

A NEW CUSTOM RESIDENCE FOR NADIA PASELSKY

3100 Gulf of Mexico Drive
LONGBOAT KEY FLORIDA, 34228



NPDES BLDG PERMIT PLANS
FILE COPY OF RECORD

YH YOUNG & HEDRICK
STRUCTURAL ENGINEERING

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DATE SEALED: January 19, 2023



DN: c=US, o=Florida, dnQualifier=A0141000, 000017EDASAC3A7000, C2DA, cn=Jody D Young Jr, Date: 2023.01.19, 11:48:25 -05'00', Adobe Acrobat version: 2022.003.20310

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FOR PERMIT ONLY
JOHN CANNON HOMES, INC.
LICENSE #10791
10000 17th Avenue NE, Suite 201
Lakewood Ranch, FL 34240
www.johncannonhomes.com
ALL DRAWINGS SHALL BE SEALED BY THE REGISTERED PROFESSIONAL ENGINEER

A NEW CUSTOM RESIDENCE FOR
Nadia Paselsky
3100 Gulf of Mexico Drive | Sarasota, Florida | 34228

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	01/19/23	JDY	JDY
2	REVISED FOR CODE COMPLIANCE	01/20/23	JDY	JDY
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GENERAL NOTES

- DRAWINGS DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS AND NOTES SHALL CONTROL. CONTACT THE SUPERINTENDENT WITH ANY CONFLICTS IN THE PLANS BEFORE BEGINNING WORK. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO STRUCTURAL ITEMS AND DO NOT INCLUDE FINISHES, DIMENSIONS, SIZES, MEASUREMENTS AND LOCATION INSTRUCTIONS ARE NOMINAL AND APPROXIMATE AND MAY VARY FROM WHAT IS SPECIFIED OR REQUIRED.
- CONSITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR. EACH SUB-CONTRACTOR SHALL REPORT ANY DISCREPANCY OR OTHER QUESTIONS PERTAINING TO THE DRAWINGS TO THE JOHN CANNON HOMES, INC. SUPERINTENDENT. OTHERWISE ACCEPTING FULL RESPONSIBILITY FOR ANY ERRORS, OMISSIONS & DISCREPANCIES TO PLANS AS NOTED.
- APPLICABLE CODES: IT IS THE INTENT THAT THESE DRAWINGS BE IN CONFORMANCE WITH THE 2020 FBC, 2017 IBC AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND RESTRICTIVE COVENANTS GOVERNING THE SITE.
- SCOPE OF WORK: ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS, AND SHALL PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED OR REQUIRED BY ANY CODE WITHIN THE RELEVANT JURISDICTIONS GOVERNING THE SITE. COMPLETE THESE SCOPE OF WORK.
- MATERIALS: ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CEILING HEIGHTS: MAY BE ADJUSTED AS REQUIRED FOR STRUCTURAL ENGINEERING OR MECHANICAL EQUIPMENT.
- CABINET DRAWINGS: CONTAINED HEREIN ARE FOR SCHEMATIC LAYOUT ONLY. AS SUCH ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CABINETS ARE TO BE BUILT AND INSTALLED PER APPROVED CABINET DRAWINGS AS SUPPORTED BY CONTRACT DOCUMENTATION.

DESIGN DISCLOSURE

THE PURPOSE OF THIS DISCLOSURE IS TO ACKNOWLEDGE THAT JOHN CANNON HOMES, INC. DESIGNS BUILDING PLANS FOR ITS CUSTOMERS FOR THE PURPOSE OF CONSTRUCTING THEIR HOME, AND MAKES NO CLAIMS AS TO REPRESENTING ITSELF AS AN ARCHITECT OR EXPERT IN THE FUNCTIONAL UTILITY OF HOUSE DESIGN. IN AS SUCH, NO REPRESENTATIONS ARE MADE AS TO THE AESTHETIC OR FUNCTIONALITY OF THE HOUSE'S OVERALL DESIGN AND LAYOUT. YOUR CONTRACT AND THESE PLANS ARE CUSTOM. ALTHOUGH THEY MAY BE BASED UPON A JOHN CANNON HOMES MODEL, THESE PLANS WILL BE USED AS DRAWN FOR CONSTRUCTION PURPOSES. PLEASE REVIEW THEM CAREFULLY. THERE MAY BE DESIGN CHANGES, ADDITIONS, DELETIONS, SUBSTITUTIONS, DEVIATIONS AND / OR ALTERATIONS FROM WHAT IS SHOWN IN OUR MODELS OR YOUR PLANS SIGNED AT CONTRACT. JOHN CANNON HOMES, INC. FULLY REPRESENTS THE DESIGN OF THE HOUSE'S STRUCTURAL INTEGRITY TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND GOVERNMENTAL REQUIREMENTS. THESE COPYRIGHTED PLANS ARE THE PROPERTY OF JOHN CANNON HOMES, INC. IN SO MUCH ANY UNAUTHORIZED USE, DUPLICATION, OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM JOHN CANNON HOMES, INC. IT IS SUGGESTED THAT ANY CUSTOMER HAVING QUESTIONS OR CONCERNS REGARDING THE FUNCTIONAL UTILITY OF THE HOUSE'S DESIGN AND / OR LAYOUT BE ROOM LAYOUT, SIZE AND / OR CONFIGURATION, DOOR AND WINDOW LOCATIONS, ETC.) TO CONTACT AN ARCHITECT OR SIMILAR EXPERT IN THE FIELD OF HOUSE DESIGN AND LAYOUT TO ASSIST THEM IN RESOLVING THOSE QUESTIONS OR CONCERNS. ANY COSTS INCURRED IN OBTAINING THE ASSISTANCE ARE THE SOLE RESPONSIBILITY OF THE CUSTOMER, AND ADDITIONAL COSTS COULD BE INCURRED SHOULD CHANGES TO THE BUILDING PLANS BE REQUESTED. FURTHERMORE, THESE PLANS ARE A GRAPHIC REPRESENTATION OF THE PRELIMINARY DESIGN OF A HOUSE. ACTUAL PLACEMENT OF THE HOUSE ON THE LOT, ROOM SIZES, WINDOW SIZES AND PLACEMENT, DOOR SIZES AND PLACEMENT, EQUIPMENT LOCATIONS AND OTHER ITEMS MAY CHANGE AS REQUIRED BY BUILDING CODES, LOCAL ORDINANCES, AND STRUCTURAL REQUIREMENTS AFTER ENGINEERING.

EROSION & SEDIMENT CONTROL NOTES

- WHEN RAINFALL AND RUNOFF OCCURS, DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS MUST BE PROVIDED BY SOMEONE KNOWLEDGEABLE AND EXPERIENCED IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE.
- DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
- SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
- ALL ACTIVE SITES MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. UNLESS OTHERWISE APPROVED, A SURFACE MOUNTED AND ATTACHABLE, UN-SHAPED FILTER BAG IS REQUIRED FOR ALL CURB INLET CATCH BASINS.
- SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DEPOSITED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS.
- SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGEWAYS, OR WATER BODIES.
- SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF ONE-THIRD OF THE BARRIER HEIGHT, AND PRIOR TO THE CONTROL MEASURES REMOVAL.
- CLEANING OF ALL STRUCTURES WITH SUMPUS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY SOIL AND AGAIN AT COMPLETION OF PROJECT.
- ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL. THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
- THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY BIPARTAN ZONE.
- OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES WITH CURRENT CLEAN WATER SERVICES STANDARDS, STATE, AND FEDERAL REGULATIONS.
- PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
- PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPs THAT MUST BE INSTALLED INCLUDE: GRAVEL CONSTRUCTION ENTRANCE, PERMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPs MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- IF VEGETATE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 15TH; THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.
- ALL FUMING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (IE. FILTER BAG).
- THE ESC PLAN MUST BE KEPT CONSPICUOUS ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
- THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
- IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPs MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING.

TYPICAL ABBREVIATIONS

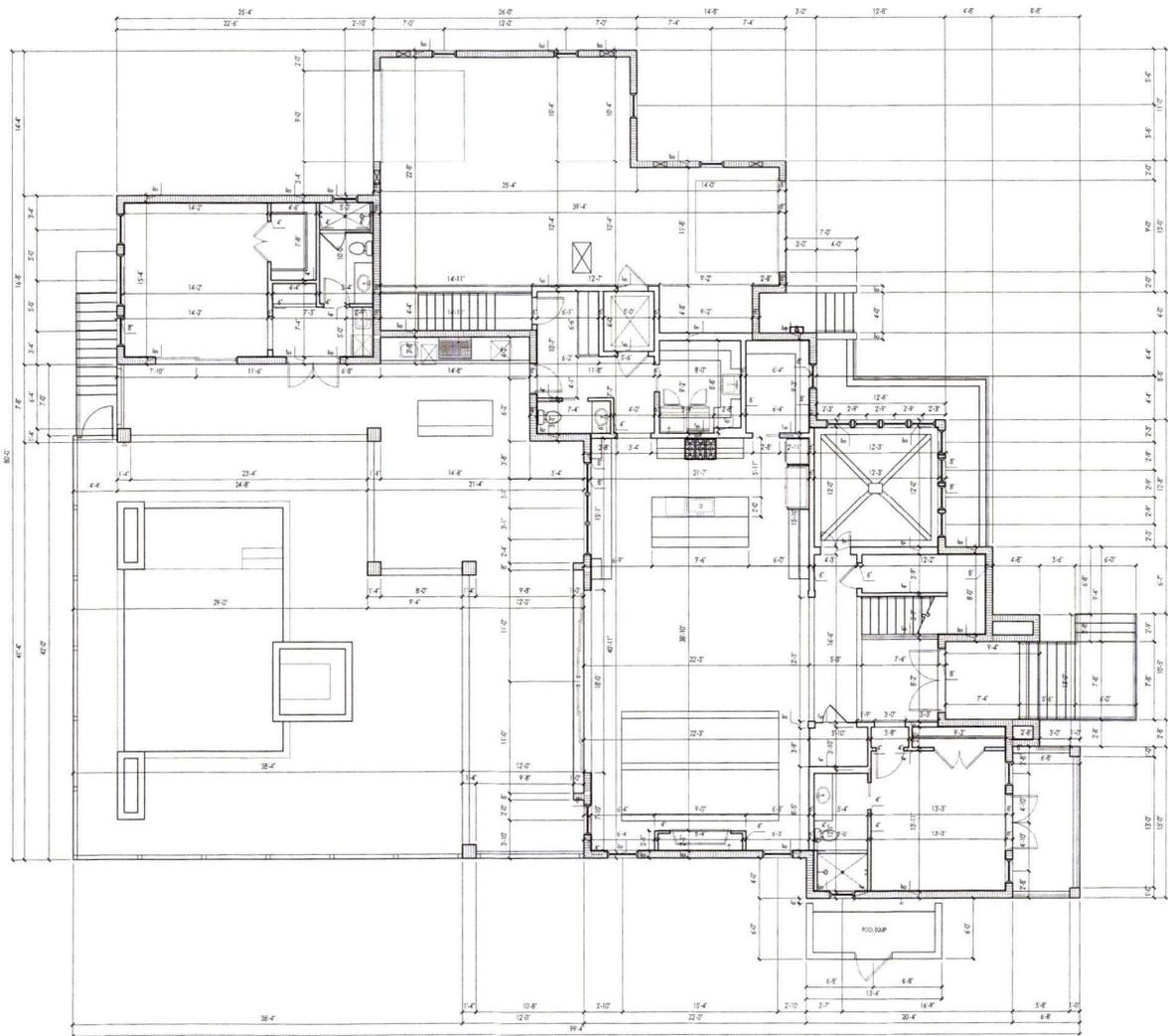
THIS LIST CONTAINS GENERAL ABBREVIATIONS WHICH MAY BE USED THROUGHOUT THIS PROJECT. ADDITIONAL ABBREVIATIONS AND SYMBOLS CAN BE FOUND WITHIN THE RELEVANT SHEETS LEGEND AND/OR NOTES.

ABV	ABOVE	CP	CHOPY PERMETER	HR	HOSE BIB	REF	REFRIGERATOR
AFI	AS-FINISHED FLOOR	DPE	DESIGN FLOOR ELEVATION	LAV	LAVATORY	SGD	SLIDING GLASS DOOR
AHU	AIR HANDLING UNIT	DC	DEPARTING CORNER	MFS	MANUFACTURER	SF	SQUARE FEET (FOOT)
ALUM	ALUMINUM	DEP	DEPT	MAX	MAXIMUM	SI	SQUARE INCHES
ARCH	ARCHITECTURAL	DFB	DEFINITE	MEDR	MEDICAL	SHWR	SHOWER
BFE	BASE FLOOR ELEVATION	ELEC	ELECTRICAL	MIN	MINIMUM	SH	SINGLE HUNG WINDOW
BUDG	BUDGET	ELEV	ELEVATION	MIR	MIRROR	SPCS	SPECIFICATIONS
BLDG	BUILDING	ENG	ENGINEER	NAVD	NORTH AMERICAN	SPCT	STRUCTURAL
CAB	CABINET	EQIP	EQUIPMENT	NATD	NATIONAL	T&G	TONGUE AND GROOVE
CANC	CANCLATION	EQIP	EQUIPMENT	NDVD	NATIONAL	TR	TYPICAL
CA	CASHEM WINDOW	FR	FRAMED FLOOR	NDVD	NATIONAL	UC	UNDER COUNTER
CHFF	CONTRACT FURNISHING	FR	FRAMED FLOOR	OC	ON CENTER	VSB	VEHICLE
CA**	CUSTOMER ACCOMMODATION	FLR	FLOOR	OC	ON CENTER	VSB	VEHICLE
CLG	CLEANING	FR	FRAMED FLOOR	OC	ON CENTER	VSB	VEHICLE
CMG	CONCRETE MASONRY UNIT	FR	FRAMED FLOOR	OC	ON CENTER	VSB	VEHICLE
COND.	CONCRETE	HWC	HOT WATER CONDITIONING	PO	POCKET DOOR	WH	WATER HEATER
		HWC	HOT WATER CONDITIONING	RA	ROOM AREA	WH	WATER HEATER

DESIGN CRITERIA

AREA CALCULATIONS	BUILDING CODES
BUILDING AREAS	2020 Florida Building Code, 7th Edition
GROUND FLOOR	2017 National Electric Code
CASITA	PROJECT SPECIFIC INFORMATION
UPPER FLOOR	2020 Florida Building Code, 7th Edition
UPPER FLOOR	2017 National Electric Code
TOTAL LIVING AREA	PARCEL ID: 000590017
984 SQ FT	JURISDICTION: LONGBOAT KEY
	ZONING: RSF
	FEMA FLOOD ZONE: AE 11
	BASE FLOOR ELEVATION: 11' NAVD
	DESIGN FLOOR ELEVATION: 12.5' NAVD
	LOT SIZE: 38,750 SF
	ALLOWABLE LOT COVERAGE: 30% (11,625 SF)
	ACTUAL LOT COVERAGE: 19% (4,474 SF)
	ALLOWABLE IMPERVIOUS LOT COVERAGE: 50% (19,375 SF)
	ACTUAL IMPERVIOUS LOT COVERAGE: 25% (9,553 SF)

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- DIMENSION NOTES**
1. DRAWINGS ARE NOT TO BE SCALED. CONTACT BUILDER FOR ANY DIMENSION NOT SHOWN.
 2. EXTERIOR DIMENSIONS ARE TO APPROXIMATE FACE OF BLOCK.
 3. INTERIOR DIMENSIONS ARE TO APPROXIMATE FINISH FACE OF WALL.
 4. INTERIOR DOOR OFFSETS TO BE 5" MIN. UNLESS OTHERWISE NOTED.
 5. WINDOW OPENINGS ARE DIMENSIONED TO THE CENTER OF THE OPENING. WINDOW SIZES PROVIDED ARE APPROXIMATE AND SHOULD BE VERIFIED WITH WINDOW MANUFACTURER.



