

EXISTING CONDO UNIT PLAN  
SCALE: 1/4" = 1'-0"

MECHANICAL, ELECTRICAL,  
AND PLUMBING REVIEWS  
WILL BE DEFERRED TO  
FIELD INSPECTORS

EXISTING AREA CALCULATIONS	
TOTAL LIVING:	2,375 SF
TERRACE:	725 SF
TOTAL:	3,100 SF

- GENERAL NOTES**
- SEE SHEET S-1 FOR GENERAL STRUCTURAL NOTES
  - ALL DIMENSIONS ARE FROM FACE OF 7 5/8" BLOCK WALL (OR EDGE OF FLOOR SLAB) TO FACE OF WALL STUD U.N.O.
  - ALL INTERIOR WALLS ARE 3 1/2" U.N.O.
  - WALL SEPARATION BETWEEN GAR. AND RESIDENCE AND ATTIC SPACE TO BE 1/2" GYPSUM BOARD APPLIED TO GARAGE WALL AND CEILING.
  - DRYER VENTED THROUGH ROOF OR THROUGH WALL.
- ALL WINDOW/DOOR COMPONENT & CLADDING PRESSURES TO MEET: +/- 32.5 PSF (TYP. U.N.O.)

**WALL LEGEND**

	CMU WALL W/ FURRING
	2X FRAMED WALL, WIDTH PER PLAN

- DO NOT SCALE THESE DRAWINGS, CONTACT CONSTRUCTION MANAGER WITH ANY CONFLICTS IN THE PLANS BEFORE BEGINNING WORK.
- IT IS THE INTENT THAT THESE DRAWINGS BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE, SECTION 1609 (FBC 8TH EDITION - 2023), 2020 NEC AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND RESTRICTIVE COVENANTS GOVERNING THE SITE OF WORK.
- SEE OWNER/BUILDER FOR SCOPE OF WORK AND OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PER FBC 2023 - 8TH EDITION, EXISTING BUILDING -504.1, THIS IS A LEVEL 2 ALTERATION

Permit # DB24-0509  
REVIEWED FOR CODE COMPLIANCE  
LONGBOAT KEY BUILDING DEPT.

MAY 22 2024  
APPROVED  
Reviewer: Jamison

RECEIVED  
MAY 14 2024  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

BLDG PERMIT PLANS  
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Copy of Record

