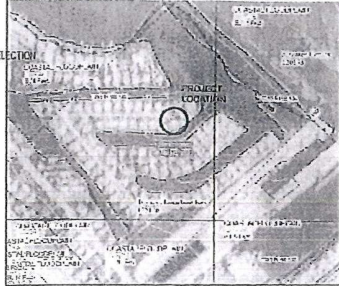


<p>1.000' x 1.000' (10' x 10')</p> <p>2.000' x 2.000' (20' x 20')</p> <p>3.000' x 3.000' (30' x 30')</p> <p>4.000' x 4.000' (40' x 40')</p> <p>5.000' x 5.000' (50' x 50')</p> <p>6.000' x 6.000' (60' x 60')</p> <p>7.000' x 7.000' (70' x 70')</p> <p>8.000' x 8.000' (80' x 80')</p> <p>9.000' x 9.000' (90' x 90')</p> <p>10.000' x 10.000' (100' x 100')</p>	<p>1.000' x 1.000' (10' x 10')</p> <p>2.000' x 2.000' (20' x 20')</p> <p>3.000' x 3.000' (30' x 30')</p> <p>4.000' x 4.000' (40' x 40')</p> <p>5.000' x 5.000' (50' x 50')</p> <p>6.000' x 6.000' (60' x 60')</p> <p>7.000' x 7.000' (70' x 70')</p> <p>8.000' x 8.000' (80' x 80')</p> <p>9.000' x 9.000' (90' x 90')</p> <p>10.000' x 10.000' (100' x 100')</p>
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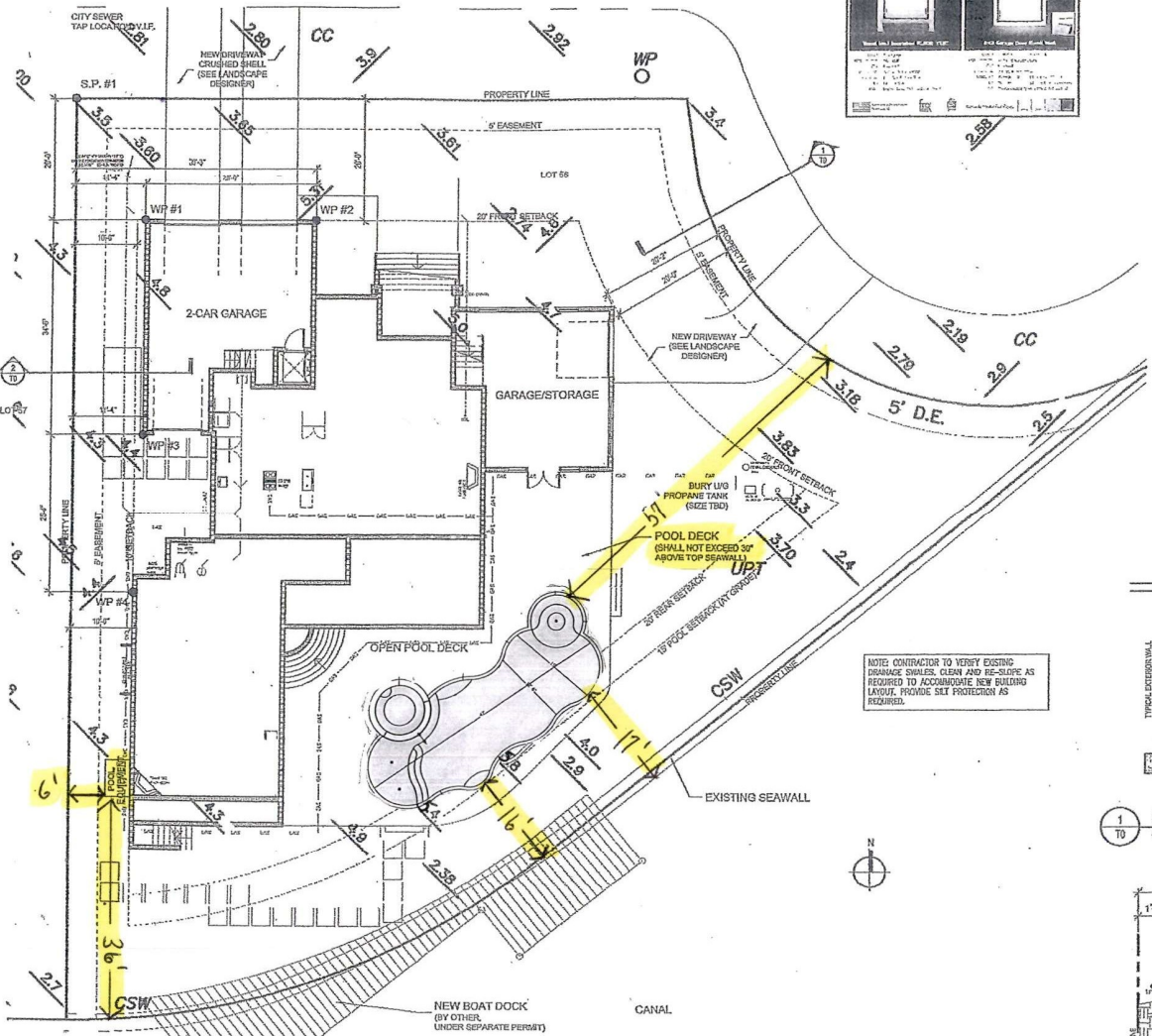
OCCUPANCY TYPE: R-4SF
 CONSTRUCTION TYPE: II
 SPRINKLES: NO
 WIND DESIGN: 100mph
 RISK CATEGORY: D
 EXPOSURE CATEGORY: 2

SETBACK REQUIREMENTS
 FRONT: 20'-0"
 REAR: MIN. 10'-0", COMBINED 20'-0"
 POOL DECK: 20'-0"
 POOL SET GRAPES: 15'-0"
 WATER FRONT SETBACK: 20'-0"
 PROPOSED: 20'-0"

MAX. BUILDING HEIGHT: (FROM DESIGN FLOOD ELEVATION + 10'-0")
 ALLOWED: 30'-0"
 PROPOSED: 20'-0"

DAYLIGHT PLANE ANGLE:
 90 DEGREES MEASURED FROM HORIZONTAL SIDE PROPERTY LINES, BEGINNING AT 10' DFE LEVEL.

