

ARCHITECTURAL	
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10	BUILDING SECTIONS
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23	WALL SECTIONS
24	WALL SECTIONS/DETAILS

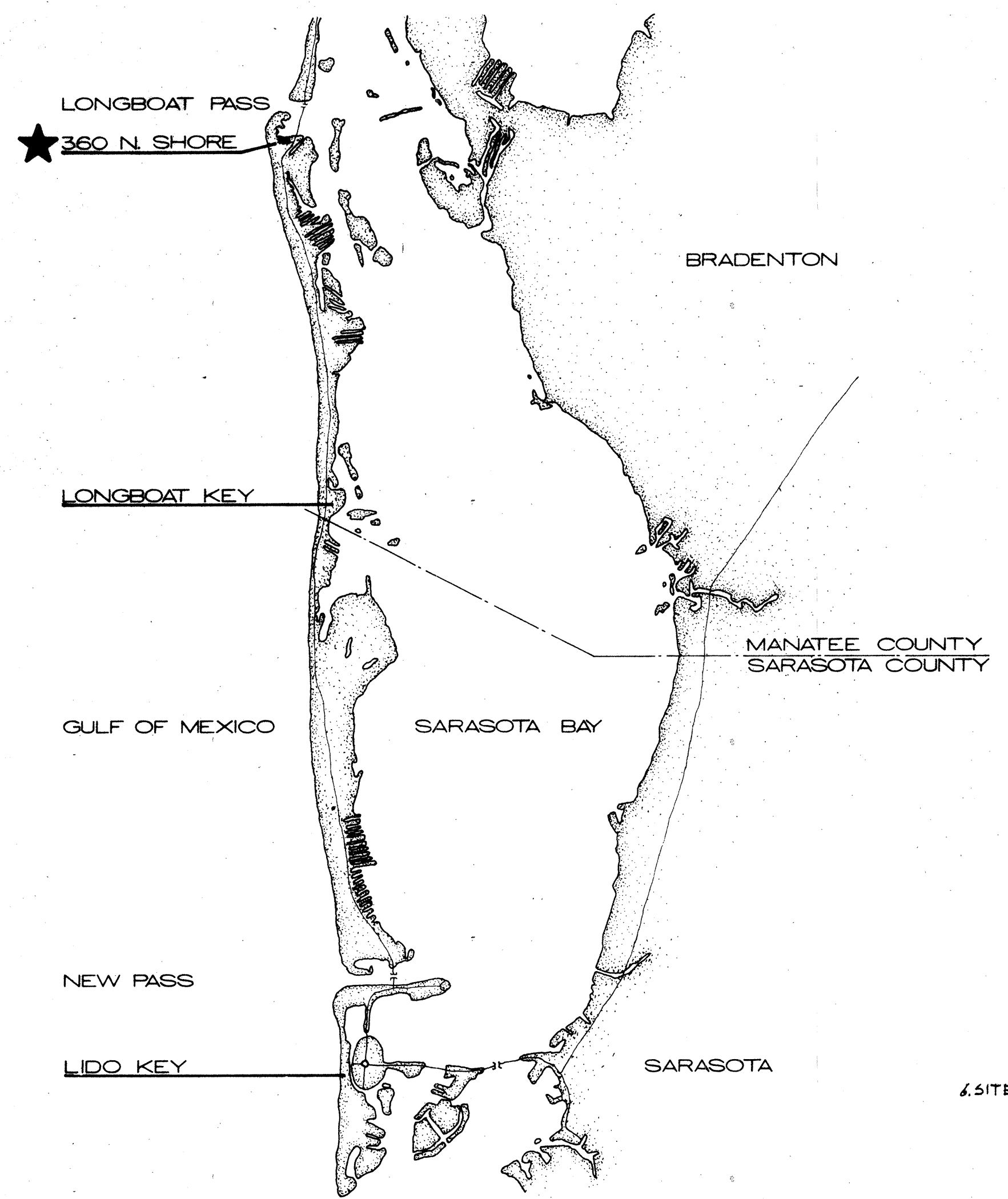
STRUCTURAL	
Sheet S-1	BLDG. A GROUND LEVEL PLAN - FOUNDATIONS
S-2	BLDG. A COLUMNS, PILASTERS & BEAMS
S-3	BLDG. B GROUND LEVEL PLAN - FOUNDATIONS
S-4	BLDG. B COLUMNS, PILASTERS & BEAMS
S-5	UNIT 1 FRAMING - FIRST FLOOR
S-6	UNIT 1 FRAMING - SECOND FLOOR, CEILING PLATFORM
S-7	UNIT 1 FRAMING - ROOF LEVEL
S-8	UNIT 2 FRAMING - FIRST FLOOR
S-9	UNIT 2 FRAMING - SECOND FLOOR, CEILING PLATFORM
S-10	UNIT 2 FRAMING - ROOF LEVEL
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S-12	UNIT 3 FRAMING - SECOND FLOOR, CEILING PLATFORM
S-13	UNIT 3 FRAMING - ROOF LEVEL, ROOF
S-14	UNIT 4 FRAMING - FIRST FLOOR
S-15	UNIT 4 FRAMING - SECOND FLOOR, CEILING PLATFORM
S-16	UNIT 4 FRAMING - ROOF LEVEL, ROOF
E-1	UNIT 1 ELECTRICAL - GROUND FLOOR
E-2	UNIT 1 ELECTRICAL - FIRST FLOOR, SECOND FLOOR
E-3	UNIT 2 ELECTRICAL - GROUND FLOOR
E-4	UNIT 2 ELECTRICAL - FIRST FLOOR, SECOND FLOOR
E-5	UNIT 3 ELECTRICAL - FIRST FLOOR, SECOND FLOOR
M-1	UNIT 1 AIR CONDITIONING - GROUND FLOOR, ALL UNITS, 1ST FL, 2ND FL
M-2	UNIT 2 AIR CONDITIONING - GROUND FLOOR, ALL UNITS, 1ST FL, 2ND FL
M-3	UNIT 3 AIR CONDITIONING - GROUND FLOOR, ALL UNITS, 1ST FL, 2ND FL
P-1	UNIT 1 PLUMBING - GROUND FLOOR PLAN
P-2	UNIT 1 PLUMBING - FIRST FLOOR, SECOND FLOOR PLANS
P-3	UNIT 2 PLUMBING - GROUND FLOOR
P-4	UNIT 2 PLUMBING - FIRST, SECOND FLOOR PLANS
P-5	UNIT 3 PLUMBING - GROUND FLOOR
P-6	UNIT 3 PLUMBING - FIRST, SECOND FLOOR PLANS
FA-1	FIRE ALARM RISER

