

CLEMENTS SURVEYING, INC.
509 8th Avenue West, Ste. 140
Palmetto, Florida 34221
Phone: 729-6690 Fax: 729-7580

MEMBER OF:
Florida Society of
Professional Surveyors
& Mappers
Managosa Chapter Of
Professional Surveyors
& Mappers

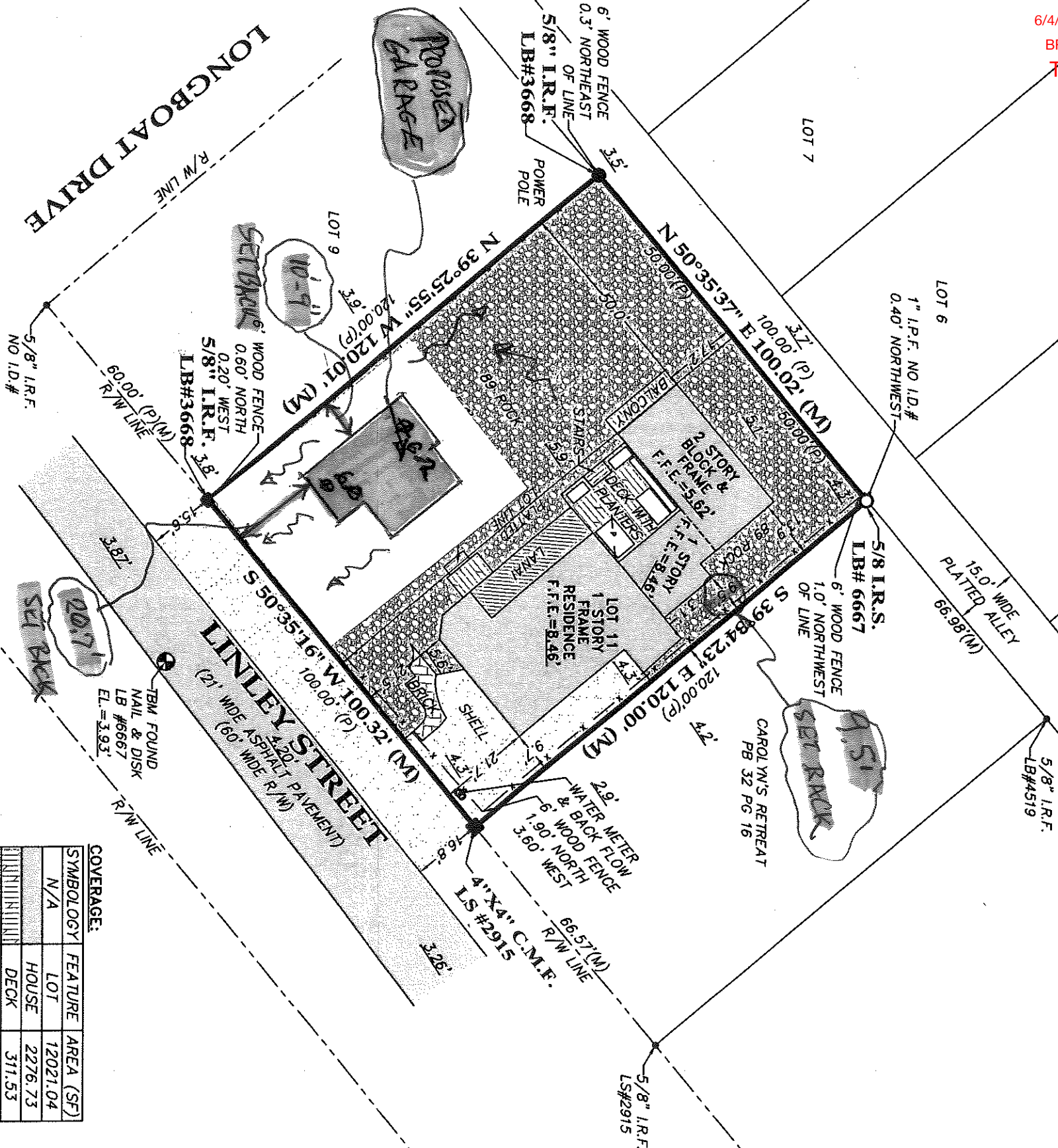


6/4/2025, 5:12:03 PM
BR-NEW-25-0015
Tate Taylor

BOUNDARY SURVEY OF LOT 10 & 11 BLOCK 13 SUBDIVISION LONGBEACH
SECTION 15 TOWNSHIP 35 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 06 PAGES 66
OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PARCEL ID # 7788600006 CURRENT ZONING N/A
PROPERTY ADDRESS: 575 LINLEY STREET, LONGBOAT KEY, FLORIDA 34228



Exclusive Use Of:
DONALD A. FANCHER
&
CINDY FANCHER



COVERAGE:		
SYMBOL	FEATURE	AREA (SF)
N/A	LOT	12021.04
	HOUSE	2276.73
	DECK	311.53
	BALCONY	80.01
	LANAI	249.04
	CARPORT	392.42
	BRICK	94.09
	SHELL	1470.29
	89 ROCK	6983.47

NOTES:
BEARINGS ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF LINLEY STREET, BEING N 50°39'22" E (GRID), UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE), OBTAINED USING A TRIMBLE R-2 ROVER UNIT.

PROPERTY LIES WITHIN FLOOD ZONE "AE", BASE FLOOD ELEVATION 8', AS PER FLOOD INSURANCE RATE MAP PANEL NO. 12081C0291F, DATED 08-10-2021, (SUBJECT TO VERIFICATION).

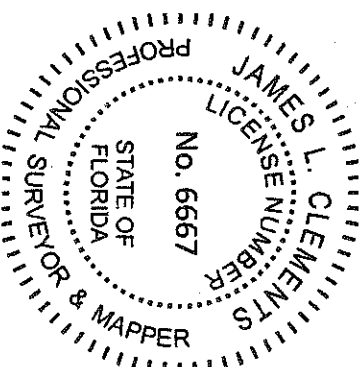
ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DERIVED FROM MANATEE COUNTY BENCHMARK V689 ELEV=3.10'.

