

STAMP/SEAL

**HNP ENGINEERING**  
1101 6TH AVE W STE 203  
BRADENTON  
FL 34205

ENGINEER

**FHM CONSTRUCTION, INC.**  
1862 UNIVERSITY PKWY  
SARASOTA FL 34243

CONTRACTOR

**STEVEN MARKS**  
545 SANCTUARY DRIVE  
APT. B706  
LONGBOAT KEY  
FL 34228

OWNER

2944 PYRULA DR.,  
LONGBOAT KEY  
FL 34228

PROJECT ADDRESS

No.	Description	Date
1	BUILDING DEPARTMENT COMMENTS	02/15/2021

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TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

BLDG PERMIT PLANS  
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Project number	Project Number
Date	12.21.2020
Drawn by	Author
Checked by	Checker

**A1.00**

Scale As indicated

- BUILDING CODES**
- BUILDING AND STRUCTURAL - FLORIDA BUILDING CODE 2017 EDITION
  - PLUMBING - FLORIDA PLUMBING CODE 2017 EDITION
  - MECHANICAL - FLORIDA MECHANICAL CODE 2017 EDITION
  - ELECTRICAL - NEC2014
  - FIRE PROTECTION - FLORIDA PROTECTION CODE 2017 EDITION
  - ACCESSIBILITY - FLORIDA ACCESSIBILITY CODE 2017 EDITION

FLOOD HAZARD ZONE: AE  
 OCCUPANCY: RESIDENTIAL  
 WIND EXPOSURE: D  
 WIND SPEED: 150

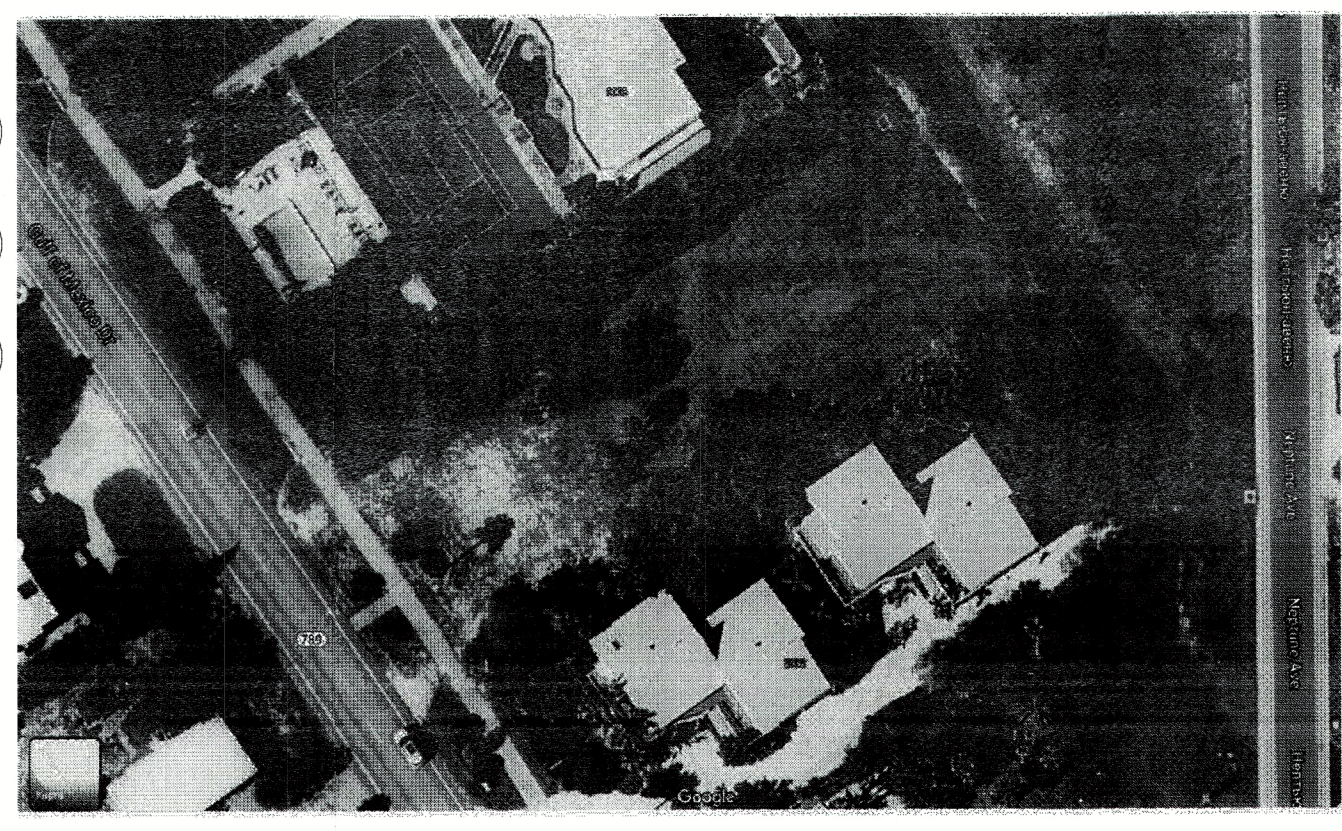
"BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN-OFF WILL BE FOLLOWED FOR THE DURATION OF THE PROJECT"

**SQUARE FOOTAGE CALCULATIONS**

<b>NEW CONSTRUCTION (AIR COND.)</b>	
FOYER	- 193 sq ft
LIVING AREA FIRST FLOOR:	- 1,911 sq ft
LIVING AREA SECOND FLOOR:	- 1,078 sq ft
LIVING AREA GUEST FLOOR:	- 633 sq ft
LIVING TOTAL: 3,815 sq ft	
GARAGE:	- 682 sq ft
FIRST FLOOR NON LIVING:	- 0 sq ft
SECOND FLOOR NON-LIVING:	- 206 sq ft
GUEST FLOOR NON-LIVING:	- 125 sq ft
NON-LIVING TOTAL: 1,013 sq ft	
TOTAL: 4,828 sq ft	

**LOT COVERAGE:**

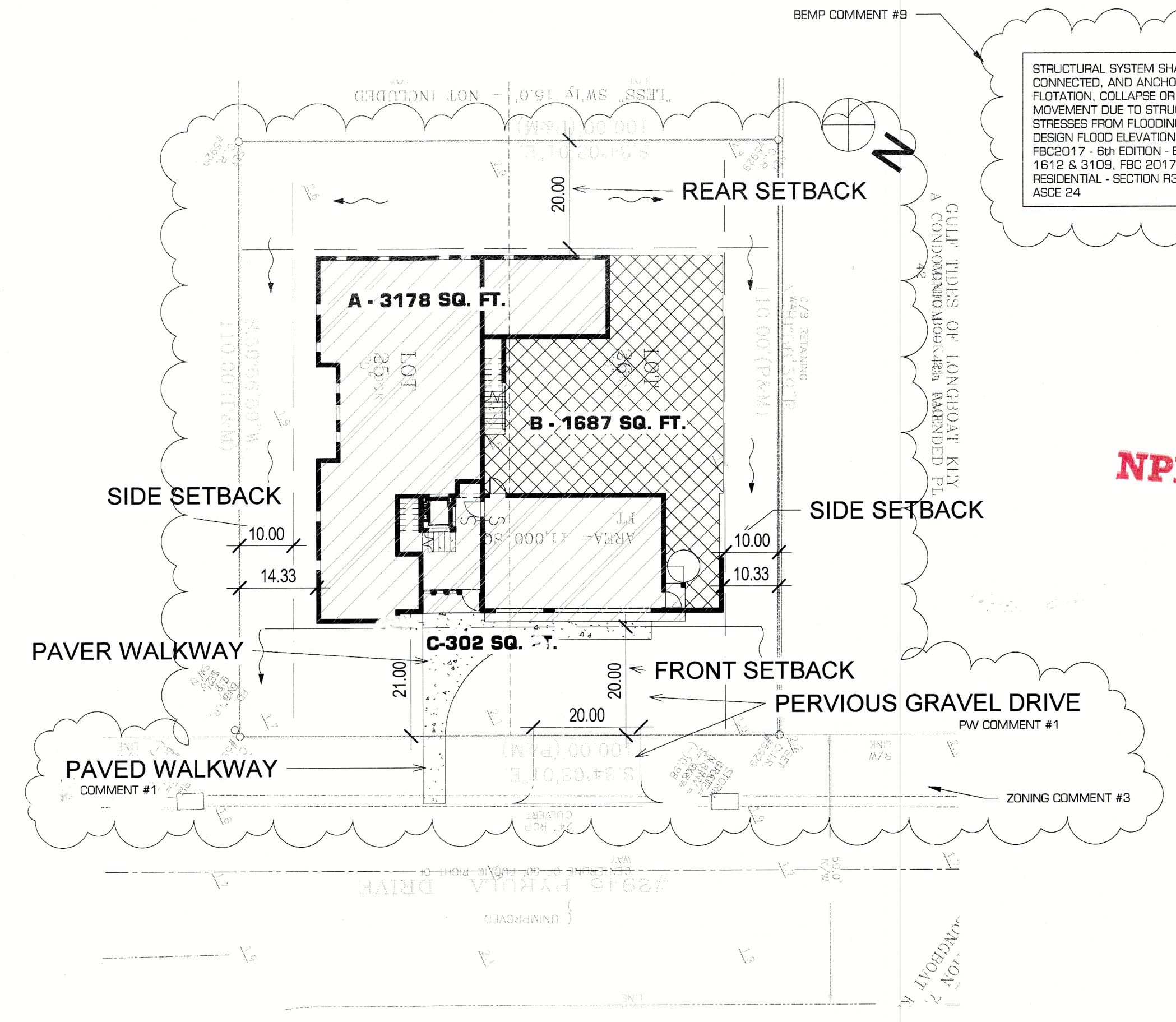
LOT AREA PER SURVEY:	11,000 sq ft
A. BLDG. FOOTPRINT:	3,178 sq ft
B. POOL DECK AND POOL: (POOL IS LESS THAN 6" ABOVE GRADE)	1,687 sq ft
C. DRIVEWAY:	302 sq ft
% BUILDING COVERAGE	29%
% IMPERVIOUS COVERAGE	47%



STRUCTURAL SYSTEM SHALL BE DESIGNED, CONNECTED, AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION  
 FBC2017 - 6th EDITION - BUILDING - SECTIONS 1812 & 3105, FBC 2017 - 6th EDITION - RESIDENTIAL - SECTION R302.1.2, FEMA TB #9 AND ASCE 24

**SHEET LIST**

SHEET NUMBER	SHEET NAME
A1.00	COVER SHEET
A1.1	NORTH AND SOUTH ELEVATIONS
A1.01	SITE PLAN
A1.2	EAST AND WEST ELEVATIONS
A2.01	GARAGE DIMENTIONS
A2.02	GARAGE NOTES
A2.11	1ST FLOOR DIMENTIONS
A2.12	1ST FLOOR NOTES
A2.21	2ND FLOOR DIMENTIONS
A2.22	2ND FLOOR NOTES
A2.31	GUEST LEVEL DIMENTIONS
A2.32	GUEST LEVEL NOTES
A3.01	RCP GARAGE
A3.02	RCP GUEST LEVEL
A3.03	RCP 1 LEVEL
A3.04	RCP 2 LEVEL
A4.01	WINDOWS SCHEDULE
A4.02	DOORS SCHEDULE



2 AREA MAP  
1" = 20'-0"

**NPDES**

Permit # PB 20-1177  
 REVIEWED FOR CODE COMPLIANCE  
 LONGBOAT KEY BUILDING DEPT.

MAR 09 2021  
 Reviewer: **APPROVED**  
 PATTI.FIGE

Longboat Key Planning, Zoning & Building  
 Approved for Zoning  
 For Statement of  
 Zoning Compliance Only  
 Name: *Walter* Date: 3/2/21

COMMENT #14 - NO STUCCO ON BUILDING (DECORATIVE BLOCK AND WOOD)

ROOF PEAK (+36'-0" N.A.V.D.)  
33' - 6"

ROOF MAIN HOUSE (+31'-0" N.A.V.D.)  
28' - 6"

2ND FLOOR (+21'-6" N.A.V.D.)  
18' - 0"

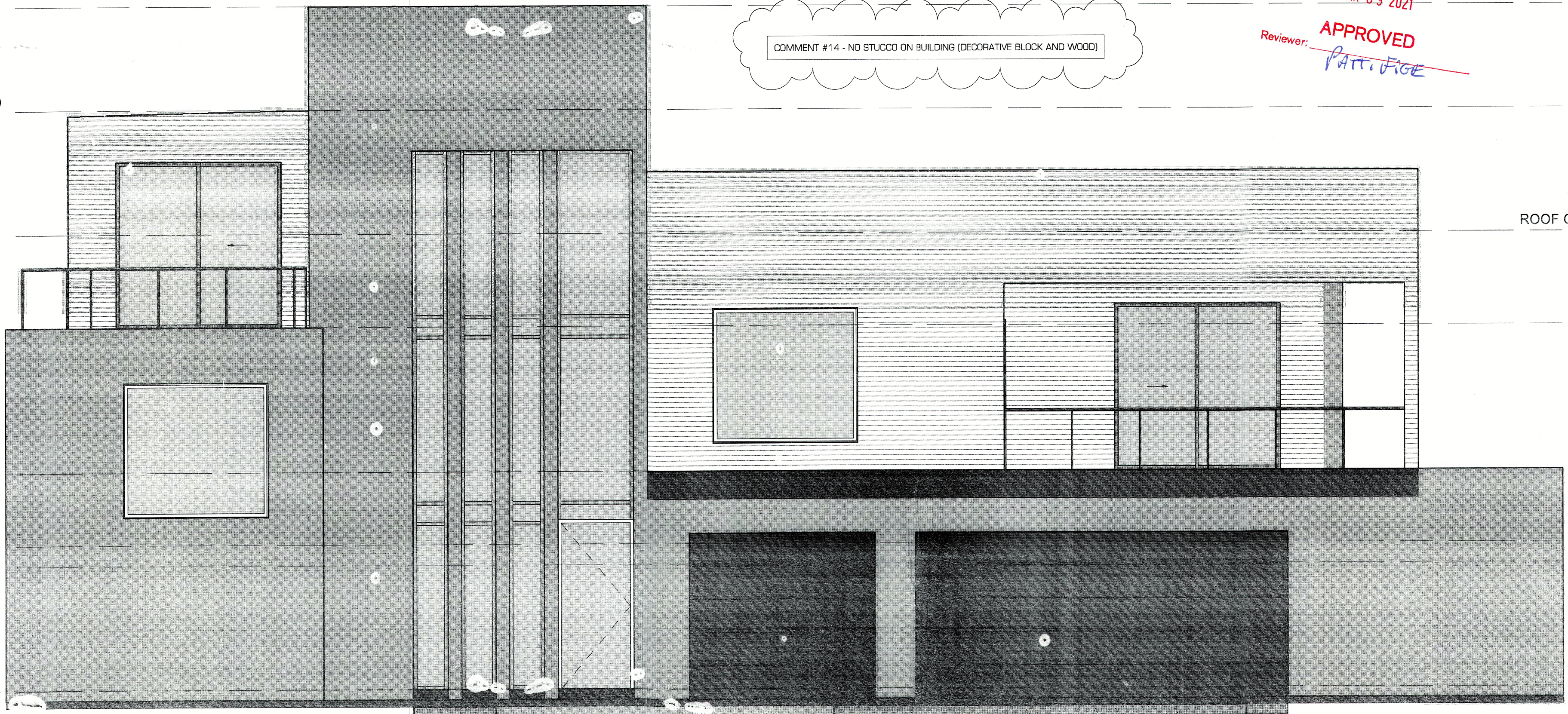
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)  
BFE (10'-0" N.A.V.D.)  
6' - 6"

ROOF GUEST LEVEL (+26'-0" N.A.V.D.)  
22' - 6"

GUEST LEVEL (+14'-6" N.A.V.D.)  
11' - 0"

ENTRY (+4'-0" N.A.V.D.)  
GARAGE (+3'-6" N.A.V.D.)  
6' - 0"

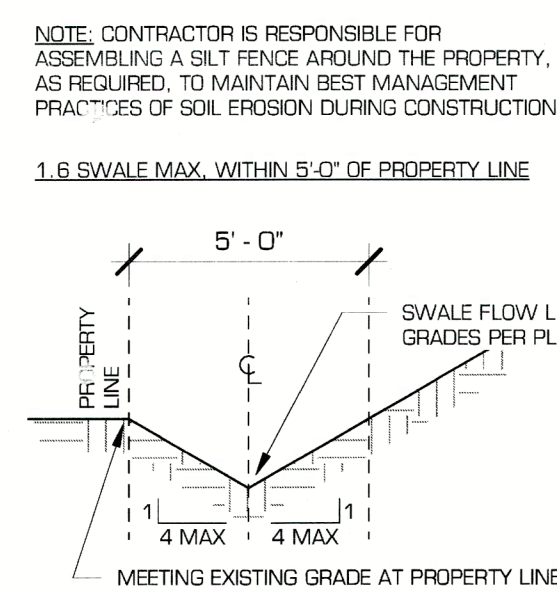
1 FRONT VIEW  
1/4" = 1'-0"



**SITE PLAN NOTES:**

1. VERIFY UTILITY SERVICE ENTRY LOCATIONS AS REQUIRED
2. NO WOOD GRADE STAKES PERMITTED
3. POOL BY OTHERS (IF APPLICABLE)
4. COORDINATE LOCATION FOR ALL UTILITIES EQUIPMENT AND UNDER-SLAB RUNS BEFORE POUR OF MAIN SLAB
5. PROVIDE 6 MIL VAPOR BARRIER AS REQUIRED BY FBC R318.1.4
6. CONDENSATE LINES, IRRIGATION/SPRINKLER SYSTEM RISERS FOR SPRAY HEADS AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1 FOOT AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS, OR SPLASH BLOCKS - ALL EYES LESS THAN 1" TO 1 1/2" FRAIN GUTTERS AND DOWN SPOUTS IN ACCORDANCE WITH FBC R318.6
7. LANDSCAPING LAYOUT IS PER SUPPLEMENTAL DRAWINGS PREPARED BY LANDSCAPE CONSULTANT. SEE LANDSCAPE DRAWINGS FOR SETTING OUT OF DRIVEWAYS AND WALKWAYS.
8. PROPERTY IS ON CITY SEWER
9. ALL FINISHED GRADE TO BE SLOPED MINIMUM @ 1/4" PER FOOT AWAY FROM BUILDING WALLS UNLESS NOTED OTHERWISE.

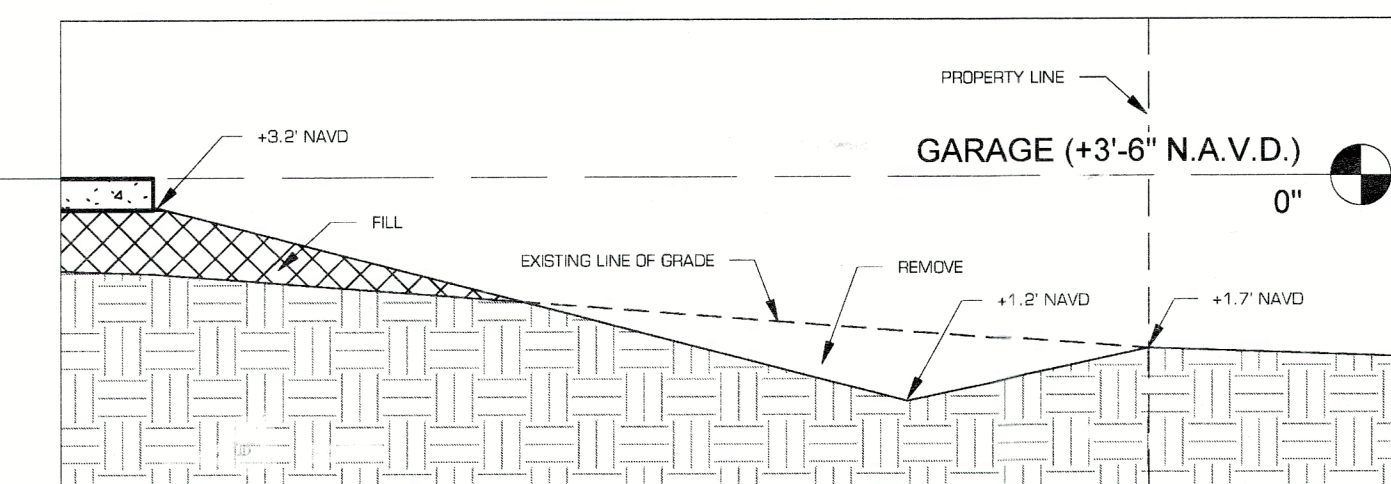
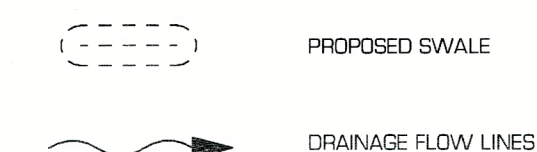
**TYPICAL SWALE SECTION:**



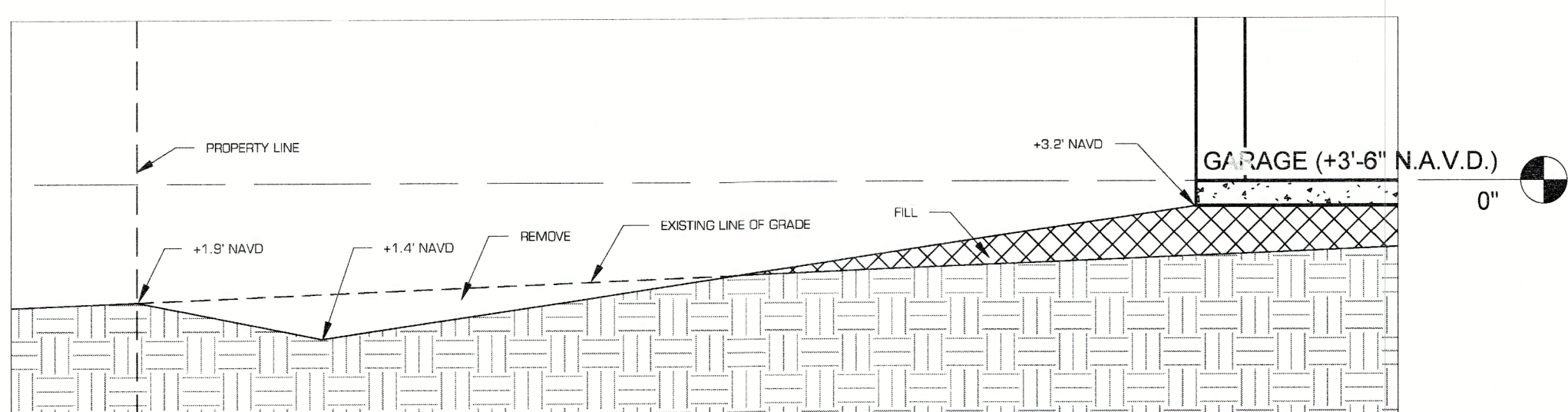
**SOIL TREATMENT NOTES:**

SOIL TREATMENT FOR TERMITES: PROVIDE TERMITE PROTECTION BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION IN COMPLIANCE WITH 2017 FBC. PROVIDE CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH FBC. PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB ON GRADE FLOOR SHALL RECEIVE APPLICATION OF TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

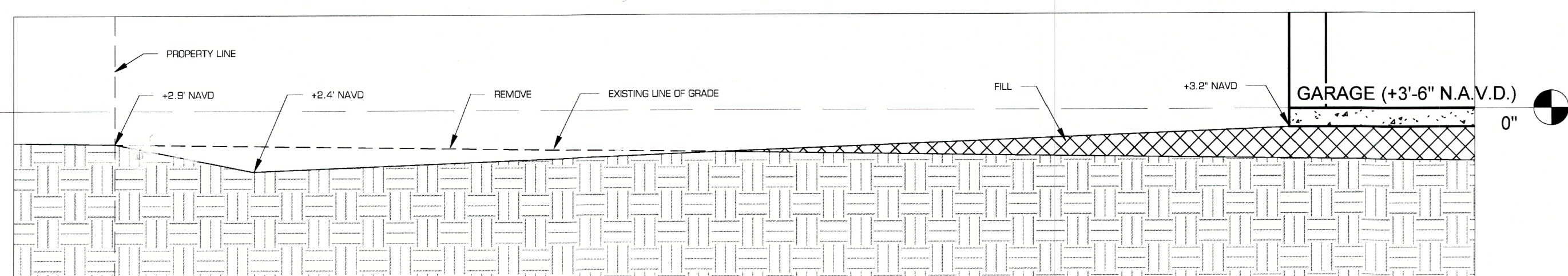
**LEGEND:**



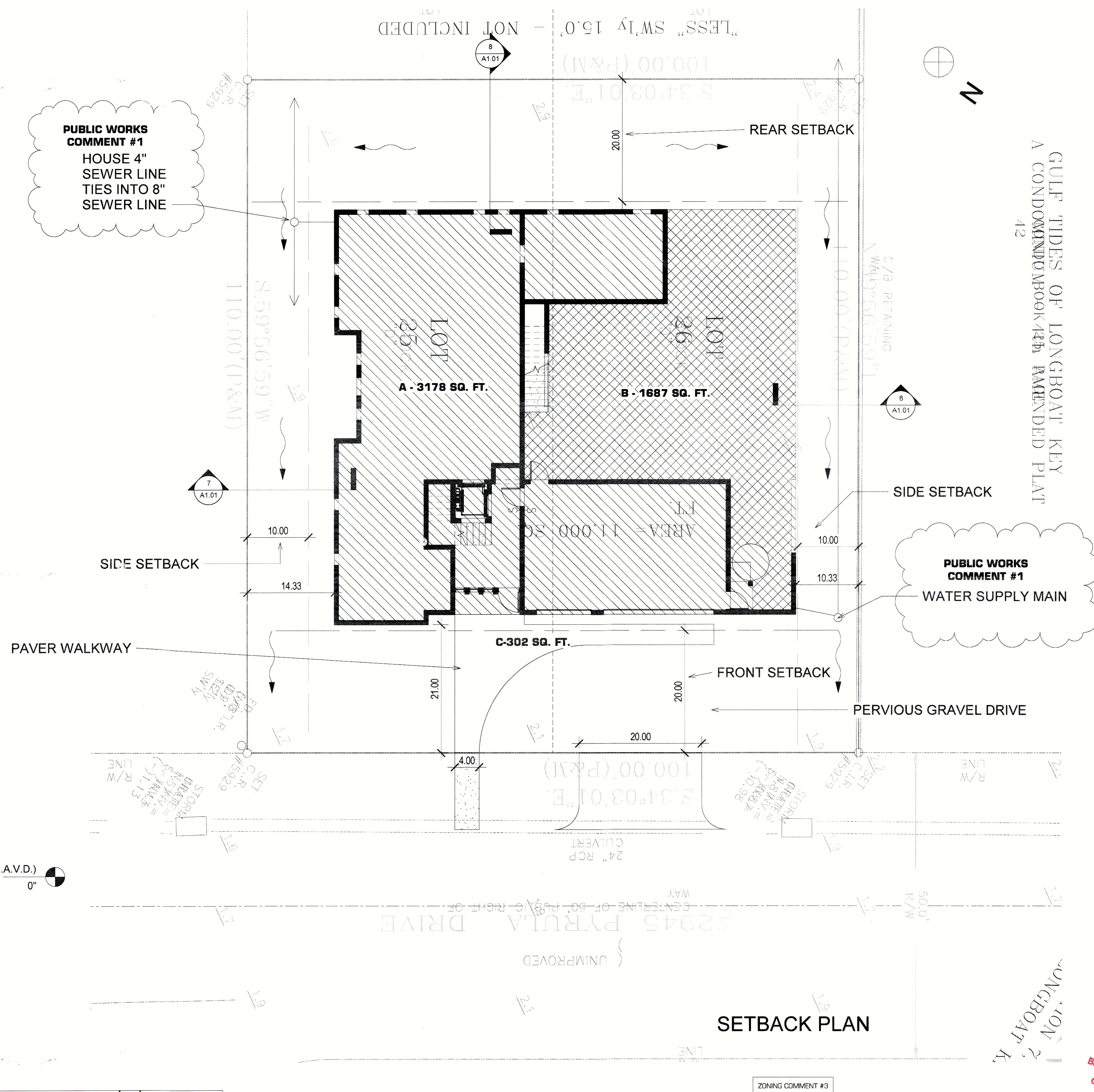
6 SITE SECTION  
1/2" = 1'-0"