DESCRIPTION OF PARCEL "A"
 A part of Block 39, Longbeach Subdivision, as recorded in P.B. 6, Pg. 65 of the Public Records of Manatee County, Florida, and lands accreted thereto, further described as follows:

Commence at the intersection of the Erosion Control line on the Gulf of Mexico as recorded in Bulk Head Line Plat Book 14, Page 55 of the Public Records of Manatee County, and the S'ly line of said Blk. 39, Longbeach Sub., thence NE'ly along said S'ly line of Blk. 39, along a curve to the right radius 850.00', delta angle 20° 47' 06", arc 308.35', chord 306.66', chord bearing N 28° 09' 48" E to the P.O.B.; thence continue along said curve to the right, radius 850.00', delta angle 5° 54' 16", arc 87.59', chord 87.55', chord bearing N 41° 30' 31" E to a P.T.; thence continuing along said S'ly line N 44° 27' 37" E, 255.59'; thence N 40° 00' 00" W along the E'ly line of said Blk. 39 and its N'ly projection 315' ±, to the M.H.W. line of Sarasota Bay; thence meander SW'ly along said waters of Sarasota Bay to a point lying N 24° 37' 50" W, 246' ±, from the aforesaid P.O.B.; thence departing said waters of Sarasota Bay S 60° 02' 48" W, 25' ±; thence S 29° 57' 22" E, 245.00' to the P.O.B.

Containing 1.7 Acres, more or less.
 Lying and being in Sec. 15, Twp. 35 S., Rge. 16E., Manatee County, Florida.