ALL UTILITIES SHOWN HEREON ARE ABOVE GROUND (VISIBLE) UTILITIES ONLY, NO UNDERGROUND UTILITIES, IF ANY WERE LOCATED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, THEREFORE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

James L Clements

Digitally signed by
James L Clements
Date: 2025.05.08
08:33:12 -04'00'



Drawn By: KD/HB/JC/JJ/JMD

Job No. **20-023**
Boundary **02-03-2000** FB **85** PG **59** Other: **10-21-2021: FOUNDATION (ADDITION)**
Final **03-24-2005** FB **11** PG **20** Other: **05-01-2025: COVERAGE CALCULATION**
Update **06-28-2019** FB **259** PG **20** Revision: **08-03-2022: CORRECT F.F.E.**
Update **12-02-2020** FB **11** PG **20** Revision: **04-25-2025: REMOVE WALK**
Update **04-17-2025** FB **316** PG **31** Revision: **05-08-2025: COVERAGE CALC**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

(D)=Deed (R) = Radial P.T.=Point of Tangent
(M)=Measured (P)=Plat @=Iron Pipe Found (IPF) P.C.=Point of Compound Curve
Iron Rod Set (IRS)#6667 POB=Point of Beginning CMF=Concrete Monument Found
Bench Mark PRM=Permanent Reference Monument
Monument Set #6667 R/W=Right of Way

P.C.=Point of Curve
N&D=Nail and Disc
=Proposed Elevation
=Iron Rod Found(IRF)
PRC=Point of Reverse Curve
POC=Point of Commencement
=Existing Elevation

BY: **James L. Clements**
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667
DATE OF CERTIFICATION 04-23-2025

