

NPDES

Digitally signed by Philipp Stalinski Date: 2023.06.02 13:55:59 -04'00'

BLDG PERMIT PLANS FILE Copy of Record

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ARIENO CUSTOM HOME DESIGN

(941) 224-3308 ARIENOHOMES.COM

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

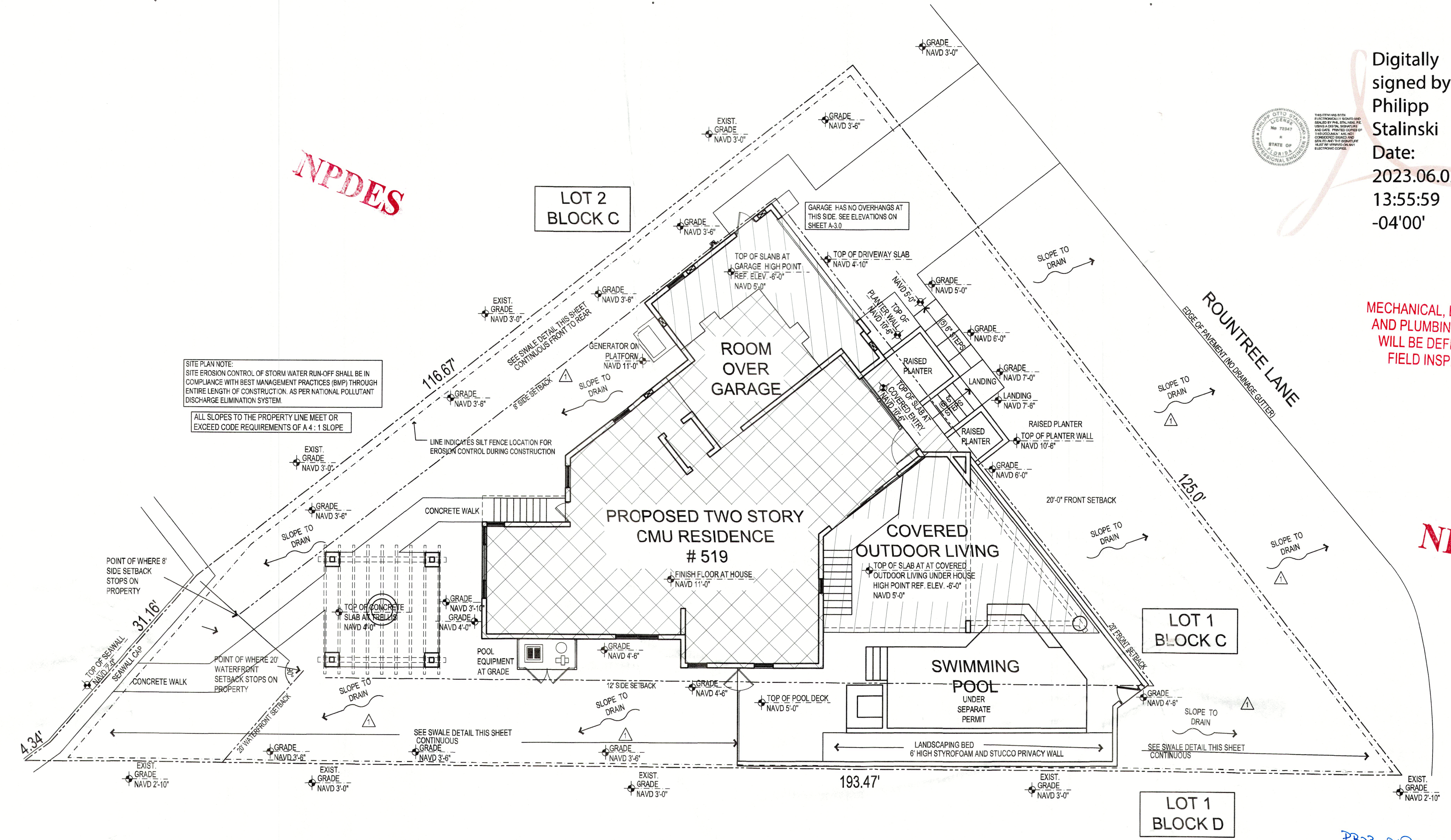
NPDES

BLDG PERMIT PLANS FILE Copy of Record

NEW CUSTOM RESIDENCE FOR IGD 519 L.L.C.

519 ROUNTREE DRIVE, LONGBOAT KEY, FLORID

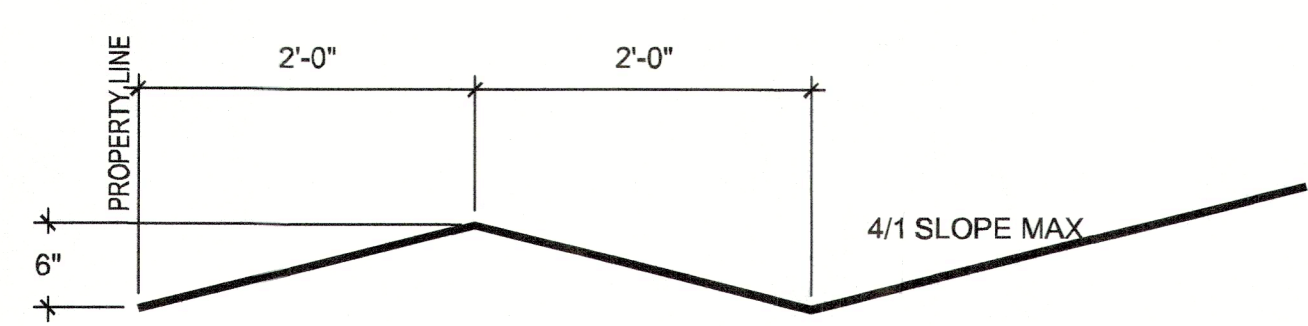
Tidewater Builders, Inc CGC1532501 1751 Mound Street G-100 Sarasota, FL 34236



LOT SIZE, BUILDABLE: 9,836 square feet, as supported by submitted signed/sealed survey.

