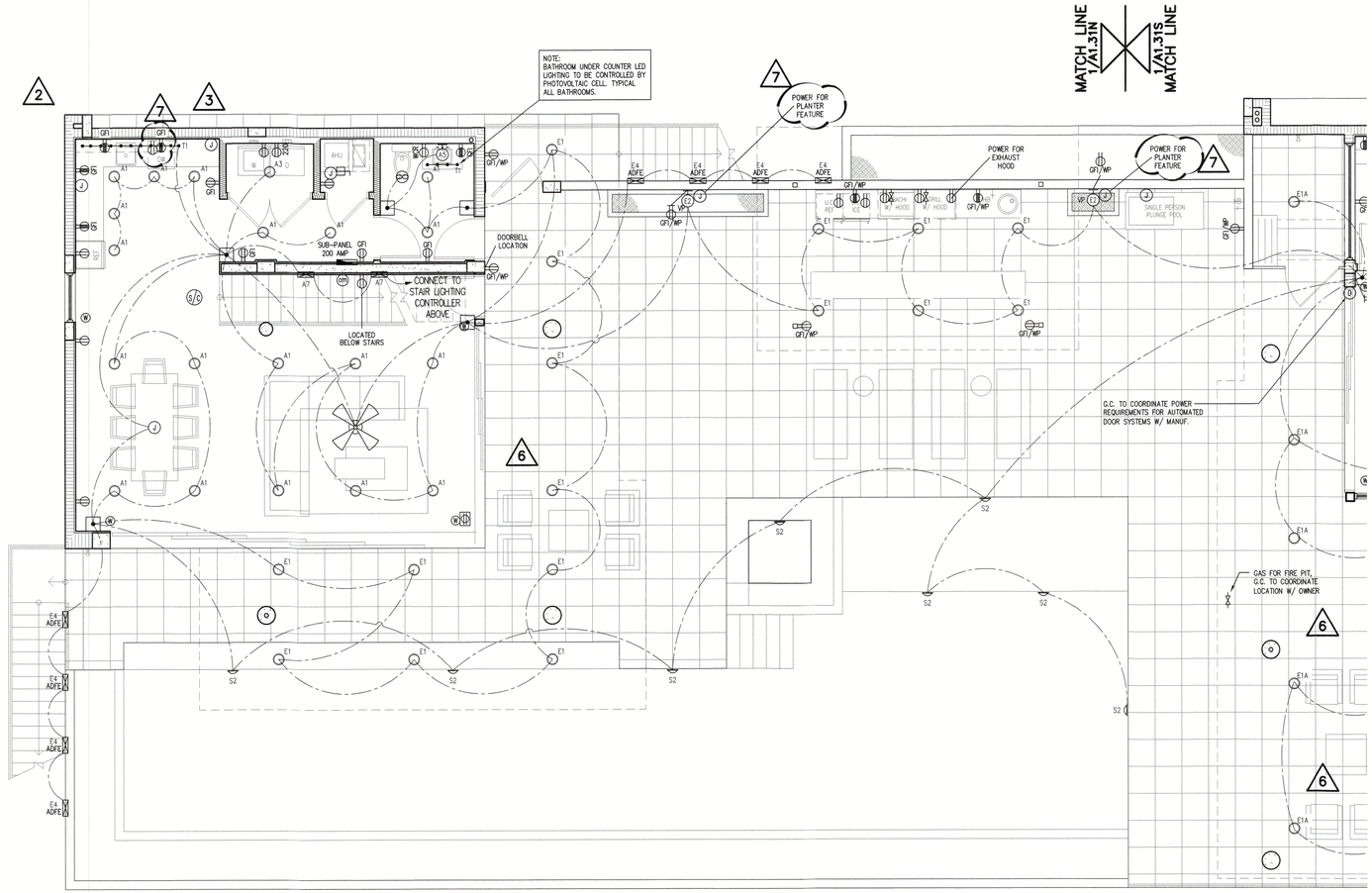
LIGHT FIXTURES

	RECESSED CEILING LIGHT FIXTURE
	RECESSED WALL WASH FIXTURE
	SURFACE MOUNTED CEILING LIGHT FIXTURE
	PENDANT – CEILING MOUNTED
3HD	3–HEAD LIGHT ASSEMBLY – CEILING MTG.
	WALL MOUNTED FLOOD LIGHT FIXTURE
J	JUNCTION BOX
D	HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS.
R	HIGH VOLTAGE JUNCTION BOX PER ROLL DOWN BUG SCREEN MANUFACTURER'S SPECS.
W	LOW VOLTAGE JUNCTION BOX PER ROLL DOWN WINDOW TREATMENT MANUFACTURER'S SPECS.
	UNDERWATER POOL LIGHT – WALL MTG.
	UNDERWATER POOL LIGHT – BOTTOM MTG.
	WALL SCONCE
	SURFACE MOUNTED LED
	SURFACE MOUNTED LED
	UNDER CABINET LIGHTING
	LED UPLIGHTING
	IN WALL MOUNTED LIGHT LOW VOLTAGE
	CEILING MOUNTED FAN

MISC

S/C	SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED w/BATTERY BACK–UP
	ELECTRICAL PANEL
T	THERMOSTAT
	GAS
DM	DOOR CHIME
	CEILING MOUNTED EXHAUST FAN
SP	SURFACE MOUNTED SPEAKER
A	ALARM PANEL

Please refer to sheets LT-102A & LT-202A from JKM Lighting for **ceiling lights and locations ONLY.** This Sheet A1.31N is **STILL** to be used for location of power and devices.



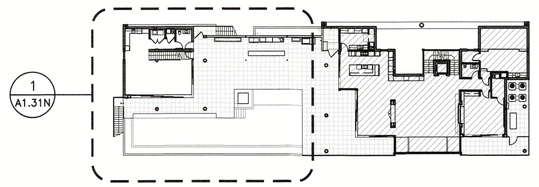


NORTH

FIRST LIVING LEVEL - ELECTRICAL PLAN

1

3/16" = 1'-0"



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2 – REVISION PER I.D. COMMENTS DATED – 06/14/2023
3 – REVISION PER CABINETRY MFR. DWGS. DATED – 06/13/2023
6 – REVISION PER OWNER CHANGES DATED – 11/27/2023
7 – REVISION PER OWNER CHANGES DATED – 06/17/2024

STATE OF FLORIDA — MARK E. BRYAN — 6536 — REGISTERED ARCHITECT — 06/06/2024

Revisions
2 06/16/2023
3 07/31/2023
6 12/05/2023
7 08/06/2024

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ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.
NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

FIST LIVING LEVEL ELECTRICAL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.31N

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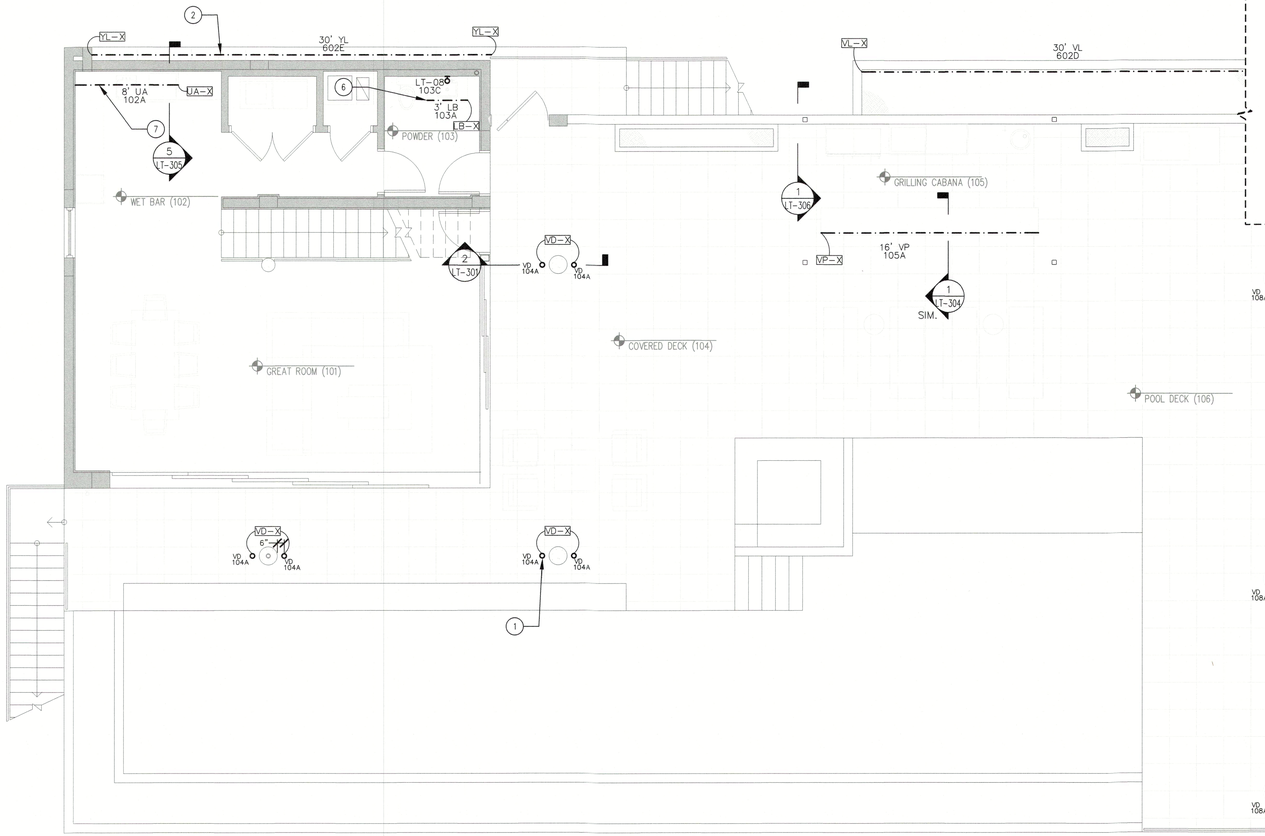
Sheets LT-102A & LT-202A replace Architectural Sheet A1.31N **ONLY** for light fixtures/locations. Sheet A1.31N **STILL** is to be used for location of power and devices.



1. COLUMN UPLIGHT
TYPES "GA", "VB", AND "VD" (TURTLE FRIENDLY) INGROUND UPLIGHT TO ILLUMINATE COLUMNS. REQUIRES REMOTE POWER SUPPLY TYPES "GA–X", "VB–X", AND "VD–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "VB–X" AND "VD–X" RECOMMENDED POWER SUPPLY LOCATIONS: IN GARAGE ABOVE FLOOD PLANE. "GA–X" RECOMMENDED POWER SUPPLY LOCATION: WINE STORAGE CEILING.

2. FACADE UPLIGHT
TYPE "YL" LINEAR LED LIGHT STRIP TO ILLUMINATE WALL. REQUIRES REMOTE POWER SUPPLY TYPE "YL–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

3. HANDRAIL GLOW
TYPE "LS" LINEAR LED LIGHT STRIP SURFACE MOUNTED INTO HANDRAIL TO ILLUMINATE WALL AND STAIRS BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LS–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE AND SECOND FLOOR UTILITY ROOM.

4. STAIR GLOW
TYPES "LW" AND "VS" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF STAIR TREAD TO ILLUMINATE STAIR LANDING BELOW. REQUIRES REMOTE POWER SUPPLY TYPES "LW–X" AND "VS–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "LW–X" RECOMMENDED POWER SUPPLY LOCATION: AV CLOSET. "VS–X" RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

5. DECORATIVE SCONCE
LT–01 TO BE A B–K LIGHTING NIGHT STAR WALL MOUNT FIXTURE. PART NUMBER IS NS–WM–LOD–LHP–BR–RO–BC–CB–DD–E74–E74–SP–SP–12–12–11–11–WL00–SAP

LT–X1 TO BE A B–K LIGHTING NIGHT STAR WALL MOUNT FIXTURE. PART NUMBER IS NS–WM–LOD–LHP–BR–RO–BC–CB–DS–E74–MFL–12–11–WL00–SAP

6. VANITY UNDERGLOW
TYPE "LB" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF VANITY TO ILLUMINATE AREA BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LB–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: VANITY MILLWORK.

7. TASK LIGHTING
TYPE "UA" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF MILLWORK TO ILLUMINATE WORK SURFACE BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "UA–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

8. FASCIA GLOW
TYPE "LC" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF COUNTER TO ILLUMINATE FASCIA BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LC–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

9. TOE KICK GLOW
TYPE "LA" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE TOE KICK RECESS. REQUIRES REMOTE POWER SUPPLY TYPE "LA–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

10. WALL GRAZE
TYPE "LG" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO GRAZE DOWN WALL. REQUIRES REMOTE POWER SUPPLY TYPE "LG–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

11. FEATURE COLUMN UPLIGHT
TYPE "YB" SURFACE MOUNTED LED ADJUSTABLE ACCENT TO UPLIGHT FEATURE COLUMN.

12. WINE DISPLAY
TYPE "WA" CUSTOM WINE CASE LIGHTING TO ILLUMINATE BOTTLE LABELS. REQUIRES REMOTE POWER SUPPLY TYPE "WA–X" TO LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: WINE DISPLAY CEILING.

13. DIMMING RECEPTACLE
TYPE "ZA" AND "ZB" DIMMING RECEPTACLES TO PROVIDE POWER TO NEARBY DECORATIVE LIGHT FIXTURES.

14. HALO GLOW
TYPES "LE" AND "LK" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE MILLWORK DETAIL. REQUIRES REMOTE POWER SUPPLY TYPES "LE–X" AND "LK–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "LE–X" RECOMMENDED POWER SUPPLY LOCATION: OFFICE MILLWORK OR CEILING ACCESS PANEL. "LK–X" RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

15. OFFICE DESK ILLUMINATION
TYPE "LN" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE WORKING SURFACES BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LN–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

16. SHELF LIGHTING
TYPE "LD" LINEAR LED LIGHT STRIP INTEGRATED INTO SHELVING MILLWORK TO ILLUMINATE DISPLAY ITEMS. REQUIRES REMOTE POWER SUPPLY TYPE "LD–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

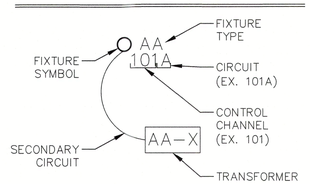
17. WALL HALO
TYPES "LT" AND "LV" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK WALL PANEL TO HALO GLOW PANEL. REQUIRES REMOTE POWER SUPPLY TYPES "LT–X" AND "LV–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: BEHIND WALL PANEL.

18. BATHROOM SHELF GLOW
TYPE "LP" LINEAR LED LIGHT STRIP TO ILLUMINATE BATHROOM SHELF. REQUIRES REMOTE POWER SUPPLY "LP–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

19. RAILING UPLIGHT
TYPE "LQ" LINEAR LED LIGHT STRIP RECESSED INTO DECK TO UPLIGHT PERIMETER RAILING. REQUIRES REMOTE POWER SUPPLY TYPE "LQ–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: GUEST HALLWAY CLOSET.

20. STEP LIGHTING
TYPE "RA" RECESSED STEP LIGHTS TO ILLUMINATE STAIRS TO ROOF DECK. REQUIRES REMOTE POWER SUPPLY "RA–X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: GUEST HALLWAY CLOSET.

FIXTURE KEY



INTENT NOTES

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2. REFER TO INFORMATION IN ACCOMPANYING DRAWINGS AND LIGHTING SPECIFICATION PACKAGE FOR FIXTURE NOTES, FIXTURE LIST, FIXTURE CUTS, CONTROL WIRING DIAGRAM, AND CONTROL SCHEDULE FOR LOAD SIZES AND TYPES. ALL OF THESE ITEMS SHOULD BE CONSIDERED AS PART OF THE PLANS FOR BIDDING AND CONSTRUCTION:
   2.1. FIXTURE LIST
   2.2. CONTROL SCHEDULE
   2.3. LIGHTING SPECIFICATION NOTES
   2.4. LIGHTING FIXTURE DETAILS

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Lighting Design
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JKM Lighting Design LLC
2026

REVISION HISTORY

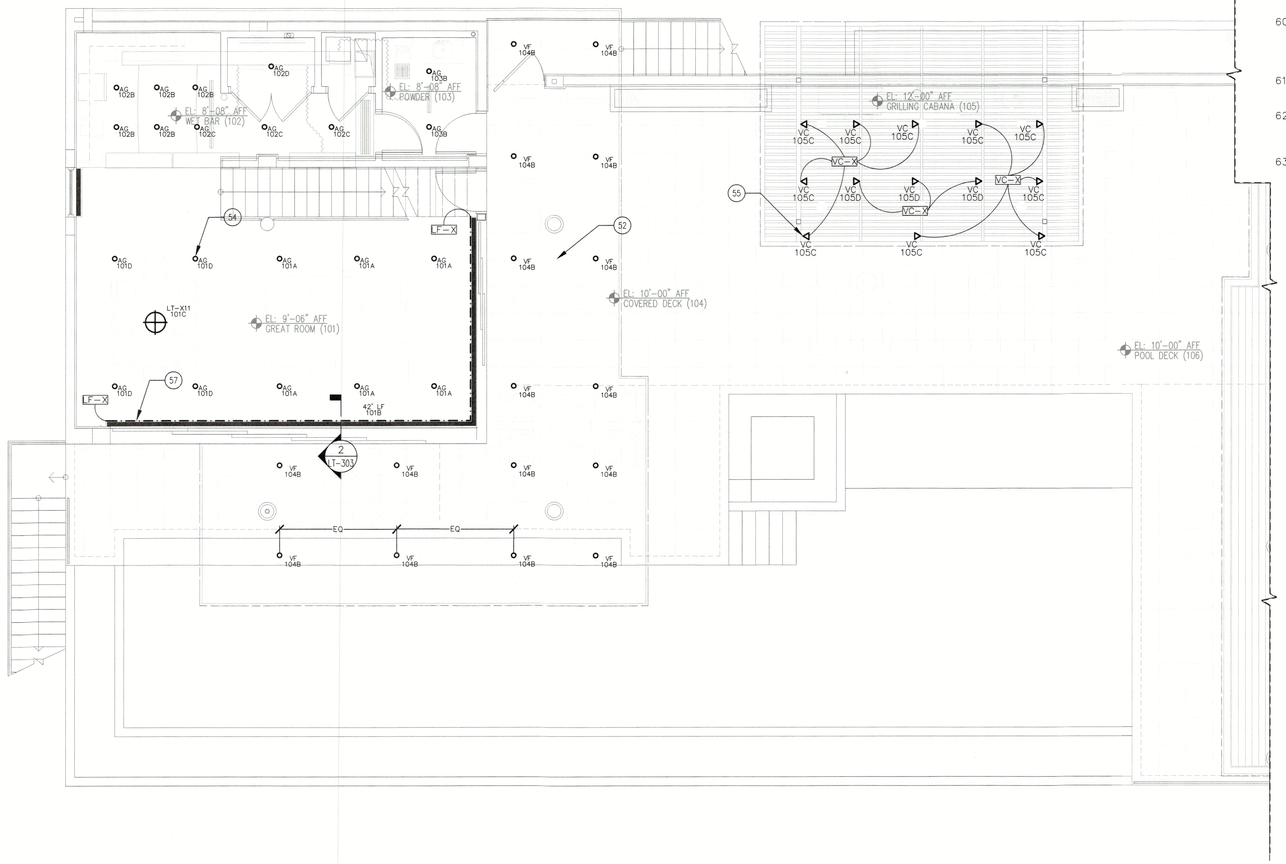
DATE	NO.	REMARKS
2023–05–31		100% SD LIGHTING
2023–07–21		50% DD LIGHTING
2023–08–06		50% DD LIGHTING (PRICING)
2023–10–18		75% DD LIGHTING
2024–09–18		100% DD LIGHTING
2024–09–25		100% DD DETAILS
2025–02–21	1	REVISION 1
2025–04–09	2	REVISION 2
2025–06–11	3	REVISION 3
2026–05–06	4	REVISION 4

SHEET TITLE
FIRST LEVEL FLOOR LIGHTING PLAN

FILENAME:	
SCALE:	3/16"=1'–0"
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
DATE:	2024–09–18
JOB NO.:	HAR–RES

SHEET NUMBER
LT–102A

Sheets LT-102A & LT-202A replace Architectural Sheet A1.31N **ONLY** for light fixtures/locations. Sheet A1.31N **STILL** is to be used for location of power and devices.



51. GARAGE LIGHTING
TYPE "DA" SURFACE MOUNTED LED GARAGE LIGHT TO ILLUMINATE GARAGE AREA.

52. EXTERIOR ACCENTS
TYPES "VA" AND "VF" (TURTLE FRIENDLY) RECESSED ADJUSTABLE ACCENTS TO ILLUMINATE OUTDOOR LIVING AREAS.

53. WATER ACCENTS
TYPE "VC" SURFACE MOUNTED ADJUSTABLE ACCENTS TO ILLUMINATE WATER FEATURE.

54. GENERAL ILLUMINATION
TYPES "AA", "AB", "AF", "AG", AND "AT" RECESSED ADJUSTABLE ACCENTS TO ILLUMINATE LIVING AREAS.

55. GRILLING ACCENTS
TYPE "VC" SURFACE MOUNTED ADJUSTABLE ACCENTS TO ILLUMINATE GRILLING AREA.

56. HALO GLOW
TYPES "LH", "LJ", AND "LM" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO ILLUMINATE CEILING ELEVATION CHANGE. REQUIRES REMOTE POWER SUPPLY TYPES "LH-X", "LJ-X", "LM-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

57. CURTAIN GLOW
TYPES "LF" AND "LR" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO GRAZE DOWN CURTAIN GLOW. REQUIRES REMOTE POWER SUPPLY TYPES "LF-X" AND "LR-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

58. DECORATIVE PENDANT
TYPES "LT-03" DECORATIVE PENDANT TO BE SPECIFIED BY DESIGN ARCHITECT/INTERIOR DESIGNER.

59. WALL GRAZE
TYPE "LG" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO GRAZE DOWN WALL. REQUIRES REMOTE POWER SUPPLY TYPE "LG-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

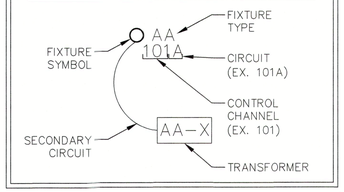
60. FACADE DOWNLIGHT
TYPE "YL" LINEAR LED LIGHT STRIP TO ILLUMINATE WALL. REQUIRES REMOTE POWER SUPPLY TYPE "YL-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

61. WALL ACCENTS
TYPE "AW" RECESSED WALL ACCENT TO ILLUMINATE WALLS.

62. SHOWER ACCENTS
TYPES "AM", "AN", AND "AV" RECESSED WET LOCATION ADJUSTABLE ACCENTS TO ILLUMINATE SHOWERS.

63. LINEAR CEILING LIGHTS
TYPE "LU" RECESSED LINEAR LED LIGHT STRIPS IN CEILING TO PROVIDE GENERAL ILLUMINATION IN THE GYM.

FIXTURE KEY



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JKM Lighting Design LLC
2026

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2025-06-11	3	REVISION 3
2026-05-06	4	REVISION 4

SHEET TITLE

FIRST LEVEL FLOOR LIGHTING RCP

FILENAME:	
SCALE:	3/16"=1'-0"
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/ORS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER

LT-202A

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 (NFP70).

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 W/ SCREWLESS FACE/WALL PLATE COVERS.

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.

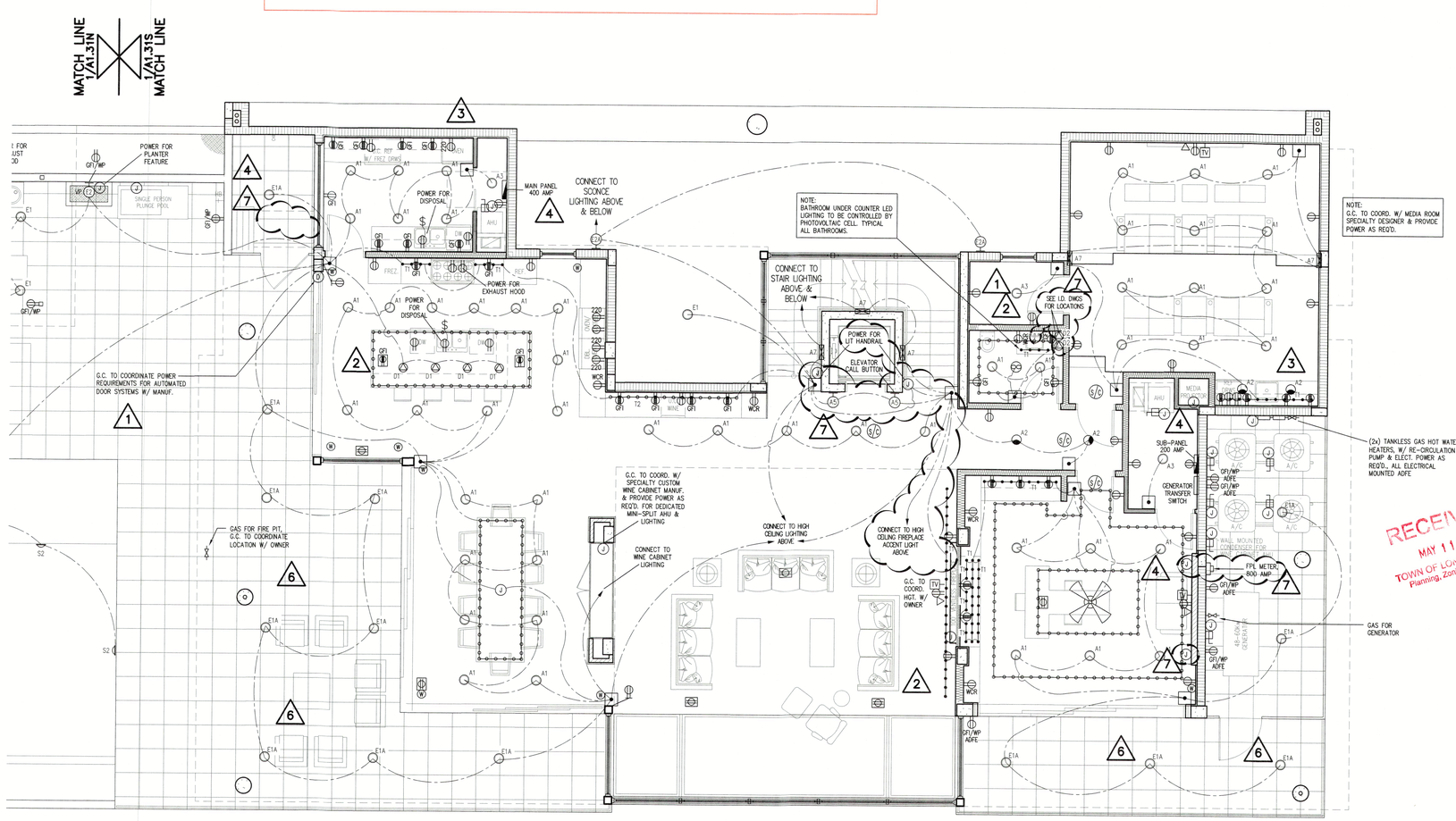
13.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2020 ENERGY CONSERVATION CODE SECTION R404.

14.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.

15.) ALL EXTERIOR LIGHTING TO COMPLY WITH TURTLE LIGHTING REGULATIONS.

Please refer to sheets LT-102B & LT-202B from JKM Lighting for **ceiling lights and locations ONLY.** This Sheet A1.31S is **STILL** to be used for location of power and devices.

1 – REVISION PER OWNER COMMENTS DATED – 03/30/2023
2 – REVISION PER I.D. COMMENTS DATED – 06/14/2023
3 – REVISION PER CABINETRY MFR. DWGS. DATED – 06/13/2023 & G.C. RFI#8 COMMENTS DATED – 07/19/23
4 – REVISION PER FPL COMMENTS DATED – 08/24/23
6 – REVISION PER OWNER CHANGES DATED – 11/27/2023
7 – REVISION PER OWNER CHANGES DATED – 06/17/2024



ELECTRICAL LEGEND

ELECTRICAL SYMBOL ABBREVIATIONS	
A	– ABOVE COUNTER
AUC	– ABOVE UPPER CABINET
ADFE	– ABOVE DESIGN FLOOD ELEVATION PLANE
C	– RECESSED CLOCK RECEPTACLE
GFI	– GFCI CIRCUIT
UC	– UNDER COUNTER
VP	– VAPOR PROOF FIXTURE
WCR	– RECEPTACLE WITHIN CABINET W/ GFI PROTECTION
WP	– WEATHER PROTECTED
USB	– UNIVERSAL SERIAL BUS RECEPTACLE PORT

SWITCHING:
– ALL SWITCH COVERS TO BE SCREWLESS TYPE.

$	SINGLE POLE WALL SWITCH
$D	SINGLE POLE WALL SWITCH W/ DIMMER
$T	SINGLE POLE WALL SWITCH W/ TIMER
$3	3–WAY WALL SWITCH
$	FLIP UP SWITCH – FLUSH W/ COUNTER TOP
$	FLIP UP SWITCH & DUPLEX RECEPTACLE COMBINATION – FLUSH W/ COUNTER TOP
	LIGHT CONTROL TOUCH PAD
	GARAGE DOOR OPENER CONTROL
MS	MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL

OUTLETS:
– ALL RECEPTACLES THAT ARE NOT REQUIRED TO BE G.F.I. PROTECTED SHALL BE ARC FAULT & TAMPERPROOF PER N.E.C. CODE.
– ALL RECEPTACLE COVERS TO BE SCREWLESS TYPE.

	DUPLEX RECEPTACLE
	ABOVE COUNTER LOCATED DUPLEX RECEPTACLE
	WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED – ONE NON–SWITCHED (WHEN WIRED IN TANDOM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)
220	220 VOLT RECEPTACLE
	CEILING OUTLET
	FLOOR OUTLET
	FLIP UP DUPLEX RECEPTACLE – FLUSH W/ COUNTER TOP
	CAT 6E
TV	CABLE T.V.
	DISCONNECT

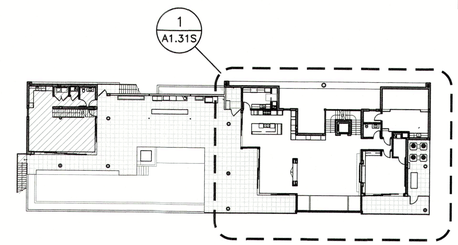
LIGHT FIXTURES	
	RECESSED CEILING LIGHT FIXTURE
	RECESSED WALL WASH FIXTURE
	SURFACE MOUNTED CEILING LIGHT FIXTURE
	PENDANT – CEILING MOUNTED
3H	3–HEAD LIGHT ASSEMBLY – CEILING MTG.
	WALL MOUNTED FLOOD LIGHT FIXTURE
J	JUNCTION BOX
D	HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS.
B	HIGH VOLTAGE JUNCTION BOX PER ROLL DOWN BUG SCREEN MANUFACTURER'S SPECS.
W	LOW VOLTAGE JUNCTION BOX PER ROLL DOWN WINDOW TREATMENT MANUFACTURER'S SPECS.
	UNDERWATER POOL LIGHT – WALL MTG.
	UNDERWATER POOL LIGHT – BOTTOM MTG.
	WALL SCONCE
	SURFACE MOUNTED LED
	SURFACE MOUNTED LED
	UNDER CABINET LIGHTING
	LED UPLIGHTING
	IN WALL MOUNTED LIGHT LOW VOLTAGE
	CEILING MOUNTED FAN

MISC	
S/C	SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED w/BATTERY BACK–UP
	ELECTRICAL PANEL
T	THERMOSTAT
	GAS
DB	DOOR CHIME
	CEILING MOUNTED EXHAUST FAN
SP	SURFACE MOUNTED SPEAKER
A	ALARM PANEL

MATCH LINE 1/A1.31N
1/A1.31S MATCH LINE

NORTH

FIRST LIVING LEVEL - ELECTRICAL PLAN
3/16" = 1'-0"
1



KEY PLAN

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

STATE OF FLORIDA
JAMES E. GRAHAM
No. AR 0003861
REGISTERED ARCHITECT
06/06/2024

Revisions
1 04/13/2023
2 06/16/2023
3 07/21/2023
4 08/25/2023
6 12/05/2023
7 06/06/2024

DSDG ARCHITECTS
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Tel (941) 955-5645
Fax (941) 955-7354
www.dsdginc.com
AA 0003861

ISSUED FOR PERMIT SET - 03/08/2023

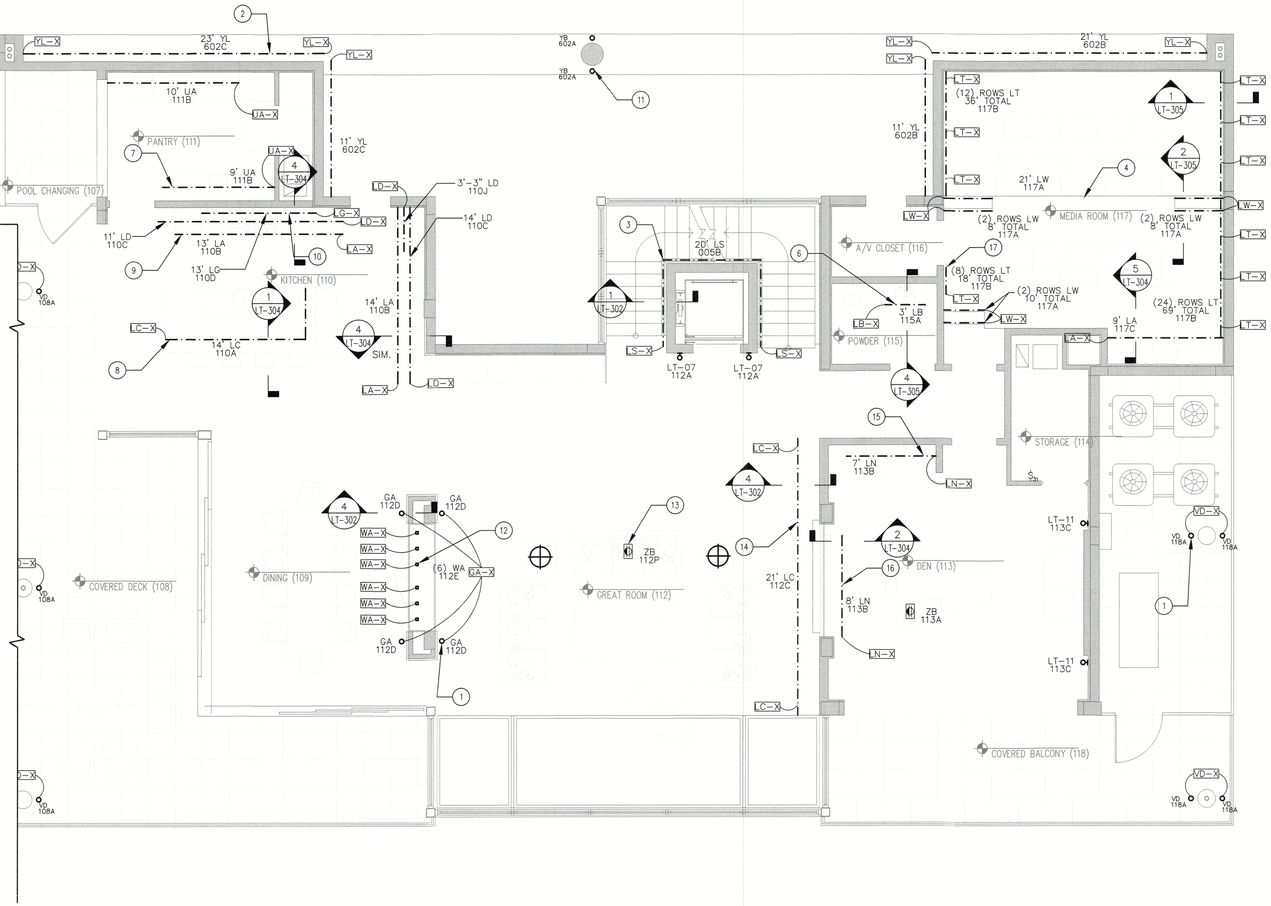
A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.
NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

FIST LIVING LEVEL ELECTRICAL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.31S

Sheets LT-102B & LT-202B replace Architectural Sheet A1.31S **ONLY** for light fixtures/locations. Sheet A1.31S **STILL** is to be used for location of power and devices.



1. COLUMN UPLIGHT
TYPES "GA", "VB", AND "VD" (TURTLE FRIENDLY) INGROUND UPLIGHT TO ILLUMINATE COLUMNS. REQUIRES REMOTE POWER SUPPLY TYPES "GA-X", "VB-X", AND "VD-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "VB-X" AND "VD-X" RECOMMENDED POWER SUPPLY LOCATIONS: IN GARAGE ABOVE FLOOD PLANE. "GA-X" RECOMMENDED POWER SUPPLY LOCATION: WINE STORAGE CEILING.

2. FACADE UPLIGHT
TYPE "YL" LINEAR LED LIGHT STRIP TO ILLUMINATE WALL. REQUIRES REMOTE POWER SUPPLY TYPE "YL-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

3. HANDRAIL GLOW
TYPE "LS" LINEAR LED LIGHT STRIP SURFACE MOUNTED INTO HANDRAIL TO ILLUMINATE WALL AND STAIRS BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LS-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE AND SECOND FLOOR UTILITY ROOM.

4. STAIR GLOW
TYPES "LW" AND "VS" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF STAIR TREAD TO ILLUMINATE STAIR LANDING BELOW. REQUIRES REMOTE POWER SUPPLY TYPES "LW-X" AND "VS-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "LW-X" RECOMMENDED POWER SUPPLY LOCATION: A/V CLOSET. "VS-X" RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

4

5. DECORATIVE SCONCE
LT-01 TO BE A B-K LIGHTING NIGHT STAR WALL MOUNT FIXTURE. PART NUMBER IS NS-WM-LOD-LHP-BR-RO-BC-CB-DD-E74-E74-SP-SP-12-12-11-11-WL00-SAP

LT-X1 TO BE A B-K LIGHTING NIGHT STAR WALL MOUNT FIXTURE. PART NUMBER IS NS-WM-LOD-LHP-BR-RO-BC-CB-DS-E74-MFL-12-11-WL00-SAP

6. VANITY UNDERGLOW
TYPE "LB" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF VANITY TO ILLUMINATE AREA BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LB-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: VANITY MILLWORK.

7. TASK LIGHTING
TYPE "UA" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF MILLWORK TO ILLUMINATE WORK SURFACE BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "UA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

8. FASCIA GLOW
TYPE "LC" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF COUNTER TO ILLUMINATE FASCIA BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LC-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

9. TOE KICK GLOW
TYPE "LA" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE TOE KICK RECESS. REQUIRES REMOTE POWER SUPPLY TYPE "LA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

10. WALL GRAZE
TYPE "LG" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO GRAZE DOWN WALL. REQUIRES REMOTE POWER SUPPLY TYPE "LG-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

11. FEATURE COLUMN UPLIGHT
TYPE "YB" SURFACE MOUNTED LED ADJUSTABLE ACCENT TO UPLIGHT FEATURE COLUMN.

12. WINE DISPLAY
TYPE "WA" CUSTOM WINE CASE LIGHTING TO ILLUMINATE BOTTLE LABELS. REQUIRES REMOTE POWER SUPPLY TYPE "WA-X" TO LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: WINE DISPLAY CEILING.

13. DIMMING RECEPTACLE
TYPE "ZA" AND "ZB" DIMMING RECEPTACLES TO PROVIDE POWER TO NEARBY DECORATIVE LIGHT FIXTURES.

14. HALO GLOW
TYPES "LE" AND "LK" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE MILLWORK DETAIL. REQUIRES REMOTE POWER SUPPLY TYPES "LE-X" AND "LK-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "LE-X" RECOMMENDED POWER SUPPLY LOCATION: OFFICE MILLWORK OR CEILING ACCESS PANEL. "LK-X" RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

15. OFFICE DESK ILLUMINATION
TYPE "LN" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE WORKING SURFACES BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LN-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

16. SHELF LIGHTING
TYPE "LD" LINEAR LED LIGHT STRIP INTEGRATED INTO SHELVING MILLWORK TO ILLUMINATE DISPLAY ITEMS. REQUIRES REMOTE POWER SUPPLY TYPE "LD-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

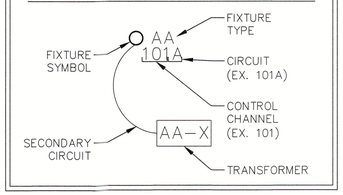
17. WALL HALO
TYPES "LT" AND "LV" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK WALL PANEL TO HALO GLOW PANEL. REQUIRES REMOTE POWER SUPPLY TYPES "LT-X" AND "LV-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: BEHIND WALL PANEL.

18. BATHROOM SHELF GLOW
TYPE "LP" LINEAR LED LIGHT STRIP TO ILLUMINATE BATHROOM SHELF. REQUIRES REMOTE POWER SUPPLY "LP-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

19. RAILING UPLIGHT
TYPE "LQ" LINEAR LED LIGHT STRIP RECESSED INTO DECK TO UPLIGHT PERIMETER RAILING. REQUIRES REMOTE POWER SUPPLY TYPE "LQ-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: GUEST HALLWAY CLOSET.

20. STEP LIGHTING
TYPE "RA" RECESSED STEP LIGHTS TO ILLUMINATE STAIRS TO ROOF DECK. REQUIRES REMOTE POWER SUPPLY "RA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: GUEST HALLWAY CLOSET.

FIXTURE KEY



INTENT NOTES

1. THESE PLANS ARE TO PROVIDE THE INTENT OF THE LIGHTING DESIGN. FOR SPECIFIC ARCHITECTURAL INFORMATION, REFER TO THE ARCHITECTURAL DRAWINGS. FOR SPECIFIC ELECTRICAL INFORMATION, REFER TO THE ELECTRICAL ENGINEERING DRAWINGS.

2. REFER TO INFORMATION IN ACCOMPANYING DRAWINGS AND LIGHTING SPECIFICATION PACKAGE FOR FIXTURE NOTES, FIXTURE LIST, FIXTURE CUTS, CONTROL WIRING DIAGRAM, AND CONTROL SCHEDULE FOR LOAD SIZES AND TYPES. ALL OF THESE ITEMS SHOULD BE CONSIDERED AS PART OF THE PLANS FOR BIDDING AND CONSTRUCTION:
   2.1. FIXTURE LIST
   2.2. CONTROL SCHEDULE
   2.3. LIGHTING SPECIFICATION NOTES
   2.4. LIGHTING FIXTURE DETAILS

Hargreaves Residence

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ARCHITECT

DSDG ARCHITECTS

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TOWN OF LONGBOAT KEY
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JKM Lighting Design LLC
2026

REVISION HISTORY

DATE	NO.	REMARKS
2023-05-31		100% SD LIGHTING
2023-07-21		50% DD LIGHTING
2023-08-06		50% DD LIGHTING (PRICING)
2023-10-18		75% DD LIGHTING
2024-09-18		100% DD LIGHTING
2024-09-25		100% DD DETAILS
2025-02-21	1	REVISION 1
2025-04-09	2	REVISION 2
2025-06-11	3	REVISION 3
2026-05-06	4	REVISION 4

SHEET TITLE

FIRST LEVEL FLOOR LIGHTING PLAN

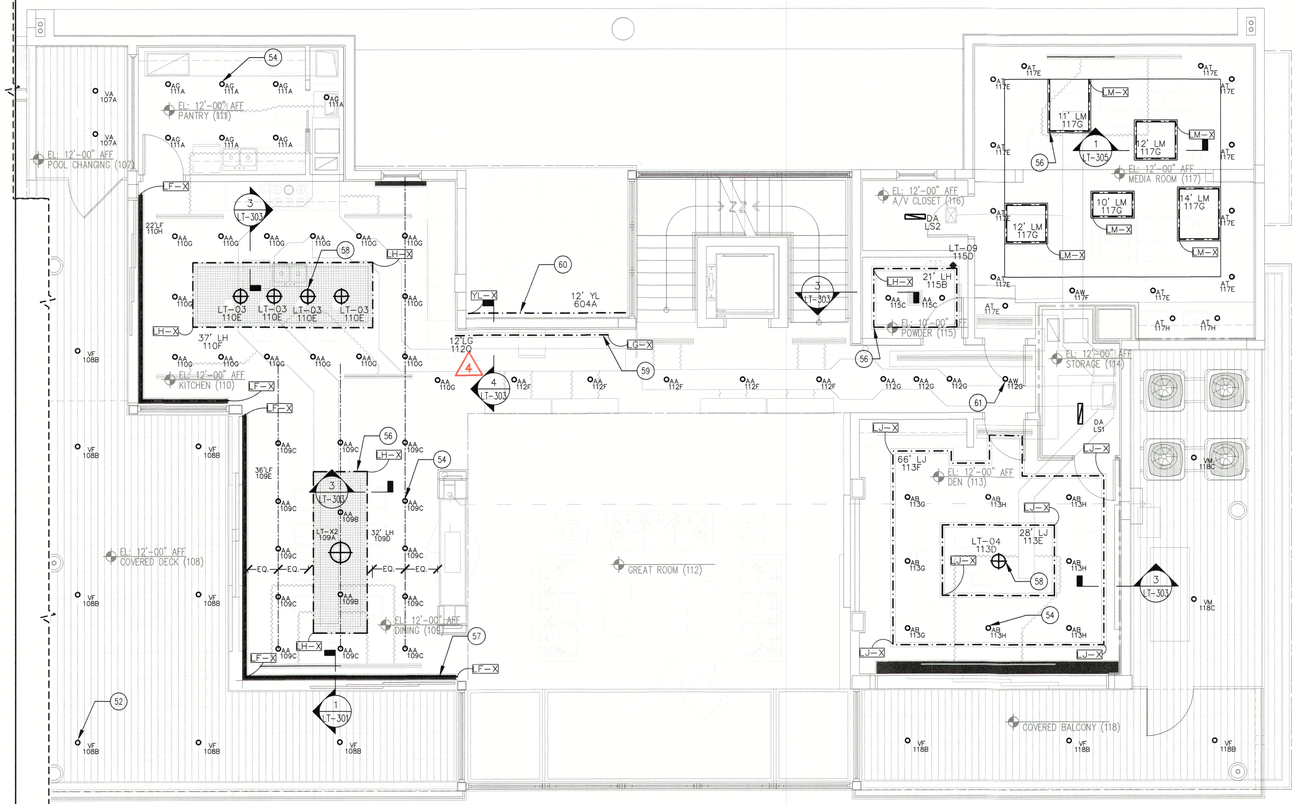
FILENAME:	
SCALE:	3/16"=1'-0"
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER

LT-102B

TURTLE CODE COMPLIANCE NOTE:
TYPE VA TO BE HARD PROGRAMMED OFF DURING TURTLE SEASON VIA THE CENTRALIZED LIGHTING CONTROL SYSTEM.

Sheets LT-102B & LT-202B replace Architectural Sheet A1.31S **ONLY** for light fixtures/locations. Sheet A1.31S **STILL** is to be used for location of power and devices.



51. GARAGE LIGHTING
TYPE "DA" SURFACE MOUNTED LED GARAGE LIGHT TO ILLUMINATE GARAGE AREA.

52. EXTERIOR ACCENTS
TYPES "VA" AND "VF" (TURTLE FRIENDLY) RECESSED ADJUSTABLE ACCENTS TO ILLUMINATE OUTDOOR LIVING AREAS.

53. WATER ACCENTS
TYPE "VC" SURFACE MOUNTED ADJUSTABLE ACCENTS TO ILLUMINATE WATER FEATURE.

54. GENERAL ILLUMINATION
TYPES "AA", "AB", "AF", "AG", AND "AT" RECESSED ADJUSTABLE ACCENTS TO ILLUMINATE LIVING AREAS.

55. GRILLING ACCENTS
TYPE "VC" SURFACE MOUNTED ADJUSTABLE ACCENTS TO ILLUMINATE GRILLING AREA.

56. HALO GLOW
TYPES "LH", "LJ", AND "LM" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO ILLUMINATE CEILING ELEVATION CHANGE. REQUIRES REMOTE POWER SUPPLY TYPES "LH-X", "LJ-X", "LM-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION:CEILING ACCESS PANEL.

57. CURTAIN GLOW
TYPES "LF" AND "LR" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO GRAZE DOWN CURTAIN GLOW. REQUIRES REMOTE POWER SUPPLY TYPES "LF-X" AND "LR-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

58. DECORATIVE PENDANT
TYPES "LT-03" DECORATIVE PENDANT TO BE SPECIFIED BY DESIGN ARCHITECT/INTERIOR DESIGNER.

59. WALL GRAZE
TYPE "LG" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO GRAZE DOWN WALL. REQUIRES REMOTE POWER SUPPLY TYPE "LG-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

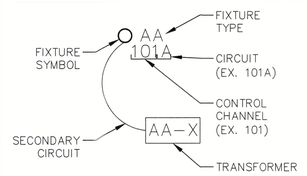
60. FACADE DOWNLIGHT
TYPE "YL" LINEAR LED LIGHT STRIP TO ILLUMINATE WALL. REQUIRES REMOTE POWER SUPPLY TYPE "YL-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

61. WALL ACCENTS
TYPE "AW" RECESSED WALL ACCENT TO ILLUMINATE WALLS.

62. SHOWER ACCENTS
TYPES "AM", "AN", AND "AV" RECESSED WET LOCATION ADJUSTABLE ACCENTS TO ILLUMINATE SHOWERS.

63. LINEAR CEILING LIGHTS
TYPE "LU" RECESSED LINEAR LED LIGHT STRIPS IN CEILING TO PROVIDE GENERAL ILLUMINATION IN THE GYM.

FIXTURE KEY



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JKM Lighting Design LLC
2026

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2025-06-11	3	REVISION 3
2026-05-06	4	REVISION 4

SHEET TITLE
FIRST LEVEL FLOOR LIGHTING RCP

FILENAME:	
SCALE:	3/16"=1'-0"
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/DRS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER
LT-202B

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 (NFP70).

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 W/ SCREWLESS FACE/WALL PLATE COVERS.

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.

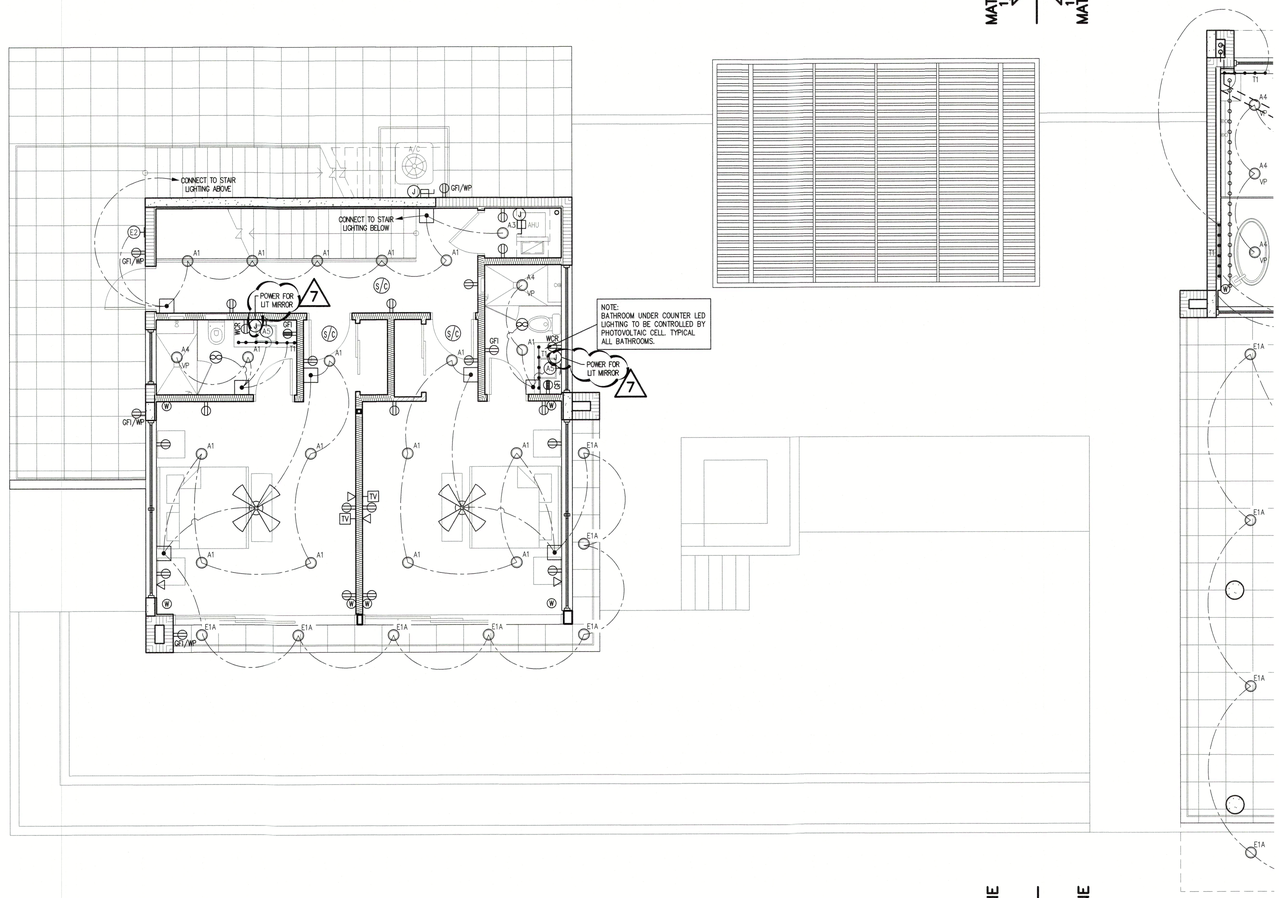
13.) AT LEAST 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY LAMPS. SEE 2020 ENERGY CONSERVATION CODE SECTION R404.

14.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.

ELECTRICAL LEGEND

ELECTRICAL SYMBOL ABBREVIATIONS	LIGHT FIXTURES
A – ABOVE COUNTER	RECESSED CEILING LIGHT FIXTURE
AUC – ABOVE UPPER CABINET	RECESSED WALL WASH FIXTURE
ADFE – ABOVE DESIGN FLOOD ELEVATION PLANE	SURFACE MOUNTED CEILING LIGHT FIXTURE
C – RECESSED CLOCK RECEPTACLE	PENDANT – CEILING MOUNTED
GFI – GFCI CIRCUIT	3–HEAD LIGHT ASSEMBLY – CEILING MTG.
UC – UNDER COUNTER	WALL MOUNTED FLOOD LIGHT FIXTURE
VP – VAPOR PROOF FIXTURE	JUNCTION BOX
WCR – RECEPTACLE WITHIN CABINET W/ GFI PROTECTION	HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS.
WP – WEATHER PROTECTED	HIGH VOLTAGE JUNCTION BOX PER ROLL DOWN BUG SCREEN MANUFACTURER'S SPECS.
USB – UNIVERSAL SERIAL BUS RECEPTACLE PORT	LOW VOLTAGE JUNCTION BOX PER ROLL DOWN WINDOW TREATMENT MANUFACTURER'S SPECS.
SWITCHING: – ALL SWITCH COVERS TO BE SCREWLESS TYPE.	UNDERWATER POOL LIGHT – WALL MTG.
$ SINGLE POLE WALL SWITCH	UNDERWATER POOL LIGHT – BOTTOM MTG.
$D SINGLE POLE WALL SWITCH W/ DIMMER	WALL SCONCE
$T SINGLE POLE WALL SWITCH W/ TIMER	SURFACE MOUNTED LED
$3 3–WAY WALL SWITCH	SURFACE MOUNTED LED
FLIP UP SWITCH – FLUSH W/ COUNTER TOP	UNDER CABINET LIGHTING
FLIP UP SWITCH & DUPLEX RECEPTACLE COMBINATION – FLUSH W/ COUNTER TOP	LED UPLIGHTING
LIGHT CONTROL TOUCH PAD	IN WALL MOUNTED LIGHT LOW VOLTAGE
GARAGE DOOR OPENER CONTROL	CEILING MOUNTED FAN
MS MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL	
OUTLETS: – ALL RECEPTACLES THAT ARE NOT REQUIRED TO BE G.F.I. PROTECTED SHALL BE ARC FAULT & TAMPERPROOF PER N.E.C. CODE. – ALL RECEPTACLE COVERS TO BE SCREWLESS TYPE.	MISC
DUPLEX RECEPTACLE	SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED w/BATTERY BACK–UP
ABOVE COUNTER LOCATED DUPLEX RECEPTACLE	ELECTRICAL PANEL
WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED – ONE NON–SWITCHED (WHEN WIRED IN TANDOM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)	THERMOSTAT
220 220 VOLT RECEPTACLE	GAS
CEILING OUTLET	DOOR CHIME
FLOOR OUTLET	CEILING MOUNTED EXHAUST FAN
FLIP UP DUPLEX RECEPTACLE – FLUSH W/ COUNTER TOP	SURFACE MOUNTED SPEAKER
CAT 6E	ALARM PANEL
CABLE T.V.	
DISCONNECT	

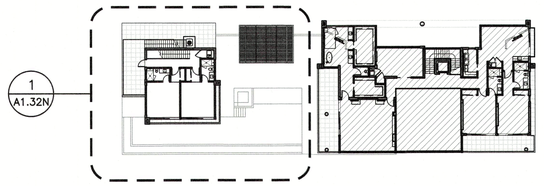
Please refer to sheets LT-103A & LT-203A from JKM Lighting for **ceiling lights and locations ONLY.** This Sheet A1.32N is **STILL** to be used for location of power and devices.



NORTH

SECOND LIVING LEVEL - ELECTRICAL PLAN 1

3/16" = 1'-0"



KEY PLAN

7 – REVISION PER OWNER CHANGES DATED – 06/17/2024

STATE OF FLORIDA MARK E. SPAAN LICENSE NO. AR 0015536 REGISTERED ARCHITECT 06/06/2024

Revisions
7 08/06/2024

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ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.
NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

SECOND LIVING LEVEL ELECTRICAL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.32N

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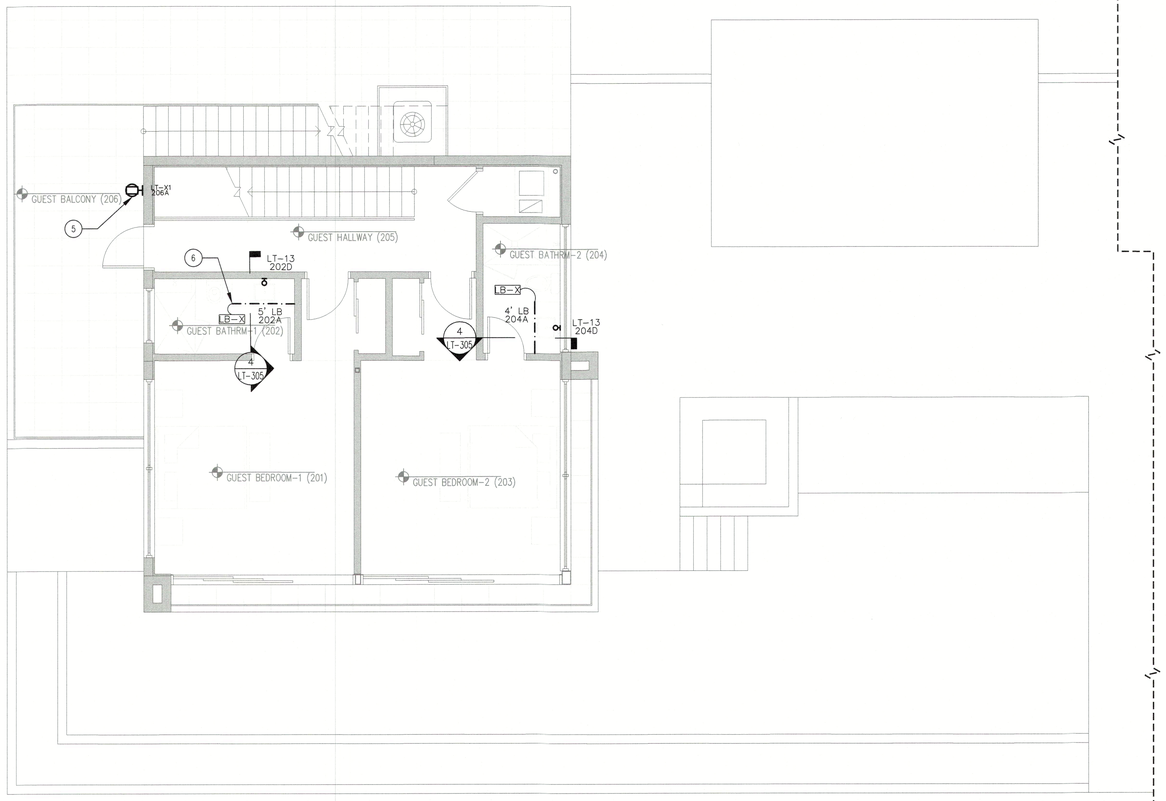
Sheets LT-103A & LT-203A replace Architectural Sheet A1.32N **ONLY** for light fixtures/locations. Sheet A1.32N **STILL** is to be used for location of power and devices.



1. COLUMN UPLIGHT
TYPES "GA", "VB", AND "VD" (TURTLE FRIENDLY) INGROUND UPLIGHT TO ILLUMINATE COLUMNS. REQUIRES REMOTE POWER SUPPLY TYPES "GA-X", "VB-X", AND "VD-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "VB-X" AND "VD-X" RECOMMENDED POWER SUPPLY LOCATIONS: IN GARAGE ABOVE FLOOD PLANE. "GA-X" RECOMMENDED POWER SUPPLY LOCATION: WINE STORAGE CEILING.

2. FACADE UPLIGHT
TYPE "YL" LINEAR LED LIGHT STRIP TO ILLUMINATE WALL. REQUIRES REMOTE POWER SUPPLY TYPE "YL-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

3. HANDRAIL GLOW
TYPE "LS" LINEAR LED LIGHT STRIP SURFACE MOUNTED INTO HANDRAIL TO ILLUMINATE WALL AND STAIRS BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LS-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE AND SECOND FLOOR UTILITY ROOM.

4. STAIR GLOW
TYPES "LW" AND "VS" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF STAIR TREAD TO ILLUMINATE STAIR LANDING BELOW. REQUIRES REMOTE POWER SUPPLY TYPES "LW-X" AND "VS-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "LW-X" RECOMMENDED POWER SUPPLY LOCATION: AV CLOSET. "VS-X" RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

4

5. DECORATIVE SCONCE
LT-01 TO BE A B-K LIGHTING NIGHT STAR WALL MOUNT FIXTURE. PART NUMBER IS NS-WM-LOD-LHP-BR-RO-BC-CB-DD-E74-E74-SP-SP-12-12-11-11-WL00-SAP

LT-X1 TO BE A B-K LIGHTING NIGHT STAR WALL MOUNT FIXTURE. PART NUMBER IS NS-WM-LOD-LHP-BR-RO-BC-CB-DS-E74-MFL-12-11-WL00-SAP

6. VANITY UNDERGLOW
TYPE "LB" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF VANITY TO ILLUMINATE AREA BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LB-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: VANITY MILLWORK.

7. TASK LIGHTING
TYPE "UA" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF MILLWORK TO ILLUMINATE WORK SURFACE BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "UA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

8. FASCIA GLOW
TYPE "LC" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF COUNTER TO ILLUMINATE FASCIA BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LC-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

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TYPE "ZA" AND "ZB" DIMMING RECEPTACLES TO PROVIDE POWER TO NEARBY DECORATIVE LIGHT FIXTURES.

14. HALO GLOW
TYPES "LE" AND "LK" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE MILLWORK DETAIL. REQUIRES REMOTE POWER SUPPLY TYPES "LE-X" AND "LK-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "LE-X" RECOMMENDED POWER SUPPLY LOCATION: OFFICE MILLWORK OR CEILING ACCESS PANEL. "LK-X" RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

15. OFFICE DESK ILLUMINATION
TYPE "LN" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE WORKING SURFACES BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LN-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

16. SHELF LIGHTING
TYPE "LD" LINEAR LED LIGHT STRIP INTEGRATED INTO SHELVING MILLWORK TO ILLUMINATE DISPLAY ITEMS. REQUIRES REMOTE POWER SUPPLY TYPE "LD-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

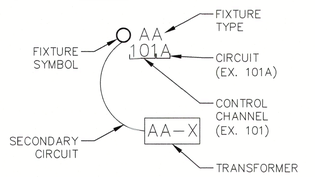
17. WALL HALO
TYPES "LT" AND "LV" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK WALL PANEL TO HALO GLOW PANEL. REQUIRES REMOTE POWER SUPPLY TYPES "LT-X" AND "LV-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: BEHIND WALL PANEL.

18. BATHROOM SHELF GLOW
TYPE "LP" LINEAR LED LIGHT STRIP TO ILLUMINATE BATHROOM SHELF. REQUIRES REMOTE POWER SUPPLY "LP-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

19. RAILING UPLIGHT
TYPE "LQ" LINEAR LED LIGHT STRIP RECESSED INTO DECK TO UPLIGHT PERIMETER RAILING. REQUIRES REMOTE POWER SUPPLY TYPE "LQ-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: GUEST HALLWAY CLOSET.

20. STEP LIGHTING
TYPE "RA" RECESSED STEP LIGHTS TO ILLUMINATE STAIRS TO ROOF DECK. REQUIRES REMOTE POWER SUPPLY "RA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: GUEST HALLWAY CLOSET.

FIXTURE KEY



INTENT NOTES

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2. REFER TO INFORMATION IN ACCOMPANYING DRAWINGS AND LIGHTING SPECIFICATION PACKAGE FOR FIXTURE NOTES, FIXTURE LIST, FIXTURE CUTS, CONTROL WIRING DIAGRAM, AND CONTROL SCHEDULE FOR LOAD SIZES AND TYPES. ALL OF THESE ITEMS SHOULD BE CONSIDERED AS PART OF THE PLANS FOR BIDDING AND CONSTRUCTION:
   2.1. FIXTURE LIST
   2.2. CONTROL SCHEDULE
   2.3. LIGHTING SPECIFICATION NOTES
   2.4. LIGHTING FIXTURE DETAILS

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Longboat Key, FL 34228

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MAY 11 2026
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Lighting Design
LUXURY LIGHTING BY

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JKM Lighting Design LLC 2026

REVISION HISTORY

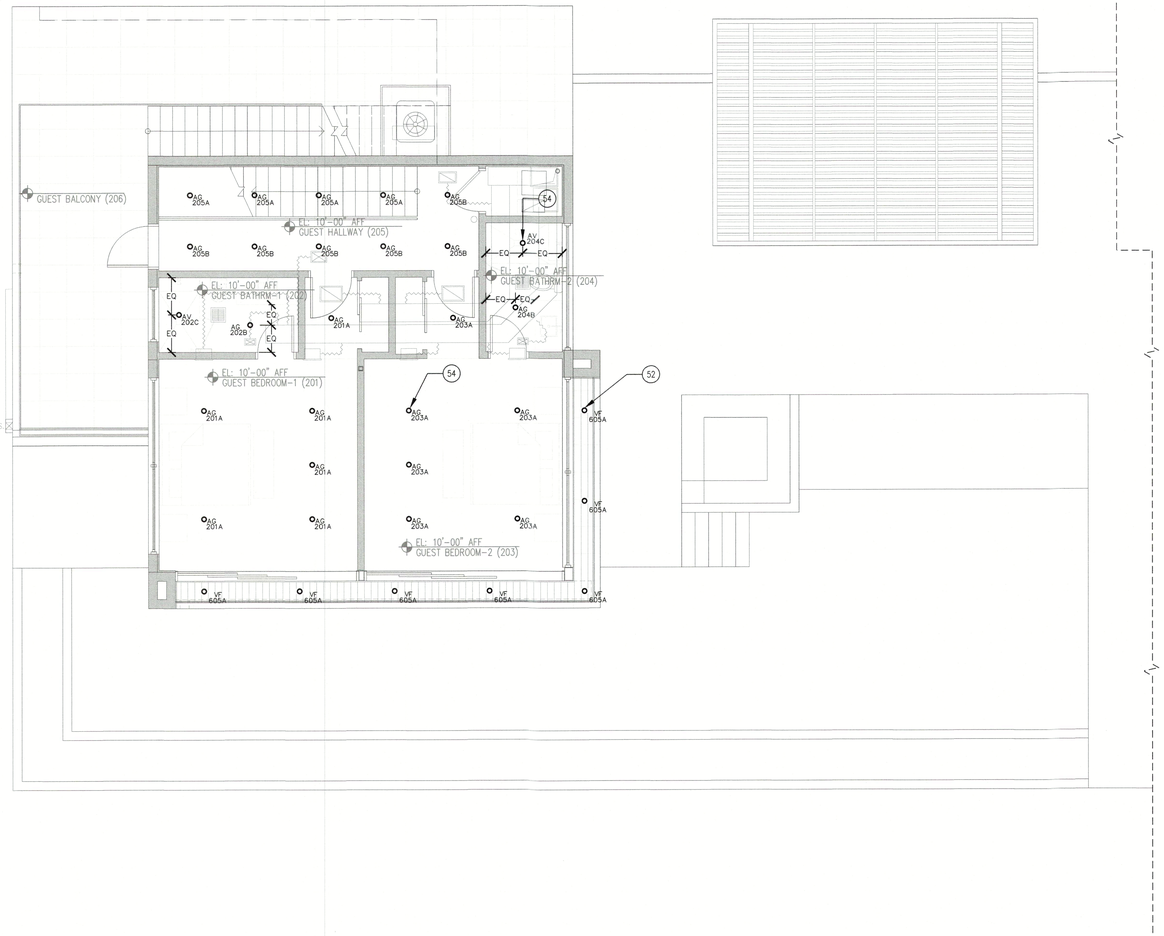
DATE	NO.	REMARKS
2023-05-31		100% SD LIGHTING
2023-07-21		50% DD LIGHTING
2023-08-08		50% DD LIGHTING (PRICING)
2023-10-18		75% DD LIGHTING
2024-09-18		100% DD LIGHTING
2024-09-25		100% DD DETAILS
2025-02-21	1	REVISION 1
2025-04-09	2	REVISION 2
2025-06-11	3	REVISION 3
2026-05-06	4	REVISION 4

SHEET TITLE
SECOND LEVEL FLOOR LIGHTING PLAN

FILENAME:	
SCALE:	3/16"=1'-0"
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER
LT-103A

Sheets LT-103A & LT-203A replace Architectural Sheet A1.32N **ONLY** for light fixtures/locations. Sheet A1.32N **STILL** is to be used for location of power and devices.