NOTE: IF IT IS DETERMINED DUE TO EXISTING SETBACKS AND THESE CODES PREVENT THE NEW BUILDING FROM BEING CONSTRUCTED, THE DESIGNER SHALL PROVIDE THE DESIGNER WITH THE LOCATION OF THE EXISTING SETBACKS, THE LOCATION OF THE NEW BUILDING, THE LOCATION OF THE NEW DRIVEWAY, THE LOCATION OF THE NEW POOL DECK, THE LOCATION OF THE NEW BOAT DOCK, THE LOCATION OF THE NEW SEAWALL, THE LOCATION OF THE NEW CANAL, THE LOCATION OF THE NEW DRIVEWAY, THE LOCATION OF THE NEW POOL DECK, THE LOCATION OF THE NEW BOAT DOCK, THE LOCATION OF THE NEW SEAWALL, THE LOCATION OF THE NEW CANAL.



AVG. AREA CALCULATION

FIRST FLOOR	2,384 SQFT
SECOND FLOOR	2,288 SQFT
TOTAL	4,672 SQFT

STORM WATER DRAINAGE NOTE
 FINISH GRADE SURFACE SLOPE SHALL NOT EXCEED 12" VERTICAL RISE IN 4" HORIZONTAL RUN WITHIN 6' DISTANCE FROM ANY PROPERTY LINE OTHER SLOPES SHALL NOT EXCEED 12" VERTICAL RISE IN 4" HORIZONTAL RUN.
 THE DISCHARGE OF STORM WATER FROM THE PARCEL SHALL DRAIN TO THE STREET CURB, NO WATER RUN OFF ONTO ANY ADJACENT PROPERTIES.
 REQUIRED SWALES OR DRAINAGE SYSTEMS SHALL BE INSTALLED PRIOR TO CONSTRUCTION. SWALES SLOPES SHALL BE A MIN. OF 0.2% SLOPE.
 STATEMENT OF COMPLIANCE: CONTRACTOR SHALL COMPLY WITH "GUIDANCE MANUAL FOR DEVELOPING BEST MANAGEMENT PRACTICES" FOR THE CONSTRUCTION OF SITE RUN-OFF.

NOTE: CONTRACTOR TO VERIFY EXISTING DRAINAGE SWALES, CLEAN AND RE-SLOPE AS REQUIRED TO ACCOMMODATE NEW BUILDING LAYOUT. PROVIDE SELF PROTECTION AS REQUIRED.

LANDSCAPE ARCHITECT SHALL PROVIDE A SMALL RETENTION / DEPRESSION AREA TO ALLOW FOR WATER QUALITY TREATMENT PRIOR TO REAR YARD RUNOFF ENTERING THE CANAL.

LOT INFORMATION
 INFORMATION ON THIS SITE OBTAINED FROM PROPERTY APPRAISER.

LOT AREA: 15,789 SQ. FT.
 MAXIMUM LOT COVERAGE: 30.00% = 4,730 SQ. FT.
 PROPOSED: 28.71% = 4,488 SQ. FT.

IMPERVIOUS SURFACE COVERAGE:
 ALLOWED: 63.00% = 7,985 SQ. FT.
 PROPOSED: 44.86% = 7,075 SQ. FT.

SINGLE FAMILY COVERAGE CALCULATIONS: ZONING

LOT COVERAGE CALCULATION
 1.0 NON-POOL/SPA AREAS:
 Residential Structures: 2,784 SQ. FT.
 Garage / Carport: 1,074 SQ. FT.
 Roof Pav. Overlaid: 1,357 SQ. FT.
 Front Entry and Front Stairs: 170 SQ. FT.
 Rear Entry and Rear Stairs: 114 SQ. FT.
 Modified Pools, Landscaping, Capped Room: 9 SQ. FT.
 Railed Deck or Terrace: 719 SQ. FT.
 Elevated Mechanical Equipment pad: 31 SQ. FT.
 Accessory Structure: 0 SQ. FT.
 Other Buildings / Structures / Improvements: 0 SQ. FT.

1.1 TOTAL NON-POOL / SPA AREAS: 0 SQ. FT.
 2.0 ELEVATED / RAISED POOL / SPA AREAS: 0 SQ. FT.
 3.0 SUBTOTAL LOT COVERAGE SQUARE FOOTAGES: 4,688 SQ. FT.
 4.0 TOTAL LOT COVERAGE PERCENTAGE: 29.71%
 4,688 SQ. FT. (LINE 3.0) / 15,789 (LOT SIZE)

AT-GRADE IMPROVEMENTS:
 Driveway / Front Area: 492 SQ. FT.
 Decked Walkways / Sidewalks: 193 SQ. FT.
 Front Area / Driveway: 1,700 SQ. FT.
 0.0 TOTAL AT-GRADE: 2,445 SQ. FT.