LEGEND

APPROVED

4/26/2025 4:47:11 PM
BR-NEW-25-0015
Dylan Cabella

Reviewed by Philip Charnock
PBP1751

REVIEWED BY
CODE COMPLIANCE

May 22, 2025

SITE DATA			
 6/4/2025, 5:12:03 PM BR-NEW-25-0015 Tate Taylor		Obtained from Survey : Clement Surveying Inc; Job No. 20-023; 04-23-2025	
		REQUIRED	Provided
Lot Area	7000 SF		12021
Max Lot Coverage	30%		29.0%
Max Lot Coverage + Non Open Space	50%		36.0%
Set Backs	Required		Provided
Front	20'-0"		21'-6" (21.7')
Side (East)	8' Min 20' Total		9'-6" (9.5')
Side (West)	8' Min 20' Total		10'-9" (10.7')

Lot Coverage Calculation		EXISTING	THIS PERMIT
		SF	
House		2276.73	
Deck		311.53	
Balcony		80.01	
Lanai		249.04	
Detached Garage			575
SUBTOTAL:		2917.31	575
TOTAL:		3492	(max: 3606)

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Non Open Space Calculation		EXISTING	THIS PERMIT
Driveway area			647
Deck at grade		75	
Mechanical Equipment Pad		14	
Brick Walkway		94	
SUBTOTAL:		183.09	647
TOTAL:		830.09	
LOT COVERAGE + NON-OPEN SPACE:	4322		(max: 6011)