LOT COVERAGE CALCULATIONS (30% Maximum)			
1.0	NON-POOL/SPA AREAS	IN SQUARE FEET	
		EXISTING	THIS PERMIT BY OTHERS
	HOUSE (from exterior walls/columns)		1,602
	GARAGE/CARPORT (not under house)		608
	ROOF EAVES OVERHANG (exceeding 3' in depth or over useable areas)		
	FRONT ENTRY & FRONT STAIRS (roofed and unroofed)		60
	FRONT ROOFED BALCONY		
	FRONT ROOFED OUTDOOR LIVING AT POOL (including steps)		642
	RAISED DECK OR TERRACE (>6" above finished grade)		
	ELEVATED MECHANICAL EQUIPMENT PAD (i.e. A/C, pool)		41
	SHED OR GAZEBO		
	REAR STEPS TO DOCK (>6" above finished grade)		33
1.1	TOTAL NON-POOL/SPA AREAS		2,945
2.0	ELEVATED FIRE PIT		
3.0	SUBTOTAL LOT COVERAGE SQUARE FOOTAGE (LINES 1.1 + 2.0)		2,935
3.1	TOTAL LOT COVERAGE SQUARE FOOTAGE (sum of "existing", "this permit", and "by others" in line 3.0)		2,935 Sq. Ft.
4.0	TOTAL LOT COVERAGE PERCENTAGE	2,935 Sq. Ft. (line 3.1) / Lot Size =	29.9 %

NON-OPEN SPACE CALCULATIONS (50% Maximum)			
5.0	AT-GRADE IMPROVEMENTS	IN SQUARE FEET	
		EXISTING	THIS PERMIT BY OTHERS
	DRIVEWAY/PARKING AREAS (as per site plan) (all surface types)		375
	DESIGNATED WALKWAYS/SIDEWALKS (as per site plan) (all surface types)		173
	IMPERMEABLE PATIOS, SLABS, ETC.		
	IMPERMEABLE POOL DECK (at-grade)		335
	POOL/SPA SHELL (at grade)		405
	MECHANICAL EQUIPMENT PADS (i.e. A/C, pool) (at-grade)		36
	OTHER IMPERVIOUS SURFACE (at-grade)-STEPS TO DOCK AND TRELLIS AREA		455
6.0	TOTAL AT-GRADE SQUARE FOOTAGE (sum of "existing", "this permit", and "by others" in line 5.0)		1,779 Sq. Ft.
7.0	TOTAL LOT COVERAGE & NON-OPEN SPACE SQUARE FOOTAGE (lines 3.1 + 6.0)		4,724 Sq. Ft.
8.0	TOTAL LOT COVERAGE & NON-OPEN SPACE PERCENTAGE	4,724 Sq. Ft. (line 7.0) / Lot Size =	48.0 %



SWALE DETAIL

NPDES

SITE PLAN SCALE: 1/8" = 1'-0"

SHEET LEGEND	
SHEET A-1.0	SITE PLAN
SHEET A-1.1	FIRST FLOOR PLAN
SHEET A-2.0	SECOND FLOOR PLAN
SHEET A-2.1	ROOF TOP DECK PLAN
SHEET A-3.0	ELEVATIONS
SHEET A-3.1	ELEVATIONS
SHEET A-4.0	BUILDING SECTIONS
SHEET A-4.1	BUILDING SECTIONS
SHEET E-1.0	FIRST FLOOR ELECTRICAL PLAN
SHEET E-2.0	SECOND FLOOR AND ROOF TOP DECK ELECTRICAL PLAN
SHEET ST-1.0	FOUNDATION PLAN
SHEET ST-2.0	FIRST FLOOR ROOF AND FLOOR FRAMING PLAN AND DETAILS
SHEET ST-3.0	SECOND FLOOR ROOF AND FLOOR FRAMING PLAN AND DETAILS
SHEET SN	STRUCTURAL DETAIL SHEET

CONSTRUCTION TYPE: III OCCUPANCY CLASSIFICATION: R4SF

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE AND CONDITIONS IN THE FIELD. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