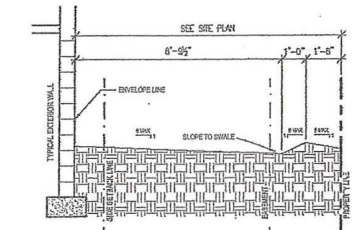
7.0 Total Non-Open Space (LINE 3.0 + 6.0): 7,075 SQ. FT.
 8.0 TOTAL NON-OPEN SPACE PERCENTAGE: 44.86%
 7,075 SQ. FT. (LINE 7.0) / 15,789 (LOT SIZE)

INDEX OF DRAWINGS

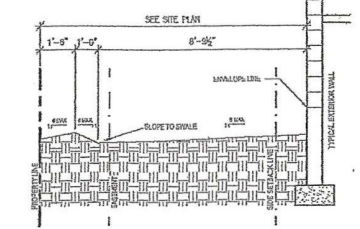
REV. NO.	DESCRIPTION
T0	COVER SHEET AND SITE PLAN / SHEET FLOW DIAGRAM
T1	BUILDING SYSTEMS AND GENERAL SPECIFICATIONS
A1-0	GROUND FLOOR PLAN
A1-1	FIRST FLOOR PLAN
A1-2	SECOND FLOOR PLAN
A1-3	HOOP PLAN
A2-1	EXTERIOR ELEVATIONS
A2-2	EXTERIOR ELEVATIONS
A4-0	REFLECTED CEILING PLAN - GROUND FLOOR
A4-1	REFLECTED CEILING PLAN - FIRST FLOOR
A4-2	REFLECTED CEILING PLAN - SECOND FLOOR
A5-1	BUILDING SECTIONS
A6-1	WINDOW SCHEDULE AND NOTES
A6-2	DOOR SCHEDULE AND NOTES
A6-3	WINDOW DETAILS
A6-4	DOOR DETAILS
A7-1	WALL SECTIONS
A7-2	ELEVATION DETAIL
M1-1	MECHANICAL PLAN - FIRST FLOOR
M1-2	MECHANICAL PLAN - SECOND FLOOR
E1-0	ELECTRICAL FLOOR PLAN - GROUND FLOOR
E1-1	ELECTRICAL FLOOR PLAN - FIRST FLOOR
E1-2	ELECTRICAL FLOOR PLAN - SECOND FLOOR
E1-3	ELECTRICAL NOTES

COMPLIANCE STATEMENT

TO THE BEST OF MY KNOWLEDGE:
 PROPOSED DESIGN AND SPECIFICATIONS COMPLIES WITH FLORIDA ADMINISTRATIVE CODE, SECTION 62B-23.007
 THIS BUILDING HAS BEEN DESIGNED IN COMPLIANCE WITH ANSI / ASCE 7-10 FOR MINIMUM DESIGN LOADS TO WITHSTAND WIND SPEED OF 160 MPH.
 THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE ANSI/ASCE 7-10, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, SECTION 6.2 TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 160 MPH.
 PLANS AND SPECIFICATIONS CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH WIND BORNE DEBRIS REGION AS DEFINED AND SET FORTH BY THE FLORIDA BUILDING CODE, RESIDENTIAL 7TH ADDITION 6203.



1 SWALE DETAIL, TYPICAL
 SCALE: N.T.S.



2 SWALE DETAIL, TYPICAL
 SCALE: N.T.S.

Phone: 941.589.4643
 r4sf@housesofparadise.com
 moade@housesofparadise.com

CONTRACTOR
Carlin Custom homes
 1982 Alden Street - Suite 310
 Sarasota, Florida 34239
 Phone: 941.748.1622
 License # CBC 027609

THE ARCHITECT ASSURES THAT THE INFORMATION ON THIS SHEET IS ACCURATE AND COMPLETE TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE CONTRACTOR.

DATE: 01/23/2023

SMITH RESIDENCE
 780 Emerald Harbor Drive
 Longboat Key, Florida 34228

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 JUL 29 2023
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

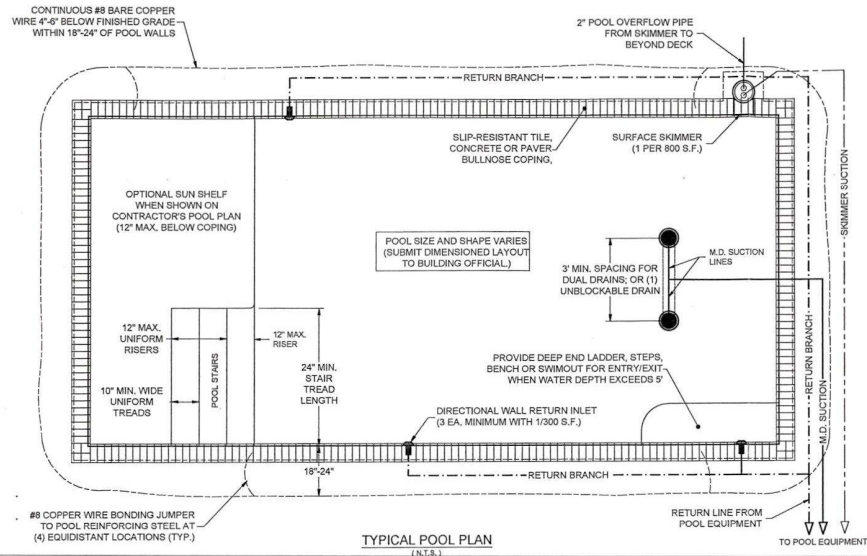
ADDENDUM / REVISION
 No. Date Description

SCALE: 1" = 10'-0"
 DRAWN BY: MB
 CHECKED BY: MB

DATE: January 23, 2023
 SHEET: 11111
COVER SHEET A
SITE PLAN

SHEET NUMBER: **TO**

ELECTRIC POWER LINES; OVERHEAD POWER LINES SHALL NOT PASS WITHIN AN AREA EXTENDING A DISTANCE OF 10' HORIZONTALLY AWAY FROM THE INSIDE EDGE OF THE POOL WALLS. UNDERGROUND POWER LINES SHALL BE INSTALLED IN CONDUIT PER NFPA TO (2020) SECTION 800.11.