7 SITE SECTION  
1/2" = 1'-0"

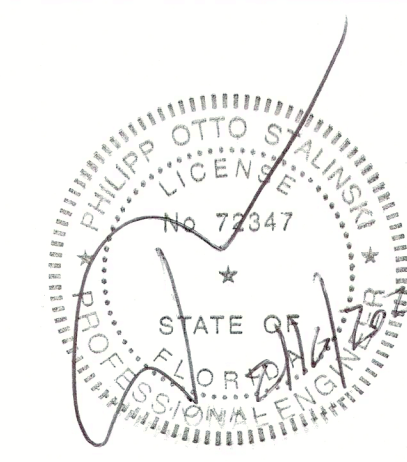


8 SITE SECTION  
1/2" = 1'-0"



**SETBACK PLAN**

ZONING COMMENT #3



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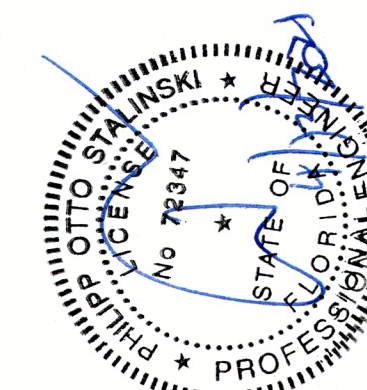
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2	OWNER CHANGES	04/12/2021

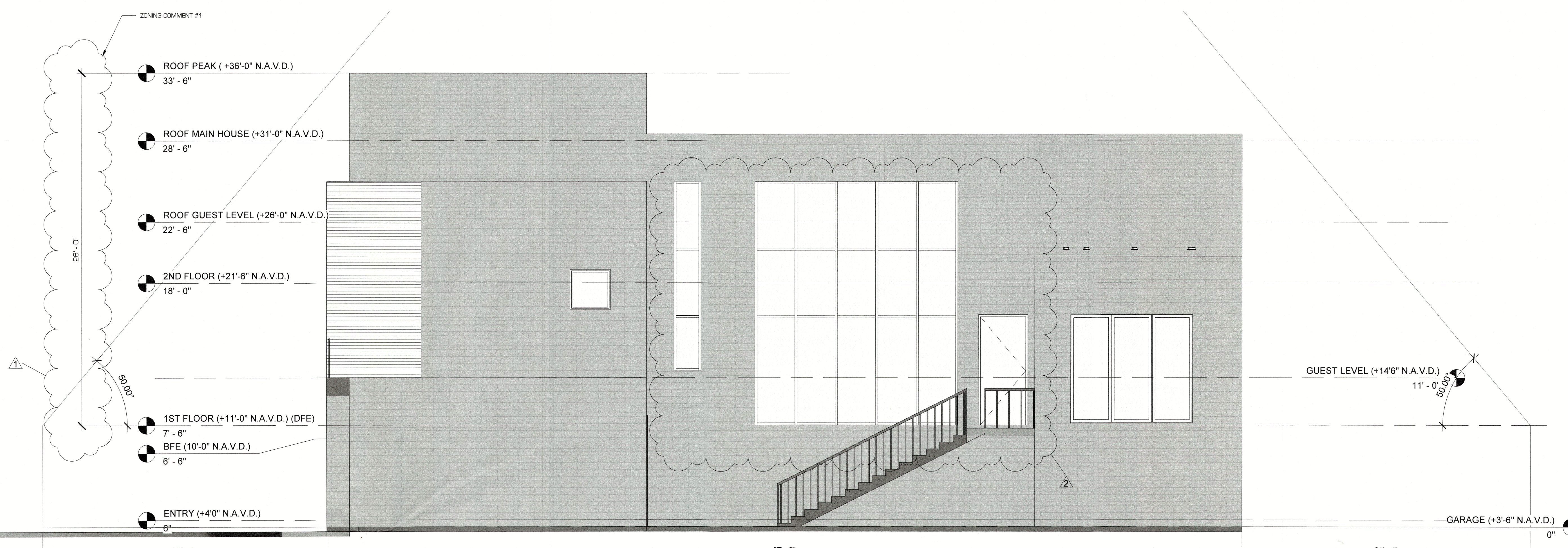
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A1.1

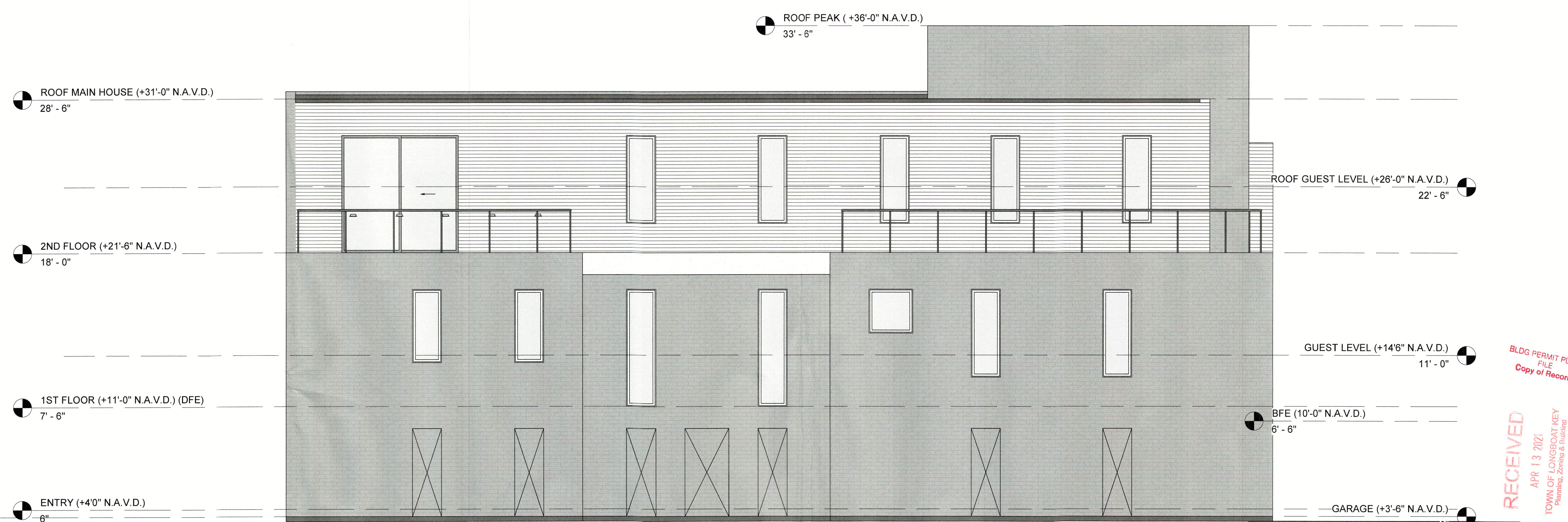
Scale 1/4" = 1'-0"

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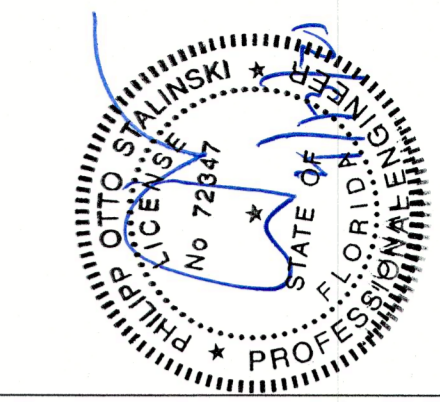


1 NORTH  
1/4" = 1'-0"



2 SOUTH  
1/4" = 1'-0"

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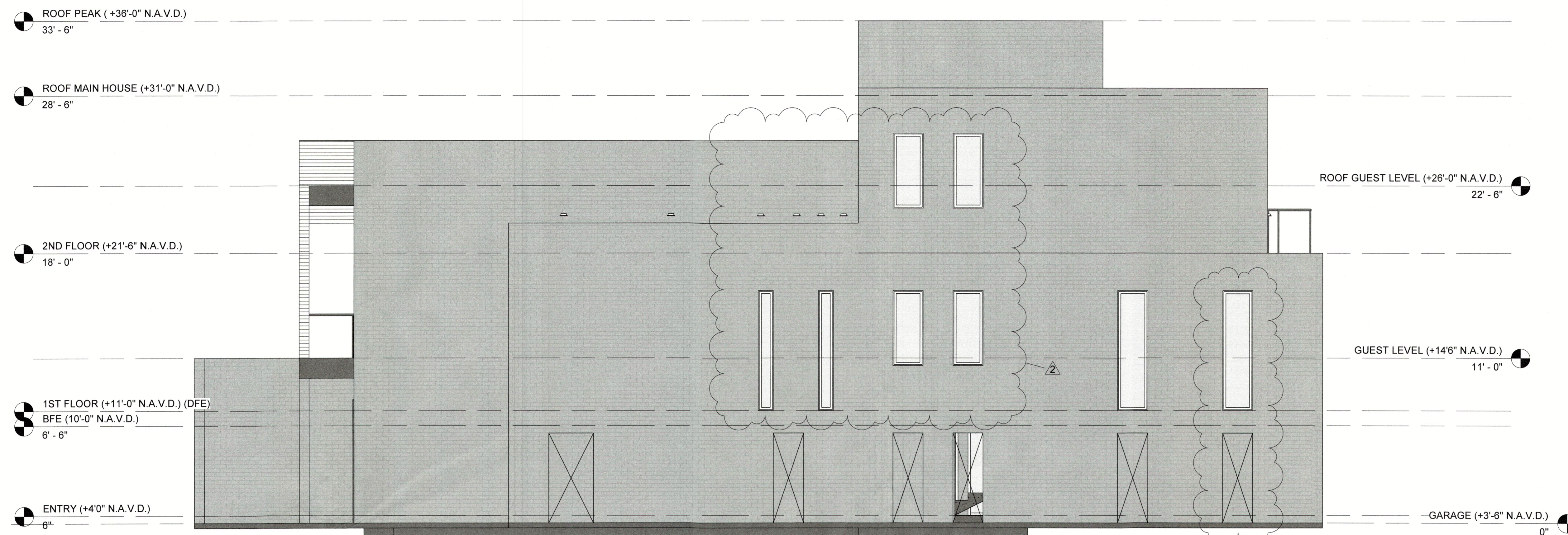
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**A1.2**

Scale 1/4" = 1'-0"

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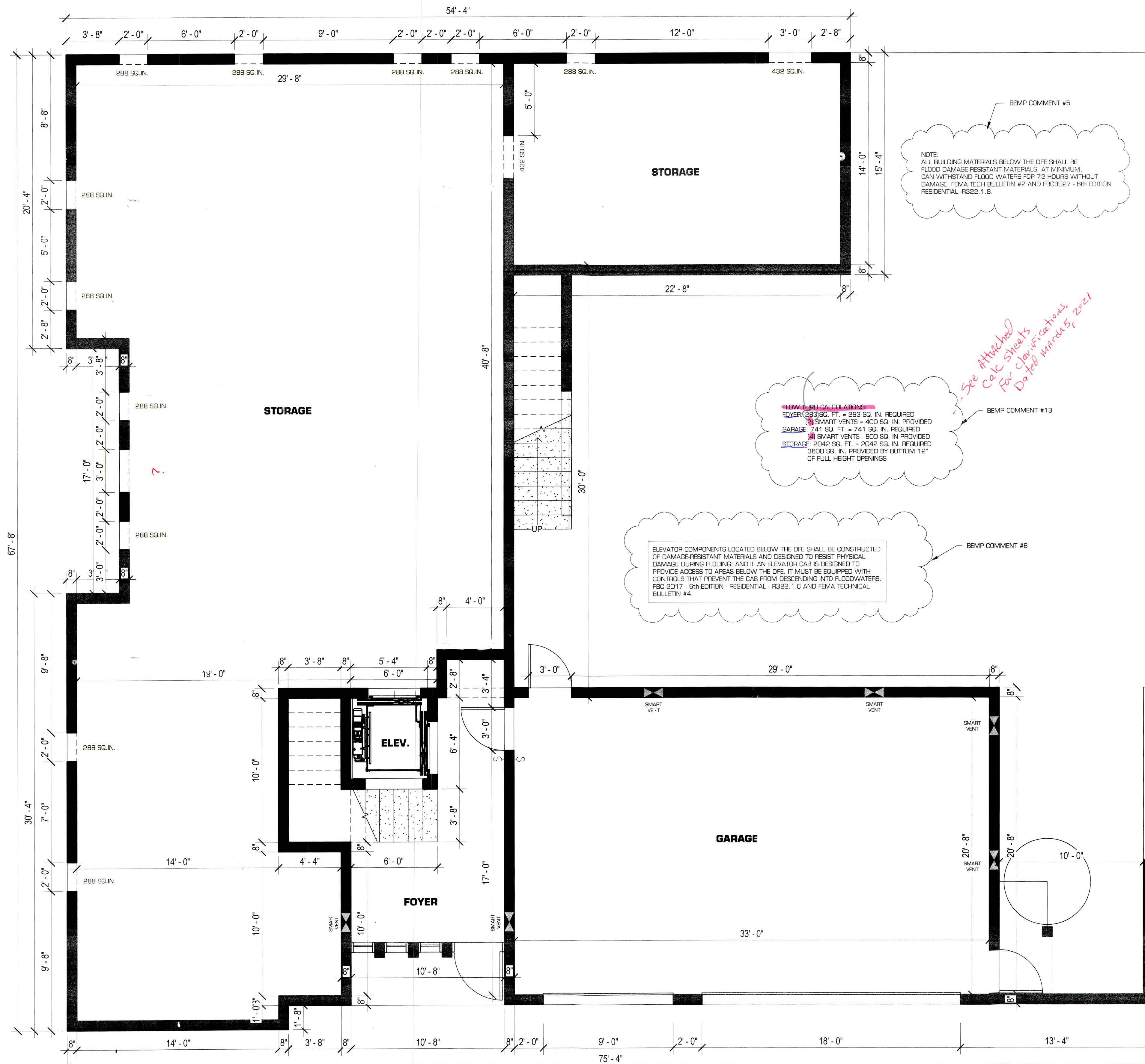
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1 WEST  
1/4" = 1'-0"



2 EAST  
1/4" = 1'-0"



1 GARAGE DIM  
1/4" = 1'-0"



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<b>A2.01</b>	
Scale	1/4" = 1'-0"

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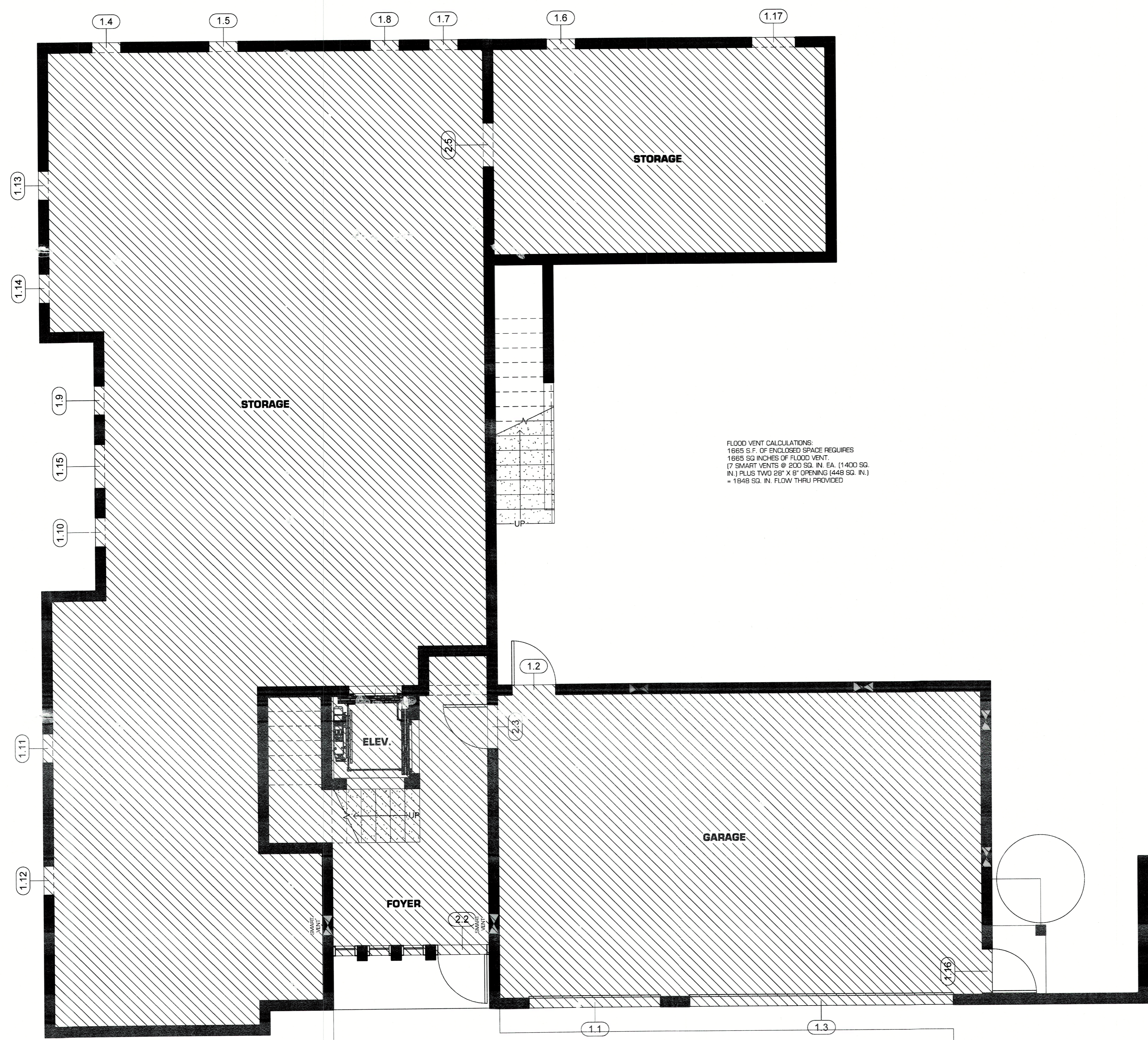
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**A2.02**

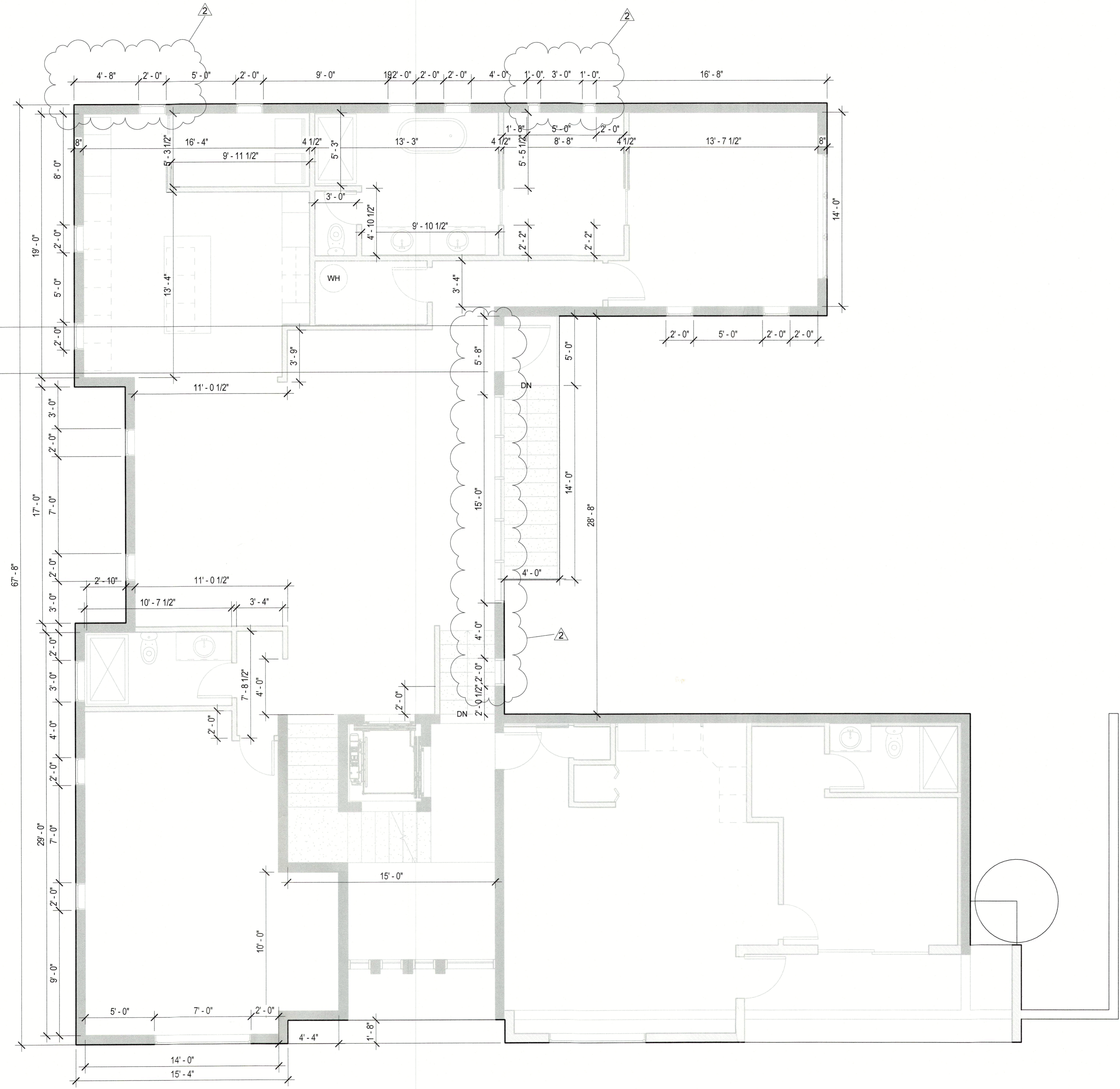
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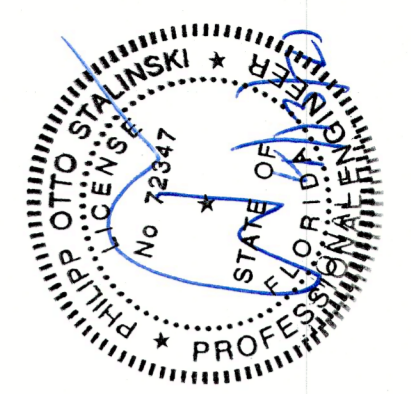
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**1 GARAGE DIM NOTES**  
1/4" = 1'-0"



1 1ST FLOOR DIMENTIONS  
1/4" = 1'-0"



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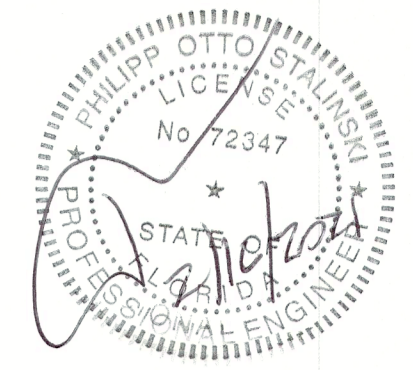
A2.11

Scale 1/4" = 1'-0"



ROOMS MAIN HOUSE 1ST FLOOR			
Number	Name	Area	Perimeter
4.01	BEDROOM/OFFICE	362 SF	83' - 3"
4.02	BATHROOM	57 SF	31' - 11"
4.03	LAUNDRY	53 SF	30' - 6"
4.04	KITCHEN	1151 SF	288' - 1 1/2"
4.05	MASTER BATHROOM	119 SF	47' - 1"
4.06	Room	14 SF	15' - 4"
4.07	MASTER CLOSET	94 SF	38' - 10"
4.08	MASTER BEDROOM	191 SF	58' - 4"
4.09	A/H	37 SF	25' - 4"
4.10	LIVING ROOM	Redundant Room	Redundant Room