RECEIVED

NOV 15 2023

JOB No. 455

REVISIONS

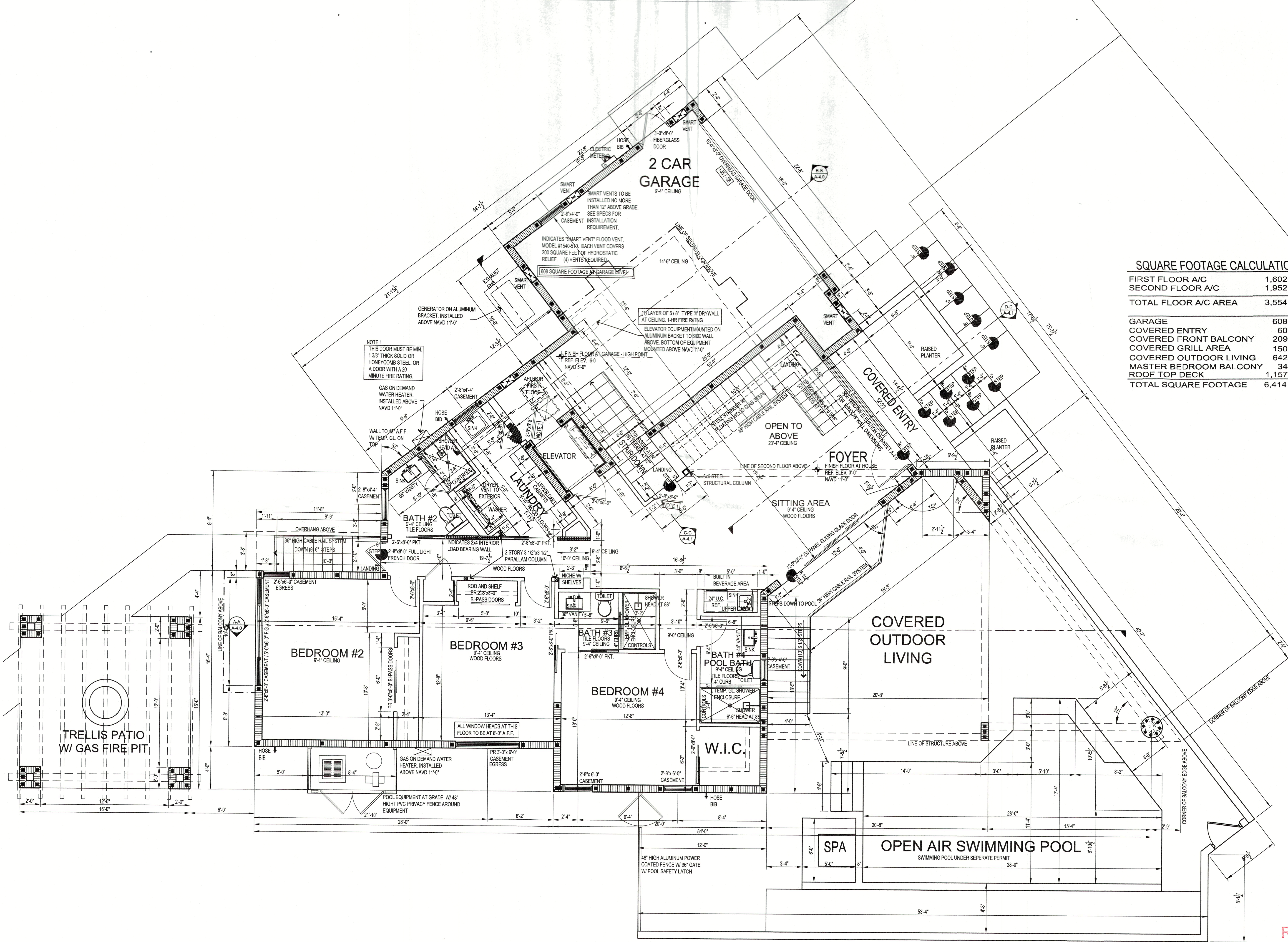
PERMIT SET 6/9/22

1-BLDG. DEPT. COMMENTS 4/17/23

2-BLDG. DEPT. COMMENTS 7/11/23

DATE 7/15/21

A-1.0 SHEET No.



SQUARE FOOTAGE CALCULATIONS	
FIRST FLOOR A/C	1,602 S.F.
SECOND FLOOR A/C	1,952 S.F.
TOTAL FLOOR A/C AREA	3,554 S.F.
GARAGE	608 S.F.
COVERED ENTRY	60 S.F.
COVERED FRONT BALCONY	209 S.F.
COVERED GRILL AREA	150 S.F.
COVERED OUTDOOR LIVING	642 S.F.
MASTER BEDROOM BALCONY	34 S.F.
ROOF TOP DECK	1,157 S.F.
TOTAL SQUARE FOOTAGE	6,414 S.F.

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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CUSTOM HOME DESIGN

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CGC1532501
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Sarasota, FL 34236

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IGD 519 L.L.C.

519 ROUNTREE DRIVE, LONGBOAT KEY, FLORIDA

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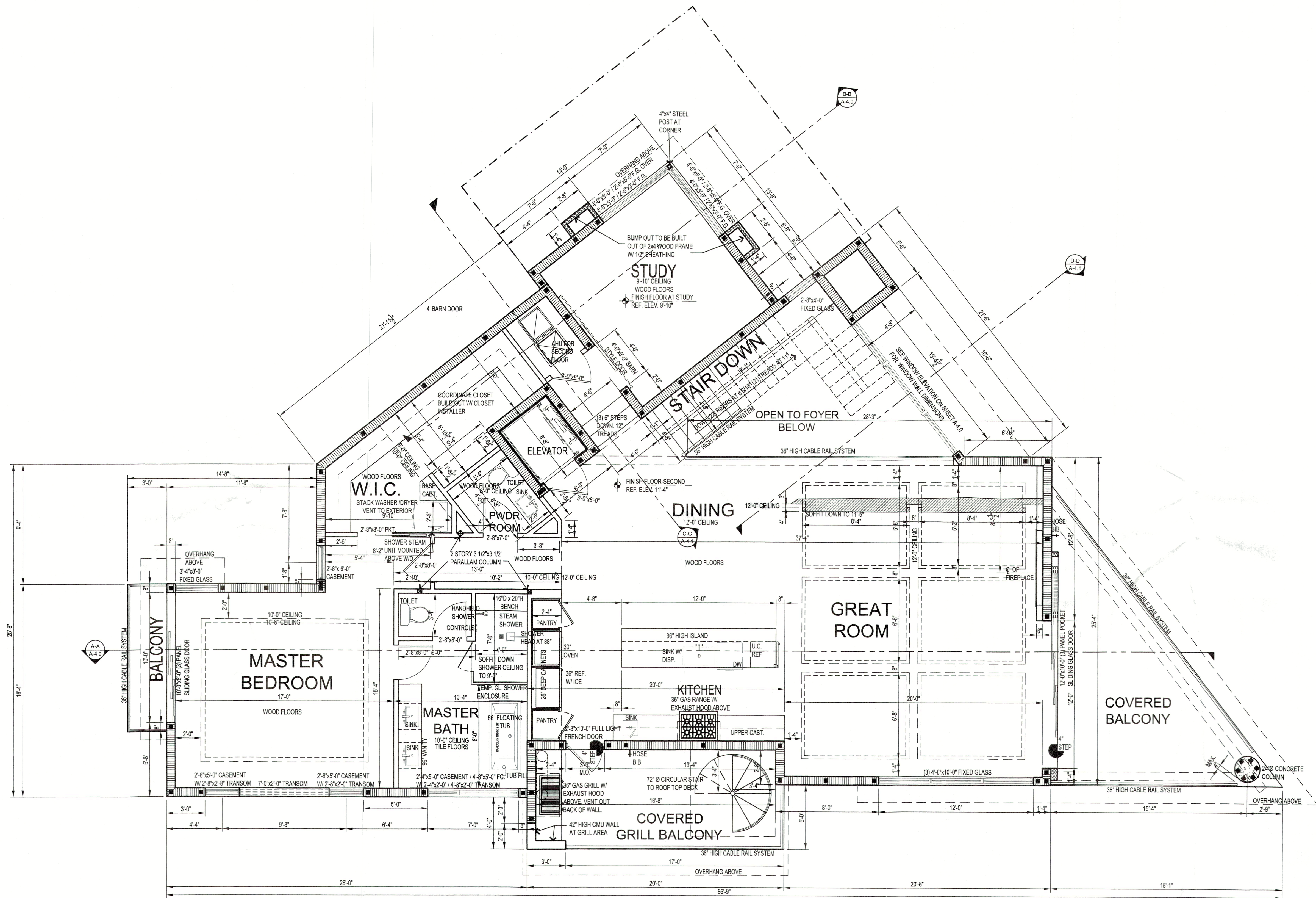
JOB No. 455

REVISIONS

PLOT SCALE 1-1

DATE 7/15/21

A-1.1
SHEET No.



