

Patti Fige

To: Mark Berte
Cc: MENDOZA Gustavo
Subject: FW: ECS E-Mail: St. Regis Hotel Residences - Threshold Field Reports Sent: 13-Aug-2024 20:42:32
Attachments: Grouped Vents - Letter.pdf; ESR-2074 (2025 - Revised) .pdf

From: Del Schwalls <dschwalls@schwallsconsulting.com>
Sent: Friday, August 16, 2024 3:38 PM
To: Patti Fige <PFige@longboatkey.org>
Cc: Allen Parsons <AParsons@longboatkey.org>; Neal Mazzei <nmazzei@longboatkey.org>
Subject: RE: ECS E-Mail: St. Regis Hotel Residences - Threshold Field Reports Sent: 13-Aug-2024 20:42:32

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H Patti –

Per our discussion, the submitted flood plan looks good, and all previous comments have been more clearly addressed. Also, attached is the letter from Smart Vent confirming that the ICC-EC certification (also attached) for their standard flood vent models also applies to the stacked units shown on the flood plan.

Regarding Item 2 from my comment letter, we will need additional information related to the structural plans related to the stairwell walls being shear walls, or the addition of flood openings to the stairwells; however, that can be addressed later with a plan revision or modification, and does not affect the dry floodproofing.

Regarding Item 3 from my comment letter, this is unrelated to the flood plan and would be addressed by ECS as part of the post-project inspection services.

Let me know if you have any questions or need additional clarification.

Thanks, Del

Del Schwalls, PE, CFM | President, Schwalls Consulting LLC | Engineering & Floodplain Management Solutions | Orlando, FL | ds@schwallsconsulting.com | 443.326.1682 | www.schwallsconsulting.com
PE in FL, AL, GA, SC

PF
8/16/24

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8/7/2024 11:51:10 AM

A	ARCHITECTURE	SB Architects 2333 Ponce De Leon Blvd Suite 1000 Coral Gables, FL 33134 305.856.2021 www.sb-architects.com	
C	CIVIL	Kimley-Horn 1777 Main Street, Suite 200 Sarasota, FL 34236 941.378.7613 www.kimley-horn.com	
S	STRUCTURE	Desimone Consulting Engineers 800 Brickell Avenue, 8th Floor Miami, FL 33131 305.441.0755 http://www.de-simone.com/	
M	MECHANICAL	Vanderweil Engineers 8350 NW 52nd Terrace, Suite 300 Miami, FL 33166 305-501-5740 www.vanderweil.com	
E	ELECTRICAL	POWER DESIGN ENGINEERING 11600 9th St N. St. Petersburg, FL 33716 (727) 210-0482 www.powerdesigninc.us	
P	PLUMBING	Vanderweil Engineers 8350 NW 52nd Terrace, Suite 300 Miami, FL 33166 305-501-5740 www.vanderweil.com	
FP	FIRE PROTECTION	Vanderweil Engineers 8350 NW 52nd Terrace, Suite 300 Miami, FL 33166 305-501-5740 www.vanderweil.com	
I	INTERIOR (HOTEL)	Hirsch Bedner Associates (HBA) 1 SE 3rd Ave. Suite # 1640 Miami, FL 33131 USA 305.857.5758 www.hba.com	
I	INTERIOR (RESIDENCES)	Marc-Michaels Interior Design, Inc. 720 West Morse Boulevard Winter Park, FL 32789 407.629.2124 www.marc-michaels.com	LUJO COLLECTIVE 12727 SW 136th ST. SUITE 6206 Miami, FL 33186 407.629.2124 www.lujocollective.com
FS	FOOD SERVICE	Inman Foodservice Group, LLC 1330 Coral Way, Suite 310 Miami, FL 33145 305-459-2025 www.inman-inc.com	
AV	AUDIO VISUAL	NOT USED	
AC	ACOUSTIC CONSULTANT	BROOKS ACOUSTICS CORPORATION 49 N. Federal Highway #121 Pompano Beach, FL 33062 752-229-1450 www.jensenhughes.com	
SE	SECURITY	POWER DESIGN ENGINEERING 11600 9th St N. St. Petersburg, FL 33716 (727) 210-0482 www.powerdesigninc.us	
L	LANDSCAPE	Enea Garden Design 2332 Galliano Street 2nd Floor Coral Gables, FL 33134 www.jensenhughes.com	
LS	LIFE SAFETY CONSULTANT	Jensen Hughes 725 Primera Boulevard, Suite 215 Lake Mary, FL 32746 407-537-9461 www.jensenhughes.com	
LV	LOW VOLTAGE	POWER DESIGN ENGINEERING 11600 9th St N. St. Petersburg, FL 33716 (727) 210-0482 www.powerdesigninc.us	
WP	BUILDING ENVELOPE	IBA 8019 34th Avenue East Brandon, FL 34211 www.ibaconsultants.com	

FLOOD REVIEW

06/03/24

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FILE
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LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE

Owner

UNICORP ACQUISITIONS LLC

7940 Via Dellagio, Suite 200
Orlando, FL 32819

PB22-0100
PB22-0081
PB22-0086
PB22-0082
PB22-0087

Final Flood Plan Review
PERMIT NO. *
APPROVED
REVISED PLAN 16
BY: PATTI RICE DATE: Aug 16, 2024
* FBC 2020 - Building Code

SHEET NUMBER	SHEET NAME	INDEX OF DRAWINGS - FLOOD						
		PERMIT REVISION 20	PERMIT REVISION 21	PERMIT REVISION 22	PERMIT REVISION 23	PERMIT REVISION 24	PERMIT REVISION 25	PERMIT REVISION 26
FL0-00	COVER SHEET & INDEX							
FL2-01	OVERALL - LEVEL P1 FLOOD PLAN							
FL2-02	FLOOD VENT CALCS							
FL6-01	FLOODPROOFING NOTES, SCHEDULES & DETAILS							
FL-H-00A	HOTEL - LEVEL P1 FLOODPROOFING - SECTOR A							
FL-H-00B	HOTEL - LEVEL P1 FLOODPROOFING - SECTOR B							
FL-H-00C	HOTEL - LEVEL P1 FLOODPROOFING - SECTOR C							
FL-H-00D	HOTEL - LEVEL P1 FLOODPROOFING - SECTOR D							
FL-H-00E	HOTEL - LEVEL P1 FLOODPROOFING - SECTOR E							
FL-H-00F	HOTEL - BEACH GRILL FLOODPROOFING PLANS							
FL-R1-00	RESI BUILDING 1 - LEVEL P1 FLOODPROOFING							
FL-R2-00	RESI BUILDING 2 - LEVEL P1 FLOODPROOFING							
FL-R3-00	RESI BUILDING 3 - LEVEL P1 FLOODPROOFING							
FL-R4-00	RESI AMENITY BUILDING 4 - LEVEL P1 FLOODPROOFING PLAN							

General - Issued		
No.	Description	Date
	FLOOD REVIEW	06/03/2024
	FLOOD RESPONSE 1	07/09/2024
	FLOOD RESPONSE 2	07/26/2024
	FLOOD RESPONSE 3	08/07/2024

