

# BOUNDARY, TOPOGRAPHIC, & TIDALWATER SURVEY

Section 15, Township 35 South, Range 16 East  
7140 La Lenaire Drive, Longboat Key, Florida

- Notes:
- This map represents a Boundary, Topographic, and Tidal Water Survey, for the purpose of design.
  - Horizontal datum is based on the North American Datum (NAD) of 1983 (2011 adjustment), Florida State Plane, West Zone, and was derived from real-time kinematic GPS observations utilizing the Florida Permanent Reference Network (FPRN).
  - Elevations shown hereon are in feet and decimals referenced to NAVD 88 and are based on National Geodetic Survey Benchmark # M C B E 22, published elevation is 14.25'.
  - There may exist other underground fixed interior improvements that are not visible and are not a part of this survey.
  - Description shown hereon was obtained from Official Records Instrument #20214114445.
  - Subject to easements and rights of way of record, if any.
  - This map has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.
  - Parcel shown hereon is situated in Flood Zone "AE", base flood elevation is 8 feet, Flood Zone "AC", base flood elevation is 9 feet and Flood Zone "VE", base flood elevation is 11 feet, per Flood Insurance Rate Map Number 12081C0283F, Map and Index Map Revised Date August 10, 2021. Coastal Barrier Resources System (CBRS) Areas established 10-1-1983 are no longer shown on this map yet is depicted on the FEMA Flood Map Service Center online. Flood zones are scaled from said map and are subject to interpretation.
  - This plat represents a Tree Survey per Town of Longboat Key Municipal Code Title 9, Chapter 9B for Trees.
  - Environmental issues were not determined and are not a part of this survey.
  - Florida Department of Environmental Protection, Tidal Data 1983-2001 Epoch (Tidal Water Survey Procedural Approval).
  - Mean High Water Elevation = 0.21 feet (NAVD 88) extended to afa.
  - Conventional radial surveying methods were used to establish the horizontal position of the mean high water line.
  - This Tidal Water Survey complies with Chapter 177, Part II, Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Line Survey File Number: 8583.

- Data Sources:
- Plot of Jewfish Key recorded in Plat Book 54, Pages 14 & 15, Public Records of Manatee County, Florida.
  - Plot of La Lenaire Isle recorded in Plat Book 8, Pages 106 & 106A, Public Records of Manatee County, Florida.
  - Warranty Deed recorded in Official Records Instrument #20214114445, Public Records of Manatee County, Florida.
  - Warranty Deed recorded in Official Records Instrument #202141037304, Public Records of Manatee County, Florida.
  - Benchmark data was researched from the Land Boundary Information System Internet web site ([www.labis.org](http://www.labis.org)).
  - Tidal data was furnished by Florida Department of Environmental Protection, Tidal Water Survey Procedural Approval Sheet, Dated: 5/27/2022.
  - Manatee County Half Section Map, Sheet No. 032A.
  - Manatee County Property Appraiser's web site - [www.manateepca.com](http://www.manateepca.com).
  - No other information was researched or furnished.

Apparent Physical Use:  
Residential

Easements:  
Easements shown per Plat; FIVE (5) FEET IN WIDTH, ALONG ALL FRONT AND SIDE LOT LINES, AND TEN (10) FEET IN WIDTH, ALONG ALL REAR LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND OVERHEAD AND UNDERGROUND UTILITIES, INCLUDING CABLE TELEVISION SERVICES.