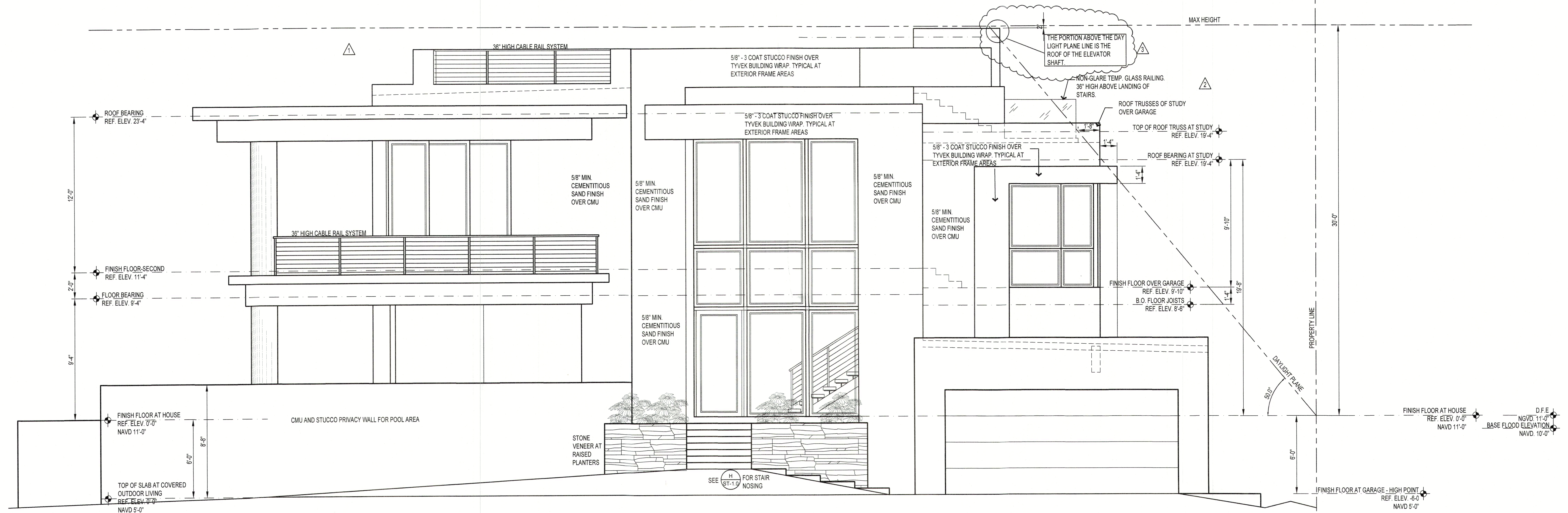
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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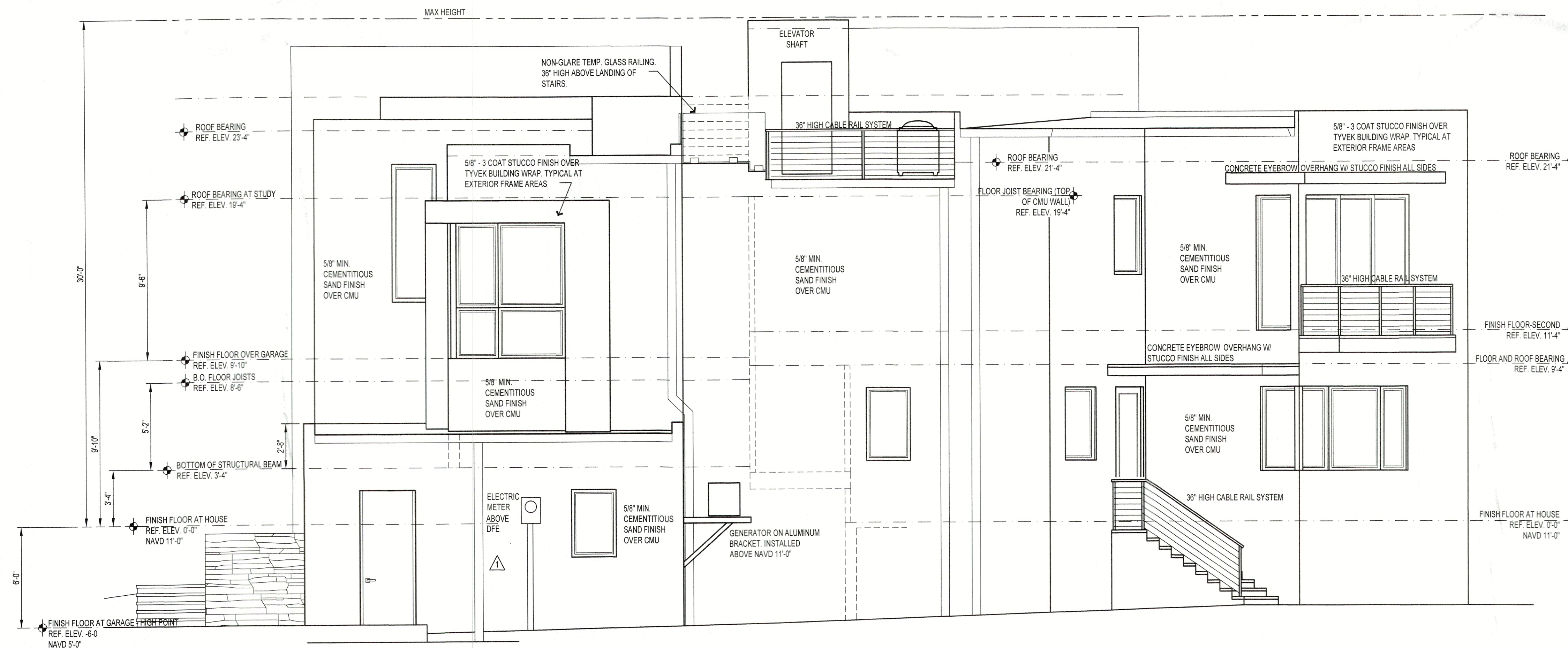
NOV 15 2023
TOWN OF LONGBOAT
Planning, Zoning & Building

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FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

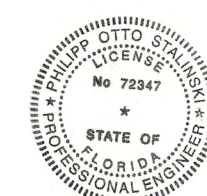
SCALE: 1/4" = 1'-0"



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IGD 519 L.L.C.
519 ROUNTREE DRIVE, LONGBOAT KEY, FLORIDA

Digitally signed
by Philipp
Stalinski
Date:
2023.11.14
10:15:11 -05'00'