JOHN PASELSKY ARCHITECTS, INC.
 4311 W. PALM BEACH BLVD.
 SUITE 100
 PALM BEACH, FL 33480
 PHONE: 561.832.1234
 FAX: 561.832.1235
 WWW: JOHNPA.COM

A NEW CUSTOM RESIDENCE FOR
Nadia Patselsky
 3100 Gulf of Mexico Drive | Longboat Key, Florida | 34228
 SARASOTA COUNTY

NO.	DATE	DESCRIPTION	BY	CHKD

RECEIVED
 5/15/2023
 JOHN PASELSKY ARCHITECTS, INC.

MAIN LEVEL DIMENSION PLAN
 SCALE: 3/16" = 1'-0"

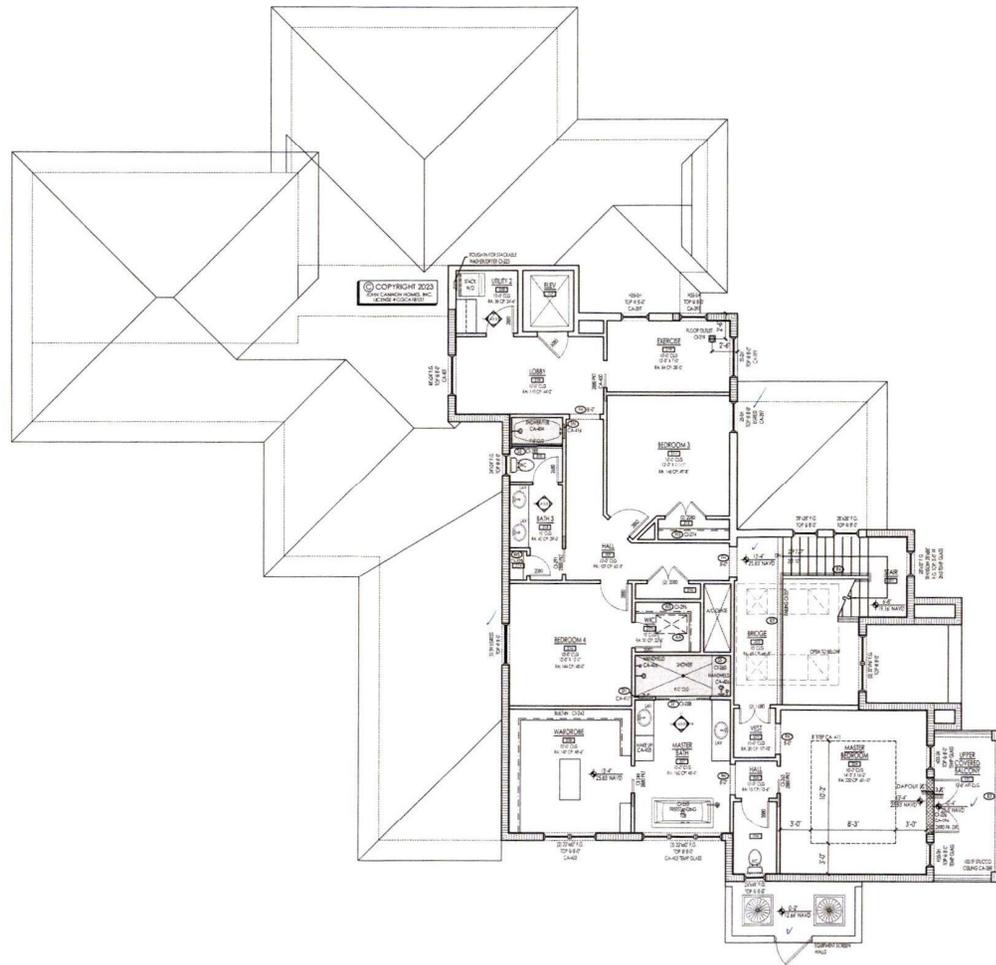
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MAIN LEVEL DIMENSION PLAN

SHEET NUMBER

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BLDG. PERMIT # 4



GENERAL NOTES

1. ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
2. CEILING HEIGHTS MAY BE ADJUSTED AS REQUIRED FOR STRUCTURAL ENGINEERING OR MECHANICAL EQUIPMENT.
3. COORDINATE POOL AND PLUMBING SLEEVES WITH POOL CONTRACTOR PRIOR TO POURING THE FOUNDATION.
4. CABINET DRAWINGS CONTAINED HEREIN ARE FOR SCHEMATIC LAYOUT ONLY. AS SUCH ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CABINETS ARE TO BE BUILT AND INSTALLED PER THE APPROVED CABINET DRAWINGS AS SUPPORTED BY CONTRACT DOCUMENTATION.
5. CRACK SUPPRESSION APPLIED AT ALL EXISTING SLAB.
6. CRACKS/JOINTS AT ALL TILED AREA.
7. SOLID CORE INTERIOR DOORS WITH 3/4" FINGER JOINT CASING.
8. IF APPLICABLE, ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT, INCLUDING DUCTWORK WILL BE LOCATED ABOVE THE DESIGN FLOOD ELEVATION (DFE). DFE = BASE FLOOD ELEVATION (BFE) + 1'-0" FREEBOARD.
9. IF APPLICABLE, ALL MATERIALS BELOW THE DFE WILL BE MADE OF FLOOD RESISTANT MATERIAL.
10. IF APPLICABLE, NO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT WILL BE INSTALLED IN THE ELEVATOR SHAFT UNLESS IT IS REQUIRED FOR THE ELEVATOR OPERATION.

LEGEND

- 22'x30' ATTIC ACCESS
- AIR/BRATIC
- NO STEP LADDER W/STORAGE HOOK @ATTIC ACCESS
- ANCHOR OPENING—SEE INTERIOR DETAILS
- SQUARE CASSED OPENING
- AQUARIUM WINDOW TEMPERED GLASS
- 6/8" TOP ON 30" HIGH KNEE WALL (226)
- CONCRETE PAD AND STAIR
- CORNER SHELF
- BRICK VENT TO EXTERIOR DAMPERED AND NON-SCREENED
- FLAT HEADER - HEIGHT NOTED
- GLASS BLOCK
- WOOD VENT TO BE INSTALLED PER WFO SPECS
- LINEN OR PANTRY CLOSET WITH 5/8" DEEP WOOD SHELVES
- MEDICINE CABINET - 14" x 24" TOP AT 72"
- 1/2" DIA. GRAB BARS 36" ABOVE STAIR READ NOISING
- HANDRAIL 36" ABOVE STAIR READ NOISING OR ADJACENT FLOOR
- R/BALLUSTERS W/NO SPACE 3/8" OR GREATER
- 36" HIGH RAILING W/ R/BALLUSTERS W/ NO SPACE 3/8" OR GREATER
- WALL MOUNTED GRAB BARS
- BAIN SHOWER HEAD
- SHOWER ENCLOSURE TEMPERED GLASS
- SHOWER GLASS - TEMPERED GLASS IN ALUM FRAME 2 TO 8' AFF
- SHAMPOO NICHE 12" X 12" TOP AT 1 - VARIES
- SHOWER SEAT
- SHOWER HEAD
- WOOD SHELVING
- 4'-0" KNEE WALL WITH STANDARD CAP

UPPER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



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A NEW CUSTOM RESIDENCE FOR
Nadia Pasesky
3100 Gulf of Mexico Drive | Largoport Key, Florida | 34228
SARASOTA COUNTY

REV	DATE	DESCRIPTION	BY	CHK

RECEIVED
JUN 13 2023
JOHN CANNON CONSTRUCTION

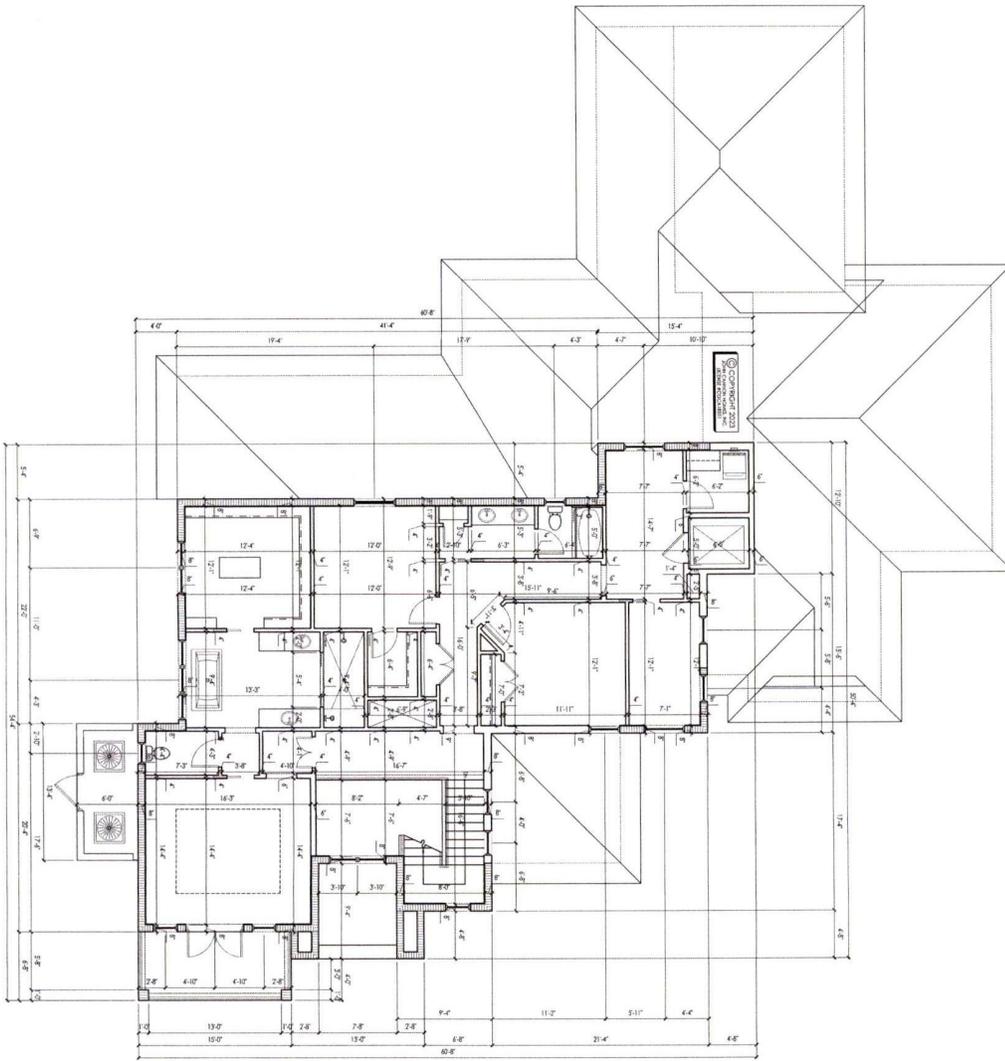
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UPPER LEVEL FLOOR PLAN

SHEET NUMBER

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 4. INTERIOR ROOM OFFSETS TO BE 5" UNLESS OTHERWISE NOTED.
 5. WINDOW AND DOOR SIZES PROVIDED ARE APPROXIMATE AND SHOULD BE VERIFIED WITH WINDOW MANUFACTURER.