1 1ST FLOOR NOTES  
1/4" = 1'-0"



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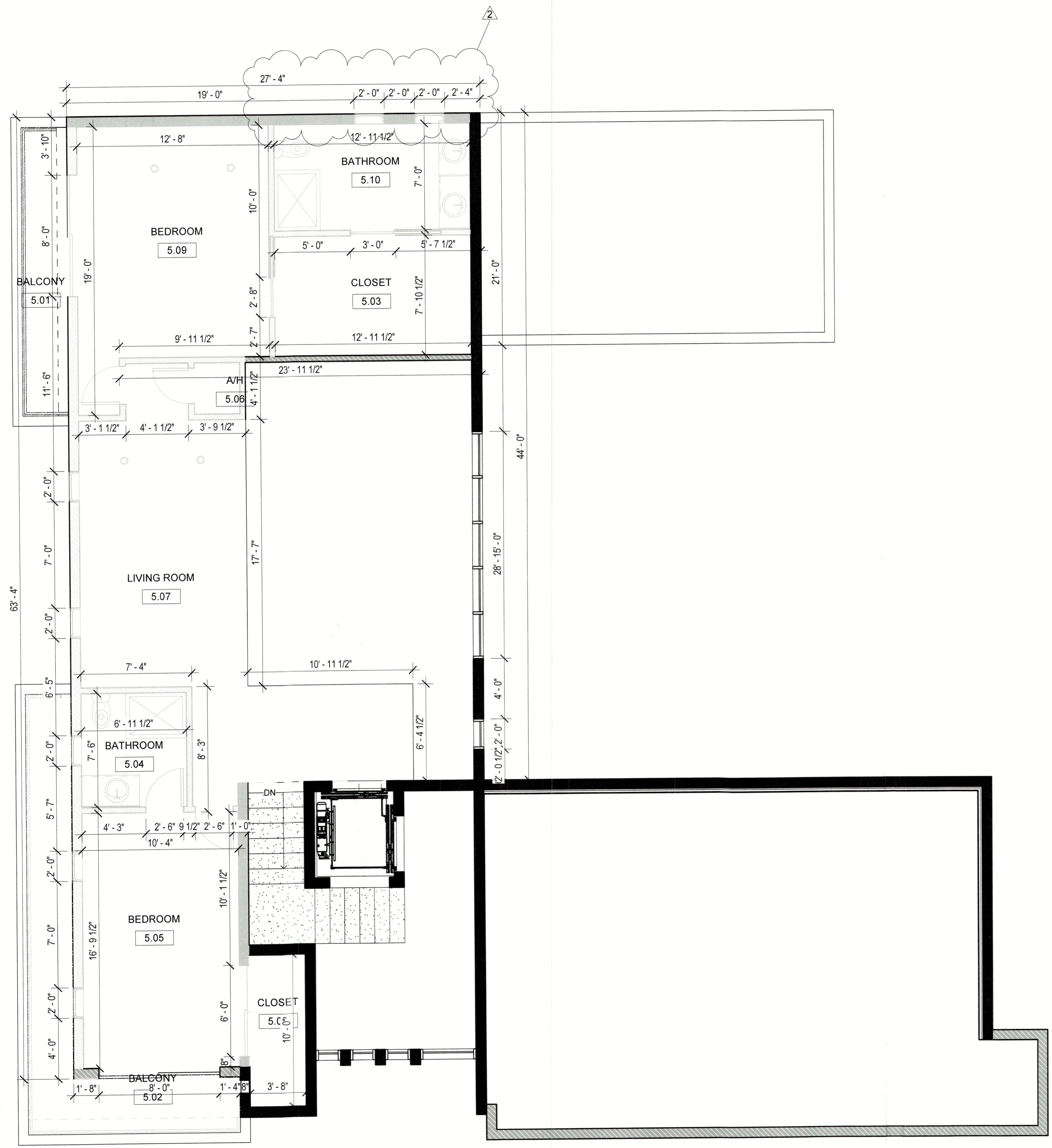
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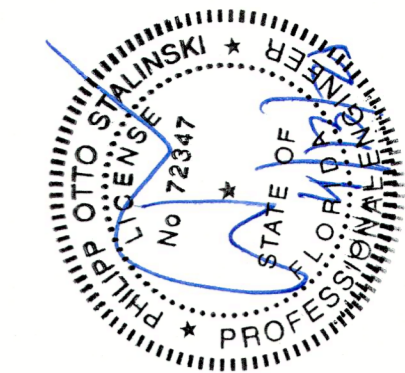
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1 2ND FLOOR DIMENTIONS  
1/4" = 1'-0"



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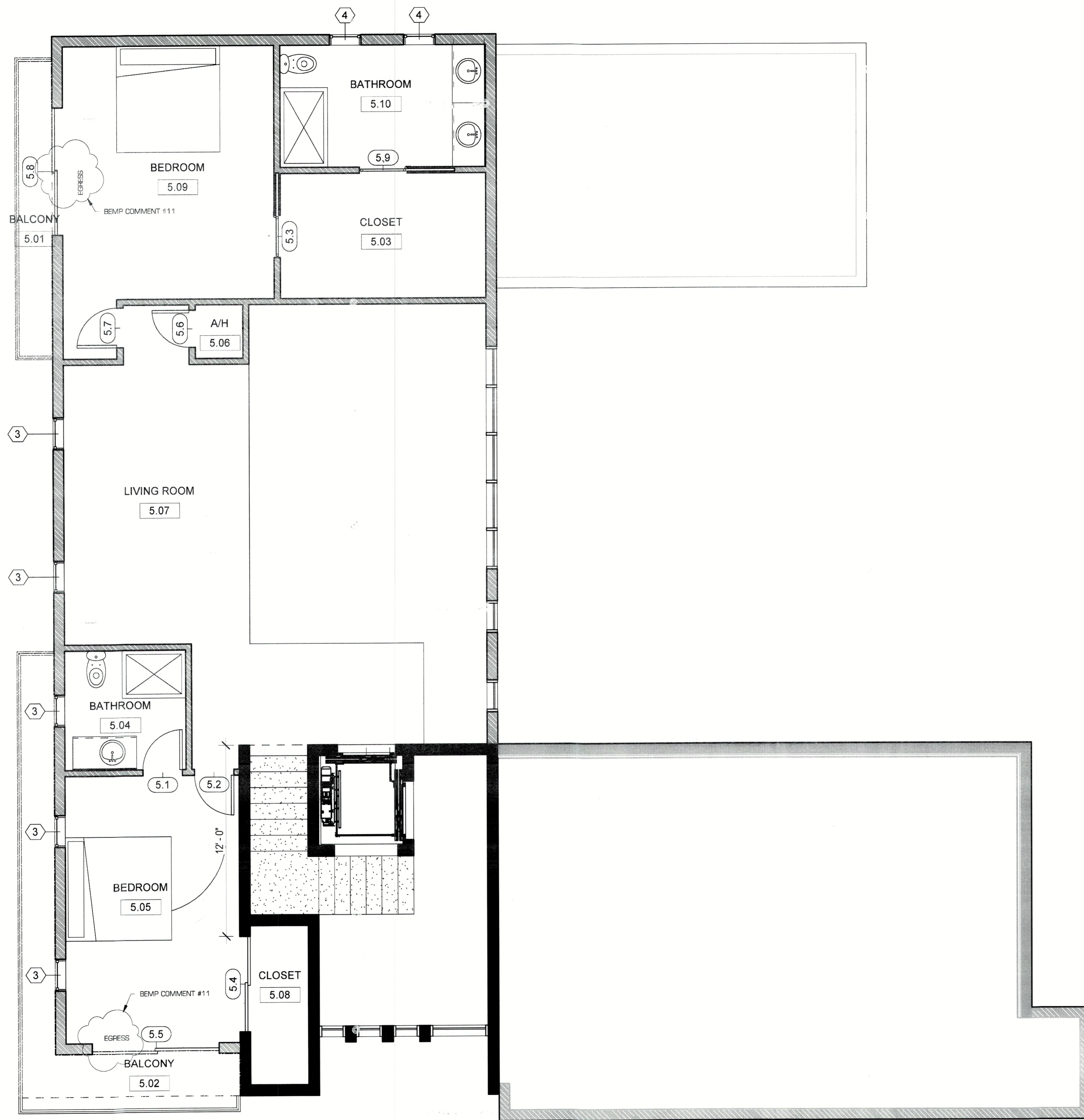
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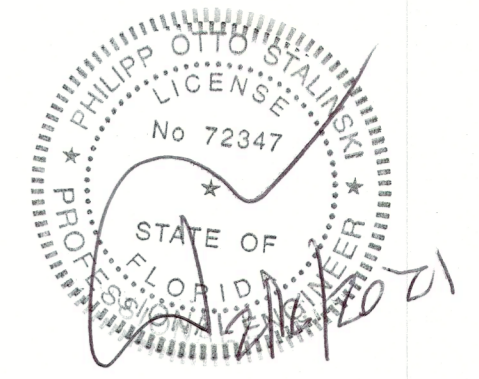
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ROOMS MAIN HOUSE 2 LEVEL			
Number	Name	Area	Perimeter
5.01	BALCONY	44 SF	42' - 8"
5.02	BALCONY	96 SF	84' - 0"
5.03	CLOSET	102 SF	41' - 8"
5.04	BATHROOM	57 SF	30' - 3"
5.05	BEDROOM	185 SF	55' - 7"
5.06	A/H	10 SF	12' - 9"
5.07	LIVING ROOM	542 SF	181' - 0 1/2"
5.08	CLOSET	37 SF	27' - 4"
5.09	BEDROOM	225 SF	66' - 0"
5.10	BATHROOM	99 SF	41' - 3"

1 2ND FLOOR NOTES  
1/4" = 1'-0"



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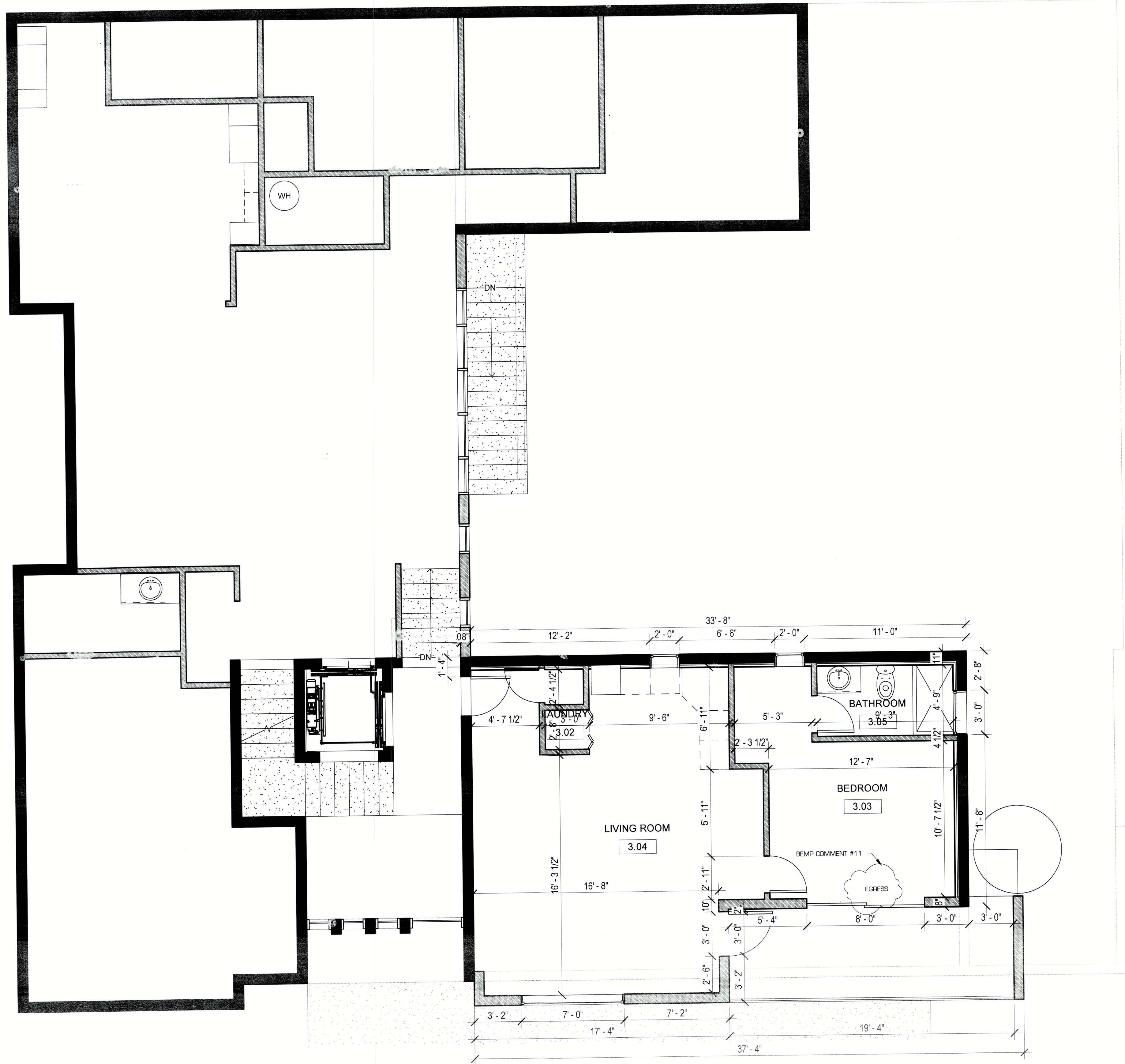
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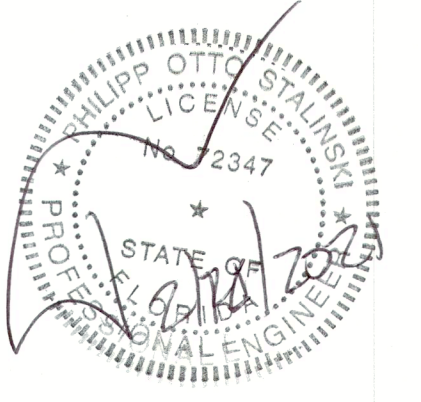
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1 GUEST LEVEL DIM  
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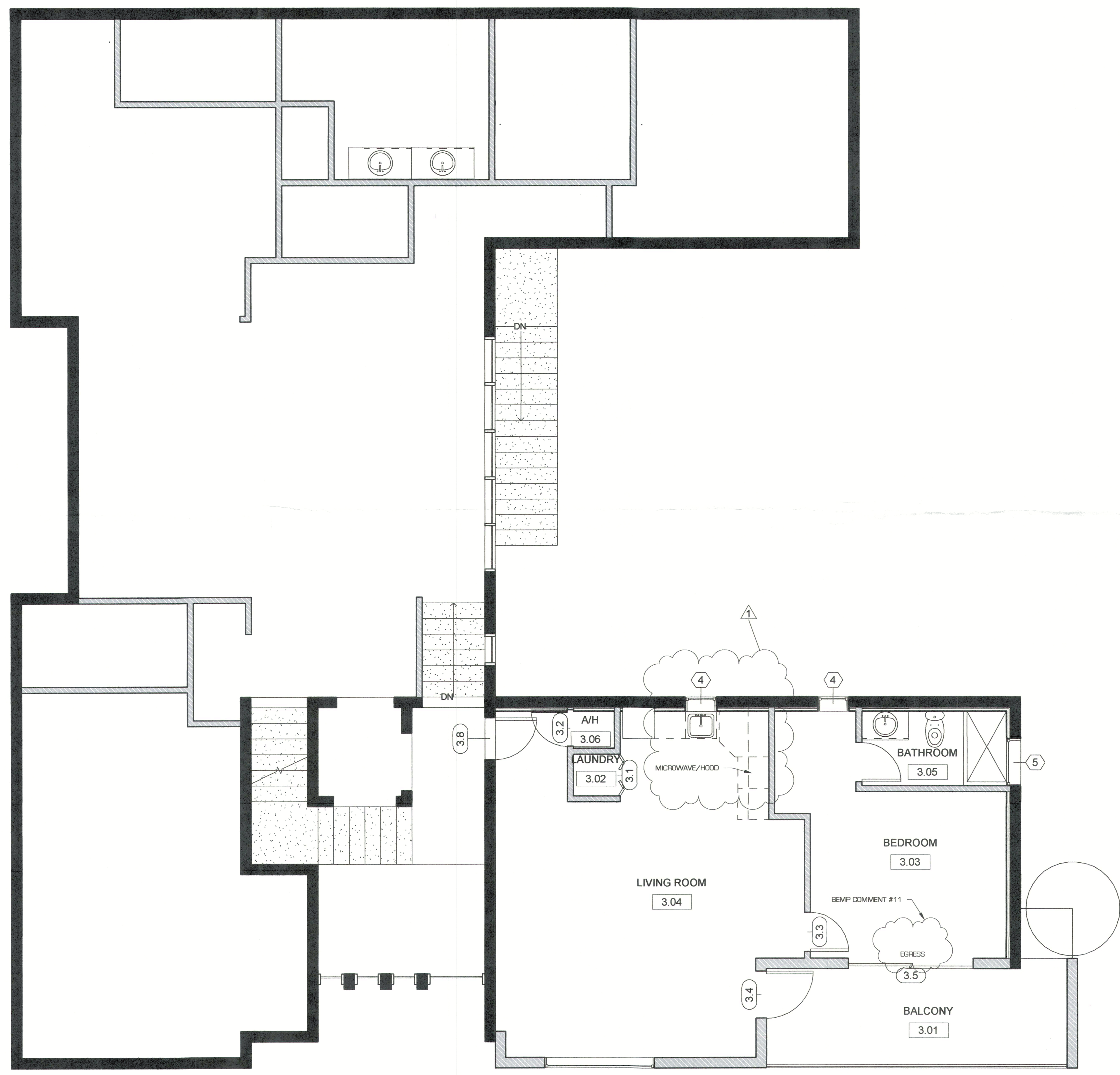
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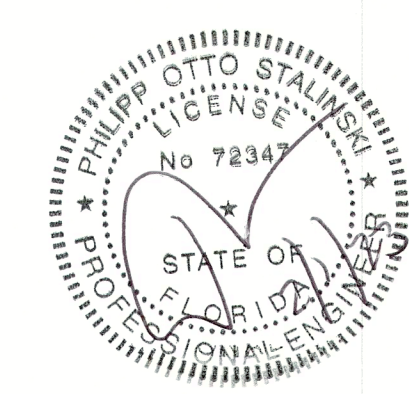
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ROOMS GUEST LEVEL			
Number	Name	Area	Perimeter
3.01	BALCONY	Not Enclosed	Not Enclosed
3.02	LAUNDRY	7 SF	10' - 7"
3.03	BEDROOM	164 SF	61' - 3"
3.04	LIVING ROOM	381 SF	95' - 4"
3.05	BATHROOM	44 SF	28' - 0"
3.06	A/H	6 SF	10' - 0"



STAMP/SEAL

**HNP ENGINEERING**  
 1101 6TH AVE W STE 203  
 BRADENTON  
 FL 34205

ENGINEER

**FHM CONSTRUCTION, INC.**  
 1862 UNIVERSITY PKWY  
 SARASOTA FL 34243

CONTRACTOR

**STEVEN MARKS**  
 545 SANCTUARY DRIVE  
 APT. B706  
 LONGBOAT KEY  
 FL 34228

OWNER

**2945 PYRULA DR.,**  
 LONGBOAT KEY  
 FL 34228

PROJECT ADDRESS

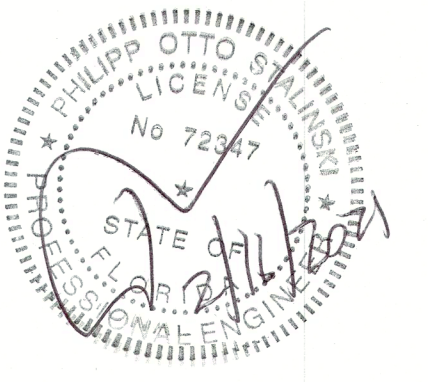
No.	Description	Date
1	BUILDING DEPARTMENT COMMENTS	02/01/2023

Project number	Project Number
Date	12.21.2020
Drawn by	Author
Checked by	Checker
<b>A2.32</b>	
Scale	1/4" = 1'-0"

BLDG PERMIT PLANS  
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**1 GUEST LEVEL NOTES**  
 1/4" = 1'-0"



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1101 6TH AVE W STE 203  
BRADENTON  
FL 34205

ENGINEER

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1862 UNIVERSITY PKWY  
SARASOTA FL 34243

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APT. B706  
LONGBOAT KEY  
FL 34228

OWNER

2944 PYRULA DR.,  
LONGBOAT KEY  
FL 34228

PROJECT ADDRESS

No.	Description	Date
1	BUILDING DEPARTMENT COMMENTS	02/15/2021

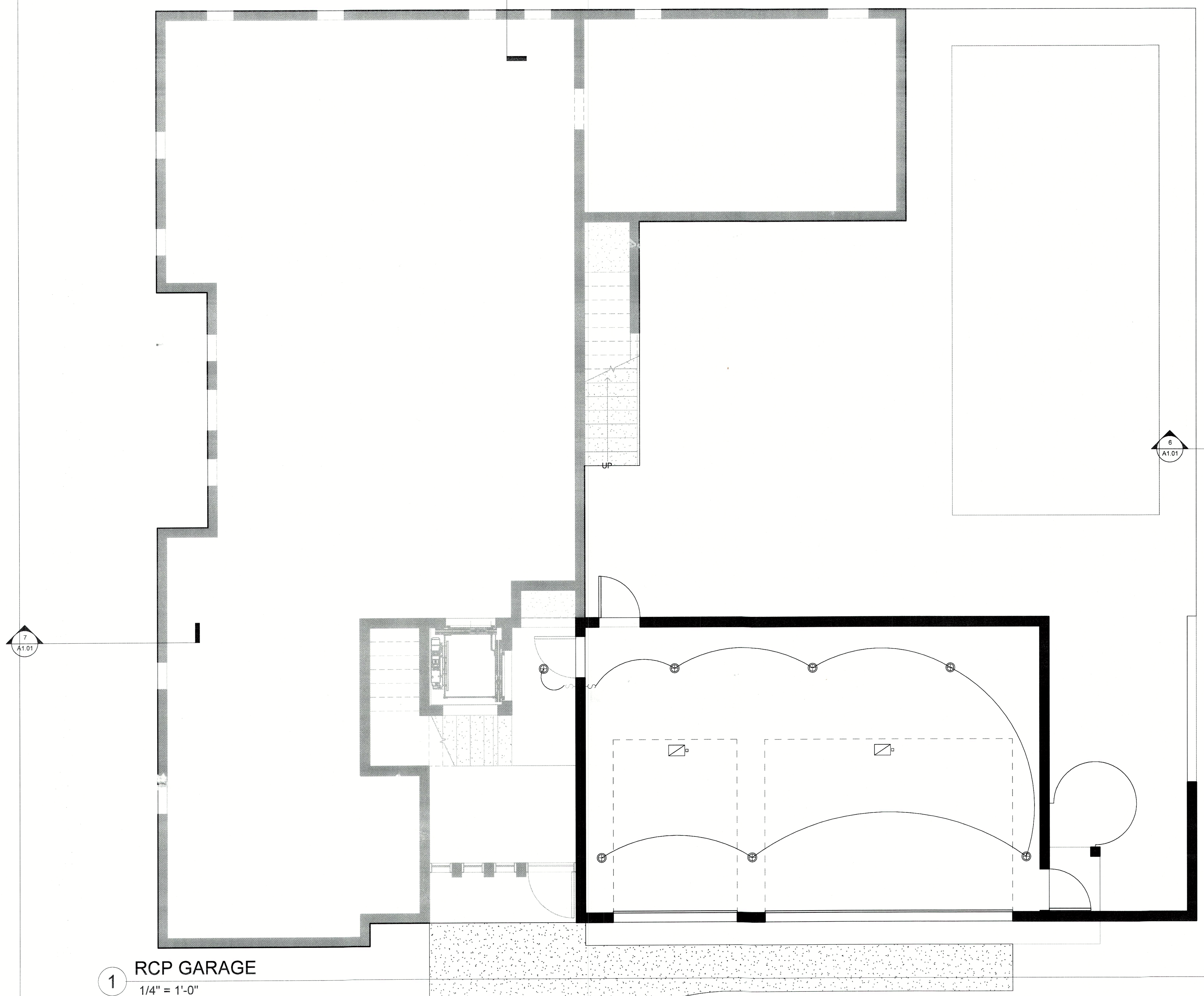
BLDG PERMIT PLANS  
FILE  
Copy of Record

Project number	Project Number
Date	12.21.2020
Drawn by	Author
Checked by	Checker
<b>A3.01</b>	
Scale	1/4" = 1'-0"

LEGEND	
<b>LIGHTING</b>	
	CEILING MOUNTED LIGHT FIXTURE
	PENDANT FIXTURE
	RECESSED LIGHT FIXTURE
	EXHAUST FAN
	EXHAUST FAN/LIGHT COMBINATION
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	INTERIOR WALL MOUNTED LIGHT FIXTURE
<b>SWITCHING</b>	
SINGLE POLE SWITCH MOUNT AT 40" AFF. U.N.D.	
<b>RECEPTACLES</b>	
	DUPLEX RECEPTACLE
	FLOOR DUPLEX RECEPTACLE
<b>MISC.</b>	
	MAIN ELECTRICAL PANEL AND DISTRIBUTION BOARD
	CEILING FAN (PROVIDE MANUFACTURER-RECOMMENDED RHEOSTAT)
	SMOKE DETECTOR/CARBON MONOXIDE
	LED MIRROR
	TELEVISION / CABLE OUTLET
	GARAGE DOOR OPENER, CEILING MOUNTED
	GARBAGE DISPOSAL
	UNDER CABINET LIGHTING
	TWO-HEAD SECURITY LIGHT WITH MOTION SENSOR ACTIVATION OVERRIDDEN BY SWITCH
	WP WEATHER PROOF
	GFI GROUND FAULT INTERRUPTED
	220V 220 V RECEPTACLE, FIELD VERIFY MOUNTING HEIGHT
<b>NOTES</b>	
1. ALL OUTLETS NOT REQUIRED TO BE GFI PROTECTED WILL BE ARC FAULT WITH TAMPER PROOF RECPT.	