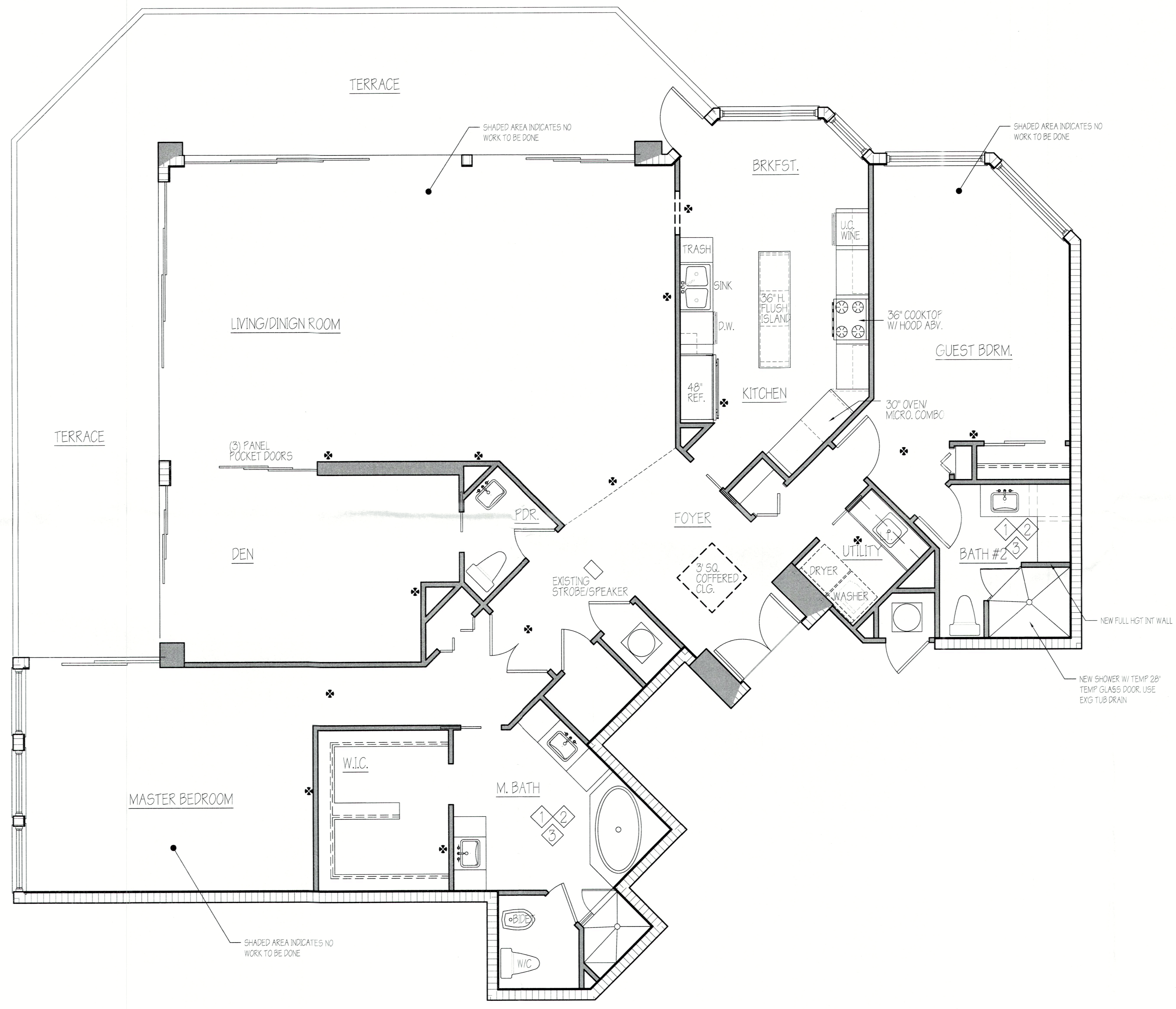
DO NOT SCALE DRAWINGS  
FOR CONSTRUCTION OR FOR  
OFFICIAL RECORDS



Anthony Girard Specialties  
2100 Mission Valley Blvd  
Nokomis, FL  
CGC#1504597