UPPER LEVEL DIMENSION PLAN
 SCALE: 3/16" = 1'-0"

RECEIVED
 JAN 28 2023
 JOHN CANNON HOMES

REV #	DATE	DESCRIPTION	BY	APP
1	11/17/22	ISSUE FOR PERMIT	JL	JL
2	11/17/22	REVISIONS	JL	JL
3	11/17/22	REVISIONS	JL	JL
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 SARASOTA COUNTY

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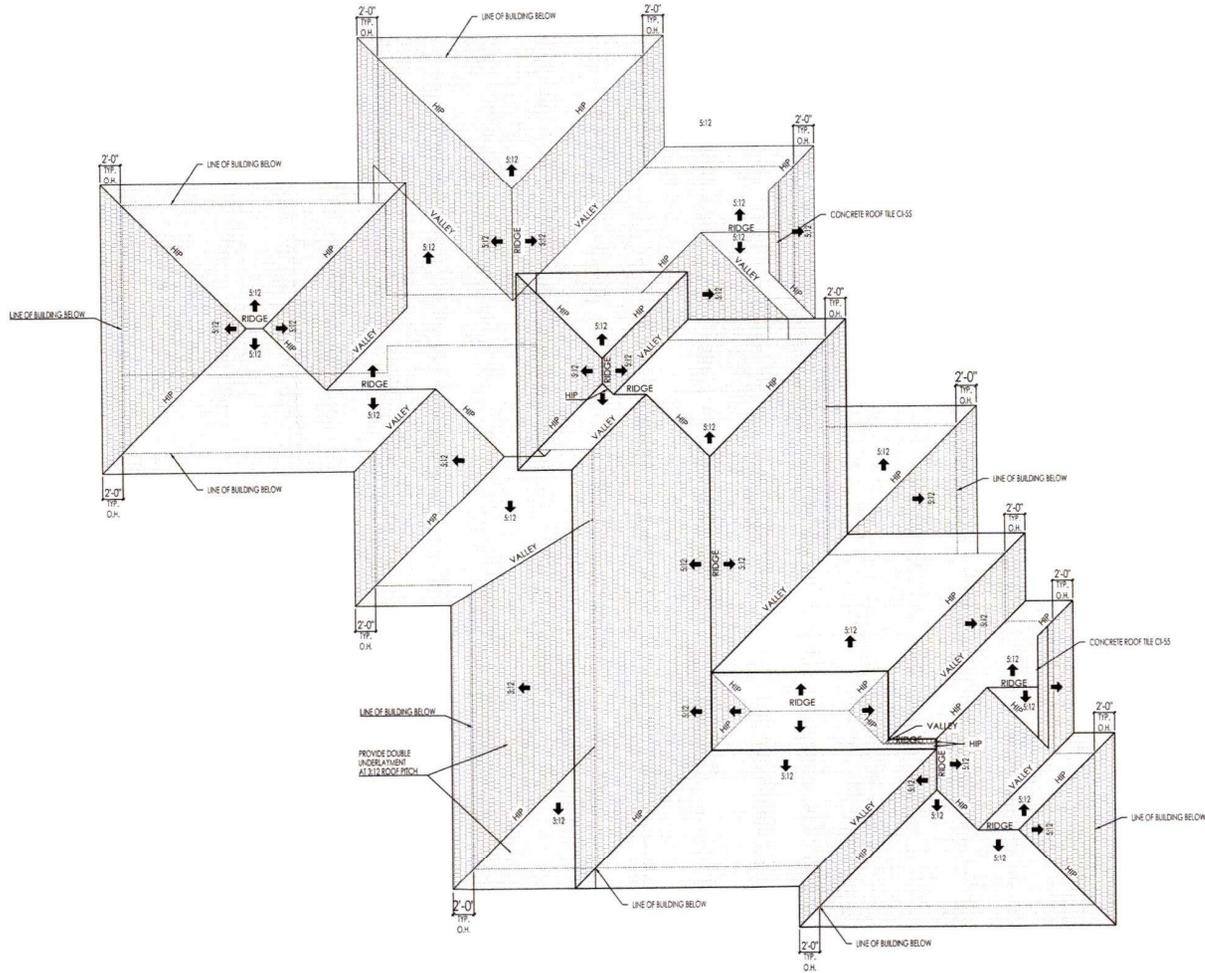


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 johncannonhomes.com

A2.2d
 SHEET NUMBER
 UPPER LEVEL DIMENSION PLAN
 DRAWING TITLE

ROOF VENTS

GARAGE: 874 SF	ENTRY: 91 SF	LANAI: 792 SF	CASITA LANAI: 189 SF	UPPER COV. BALCONY: 100 SF
ROOF VENT: 210 S1	ROOF VENT: 21 S1	ROOF VENT: 190 S1	ROOF VENT: 45 S1	ROOF VENT: 24 S1
EYE VENT: 210 S1	EYE VENT: 21 S1	EYE VENT: 190 S1	EYE VENT: 45 S1	EYE VENT: 24 S1
VENTS REQUIRED: 3	VENTS REQUIRED: 1	VENTS REQUIRED: 3	VENTS REQUIRED: 1	VENTS REQUIRED: 1



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A NEW CUSTOM RESIDENCE FOR
Nadia Paselsky
 3100 Gulf of Mexico Drive | Longboat Key, Florida | 34228
 366201-A-COUNT

NO.	DATE	DESCRIPTION	BY	CHK
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3	11/11/20	REVISION	WJ	WJ
4	11/11/20	REVISION	WJ	WJ
5	11/11/20	REVISION	WJ	WJ
6	11/11/20	REVISION	WJ	WJ
7	11/11/20	REVISION	WJ	WJ
8	11/11/20	REVISION	WJ	WJ
9	11/11/20	REVISION	WJ	WJ
10	11/11/20	REVISION	WJ	WJ

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 NOV 11 2020
 PERMITTING DEPARTMENT
 3110 GULF OF MEXICO DRIVE
 LONGBOAT KEY, FL 34228

ROOF PLAN
 SCALE: 3/16" = 1'-0"

DRAWING TITLE
 ROOF PLAN
 SHEET NUMBER
A3.0
 FILE



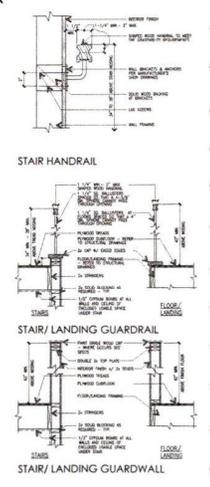
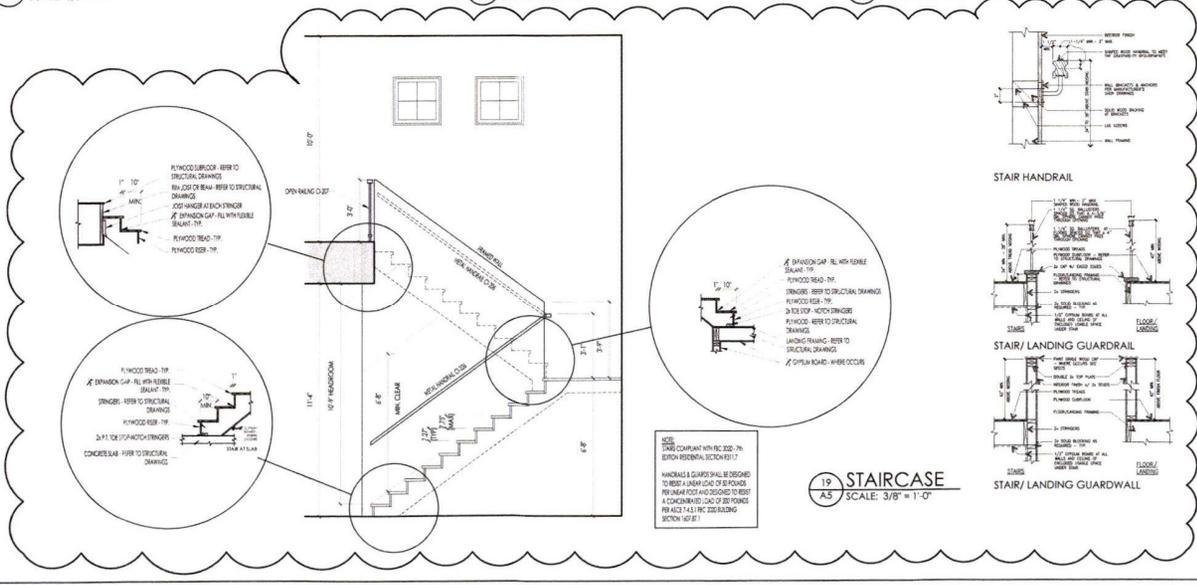
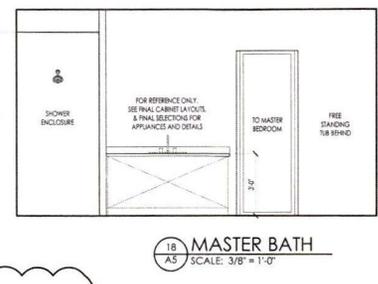
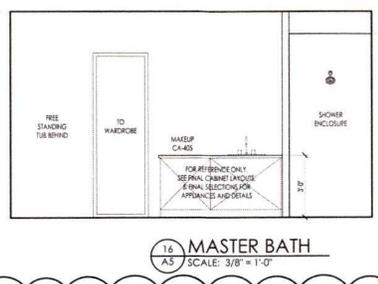
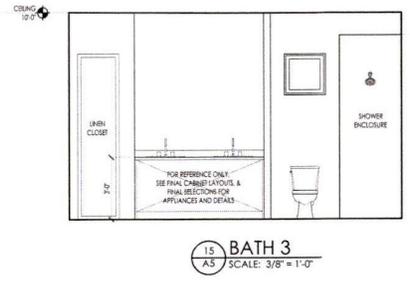
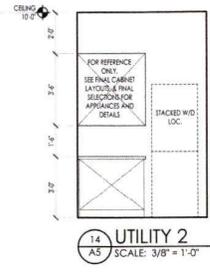
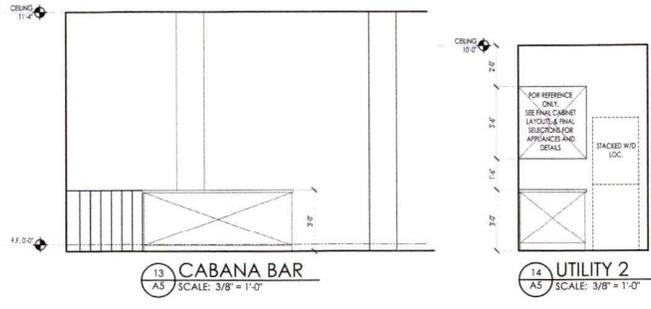
JOHN HANSON ARCHITECTS, INC.
ARCHITECTS
3110 GULF OF MEXICO DRIVE | LONGBOAT KEY, FLORIDA 34228
PHONE: 352.388.1111 | FAX: 352.388.1122
WWW.JOHNHANSON.COM

A NEW CUSTOM RESIDENCE FOR
Nadia Pasesky
3110 Gulf of Mexico Drive | Longboat Key, Florida | 34228
SARASOTA COUNTY

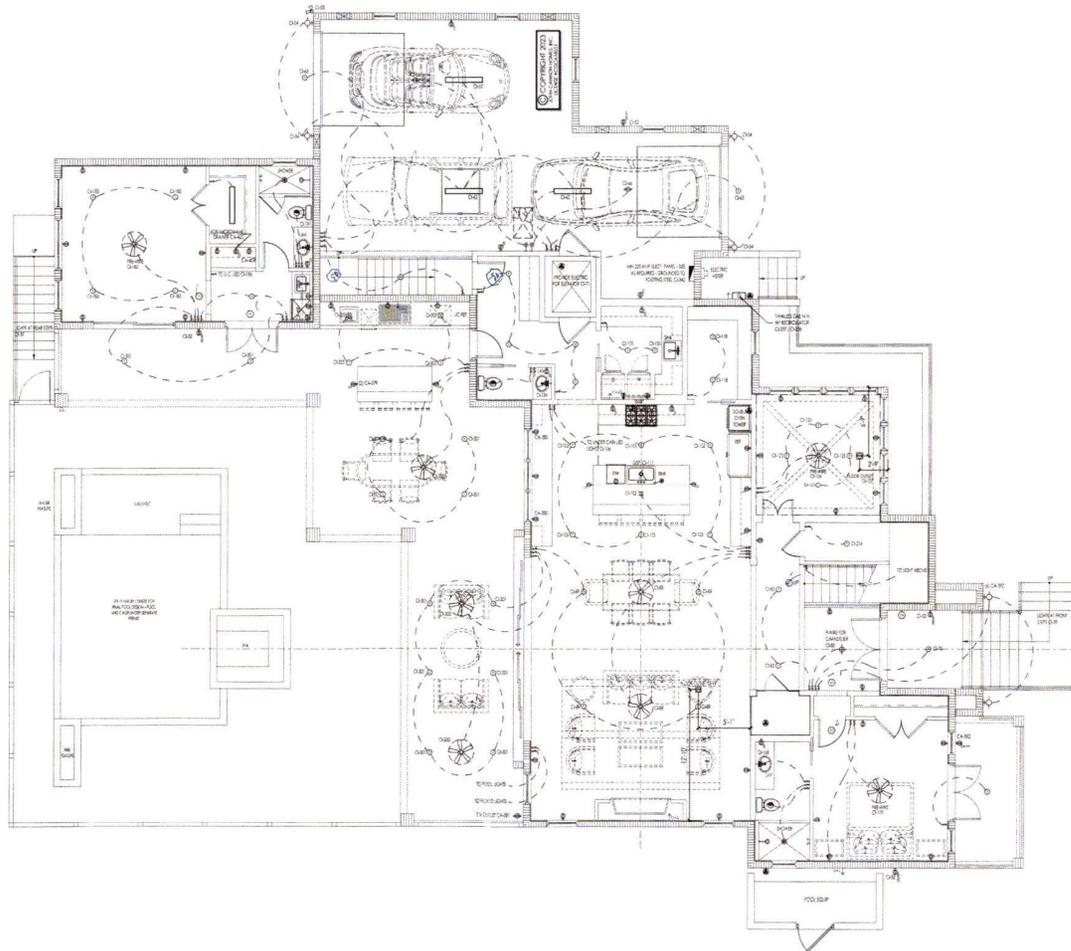
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18	1	08/14/2024	REVISIONS
19	1	08/14/2024	REVISIONS