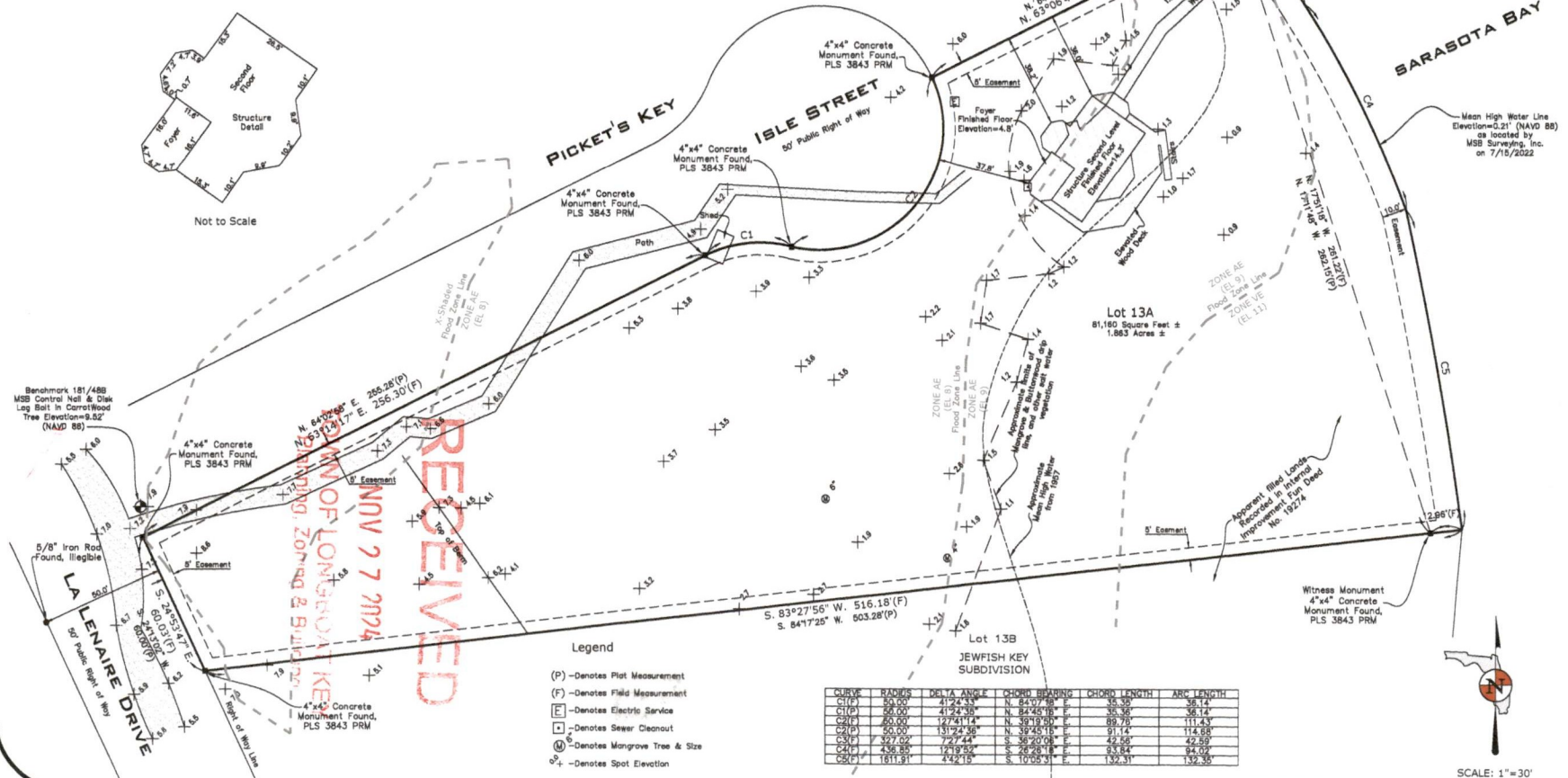
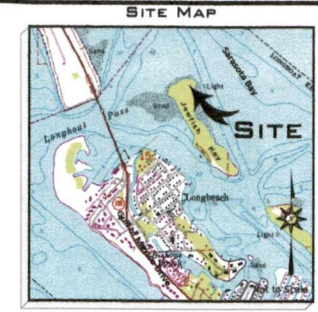
THE ABOVE TEN (10) FOOT REAR LOT LINE EASEMENT MAY BE REDUCED TO FIVE (5) FEET IF THE CONTIGUOUS ADJOINING LOT HAS A MINIMUM FIVE (5) FEET EXISTING PUBLIC UTILITY EASEMENT.  
2. No other easements were researched or furnished.

DESCRIPTION: ( Official Records Instrument # 20214114445 )  
Lot 13A, Jewfish Key Subdivision, as a Plat thereof recorded in Plat Book 54, Page 14, Public Records of Manatee County, Florida.

REPORT OF SURVEY

Accuracy:  
Horizontal - The accuracy obtained by measurement and calculation of a closed geometric figure was found to be ± 0.022, 882 feet.

Vertical - The accuracy obtained by a closed level loop, based on National Geodetic Survey Benchmarks M C B E 22, produced a vertical unadjusted error of 0.05.



| CURVE | RADIUS  | DELTA ANGLE | CHORD BEARING  | CHORD LENGTH | ARC LENGTH |
|-------|---------|-------------|----------------|--------------|------------|
| C1(P) | 50.00   | 41.2438     | N. 82.4578° E. | 35.36        | 35.14      |
| C2(P) | 50.00   | 127.4114    | N. 39.1950° E. | 89.76        | 111.43     |
| C3(P) | 50.00   | 131.2355    | S. 51.2008° E. | 91.74        | 114.58     |
| C4(P) | 27.02   | 72.7447     | S. 36.2008° E. | 42.56        | 42.56      |
| C5(P) | 436.85  | 12.1950     | S. 26.2818° E. | 93.84        | 94.09      |
| C6(P) | 1611.91 | 4.4219      | S. 10.6931° E. | 132.31       | 132.35     |

- Legend
- (P) - Denotes Plot Measurement
  - (F) - Denotes Field Measurement
  - ⊕ - Denotes Electric Service
  - ⊖ - Denotes Sewer Cleanout
  - ⊙ - Denotes Mangrove Tree & Size
  - ⊙ - Denotes Spot Elevation

SCALE: 1"=30'

31 SARATOTA CENTER BOULEVARD, SUITE C  
SARATOTA, FLORIDA 34240  
PHONE NO.: (941) 941-9835  
CERTIFICATE OF AUTHORIZATION NO. L.R. 7044  
DANNI W. ILLI

**MSB SURVEYING, INC.**  
Surveying & Mapping

Digitally signed by Martin S. Britt  
Date: 2022.08.15 06:37:22 -0400

MARTIN S. BRITT  
REGISTERED SURVEYOR & MAPPING, FLA. CERT. NO. LS 5538  
ON ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPING

CERTIFIED TO: Halcyon Shares, LLC  
DATE OF SURVEY: 7/15/2022 FIELD BOOK/PAGE: 181/148-50  
220533  
JOB NUMBER

|      |                                  |
|------|----------------------------------|
| T1   | WORK SCOPE PLAN                  |
| S-A1 | MAIN PLAN, EXISTING PLAN,        |
|      | MAIN LEVEL                       |
| S-A2 | UPPER LEVEL                      |
|      | EXISTING AND PROPOSED PLANS      |
| S-A3 | PROPOSED LOWER GROUND LEVEL PLAN |

# INTERIOR RENOVATION AND LOWER GROUND LEVEL ENCLOSURE PROJECT.

D1: DEMO AND REMOVE EXISTING WALLS PER PLAN, AND DEMO WALL LEGEND. RESTORE ALL UTILITIES AND ELECTRIC TO CODE WHERE WALLS REMOVED AND APPLICABLE.