51. GARAGE LIGHTING
TYPE "DA" SURFACE MOUNTED LED GARAGE LIGHT TO ILLUMINATE GARAGE AREA.

52. EXTERIOR ACCENTS
TYPES "VA" AND "VF" (TURTLE FRIENDLY) RECESSED ADJUSTABLE ACCENTS TO ILLUMINATE OUTDOOR LIVING AREAS.

53. WATER ACCENTS
TYPE "VC" SURFACE MOUNTED ADJUSTABLE ACCENTS TO ILLUMINATE WATER FEATURE.

54. GENERAL ILLUMINATION
TYPES "AA", "AB", "AF", "AG", AND "AT" RECESSED ADJUSTABLE ACCENTS TO ILLUMINATE LIVING AREAS.

55. GRILLING ACCENTS
TYPE "VC" SURFACE MOUNTED ADJUSTABLE ACCENTS TO ILLUMINATE GRILLING AREA.

56. HALO GLOW
TYPES "LH", "LJ", AND "LM" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO ILLUMINATE CEILING ELEVATION CHANGE. REQUIRES REMOTE POWER SUPPLY TYPES "LH-X", "LJ-X", "LM-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

57. CURTAIN GLOW
TYPES "LF" AND "LR" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO GRAZE DOWN CURTAIN GLOW. REQUIRES REMOTE POWER SUPPLY TYPES "LF-X" AND "LR-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

58. DECORATIVE PENDANT
TYPES "LT-03" DECORATIVE PENDANT TO BE SPECIFIED BY DESIGN ARCHITECT/INTERIOR DESIGNER.

59. WALL GRAZE
TYPE "LG" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO GRAZE DOWN WALL. REQUIRES REMOTE POWER SUPPLY TYPE "LG-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

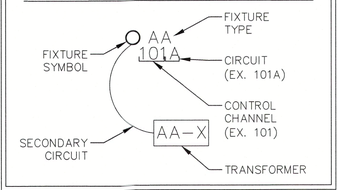
60. FACADE DOWNLIGHT
TYPE "YL" LINEAR LED LIGHT STRIP TO ILLUMINATE WALL. REQUIRES REMOTE POWER SUPPLY TYPE "YL-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

61. WALL ACCENTS
TYPE "AW" RECESSED WALL ACCENT TO ILLUMINATE WALLS.

62. SHOWER ACCENTS
TYPES "AM", "AN", AND "AV" RECESSED WET LOCATION ADJUSTABLE ACCENTS TO ILLUMINATE SHOWERS.

63. LINEAR CEILING LIGHTS
TYPE "LU" RECESSED LINEAR LED LIGHT STRIPS IN CEILING TO PROVIDE GENERAL ILLUMINATION IN THE GYM.

FIXTURE KEY



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JKM Lighting Design LLC
2026

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2026-05-06	4	REVISION 4

SHEET TITLE

SECOND LEVEL FLOOR LIGHTING RCP

FILENAME:	
SCALE:	3/16"=1'-0"
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER

LT-203A

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 (NFP70).

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 W/ SCREWLESS FACE/WALL PLATE COVERS.

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 2020 ENERGY CONSERVATION CODE SECTION R404.

14.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.

ELECTRICAL LEGEND

ELECTRICAL SYMBOL ABBREVIATIONS

- A – ABOVE COUNTER
- AUC – ABOVE UPPER CABINET
- ADFE – ABOVE DESIGN FLOOD ELEVATION PLANE
- C – RECESSED CLOCK RECEPTACLE
- GFI – GFCI CIRCUIT
- UC – UNDER COUNTER
- VP – VAPOR PROOF FIXTURE
- WCR – RECEPTACLE WITHIN CABINET W/ GFI PROTECTION
- WP – WEATHER PROTECTED
- USB – UNIVERSAL SERIAL BUS RECEPTACLE PORT

SWITCHING:
– ALL SWITCH COVERS TO BE SCREWLESS TYPE.

- $ – SINGLE POLE WALL SWITCH
- $D – SINGLE POLE WALL SWITCH W/ DIMMER
- $T – SINGLE POLE WALL SWITCH W/ TIMER
- $3 – 3-WAY WALL SWITCH
- $ – FLIP UP SWITCH – FLUSH W/ COUNTER TOP
- $ – FLIP UP SWITCH & DUPLEX RECEPTACLE COMBINATION – FLUSH W/ COUNTER TOP
- LIGHT CONTROL TOUCH PAD
- GARAGE DOOR OPENER CONTROL
- MS – MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL

OUTLETS:
– ALL RECEPTACLES THAT ARE NOT REQUIRED TO BE G.F.I. PROTECTED SHALL BE ARC FAULT & TAMPERPROOF PER N.E.C. CODE.
– ALL RECEPTACLE COVERS TO BE SCREWLESS TYPE.

- DUPLEX RECEPTACLE
- ABOVE COUNTER LOCATED DUPLEX RECEPTACLE
- WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED – ONE NON-SWITCHED (WHEN WIRED IN TANDOM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)
- 220 – 220 VOLT RECEPTACLE
- CEILING OUTLET
- FLOOR OUTLET
- FLIP UP DUPLEX RECEPTACLE – FLUSH W/ COUNTER TOP
- CAT 6E
- TV – CABLE T.V.
- DISCONNECT

LIGHT FIXTURES

- RECESSED CEILING LIGHT FIXTURE
- RECESSED WALL WASH FIXTURE
- SURFACE MOUNTED CEILING LIGHT FIXTURE
- PENDANT – CEILING MOUNTED
- WCM – 3-HEAD LIGHT ASSEMBLY – CEILING MTG.
- WALL MOUNTED FLOOD LIGHT FIXTURE
- J – JUNCTION BOX
- D – HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS.
- B – HIGH VOLTAGE JUNCTION BOX PER ROLL DOWN BUG SCREEN MANUFACTURER'S SPECS.
- W – LOW VOLTAGE JUNCTION BOX PER ROLL DOWN WINDOW TREATMENT MANUFACTURER'S SPECS.
- UNDERWATER POOL LIGHT – WALL MTG.
- UNDERWATER POOL LIGHT – BOTTOM MTG.
- WALL SCONCE
- SURFACE MOUNTED LED
- SURFACE MOUNTED LED
- UNDER CABINET LIGHTING
- LED UPLIGHTING
- IN WALL MOUNTED LIGHT LOW VOLTAGE
- CEILING MOUNTED FAN

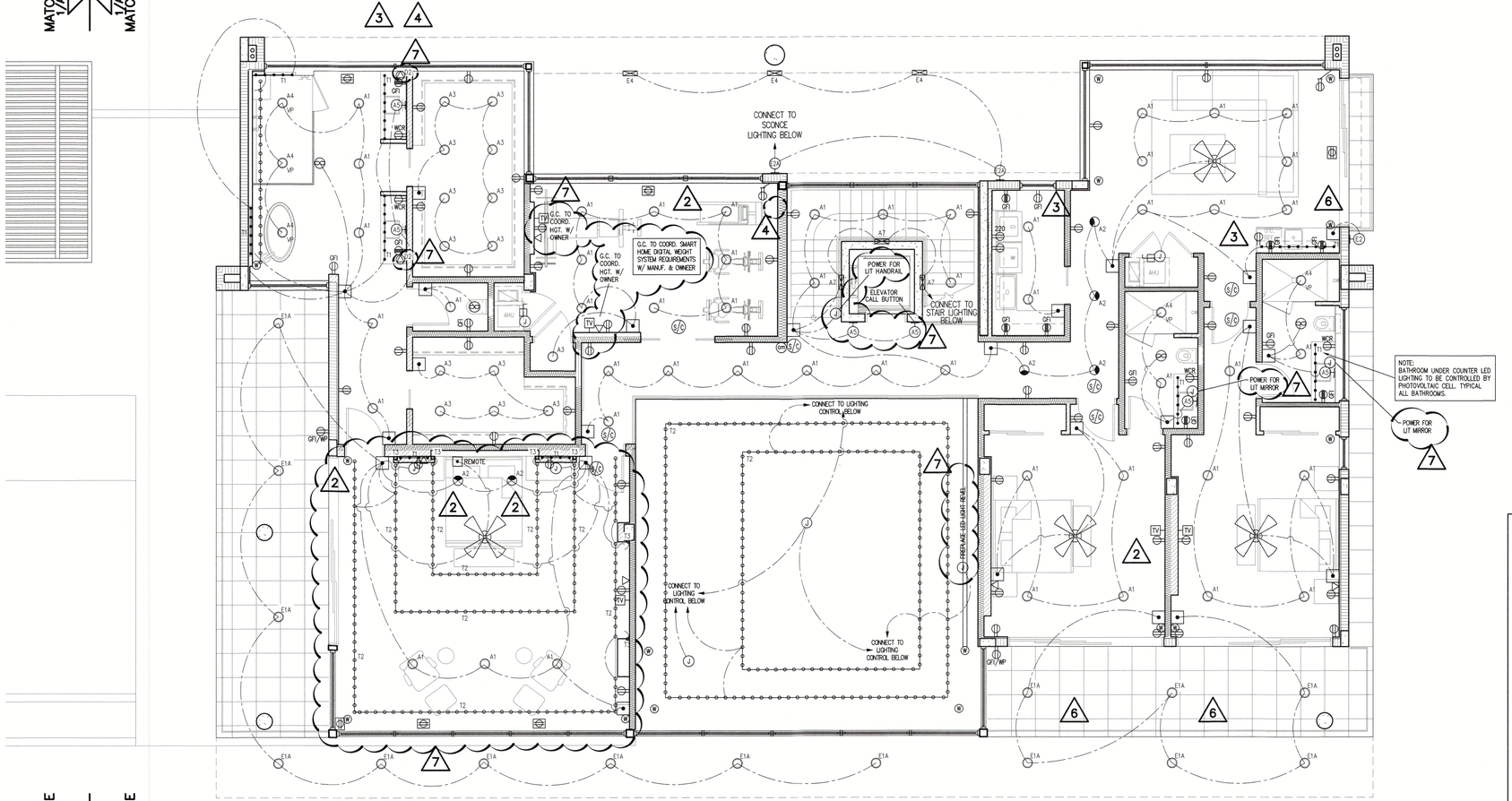
MISC

- S/C – SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED w/BATTERY BACK-UP
- ELECTRICAL PANEL
- T – THERMOSTAT
- GAS
- DC – DOOR CHIME
- CEILING MOUNTED EXHAUST FAN
- SP – SURFACE MOUNTED SPEAKER
- A – ALARM PANEL

Please refer to sheets LT-103B & LT-203B from JKM Lighting for **ceiling lights and locations ONLY.** This Sheet A1.32S is **STILL** to be used for location of power and devices.

MATCH LINE 1/A1.32N

1/A1.32S MATCH LINE



MATCH LINE 1/A1.32N

1/A1.32S MATCH LINE

NORTH

SECOND LIVING LEVEL - ELECTRICAL PLAN 1

3/16" = 1'-0"

1 – REVISION PER I.D. COMMENTS DATED – 06/14/2023
2 – REVISION PER CABINETRY MFR. DWGS. DATED – 06/13/2023 & G.C. RFI#7 & RFI#8 COMMENTS DATED – 07/19/2023
3 – REVISION PER STRUCTURAL CONSTRAINTS DATED – 08/24/23
4 – REVISION PER OWNER CHANGES DATED – 11/27/2023
6 – REVISION PER OWNER CHANGES DATED – 06/17/2024
7

STATE OF FLORIDA – MARK E. SAYAH – LICENSE NO. AR 0015536 – 08/06/2024 – REGISTERED ARCHITECT

Revisions
1 06/16/2023
2 07/21/2023
3 08/25/2023
4 12/05/2023
6 08/06/2024
7

AA 0003661

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www.dsdginc.com

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ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.
NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

SECOND LIVING LEVEL ELECTRICAL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

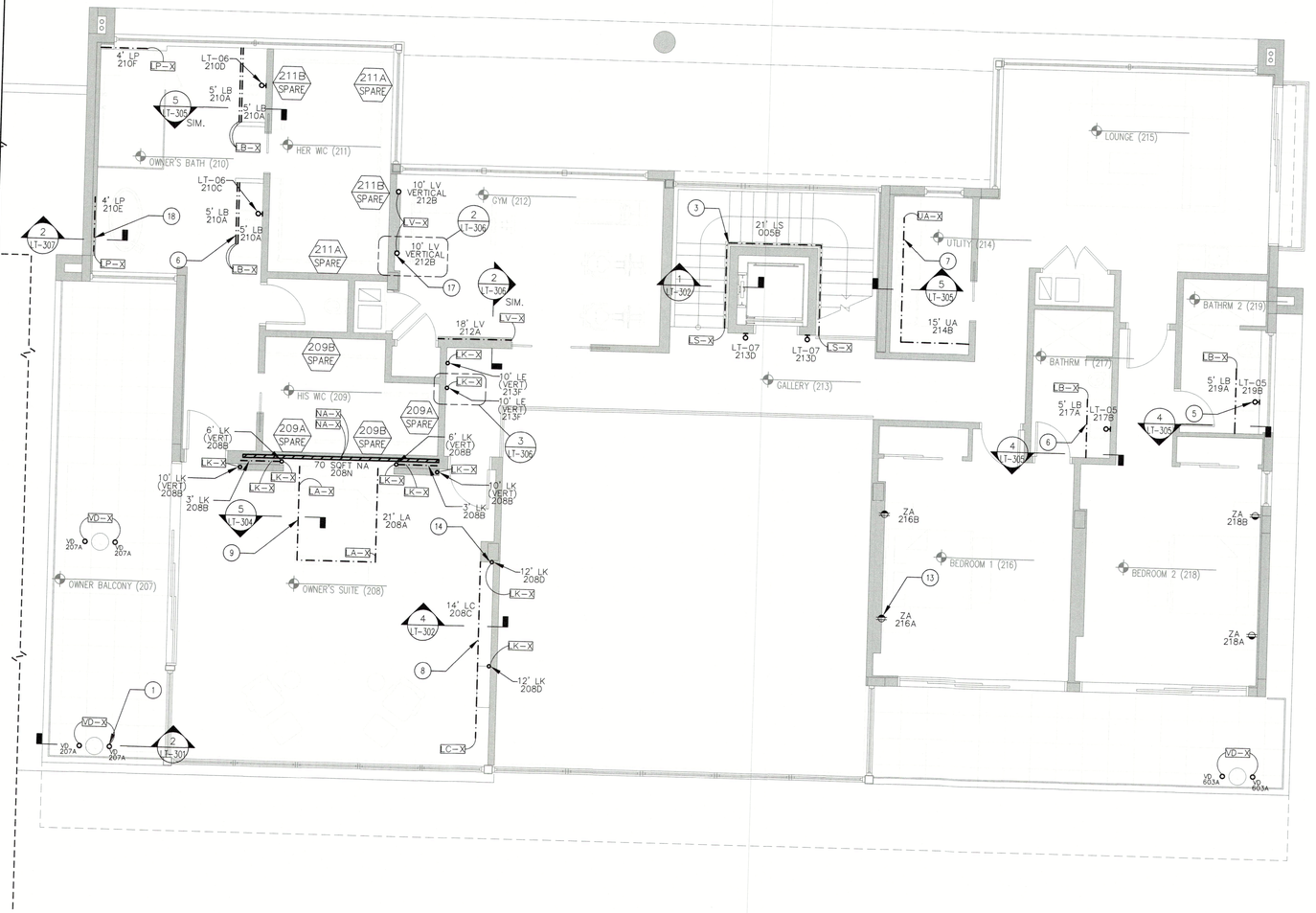
Sheet Number:
A1.32S

1 A1.32S

KEY PLAN

© 2022 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.

Sheets LT-103B & LT-203B replace Architectural Sheet A1.32S **ONLY** for light fixtures/locations. Sheet A1.32S **STILL** is to be used for location of power and devices.



1. COLUMN UPLIGHT
TYPES "GA", "VB", AND "VD" (TURTLE FRIENDLY) INGROUND UPLIGHT TO ILLUMINATE COLUMNS. REQUIRES REMOTE POWER SUPPLY TYPES "GA-X", "VB-X", AND "VD-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "VB-X" AND "VD-X" RECOMMENDED POWER SUPPLY LOCATIONS: IN GARAGE ABOVE FLOOD PLANE. "GA-X" RECOMMENDED POWER SUPPLY LOCATION: WINE STORAGE CEILING.

2. FACADE UPLIGHT
TYPE "YL" LINEAR LED LIGHT STRIP TO ILLUMINATE WALL. REQUIRES REMOTE POWER SUPPLY TYPE "YL-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

3. HANDRAIL GLOW
TYPE "LS" LINEAR LED LIGHT STRIP SURFACE MOUNTED INTO HANDRAIL TO ILLUMINATE WALL AND STAIRS BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LS-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE AND SECOND FLOOR UTILITY ROOM.

4. STAIR GLOW
TYPES "LW" AND "VS" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF STAIR TREAD TO ILLUMINATE STAIR LANDING BELOW. REQUIRES REMOTE POWER SUPPLY TYPES "LW-X" AND "VS-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "LW-X" RECOMMENDED POWER SUPPLY LOCATION: AV CLOSET. "VS-X" RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

4

5. DECORATIVE SCONCE
LT-01 TO BE A B-K LIGHTING NIGHT STAR WALL MOUNT FIXTURE. PART NUMBER IS NS-WM-LOD-LHP-BR-RO-BC-CB-DD-E74-E74-SP-SP-12-12-11-11-WL00-SAP

LT-X1 TO BE A B-K LIGHTING NIGHT STAR WALL MOUNT FIXTURE. PART NUMBER IS NS-WM-LOD-LHP-BR-RO-BC-CB-DS-E74-MFL-12-11-WL00-SAP

6. VANITY UNDERGLOW
TYPE "LB" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF VANITY TO ILLUMINATE AREA BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LB-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: VANITY MILLWORK.

7. TASK LIGHTING
TYPE "UA" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF MILLWORK TO ILLUMINATE WORK SURFACE BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "UA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

8. FASCIA GLOW
TYPE "LC" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF COUNTER TO ILLUMINATE FASCIA BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LC-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

9. TOE KICK GLOW
TYPE "LA" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE TOE KICK RECESS. REQUIRES REMOTE POWER SUPPLY TYPE "LA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

10. WALL GRAZE
TYPE "LG" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO GRAZE DOWN WALL. REQUIRES REMOTE POWER SUPPLY TYPE "LG-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

11. FEATURE COLUMN UPLIGHT
TYPE "YB" SURFACE MOUNTED LED ADJUSTABLE ACCENT TO UPLIGHT FEATURE COLUMN.

12. WINE DISPLAY
TYPE "WA" CUSTOM WINE CASE LIGHTING TO ILLUMINATE BOTTLE LABELS. REQUIRES REMOTE POWER SUPPLY TYPE "WA-X" TO LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: WINE DISPLAY CEILING.

13. DIMMING RECEPTACLE
TYPE "ZA" AND "ZB" DIMMING RECEPTACLES TO PROVIDE POWER TO NEARBY DECORATIVE LIGHT FIXTURES.

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TYPE "LN" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE WORKING SURFACES BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LN-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

16. SHELF LIGHTING
TYPE "LD" LINEAR LED LIGHT STRIP INTEGRATED INTO SHELVING MILLWORK TO ILLUMINATE DISPLAY ITEMS. REQUIRES REMOTE POWER SUPPLY TYPE "LD-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

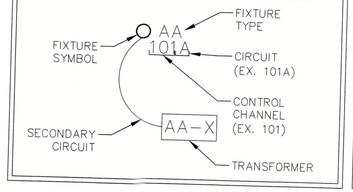
17. WALL HALO
TYPES "LT" AND "LV" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK WALL PANEL TO HALO GLOW PANEL. REQUIRES REMOTE POWER SUPPLY TYPES "LT-X" AND "LV-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: BEHIND WALL PANEL.

18. BATHROOM SHELF GLOW
TYPE "LP" LINEAR LED LIGHT STRIP TO ILLUMINATE BATHROOM SHELF. REQUIRES REMOTE POWER SUPPLY "LP-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

19. RAILING UPLIGHT
TYPE "LQ" LINEAR LED LIGHT STRIP RECESSED INTO DECK TO UPLIGHT PERIMETER RAILING. REQUIRES REMOTE POWER SUPPLY TYPE "LQ-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: GUEST HALLWAY CLOSET.

20. STEP LIGHTING
TYPE "RA" RECESSED STEP LIGHTS TO ILLUMINATE STAIRS TO ROOF DECK. REQUIRES REMOTE POWER SUPPLY "RA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: GUEST HALLWAY CLOSET.

FIXTURE KEY



INTENT NOTES

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2. REFER TO INFORMATION IN ACCOMPANYING DRAWINGS AND LIGHTING SPECIFICATION PACKAGE FOR FIXTURE NOTES, FIXTURE LIST, FIXTURE CUTS, CONTROL WIRING DIAGRAM, AND CONTROL SCHEDULE FOR LOAD SIZES AND TYPES. ALL OF THESE ITEMS SHOULD BE CONSIDERED AS PART OF THE PLANS FOR BIDDING AND CONSTRUCTION:
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DSDG ARCHITECTS

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2026

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2023-10-18		75% DD LIGHTING
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2024-09-25		100% DD DETAILS
2025-02-21	1	REVISION 1
2025-04-09	2	REVISION 2
2025-06-11	3	REVISION 3
2026-05-06	4	REVISION 4

SHEET TITLE

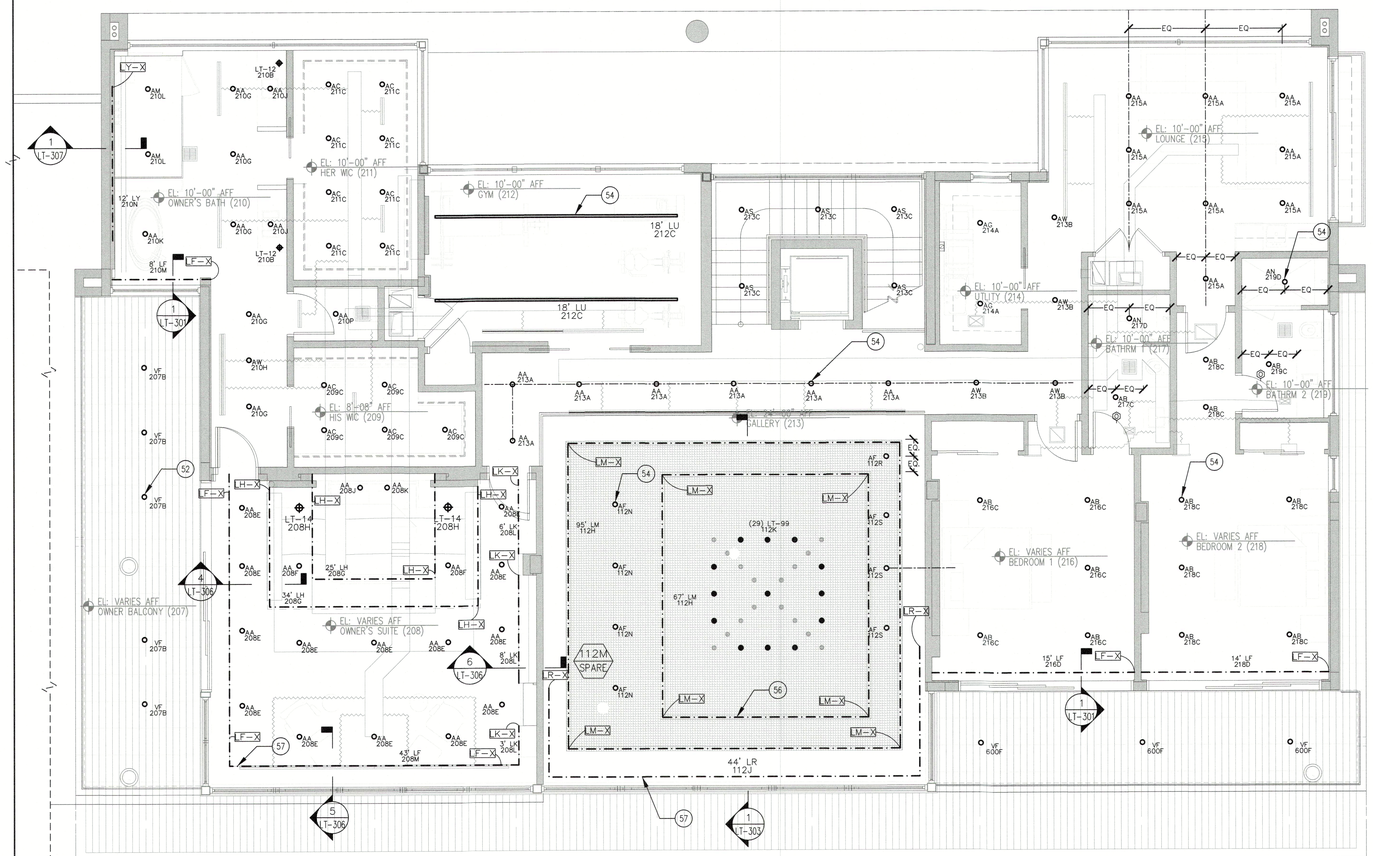
SECOND LEVEL FLOOR LIGHTING PLAN

FILENAME:	
SCALE:	3/16"=1'-0"
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER

LT-103B

Sheets LT-103B & LT-203B replace Architectural Sheet A1.32S **ONLY** for light fixtures/locations. Sheet A1.32S **STILL** is to be used for location of power and devices.



51. GARAGE LIGHTING
TYPE "DA" SURFACE MOUNTED LED GARAGE LIGHT TO ILLUMINATE GARAGE AREA.

52. EXTERIOR ACCENTS
TYPES "VA" AND "VF" (TURTLE FRIENDLY) RECESSED ADJUSTABLE ACCENTS TO ILLUMINATE OUTDOOR LIVING AREAS.

53. WATER ACCENTS
TYPE "VC" SURFACE MOUNTED ADJUSTABLE ACCENTS TO ILLUMINATE WATER FEATURE.

54. GENERAL ILLUMINATION
TYPES "AA", "AB", "AF", "AG", AND "AT" RECESSED ADJUSTABLE ACCENTS TO ILLUMINATE LIVING AREAS.

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TYPES "LF" AND "LR" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO GRAZE DOWN CURTAIN GLOW. REQUIRES REMOTE POWER SUPPLY TYPES "LF-X" AND "LR-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

58. DECORATIVE PENDANT
TYPES "LT-03" DECORATIVE PENDANT TO BE SPECIFIED BY DESIGN ARCHITECT/INTERIOR DESIGNER.

59. WALL GRAZE
TYPE "LG" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO GRAZE DOWN WALL. REQUIRES REMOTE POWER SUPPLY TYPE "LG-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

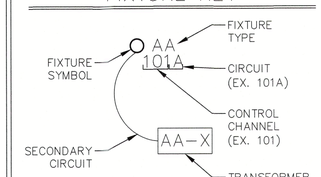
60. FACADE DOWNLIGHT
TYPE "YL" LINEAR LED LIGHT STRIP TO ILLUMINATE WALL. REQUIRES REMOTE POWER SUPPLY TYPE "YL-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

61. WALL ACCENTS
TYPE "AW" RECESSED WALL ACCENT TO ILLUMINATE WALLS.

62. SHOWER ACCENTS
TYPES "AM", "AN", AND "AV" RECESSED WET LOCATION ADJUSTABLE ACCENTS TO ILLUMINATE SHOWERS.

63. LINEAR CEILING LIGHTS
TYPE "LU" RECESSED LINEAR LED LIGHT STRIPS IN CEILING TO PROVIDE GENERAL ILLUMINATION IN THE GYM.

FIXTURE KEY



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SECOND LEVEL FLOOR LIGHTING RCP

FILENAME:	
SCALE:	3/16"=1'-0"
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
DATE:	2024-09-18
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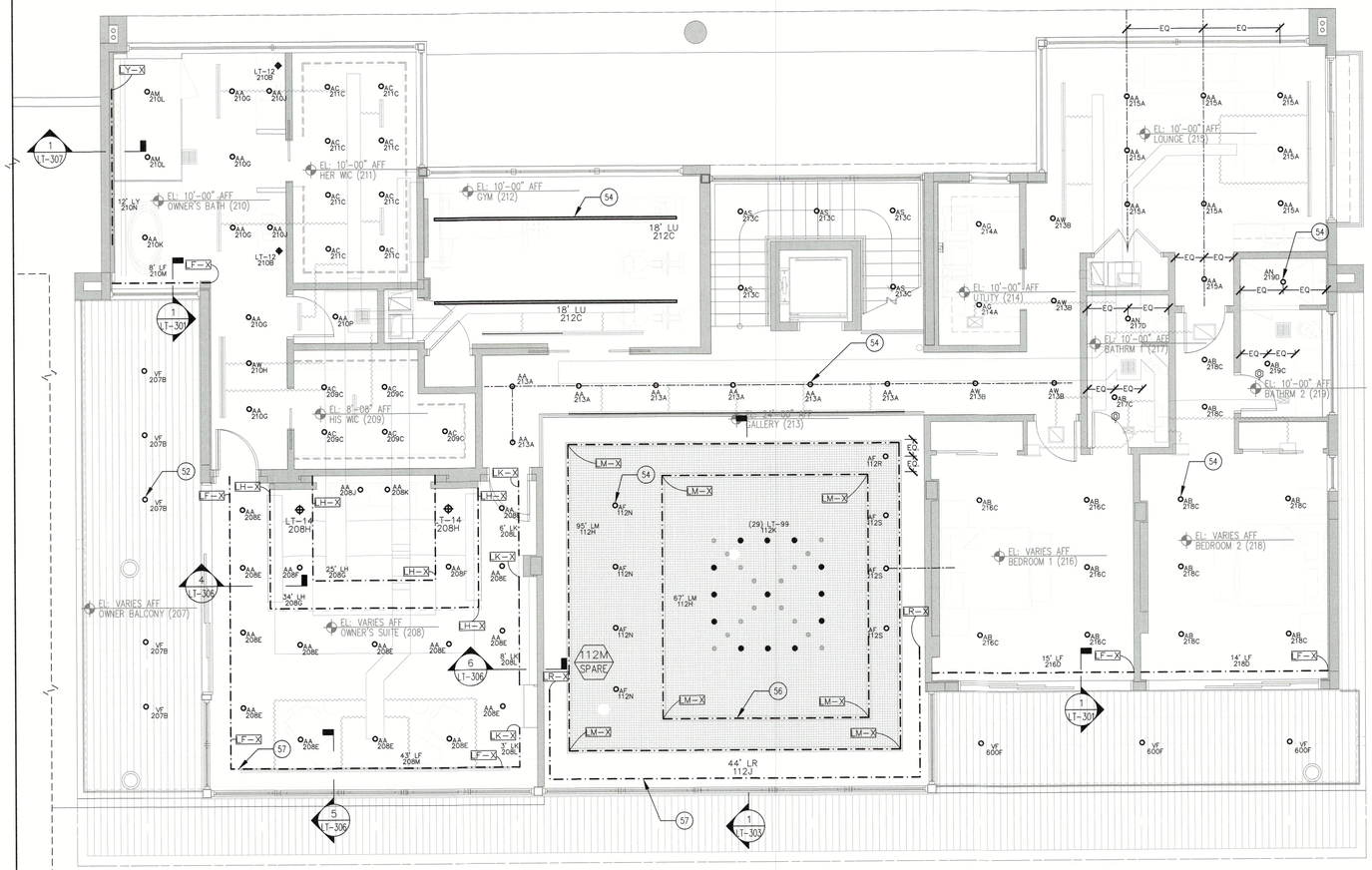

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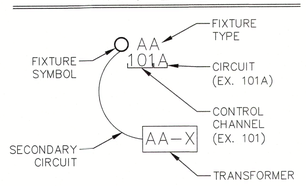

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SECOND LEVEL FLOOR LIGHTING RCP

FILENAME:	
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DRAWN BY:	JMW/MC
CHECKED BY:	JKM/ORS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER

LT-203B

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 (NFP70).

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 W/ SCREWLESS FACE/WALL PLATE COVERS.

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 2020 ENERGY CONSERVATION CODE SECTION R404.

14.) GENERAL CONTRACTOR SHALL COORDINATE ALL CONTROL SYSTEMS AND INDIVIDUAL DRIVERS FOR COMPATIBILITY.

Please refer to sheet LT-104A from JKM Lighting for **lighting and light locations ONLY.** This Sheet A1.33N is **STILL** to be used for location of power and devices.

ELECTRICAL LEGEND

ELECTRICAL SYMBOL ABBREVIATIONS

A – ABOVE COUNTER
AUC – ABOVE UPPER CABINET
ADFE – ABOVE DESIGN FLOOD ELEVATION PLANE
C – RECESSED CLOCK RECEPTACLE
GFI – GFCI CIRCUIT
UC – UNDER COUNTER
VP – VAPOR PROOF FIXTURE
WCR – RECEPTACLE WITHIN CABINET W/ GFI PROTECTION
WP – WEATHER PROTECTED
USB – UNIVERSAL SERIAL BUS RECEPTACLE PORT

SWITCHING:
– ALL SWITCH COVERS TO BE SCREWLESS TYPE.

$ SINGLE POLE WALL SWITCH
$D SINGLE POLE WALL SWITCH W/ DIMMER
$T SINGLE POLE WALL SWITCH W/ TIMER
$3 3-WAY WALL SWITCH
$ FLIP UP SWITCH – FLUSH W/ COUNTER TOP
$ FLIP UP SWITCH & DUPLEX RECEPTACLE COMBINATION – FLUSH W/ COUNTER TOP
LIGHT CONTROL TOUCH PAD
GARAGE DOOR OPENER CONTROL
MS MOTION SENSOR LIGHT SWITCH W/ PHOTO CELL

OUTLETS:
– ALL RECEPTACLES THAT ARE NOT REQUIRED TO BE G.F.I. PROTECTED SHALL BE ARC FAULT & TAMPERPROOF PER N.E.C. CODE.
– ALL RECEPTACLE COVERS TO BE SCREWLESS TYPE.

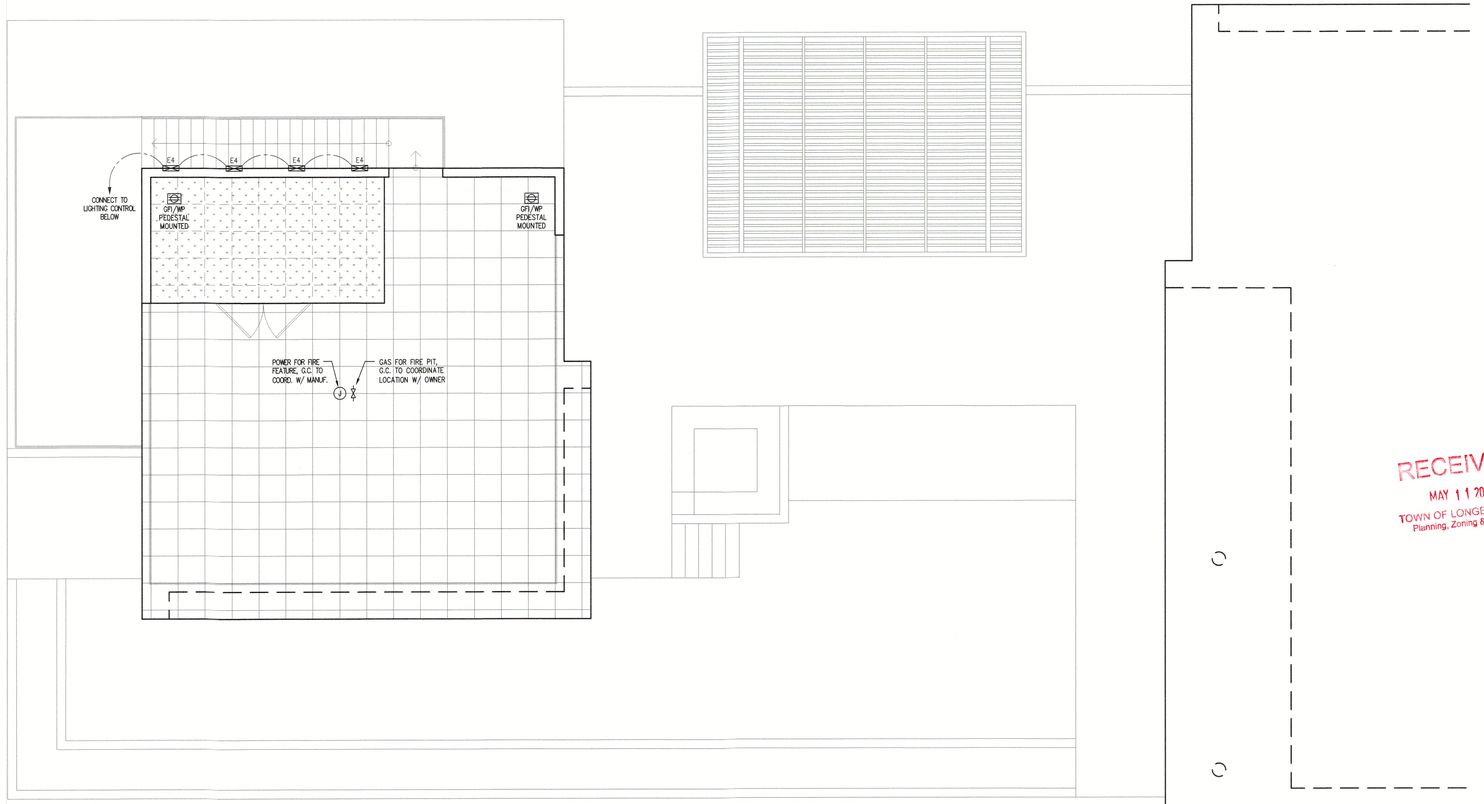
DUPLEX RECEPTACLE
ABOVE COUNTER LOCATED DUPLEX RECEPTACLE
WALL SWITCH CONTROLLED DUPLEX RECEPT. ONE OUTLET SWITCHED – ONE NON-SWITCHED (WHEN WIRED IN TANDOM ONLY SWITCHED OUTLETS TO BE WIRED TOGETHER)
220 220 VOLT RECEPTACLE
CEILING OUTLET
FLOOR OUTLET
FLIP UP DUPLEX RECEPTACLE – FLUSH W/ COUNTER TOP
CAT 6E
TV CABLE T.V.
DISCONNECT

LIGHT FIXTURES

RECESSED CEILING LIGHT FIXTURE
RECESSED WALL WASH FIXTURE
SURFACE MOUNTED CEILING LIGHT FIXTURE
PENDANT – CEILING MOUNTED
3 3-HEAD LIGHT ASSEMBLY – CEILING MTG.
WALL MOUNTED FLOOD LIGHT FIXTURE
J JUNCTION BOX
HV HIGH VOLTAGE JUNCTION BOX PER MOTORIZED DOOR ACTUATOR MANUFACTURER'S SPECS.
HV HIGH VOLTAGE JUNCTION BOX PER ROLL DOWN BUG SCREEN MANUFACTURER'S SPECS.
LV LOW VOLTAGE JUNCTION BOX PER ROLL DOWN WINDOW TREATMENT MANUFACTURER'S SPECS.
UNDERWATER POOL LIGHT – WALL MTG.
UNDERWATER POOL LIGHT – BOTTOM MTG.
WALL SCONCE
SURFACE MOUNTED LED
SURFACE MOUNTED LED
UNDER CABINET LIGHTING
LED UPLIGHTING
IN WALL MOUNTED LIGHT LOW VOLTAGE
CEILING MOUNTED FAN

MISC

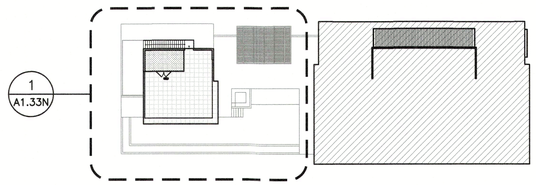
S/C SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED, INTERCONNECTED w/BATTERY BACK-UP
ELECTRICAL PANEL
T THERMOSTAT
GAS
DC DOOR CHIME
CEILING MOUNTED EXHAUST FAN
SP SURFACE MOUNTED SPEAKER
A ALARM PANEL



NORTH

ROOF LEVEL - ELECTRICAL PLAN 1

3/16" = 1'-0"



KEY PLAN

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STATE OF FLORIDA
MARK E. SEXTON
LICENSED ARCHITECT
RECORDED 06/20/2024

Revisions

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
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Tel (941) 955-5645
Fax (941) 955-7354
www.dsdginc.com
AA 0003661

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

ROOF LEVEL ELECTRICAL PLAN

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A1.33N

TURTLE CODE COMPLIANCE NOTE:
TYPES GB & VL TO BE HARD PROGRAMMED OFF DURING TURTLE SEASON VIA THE CENTRALIZED LIGHTING CONTROL SYSTEM.

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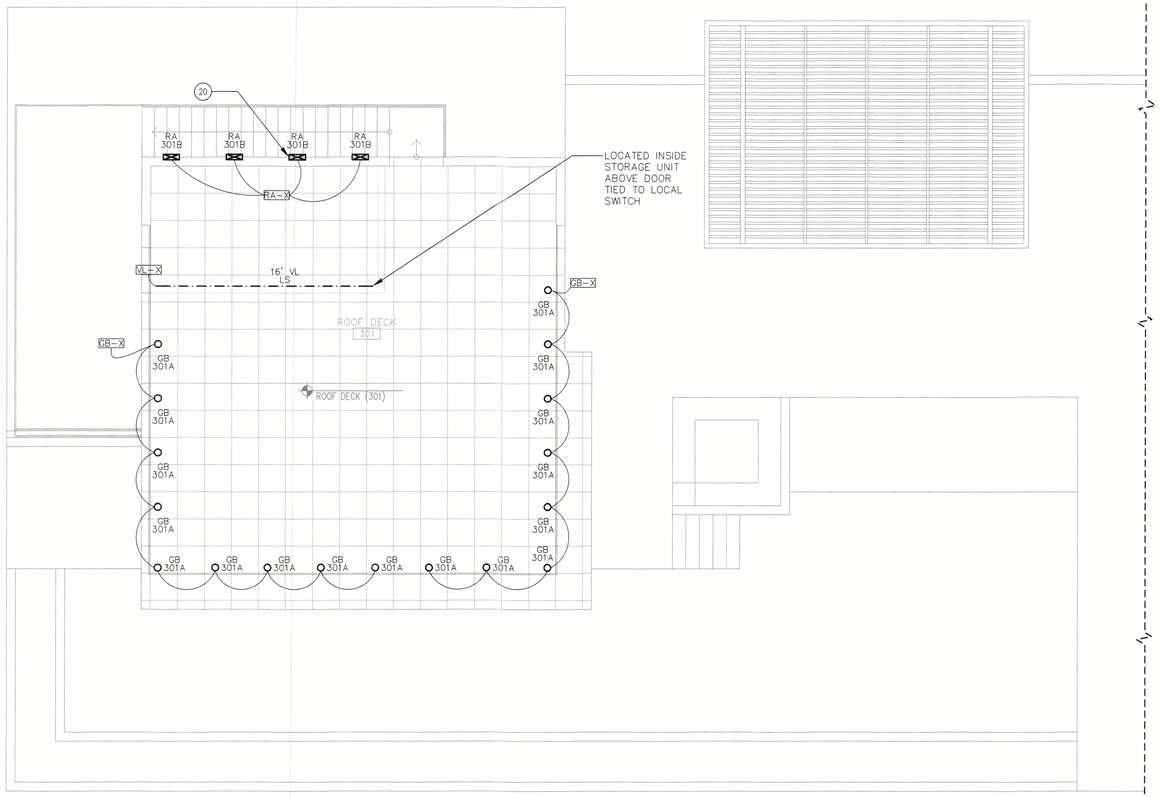


1. COLUMN UPLIGHT
TYPES "GA", "VB", AND "VD" (TURTLE FRIENDLY) INGROUND UPLIGHT TO ILLUMINATE COLUMNS. REQUIRES REMOTE POWER SUPPLY TYPES "GA-X", "VB-X", AND "VD-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "VB-X" AND "VD-X" RECOMMENDED POWER SUPPLY LOCATIONS: IN GARAGE ABOVE FLOOD PLANE. "GA-X" RECOMMENDED POWER SUPPLY LOCATION: WINE STORAGE CEILING.

2. FACADE UPLIGHT
TYPE "YL" LINEAR LED LIGHT STRIP TO ILLUMINATE WALL. REQUIRES REMOTE POWER SUPPLY TYPE "YL-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

3. HANDRAIL GLOW
TYPE "LS" LINEAR LED LIGHT STRIP SURFACE MOUNTED INTO HANDRAIL TO ILLUMINATE WALL AND STAIRS BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LS-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE AND SECOND FLOOR UTILITY ROOM.

4. STAIR GLOW
TYPES "LW" AND "VS" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF STAIR TREAD TO ILLUMINATE STAIR LANDING BELOW. REQUIRES REMOTE POWER SUPPLY TYPES "LW-X" AND "VS-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "LW-X" RECOMMENDED POWER SUPPLY LOCATION: AV CLOSET. "VS-X" RECOMMENDED POWER SUPPLY LOCATION: IN GARAGE ABOVE FLOOD PLANE.

4

5. DECORATIVE SCONCE
LT-01 TO BE A B-K LIGHTING NIGHT STAR WALL MOUNT FIXTURE. PART NUMBER IS NS-WM-LOD-LHP-BR-RO-BC-CB-DD-E74-E74-SP-SP-12-12-11-11-WL00-SAP

LT-X1 TO BE A B-K LIGHTING NIGHT STAR WALL MOUNT FIXTURE. PART NUMBER IS NS-WM-LOD-LHP-BR-RO-BC-CB-DS-E74-MFL-12-11-WL00-SAP

6. VANITY UNDERGLOW
TYPE "LB" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF VANITY TO ILLUMINATE AREA BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LB-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: VANITY MILLWORK.

7. TASK LIGHTING
TYPE "UA" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF MILLWORK TO ILLUMINATE WORK SURFACE BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "UA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

8. FASCIA GLOW
TYPE "LC" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO BOTTOM OF COUNTER TO ILLUMINATE FASCIA BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LC-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

9. TOE KICK GLOW
TYPE "LA" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE TOE KICK RECESS. REQUIRES REMOTE POWER SUPPLY TYPE "LA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

10. WALL GRAZE
TYPE "LG" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO GRAZE DOWN WALL. REQUIRES REMOTE POWER SUPPLY TYPE "LG-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

11. FEATURE COLUMN UPLIGHT
TYPE "YB" SURFACE MOUNTED LED ADJUSTABLE ACCENT TO UPLIGHT FEATURE COLUMN.

12. WINE DISPLAY
TYPE "WA" CUSTOM WINE CASE LIGHTING TO ILLUMINATE BOTTLE LABELS. REQUIRES REMOTE POWER SUPPLY TYPE "WA-X" TO LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: WINE DISPLAY CEILING.

13. DIMMING RECEPTACLE
TYPE "ZA" AND "ZB" DIMMING RECEPTACLES TO PROVIDE POWER TO NEARBY DECORATIVE LIGHT FIXTURES.

14. HALO GLOW
TYPES "LE" AND "LK" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE MILLWORK DETAIL. REQUIRES REMOTE POWER SUPPLY TYPES "LE-X" AND "LK-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. "LE-X" RECOMMENDED POWER SUPPLY LOCATION: OFFICE MILLWORK OR CEILING ACCESS PANEL. "LK-X" RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

15. OFFICE DESK ILLUMINATION
TYPE "LN" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK TO ILLUMINATE WORKING SURFACES BELOW. REQUIRES REMOTE POWER SUPPLY TYPE "LN-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

16. SHELF LIGHTING
TYPE "LD" LINEAR LED LIGHT STRIP INTEGRATED INTO SHELVING MILLWORK TO ILLUMINATE DISPLAY ITEMS. REQUIRES REMOTE POWER SUPPLY TYPE "LD-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: NEARBY MILLWORK CABINETS.

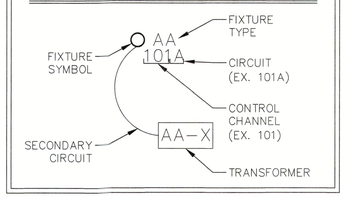
17. WALL HALO
TYPES "LT" AND "LV" LINEAR LED LIGHT STRIP SURFACE MOUNTED TO MILLWORK WALL PANEL TO HALO GLOW PANEL. REQUIRES REMOTE POWER SUPPLY TYPES "LT-X" AND "LV-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: BEHIND WALL PANEL.

18. BATHROOM SHELF GLOW
TYPE "LP" LINEAR LED LIGHT STRIP TO ILLUMINATE BATHROOM SHELF. REQUIRES REMOTE POWER SUPPLY "LP-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: CEILING ACCESS PANEL.

19. RAILING UPLIGHT
TYPE "LQ" LINEAR LED LIGHT STRIP RECESSED INTO DECK TO UPLIGHT PERIMETER RAILING. REQUIRES REMOTE POWER SUPPLY TYPE "LQ-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: GUEST HALLWAY CLOSET.

20. STEP LIGHTING
TYPE "RA" RECESSED STEP LIGHTS TO ILLUMINATE STAIRS TO ROOF DECK. REQUIRES REMOTE POWER SUPPLY "RA-X" TO BE LOCATED IN A DRY AND WELL VENTILATED AREA. RECOMMENDED POWER SUPPLY LOCATION: GUEST HALLWAY CLOSET.

FIXTURE KEY



INTENT NOTES

1. THESE PLANS ARE TO PROVIDE THE INTENT OF THE LIGHTING DESIGN. FOR SPECIFIC ARCHITECTURAL INFORMATION, REFER TO THE ARCHITECTURAL DRAWINGS. FOR SPECIFIC ELECTRICAL INFORMATION, REFER TO THE ELECTRICAL ENGINEERING DRAWINGS.

2. REFER TO INFORMATION IN ACCOMPANYING DRAWINGS AND LIGHTING SPECIFICATION PACKAGE FOR FIXTURE NOTES, FIXTURE LIST, FIXTURE CUTS, CONTROL WIRING DIAGRAM, AND CONTROL SCHEDULE FOR LOAD SIZES AND TYPES. ALL OF THESE ITEMS SHOULD BE CONSIDERED AS PART OF THE PLANS FOR BIDDING AND CONSTRUCTION:
   2.1. FIXTURE LIST
   2.2. CONTROL SCHEDULE
   2.3. LIGHTING SPECIFICATION NOTES
   2.4. LIGHTING FIXTURE DETAILS

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2026

REVISION HISTORY

DATE	NO.	REMARKS
2023-05-31		100% SD LIGHTING
2023-07-21		50% DD LIGHTING
2023-08-06		50% DD LIGHTING (PRICING)
2023-10-18		75% DD LIGHTING
2024-09-18		100% DD LIGHTING
2024-09-25		100% DD DETAILS
2025-02-21	1	REVISION 1
2025-04-09	2	REVISION 2
2025-06-11	3	REVISION 3
2026-05-06	4	REVISION 4

SHEET TITLE

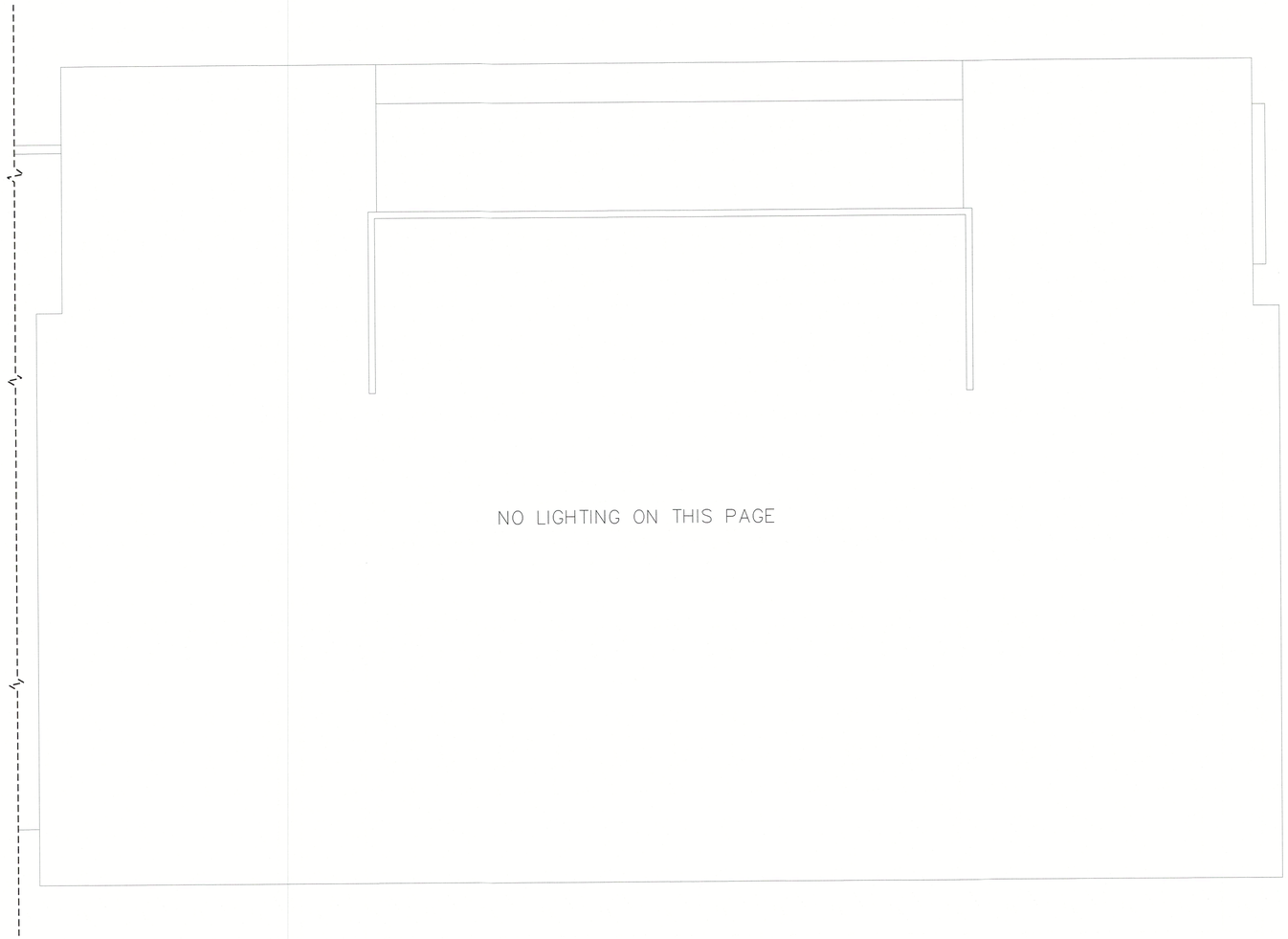
ROOF LIGHTING PLAN

FILENAME:	
SCALE:	3/16"=1'-0"
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER

LT-104A

This sheet LT-104B Doesn't impact any lighting/fixtures or electrical power/devices from the Architectural Drawings.



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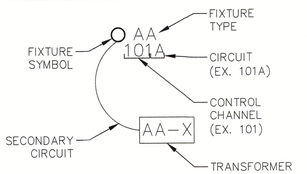
FIXTURE KEY



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   - 2.2. CONTROL SCHEDULE
   - 2.3. LIGHTING SPECIFICATION NOTES
   - 2.4. LIGHTING FIXTURE DETAILS

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2025-04-09	2	REVISION 2
2025-06-11	3	REVISION 3
2026-05-06	4	REVISION 4

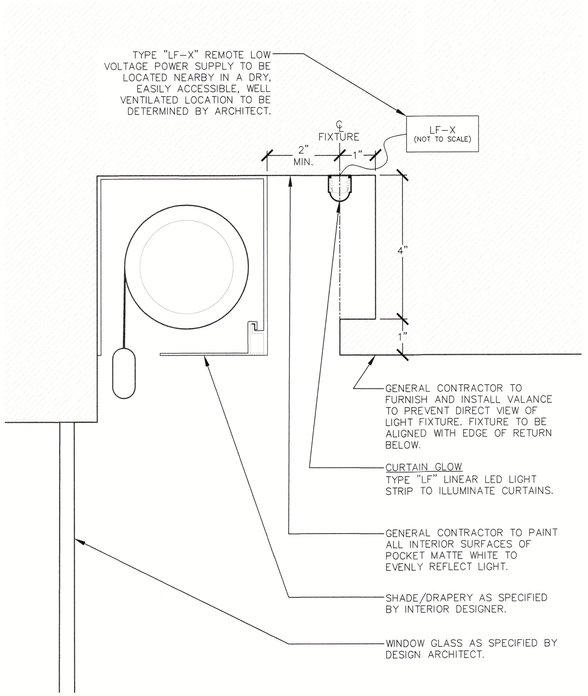
SHEET TITLE

ROOF LIGHTING PLAN

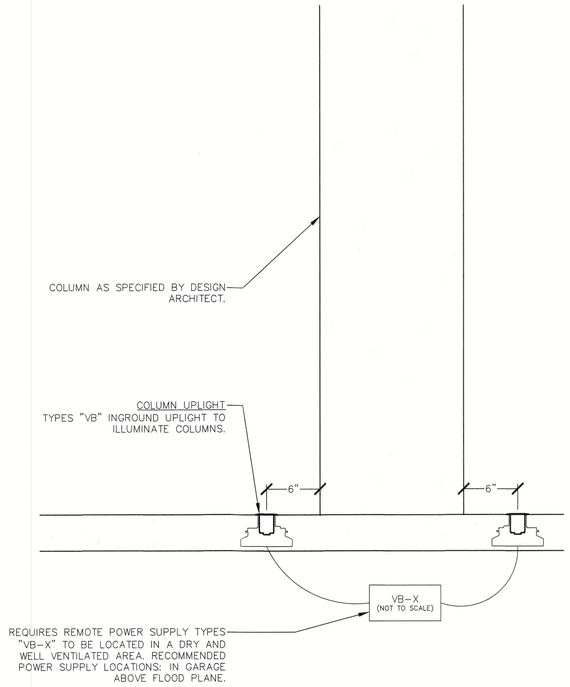
FILENAME:	
SCALE:	3/16"=1'-0"
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER

LT-104B



1 LT-301 CURTAIN GRAZE – SECTION DETAIL
SCALE: 6" = 1'-0"



2 LT-301 COLUMN UPLIGHT SECTION – DETAIL
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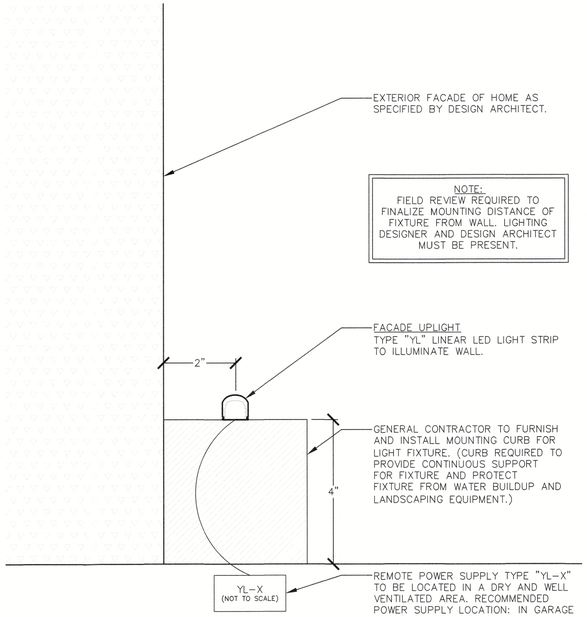

3 LT-301 COLUMN UPLIGHT SECTION – DETAIL
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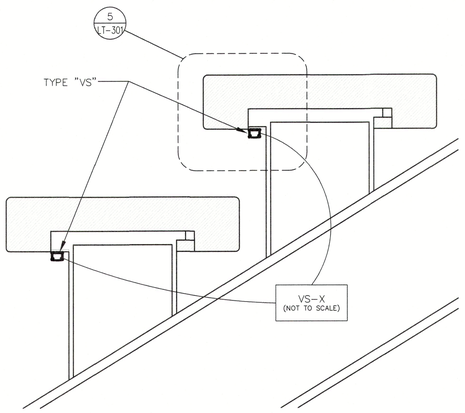
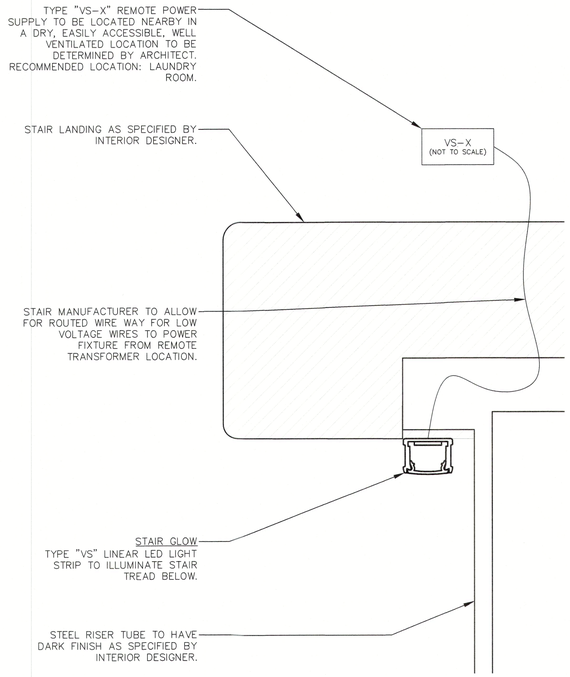


4 LT-301 EXTERIOR STAIR OVERALL SECTION
SCALE: 3" = 1'-0"



5 LT-301 EXTERIOR STAIR SECTION – DETAIL
SCALE: FULL SCALE

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6 LT-301 NOT USED
SCALE: N/A

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2026

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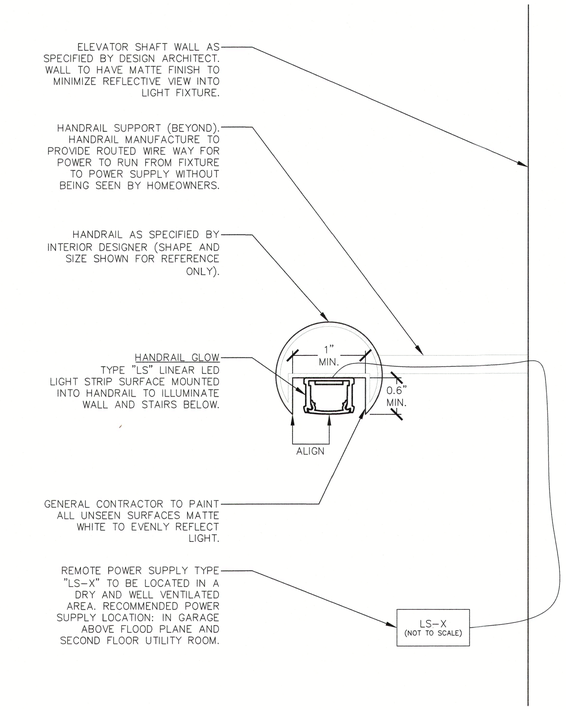
2025-06-11	3	REVISION 3
2026-05-06	4	REVISION 4

SHEET TITLE
LIGHTING DETAILS

FILENAME:	
SCALE:	AS NOTED
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER
LT-301



1 LT-302 CURTAIN GRAZE - SECTION DETAIL
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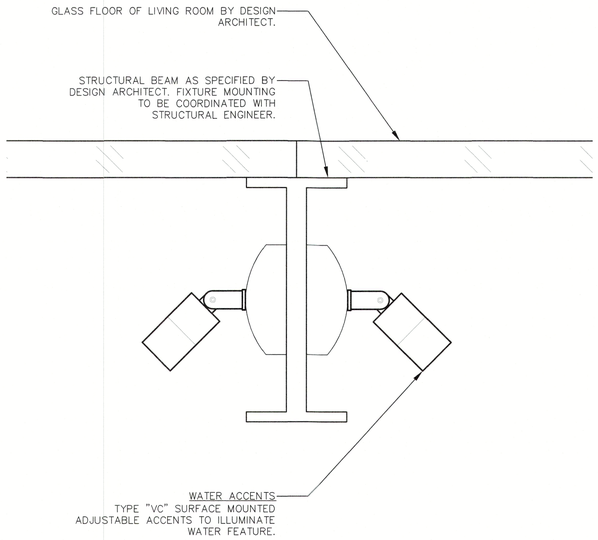

2 LT-302 WATER ACCENTS SECTION - DETAIL
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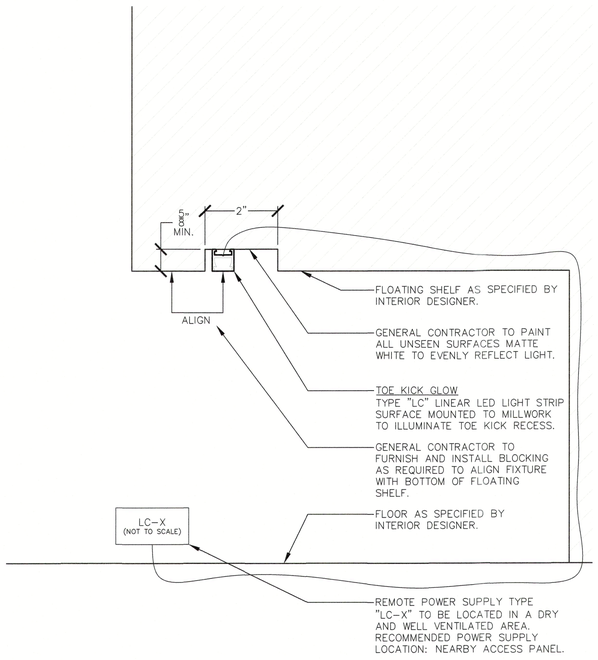
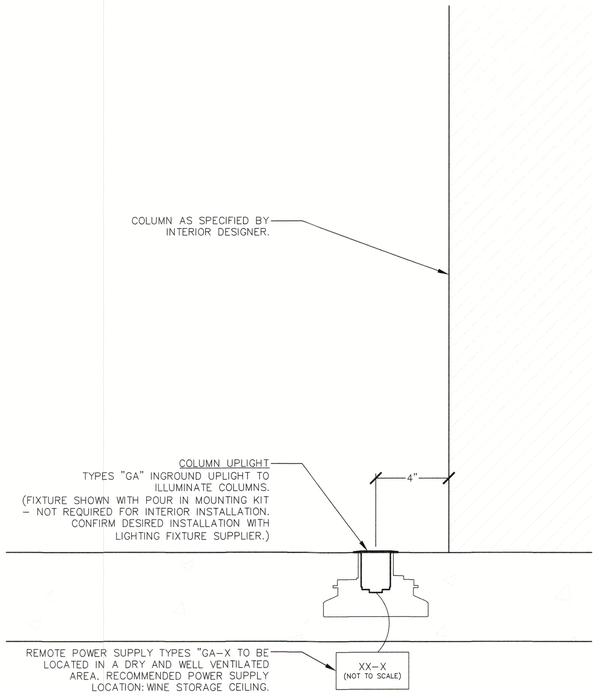
3 LT-302 NOT USED
SCALE: N/A