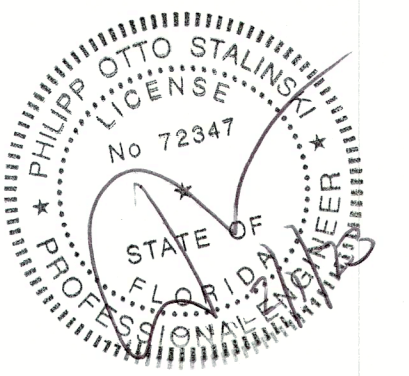
NOTE:  
ALL MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT SHALL BE ELEVATED ABOVE BFE. IN ACCORDANCE WITH IRC 2017, 6th EDITION, RESIDENTIAL - R322.1.5, ASCE 24-14, CH. 7, AND FEMA/NFIP TECH BULLETIN #1

BEMP COMMENT #7



1 RCP GARAGE  
1/4" = 1'-0"

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FL 34205

ENGINEER

FHM CONSTRUCTION, INC.  
1862 UNIVERSITY PKWY  
SARASOTA FL 34243

CONTRACTOR

STEVEN MARKS  
545 SANCTUARY DRIVE  
APT. B706  
LONGBOAT KEY  
FL 34228

OWNER

2945 PYRULA DR.,  
LONGBOAT KEY  
FL 34228

PROJECT ADDRESS

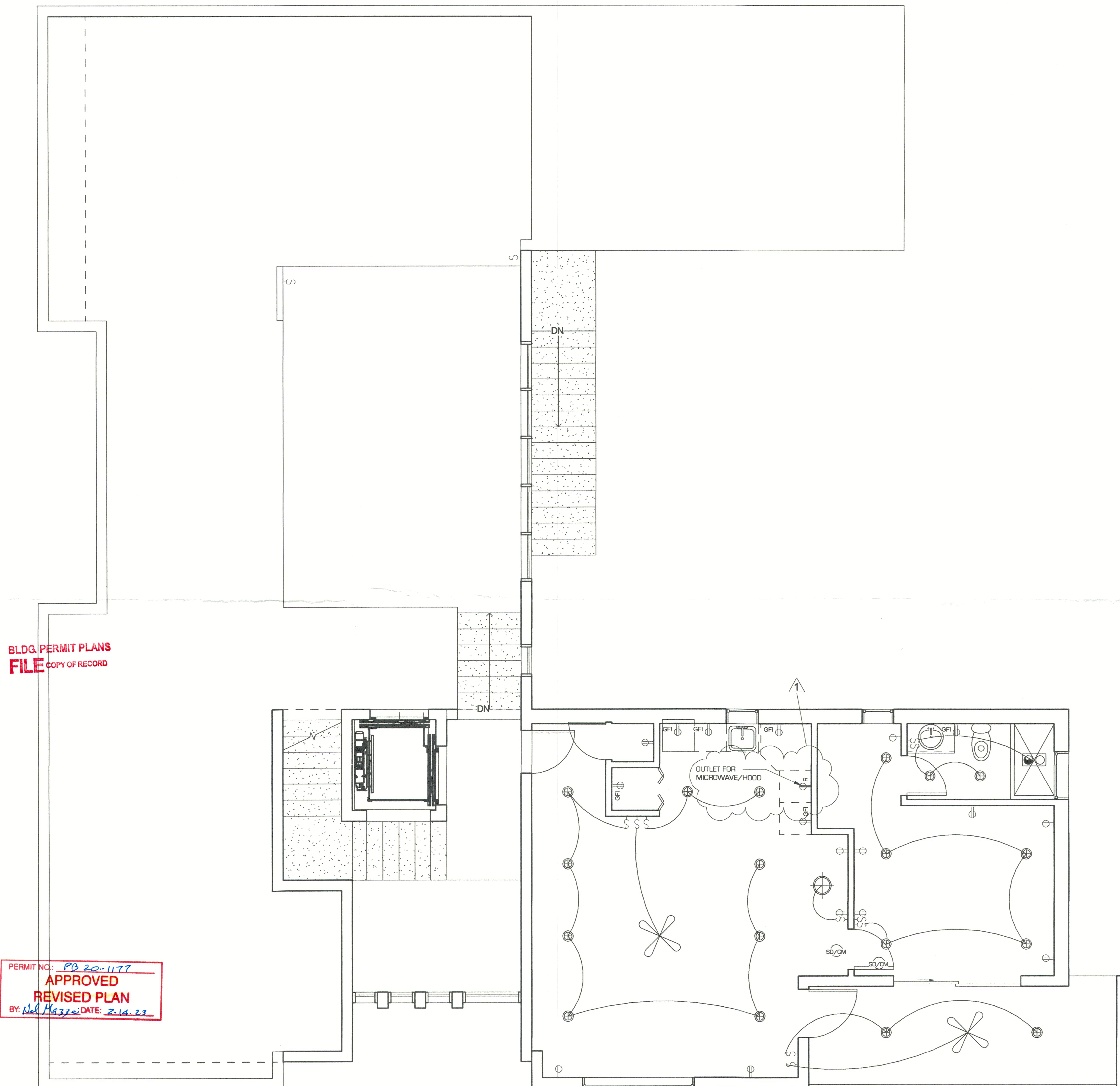
No.	Description	Date
1	BUILDING DEPARTMENT COMMENTS	02/01/2023

Project number	Project Number
Date	12.21.2020
Drawn by	Author
Checked by	Checker

**A3.02**

Scale 1/4" = 1'-0"

LEGEND	
<b>LIGHTING</b>	
	CEILING MOUNTED LIGHT FIXTURE
	PENDANT FIXTURE
	RECESSED LIGHT FIXTURE
	EXHAUST FAN
	EXHAUST FAN/LIGHT COMBINATION
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	INTERIOR WALL MOUNTED LIGHT FIXTURE
<b>SWITCHING</b>	
SINGLE POLE SWITCH MOUNT AT 40" A.F.F. U.N.O.	
<b>RECEPTACLES</b>	
	DUPLEX RECEPTACLE
	FLOOR DUPLEX RECEPTACLE
<b>MISC.</b>	
	MAIN ELECTRICAL PANEL AND DISTRIBUTION BOARD
	CEILING FAN (PROVIDE MANUFACTURER-RECOMMENDED RHEOSTAT)
	SMOKE DETECTOR/CARBON MONOXIDE
	LED MIRROR
	TELEVISION / CABLE OUTLET
	GARAGE DOOR OPENER, CEILING MOUNTED
	GARBAGE DISPOSAL
	UNDER CABINET LIGHTING
	TWO-HEAD SECURITY LIGHT WITH MOTION SENSOR ACTIVATION OVERRIDDEN BY SWITCH
	WEATHER PROOF
	GROUND FAULT INTERRUPTED
	220 V RECEPTACLE, FIELD VERIFY MOUNTING HEIGHT
	DISC
<b>NOTES</b>	
1.	ALL OUTLETS NOT REQUIRED TO BE GFI PROTECTED WILL BE ARC FAULT WITH TAMPER PROOF RECPT.



BLDG. PERMIT PLANS  
**FILE** COPY OF RECORD

PERMIT NO: PB 20-1177  
**APPROVED**  
**REVISED PLAN**  
BY: *Ned Hejz* DATE: 2.14.23

**1** RCP GUEST LEVEL  
1/4" = 1'-0"

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LEGEND	
<b>LIGHTING</b>	
	CEILING MOUNTED LIGHT FIXTURE
	PENDANT FIXTURE
	RECESSED LIGHT FIXTURE
	EXHAUST FAN
	EXHAUST FAN/LIGHT COMBINATION
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	INTERIOR WALL MOUNTED LIGHT FIXTURE
<b>SWITCHING</b>	
	SINGLE POLE SWITCH MOUNT AT 40" AFF. U.N.O.
<b>RECEPTACLES</b>	
	DUPLEX RECEPTACLE
	FLOOR DUPLEX RECEPTACLE
<b>MISC.</b>	
	MAIN ELECTRICAL PANEL AND DISTRIBUTION BOARD
	CEILING FAN (PROVIDE MANUFACTURER-RECOMMENDED RHEOSTAT)
	SMOKE DETECTOR/CARBON MONOXIDE
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	TELEVISION / CABLE OUTLET
	GARAGE DOOR OPENER, CEILING MOUNTED
	GARBAGE DISPOSAL
	UNDER CABINET LIGHTING
	TWO-HEAD SECURITY LIGHT WITH MOTION SENSOR ACTIVATION OVERRIDDEN BY SWITCH
	WP WEATHER PROOF
	GFI GROUND FAULT INTERRUPTED
	220V 220 V RECEPTACLE, FIELD VERIFY MOUNTING HEIGHT
	DISC
<b>NOTES</b>	
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STAMP/SEAL

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 FL 34228

PROJECT ADDRESS

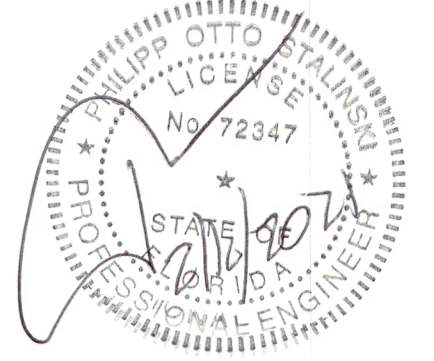
No.	Description	Date

BLDG PERMIT PLANS  
 FILE  
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Project number	Project Number
Date	12.21.2020
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Checked by	Checker
<b>A3.03</b>	
Scale	1/4" = 1'-0"

1 RCP 1 LEVEL  
 1/4" = 1'-0"

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 FL 34228

OWNER

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 FL 34228

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No.	Description	Date

BLOG PERMIT PLANS  
 FILE  
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Project number	Project Number
Date	12.21.2020
Drawn by	Author
Checked by	Checker

**A3.04**

Scale 1/4" = 1'-0"

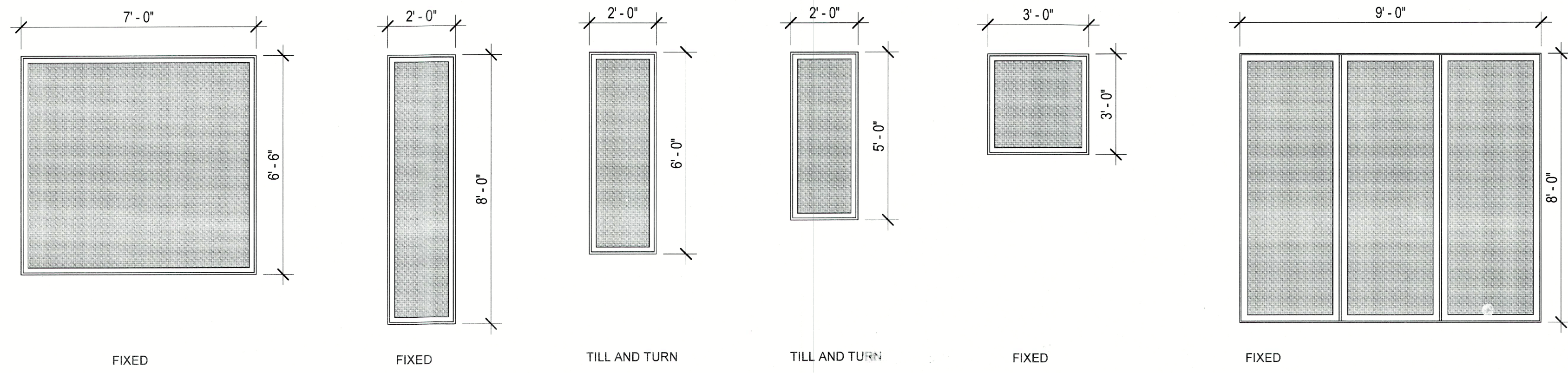
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LEGEND	
<b>LIGHTING</b>	
	CEILING MOUNTED LIGHT FIXTURE
	PENDANT FIXTURE
	RECESSED LIGHT FIXTURE
	EXHAUST FAN
	EXHAUST FAN/LIGHT COMBINATION
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	INTERIOR WALL MOUNTED LIGHT FIXTURE
<b>SWITCHING</b>	
SINGLE POLE SWITCH MOUNT AT 40" AFF. UNO.	
<b>RECEPTACLES</b>	
	DUPLEX RECEPTACLE
	FLOOR DUPLEX RECEPTACLE
<b>MISC.</b>	
	MAIN ELECTRICAL PANEL AND DISTRIBUTION BOARD
	CEILING FAN (PROVIDE MANUFACTURER-RECOMMENDED RHEOSTAT)
	SMOKE DETECTOR/CARBON MONOXIDE
	LED MIRROR
	TELEVISION / CABLE OUTLET
	GARAGE DOOR OPENER, CEILING MOUNTED
	GARBAGE DISPOSAL
	UNDER CABINET LIGHTING
	TWO-HEAD SECURITY LIGHT WITH MOTION SENSOR ACTIVATION OVERRIDDEN BY SWITCH
	WP WEATHER PROOF
	GFI GROUND FAULT INTERRUPTED
	220V 220 V RECEPTACLE. FIELD VERIFY MOUNTING HEIGHT
	DISC
<b>NOTES</b>	
1. ALL OUTLETS NOT REQUIRED TO BE GFI PROTECTED WILL BE ARC FAULT WITH TAMPER PROOF RECPT.	



1 RCP 2 LEVEL  
 1/4" = 1'-0"

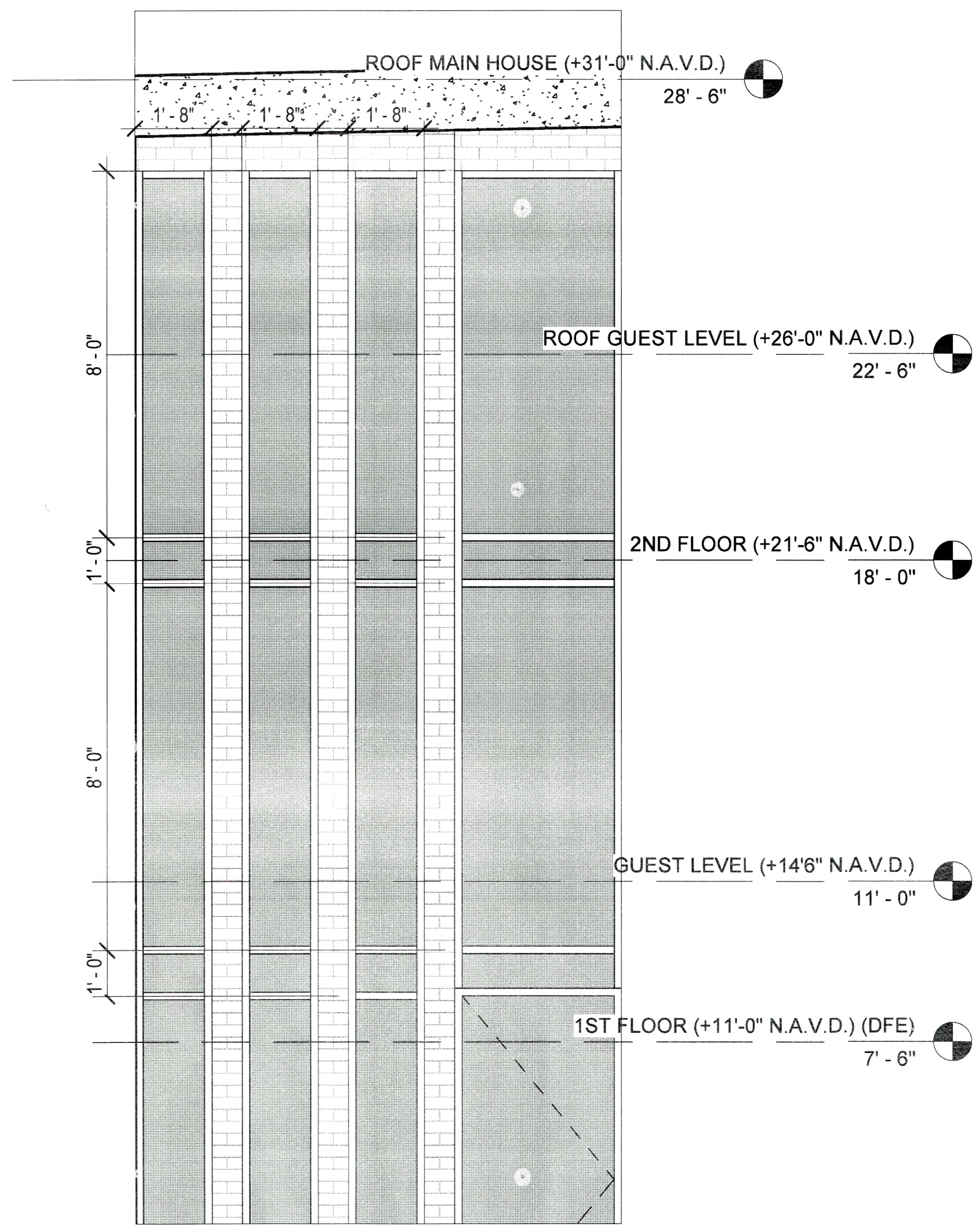
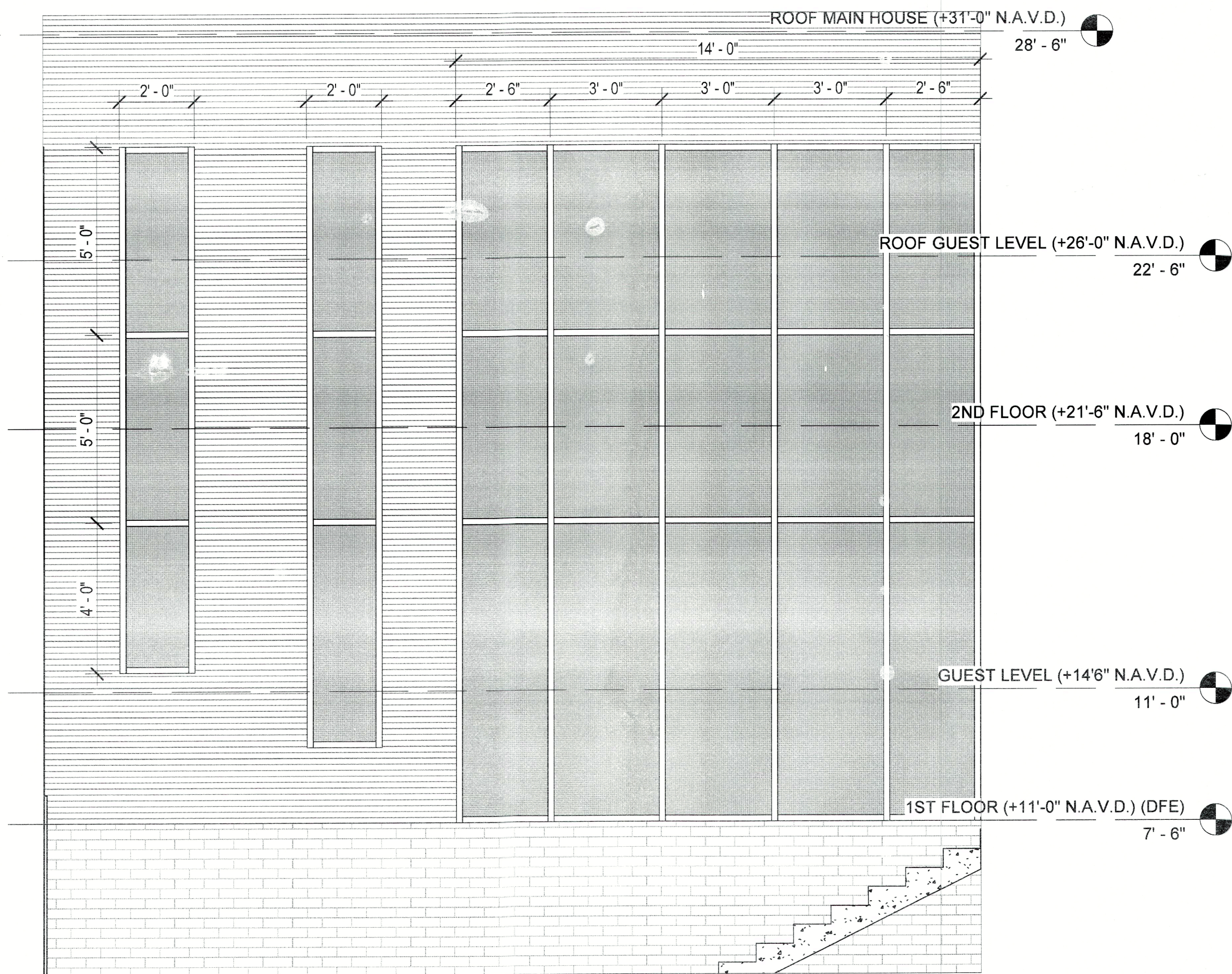




**WINDOWS LEGEND**

3/8" = 1'-0"

Window Schedule					
Level	Height	Width	Comments	Type Mark	Mark
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	6'-6"	7'-0"	FIXED	1	104
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	8'-0"	2'-0"	FIXED	2	111
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	8'-0"	2'-0"	FIXED	2	125
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	8'-0"	2'-0"	FIXED	2	126
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	8'-0"	2'-0"	FIXED	2	134
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	8'-0"	2'-0"	FIXED	2	135
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	6'-0"	2'-0"	TILL AND TURN	3	108
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	6'-0"	2'-0"	TILL AND TURN	3	109
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	6'-0"	2'-0"	TILL AND TURN	3	132
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	6'-0"	2'-0"	TILL AND TURN	3	133
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	5'-0"	2'-0"	TILL AND TURN	4	127
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	5'-0"	2'-0"	TILL AND TURN	4	128
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	5'-0"	2'-0"	TILL AND TURN	4	136
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	5'-0"	2'-0"	TILL AND TURN	4	137
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	3'-0"	3'-0"	FIXED	5	129
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	8'-0"	9'-0"	FIXED	6	148
GUEST LEVEL (+14'-6" N.A.V.D.)	6'-6"	7'-0"	FIXED	1	106
GUEST LEVEL (+14'-6" N.A.V.D.)	5'-0"	2'-0"	TILL AND TURN	4	117
GUEST LEVEL (+14'-6" N.A.V.D.)	5'-0"	2'-0"	TILL AND TURN	4	121
GUEST LEVEL (+14'-6" N.A.V.D.)	3'-0"	3'-0"	FIXED	5	120
2ND FLOOR (+21'-6" N.A.V.D.)	6'-0"	2'-0"	TILL AND TURN	3	105
2ND FLOOR (+21'-6" N.A.V.D.)	6'-0"	2'-0"	TILL AND TURN	3	123
2ND FLOOR (+21'-6" N.A.V.D.)	6'-0"	2'-0"	TILL AND TURN	3	124
2ND FLOOR (+21'-6" N.A.V.D.)	6'-0"	2'-0"	TILL AND TURN	3	140
2ND FLOOR (+21'-6" N.A.V.D.)	6'-0"	2'-0"	TILL AND TURN	3	141
2ND FLOOR (+21'-6" N.A.V.D.)	5'-0"	2'-0"	TILL AND TURN	4	115
2ND FLOOR (+21'-6" N.A.V.D.)	5'-0"	2'-0"	TILL AND TURN	4	116



**3 CURTAIN WALL 2**

3/8" = 1'-0"

**2 CURTAIN WALL**

3/8" = 1'-0"



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**HNP ENGINEERING**  
1101 6TH AVE W STE 203  
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FL 34205

ENGINEER

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1862 UNIVERSITY PKWY  
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CONTRACTOR