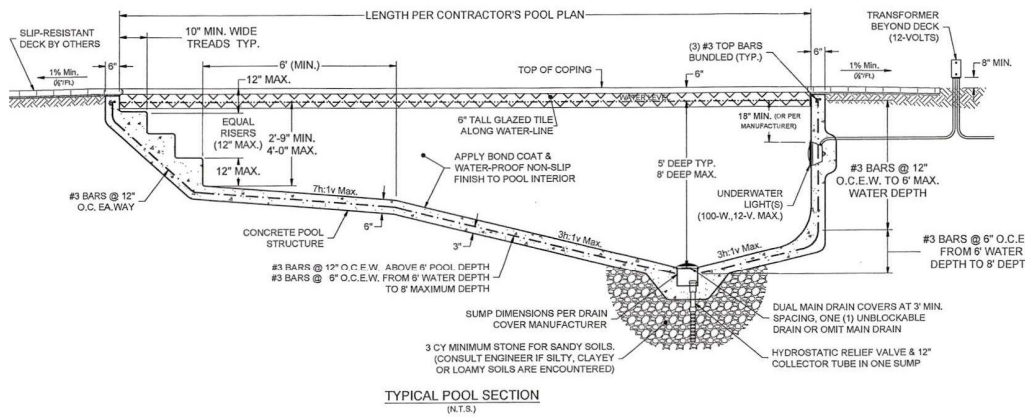
GENERAL NOTES:

- THESE TYPICAL DETAILS ARE APPLICABLE TO IN-GROUND RESIDENTIAL SWIMMING POOLS OF LESS THAN 100,000 GALLONS AND 148 G.P.M. PUMP RATE.
- APPLICABLE CODES: FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION (2023), SECTION R4501 PRIVATE SWIMMING POOLS, ANSIA/SP-3, ANSIA/SP-5, ANSIA/SP-7, & ANSIA/SPIC-15.
- SAFETY BARRIERS FOR THE POOL SHALL BE PROVIDED IN ACCORDANCE WITH F.B.C., RESIDENTIAL, SECTION R4501.1.1 TO INCLUDE OR A COMBINATION OF: YARD FENCING, WINDOW AND DOOR ALARMS, SAFETY FENCING, POOL ALARM, AND/OR SCREEN ENCLOSURE WITH CHAIR RAIL. ALL DOOR & GATE LATCHES MOUNTED 54" ABOVE GRADE.
- ALL SUCTION OUTLET FITTING ASSEMBLIES (DRAIN COVERS, FRAMES AND FASTENERS) ARE TO COMPLY WITH ANSIA/SPIC-16 (2017) AND ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
- ALL SUCTION OUTLET FITTING ASSEMBLIES MUST INCLUDE THE MANUFACTURER'S SUMP OR FIELD-BUILT SUMP WITH INTERIOR DIMENSIONS PER THE MANUFACTURER'S INSTRUCTIONS.
- CONSTRUCT POOL ON COMPACTED OR UNDISTURBED SOIL WITH A 2,000 P.S.F. MINIMUM BEARING CAPACITY. CONTACT THE ENGINEER SHOULD ANY MARL, MUCK, CLAYEY, ORGANIC OR UNSUITABLE MATERIAL BE ENCOUNTERED IN THE POOL EXCAVATION FOR SOIL CORRECTION RECOMMENDATIONS.
- THE LOCAL GROUND WATER TABLE SHALL BE MAINTAINED BELOW THE POOL STRUCTURE DURING CONSTRUCTION AND ANY TIME THE POOL WATER IS EMPTY FOR MAINTENANCE.
- POOL PIPING SHALL BE SCH. 40 PVC, STAMPED NSF-PW APPROVED. ALL PIPING, VALVES, EQUIPMENT AND MATERIALS USED SHALL CONFORM TO THE F.B.C., PLUMBING.
- CHLORINATING AND/OR DISINFECTANT EQUIPMENT SHALL COMPLY WITH THE LATEST ANSINSF-50.
- PUMPS SHALL BE 3 H.P. OR LESS AND COMPLY WITH ANSIUL 1091. PUMPS EQUAL TO OR EXCEEDING 1 H.P. SHALL BE TWO SPEED MINIMUM WITH THE RECIRCULATION RATE MET A LOW SPEED OF AT LEAST 1/2 THAT OF THE MAXIMUM PUMP SPEED.
- ANY POOL LIGHTING, ALL ELECTRICAL WORK AND EQUIPMENT INSTALLATION MUST BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL COMPLY WITH CHAPTER 27 OF THE FLORIDA BUILDING CODE (8TH ED.) AND N.E.P.A. TO (N.E.C.) (2020 EDITION) ARTICLE 690.
- INSTALL A CONTINUOUS #8 BARE COPPER WIRE 4'-8" BELOW FINISHED GRADE WITHIN 18'-24" OF POOL WATER BONDED TO POOL REINFORCING STEEL AT (4) UNIFORMLY SPACED LOCATIONS AND BONDED TO ALL METALLIC COMPONENTS INCLUDING LIGHT NICHES, FITTINGS, HANDRAILS, ELECTRICAL EQUIPMENT, PUMPS AND FIXED METAL PARTS WITHIN 9' OF THE POOL WATER.
- HEAT PUMPS SHALL COMPLY WITH THE LATEST UL 569. ELECTRIC HEATERS SHALL COMPLY WITH UL 1261. ANY GAS PIPING SHALL COMPLY WITH F.B.C., FUEL GAS. GAS HEATERS SHALL COMPLY WITH LATEST ANSIS-Z1.56.
- ONE MEANS OF EXIT FROM THE SHALLOW AND DEEP END CONSISTING OF A LADDER, BENCH, UNDERWATER SEAT OR SWIM-OUT SHALL BE PROVIDED FOR WATER DEPTH 5' OR GREATER. PROVIDE TWO MEANS OF EXIT FOR POOLS WIDER THAN 36".
- UNDERWATER SEATS, BENCHES, AND SWIM-OUTS SHALL BE A MAXIMUM OF 20" BELOW THE WATERLINE.
- THIS POOL DOES NOT PROVIDE A MINIMUM DIVING WATER ENVELOPE. NO DIVING OR DIVING EQUIPMENT IS ALLOWED.
- POOL PLUMBING PIPE SIZES SHALL BE PROVIDED BASED ON THE CONTRACTOR'S OR ENGINEER'S ANSI / AISP / ICC COMPLIANCE CALCULATIONS WITH MINIMUM PIPE SIZES PER BELOW:

PIPE SIZE CHART: (ANSI-5 & F.B.C. ALLOWABLE VELOCITIES)

PUMP RATE (GPM)	RETURN LINES (10'/SEC.)	SUCTION LINES (8'/SEC.)
0 - 51	1 1/2"	1 1/2"
52 - 63	1 1/2"	2"
64 - 84	2"	2"
85 - 104	2"	2 1/2"
105 - 119	2 1/2"	2 1/2"
120 - 148	2 1/2"	3"

BLDG PERMIT PLANS
FILE
Copy of Record



STRUCTURAL NOTES:

- CONCRETE MATERIAL TO HAVE 4,000 PSI MINIMUM COMPRESSIVE STRENGTH (F_c) AT 28 DAYS AND WATER/CEMENT RATIO NO GREATER THAN 0.50. CONCRETE MAY BE PNEUMATICALLY APPLIED OR FORMED, POURED AND VIBRATED.
- REINFORCING STEEL TO BE GRADE 40 DEFORMED BARS WITH 2" MINIMUM COVER AND 3" COVER TO EARTH. LAP SPLICE #3 BARS 15" MINIMUM.
- DESIGN CRITERIA: DESIGN BASED ON ALLOWABLE STRESS CRITERIA OF THE FLORIDA BUILDING CODE, 8TH EDITION (2023) WITH THE FOLLOWING LOADS AND ALLOWABLE STRESSES:
 LATERAL SOIL LOAD: 60 psf/ft per ft. depth
 LIVE LOAD: 40 psf
 SOIL BEARING REQUIRED: 2,000 psf
 CONCRETE COMP. STRESS: 1,800 psi (0.45F_c)
 REINFORCING STEEL STRESS: 20,000 psi (Grd. 40)

RECEIVED
JUL 29 2024
TOWN OF LONGBOAT
Planning, Zoning &...

TYPICAL DETAILS NOTE:
THESE STANDARD DETAILS INDICATE TYPICAL BUILDING CODE REQUIREMENTS FOR IN-GROUND FLORIDA PRIVATE SWIMMING POOLS. SWIMMING POOL CONTRACTOR TO PROVIDE THE SITE SPECIFIC POOL PLAN TO THE BUILDING OFFICIAL FOR POOL ELEMENT LOCATIONS, LAYOUT AND DEPTHS.

PREPARED FOR:
GETTLE POOLS, INC.
1933 Barber Road
Sarasota, Florida 34240
(941) 366-6267 (CPC1456906)

PREPARED BY:
CREST ENGINEERING
of Sarasota, LLC
3402 Magic Oak Lane, Sarasota, Florida 34232
Phone: (941) 377-8811
Email: info@crestllc.com
Florida Engineering Firm No. 28100

Date: 7-25-2024
Project No: S1015
Michael L. Shannon
Michael L. Shannon, P.E.
License No. 67869
This form has been digitally signed and sealed by Michael L. Shannon, P.E. on the date adjacent to the seal. Printed notices on this document are not considered signed and sealed and the signature must be verified on any electronic copies.

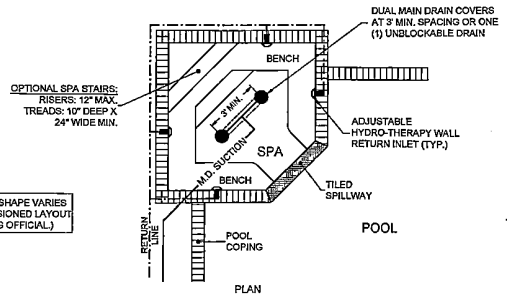


SMITH RESIDENCE SWIMMING POOL
780 EMERALD HARBOR DRIVE
LONGBOAT KEY, FLORIDA 34228

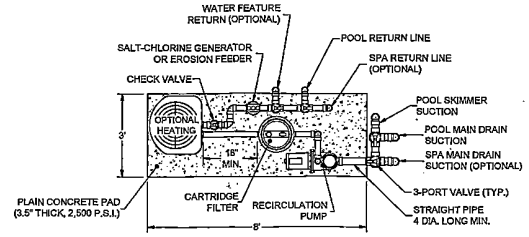
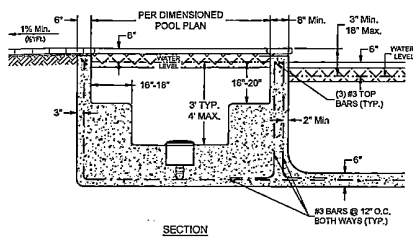
STANDARD DETAILS
TYPICAL IN-GROUND PRIVATE SWIMMING POOL

Sheet
SP-1
of 2

MINIMUM RESIDENTIAL PRIVATE SWIMMING POOL STANDARDS PER FLORIDA BUILDING CODE, 8TH EDITION (2023) SECTIONS 454.2 & R4501, ANSIA/SPIC-3 (2014), ANSIA/SPIC-5a (2015) & ANSIA/SPIC-7 (2020)



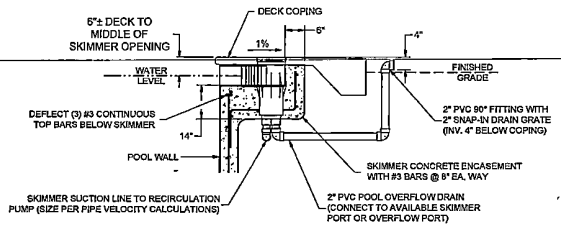
SPA SIZE AND SHAPE VARIES
(SUBMIT DIMENSIONED LAYOUT
TO BUILDING OFFICIAL.)