DS: REMOVE DROP SOFFIT IN UPPER BATH CEILING, AND RECONSTRUCT APPROX 12" TALL TO TOP OF WALL FRAMING.

K1: REPLACE WITH NEW KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, TILE, AND FIXTURES.

P1: REPLACE WITH NEW BATH CABINETS, COUNTERTOPS, TILE, AND FIXTURES.

P3: RECONSTRUCT NEW MASTER BATH SHOWER BATH PER PLAN AND CODE W/ NEW TILE, AND FIXTURES. CUSTOMIZE SHOWER SIZE PER PLAN. CONNECT TO EXISTING PLUMBING INFRASTRUCTURE.

P4: RELOCATE PLUMBING FOR EXISTING HOT WATER HEATER HOOK UPS TO OUTSIDE GROUND LEVEL PER PLAN AND CODE. CONNECT TO EXISTING WATER PLUMBING INFRASTRUCTURE.

S2: BUILD NEW INTERIOR NON LOAD BEARING WALLS PER PLAN, CODE, AND WALL DETAIL 2.

S3: BUILD NEW EXTERIOR LOAD WALLS ON LOWER LEVE PER PLAN, CODE, AND WALL DETAIL B.

W1: INSTALL NEW DOORS, INSTALL PER NOA, TIGHT RETROFIT PER PLAN SIZES, AND MANUFACTURER INSTALLATION INSTRUCTIONS.

PRIVATE RESIDENCE  
7140 LA LENAIRE DRIVE  
LONGBOAT KEY, FL 34228  
PID 7763600559

DESIGN CRITERIA  
FBC 8TH EDITION (2023) CODES  
OCCUPANCY CLASS = R3  
CONST. TYPE = 5  
EXPOSURE CATEGORY = D  
BUILDING RISK FACTOR = 2  
ULTIMATE BASIC WIND SPEED (3 SECONDS) 180 MPH  
INTERNAL PRESSURE COEFF = +/- 0.18  
WIND PARAMETERS: ASCE - 7-22  
ROOF DESIGN LIVE LOAD = 30 PSF  
ROOF DEAD LOAD = 20 PSF  
TRUSS DESIGN LOADS  
TOP CHORD LIVE LOAD = 30 PSF  
TOP CHORD DEAD LOAD = 15 PSF  
BOTTOM CHORD = 10 PSF  
TOTAL LOAD 55 PSF  
PLUMBING FBC 2023 8TH EDITION  
2023 FBC 8TH EDITION MECHANICAL CODE.  
2020 NATIONAL ELECTRIC CODE  
FLORIDA FIRE PREVENTION 2023 8TH EDITION  
2023 FBC - EXTG. BLD. CODE RESIDENTIAL  
FBC 8TH EDITION (2023) CODES

**GENERAL NOTES**  
PLANS DESIGNED TO CONFORM WITH ALL LOCAL BUILDING CODES.  
ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND INDUSTRY WORKMANSHIP STANDARDS.  
CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & COORDINATE & CONDITIONS IN THE FIELD. ALL DISCREPANCIES & CONFLICTS SHALL REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION UNREPORTED DISCREPANCIES & CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.  
CONTRACTOR TO MATCH EXISTING TEXTURES, FASCIA ATTRIBUTES, TRUSS PITCH AND EXISTING COLOR UNLESS SPECIFICALLY SPECIFIED OTHERWISE WHERE APPLICABLE BY OWNER OR DESIGNER. ANY CONFLICT WITH DRAWINGS SHOULD BE RESOLVE WITH DESIGNER PRIOR TO BEGINNING WORK.



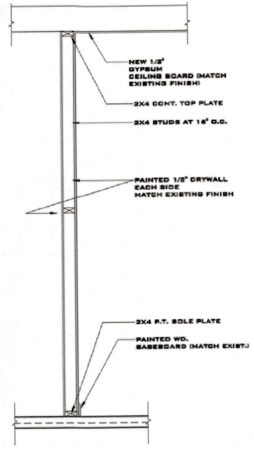
VICINITY MAP

| ZONE | EFFECTIVE WIND AREA (sq. ft.) | ULTIMATE WIND SPEED (MPH) LOADS |      | HEIGHT & EXPOSURE ADJUSTMENT COEFF. EXPOSURE CATEGORY |      |
|------|-------------------------------|---------------------------------|------|---|------|
|      |                               | 180                             | 150  | H   | E    |
| 1    | 100                           | 24.5                            | 27.0 | 1.00  | 1.00 |
|      | 200                           | 24.5                            | 27.0 | 1.00  | 1.00 |
|      | 500                           | 24.5                            | 27.0 | 1.00  | 1.00 |
| 2    | 100                           | 24.5                            | 27.0 | 1.00  | 1.00 |
|      | 200                           | 24.5                            | 27.0 | 1.00  | 1.00 |
|      | 500                           | 24.5                            | 27.0 | 1.00  | 1.00 |
| 3    | 100                           | 24.5                            | 27.0 | 1.00  | 1.00 |
|      | 200                           | 24.5                            | 27.0 | 1.00  | 1.00 |
|      | 500                           | 24.5                            | 27.0 | 1.00  | 1.00 |
| 4    | 100                           | 24.5                            | 27.0 | 1.00  | 1.00 |
|      | 200                           | 24.5                            | 27.0 | 1.00  | 1.00 |
|      | 500                           | 24.5                            | 27.0 | 1.00  | 1.00 |
| 5    | 100                           | 24.5                            | 27.0 | 1.00  | 1.00 |
|      | 200                           | 24.5                            | 27.0 | 1.00  | 1.00 |
|      | 500                           | 24.5                            | 27.0 | 1.00  | 1.00 |