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PROJECT ADDRESS

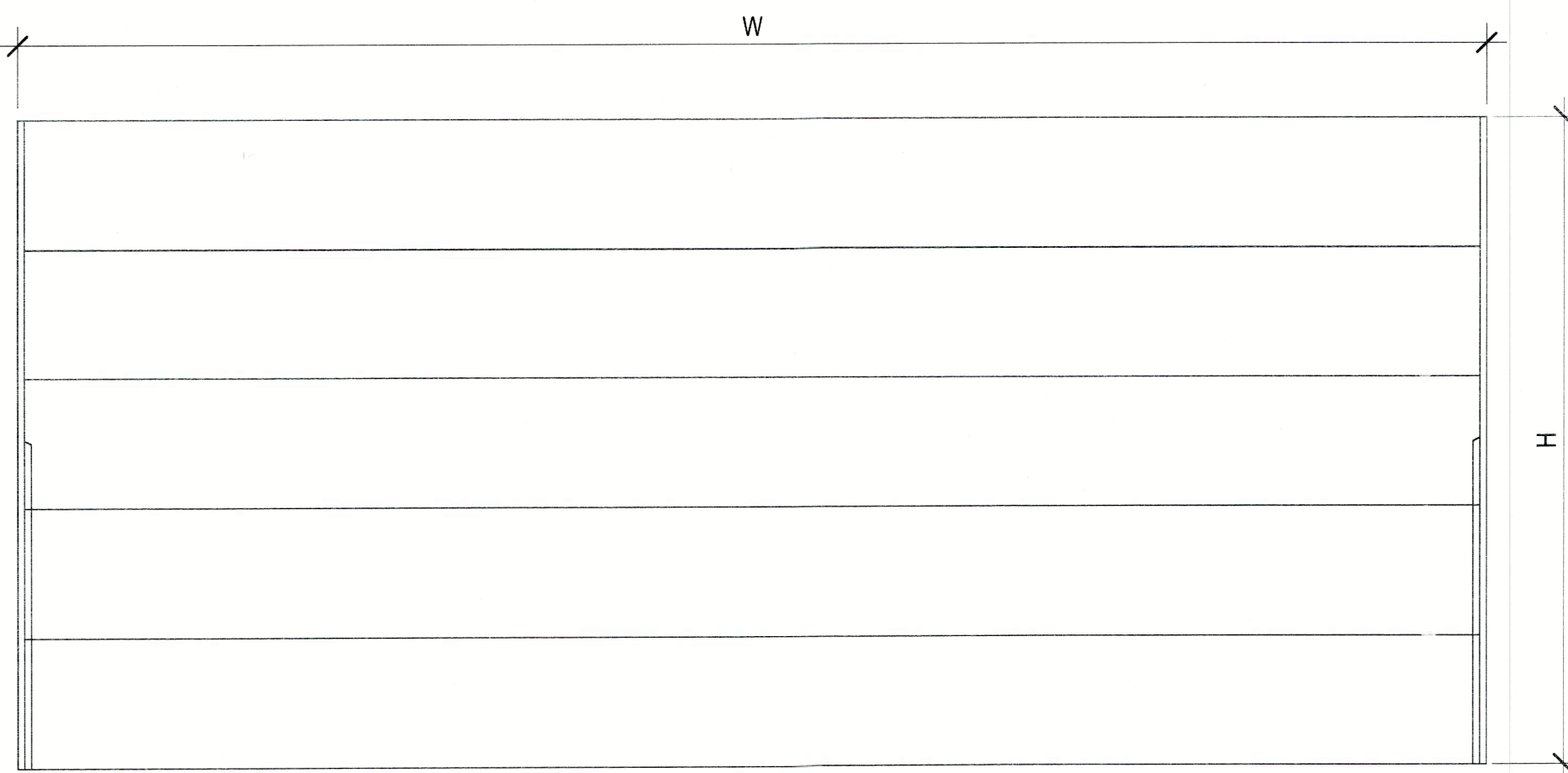
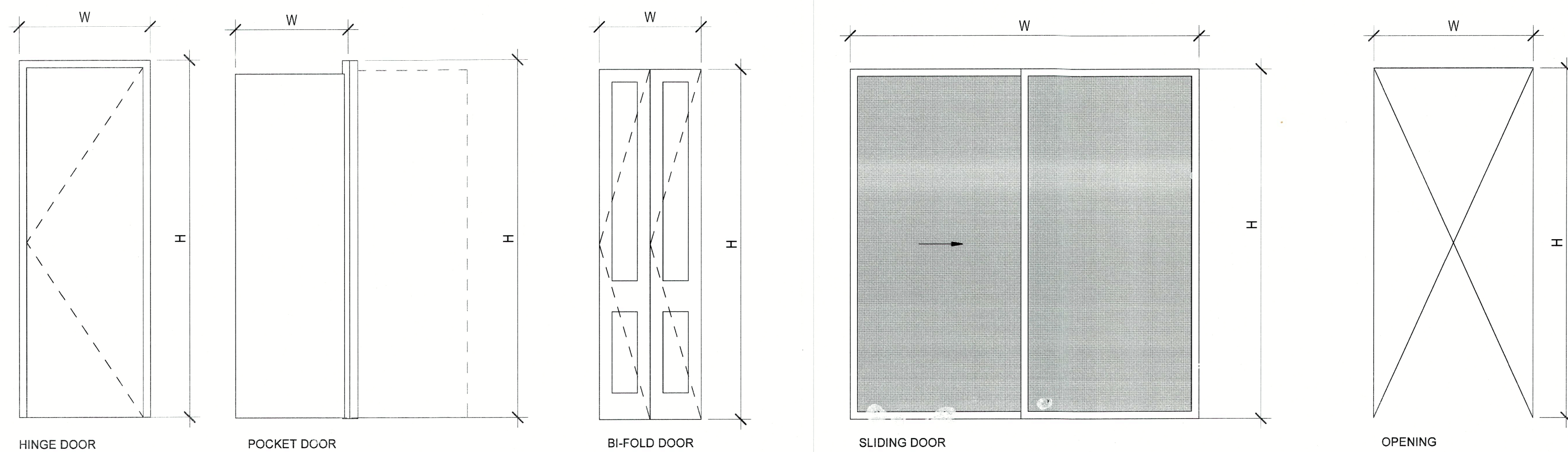
No.	Description	Date

BLDG PERMIT PLANS  
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Project number	Project Number
Date	12.21.2020
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**DOORS**

1/2" = 1'-0"

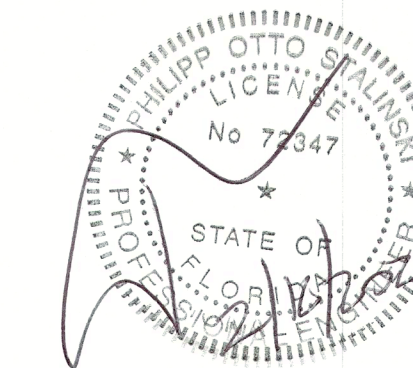
Door Schedule				
Level	Mark	Height	Width	Comments
GARAGE (+3'-6" N.A.V.D.)	1.1	8' - 0"	9' - 0"	GARAGE DOOR
GARAGE (+3'-6" N.A.V.D.)	1.2	8' - 0"	3' - 0"	HINGE
GARAGE (+3'-6" N.A.V.D.)	1.3	8' - 0"	18' - 0"	GARAGE DOOR
GARAGE (+3'-6" N.A.V.D.)	1.4	6' - 0"	2' - 0"	OPENING
GARAGE (+3'-6" N.A.V.D.)	1.5	6' - 0"	2' - 0"	OPENING
GARAGE (+3'-6" N.A.V.D.)	1.6	6' - 0"	2' - 0"	OPENING
GARAGE (+3'-6" N.A.V.D.)	1.7	6' - 0"	2' - 0"	OPENING
GARAGE (+3'-6" N.A.V.D.)	1.8	6' - 0"	2' - 0"	OPENING
GARAGE (+3'-6" N.A.V.D.)	1.9	6' - 0"	2' - 0"	OPENING
GARAGE (+3'-6" N.A.V.D.)	1.10	6' - 0"	2' - 0"	OPENING
GARAGE (+3'-6" N.A.V.D.)	1.11	6' - 0"	2' - 0"	OPENING
GARAGE (+3'-6" N.A.V.D.)	1.12	6' - 0"	2' - 0"	OPENING
GARAGE (+3'-6" N.A.V.D.)	1.13	6' - 0"	2' - 0"	OPENING
GARAGE (+3'-6" N.A.V.D.)	1.14	6' - 0"	2' - 0"	OPENING
GARAGE (+3'-6" N.A.V.D.)	1.15	6' - 0"	3' - 0"	OPENING
GARAGE (+3'-6" N.A.V.D.)	1.16	8' - 0"	3' - 0"	HINGE
GARAGE (+3'-6" N.A.V.D.)	1.17	6' - 0"	3' - 0"	OPENING
GARAGE (+3'-6" N.A.V.D.)	2.5	6' - 0"	3' - 0"	

ENTRY (+4'0" N.A.V.D.)	2.1	0"	0"	OPENING
ENTRY (+4'0" N.A.V.D.)	2.2	8' - 0"	3' - 4"	HINGE
ENTRY (+4'0" N.A.V.D.)	2.3	7' - 0"	3' - 0"	HINGE

1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	1.25	8' - 0"	3' - 4"	HINGE
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	4.1	8' - 0"	2' - 6"	HINGE
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	4.2	8' - 0"	2' - 6"	HINGE
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	4.3	8' - 0"	2' - 6"	HINGE
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	4.4	8' - 0"	2' - 4"	HINGE
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	4.5	8' - 0"	2' - 8"	HINGE
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	4.6	8' - 0"	2' - 8"	POCKET
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	4.7	8' - 0"	2' - 8"	POCKET
1ST FLOOR (+11'-0" N.A.V.D.) (DFE)	4.9	8' - 0"	2' - 8"	POCKET

GUEST LEVEL (+14'6" N.A.V.D.)	3.1	7' - 0"	2' - 8"	BI-FOLD
GUEST LEVEL (+14'6" N.A.V.D.)	3.2	8' - 0"	2' - 4"	HINGE
GUEST LEVEL (+14'6" N.A.V.D.)	3.3	8' - 0"	2' - 6"	HINGE
GUEST LEVEL (+14'6" N.A.V.D.)	3.4	7' - 0"	3' - 0"	HINGE
GUEST LEVEL (+14'6" N.A.V.D.)	3.5	8' - 0"	8' - 0"	SLIDING DOOR
GUEST LEVEL (+14'6" N.A.V.D.)	3.6	8' - 0"	2' - 6"	HINGE
GUEST LEVEL (+14'6" N.A.V.D.)	3.7	0"	0"	OPENING
GUEST LEVEL (+14'6" N.A.V.D.)	3.8	8' - 0"	2' - 8"	HINGE

2ND FLOOR (+21'-6" N.A.V.D.)	5.1	8' - 0"	2' - 6"	HINGE
2ND FLOOR (+21'-6" N.A.V.D.)	5.2	8' - 0"	2' - 6"	HINGE
2ND FLOOR (+21'-6" N.A.V.D.)	5.3	8' - 0"	2' - 8"	POCKET
2ND FLOOR (+21'-6" N.A.V.D.)	5.4	8' - 0"	6' - 0"	SLIDING DOOR
2ND FLOOR (+21'-6" N.A.V.D.)	5.5	8' - 0"	8' - 0"	SLIDING DOOR
2ND FLOOR (+21'-6" N.A.V.D.)	5.6	8' - 0"	2' - 4"	HINGE
2ND FLOOR (+21'-6" N.A.V.D.)	5.7	8' - 0"	2' - 6"	HINGE
2ND FLOOR (+21'-6" N.A.V.D.)	5.8	8' - 0"	8' - 0"	SLIDING DOOR
2ND FLOOR (+21'-6" N.A.V.D.)	5.9	8' - 0"	3' - 0"	POCKET



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PROJECT ADDRESS

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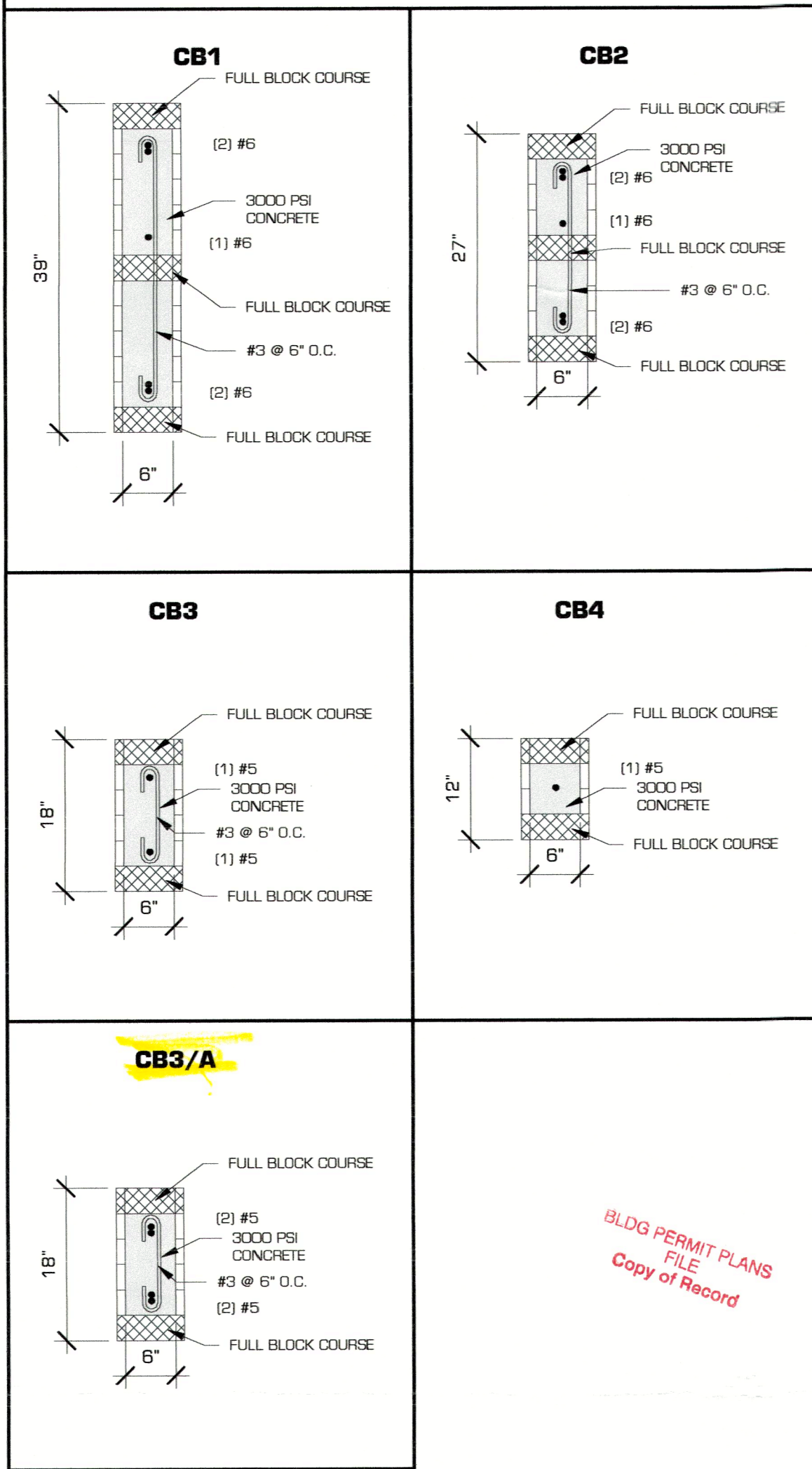
Project number	Project Number
Date	12.21.2020
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Checked by	Checker

**A4.02**

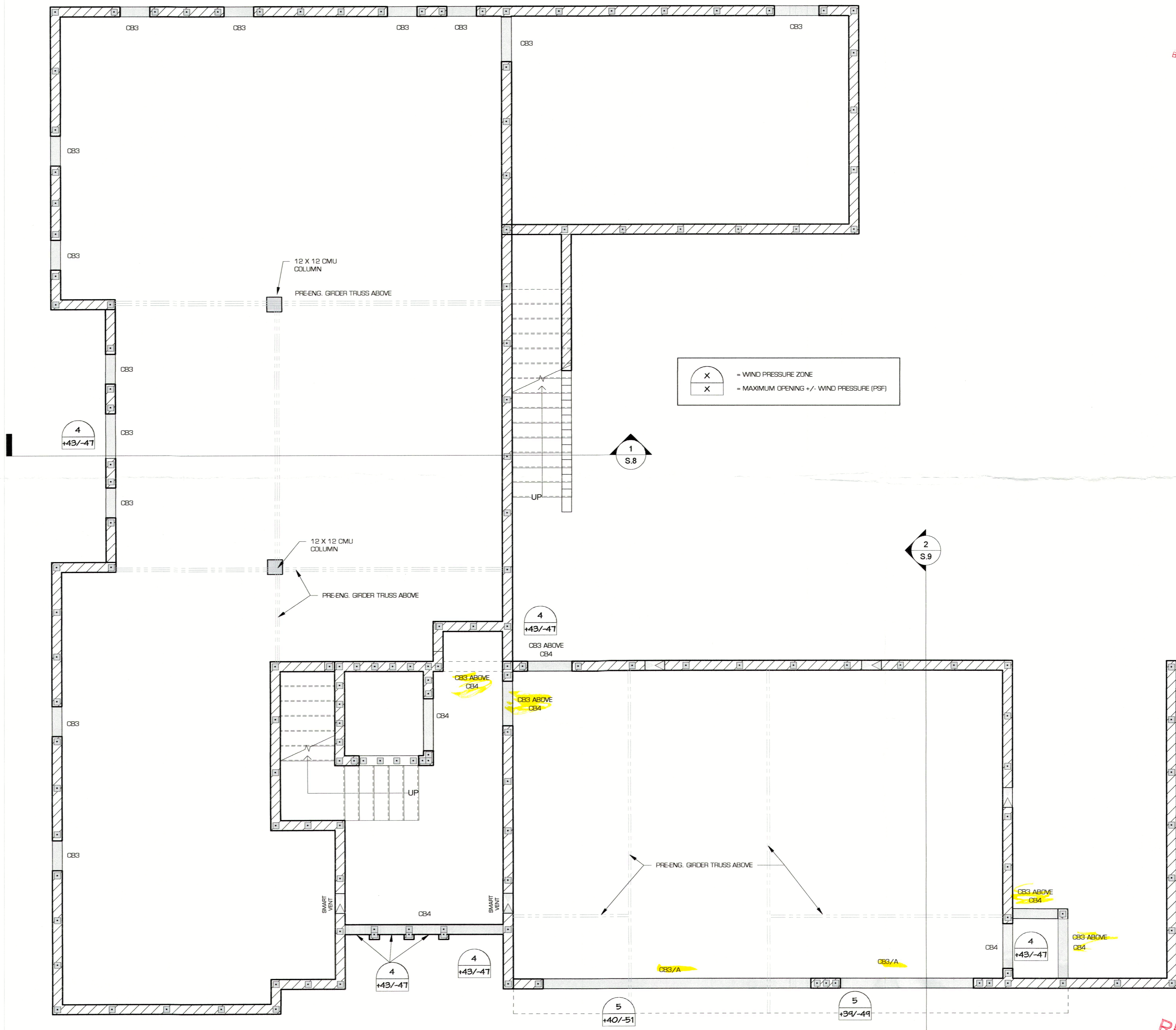
Scale 1/2" = 1'-0"



**MASONRY BEAM SCHEDULE:**



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FILE  
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**LOWER LEVEL WALL, BEAM, & COLUMN PLAN**  
1/4" = 1'-0"

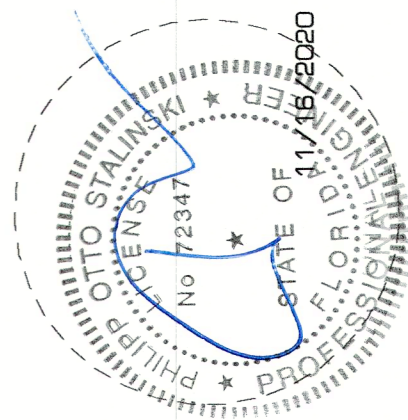
**LOWER LEVEL WALL, BEAM & COLUMN PLAN**

Project number	1075.005
Date	11/16/2020
Author	

**LONGBOAT KEY HOUSE**

GULF OF MEXICO DRIVE  
LONGBOAT KEY, FLORIDA

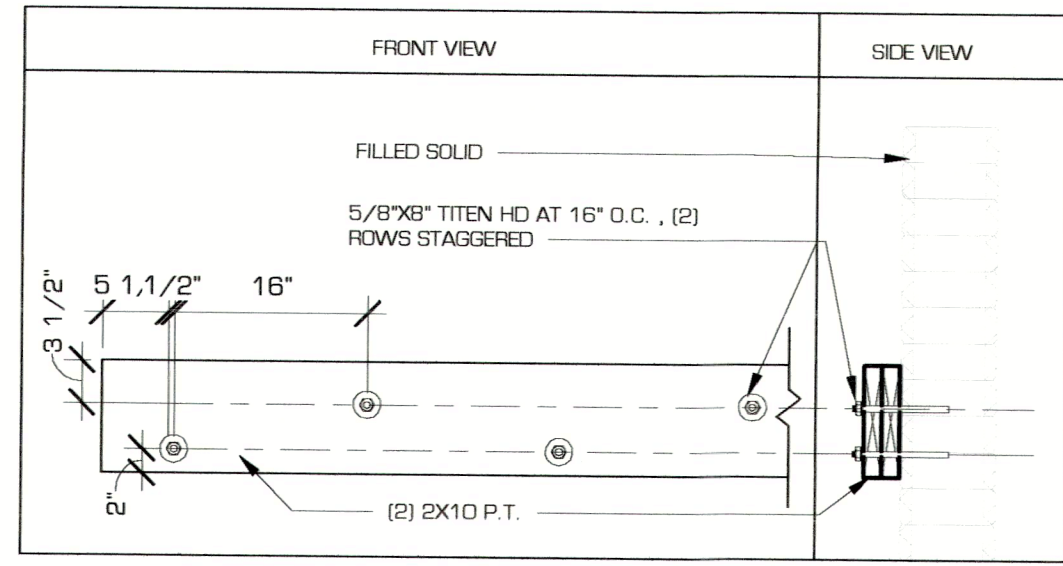
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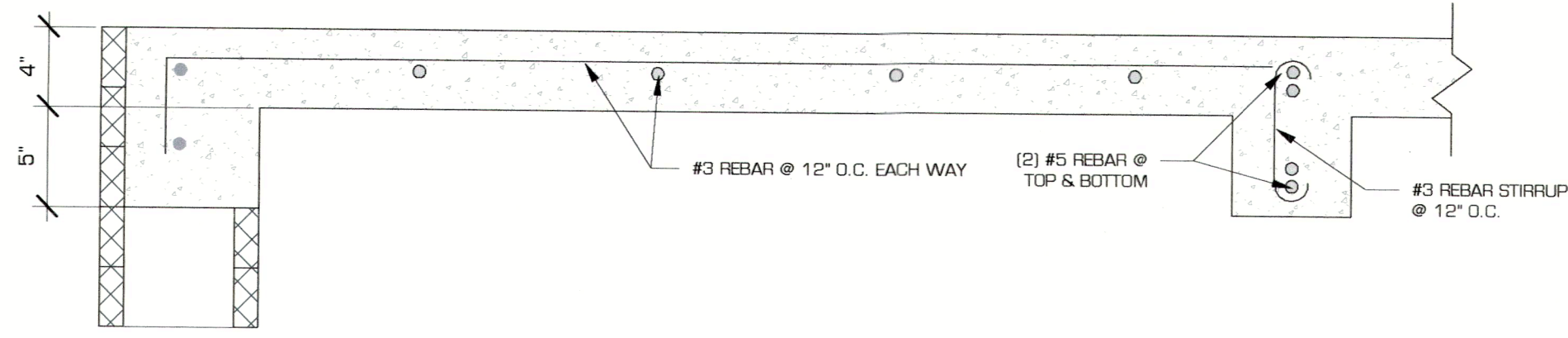
**H-N-E-P**  
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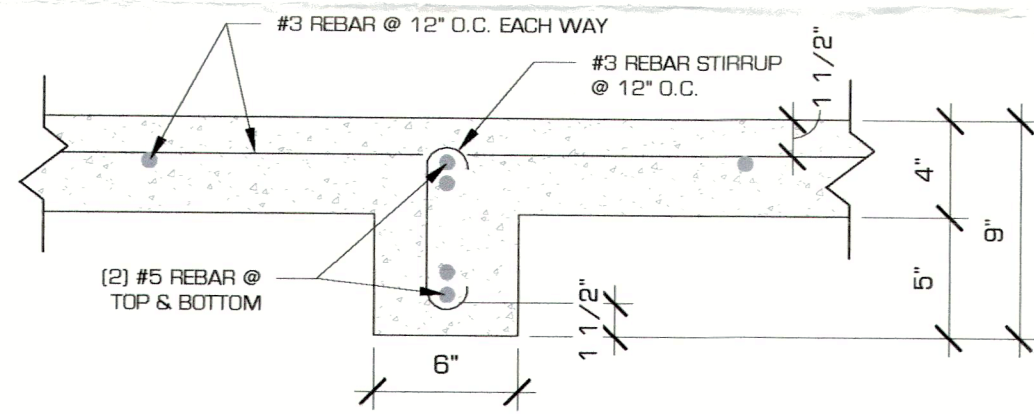
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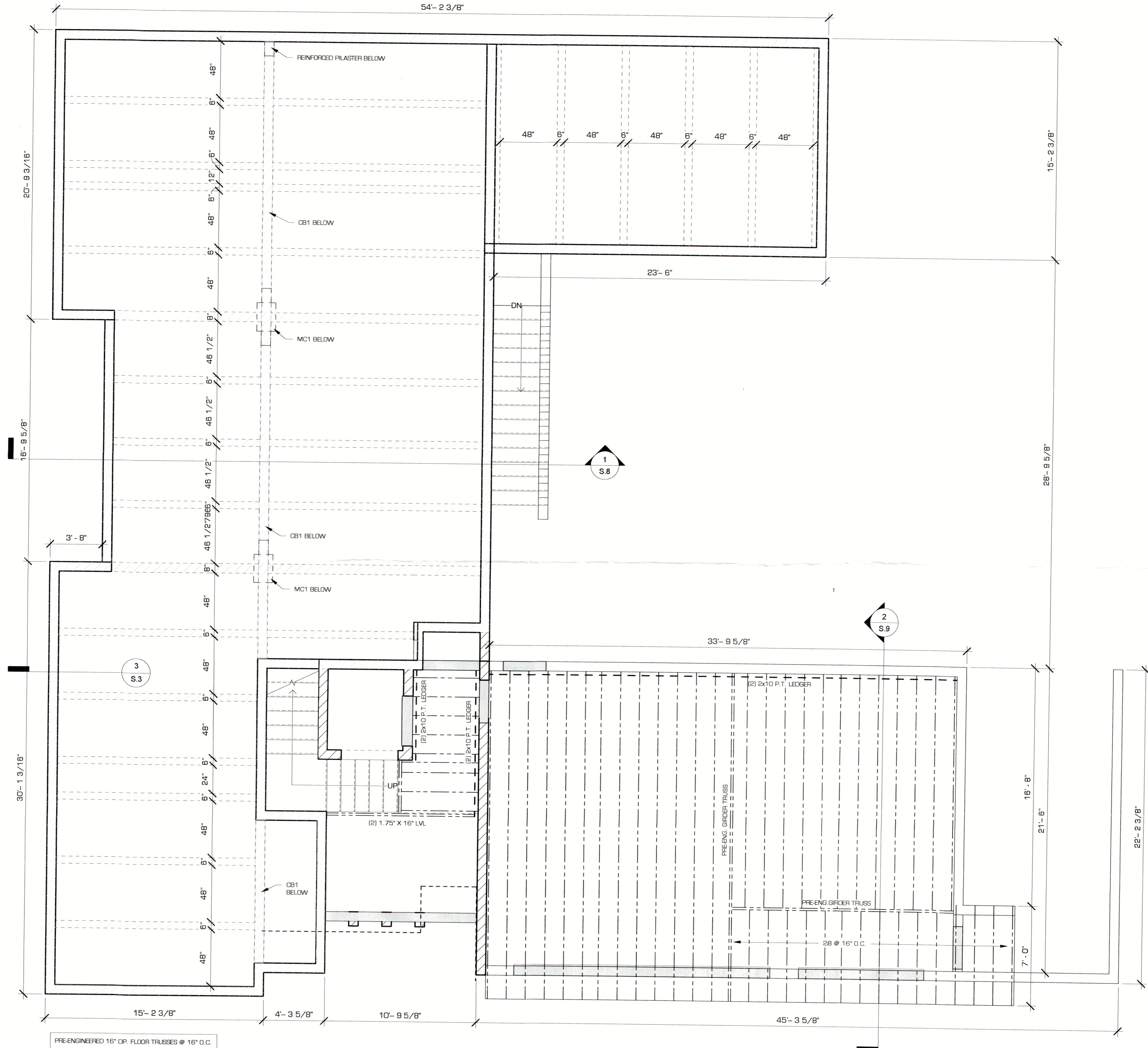
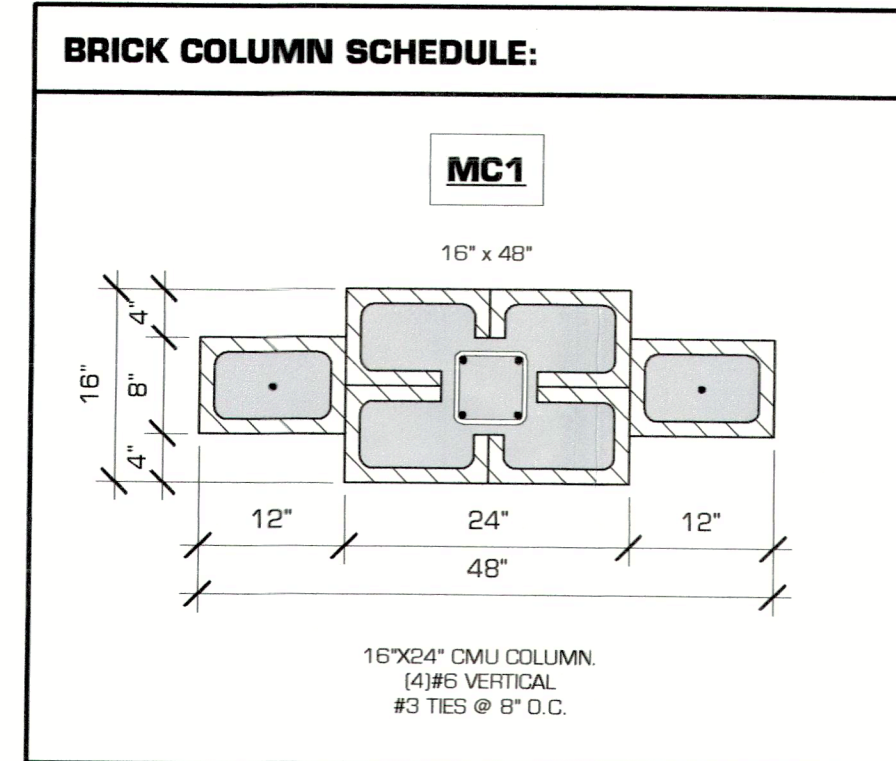
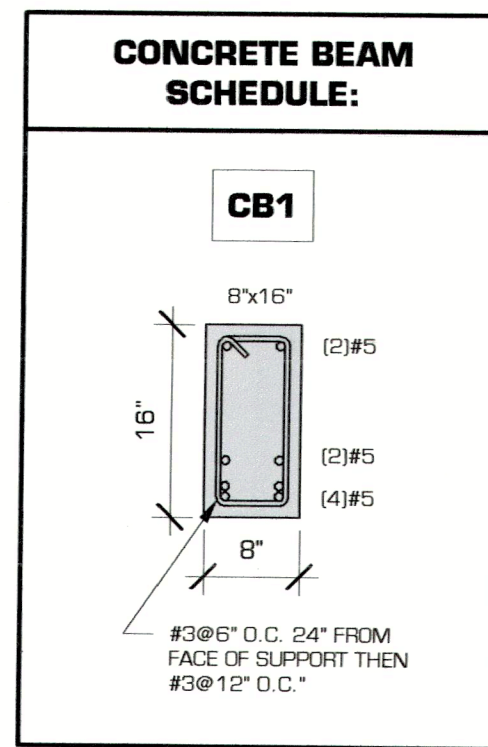
**2 LEDGER ON BLOCK DETAIL**  
S.3  $3/4" = 1'-0"$