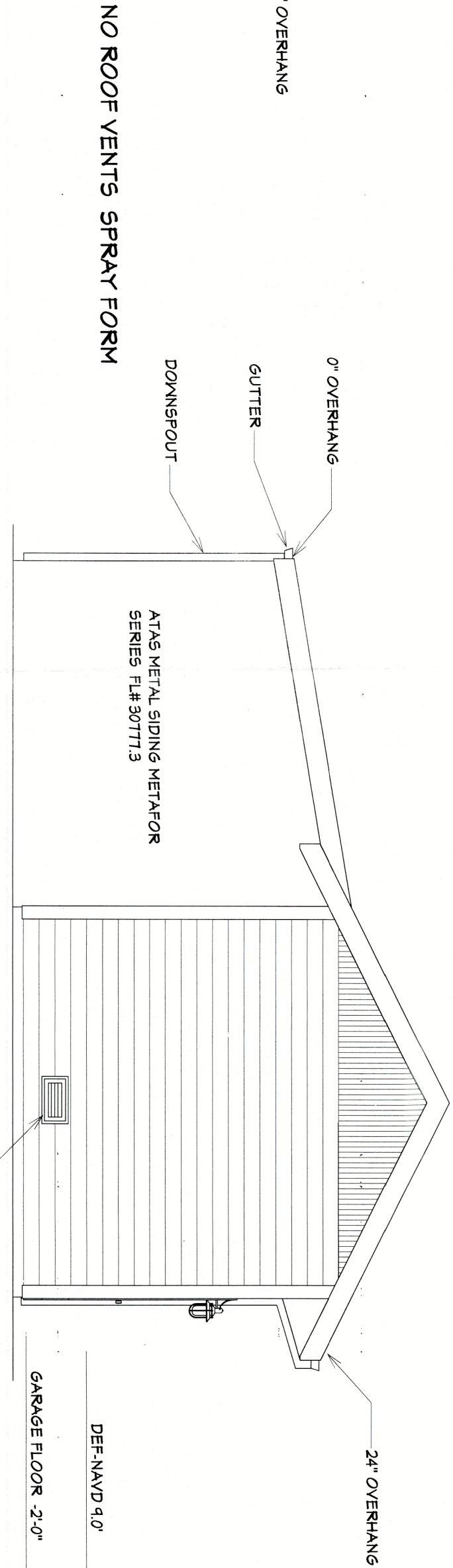


025, 4:57:10 PM
NEW-25-0015
Ian Calella



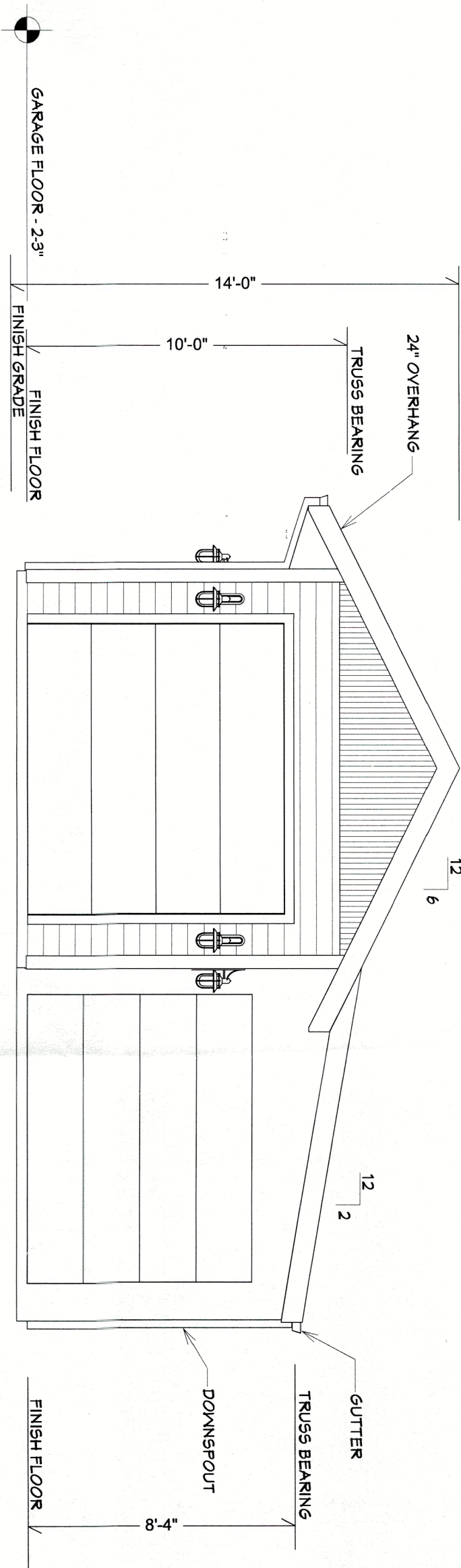
LEFT ELEVATION

SCALE 1/4" = 1'-0"