4 LT-302 FOATING SHELF TOE KICK GLOW SECTION - DETAIL
SCALE: 6" = 1'-0"



5 LT-302 INTERIOR COLUMN UPLIGHT SECTION - DETAIL
SCALE: 3" = 1'-0"

6 LT-302 NOT USED
SCALE: N/A

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2026

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2026-05-06	4	REVISION 4

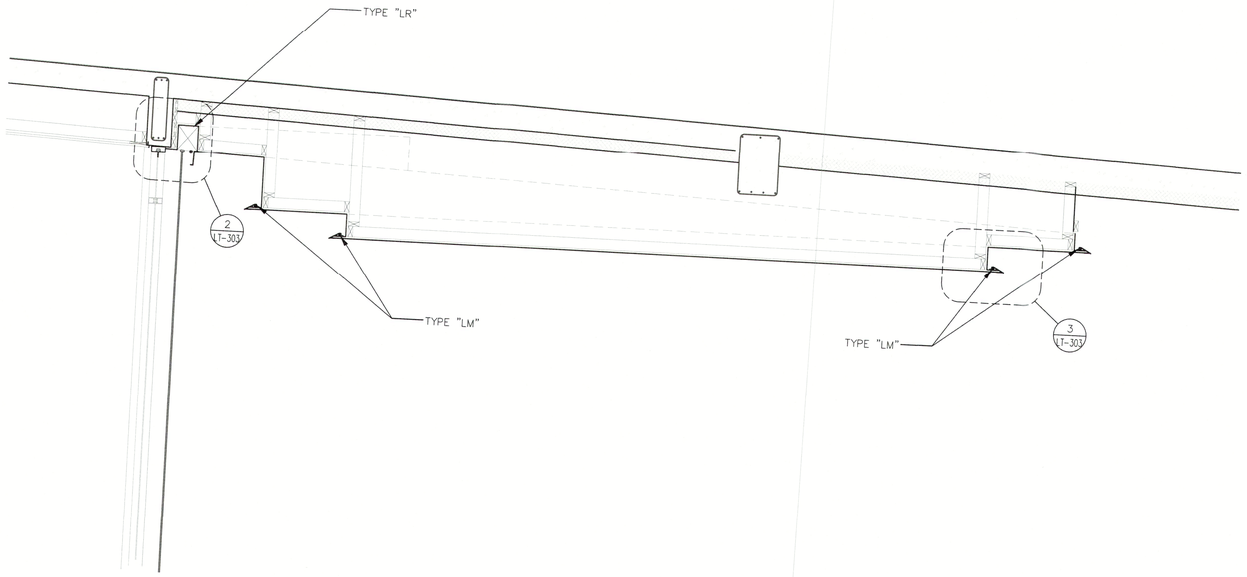
SHEET TITLE

LIGHTING DETAILS

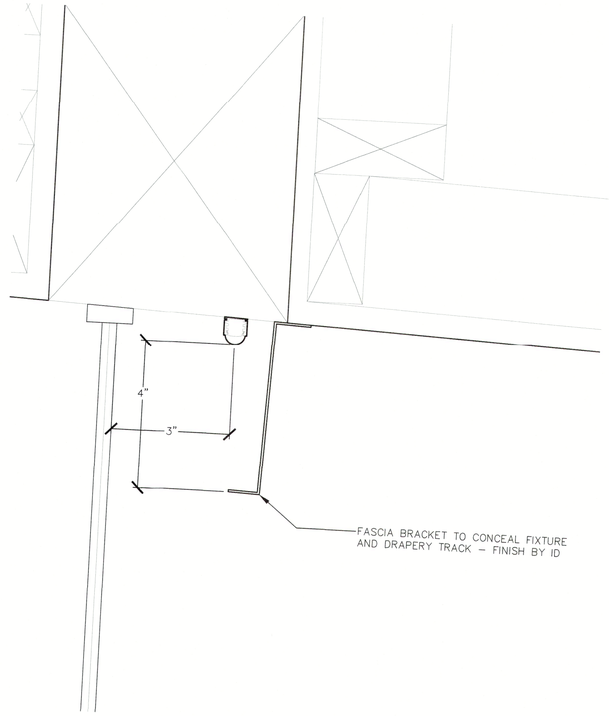
FILENAME:	
SCALE:	AS NOTED
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER

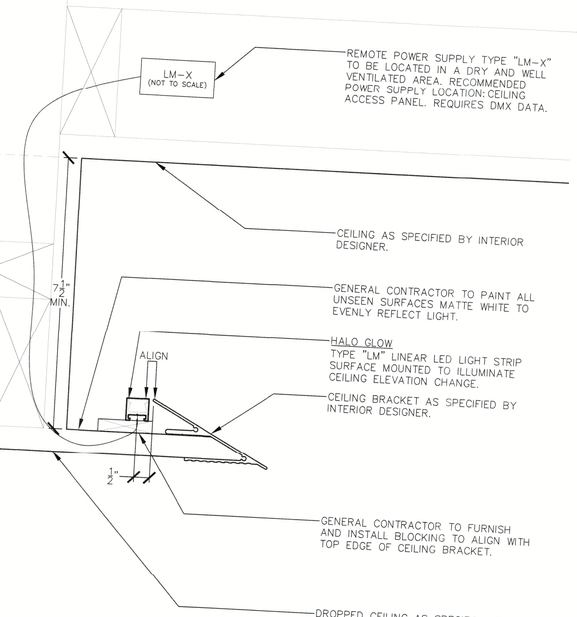
LT-302



1 LT-303 GREAT ROOM CEILING OVERALL SECTION
SCALE: 1/2" = 1'-0"



2 LT-303 GREAT ROOM CURTAIN GRAZE – DETAIL
SCALE: 6" = 1'-0"



3 CEILING COVE GLOW SECTION – DETAIL (TYPICAL)
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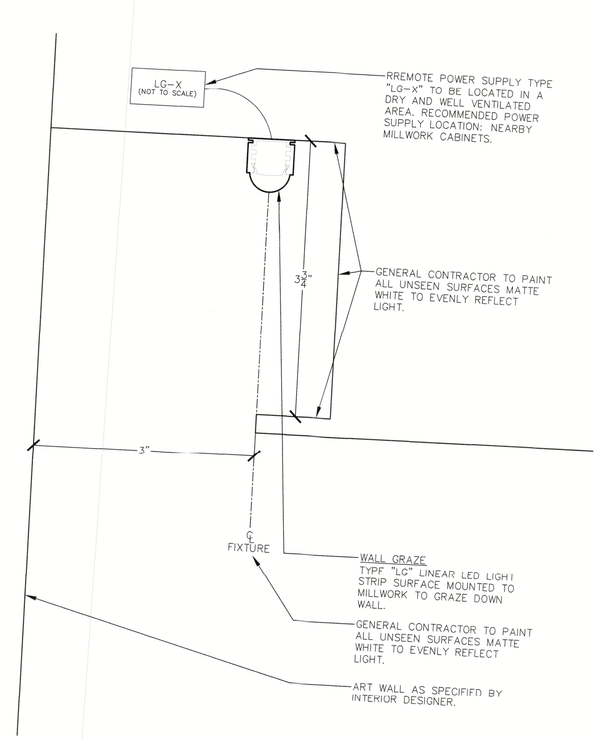

4 LT-303 WALL GRAZE SECTION – DETAIL
SCALE: FULL SCALE

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5 LT 303 NOT USED
SCALE: N/A

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JKM Lighting Design LLC
2026

REVISION HISTORY

DATE	NO.	REMARKS
2023-05-31		100% SD LIGHTING
2023-07-21		50% DD LIGHTING
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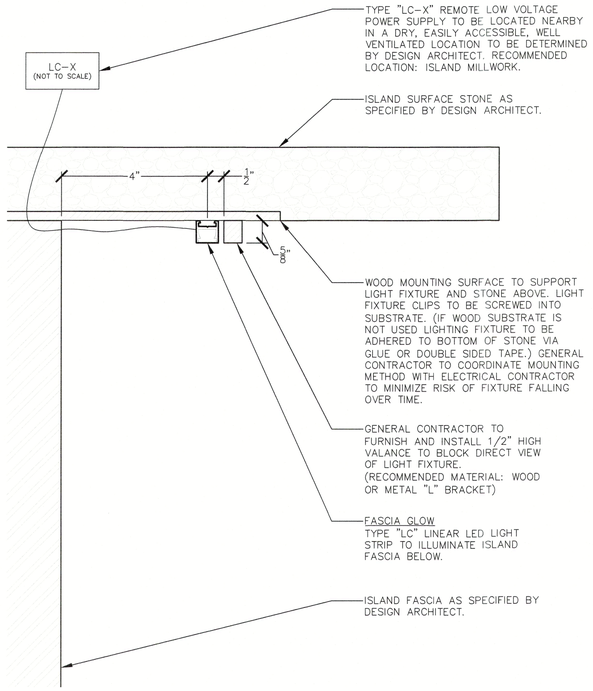
2023-10-18		75% DD LIGHTING
2024-09-18		100% DD LIGHTING
2024-09-25		100% DD DETAILS
2025-02-21	1	REVISION 1
2025-04-09	2	REVISION 2
2025-06-11	3	REVISION 3
2026-05-06	4	REVISION 4

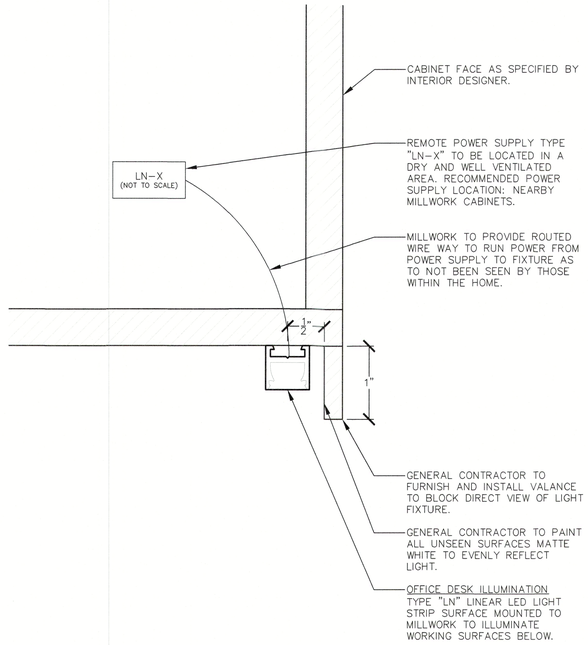
SHEET TITLE
LIGHTING DETAILS

FILENAME:	
SCALE:	AS NOTED
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/CRS
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER
LT-303



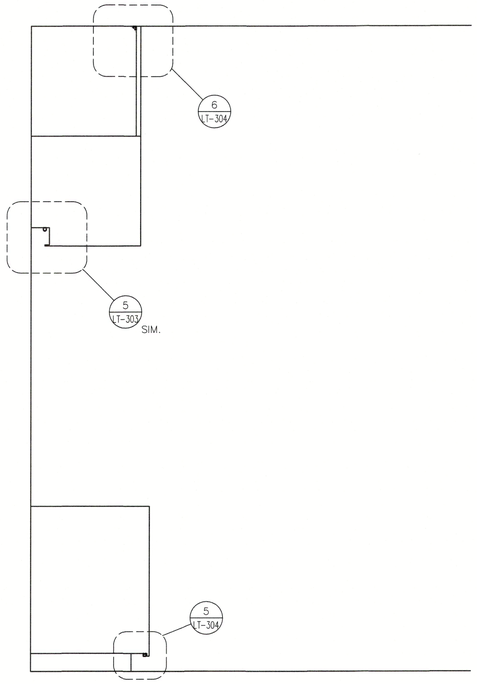
1 LT-304 FASCIA GLOW – DETAIL (TYPICAL)
SCALE: 6" = 1'-0"



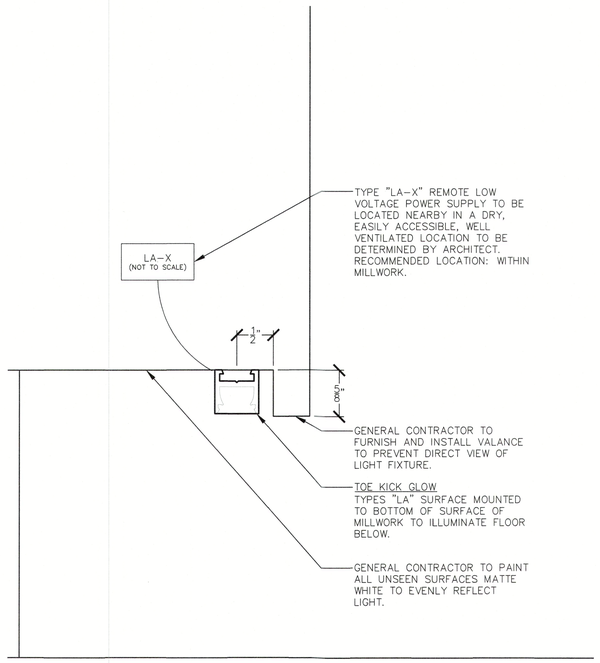
2 LT-304 OFFICE TASK LIGHT SECTION – DETAIL
SCALE: FULL SCALE

This sheet LT-304 Doesn't impact any lighting/fixtures or electrical power/devices from the Architectural Drawings. These are just lighting details and sections for ease of reference and viewing.

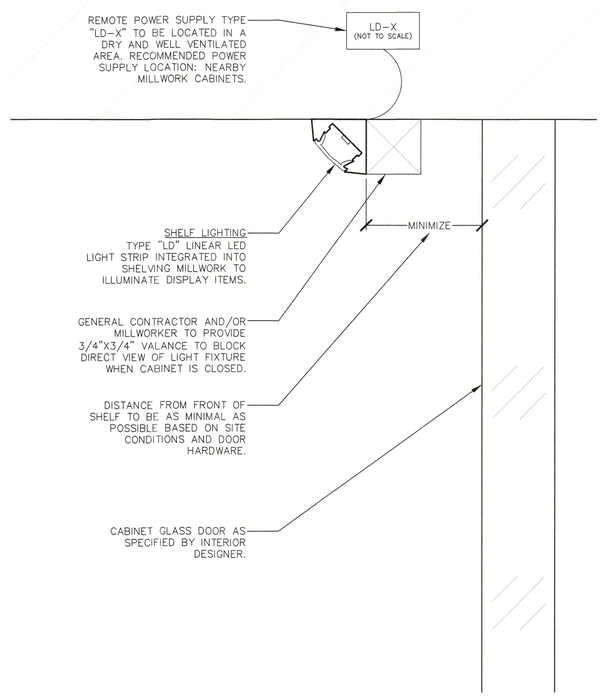
3 LT-304 NOT USED
SCALE: N/A



4 LT-304 KITCHEN BACK BAR OVERALL SECTION
SCALE: 3/4" = 1'-0"



5 LT-304 TOE KICK SECTION – DETAIL (TYPICAL)
SCALE: FULL SCALE



6 LT-304 KITCHEN DISPLAY CABINET SECTION – DETAIL
SCALE: FULL SCALE

Hargreaves Residence

3515 Gulf of Mexico Drive
Longboat Key, FL 34228

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REVISION HISTORY

DATE	NO.	REMARKS
2023-05-31		100% SD LIGHTING
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2026-05-06	4	REVISION 4

SHEET TITLE

LIGHTING DETAILS

FILENAME:	
SCALE:	AS NOTED
DRAWN BY:	JMW/MC
CHECKED BY:	JKM/GRS
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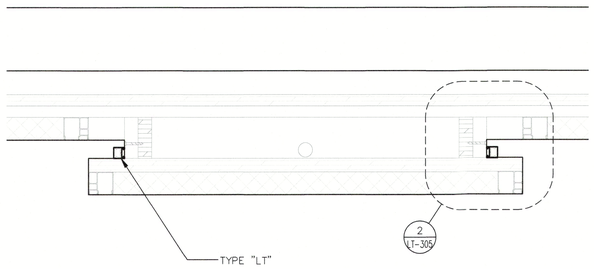
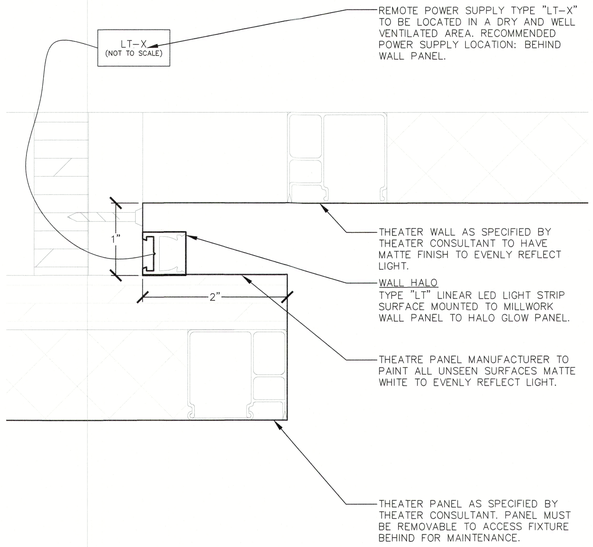
JOB NO.:	HAR-RES

SHEET NUMBER

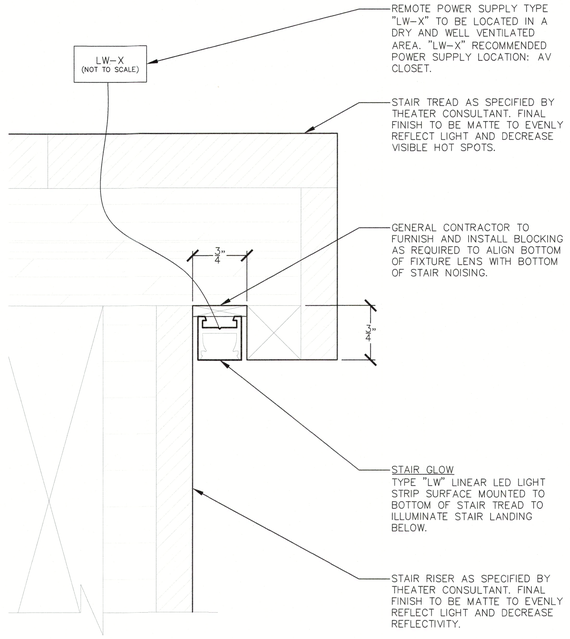
LT–304



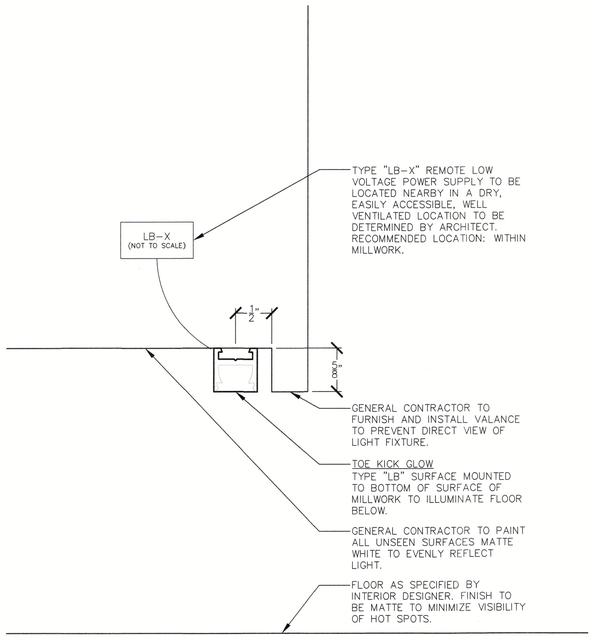
1 LT-305 THEATER PANEL OVERALL SECTION
SCALE: 3" = 1'-0"



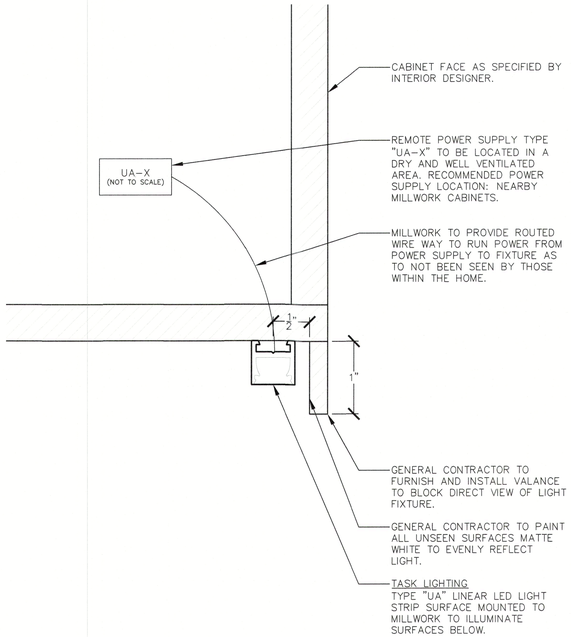
2 LT-305 THEATER PANEL SECTION – DETAIL
SCALE: FULL SCALE



3 LT-305 THEATER STAIR SECTION – DETAIL
SCALE: FULL SCALE



4 LT-305 VANITY TOE KICK GLOW SECTION – DETAIL (TYPICAL)
SCALE: FULL SCALE



5 LT-305 TASK LIGHTING SECTION – DETAIL (TYPICAL)
SCALE: FULL SCALE

6 LT-305 NOT USED
SCALE: N/A

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Hargreaves Residence

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ARCHITECT

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SHEET TITLE

LIGHTING DETAILS

FILENAME:	
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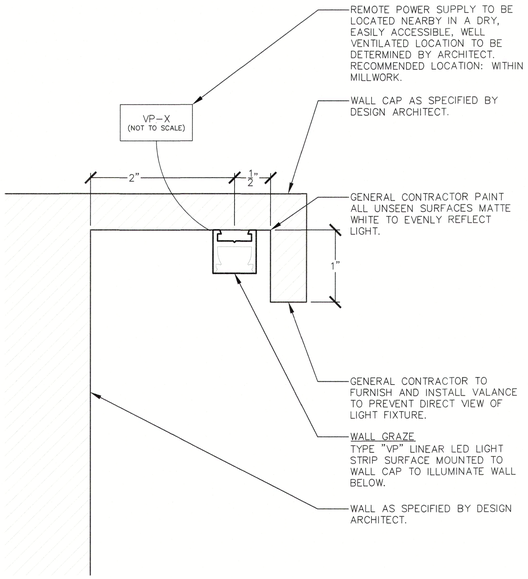
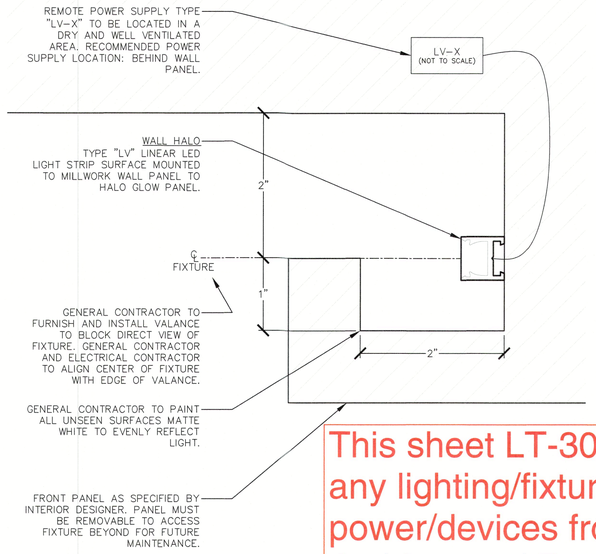
SHEET NUMBER

LT-305



1 LT-306 EXTERIOR WALL CAP GRAZE SECTION – DETAIL
SCALE: FULL SCALE



2 LT-306 GYM PANEL SECTION – DETAIL
SCALE: FULL SCALE

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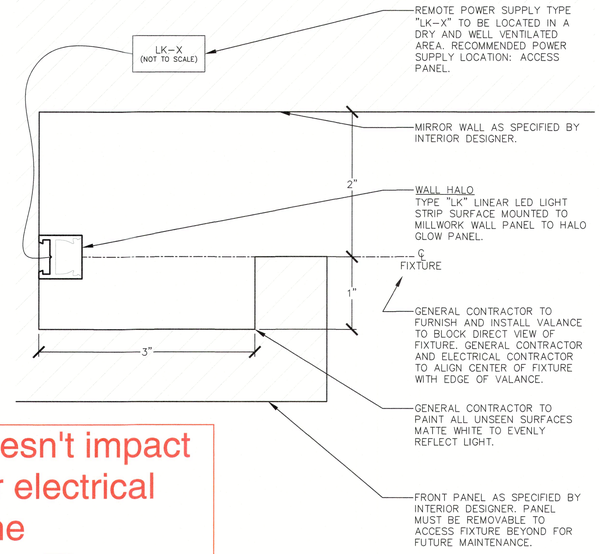
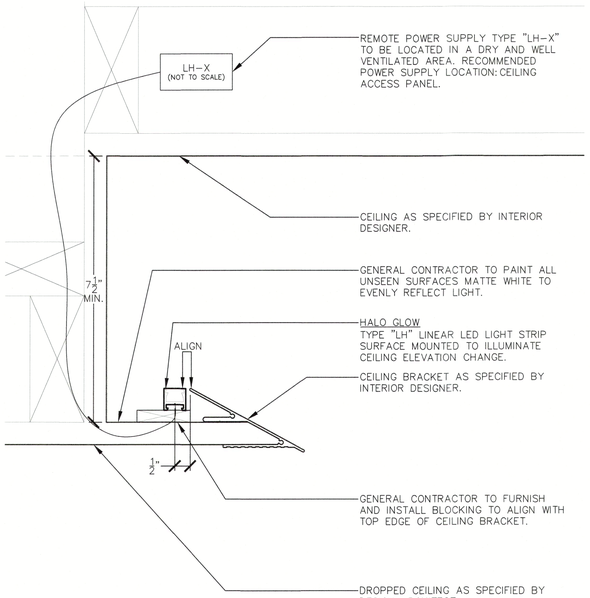
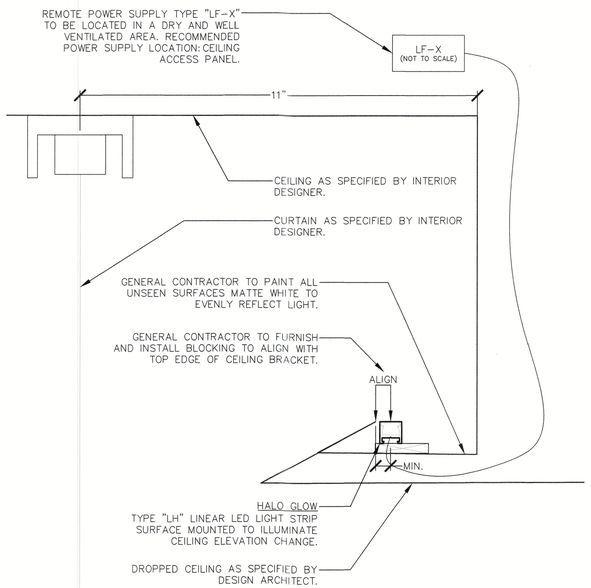


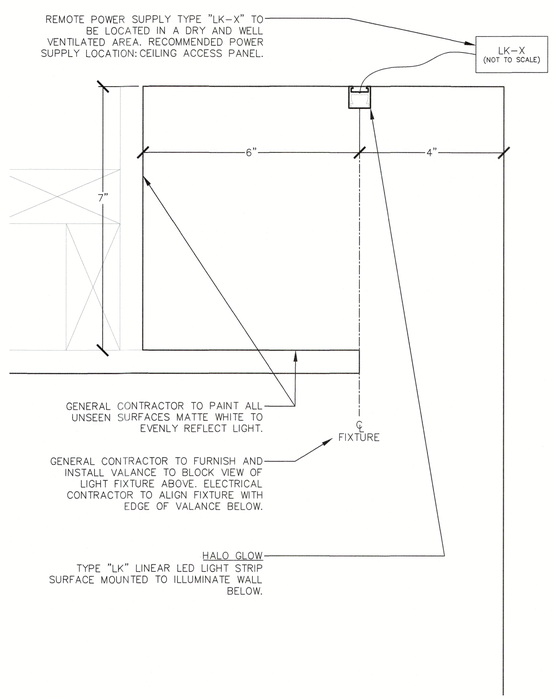
3 LT-306 HALLWAY MIRROR HALO SECTION – DETAIL
SCALE: FULL SCALE



4 LT-306 OWNERS CEILING GLOW SECTION – DETAIL
SCALE: 6" = 1'-0"



5 LT-306 OWNERS CURTAIN GLOW SECTION – DETAIL
SCALE: 6" = 1'-0"



6 LT-306 OWNERS WALL GRAZE SECTION – DETAIL
SCALE: 6" = 1'-0"

Hargreaves Residence

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2026

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SHEET TITLE

LIGHTING DETAILS

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SCALE:	AS NOTED
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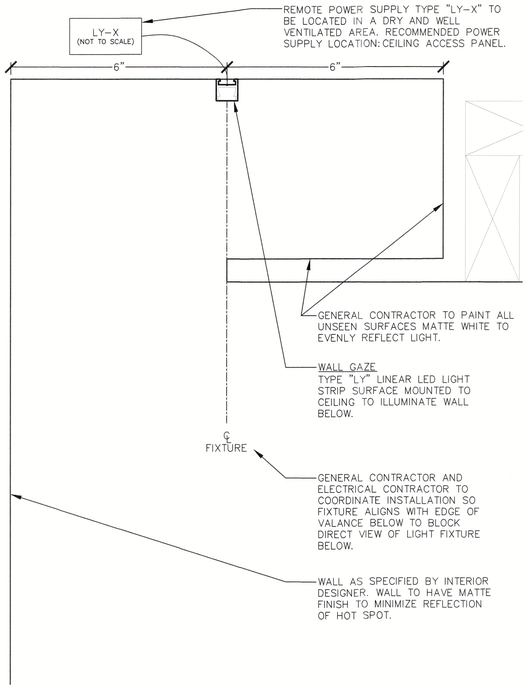
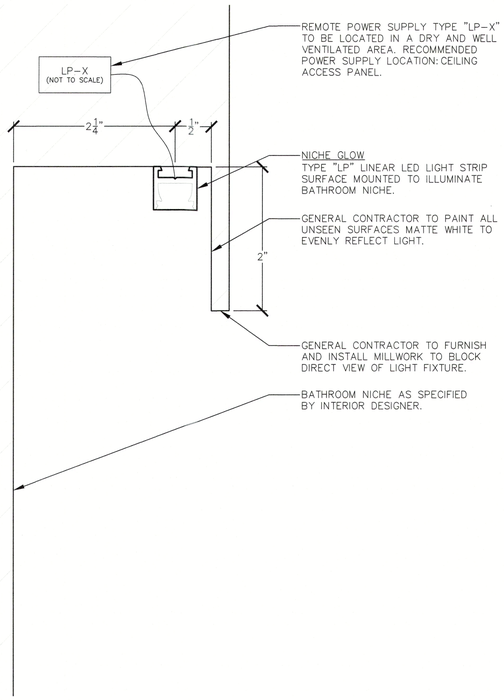
SHEET NUMBER

LT-306



1 LT-307 OWNERS BATH WALL GRAZE SECTION – DETAIL
SCALE: FULL SCALE



1 LT-307 OWNERS BATH WALL GRAZE SECTION – DETAIL
SCALE: FULL SCALE

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2026

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SHEET TITLE
LIGHTING DETAILS

FILENAME:	
SCALE:	AS NOTED
DRAWN BY:	JMW/MC
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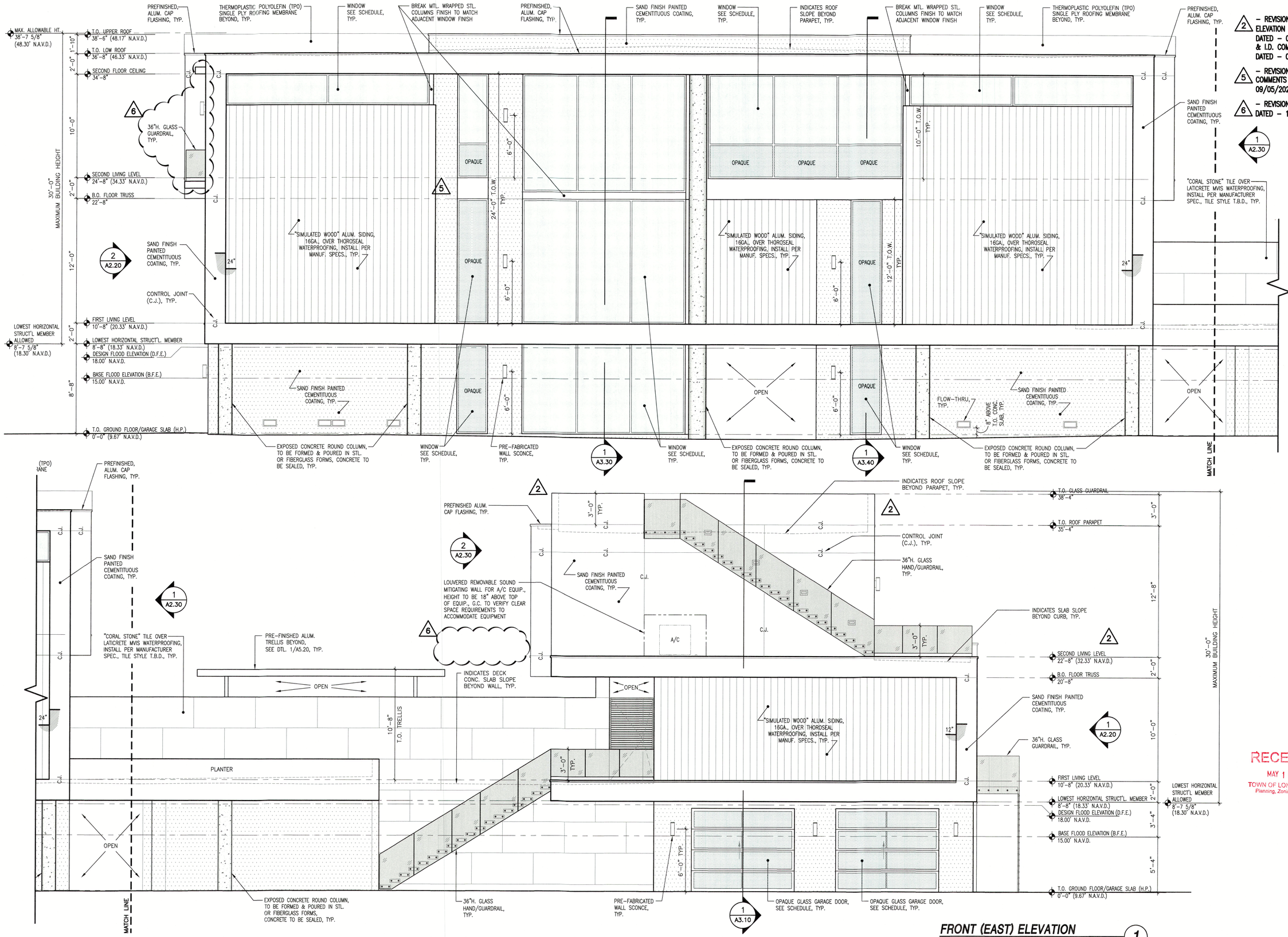
DATE:	2024-09-18
JOB NO.:	HAR-RES

SHEET NUMBER
LT-307



FRONT (EAST) ELEVATION 1

1/4" = 1'-0"

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DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
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AA 0003661

STATE OF FLORIDA MICHAEL E. SAMA 45361 REGISTERED ARCHITECT 06/06/2024

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

BUILDING ELEVATIONS

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A2.00

2 – REVISION TO CORRECT ELEVATION HEIGHT #'S DATED – 05/19/2023

36"H. GLASS GUARDRAIL, TYP.
INDICATES ROOF SLOPE BEYOND PARAPET, TYP.
T.O. GLASS GUARDRAIL 38'-4"
CONTROL JOINT (C.J.), TYP.
SAND FINISH PAINTED CEMENTITUOUS COATING, TYP.
T.O. ROOF PARAPET 35'-4"
SLIDING GLASS DOOR, SEE SCHEDULE, TYP.
BREAK MTL. WRAPPED STL. COLUMNS, FINISH TO MATCH ADJACENT WINDOW FINISH
B.O. ROOF STRUCTURE 32'-8"
36"H. GLASS GUARDRAIL, TYP.
SAND FINISH PAINTED CEMENTITUOUS COATING, TYP.
INDICATES SLAB SLOPE BEYOND CURB, TYP.
36"H. GLASS GUARDRAIL, TYP.
2 A2.30
SAND FINISH PAINTED CEMENTITUOUS COATING, TYP.
SAND FINISH PAINTED CEMENTITUOUS COATING, TYP.
30'-0" MAXIMUM BUILDING HEIGHT
3'-0" TYP.
SECOND LIVING LEVEL 22'-8" (32.33' N.A.V.D.)
B.O. FLOOR TRUSS 20'-8"
2
1 A2.20
PRE-FINISHED ALUM. TRELLIS BEYOND, SEE DTL. 1/A5.20, TYP.
EXPOSED CONCRETE ROUND COLUMN, TO BE FORMED & POURED IN STL. OR FIBERGLASS FORMS, CONCRETE TO BE SEALED, TYP.
10'-8" T.O. TRELLIS
8'-0"
FIRST LIVING LEVEL 10'-8" (20.33' N.A.V.D.)
LOWEST HORIZONTAL STRUCT'L MEMBER ALLOWED 8'-7 5/8" (18.30' N.A.V.D.)
LOWEST HORIZ. STRUCT'L. MEMBER 8'-8" (18.33' N.A.V.D.)
DESIGN FLOOD ELEVATION (D.F.E.) 18.00' N.A.V.D.
BASE FLOOD ELEVATION (B.F.E.) 15.00' N.A.V.D.
T.O. GROUND FLOOR/ GARAGE SLAB (H.P.) 0'-0" (9.67' N.A.V.D.)
C.J.
5/8" THK. SAND FINISH WHITE PAINTED CEMENTITUOUS COATING, TYP.
8" ABOVE T.O. CONC. SLAB, TYP.
FLOW-THRU, TYP.
SLIDING GLASS DOOR, SEE SCHEDULE, TYP.
SLIDING GLASS DOOR, SEE SCHEDULE, TYP.
1 A3.10
ALUMINUM CUSTOM DOOR, SEE SCHEDULE, TYP.
PREFINISHED ALUM. CAP FLASHING, TYP.
EXPOSED CONCRETE ROUND COLUMN, TO BE FORMED & POURED IN STL. OR FIBERGLASS FORMS, CONCRETE TO BE SEALED, TYP.
36"H. GLASS GUARDRAIL, TYP.
SAND FINISH PAINTED CEMENTITUOUS COATING, TYP.
"CORAL STONE" TILE OVER LATICRETE MVIS WATERPROOFING, INSTALL PER MANUFACTURER SPEC., TILE STYLE T.B.D., TYP.
36"H. GLASS GUARDRAIL, TYP.
INDICATES SLAB SLOPE BEYOND CURB, TYP.
MATCH LINE
OPEN

BREAK MTL. WRAPPED STL. COLUMNS FINISH TO MATCH ADJACENT WINDOW FINISH
WINDOW SEE SCHEDULE, TYP.
CONTROL JOINT (C.J.), TYP.
WINDOW SEE SCHEDULE, TYP.
SAND FINISH PAINTED CEMENTITUOUS COATING, TYP.
BREAK MTL. WRAPPED STL. COLUMNS FINISH TO MATCH ADJACENT WINDOW FINISH
SLIDING GLASS DOOR, SEE SCHEDULE, TYP.
SAND FINISH PAINTED CEMENTITUOUS COATING, TYP.
T.O. UPPER ROOF 38'-6" (48.17' N.A.V.D.)
MAX. ALLOWABLE HT. 38'-7 5/8" (48.30' N.A.V.D.)
T.O. LOW ROOF BEYOND 36'-8" (46.33' N.A.V.D.)
2'-0" 1'-10"
SECOND FLOOR CEILING 34'-8"
36"H. GLASS GUARDRAIL, TYP.
SAND FINISH PAINTED CEMENTITUOUS COATING, TYP.
SECOND LIVING LEVEL 24'-8" (34.33' N.A.V.D.)
B.O. FLOOR TRUSS 22'-8"
EXPOSED CONCRETE ROUND COLUMN, TO BE FORMED & POURED IN STL. OR FIBERGLASS FORMS, CONCRETE TO BE SEALED, TYP.
2 A2.20
36"H. GLASS GUARDRAIL, TYP.
SAND FINISH PAINTED CEMENTITUOUS COATING, TYP.
FIRST LIVING LEVEL 10'-8" (20.33' N.A.V.D.)
LOWEST HORIZONTAL STRUCT'L MEMBER ALLOWED 8'-7 5/8" (18.30' N.A.V.D.)
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T.O. GROUND FLOOR/GARAGE SLAB (H.P.) 0'-0" (9.67' N.A.V.D.)
30'-0" MAXIMUM BUILDING HEIGHT
10'-0"
12'-0"
8'-8"
2'-0"
11'-8" T.O.W. TYP.
12'-0" T.O.W. TYP.
8'-8" T.O.W. TYP.
C.J.
OPEN
SAND FINISH PAINTED CEMENTITUOUS COATING, TYP.
8" ABOVE T.O. CONC. SLAB, TYP.
SLIDING GLASS DOOR, SEE SCHEDULE, TYP.
WINDOW SEE SCHEDULE, TYP.
WINDOW SEE SCHEDULE, TYP.
1 A3.30
SLIDING GLASS DOOR, SEE SCHEDULE, TYP.
INDICATES SLOPE OF CONC. SLAB BEYOND CURB, TYP.
FLOW-THRU, TYP.
MATCH LINE

WATERFRONT (WEST) ELEVATION 1
1/4" = 1'-0"

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STATE OF FLORIDA JAMIE E. STAPP 56356 REGISTERED ARCHITECT 05/06/2024

Revisions
2 05/16/2023

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ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

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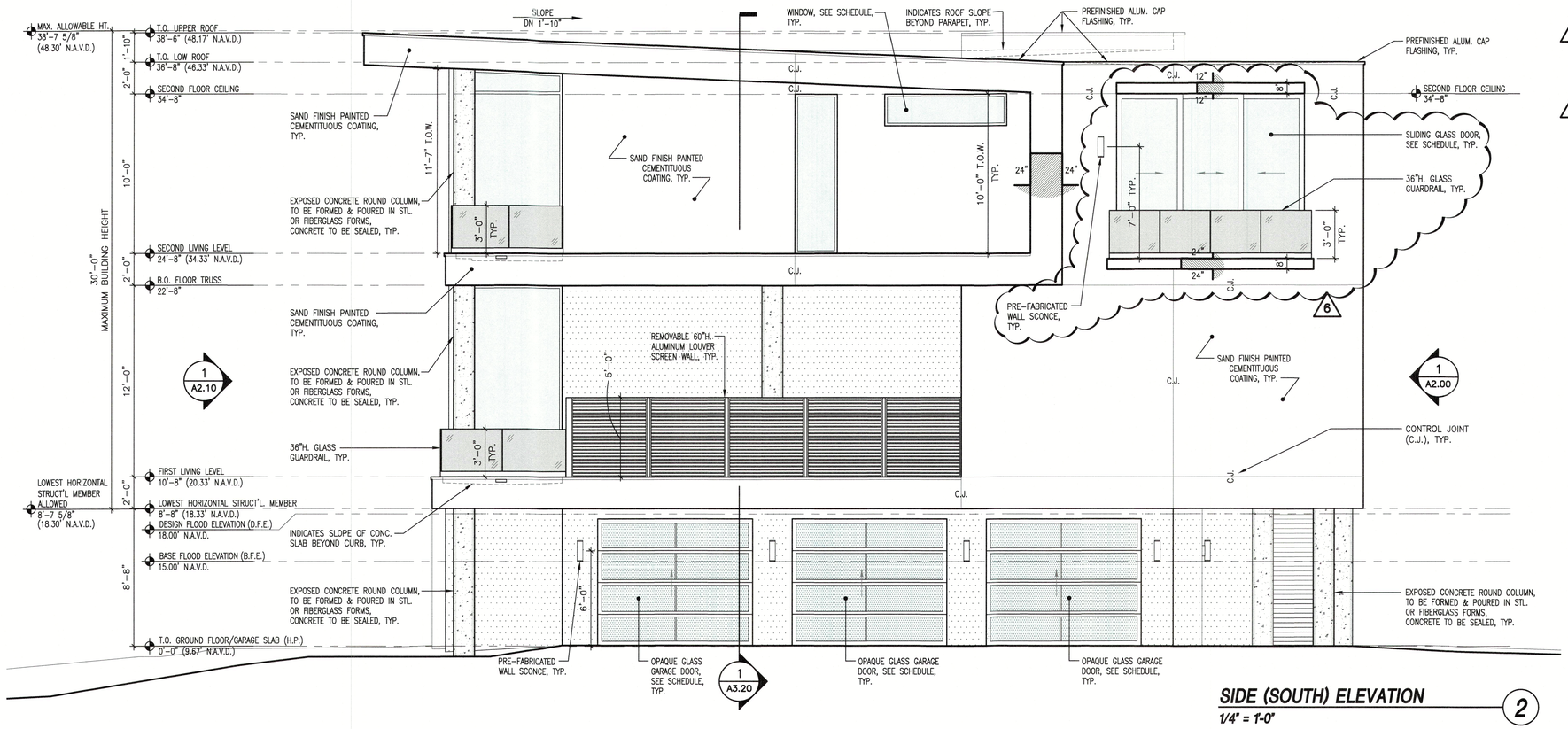
BUILDING ELEVATIONS

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

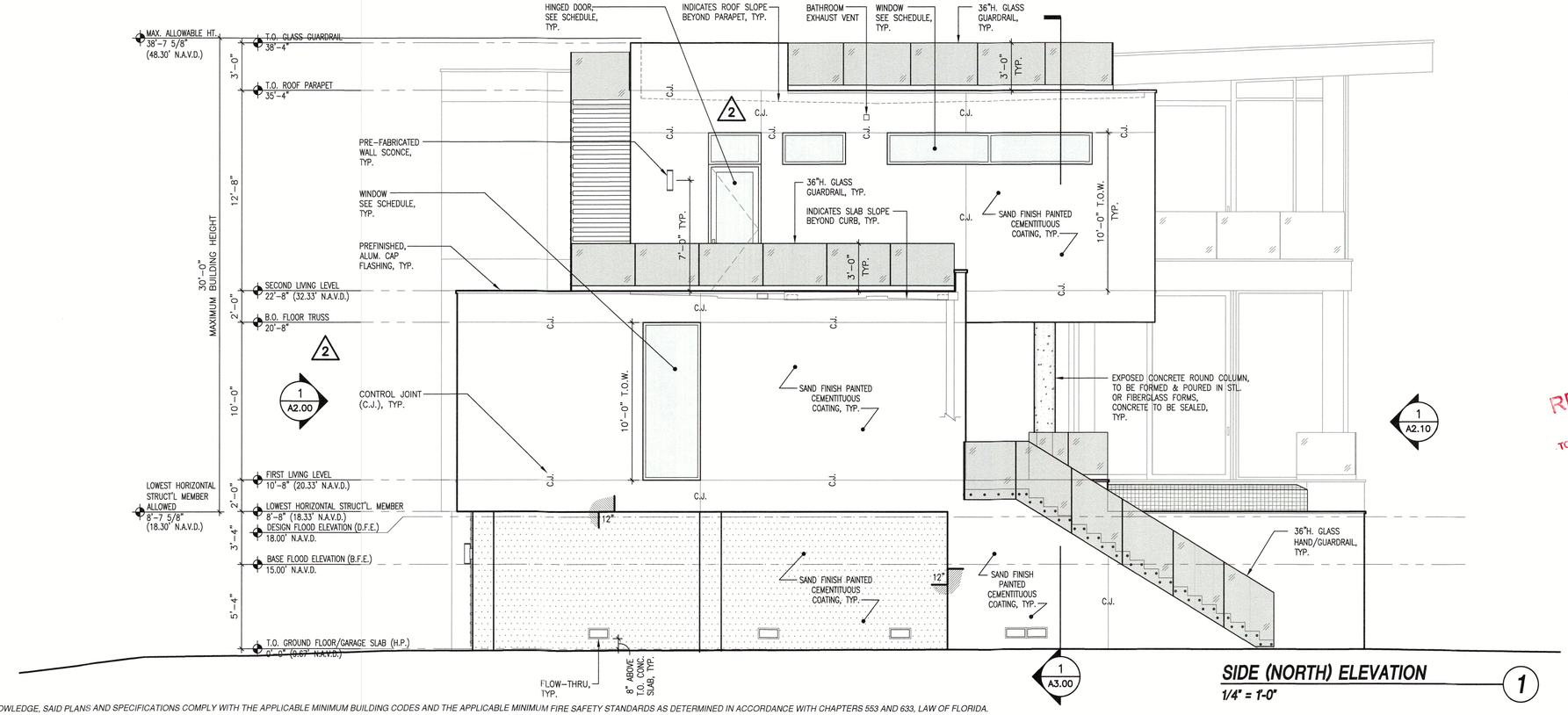
Sheet Number:
A2.10



SIDE (SOUTH) ELEVATION

1/4" = 1'-0"

2



SIDE (NORTH) ELEVATION

1/4" = 1'-0"

1

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2 – REVISION TO CORRECT ELEVATION HEIGHT #'S DATED – 05/19/2023 & I.D. COMMENTS DATED – 06/15/2023
6 – REVISION PER OWNER CHGS. DATED – 11/27/2023

STATE OF FLORIDA
MARK E. ANDERSON
AR 0003661
05/06/2024
REGISTERED ARCHITECT

Revisions
2 06/16/2023
6 12/05/2023

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3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

BUILDING ELEVATIONS

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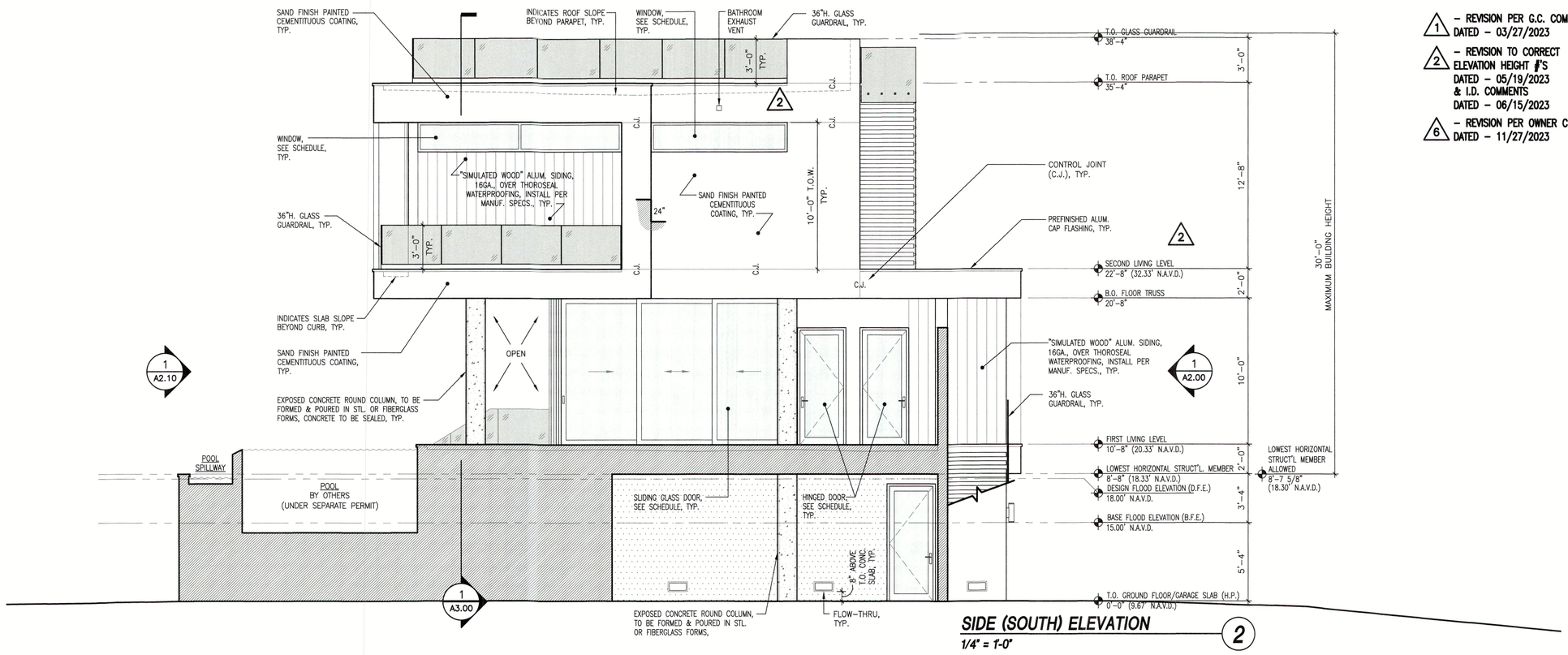
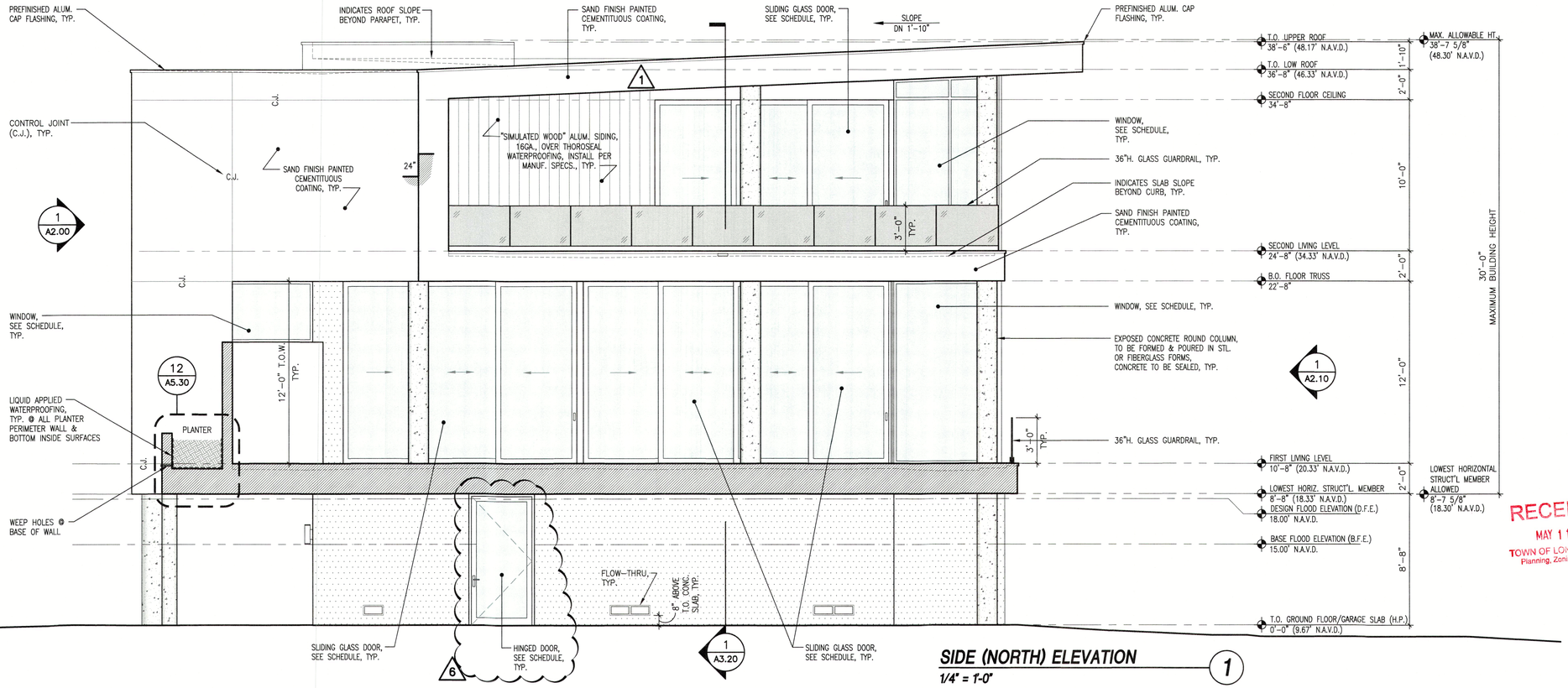


SIDE (SOUTH) ELEVATION 2

1/4" = 1'-0"



SIDE (NORTH) ELEVATION 1

1/4" = 1'-0"

1 - REVISION PER G.C. COMMENTS DATED - 03/27/2023

2 - REVISION TO CORRECT ELEVATION HEIGHT #'S DATED - 05/19/2023 & I.D. COMMENTS DATED - 06/15/2023

6 - REVISION PER OWNER CHANGES DATED - 11/27/2023

STATE OF FLORIDA — James E. Stanley — 34356 — REGISTERED ARCHITECT — 06/2024

Revisions
1 04/13/2023
2 06/16/2023
6 12/05/2023

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A NEW RESIDENCE FOR:
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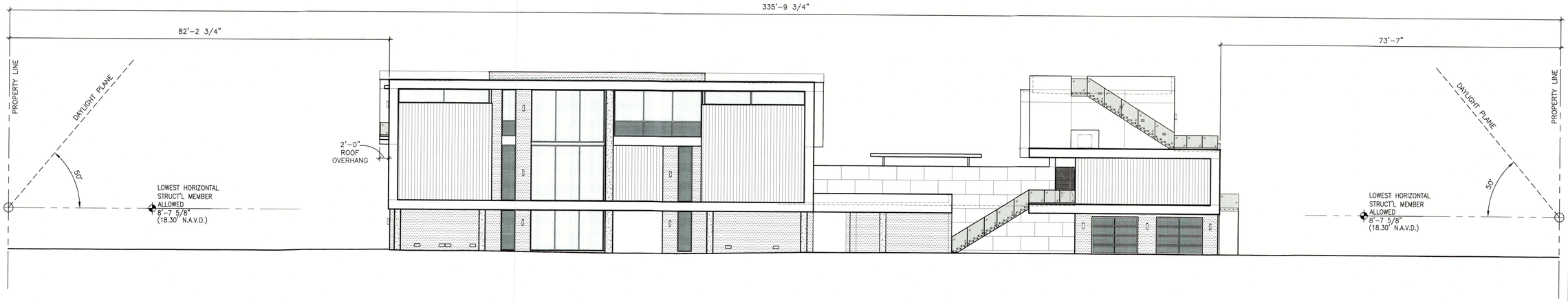

DAYLIGHT PLANE ELEVATION (1)

3/32" = 1'-0"

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STATE OF FLORIDA
JOHN E. SULTANA
REGISTERED ARCHITECT
03/06/2024

DAYLIGHT PLANE ELEVATION

Project Ref: 3515
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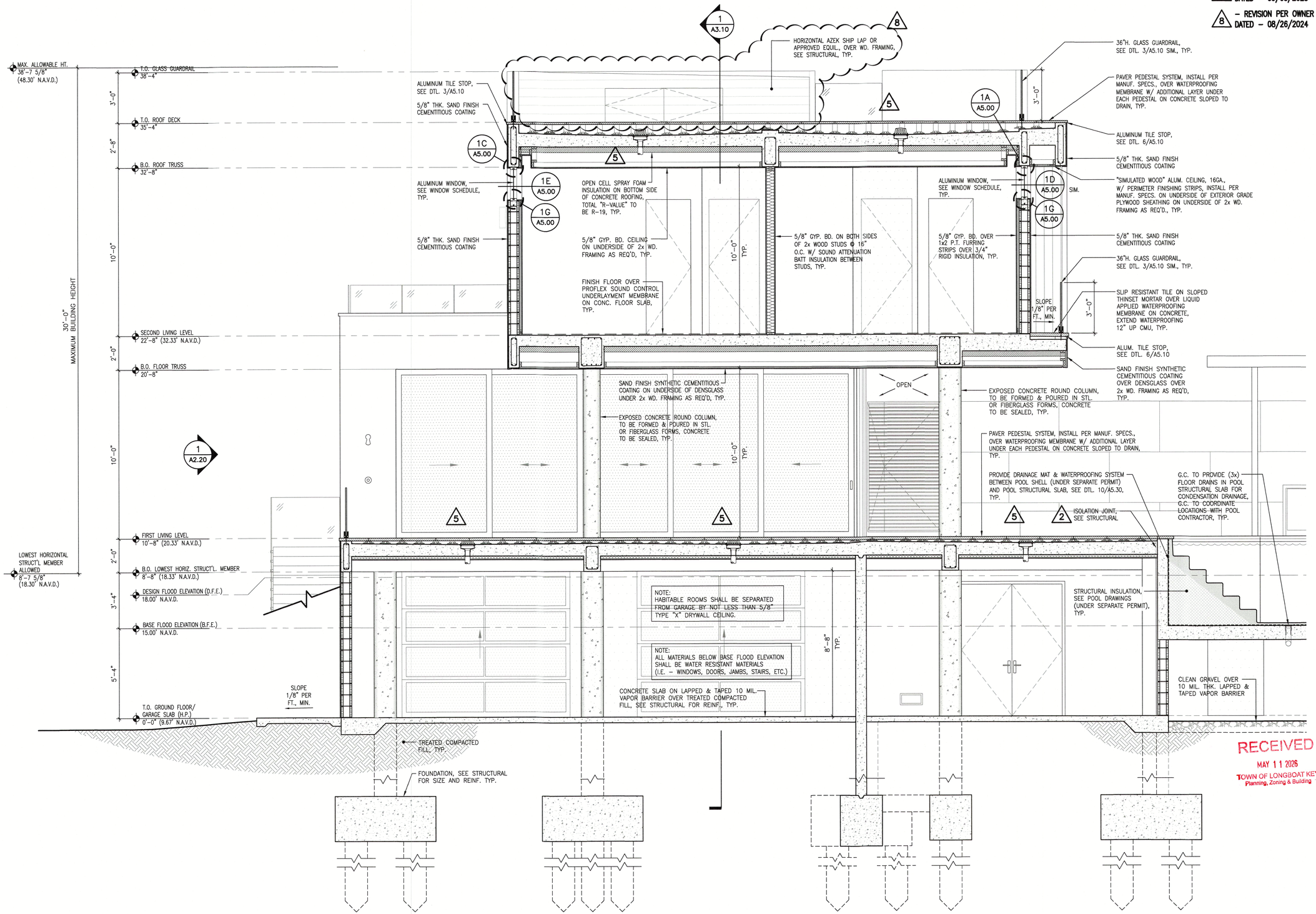
2 – REVISION PER STRUCTURAL CHANGES DATED – 05/10/2023

5 – REVISION PER G.C. COMMENTS DATED – 09/05/2023

8 – REVISION PER OWNER CHANGES DATED – 08/26/2024



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3/8" = 1'-0"

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STATE OF FLORIDA · JAMES E. SLAYMAN · 45356 · REGISTERED ARCHITECT · 05/06/2024

Revisions
2 06/16/2023
5 10/25/2023
8 11/12/2024

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A NEW RESIDENCE FOR:
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NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

BUILDING SECTIONS

Project Ref: 3515
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Checked by: MES
Date Issued: 03.08.2023

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3 – REVISION PER G.C. RFI #1 & OWNER CHANGE COMMENTS DATED – 07/14/2023

8 – REVISION PER OWNER CHANGES DATED – 08/26/2024

1 – REVISION PER G.C. COMMENTS DATED – 04/13/2023

2 – REVISION PER STRUCTURAL CHANGES DATED – 05/10/2023 & I.D. COMMENTS DATED – 06/14/2023

STATE OF FLORIDA — MICHAEL E. SMITH — AR 95356 — REGISTERED ARCHITECT — 06/06/2024

Revisions
3 04/13/2023
1 06/16/2023
2 07/28/2023
8 11/12/2024

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PAVER PEDESTAL SYSTEM, INSTALL PER MANUF. SPECS., OVER WATERPROOFING MEMBRANE W/ ADDITIONAL LAYER UNDER EACH PEDESTAL ON CONCRETE SLOPED TO DRAIN, TYP.

36"H. GLASS GUARDRAIL, SEE DTL. 3/A5.10, TYP.

ALUMINUM TILE STOP, SEE DTL. 6/A5.10

5/8" THK. SAND FINISH CEMENTITIOUS COATING

"SIMULATED WOOD" ALUM. CEILING, 16GA., W/ PERIMETER FINISHING STRIPS, INSTALL PER MANUF. SPECS. ON UNDERSIDE OF PLYWOOD SHEATHING ON UNDERSIDE OF 2x WD. FRAMING AS REQ'D., TYP.

EXTERIOR SLIDING GLASS DOOR, SEE DOOR SCHEDULE

36"H. GLASS GUARDRAIL, SEE DTL. 3/A5.10, TYP.

ALUMINUM TILE STOP, SEE DTL. 6/A5.10

5/8" THK. SAND FINISH CEMENTITIOUS COATING

SAND FINISH SYNTHETIC CEMENTITIOUS COATING ON UNDERSIDE OF DENSGLASS UNDER 2x WD. FRAMING AS REQ'D, TYP.

PROVIDE DRAINAGE MAT & WATERPROOFING SYSTEM BETWEEN POOL SHELL (UNDER SEPARATE PERMIT) AND POOL STRUCTURAL SLAB, SEE DTL. 10/A5.30, TYP.

STRUCTURAL INSULATION, SEE POOL DRAWINGS (UNDER SEPARATE PERMIT), TYP.

B.O. POOL SHELL 14.17' NAVD

5/8" THK. SAND FINISH CEMENTITIOUS COATING

G.C. TO PROVIDE (3x) FLOOR DRAINS IN POOL STRUCTURAL SLAB FOR CONDENSATION DRAINAGE, G.C. TO COORDINATE LOCATIONS WITH POOL CONTRACTOR, TYP.

CLEAN GRAVEL OVER 10 MIL. THK. LAPPED & TAPED VAPOR BARRIER

TREATED COMPACTED FILL, TYP.

FOUNDATION. SEE STRUCTURAL FOR SIZE AND REINF. TYP.

EXPOSED CONC. ROUND COLUMN, TO BE FORMED & POURED IN STL. OR FIBERGLASS FORMS, CONCRETE TO BE SEALED, TYP.

PAVER PEDESTAL SYSTEM, INSTALL PER MANUF. SPECS., OVER WATERPROOFING MEMBRANE W/ ADDITIONAL LAYER UNDER EACH PEDESTAL ON CONCRETE SLOPED TO DRAIN, TYP.

POOL, SPA, SUN SHELF, SPILLWAY, & ALL WATER FEATURES (UNDER SEPARATE PERMIT) SEE SITE PLAN FOR ADDITIONAL INFORMATION

ISOLATION JOINT, SEE STRUCTURAL

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

NOTE:
ALL MATERIALS BELOW DESIGN FLOOD ELEVATION SHALL BE APPROVED WATER RESISTANT MATERIALS PER FEMA TECH. BULLETIN #2, AUG 2008 (I.E. – WINDOWS, DOORS, JAMBS, STAIRS, WALLS, ETC. ALL MATERIALS MUST BE ABLE TO RESIST WATER FOR A MINIMUM OF 72 HOURS.)

HORIZONTAL AZEK SHIP LAP EXTERIOR CLADDING OR APPROVED EQUIL., OVER WD. FRAMING, SEE STRUCTURAL, TYP.
PROTECT ALL WD. FRAMING W/ LIQUID APPLIED WATERPROOFING PER MANUFACTURER INSTRUCTIONS

SYNTHETIC LAWN INSTALLED PER MANUFACTURER INSTRUCTIONS ON THERMOPLASTIC POLYOLEFIN (TPO) SINGLE PLY ROOFING SYSTEM, INSTALL PER MANUFACTURER INSTRUCTIONS OVER SLOPED EXTERIOR GRADE PLYWOOD SHEATHING, TYP.