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SHEET NUMBER
A5.1

#



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MAY 10 2024
TOWN OF SARASOTA
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ELECTRICAL SYMBOL LEGEND	
LIGHTING	
⊙	LED RECESSED CEILING LIGHT - 4"
⊙	LED RECESSED CEILING LIGHT - 4"
⊙	SEALED LED RECESSED CEILING LIGHT
⊙	PRE-WIRE FOR PENDANT LIGHT FIXTURE
⊙	PRE-WIRE FOR CEILING MOUNTED FIXTURE/CHANDELER
⊙	DIRECTIONAL CEILING LIGHT
-H-	PRE-WIRE FOR WALL SCONCE
⊙	FLOOD LIGHT - SOFFIT MOUNTED
⊙	WALL MOUNTED EXTERIOR LIGHT
⊙	LINEAR LED SURFACE MOUNTED LIGHT
⊙	LED LIGHTING UNDER CABINETS
SWITCHES	
⊙	SINGLE POLE SWITCH
⊙	3-WAY SWITCH
⊙	4-WAY SWITCH
⊙	DIMMER SWITCH
⊙	FLUSH/ROUNDED SWITCH
⊙	AIR SWITCH
⊙	GARBAGE DISPOSAL
OUTLETS	
⊙	DUPLEX OUTLET
⊙	WEATHERPROOF OUTDOOR DUPLEX OUTLET
⊙	GROUND FAULT INDICATOR DUPLEX OUTLET
⊙	SPECIAL CONNECTION
⊙	220V OUTLET
⊙	SPLIT DUPLEX OUTLET, ONE SIDE SWITCHED
⊙	QUADRUPLEX OUTLET
⊙	DUPLEX FLOOR OUTLET
⊙	PLUG/MOLD/OULET STRIP
⊙	DISCONNECT - EQUIPMENT OUTLET AS REQUIRED
⊙	USB OUTLET
OTHER	
⊙	ATTIC ACCESS LIGHT/SWITCH
⊙	EXHAUST FAN
⊙	DOORBELL
⊙	DOORBELL CHIME
⊙	GARAGE DOOR OPENER
⊙	SMOKE/CARBON MONOXIDE DETECTOR
⊙	CABLE TELEVISION
⊙	GAS CONNECTION
⊙	PRE-WIRE FOR CEILING FAN
ELECTRICAL NOTES	
1. STRUCTURED WIRING SYSTEM: (6) ACTIVE DUAL PORT JACKS (6 TV/6 DATA) WITH STRUCTURED WIRE ENCLOSURE AND T10 OUTLET, ONE 8MPR HOUSE CONTROLLER.	
2. ALL ELECTRICAL TO BE INSTALLED ABOVE BFE.	
3. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS, TO INCLUDE GARAGES, UTILITY ROOMS, KITCHEN, BATHS, DOCK, AND ALL EXTERIOR OUTLETS.	
4. ALL OUTLETS NOT REQUIRED TO BE GFCI OUTLETS MUST BE ARC-FAULT WITH TAMPER PROOF SWITCHES.	
5. PROVIDE A SWITCH FOR POOL LIGHT, IF UPGRADE CONTROL SYSTEM IS PROVIDED NO SWITCH REQUIRED.	
6. FOR LOW VOLTAGE AND SUPPORTING ELECTRICAL INFORMATION, PLEASE SEE LOW VOLTAGE DRAWINGS PROVIDED BY OTHERS.	
7. NO EXPOSED CONDUIT IN GARAGE OR ON EXTERIOR OF HOME.	
8. 18" CLEAR (MIN.) ON ALL WIC LIGHTS.	
9. VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER.	
10. PLANS ARE INTENDED TO CONFORM WITH 2017 NEC ELECTRICAL CODE. ELECTRICAL LOCATIONS SHOWN ON DRAWINGS MAY BE CHANGED TO COMPLY W/ NATIONAL AND MUNICIPAL BUILDING AND ELECTRICAL CODES. BUILDER WILL NOT GUARANTEE LOCATION OR QUANTITY OF OUTLETS AND / OR SWITCHES SHOWN.	

MAIN LEVEL ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

RECEIVED
JAN 20 2018
OFFICE OF THE COUNTY ENGINEER
SARASOTA COUNTY



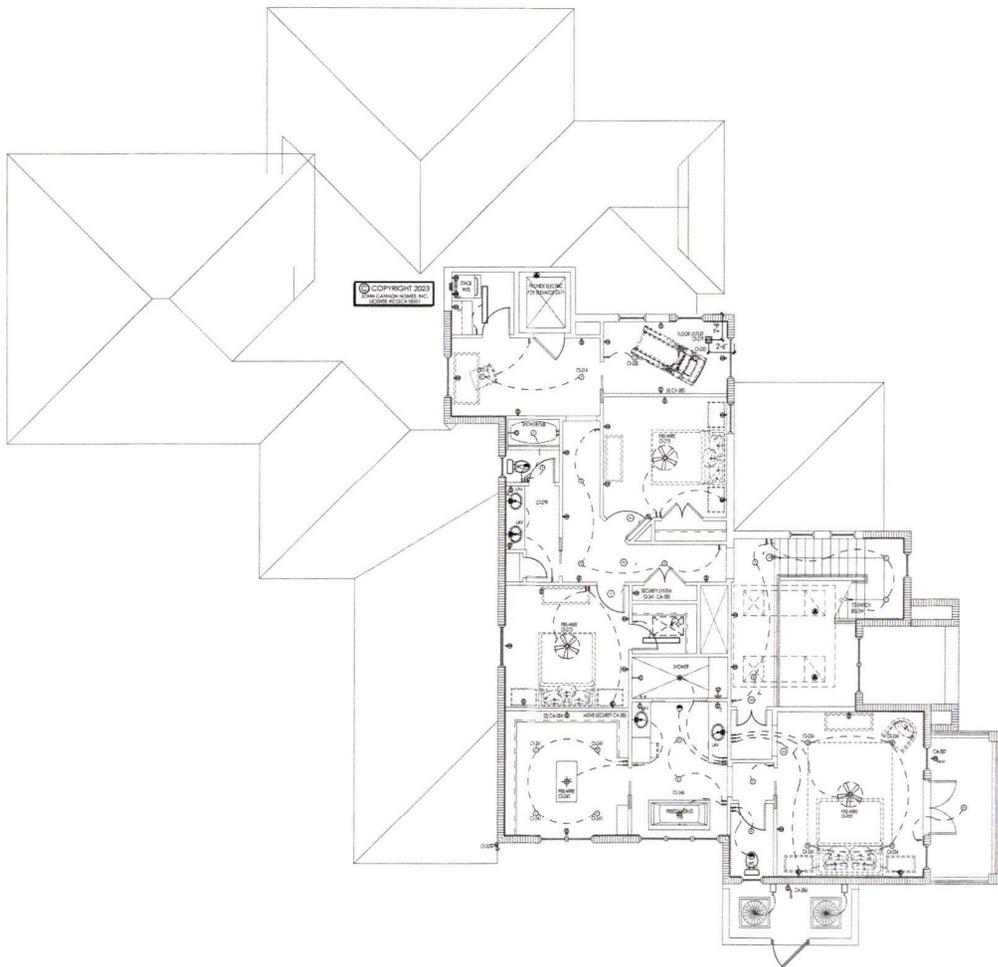
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A NEW CUSTOM RESIDENCE FOR
Nadia Paselsky
3100 Gulf of Mexico Drive | Largo/Boat Key, Florida | 34228
SARASOTA COUNTY

REV	DATE	DESCRIPTION	BY	CHK	APP
1	12/15/17	ISSUED FOR PERMIT	...	...	...
2	12/15/17	ISSUED FOR PERMIT	...	...	...
3	12/15/17	ISSUED FOR PERMIT	...	...	...
4	12/15/17	ISSUED FOR PERMIT	...	...	...
5	12/15/17	ISSUED FOR PERMIT	...	...	...

DRAWING TITLE
MAIN LEVEL ELECTRICAL PLAN
SHEET NUMBER

A6.1
BLD PERMITS
FL
COPY OF RECORD



ELECTRICAL SYMBOL LEGEND

LIGHTING	
Ⓞ	LED RECESSED CEILING LIGHT - 6"
Ⓢ	LED RECESSED CEILING LIGHT - 4"
Ⓢ	SEALED LED RECESSED CEILING LIGHT
—	PRE-WIRE FOR PENDANT LIGHT FIXTURE
—	PRE-WIRE FOR CEILING MOUNTED LIGHT/CHANDELIER
Ⓢ	DIRECTIONAL CEILING LIGHT
—	PRE-WIRE FOR WALL SCONCE
Ⓢ	FLOOD LIGHT - SOFFIT MOUNTED
Ⓢ	WALL MOUNTED EXTERIOR LIGHT
—	LINEAR LED SURFACE MOUNTED LIGHT
—	LED LIGHTING UNDER CABINETS
SWITCHES	
Ⓢ	SINGLE POLE SWITCH
Ⓢ	3-WAY SWITCH
Ⓢ	4-WAY SWITCH
Ⓢ	DIMMER SWITCH
Ⓢ	PUSHBUTTON SWITCH
Ⓢ	AIR SWITCH
Ⓢ	GARBAGE DISPOSAL
OUTLETS	
Ⓢ	DUPLEX OUTLET
Ⓢ	WEATHERPROOF OUTDOOR DUPLEX OUTLET
Ⓢ	GROUND FAULT INDICATOR DUPLEX OUTLET
Ⓢ	SPECIAL CONNECTION
Ⓢ	220v OUTLET
Ⓢ	SPLIT DUPLEX OUTLET, ONE SIDE SWITCHED
Ⓢ	QUADRUPLUX OUTLET
Ⓢ	DUPLEX FLOOR OUTLET
Ⓢ	PLUGMOLD/OUTLET STRIP
Ⓢ	DISCONNECT - EQUIPMENT OUTLET AS REQUIRED
Ⓢ	USB OUTLET
OTHER	
Ⓢ	ATTIC ACCESS LIGHT/SWITCH
Ⓢ	EXHAUST FAN
Ⓢ	DOORBELL
Ⓢ	DOORBELL CHIME
Ⓢ	GARAGE DOOR OPENER
Ⓢ	SMOKE/CARBON MONOXIDE DETECTOR
Ⓢ	CABLE TELEVISION
Ⓢ	GAS CONNECTION
Ⓢ	PRE-WIRE FOR CEILING FAN

ELECTRICAL NOTES

- STRUCTURED WIRING SYSTEM: (S) ACTIVE DUAL PORT JACKS (6 TV/6 DATA) WITH STRUCTURED WIRE ENCLOSURE AND 110 OUTLET, ONE MINI HOUSE CONTROLLER.
- ALL ELECTRICAL TO BE INSTALLED ABOVE BFE.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS INDICATED ON PLANS, TO INCLUDE GARAGES, UTILITY ROOMS, KITCHEN, BATHS, DOCK, AND ALL EXTERIOR OUTLETS.
- ALL OUTLETS NOT REQUIRED TO BE GFCI OUTLETS MUST BE ARC-FAULT WITH TAMPER PROOF SWITCHES.
- PROVIDE A SWITCH FOR POOL LIGHT, IF UPGRADE CONTROL SYSTEM IS PROVIDED NO SWITCH REQUIRED.
- FOR LOW VOLTAGE AND SUPPORTING ELECTRICAL INFORMATION, PLEASE SEE LOW VOLTAGE DRAWINGS PROVIDED BY OTHERS.
- NO EXPOSED CONDUIT IN GARAGE OR ON EXTERIOR OF HOME.
- 18" CLEAR (MIN.) ON ALL WIC LIGHTS.
- VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER.
- PLANS ARE INTENDED TO CONFORM WITH 2017 NEC ELECTRICAL CODE. ELECTRICAL LOCATIONS SHOWN ON DRAWINGS MAY BE CHANGED TO COMPLY W/ NATIONAL AND MUNICIPAL BUILDING AND ELECTRICAL CODES. BUILDER WILL NOT GUARANTEE LOCATION OR QUANTITY OF OUTLETS AND / OR SWITCHES SHOWN.



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 13000 W. US Highway 90, Suite 100
 Fort Myers, FL 33907
 813.938.1111
 www.john-cannon-homes.com

A NEW CUSTOM RESIDENCE FOR
Nadia Posselsky
 3100 Gulf of Mexico Drive | Longboat Key, Florida | 34228
 SARASOTA COUNTY

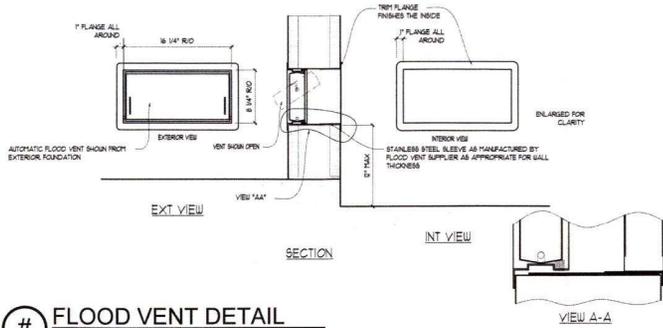
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DRAWING TITLE
 UPPER LEVEL ELECTRICAL PLAN
 SHEET NUMBER

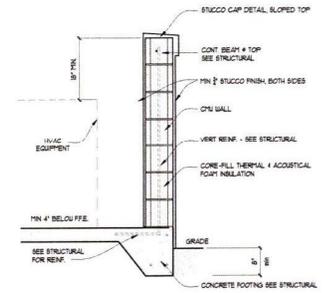
A6.2

UPPER LEVEL ELECTRICAL PLAN
 SCALE: 3/16" = 1'-0"

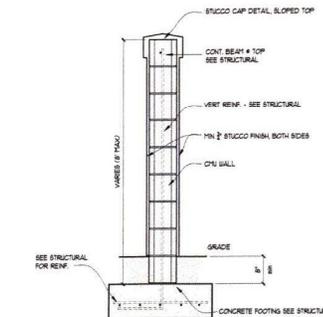
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 JAN 25, 2023
 Superior Landscaping, Inc.