Sheet Title Project No. **21816**

COVER SHEET & INDEX

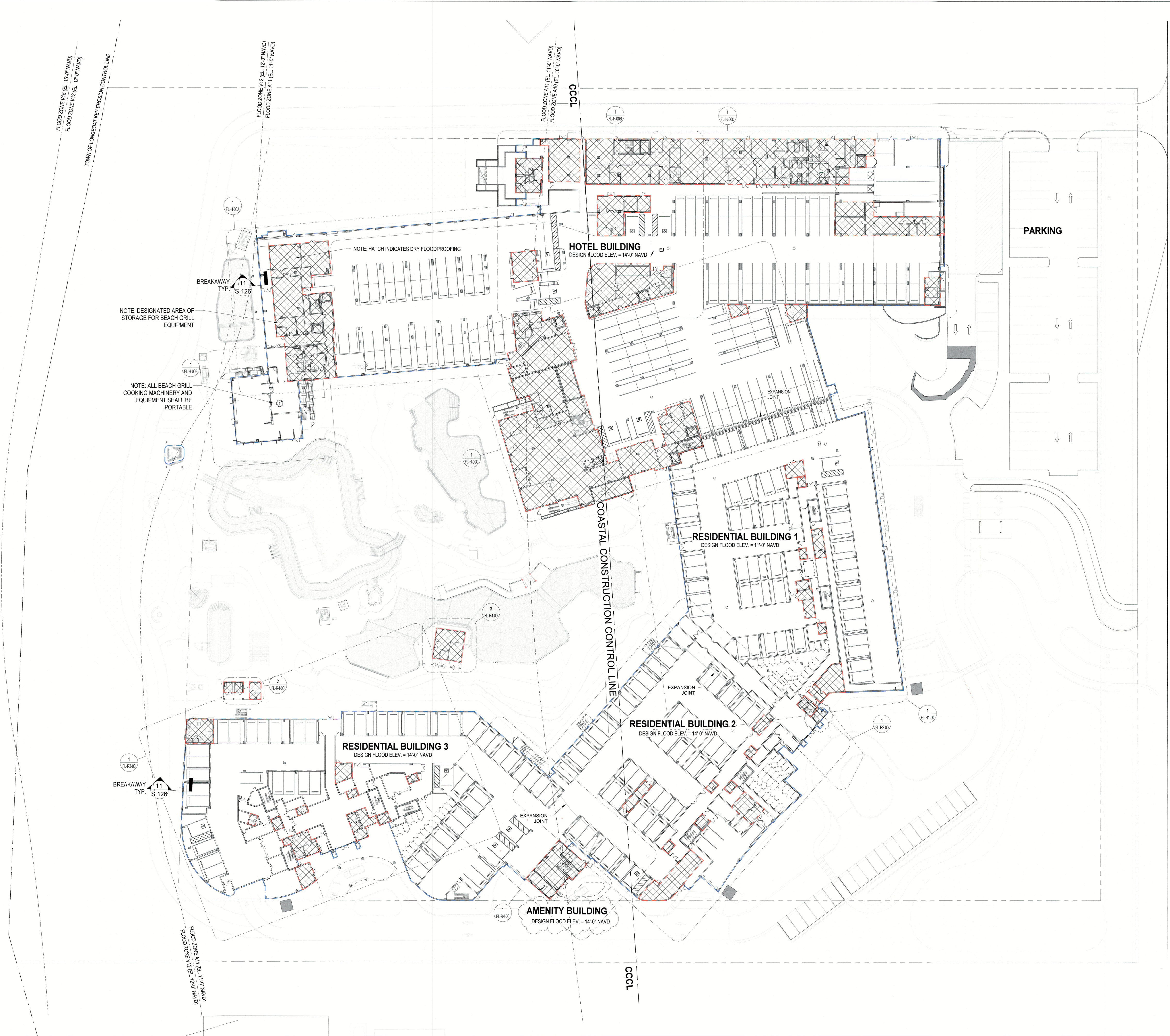
Sheet No. **FLO-00**

LONGBOAT KEY HOTEL & RESIDENCES
1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner
UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
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SB ARCHITECTS

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A California Corporation

Consultant

**LONGBOAT KEY
HOTEL & RESIDENCES**
SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner
UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
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Site/Hotel - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 2	08/12/2021
2	PERMIT REVISION 3	11/19/2021
3	PERMIT APPROVAL SET	12/13/2021
P1	PERMIT APPROVAL RESPONSE	03/18/2022
12	PERMIT REVISION 12	11/04/2022
	FLOOD REVIEW	06/03/2024
	FLOOD RESPONSE	07/09/2024
	FLOOD RESPONSE 2	07/26/2024
	FLOOD RESPONSE 3	08/07/2024

Sheet Title: Project No: **21816**

**OVERALL - LEVEL
P1 FLOOD PLAN**

Sheet No: **FL2-01**

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FLOOD BARRIER PANEL SCHEDULE

FLOOD BARRIER SCHEDULE			FLOOD BARRIER SCHEDULE		
Number	Flood Barrier Panel Width	Flood Barrier Panel Height	Number	Flood Barrier Panel Width	Flood Barrier Panel Height
H01	7'-6"	6'-0"	H54E	6'-4"	4'-0"
H02	7'-4"	4'-0"	H55A	4'-4"	4'-0"
H03	7'-4"	4'-0"	H55B	4'-4"	4'-0"
H04	4'-4"	6'-0"	H55C	4'-0"	1'-6"
H06	5'-0"	2'-8"	H56	9'-0"	6'-0"
H11	7'-4"	4'-0"	H57	7'-0"	6'-0"
H11A	4'-4"	4'-0"	R101	7'-1 1/2"	2'-0"
H12	7'-4"	4'-0"	R102	4'-8"	2'-0"
H14	4'-4"	4'-0"	R103	7'-4"	2'-0"
H15	4'-4"	4'-0"	R104	7'-4"	2'-0"
H16	4'-4"	4'-0"	R105	5'-0"	2'-0"
H17	4'-4"	4'-0"	R106	4'-8"	2'-0"
H18	4'-4"	4'-0"	R107	4'-8"	2'-0"
H19	4'-4"	4'-0"	R108	4'-4"	2'-0"
H20	5'-2"	4'-0"	R109	4'-8"	2'-0"
H21	4'-4"	4'-0"	R110	7'-4"	2'-0"
H22	7'-0"	4'-0"	R201	4'-4"	4'-0"
H22B	7'-4"	4'-0"	R202	7'-4"	4'-0"
H23	7'-0"	4'-0"	R203	4'-8"	4'-0"
H24	7'-0"	4'-0"	R204	4'-4"	4'-0"
H25	4'-4"	4'-0"	R205	5'-0"	4'-0"
H25A	5'-0"	2'-0"	R206	4'-8"	4'-0"
H25B	7'-0"	2'-0"	R207	4'-8"	4'-0"
H26	6'-8"	4'-0"	R208	4'-4"	4'-0"
H27	7'-4"	4'-0"	R209	7'-4"	4'-0"
H28	6'-8"	4'-0"	R210	4'-8"	4'-0"
H29	7'-4"	4'-0"	R211	4'-4"	4'-0"
H30	7'-4"	4'-0"	R212	5'-0"	2'-0"
H31	7'-4"	4'-0"	R213	4'-4"	2'-0"
H32	9'-11"	4'-0"	R214	4'-4"	4'-0"
H33	4'-4"	4'-0"	R301	4'-8"	4'-0"
H34	9'-11"	4'-0"	R303	5'-2"	4'-0"
H35	4'-4"	4'-0"	R304A	4'-8"	4'-0"
H36	7'-4"	4'-0"	R304B	7'-4"	4'-0"
H38	4'-4"	4'-0"	R305	4'-4"	4'-0"
H39	4'-4"	4'-0"	R306	4'-4"	4'-0"
H40	7'-4"	4'-0"	R307	4'-8"	4'-0"
H41	4'-4"	4'-0"	R308	5'-0"	4'-0"
H42	4'-4"	4'-0"	R309	4'-4"	4'-0"
H42A	7'-4"	4'-0"	R310A	7'-0"	4'-0"
H43	7'-4"	4'-0"	R310B	7'-0"	4'-0"
H44	7'-0"	4'-0"	R311	4'-4"	4'-0"
H44A	7'-0"	4'-0"	R312	5'-2"	4'-0"
H44B	7'-6"	4'-0"	R313	4'-8"	4'-0"
H45	5'-10"	4'-0"	R314	7'-1 1/2"	4'-0"
H46	7'-4"	4'-0"	R401	14'-8"	4'-0"
H47	11'-4"	4'-0"	R402	10'-0"	4'-0"
H48	7'-4"	4'-0"	R403	10'-0"	4'-0"
H50	7'-4"	4'-0"	R404	9'-4"	4'-0"
H51	4'-4"	4'-0"	R405	7'-4"	4'-0"
H52	4'-4"	4'-0"	R406	9'-0"	4'-0"
H53	7'-4"	4'-0"	R407	9'-4"	4'-0"
H54A	7'-4"	4'-0"	R501	4'-4"	5'-0"
H54B	4'-4"	4'-0"	R502	4'-4"	5'-0"
H54C	11'-4"	4'-0"	R503	5'-6"	5'-0"
H54D	4'-4"	4'-0"	R504	7'-0"	6'-0"

ENGINEERED FLOOD VENT TYPES

TYPE	DESCRIPTION	VENTS HORIZONTAL	VENTS VERTICAL	CERTIFIED COVERAGE
FV-1	SINGLE FRAME INSULATED FLOOD VENT	1	1	200 SF
FV-D	MULTI-FRAME INSULATED FLOOD VENT	1	2	400 SF
FV-2	MULTI-FRAME INSULATED FLOOD VENT	2	3	1200 SF
FV-3	MULTI-FRAME INSULATED FLOOD VENT	3	3	1800 SF
FV-4	MULTI-FRAME INSULATED FLOOD VENT	4	3	2400 SF
FV-5	MULTI-FRAME INSULATED FLOOD VENT	5	3	3000 SF
FV-6	MULTI-FRAME INSULATED FLOOD VENT	6	3	3600 SF

NOTE: ALL ENGINEERED AUTOMATIC FOUNDATION FLOOD VENTS ARE PRODUCTS OF SMART VENT PRODUCTS, INC., 19 MANTUA ROAD, MOUNT ROYAL, NEW JERSEY 08061 (877) 441-8368; AND ARE THE SUBJECT OF ICC-ES EVALUATION REPORT ESR-2074 (REVISED 06/2024) FINDING THEM TO BE COMPLIANT WITH THE FLORIDA BUILDING CODE. BUILDING THE EVALUATION APPLIES TO INDIVIDUAL VENT DOORS, INDEPENDENT OF THEIR CONFIGURATION AS SINGLE OR MULTI-FRAME PRODUCTS. EACH VENT DOOR SHALL BE LABELED WITH A REFERENCE TO THE REPORT.

FLOODPROOFING NOTES

FLOOD CODE COMPLIANCE

- THE PROPOSED STRUCTURE SHALL COMPLY WITH THE FOLLOWING FLOOD CODE REGULATIONS:
- 44 CFR 60.3
 - FBC SECTION 1612 FLOOD LOADS
 - FBC SECTION 5109 STRUCTURE SEAWARD OF THE CCCL
 - ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
 - ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION
 - FDEP ONE-HUNDRED YEAR STORM ELEVATION OF 18.4' NAVD88
 - TOWN OF LONGBOAT KEY CODE 154-300, FLOOD-RESISTANT DEVELOPMENT

COASTAL CONSTRUCTION CONTROL LINE (CCCL)

THE PROJECT IS LOCATED PARTIALLY SEAWARD OF THE CCCL LINE (SEE SITE PLAN).