AZEK SHEET GOOD PANEL INTERIOR CLADDING OR APPROVED EQUIL., OVER WD. FRAMING, SEE STRUCTURAL, TYP. ALL INSIDE SURFACES & UNDERSIDE OF ROOF WD. ROOF FRAMING.

OPEN CELL SPRAY FOAM INSULATION ON BOTTOM SIDE OF CONC. ROOF SLAB, TOTAL "R-VALUE" TO BE R-19, TYP.

5/8" GYP. BD. CEILING ON UNDERSIDE OF 2x WD. FRAMING AS REQ'D, TYP.

FINISH FLOOR OVER PROFLEX SOUND CONTROL UNDERLAYMENT MEMBRANE ON CONC. FLOOR SLAB, TYP.

HINGED DOOR, SEE DOOR SCHEDULE, TYP.

5/8" GYP. BD. OVER 1x2 P.T. FURRING STRIPS OVER 3/4" RIGID INSULATION BD., TYP.

5/8" GYP. BD. ON BOTH SIDES OF 2x WOOD STUDS @ 16" O.C. W/ SOUND ATTENUATION BATT INSULATION BETWEEN STUDS, TYP.

5/8" THK. SAND FINISH CEMENTITIOUS COATING

SLOPE 1/4" PER FT., MIN.

SLIP RESISTANT TILE ON SLOPED THINSET MORTAR OVER LIQUID APPLIED WATERPROOFING MEMBRANE ON CONCRETE, EXTEND WATERPROOFING 12" UP CMU, TYP.

SLOPE 1/8" PER FT., MIN.

SLIP RESISTANT TILE ON SLOPED THINSET MORTAR OVER LIQUID APPLIED WATERPROOFING MEMBRANE ON CONCRETE, EXTEND WATERPROOFING 12" UP CMU, TYP.

ALUM. TILE STOP, SEE DTL. 6/A5.10

5/8" THK. SAND FINISH CEMENTITIOUS COATING

"SIMULATED WOOD" ALUM. SIDING, 16GA., OVER THOROSEAL WATERPROOFING, INSTALL PER MANUF. SPECS., TYP.

ALUM. TILE STOP, SEE DTL. 6/A5.10

GARAGE DOOR TRACK, HOLD TRACK AS CLOSE TO UNDERSIDE OF SLAB AS POSSIBLE

EXTERIOR GARAGE DOOR, SEE DOOR SCHEDULE

CONCRETE SLAB ON LAPPED & TAPED 10 MIL. VAPOR BARRIER OVER TREATED COMPACTED FILL, SEE STRUCTURAL FOR REINF., TYP.

T.O. GLASS GUARDRAIL 38'-4"
T.O. ROOF DECK 35'-4"
MAX. ALLOWABLE HT. 38'-7 5/8" (48.30' N.A.V.D.)
SECOND LIVING LEVEL 22'-8" (32.33' N.A.V.D.)
B.O. FLOOR TRUSS 20'-8"
FIRST LIVING LEVEL 10'-8" (20.33' N.A.V.D.)
5/8" THK. SAND FINISH CEMENTITIOUS COATING
B.O. LOWEST HORIZONTAL STRUCT'L. MEMBER 8'-8" (18.33' N.A.V.D.)
DESIGN FLOOD ELEVATION (D.F.E.) 18.00' N.A.V.D.
BASE FLOOD ELEVATION (B.F.E.) 15.00' N.A.V.D.
T.O. GROUND FLOOR/GARAGE SLAB (H.P.) 0'-0" (9.67' N.A.V.D.)
LOWEST HORIZONTAL STRUCT'L MEMBER ALLOWED 8'-7 5/8" (18.30' N.A.V.D.)
MAXIMUM BUILDING HEIGHT 30'-0"

3'-0", 10'-0" TYP., 9'-6" TYP., 8'-8" TYP., 12'-8", 2'-0", 10'-0", 3'-4", 2'-0", 5'-4"

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

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A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

BUILDING SECTIONS

Project Ref: 3515
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7 – REVISION PER OWNER CHANGES DATED – 06/17/2024

8 – REVISION PER MANUF. REQUIREMENTS DATED – 10/02/2024

2 – REVISION PER STRUCTURAL CHANGES DATED – 05/10/2023 & I.D. COMMENTS DATED – 06/15/2023

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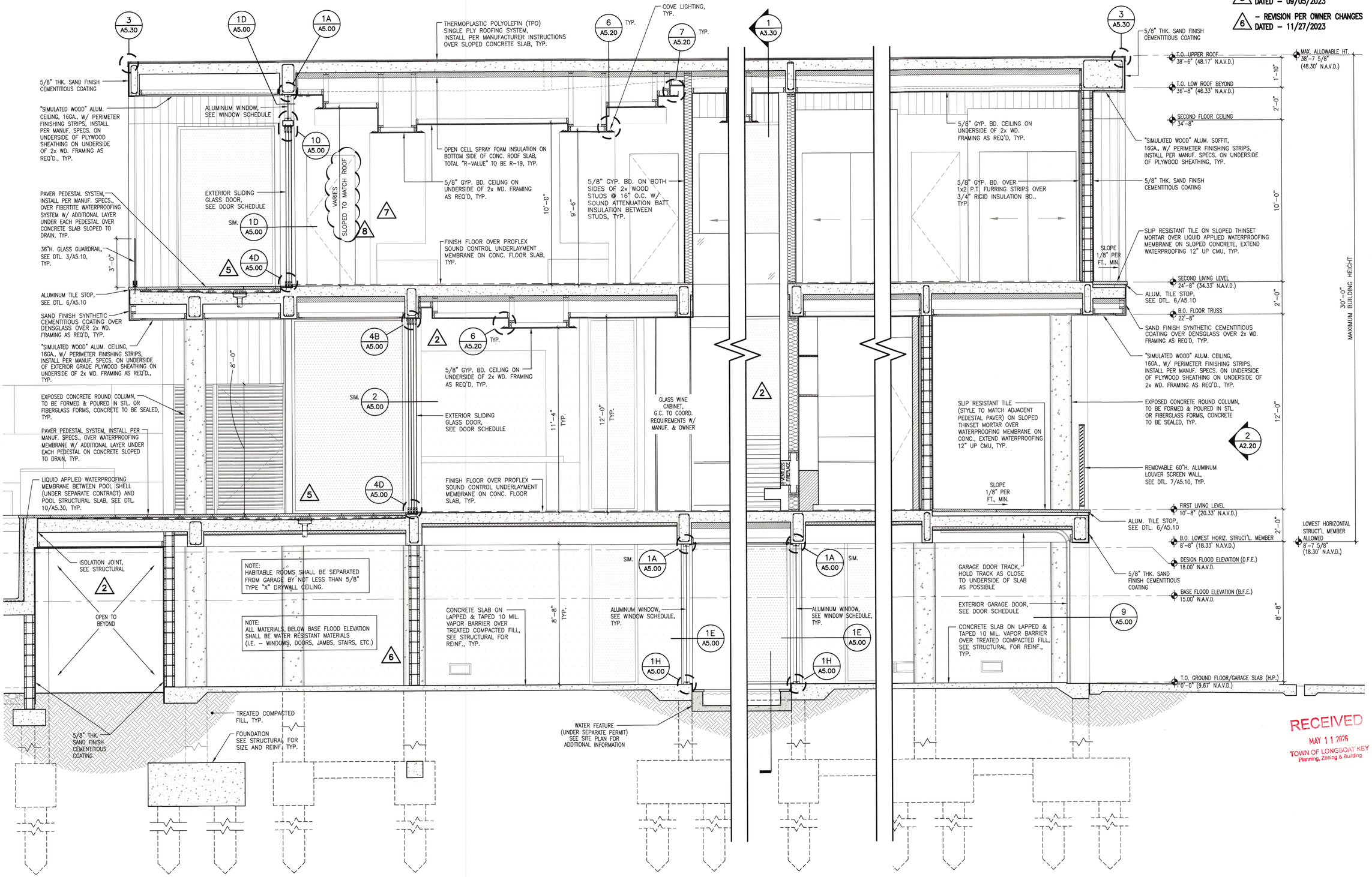

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STATE OF FLORIDA · MARK E. SLAYMAKER · No. AR 0015361 · REGISTERED ARCHITECT · 05/06/2024

Revisions
1 06/16/2023
2 10/25/2023
3 12/05/2023
4 08/06/2024
5 11/12/2024

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5 – REVISION PER G.C. COMMENTS DATED – 09/05/2023

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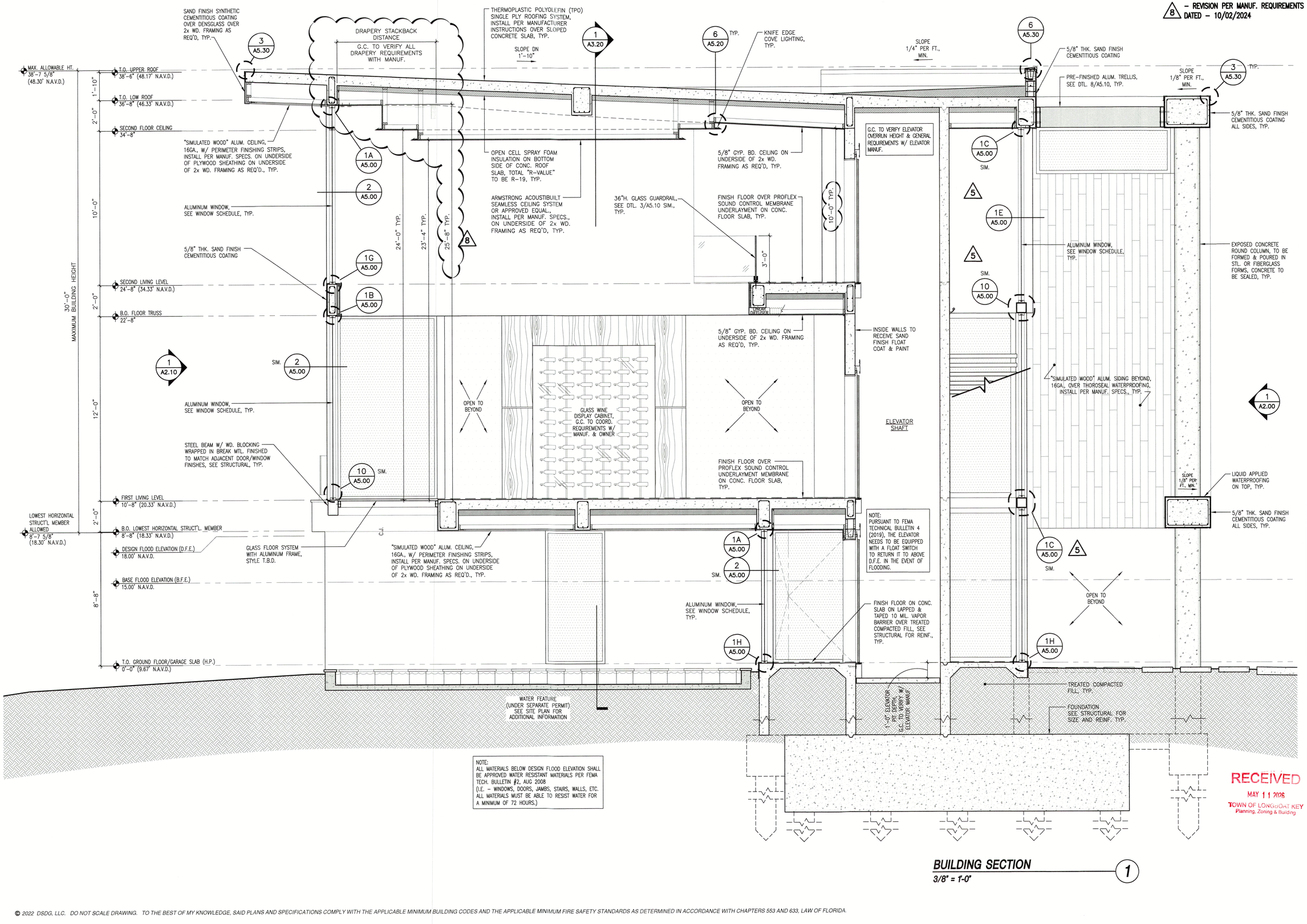

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STATE OF FLORIDA
MARK E. SLAWIK
LICENSE NO. AR 0009586
REGISTERED ARCHITECT
05/06/2026

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10/25/2023
10/03/2024

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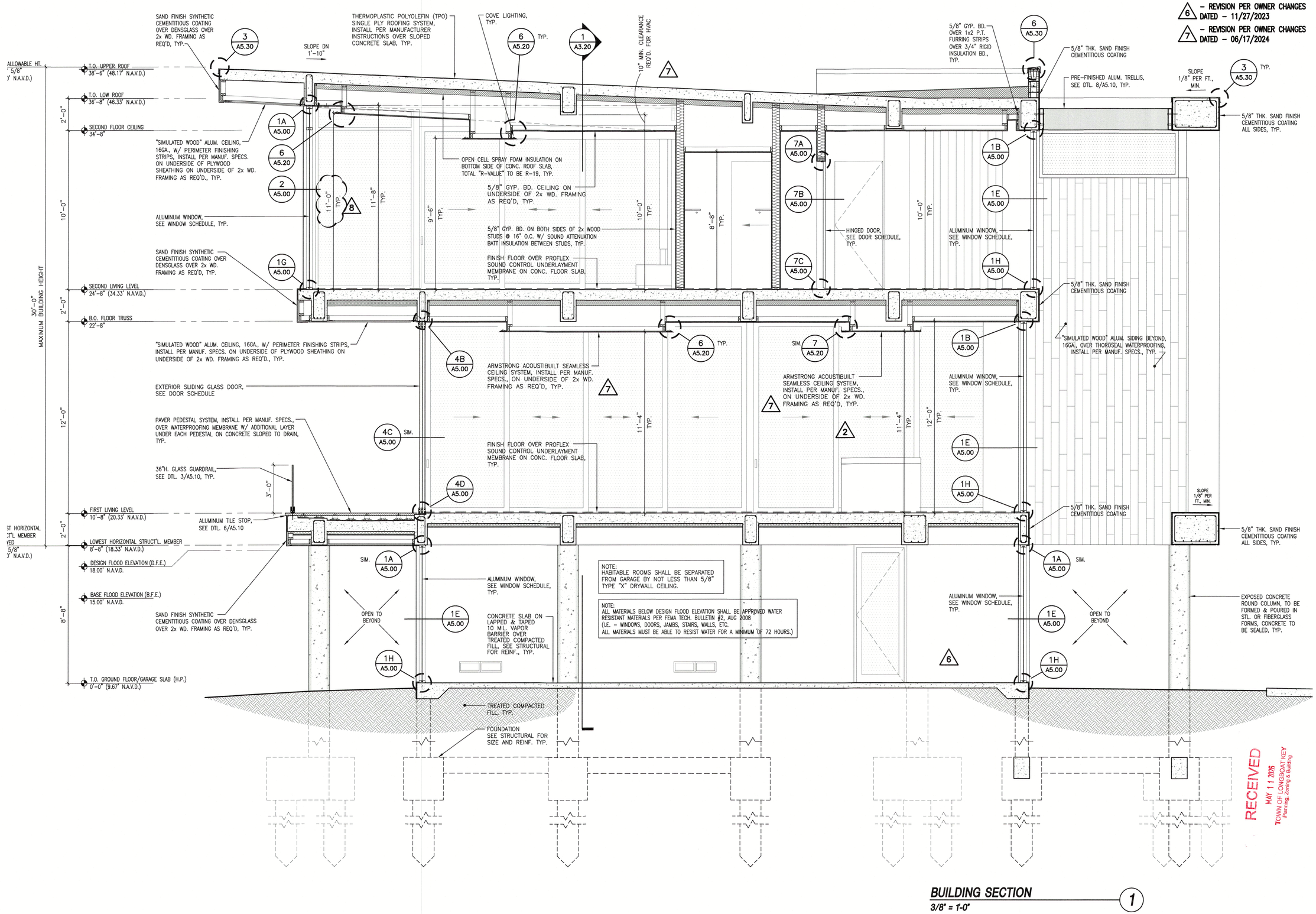

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STATE OF FLORIDA · MARK E. SLAYMAKER · No. AR 93536 · REGISTERED ARCHITECT · 03/06/2024

Revisions
2 06/16/2023
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AA 0003661

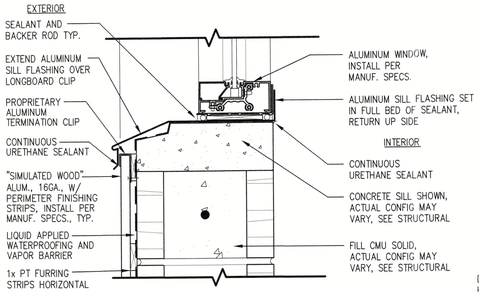
ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.
NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

BUILDING SECTIONS

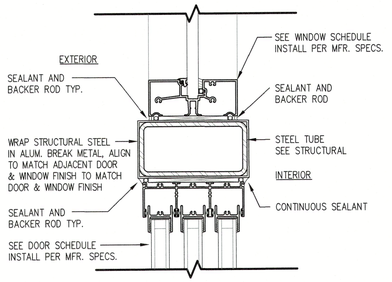
Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A3.40



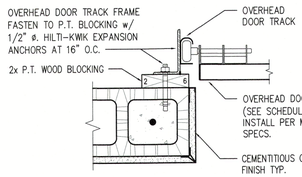
SIMULATED WD. WINDOW SILL DTL. 11

3" = 1'-0"



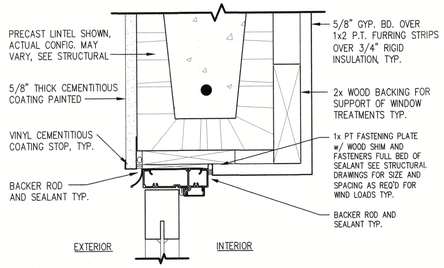
DOOR / WINDOW DETAIL 10

3" = 1'-0"

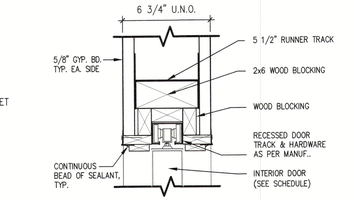


OVERHEAD GARAGE DOOR JAMB DETAIL 9

1 1/2" = 1'-0"

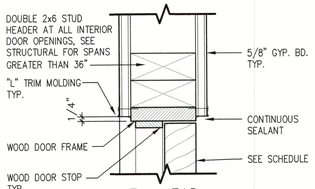


6A. HEAD/JAMB



POCKET DOOR HEAD DETAIL 8

3" = 1'-0"



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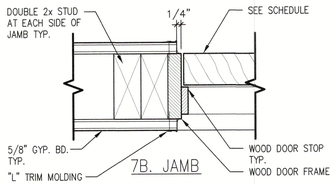

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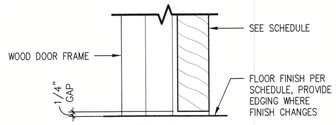
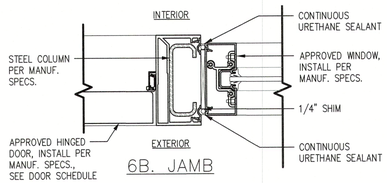


7C. SILL

INTERIOR SWING DOOR DETAIL 7

3" = 1'-0"



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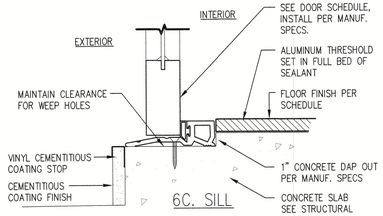
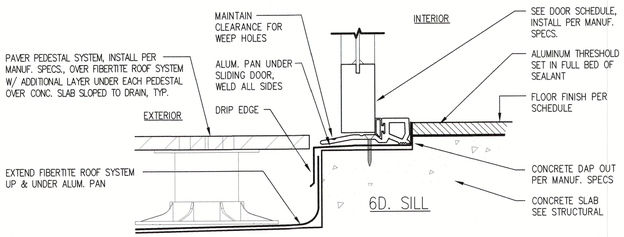


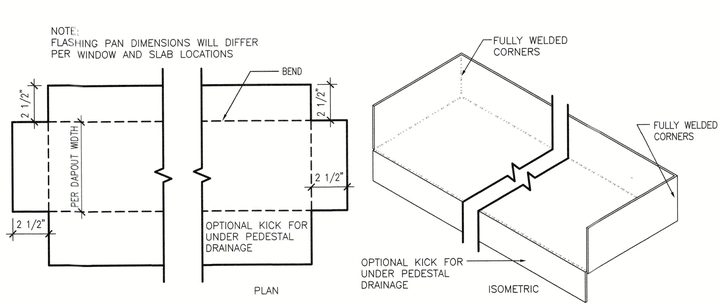
6C. SILL



6D. SILL

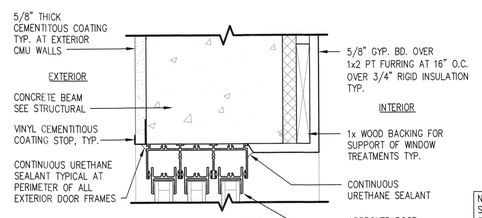
EXTERIOR DOOR DETAIL 6

3" = 1'-0"



ALUMINUM SILL FLASHING DETAIL 5

N.T.S.



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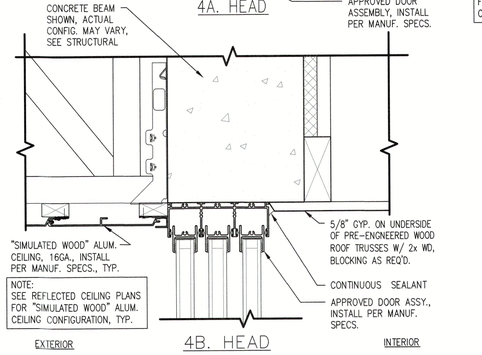
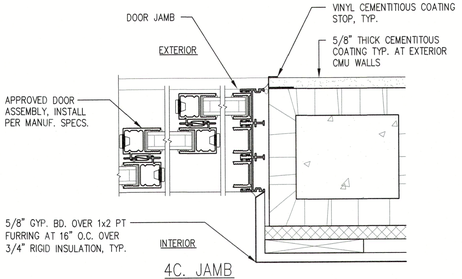


4B. HEAD



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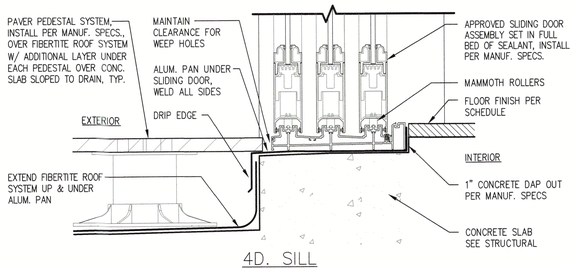
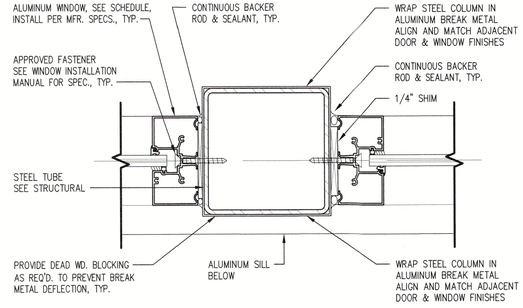


4D. SILL

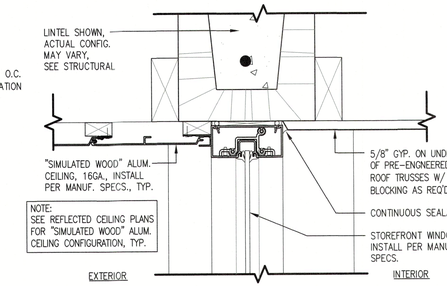
SLIDING DOORS DETAIL 4

3" = 1'-0"

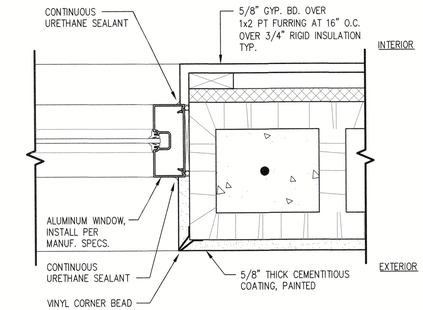


WINDOW STEEL COLUMN DETAIL 2

3" = 1'-0"



1A. HEAD



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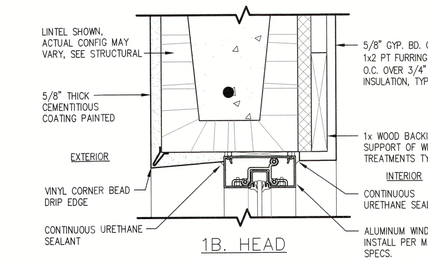
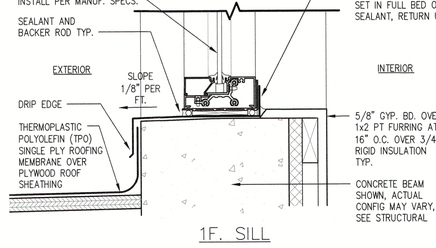
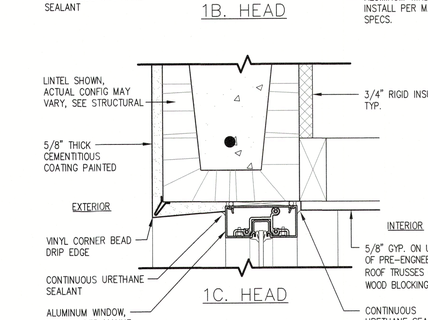


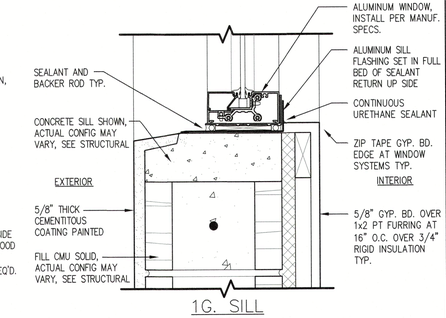
1B. HEAD



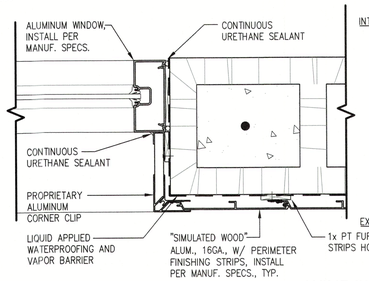
1F. SILL



1C. HEAD



1G. SILL



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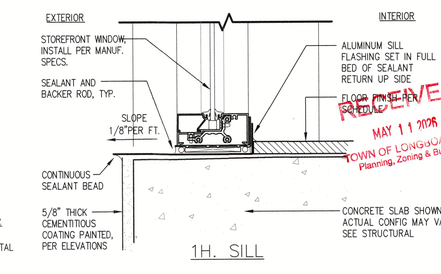

1H. SILL

WINDOW DETAIL 1

3" = 1'-0"

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AA 0003661

STATE OF FLORIDA — JOHN E. SILVIAN — LICENSED ARCHITECT — REG. NO. 0006202

Revisions

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

ISSUED FOR PERMIT SET - 03/08/2023

RECEIVED
MAY 11 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

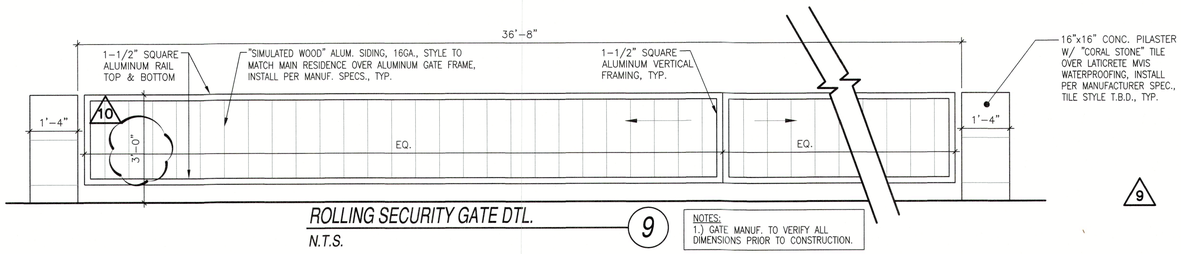
EXTERIOR DOOR & WINDOW DETAILS

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A5.00

10 – REVISION PER OWNER CHANGES DATED – 02/23/2026

9 – REVISION PER OWNER CHANGES DATED – 10/27/2025



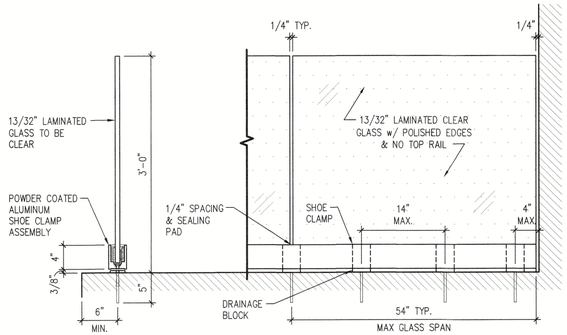
ROLLING SECURITY GATE DTL.

N.T.S.

9

NOTES:
1.) GATE MANUF. TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

9



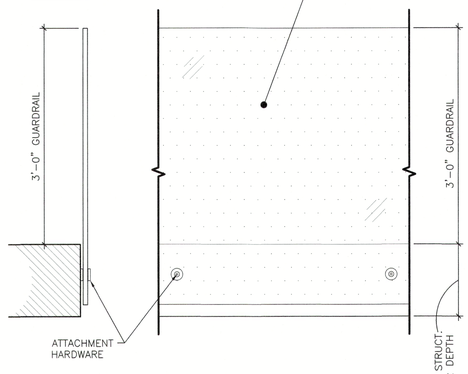
GLASS GUARDRAIL DETAILS

1" = 1'-0"

3

NOTE:
– PROVIDE SUBMITTALS FOR ALL CONDITIONS AND FASTENING TO THE STRUCTURE SIGNED AND SEALED w/ CALCULATIONS.
– MAINTAIN REGULAR SPACING OF GLASS PANELS ACROSS THE FULL WIDTH OF RAILING
– SHOE CLAMP ASSEMBLY TO BE WAGNER "PANELGRIP".

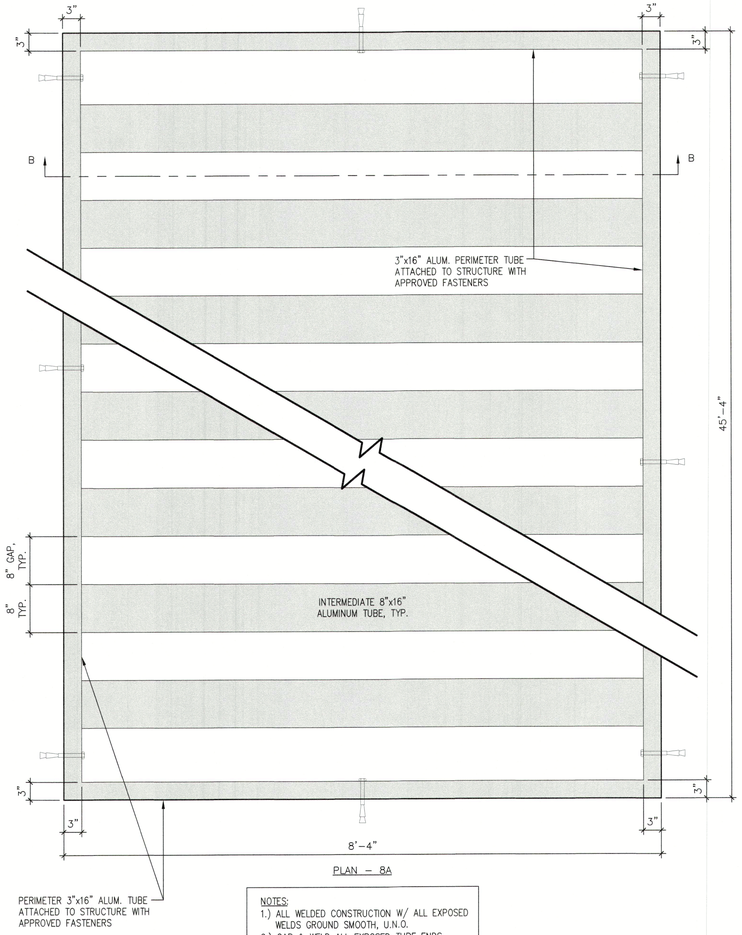
NOTES:
1.) RAILING MANUF. TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.



GLASS GUARDRAIL DETAILS

1" = 1'-0"

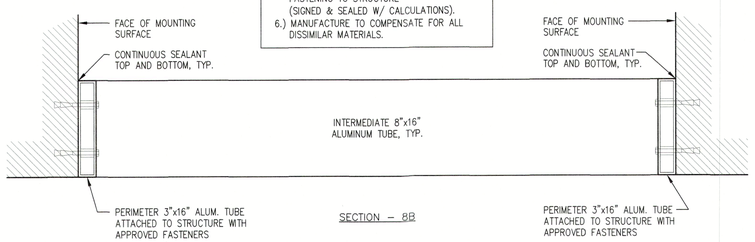
2



PLAN – 8A

PERIMETER 3"x16" ALUM. TUBE ATTACHED TO STRUCTURE WITH APPROVED FASTENERS

NOTES:
1.) ALL WELDED CONSTRUCTION W/ ALL EXPOSED WELDS GROUND SMOOTH, U.N.O.
2.) CAP & WELD ALL EXPOSED TUBE ENDS.
3.) PROVIDE WEEP HOLES.
4.) POWDER COATED FINISH (COLOR T.B.D.)
5.) PROVIDE SUBMITTALS FOR ALL CONDITIONS & FASTENING TO STRUCTURE (SIGNED & SEALED W/ CALCULATIONS).
6.) MANUFACTURE TO COMPENSATE FOR ALL DISSIMILAR MATERIALS.

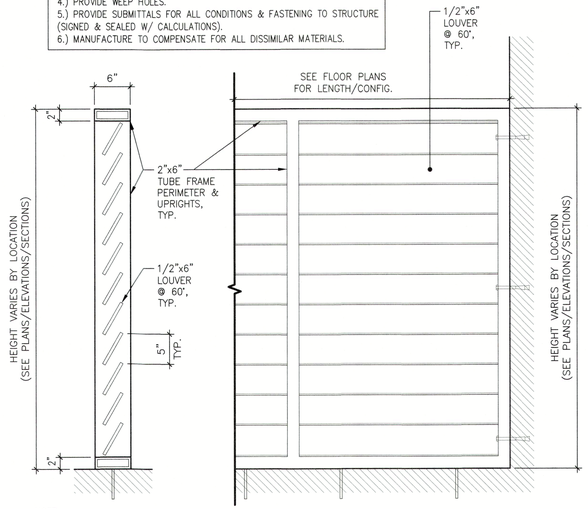


ALUMINUM TRELLIS DETAILS

1" = 1'-0"

8

NOTES:
1.) MATERIAL TO BE PRE-FINISHED ALUMINUM (COLOR TO BE DETERMINED).
2.) MAINTAIN REGULAR SPACING OF UPRIGHTS ACROSS THE FULL LENGTH OF VISION BARRIER/GUARDRAIL.
3.) CAP & WELD ALL EXPOSED TUBE ENDS.
4.) PROVIDE WEEP HOLES.
5.) PROVIDE SUBMITTALS FOR ALL CONDITIONS & FASTENING TO STRUCTURE (SIGNED & SEALED W/ CALCULATIONS).
6.) MANUFACTURE TO COMPENSATE FOR ALL DISSIMILAR MATERIALS.

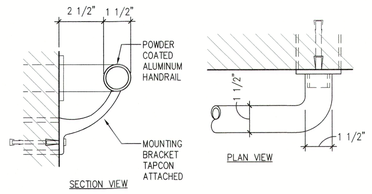


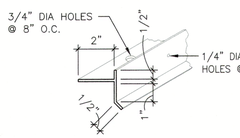
NOTE:
– MAINTAIN REGULAR SPACING OF UPRIGHTS ACROSS THE FULL WIDTH OF VISION BARRIER/GUARDRAIL.
–FINISH TO BE POWDER COATED. COLOR T.B.D.

VISION BARRIER / GUARDRAIL DTLS.

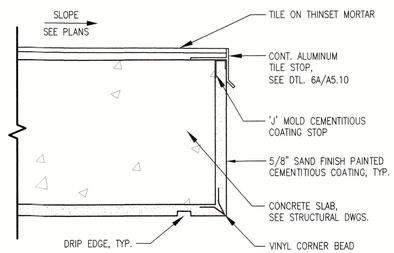
1" = 1'-0"

7





6A. ALUMINUM TILE STOP PROFILE



BALCONY EDGE DETAIL

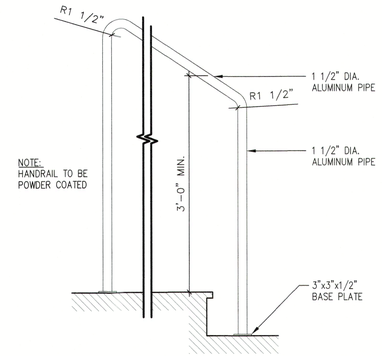
3" = 1'-0"

6

HANDRAIL DETAIL

3" = 1'-0"

5

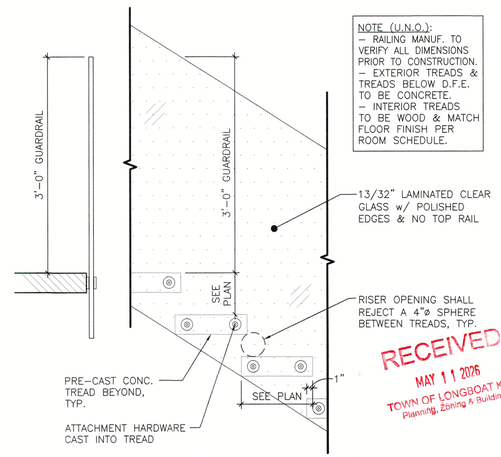


GRASPABLE HANDRAIL DETAIL

1" = 1'-0"

4

NOTE (U.N.O.):
– RAILING MANUF. TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
– EXTERIOR TREADS & TREADS BELOW D.F.E. TO BE CONCRETE.
– INTERIOR TREADS TO BE WOOD & MATCH FLOOR FINISH PER ROOM SCHEDULE.



GLASS GUARDRAIL DETAIL

1" = 1'-0"

1

RECEIVED
MAY 11 2026
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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STATE OF FLORIDA — JOSEPH S. GILMAN — LICENSE NO. AR 0003661 — 05/06/2024 — REGISTERED ARCHITECT

Revisions
12/18/2025
02/28/2026

DSDG ARCHITECTS
ARCHITECTURE
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INTERIOR DESIGN
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AA 0003661

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

MISCELLANEOUS DETAILS

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
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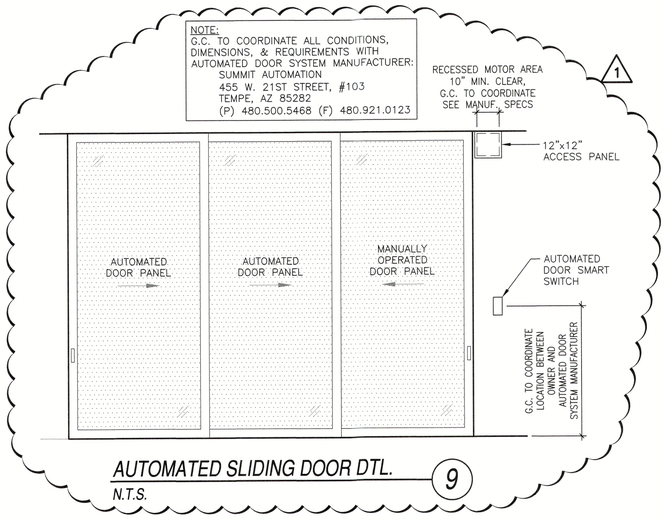
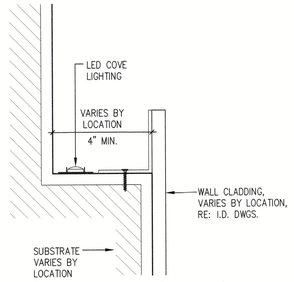
A5.10



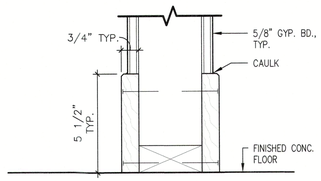
AUTOMATED SLIDING DOOR DTL. 9

N.T.S.



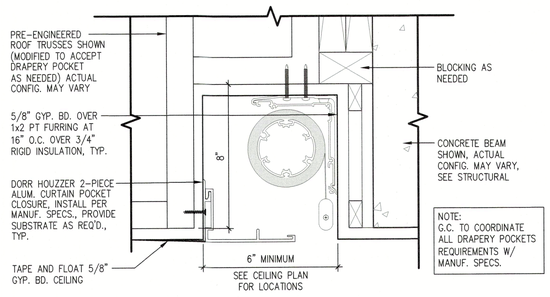
WALL LIGHT POCKET DETAIL 8

3" = 1'-0"



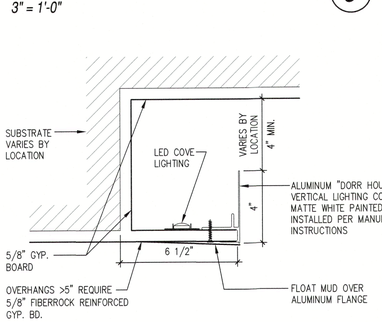
INTERIOR BASE DETAIL 5

3" = 1'-0"



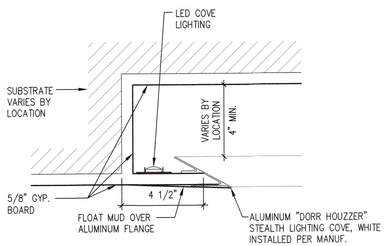
DRAPERY POCKET DETAIL 4

3" = 1'-0"



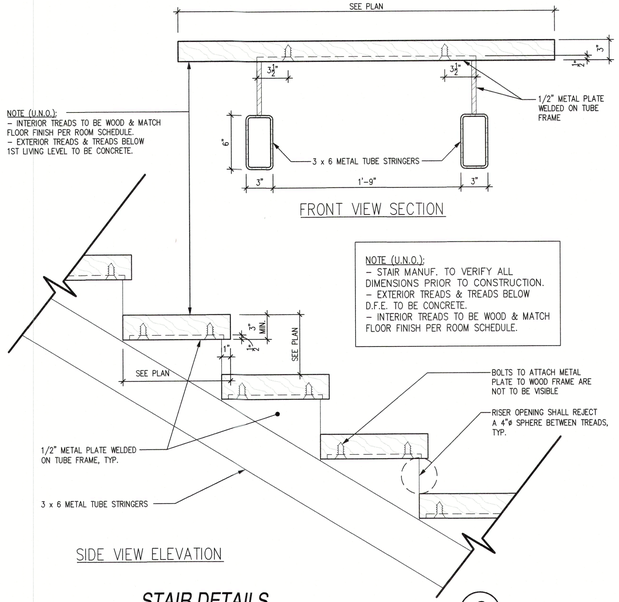
COVE LIGHTING DETAIL 7

3" = 1'-0"



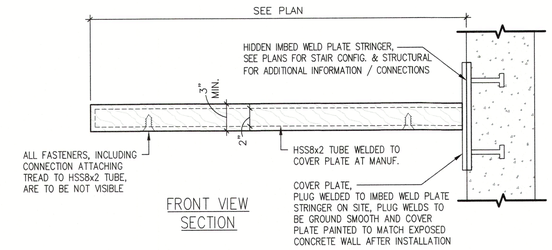
COVE LIGHTING DETAIL 6

3" = 1'-0"

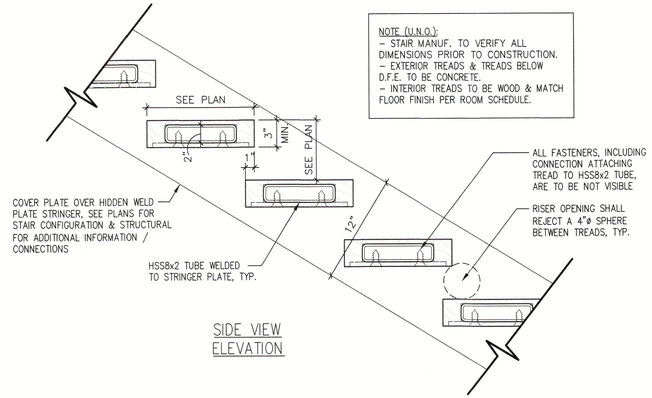


STAIR DETAILS 3

1 1/2" = 1'-0"



FRONT VIEW SECTION

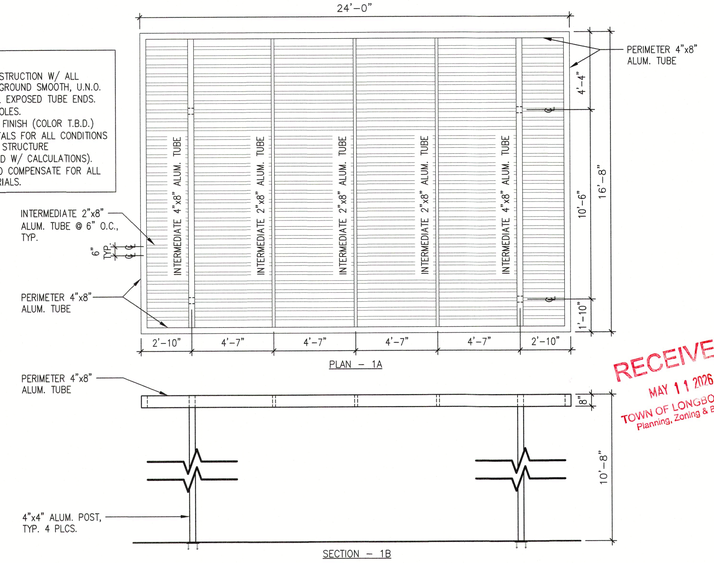


SIDE VIEW ELEVATION

CANTILEVERED STAIR DETAILS 2

1 1/2" = 1'-0"

NOTES:
1.) ALL WELDED CONSTRUCTION W/ ALL EXPOSED WELDS GROUND SMOOTH, U.N.O.
2.) CAP & WELD ALL EXPOSED TUBE ENDS.
3.) PROVIDE WEEP HOLES.
4.) POWDER COATED FINISH (COLOR T.B.D.)
5.) PROVIDE SUBMITTALS FOR ALL CONDITIONS & FASTENING TO STRUCTURE (SIGNED & SEALED W/ CALCULATIONS).
6.) MANUFACTURE TO COMPENSATE FOR ALL DISSIMILAR MATERIALS.



PLAN – 1A

SECTION – 1B

TRELLIS DETAILS 1

1/4" = 1'-0"

RECEIVED
MAY 11 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

1 – REVISION PER G.C. COMMENTS DATED – 03/27/2023

STATE OF FLORIDA
MARK E. SLATER
No. AR 0015361
REGISTERED ARCHITECT
03/08/2023

Revisions
1 04/13/2023

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
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SARASOTA, FLORIDA 34236
Tel (941) 955-5645
Fax (941) 955-2924
www.dsdginc.com
AA 0003661

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

MISCELLANEOUS DETAILS

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A5.20

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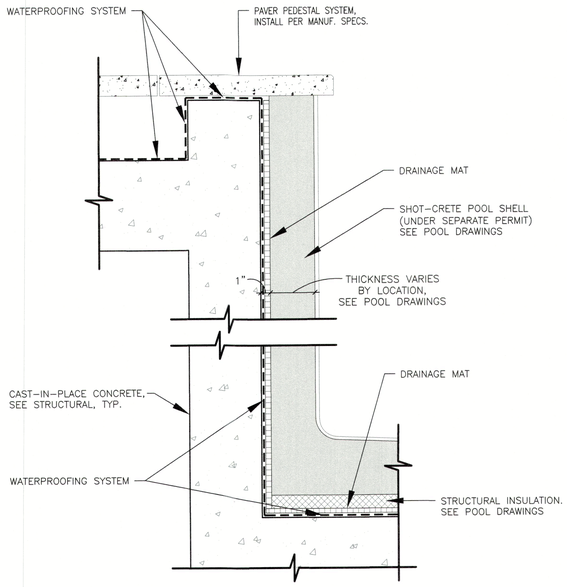
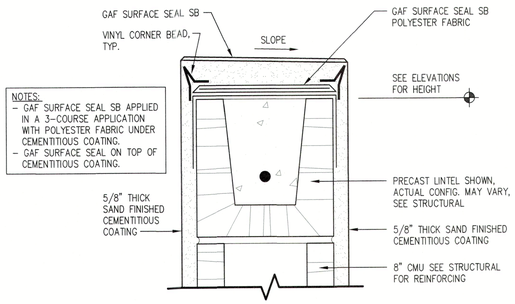


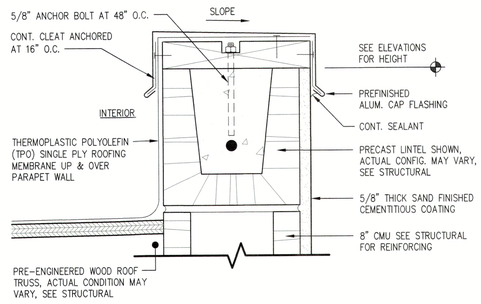
POOL CONDENSATE DRAINAGE DTL. 10

N.T.S.



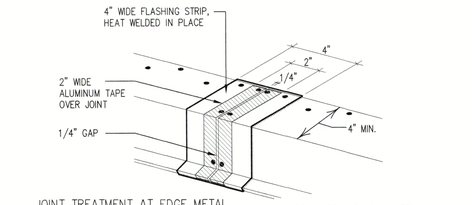
PARAPET FLASHING DETAIL 7

3" = 1'-0"

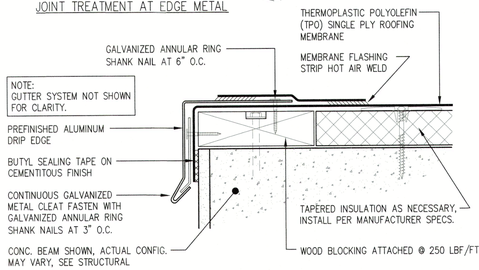


PARAPET CAP DETAIL 6

SCALE: 3" = 1'-0"

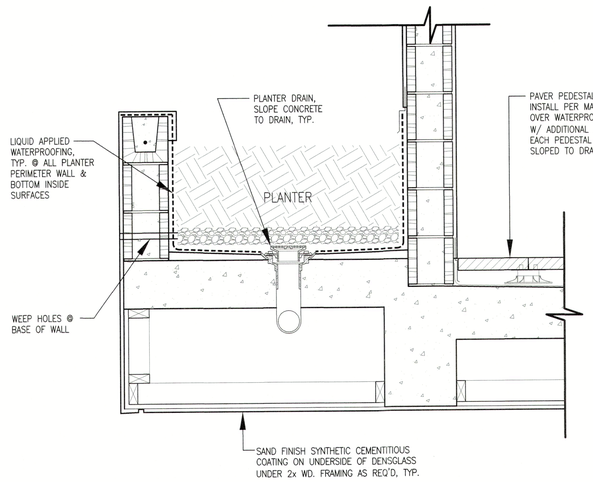


JOINT TREATMENT AT EDGE METAL



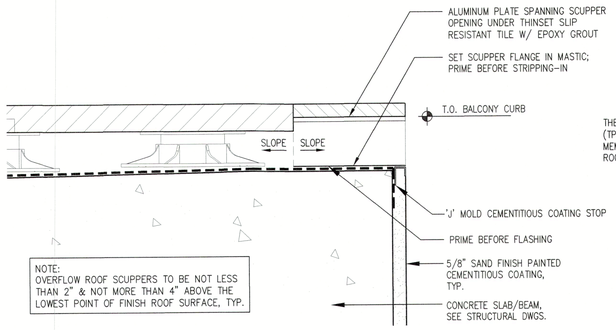
TYPICAL EDGE FLASHING 3

N.T.S.



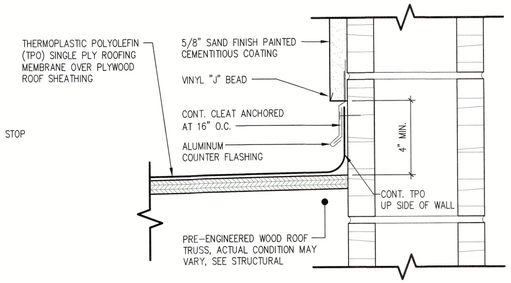
PLANTER CONDENSATE DRAINAGE DTL. 12

N.T.S.



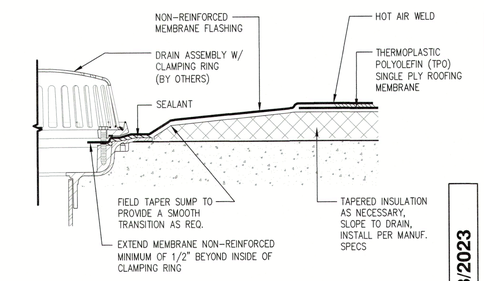
BALCONY SCUPPER DETAIL 9

3" = 1'-0"



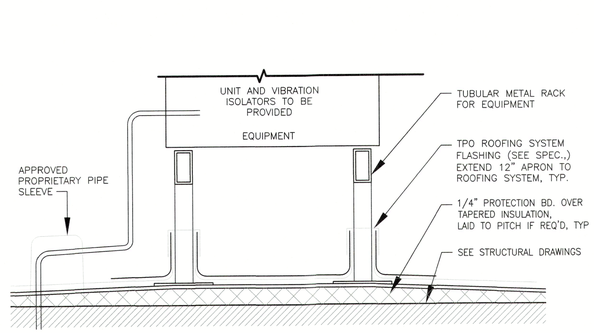
COUNTER FLASHING DETAIL 5

3" = 1'-0"



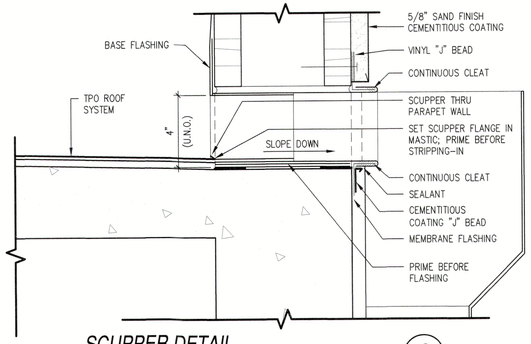
TYPICAL DRAIN FLASHING 2

N.T.S.



CONDENSER UNIT RACK 11

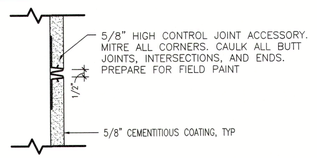
N.T.S.



SCUPPER DETAIL 8

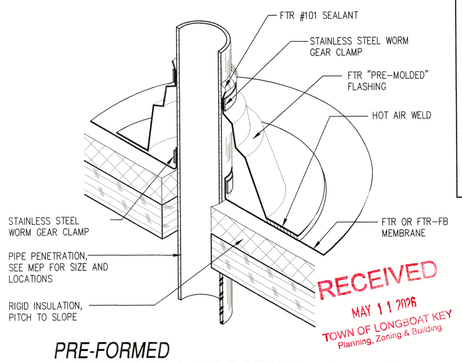
SCALE: 3" = 1'-0"

NOTE:	NOTE:
SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF REVEAL JOINTS.	CEILING CONTROL JOINTS EVERY 12'-0" OR TO ALIGN WITH WALL CONTROL JOINTS.



TYPICAL CONTROL JOINTS 4

1 1/2" = 1'-0"



PRE-FORMED PIPE FLASHING BASE RESTRAINT 1

NOT TO SCALE

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STATE OF FLORIDA · JAMES E. SALMON · LICENSED ARCHITECT · REGISTERED ARCH. · 03/08/2024

Revisions

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
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AA 0002661

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THIRTY-FIVE FIFTEEN, LLC.
NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

MISCELLANEOUS DETAILS

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A5.30

FIRESTOPPING NOTES

CONTRACTOR IS DEFINED AS THE PERSON OR COMPANY RESPONSIBLE FOR THE INSTALLATION OF ANY PIPING PENETRATING RATED WALLS OR FLOORS, OR THE SUB-CONTRACTOR RESPONSIBLE FOR FIRESTOPPING IF CONTRACTED OUT SEPARATELY BY THE OWNER / GENERAL CONTRACTOR.

FIRESTOPPING SHALL BE DEFINED AS THE PROTECTION OF ANY RATED WALL OR FLOOR AGAINST THE SPREAD OF FLAME, SMOKE AND GASES REQUIRED TO MAINTAIN THE INTEGRITY OF THE TIME-RATED CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PENETRATIONS FOR RATED FLOORS, CEILINGS, AND WALLS WITH THE APPROPRIATE FIRESTOPPING SYSTEM.

CONTRACTOR SHALL THOROUGHLY EXAMINE ARCHITECTURAL DRAWINGS PERTAINING TO FIRE AND SMOKE RATINGS OF ALL WALLS AND FLOOR AND DETERMINE THE APPROPRIATE FIRESTOPPING ASSEMBLY REQUIRED FOR CONDITION SPECIFIED.

ALL FIRE PROTECTION PRODUCTS MUST BE ASTM E 84, ASTM E 136, ASTM E 814 FOR WALLS OR E 119 FOR FLOORS, APPROVED SYSTEM, A UL LISTED PRODUCT AND MEET NFPA 101.

CONTRACTOR SHALL SUBMIT SPECIFICATIONS FOR ALL FIRESTOPPING PRODUCTS TO BE USED ON THE JOB WITH A DETAIL AND THE UL LISTED NUMBER CORRESPONDING TO THAT SPECIFIC CONFIGURATION WITH THE SUBMITTALS.

FIRESTOPPING ASSEMBLY SHALL NOT SUPPORT THE PIPE UNLESS FACTORY DESIGNED TO DO SO. PIPE SHALL BE SUPPORTED TO PREVENT MOVEMENT OF PIPING PASSING THROUGH ASSEMBLY.

ALL FIRESTOPPING PRODUCTS SHALL BE INSTALLED BY A QUALIFIED AND TRAINED TECHNICIAN OF THE COMPANY. DAY LABORERS AND TEMPORARY HELP MAY NOT INSTALL OR APPLY ANY FIRESTOPPING PRODUCTS. INSTALLER SHALL BE COMPLETELY FAMILIAR WITH THE PRODUCTS AND METHODS REQUIRED FOR A COMPLETE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

ALL FIRESTOPPING PRODUCTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION PROCEDURES.

THE FIRE STOPPING ASSEMBLIES SHALL MAINTAIN THE RATING OF THE FLOOR OR WALL, AND SHALL FORM AN EFFECTIVE BARRIER AGAINST THE SPREAD OF FLAME, SMOKE, GASES, AND MOISTURE.

INSTALLED ASSEMBLIES SHALL BE PROTECTED FROM DAMAGE WHERE EXPOSED TO SUCH CONDITIONS.

ALL CONCRETE FLOOR PENETRATIONS FOR METAL PIPING SHALL BE DONE WITH A CAN TYPE FIRESTOPPING DEVICE.

ALL FLOOR PENETRATIONS AND TWO HOUR WALL PENETRATIONS FOR PLASTIC PIPING SHALL BE PROTECTED WITH A COLLAR TYPE FIRESTOPPING DEVICE.

ALL WALL PENETRATIONS MAY BE PROTECTED WITH CAULKING ONLY TYPE FIRESTOPPING METHODS.

THE FOLLOWING ARE APPROVED MANUFACTURES:

3M FIRE PROTECTION PRODUCTS

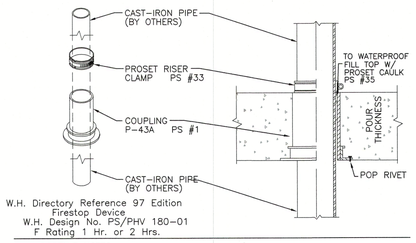
SPECIFIED TECHNOLOGIES INC. FIRE STOPPING SYSTEMS

TREMCO MANUFACTURING

OTHER EQUAL PRODUCTS MAY BE SUBMITTED TO THE ENGINEER PRIOR TO BIDDING FOR APPROVAL BY CRAWFORDWILLIAMS ENGINEERING. ALL APPROVALS ARE AT THE DISCRETION OF THE ENGINEER OF RECORD.

PIPING FLOOR PENETRATIONS

CAST IRON PIPING
CONCRETE ON TUNNEL OR PAN FORMS FOR FLOORS OR WALLS

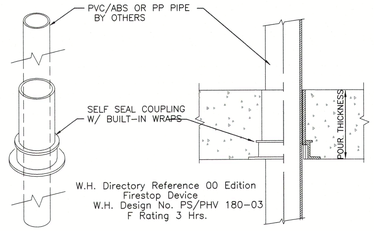


W.H. Directory Reference 97 Edition
Firestop Device
W.H. Design No. FS/PHV 180-01
F Rating 1 Hr. or 2 Hrs.

IMPORTANT NOTES :

1. Drill three 3/16" holes through the flange & the metal deck.
2. Use #610 Aluminum pop rivets through the drilled holes to mount coupling.
3. After the concrete pour, remove protective cap.
4. Insert regular no-hub pipe through the coupling.
5. Fill void at top with ProSet caulking to waterproof.
6. Install riser clamp around pipe to support and draft stop.
7. Use regular no-hub couplings to connect the other cast iron piping.
   Option 4. Use when cast iron pipe passes through the penetration, such as rainwater piping. Must install a riser clamp. Caulk void to waterproof.

PVC AND CPVC PIPING
POUR CONCRETE ON WOOD FORM FOR FLOORS



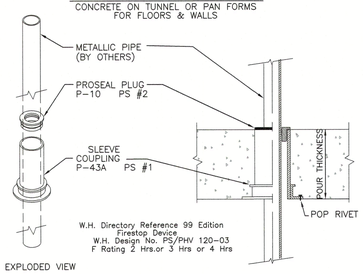
W.H. Directory Reference 00 Edition
Firestop Device
W.H. Design No. PS/PHV 180-03
F Rating 3 Hrs.

IMPORTANT NOTES :

1. Use nails through flange holes to mount the sleeve coupling to the deck.
2. After concrete is poured, remove protective cap.
3. Insert the through pipe from either the top or the bottom side of the Green lettered coupling.

Option: The PVC stack pipe can be solvent welded into the top and bottom side of the Red lettered coupling.

STEEL PIPING
CONCRETE ON TUNNEL OR PAN FORMS FOR FLOORS & WALLS



W.H. Directory Reference 99 Edition
Firestop Device
W.H. Design No. PS/PHV 120-03
F Rating 2 Hrs.or 3 Hrs or 4 Hrs

EXPLODED VIEW

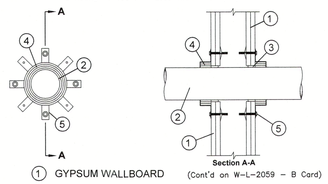
IMPORTANT NOTES :

1. Drill three 3/16" holes through flange & the metal deck.
2. Use #610 Aluminum pop rivets through the drilled holes to mount coupling.
3. After concrete is poured, remove protective cap.
4. Insert pass through piping up through the sleeve coupling.
5. Install the proper size split ProSeal Plug around the pipe & drive in from the top side.
6. Use two ProSeal plugs for wall installation.

Alternate : Plugs may be solvent cemented in for waterproofing and ease of installation.

PVC AND CPVC PIPING WALL PENETRATIONS

System No. W-L-2059
F-Rating - 1 and 2 Hr (See Items 2A, 2B and 3B)
T-Rating - 1, 1-1/2 and 2 Hr (See Items 2A, 2B and 3B)
L Rating At Ambient - 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft

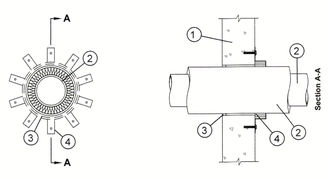


(Cont'd on W-L-2059 - B Card)

1. GYPSUM WALLBOARD
2. PVC, OR CPVC PIPING
3. SPECSEAL SERIES 100 SEALANT
4. SPECSEAL RED WRAP STRIP
5. GALVANIZED STEEL COLLAR

FIRESTOP FOR PVC OR CPVC PIPING THROUGH GYPSUM BOARD WALLS

F-Rating - 2 Hr
T-Rating - 2 Hr

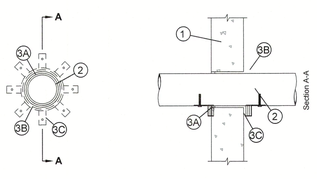


(Cont'd on C-AJ-2137 - B Card)

1. CONCRETE SLAB
2. PVC, OR CPVC WITH 1/2" ARMAFLEX
3. SPECSEAL SERIES 100 SEALANT
4. SPECSEAL SSWRED WRAP STRIP WITH 30 GAUGE GALVANIZED STEEL RESTRAINING COLLAR

FIRESTOP FOR INSULATED PVC OR CPVC THROUGH CONCRETE WALL

F-Rating - 2 and 3 Hr (See Item 2)
T-Rating - 0 and 2 Hr (See Item 2)



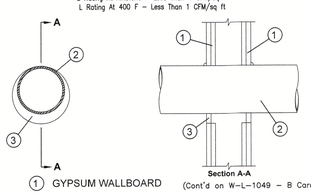
(Cont'd on C-AJ-2124 - B Card)

1. CONCRETE SLAB
2. PVC, OR CPVC
3. SPECSEAL SERIES 100 SEALANT
4. SPECSEAL SSWRED WRAP STRIP WITH 30 GAUGE GALVANIZED STEEL RESTRAINING COLLAR

FIRESTOP FOR PVC OR CPVC THROUGH CONCRETE WALL

METAL PIPING WALL PENETRATION

F-Rating - 1 and 2 Hr (See Item 1B)
T-Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft

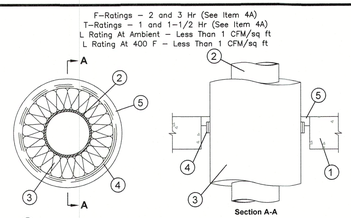


(Cont'd on W-L-1049 - B Card)

1. GYPSUM WALLBOARD
2. STEEL, IRON, OR COPPER PIPING
3. SPECSEAL SERIES 100 SEALANT

FIRESTOP FOR METAL PIPING THROUGH GYPSUM BOARD WALLS

F-Ratings - 2 and 3 Hr (See Item 4A)
T-Ratings - 1 and 1-1/2 Hr (See Item 4A)
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft

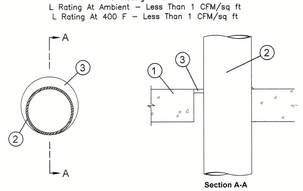


(Cont'd on C-AJ-5058 - B Card)

1. CEMENT WALL
2. STEEL, IRON, OR COPPER PIPING 6" OR LESS
3. PIPE COVERING
4. SPECSEAL WRAP STRIP (SEE SPECIFICATIONS FOR FURTHER INFO)
5. SPECSEAL SERES 100 SEALANT

CEMENT OR MASONRY FIRESTOP FOR 6" OR LESS INSULATED CAST IRON, STEEL, AND COPPER PIPING

F-Rating - 3 Hr
T-Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft

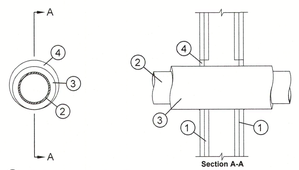


(Cont. on C-AJ-1080-B Card)

1. CONCRETE SLAB FLOOR OR WALL
2. STEEL PIPE
3. SPECSEAL SERES 100 SEALANT

CEMENT OR MASONRY FIRESTOP FOR 6" OR LESS CAST IRON AND STEEL PIPING

F-Rating - 1 and 2 Hr (See Item 1)
T-Rating - 1 Hr



(Cont'd on W-L-5054 - B Card)

1. GYPSUM WALLBOARD
2. STEEL, IRON, OR COPPER PIPING
3. 1/2" TO 3/4" ARMAFLEX
4. SPECSEAL SERIES 100 SEALANT

FIRESTOP FOR INSULATED METAL PIPING THROUGH GYPSUM BOARD WALLS

1 - REVISION PER TOWN OF LBK BLDG. DEPT. REVIEW COMMENTS DATED - 03/27/2023

RECEIVED
MAY 11 2023
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NEW RESIDENCE
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FIRESTOPPING TYPICAL DETAILS & NOTES

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A5.40

1 - THIS SHEET ADDED PER REVISION 1 -

© 2022 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.