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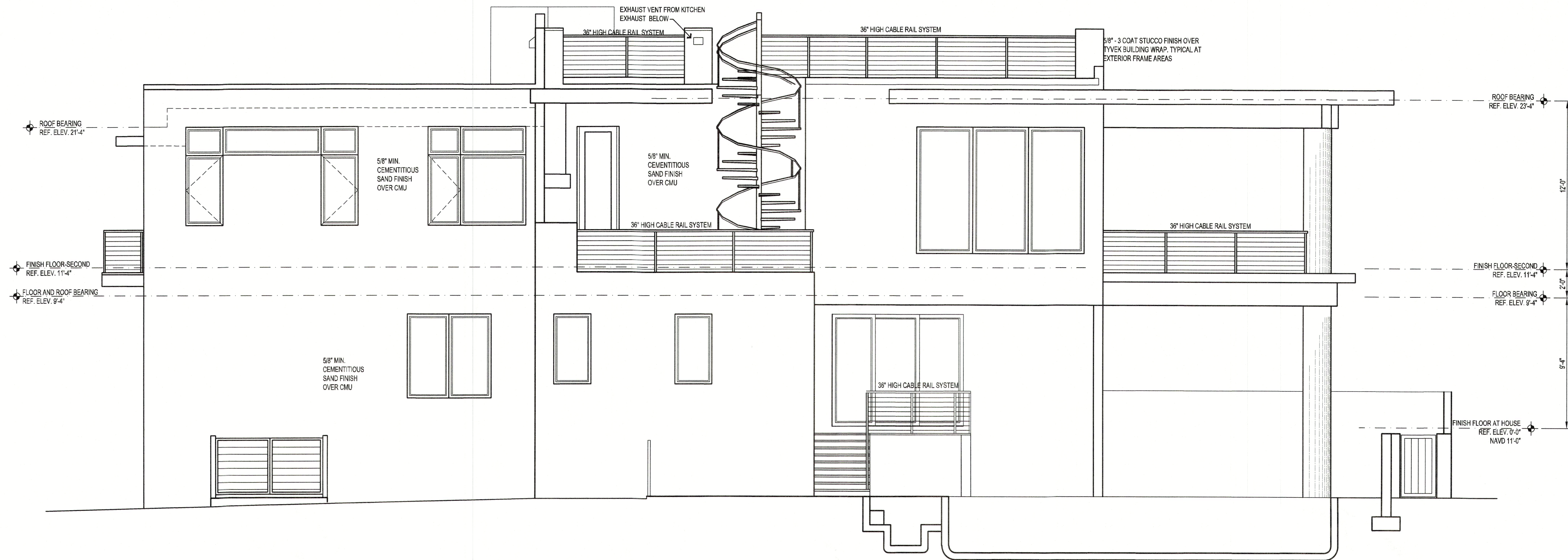
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PERMIT SET 6/9/22
1-BLDG. DEPT.
COMMENTS 4/17/23
2-BLDG. DEPT.
COMMENTS 7/11/23
3-BLDG. DEPT.
COMMENTS 11/10/23

PLOT SCALE
1-1

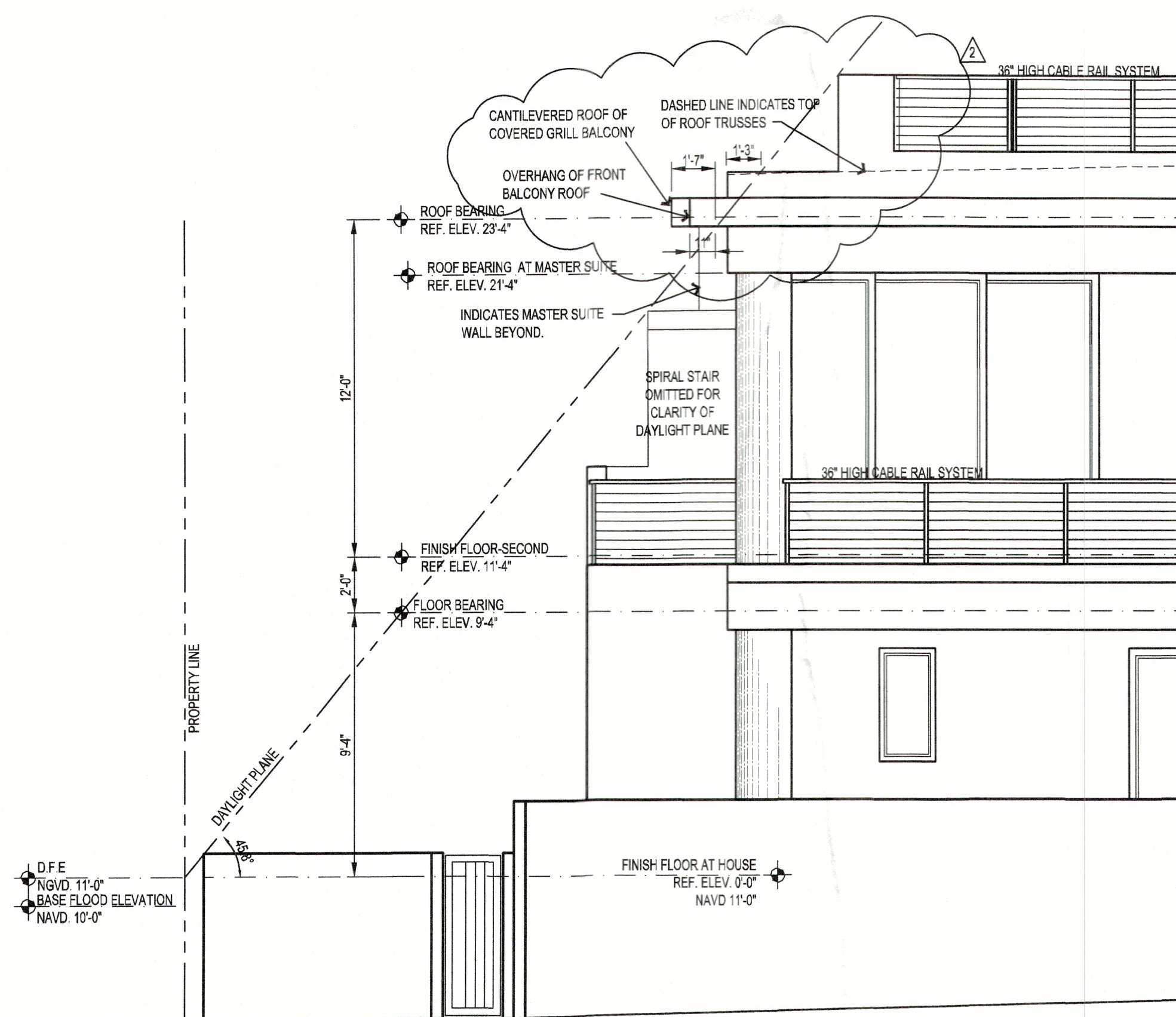
DATE
7/15/21

A-3.0
SHEET NO.