FLOOD VENT DETAIL
SCALE: 1/12" = 1'-0"



1 SOUND SCREEN WALL
SCALE: 3/4" = 1'-0"



3 SITE SCREEN WALL
SCALE: 3/4" = 1'-0"



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JOHN P. PASELSKY, INC.
12345 GOLF COURSE BLVD.
SUITE 100
PALM BEACH, FL 33411
TEL: 561-123-4567
WWW.PASELSKYINC.COM

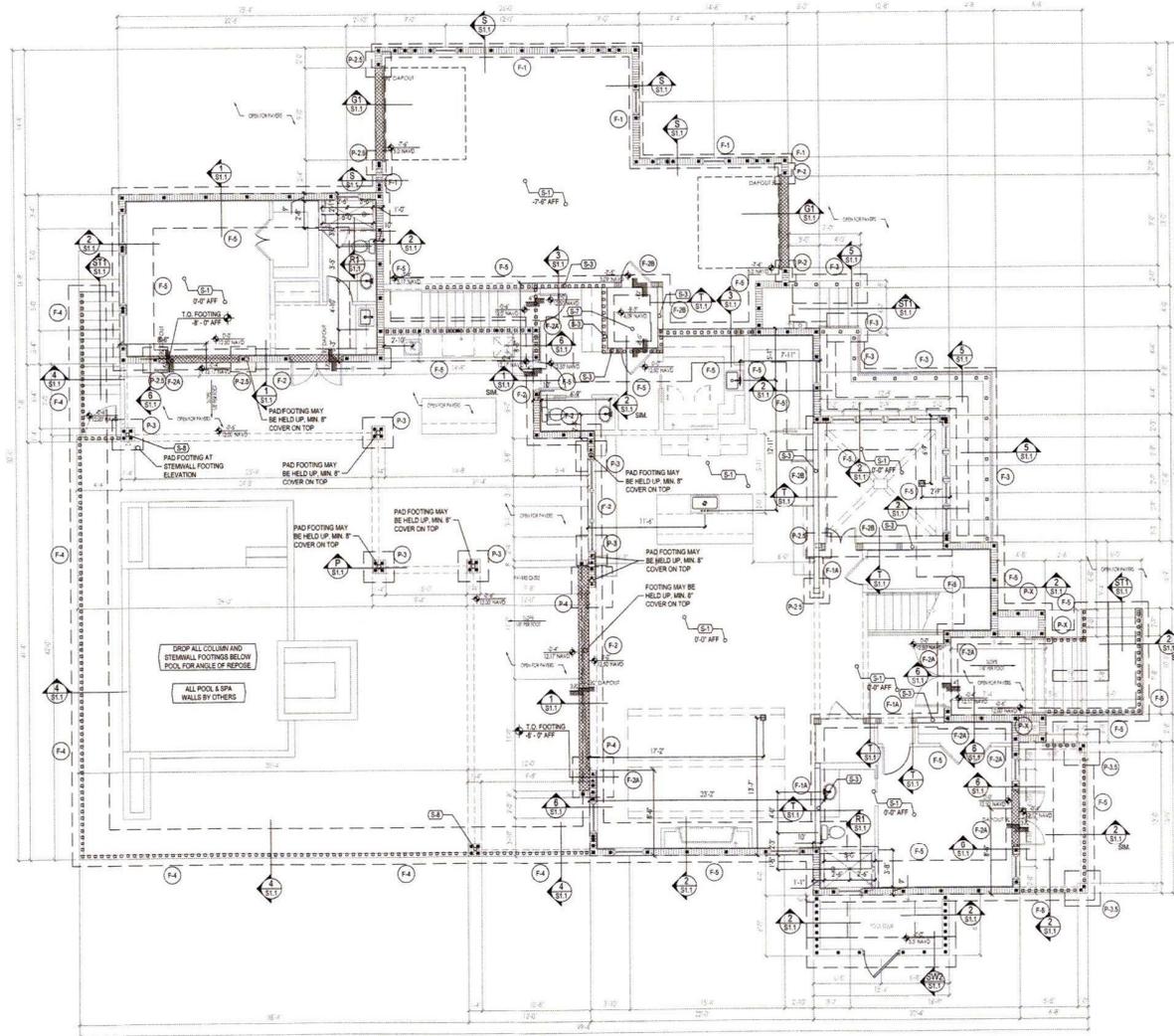
A NEW CUSTOM RESIDENCE FOR
Nadia Paselsky
3100 Gulf of Mexico Drive | Longboat Key, Florida | 34228
SARASOTA COUNTY

NO.	DATE	DESCRIPTION	BY	CHK
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2	07/11/2025	REVISION: SEE COMMENTS	JPP	
3	07/11/2025	REVISION: SEE COMMENTS	JPP	
4	07/11/2025	REVISION: SEE COMMENTS	JPP	

DRAWING TITLE
MISC EXTERIOR DETAILS
SHEET NUMBER

D2.0
BLOCK PERMIT PLANS
DATE OF RECORD

RECEIVED
JUL 11 2025
COUNTY OF SARASOTA
PLANNING DEPARTMENT



FOUNDATION NOTES

- DO NOT SCALE FOOTING SIZE FROM PLAN.
- SEE FOUNDATION / STEINWALL SECTIONS ON SHEET S1.1 FOR SIZES.
- ISOLATED PAD FOOTINGS AND MONOLITHIC FOOTINGS CAN BE FOUND INTERNALLY, BOTTOMS AT THE SAME ELEVATION.
- REFER TO DETAIL ON SHEET S1.1 FOR SHOWER RECESS RECOMMENDATIONS.
- USE BORACARE FOR TERMITES PROTECTION IN ACCORDANCE WITH FBC SECTION R214.
- MOISTURE PROTECTION BY OTHERS.
- TOP OF ALL FOUNDATIONS SHALL BE A MINIMUM OF 8" BELOW ADJACENT GRADE / PAVERS / SLAB.
- PREPARE A COMPACT SOIL PER GEOTECHNICAL REPORT.

DIMENSION NOTES

- SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

CONCRETE SLAB NOTES

- 4" THICK 3000 PSI CONCRETE SLAB WITH STEEL TROWEL FINISH WITH FIBER ADDITIVE ON 1/4" PLASTIC VAPOR BARRIER, LAPPED 8" AND TAPPED ON CLEAN COMPACTED FILL.
- REFER TO SHEET S4.6 GENERAL NOTES FOR COMPACTION RECOMMENDATIONS.

FILLED CELLS LEGEND

- INDICATES FILLED CELL w/ (1) NO. 5 REBAR CONTINUOUS FROM THE BEAM OR FOOTING AT LEVEL BELOW TO THE BEAM ABOVE. PROVIDE 8" HOOKS.
- INDICATES FILLED CELL w/ (2) NO. 5 REBAR CONTINUOUS FROM THE BEAM OR FOOTING AT LEVEL BELOW TO THE BEAM ABOVE. PROVIDE 8" HOOKS.
- INDICATES FILLED CELL w/ (1) NO. 5 REBAR CONTINUOUS FROM THE BEAM OR FOOTING AT LEVEL BELOW TO SLAB TOP OF LOW WALL OR BOTTOM OF OPENING ABOVE. PROVIDE 8" HOOKS.

STRUCTURAL NOTES

MARK	DESCRIPTION
S-1	SLAB ON GRADE. 4" CONCRETE SLAB W/ FIBERMESH SLOPE TO DRAIN AS REQ'D.
S-2	SLAB. RECESS SLAB 4" AT SHOWER. REFER TO DETAIL ON SHEET S1.1.
S-3	LOAD BEARING WALL. ATTACH FT. BOTTOM PLATE TO FOOTING WITH SIF. 4" 9" TYPEN HOH AT 16" O.C. MIN. (2) PER WALL SEGMENT.
S-4	HOUSE AND POOL STEINWALLS SHALL BE INTEGRAL.
S-5	COORDINATE FOUNDATION AND STEINWALL W/ POOL CONTRACTOR.
S-6	FOOTING. INCREASE FOOTING WIDTH MIN. 8" PAST DIM ON EACH SIDE W/ (1) NO. REBAR AT 8" O.C. EACH WAY. BOTTOM.
S-7	RECESS ELEVATOR PIT SLAB 12" PER MANUF. SPEC. DROP STEINWALL FOOTINGS AS REQUIRED.
S-8	16"x18" CMU PER WITH 4NO. 5 REBAR IN FILLED CELL.

WALL FOOTING SCHEDULE

MARK	SIZE / TYPE	REINFORCING	REMARKS
F-1	10" x 16" STRIP FTG.	(3) #6 CONT.	REFER TO 4 COURSE DETAIL 5 ON SHEET S1.1
F-1A	20" x 16" THICK SLAB	(3) #6 CONT.	REFER TO DETAIL T ON SHEET S1.1
F-2	12" x 24" STRIP FTG.	(3) #6 CONT.	REFER TO 4 COURSE DETAIL 1 ON SHEET S1.1
F-2A	12" x 24" STRIP FTG.	(3) #6 CONT.	REFER TO ANGLE OF REPOSE DETAIL 4 ON SHEET S1.1
F-3	20" x 24" THICK SLAB	(3) #6 CONT.	REFER TO DETAIL T ON SHEET S1.1
F-3A	12" x 24" THICK SLAB	(3) #6 CONT.	REFER TO 6 COURSE DETAIL 4 #6 AT 16" O.C. TRANS. ON SHEET S1.1
F-4	12" x 48" STRIP FTG.	(6) #6 CONT.	REFER TO 11 COURSE DETAIL #6 AT 16" O.C. TRANS. 4 ON SHEET S1.1
F-5	12" x 48" STRIP FTG.	(6) #6 CONT.	REFER TO 12 COURSE DETAIL #6 AT 16" O.C. TRANS. 2,3 ON SHEET S1.1

PAD FOOTING SCHEDULE

MARK	SIZE	REINFORCING	REMARKS
P-2	24" x 24" x 12" PAD	(3) #6 EACH WAY	SEE PAD FOOTING DETAIL P ON SHEET S1.1
P-2.5	30" x 30" x 12" PAD	(3) #6 EACH WAY	SEE PAD FOOTING DETAIL P ON SHEET S1.1
P-3	30" x 30" x 12" PAD	(3) #6 EACH WAY	SEE PAD FOOTING DETAIL P ON SHEET S1.1
P-3.5	42" x 42" x 12" PAD	(3) #6 EACH WAY	SEE PAD FOOTING DETAIL P ON SHEET S1.1
P-4	48" x 48" x 12" PAD	(6) #6 EACH WAY	SEE PAD FOOTING DETAIL P ON SHEET S1.1
P-X	12" PAD. EXTEND 8" BEYOND DIM.	#6 AT 8" O.C. EACH WAY	SEE PAD FOOTING DETAIL P ON SHEET S1.1

YOUNG & HERRICK & ASSOCIATES, P.A.
REGISTERED PROFESSIONAL ENGINEERS
 LICENSE NO. 34899

JOY D. YOUNG
 LICENSE NO. 70781
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA

A Custom Home for:
NADIA PASELSKY
 3100 GULF OF MEXICO DR. LONGBOAT KEY, FL 34228

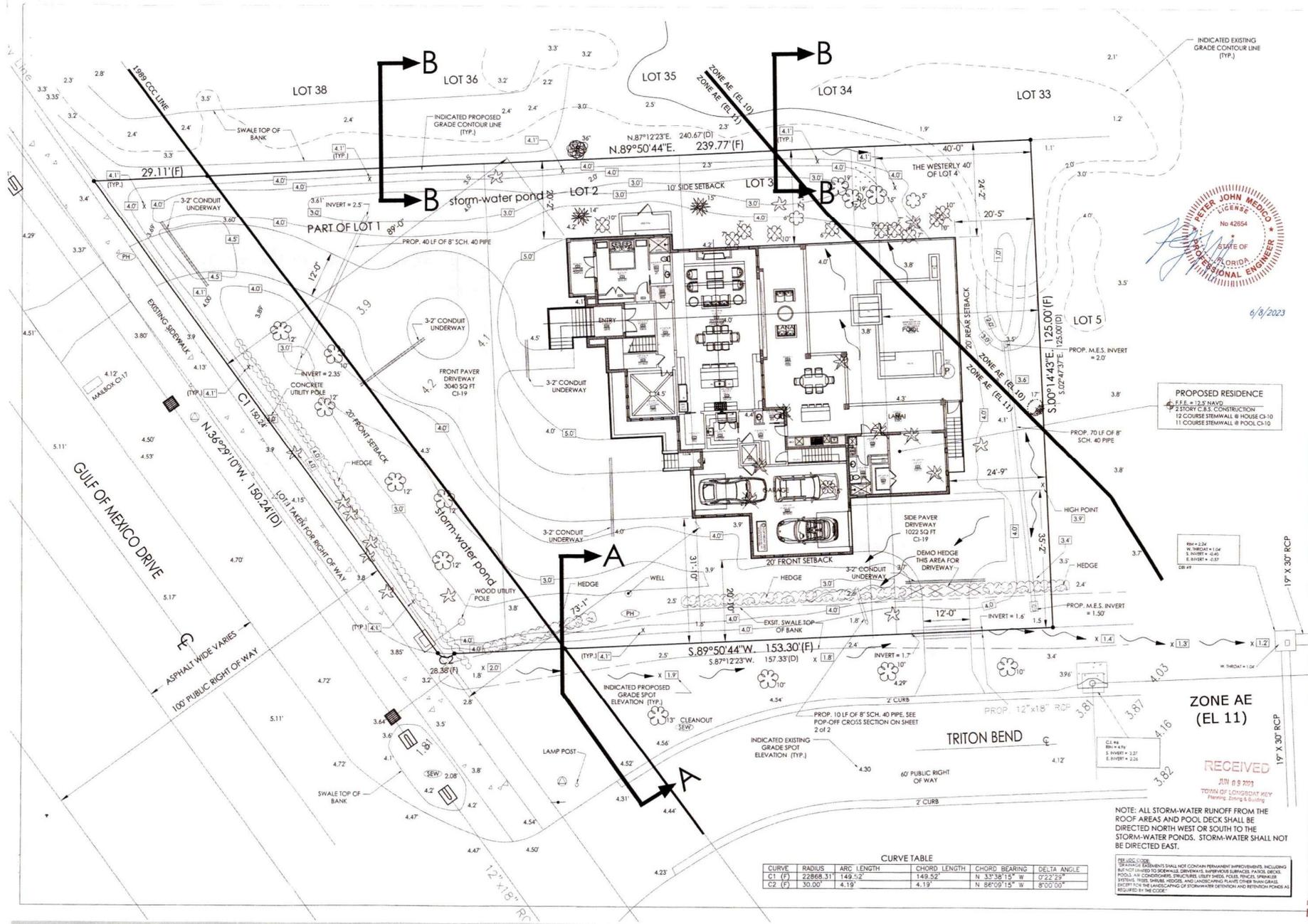
FOUNDATION PLAN
 3/16" = 1' - 0"

REVISIONS

BY	DATE	DESCRIPTION

UPM 12.14.2022

S1.0



6/8/2023

PROPOSED RESIDENCE
 F.F.E. = 12.5 NAVD
 2 STORY C.B.S. CONSTRUCTION
 12 COURSE STEEWALL @ HOUSE C1-10
 11 COURSE STEEWALL @ POOL C1-10

ZONE AE (EL 11)

RECEIVED
 JUN 18 2023
 TOWN OF CHICKASAW
 Planning, Zoning & Building

NOTE: ALL STORM-WATER RUNOFF FROM THE ROOF AREAS AND POOL DECK SHALL BE DIRECTED NORTH WEST OR SOUTH TO THE STORM-WATER PONDS. STORM-WATER SHALL NOT BE DIRECTED EAST.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (F)	22868.31	149.52'	149.52'	N 3°38'15" W	0°22'29"
C2 (F)	30.00'	4.19'	4.19'	N 86°09'15" W	8°00'00"

REVISIONS:
 01: DRAINAGE EXISTENCES SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: SEWERAGE, DRAINAGE, INTERIOR SURFACES, A/VOL. SPACE, POOL, AIR CONDITIONERS, STRUCTURES, UTILITY SHELS, POLES, FENCE, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE.