Heinz Condo  
545 Sanctuary Dr, Unit A603  
Longboat Key, FL

ISSUE DATE	05.07.24
REVISION DATE	05.08.24
SHEET NUMBER	A-1

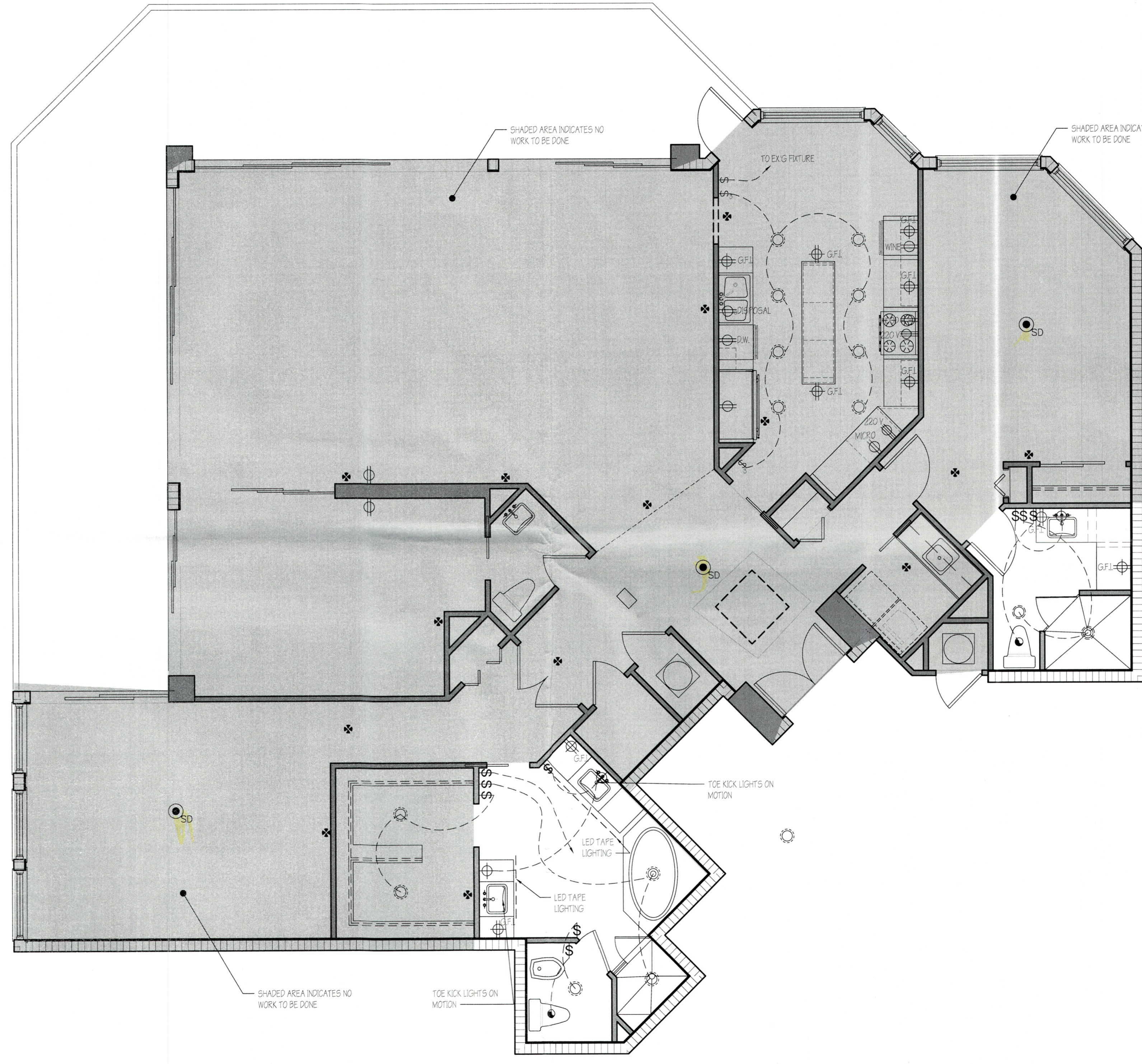


PROPOSED CONDO UNIT PLAN  
SCALE: 1/4" = 1'-0"

- DEMOLITION NOTES:**
1. IN COMPANY OF THE OWNER, VISIT THE SITE AND VERIFY THE EXTENT AND LOCATION OF SELECTIVE DEMOLITION REQUIRED.
    - A) CAREFULLY IDENTIFY LIMITS OF SELECTIVE DEMOLITION.
    - B) MARK INTERFACE SURFACES AS REQUIRED TO ENABLE WORKMEN ALSO TO IDENTIFY ITEMS TO BE REMOVED AND ITEMS TO BE LEFT IN PLACE.
  2. SHUT OFF, CAP, AND OTHERWISE PROTECT EXISTING PUBLIC UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC AGENCY OR UTILITY HAVING JURISDICTION.
  3. COMPLETELY REMOVE ITEMS SCHEDULED TO BE SO DEMOLISHED AND REMOVED, LEAVING SURFACES CLEAN, SOLID, AND READY TO RECEIVE NEW MATERIALS SPECIFIED ELSEWHERE.
  4. IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.
  5. DEMOLISHED MATERIAL SHALL BE CONSIDERED TO BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE.
  6. ASBESTOS AND HAZARDOUS MATERIALS DEMOLITION OR REMOVAL WORK IS NOT PART OF THIS CONTRACT.
  7. THE DEMOLITION WORK IS NOT LIMITED TO DEMOLITION ITEMS LISTED OR SPECIFICALLY IDENTIFIED ON THE CONSTRUCTION DOCUMENTS, BUT SHALL INCLUDE THOSE ITEMS NECESSARY FOR A FINISH AND COMPLETE PROJECT.
  8. GENERAL CONTRACTOR SHALL INCLUDE ALL INTERIOR AND EXTERIOR PAINTING, PREPARING AND PAINTING TO PROVIDE A PROFESSIONAL AND COMPLETELY FINISHED PROJECT.
- |   |   |
|---|---|
| 1 | REMOVE FLOORING & ADD NEW FLOORING THROUGHOUT     |
| 2 | REMOVE EXISTING BASE BOARD AND ADD NEW THROUGHOUT |
| 3 | NEW PAINT THROUGHOUT                              |