DOOR AND FRAME SCHEDULE

DOOR NO.	TYPE	DOOR SIZE WD	DOOR SIZE HGT	DOOR SIZE THK	DOOR MATL	DOOR FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	FRAME MATL	FRAME FINISH	HARDWARE SET	STYLE	REMARKS
001A	3	3'-0"	8'-0"	1-3/4"	AL/GL	PF/CLEAR	6A/A5.00	6A/A5.00	6C/A5.00	AL	PF	LOCK	HINGED – SINGLE – EXTERIOR FULL LITE	IMPACT INSULATED – TERRACE DOOR
001B	13	10'-0"	8'-0"	1-3/4"	AL/GL	PF/OPAQUE	--	9/A5.00	--	STEEL	GALVANIZED	LOCK	OVERHEAD – SECTIONAL	HURRICANE RATED PER CODE. IMPACT INSULATED GLASS
001C	13	10'-0"	8'-0"	1-3/4"	AL/GL	PF/OPAQUE	--	9/A5.00	--	STEEL	GALVANIZED	LOCK	OVERHEAD – SECTIONAL	HURRICANE RATED PER CODE. IMPACT INSULATED GLASS
002A	5	3'-0"	8'-0"	1-3/4"	FIBERGLASS	PNT	6A/A5.00	6A/A5.00	6C/A5.00	COMPOSITE	PNT	--	HINGED – SINGLE	--
003A	4	6'-0"	8'-0"	1-3/4"	FIBERGLASS	PNT	6A/A5.00	6A/A5.00	6C/A5.00	COMPOSITE	PNT	LOCK	HINGED – DOUBLE – EXTERIOR FULL LITE	--
004A	3	3'-0"	8'-8"	1-3/4"	AL/GL	PF/CLEAR	6A/A5.00	6A/A5.00	6C/A5.00	AL	PF	LOCK	HINGED – SINGLE – EXTERIOR FULL LITE	IMPACT INSULATED – TERRACE DOOR
004B	3	4'-0"	8'-8"	1-3/4"	AL/GL	PF/OPAQUE	6A/A5.00	6A/A5.00	6C/A5.00	AL	PF	LOCK	HINGED – SINGLE – EXTERIOR FULL LITE	IMPACT INSULATED – TERRACE DOOR
004C	3	3'-0"	8'-8"	1-3/4"	AL/GL	PF/CLEAR	6A/A5.00	6A/A5.00	7C/A5.00 SIM.	AL	PF	LOCK	HINGED – SINGLE – FULL LITE	IMPACT INSULATED – TERRACE DOOR
005A	1	5'-2"	8'-8"	1-3/4"	GL	CLEAR	--	--	--	AL	PF	DEAD BOLT	PIVOT – EXTERIOR FULL LITE	IMPACT INSULATED – CUSTOM
005B	--	3'-2"	8'-0"	1-3/4"	--	--	--	--	--	--	--	PER ELEV. MANUF.	CASED OPENING	G.C. TO COORDINATE W/ ELEVATOR MANUFACTURER
006A	5	3'-0"	8'-8"	1-3/4"	FIBERGLASS	PNT	6A/A5.00 SIM.	6A/A5.00 SIM.	6C/A5.00 SIM.	COMPOSITE	PNT	LOCK	HINGED – SINGLE	20 MINUTE FIRE RATED W/ CLOSER
006B	13	9'-9"	8'-8"	1-3/4"	AL/GLASS	PF/OPAQUE	--	9/A5.00	--	STEEL	GALVANIZED	LOCK	OVERHEAD – SECTIONAL	HURRICANE RATED PER CODE. IMPACT INSULATED GLASS
006C	13	9'-9"	8'-8"	1-3/4"	AL/GLASS	PF/OPAQUE	--	9/A5.00	--	STEEL	GALVANIZED	LOCK	OVERHEAD – SECTIONAL	HURRICANE RATED PER CODE. IMPACT INSULATED GLASS
006D	13	9'-9"	8'-8"	1-3/4"	AL/GLASS	PF/OPAQUE	--	9/A5.00	--	STEEL	GALVANIZED	LOCK	OVERHEAD – SECTIONAL	HURRICANE RATED PER CODE. IMPACT INSULATED GLASS
101A	3	3'-0"	8'-0"	1-3/4"	AL/GL	PF/CLEAR	4B/A5.00 SIM.	4C/A5.00 SIM.	6D/A5.00	AL	PF	DEAD BOLT	HINGED – SINGLE – EXTERIOR FULL LITE	IMPACT INSULATED – TERRACE DOOR
101B	10	16'-0"	10'-0"	1-3/4"	AL/GL	PF/CLEAR	4B/A5.00 SIM.	4C/A5.00	4D/A5.00	AL	PF	LOCK	SLIDING – TRIPLE – FULL LITE	IMPACT INSULATED – PART OF ASSY. W/ DOOR #101C
101C	12	27'-0"	10'-0"	1-3/4"	AL/GL	PF/CLEAR	4B/A5.00 SIM.	4C/A5.00	4D/A5.00	AL	PF	LOCK	SLIDING – QUINTUPLE – FULL LITE	IMPACT INSULATED – PART OF ASSY. W/ DOOR #101B
102A	6	6'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	--	HINGED – DOUBLE	PRE-HUNG
102B	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	--	HINGED – SINGLE	PRE-HUNG
103A	3	3'-0"	8'-0"	1-3/4"	AL/GL	PF/CLEAR	4B/A5.00 SIM.	4C/A5.00 SIM.	6D/A5.00	AL	PF	DEAD BOLT	HINGED – SINGLE – EXTERIOR FULL LITE	IMPACT INSULATED – TERRACE DOOR
103B	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
104A	2	4'-0"	8'-0"	1-3/4"	AL	PF	--	--	--	AL	PF	--	PIVOT – SINGLE GATE	--
107A	2 SIM.	4'-0"	8'-0"	1-3/4"	AL	PF	--	--	--	AL	PF	--	HINGED – SINGLE GATE	--
109A	11	20'-0"	12'-0"	1-3/4"	AL/GL	PF/CLEAR	4B/A5.00	10/A5.00 SIM.	6D/A5.00	AL	PF	LOCK	SLIDING – QUADRUPLE – FULL LITE	IMPACT INSULATED – PART OF ASSY. W/ DOOR #109B
109B	10	16'-2"	12'-0"	1-3/4"	AL/GL	PF/CLEAR	4B/A5.00	10/A5.00 SIM.	4D/A5.00	AL	PF	LOCK	SLIDING – TRIPLE – FULL LITE	IMPACT INSULATED – PART OF ASSY. W/ DOOR #109A
110A	10	15'-0"	12'-0"	1-3/4"	AL/GL	PF/CLEAR	4B/A5.00	4C/A5.00	4D/A5.00	AL	PF	LOCK	SLIDING – TRIPLE – FULL LITE	IMPACT INSULATED – INSTALL AUTOMATED DOOR SYSTEM, SEE DTL. 9/A5.20
111A	5	3'-0"	10'-0"	1-3/4"	WD	STAIN	7A/A5.00	7B/A5.00	7C/A5.00	WD	STAIN	--	HINGED – SINGLE	LOUVERED DOOR TO MATCH KITCHEN CABINETS
111B	7	3'-6"	10'-0"	1-3/8"	WD	PNT	8/A5.00	--	--	WD	PNT	--	POCKET – SINGLE	--
112A	--	3'-2"	8'-0"	1-3/4"	--	--	--	--	--	--	--	PER ELEV. MANUF.	CASED OPENING	G.C. TO COORDINATE W/ ELEVATOR MANUFACTURER
113A	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
113B	11	17'-0"	12'-0"	1-3/4"	AL/GL	PF/CLEAR	4B/A5.00	4C/A5.00	4D/A5.00	AL	PF	LOCK	SLIDING – QUADRUPLE – FULL LITE	IMPACT INSULATED
114A	5	3'-0"	10'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	--	HINGED – SINGLE	PRE-HUNG
115A	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
116A	5	3'-0"	8'-10"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	--	HINGED – SINGLE	PRE-HUNG
117A	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
118A	2 SIM.	3'-6"	8'-0"	1-3/4"	AL	PF	--	--	--	AL	PF	--	HINGED – SINGLE GATE	--
201A	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
201B	9	5'-0"	8'-0"	1-3/4"	WD	PNT	8/A5.00 SIM.	--	--	WD	PNT	--	BI-PASS – DOUBLE	--
201C	10	13'-2"	10'-0"	1-3/4"	AL/GL	PF/CLEAR	4B/A5.00	4C/A5.00 SIM.	4D/A5.00	AL	PF	LOCK	SLIDING – TRIPLE – FULL LITE	IMPACT INSULATED
202A	5	2'-8"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
203A	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
203B	9	5'-0"	8'-0"	1-3/4"	WD	PNT	--	--	--	WD	PNT	--	BI-PASS – DOUBLE	--
203C	10	14'-5"	10'-0"	1-3/4"	AL/GL	PF/CLEAR	4B/A5.00	10/A5.00 SIM.	4D/A5.00	AL	PF	LOCK	SLIDING – TRIPLE – FULL LITE	IMPACT INSULATED
204A	5	2'-8"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
205A	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	--	HINGED – SINGLE	PRE-HUNG
205B	3	3'-0"	8'-0"	1-3/4"	AL/GL	PF/CLEAR	--	--	--	AL	PF	LOCK	HINGED – SINGLE – EXTERIOR FULL LITE	IMPACT INSULATED – TERRACE DOOR
208A	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
208B	10	15'-4"	10'-0"	1-3/4"	AL/GL	PF/CLEAR	4B/A5.00	10/A5.00	4D/A5.00	AL	PF	LOCK	SLIDING – TRIPLE – FULL LITE	IMPACT INSULATED – PART OF ASSY W/ WINDOWS #W207 & W208
209A	7	3'-0"	8'-0"	1-3/8"	WD	PNT	8/A5.00	--	--	WD	PNT	--	POCKET – SINGLE	--
210A	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
210B	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
211A	7	3'-0"	8'-0"	1-3/8"	WD	PNT	8/A5.00	--	--	WD	PNT	--	POCKET – SINGLE	--
212A	--	6'-0"	8'-0"	1-3/8"	AL/GL	PF/CLEAR	8/A5.00 SIM.	--	--	WD	PNT	--	POCKET – DOUBLE	TEMPERED GLASS – G.C. TO COORD. STYLE W/ OWNER
212B	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	--	HINGED – SINGLE	PRE-HUNG
212C	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	--	HINGED – SINGLE	PRE-HUNG
213A	--	3'-2"	8'-0"	1-3/4"	--	--	--	--	--	--	--	PER ELEV. MANUF.	CASED OPENING	G.C. TO COORDINATE W/ ELEVATOR MANUFACTURER
214A	7	3'-0"	8'-0"	1-3/8"	WD	PNT	8/A5.00	--	--	WD	PNT	--	POCKET – SINGLE	--
215A	6	5'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	--	HINGED – DOUBLE	PRE-HUNG
215B	10	12'-0"	10'-0"	1-3/4"	AL/GL	PF/CLEAR	4A/A5.00	4C/A5.00	4D/A5.00	AL	PF	LOCK	SLIDING – TRIPLE – FULL LITE	IMPACT INSULATED
216A	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
216B	9	6'-0"	8'-0"	1-3/4"	WD	PNT	8/A5.00 SIM.	--	--	WD	PNT	--	BI-PASS – DOUBLE	--
216C	10	12'-8"	10'-0"	1-3/4"	AL/GL	PF/CLEAR	4A/A5.00	4C/A5.00	4D/A5.00	AL	PF	LOCK	SLIDING – TRIPLE – FULL LITE	IMPACT INSULATED
217A	5	2'-8"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
218A	5	3'-0"	8'-0"	1-3/4"	SCWD	PNT	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
218B	9	6'-0"	8'-0"	1-3/4"	WD	PNT	8/A5.00 SIM.	--	--	WD	PNT	--	BI-PASS – DOUBLE	--
218C	10	12'-8"	10'-0"	1-3/4"	AL/GL	PF/CLEAR	4A/A5.00	4C/A5.00	4D/A5.00	AL	PF	LOCK	SLIDING – TRIPLE – FULL LITE	IMPACT INSULATED
219A	5	2'-8"	8'-0"	1-3/4"	SCWD	PF	7A/A5.00	7B/A5.00	7C/A5.00	WD	PNT	PRIVACY	HINGED – SINGLE	PRE-HUNG
301A	--	7'-0"	2'-0"	1-3/4"	--	--	--	--	--	--	--	--	SWING GATE – DOUBLE	--
DOOR NOTES:	?	?	?	?	?	?	?	?	?	?	?	ABBREVIATIONS:	?	?

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 MUNTIN PATTERNS.
5.) GLASS FOR ALL EXTERIOR DOORS TO BE SOLARBAN R100 LOW-E IMPACT INSULATED CLEAR GLASS OR EQUAL (TURTLE GLASS).
6.) ALL SLIDING GLASS DOORS TO HAVE FLUSH PULLS AND LOCKS.
7.) DOORS WITH WINDOWS LISTED AS OPAQUE TO BE MADE WITH A TRANSLUCENT WHITE PVB INNER LAYER – "ARCTIC SNOW" IN COLOR.
8.) WATER PROOFING AT EXTERNAL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/WDMA 400-13.
9.) FRAME FINISH FOR EXTERIOR DOORS TO BE KYNAR SILVER.

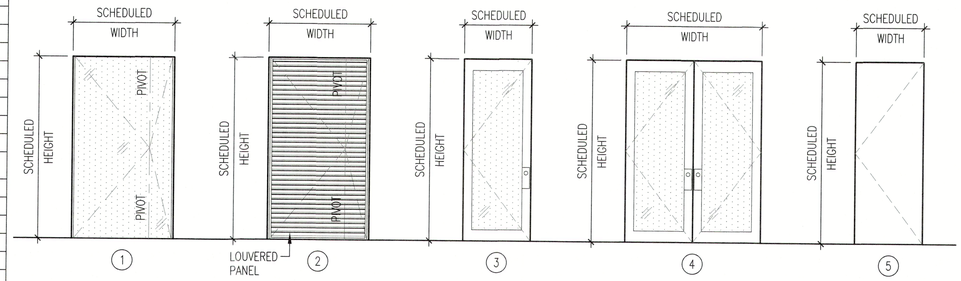
ABBREVIATIONS:

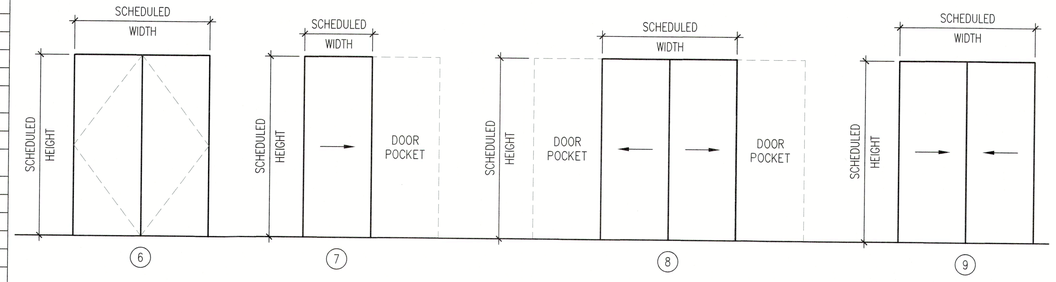
PNT – PAINTED
WD – WOOD
FG – FIBERGLASS
AL – ALUMINUM
PH – PRE-HUNG
SCWD – SOLID CORE WOOD DOOR
ST – STAIN
PF – PREFINISHED
MFG – MANUFACTURER
GL – GLASS
CP – COMPOSITE
WC – WOOD INSIDE ALUM CLAD OUTSIDE

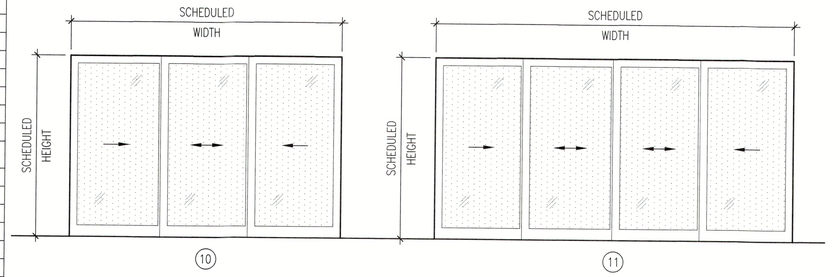
SCHEDULES

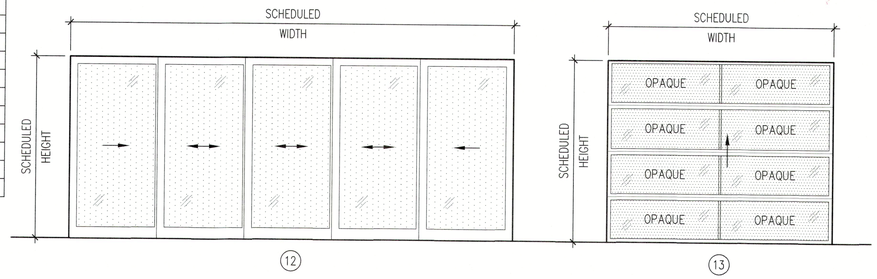
N.T.S.

1









1 – REVISION PER OWNER CHANGES DATED – 11/27/2023
7 – REVISION PER OWNER CHANGES DATED – 06/17/2024 & PER GARAGE DOOR MANUF. REQUIREMENTS DATED – 07/10/2024
8 – REVISION PER OWNER CHANGES DATED – 08/26/2024
1 – REVISION PER G.C. COMMENTS DATED – 03/27/2023
2 – REVISION PER OWNER COMMENTS DATED – 05/26/2023 & I.D. COMMENTS DATED – 06/15/2023
4 – REVISION PER FPL COMMENTS DATED – 08/24/23

STATE OF FLORIDA · MICHAEL E. SKYNAR · 0056106 · REGISTERED ARCHITECT · 06/06/2024

Revisions
1 04/13/2023
2 06/16/2023
3 08/25/2023
4 12/05/2023
5 08/06/2024
6 11/12/2024

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Planning, Zoning & Building

ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.
NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

DOOR SCHEDULE

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
A6.00

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WINDOW SCHEDULE

	WINDOW NO.	TYPE	WINDOW SIZE WD.	WINDOW SIZE HGT.	WINDOW MATL	WINDOW GLAZING	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	FRAME MATL	FRAME FINISH	STYLE	REMARKS
5	W01	6	16'-0"	10'-0"	AL/GL	PF/CLEAR	10/A5.00 SIM.	2/A5.00	1H/A5.00	AL	PF	FIXED – TRIPLE	IMPACT INSULATED
	W02	15	10'-3 1/2"	10'-0"	AL/GL	PF/CLEAR	1B/A5.00 SIM.	2/A5.00	1H/A5.00	AL	PF	FIXED – TRIPLE	IMPACT INSULATED
	W03	6	16'-0"	8'-8"	AL/GL	PF/CLEAR	--	--	--	AL	PF	FIXED – TRIPLE	IMPACT INSULATED
	W04	2	4'-0"	8'-8"	AL/GL	PF/CLEAR	1A/A5.00	1E/A5.00	1H/A5.00	AL	PF	FIXED	IMPACT INSULATED
5	W05	3	3'-0"	8'-8"	AL/GL	PF/OPAQUE	1C/A5.00	1E/A5.00 SIM.	1H/A5.00	AL	PF	FIXED	IMPACT INSULATED
	W06	3	3'-0"	8'-8"	AL/GL	PF/OPAQUE	1B/A5.00 SIM.	1E/A5.00 SIM.	1H/A5.00	AL	PF	FIXED	IMPACT INSULATED
	W07	2	4'-0"	8'-8"	AL/GL	PF/CLEAR	1A/A5.00	1E/A5.00	1H/A5.00	AL	PF	FIXED	IMPACT INSULATED
	W08	6	11'-4"	8'-8"	AL/GL	PF/CLEAR	1B/A5.00 SIM.	1E/A5.00	1H/A5.00	AL	PF	FIXED – TRIPLE	IMPACT INSULATED
	W101	4	8'-8"	4'-0"	AL/GL	PF/CLEAR	1A/A5.00	1E/A5.00	1C/A5.00	AL	PF	FIXED	IMPACT INSULATED
	W102	2	6'-9"	12'-0"	AL/GL	PF/CLEAR	1A/A5.00	2/A5.00 SIM.	1H/A5.00 SIM.	AL	PF	FIXED	IMPACT INSULATED
	W103	2	6'-10"	12'-0"	AL/GL	PF/CLEAR	1A/A5.00	2/A5.00 SIM.	1H/A5.00 SIM.	AL	PF	FIXED	IMPACT INSULATED
	W104	8	28'-8"	12'-0"	AL/GL	PF/CLEAR	1B/A5.00	2/A5.00	1H/A5.00 SIM.	AL	PF	FIXED – QUINTUPLE	IMPACT INSULATED
	W105	2	6'-10"	12'-0"	AL/GL	PF/CLEAR	1A/A5.00 SIM.	2/A5.00 SIM.	1H/A5.00 SIM.	AL	PF	FIXED	IMPACT INSULATED
5	W106	3	3'-0"	12'-0"	AL/GL	PF/OPAQUE	1C/A5.00	1E/A5.00	1H/A5.00	AL	PF	FIXED	IMPACT INSULATED
	W107	3	3'-0"	12'-0"	AL/GL	PF/OPAQUE	1B/A5.00 SIM.	1E/A5.00	1H/A5.00	AL	PF	FIXED	IMPACT INSULATED
	W108	2	3'-8"	10'-0"	AL/GL	PF/CLEAR	1B/A5.00 SIM.	1E/A5.00	1H/A5.00	AL	PF	FIXED	IMPACT INSULATED
	W109	6	16'-0"	12'-0"	AL/GL	PF/CLEAR	10/A5.00 SIM.	2/A5.00	10/A5.00 SIM.	AL	PF	FIXED – TRIPLE	IMPACT INSULATED
5	W110	6	10'-3 1/2"	12'-0"	AL/GL	PF/CLEAR	10/A5.00 SIM.	2/A5.00	10/A5.00 SIM.	AL	PF	FIXED – TRIPLE	IMPACT INSULATED
	W201	5	19'-8"	3'-0"	AL/GL	PF/CLEAR	1B/A5.00 SIM.	2/A5.00 SIM.	11/A5.00	AL	PF	FIXED – DOUBLE	IMPACT INSULATED
	W202	4	9'-4"	3'-0"	AL/GL	PF/CLEAR	1B/A5.00	2/A5.00 SIM.	11/A5.00	AL	PF	FIXED	IMPACT INSULATED
2	W203	7	19'-0"	10'-0"	AL/GL	PF/CLEAR/OPAQUE	1B/A5.00	1E/A5.00	1H/A5.00	AL	PF	FIXED – TRIPLE	IMPACT INSULATED – G.C. TO COORD. OPAQUE HGT. W/ OWNER
	W204	4	8'-8"	3'-0"	AL/GL	PF/CLEAR	1B/A5.00	2/A5.00	11/A5.00	AL	PF	FIXED	IMPACT INSULATED
	W205	5	21'-8"	3'-0"	AL/GL	PF/CLEAR	1B/A5.00 SIM.	2/A5.00	11/A5.00	AL	PF	FIXED – DOUBLE	IMPACT INSULATED
1	W206	2	6'-8"	10'-0"	AL/GL	PF/CLEAR	1A/A5.00	1E/A5.00 SIM.	1H/A5.00 SIM.	AL	PF	FIXED	IMPACT INSULATED
	W207	--	0"	0"	--	--	--	--	--	--	--	-- THIS WINDOW HAS BEEN REMOVED FROM SET --	--
7	W208	10	6'-7"	11'-7"	AL/GL	PF/CLEAR	1A/A5.00	2/A5.00 SIM.	1H/A5.00 SIM.	AL	PF	FIXED	IMPACT INSULATED – PART OF ASSY W/ DOOR #208B
	W209	11	24'-0"	11'-8"	AL/GL	PF/CLEAR	1A/A5.00	2/A5.00 SIM.	1H/A5.00 SIM.	AL	PF	FIXED – QUINTUPLE	IMPACT INSULATED
	W210	11	28'-8"	11'-8"	AL/GL	PF/CLEAR	1A/A5.00	2/A5.00 SIM.	1H/A5.00 SIM.	AL	PF	FIXED – QUINTUPLE	IMPACT INSULATED
	W211	12	6'-10"	11'-7"	AL/GL	PF/CLEAR	1A/A5.00	2/A5.00 SIM.	1H/A5.00 SIM.	AL	PF	FIXED	IMPACT INSULATED
	W212	2	2'-8"	10'-0"	AL/GL	PF/CLEAR	1B/A5.00	1E/A5.00	1H/A5.00	AL	PF	FIXED	IMPACT INSULATED
	W213	4	7'-8"	2'-0"	AL/GL	PF/CLEAR	1B/A5.00	1E/A5.00	1G/A5.00	AL	PF	FIXED	IMPACT INSULATED
6	W214	--	0"	0"	--	--	--	--	--	--	--	-- THIS WINDOW HAS BEEN REMOVED FROM SET --	--
	W215	5	14'-0"	2'-0"	AL/GL	PF/CLEAR	1A/A5.00	2/A5.00 SIM.	11/A5.00	AL	PF	FIXED – DOUBLE	IMPACT INSULATED
	W216	4	9'-4"	2'-0"	AL/GL	PF/CLEAR	1B/A5.00 SIM.	1E/A5.00	1G/A5.00	AL	PF	FIXED	IMPACT INSULATED
	W217	1	3'-4"	2'-0"	AL/GL	PF/CLEAR	1B/A5.00	1E/A5.00	10/A5.00 SIM.	AL	PF	TRANSOM	IMPACT INSULATED
	W218	4	4'-0"	2'-0"	AL/GL	PF/CLEAR	1B/A5.00	1E/A5.00	1G/A5.00	AL	PF	FIXED	IMPACT INSULATED
	W219	5	13'-0"	2'-0"	AL/GL	PF/CLEAR	1B/A5.00	1E/A5.00	1G/A5.00	AL	PF	FIXED – DOUBLE	IMPACT INSULATED
	W220	6	16'-0"	11'-4"	AL/GL	PF/CLEAR	1C/A5.00	2/A5.00	10/A5.00 SIM.	AL	PF	FIXED – TRIPLE	IMPACT INSULATED
5	W221	–	3'-0"	10'-0"	AL/GL	PF/OPAQUE	1C/A5.00	1E/A5.00 SIM.	1H/A5.00	AL	PF	FIXED	IMPACT INSULATED

WINDOW NOTES:

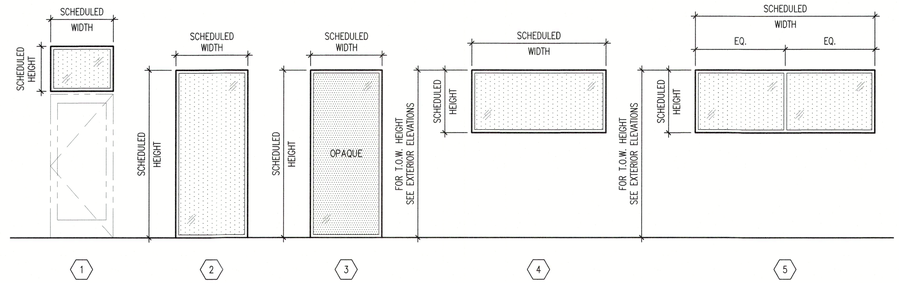
1.) G.C. TO VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING.
2.) EXACT WINDOW SIZES SHALL BE VERIFIED BY G.C. AND WINDOW MANUFACTURER.
3.) WINDOW MANUFACTURER TO MEET ALL DESIGN PRESSURES NOTED ON STRUCTURAL DRAWINGS.
– REFER TO ATTACHED PRODUCT CONTROL NOTICE OF ACCEPTANCE.
4.) REFER TO EXTERIOR ELEVATIONS FOR MUNTIN PATTERNS.
5.) GLASS FOR ALL EXTERIOR WINDOWS TO BE SOLARBAN R100 LOW-E IMPACT INSULATED CLEAR GLASS OR EQUAL (TURTLE GLASS).
6.) WATER PROOFING AT EXTERNAL WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH FMA/WDMA 250-10.
7.) WINDOWS LISTED AS OPAQUE TO BE MADE WITH A TRANSLUCENT WHITE PVB INNER LAYER – "ARCTIC SNOW" IN COLOR.
8.) WINDOWS LABELLED AS EGRESS SHALL MEET FBC-R310 REQUIREMENTS.
9.) FRAME FINISH TO BE KYNAR SILVER.

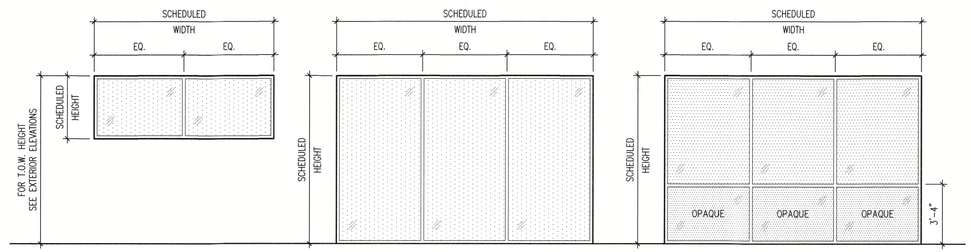
SCHEDULES

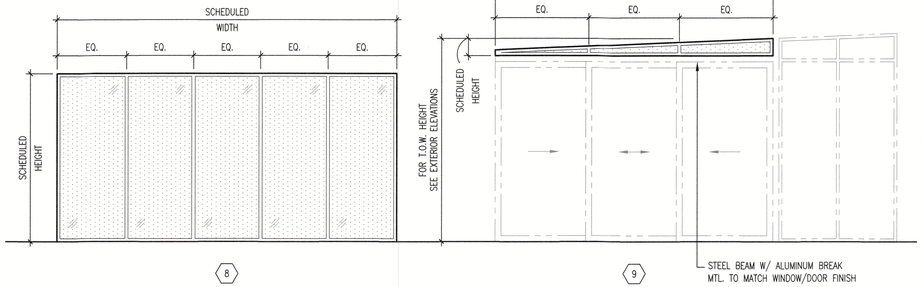
N.T.S.

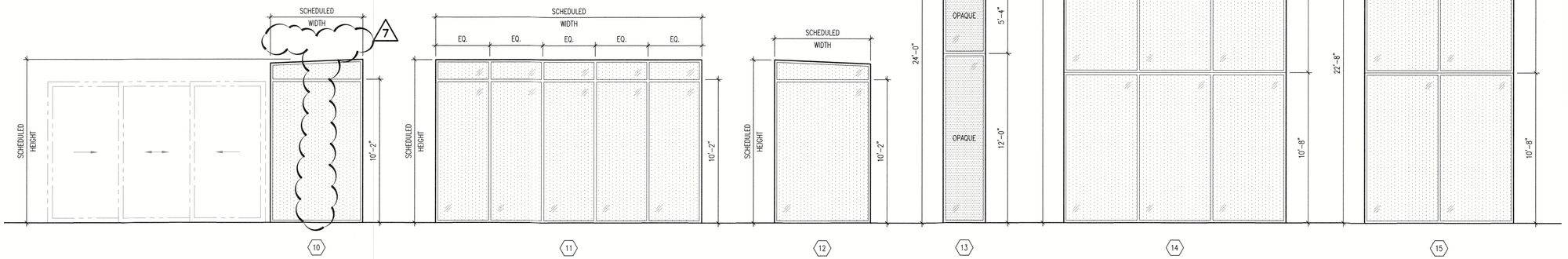
1

6 – REVISION PER OWNER CHANGES DATED – 11/27/2023
7 – REVISION PER OWNER CHANGES DATED – 06/17/2024
1 – REVISION PER G.C. COMMENTS DATED – 03/27/2023
2 – REVISION PER I.D. COMMENTS DATED – 06/15/2023
5 – REVISION PER G.C. COMMENTS DATED – 09/05/2023









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ISSUED FOR PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

WINDOW SCHEDULES

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

Sheet Number:
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1 04/13/2023
2 06/16/2023
3 10/25/2023
4 12/05/2023
5 08/06/2024

STATE OF FLORIDA MARK E. STAHL 45355 REGISTERED ARCHITECT 08/06/2024

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ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS
				NORTH	SOUTH	EAST	WEST	FINISH	HEIGHT	
001	GARAGE–1	EPOXIED CONCRETE	––	PNT	PNT	PNT	PNT	PTSF	VARIES	––
002	NON–OCCUPIABLE SPACE	CONCRETE	––	PNT	PNT	PNT	PNT	PNT	VARIES	––
003	POOL EQUIP / STORAGE	EPOXIED CONCRETE	––	PNT	PNT	PNT	PNT	PTSF	9'–4"	––
004A	STORAGE	EPOXIED CONCRETE	––	PNT	PNT	PNT	PNT	PTSF	VARIES	––
004B	STORAGE	EPOXIED CONCRETE	––	PNT	PNT	PNT	PNT	PTSF	VARIES	––
005	ENTRY	TL	COMPOSITE	––	PTSF	––	––	PTSF	8'–8"	––
006	GARAGE–3	EPOXIED CONCRETE	––	PNT	PNT	PNT	PNT	PTSF	VARIES	––
101	GREAT ROOM	WD	WD	PTSF	––	PTSF	––	PTSF	9'–6"	––
102	WET BAR	WD	WD	PTSF	PTSF	PTSF	––	PTSF	8'–8"	––
103	POWDER	TILE	WD	PTSF	PTSF	PTSF	PTSF	PTSF	8'–8"	––
104	COVERED DECK	TILE	––	PTSF STUCCO	––	"CORAL STONE"	––	PTSF	10'–0"	––
105	GRILLING CABANA	TILE	––	––	––	"CORAL STONE"	––	––	10'–0"	––
106	POOL DECK	TILE	––	––	––	"CORAL STONE"	––	––	––	––
107	POOL CHANGING	TILE	––	PTSF STUCCO	––	"SIMULATED WOOD"	––	"SIMULATED WOOD"	12'–0"	––
108	COVERED DECK	TILE	––	––	––	––	––	"SIMULATED WOOD"	12'–0"	––
109	DINING	WD	WD	––	TL	––	––	PTSF	12'–0"	––
110	KITCHEN	WD	WD	––	PTSF	PTSF	––	PTSF	12'–0"	––
111	PANTRY	WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	12'–0"	––
112	GREAT ROOM	WD	WD	––	TILE	––	––	PTSF	VARIES	––
113	DEN	WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	VARIES	––
114	STORAGE	WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	12'–0"	––
115	POWDER	TILE	WD	PTSF	PTSF	PTSF	PTSF	PTSF	VARIES	––
116	A/V CLOSET	WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	12'–0"	––
117	MEDIA ROOM	WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	12'–0"	G.C. TO COORDINATE ALL REQUIREMENTS WITH SPECIALTY DESIGNER
118	COVERED BALCONY	TL	––	PTSF STUCCO	––	PTSF STUCCO	––	"SIMULATED WOOD"	12'–0"	––
201	GUEST BEDROOM–1	WD	WD	PTSF	PTSF	PTSF	––	PTSF	10'–0"	––
202	GUEST BATHRM–1	TILE	WD	TL	PTSF	PTSF/TL	PTSF/TL	PTSF	10'–0"	TILE SHOWER ENCLOSURE TO CEILING
203	GUEST BEDROOM–2	WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	10'–0"	––
204	GUEST BATHRM–2	TILE	WD	PTSF/TL	PTSF/TL	PTSF/TL	––	PTSF	10'–0"	TILE SHOWER ENCLOSURE TO CEILING
205	GUEST HALLWAY	WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	10'–0"	––
206	GUEST BALCONY	TL	––	––	PTSF STUCCO	––	PTSF STUCCO	––	––	––
207	OWNER'S BALCONY	TL	––	––	"SIMULATED WOOD"	"SIMULATED WOOD"	––	"SIMULATED WOOD"	VARIES	––
208	OWNER'S SUITE	CARPET	WD	––	PTSF	PTSF	––	PTSF	VARIES	––
209	HIS WIC	WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	8'–8"	––
210	OWNER'S BATH	TILE	WD	PTSF/TL	PTSF	––	PTSF	PTSF	10'–0"	TILE SHOWER ENCLOSURE TO CEILING
211	HER WIC	WD	WD	PTSF	PTSF	PTSF	PTSF	PTSF	VARIES	––
212	GYM	CARPET	WD	PTSF	PTSF	PTSF	PTSF	PTSF	10'–0"	–
213	GALLERY	WD	WD	PTSF	PTSF	PTSF	––	PTSF	VARIES	––
214	UTILITY	TILE	WD	PTSF	PTSF	PTSF	PTSF	PTSF	10'–0"	––
215	LOUNGE	WD	WD	PTSF	––	––	PTSF	PTSF	10'–0"	––
216	BEDROOM 1	WD	WD	PTSF	PTSF	PTSF	––	PTSF	VARIES	–
217	BATHRM 1	TILE	WD	PTSF/TL	PTSF/TL	TL	PTSF	PTSF	VARIES	TILE SHOWER ENCLOSURE TO CEILING
218	BEDROOM 2	WD	WD	PTSF	PTSF	PTSF	––	PTSF	VARIES	–
219	BATHRM 2	TILE	WD	PTSF/TL	PTSF/TILE	PTSF/TL	PTSF	PTSF	VARIES	TILE SHOWER ENCLOSURE TO CEILING
220	SHARED BALCONY	TL	––	PTSF STUCCO	––	PTSF STUCCO	––	"SIMULATED WOOD"	VARIES	––
301	ROOF DECK	VARIES	––	––	––	––	––	––	––	––

FINISH NOTES:

1.) ALL SPECIFIC FINISHES TO BE DETERMINED AND COORDINATED BY ARCHITECT AND OWNERS.
2.) ALL CONSTRUCTION LOCATED BELOW BASE FLOOD ELEVATION SHALL BE OF WATER RESISTANT MATERIALS.

ABBREVIATIONS:

CP – CARPET
CY – CYPRESS WOOD
PTSF – PAINT/SMOOTH FINISH
RB – RUBBER
SL – SEALED CONCRETE
TL – TILE
WD – HARD WOOD

SCHEDULES
N.T.S.
1

1 – REVISION PER OWNER COMMENTS DATED – 03/27/2023
2 – REVISION PER I.D. COMMENTS DATED – 06/15/2023
6 – REVISION PER OWNER CHANGES DATED – 11/27/2023

STATE OF FLORIDA · MARK E. SMITH · 56356 · REGISTERED ARCHITECT · 12/06/2024

Revisions:
1 04/13/2023
2 06/15/2023
6 12/05/2023

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A NEW RESIDENCE FOR:
THIRTY-FIVE FIFTEEN, LLC.
NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

FINISH SCHEDULES

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 03.08.2023

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STRUCTURAL NOTES

GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 7th EDITION (FBC2020). THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF:
- LIVE LOAD _ 20 psf.
- DEAD LOAD _ 25 psf.
- MECH. EQUIPMENT _ AS SHOWN ON PLAN.

STAIRWAYS:
- LIVE LOAD _ 60 psf.

LIVING AREAS:
- LIVE LOAD _ 40 psf.
- DEAD LOAD _ 25 psf.

WIND: ASCE 7-16
- ULTIMATE WIND SPEED - 150 mph
- ALLOWABLE WIND SPEED - 116 mph
- EXPOSURE D
- ENCLOSED STRUCTURE
- RISK FACTOR II

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW NOTATION WILL BE RETURNED UNCHECKED.

ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER AND ONE BY THE ARCHITECT, THE CONTRACTOR SHALL RECEIVE THE REMAINING PRINTS FOR SUBMITTAL TO THE BUILDING DEPARTMENT AND AS REQUIRED FOR DISTRIBUTION.

IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN A REQUEST FOR INFORMATION (RFI) OR SIMILAR DOCUMENTATION BY THE ENGINEER.

SHOP DRAWINGS SHOULD BE SUBMITTED FOR ALL COMPONENTS OF THE STRUCTURAL FRAMING SYSTEM, AS REQUIRED BY THE ARCHITECT, AND AS NOTED ELSEWHERE IN THESE NOTES, INCLUDING, BUT NOT LIMITED TO:
CONCRETE MIX DESIGNS
MASONRY BLOCK
MASONRY BLOCK ACCESSORIES
MASONRY REINFORCING
CONCRETE REINFORCEMENT
STRUCTURAL STEEL (INCLUDING ANCHOR BOLTS)
PRE-ENGINEERED WOOD TRUSSES
PRE-ENGINEERED METAL TRUSSES
PRE-ENGINEERED ALUMINUM FRAMING
PRE-ENGINEERED LIGHT GAUGE METAL FRAMING
LIGHT GAUGE METAL FRAMING
AUGERCAST PILE LAYOUT AND DETAILS
PRE-ENGINEERED STEEL STAIRS
PRE-ENGINEERED SHORING DRAWINGS
PRECAST CONCRETE COMPONENTS
ANY ALTERNATE MATERIAL/PRODUCT SUBSTITUTIONS

FOUNDATIONS:

SEE THE FOLLOWING REPORT FOR COMPLETE GEOTECHNICAL RECOMMENDATIONS AND INSTALLATION PROCEDURES. SITE PREPARATION AND FOUNDATION INSTALLATION SHALL COMPLY WITH
REPORT No.: 14830
DATED: May 27, 2020
PREPARED BY: Universal Engineering Sciences
TITLED: GEOTECHNICAL EXPLORATION PROPOSED RESIDENTIAL STRUCTURE 3515 GULF OF MEXICO DRIVE

DEEP FOUNDATION DESIGN IS BASED ON AUGER CAST PILE RECOMMENDATIONS. A SOIL BEARING PRESSURE OF 2,000 psf HAS BEEN CONSIDERED FOR ISOLATED SHALLOW FOUNDATION AREAS.

AUGERCAST PILES:

GENERAL: AUGERCAST PILES ARE PLACED BY ROTATING A CONTINUOUS FLIGHT HOLLOW SHAFT AUGER INTO A PREDETERMINED PILE DEPTH. HIGH_STRENGTH MORTAR SHALL BE PUMPED WITH SUFFICIENT PRESSURE AS THE AUGER IS WITHDRAWN TO FILL THE HOLE PREVENTING HOLE COLLAPSE AND TO CAUSE THE LATERAL PENETRATION OF THE MORTAR INTO SOFT OR POROUS ZONES OF THE SURROUNDING SOIL. A HEAD OF AT LEAST SEVERAL FEET OF MORTAR ABOVE THE INJECTION POINT SHALL BE CARRIED AROUND THE PERIMETER OF THE AUGER FLIGHTING AT ALL TIMES DURING THE RAISING OF THE AUGER SO THAT THE HIGH_STRENGTH MORTAR HAS A DISPLACING ACTION REMOVING ANY LOOSE MATERIAL FROM HOLE. THIS METHOD OF PLACEMENT SHALL BE USED AT ALL TIMES AND NOT BE DEPENDENT ON WHETHER THE HOLE IS SUFFICIENTLY STABLE TO RETAIN ITS SHAPE WITHOUT SUPPORT FROM THE EARTH FILLED AUGER. ***WHERE ADDITIONAL REINFORCEMENT IS REQUIRED IN TENSION PILES, A FULL_LENGTH #8 BAR HAVING A MINIMUM ULTIMATE STRENGTH OF 150,000 psi (IN ACCORDANCE WITH ASTM A722 TYPE II) SHALL BE INSERTED INTO THE HOLLOW CENTER SHAFT OF THE AUGER.*** THE AUGERHEAD SHALL BE DETACHED ALLOWING THE STEEL BAR TO REMAIN IN PLACE AND BE CENTERED IN THE ANCHOR AS THE CONTINUOUS FLIGHT AUGER IS SLOWLY WITHDRAWN FROM THE HOLE. DURING THIS WITHDRAWAL PROCESS HIGH STRENGTH MORTAR SHALL BE PLACED UNDER PRESSURE THROUGH THE SPACE BETWEEN THE STEEL ROD LEFT IN PLACE AND THE WALL OF THE HOLLOW SHAFT AUGER.

HIGH_STRENGTH MORTAR: THE MORTAR USED TO FILL THE AUGER HOLE SHALL CONSIST OF A MIXTURE OF PORTLAND CEMENT, FLUIDIFIER, SAND AND WATER SO PROPORTIONED AND MIXED AS TO PROVIDE A MORTAR CAPABLE OF MAINTAINING THE SOLIDS IN SUSPENSION WITHOUT APPRECIABLE WATER GAIN, YET WHICH MAY BE PLACED WITHOUT DIFFICULTY, AND WHICH WILL LATERALLY PENETRATE AND FILL ANY VOIDS IN THE FOUNDATION MATERIAL. MINERAL FILLER MAY BE ADDED TO THE ABOVE MIX IN LIEU OF A SMALL PERCENTAGE OF THE PORTLAND CEMENT AT THE PILING CONTRACTORS OPTION. THE MATERIALS SHALL BE SO PROPORTIONED AS TO PROVIDE A HARDENED MORTAR HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 4,000 psi AT 28 DAYS. THE MORTAR MIX SHALL BE TESTED BY MAKING ONE SET OF 3" DIAMETER BY 6" HIGH TEST CYLINDERS (ALTERNATIVELY, 4" DIAMETER BY 8" HIGH CYCLINDERS) FOR EACH DAY DURING AUGERCAST PILE PLACEMENT. A SET OF CYLINDERS SHALL CONSIST OF 2 CYLINDERS TO BE TESTED AT 7 DAYS, AND 2 CYLINDERS TO BE TESTED AT 28 DAYS. TEST CYLINDERS SHALL BE SAMPLES USING ASTM C-172, MADE AND CURED USING ASTM C-31 AND TESTED IN ACCORDANCE WITH ASTM C-39.

MATERIALS:

A. PORTLAND CEMENT: PORTLAND CEMENT SHALL CONFORM TO FEDERAL SPECIFICATIONS SS_C_192 OR CURRENT ASTM STANDARDS, DESIGNATION C150.

B. MINERAL FILLER: MINERAL FILLER SHALL BE FINELY POWDERED SILICEOUS MATERIAL WHICH POSSESSES THE PROPERTY OF COMBINING THE LIME LIBERATED DURING THE PROCESS OF HYDRATION OF PORTLAND CEMENT.

C. FLUIDIFIER: FLUIDIFIER SHALL BE A COMPOUND POSSESSING CHARACTERISTICS WHICH WILL INCREASE THE FLUIDITY OF THE MIXTURE, REDUCE BLEEDING. ASSIST IN THE DISPERSAL OF CEMENT GRAINS, AND NEUTRALIZE THE SHRINKAGE OF THE HIGH_STRENGTH CEMENT MORTAR (INTERAID AS MANUFACTURED BY THE GROUT SUPPLY COMPANY, BRECKSVILLE, OHIO MEETS THESE SPECIFICATIONS). OTHER COMMERCIALLY AVAILABLE ADMIXES SHALL SHOW PRIOR TEST RESULTS BEFORE APPROVAL.

D. WATER: WATER SHALL BE FRESH, CLEAN, AND FREE FROM INJURIOUS AMOUNTS OF SEWAGE, OIL, ACID, ALKALI, SALTS, OR ORGANIC MATTER.

E. FINE AGGREGATE: SAND SHALL MEET THE REQUIREMENTS OF CURRENT ASTM STANDARDS, DESIGNATION C33. THE SAND SHALL CONSIST OF HARD, DENSE, DURABLE, UNCOATED ROCK PARTICLES AND FREE FROM INJURIOUS AMOUNTS OF SILT, LOAM, LUMPS, SOFT OR FLAKY PARTICLES, SHALE, ALKALI, ORGANIC MATTER, MICA, AND OTHER DELETERIOUS SUBSTANCES. IF WASHED, THE WASHING METHOD SHALL BE SUCH AS WILL NOT REMOVE DESIRABLE FINES, AND THE SAND SHALL SUBSEQUENTLY BE PERMITTED TO DRAIN UNTIL THE RESIDUAL_FREE MOISTURE IS REASONABLY UNIFORM AND STABLE. THE SAND SHALL BE WELL_GRADED FROM FINE TO COARSE, WITH FINENESS MODULUS BETWEEN 1.40 AND 3.40. THE FINENESS MODULUS IS DEFINED AS THE TOTAL DIVIDED BY 100 OF THE CUMULATIVE PERCENTAGES RETAINED ON U.S. STANDARD SIEVE NOS. 16, 30, 50 AND 100.

MIXING AND PUMPING OF HIGH_STRENGTH CEMENT MORTAR: ONLY APPROVED PUMPING, CONTINUOUS MIXING AND AGITATING EQUIPMENT SHALL BE USED IN THE PREPARATION AND HANDLING OF THE MORTAR. ALL OIL OR OTHER RUST INHIBITORS SHALL BE REMOVED FROM MIXING DRUMS AND MORTAR PUMPS. IF READY MIX MORTAR IS USED, AN AGITATING STORAGE TANK OF SUFFICIENT SIZE SHALL BE USED BETWEEN THE READY_MIX TRUCK AND THE MORTAR PUMP TO INSURE A HOMOGENEOUS MIX AND CONTINUITY IN THE PUMPING OPERATIONS. ALL MATERIALS SHALL BE SUCH AS TO PRODUCE A HOMOGENEOUS MORTAR OF THE DESIRED CONSISTENCY. IF THERE IS A LAPSE IN THE OPERATION, THE MORTAR SHALL BE RECIRCULATED THROUGH THE PUMP. THE MORTAR PUMP SHALL BE A POSITIVE DISPLACEMENT PISTON TYPE PUMP CAPABLE OF DEVELOPING DISPLACING PRESSURES AT THE PUMP UP TO 350 psi. THE MINIMUM VOLUME OF MORTAR PLACED IN THE HOLE SHALL AT LEAST EQUAL THE VOLUME OF THE AUGERED HOLE.

LOCATION OF PILES: WHEN IN CLUSTERS OF TWO OR MORE, PILES SHALL BE INSTALLED WITHIN 3 INCHES OF DESIGN LOCATION. SINGLE PILES SHALL BE INSTALLED WITHIN 1_1/2 INCHES OF DESIGN LOCATION. VARIATION FROM PLUMB SHALL NOT EXCEED 1/2 INCH IN TWO FEET. ADJACENT PILES SHALL NOT BE PLACED UNTIL THE MORTAR IN THE PILES HAS REACHED ITS INITIAL SET IN ORDER THAT THERE WILL BE NO INTER CONNECTION BETWEEN ADJACENT PILES WHILE THE MORTAR IS IN A FLUID STATE. AN AS_BUILT SURVEY OF PILE LOCATIONS SHALL BE PERFORMED BY A FLORIDA REGISTERED LAND SURVEYOR. PILES SHALL BE LOCATED ON THE AS_BUILT DRAWINGS HORIZONTALLY AND VERTICALLY FROM THE COLUMN CENTERLINES. SUBMIT THE AS_BUILT DRAWINGS TO THE STRUCTURAL ENGINEER FOR APPROVAL. THE AS-BUILT DRAWINGS SHOULD BE SUBMITTED IN AUTOCAD DWG FORMAT WITH ACCOMPANYING TABLE LISTING PILE NUMBER AND DEVIATION FROM DESIGNED PILE LOCATION.

OBSTRUCTIONS: SHOULD ANY OBSTRUCTION (INCLUDING BUT NOT LIMITED TO BOULDERS AND TIMBERS) BE ENCOUNTERED WHICH SHALL PREVENT PLACING THE PILE TO THE DEPTH REQUIRED, OR SHALL CAUSE THE PILE TO DRIFT FROM THE REQUIRED LOCATION, THE PILE SHALL BE COMPLETED IN ACCORDANCE WITH PARAGRAPH 1, AND THIS SHORT PILE ADDED TO THE UNIT LENGTHS FOR PAYMENT. IF REQUIRED BY THE ENGINEER, AN ADDITIONAL ADJACENT PILE SHALL BE PLACED AND PAID FOR IN ACCORDANCE WITH THE BID SHEETS FOR ADDITIONAL FOOTAGE. REFUSAL SHALL BE DEFINED AS THE DEPTH WHERE THE PENETRATION OF THE STANDARD AUGERING EQUIPMENT IS ONE FOOT PER MINUTE OR LESS.

PILE CAPACITY: THE DESIGN IS BASED ON A MAXIMUM WORKING CAPACITY OF 25 TONS PER PILE IN COMPRESSION AND 8 TONS PER PILE IN TENSION. A 2.5 TON PER PILE CAPACITY HAS BEEN CONSIDERED FOR LATERAL LOADING. PILE DIAMETER SHALL BE 14 INCHES.

"PILE TESTING: LOAD TESTS SHALL BE MADE ON THE PILING IN PLACE, IF REQUIRED BY THE LOCAL BUILDING DEPARTMENT OR THE GEOTECHNICAL ENGINEER. LOAD TESTED PILES MAY BE USED AS PRODUCTION PILES IF APPROVED BY THE GEOTECHNICAL ENGINEER. THE CRITERIA AS SET FORTH IN THE STANDARD BUILDING CODE SHALL BE USED TO ESTABLISH ACCEPTABILITY OF TESTED PILES. LOAD TESTING APPARATUS AND PROCEDURE SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO THE BEGINNING OF THE TEST. LOCATION OF THE LOAD TEST SHALL BE AT THE DISCRETION OF THE ENGINEER. VERIFICATION THAT THE LOAD TEST REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY AN INDEPENDENT GEOTECHNICAL CONSULTANT EMPLOYED BY THE OWNER AND APPROVED BY THE ENGINEER.

PILE TOPS: WHERE THE PILE CUTOFF IS NEAR THE SURFACE OR ABOVE THE BOTTOM OF THE EXCAVATION. METAL SLEEVES OR CASING OF THE PROPER DIAMETER AND AT LEAST 18 INCHES IN LENGTH SHALL BE PLACED AROUND THE PILE TOPS. (SPECIAL CONDITIONS MAY REQUIRE METAL SLEEVES OF ADDITIONAL LENGTH.)

AUGERING EQUIPMENT: THE HOLE THROUGH WHICH THE HIGH_STRENGTH MORTAR IS PUMPED DURING THE PLACEMENT OF THE PILE SHALL BE LOCATED AT THE BOTTOM OF THE AUGER HEAD BELOW THE BAR CONTAINING THE CUTTING TEETH. THE AUGER FLIGHTING SHALL BE CONTINUOUS FROM THE AUGER HEAD TO THE TOP OF AUGER WITH NO GAPS OR OTHER BREAKS. THE PITCH OF THE AUGER FLIGHTING SHALL NOT EXCEED 9 INCHES. AUGERS OVER 40 FEET IN LENGTH SHALL CONTAIN A MIDDLE GUIDE. THE AUGERCAST PILING LEADS SHOULD BE PREVENTED FROM ROTATING BY A STABILIZING ARM.

FORMWORK AND SHORING:

NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO_THIRDS OF THE 28 DAY DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.

PLUMBING SLEEVES:

MINIMUM SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER.

REINFORCING STEEL:

SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

EPOXY COATED REINFORCING STEEL:

TOP BARS AT EXPOSED AREAS SUCH AS BALCONIES AND AS SHOWN ON STRUCTURAL PLANS SHALL BE EPOXY COATED ACCORDING TO ASTM A775.

WELDED WIRE FABRIC:

TO CONFORM TO ASTM A1064, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.

CONCRETE:

SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX:

3000 psi FOR FOUNDATIONS AND SLABS ON GRADE.
4000 psi FOR ALL OTHER STRUCTURAL CONCRETE.

CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS.

SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.

THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT 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. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATNG WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.

ALL CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK_UP DATA AS PER CHAPTER 26 OF ACI 318_14 AND ACI 214R.

WATER/CEMENT RATIO FOR CONCRETE AT EXTERIOR BALCONIES SHALL NOT EXCEED 0.40 BY WEIGHT AND HAVE 5,000psi MINIMUM COMPRESSIVE CAPACITY.

UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318:

CONCRETE CAST AGAINST EARTH:	ALL BARS	-	3"
CONCRETE EXPOSED TO EARTH (FORMED FACE):	ALL BARS	-	2"
CONCRETE EXPOSED TO WEATHER:	#6 BARS AND GREATER	-	2"
	#5 BARS AND SMALLER	-	1 1/2"
WHERE NOT EXPOSED TO EARTH OR WEATHER:			
SLABS, WALLS, AND JOISTS:	#14 & #18 BARS	-	1 1/2"
	#11 BARS AND SMALLER	-	3/4"
BEAMS AND COLUMNS:	ALL BARS	-	1 1/2"

SEE ACI 318 FOR ADDITIONAL REQUIREMENTS AND MORE INFORMATION.

CONCRETE TESTING:

AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:

A) ASTM C143 _ "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 4-6 INCHES. PRIOR TO ADDING A SUPER PLASTISIZER.
B) ASTM C39 _ "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:
1 AT 7 DAYS
2 AT 28 DAYS

ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARDED.

NON-SHRINK GROUT:

NON-SHRINK GROUT SHALL BE A HIGH-STRENGTH MORTAR OR GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 psi AT 28 DAYS. THE GROUT IS TO BE NON-METALLIC, NON-CORROSIVE, CEMENT-BASED AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1107. IT SHALL BOND PERMANENTLY TO A CLEAN METAL BASEPLATE AND CONCRETE SUBSTRATE AND WILL NOT SHRINK IN ITS PLASTIC STATE, AS TESTED IN ACCORDANCE WITH ASTM C827.

CONCRETE STAIRS:

ENGINEERED PRECAST CONCRETE STAIR SYSTEM AND ALL CONNECTIONS OF SAME TO THIS STRUCTURE SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. SUBMIT SHOP DRAWINGS BEARING THE EMBOSSED SEAL AND THE SIGNATURE OF THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

THE CONFIGURATION OF THE STAIR SYSTEM SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS. THE STAIR SYSTEM AND ALL CONNECTIONS (INCLUDING CONNECTIONS TO THE STRUCTURE) SHALL BE DESIGNED FOR ALL APPLICABLE LOADS AS INDICATED BELOW AND IN THE BUILDING CODE WHICHEVER IS GREATER. THE LOADS SHALL BE CLEARLY INDICATED ON ALL SHOP DRAWINGS.

MINIMUM STAIR DESIGN LOADS:
- UNIFORM LIVE LOAD 100 psf.
- CONCENTRATED LIVE LOAD 300 lbs
- ADDITIONAL DEAD LOAD 20 psf.

SHOP DRAWINGS SHALL SHOW AND SPECIFY ALL CONNECTIONS UTILIZED WITHIN THE STAIR SYSTEM AS WELL AS CONNECTIONS (INCLUDING CONNECTIONS TO THE STRUCTURE) AND LOADS IMPOSED UPON THE STRUCTURAL SYSTEM SHOWN ON THESE PLANS.

CHEMICAL ANCHORS:

SHALL BE AN EQUAL TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-XP "STRUCTURAL ANCHORING ADHESIVE"; HILTI HIT-HY 150 MAX-SD OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

MASONRY WALLS:

MASONRY UNITS SHALL MEET ASTM C_90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 1900 psi ON THE NET AREA (fm = 1500 psi). MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C_270. GROUT SHALL BE 3000 psi MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C_476. PROVIDE HOOKED DOWELS IN FOOTINGS FOR ALL VERTICAL REINFORCING ABOVE. LAP SPLICES 48 BAR DIAMETERS.

BLOCK CELLS AS SHOWN ON PLANS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS. SEE PLAN NOTES FOR BAR SIZE AND SPACING. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW. UNLESS NOTED OTHERWISE. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREA REQUIRED.

PROVIDE 9 GAGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR_O_WALL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES, BEGINNING 8" ABOVE FOOTINGS AND FLOOR LEVELS.

GROUT LIFT: AN INCREMENT OF GROUT HEIGHT WITHIN A TOTAL GROUT POUR.
GROUT POUR: THE TOTAL HEIGHT OF MASONRY TO BE GROUTED PRIOR TO ERECTION OF ADDITIONAL MASONRY. A GROUT POUR CONSISTS OF ONE OR MORE GROUT LIFTS. GROUT POURS SHALL SET FOR A MINIMUM OF 4 HOURS BEFORE ANY ADDITIONAL GROUT PLACEMENT.

GROUT SHALL HAVE A SLUMP BETWEEN 8 AND 11 INCHES, EXCEPT SELF-CONSOLIDATING GROUT. JOB-SITE PROPORTIONING OF SELF-CONSOLIDATING GROUT IS NOT PERMITTED.

MASONRY GROUTING REQUIREMENTS:
1. FIELD-MIXED GROUT SHALL BE PLACED WITHIN 1-1/2 HOURS FROM INTRODUCING WATER INTO THE MIXTURE AND BEFORE INITIAL SET.
2. GROUT SLUMP REQUIREMENTS:
   a. FOR GROUT SLUMP BETWEEN 8 AND 10 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 5 FEET.
   b. FOR GROUT SLUMP BETWEEN 10 AND 11 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 12.67 FEET.
   c. FOR SELF-CONSOLIDATING GROUT, THE GROUT LIFT HEIGHT SHALL NOT EXCEED THE GROUT POUR HEIGHT (24 FEET MAX.).
3. GROUT LIFT HEIGHTS EXCEEDING 5 FEET SHALL MEET THE FOLLOWING REQUIREMENTS:
   a. MASONRY MORTAR HAS CURED FOR AT LEAST 4 HOURS.
   b. GROUT SLUMP IS BETWEEN 10 AND 11 INCHES.
   c. NO INTERMEDIATE BOND BEAMS ARE PLACED BETWEEN THE TOP AND BOTTOM OF THE GROUT LIFT HEIGHT.
4. EACH GROUT LIFT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION AT THE TIME OF PLACEMENT. CONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
5. EACH GROUT LIFT SHALL BE RECONSOLIDATED BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED, AND BEFORE ADDING THE SUBSEQUENT GROUT LIFT. RECONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
6. THE TIME BETWEEN PLACING GROUT LIFTS SHALL NOT EXCEED 1 HOUR.
7. THE MAXIMUM POUR HEIGHT IS 24 FEET.
8. A GROUT KEY SHALL BE PROVIDED AT THE TOP OF EACH GROUT LIFT AND GROUT POUR. GROUT KEYS SHOULD BE FORMED BY TERMINATING THE GROUT 1-1/2 INCHES BELOW A MORTAR JOINT.

TIE BEAMS:

BEAMS WITH THE PREFIX "TB" SHALL BE OF CONCRETE POURED AFTER THE BLOCK WALLS BELOW ARE IN PLACE. REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS WITH MINIMUM LAP SPLICES OF 48 BAR DIAMETERS AND BENT BARS AT CORNERS. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE TO AREA REQUIRED, IN ACCORDANCE WITH ACI 530.1, SECTION 4.3.3.3 (SOLID METAL OR FELT CAVITY CAPS ARE PROHIBITED).

TIE COLUMNS:

CONCRETE TIE COLUMNS SHALL BE PLACED AFTER THE MASONRY CMU WALLS. THE CONCRETE BLOCK FACING THE TIE COLUMN SHALL BE REMOVED SO THAT WHEN THE CONCRETE TIE COLUMN IS PLACED, THE CONCRETE WILL FLOW INTO THE BLOCK CELL INTERLOCKING THE TIE COLUMN WITH THE BLOCK. THIS SHALL OCCUR AT THE TOP AND BOTTOM OF THE WALL AND AT 24" ON CENTER FOR THE FULL HEIGHT OF THE INTERFACE BETWEEN THE BLOCK AND THE TIE COLUMN.

LINTELS:

MASONRY OPENINGS LESS THAN 6 FEET SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON A GROUT FILLED CELL.

MASONRY OPENINGS 6 FEET OR GREATER SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL WITH 1#5 BAR CONTINUOUS. PRECAST LINTEL AND ALL CELLS ABOVE TO THE BOTTOM OF THE TIE BEAM OR BOND BEAM, SHALL BE GROUTED SOLID. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON A GROUT FILLED CELL.

WHERE A CONCRETE COLUMN OR CONCRETE TIE COLUMN IS WITHIN 8' OF A MASONRY OPENING, THE LINTEL SHALL BE AN 8'x16" CONCRETE CAST-IN-PLACE BEAM WITH (2) #5 BARS TOP AND BOTTOM, AND #3 STIRRUPS AT 18" ON CENTER.

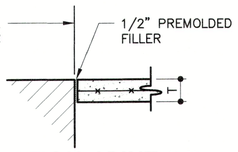
STRUCTURAL STEEL:

WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A-992 WITH A MINIMUM YIELD STRENGTH OF 50 KSI. STEEL SECTIONS EXCEPT WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A-36 WITH A 36 KSI YIELD STRENGTH. ALL STEEL SHALL CONFORM TO THE "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC. ALL SHOP CONNECTIONS TO BE WELDED (UTILIZING E70XX ELECTRODES) AND FIELD CONNECTIONS TO BE BOLTED, UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS. STEEL TO RECEIVE ONE SHOP COAT AND ONE FIELD TOUCH UP COAT OF APPROVED PAINT, EXCEPT WHERE GALVANIZING IS INDICATED ON THE DRAWINGS.

STRUCTURAL TUBING SHALL CONFORM TO ASTM A_500, GRADE B. Fy = 46 ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A_53 GRADE B, TYPE E OR S. Fy = 35 ksi. WHERE CONCRETE-FILLED COLUMNS ARE SPECIFIED, TUBE & PIPE COLUMNS SHALL BE CONCRETE FILLED IN THE SHOP OR, WHEN THEY SUPPORT CONCRETE BEAMS OR FORMED CONCRETE SLABS, A HOLE PROVIDED IN THE CAP PLATE FOR FIELD FILLING.

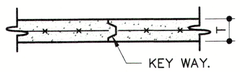
ALL BOLTED CONNECTIONS SHALL CONSIST OF MINIMUM 3/4 INCH DIAMETER ASTM A_325 HIGH STRENGTH BOLTS. BEAM CONNECTIONS SHALL BE DESIGNED BY THE FABRICATOR FOR THE REACTIONS SHOWN ON THE PLANS. IF NOT SHOWN, THE FABRICATOR SHALL DESIGN THE BEAM CONNECTIONS TO SUPPORT AN END REACTION OF W/2 KIPS FROM TABLE 3-6 "MAXIMUM TOTAL UNIFORM LOAD" OF STEEL CONSTRUCTION MANUAL (13th EDITION), BUT CONNECTIONS SHALL NOT HAVE LESS THAN 2 ROWS OF BOLTS.

MINIMUM CONNECTIONS: AT A MINIMU



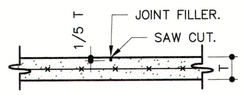
ISOLATION JOINT (IJ)

SCALE: NTS



CONSTRUCTION JOINT (KJ)

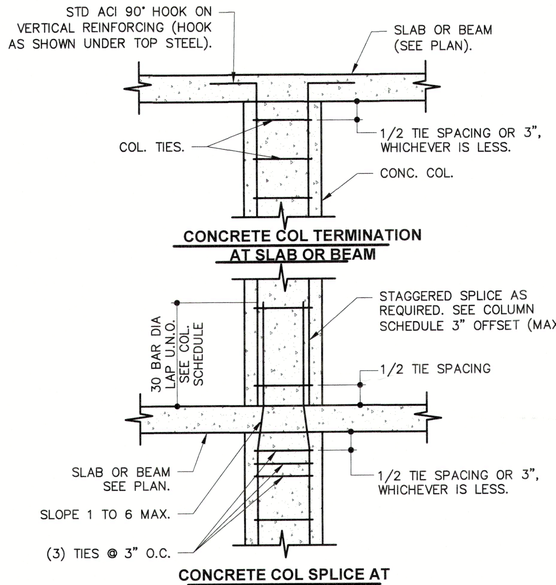
SCALE: NTS



CONTROL JOINT (CJ)

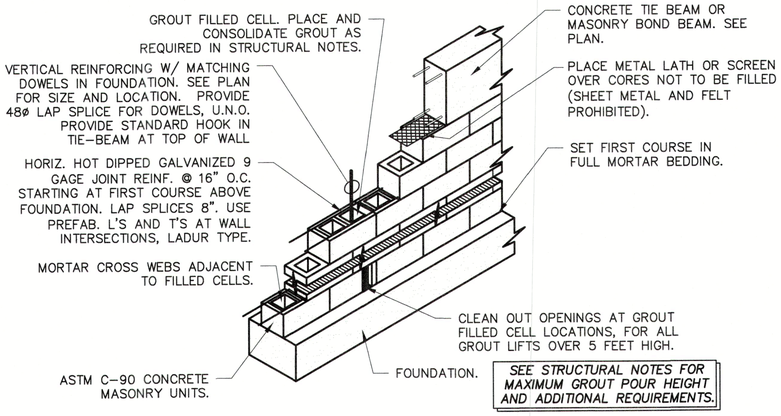
SCALE: NTS

SAW CUT AS SOON AS POSSIBLE WITHOUT RAVELING CONCRETE. (4 TO 16 HOURS AFTER POUR).