EQUIPMENT NOTES:

1. CHLORINATING AND/OR DISINFECTANT EQUIPMENT SHALL COMPLY WITH THE LATEST ANSI/NSF-50.
2. PUMPS SHALL BE 3 H.P. OR LESS AND COMPLY WITH ANSI/UL 1081.
3. ANY POOL LIGHTING, ALL ELECTRICAL WORK, AND BONDING OF POOL, EQUIPMENT, HANDRAILS AND LIGHTS TO THE POOL REINFORCING STEEL SHALL COMPLY WITH CHAPTER 27 OF THE FLORIDA BUILDING CODE AND N.E.P.A. TO ARTICLE 680 NATIONAL ELECTRIC CODE.
4. HEAT PUMPS SHALL COMPLY WITH THE LATEST UL 699. ELECTRIC HEATERS SHALL COMPLY WITH UL 1281. ANY GAS PIPING SHALL COMPLY WITH F.G.C. FUEL GAS. GAS HEATERS SHALL COMPLY WITH LATEST ANSI-Z21.50.

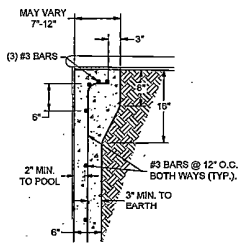
SINGLE PUMP EQUIPMENT SCHEMATIC (N.T.S.)



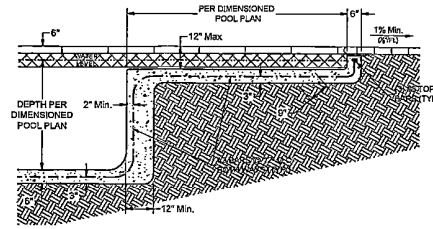
SKIMMER & POOL OVERFLOW DETAIL (1/2\"/>

- SPA NOTES:**
1. SPA CONSTRUCTION SHALL CONTAIN NO PROTRUSIONS, EXTENSIONS, MEANS OF ENTANGLEMENT OR OTHER OBSTRUCTION WHICH CAN CAUSE ENTRAPMENT OR INJURY OF USER.
 2. MAXIMUM WATER DEPTH SHALL BE 4'-0\"/>

**(PER CONTRACTOR'S POOL PLAN)
SPA DETAILS (N.T.S.)**



OPTIONAL POOL BELL BEAM DETAIL (24\"/>



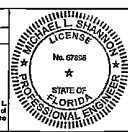
SUN SHELF DETAIL (36\"/>

TYPICAL DETAILS NOTE:
THESE STANDARD DETAILS INDICATE TYPICAL BUILDING CODE REQUIREMENTS FOR IN-GROUND FLORIDA PRIVATE SWIMMING POOLS. SWIMMING POOL CONTRACTOR TO PROVIDE THE SITE SPECIFIC POOL PLAN TO THE BUILDING OFFICIAL FOR POOL ELEMENT LOCATIONS, LAYOUT AND DEPTHS.

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of Sarasota, LLC
3402 Magic Oak Lane, Sarasota, Florida 34232
Phone: (941) 317-8811
Email: info@crestllc.com
Florida Engineering Firm No. 28100

Date: 7-25-2024
Project No: S1015
Michael L. Shannon, P.E.
License No. 67996
The firm has been duly signed and sealed by Michael L. Shannon, P.E., on the date indicated in the seal and the contents of this document are not controlled signed and sealed and are not applicable unless so indicated.

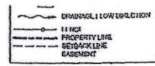


SMITH RESIDENCE SWIMMING POOL
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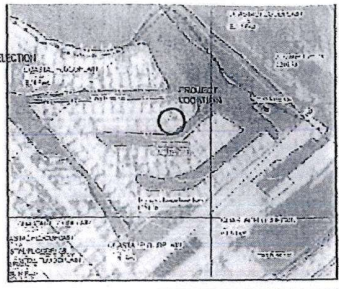
STANDARD DETAILS
TYPICAL IN-GROUND PRIVATE SWIMMING POOL

MINIMUM RESIDENTIAL PRIVATE SWIMMING POOL STANDARDS PER FLORIDA BUILDING CODE, 8TH EDITION (2023) SECTIONS 454.2 & R4501, ANSI/APSP/ICC-3 (2014), ANSI/APSP/ICC-5a (2013) & ANSI/APSP/ICC-7 (2020)

Sheet
SP-2
of 2



1.00	2.00	3.00	4.00
5.00	6.00	7.00	8.00
9.00	10.00	11.00	12.00
13.00	14.00	15.00	16.00
17.00	18.00	19.00	20.00
21.00	22.00	23.00	24.00
25.00	26.00	27.00	28.00
29.00	30.00	31.00	32.00
33.00	34.00	35.00	36.00
37.00	38.00	39.00	40.00
41.00	42.00	43.00	44.00
45.00	46.00	47.00	48.00
49.00	50.00	51.00	52.00
53.00	54.00	55.00	56.00
57.00	58.00	59.00	60.00
61.00	62.00	63.00	64.00
65.00	66.00	67.00	68.00
69.00	70.00	71.00	72.00
73.00	74.00	75.00	76.00
77.00	78.00	79.00	80.00
81.00	82.00	83.00	84.00
85.00	86.00	87.00	88.00
89.00	90.00	91.00	92.00
93.00	94.00	95.00	96.00
97.00	98.00	99.00	100.00