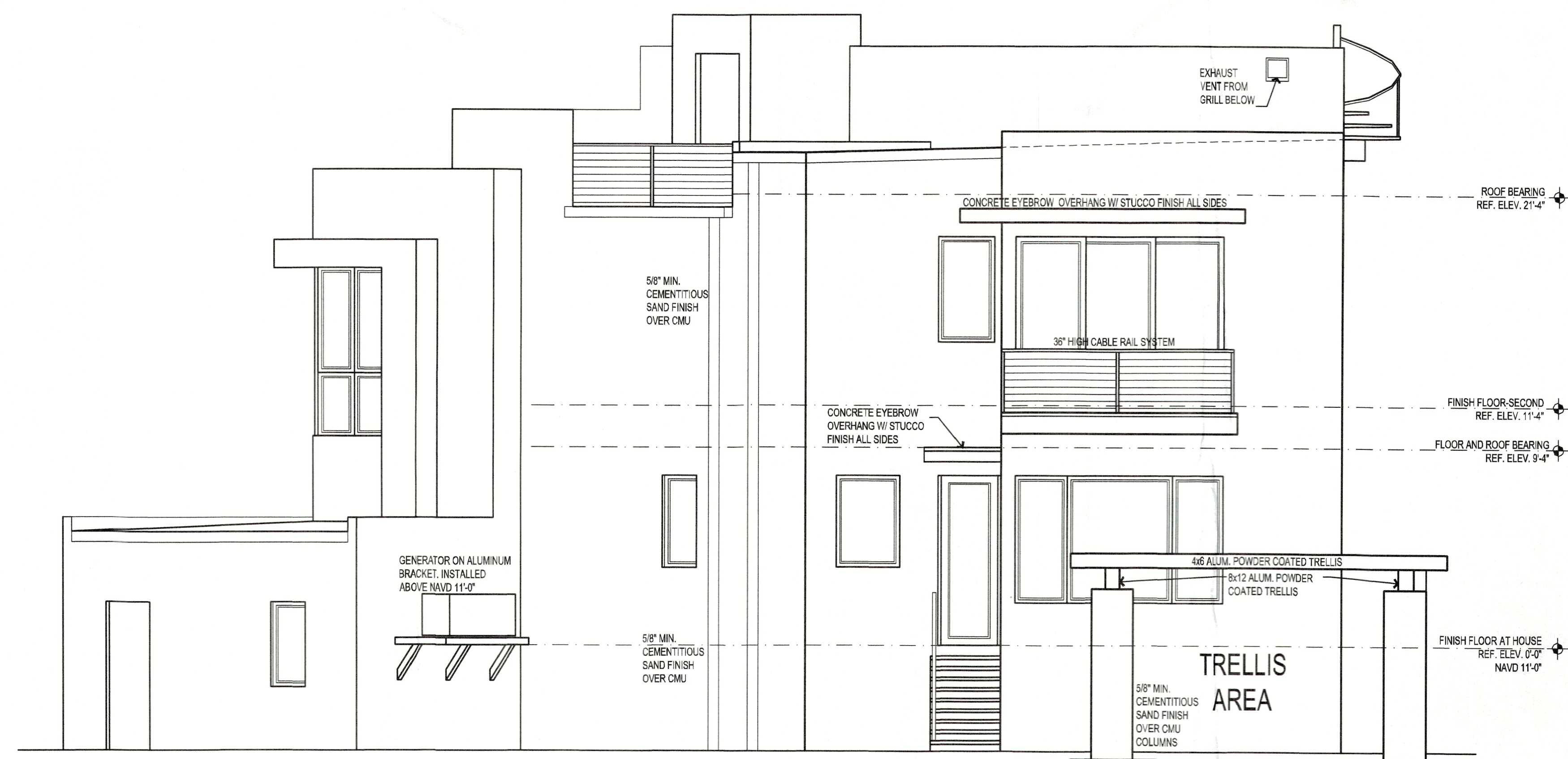
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



DAYLIGHT PLANE AT LEFT SIDE OF PROPERTY

SCALE: 1/4" = 1'-0"



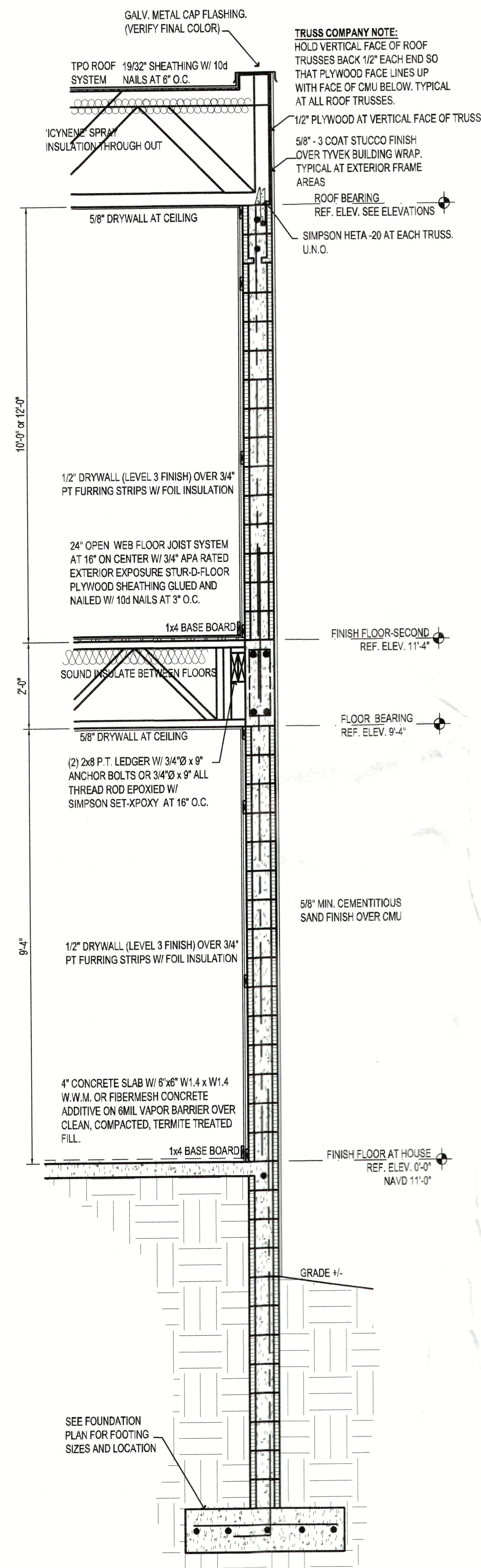
REAR ELEVATION

SCALE: 1/4" = 1'-0"