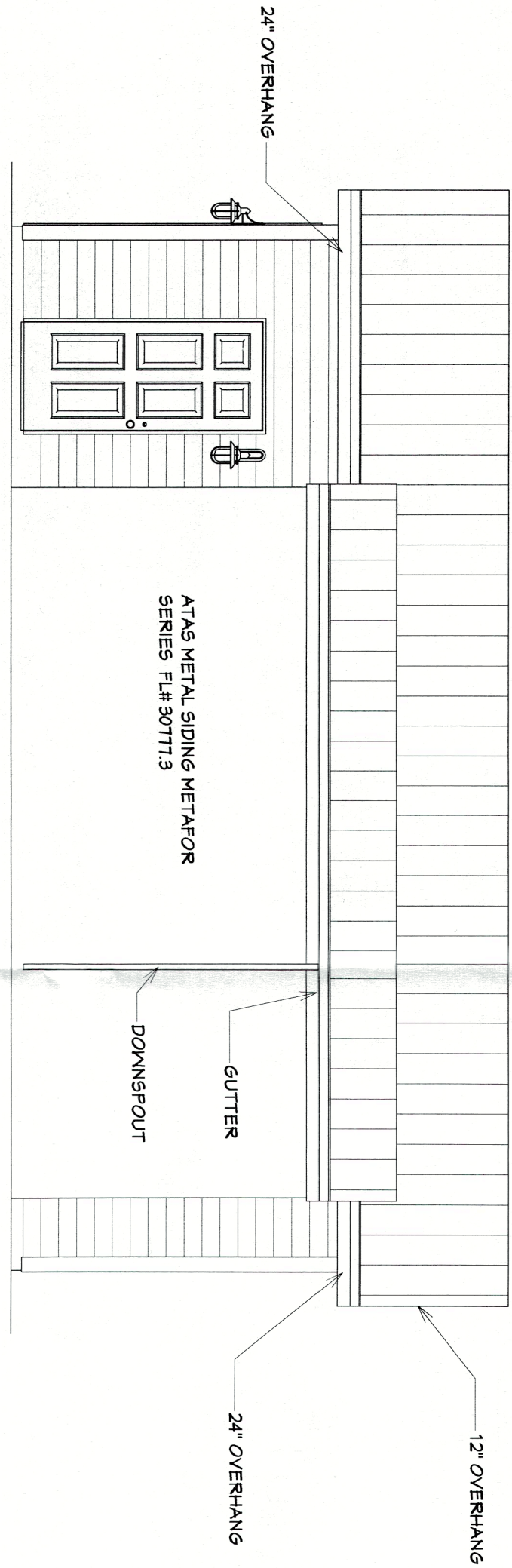
REAR ELEVATION

SCALE 1/4" = 1'-0"



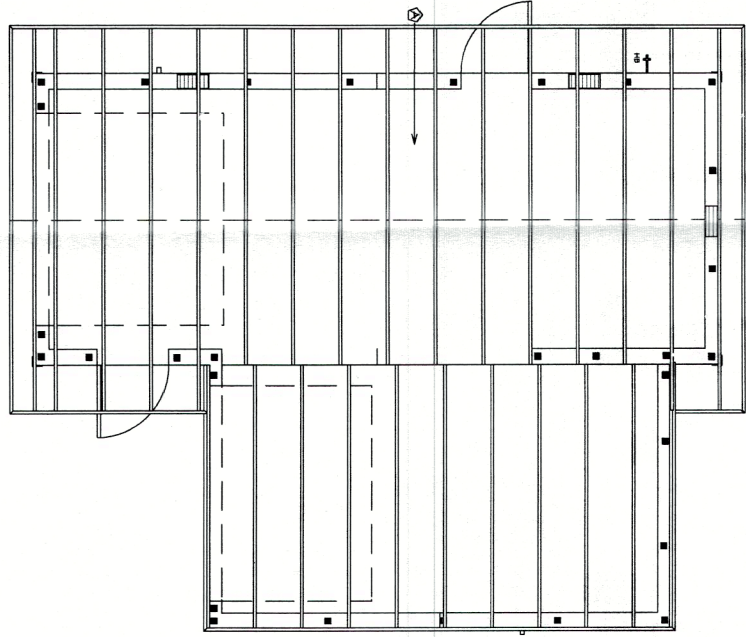
FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