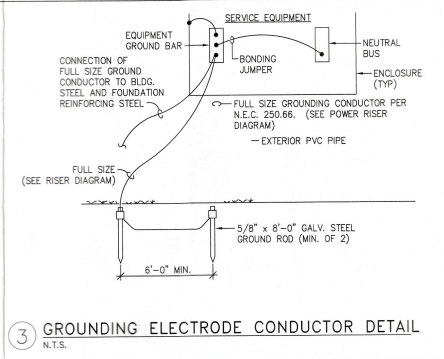
NOTE: FOR EFFECTIVE WIND AREAS SHOWN THOSE SHOWN, USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA. ADJUST VALUES FOR THE HEIGHT AND EXPOSURE BY MULTIPLYING BY ADJUSTMENT COEFF.

NOTE: GARAGE DOOR PRESSUREZED BASED ON THREE FEET OF WIDTH IN BUILDINGS END SIDE

NOTE: ALL EXT. DOORS AND WINDOWS ARE ZONE 4 UNLESS CLOSER THAN 4'-0" TO OUTSIDE CORNER



2 NON-LOAD BEARING INT. WALL SECTION  
1/4" = 1'-0"



3 GROUNDING ELECTRODE CONDUCTOR DETAIL  
N.T.S.

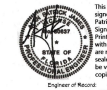
WORK SCOPE: INTERIOR RENOVATION AND LOWER GROUND LEVEL ENCLOSURE PROJECT.  
THIS PROJECT IS A LEVEL 2 ALTERATION CLASSIFICATION.  
THE GROUND LEVEL SOME NEW ENCLOSURE WALL, NO CHANGES TO BUILDING FOOTPRINT, OTHER THAN THE GROUND LEVEL, THERE IS NO CHANGES TO EXTERIOR OF HOUSE INVOLVED WITH THIS INTERIOR RENOVATION PROJECT. THE EXTERIOR RENOVATIONS BY OTHER PERMIT. NO WINDOWS ARE INVOLVED WITH THIS PROJECT. FOOTPRINT AND EXTERIOR WALLS TO REMAIN. PREVIOUS PLANS REVISION CLOUDED WHERE EXTERIOR PROJECT OVER LAPPED WITH INTERIOR PROJECT.  
INVOLVES FRAMING, EXTERIOR WALLS, ELECTRICAL, AND MATCHING FINISHES.  
NO TREES INVOLVED. DOES NOT CHANGE BUILDING FOOTPRINT. NO NEW ROOFING, NO NEW FOUNDATIONS, NO CHANGES TO GRADING OF SWALES.

FRAMING NOTES:  
WOOD CONSTRUCTION, CONNECTIONS, AND NAILING SHALL CONFORM TO THE FBC 8TH EDITION 2023 CODES  
ALL WOOD FRAMING MATERIALS SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT ALL LOAD BEARING WALL FRAMING SHALL BE #2 SOUTHERN PINE OR EQUIVALENT. ALL JOIST AND RAFTER FRAMING SHALL BE #2 SOUTHERN PINE OR HEM-FIR. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. ALL DOOR HEADS IN A1 BEARING WALLS TO BE (2) 2X10 SYP OR BETTER UNLESS NOTED OTHERWISE. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY OR EQUIVALENT. INSTALL ALL ACCESSORIES AS PER MANUFACTURERS REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES. (ASTM A446 GRADE A) AND BE GALVANIZED/COATING G60. TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON GLEB OR SYP POSTS U.N.O. WHERE REQUIRED. SHIMS TO BE A36 STEEL U.N.O. GLEB OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE UNLESS NOTED OTHERWISE.  
MEMBERS DESIGNATED LVL (E.G. 13 4\"/>

ELECTRICAL NOTES:  
RE LOCATE OR CAP OFF ANY ELECTRIC OR PLUMBING AS REQUIRED.  
EXISTING ELECTRIC NOT INVOLVED WITH THIS PROJECT IS NOT SHOWN ON PLANS.  
NO NEW WIRING BACK TO PANEL BOX IS PLANNED.  
RE-UTILIZE EXISTING WIRING IN GROUND LEVEL, BATHS, AND KITCHEN.  
VERIFY AT FINAL ELECTRIC THAT ALL SMOKE DETECTORS, AND GFI OUTLETS ARE TO CODE, EITHER EXISTING OR NEW.  
NEW ELECTRICAL FIXTURES AS NEEDED.  
PROVIDE/VERIFY ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT WHEN ANYONE IS TRIPPED THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS. SMOKE AND CARBON DETECTORS INSTALLED PER FBC-R SECTIONS R314 & R315.  
ALL ELECTRICAL TO MEET N.E.C. 2020 TO EXISTING SERVICE.  
PROVIDE ALL COPPER WIRING. ELECTRICAL CONTRACTOR TO CONNECT ALL FIXTURES.  
CARBON MONOXIDE DETECTOR REQUIRED IF HOUSE HAS FUEL FIRED APPLIANCES OR AN ATTACHED GARAGE.  
ALL NEW BATHROOM RECEPTACLES & OUTDOOR RECEPTACLES TO BE GFI PROTECTED.  
ALL OTHER NEW 120V RECEPTACLES AND LIGHTING TO BE ARC FAULT PROTECTED. ANY NEW OUTLETS TO BE A.F.I.  
ALL NEW 120V RECEPTACLES ARE TO BE TAMPER RESISTANT. ELECTRICAL PANEL SIZE IS ONE (1) 150 AMP IN SIZE.