FLOOD ZONES

EFFECTIVE FRIMETTE MAP NUMBER 1211500126F DATED 11/04/2016

- VE 15.0' NAVD
- VE 12.0' NAVD
- AE 11.0' NAVD (BASE FLOOD ELEVATION)
- AE 10.0' NAVD

DESIGN FLOOD ELEVATION (D.F.E.)

PER CITY OF LONGBOAT KEY FLOODPLAIN ORDINANCE, DESIGN FLOOD ELEVATIONS = BASE FLOOD ELEVATION + 3'-0" FREEBOARD
MINIMUM DESIGN FLOOD ELEVATION = +14'-0" NAVD

PROPOSED GROUND FINISHED FLOOR ELEVATION

HOTEL AND RESIDENTIAL PARKING LEVEL (P1) ELEVATION = +10'-0" NAVD

PROPOSED FIRST HABITABLE FLOOR ELEVATION

HOTEL LEVEL 1	22'-11"	NAVD
RESIDENTIAL BUILDING 1	23'-5"	NAVD
RESIDENTIAL BUILDING 2	23'-5"	NAVD
RESIDENTIAL BUILDING 3	23'-5"	NAVD
AMENITY BUILDING	23'-5"	NAVD

PROPOSED BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER

PER THE "ONE-HUNDRED-YEAR STORM ELEVATION REQUIREMENTS FOR HABITABLE STRUCTURES LOCATED SEAWARD OF A COASTAL CONSTRUCTION CONTROL LINE"

DRY FLOODPROOFING

- HYDROSTATIC SLAB & UNDERSLAB WATERPROOFING SYSTEM AS INDICATED BY CROSS HATCH. PRE-APPLIED BONDED WATERPROOFING MEMBRANE COMPOSITE; GRACE CONSTRUCTION PRODUCTS PREPRUF. REFER TO SHEET A8-09 FOR TYPICAL DETAILS.
- WATERTIGHT STEM WALLS TO THE HEIGHT OF THE DESIGN FLOOD ELEVATION AS INDICATED BY DASHED LINE. CEMENT-BASED COATING WATERPROOFING MEMBRANE (BASIS OF DESIGN: MASTERSEAL 581) OVER CAST-IN-PLACE CONCRETE TO PROVIDE A BARRIER SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER WITH THE CAPACITY TO RESIST HYDROSTATIC AND HYDRODYNAMIC LOADS AND EFFECTS OF BUOYANCY. REFER TO SHEET A8-09 AND STRUCTURAL DRAWINGS FOR DETAILS.
- FLOOD BARRIERS AT OPENINGS AS INDICATED BY THICK LINE. SUBMIT SIGNED AND SEALED SHOP DRAWINGS BY AN ENGINEER LICENSED IN THE STATE OF FLORIDA FOR ALL BARRIER SYSTEMS. BASIS OF DESIGN: "FRA" FLOOD PANEL BY FLOODPROOFING.COM OR EQUIVALENT. REFER TO SHEET A8-00 FOR DETAILS.
- PROVIDE (1) SEEPAGE CONTROL PUMP FOR EACH DRY FLOOD PROOFED AREA. BASIS OF DESIGN: TSURUMI LSR42.45-60 AUTOMATIC PITLESS SUMP PUMP; 2/3 HP, 110V 1 PH (EMERGENCY POWER), 2" NPT HOSE CONNECTION.

WET FLOODPROOFING

- FLOOD VENTING SHALL BE ACHIEVED WITH A COMBINATION OF ENGINEERED AND NON-ENGINEERED OPENINGS. SEE SHEETS FL-H-00A THROUGH F, FL-R1-00, FL-R2-00, FL-R3-00, AND FL-R4-00 FOR VENT LOCATIONS.

UTILITIES

ALL UTILITIES SERVICING THE BUILDINGS WILL BE AT OR ABOVE THE DFE (11.0 NAVD88 FOR RESIDENTIAL BUILDING 1 (RB1); 14.0 NAVD88 FOR ALL OTHERS), UNLESS LOCATED WITHIN AREAS OF DRY FLOODPROOFING TO THE DFE, OR DESIGNED AND INSTALLED TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITH THE COMPONENTS AND TO RESIST HYDROSTATIC AND HYDRODYNAMIC LOADS AND STRESSES, INCLUDING THE EFFECTS OF BUOYANCY, DURING THE OCCURRENCE OF FLOODING TO THE DFE. THIS IS NOT LIMITED TO MACHINERY AND EQUIPMENT REQUIRED FOR LIFE SAFETY. [FLORIDA BUILDING CODE AND TOWN OF LONGBOAT KEY CODE 154-300]

LIFE SAFETY

ALL EQUIPMENT REQUIRED FOR LIFE SAFETY SHALL BE MOUNTED ABOVE DESIGN FLOOD ELEVATION, +14'-0" NAVD [+15.04' NGVD].

INSTALLATION OF BUILDING UTILITY SYSTEMS TO COMPLY WITH FEMA P-348, EDITION 2 PROTECTING BUILDING UTILITY SYSTEMS FROM FLOOD DAMAGE
ALL RECEPTACLES, SWITCHES, LIGHTS AND OTHER DEVICES PLACED BELOW FLOOD PROTECTION LEVEL SHALL BE SUPPLIED FROM SEPARATE BRANCH CIRCUITS PROTECTED BY GFCIS.



SB ARCHITECTS

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES
 SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
 Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985



Site/Hotel - Issued

No.	Description	Date
1	PERMIT SET	05/14/2021
1	PERMIT REVISION 2	08/12/2021
2	PERMIT REVISION 3	11/19/2021
3	PERMIT APPROVAL SET	12/13/2021
11	PERMIT REVISION 11	09/09/2022
12	PERMIT REVISION 12	11/04/2022
18	PERMIT REVISION 18	6/30/2023
23	PERMIT REVISION 23	11/03/2023
	FLOOD REVIEW	06/03/2024
	FLOOD RESPONSE 1	07/09/2024
	FLOOD RESPONSE 2	07/26/2024
	FLOOD RESPONSE 3	08/07/2024

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FLOODPROOFING NOTES, SCHEDULES & DETAILS

Sheet No.

FL6-01

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Consultant

LONGBOAT KEY HOTEL & RESIDENCES
SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
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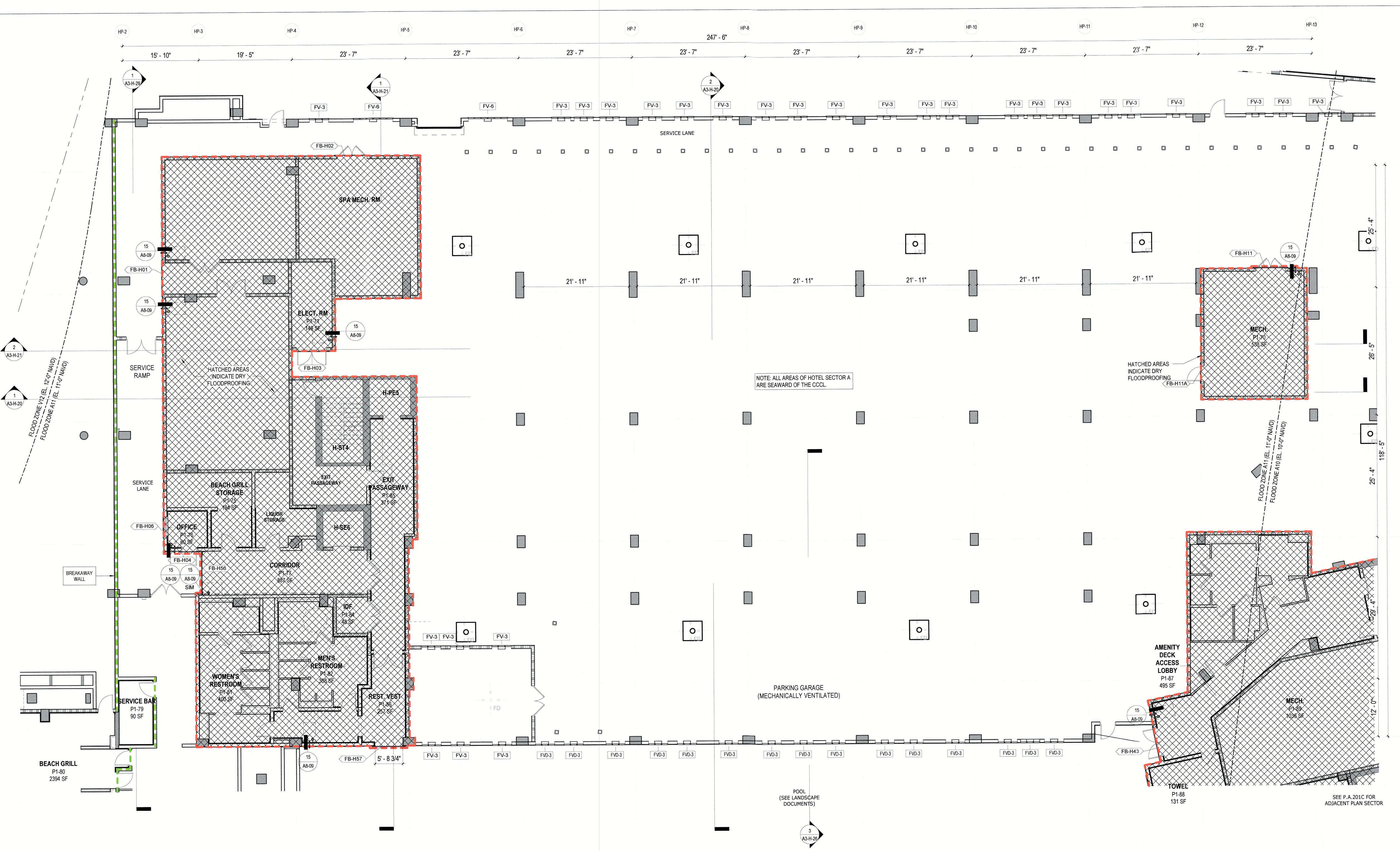
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HOTEL - LEVEL P1 FLOODPROOFING - SECTOR A

Sheet No.