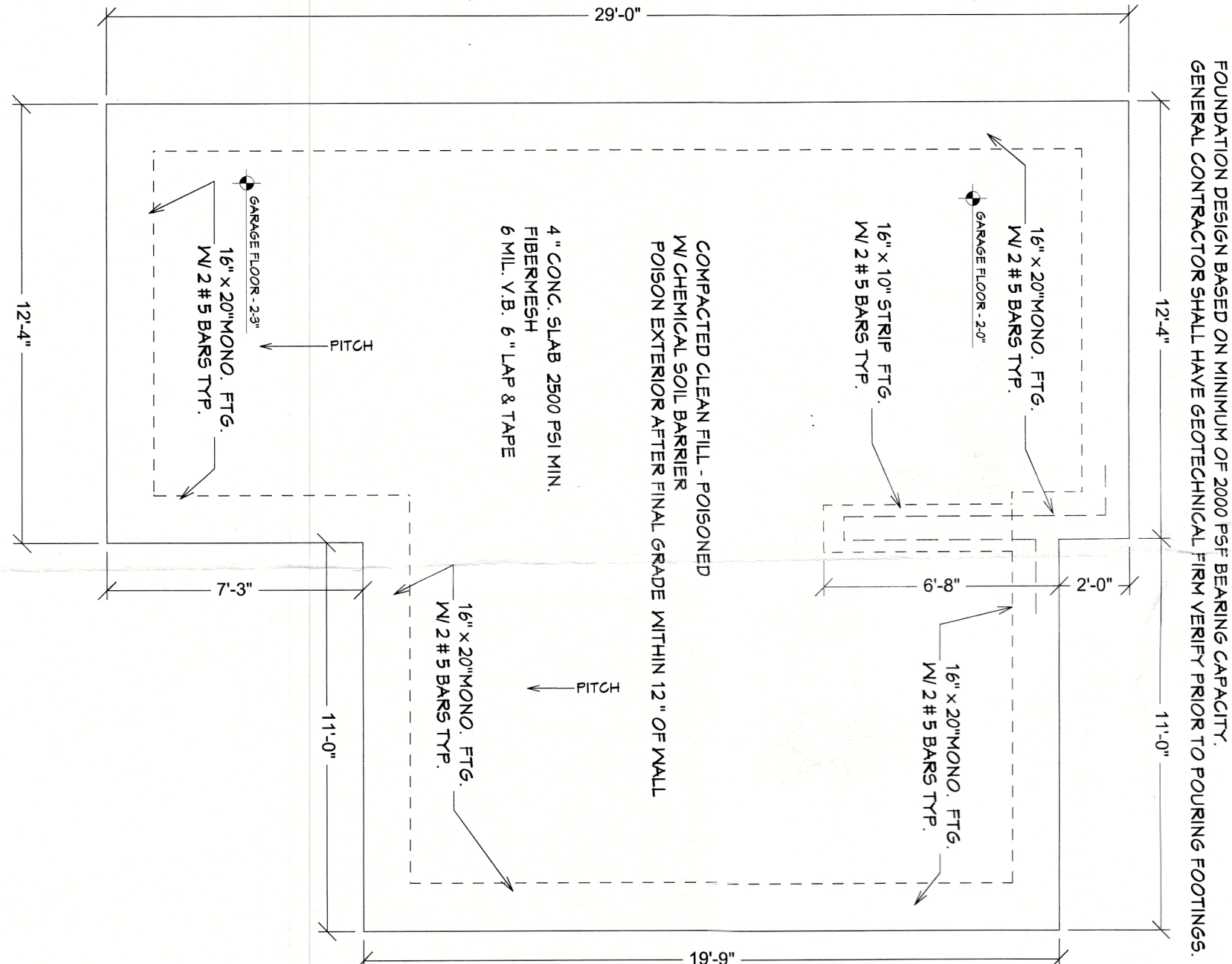


ROOF PITCH = 6/12 & 2/12

PRE-ENG. WOOD TRUSSES @24" O.C. TYP.
OVERHANGS = 24" & 6", GABLE END 12"