PETER J. MEDICO, P.E.
CIVIL ENGINEER
 5331 CAPE LEYTE DRIVE
 SARASOTA, FL 34242
 P.E. NO. 10419-01-13001

CLIENT:
JOHN CANNON HOMES, INC.
 OFFICE NO. 9411-361-1305

PROPERTY OWNER: PASELSKY
 PROJECT MANAGER: JOHN CANNON HOMES, INC.
 OFFICE NO. 9411-361-1305

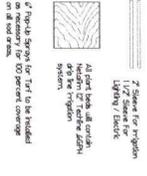
DRAINAGE AND GRADING PLAN
3100 GULF OF MEXICO DRIVE

DRAWN BY: PJM
 SCALE: 1"=10'
 DATE ISSUED: 06/08/23

PROJECT NO.

EXHIBIT
1 OF 2

Landscape
These plans do not make changes or alter the John Cannon Homes, Inc. plan in any way. These plans are only for the landscape and items pertaining to landscape. Any changes such as driveway, sidewalks, walkways or any other structure of the house will not be implemented and a GC&C is presented by JCH and signed by you. By signing this I acknowledge and accept this.



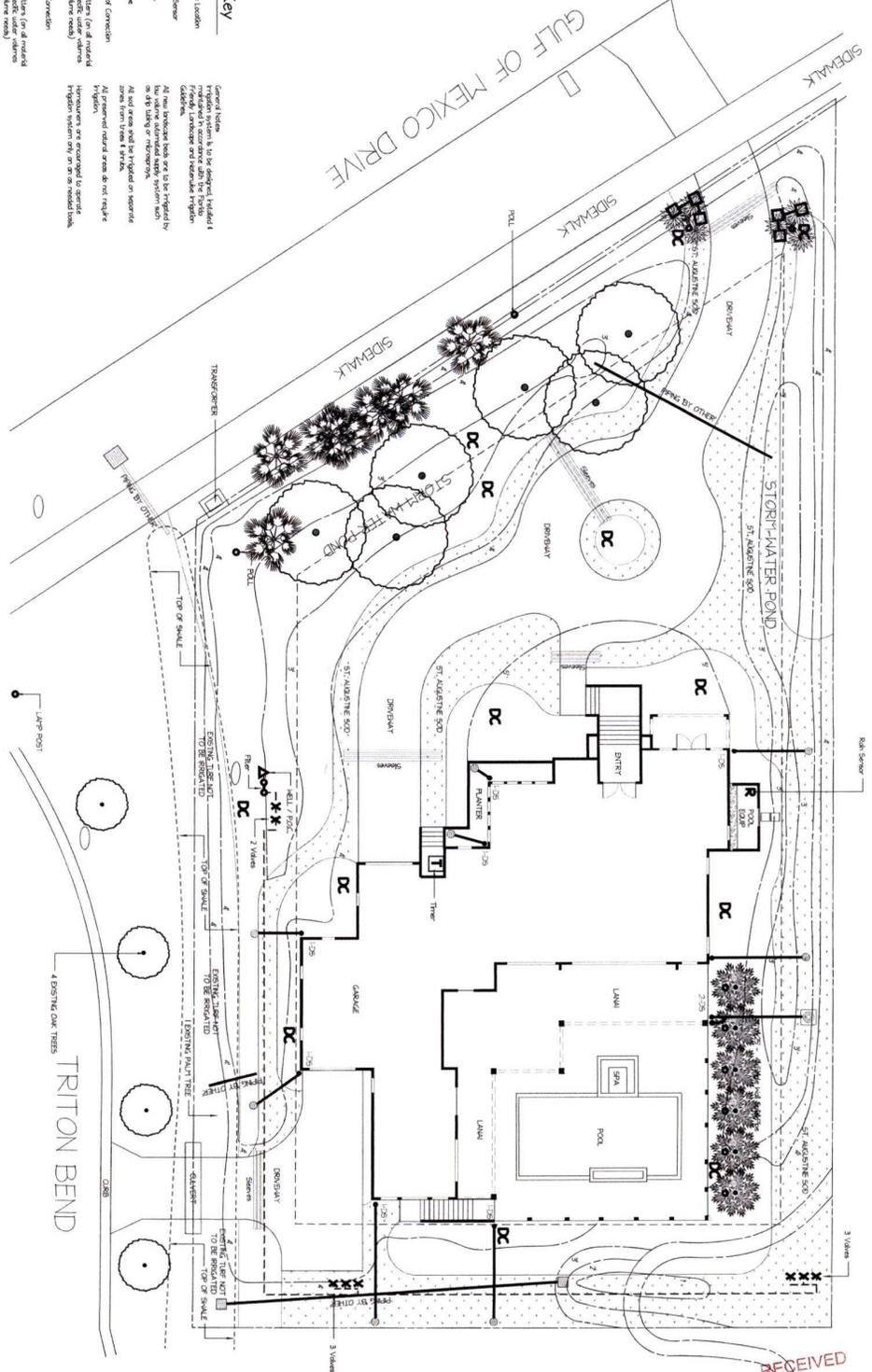
Irrigation Key

- X** Valve Location
- R** Riser
- T** Tee
- A** Risk of Corrosion
- DC** Backflow Emitters (on all material except where noted)
- Backflow Emitters (on all material except where noted)
- Drip Emitters
- Backflow Emitters (on all material except where noted)

General Notes:
 1. All plant beds shall be installed in accordance with the Florida Irrigation Code and International Irrigation Code.
 2. All new landscape beds shall be installed by the value estimated in this system with an 8% safety or margin.
 3. All soil areas shall be irrigated on approved schedule.
 4. All soil areas shall be irrigated on approved schedule.
 5. All soil areas shall be irrigated on approved schedule.
 6. All soil areas shall be irrigated on approved schedule.
 7. All soil areas shall be irrigated on approved schedule.
 8. All soil areas shall be irrigated on approved schedule.
 9. All soil areas shall be irrigated on approved schedule.
 10. All soil areas shall be irrigated on approved schedule.

50 / 50 Rule:
 Lot: 24,827 SF
 Total Previous Area: 13,925 SF
 Plant Beds Needed: 6,963 SF
 Actual Plant Beds: 8,670 = 63 Pct.
 Soid: 5,255 SF = 37 Pct.

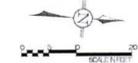
Longboat Key Tree Requirements:
 Total Trees Required: 18



*NOTE:
 -Labels in bold are susceptible to cold damage.
 -Severity of damage contingent on weather conditions.
 -ArtisTree does not warrant against cold damage.
 -ArtisTree does not warrant against animal damage (i.e. deer and rabbit).

Customer Signature _____

RECEIVED
 NOV 20 2025
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building



Irrigation # 5CC13152027
 Landscape # CGC1525297

PASELSKI RESIDENCE
 3100 Gulf of Mexico Drive
 Longboat Key, FL 34228
 Custom Irrigation As-Built

JOHN CANNON HOMES, INC. PASELSKI RESIDENCE 3100 Gulf of Mexico Drive Longboat Key, FL 34228	date: 7-17	side: 8/4/25, 9/8/25, 10/30/25	revision:
drawn by: DC	checked by:	prop. #:	
		drawing #:	REV1 - P As-Built

MWFRS(Directional)/C-C HYBRID WIND ASCET-16

ENCLOSED
EXPOSURE CATEGORY D
OCCUPANCY CATEGORY II
WIND LOAD 150 MPH
WIND IMPORTANCE FACTOR 1.00
TRUSSES HAVE BEEN DESIGNED FOR A 10.0 PSF BOTTOM CHORD
LIVE LOAD NONCONCURRENT WITH ANY OTHER LIVE LOADS.

ROOF LOADING		FLOOR LOADING	
TCLL: 20 PSF	TCCL: 40 PSF	TCCL: 40 PSF	
TCDL: 15 PSF	TCCL: 15 PSF	TCCL: 15 PSF	
BCDL: 10 PSF	TCCL: 15 PSF	TCCL: 15 PSF	
TOTAL: 45 PSF	TOTAL: 55 PSF	TOTAL: 55 PSF	
DURATION: 1.25	DEPTH: 24"	DURATION: 1.00	
5 PSF TCCL + 5 PSF BCDL USED TO RESIST UPLIFT	SPACING: 16" O.C.		

IMPORTANT

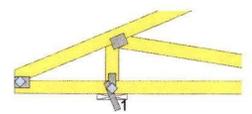
This Drawing Must Be Approved And Returned Before Fabrication Will Begin. For Your Protection Check All Dimensions And Conditions Prior To Approval Of Plan.

SIGNATURE BELOW INDICATES ALL NOTES AND DIMENSIONS HAVE BEEN ACCEPTED.

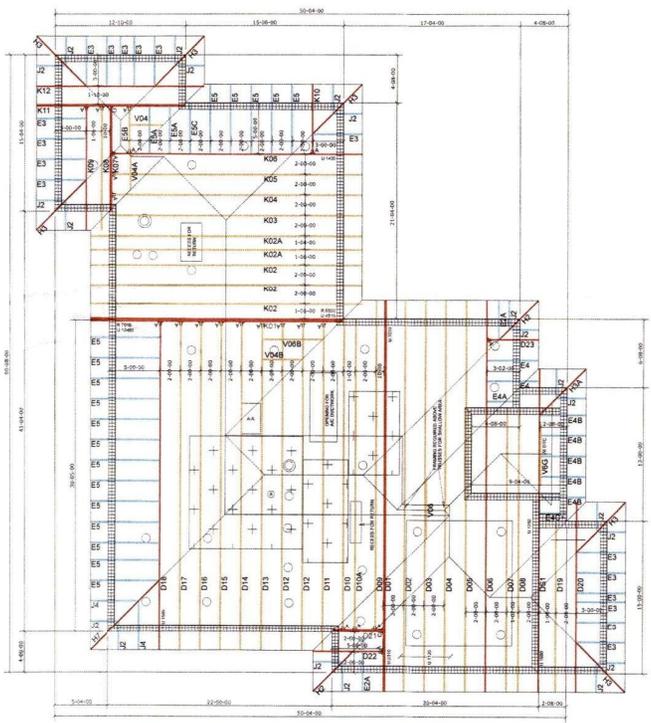
By _____ Date _____

- NOTES:**
- 1) ALL DIMENSIONS ARE FEET-INCHES-SIXTEENTHS.
 - 2) DO NOT CUT OR ALTER TRUSSES IN ANY WAY.
 - 3) ALL REACTIONS ARE UNDER 5000 LBS. UNLESS NOTED OTHERWISE.
 - 4) ALL UPLIFTS ARE UNDER 1000 LBS. UNLESS NOTED OTHERWISE.
 - 5) FRAMING REQUIRED BELOW TRUSSES TO GET DESIRED CEILING CONDITIONS.
 - 6) ONLY TRUSS TO TRUSS CONNECTIONS SUPPLIED W/ TRUSS PACKAGE.

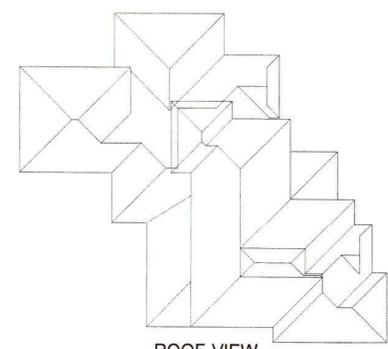
PRELIMINARY
 FINAL



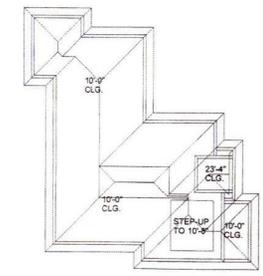
TRUSSES ARE CANTILEVERED 1'-10" FROM OUTSIDE EDGE OF WALL.



- ATTIC AREA FOR AIR HANDLER BURNERS FROM TOP CORNER
ATTIC DESIGNED AS UNHABITABLE
- RECESSED LIGHT LOCATION
- NEEDS IN TRUSS FOR LIGHT
- LOADING FRAMED SOLEM FOR LIGHT



ROOF VIEW



CEILING PLAN

Perms # 7873-0051
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT

NOV 13 2023

APPROVED
Reviewer: *Jonathan*

RECEIVED
NOV 03 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

ATTENTION!

30' Span or less
30' to 60' Span
Spreader Bar REQUIRED

REFER TO BCSI-81

CAUTION!!!

DO NOT ATTEMPT TO ERECT TRUSSES WITHOUT REFERRING TO THE ENGINEERING DRAWINGS AND BCSI-81 SUMMARY SHEETS.

ALL PERMANENT BRACING MUST BE IN PLACE PRIOR TO LOADING TRUSSES. (ie. SHEATHING, SHINGLES, ETC.)

ALL INTERIOR BEARING WALLS MUST BE IN PLACE PRIOR TO INSTALLING TRUSSES.

REFER TO FINAL ENGINEERING SHEETS FOR THE FOLLOWING.

- 1) NUMBER OF GIRDER PLYS AND NAILING SCHEDULE.
- 2) BEARING BLOCK REQUIREMENTS.
- 3) SCAB DETAILS (IF REQUIRED)
- 4) UPLIFT AND GRAVITY REACTIONS.

WARNING
Backcharges Will Not Be Accepted Regardless of Fault Without Prior Notification By Customer Within 48 Hours And Investigation By Builders First Source.
NO EXCEPTIONS.

The General Contractor is Responsible For All Connections Other Than Truss to truss, unless specified otherwise. Do not cut, alter or repair any truss without first consulting BFS. NO BACKCHARGES will be accepted if this protocol is not followed.