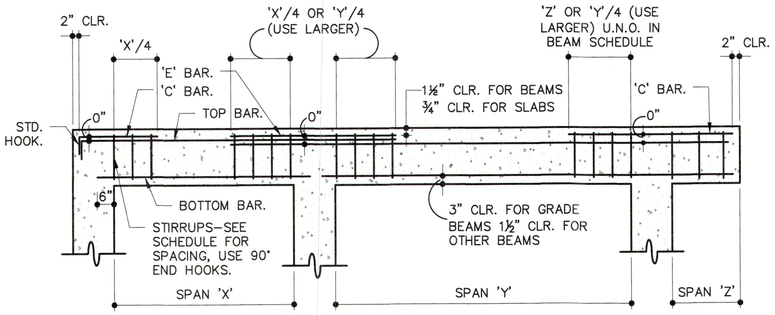
TYPICAL COLUMN REINFORCEMENT DETAIL

SCALE: NTS



TYPICAL MASONRY WALL CONSTRUCTION

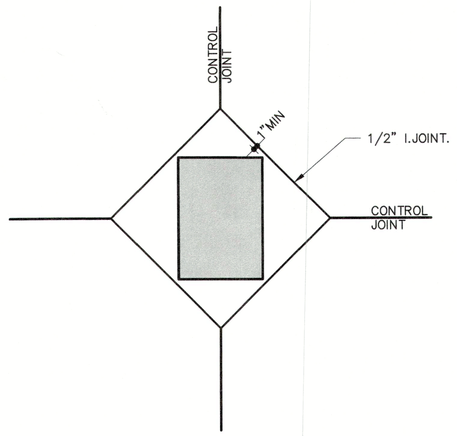
SCALE: NTS



NOTES:
1. START STIRRUP SPACING AT FACE OF SUPPORT.
2. ADD 1#4 LONGITUDINAL WHERE CORNER OF STIRRUP IS VACANT.

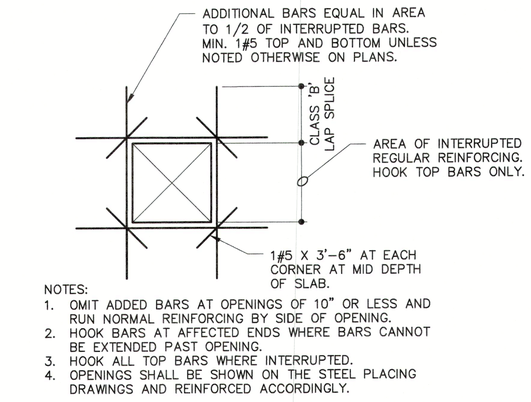
TYPICAL BENDING DIAGRAM FOR BEAMS AND ONE WAY SLABS

SCALE: NTS



COLUMN ISOLATION DETAIL

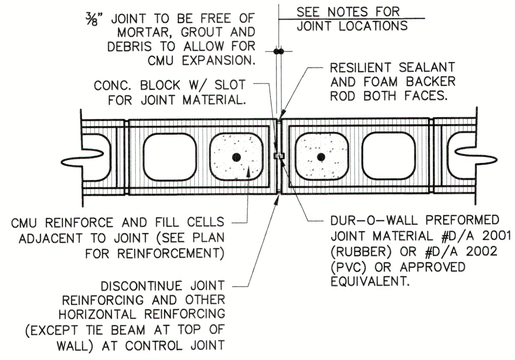
SCALE: NTS



NOTES:
1. OMIT ADDED BARS AT OPENINGS OF 10" OR LESS AND RUN NORMAL REINFORCING BY SIDE OF OPENING.
2. HOOK BARS AT AFFECTED ENDS WHERE BARS CANNOT BE EXTENDED PAST OPENING.
3. HOOK ALL TOP BARS WHERE INTERRUPTED.
4. OPENINGS SHALL BE SHOWN ON THE STEEL PLACING DRAWINGS AND REINFORCED ACCORDINGLY.

TYP. REINFORCEMENT AT SLAB OPENING

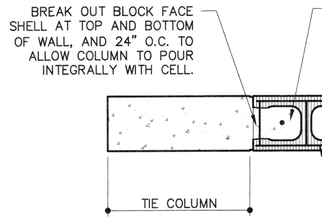
SCALE: NTS



CONTROL JOINT DETAIL MASONRY WALL

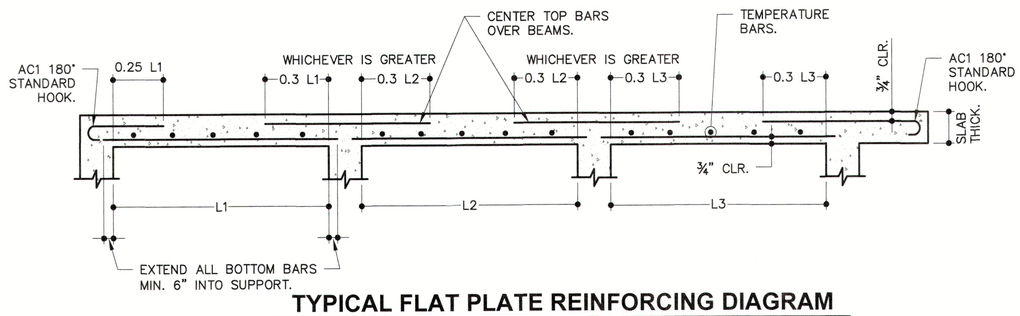
SCALE: NTS

NOTES:
1. COORDINATE LOCATION OF CMU CONTROL JOINTS WITH CONCRETE WALL AND STUCCO CONTROL JOINTS WHERE POSSIBLE.
2. BLOCK CONTROL JOINTS SHALL BE LOCATED AT A SPACING OF NO MORE THAN 25 FEET BETWEEN JOINTS AND NO MORE THAN 12 FEET FROM A BUILDING CORNER.
3. CONTROL JOINTS SHALL BE LOCATED AT CHANGES IN WALL HEIGHTS & CHANGES IN WALL THICKNESS.
4. CONTROL JOINTS ADJACENT TO WALL OPENINGS SHALL BE NO CLOSER THAN 8" TO THE OPENING. DEPENDING ON THE OPENING WIDTH, THE JOINT MAY NEED TO BE FURTHER AWAY SO THAT MULTIPLE REINFORCED CELLS CAN BE LOCATED BETWEEN THE CONTROL JOINT AND THE WALL OPENING. FOR OPENINGS OVER 4 FEET IN WIDTH, CONSULT WITH THE ENGINEER FOR JOINT LOCATIONS NEXT TO WALL OPENINGS
5. SEE THE ARCHITECTURAL DRAWINGS FOR JOINT LOCATIONS. IF THE ARCHITECTURAL DRAWINGS CONFLICT WITH THE ABOVE REQUIREMENTS, THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE CONSULTED BY THE CONTRACTOR.
6. BLOCK WALL JOINTS THAT LINE UP WITH FLOOR & ROOF EXPANSION JOINTS SHALL BE DETAILED ESPECIALLY TO ALLOW A HIGHER MAGNITUDE OF MOVEMENT THAN THIS CONTROL JOINT DETAIL WILL ALLOW. DO NOT USE THIS DETAIL AT THESE EXPANSION JOINTS.



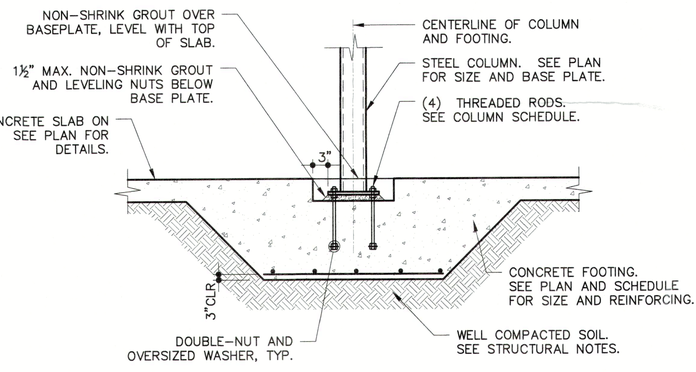
TIE COLUMN REINF

SCALE: NTS



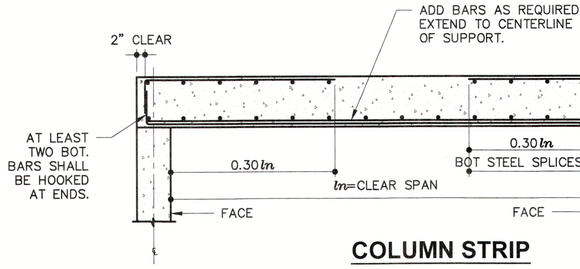
TYPICAL FLAT PLATE REINFORCING DIAGRAM

SCALE: NTS

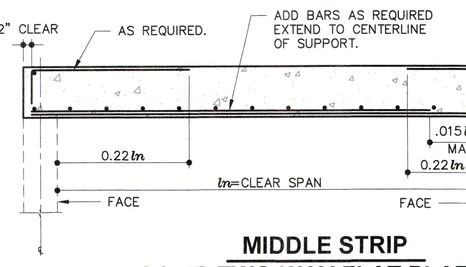


STEEL COLUMN BASE

SCALE: NTS

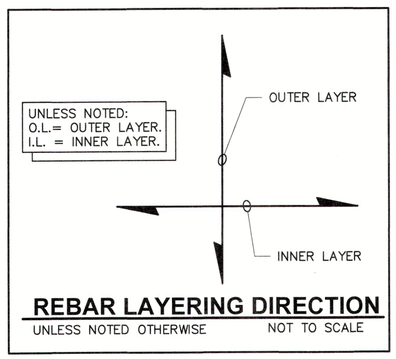


COLUMN STRIP



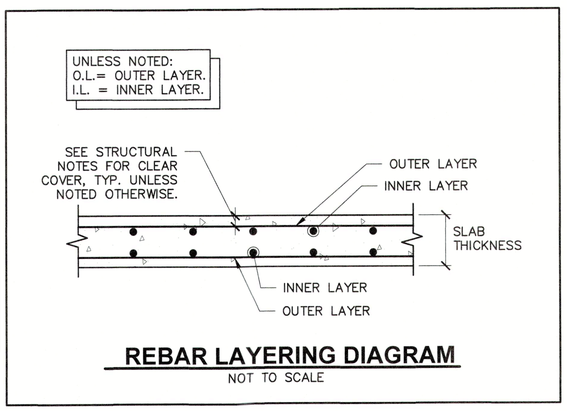
MIDDLE STRIP SOLID TWO-WAY FLAT PLAT

SCALE: NTS



REBAR LAYERING DIRECTION

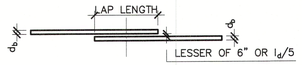
UNLESS NOTED OTHERWISE NOT TO SCALE



REBAR LAYERING DIAGRAM

NOT TO SCALE

BAR SIZE	TENSION LAP / SPLICE LENGTH												COMPRESSION LAP / SPLICE LENGTH ALL BARS
	TOP BARS						OTHER BARS						
	3000 PSI	4000 PSI	5000 PSI	6000 PSI	8000 PSI	10000 PSI	3000 PSI	4000 PSI	5000 PSI	6000 PSI	8000 PSI	10000 PSI	ALL CONCRETE WITH $f'_c \geq$ 3000 psi
#3	28	24	22	20	17	16	22	19	17	15	13	12	12
#4	37	32	29	26	23	21	29	25	22	20	18	16	15
#5	47	40	36	33	29	26	36	31	28	25	22	20	19
#6	56	48	43	40	34	31	43	37	33	31	26	24	23
#7	81	70	63	58	50	45	63	54	49	44	38	34	27
#8	93	80	72	66	57	51	72	62	55	51	44	39	30
#9	105	91	81	74	64	57	81	70	63	57	49	44	34
#10	118	102	91	83	72	65	91	79	70	64	56	50	38
#11	131	113	101	93	80	72	101	87	78	71	62	55	43
#14	121	105	94	86	74	66	93	81	72	66	57	51	–
#18	161	139	125	114	99	88	124	107	96	88	76	68	–



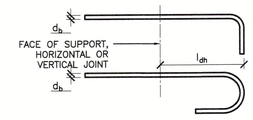
NOTES:

1. REFER TO "HOOKED REINFORCEMENT TENSION DEVELOPMENT LENGTH SCHEDULE" WHEN THE STRAIGHT DEVELOPMENT LENGTH IN TENSION CANNOT BE ACCOMMODATED IN THE CONCRETE SECTION.
2. ALWAYS USE TENSION LAP SPLICE LENGTH VALUES, UNLESS THE PLANS OR DETAILS NOTE OTHERWISE.
3. TABULATED DEVELOPMENT AND LAP SPLICE LENGTHS ARE BASED ON REINFORCING STEEL YIELD STRENGTH Fy=60 KSI, NORMAL WEIGHT CONCRETE, AND CLASS B LAPS.
4. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12 INCHES OF FRESH CONCRETE CAST IN THE MEMBER BELOW THE DEVELOPMENT LENGTH OR SPLICE. TOP BAR FACTOR DOES NOT APPLY TO BARS IN WALLS.
5. WHEN DIFFERENT BAR DIAMETERS ARE SPLICED, USE SMALLER BAR LAP SPLICE LENGTH.
6. ALL TABULATED VALUES ARE MINIMUM LENGTH, IN CASE OF CONFLICT WITH PLANS, SECTIONS, OR DETAILS USE LONGER LENGTH.
7. d_b = BAR DIAMETER
8. l_d = DEVELOPMENT, LAP OR SPLICE LENGTH.
9. ADJUST TABULATED LENGTH BY THE FOLLOWING FACTORS WHERE APPLICABLE. NOTE THAT FACTORS ARE CUMULATIVE: (E.G. 1.30x1.50 = 1.95)
   - A. LIGHT WEIGHT CONCRETE: 1.30
   - B. 3 OR LESS BUNDLED BARS: 1.20
   - C. 4 OR MORE BUNDLED BARS: 1.33
   - D. CLEAR SPACING LESS THAN $2d_b$ AND CLEAR COVER LESS THAN d_b 1.50
   - E. CLASS A LAP SPLICE 0.77
   - F. EPOXY COATED BARS 1.50
10. WELDED AND/OR MECHANICAL SPLICES MAY BE USED AT THE GENERAL CONTRACTOR'S OPTION PROVIDED THAT THE SPLICE IS CAPABLE OF DEVELOPING AT LEAST 125% OF THE YIELD STRENGTH OF THE LARGER BAR IN TENSION. WHERE WELDED AND/OR MECHANICAL SPLICES ARE TO BE USED, THE GENERAL CONTRACTOR SHALL SUBMIT FULL DATA OF THE PROPOSED MATERIAL, PROCEDURES, AND INSTALLATION INSTRUCTIONS TO THE ENGINEER FOR REVIEW AS A SHOP DRAWING SUBMISSION.
11. USE MECHANICAL COUPLERS FOR #14 AND LARGER BARS.
12. LAP SPLICES IN CONCRETE MASONRY SHALL BE AS SPECIFIED IN STRUCTURAL NOTES.

TYP. STRAIGHT REINFORCEMENT DEVELOPMENT AND SPLICE LENGTH SCHEDULE

SCALE: NTS

BAR SIZE	HOOKED TENSION DEVELOPMENT LENGTH (l_{dh}) INCHES					
	3000 PSI	4000 PSI	5000 PSI	6000 PSI	8000 PSI	10000 PSI
#3	9	7	7	6	6	6
#4	11	10	9	8	7	6
#5	14	12	11	10	9	8
#6	17	15	13	12	10	9
#7	19	17	15	14	12	11
#8	22	19	17	16	14	12
#9	25	22	19	18	15	14
#10	28	24	22	20	17	16
#11	31	27	24	22	19	17
#14	37	32	29	27	23	21
#18	50	43	39	35	31	27

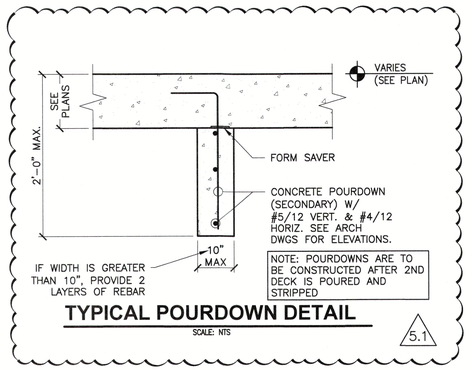


NOTES:

1. SEE TYPICAL TIE AND STIRRUP HOOKS DETAIL FOR ADDITIONAL INFORMATION.
2. TABULATED DEVELOPMENT LENGTH ARE BASED ON REINFORCING STEEL YIELD STRENGTH F_y = 60 KSI AND NORMAL WEIGHT CONCRETE.
3. ALL TABULATED VALUES ARE MINIMUM LENGTHS. IN CASE OF CONFLICT WITH THE PLANS, SECTIONS, OR DETAILS, USE THE LONGER LENGTH.
4. d_b = BAR DIAMETER
5. l_{dh} = DEVELOPMENT LENGTH
6. ADJUST TABULATED LENGTHS BY THE FOLLOWING FACTORS WHERE APPLICABLE. NOTE THAT THE FACTORS ARE CUMULATIVE.
   - A. REINFORCING BAR STRENGTH OTHER THAN 60 KSI: (F_y/60 KSI)
   - B. LIGHT WEIGHT CONCRETE: 1.30
   - C. EPOXY COATED BARS 1.20

TYP. HOOKED REINFORCEMENT TENSION DEVELOPMENT LENGTH SCHEDULE

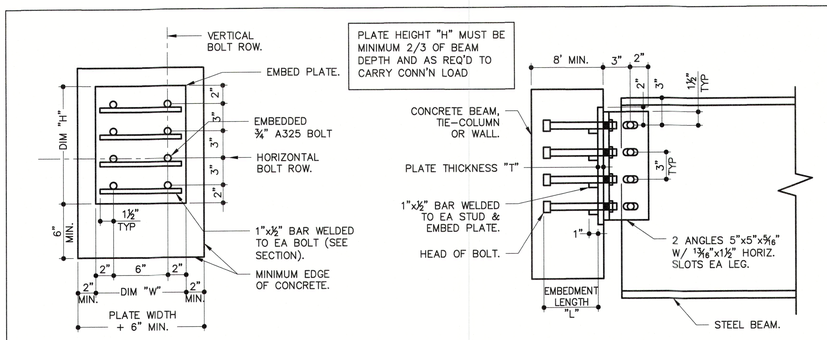
SCALE: NTS



TYPICAL POURDOWN DETAIL

SCALE: NTS

5.1



EMBED PLATE ELEVATION

SCALE: NTS

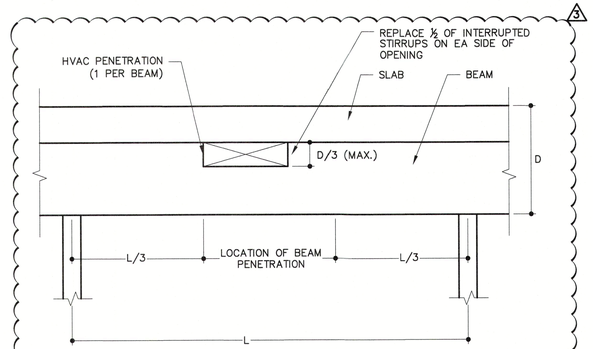
STEEL BEAM / EMBED PLATE SECTION

SCALE: NTS

STEEL BEAM / EMBED PLATE CONNECTIONS SCHEDULE							
BEAM SIZE	MIN. EMBEDED PLATE			EMBEDED ANCHORS			
	WIDTH "W"	HEIGHT "H"	THICKNESS "T"	BOLT D/A	LENGTH "L"	#VERT'L ROWS	#HORIZ. ROWS
W12	10"	10"	1/2"	3/4"	5"	2	3

STEEL BEAM / EMBED PLATE CONNECTIONS SCHEDULE								
DESIGN NUMBER	SHEAR CAPACITY	EMBEDED PLATE			EMBEDED ANCHORS			
		WIDTH "W"	HEIGHT "H"	THICKNESS "T"	BOLT D/A	LENGTH "L"	#VERT'L ROWS	#HORIZ. ROWS
P22	30K	10"	7"	1/2"	3/4"	5"	2	2
P23	45K	10"	10"	1/2"	3/4"	5"	2	3
P24	60K	10"	13"	5/8"	3/4"	5"	2	4
P25	70K	10"	16"	5/8"	3/4"	5"	2	5
P26	85K	10"	19"	3/4"	3/4"	5"	2	6
P27	100K	10"	22"	3/4"	3/4"	5"	2	7
P28	110K	10"	25"	3/4"	3/4"	5"	2	8
P29	120K	10"	28"	3/4"	3/4"	5"	2	9

NOTES		
	1.	DESIGN TENSILE FORCE = 2000 LBS PER EMBEDDED BOLT SIMULTANEOUSLY WITH SHEAR LOAD.
	2.	4000 PSI CONC.



TYPICAL MECHANICAL OPENING FOR HVAC PENETRATIONS IN STRUCTURAL BEAMS

SCALE: NTS

3 ADDED TYPICAL DETAIL FOR HVAC PENETRATION IN STRUCTURAL BEAMS

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MAY 15 2026
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

TONY R. WILSON LICENSED PROFESSIONAL ENGINEER No. 73951 STATE OF FLORIDA 5/7/2023 ANTHONY R. WILSON FL LIC. # 73951

Revisions
05/11/2023 FOR CONSTRUCTION
07/26/2023 GENERAL REVISION
08/17/2023 TYPICAL POURDOWN

DSDG ARCHITECTS
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AA 0003861

PERMIT SET - 03/08/2023

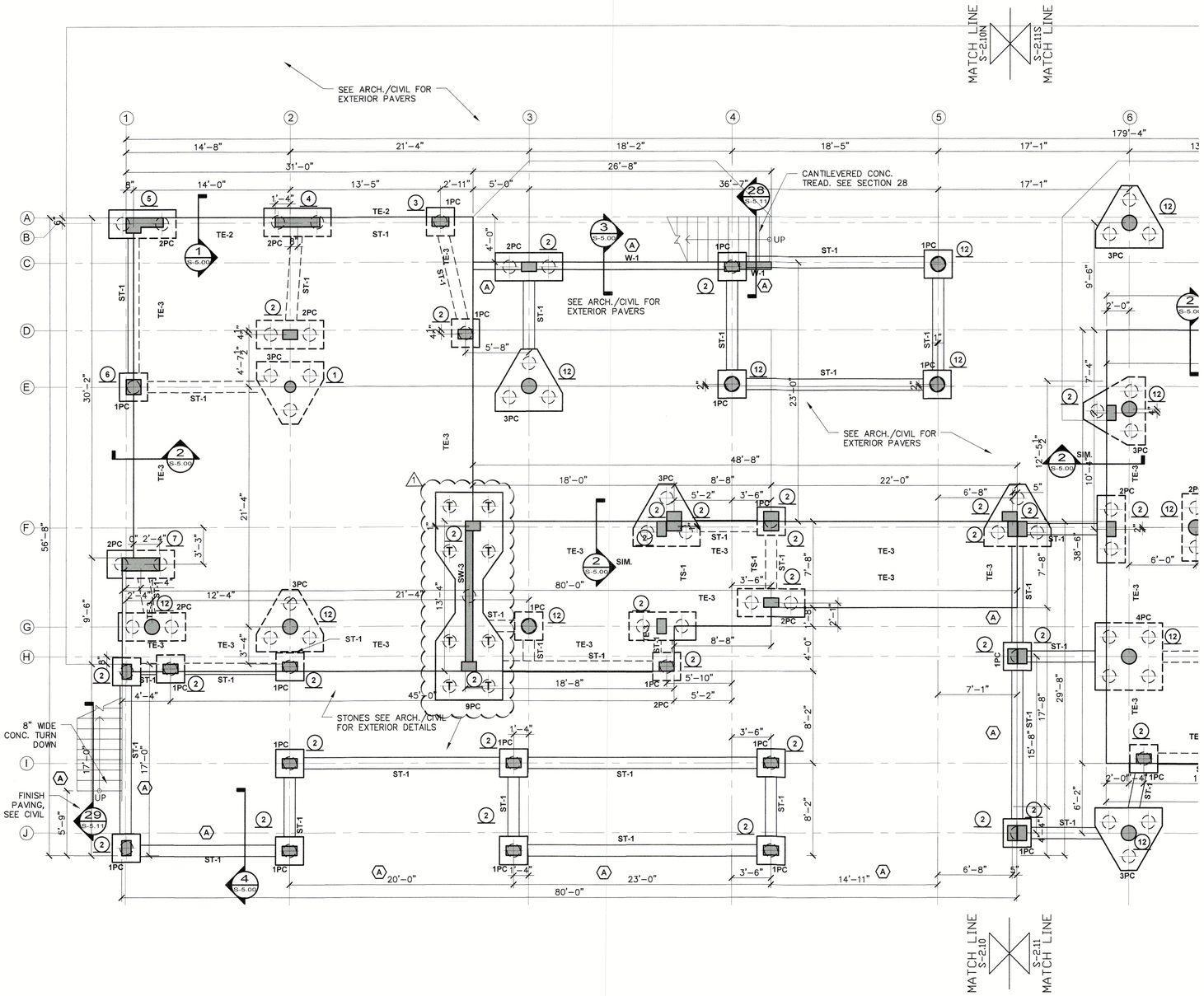
A NEW RESIDENCE FOR:
THIRTYFIVE FIFTEEN, LLC.
NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

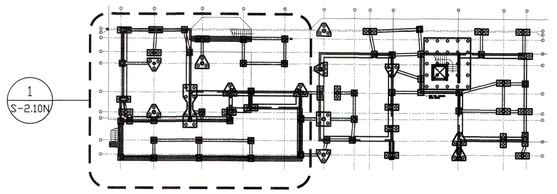
TYPICAL DETAILS

Wilson Structural
6731 PROFESSIONAL PKWY. WEST SUITE 103 SARASOTA, FL 34240 (941) 907-4769 FAX (941) 907-0576
4230 SOUTH MACDILL AVE. SUITE H TAMPA, FL 33611 (813) 536-3478
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS, COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.
FILE: 22DW-0846
FIRM REGISTRY #36167

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 11.7.2023

Sheet Number:
S-1.11





KEY PLAN

FOUNDATION AND GROUND FLOOR PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. THICKEN SLAB TO 8" WITHIN 4" OF ALL SLAB STEPS; MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE.
3. TOP OF GROUND FLOOR SLAB TO BE SET AT 0'-0" = 9'-8" NAVD. ELEVATIONS SHOWN ARE RELATIVE TO THE GROUND FLOOR SLAB ELEVATION 0'-0".
4. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF FOOTINGS AT ALL LOCATIONS, U.N.O.
5. TOF INDICATES TOP OF FOOTING ELEVATION. TOP OF FOOTING ELEVATION SET AT -1'-4" UNLESS NOTED THUS ⬭. TOP OF PILE CAP ELEVATION ARE AT -6'-5". (1)
6. ▭ INDICATES 8" LOAD BEARING INFILL BRAKE AWAY MASONRY WALL. PROVIDE 1" ISOLATION JOINT BETWEEN ALL COLUMNS AND SLAB ABOVE. SEE DETAILS FOR WALL REINFORCEMENT
7. GROUND FLOOR SHALL BE 4" CONCRETE SLAB-ON-GRADE REINFORCED WITH 6x6 W1.4xW1.4 W.W.F. AT MID DEPTH.
8. PROVIDE CONTROL JOINTS IN ALL SLABS ON GRADE. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT AS SOON AS POSSIBLE WITHOUT RAVELING. THE PATTERN SHALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA OF 25 SF.
9. PROVIDE MASONRY CONTROL JOINTS PER- THE TYPICAL MASONRY CONTROL JOINT DETAIL AND REQUIREMENTS SHOWN ON S-1.10. COORDINATE LOCATIONS OF MASONRY CONTROL JOINTS WITH ARCHITECTURAL STUCCO CONTROL JOINTS. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION
10. ◯ INDICATES COLUMN LOCATION SEE COLUMN SCHEDULES ON S 3.0 FOR COLUMN TYPE AND ASSOCIATED REQUIREMENTS.
11. W-1 IS 8" CONC. WALL W/ #4/12 E.W. MID.
12. ST-1 IS 12"x16" STRAP BEAM WITH 2#6 T&B AND #3 @ 18" O.C. EXTEND TOP & BOTTOM STEEL TO FAR SIDE OF CAPS AND PROVIDE AND STANDARD 90° HOOKS FOR BOTH TOP & BOTTOM BARS. TOP OF BEAM IS EQUAL TO TOP OF CAP ELEVATION. (3)(6)
13. W-1 INDICATES 6" THICK CONC. WALL W/ #6 @ 8" O.C. (MID). PROVIDE #5/12H.
14. 'SW' INDICATES SHEARWALL WITH #6 @ 6" O.C. EF GROUND-2nd AND #5/12 EF 2nd TO ROOF. PROVIDE #4/12H E.F. ALL LEVELS.
15. 'P1' INDICATES A 20"x20" PEDESTAL w/ 8#7 VERTICALS AND #3 TIES AT 16" O.C. (GROUPT 2 TIES AT TOP OF PEDESTAL. HOLD PEDESTAL DOWN 12" DRILL & EPOXY THREADED RODS FOR STEEL COLUMNS MIN 12" INTO THE TOP OF THE CAP. (6)

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(4) ALL ROUND 12" ROUND COLUMNS (①) CHANGED TO 16" ROUND COLUMNS (⑫) EXCEPT AS NOTED

COLUMN SYMBOLS

◯ – INDICATES COLUMN BELOW
◯ – INDICATES COLUMN THRU
◯ – INDICATES COLUMN ABOVE

STEEL SYMBOLS

4 / 12 T
BAR SIZE
BAR SPACING
BAR PLACEMENT
T = TOP
B = BOTTOM
E = EF

NORTH

FOUNDATION AND GROUND FLOOR PLANS N (1)
3/16" = 1'-0"

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Wilson Structural
8131 PROFESSIONAL PKWY. WEST
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4230 SOUTH MACDILL AVE
SUITE H TAMPA, FL 33611
(813) 536-3476
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THIS PLAN SET WILL COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.
FILE: 22DW-0846
FIRM REGISTRY #36167

ANTHONY R. WILSON STATE OF FLORIDA No. 79451 PROFESSIONAL ENGINEER
11/7/2023
ANTHONY R. WILSON FL P.E. # 79451

Revisions	
04/07/2023	
05/11/2023 FOR CONSTRUCTION	
05/31/2023 GENERAL REVISION	
11/03/2023	

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AA 0003661

PERMIT SET - 03/08/2023

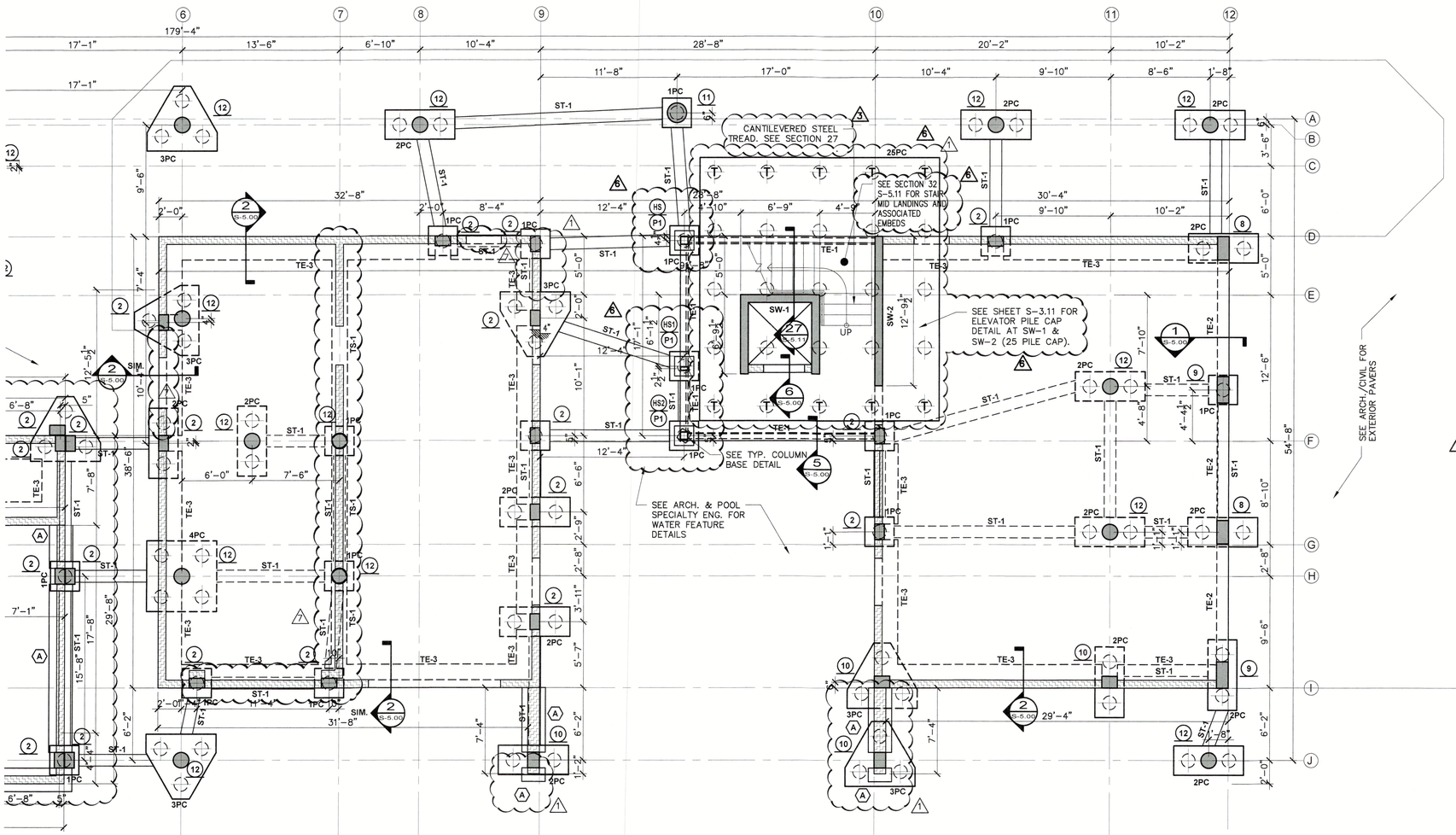
A NEW RESIDENCE FOR:
THIRTYFIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

FOUNDATION AND GROUND FLOOR PLAN NORTH

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 11.7.2023

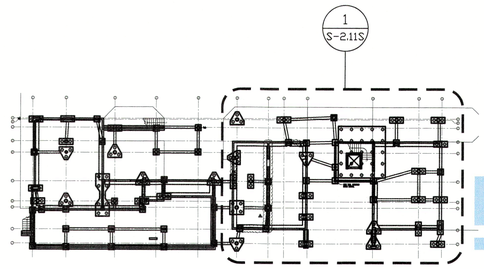
Sheet Number:
S-2.10N



NORTH

FOUNDATION AND GROUND FLOOR PLANS S 1

3/16" = 1'-0"



KEY PLAN

FOUNDATION AND GROUND FLOOR PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. THICKEN SLAB TO 8" WITHIN 4" OF ALL SLAB STEPS; MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE.
3. TOP OF GROUND FLOOR SLAB TO BE SET AT 0'-0" = 9'-8" NAVD. ELEVATIONS SHOWN ARE RELATIVE TO THE GROUND FLOOR SLAB ELEVATION 0'-0".
4. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF FOOTINGS AT ALL LOCATIONS, U.N.O.
5. TOF INDICATES TOP OF FOOTING ELEVATION. TOP OF FOOTING ELEVATION SET AT -1'-4" UNLESS NOTED THUS (1) -6'-5". TOP OF PILE CAP ELEVATION ARE AT
6. INDICATES 8" LOAD BEARING INFILL BRAKE AWAY MASONRY WALL. PROVIDE 1" ISOLATION JOINT BETWEEN ALL COLUMNS AND SLAB ABOVE. SEE DETAILS FOR WALL REINFORCEMENT
7. GROUND FLOOR SHALL BE 4" CONCRETE SLAB-ON-GRADE REINFORCED WITH 6x6 W1.4xW1.4 W.W.F. AT MID DEPTH.
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12. ST-1 IS 12"x16" STRAP BEAM WITH 2#6 T&B AND #3 @ 18" O.C. EXTEND TOP & BOTTOM STEEL TO FAR SIDE OF CAPS AND PROVIDE AND STANDARD 90° HOOKS FOR BOTH TOP & BOTTOM BARS. TOP OF BEAM IS EQUAL TO TOP OF CAP ELEVATION.

6 3 13. W-1 INDICATES 6" THICK CONC. WALL W/ #6 @ 8" O.C. (MID). PROVIDE #5/12H.

14. 'SW' INDICATES SHEARWALL WITH #6 @ 6" O.C. EF GROUND-2nd AND #5/12 EF 2nd TO ROOF. PROVIDE #4/12H E.F. ALL LEVELS.

6 15. 'P1' INDICATES A 20"x20" PEDESTAL w/ 8#7 VERTICALS AND #3 TIES AT 16" O.C. (GROUPT 2 TIES AT TOP OF PEDESTAL. HOLD PEDESTAL DOWN 12" DRILL & EPOXY THREADED RODS FOR STEEL COLUMNS MIN 12" INTO THE TOP OF THE CAP.

4 ALL ROUND 12" ROUND COLUMNS ((1)) CHANGED TO 16" ROUND COLUMNS ((12))EXCEPT AS NOTED

COLUMN SYMBOLS

- INDICATES COLUMN BELOW
- INDICATES COLUMN THRU
- INDICATES COLUMN ABOVE

STEEL SYMBOLS

4 / 12 T — BAR SIZE, BAR SPACING, BAR PLACEMENT (T=TOP, B=BOTTOM, C=CENTER, E=EF)

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Planning, Zoning & Building

Wilson Structural
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TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.
FILE: 22DW-0846
4230 SOUTH MacDILL AVE
SUITE H TAMPA, FL 33611
(813) 636-3476
FIRM REGISTRY #36167

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 1.10.2024

Sheet Number:
S-2.11S

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Fax (941) 955-7354
www.dsdginc.com
AA 0003861

Revisions
1 04.07.2023
2 05.11.2023 FOR CONSTRUCTION
3 05.31.2023 GENERAL REVISION
4 11.03.2023
5 01.09.2024 OWNER CHANGES

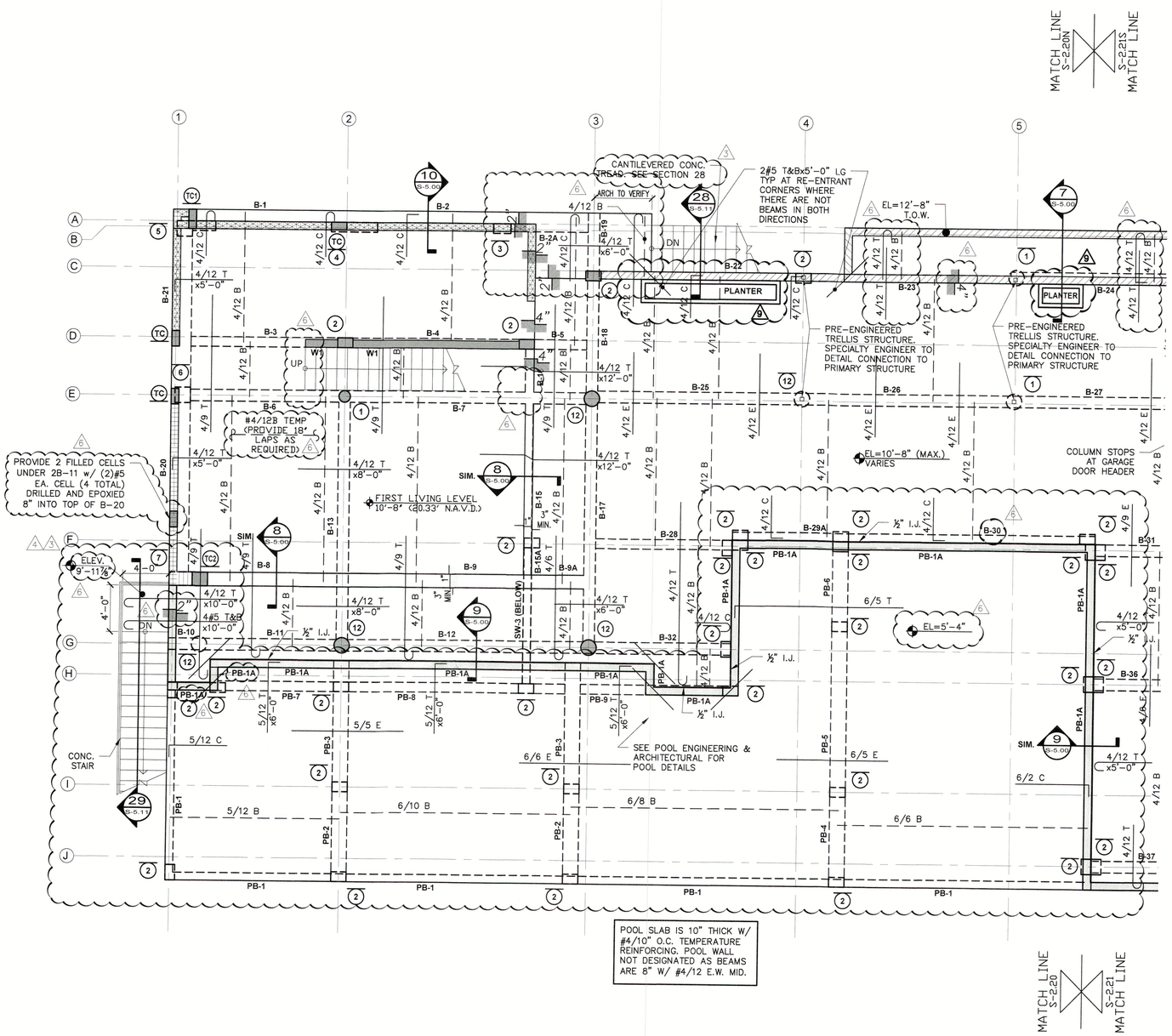
ANTHONY R. WILSON
FL P.E. # 73451
STATE OF FLORIDA
No. 73451
PROFESSIONAL ENGINEER
01/10/2024

PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTYFIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

FOUNDATION AND GROUND FLOOR PLAN SOUTH

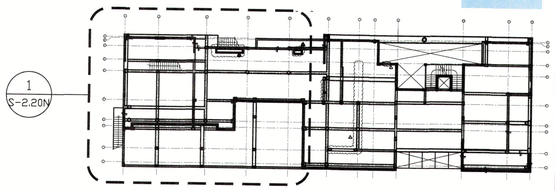


NORTH

FIRST FLOOR FRAMING PLANS N

3/16" = 1-0"

1



KEY PLAN

1ST FLOOR PLAN NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.
2. ▭ INDICATES 8" LOAD BEARING MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 32" O.C. MAX.
3. ▭ INDICATES 8" INFILL MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 32" O.C. MAX.
4. ADD 2#5 CONT. BELOW WALLS WHERE NO BEAM IS PRESENT.
5. POOL COLUMNS TERMINATE AT TOP OF BEAM SUPPORTING POOL SLAB.
6. SEE S-3.10 FOR WIND SCHEDULE AND S-3.00 & S-3.10 FOR BEAM SCHEDULES.
7. INTERIOR SLAB AREAS ARE 8" THICK CONVENTIONALLY REINFORCED CONCRETE. EXTERIOR SLAB AREAS ARE SLOPED TO DRAIN, 11½" (ARCH TO VERIFY) (MAX.)/ 8" (MIN) SEE ARCH. FOR SLOPES/DRAINS CONVENTIONALLY REINFORCED CONCRETE SLAB. PROVIDE #4/12" O.C TEMPERATURE REINFORCING PERPENDICULAR TO PRIMARY REINFORCING SHOWN. TEMPERATURE REINFORCING TO BE CONT AND SHALL HAVE 18" SPLICES AS REQUIRED.
8. ALL TOP STEEL TRANSVERSE TO PRIMARY REINFORCING TO BE IN 2ND LAYER WHERE THERE IS A CONFLICT WITH TOP STEEL IN PRIMARY DIRECTION.
9. W-1 INDICATES 8" THICK CONC. WALL W/ #6V @ 8" O.C. (MID) & #5/12H.
10. 'SW' INDICATES SHEARWALL WITH #6 @ 6" O.C. EF GROUND-2nd AND #5/12 EF 2nd TO ROOF. PROVIDE #4/12H E.F. ALL LEVELS.

3 ADDED SLAB SLOPES AND DRAINS

4 ALL ROUND 12" ROUND COLUMNS (1) CHANGED TO 16" ROUND COLUMNS (12)EXCEPT AS NOTED

6 FLOOD DRAINS LOCATION UPDATED FOR REFERENCE ONLY.

COLUMN SYMBOLS

- ○ – INDICATES COLUMN BELOW
- ○ – INDICATES COLUMN THRU
- ○ – INDICATES COLUMN ABOVE

STEEL SYMBOLS

4 / 12 T — BAR SIZE, BAR SPACING, BAR PLACEMENT (T = TOP, B = BOTTOM, E = E.F.)

Digitally signed by Anthony R. Wilson, P.E.
DN: E=tony@wilsonstructural.com, CN=Anthony R. Wilson, P.E., O=WILSON STRUCTURAL CONSULTING ENGINEERS, INC., L=Marietta, Buffalo, C=US
Date: 2025.07.09 14:34:19-04'00'
Anthony R. Wilson, P.E.
No. 79451 STATE OF FLORIDA 7/7/2025
REGISTERED ENGINEER PROFESSIONAL ENGINEER
ANTHONY R. WILSON FL P.E.# 79451
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Revisions		
8	05/11/2023	FOR CONSTRUCTION
7	05/01/2023	GENERAL REVISION
6	07/03/2023	GENERAL REVISION
5	11/03/2023	
4	07/02/2025	

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A NEW RESIDENCE FOR:
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NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

FIRST FLOOR FRAMING PLANS NORTH

Wilson Structural
6731 PROFESSIONAL PKWY WEST
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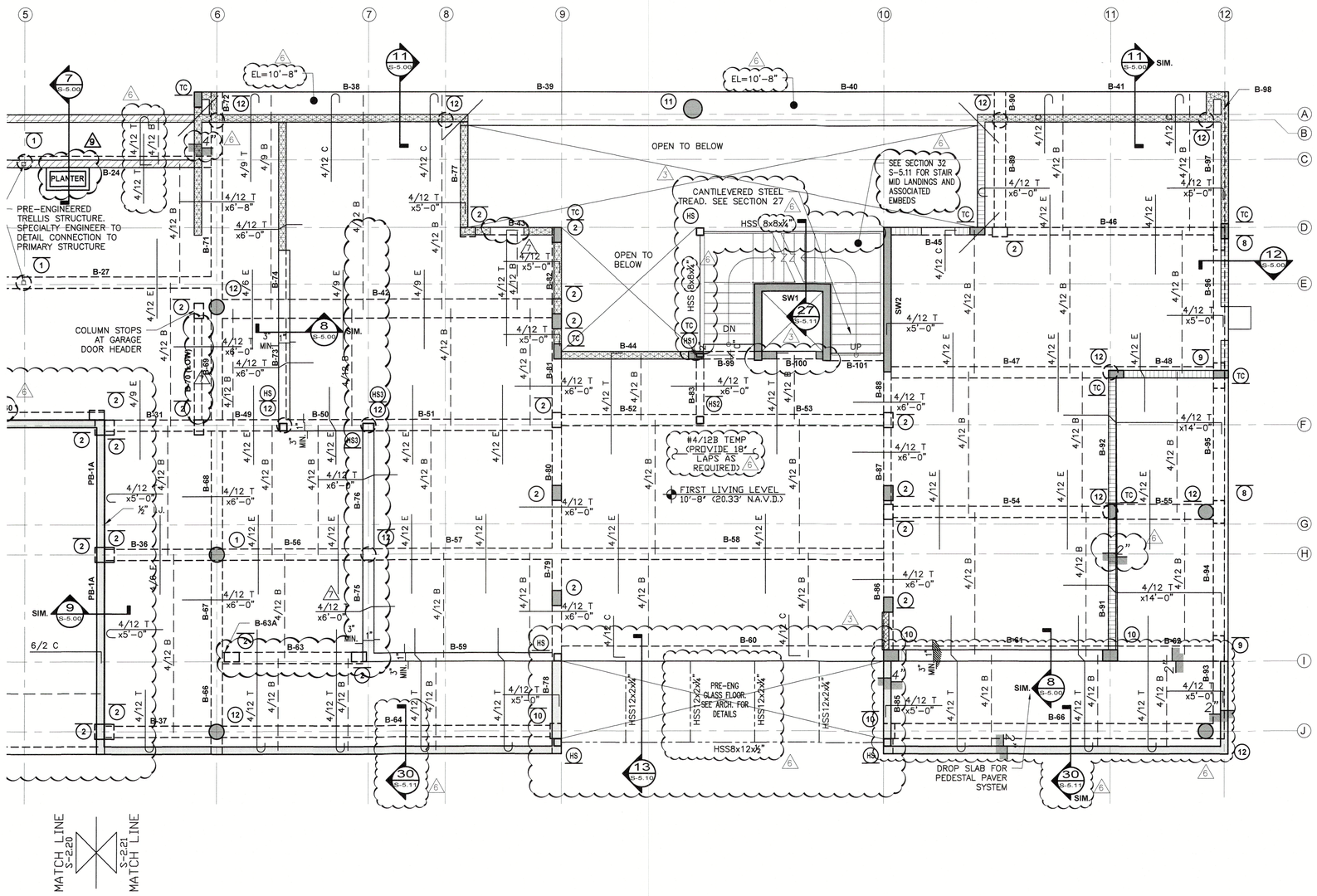
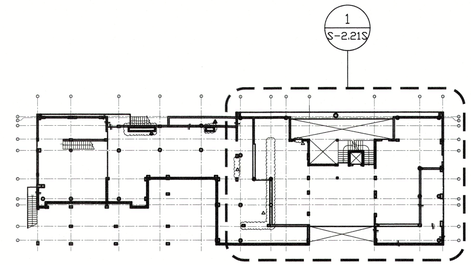
FILE: 22DW-0846
FIRM REGISTRY #36167

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 7.2.2025

Sheet Number:
S-2.20N





KEY PLAN

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7. INTERIOR SLAB AREAS ARE 8" THICK CONVENTIONALLY REINFORCED CONCRETE. EXTERIOR SLAB AREAS ARE SLOPED TO DRAIN, 1½" (ARCH TO VERIFY) (MAX.)/ 8" (MIN) SEE ARCH. FOR SLOPES/DRAINS. CONVENTIONALLY REINFORCED CONCRETE SLAB. PROVIDE #4/12" O.C TEMPERATURE REINFORCING PERPENDICULAR TO PRIMARY REINFORCING SHOWN. TEMPERATURE REINFORCING TO BE CONT AND SHALL HAVE 18" SPLICES AS REQUIRED.
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ALL ROUND 12" ROUND COLUMNS (①) CHANGED TO 16" ROUND COLUMNS (⑫) EXCEPT AS NOTED

FLOOD DRAINS LOCATION UPDATED FOR REFERENCE ONLY.

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COLUMN SYMBOLS

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- ◯ – INDICATES COLUMN ABOVE

STEEL SYMBOLS

4 / 12 T (T=TOP, B=BOTTOM, E=EF)
BAR SIZE
BAR SPACING
BAR PLACEMENT

NORTH

FIRST FLOOR FRAMING PLANS S

3/16" = 1'-0"

1

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Wilson Structural
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FILE: 22DW-0846
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STATE OF FLORIDA No. 79451 PROFESSIONAL ENGINEER
ANTHONY H. WILSON FL P.E. # 79451
7/2/2025

Revisions		
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2	05/31/2023	GENERAL REVISION
1	11/03/2023	
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A		

PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTYFIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

FIRST FLOOR FRAMING PLAN SOUTH

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 7.2.2025

Sheet Number:
S-2.21S

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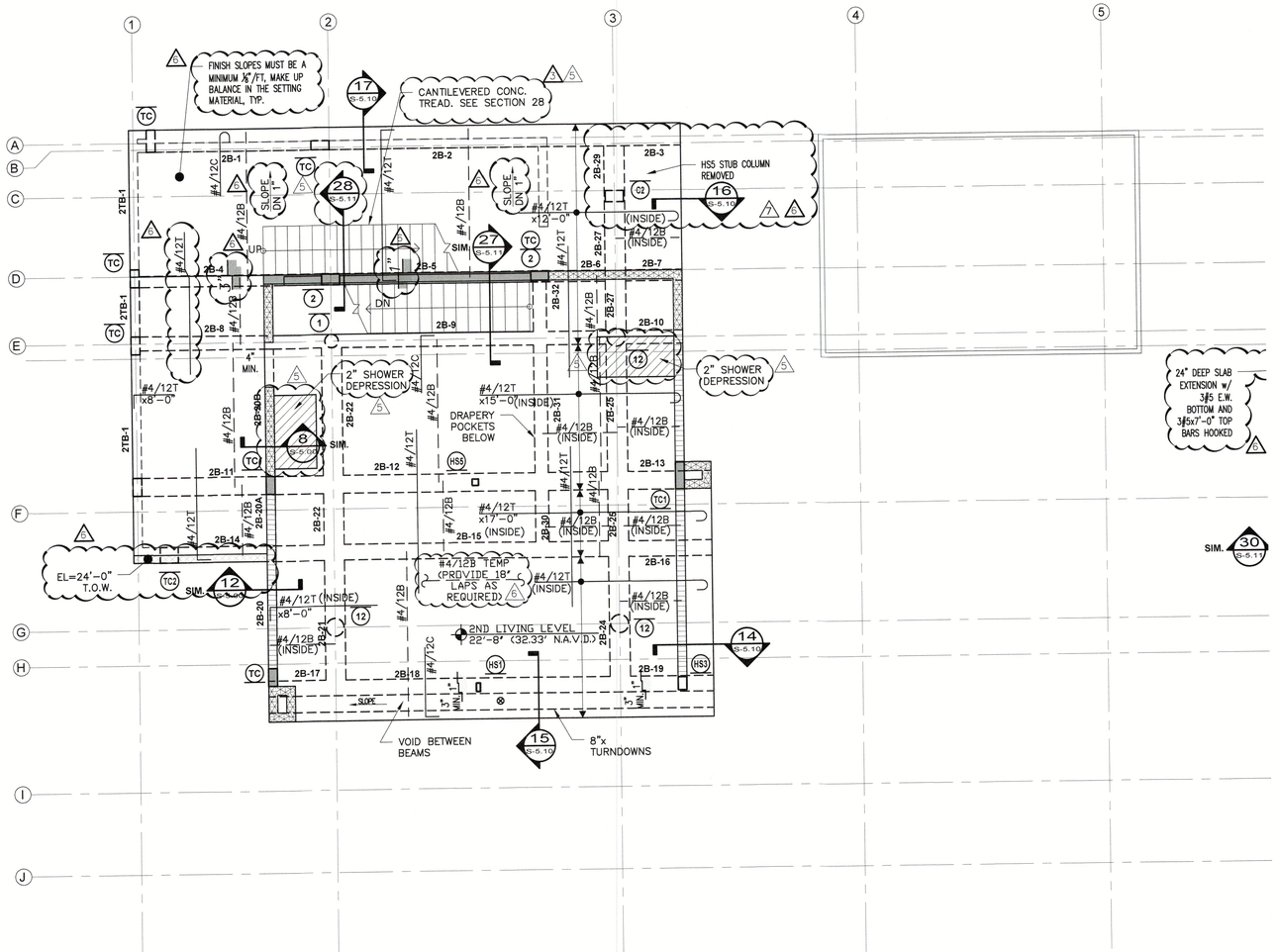
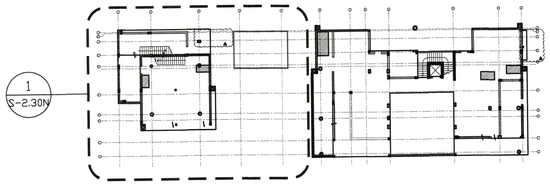


NORTH

SECOND FLOOR FRAMING PLANS N
3/16" = 1'-0"

1



KEY PLAN

2ND FLOOR PLAN NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.
2. FLOOR FRAMING SHALL BE 8" CONCRETE SLABS CONVENTIONALLY REINFORCED. PROVIDE #4/12" O.C TEMPERATURE REINFORCING PERPENDICULAR TO PRIMARY REINFORCING SHOWN. TEMPERATURE REINFORCING TO BE CONT AND SHALL HAVE 18" SPLICES AS REQUIRED. 4
3. TOP OF STRUCTURAL SLAB SHALL BE AT ELEVATION 22'-8" ON NORTH BUILDING AND 24'-8" ON SOUTH BUILDING. UNLESS NOTED OTHERWISE. 4
4. SEE S-3.10 FOR WIND SCHEDULE AND S-3.00 & S-3.10 FOR BEAM SCHEDULES.
5. ▭ INDICATES 8" INFILL MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 32" O.C. MAX.
6. ▭ INDICATES 8" LOAD BEARING MASONRY WALL. PROVIDE #5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 32" O.C. MAX.
7. W-1 INDICATES 8" THICK CONC. WALL W/ #6 @ 8" O.C. (MID) & #5/12H. 4 5
8. 'SW' INDICATES SHEARWALL WITH #6V @ 6" O.C. EF GROUND-2nd AND #5/12 EF 2nd TO ROOF. PROVIDE #4/12H E.F. ALL LEVELS
9. ▭ INDICATES 8" NON-LOAD BEARING MASONRY PARAPET WALL. PROVIDE #5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND AT 48" O.C. MAX. 5

FLOOR DRAINS & ELEVATIONS ADDED 4

ALL ROUND 12" ROUND COLUMNS (1) CHANGED TO 16" ROUND COLUMNS (12) EXCEPT AS NOTED 3

NOTE: HVAC BEAM PENETRATION LOCATION ARE APPROXIMATELY, SEE ARCH. AND MEP DRAWINGS FOR MORE INFORMATION.

COLUMN SYMBOLS

- ◯ – INDICATES COLUMN BELOW
- ◯ – INDICATES COLUMN THRU
- ◯ – INDICATES COLUMN ABOVE

STEEL SYMBOLS

4 / 12 T — BAR SIZE, BAR SPACING, BAR PLACEMENT (T = TOP, B = BOTTOM, C = CENTER)

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Planning, Zoning & Building

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NEW RESIDENCE
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SECOND FLOOR FRAMING PLANS NORTH

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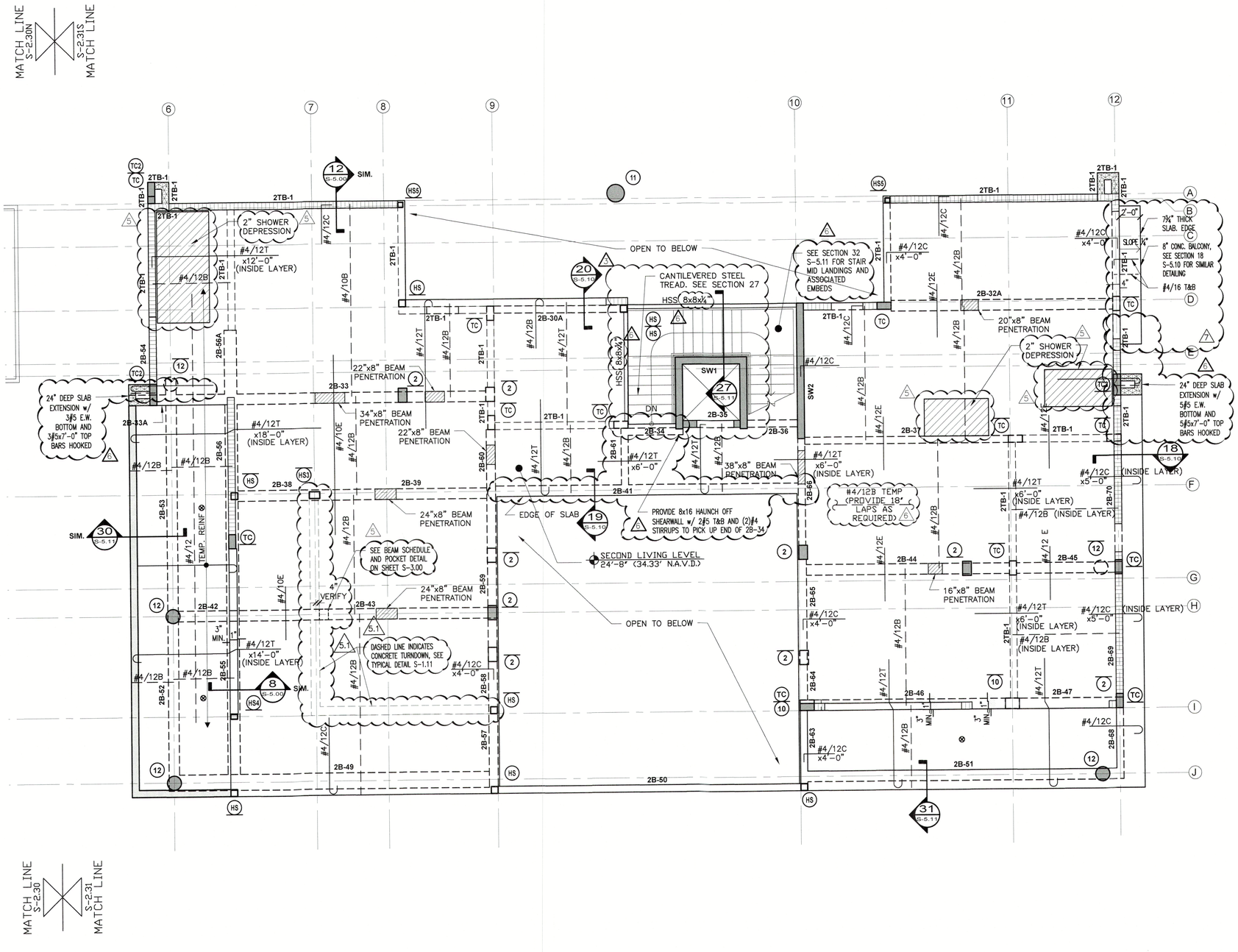
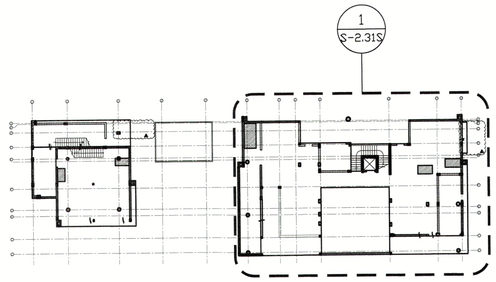
STATE OF FLORIDA
PROFESSIONAL ENGINEER
1/10/2024
ANTHONY R. WILSON
FL LIC # 79951





KEY PLAN

2ND FLOOR PLAN NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.
2. FLOOR FRAMING SHALL BE 8" CONCRETE SLABS CONVENTIONALLY REINFORCED. PROVIDE #4/12" O.C TEMPERATURE REINFORCING PERPENDICULAR TO PRIMARY REINFORCING SHOWN. TEMPERATURE REINFORCING TO BE CONT AND SHALL HAVE 18" SPLICES AS REQUIRED. (2)
3. TOP OF STRUCTURAL SLAB SHALL BE AT ELEVATION 22'-8" ON NORTH BUILDING AND 24'-8" ON SOUTH BUILDING. UNLESS NOTED OTHERWISE. (1)
4. SEE S-3.10 FOR WIND SCHEDULE AND S-3.00 & S-3.10 FOR BEAM SCHEDULES.
5. ▭ INDICATES 8" INFILL MASONRY WALL. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 32" O.C. MAX.
6. ▭ INDICATES 8" LOAD BEARING MASONRY WALL. PROVIDE #5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS, UNDER POINT LOADS AND AT 32" O.C. MAX.
7. W-1 INDICATES 8" THICK CONC. WALL W/ #6 @ 8" O.C. (MID) & #5/12H. (3)(5)
8. 'SW' INDICATES SHEARWALL WITH #6V @ 6" O.C. EF GROUND-2nd AND #5/12 EF 2nd TO ROOF. PROVIDE #4/12H E.F. ALL LEVELS.
9. ▭ INDICATES 8" NON-LOAD BEARING MASONRY PARAPET WALL. PROVIDE #5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND AT 48" O.C. MAX. (6)

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PERMIT SET - 03/08/2023

(3) FLOOR DRAINS & ELEVATIONS ADDED

(4) ALL ROUND 12" ROUND COLUMNS ((1)) CHANGED TO 16" ROUND COLUMNS ((12))EXCEPT AS NOTED

NOTE: HVAC BEAM PENETRATION LOCATION ARE APPROXIMATELY, SEE ARCH. AND MEP DRAWINGS FOR MORE INFORMATION.

(5) FLOOD DRAINS LOCATION UPDATED.