RECEIVED

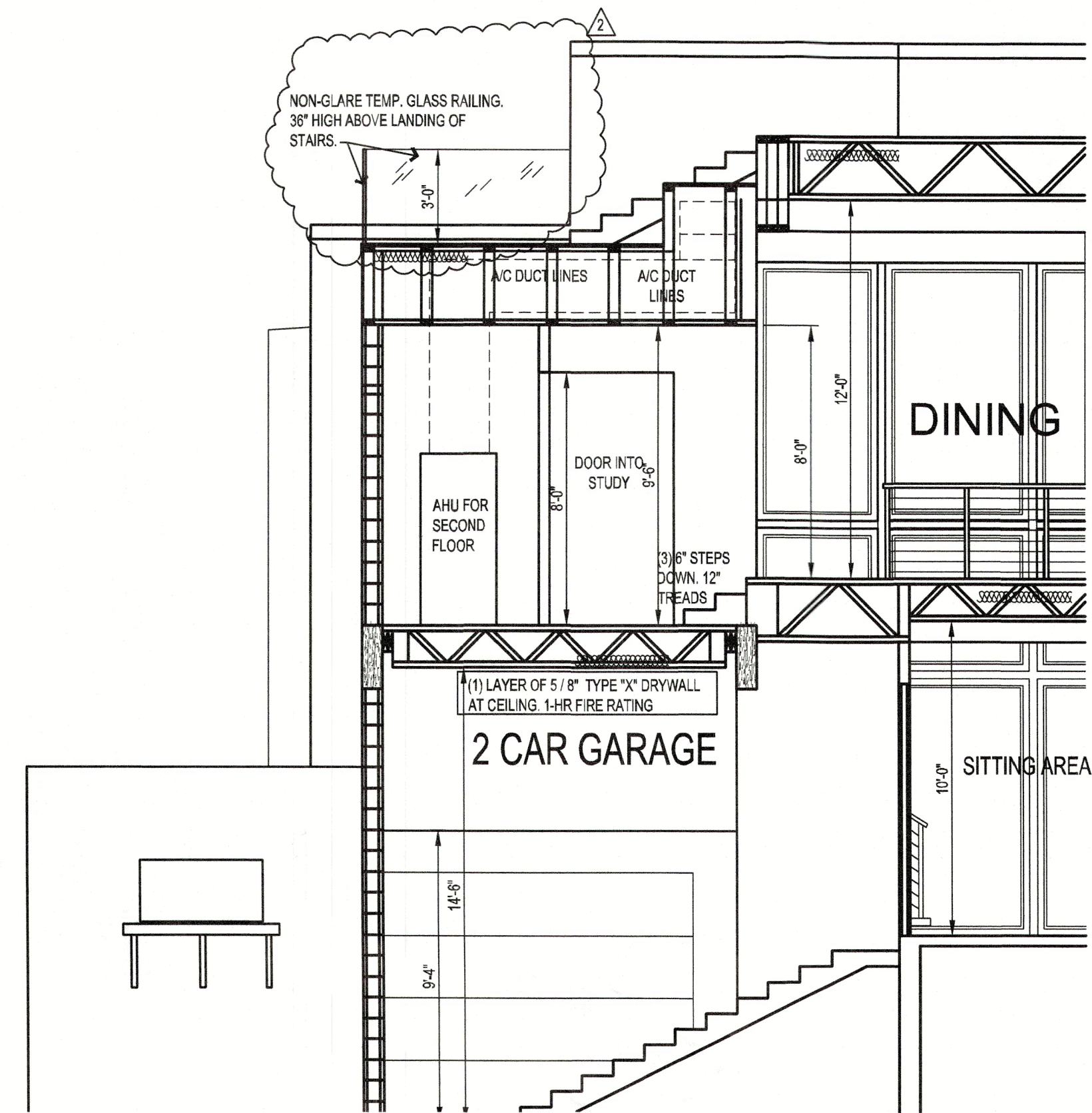
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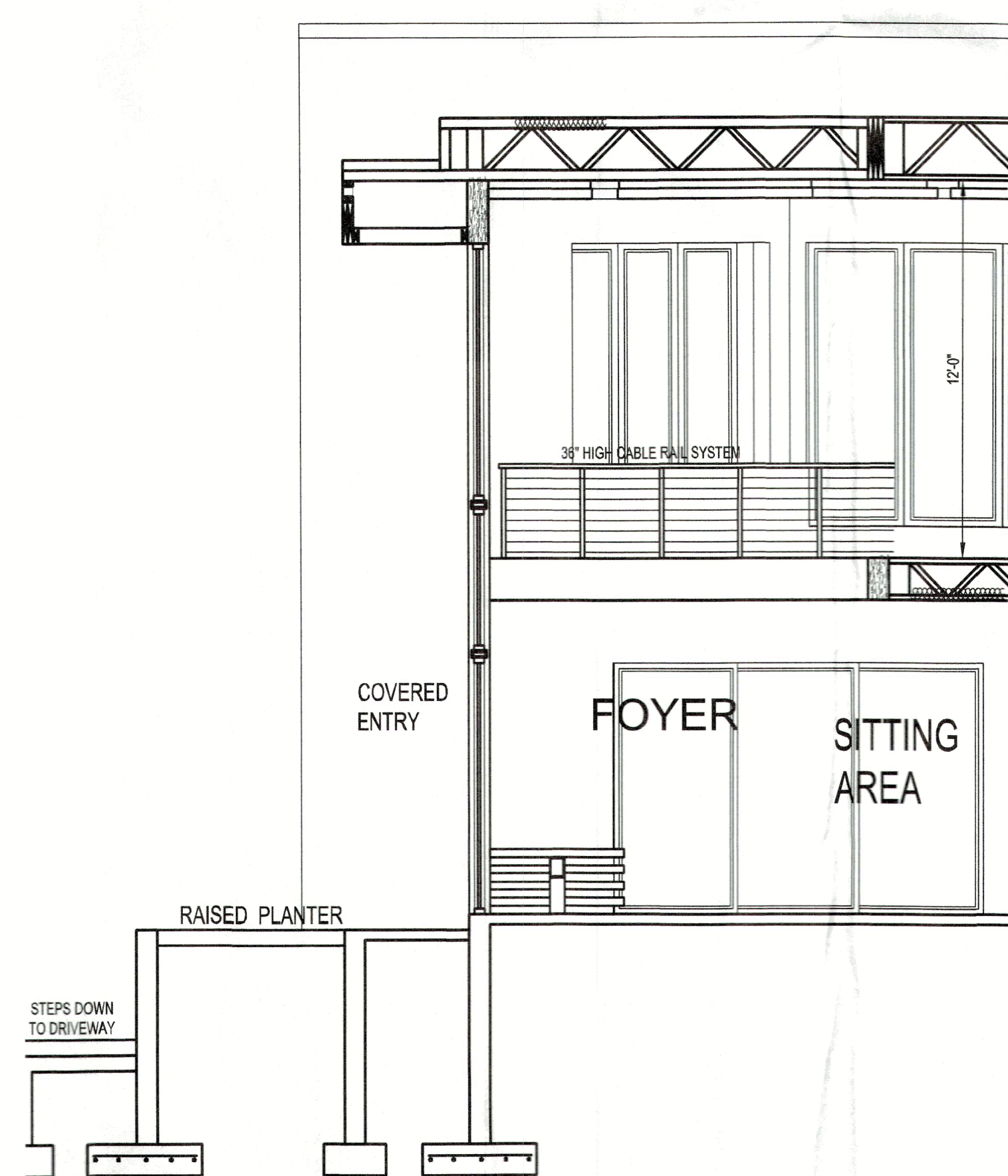
TYP. 2 STORY WALL SECTION