FL-H-00A

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HOTEL FLOOD PLAN - LEVEL P1 - SECTOR A
1
1/8" = 1'-0"

SEE P.A. 201.C FOR ADJACENT PLAN SECTOR



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LONGBOAT KEY HOTEL & RESIDENCES
SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

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7440 Via Dellagio, Suite 200
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UNICORP
NATIONAL DEVELOPMENTS, INC.

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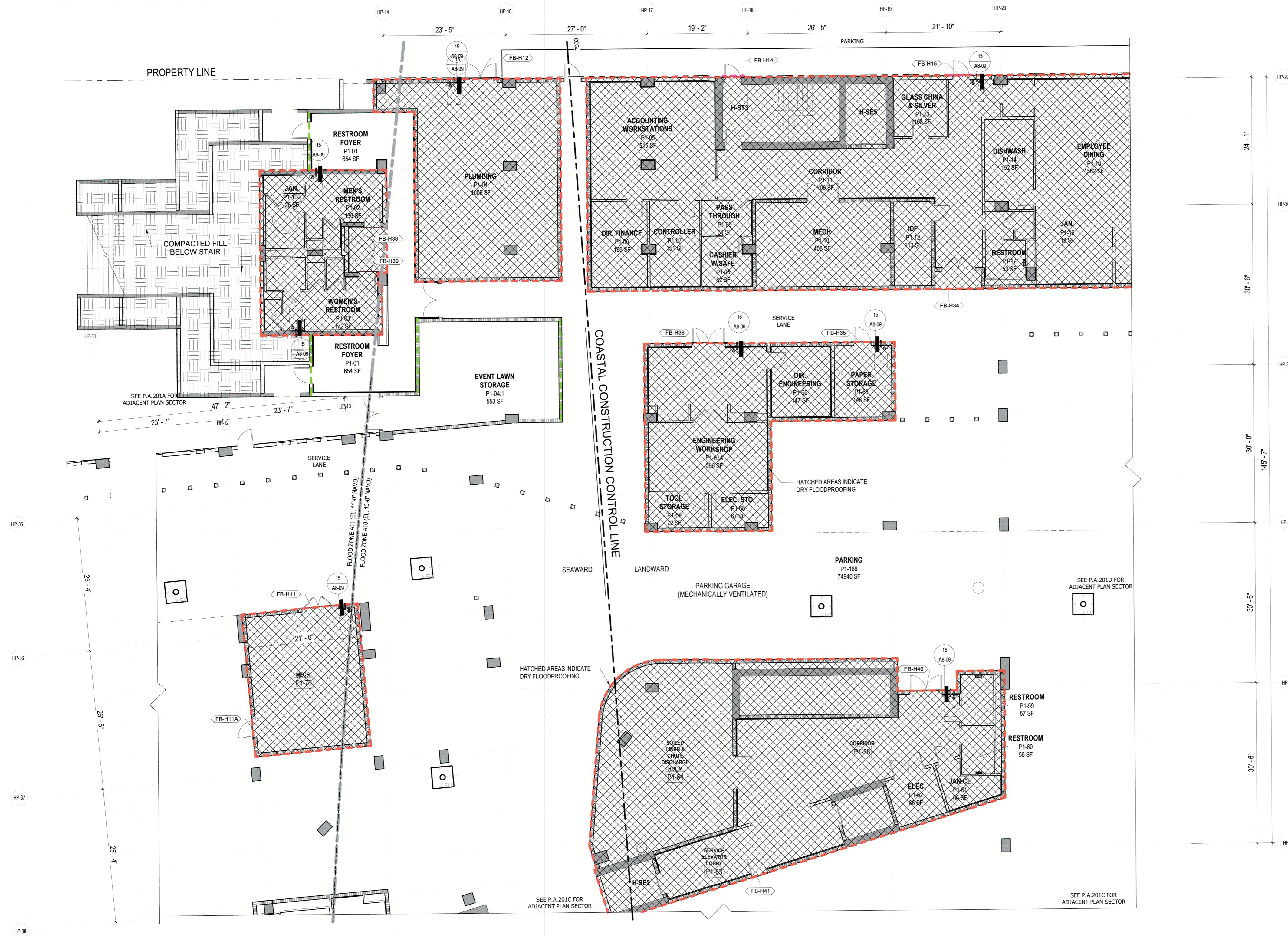
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HOTEL - LEVEL P1 FLOODPROOFING - SECTOR B

Sheet No.

FL-H-00B

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HOTEL FLOOD PLAN - LEVEL P1 - SECTOR B

B
1/8" = 1'-0"



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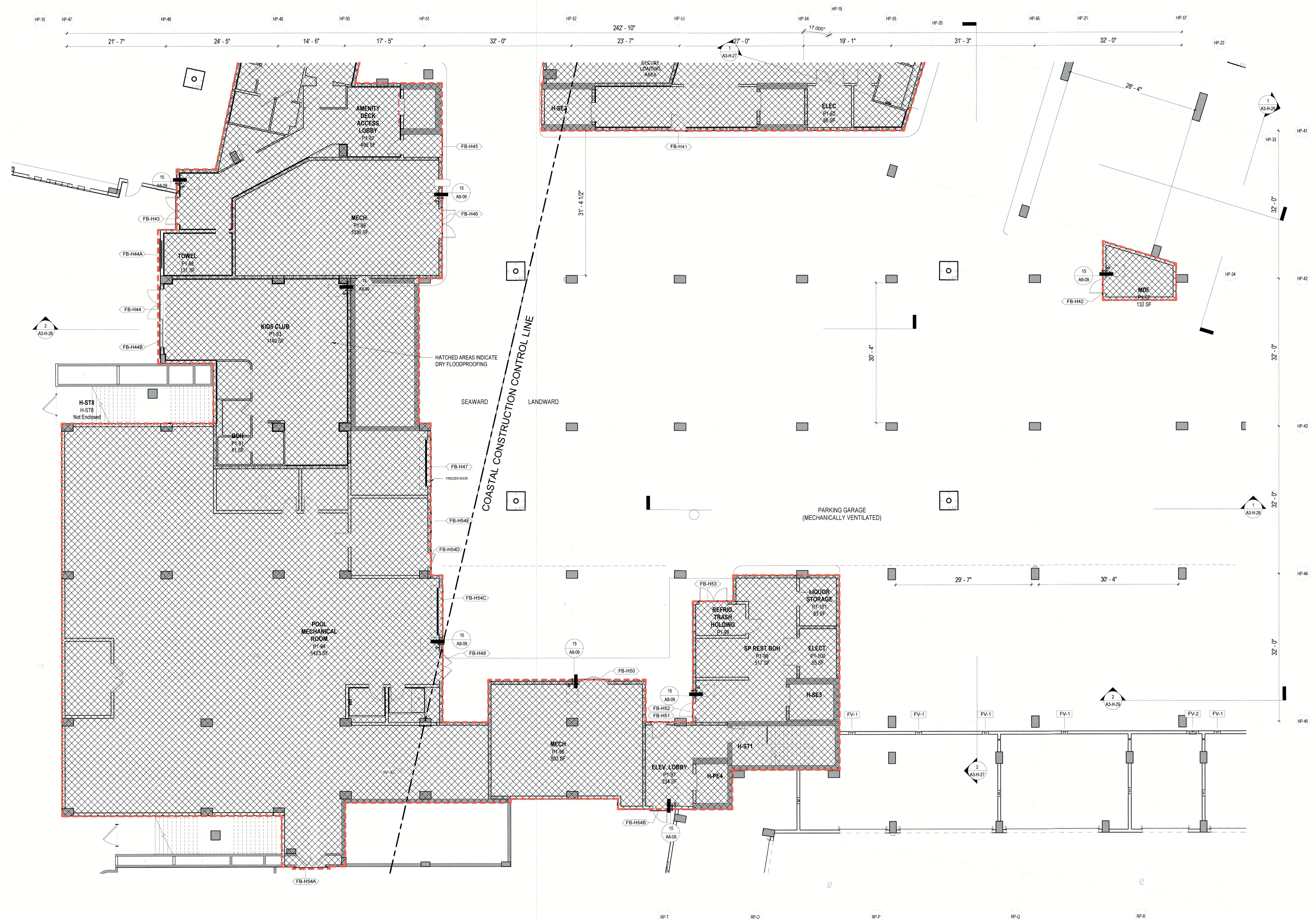


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Sheet Title: HOTEL - LEVEL P1
Project No: 21816
FLOODPROOFING - SECTOR C

FL-H-00C



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Consultant

**LONGBOAT KEY
HOTEL & RESIDENCES**
SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985



UNICORP
NATIONAL DEVELOPMENTS, INC.