ROOF PITCH: 5/12
TOP CHORD: 2x4
OVERHANG: 24" CANTILEVER
SQ. OR PLB. CUT: PLUMB

HARDWARE

- <A> HTU26
- <C> HTU26-2
- <L> HHL546
- <D> THA426

BEARING HEIGHT SCHEDULE

Height	Material
4'-10"	2x4
11'-4"	2x4
11'-6"	2x4
11'-10"	2x4
12'-4"	2x4
12'-4"	2x4

BUILDER:
JOHN CANNON HOMES

ADDRESS: 3100 GULF OF MEXICO DR
LOT: NA
SUB: LONGBOAT KEY
COUNTY: SARASOTA

PROJECT: PASELSKY

MODEL: CUSTOM

DRAWN BY: KCS
ENG BY: KCS
JOB# 3468108

DATE: 3-24-23 **SCALE:** 3/16" = 1'

REVISIONS:
9-29-23 revisions per review
10-26-23 revisions per review

Builders FirstSource.

510 6th Ave. East
Bradenton, FL 34208
Ph. (841) 746-2161
Fax (841) 306-4762

BUILD PERMIT PLANS
15.15
COPY OF RECORDS

MWFRS(Directional)/C-C HYBRID WIND ASCET-16
 ENCLOSED
 EXPOSURE CATEGORY D
 OCCUPANCY CATEGORY II
 WIND LOAD 150 MPH
 WIND IMPORTANCE FACTOR 1.00
 TRUSSES HAVE BEEN DESIGNED FOR A 10.0 PSF BOTTOM CHORD
 LIVE LOAD NONCONCURRENT WITH ANY OTHER LIVE LOADS

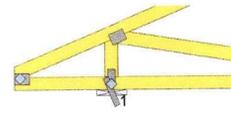
ROOF LOADING		FLOOR LOADING	
TCLL: 20 PSF	TCCL: 40 PSF	TCCL: 15 PSF	
TCDL: 10 PSF	BCDL: 10 PSF	TOTAL: 65 PSF	
BCDL: 10 PSF		DURATION: 1.00	
TOTAL: 45 PSF		DEPTH: 24"	
DURATION: 1.25		SPACING: 16" O.C.	
5 PSF TCCL + 5 PSF BCDL USED TO RESIST UPLIFT			

IMPORTANT
 This Drawing Must Be Approved And Returned Before Fabrication Will Begin. For Your Protection Check All Dimensions And Conditions Prior To Approval Of Plan.
 SIGNATURE BELOW INDICATES ALL NOTES AND DIMENSIONS HAVE BEEN ACCEPTED.

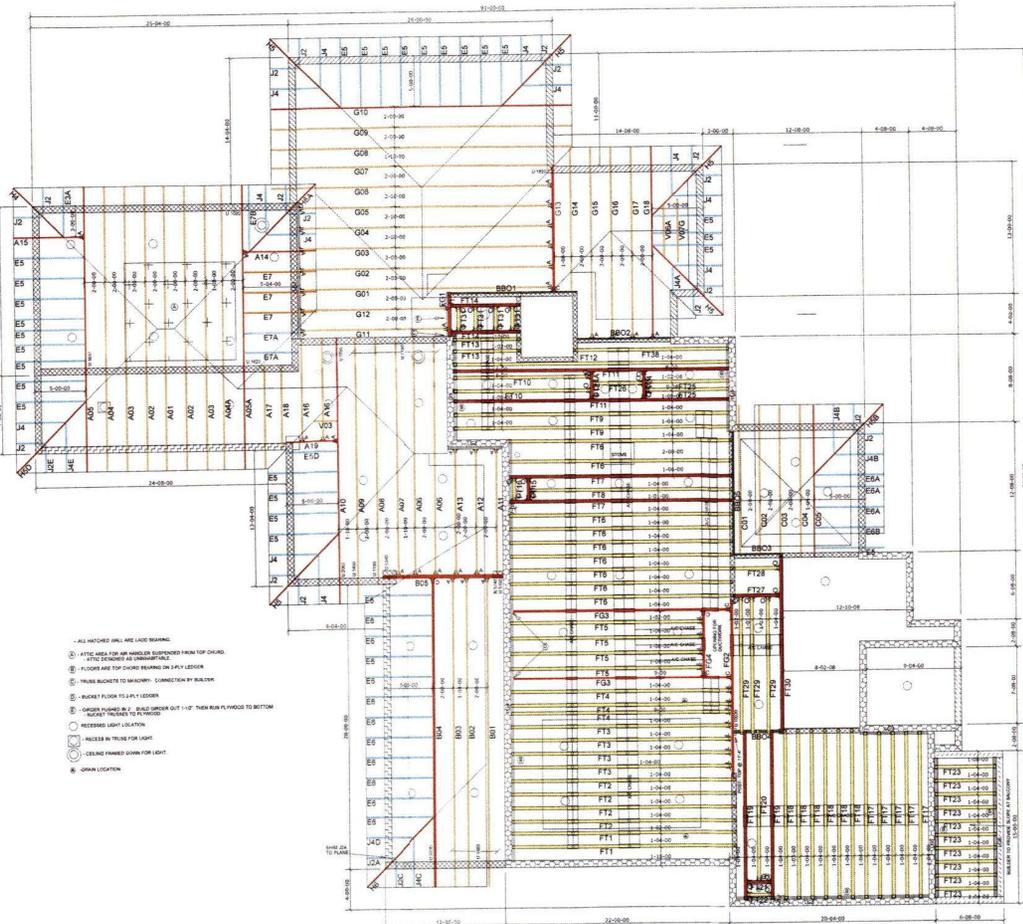
By _____ Date _____

NOTES:
 1) ALL DIMENSIONS ARE FEET-INCHES-SIXTEENTHS.
 2) DO NOT CUT OR ALTER TRUSSES IN ANY WAY.
 3) ALL REACTIONS ARE UNDER 8000 LBS. UNLESS NOTED OTHERWISE.
 4) ALL UPLIFTS ARE UNDER 1000 LBS. UNLESS NOTED OTHERWISE.
 5) FRAMING REQUIRED BELOW TRUSSES TO GET DESIRED CEILING CONDITIONS.
 6) ONLY TRUSSES TO TRUSS CONNECTIONS SUPPLIED W/ TRUSS PACKAGE.

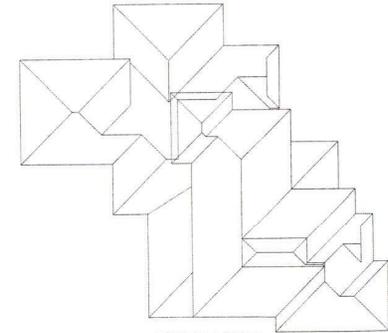
PRELIMINARY
 FINAL



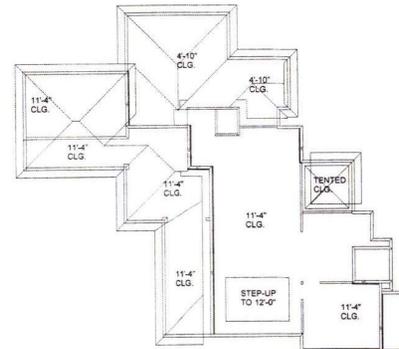
TRUSSES ARE CANTILEVERED 1'-10" FROM OUTSIDE EDGE OF WALL.



- ALL HATCHED SHALL BE LATER BEARING
- 1) WHITE AREA TOP OF MEMBER IS EXPOSED FROM TOP CHORD
- 2) WHITE AREA BOTTOM OF MEMBER IS EXPOSED FROM BOTTOM CHORD
- 3) FLOORS ARE TOP CHORD BEARING UNLESS NOTED OTHERWISE
- 4) TRUSSES BEARING TO BEARING: CONNECTION BY BOLT
- 5) BEARING FLOOR TO JOIST: LUGGER
- 6) LUGGER PLUMBED IN PLACE, BEARING GIRDERS OUT 1'-10" THEN RUN PLUMB TO BOTTOM
- 7) HATCHED TRUSSES TO FLOOR
- 8) HATCHED TRUSSES TO LIGHT
- 9) CEILING FRAMED DOWN FOR LIGHT
- 10) GYPSUM LOCATION



ROOF VIEW



CEILING PLAN

RECEIVED
 NOV 03 2023
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

ATTENTION!

30' Span or less
 30' to 60' Span
 Spreader Bar REQUIRED

REFER TO BCSI-B1

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ROOF PITCH: 5/12
 TOP CHORD: 2x4
 OVERHANG: 24" CANTILEVER
 SQ. OR PL. CUT: PLUMB

HARDWARE

- <A> HTU26
- HTU26-2
- <L> HHS448
- <D> THA426

BEARING HEIGHT SCHEDULE

HEIGHT	CLG.
4'-10"	CLG.
11'-4"	CLG.
12'-0"	CLG.
15'-4"	CLG.
23'-4"	CLG.

BUILDER:
 JOHN CANNON HOMES
ADDRESS: 3100 GULF OF MEXICO DR
 LOT: N/A
 SUB: LONGBOAT KEY
 COUNTY: SARASOTA
PROJECT: PASELSKY

MODEL: CUSTOM

DRAWN BY: KCS
ENG BY: KCS
JOBS: 3468108

DATE: 3-24-23 **SCALE:** 3/16" = 1"

REVIEWS:
 10-28-23 revised per review



515 5th Ave, East
 Bradenton, FL 34208
 Ph. (841) 748-2161
 Fax (841) 306-4762

BLDG PERMIT PLANS
 FILE
 Copy of Records

BOUNDARY & TOPOGRAPHIC SURVEY

Section 7, Township 36 South, Range 17 East
3100 Gulf of Mexico Drive, Longboat Key, Florida, 34228

PARCEL A

DESCRIPTION: (Parcel A of Official Records Instrument #2022073013)

Situated in Section 7, Township 36 South, Range 17 East, Town of Longboat Key, Sarasota County, Florida and being Part of Lot 1, entire Lots 2 and 3 and the westerly 40.00 feet of Lot 4, Block F, Cortina Beach, a subdivision recorded in Plat Book 1, Page 203, Public Records of Sarasota County, Florida, said part lot and lots being more particularly described as follows: Begin at the Point-of-Intersection of the easterly right-of-way line of Gulf of Mexico Drive (S. 8. 789) (100' right-of-way) with the northerly right-of-way line of Triton Bend (60 foot Public right-of-way). Thence from said Point-of-Intersection and along the easterly right-of-way line of Gulf of Mexico Drive, North 38°29'07" West 150.24 feet; thence along the northerly line of Lots 1, 2, 3 and 4, Block F, Cortina Beach, North 87°12'23" East 240.67 feet; thence crossing said Lot 4, South 02°47'37" East 125.00 feet to the northerly right-of-way line of Triton Bend; and thence along said line South 87°12'23" West 157.33 feet to the Point-of-Beginning.

Containing 24,827 Square Feet, more or less

REPORT OF SURVEY

Accuracy: Horizontal - The accuracy obtained by measurement and calculation of a closed geometric figure was found to be 1 foot in 15,618 feet.

Vertical - The accuracy obtained by a closed level loop, based on National Geodetic Survey Benchmark # Y 689, produced a vertical unadjusted error of 0.01".

Data Sources:

- Plat of Cortina Beach recorded in Plat Book 1, Page 203, Public Records of Sarasota County, Florida.
- Revised Plat of Blocks 1,2,3,5,10,11,14,16, and 16, Longboat Shores recorded in Plat Book 3, Page 49, Public Records of Sarasota County, Florida.
- General Warranty Deed recorded in Official Records Instrument #2021072226, Public Records of Sarasota County, Florida.
- Warranty Deed recorded in Official Records Instrument #2011004856, Public Records of Sarasota County, Florida.
- Warranty Deed recorded in Official Records Instrument #2021088807, Public Records of Sarasota County, Florida.
- Warranty Deed recorded in Official Records Instrument #2021214054, Public Records of Sarasota County, Florida.
- Warranty Deed recorded in Official Records Instrument #2021125995, Public Records of Sarasota County, Florida.
- Lot Consolidation and Consent Affidavit recorded in Official Records Instrument #2022073013, Public Records of Sarasota County, Florida.
- A Boundary & Topographic Survey by Weber Engineering & Surveying, Inc. Dated 2/16/22.
- Right of Way Map of State Road No. 789 recorded in Road Plat Book 1, Page 31, Public Records of Sarasota County, Florida.
- State of Florida Department of Natural Resources Coastal Construction Control Line Map dated January 26, 1989, recorded in DCCL Book 2, Pages 1-14, Department of Survey and Mapping, Sarasota County, Florida.
- 2021 geo-rectified aerial imagery furnished by Sarasota County.
- Sarasota County Half Section Map, Sheet No. 5.
- Sarasota County Property Appraiser's web site - www.scpa.com.
- No other information was researched or furnished.

Apparent Physical Use:

Residential

Easements:

- No easements are shown on the Plat of Record.
- No other easements were researched or furnished.