**3 WAFFLE SLAB EDGE DETAIL**  
S.3  $1\ 1/2" = 1'-0"$



**4 TYP. C.I.P. SLAB**  
S.3  $1\ 1/2" = 1'-0"$



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

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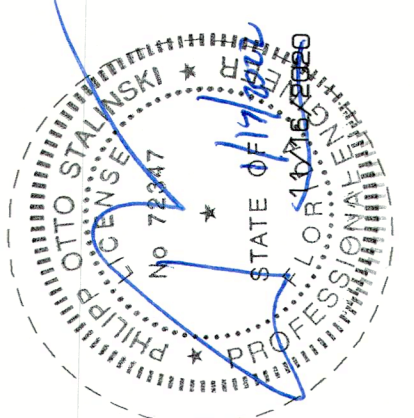
JAN 24 2022  
TOWN OF LONGBOAT KEY  
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S.3

<b>MAIN LEVEL FLOOR FRAMING PLAN</b>	
Project number	1072-005
Date	11/16/2020
Drawn by	LM
<b>LONGBOAT KEY HOUSE</b>	
GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA	

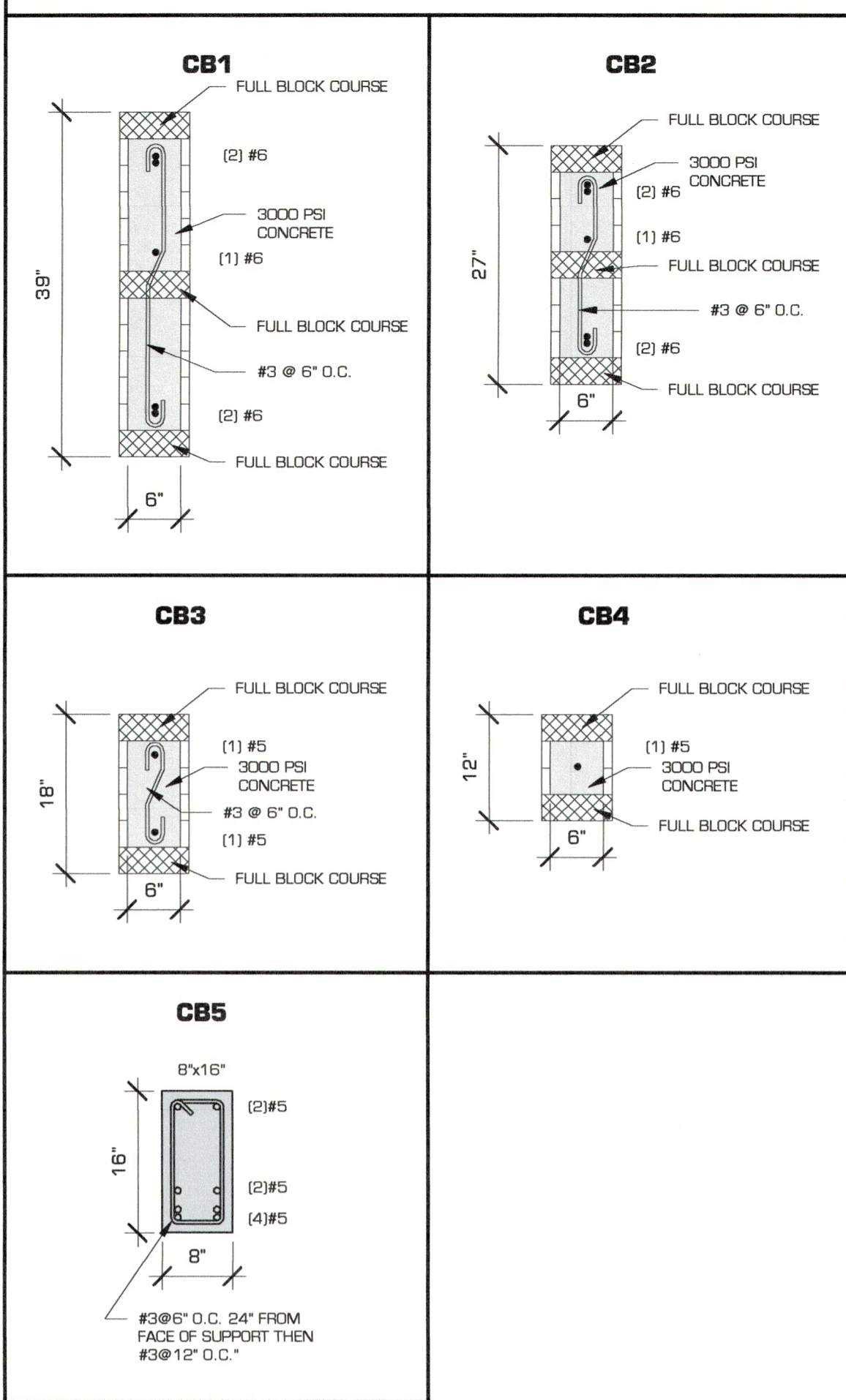
No.	Description	Date

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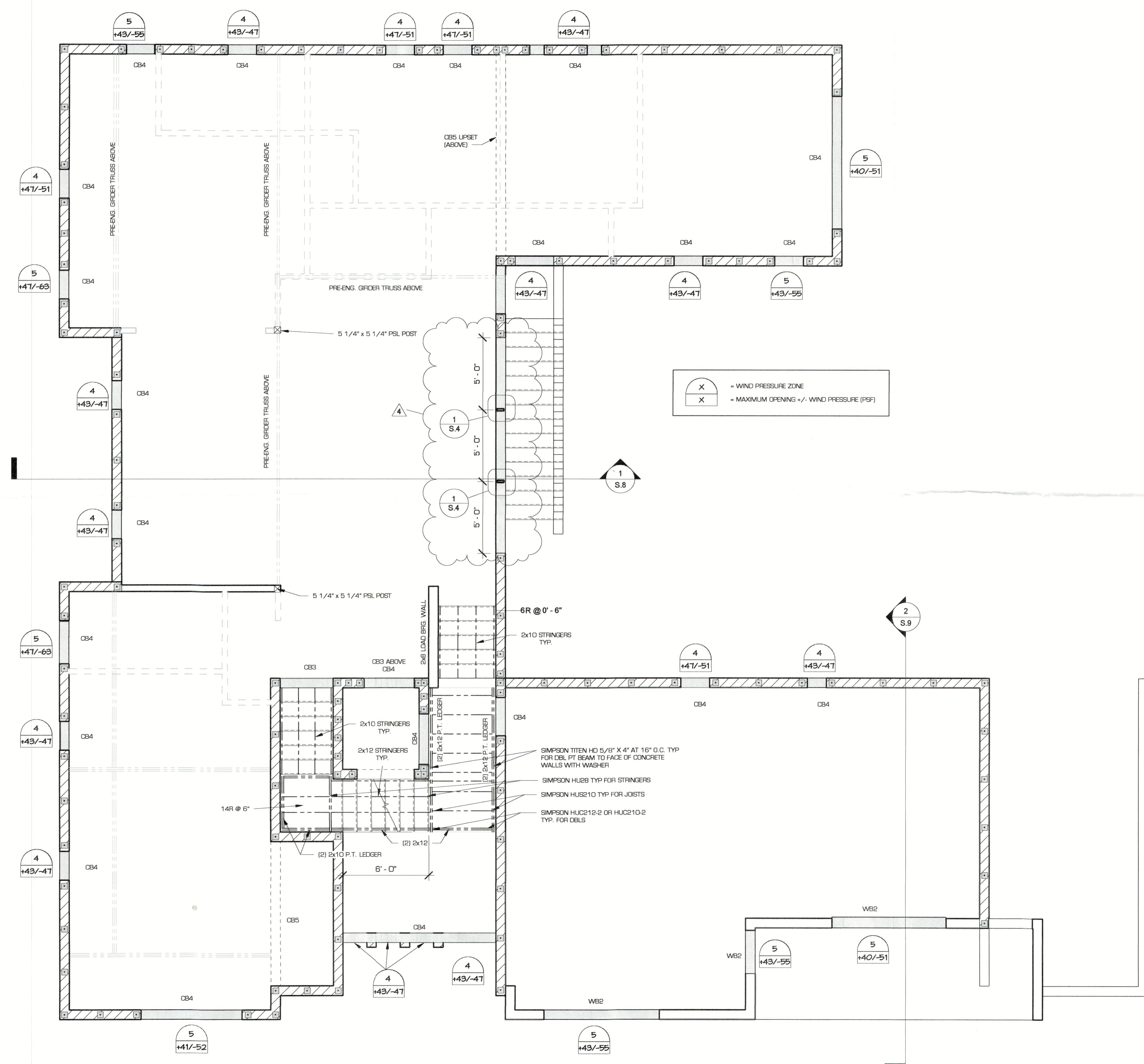
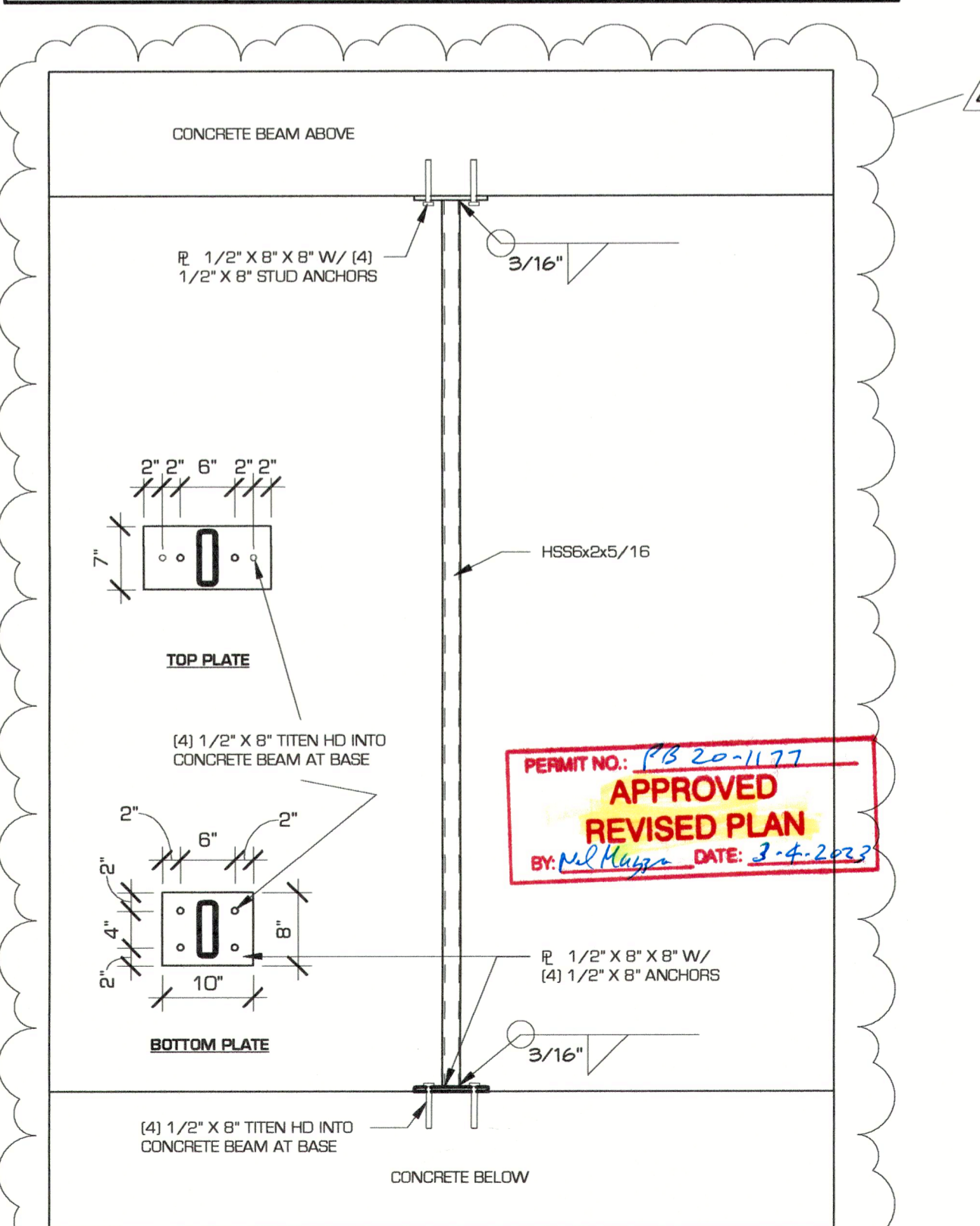
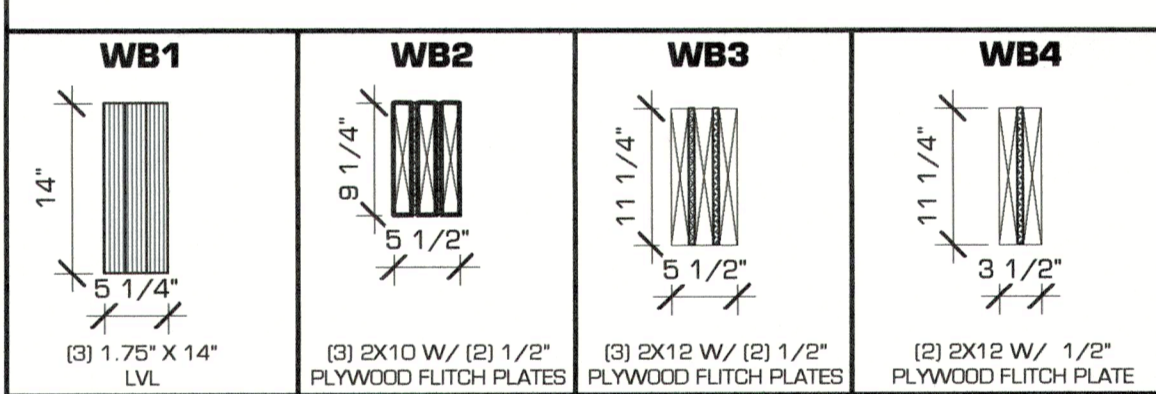


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**MASONRY BEAM SCHEDULE:**



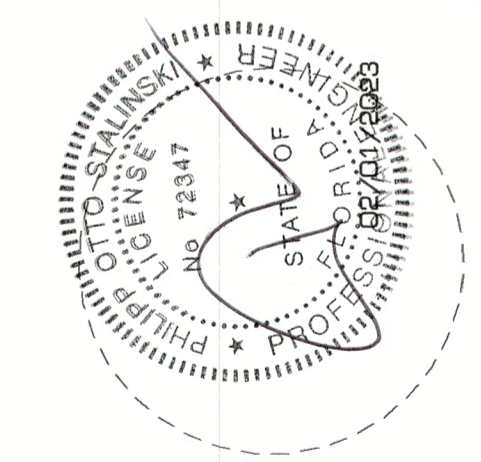
**WOOD BEAM SCHEDULE:**



**MAIN LEVEL & GUEST LEVEL WALL, BEAM, & COLUMN PLAN**  
1/4" = 1'-0"

<b>LONGBOAT KEY HOUSE</b>	<b>MAIN LEVEL &amp; GUEST LEVEL WALL, BEAM, &amp; COLUMN PLAN</b>
2945 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA	<b>S.4</b>
Project number: 1072-005	Date: 02/01/2023
Date: 02/23/2023	Drawn by: LM

No.	Description	Date
4	WINDOW FRAMING	02/23/2023

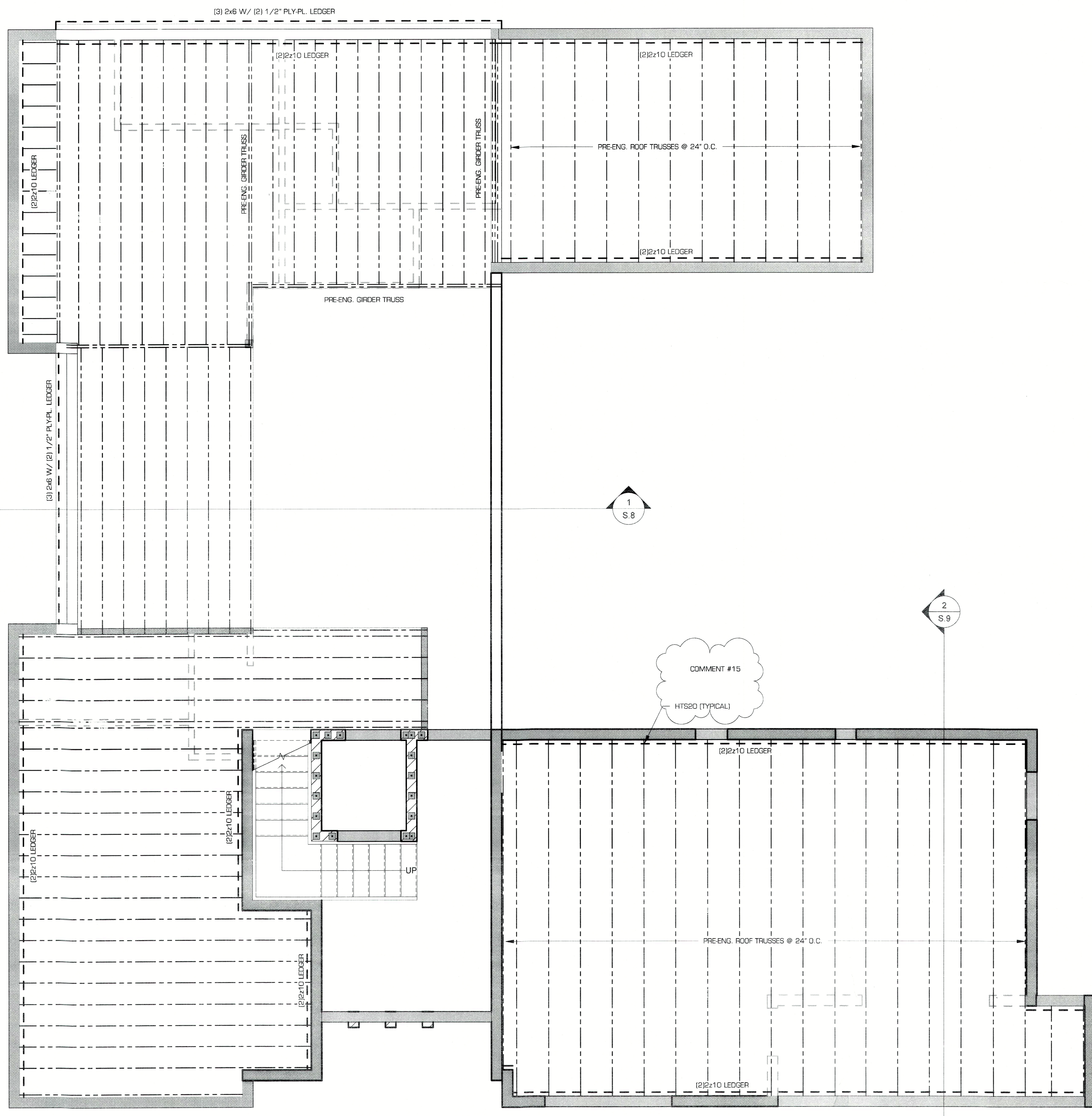


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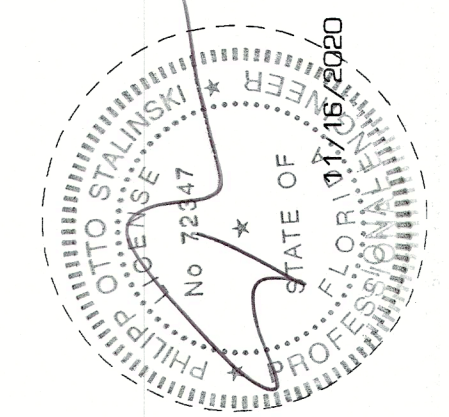
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**UPPER LEVEL FLOOR FRAMING PLAN**  
**1/4" = 1'-0"**