Site/Hotel - Issued

No.	Description	Date
1	PERMIT SET	05/14/2021
2	PERMIT REVISION 3	11/19/2021
3	PERMIT APPROVAL SET	12/13/2021
12	PERMIT REVISION 12	11/04/2022
13	PERMIT REVISION 13	12/16/2022
	FLOOD REVIEW	06/03/2024
	FLOOD RESPONSE	07/09/2024
	FLOOD RESPONSE 2	07/09/2024
	FLOOD RESPONSE 3	08/07/2024

Sheet Title Project No. **21816**

**HOTEL - LEVEL P1
FLOODPROOFING -
SECTOR E**

Sheet No.

FL-H-00E



HOTEL FLOOD PLAN - LEVEL P1 - SECTOR E

1

18" = 1'-0"

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A California Corporation

Consultant

**LONGBOAT KEY
HOTEL & RESIDENCES**
SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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No.	Description	Date
1	PERMIT SET	05/14/2021
2	PERMIT REVISION 3	11/19/2021
3	PERMIT APPROVAL SET	12/13/2021
	FLOOD REVIEW	06/03/2024
	FLOOD RESPONSE	07/09/2024
	FLOOD RESPONSE 2	07/26/2024
	FLOOD RESPONSE 3	08/07/2024

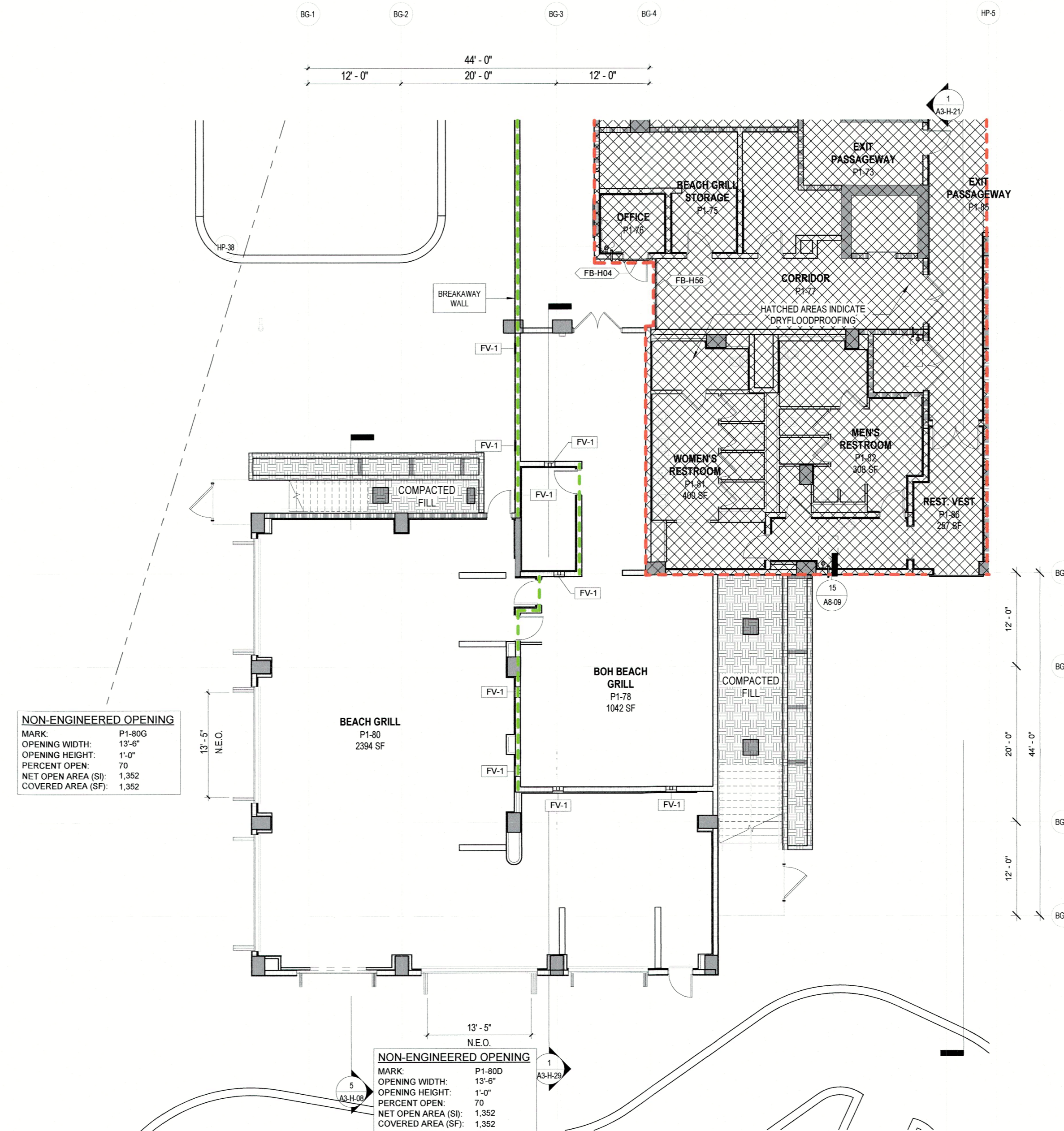
Sheet Title Project No. **21816**

**HOTEL - BEACH
GRILL
FLOODPROOFING
PLANS**

Sheet No.

FL-H-00F

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LONGBOAT KEY HOTEL & RESIDENCES
CHAMPAGNE - 1591 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner
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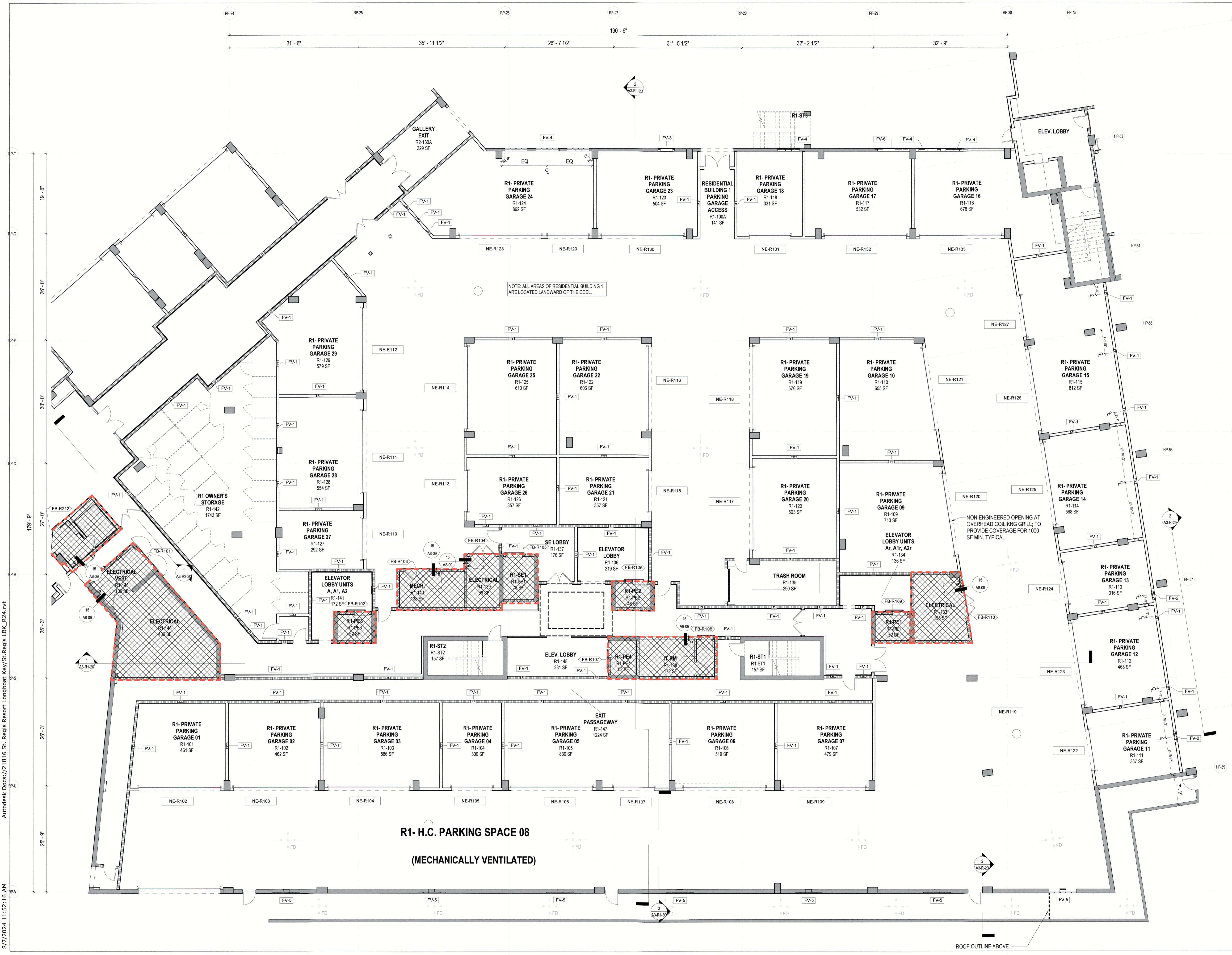
RESI Bldg 1 - Issued

No.	Description	Date
1	PERMIT SET	05/14/2021
2	PERMIT REVISION 3	11/19/2021
3	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022
12	PERMIT REVISION 12	11/04/2022
	FLOOD REVIEW	06/03/2024
	FLOOD RESPONSE	07/09/2024
	FLOOD RESPONSE 2	07/26/2024
	FLOOD RESPONSE 3	09/07/2024

Sheet Title: Project No. **21816**
RESI BUILDING 1 - LEVEL P1 FLOODPROOFING

Sheet No. **FL-R1-00**

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LONGBOAT KEY HOTEL & RESIDENCES
SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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NATIONAL DEVELOPMENTS, INC.