OCCUPANCY TYPE: R-4SF
 CONSTRUCTION TYPE: NO
 WIND SPEED: 160mph
 RISK CATEGORY: D
 EXPOSURE CATEGORY: D

SETBACK REQUIREMENTS:
 FRONT: 30'-0"
 SIDE: MIN. 5'-0", COMBINED 20'-0"
 REAR: 20'-0"
 POOL: 20'-0"
 POOL: AT GRADE: 15'-0"
 WATER FRONT SETBACK: 20'-0"

MAX. BUILDING HEIGHT: (FROM DESIGN FLOOD ELEVATION + 10'-0")
 ALLOWED: 30'-0"
 PROPOSED: 29'-5"

DAYLIGHT PLANE ANGLE:
 50 DEGREES MEASURED FROM HORIZONTAL SIDE PROPERTY LINES, BEGINNING AT 10' ELEVATION.

LOT INFORMATION
 INFORMATION ON THIS SITE OBTAINED FROM PROPERTY APPRAISER.

LOT AREA: 38,789 SQFT.
 MAXIMUM LOT COVERAGE: 30.00% = 4,730 SQFT
 ALLOWED: 20.71% = 4,688 SQFT
 PROPOSED:

IMPERVIOUS SURFACE COVERAGE:
 ALLOWED: 44.63% = 7,075 SQFT
 PROPOSED: 44.63% = 7,075 SQFT

SINGLE FAMILY COVERAGE CALCULATIONS: ZONING

LOT COVERAGE CALCULATION
 1.0 NON-POOL/SPA AREAS: 2784 SQFT
 Residential Structure: 1,374 SQFT
 Garage/Carport: 8 SQFT
 Roof Pave Overlay: 170 SQFT
 Front Entry and Front Stairs: 114 SQFT
 Recessed Walk, Land and/or Capped Rooms: 747 SQFT
 Railed Deck or Terrace: 31 SQFT
 Elevated Mechanical Equipment pad: 0 SQFT
 Accessory Structure: 0 SQFT
 Other Buildings/Structures/Improvements: 0 SQFT

1.1 TOTAL NON-POOL / SPA AREAS: 0 SQFT
 2.0 ELEVATED (RAISED) POOL / SPA AREAS: 0 SQFT
 3.0 SUBTOTAL LOT COVERAGE SQUARE FOOTAGES: 4,888 SQFT

4.0 TOTAL LOT COVERAGE PERCENTAGE: 4,888 SQFT (12.6%)
 12.6% (LOT 20)

AT-GARAGE IMPROVEMENTS:
 Driveway/Paving Area: 492 SQFT
 Driveway Walkways / Sidewalks: 1,700 SQFT
 Pool Deck (As-Proposed): 2,449 SQFT
 6.0 Total At-Garage: 4,641 SQFT

7.0 Total Non-Open Space (Area 2.0 + 6.0): 4,641 SQFT

8.0 TOTAL NON-OPEN SPACES PERCENTAGE: 4,641 SQFT (11.7%)
 11.7% (LOT 20)

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
T0	COVER SHEET AND SITE PLAN / SHEET FLOW DIAGRAM
T1	BUILDING SYSTEMS AND GENERAL SPECIFICATIONS
A1-1	GROUND FLOOR PLAN
A1-2	FIRST FLOOR PLAN
A1-3	SECOND FLOOR PLAN
A1-4	HOOD PLAN
A2-1	EXTERIOR ELEVATIONS
A2-2	EXTERIOR ELEVATIONS
A4-0	REFLECTED CEILING PLAN - GROUND FLOOR
A4-1	REFLECTED CEILING PLAN - FIRST FLOOR
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A5-1	BUILDING SECTIONS
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E1-1	ELECTRICAL FLOOR PLAN - GROUND FLOOR
E1-1	ELECTRICAL FLOOR PLAN - FIRST FLOOR
E1-2	ELECTRICAL FLOOR PLAN - SECOND FLOOR
E1-3	ELECTRICAL NOTES

COMPLIANCE STATEMENT
 TO THE BEST OF MY KNOWLEDGE:
 PROPOSED DESIGN AND SPECIFICATIONS COMPLIES WITH FLORIDA ADMINISTRATIVE CODE SECTION 610-8.007

THIS BUILDING HAS BEEN DESIGNED IN COMPLIANCE WITH AMBC/ASCE 7-16 FOR MINIMUM DESIGN LOADS TO WITHSTAND WIND SPEED OF 160 MPH.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE AMBRIDGE 7-16, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, SECTION 6, TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 160 MPH.