Legend

- (F) - Denotes Field Measurement
- (D) - Denotes Description Data
- ⊕ - Denotes Throat Inlet
- - Denotes Grate Inlet
- ▤ - Denotes Mitered End Section
- - Denotes Sign
- - Denotes Sanitary Sewer Cleanout
- ⊙ - Denotes Sanitary Sewer Man Hole
- ⊗ - Denotes Concrete Utility Power Pole
- ⊕ - Denotes Electric Hand Hole
- ⊛ - Denotes Lamp Post
- ⊙ - Denotes Telephone Man Hole
- ⊕ - Denotes Electric Transformer
- ⊗ - Denotes Wood Utility Power Pole
- ⊕ - Denotes Well
- ⊕ - Denotes Spot Elevation
- ROP - Denotes Reinforced Concrete Pipe
- //— - Denotes Overhead Utility Wire

Curve Table

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
(1)(F)	22658.31'	0°22'23"	N.33°38'15" W.	149.52'	149.52'
(2)(F)	30.00'	18°00'00"	N.86°09'15" W.	4.19'	4.19'

Notes:

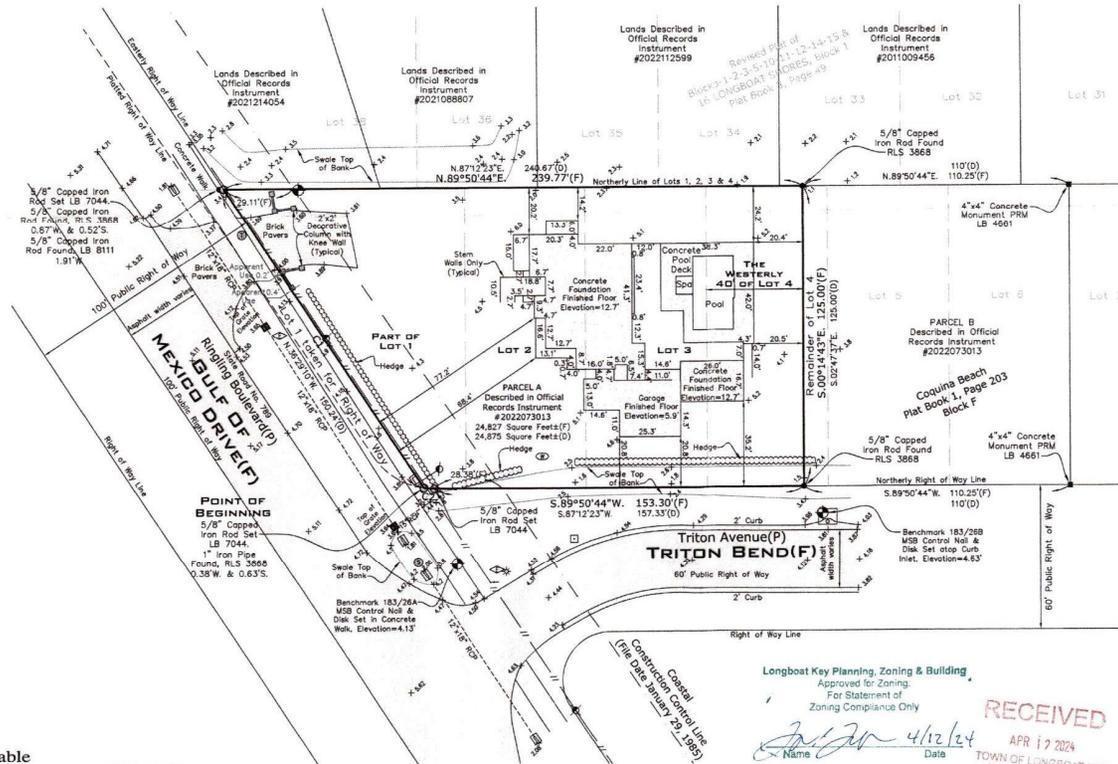
- This map represents a Boundary & Topographic Survey for the purpose of permitting and construction.
- Horizontal datum is based on the North American Datum (NAD) of 1983 (2011 adjustment), Florida State Plane, West Zone, and was derived from real-time kinematic GPS observations utilizing the Florida Permanent Reference Network (FPRN). A scale factor of 1.00000927 can be used for conversion of shown distances from state plane to ground distances.
- Elevations shown herein are in feet and decimals referenced to NAVD 88 and are based on National Geodetic Survey Benchmark # Y 689, published elevation is 3.90'.
- There may exist other underground fixed interior improvements that are not visible and are not a part of this survey.
- Description shown herein was obtained from Official Records Instrument #2022073013.
- Subject to easements and rights of way of record, if any.
- This map has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.
- Parcel shown herein is situated in Flood Zone "AE", base flood elevation is 8 feet, per Flood Insurance Rate Map Number 12115C01070, Revised Map March 27, 2024 permitted in Flood Zone "AE", base flood elevation is 10 feet and Flood Zone "AE", base flood elevation is 11 feet, per Flood Insurance Rate Map Number 12115C01077, Effective Date November 4, 2016. Flood zones are copied from said map and are subject to interpretation.

Comments:

- The description does not describe the Right of Way of Gulf of Mexico Drive as a curve per Data Source #10. Also, it does not describe the curve of the southwest corner of Lot 1 as depicted in Data Source #1.



SCALE: 1"=30'



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

4/12/24
APR 17 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

RECEIVED

536 INTERSTATE COURT
SARASOTA, FLORIDA 34240
PHONE NO. (941) 341-9935
CERTIFICATE OF AUTHORIZATION NO. L.R. 7044
ISSUED BY: RS&E

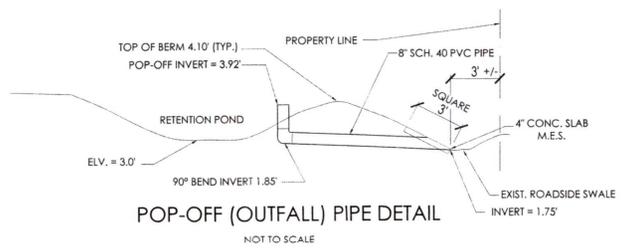
MSB
SURVEYING, INC.
Surveying & Mapping

REGISTERED PROFESSIONAL SURVEYOR
STATE OF FLORIDA
NO. 15,165
DATE: 01-15-2024
NORTH WEST CORNER OF THE ORIGINAL MAP
ON ELECTRONIC USE OF A TYPED COPIED PRINT OF THIS MAP

CERTIFIED TO: Nadia M. Fosselley
BoyFret National Bank
1602 Merritt Culla Trimm Furem & Cinsburg, PA
John Cannon Homes, Inc.
195/27
DATE OF SURVEY: 10/31/2022 FIELD BOOK/PAGE: 183/26-28

220909
JOB NUMBER

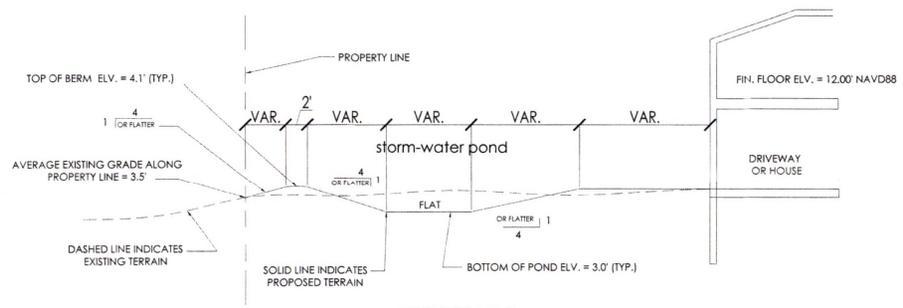
Revision: Add Near Flood Zone Map Information, Easement Location, 04-08-2024, RRG
Revision: Add Near Flood Zone Map Information, Easement Location, 04-08-2024, RRG
Revision: Add Near Flood Zone Map Information, Easement Location, 04-08-2024, RRG



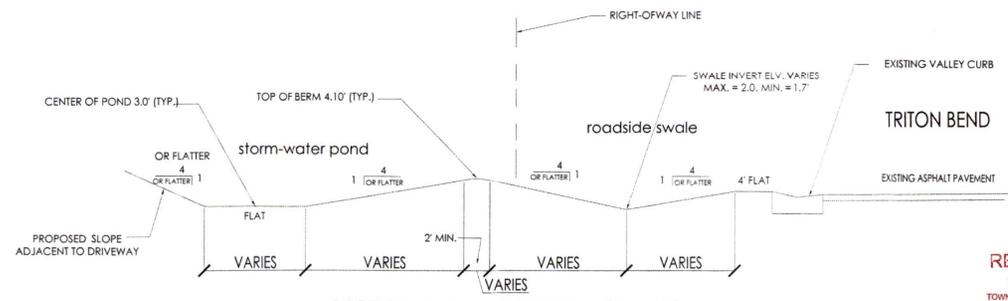
POP-OFF (OUTFALL) PIPE DETAIL
NOT TO SCALE

GENERAL NOTES:

1. ALL DISTURBED AREAS SHALL BE SODDED
2. ALL STORM-WATER RUNOFF FROM THE ROOF AREAS AND POOL DECK SHALL BE DIRECTED NORTH, WEST OR SOUTH TO THE STORM-WATER PONDS. STORM-WATER SHALL NOT BE DIRECTED EAST.



SECTION B-B
NOT TO SCALE



SECTION A-A PROPOSED GRADES
NOT TO SCALE

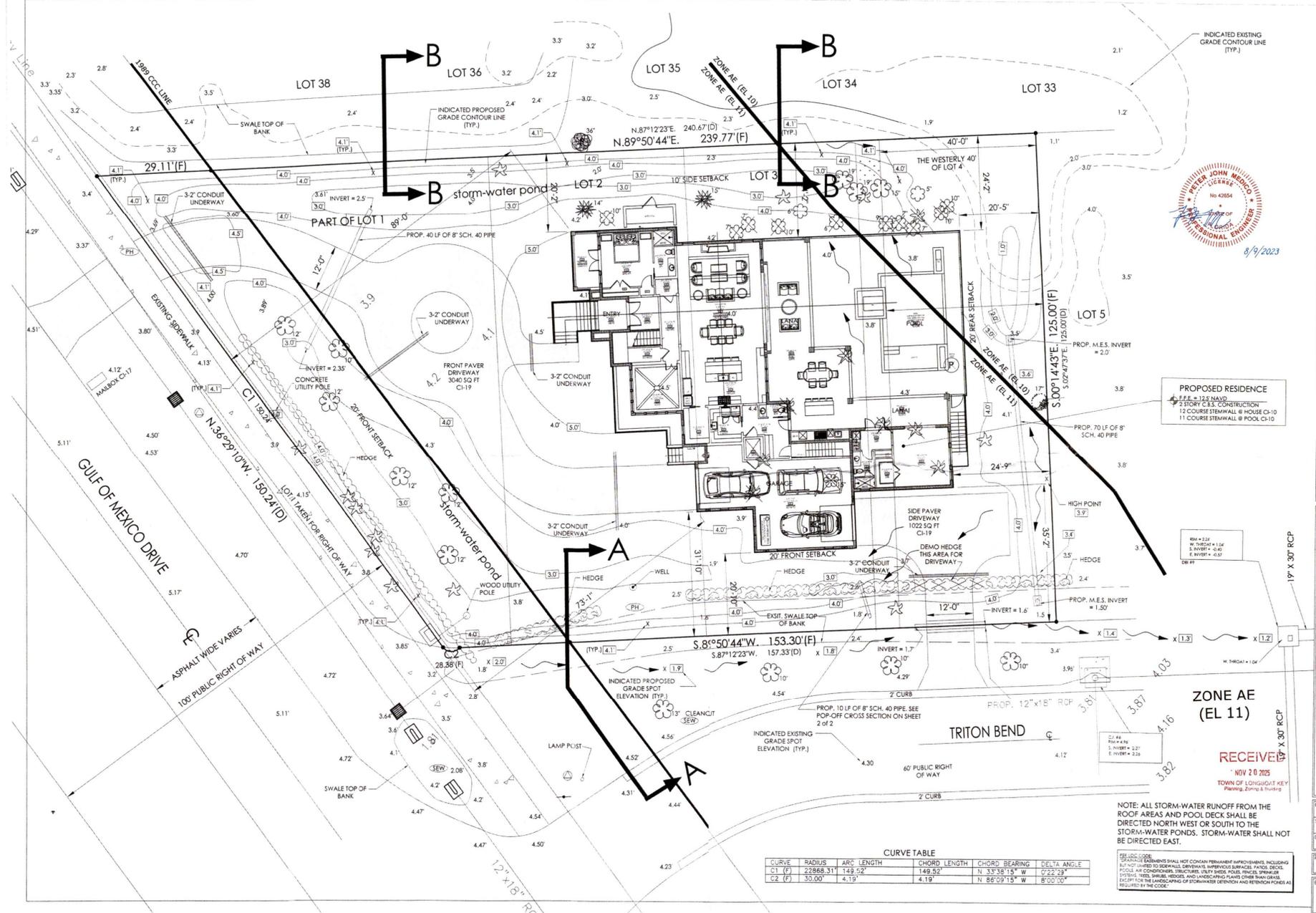
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NOV 20 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

PETER J. MEDICO, P.E.
CIVIL ENGINEER
5331 CAPE LEYTE DRIVE
SARASOTA, FL 34242
PH: (941) 555-9122 / EMAIL: pmedico@aol.com

CLIENT: JOHN CANNON HOMES, INC.
OFFICE NO. 941-361-1305
PROPERTY OWNER: PARALELYTIC
PROJECT MANAGER: JOHN CANNON HOMES, INC.
OFFICE NO. 941-361-1305

SECTIONS/DETAILS
3100-GULF-OF-MEXICO-DRIVE

DRAWN BY: P.J.M.
SCALE: N.T.S.
DATE ISSUED: 08/09/23
PROJECT NO.
EXHIBIT
2.OF.2



PETER J. MEDICO, P.E.
CIVIL ENGINEER
 5331 CAPE LEYTE DRIVE
 SARASOTA, FL 34242
 P.E. (04) 54491241 (FAX); pmedico@aol.com

CLIENT: JOHN CANNON HOMES, INC.
 OFFICE NO. 9411-361-1305
 PROJECT: 3100 GULF OF MEXICO DRIVE
 PROJECT MANAGER: BARRY PATTON
 JOHN CANNON HOMES, INC.
 OFFICE NO. 9411-361-1305

DRAINAGE-AND-GRADING-PLAN
3100-GULF-OF-MEXICO-DRIVE

DRAWN BY: PJM
 SCALE: 1"=10'
 DATE ISSUED: 06/08/23
 PROJECT NO:
 EXHIBIT
1.OF.2

PROPOSED RESIDENCE
 F.F.E. = 125 NAVD
 2 STORY C.B.S. CONSTRUCTION
 12 COURSE STEMMALL @ HOUSE CH-10
 11 COURSE STEMMALL @ POOL CH-10

RECEIVED
 NOV 20 2023
 TOWN OF LONGWOOD KEY
 TRITON BEND & RIVER

NOTE: ALL STORM-WATER RUNOFF FROM THE ROOF AREAS AND POOL DECK SHALL BE DIRECTED NORTH WEST OR SOUTH TO THE STORM-WATER PONDS. STORM-WATER SHALL NOT BE DIRECTED EAST.

REGULATORY CODE:
 GRADING REQUIREMENTS SHALL MEET COMMON PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPROVED SURFACES, PAVES, DRIVE, POOLS, AND CHIMNEYS, STRUCTURE, GREY WINDS, POLE, FENCE, SPRINKLER SYSTEMS, TREES, HEDGES, AND LANDSCAPE PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORM-WATER DETENTION AND RETENTION POND AS REQUIRED BY THE CODE.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (F)	22868.31'	149.52'	149.52'	N. 33°38'15" W.	0°22'29"
C2 (F)	30.00'	4.19'	4.19'	N. 88°09'15" W.	8°00'00"