COLUMN SYMBOLS

- ○ – INDICATES COLUMN BELOW
- ○ – INDICATES COLUMN THRU
- ○ – INDICATES COLUMN ABOVE

STEEL SYMBOLS

4 / 12 T
BAR SIZE
BAR SPACING
BAR PLACEMENT
T = TOP, B = BOTTOM, C = CTR, E = EF

NORTH

SECOND FLOOR FRAMING PLANS S 1
3/16" = 1'-0"

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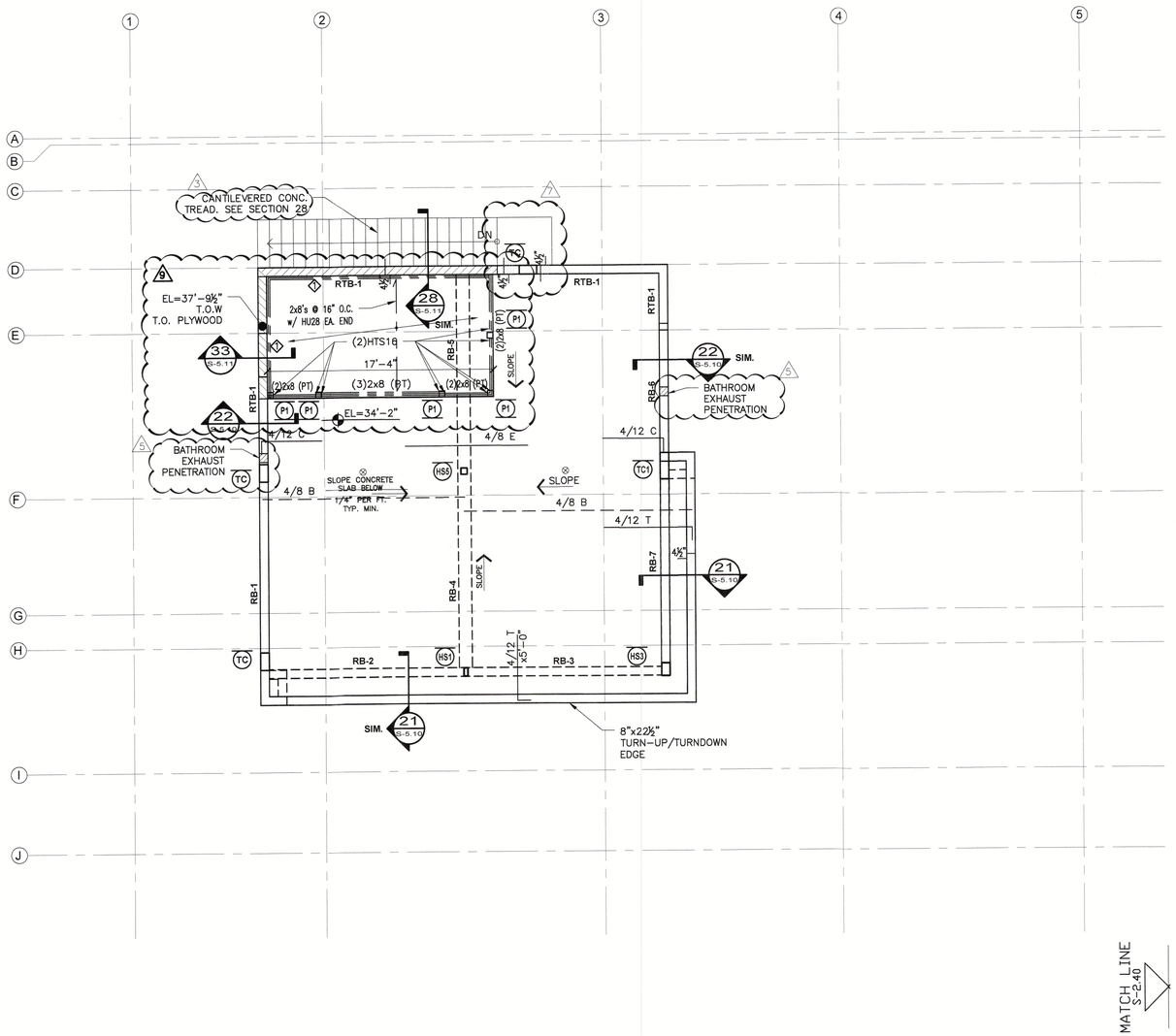

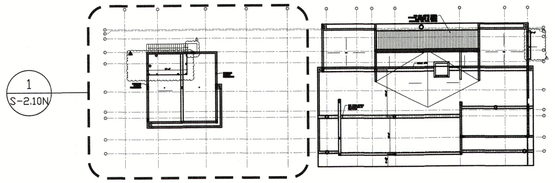

KEY PLAN

ROOF FRAMING PLAN NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL AND PRE-ENGINEERED METAL BUILDING DRAWINGS. SEE ARCHITECTURAL, PEMB AND MEP FOR ADDITIONAL INFORMATION.
2. ROOF FRAMING SHALL BE 8" CONCRETE SLAB REINFORCED AS SHOWN. PROVIDE #4/12 TEMPERATURE REINFORCING PERPENDICULAR TO PRIMARY REINFORCING SHOWN. TRANSITION AREAS INCREASED UP TO 12".
3. INDICATES 8" MASONRY PARAPET WALL. PROVIDE 1#5 @ 32" O.C. AND HOOK INTO KNOCK-OUT COURSE BOND BEAM AT TOP OF PARAPET. PROVIDE (1)#5 CONTINUOUS IN KNOCK-OUT COURSE.
4. SEE S-3.10 FOR WIND SCHEDULE AND S-3.00 & S-3.10 FOR BEAM SCHEDULES.
5. ALL BARS SHOWN ARE #4 UNLESS OTHERWISE SHOWN OR DETAILED.
6. W-1 INDICATES 6" THICK CONC. WALL W/ #6 @ 8" O.C. (MID).
7. 'SW' INDICATES SHEARWALL WITH #6 @ 6" O.C. EF GROUND-2nd AND #5/12 EF 2nd TO ROOF.
8. (1) INDICATES (2)2x8 (PT) LEDGER w/ ROW OF ⅝" SPREAD ANCHORS (S.S.) @ 16" O.C.
9. (P1) INDICATES 6x6 (PT) WOOD POSTS AT STORAGE ROOM. POSTS ARE TO BE CONNECTED TO SLAB w/ ABU66Z (S.S.) POST BASE.

ROOF DRAINS & ELEVATIONS ADDED

RECEIVED
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STEEL SYMBOLS

BAR SIZE — 4 / 12 T — T=TOP, B=BOTTOM, E=EF
BAR SPACING
BAR PLACEMENT

NORTH

ROOF FRAMING PLANS N

3/16" = 1-0"

1

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STATE OF FLORIDA — No. 79451 — PROFESSIONAL ENGINEER
ANTHONY R. WILSON — LICENSE
7/2/2025
ANTHONY R. WILSON
FL P.E. # 79451

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PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTYFIVE FIFTEEN, LLC.

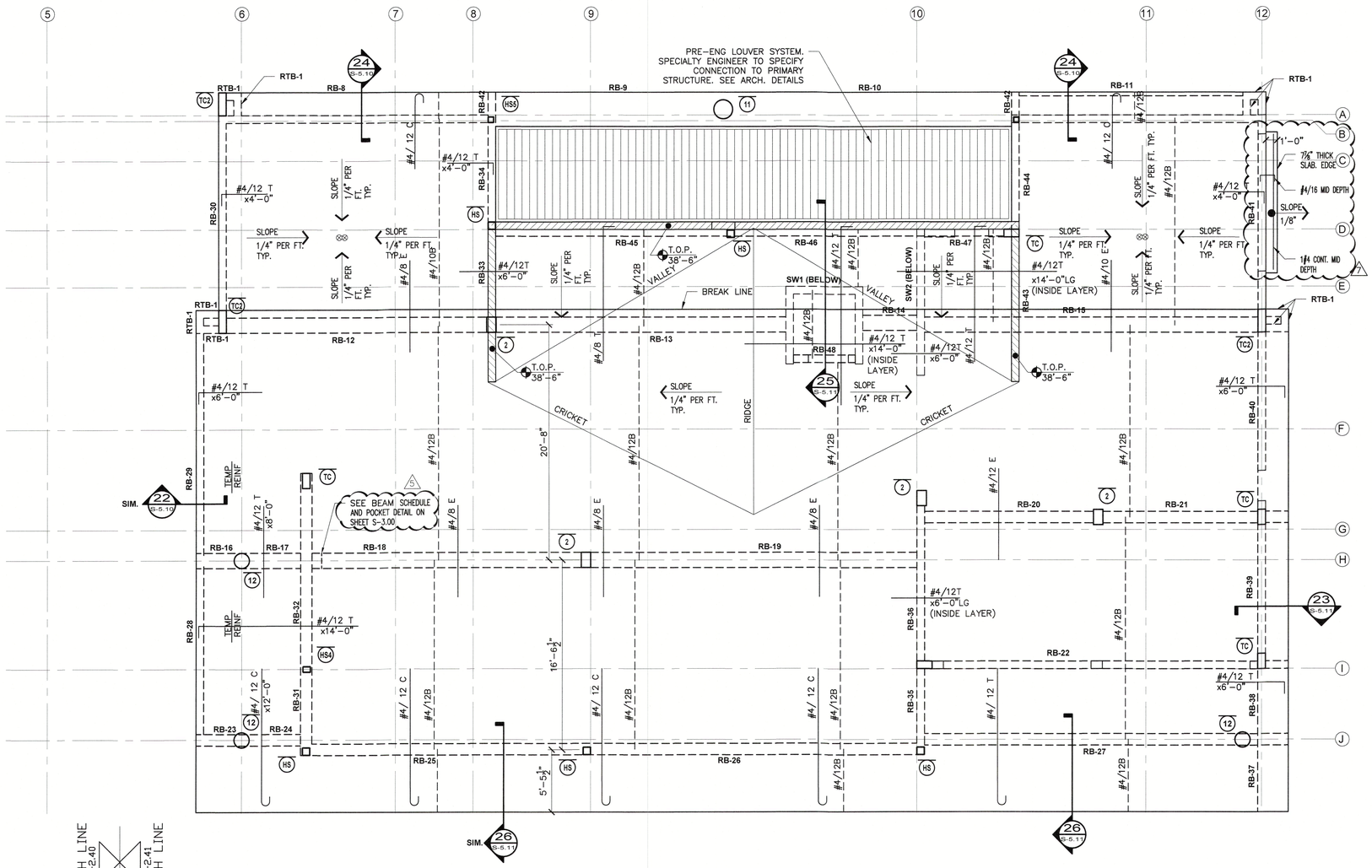
NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

ROOF FRAMING PLANS NORTH

Wilson Structural
6131 PROFESSIONAL PKWY. WEST
SUITE 107 SARASOTA, FL. 34240
(941) 907-4789 FAX (941) 907-0576
4230 SOUTH MACDILL AVE.
SUITE H TAMPA, FL 33611
(813) 536-3476
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS, COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.
FILE: 22DW-0846
FIRM REGISTRY #36167

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 7.2.2025

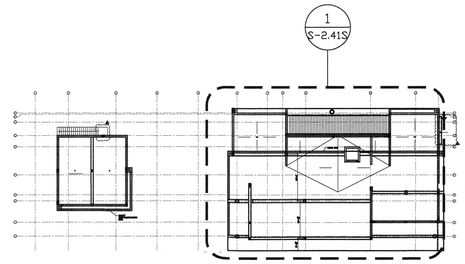
Sheet Number:
S-2.40N



NORTH

ROOF FRAMING PLANS S — 1

3/16" = 1'-0"



KEY PLAN

ROOF FRAMING PLAN NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL AND PRE-ENGINEERED METAL BUILDING DRAWINGS. SEE ARCHITECTURAL, PEMB AND MEP FOR ADDITIONAL INFORMATION.
2. ROOF FRAMING SHALL BE 8" CONCRETE SLAB REINFORCED AS SHOWN. PROVIDE #4/12 TEMPERATURE REINFORCING PERPENDICULAR TO PRIMARY REINFORCING SHOWN. TRANSITION AREAS INCREASED UP TO 12".
3. INDICATES 8" MASONRY PARAPET WALL. PROVIDE 1#5 @ 32" O.C. AND HOOK INTO KNOCK-OUT COURSE BOND BEAM AT TOP OF PARAPET. PROVIDE (1)#5 CONTINUOUS IN KNOCK-OUT COURSE.
4. SEE S-3.10 FOR WIND SCHEDULE AND S-3.00 & S-3.10 FOR BEAM SCHEDULES.
5. ALL BARS SHOWN ARE #4 UNLESS OTHERWISE SHOWN OR DETAILED.
6. W-1 INDICATES 6" THICK CONC. WALL W/ #6 @ 8" O.C. (MID).
7. 'SW' INDICATES SHEARWALL WITH #6 @ 6" O.C. EF GROUND-2nd AND #5/12 EF 2nd TO ROOF.

ROOF DRAINS & ELEVATIONS ADDED (3)

(4) ALL ROUND 12" ROUND COLUMNS ((1)) CHANGED TO 16" ROUND COLUMNS ((12))EXCEPT AS NOTED

COLUMN SYMBOLS

- INDICATES COLUMN BELOW
- INDICATES COLUMN THRU
- INDICATES COLUMN ABOVE

STEEL SYMBOLS

BAR SIZE — 4 / 12 T — T=TOP, B=BOTTOM, C=C, E=E
BAR SPACING
BAR PLACEMENT

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MAY 15 2026
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

PERMIT SET - 03/08/2023

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ROOF FRAMING PLAN SOUTH

Revisions
- PERMIT COMMENT REV. 04/17/2023
- 05/11/2023 FOR CONSTRUCTION
- 05/31/2023 GENERAL REVISION
- 01/09/2024 OWNER CHANGES

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ANTHONY R. WILSON
FL P.E. # 73451

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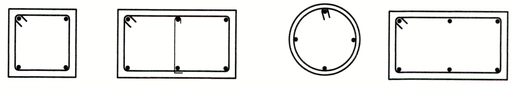
S-2.41S

CONCRETE COLUMN SCHEDULE

MARK	SIZE (INCH)	VERTICAL REINFORCING	TIE SPACING	REMARK
(1)	12"ø	4#6	#3 @ 12" O.C.	TYPE 'C'
(2)	10x16	4#6	#3 @ 10" O.C.	TYPE 'A'
(3)	10x18	6#8	#3 @ 10" O.C.	TYPE 'D'
(4)	10x48	8#8	#3 @ 10" O.C.	TYPE 'E'
(5)	16x40x10x16*	8#8	#3 @ 10" O.C.	SEE DETAIL 'F'
(6)	16x16	4#8	#3 @ 16" O.C.	TYPE 'A'
(7)	14x40	8#8	#3 @ 14" O.C.	TYPE 'E'
(8)	12x24	4#8	#3 @ 12" O.C.	TYPE 'A'
(9)	12x27	6#7	#3 @ 12" O.C.	TYPE 'B'
(10)	12x16	4#7	#3 @ 12" O.C.	TYPE 'A'
(11)	20"ø	4#8	#3 @ 16" O.C.	TYPE 'C'
(12)	16"ø	4#7	#3 @ 14" O.C.	TYPE 'C'
TC	8x16	4#6	#3 @ 8" O.C.	TIE COLUMN
TC1	8x20	6#5	#3 @ 8" O.C.	TIE COLUMN
TC2	8x24	6#6	#3 @ 8" O.C.	

NOTES:
1. ALL COLUMNS TO BE f'c=5 KSI ALL LEVELS
2. SEE PLANS FOR BEGINNING AND TOP OF COLUMNS ELEVATIONS.

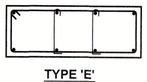


TYPE 'A' 4 BARS, 1 TIE

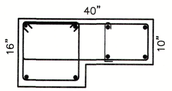
TYPE 'B' 6 BARS, 2 TIES

TYPE 'C' 6 BARS, 2 TIES

TYPE 'D' 6 BARS, 1 TIE



TYPE 'E' 8 BARS, 3 TIES



TYPE 'F' 8 BARS, 3 TIES

STEEL COLUMN SCHEDULE

MARK	STEEL	TOP CAP	BOTTOM PLATE	REMARK
(HS)	HSS 8"x8"x¼"	10"x13"x½" W/ (4) ¾"ø AB	10"x13"x⅜" W/ (4) ½"øx6" LG HS STUDS	
(HS1)	HSS 8"x4"x⅜"	6"x13"x⅜" W/ (4) ¾"ø AB	6"x13"x⅜" W/ (4) ½"øx6" LG HS STUDS	
(HS2)	HSS 8"x8"x⅜"	10"x13"x⅜" W/ (4) ¾"øx0'-8" AB	10"x13"x⅜" W/ (4) ⅝"øx8" LG HS STUDS	
(HS3)	HSS 12"x8"x¼"			
(HS4)	HSS 8"x6"x¼"			
(HS5)	HSS 6"x6"x¼"	8"x11"x½"W/ (4) ¾"øx0'-8" AB	8"x11"x⅜" W/ (4) ½"øx6" LG HS STUDS	

FOOTING SCHEDULE

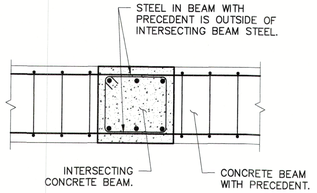
MARK	SIZE W x L	DEPTH	REINFORCING	REMARK
(A)	2'-0"xCONT.	12"	2 #5 CONT. BOT.	(-)1'-4" T.O.F.
TE-1	0'-8"xCONT.	12" MIN.	1 #5 CONT. TOP & BOT.	THICKENED EDGE
TE-2	1'-0"xCONT.	12" MIN.	2 #5 CONT. BOT.	THICKENED EDGE
TE-3	2'-0"xCONT.	12"	2 #5 CONT. BOT.	THICKENED EDGE
TS-1	1'-4"xCONT.	8"	2 #5 CONT. BOT.	THICKENED SLAB

BEAM SCHEDULE

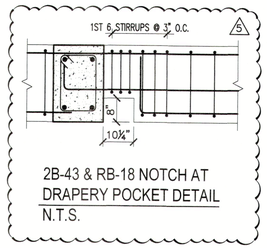
BEAM NUMBER	ELEV. TOP OF BEAM	SIZE WxH (INCH)	REINFORCING BOT	REINFORCING TOP	'C'	'E'	CLOSED HOOP SIZE AND SPACING	REMARKS
B-1	VARIES	20x20/24	3#6	3#6	–	–	#3 @ 18" O.C.	
B-2	VARIES	20x22/24	3#6	3#6	–	–	#3 @ 18" O.C.	
B-2A (3)	VARIES	20x20/24	3#6	3#6	–	–	#3 @ 18" O.C.	
B-3	10'-8"	20x24	2#5	2#6	–	–	#3 @ 10" O.C.	
B-4	10'-8"	10x24	2#6	2#6	–	–	#3 @ 10" O.C.	
B-5	10'-4"	10x20	2#5	2#6	–	–	#3 @ 18" O.C.	
B-6	10'-8"	12x24	2#8	2#9	–	–	#3 @ 10" O.C.	
B-7 (3)	VARIES	12x20/24	2#7	2#9	–	–	#3 @ 8" O.C.	CRANK TOP BARS AT STEP
B-8	10'-7"	14x23	2#6	2#6	–	–	#3 @ 10" O.C.	
B-9	10'-8"	14x24	2#6	2#6	–	–	#3 @ 10" O.C.	
B-9A (3)	VARIES	14x23/20	2#6	2#6	–	–	#3 @ 18" O.C.	EXTEND TOP BARS 3' INTO B-9. HOOK TOP BARS AT STEP
B-10	10'-4"	12x20	2#5	2#5	–	–	#3 @ 18" O.C.	
B-11	10'-4"	12x20	2#6	2#5	–	–	#3 @ 18" O.C.	
B-12	10'-4"	12x20	2#6	3#5	–	–	#3 @ 8" O.C.	EXTEND (1)TOP BAR TO ¼ SPAN B-11, B-32 REMAINDER CONTINUOUS
B-13	VARIES	12x24/20	2#9	2#7	–	–	#3 @ 8" O.C.	
B-14 (3)		NOT USED						
B-15	10'-7"	8x23	2#5	2#7	–	–	#3 @ 10" O.C.	
B-15A	10'-7"	8x23	2#5	2#7	–	–	#3 @ 8" O.C.	
B-16	10'-8"	8x24	2#5	2#5	–	–	#3 @ 18" O.C.	
B-17	10'-4"	12x20	2#8	2#6	–	–	#3 @ 8" O.C.	
B-18	10'-4"	12x20	2#5	2#6	–	–	#3 @ 18" O.C.	
B-19	10'-4"	12x20	2#5	2#6	–	–	#3 @ 18" O.C.	
B-20	10'-8"	20x24	3#7	3#7	–	–	#3 @ 10" O.C.	
B-21	10'-8"	20x24	3#7	3#7	–	–	#3 @ 10" O.C.	
B-22	10'-4"	8x20	2#6	2#7	–	–	#3 @ 8" O.C.	
B-23	10'-4"	8x20	2#6	2#7	–	–	#3 @ 8" O.C.	
B-24	10'-4"	12x20	3#6	3#7	–	–	#3 @ 8" O.C.	3RD TOP BAR TO BE HOOK AT EA END
B-25	10'-4"	12x20	2#6	2#8	–	–	#3 @ 8" O.C.	
B-26	10'-4"	12x20	2#7	2#8	–	–	#3 @ 8" O.C.	
B-27	10'-4"	12x20	2#7	2#8	–	–	#3 @ 8" O.C.	
B-28 (4)	10'-4"	10x20	2#6	2#7	–	–	#3 @ 8" O.C.	CRANK TOP BARS AT B-29 (3)
B-29 (4)(3)	NOT USED							
B-29A	10'-6"	10x22	(3) 2#5	2#7	–	–	#3 @ 8" O.C.	
B-30 (4)(3)	10'-6"	10x22	2#5	2#7	–	–	#3 @ 8" O.C.	
B-30A	NOT USED		(3)					
B-31	10'-4"	12x20	2#5	2#6	–	–	#3 @ 8" O.C.	
B-32 (4)	10'-4"	12x20	(3) 2#6	2#5	–	–	#3 @ 8" O.C.	
B-33	NOT USED							
B-34	NOT USED							
B-35 (3)	NOT USED							
B-36	10'-4"	12x20	2#5	2#7	–	–	#3 @ 8" O.C.	
B-37	10'-4"	12x20	2#6	3#8	–	–	#3 @ 8" O.C.	
B-38	VARIES	32x24	5#7	5#7	–	–	#3 @ 10" O.C.	
B-39	VARIES	36x24	5#7	6#7	–	–	#3 @ 18" O.C.	1 TOP BAR TO HOOK AT GRID (8)
B-40	VARIES	36x24	5#7	6#7	–	–	#3 @ 18" O.C.	1 TOP BAR TO HOOK AT GRID 10.5
B-41	VARIES	32x24	5#7	5#7	–	–	#3 @ 10" O.C.	
B-42 (3)	VARIES	20x24/20	4#10	4#8	–	–	#3 @ 7" O.C.	CRANK TOP BARS AT STEP
B-43	10'-8"	8x24	2#5	2#5	–	–	#3 @ 8" O.C.	
B-44	10'-8"	8x24	2#6	2#5	–	–	#3 @ 8" O.C.	
B-45	10'-8"	10x24	2#6	2#8	–	–	#3 @ 8" O.C.	
B-46	10'-8"	10x24	2#7	2#8	–	–	#3 @ 10" O.C.	
B-47	10'-8"	12x24	2#7	2#8	–	–	#3 @ 10" O.C.	
B-48	10'-8"	12x24	2#5	2#8	–	–	#3 @ 10" O.C.	
B-49	10'-4"	12x20	2#6	3#8	–	–	#3 @ 9" O.C.	HOOK 1#8 T AT COL (2)
B-50	10'-8"	12x24	2#7	3#8	–	–	#3 @ 9" O.C.	

BEAM SCHEDULE

BEAM NUMBER	ELEV. TOP OF BEAM	SIZE WxH (INCH)	REINFORCING BOT	REINFORCING TOP	'C'	'E'	CLOSED HOOP SIZE AND SPACING	REMARKS
B-51	10'-8" (3)	12x24	2#9	2#8	–	–	#3 @ 6" O.C.	
B-52	10'-8"	12x24	2#5	2#6	–	–	#3 @ 10" O.C.	
B-53	10'-8"	12x24	2#5	2#6	–	–	#3 @ 10" O.C.	
B-54	10'-8"	12x24 (4)	2#7	3#7	–	–	#3 @ 10" O.C.	CRANK TOP BARS INTO B-55
B-55	10'-6"	16x22	2#5	3#7	–	–	#3 @ 6" O.C.	
B-56	10'-4"	12x20 (6)	2#5	2#7	–	–	#3 @ 8" O.C.	EXTEND TOP BARS 48" INTO B-57
B-57	10'-8"	12x24	2#7	3#9	–	–	#3 @ 10" O.C.	HOOK TOP BARS AT GRID (7)
B-58	10'-8"	12x24	2#9	3#9	–	–	#3 @ 10" O.C.	HOOK TOP BARS AT B-86
B-59	10'-7"	9x23	2#6	2#7	–	–	#3 @ 10" O.C.	
B-60	10'-8"	16x24	2#9	3#9	–	–	#3 @ 10" O.C.	
B-61	10'-7"	14x23	2#7	3#9	–	–	#3 @ 10" O.C.	CRANK (2) TOP BARS INTO B-62
B-62	10'-6"	14x22	2#7	2#9	–	–	#3 @ 18" O.C.	
B-63	10'-4"	10x20 (6)	2#5	2#7	–	–	#3 @ 8" O.C.	
B-63A	10'-4"	10x20	2#5	2#7	–	–	#3 @ 8" O.C.	BOTTOM STEP FROM B-63
B-64	10'-4"	12x20	2#8	3#8	–	–	#3 @ 8" O.C.	
B-65		NOT USED						(3)
B-66	10'-4"	(3) 16x20	4#8	2#8	–	–	#3 @ 8" O.C.	
B-66A	10'-4"	12x20	2#5	2#7	–	–	#3 @18" O.C.	
B-67	10'-4"	12x20	2#5	2#7	–	–	#3 @ 18" O.C.	
B-68	10'-4"	12x20	2#5	2#7	–	–	#3 @ 18" O.C.	
B-69	10'-4"	12x20	2#5	2#7	–	–	#3 @ 8" O.C.	
B-70		8x12	2#5	2#5	–	–	#3 @ 18" O.C.	
B-71	10'-4"	12x20	2#6	2#7	–	–	#3 @ 18" O.C.	
B-72	10'-4"	12x20/24	2#6	2#7	–	–	#3 @ 6" O.C.	CANT. BEAM
B-73	10'-7"	12x23	2#5	2#6	–	–	#3 @ 18" O.C	
B-74	10'-7"	12x23	2#5	2#6	–	–	#3 @ 10" O.C.	
B-75	10'-7"	12x23	2#5	2#5	–	–	#3 @ 18" O.C.	
B-76	10'-7"	12x23	2#5	2#5	–	–	#3 @ 18" O.C.	
B-77	10'-8"	8x24	2#5	2#5	–	–	#3 @ 10" O.C.	
B-78	10'-8"	10x24	2#7	2#8	–	–	#3 @ 10" O.C.	EXTEND TOP BARS 48" INTO B-79 (6)
B-79	10'-8"	10x24	2#6	2#6	–	–	#3 @ 8" O.C.	HOOK TOP BARS AT B-78
B-80	10'-8"	10x24	2#5	2#6	–	–	#3 @ 18" O.C.	
B-81	10'-8"	10x24	2#5	2#6	–	–	#3 @ 10" O.C.	
B-82	10'-8"	10x24	2#5	2#6	–	–	#3 @ 10" O.C.	
B-83	10'-8"	8x24	2#5	2#5	–	–	#3 @ 18" O.C.	
B-84		NOT USED						(3)
B-85	10'-8"	10x24	2#5	2#6	–	–	#3 @ 8" O.C.	CRANK BARS AT B-86 STEP (6)
B-86	10'-8"	10x24	2#6	2#6	–	–	#3 @ 8" O.C.	
B-87	10'-8" (3)	10x24	2#5	2#6	–	–	(10)#3 @ 4"O.C B-86 END BAL #3 @ 10" O.C.	
B-88	10'-8"	10x24	2#5	2#6	–	–	#3 @ 10" O.C.	
B-89	10'-8"	12x24	2#5	2#7	–	–	#3 @ 10" O.C.	
B-90	10'-8"	12x24	2#5	2#7	–	–	#3 @ 4" O.C.	
B-91	10'-8"	8x24	2#5	2#6	–	–	#3 @ 10" O.C.	
B-92	10'-8"	8x24	2#5	2#6	–	–	#3 @ 10" O.C.	
B-93	10'-4"	16x20 (6)	3#5	3#6	–	–	#3 @ 18" O.C.	
B-94	10'-6"	16x22	3#5	3#6	–	–	#3 @ 10" O.C.	
B-95	10'-6"	16x22	3#5	3#6	–	–	#3 @ 10" O.C.	
B-96	10'-8"	16x24 (8)	3#5	3#6	–	–	#3 @ 10 O.C.	
B-97	10'-8"	16x24	3#5	3#6	–	–	#3 @ 10" O.C.	
B-98	VARIES	16x24	3#5	3#6	–	–	#3 @ 6" O.C.	
B-99	10'-8"	8x16	2#5	2#5	–	–	#3 @ 6" O.C.	
B-100	10'-8"	8x16	2#5	2#5	–	–	#3 @ 6" O.C.	
B-101	10'-8"	8x16	2#5	2#5	–	–	#3 @ 6" O.C.	



BEAM STEEL PRECEDENT DETAIL
N.T.S.



2B-43 & RB-18 NOTCH AT DRAPERY POCKET DETAIL
N.T.S.

BEAM SCHEDULE NOTES:

1. TOP STEEL CONTINUOUS UNLESS OTHERWISE NOTED.
2. IF BEAM OCCURS ACROSS A STEP LOCATION, DROP TOP STEEL FOR SMALLER BEAM HEIGHT.
3. TOP OF BEAM ELEVATION IS IN REFERENCE TO DEEPEST PORTION OF BEAM.
4. TOP STEEL IN CONTINUOUS BEAMS SHALL TAKE PRECEDENT OVER INTERSECTING SINGLE-SPAN BEAMS AT INTERSECTIONS.

(3)
NOTE:
TOP OF SLAB VARIES WITH EXTERIOR DECK SLOPES. SEE ARCH. TOP OF BEAMS AT EXTERIOR DECKS TO REMAIN AS INDICATED IN SCHEDULE FOR STEEL PLACEMENT PURPOSES.

RECEIVED
MAY 15 2026
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Planning, Zoning & Building

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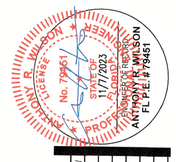
FILE: 22DW-0846
FIRM REGISTRY #36167



Revisions
1 05/11/2023 FOR CONSTRUCTION
2 05/19/2023 GENERAL REVISION
3 11/03/2023

DSDG ARCHITECTS
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AA 0003861

PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTYFIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

COLUMNS & BEAMS SCHEDULES

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 11.7.2023

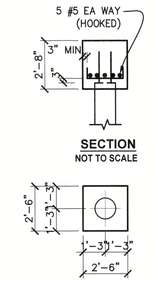
Sheet Number:
S-3.00

BEAM SCHEDULE

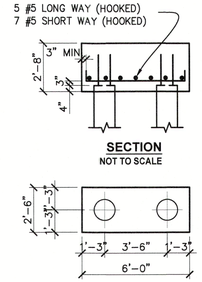
BEAM NUMBER	ELEV. TOP OF BEAM	SIZE WxH (INCH)	REINFORCING BOT	REINFORCING TOP	'C'	'E'	CLOSED HOOP SIZE AND SPACING	REMARKS
2B–1	22'–2"	20x22	2#5	2#7	–	1#7	#3 @ 18" O.C.	
2B–2	22'–2"	20x22 6	2#7	2#7	–	–	#3 @ 8" O.C.	
2B–3	22'–2"	20x22	2#7	2#7	–	–	#3 @ 18" O.C.	CANT. BEAM
2B–4	VARIES	10x20/24	2#5	2#7	–	–	#3 @ 8" O.C.	CRANK TOP BARS AT STEP
2B–5	22'–8"	10x24	2#7	2#7	–	–	#3 @ 9" O.C.	
2B–6	22'–8"	10x24	2#5	2#7	–	–	#3 @ 10" O.C.	
2B–7	22'–8"	10x24	2#5	2#7	–	–	#3 @ 10" O.C.	
2B–8	VARIES	12x20/24	2#5	2#5	–	1#5	#3 @ 8" O.C.	CRANK TOP BARS AT STEP
2B–9	VARIES	12x22/24 6	2#5	2#5	–	–	#3 @ 10" O.C.	
2B–10	VARIES	12x22/24	2#5	2#5	–	–	#3 @ 18" O.C.	
2B–11	VARIES	16x20/24	2#7	3#9	–	–	#3 @ 8" O.C.	CRANK TOP BARS AT STEP
2B–12	22'–8"	16x24	4#9	3#9	–	–	#3 @ 6" O.C.	
2B–13	22'–8"	16x24	2#7	3#9	–	–	#3 @ 10" O.C.	
2B–14	VARIES	14x20/24	2#6	2#8	–	–	#3 @ 8" O.C.	CRANK TOP BARS AT STEP
2B–15	22'–8"	14x24	2#6	2#8	–	–	#3 @ 10" O.C.	
2B–16	22'–8"	14x24	2#6	2#8	–	–	#3 @ 10" O.C.	
2B–17	22'–7"	14x23 6	2#6	2#8	–	–	#3 @ 10" O.C.	
2B–18	22'–7"	14x23	2#6	2#8	–	–	#3 @ 10" O.C.	
2B–19	22'–7"	14x23	2#6	2#8	–	–	#3 @ 10" O.C.	
2B–20	22'–8"	8x24	2#5	2#5	–	–	#3 @ 18" O.C.	
2B–20A	22'–8"	8x24	2#5	2#5	–	–	#3 @ 18" O.C.	
2B–20B	22'–8"	8x24	2#5	2#5	–	–	#3 @ 10" O.C.	
2B–21	22'–8"	18x24	4#9	5#9	–	–	#3 @ 7" O.C.	
2B–22	22'–8"	18x24	4@11	5#9	–	–	#4 @ 6" O.C.	HOLD TOP STEEL BELOW TOP LAYER OF INTERSECTING BEAMS
2B–23		NOT USED						
2B–24	22'–8"	18x24	5#8	5#8	–	–	#3 @ 5" O.C.	
2B–25	VARIES	18x22/24 6	4#11	5#8	–	–	#4 @ 5" O.C.	
2B–26		NOT USED						
2B–27	VARIES	18x23/24 6	5#6	5#8	–	–	#3 @ 8" O.C.	CRANK TOP BARS AT STEP
2B–28		NOT USED			–	–		
2B–29	22'–6"	18x22 6	5#6	5#8	–	–	#3 @ 8" O.C.	SLOPE WITH SLAB 6
2B–30 3	22'–8"	12x24	2#5	2#5	–	–	#3 @ 18" O.C.	
2B–30A 3	24'–8"	8x24	2#5	2#5	–	–	#3 @ 10" O.C.	
2B–31 3	22'–8"	12x24	2#5	2#5	–	–	#3 @ 18" O.C.	
2B–31A	NOT USED							
2B–32	22'–8" 3	12x24	2#5	2#5	–	–	#3 @ 18" O.C	
2B–32A	24'–8"	12x24	6#10	2#8	–	–	#3 @ 10" O.C	BOT. STEEL–2 LAYERS
2B–33	24'–8"	12x24	2#8	2#8	–	–	#3 @ 10" O.C	
2B–33A	24'–8"	12x24	2#6	2#8	–	–	#3 @ 8" O.C	TOP BARS CONT. WITH 2B–33 AND EXTEND TO END OF EYEBROW 6
2B–34	24'–8"	8x16	2#5	2#5	–	–	#3 @ 18" O.C	
2B–35	24'–8"	8x16	2#5	2#5	–	–	#3 @ 18" O.C	
2B–36	24'–8"	8x16	2#5	2#5	–	–	#3 @ 18" O.C	
2B–37	24'–8"	8x24	4#7	2#7	–	–	#3 @ 10" O.C	BOTTOM BARS–2 LAYERS
2B–38	24'–8"	12x24	2#7	2#5	–	–	#3 @ 18" O.C	
2B–39	24'–8"	12x24	2#6	2#7	–	–	#3 @ 10" O.C	
2B–40	–	NOT USED 6		6				
2B–41	24'–8"	12x19	3#8	3#6	–	–	#3 @ 8" O.C	
2B–42	24'–4"	16x19	2#6	4#9	–	–	#3 @ 8" O.C	TOP BARS CONT. w/ 2B–43 5
2B–43	24'–8"	16x24	3#10	4#9	–	–	#3 @ 6" O.C	TOP BARS CONT. w/ 2B–42, REDUCE STIRRUP SPACING TO 3" O.C. FOR FIRST 6 STURRUPS AT NOTCH, SEE DETAIL S–3.00. PROVIDE 2ND SET OF BOT. BARS ABOVE NOTCH EXTENDING CLASS 'B' TENSION LAP IN BOTH DIRECTIONS
2B–44	24'–8"	12x24	3#7	3#8	–	–	#3 @ 10" O.C LEFT END TO 15' FROM GRID LINE 10 #3 @ 4" O.C. REMAINDER	
2B–45	24'–8"	12x24	3#6	3#8	–	–	#3 @ 10" O.C	EXTEND TOP & BOTTOM BARS THRU UN–NUMBERED CANT. BEAM
2B–46	VARIES	12x23/24	2#7	2#8	–	–	#3 @ 10" O.C	
2B–47	VARIES	12x23/24	2#6	2#8	–	–	#3 @ 10" O.C	
2B–48		NOT USED			–	–		
2B–49	24'–4"	8x20/24	3#9	4#9	–	–	(25)#4 @ 3" O.C. NEAR GRID J–9 & BAL #4 @ 10" O.C.	
2B–50	24'–8"	8x24	2#6	2#6	–	–	#3 @ 10" O.C	ADD 1#6 E.F. HORIZ. MID BAR
2B–51	24'–6"	12x22 6	2#10	2#7	–	–	#3 @ 8" O.C	EXTEND ALL REINF. THRU CANTILEVER
2B–52	24'–6"	12x22	2#6	3#8	–	–	#3 @ 8" O.C	
2B–53	24'–6"	12x22	3#9	3#8	–	–	(10)#4 @ 3" O.C AT GRIDS E–6 END BAL #3 @ 8" O.C.	
2B–54	24'–8"	8x24	2#5	2#9	–	–	#3 @ 18" O.C	
2B–55	24'–7"	14x23/24	3#11	6#9	–	–	#4 @ 6" O.C	TOP STEEL–2 LAYERS
2B–56	24'–8"	14x24	2#8	6#9	–	–	#3 @ 4" O.C	TOP STEEL–2 LAYERS. EXTEND 2ND LAYER TO ¼ SPAN 2B–56A
2B–56A	24'–8"	14x24	3#7	3#9 *	–	–	#3 @ 8" O.C	* FROM TOP ROW OF 2B–55, 2B–56
2B–57	24'–8"	10x24	2#7	2#8	–	–	#3 @ 18" O.C	
2B–58	24'–8"	10x24	2#7	2#8	–	–	#3 @ 10" O.C	
2B–59	24'–8"	10x24	2#9	2#8	–	–	#3 @ 4" O.C	
2B–60	24'–8"	10x24	2#7	2#8	–	–	#3 @ 10" O.C	
2B–61	24'–8"	8x19	2#5	2#5	–	–	#3 @ 8" O.C	6
2B–62	NOT USED							
2B–63	24'–6"	10x22 6	2#5	2#5	–	–	#3 @ 18" O.C.	EXTEND TOP BARS 3' INTO 2B–64

BEAM SCHEDULE

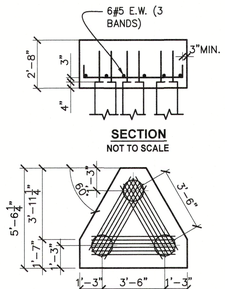
BEAM NUMBER 3	ELEV. TOP OF BEAM	SIZE WxH (INCH)	REINFORCING BOT	REINFORCING TOP	'C'	'E'	CLOSED HOOP SIZE AND SPACING	REMARKS
2B–64	24'–8"	10x24	2#5	2#6	–	–	#3 @ 18" O.C.	HOOK @ 2B–63 END
2B–65	24'–8"	10x24	2#6	2#6	–	–	#3 @ 9" O.C.	
2B–66	24'–8"	10x24	2#7	2#6	–	–	#3 @ 10" O.C.	
2B–67		NOT USED		–	–			
2B–68	24'–6"	8x22 6	2#5	2#5	–	–	#3 @ 18" O.C.	
2B–69	24'–8"	8x24	2#5	2#5	–	–	#3 @ 10" O.C.	
2B–70	24'–8"	8x24	2#5	2#5	–	–	#3 @ 10" O.C.	
2TB–1	VARIES	18x24 6	2#5	2#5	–	–	#3 @ 18" O.C.	* EXCEPT WHERE NOTED OR DETAILED OTHERWISE
4								
RB–1	34'–10"	8x26	2#6	2#5	–	–	#3 @ 11" O.C.	
RB–2	34'–10"	8x26	2#5	2#5	–	–	#3 @ 11" O.C.	
RB–3	34'–10"	8x26	2#5	2#5	–	–	#3 @ 11" O.C.	
RB–4	34'–10"	12x26	2#6	2#5	–	–	#3 @ 11" O.C.	
RB–5	34'–10"	12x26	2#6	2#5	–	–	#3 @ 11" O.C.	
RB–6	34'–10"	8x26	2#5	2#6	–	–	#3 @ 11" O.C.	
RB–7	34'–10"	8x26	2#5	2#6	–	–	#3 @ 11" O.C.	
RB–8	36'–8"	32x24	3#6	3#7	–	–	#3 @ 18" O.C.	HOOK (1) TOP BAR AT EA END OF RB–8 & RB–9
RB–9	36'–8"	36x24	4#5	4#7	–	–	#3 @ 18" O.C.	
RB–10	36'–8"	36x24	4#5	4#7	–	–	#3 @ 18" O.C.	
RB–11	36'–8"	32x24	3#6	3#7	–	–	#3 @ 18" O.C.	
RB–12	37'–6"	16x24	2#10	4#8	–	–	#3 @ 10" O.C.	
RB–13	37'–6"	16x24	2#9	4#8	–	–	#3 @ 10" O.C.	
RB–14	37'–6"	16x24	3#7	6#9	–	–	#3 @ 4" O.C.	TOP STEEL– 2 LAYERS
RB–15	37'–6"	16x24	3#10	6#9	–	–	#3 @ 4" O.C.	TOP STEEL– 2 LAYERS
RB–16	38'–0½"	16x24	2#7	4#9	–	–	#3 @ 10" O.C.	
RB–17	38'–0½"	16x24	2#7	4#9	–	–	#3 @ 10" O.C.	
RB–18	38'–0½"	16x24	2#9	4#9	–	–	#3 @ 10" O.C.	REDUCE STIRRUP SPACING TO 3" O.C. FOR FIRST 6 STURRUPS AT NOTCH, SEE DETAIL S–3.00. PROVIDE 2ND SET OF BOTTOM BARS ABOVE NOTCH HOOKED AND EXTENDING CLASS 'B' TENSION LAP 5
RB–19	38'–0½"	16x24	3#9	4#9	–	–	#3 @ 10" O.C.	
RB–20	38'–0"	12x24	2#6	2#7	–	–	#3 @ 10" O.C.	
RB–21	38'–0"	12x24	2#6	2#7	–	–	#3 @ 10" O.C.	
RB–22	38'–2¾"	12x24	3#9	2#8	–	–	#3 @ 10" O.C.	
RB–23	38'–0½"	12x24	2#5	2#5	–	–	#3 @ 10" O.C.	
RB–24	38'–4½"	12x24	2#5	2#5	–	–	#3 @ 18" O.C.	
RB–25	38'–4½"	12x24	2#8	3#10	–	–	#3 @ 10" O.C.	
RB–26	38'–4½"	12x24	3#8	3#10	–	–	#3 @ 8" O.C.	
RB–27	38'–4½"	12x24	3#9	3#7	–	–	#3 @ 10" O.C.	
RB–28	VARIES	8x24	2#5	2#6	–	–	#3 @ 10" O.C.	
RB–29	VARIES	8x24	2#5	2#6	–	–	#3 @ 10" O.C.	
RB–30	VARIES	8x24	2#5	2#5	–	–	#3 @ 18" O.C.	
RB–31	VARIES	12x24	2#8	2#8	–	–	#3 @ 10" O.C.	
RB–32	VARIES	12x24	2#10	2#8	–	–	#3 @ 10" O.C.	
RB–33	VARIES	8x24	2#5	2#6	–	–	#3 @ 18" O.C.	
RB–34	VARIES	8x24	2#5	2#6	–	–	#3 @ 18" O.C.	
RB–35	VARIES	8x24	2#6	2#7	–	–	#3 @ 10" O.C.	
RB–36	VARIES	8x24	4#6	2#7	–	–	#3 @ 10" O.C.	
RB–37	VARIES	32x24	4#5	4#5	–	–	#3 @ 18" O.C.	CANT. BEAM
RB–38	VARIES	32x24	4#5	4#5	–	–	#3 @ 18" O.C.	
RB–39	VARIES	32x24	4#5	4#5	–	–	#3 @ 18" O.C.	
RB–40	VARIES	32x24	4#5	4#5	–	–	#3 @ 18" O.C.	
RB–41	VARIES	8x24	2#5	2#5	–	–	#3 @ 18" O.C.	
RB–42	VARIES	8x24	2#5	2#6	–	–	#3 @ 10" O.C.	CANT. BEAM
RB–43	VARIES	8x24	2#5	2#6	–	–	#3 @ 18" O.C.	
RB–44	VARIES	8x24	2#5	2#6	–	–	#3 @ 18" O.C.	
RB–45	36'–8"	15x24	2#6	2#7	–	–	#3 @ 10" O.C.	
RB–46	36'–8"	15x24	2#5	2#7	–	–	#3 @ 18" O.C.	
RB–47	36'–8"	15x24	2#5	2#7	–	–	#3 @ 18" O.C.	
RB–48	37'–0"±	8x28	2#5	2#5	–	–	#3 @ 12" O.C.	
RTB–1	VARIES	8x16(MIN.)	2#5	2#5	–	–	#3 @ 18" O.C.	
		5						
PB–1 5	5'–6½"	8x48½	2#6	2#6	–	–	#4 @ 12" O.C.	ADD #4/12 O.C. E.F. HORIZ. MID BAR
PB–2	5'–4"	16x16	2#8	3#8	–	–	#4 @ 6" O.C.	
PB–3	5'–4"	16x16	2#8	3#8	–	–	#4 @ 6" O.C.	EXTEND ALL BARS THRU CANT.
PB–4	5'–4"	16x16	2#8	4#10	–	–	#4 @ 6" O.C.	
PB–5	5'–4"	16x16	4#9	4#10	–	–	4) LEG #4 @ 6" O.C.	
PB–6	5'–4"	16x16	2#9	4#10	–	–	#3 @ 6" O.C.	
PB–7	5'–4"	16x16	4#8	4#10	–	–	#4 @ 6" O.C.	
PB–8	5'–4"	16x16	4#8	4#10	–	–	#4 @ 6" O.C.	
PB–9	5'–4"	16x16 5	410	4#10	–	–	#4 @ 5" O.C.	
PB–1A	10'–6"	8x72	2#6	2#6	–	–	#4 @ 12" O.C.	ADD #4/12 O.C. E.F. HORIZ. MID BAR



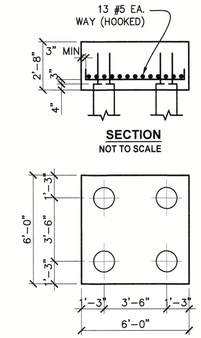
1 P.C. (25 TON)
14" Ø PILES PILE F'C=4000 PSI
PILECAP f'c=3000 PSI
NOT TO SCALE



2 P.C. (25 TON)
14" Ø PILES PILE F'C=4000 PSI
PILECAP f'c=3000 PSI
NOT TO SCALE



3 P.C. (25 TON)
14" Ø PILES PILE F'C=4000 PSI
PILECAP f'c=3000 PSI
NOT TO SCALE



4 P.C. (25 TON)
14" Ø PILES PILE F'C=4000 PSI
PILECAP f'c=3000 PSI
NOT TO SCALE

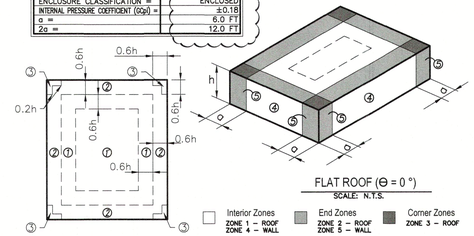
WIND LOAD SCHEDULE

SCHEDULE OF COMPONENTS AND CLADDING LOADS

ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN (PRESSURE) (+ PSF)	OUT (PRESSURE) (- PSF)
1'	ROOF, INTERIOR ZONE	LESS THAN 20	17.2	38.7
		20 – 100	19.0	38.7
		MORE THAN 100	13.6	38.7
1	ROOF, EDGE ZONE	LESS THAN 20	17.2	67.4
		20 – 100	19.0	63.4
		MORE THAN 100	13.6	53.0
2	ROOF, OVERHANG, EDGE ZONE	LESS THAN 20	17.2	88.9
		20 – 100	19.0	84.6
		MORE THAN 100	13.6	70.6
3	ROOF, CORNER ZONE	LESS THAN 20	17.2	121.1
		20 – 100	19.0	110.4
		MORE THAN 100	13.6	84.6
4	WALL, INTERIOR ZONE	LESS THAN 20	42.3	45.9
		20 – 100	40.5	44.1
		MORE THAN 100	35.8	40.1
5	WALL, EDGE ZONE	LESS THAN 20	42.3	56.6
		20 – 100	40.5	53.0
		MORE THAN 100	35.8	44.1

NOTE: WIND PRESSURES SHOWN ARE BASED ON Vasd 4

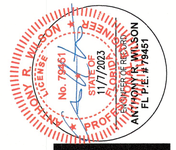
CODE =	ASCE 7–10
ULTIMATE WIND SPEED Vult =	150 MPH
ALLOWABLE WIND SPEED Vasd =	116.19 MPH
RISK CATEGORY =	II
WIND SPEED MAP =	1609.3(1)
EXPOSURE =	D
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (GCpi) =	±0.18
z =	6.0 FT
zo =	12.0 FT



3 GENERAL REVISION TO BEAMS ELEVATION SOUTH BUILDING

RECEIVED
MAY 15 2026
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Wilson Structural
8731 PROFESSIONAL PKWY. WEST, SUITE 100 SARASOTA, FL. 34240
(941) 907-4789 FAX(941) 907-0576
4230 SOUTH MACDILL AVE. SUITE H TAMPA, FL 33611
(813) 536-3476
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS COMPLIES WITH ESS APPLICABLE MINIMUM BUILDING CODES.
FILE: 22DW-0846
FIRM REGISTRY #36167



Revisions	
04/17/2023 PERMIT COMMENT REV.	1
05/11/2023 FOR CONSTRUCTION	2
05/31/2023 GENERAL REVISION	3
07/20/2023 GENERAL REVISION	4
11/03/2023	5

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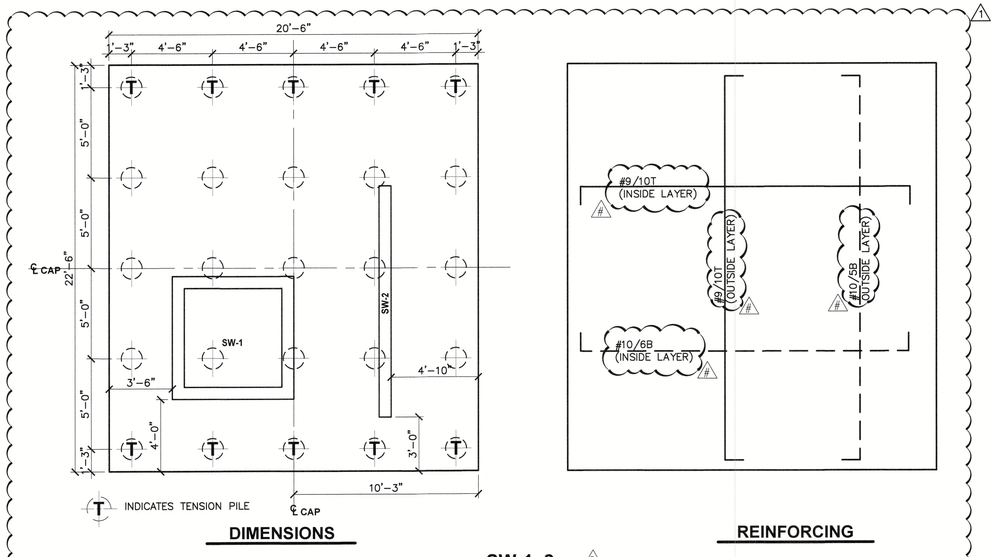
A NEW RESIDENCE FOR:
THIRTYFIVE FIFTEEN, LLC.

NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

BEAMS SCHEDULE & PILECAP DETAILS

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 11.7.2023

Sheet Number:
S-3.10



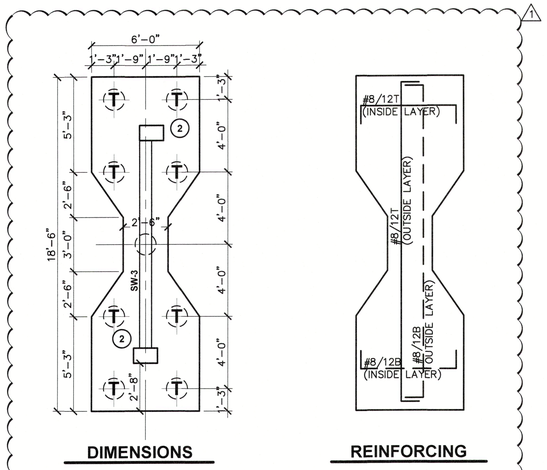
DIMENSIONS

REINFORCING

SW-1, 2

25 PILES 14"Ø - f'c=5000 PSI, D=4'-0"

NOT TO SCALE



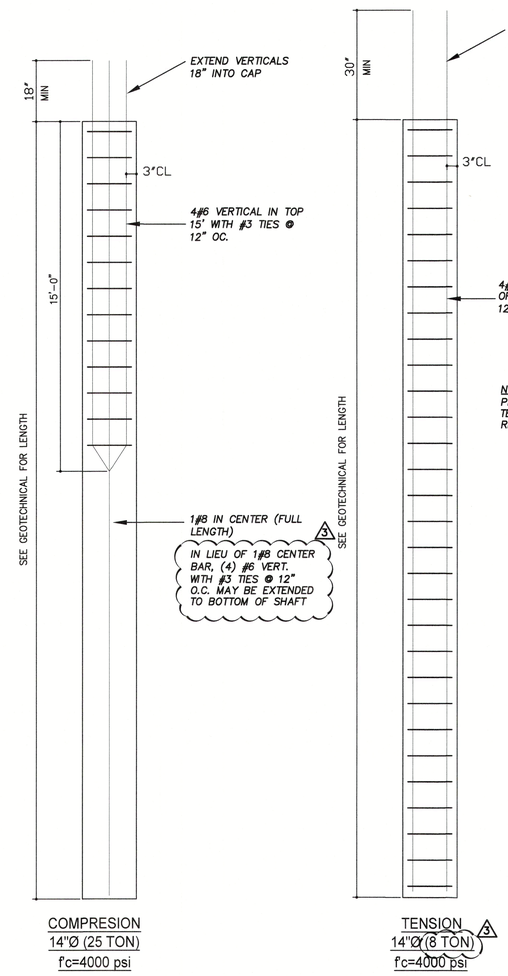
DIMENSIONS

REINFORCING

SW-3

9 PILES 14"Ø - f'c=4000 PSI, D=3'-0"

NOT TO SCALE



NOTE:
PROVIDE CLASS "B" TENSION LAPS, AS REQUIRED.

COMPRESION
14"Ø (25 TON)
f'c=4000 psi

TENSION
14"Ø (8 TON)
f'c=4000 psi

AUGERCAST PILES REINFORCING DETAILS

NOT TO SCALE

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

ADDED SHEET

Wilson Structural
6731 PROFESSIONAL PKWY. WEST
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4230 SOUTH MacDILL AVE
SUITE H TAMPA, FL 33611
(813) 536-3476
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.
FILE: 22DW-0846
FIRM REGISTRY #36167

ANTHONY R. WILSON
LICENSE No. 79451
STATE OF FLORIDA
PROFESSIONAL ENGINEER
ANTHONY R. WILSON
FL P.E. # 79451

Revisions	
1	04/07/2023
2	11/03/2023

DSDG ARCHITECTS
ARCHITECTURE
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CONSTRUCTION MANAGEMENT

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www.dsdginc.com
AA 0003661

PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
THIRTYFIVE FIFTEEN, LLC.

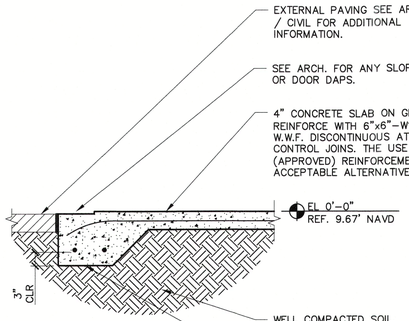
NEW RESIDENCE

3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

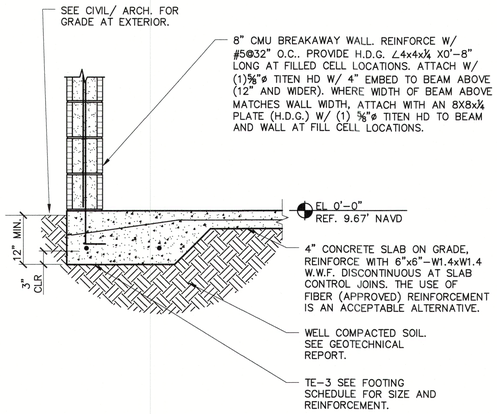
PILECAP DETAILS

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 11.7.2023

Sheet Number:
S-3.11



SECTION 1 S-5.00
SCALE: 3/4"= 1'–0"



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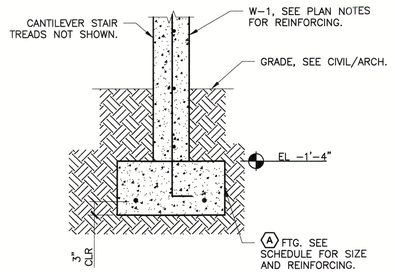

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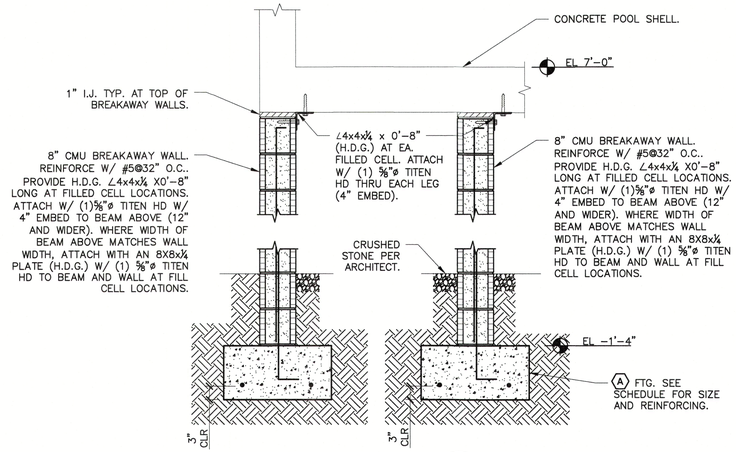

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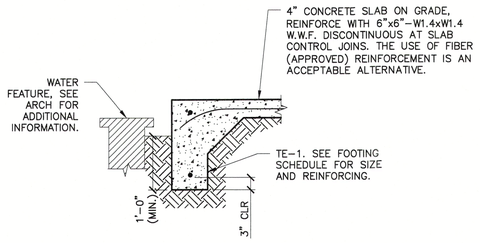

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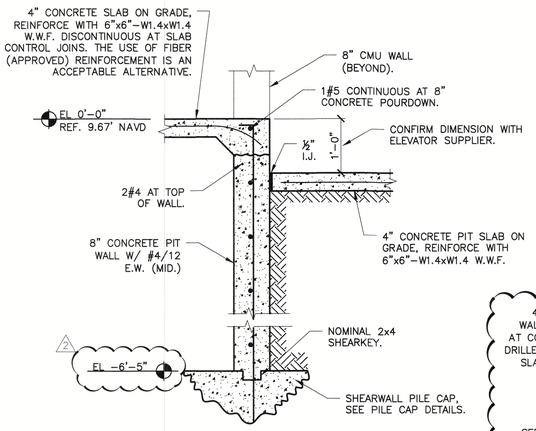

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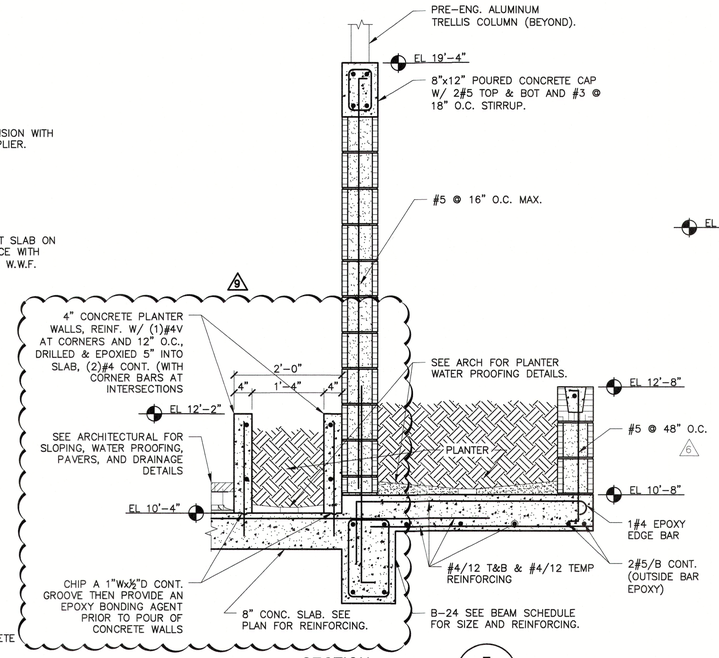

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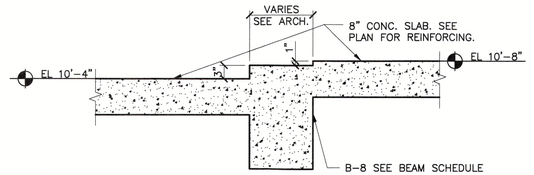

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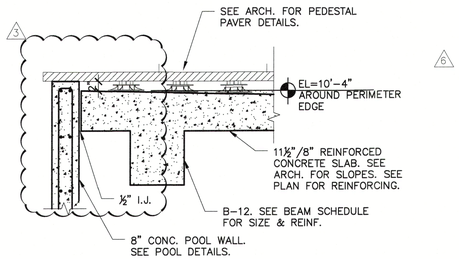

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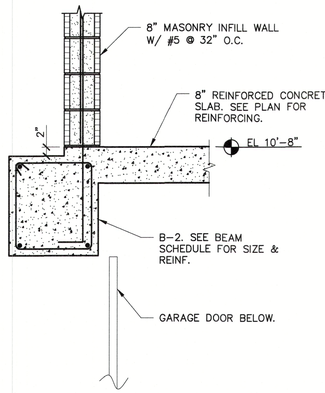

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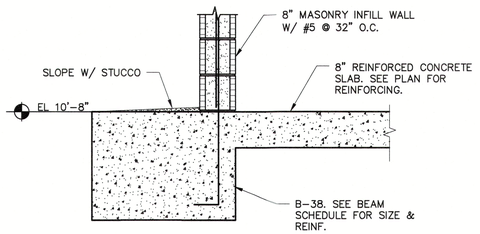

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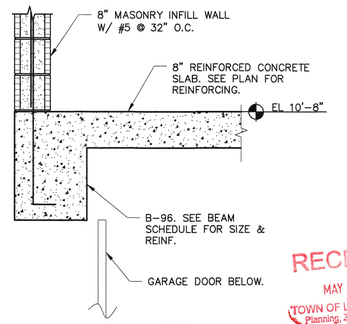

SECTION 12 S-5.00
SCALE: 3/4"= 1'–0"

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ANTHONY R. WILSON
FL P.E. # 79451
No. 79451
STATE OF FLORIDA
PROFESSIONAL ENGINEER
7/2/2025

Revisions		
2	PERMIT COMMENT REV. 04/17/2023	
3	05/11/2023 FOR CONSTRUCTION	
4	07/20/2023 GENERAL REVISION	
5	07/02/2025	

DSDG ARCHITECTS
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AA 0003661

PERMIT SET - 03/08/2023

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NEW RESIDENCE
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Planning, Zoning & Building

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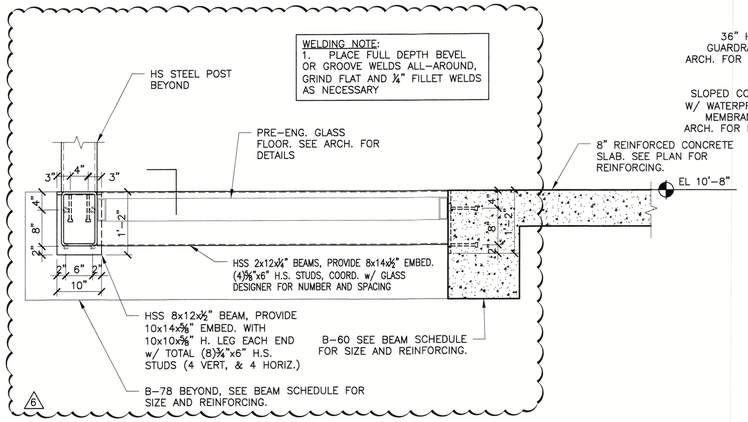
FILE: 22DW-0846
FIRM REGISTRY #36167

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 7.2.2025

Sheet Number:
S-5.00



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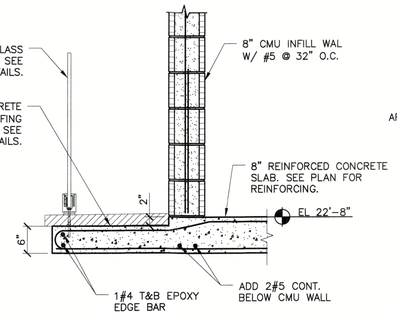

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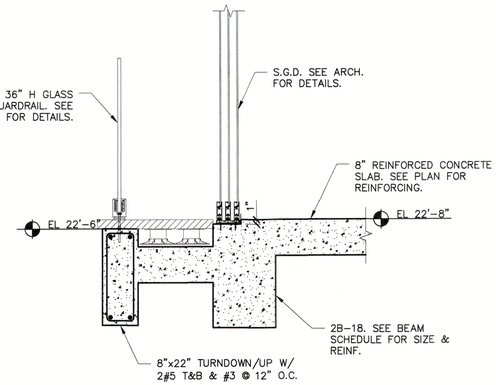

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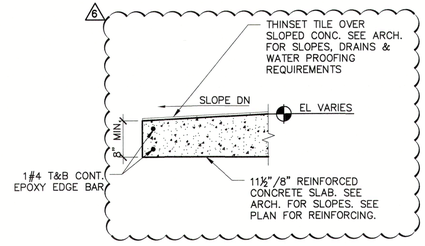

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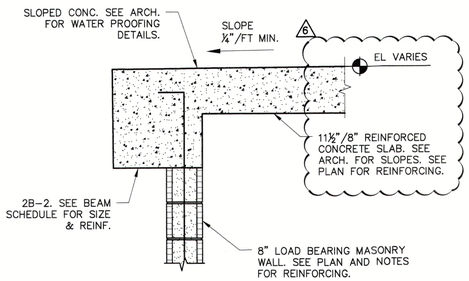
SCALE: 3/4"= 1'-0"



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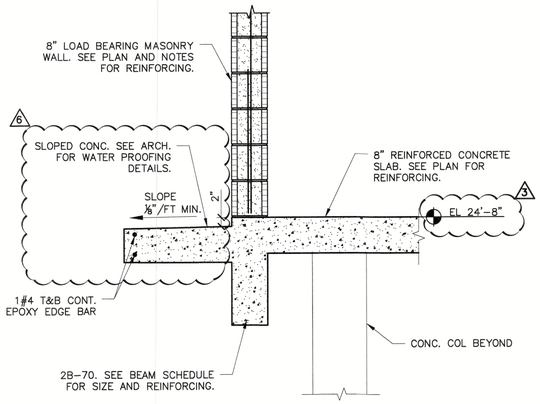
SCALE: 3/4"= 1'-0"



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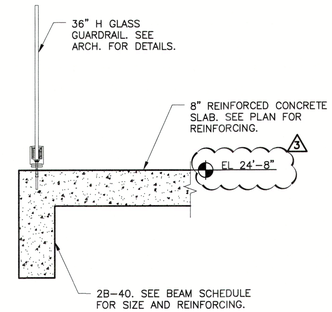

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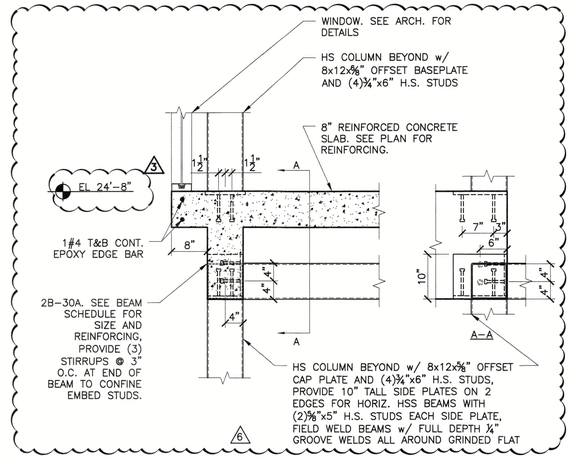