Site/Hotel - Issued

No.	Description	Date
1	PERMIT SET	05/14/2021
2	PERMIT REVISION 2	08/12/2021
3	PERMIT REVISION 3	11/18/2021
4	PERMIT APPROVAL SET	12/13/2021
5	PERMIT REVISION 4	04/15/2022
23	PERMIT REVISION 23	11/03/2023
	FLOOD REVIEW	08/03/2024
	FLOOD RESPONSE	07/09/2024
	FLOOD RESPONSE 2	07/26/2024
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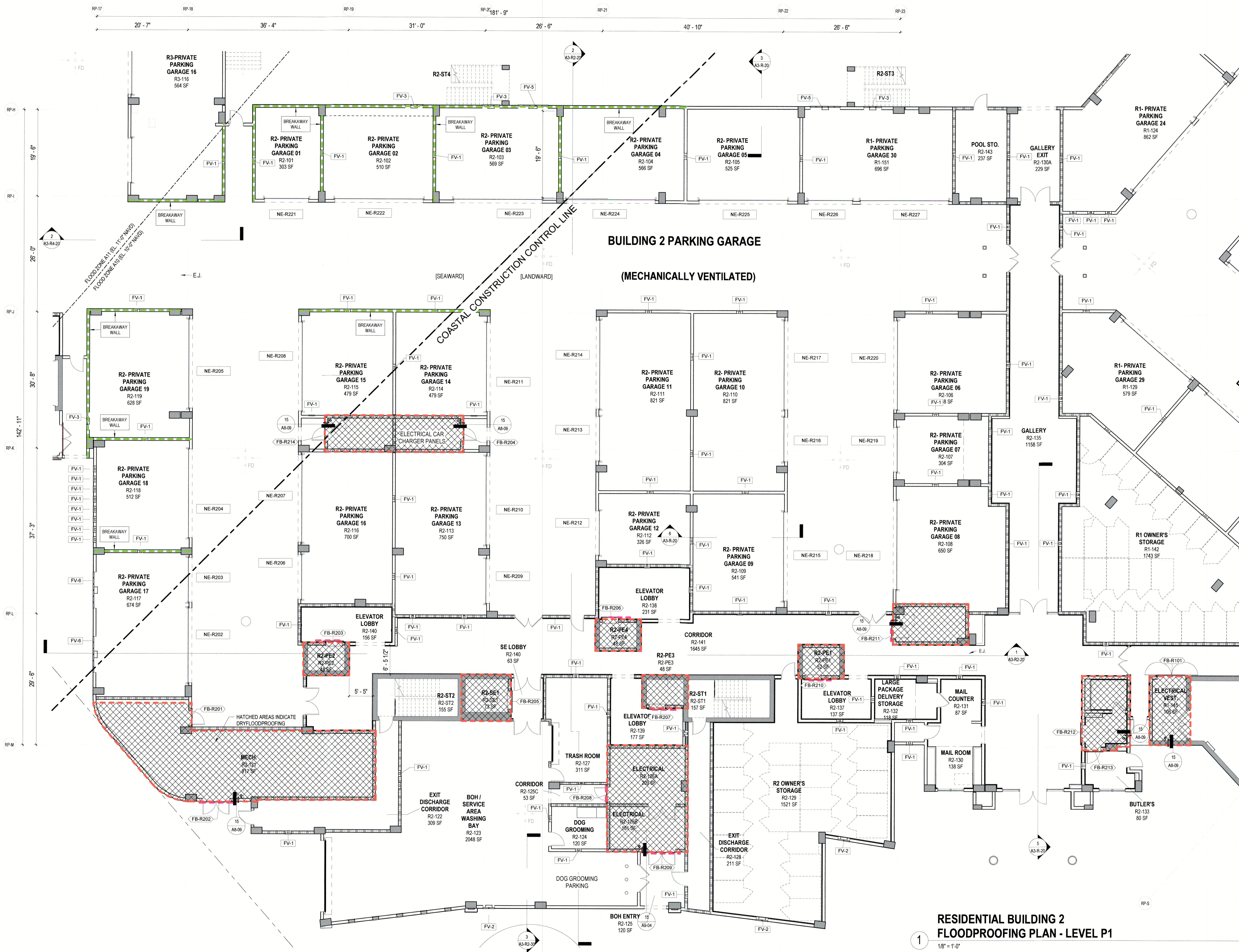
Sheet Title Project No. **21816**

RESI BUILDING 2 - LEVEL P1 FLOODPROOFING

Sheet No.

FL-R2-00

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BUILDING 2 PARKING GARAGE
(MECHANICALLY VENTILATED)

RESIDENTIAL BUILDING 2 FLOODPROOFING PLAN - LEVEL P1
1/8" = 1'-0"



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**LONGBOAT KEY
HOTEL & RESIDENCES**
ARMAND - 1561 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

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RESI Bldg 3 - Issued

No.	Description	Date
1	PERMIT SET	05/14/2021
2	PERMIT REVISION 2	08/12/2021
3	PERMIT REVISION 3	11/18/2021
4	PERMIT APPROVAL SET	12/13/2021
5	PERMIT REVISION 4	04/15/2022
11	PERMIT REVISION 11	09/09/2022
12	PERMIT REVISION 12	11/04/2022
23	PERMIT REVISION 23	11/03/2023
	FLOOD REVIEW	06/03/2024
	FLOOD RESPONSE	07/09/2024
	FLOOD RESPONSE 2	07/26/2024
	FLOOD RESPONSE 3	08/07/2024

Sheet Title: RESI BUILDING 3 - LEVEL P1
Project No. 21816

**RESI BUILDING 3 -
LEVEL P1
FLOODPROOFING**

Sheet No.
FL-R3-00

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**RESIDENTIAL BUILDING 3
FLOODPROOFING PLAN - LEVEL P1**
1/8" = 1'-0"



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A California Corporation

Consultant

**LONGBOAT KEY
HOTEL & RESIDENCES**
AMENITY - 1571 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

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UNICORP
NATIONAL DEVELOPMENTS, INC.

RESI Bldg 4 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 2	08/12/2021
2	PERMIT REVISION 3	11/19/2021
3	PERMIT APPROVAL SET	12/13/2021
12	PERMIT REVISION 12	11/04/2022
18	PERMIT REVISION 18	5/26/2023
19	PERMIT REVISION 19	6/30/2023
	FLOOD REVIEW	06/03/2024
	FLOOD RESPONSE	07/09/2024
	FLOOD RESPONSE 2	07/26/2024
	FLOOD RESPONSE 3	08/07/2024

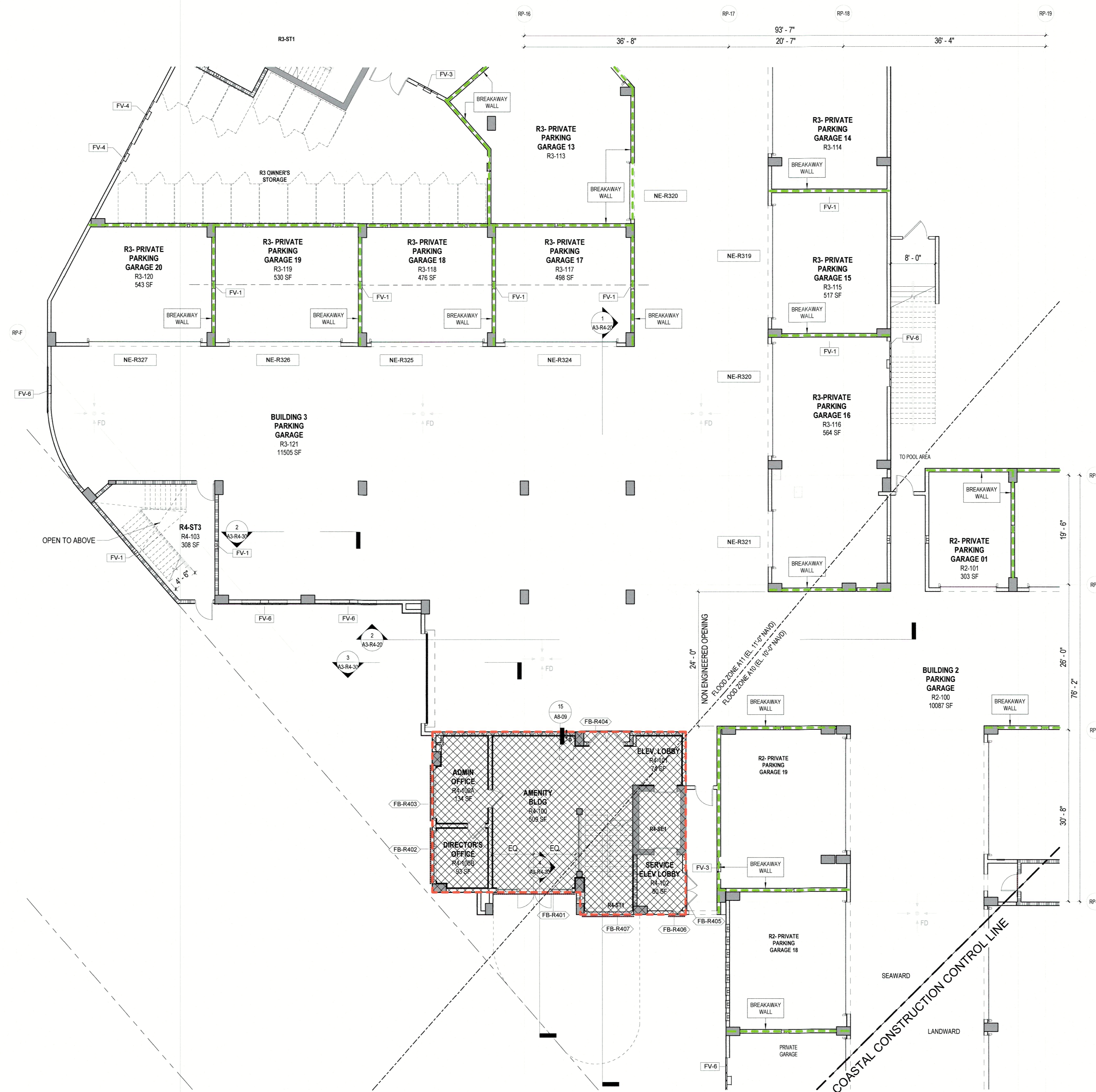
Sheet Title Project No. **21816**

**RESI AMENITY
BUILDING 4 - LEVEL
P1
FLOODPROOFING
PLAN**

Sheet No.