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TOWN OF LONGBOAT KEY  
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ISSUE DATE	02.07.22
REVISION DATE	04.05.24
SHEET NUMBER	A-2



**PROPOSED ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS  
FOR PERMITS OR RECORDS  
ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2024 NATIONAL ELECTRIC CODE

**GENERAL ELECTRICAL NOTES:**

- PER SECTION 210.12(B) ALL 15A & 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS REQUIRE AFCI PROTECTION
- CARBON MONOXIDE PROTECTION PER FLORIDA STATUTES 553.886 (2), TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM.
- PER SECTION 210.8(B)(4) ALL 15A & 20A, 120V RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI PROTECTED.
- PER SECTION 210.8(B)(5) ALL 15A & 20A, 120V RECEPTACLES INSTALLED WITHIN 6' OF A SINK (IN NON-DWELLING UNIT) OCCUPANCIES & OUTDOOR SUMMER KITCHENS RECEPTACLES MUST BE GFCI PROTECTED.
- PER SECTION 406.8(B)(1) 15A & 20A RECEPTACLES IN A NET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AND ALL NON-COOKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT.
- PER SECTION 406.7 IN DWELLING UNITS, ALL 15A & 20A, 120V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
- PER SECTION 407.1 IN DWELLING UNITS, ALL 15A & 20A, 120V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
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8 SMOKE DETECTORS MUST BE LABELED PER UL 207

**ELECTRICAL SYMBOL KEY**

LIGHT FIXTURES	
☉	CEILING SURFACE MOUNT LIGHT
⊖	RECESSED CAN LIGHT
⊖ WP	RECESSED CAN LIGHT WATERPROOF
⊖	RECESSED CAN - EYEBALL
⊕	PENDANT LIGHTING
⊖	UNDER CABINET LIGHTING
⊖	WALL SCONCE
⊖	WALL MOUNT LIGHT
⊖ WP	WALL MOUNT LIGHT WATERPROOF
⊖	HANGING INCANDESCENT
⊖	FLOOD LIGHTS (SINGLE OR MULTIPLE)
OUTLETS	
⊖	DUPLEX OUTLET
⊖ GFI	GFI OUTLET
⊖ GFI-WP	WATERPROOF GFI OUTLET
⊖	SWITCHED 1/2 HOT DUPLEX OUTLET
⊖ 220V	220V OUTLET
⊖	DEDICATED OUTLET
⊖ 220V DED	220V DEDICATED OUTLET
⊖	QUADRUPLX OUTLET
⊖	TELEPHONE OUTLET
⊖	CATV (TELEVISION) OUTLET
⊖	UNDER-COUNTER OR CONCEALED OUTLETS
⊖	CEILING MOUNTED DUP. OUTLET
⊖	FLOOR MOUNTED DUP. OUTLET
SWITCHES	
⊖	SINGLE POLE SWITCH
⊖ 3	THREE-WAY SWITCH
⊖ 4	FOUR-WAY SWITCH
DIS	ELECTRICAL DISCONNECT
MISC FIXTURES	
⊖	EXHAUST FAN
⊖	JUNCTION BOX
⊖ 220V	JUNCTION BOX 220V
⊖	CARBON MONOXIDE DETECTOR OR SMOKE DETECTOR
⊖ CO, SD	CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR
⊖	ELECTRIC METER
⊖	ELECTRICAL PANEL
⊖	DOOR BELL CHIME
⊖	DOOR BELL PUSH BUTTON

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**JKING**  
DESIGNS LLC  
Interior Design Firm

Heinz Condo  
545 Sanctuary Dr, Unit A603  
Longboat Key, FL

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