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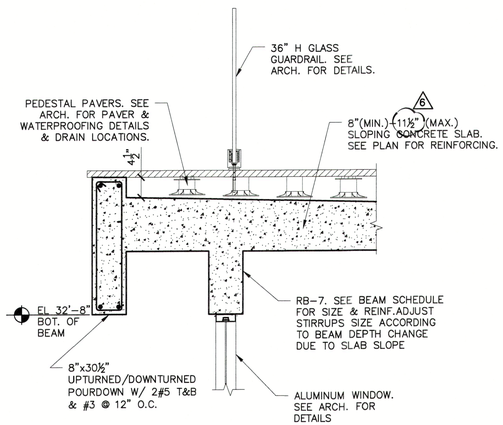
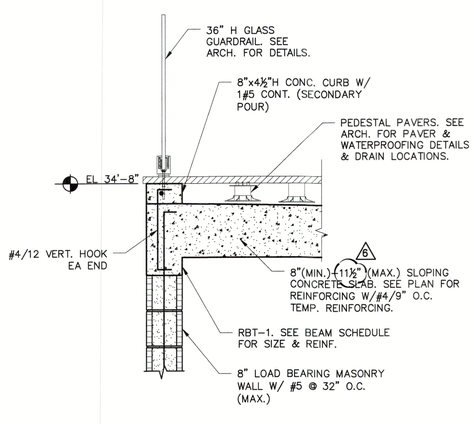


SECTION 21 S-5.10
SCALE: 3/4"= 1'-0"



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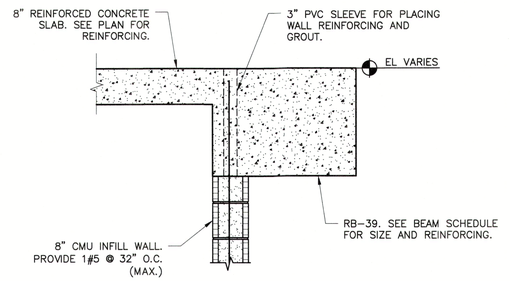

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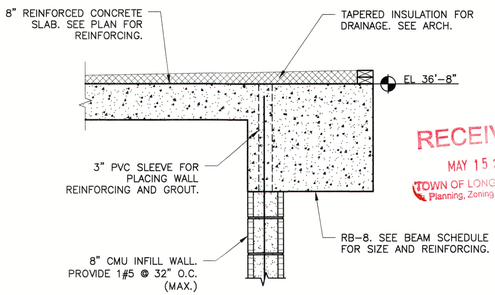

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Planning, Zoning & Building

SECTION 24 S-5.10
SCALE: 3/4"= 1'-0"

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CONSTRUCTION MANAGEMENT
1348 FRUITVILLE ROAD; SUITE 204
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AA 0003661

Revisions
05/11/2023 TCP CONSTRUCTION
07/20/2023 GENERAL REVISION
11/03/2023

STATE OF FLORIDA PROFESSIONAL ENGINEER
ANTHONY R. WILSON No. 79451
11/7/2023
ANTHONY R. WILSON FL P.E. # 79451

PERMIT SET - 03/08/2023

A NEW RESIDENCE FOR:
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NEW RESIDENCE
3515 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA 34228

SECTIONS

Wilson Structural
6201 PROFESSIONAL PKWY. WEST
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4230 SOUTH MACDILL AVE.
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FILE: 22DW-0846
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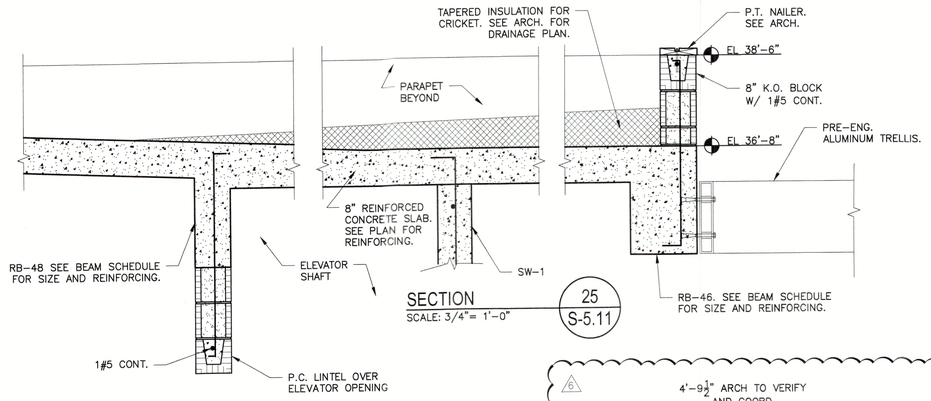
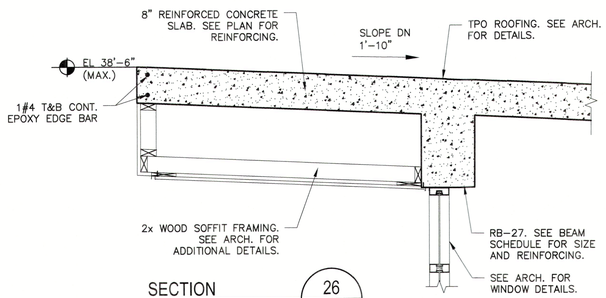


SECTION 25 S-5.11
SCALE: 3/4"= 1'-0"



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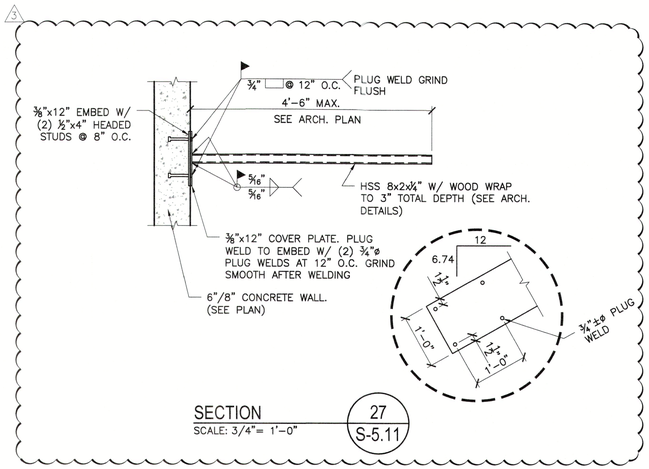

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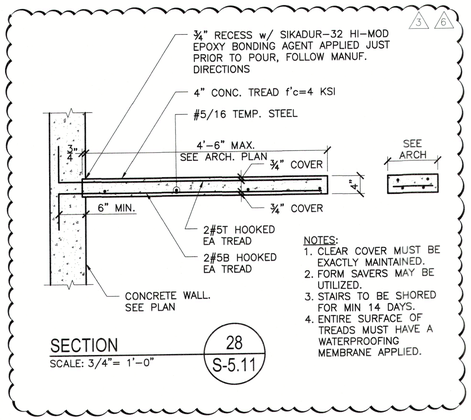
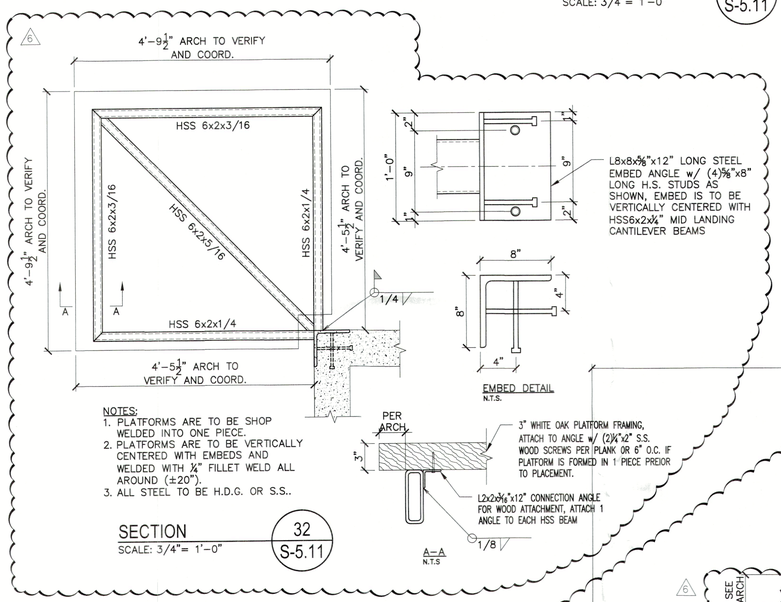


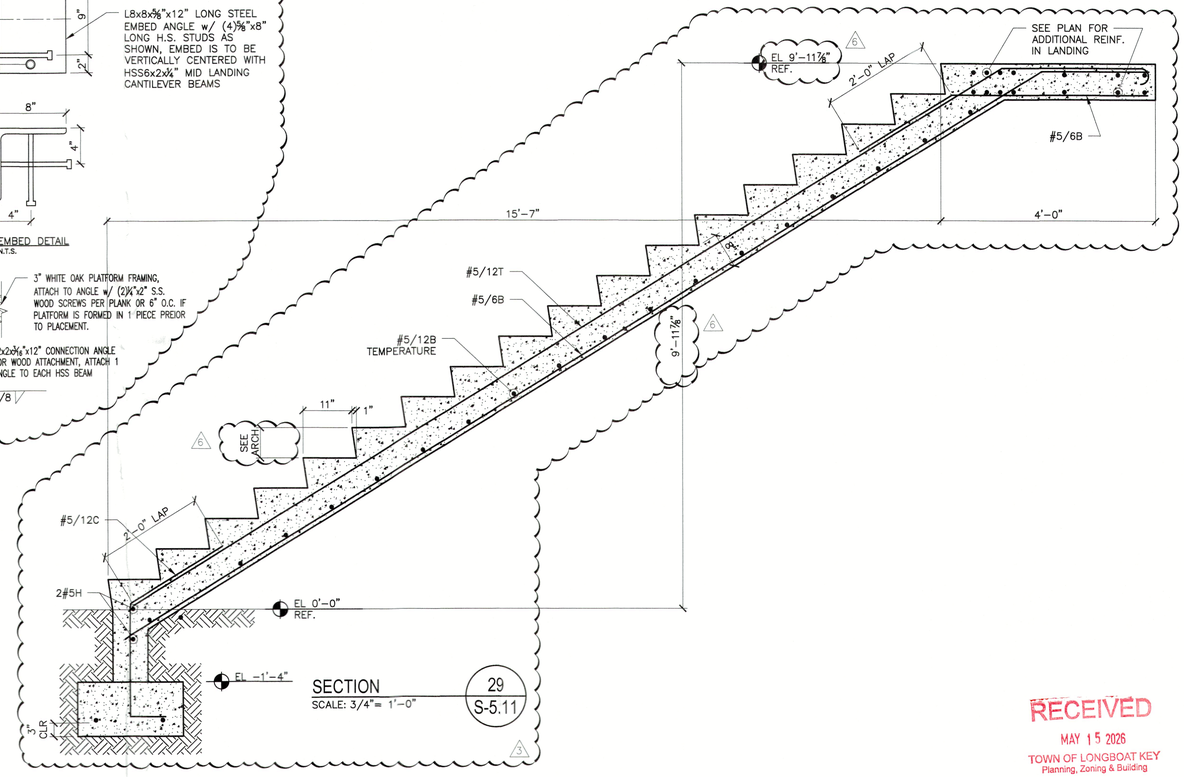
NOTES:
1. CLEAR COVER MUST BE EXACTLY MAINTAINED.
2. FORM SAVERS MAY BE UTILIZED.
3. STAIRS TO BE SHORED FOR MIN 14 DAYS.
4. ENTIRE SURFACE OF TREADS MUST HAVE A WATERPROOFING MEMBRANE APPLIED.

SECTION 28 S-5.11
SCALE: 3/4"= 1'-0"



NOTES:
1. PLATFORMS ARE TO BE SHOP WELDED INTO ONE PIECE.
2. PLATFORMS ARE TO BE VERTICALLY CENTERED WITH EMBEDS AND WELDED WITH 1/4" FILLET WELD ALL AROUND (±20").
3. ALL STEEL TO BE H.D.G. OR S.S..

SECTION 32 S-5.11
SCALE: 3/4"= 1'-0"



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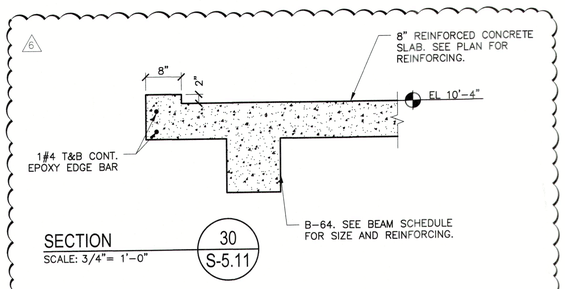
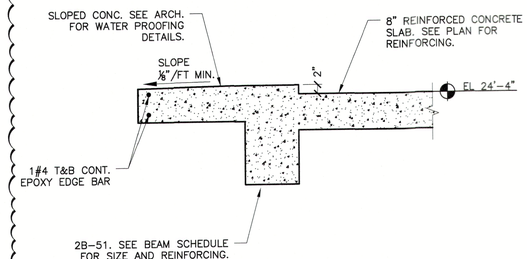
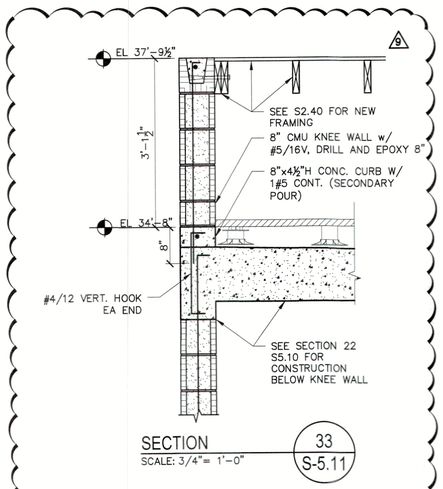
SCALE: 3/4"= 1'-0"



SECTION 30 S-5.11
SCALE: 3/4"= 1'-0"



SECTION 31 S-5.11
SCALE: 3/4"= 1'-0"



SECTION 33 S-5.11
SCALE: 3/4"= 1'-0"

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Revisions
3 05/11/2023 FOR CONSTRUCTION
6 11/03/2023
7 07/02/2025
A 7/2/2025

PERMIT SET - 03/08/2023

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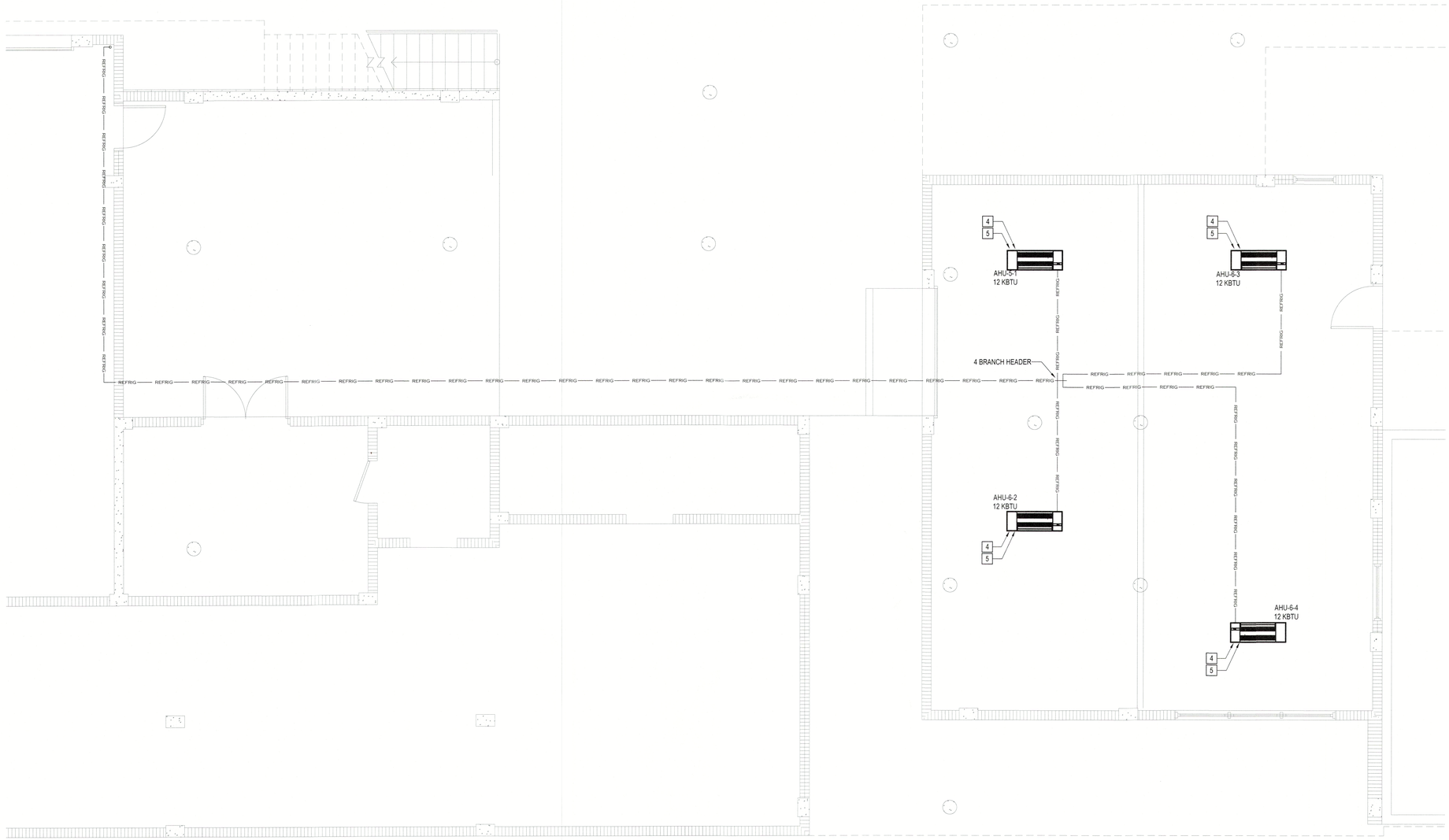
Wilson Structural
6231 PROFESSIONAL PKWY. WEST SUITE 109 SARASOTA FL 34240 (941) 907-4789 FAX(941) 907-0576
4230 SOUTH MACDILL AVE. SUITE H TAMPA, FL 33611 (813) 536-3476
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THIS PLANS SHALL COMPLY WITH APPLICABLE MINIMUM BUILDING CODES.
FILE: 22DW-0846
FIRM REGISTRY #36167

Project Ref: 3515
Drawn by: SG / MA / CGR
Checked by: MES
Date Issued: 7.2.2025

Sheet Number:
S-5.11

© 2022 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.



DISCLAIMER

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LEGEND

- 4"Ø — RIGID DUCT (METAL UNLESS OTHERWISE INDICATED)
- 4"Ø — ALUMINUM FLEX DUCT
- 4"Ø — FLEXIBLE DUCT
- SUPPLY REGISTER
- RETURN REGISTER
- SUPPLY BAR GRILLE
- RETURN BAR GRILLE
- THERMOSTAT / ZONE CONTROL
- FLOW DIRECTION
- MZD — MOTORIZED ZONE DAMPER
- MOAD — MOTORIZED OUTDOOR AIR DAMPER
- MD — MANUAL DAMPER

HVAC KEY NOTES

1. BATH FAN EXHAUST TO TERMINATE VIA ROOF UNLESS DETAILED OTHERWISE
2. COOKTOP TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE. EXACT SIZE & LOCATION OF VENT T.B.C. BETWEEN MECHANICAL CONTRACTOR, GC & ARCHITECT
3. SHOULD RANGE EXHAUST HOOD BE CAPABLE OF EXHAUSTING IN EXCESS OF 800CFM THE SYSTEM SHALL MEET CLAUSE 505.2 OF THE FLORIDA MECHANICAL CODE 2020
4. LOCATION OF REFRIGERATION ROUTING AND CONDENSATE DISPOSAL ROUTING T.B.C. WITH G.C.
5. SHOULD BUILDER BELIEVE HOUSE AIR TIGHTNESS WILL BE BELOW 3 ACH50 MECHANICAL VENTILATION SHALL BE PROVIDED.
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8. LINEAR GRILLES TO BE PART OF LIGHTING SYSTEM. EXACT SPECIFICATIONS AND REQUIREMENTS TO BE COORDINATED WITH G.C

INDICATES REQUIRED DUCT CHASE/GIRDER TRUSS OPENING

VRF EQUIPMENT SCHEDULE

SYSTEM NUMBER	OUTDOOR UNIT		INDOOR UNITS			
FIVE	TAG NUMBER	HP - 6	AHU - 6-1	AHU - 6-2	AHU - 6-3	AHU - 6-4
	MANUFACTURER	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI	MITSUBISHI
	MODEL NAME	PUMY-P48NKMU	PMFY-P12NAMU	PMFY-P12NAMU	PMFY-P12NAMU	PMFY-P12NAMU
	RATED COOLING CAPACITY	42,993 BTUH	10,748 BTUH	10,748 BTUH	10,748 BTUH	10,748 BTUH
	SENSIBLE COOLING CAPACITY	29,476 BTUH	7,369 BTUH	7,369 BTUH	7,369 BTUH	7,369 BTUH
	RATED HEATING CAPACITY	49,990 BTUH	11,747 BTUH	11,747 BTUH	11,747 BTUH	11,747 BTUH
	SEER	17.8	-	-	-	-
	HSPF	10.7	-	-	-	-
	POWER SUPPLY (V / HZ / PH)	208 / 230 / 60 / 1	208 / 230 / 60 / 1	208 / 230 / 60 / 1	208 / 230 / 60 / 1	208 / 230 / 60 / 1
	AIR FLOW RATE	N/A	-	-	-	-
	EXTERNAL STATIC PRESSURE	N/A	-	-	-	-
	WEIGHT	302 LBS	34 LBS	34 LBS	34 LBS	34 LBS

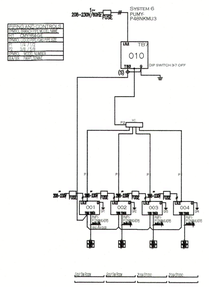
EQUIPMENT NOTES

1. COOLING CAPACITIES BASED ON 80°F DB, 67°F WB AIR ENTERING INDOOR COIL, 95°F AIR ENTERING OUTDOOR COIL
2. PROVIDE CONDENSATE DRAIN TRAPS COMPLETE WITH FLOAT SWITCH. FLOAT SWITCHES SHALL SHUT DOWN UNIT WHEN TRIGGERED
3. EQUIPMENT SHALL NOT BE USED DURING CONSTRUCTION. TEMPORARY UNITS SHALL BE USED SHOULD COOLING BE REQUIRED DURING CONSTRUCTION
4. ALL EQUIPMENT SHALL BE PROTECTED DURING CONSTRUCTION
5. ON CERTIFICATE OF OCCUPATION ALL FILTERS SHALL BE REPLACED
6. AIR HANDLERS TO BE PROVIDED WITH SECONDARY DRAIN PROTECTION

PROJECT EQUIPMENT NOTES

1. EXACT TYPE OF CONTROLLERS TO BE AGREED BETWEEN MECHANICAL CONTRACTOR & G.C.
2. 12 YEAR WARRANTY TO BE PROVIDED ON ALL EQUIPMENT.

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



IT IS THE G.C'S RESPONSIBILITY TO FULLY COORDINATE TRUSSES WITH THESE HVAC PLANS

FINAL LOCATION OF DIFFUSERS TO BE FULLY CO-ORDINATED WITH LIGHTING & TRUSS LAYOUT AND ARCHITECT/OWNER

RECEIVED
MAY 15 2026
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

esc
Energy & Sustainability Consultants
1548 Prattville Road Sarasota, Florida 34236 USA
TEL: (941)957-1100
INFO@ESC-FL.COM

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THIRTYFIVE, FIFTEEN, LLC
3515 GULF OF MEXICO DRIVE
LONGBOAT KEY, FLORIDA

INITIAL DATE: 03.13.23 CURRENT AS OF: 03.13.23

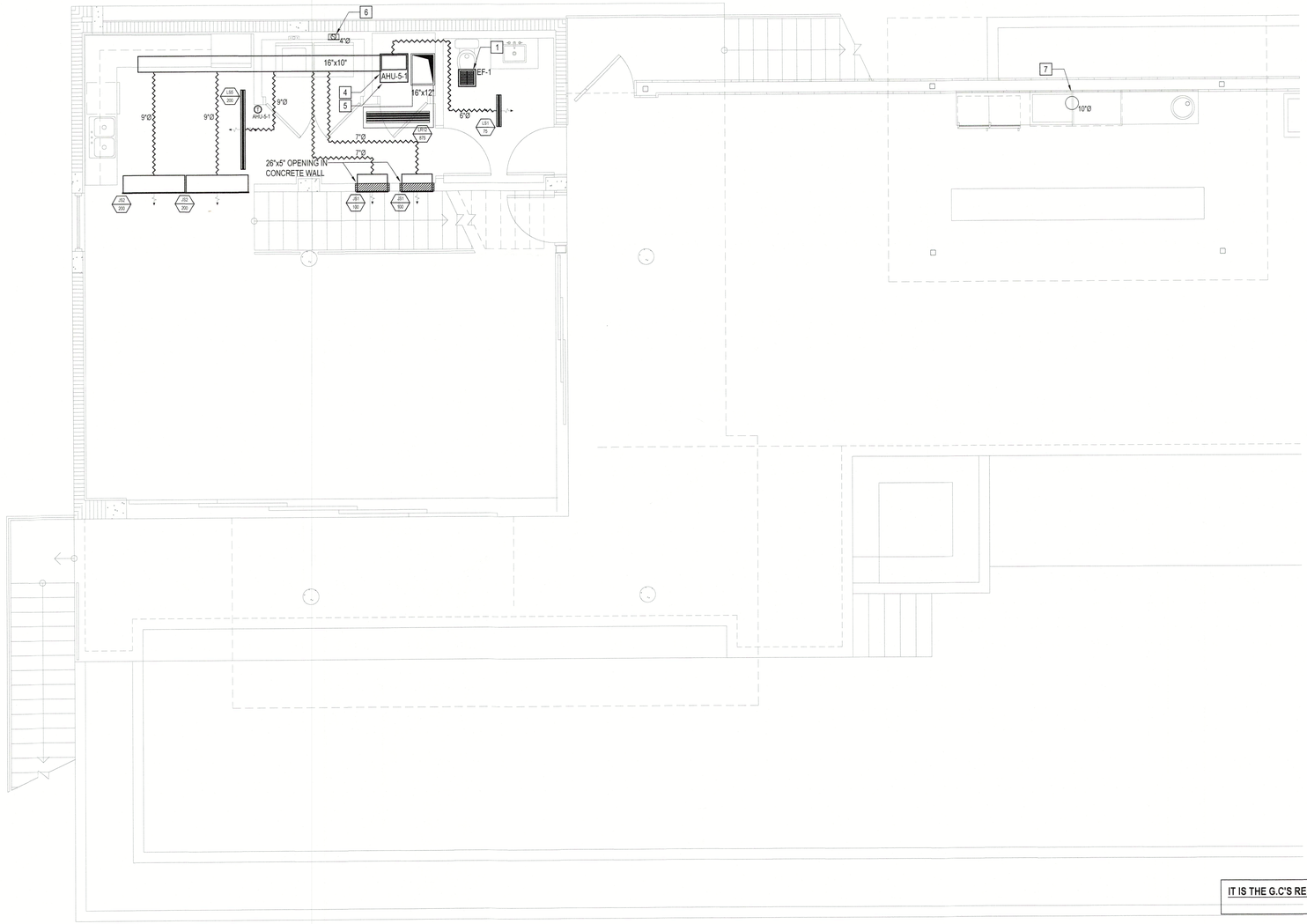
UPDATED SET - 03.23.25

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

State of Florida
License #CAC1817472
Karl Handley-White
This drawing has been sealed using a "digital signature" created and applied in accordance with, and as permitted by, Florida Rule 61G15-23.003.

SHEET M1.0

HVAC LAYOUT - FIRST FLOOR - NORTH



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

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UPDATED SET - 02.28.24
SCALE: 1/4" = 1'-0"

SHEET M1.1

HVAC LAYOUT - FIRST FLOOR - NORTH

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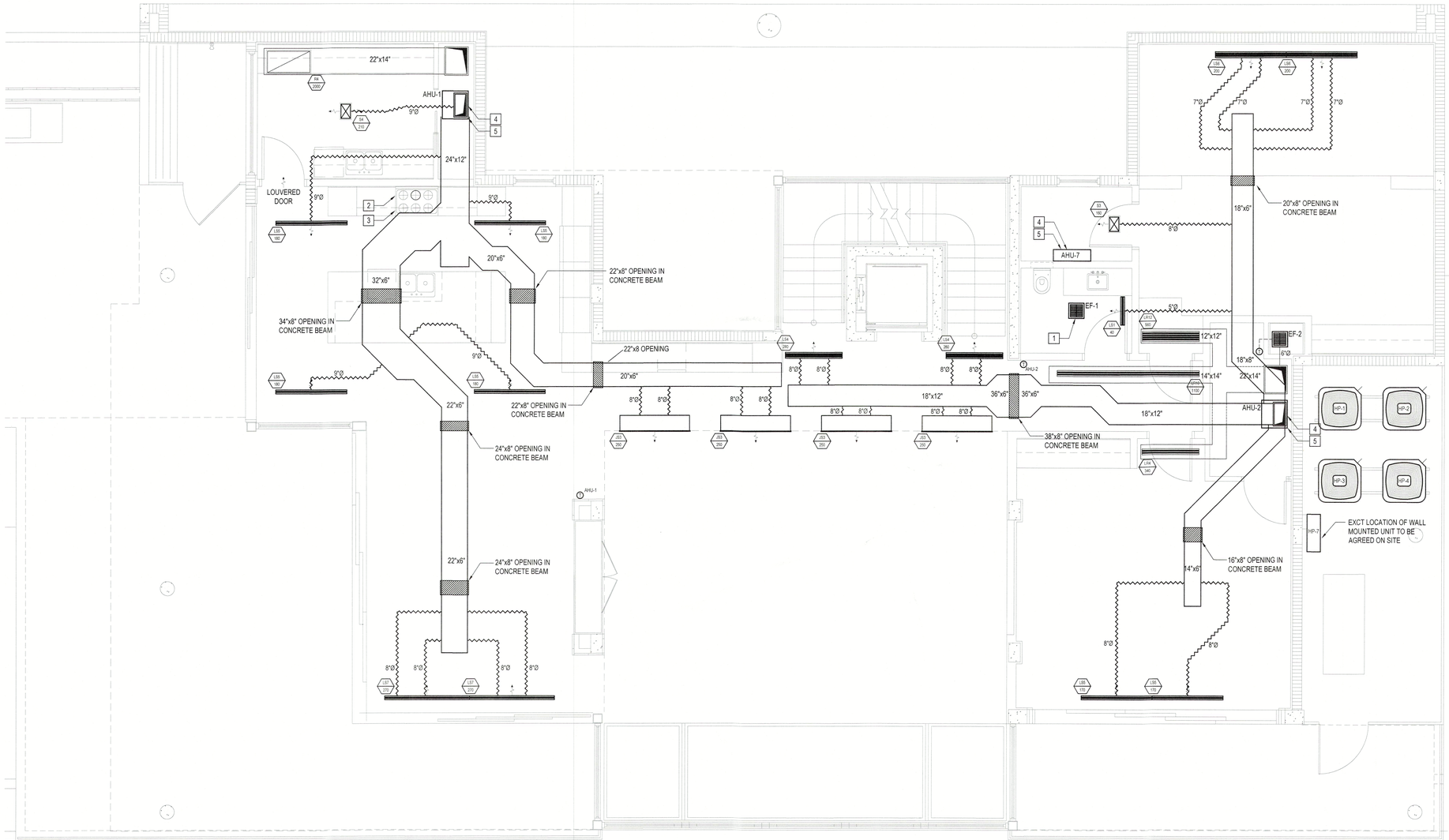

FIRST FLOOR - SOUTH
HVAC PLAN
1/4"=1'-0"

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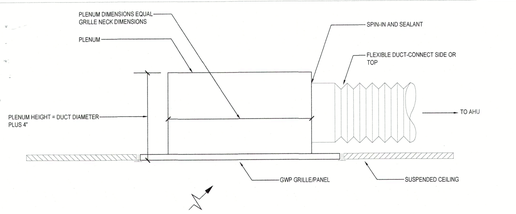
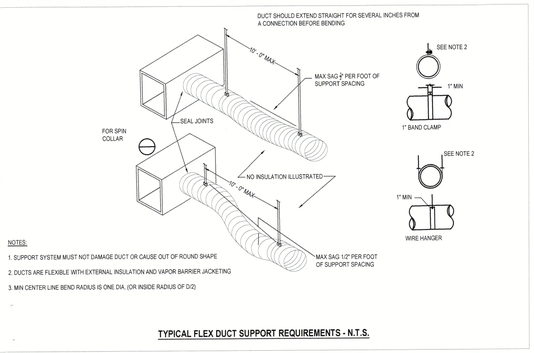
SHEET M1.2

HVAC LAYOUT - FIRST FLOOR - SOUTH



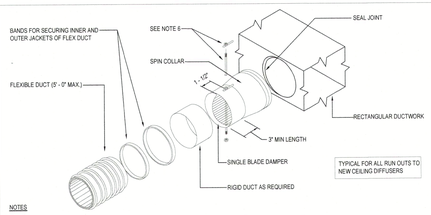
TYPICAL RETURN GRILLE PLENUM - N.T.S.



NOTES:

1. SUPPORT SYSTEM MUST NOT DAMAGE DUCT OR CAUSE OUT OF ROUND SHAPE
2. DUCTS ARE FLEXIBLE WITH EXTERNAL INSULATION AND VAPOR BARRIER JACKETING
3. MIN CENTER LINE BEND RADIUS IS ONE DIA. (OR INSIDE RADIUS OF D/2)

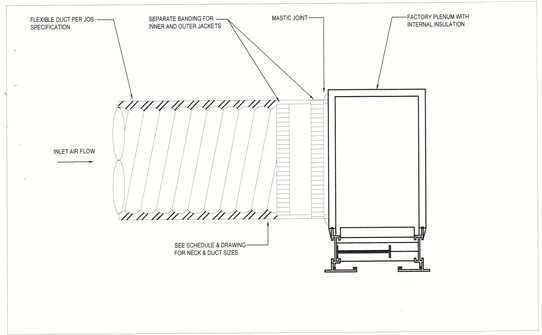
TYPICAL FLEX DUCT SUPPORT REQUIREMENTS - N.T.S.

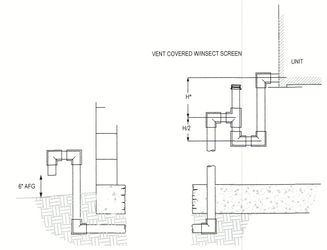


NOTES

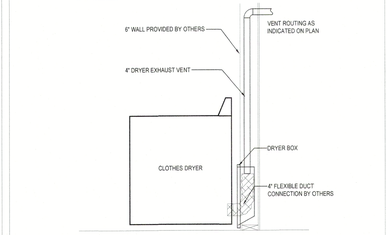
1. SUPPORT AS REQUIRED.
2. BAND FLEX TO COLLAR 1/2" MINIMUM FROM OUTBOARD END OF COLLAR.
3. INSTALL SPIN COLLAR DAMPER IN OPEN POSITION; FINAL ADJUSTMENT BY ADJUSTING CONTRACTOR.
4. POP RIVET OR SHEET METAL SCREWS, MINIMUM 3 EA AT 120° INTERVALS, CONNECTING STOVEPIPE TO COLLAR. ENSURE RIVETS OR SCREWS DO NOT INTERFERE W/DAMPER
5. TAPE AND SEAL JOINTS TO PREVENT LEAKAGE.
6. INSTALL LOCKING QUADRANT AND HANDLE ON BOTTOM OF DUCT FOR EASY SERVICE (SHOWN ON TOP FOR EASE OF ILLUSTRATION ONLY)

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



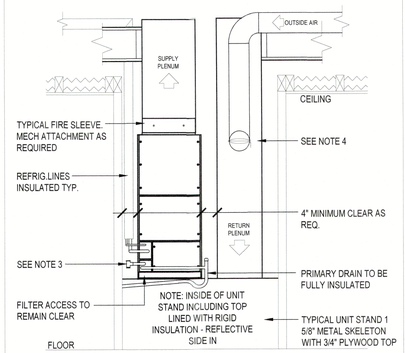


CONDENSATE PIPING UNDER SLAB - N.T.S.



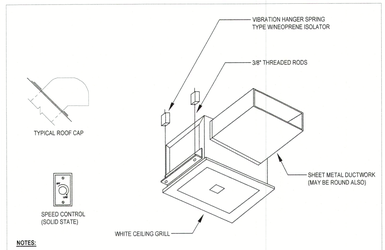
THIS DETAIL REPRESENTS THE INSTALLATION OF A MODEL 425 DRYER BOX BY IN-O-VATE TECHNOLOGIES, INC. THE LOCATION IN THE WALL MUST BE FIELD VERIFIED USING THE INSTALLATION INSTRUCTIONS FOR THE DRYERS THAT WILL BE INSTALLED IN EACH UNIT. THE 4" Ø DRYER DISCHARGE MUST BE ENTIRELY WITHIN THE 9 1/2" INSIDE WIDTH OF THE BOX. COORDINATION WITH OTHER TRADES TO SECURE THE PROPER LOCATION OF THE BOX IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR AND GENERAL CONTRACTOR.

DRYER BOX EXHAUST CONNECTION - N.T.S.



TYPICAL VERTICAL AHU DETAIL

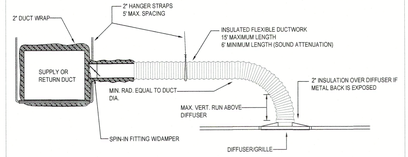
1. DETAIL IS DIAGRAMMATIC ONLY - ACTUAL FIELD APPLICATIONS WILL VARY - ALL SIZES VARY DUE TO UNIT SIZE AND HEIGHT OF STAND - CONTACT ON SITE SUPERVISOR FOR CLARIFICATION
2. INSTALLATION IS TO CONFORM TO ALL APPLICABLE BUILDING CODE GUIDELINES AT ALL TIMES. SUB CONTRACTOR TO FIELD VERIFY CLOSET/STAND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



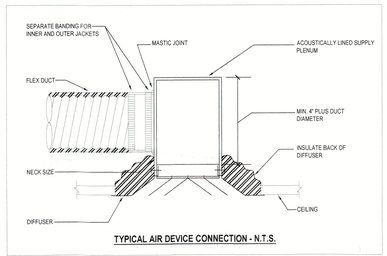
NOTES:

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

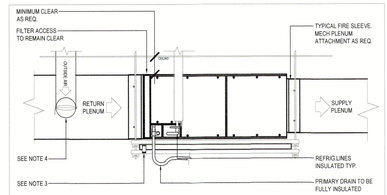
EXHAUST FAN DETAIL - N.T.S.



TYPICAL SUPPLY DUCT DETAIL - N.T.S.



TYPICAL AIR DEVICE CONNECTION - N.T.S.



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3. WATER DETECTION DEVICE WIRED FOR UNIT SHUTDOWN (WHEN CONDENSATE IS PRESENT) IS TO BE INSTALLED IN SECONDARY DRAIN PAN
4. WHEN PRESENT ON PLAN, OUTSIDE AIR TO RETURN PLENUM TO BE CONTROLLED BY ACCESSIBLE DAMPER APPARATUS

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

VENTILATION SCHEDULE

TAG	EF-1	EF-2
MANUFACTURER	PANASONIC	PANASONIC
MODEL	FV-05-11VKS1	FV-05-11VKS1
ELECTRICAL DATA (V-PH-HZ)	120 / 1 / 60	120 / 1 / 60
CFM	50 - 110 CFM	50 - 110 CFM
STATIC PRESSURE	0.5	0.5
NOTES	1, 2, 3	1, 4

EXHAUST NOTES

1. INLINE BACKDRAFT DAMPER TO BE INSTALLED AS CLOSE TO VENT TERMINATION AS POSSIBLE
2. LOUVER, WALL OR ROOF CAP W/ANIMAL SCREEN.
3. WALL/SOFFIT VENT TERMINATIONS TO BE MANUFACTURED BY SEIHO
4. TO B CONTROLLED VIA LINE VOLTAGE THERMOSTAT

HEAT PUMP SPLIT SYSTEM EQUIPMENT SCHEDULE

SYSTEM TAG - NUMBER	HP - 1 / AHU - 1	HP - 2 / AHU - 2	HP - 3 / AHU - 3	HP - 4 / AHU - 4	HP - 7 / AHU - 7
MANUFACTURER	TRANE	TRANE	TRANE	TRANE	MITSUBISHI
NOMINAL SIZE	5.0 TON	5.0 TON	4.0 TON	5.0 TON	1.0 TON
SYSTEM ARI RATING	18.0 SEER / 10.0 HSPF	18.0 SEER / 10.0 HSPF	18.0 SEER / 10.0 HSPF	18.0 SEER / 10.0 HSPF	25.6 SEER2
TOTAL COOLING CAPACITY	51,700 BTUH	51,700 BTUH	45,100 BTUH	51,700 BTUH	12,000 BTUH
SENSIBLE COOLING CAPACITY	39,200 BTUH	39,200 BTUH	36,200 BTUH	39,200 BTUH	9,240 BTUH
HEATING CAPACITY	53,600 BTUH	53,600 BTUH	43,800 BTUH	53,600 BTUH	- BTUH
TOTAL AIR FLOW CFM / ESP	2000 / 0.5"	2000 / 0.5"	1600 / 0.5"	2000 / 0.5"	N/A
OUTSIDE AIR CFM	-	-	-	-	-
CONDENSING UNIT MOD. #	4TWV8060	4TWV8060	4TWV8048	4TWV8060	MUY-GX12NL
ELECTRICAL DATA (V / PH / HZ)	208 / 230 / 1 / 60	208 / 230 / 1 / 60	208 / 230 / 1 / 60	208 / 230 / 1 / 60	208 / 230 / 1 / 60
COMPRESSOR RLA	27.5	27.5	20.3	27.5	-
COMPRESSOR LRA	12.0	12.0	12.0	12.0	-
COMPRESSOR MCA	37.0	37.0	28.0	37.0	12.0
COMPRESSOR MOP	50	50	40	50	15
FAN FLA	2.8	2.8	2.8	2.8	0.71
WEIGHT	250	250	234	250	77
AIR HANDLER MOD. #	TAM9A0C60	TAM9A0C60	TAM9A0C48	TAM9A0C60	MSY-GX12NL
ELECTRICAL DATA (V / PH / HZ)	200 - 230 / 1 / 60	200 - 230 / 1 / 60	200 - 230 / 1 / 60	200 - 230 / 1 / 60	200 - 230 / 1 / 60
KW INPUT	8.0	8.0	8.0	8.0	-
FAN HP / kW	1 HP	1 HP	3/4 HP	1 HP	-
FAN MOTOR SPEED	VARIABLE	VARIABLE	VARIABLE	VARIABLE	VARIABLE
FAN FLA	6.4	6.4	5.0	6.4	-
AIR HANDLER MCA	48.0	48.0	46.0	48.0	N/A
AIR HANDLER MOP	50	50	50	50	N/A
WEIGHT	163	163	162	163	23

EQUIPMENT NOTES

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

PROJECT EQUIPMENT NOTES

1. AHU'S TO BE PROVIDED WITH DUAL DISCONNECT - FAN & HEAT
2. TRANE XL1050 & XL1040 CONTROLLERS TO BE PROVIDED & LOCATIONS OF CONTROLLERS SHALL BE COORDINATED WITH ARCHITECT
3. ZONE CONTROLLERS TO BE INSTALLED IN ACCESSIBLE LOCATION
5. MINI SPLIT TO BE PROVIDED WITH HAND HELD WIRELESS REMOTE CONTROLLER
6. 12 YEAR WARRANTY TO BE PROVIDED ON ALL EQUIPMENT

LINEAR DIFFUSER SCHEDULE

TAG	SIZE/SLOT	NECK	SLOTS	MANUFACTURER	MODEL	COLOR	COMMENTS
LS1	24" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS2	24" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS3	48" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS4	48" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS5	60" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS6	60" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS7	72" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LS8	72" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
JS1	24" x 1.0"	SEE PLAN	1	PRICE	JS210	WHITE	TYPE 22 CONCEALED FRAME
JS2	48" x 1.0"	SEE PLAN	1	PRICE	JS210	WHITE	TYPE 22 CONCEALED FRAME
LR1	24" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR2	24" x 2.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR3	48" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR4	48" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR5	60" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR6	60" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR7	72" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR8	72" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR9	96" x 1.0"	SEE PLAN	1	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR10	120" x 1.0"	SEE PLAN	2	PRICE	AS210	WHITE	TYPE 22 CONCEALED FRAME
LR11	48" x 1.0"	PER PLAN	3	PRICE	SDR100	WHITE	TYPE 8 CONCEALED FRAME
LR12	48" x 1.0"	PER PLAN	4	PRICE	SDR100	WHITE	TYPE 8 CONCEALED FRAME
LR13	72" x 1.0"	PER PLAN	4	PRICE	SDR100	WHITE	TYPE 8 CONCEALED FRAME

NOTES

1. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
2. ALL LINEAR DIFFUSERS ARE TO BE COMPLETE WITH INSULATED PLENUM
3. PLENUMS TO BE FIELD FABRICATED TO SUIT SITE CONDITIONS
4. LINEAR SLOT END CONDITIONS TO BE AS REQUIRED TO MEET PLANS

DIFFUSER, REGISTER , GRILLE SCHEDULE

TAG	SIZE/SLOT	NECK	SLOTS	MANUFACTURER	MODEL	COLOR	COMMENTS
S1	8" x 4"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	
S2	10" x 6"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	
S3	12" x 8"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	
S4	14" x 8"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	
S5	12" x 12"	SEE PLAN	SEE PLAN	HART & COOLEY	A61-MS	WHITE	
S6	14" x 6"	SEE PLAN	SEE PLAN	HART & COOLEY	A618-MS	WHITE	
R1	14" x 8"	SEE PLAN	N/A	HART & COOLEY	RH45	WHITE	
R2	12" x 12"	SEE PLAN	N/A	HART & COOLEY	RH45	WHITE	
R2	18" x 12"	SEE PLAN	N/A	HART & COOLEY	RH45	WHITE	
R2	36" x 18"	SEE PLAN	N/A	HART & COOLEY	RH45	WHITE	

NOTES

1. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
2. ALL LINEAR DIFFUSERS ARE TO BE COMPLETE WITH INSULATED PLENUM. IT MAY BE NECESSARY TO FIELD FABRICATE PLENUMS
3. ALL PLENUMS TO BE COMPLETE WITH INTERNAL BUTTERFLY DAMPERS ACCESSED FROM LINEAR TO BALANCE AIRFLOW
4. LINEAR SLOT END CONDITIONS TO BE AS REQUIRED TO MEET PLANS
3. SAMPLES OF EACH TYPE MUST BE PROVIDED PRIOR TO ORDERING

VRF EQUIPMENT SCHEDULE

SYSTEM NUMBER	OUTDOOR UNIT		INDOOR UNITS	
FIVE	TAG NUMBER	HP - 5	AHU - 5-1	AHU - 5-2
	MANUFACTURER	MITSUBISHI	MITSUBISHI	MITSUBISHI
	MODEL NAME	PUMY-P60NKMU	PVFY-P30NAMU	SEZ-KD18
	RATED COOLING CAPACITY	59,248 BTUH	29,624 BTUH	14,211 BTUH
	SENSIBLE COOLING CAPACITY	43,374 BTUH	21,687 BTUH	13,014 BTUH
	RATED HEATING CAPACITY	59,200 BTUH	29,600 BTUH	9,280 BTUH
	SEER	17.8	-	-
	HSPF	10.7	-	-
	POWER SUPPLY (V / HZ / PH)	208 / 230 / 60 / 1	208 / 230 / 60 / 1	208 / 230 / 60 / 1
	AIR FLOW RATE	N/A	875 CFM	635 CFM
	EXTERNAL STATIC PRESSURE	N/A	0.5 IN W.G	0.5 IN W.G
	WEIGHT	302 LBS	141 LBS	62 LBS

EQUIPMENT NOTES

1. COOLING CAPACITIES BASED ON 80°F DB, 67°F WB AIR ENTERING INDOOR COIL, 95°F AIR ENTERING OUTDOOR COIL
2. PROVIDE CONDENSATE DRAIN TRAPS COMPLETE WITH FLOAT SWITCH. FLOAT SWITCHES SHALL SHUT DOWN UNIT WHEN TRIGGERED
3. EQUIPMENT SHALL NOT BE USED DURING CONSTRUCTION. TEMPORARY UNITS SHALL BE USED SHOULD COOLING BE REQUIRED DURING CONSTRUCTION
4. ALL EQUIPMENT SHALL BE PROTECTED DURING CONSTRUCTION
5. ON CERTIFICATE OF OCCUPATION ALL FILTERS SHALL BE REPLACED
6. AIR HANDLERS TO BE PROVIDED WITH SECONDARY DRAIN PANS

PROJECT EQUIPMENT NOTES

1. EXACT TYPE OF CONTROLLERS TO BE AGREED BETWEEN MECHANICAL CONTRACTOR & G.C..
2. 12 YEAR WARRANTY TO BE PROVIDED ON ALL EQUIPMENT.
3. 5KW HEAT STRIP TO BE PROVIDED ON AHU-5-1 & 5-2

STANDARD HVAC NOTES

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

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

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

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

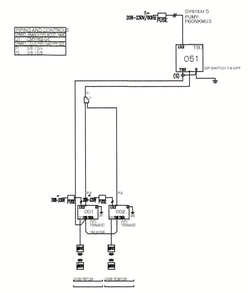
   FLEXIBLE DUCTS - FLEXIBLE WIRE REINFORCED DUCT WITH R6 FOIL BACKED EXTERNAL INSULATION AND VAPOR BARRIER.

   EXHAUST DUCT - GALVANIZED SHEET METAL, UNINSULATED.

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

STANDARD MEP COORDINATION APPROACH

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



HVAC SCHEDULES, DETAILS & NOTES
N.T.S.

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THIRTYFIVE, FIFTEEN, LLC
3515 GULF OF MEXICO DRIVE
LONGBOAT KEY, FLORIDA

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Planning, Zoning & Building

UPDATED SET - 04.23.25

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

HVAC SCHEDULES, DETAILS & NOTES

SHEET M2.0

State of Florida License #CAC1817472

Karl Handley-White

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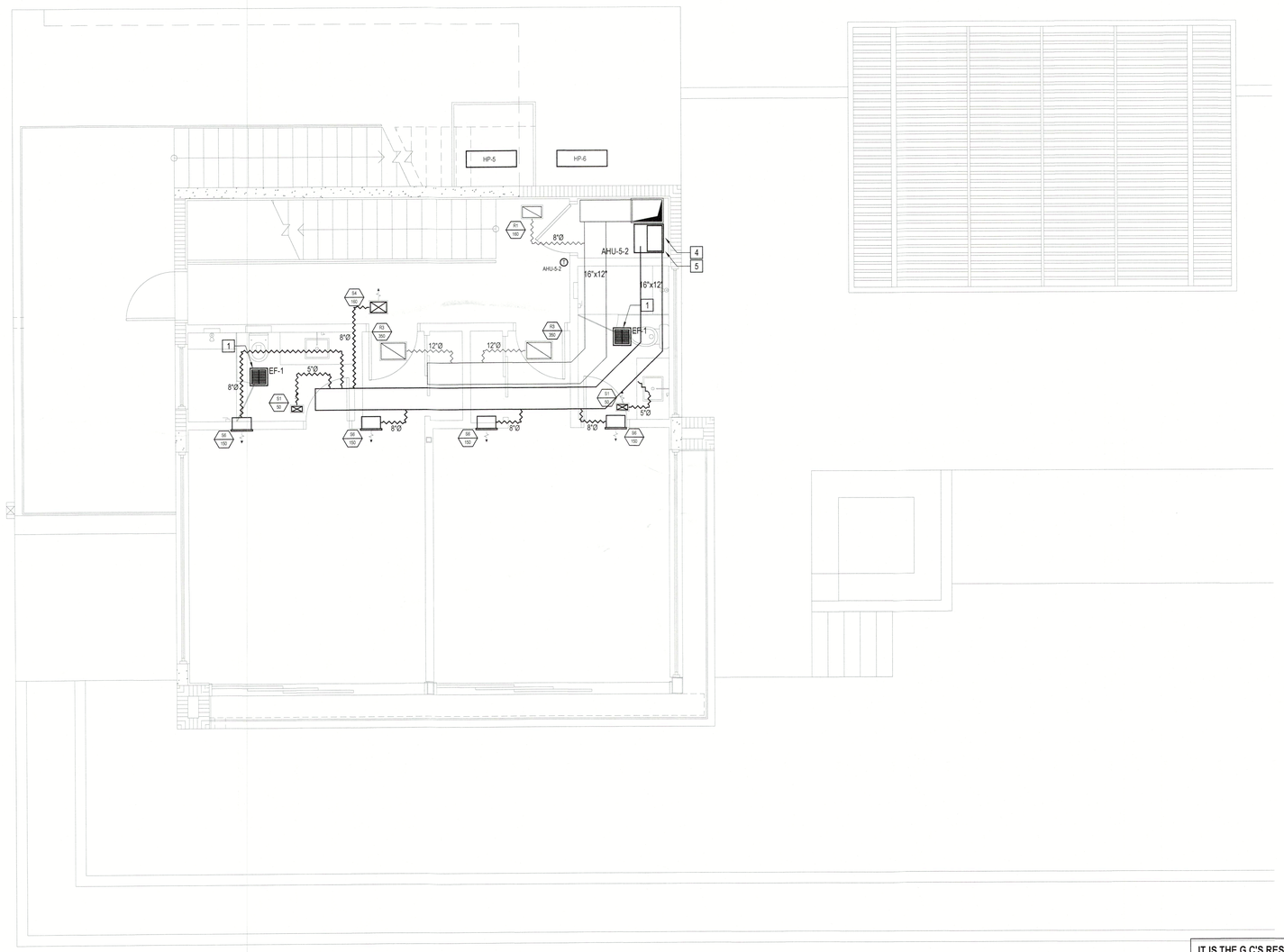

SECOND FLOOR - NORTH
HVAC PLAN
1/4"=1'-0"

DISCLAIMER

ESC DOES NOT ACCEPT LIABILITY FOR THE DESIGN OF THE SYSTEM UNLESS ESC ARE GIVEN THE OPPORTUNITY TO FULLY VERIFY PRE- DRYWALL THAT THE INSTALLATION MEETS THE REQUIREMENTS DETAILED ON THIS DRAWING.

LEGEND

4"Ø	RIGID DUCT (METAL UNLESS OTHERWISE INDICATED)
4"Ø	ALUMINUM FLEX DUCT
4"Ø	FLEXIBLE DUCT
	SUPPLY REGISTER
	RETURN REGISTER
	SUPPLY BAR GRILLE
	RETURN BAR GRILLE
T	THERMOSTAT / ZONE CONTROL
	FLOW DIRECTION
MZD	MOTORIZED ZONE DAMPER
MOAD	MOTORIZED OUTDOOR AIR DAMPER
MD	MANUAL DAMPER

HVAC KEY NOTES

1. BATH FAN EXHAUST TO TERMINATE VIA ROOF UNLESS DETAILED OTHERWISE
2. COOKTOP TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE. EXACT SIZE & LOCATION OF VENT T.B.C. BETWEEN MECHANICAL CONTRACTOR, GC & ARCHITECT
3. SHOULD RANGE EXHAUST HOOD BE CAPABLE OF EXHAUSTING IN EXCESS OF 800CFM THE SYSTEM SHALL MEET CLAUSE 505.2 OF THE FLORIDA MECHANICAL CODE 2020
4. LOCATION OF REFRIGERATION ROUTING AND CONDENSATE DISPOSAL ROUTING T.B.C. WITH G.C.
5. SHOULD BUILDER BELIEVE HOUSE AIR TIGHTNESS WILL BE BELOW 3 ACH50 MECHANICAL VENTILATION SHALL BE PROVIDED.
6. DRYER TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE.
7. OUTDOOR GRILL TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE.
8. LINEAR GRILLES TO BE PART OF LIGHTING SYSTEM. EXACT SPECIFICATIONS AND REQUIREMENTS TO BE COORDINATED WITH G.C

INDICATES REQUIRED DUCT CHASE/GIRDER TRUSS OPENING

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IT IS THE G.C'S RESPONSIBILITY TO FULLY COORDINATE TRUSSES WITH THESE HVAC PLANS

FINAL LOCATION OF DIFFUSERS TO BE FULLY CO-ORDINATED WITH LIGHTING & TRUSS LAYOUT AND ARCHITECT/OWNER

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THIRTYFIVE, FIFTEEN, LLC
3515 GULF OF MEXICO DRIVE
LONGBOAT KEY, FLORIDA

INITIAL DATE: 03.13.23 CURRENT AS OF: 03.13.23

State of Florida
License #CAC1817472

Karl Handley-White

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UPDATED SET - 04.23.25
SCALE: 1/4" = 1'-0"

SHEET M2.1

HVAC LAYOUT - SECOND FLOOR - NORTH

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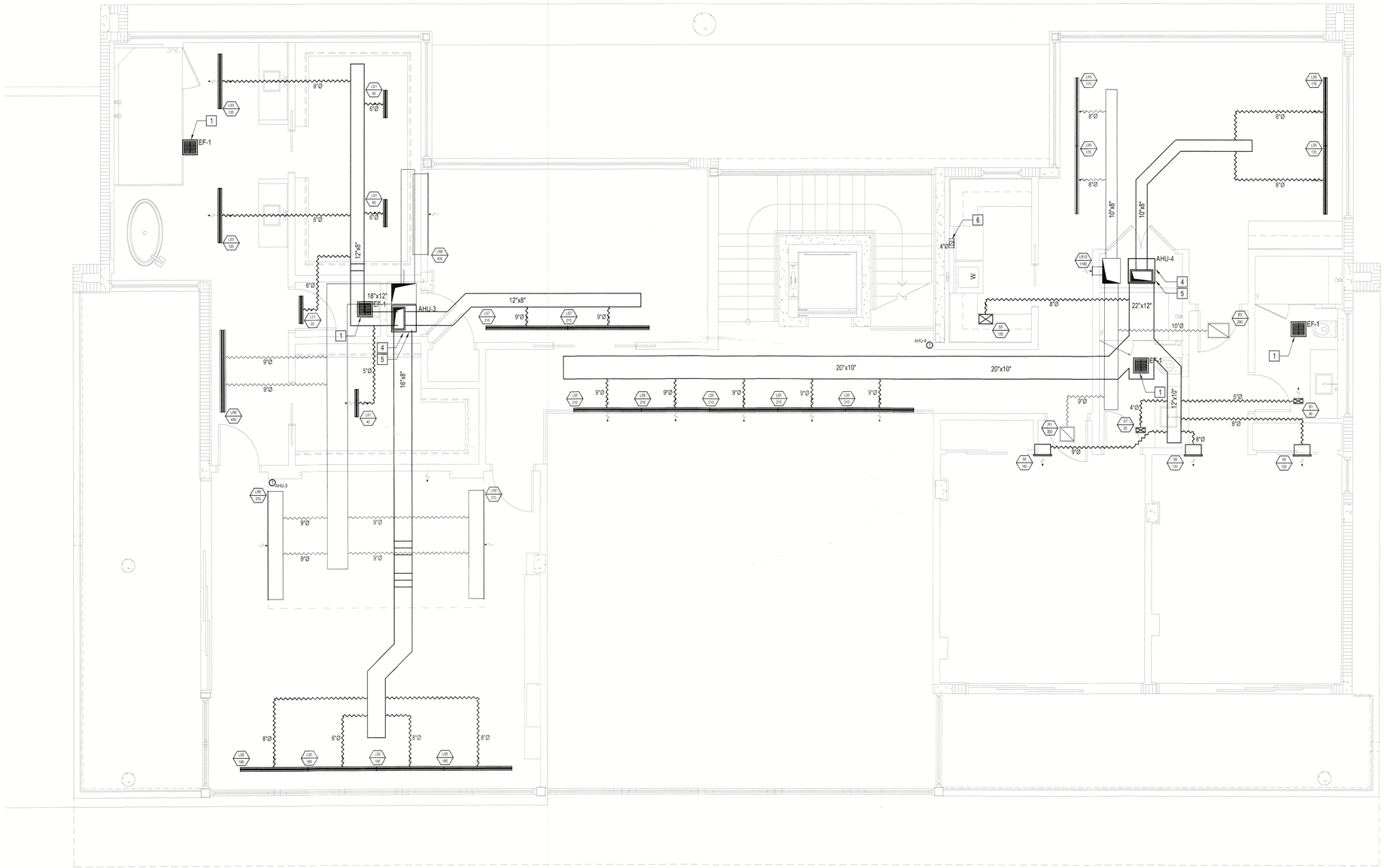

SECOND FLOOR - SOUTH
HVAC PLAN
1/4"=1'-0"

DISCLAIMER

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LEGEND

- 4"Ø — RIGID DUCT (METAL UNLESS OTHERWISE INDICATED)
- 4"Ø — ALUMINUM FLEX DUCT
- 4"Ø — FLEXIBLE DUCT
- SUPPLY REGISTER
- RETURN REGISTER
- SUPPLY BAR GRILLE
- RETURN BAR GRILLE
- THERMOSTAT / ZONE CONTROL
- FLOW DIRECTION
- MZD — MOTORIZED ZONE DAMPER
- MOAD — MOTORIZED OUTDOOR AIR DAMPER
- MD — MANUAL DAMPER

HVAC KEY NOTES

1. BATH FAN EXHAUST TO TERMINATE VIA ROOF UNLESS DETAILED OTHERWISE
2. COOKTOP TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE. EXACT SIZE & LOCATION OF VENT T.B.C. BETWEEN MECHANICAL CONTRACTOR, GC & ARCHITECT
3. SHOULD RANGE EXHAUST HOOD BE CAPABLE OF EXHAUSTING IN EXCESS OF 800CFM THE SYSTEM SHALL MEET CLAUSE 505.2 OF THE FLORIDA MECHANICAL CODE 2020
4. LOCATION OF REFRIGERATION ROUTING AND CONDENSATE DISPOSAL ROUTING T.B.C. WITH G.C.
5. SHOULD BUILDER BELIEVE HOUSE AIR TIGHTNESS WILL BE BELOW 3 ACH50 MECHANICAL VENTILATION SHALL BE PROVIDED.
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7. OUTDOOR GRILL TO BE VENTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & MECHANICAL CODE.
8. LINEAR GRILLES TO BE PART OF LIGHTING SYSTEM. EXACT SPECIFICATIONS AND REQUIREMENTS TO BE COORDINATED WITH G.C

INDICATES REQUIRED DUCT CHASE/GIRDER TRUSS OPENING

IT IS THE G.C'S RESPONSIBILITY TO FULLY COORDINATE TRUSSES WITH THESE HVAC PLANS

FINAL LOCATION OF DIFFUSERS TO BE FULLY CO-ORDINATED WITH LIGHTING & TRUSS LAYOUT AND ARCHITECT/OWNER

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Planning, Zoning & Building

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THIRTYFIVE, FIFTEEN, LLC
3515 GULF OF MEXICO DRIVE
LONGBOAT KEY, FLORIDA

HVAC LAYOUT - SECOND FLOOR - SOUTH

UPDATED SET - 11.29.24

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

INITIAL DATE: 03.13.23 CURRENT AS OF: 03.13.23

State of Florida
License #CAC1817472

Karl Handley-White

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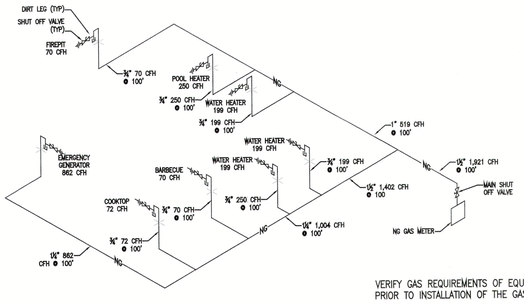
SHEET M2.2

GULF OF MEXICO DRIVE



VERIFY GAS REQUIREMENTS OF EQUIPMENT PRIOR TO INSTALLATION OF THE GAS PIPING.

GAS PIPING SIZED PER FBC TABLE 402.4(4)

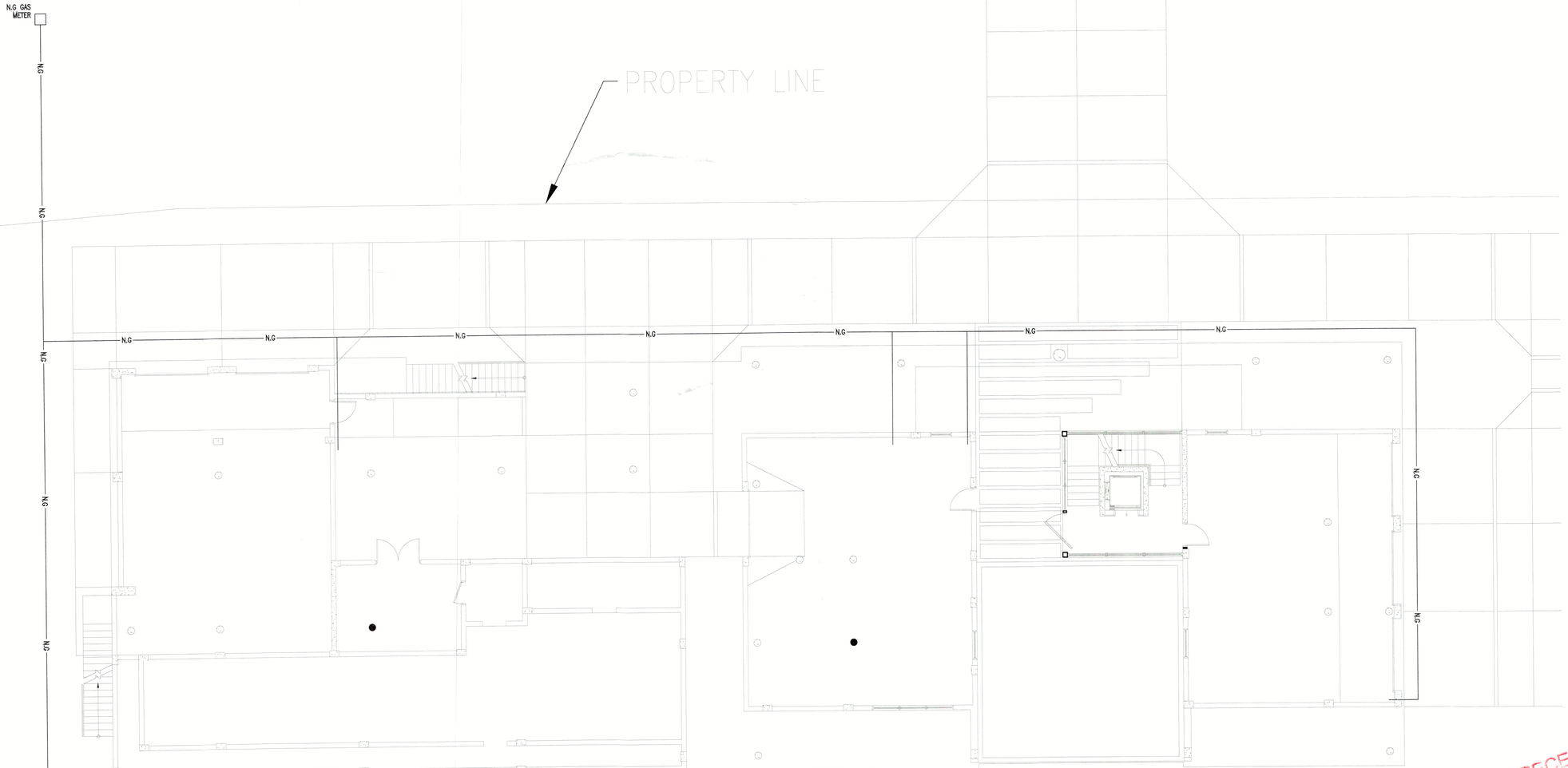
GAS RISER

N.T.S.

(Centerline of S.R. 789)
100' Public Right of Way
(Asphalt)

Edge of Pavement

PROPERTY LINE



GAS PIPING PLAN
1/8"=1'-0"

RECEIVED
MAY 15 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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Energy & Sustainability Consultants
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NEW CUSTOM RESIDENCE

2515 GULF OF MEXICO DR. LONGBOAT KEY

THIRTYFIVE FIFTEEN, LLC

INITIAL DATE: 02.27.23 CURRENT AS OF: 02.27.23

State of Florida
License #CAC1817472

Karl Handley-White

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SHEET P1

PERMIT SET - 02.27.23

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

GAS PIPING LAYOUT & ISOMETRIC