FL-R4-00

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FILE
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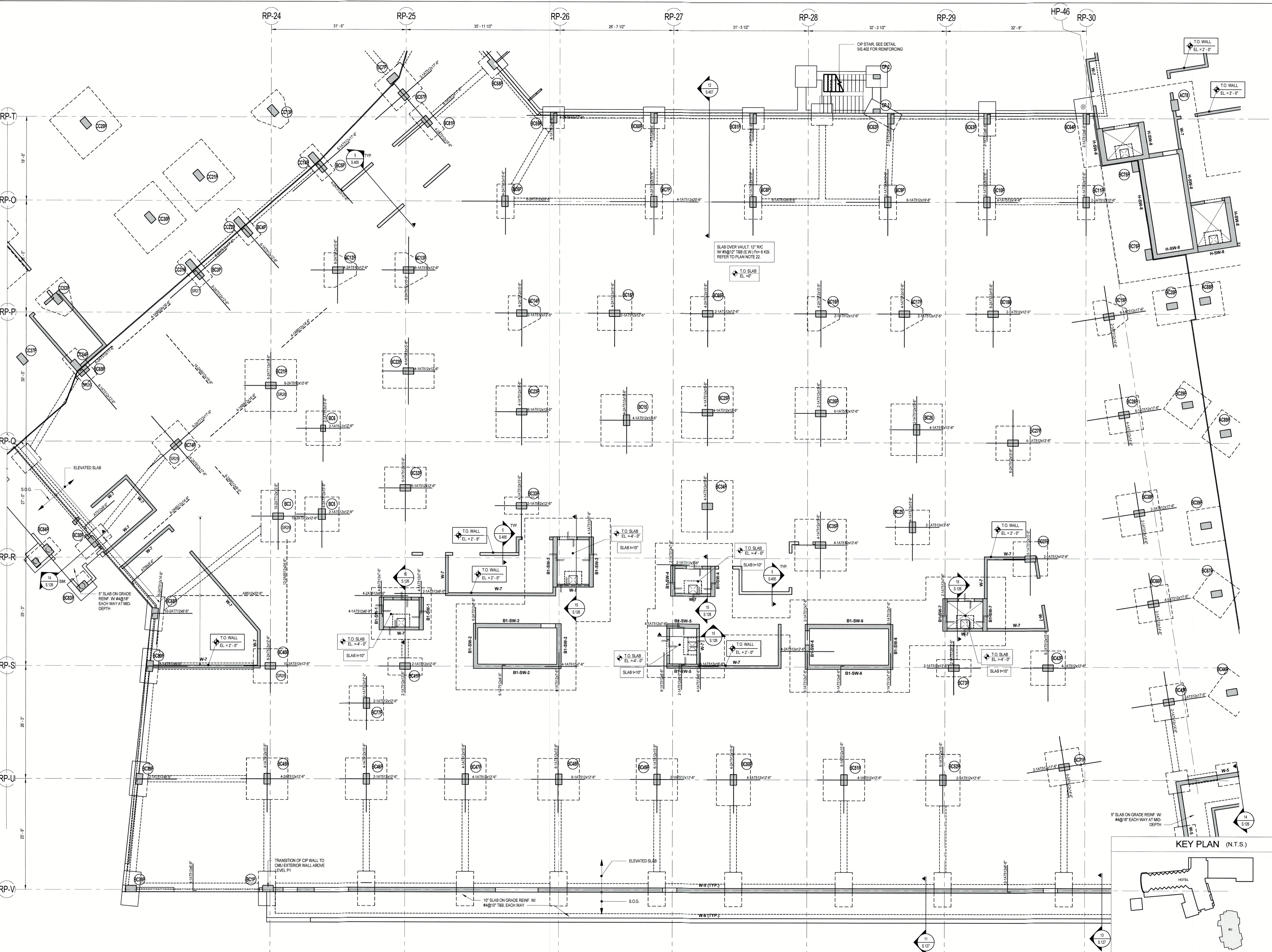
**RESI AMENITY BUILDING 4 FLOOD PLAN
LEVEL P1**
1/8" = 1'-0"

**SALT POOL MECH. ROOM -
FLOODPROOFING PLAN**

3/8" = 1'-0"

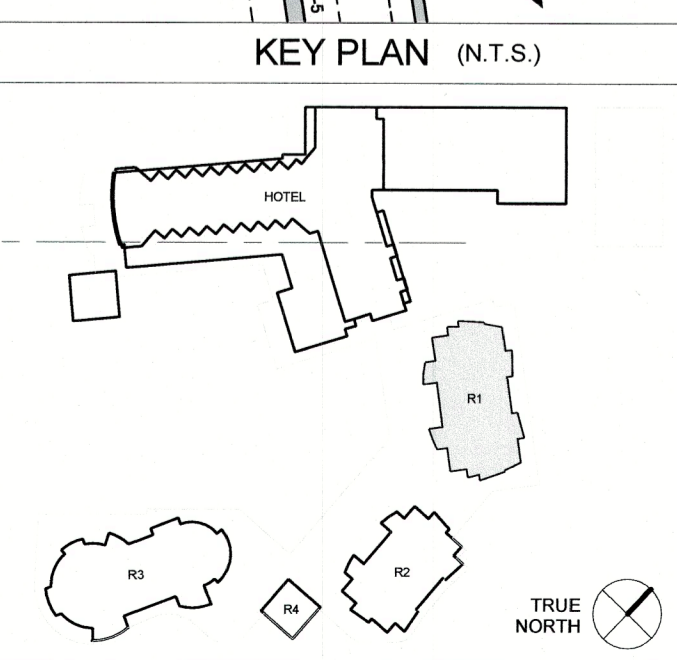
**RESIDENTIAL POOL RESTROOMS -
FLOODPROOFING PLAN**

2/8" = 1'-0"



NOTE:
 ALL SHEAR WALLS ARE DESIGNED IN
 ACCORDANCE TO FBC 2020 SEC. 3109.3.2.2

SEE DRAWING NOTES ON S.P.R.301



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 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 9619
 WILLIAM R. O'DONNELL - FLORIDA P.E. No. 54759

**LONGBOAT KEY
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 Longboat Key, FL 34228

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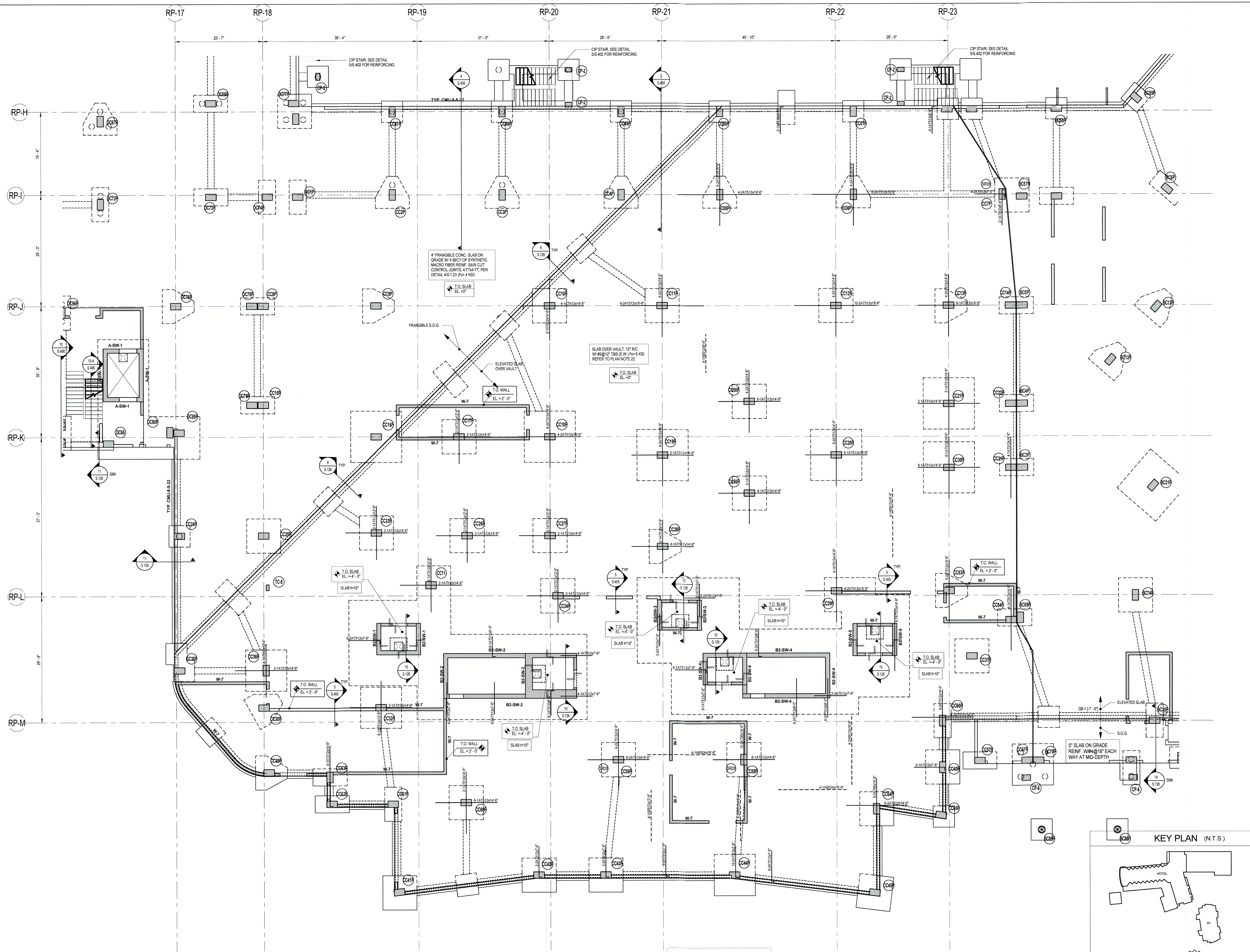
REST Bldg 1 - Issued