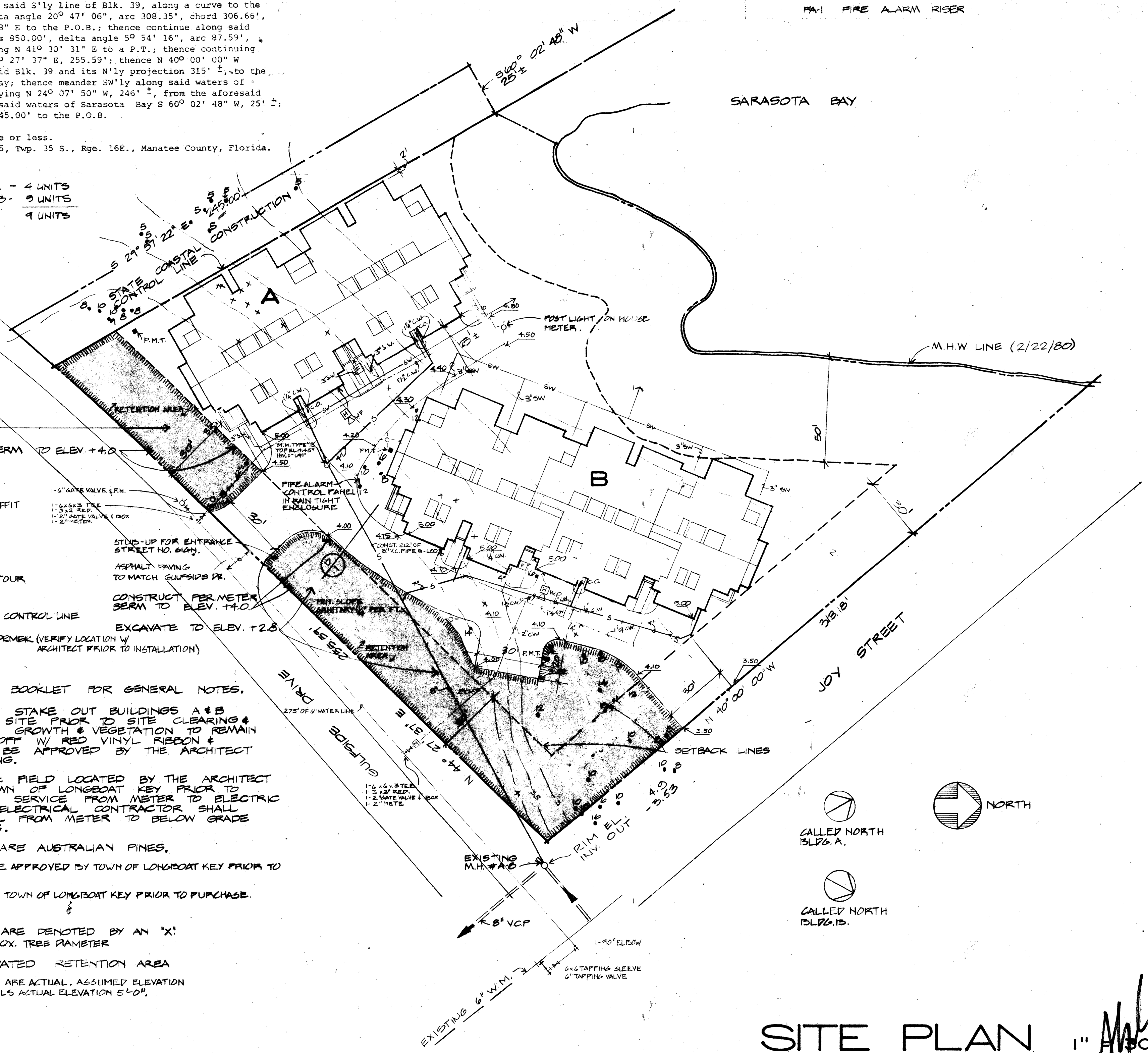
R-Z ZONING
 BLSA - 4 UNITS
 BLSB - 9 UNITS
 TOTAL 13 UNITS



EXCAVATE TO ELEV. +2.8
 CONSTRUCT PERIMETER BERM TO ELEV. +4.0

KEY:
 F - FIRE ALARM PULL BOX
 H - HORN ALARM MTD IN OH. SOFFIT
 S - SANITARY WASTE
 M.H.W. - MEAN HIGH WATER
 C.O. - CLEAN OUT
 SW - STORM WATER
 -O- - SITE LIGHTING
 --- - DENOTES EXISTING CONTOUR
 - - - - - PROPERTY LINE
 - - - - - SETBACK LINE
 - - - - - STATE COASTAL CONST. CONTROL LINE
 F.H. - FIRE HYDRANT
 P.M.T. - PAD MOUNTED TRANSFORMER (VERIFY LOCATION W/ ARCHITECT PRIOR TO INSTALLATION)
 M.H. - MANHOLE
 C.W. - COLD WATER

- NOTES:
 1. SEE SCHEDULE & DETAIL BOOKLET FOR GENERAL NOTES.
 2. THE CONTRACTOR SHALL STAKE OUT BUILDINGS A & B AND DRIVE AREAS ON SITE PRIOR TO SITE CLEARING & GRADING. EXISTING TREE GROWTH & VEGETATION TO REMAIN SHALL BE CORDONED OFF W/ RED VINYL RIBBON & APPROPRIATE SIGNS TO BE APPROVED BY THE ARCHITECT PRIOR TO SITE CLEARING.
 3. SITE LIGHTING SHALL BE FIELD LOCATED BY THE ARCHITECT & APPROVED BY THE TOWN OF LONGBOAT KEY PRIOR TO PURCHASE. UNDERGROUND SERVICE FROM METER TO ELECTRIC SERVICE BY P.P.L. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT W/ ELL FROM METER TO BELOW GRADE PER P.P.L. REQUIREMENTS.
 4. ALL TREES INDICATED ARE AUSTRALIAN PINES.
 5. ENTRANCE STREET NO. SIGN TO BE APPROVED BY TOWN OF LONGBOAT KEY PRIOR TO INSTALLATION.
 6. SITE LIGHTING FIXTURES TO BE APPROVED BY TOWN OF LONGBOAT KEY PRIOR TO PURCHASE.
 7. TREES TO BE REMOVED ARE DENOTED BY AN 'X'. SEE ENGINEER'S SURVEY FOR APPROX. TREE DIAMETER.
 8. [Symbol] - INDICATES EXCAVATED RETENTION AREA
 9. ELEVATIONS INDICATED ON THIS SHEET ARE ACTUAL. ASSUMED ELEVATION 0'-0" ON ALL OTHER SHEETS EQUALS ACTUAL ELEVATION 5'-0".



LOCATION MAP

SITE PLAN

1" = 30'