INTERCONNECTION - WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. REFERENCE SECTION R314.4 FOR EXCEPTIONS.

MEP NOTE: NEW/HVAC AND PLUMBING TO CODE, PLAN, AND ENERGY FORMS.



MECHANICAL, ELECTRICAL, AND PLUMBING REVIEWS WILL BE DEFERRED TO FIELD INSPECTORS  
Printed # P824-1034  
REVIEWED FOR CODE COMPLIANCE  
LONGBOAT KEY BUILDING DEPT.  
DEC 20 2024  
APPROVED  
Digitally signed by Alan James PE  
Date: 2024.11.22 07:54:41 -05'00'  
Permit Plans File Copy of Record

WORK SCOPE PLAN  
PRIVATE RESIDENCE  
7140 LA LENAIRE DRIVE  
LONGBOAT KEY, FL 34228  
PID 7763600559  
Engineer of Record:  
Alan James, PE# 80637  
941-321-3175 ALJ@APEM.COM  
110 Da Vinci Drive, Nokomis, FL 34225  
DATE: 11/20/2024  
JOB#: DESIGNER: DRAWN BY: SCALE: SHEET: 11

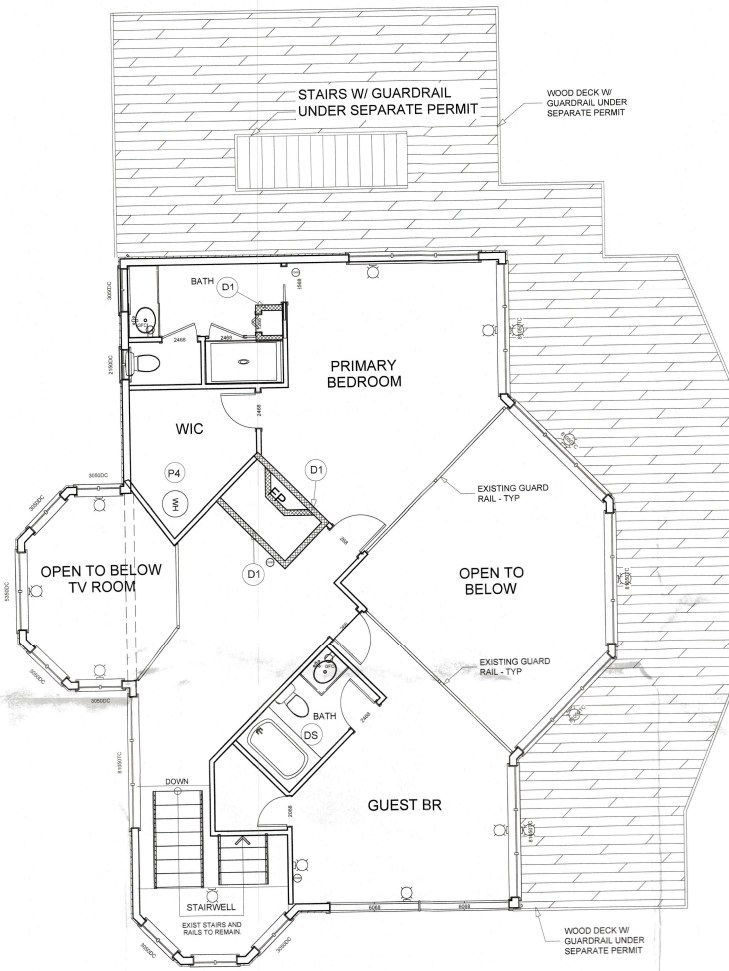


| WALL & WINDOW LEGEND |   |
|----------------------|---|
|                      | WINDOWS & DOORS LABELED, TYP.               |
|                      | 2x4 EXTERIOR NON-LOAD BEARING WALL          |
|                      | 2x6 EXTERIOR LOAD BEARING WALL (WOOD FRAME) |
|                      | 2" x 4" MASONRY WALL (NON-LOAD BEARING)     |
|                      | NON-LOAD BEARING MASONRY WALL               |
|                      | 2x4 DEMO WALL                               |