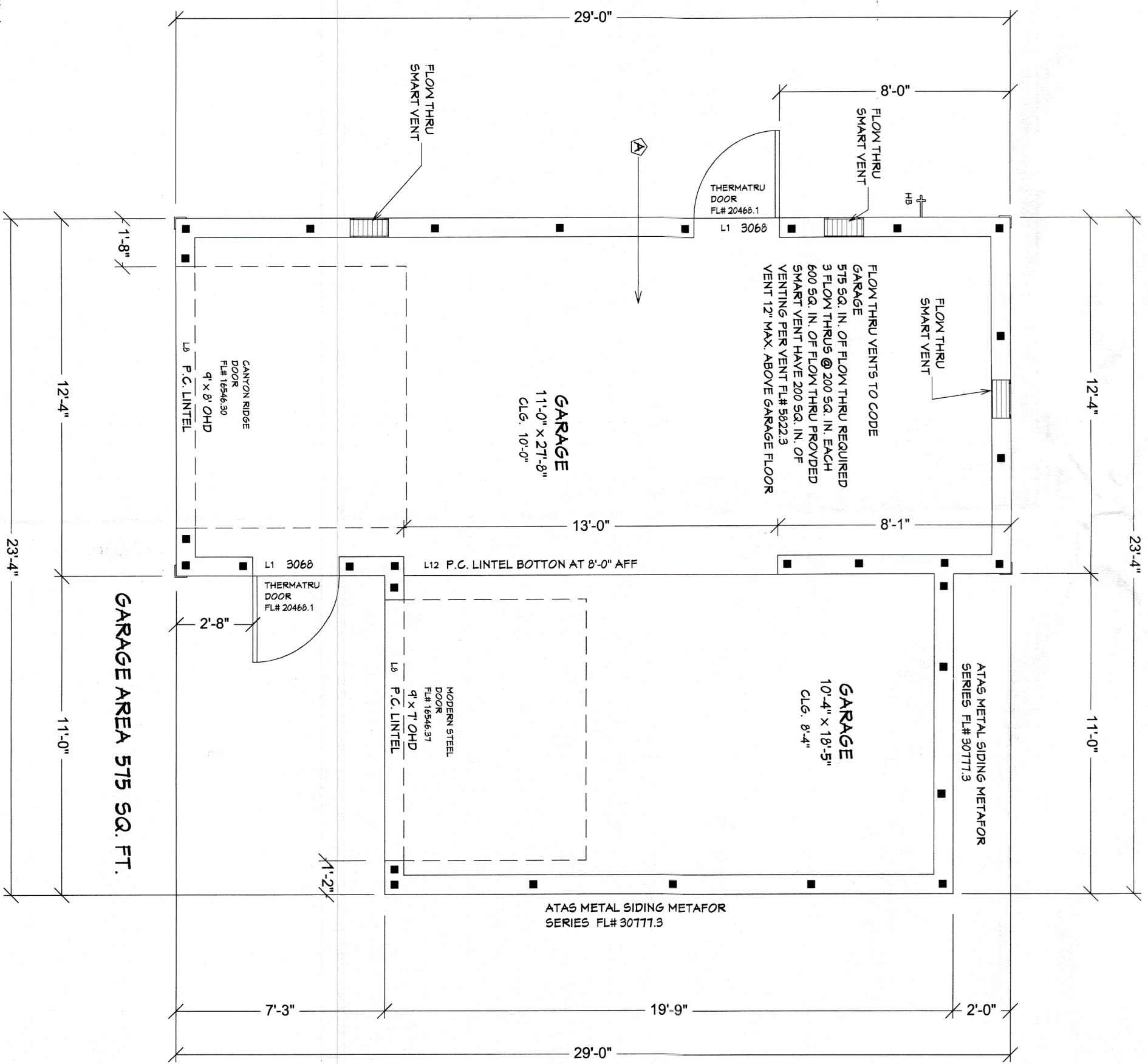
ROOF PLAN

SCALE 1/8" = 1'-0"



FOUNDATION PLAN

SCALE 1/4" = 1'-0"



FLOOR PLAN

SCALE 1/4" = 1'-0"

DESIGN CRITERIA

STRUCTURAL DESIGN PER IRC 2023 5TH EDITION
2023 IRC RESIDENTIAL - NEG 2020
160 MPH WIND LOADS 3 SECOND GUST
EXPOSURE 'D' ENCLOSED
WALL AND LOADS * 213. - 48.7
ROOF WIND LOADS * 113. - 30.8
PAUL COMPONENT & CLADDING * 40.2 - 39.4
ROOF COMPONENT & CLADDING * 36.2 - 44.8
ROOF OVERHANGS - 48.4
RISK CATEGORY II
TYPE VB CONSTRUCTION - UNPROTECTED
MINIMUM PROTECTION REQUIRED
USE IMPACT GLASS
WINDOW & DOORS * 24.2 PSF - 32.4 PSF
GARAGE DOOR 1713 PSF - 30.9 PSF

RECEIVED
MAY 29 2025
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

DO NOT SCALE PLANS.
CONTRACTOR TO VERIFY ALL
ASPECTS OF THIS PLAN PRIOR TO
THE START OF CONSTRUCTION.
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COKER
ZIMMERMANN
DRAFTING & DESIGN SERVICE
2302 9th ST. N. BRADENTON, FLA.
PH. 941-746-5221

MARY MARSH LASSETER
ARCHITECT
801 218 STREET WEST
BRADENTON, FLA 34205
LICENSE # FL AR0004702
PH: (941) 746-5221
e-mail: marymarsh@aol.com

GARAGE PLAN FOR:
DON & CINDY FANCHER
575 LINLEY STREET
LONGBOAT KEY, FLA.

APRIL 28 2025

GARAGE/INZ2021

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