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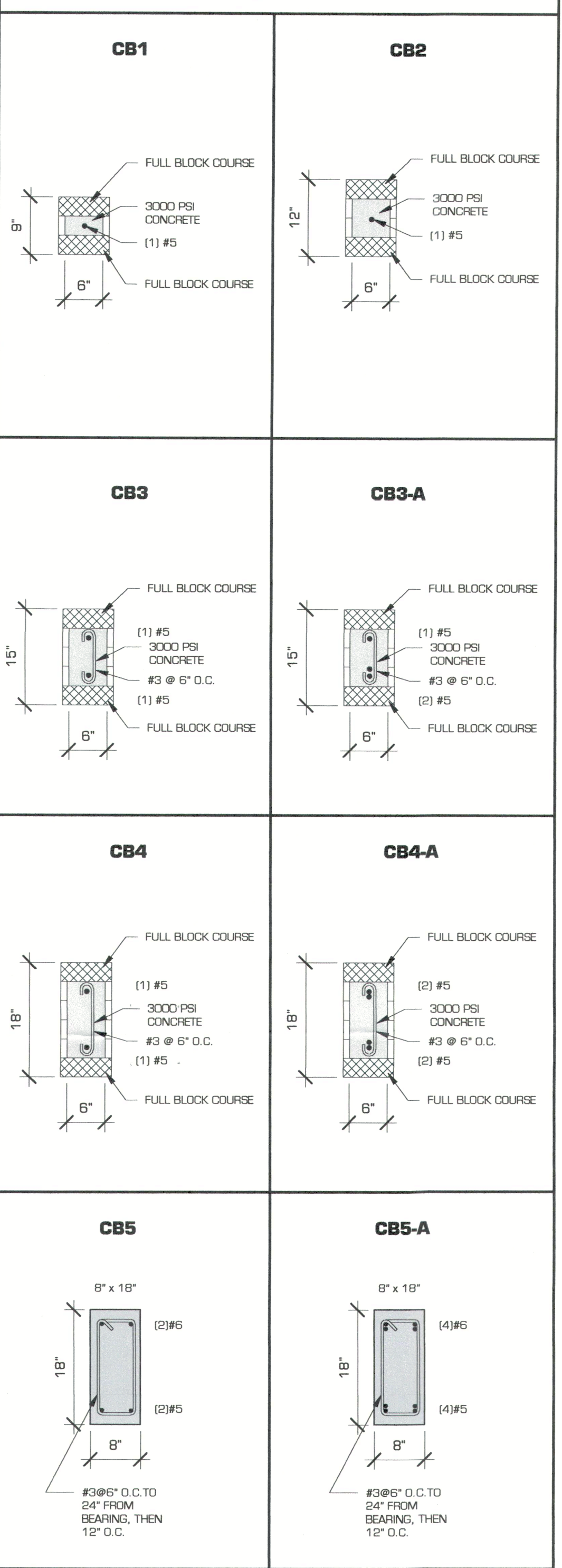
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 841.465.4501  
 phil@hnpengineering.com

No.	Revision	Description	Date
1			Date 1
2			Date 2

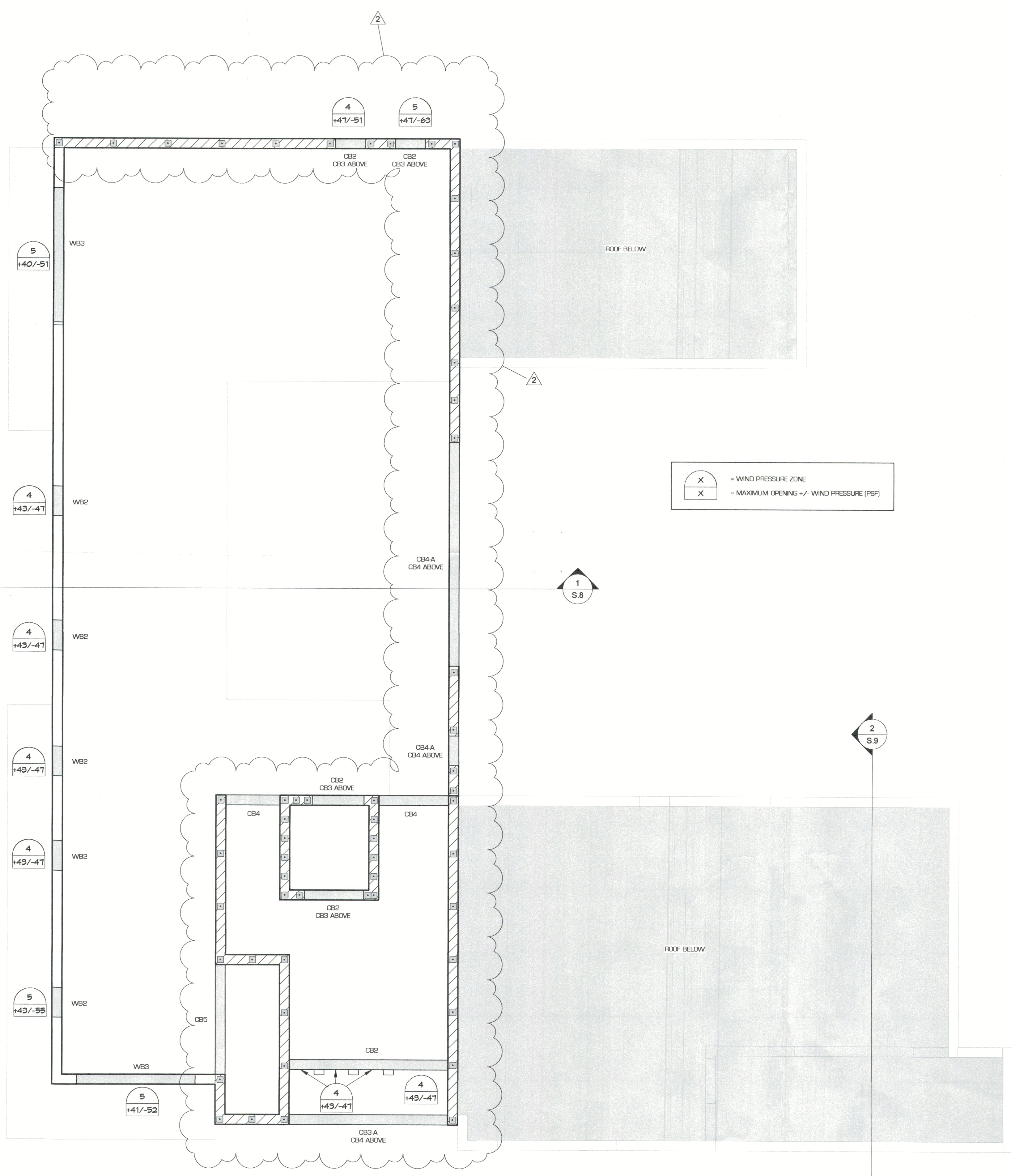
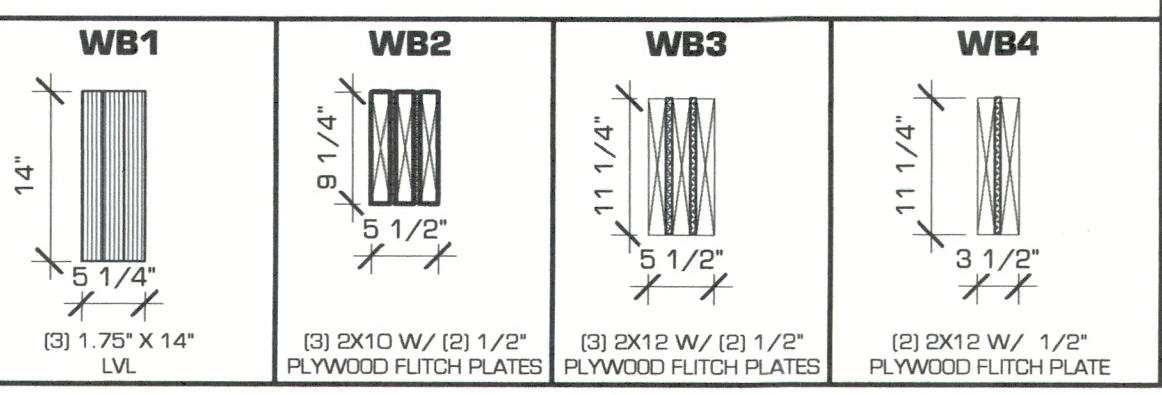
LONGBOAT KEY HOUSE		UPPER LEVEL FLOOR & LOWER ROOF FRAMING PLAN	
GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA		Project number	1072-005
		Date	11/16/2020
		Drawn by	Author

THE STRUCTURAL ENGINEER CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE DESIGN REPRESENTED BY THESE DRAWINGS COMPLIES WITH FLORIDA BUILDING CODE, 2017 EDITION

**MASONRY BEAM SCHEDULE:**



**WOOD BEAM SCHEDULE:**



= WIND PRESSURE ZONE  
 = MAXIMUM OPENING +/- WIND PRESSURE (PSF)

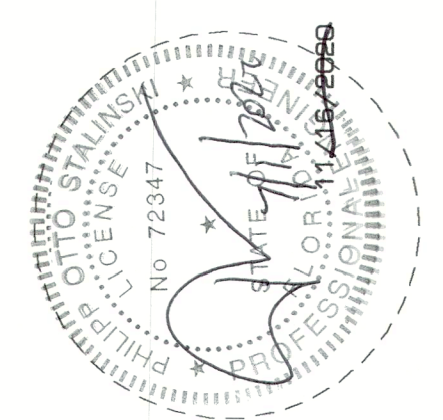
**UPPER LEVEL WALL, BEAM, & COLUMN PLAN**  
1/4" = 1'-0"

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FILE COPY OF RECORD

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 APPROVED  
 REVISOR: [Signature]  
 DATE:

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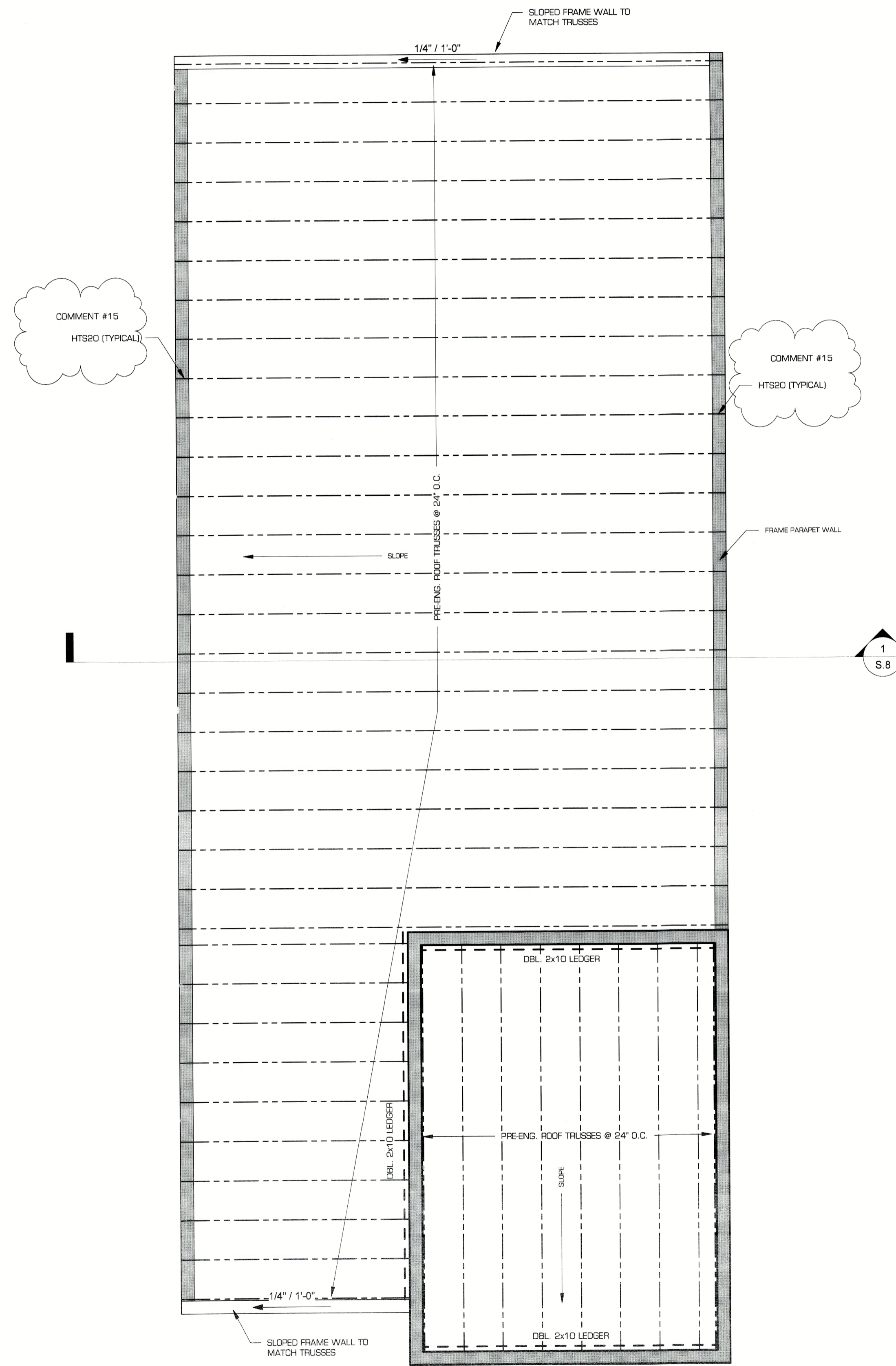
<b>LONGBOAT KEY HOUSE</b>		<b>UPPER LEVEL WALL, BEAM, &amp; COLUMN PLAN</b>	
No.	2	Date	04/22/2021
Description	OWNER CHANGES		
Project number	1075-005	Author	
Date	11/16/2020	Drawn by	
BULL OF MEXICO DRIVE LONGBOAT KEY, FLORIDA			



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**DESIGN NOTE:**

THE REPAIRS AND ADDITION TO THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA RESIDENTIAL CODE 2017, 6th EDITION, ASCE 7-10.

s =	4.0 FEET
2s =	8.0 FEET
h =	12.0 FEET
RISK CATEGORY	II
WIND SPEED =	Vult=150 MPH
CODE	FL RESIDENTIAL CODE-2017
WIND EXPOSURE	D
ENCLOSED STRUCTURE	(GC, pt +0.18)

<b>ROOF LOADING:</b>	
TOP CHORD LIVE LOAD	30 PSF
TOP CHORD DEAD LOAD	15 PSF
BOTTOM CHORD DEAD LOAD	10 PSF
TOTAL	55 PSF

**ROOF FRAMING PLAN**

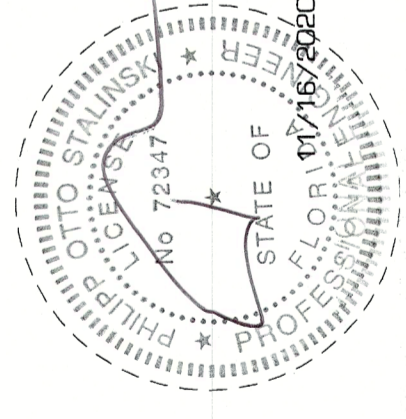
Project number	1072-005
Date	11/16/2020
Drawn by	Author

**LONGBOAT KEY HOUSE**

5115 OF MEXICO DRIVE  
LONGBOAT KEY, FLORIDA

**S.7**

No.	Revision	Description	Date
1	Revision 1		Date 1



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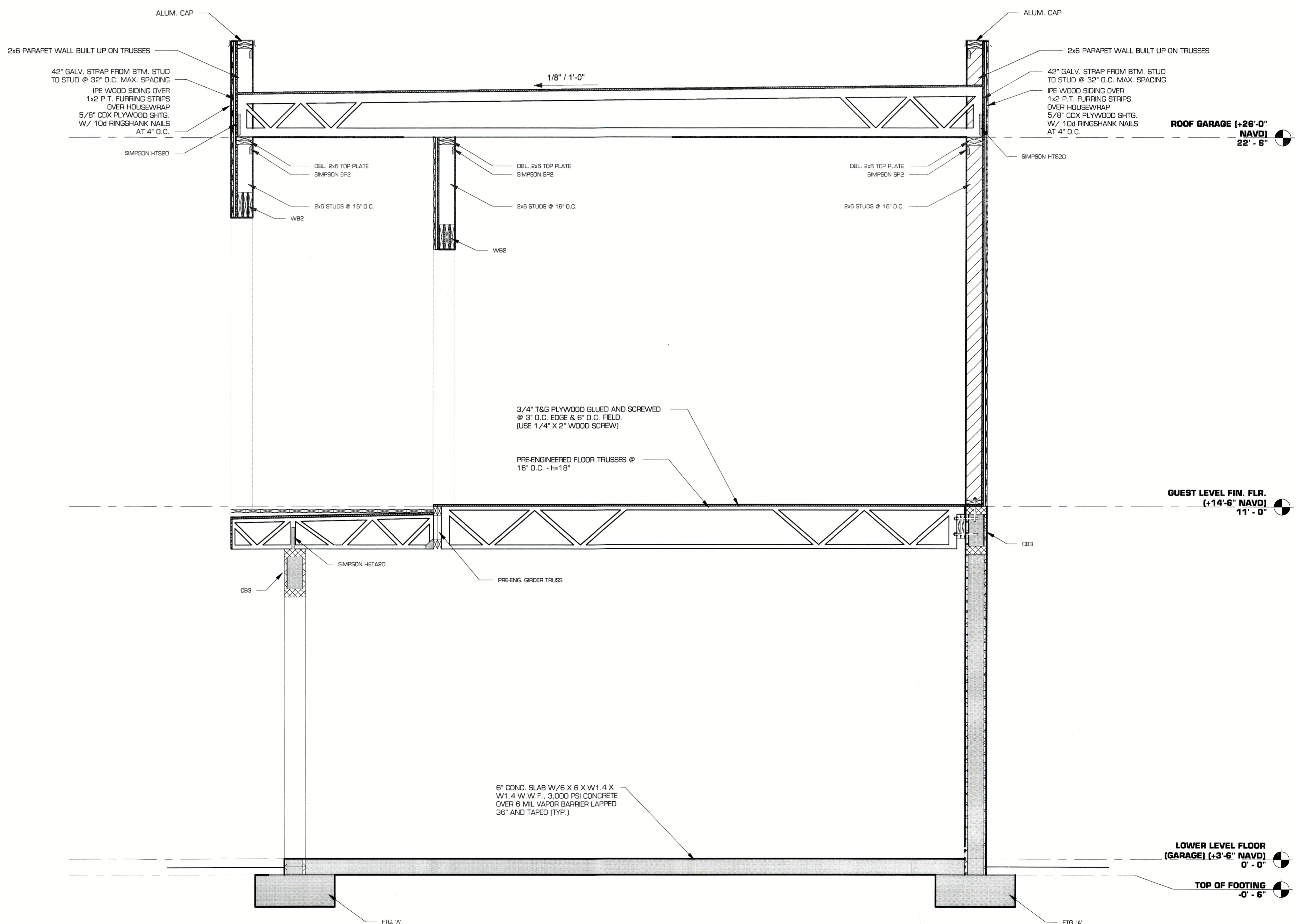
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**UPPER ROOF FRAMING PLAN**  
1/4" = 1'-0"

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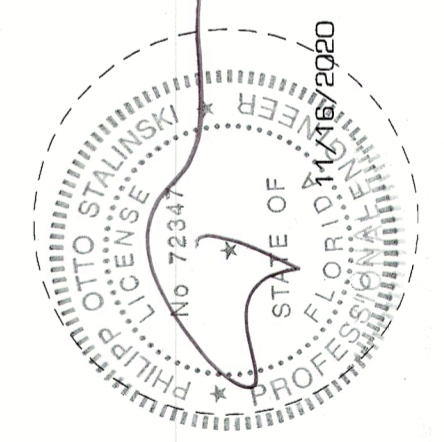




**2 WALL SECTION**  
**S.9 1/2" = 1'-0"**

<b>WALL SECTIONS</b>	Project number	1072-005	Author
	Date	11/18/2020	Drawn by
<b>LONGBOAT KEY HOUSE</b>	GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA		

No.	Description	Date



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**GENERAL DESIGN NOTES**

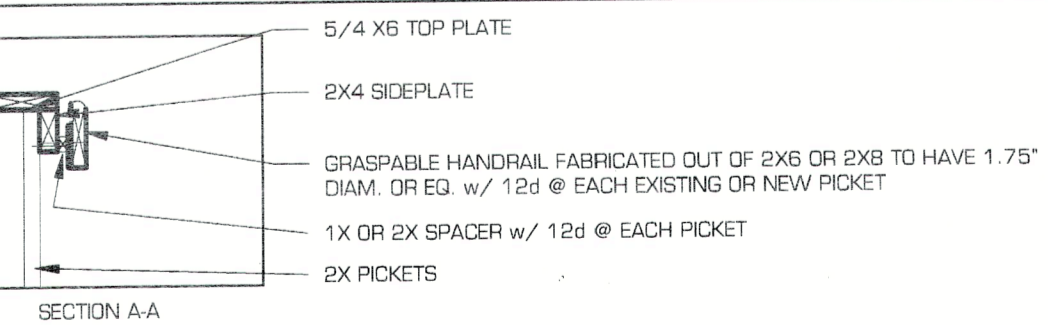
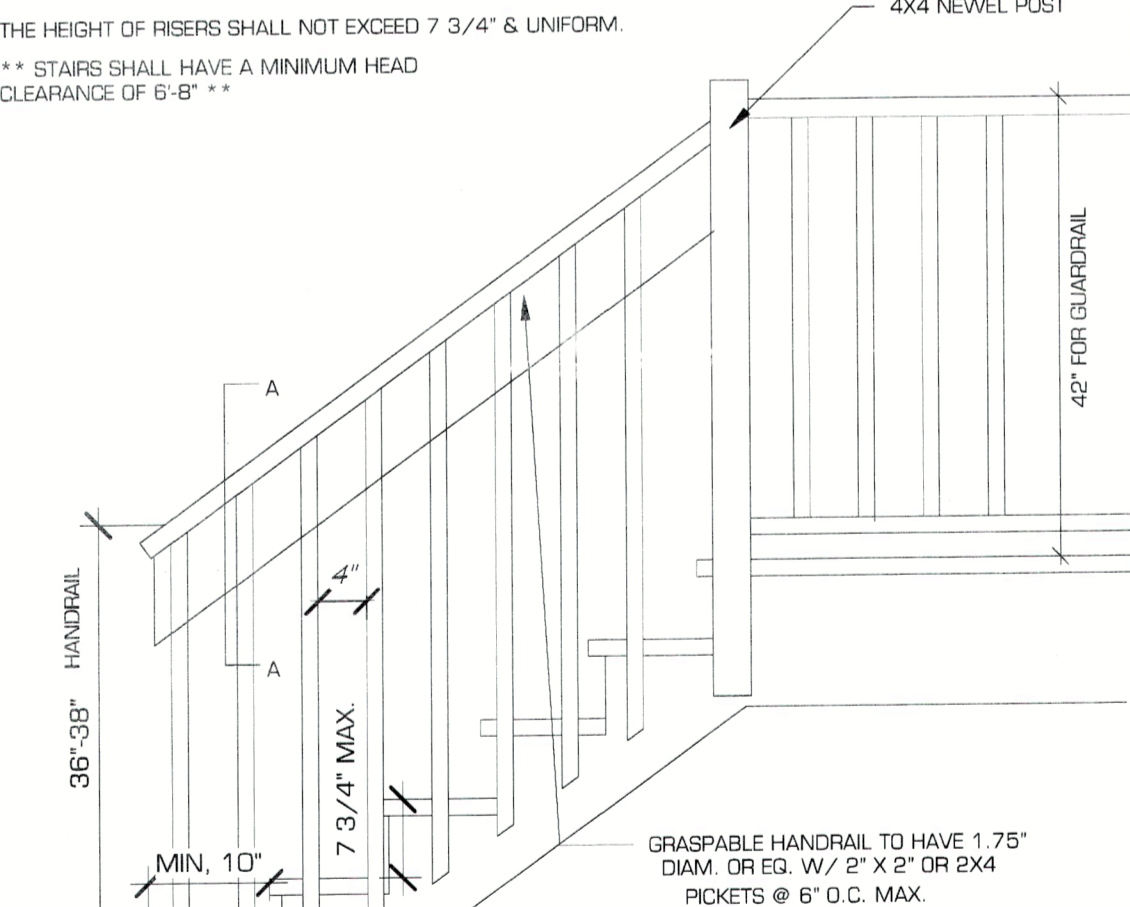
- THE STRUCTURE DESCRIBED ON THESE DRAWINGS HAS BEEN DESIGNED TO COMPLY WITH THE 2017 FLORIDA BUILDING CODE 6TH EDITION.
- DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED AT EACH LOCATION.
- OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE APPROXIMATE ROUGH OPENINGS CONTINGENT UPON FINAL DOOR AND WINDOW SELECTIONS. COORDINATE ACTUAL OPENINGS WITH ARCHITECTURAL PLANS AND FINAL COMPONENT SELECTIONS.
- THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING.
- DESIGN LIVE LOADS**

ROOF	20 PSF
ELEV. FLOORS	40 PSF
BALCONY & DECK	40 PSF
STAIRS	40 PSF (OR 300# CONCENTRATED LOAD ON A 4SQ. IN AREA)

- SEE PILING PLAN SHEET AND DETAILS
- BACKFILLING AND COMPACTION**
- UNDER SLABS ON GRADE REMOVE SOFT SPOTS AND FOREIGN MATTER IN THE SUB-GRADE.
- FILL MATERIAL FOR SUB-BASE OF SLABS ON GRADE SHALL BE CLEAN TO SLIGHTLY SILTY FINE SAND, FREE OF ORGANIC MATTER, CLAY, COBBLES, TRASH, DEBRIS OR OTHER UNSUITABLE MATERIALS.
- UNLESS SPECIFICALLY NOTED OTHERWISE, FILL MATERIAL SHALL BE PLACED IN MAXIMUM 8" HIGH LIFTS OF LOOSE FILL AND COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DRY DENSITY.