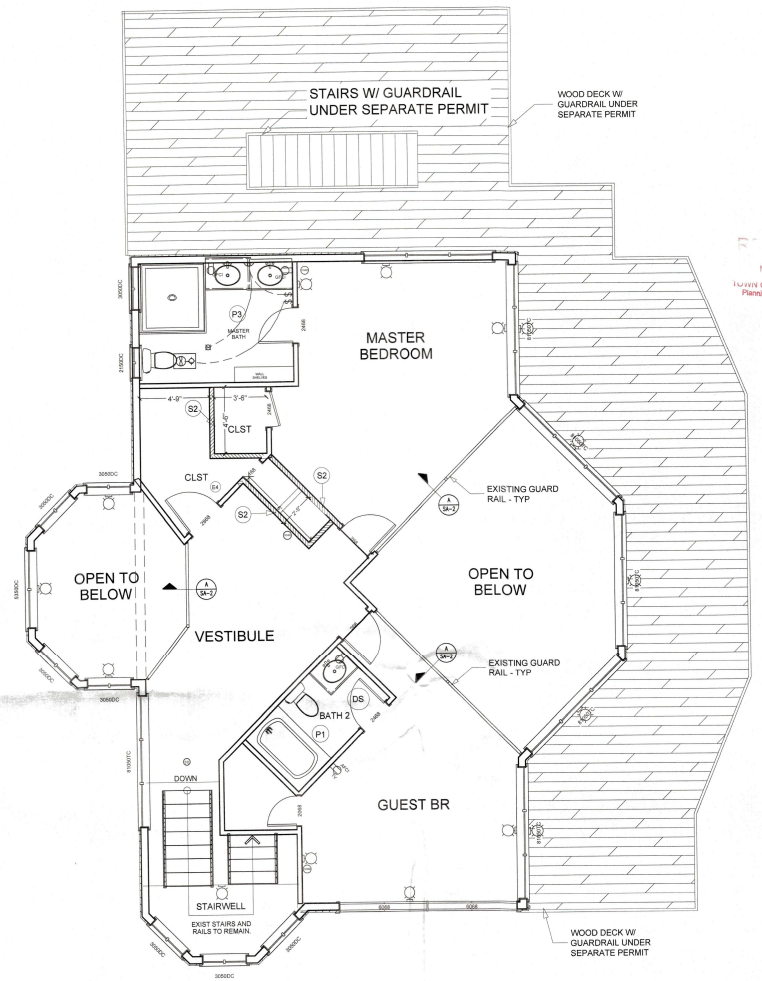
  

| ELECTRICAL - DATA - AUDIO LEGEND |   |
|----------------------------------|---|
|                                  | Ceiling Fan   |
|                                  | Ventilation Fans: Ceiling Mounted, Wall Mounted                                   |
|                                  | Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage |
|                                  | Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce                           |
|                                  | Chandelier Light Fixture  |
|                                  | Fluorescent Light Fixture   |
|                                  | 240V Receptacle   |
|                                  | 110V Receptacles: Duplex, Weather Proof, GFCI                                     |
|                                  | Switches: Single Pole, Weather Proof, 3-Way, 4-Way                                |
|                                  | Switches: Dimmer, Timer   |
|                                  | Audio Video: Control Panel, Switch  |
|                                  | Speakers: Ceiling Mounted, Wall Mounted   |
|                                  | Wall Jacks: CAT5, CAT5 + TV, TV/Cable   |
|                                  | Telephone Jack  |
|                                  | Intercom  |
|                                  | Thermostat  |
|                                  | Door Chime, Door Bell Button  |
|                                  | Smoke Detectors: Ceiling Mounted, Wall Mounted                                    |
|                                  | Electrical Breaker Panel  |

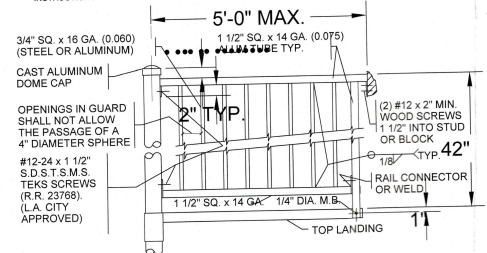
- D1: DEMO AND REMOVE EXISTING WALLS PER PLAN, AND DEMO WALL LEGEND. RESTORE ALL UTILITIES AND ELECTRIC TO CODE WHERE WALLS REMOVED AND APPLICABLE.
- D6: REMOVE DROP SOFFIT IN UPPER BATH CEILING, AND RECONSTRUCT APPROX 12" TALL TO TOP OF WALL FRAMING.
- K1: REPLACE WITH NEW KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, TILE AND FIXTURES.
- P1: REPLACE WITH NEW BATH CABINETS, COUNTERTOPS, TILE, AND FIXTURES.
- P3: RECONSTRUCT NEW MASTER BATH SHOWER BATH PER PLAN AND CODE W/ NEW TILE, AND FIXTURES. CUSTOMIZE SHOWER SIZE PER PLAN. CONNECT TO EXISTING PLUMBING INFRASTRUCTURE.
- P4: RELOCATE PLUMBING FOR EXISTING HOT WATER HEATER HOOK UPS TO OUTSIDE GROUND LEVEL PER PLAN AND CODE. CONNECT TO EXISTING WATER PLUMBING INFRASTRUCTURE.
- P6: ADD WASHER DRYER HOOK UPS ON LOWER GROUND LEVEL. CONNECT TO EXISTING PLUMBING INFRASTRUCTURE.
- S2: BUILD NEW INTERIOR NON-LOAD BEARING WALLS PER PLAN, CODE, AND WALL DETAIL Z.
- S3: BUILD NEW EXTERIOR WALLS ON LOWER LEVEL PER PLAN, CODE, AND WALL DETAIL B.
- W1: INSTALL NEW DOORS, INSTALL PER NOA, TIGHT RETROFIT PER PLAN SIZES, AND MANUFACTURER INSTALLATION INSTRUCTIONS.



**EXISTING & DEMO PLAN  
UPPER LEVEL  
SCALE 1/4" = 1'**



**PROPOSED FLOOR PLAN  
UPPER LEVEL  
SCALE 1/4" = 1'**



**A LANDING GUARD RAIL DETAIL  
SCALE: NTS**

This item has been electronically generated and sealed by Alan James using a Digital Signature and Seal. Printed copies of this document with the seal in black and white are not considered signed and sealed and the signature must be verified on any electronic copies.