No.	Description	Date
1	PERMIT SET	05/14/2021
1	PERMIT SET REV. 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
	FOR PERMIT SET	02/02/2022
4	PERMIT SET REV. 4	04/15/2022
6	PERMIT SET REV. 6	06/03/2022
9	PERMIT SET REV. 9	07/29/2022
11	PERMIT SET REV. 11	09/09/2022
	FLOOD RESPONSE 3	08/07/2024

Sheet Title: **RESIDENTIAL PARKING PLAN LEVEL P1 - BUILDING 1**
 Project No.: **17582.00**

Sheet No.: **S.P.R.301.A**

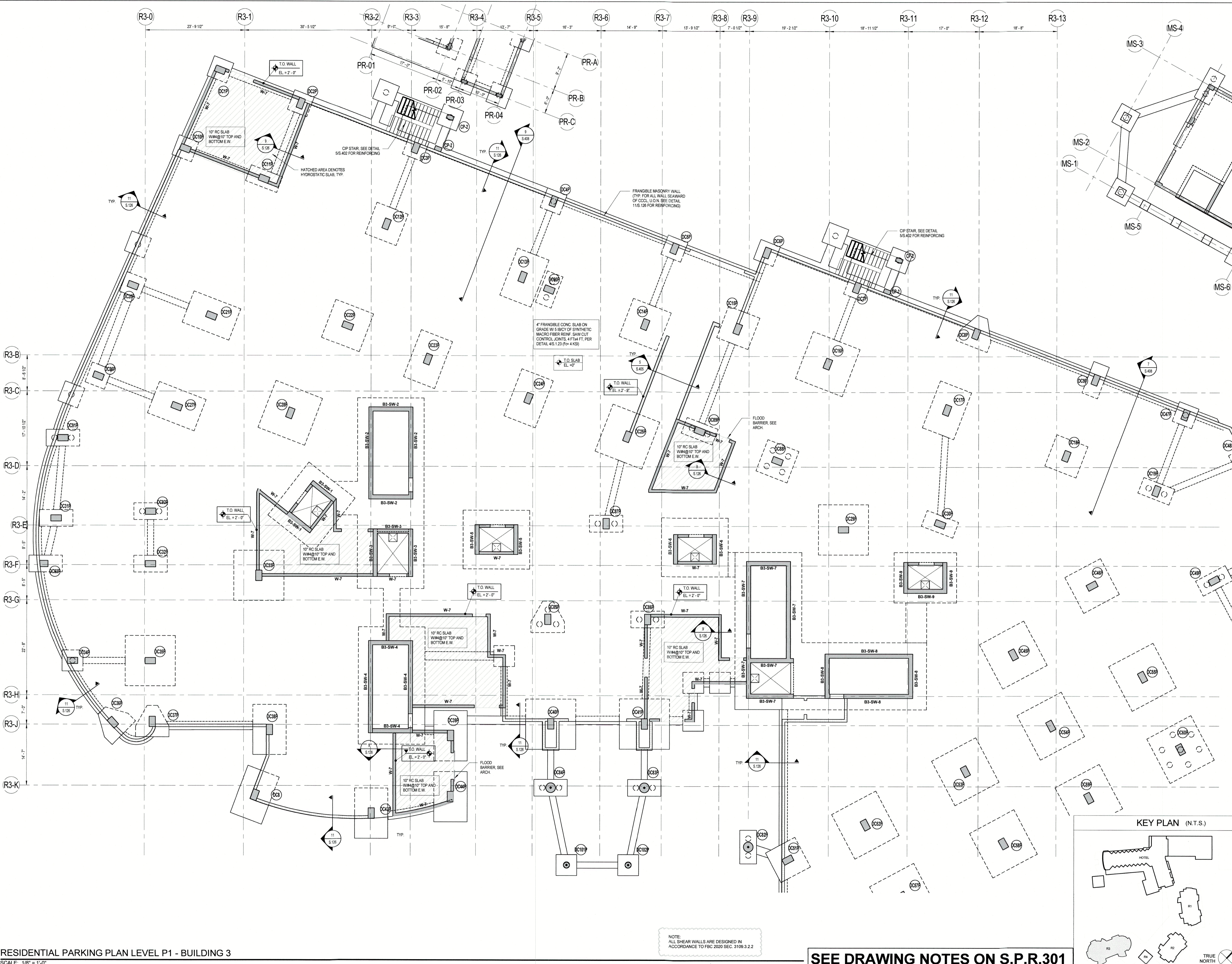
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RESI Bldg 2 - Issued

No.	Description	Date
1	PERMIT SET	05/14/2021
1	PERMIT SET REV. 1	07/15/2021
2	PERMIT SET REV. 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021
	FDN PERMIT SET	02/02/2022
4	PERMIT SET REV. 4	04/15/2022
8	PERMIT SET REV. 8	03/03/2022
12	PERMIT SET REV. 12	11/04/2022
	FLOOD RESPONSE 3	08/07/2024

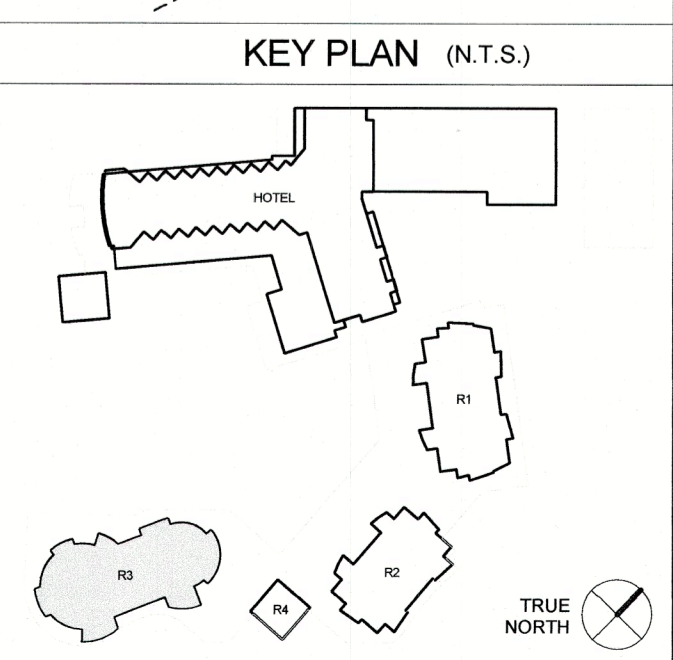
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RESIDENTIAL PARKING PLAN LEVEL P1 - BUILDING 3
 SCALE: 1/8" = 1'-0"

NOTE:
 ALL SHEAR WALLS ARE DESIGNED IN
 ACCORDANCE TO FBC 2020 SEC. 3109.3.2.2

SEE DRAWING NOTES ON S.P.R.301



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**LONGBOAT KEY
 HOTEL & RESIDENCES**
 ARMAND - 1561 GULF OF MEXICO DRIVE
 Longboat Key, FL 34228

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 7440 Via Dellagio, Suite 200
 Orlando, FL 32819
 407-999-9985



REST Bldg 3 - Issued

No.	Description	Date
1	PERMIT SET	05/14/2021
1	PERMIT SET REV. 1	07/15/2021
2	PERMIT SET REV. 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021
	FDN PERMIT SET	02/02/2022
4	PERMIT SET REV. 4	04/15/2022
6	PERMIT SET REV. 6	06/03/2022
13	PERMIT SET REV. 13	12/16/2022
14	PERMIT SET REV. 14	02/10/2023
	FLOOD RESPONSE 3	08/07/2024

Sheet Title: Residential Parking Plan Level P1 - Building 3
 Project No: 17582.00
**RESIDENTIAL
 PARKING PLAN
 LEVEL P1 -
 BUILDING 3**

Sheet No.:
S.P.R.301.C

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