311.7.5.1 Risers. The riser height shall be not more than 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.

311.7.5.2 Treads. The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).



**TYPICAL STAIR AND RAILING DETAIL 1**  
3/4" = 1'-0"

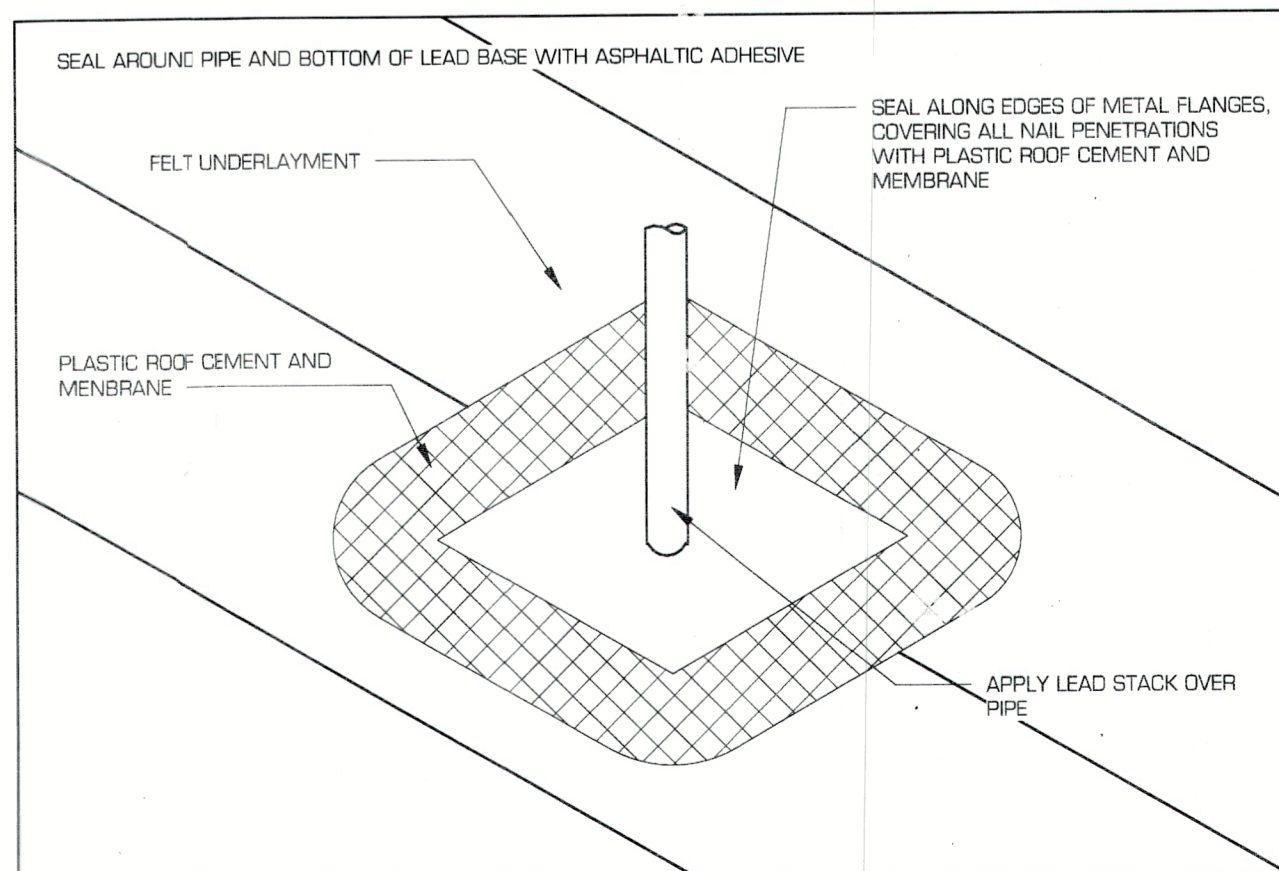
**SLABS ON GRADE:**

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, HAVE A SLUMP OF 4" PLUS OR MINUS 1", AND HAVE 2.4% AIR ENTRAINMENT.
- USE 4" THICK SLABS ON GRADE. NO REINFORCEMENT.
- FOR INTERIOR SLABS PLACE 6 MIL. POLY SHEETING W/ JOINTS LAPPED MIN. 6" ON POISONED COMPACTED SOIL.
- ALL SLABS SHALL BE POURED MONOLITHICALLY.
- PROVIDE 1/2" EXPANSION MATERIAL BETWEEN FLOATING SLABS AND ADJOINING MASONRY SHEAR WALLS AND COLUMNS.
- SLAB FINISHES (INTERIOR AND EXTERIOR) TO BE SPECIFIED BY BUILDING CONTRACTOR.
- FOOTINGS DESIGNED FOR 2000 PSF BEARING CAPACITY

**CAST-IN-PLACE CONCRETE - FOOTINGS, CIP COLUMNS, CIP BEAMS**

- NORMAL WEIGHT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS.  
  
FOR STRUCTURAL SLABS CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS.  
  
ALL EXPOSED CONCRETE SHALL HAVE PENETRON ADMIX  
  
MAXIMUM WATER-CEMENT RATIO = 0.4
- ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT EAST 8" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 8" LAP. FIBER MESH REINFORCED CONCRETE IS AN ACCEPTABLE ALTERNATIVE.

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318-11.
- ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI 315-98.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC. AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED.
- CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. NECESSARY TO SUPPORT REINFORCING STEEL.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:**  
  
-CAST AGAINST & PERMANENTLY EXPOSED TO EARTH - 3"  
  
-EXPOSED TO EARTH & WEATHER  
  
# 5 BAR OR SMALL - 1 1/2"  
# 6 BAR OR GREATER - 2"  
  
-NOT EXPOSED TO WEATHER OR IN CONTACT W/ GROUND  
  
SLABS & WALLS - 3/4"  
BEAMS & COLUMNS - 1 1/2"
- HORIZONTAL SLAB BARS SHALL BE BENT 1-6" AROUND CORNERS, OR PROVIDE CORNER BARS WITH A 2'-0" LAP ON EACH LEG.
- MINIMUM LAP SPICE ON ALL REINFORCING SHALL BE 25" U.N.D.



**1 FLASHING AT ROOF PENETRATION**  
S.10 1 1/2" = 1'-0"

**MASONRY**

**GENERAL**

- MASONRY CONSTRUCTION SHALL COMPLY WITH FBC 2017 U.N.D.
- PROVIDE LINTELS OR HEADERS AS SPECIFIED ON DRAWINGS WITH MIN. 8" BEARING OVER ALL MASONRY OPENINGS.

**CONCRETE MASONRY UNITS**

- MASONRY UNITS SHALL BE 7 5/8" OR 11 5/8" X 15 5/8" SIZE MODULAR UNITS UNLESS NOTED OTHERWISE
- LAP UNITS IN RUNNING BOND. SAWCUT UNITS WHICH ARE NOT IN MULTIPLES OF 8" UNITS SHALL BE AT LEAST 8" LONG. BOND CORNERS BY LAPPING ENDS 8" IN SUCCESSIVE VERTICAL COURSES.

**MORTAR**

- USE TYPE S MORTAR EXCEPT USE TYPE M MORTAR BELOW GRADE. HEAD AND BED JOINTS SHALL BE 3/8" FOR THE THICKNESS OF THE FACE SHALL. WEBS ARE TO BE FULLY MORTARED IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS. IN THE STARTING COURSE, AND WHERE AN ADJACENT CELL IS TO BE GROUTED, REMOVE MORTAR PROTRUSIONS EXTENDING 1/2" OR MORE INTO CELLS TO BE GROUTED.

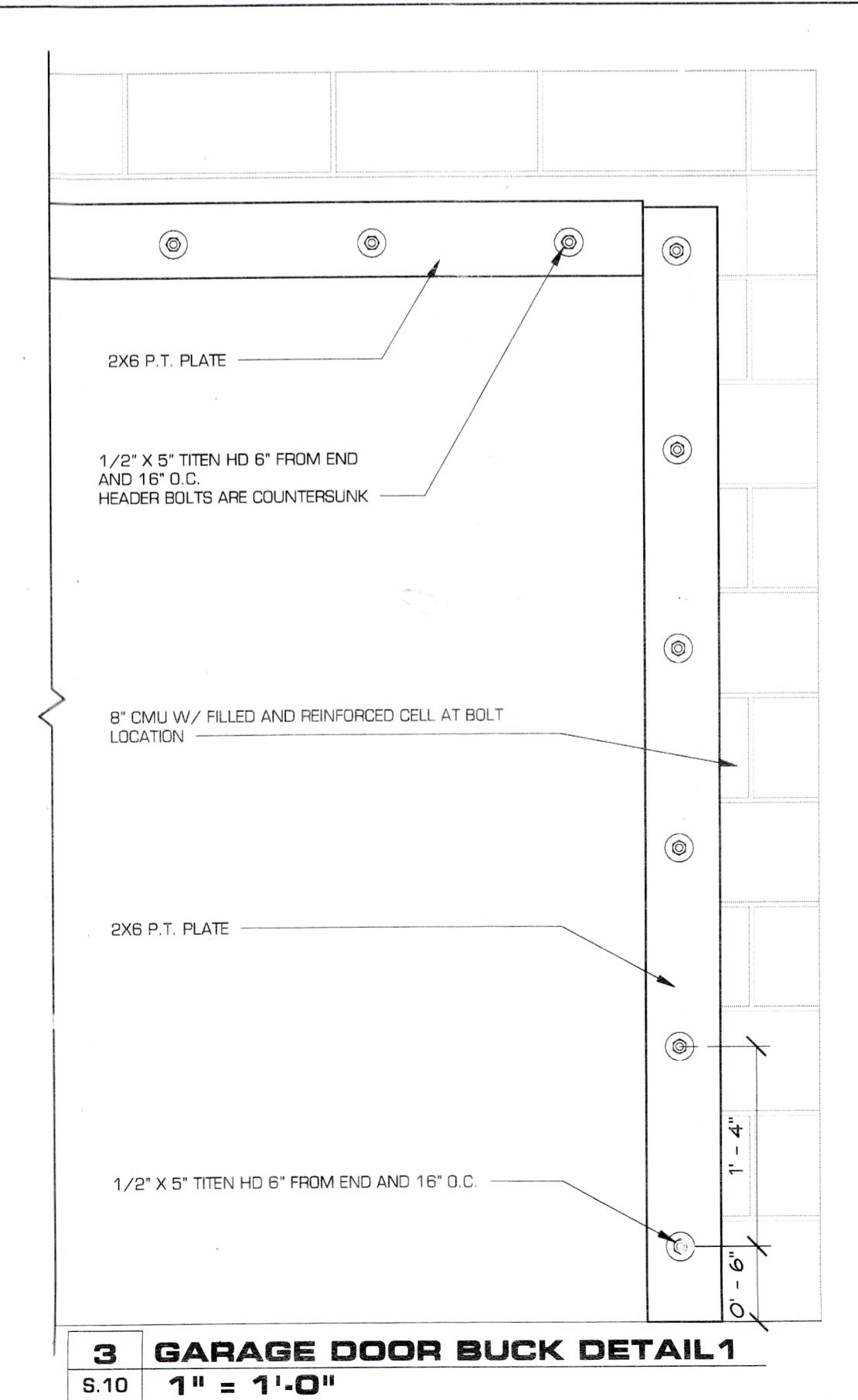
**JOINT REINFORCEMENT**

- USE STANDARD (9 GAUGE) HORIZONTAL JOINT REINFORCING IN EVERY OTHER COURSE. OVERLAP DISCONTINUOUS ENDS 6".

- PROVIDE ADDITIONAL JOINT REINFORCEMENT ABOVE AND BELOW ALL OPENINGS, EXTENDED 24" BEYOND OPENING ON EACH SIDE.

**CELL REINFORCEMENT**

- MASONRY GROUT SHALL BE 3000 PSI AT 28 DAYS. THE SLUMP SHALL BE 6" +/- 1"
- GROUTED CELLS SHOULD BE SUFFICIENTLY VERTICALLY ALIGNED TO MAINTAIN FREE FLOW OF MASONRY GROUT UNOBSTRUCTED BY PROTRUDING CMU WALLS OR MORTAR.
- PROVIDE CLEANOUT INSPECTION OPENINGS AT THE BOTTOM OF EACH GROUT LIFT.
- USE REINFORCING STEEL IN EACH GROUTED CELL AT ALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND AT THE ENDS OF WALLS AND MAX. 4'-0" O.C. IN ADDITION TO THE LOCATIONS SPECIFIED IN THE DRAWINGS. USE #5 REBAR U.N.D. VERTICAL WALL REINFORCEMENT SHALL BE LAPPED AND TIED 25" MIN. AT EACH SPLICE LOCATION. (DOES NOT APPLY TO BREAKAWAY WALLS SEE "BREAKAWAY WALL DETAIL")



**3 GARAGE DOOR BUCK DETAIL 1**  
S.10 1" = 1'-0"

**PREFABRICATED WOOD TRUSSES**

- TRUSSES, BRACING, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER TO SAFELY CARRY THE DESIGN LOADS AS INDICATED ON THE STRUCTURAL PLANS.
- FLOOR SYSTEM DEFLECTION UNDER LIVE LOAD ONLY SHALL NOT EXCEED L/600 AND TOTAL DEFLECTION SHALL NOT EXCEED L/480 FOR FLOOR SYSTEMS

- TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND DESIGN NOTES WITH A FLORIDA REGISTERED ARCHITECTS SEAL FOR APPROVAL BY THE E.O.R. AND THE BUILDING CONTRACTOR. DESIGN NOTES TO INCLUDE THE RATED LOAD CAPACITY OF THE CONNECTORS USED TO SECURE THE MEMBERS, CERTIFICATION OF THE CONNECTOR CAPACITIES AND MANUFACTURER'S LICENSE TO FABRICATE TRUSSES UTILIZING THE CONNECTOR SYSTEM PROPOSED.

- TRUSS MANUFACTURER SHALL PROVIDE ENGINEERING FOR ALL BRIDGING, BRACING AND CONNECTORS REQUIRED BY THE TRUSS SYSTEM.

- SEE GENERAL NOTES FOR FLOOR AND ROOF TRUSS REQUIRED LOAD CAPACITY.

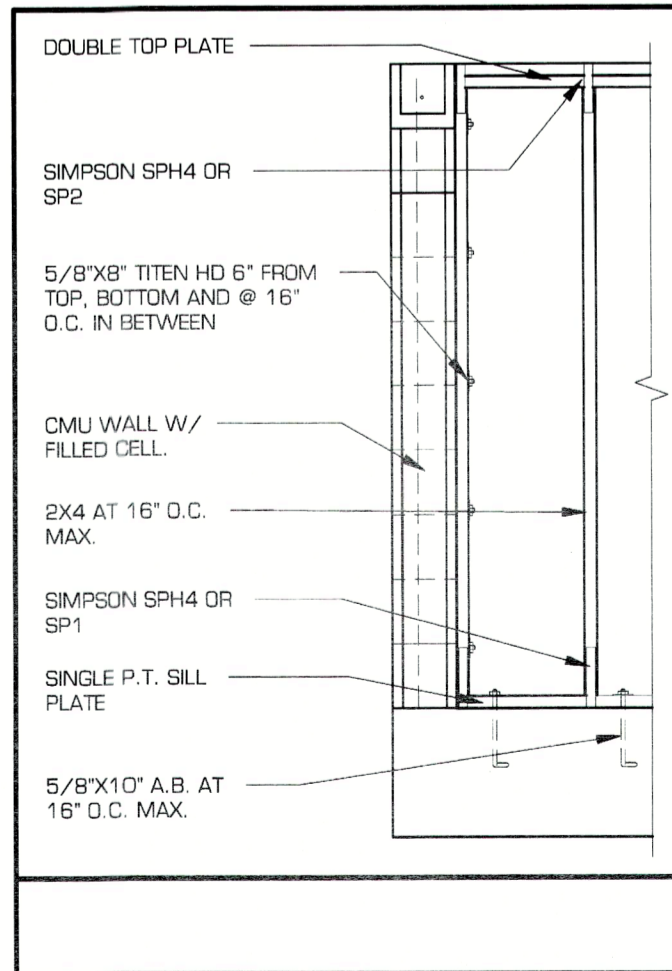
- DO NOT CUT OR REMOVE CHORDS OR WEBS OF TRUSSES. DO NOT NOTCH OR DRILL TRUSS MEMBERS WITHOUT WRITTEN APPROVAL OF SPECIALTY ENGINEER RESPONSIBLE FOR TRUSS DESIGN.

- PER F.A.C. 61615-31.003 THE ENGINEER OF RECORD DELEGATES THE DESIGN OF THE PRE-ENGINEERED TRUSSES TO A TRUSS DESIGN ENGINEER AND A TRUSS SYSTEM DESIGN ENGINEER. BOTH ENGINEERS MUST HAVE CURRENT FLORIDA PROFESSIONAL ENGINEERING LICENSES AND BE QUALIFIED TO PERFORM THE DELEGATED DESIGN WORK.

SEE ROOF TRUSS CONNECTOR UPLIFT SCHEDULE ON FRAMING SHEETS WHEN SHOWN

**TRUSS CONNECTOR NOTES:**

- ALL SIMPSON TRUSS ANCHORS SHOWN ON DRAWINGS SHALL BE VERIFIED FOR LOADS SHOWN ON WOOD TRUSS DESIGN CALCULATIONS, THEREFORE ANCHOR SIZES AND TYPES ARE SUBJECT TO CHANGE.
- THE GIRDER TRUSS FOR UPLIFT LOAD WITH (2)SIMP HTS20 TO TOP PLATE AND TO PROVIDED DOUBLE STUD BELOW U.N.D.
- WHERE CONNECTOR NOT SHOWN, TIE TRUSS TO TOP PLATE W/ MTS18
- TRUSS MANUFACTURER SHALL PROVIDE SPECIFICATIONS FOR REQUIRED PERMANENT BRACING.



**4 MIXED CONST. AND BEARING WALL DETAIL**  
S.10 1/2" = 1'-0"

**GENERAL WOOD SPECS**

- WOOD CONSTRUCTION SHALL CONFORM TO FBC 2017 AND NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) OR SOUTHERN PINE INSPECTION BUREAU (SPIB). MOISTURE CONTENT SHALL NOT BE MORE THAN 19% AT THE TIME OF INCORPORATION INTO THE BUILDING.

- ALL BEARING WOOD FRAMING SHALL BE #2 SYP UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN. FRAMED WALLS SHALL BE #2 SYP OR SPF AT BUILDERS DISCRETION. ALL WOOD FRAMING IN CONTACT WITH MASONRY AND CONCRETE CONSTRUCTION SHALL BE PRESSURE TREATED (PT).

- ALL STUD WALLS SHALL BE 2X4 OR 2X6 (AS NOTED ON DRAWINGS) 16" O.C. MAX.

- ALL EXPOSED EXTERIOR WOOD SHALL BE PRESSURE TREATED (PT) WITH CHROMIATED COPPER ARSENATE (CCA) IN ACCORDANCE WITH AWPC C2 TO PROVIDE 0.60 POUNDS/CUBIC FOOT RETENTION BY ASSAY OF TREATED WOOD. WOOD SHALL BEAR THE AWPC QUALITY MARK DESIGNATION.

- PROVIDE GALVANIZED CONNECTORS FOR ALL EXPOSED EXTERIOR WOOD CONNECTIONS.

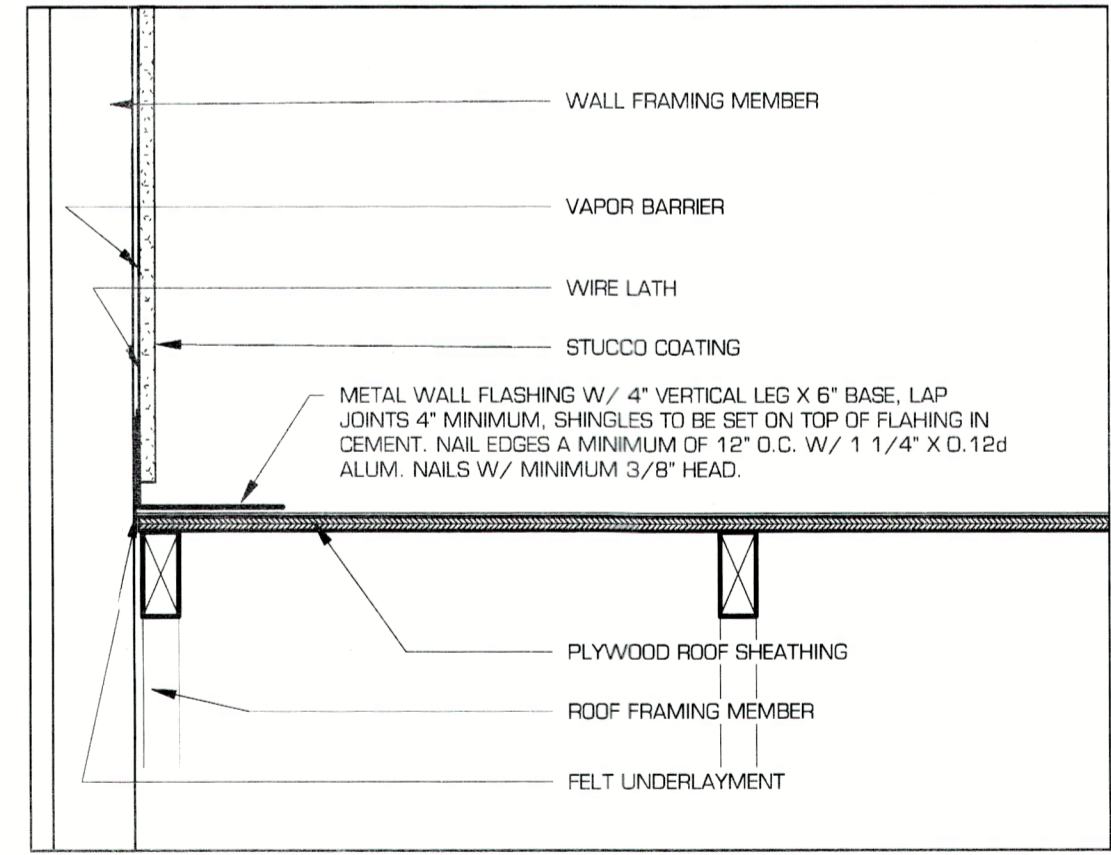
- PROVIDE MICRO LAMS (WHERE INDICATED ON PLAN) AS MANUFACTURED BY "TRUSS-JOIST, INC" OR AN APPROVED EQUIVALENT.

- EXTERIOR WALL SHEATHING SHALL BE 5/8" CDX NAILED W/ 10d COMMON AT 6" O.C. IN THE FIELD AND 4" O.C. ON EDGES U.N.D.

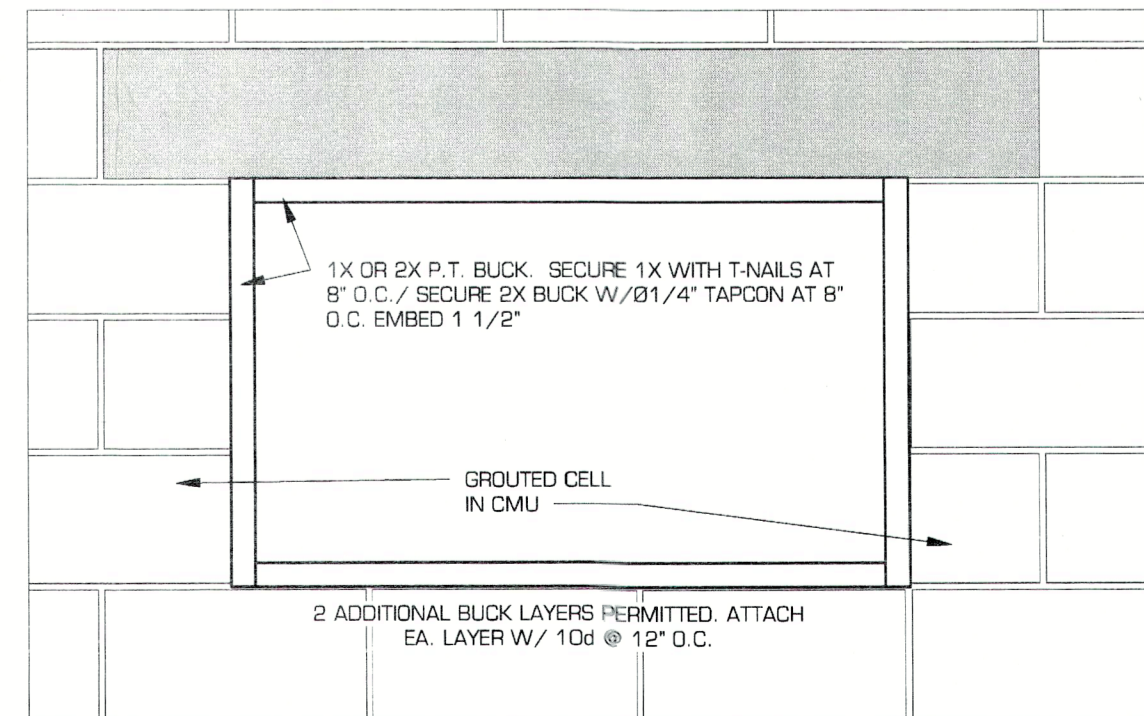
- FLOOR SHEATHING SHALL BE 3/4" CDX T&G 15/16" GLUED AND NAILED W/ 10d COMMON 8" O.C. IN THE FIELD AND 6" O.C. AT EDGES.

- MINIMUM FRAMED WALL HEADER (JACK) STUD REQUIREMENTS UNLESS NOTED OTHERWISE ON PLANS.

HEADER SPAN MAX.	HEADER (JACK) STUDS @ EACH END	FULL LENGTH STUDS @ EACH END
3'	1	1
6'	1	2
9'	2	2
12'	2	3
15'	2	3
18'	3	4
10.	SEE ROOF SHEATHING FASTENER SCHEDULE ON ROOF FRAMING PLAN.	



**2 FLASHING AT WOOD WALL TO ROOF**  
S.10 1 1/2" = 1'-0"



**6 WINDOW/DOOR BUCK DETAIL**  
S.10 1" = 1'-0"

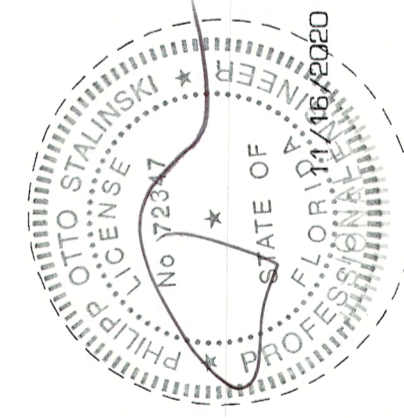
**LONGBOAT KEY HOUSE**

**NOTES**

Project number: 1079-005  
Date: 11/16/2020  
Drawn by: LM

GULF OF MEXICO DRIVE  
LONGBOAT KEY, FLORIDA

No.	Description	Date



BLDG PERMIT PLANS FILE  
Copy of Record

RECEIVED  
FEB 19 2021  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

**HMPE**  
STRUCTURAL ENGINEERING