Alan James, PE# 80637  
941-321-3175 AJ@JAMES66@GMAIL.COM  
110 Da Vinci Drive, Noklema, FL 34275

**PROPOSED MAIN PLAN  
SCALE 3/8" = 1'**

**PRIVATE RESIDENCE  
7140 LA LENAIRE DRIVE  
LONGBOAT KEY, FL 34228  
PID 7763600559**

Engineer of Record:  
Alan James, PE# 80637  
941-321-3175 AJ@JAMES66@GMAIL.COM  
110 Da Vinci Drive, Noklema, FL 34275

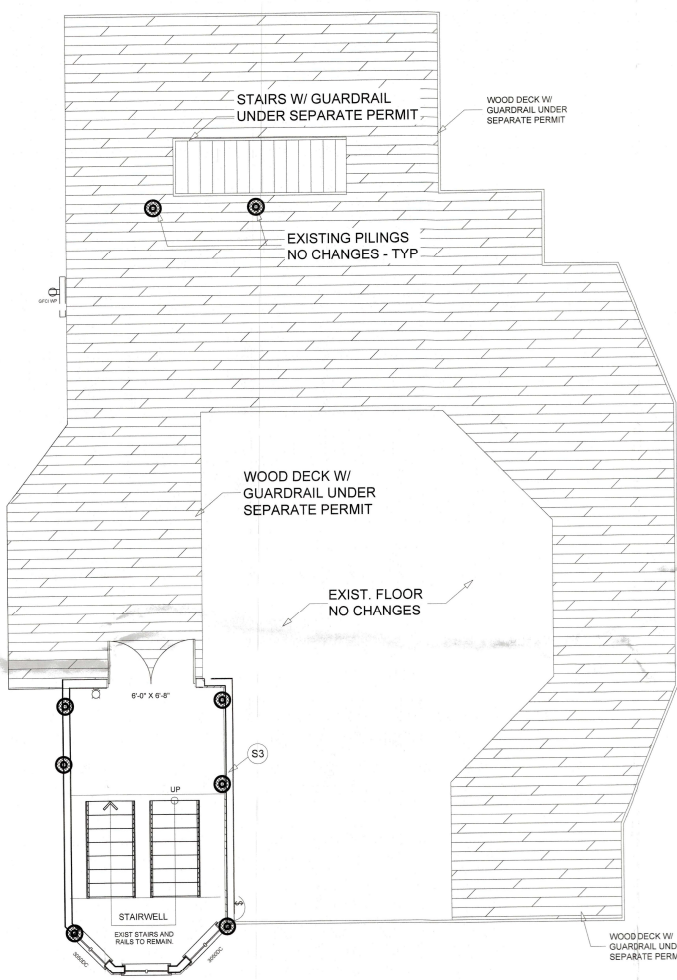
DATE: 11/20/2024

JOB#: \_\_\_\_\_  
DESIGNER: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
REV# \_\_\_\_\_

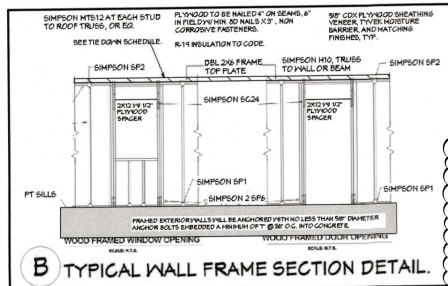
BLDG PERMIT PLAN SHEET:  
FILE  
Copy of Record  
**S-A2**

| WALL & WINDOW LEGEND             |  |
|----------------------------------|--|
|                                  | WINDOWS & DOORS LABELED, TYP.  |
|                                  | 2x4 INTERIOR NON LOAD BEARING WALL   |
|                                  | 2x6 EXTERIOR LOAD BEARING WALL (WOOD FRAME)  |
|                                  | 8" CMU WALL (NEXT) LOAD BEARING WALL   |
|                                  | NEW 2x4 INTERIOR NON LOAD BEARING WALL   |
|                                  | 2x4 DEMO WALL  |
|                                  | EXISTING WOOD PLING - V.I.F.   |
| ELECTRICAL - DATA - AUDIO LEGEND |  |
| SYMBOL                           | DESCRIPTION  |
|                                  | Ceiling Fan  |
|                                  | Ventilation Fans: Ceiling Mounted, Wall Mounted  |
|                                  | Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage<br>Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce |
|                                  | Chandelier Light Fixture   |
|                                  | Fluorescent Light Fixture  |
|                                  | 240V Receptacle  |
|                                  | 110V Receptacles: Duplex, Weather Proof, GFCI  |
|                                  | Switches: Single Pole, Weather Proof, 3-Way, 4-Way<br>Switches: Dimmer, Timer  |
|                                  | Audio Video: Control Panel, Switch   |
|                                  | Speakers: Ceiling Mounted, Wall Mounted  |
|                                  | Wall Jacks: CAT5, CAT5 + TV, TV/Cable  |
|                                  | Telephone Jack   |
|                                  | Intercom   |
|                                  | Thermostat   |
|                                  | Door Chime, Door Bell Button   |
|                                  | Smoke Detectors: Ceiling Mounted, Wall Mounted   |
|                                  | Electrical Breaker Panel   |