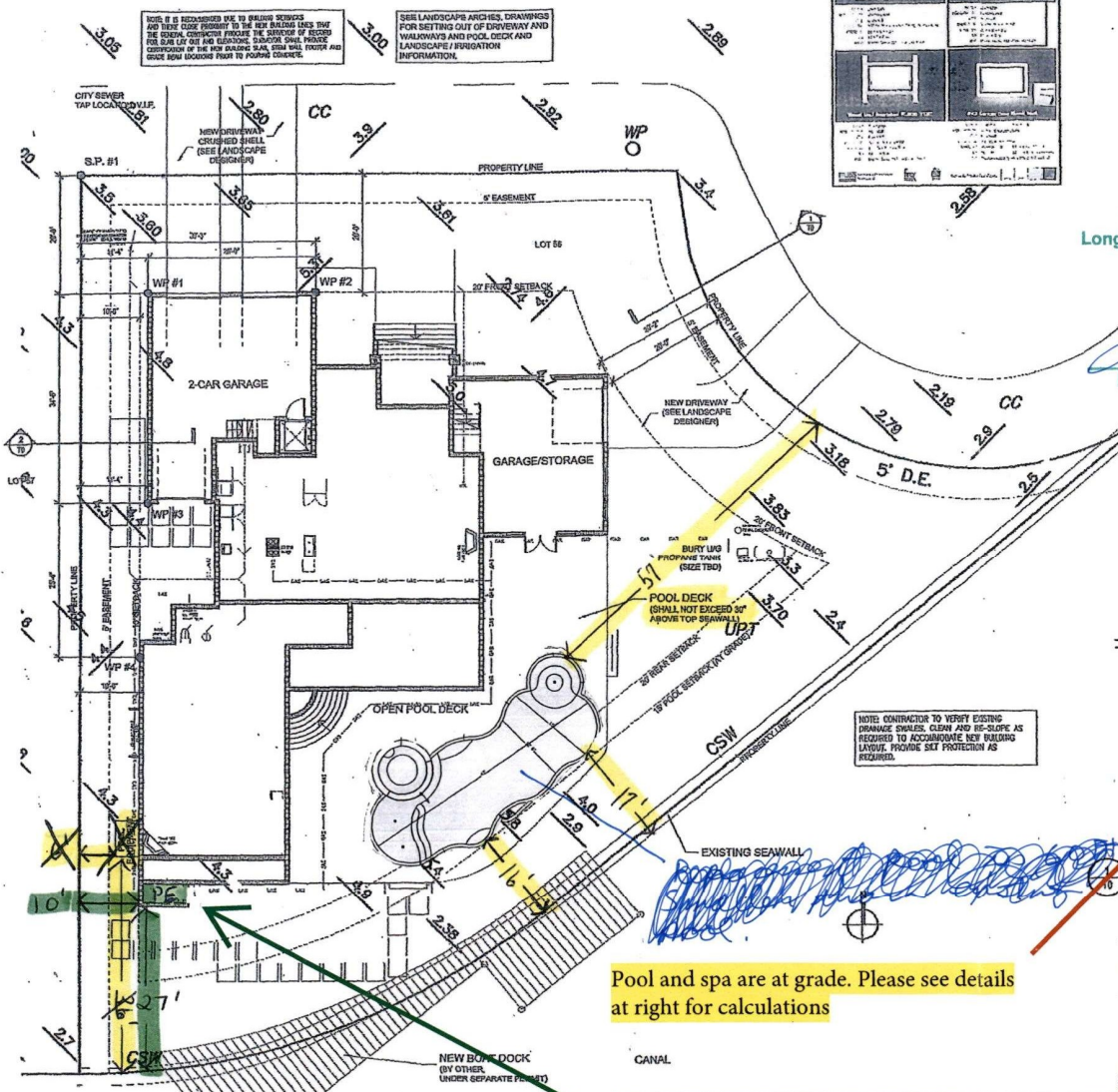
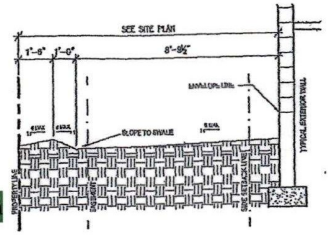
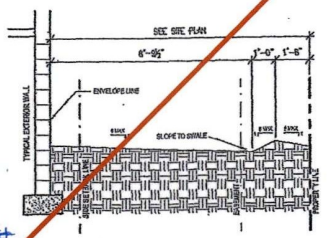
PLANS AND SPECIFICATIONS CONTAINED HEREIN AND METHODOLOGIES FOR CONSTRUCTION ARE IN COMPLIANCE WITH WIND BORNE DESIGN REGION 1 AS DEFINED AND SET FORTH BY THE FLORIDA BUILDING CODE, RESIDENTIAL 77H ADDITION 2020.

Longboat Key Planning, Zoning Building
 Approved for Zoning
 For Statement of
 Zoning Compliance Only

Name: [Signature]
 Date: 8/22/24

STORM WATER DRAINAGE NOTE
 FINISH GRADE SURFACE SLOPE SHALL NOT EXCEED 12" VERTICAL RISE IN 4' HORIZONTAL RUN WITHIN 10' DISTANCE FROM ANY PROPERTY LINE OTHER SLOPES SHALL NOT EXCEED 12" VERTICAL RISE IN 4' HORIZONTAL RUN.
 THE DISCHARGE OF STORM WATER FROM THE PARCEL SHALL DRAIN TO THE STREET CURB, NO WATER RUN OFF ONTO ANY ADJACENT PROPERTIES.
 REQUIRED SWALES OR DRAINAGE SYSTEMS SHALL BE INSTALLED PRIOR TO CONSTRUCTION. SWALES SLOPES SHALL BE A MIN. OF 0.2% SLOPE.

STATEMENT OF COMPLIANCE:
 CONTRACTOR SHALL COMPLY WITH "SUBSTANCE MANUAL FOR DEVELOPING BEST MANAGEMENT PRACTICES" FOR THE CONSTRUCTION OF SITE RUN-OFF.



Pool and spa are at grade. Please see details at right for calculations

New Pool Equipment Location Highlighted In Green

LANDSCAPE ARCHITECT SHALL PROVIDE A SMALL RETENTION DEPRESSION AREA TO ALLOW FOR WATER QUALITY TREATMENT PRIOR TO REAR YARD RUNOFF ENTERING THE CANAL.

REEFWAY BASIN

PERMIT COPY OF RECORD

Contractor
 Carlin Custom homes
 1982 Main Street - Suite 310
 Sarasota, Florida 34239
 Phone: 941.748.1922
 License # CBC 027669

SMITH RESIDENCE
 770 Emerald Harbor Drive
 Longboat Key, Florida 34228

ADDENDUM / REVISION

No.	Date	Description

DATE: January 23, 2023
 SHEET 1 OF 1
 COVER SHEET A
 SITE PLAN

TO