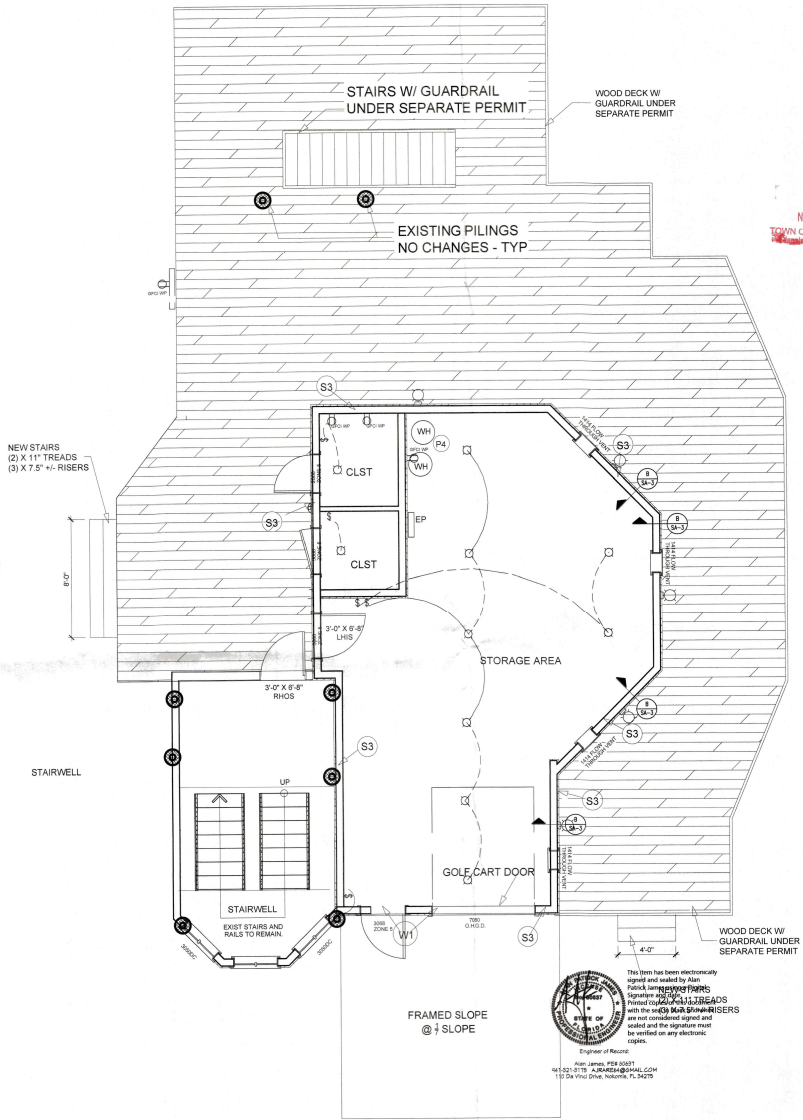
- D1: DEMO AND REMOVE EXISTING WALLS PER PLAN, AND DEMO WALL LEGEND. RESTORE ALL UTILITIES AND ELECTRIC TO CODE WHERE WALLS REMOVED AND APPLICABLE.
- D5: REMOVE DROP SOFFIT IN UPPER BATH CEILING, AND RECONSTRUCT APPROX 12" TALL TO TOP OF WALL FRAMING.
- K1: REPLACE WITH NEW KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, TILE, AND FIXTURES.
- P1: REPLACE WITH NEW BATH CABINETS, COUNTERTOPS, TILE, AND FIXTURES.
- P3: RECONSTRUCT NEW MASTER BATH SHOWER BATH PER PLAN AND CODE W/ NEW TILE, AND FIXTURES. CUSTOMIZE SHOWER SIZE PER PLAN. CONNECT TO EXISTING PLUMBING INFRASTRUCTURE.
- P4: RELOCATE PLUMBING FOR EXISTING HOT WATER HEATER HOOK UPS TO EXISTING HOT WATER GROUND LEVEL PER PLAN AND CODE. CONNECT TO EXISTING WATER PLUMBING INFRASTRUCTURE.
- P5: ADD WASHER DRYER HOOK UPS ON LOWER GROUND LEVEL. CONNECT TO EXISTING PLUMBING INFRASTRUCTURE.
- S2: BUILD NEW INTERIOR NON LOAD BEARING WALLS PER PLAN, CODE, AND WALL DETAIL 2.
- S3: BUILD NEW EXTERIOR WALLS ON LOWER LEVE PER PLAN, CODE, AND WALL DETAIL B.
- W1: INSTALL NEW DOORS, INSTALL PER NOA, TIGHT RETROFIT



**EXISTING GROUND LEVEL PLAN**  
SCALE 1/4" = 1'



| FLOOD VENT CALCS  | GROUND LEVEL SPECIFICATIONS  |
|---|--|
| A MIN. OF ONE SQUARE INCH OF NET OPEN AREA FOR EACH ONE SQUARE FOOT OF ENCLOSED AREA FOR NON-ENGINEERED OPENINGS.                   | 1) EXISTING GROUND FLOOR IS A FLOOR TRUSS SYSTEM BASED ON PILINGS @ 2'-0" A.F.F.   |
| SMART VENT MODEL = 1540-520<br>134 S.I. ROUGH OPENING = 134 S.F. / SMART VENT<br>676 S.F. / 134 S.F. PER SMART VENT = 5 VENTS REQ'D | 2) ALL BUILDING MATERIALS INSTALLED BELOW THE D.F.E. SHALL BE FLOOD RESISTANT MATERIALS & CAN WITHSTAND FLOOD WATERS FOR 72 HOURS MIN.                                       |
| VENTS TO BE MTD A MAX OF 12" AFF. TYP.  | 3) ALL MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT SHALL BE ELEVATED AT OR ABOVE THE DESIGN FLOOD ELEVATION IN ACCORDANCE WITH FBC 2023 - 8TH ED - RESIDENTIAL - R322.1.6 |



**PROPOSED GROUND LEVEL PLAN**  
SCALE 1/4" = 1'

NOV 27 2024  
TOWN OF LONGBOAT KEY  
Permit # 2024-0000000000

**PROPOSED LOWER GROUND LEVEL PLAN**  
SCALE 3/8" = 1'

PRIVATE RESIDENCE  
7140 LA LENAIRE DRIVE  
LONGBOAT KEY, FL 34228  
PID 7763600559

Engineer of Record:  
Alan James, PEK 80837  
941-321-1315 AJARRECH@GMAIL.COM  
110 Da Vinal Drive, Nokomis, FL 34275

DATE: 11/20/2024

DESIGNER:  
DRAWN BY:  
SCALE:  
SHEET: S-A3

BLDG PERMIT PLANS  
FILE  
Copy of Record