SCALE: 1/2" = 1'-0"



BUILDING SECTION C-C

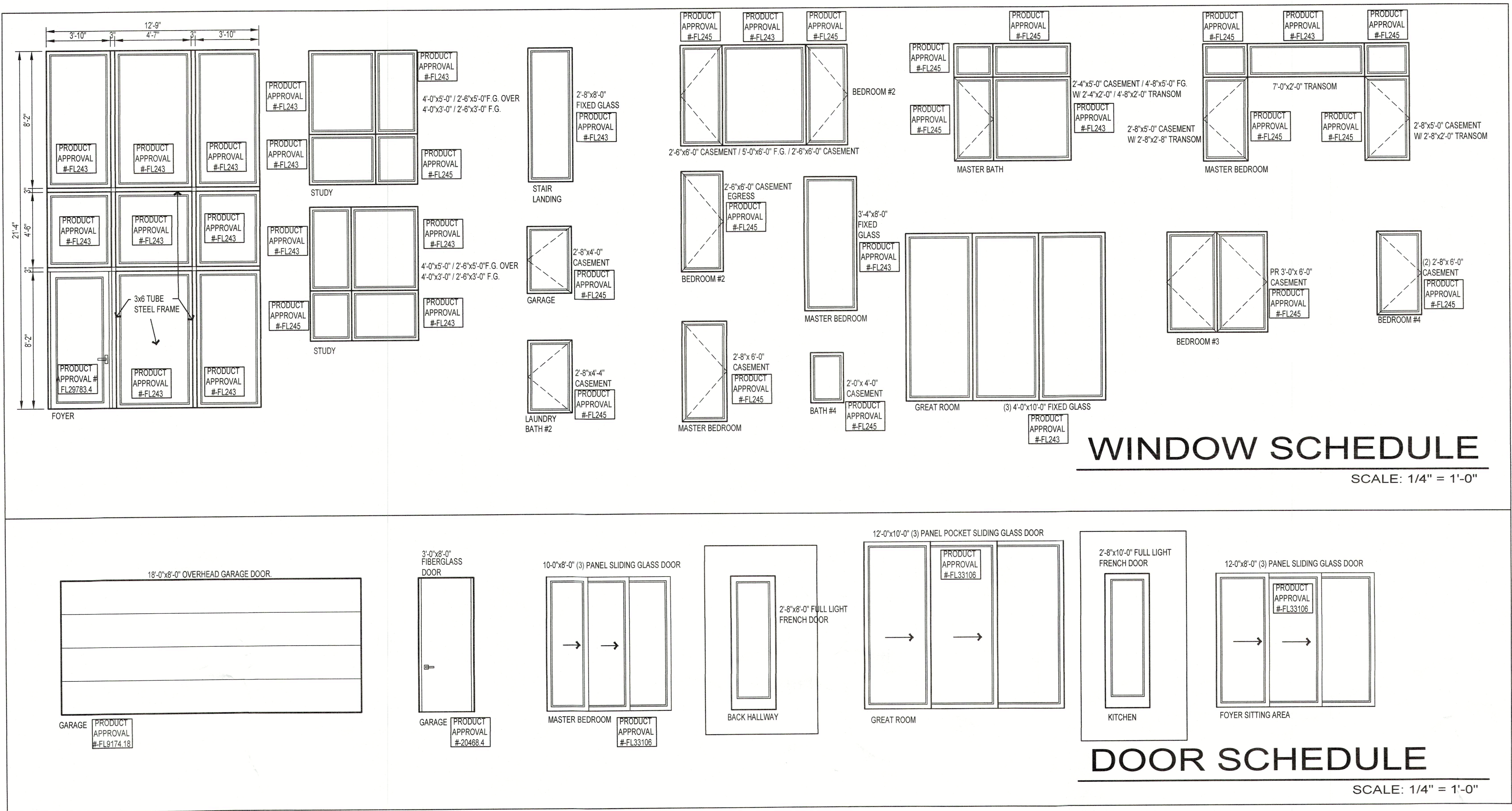
SCALE: 1/4" = 1'-0"



BUILDING SECTION D-D

SCALE: 1/4" = 1'-0"

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Window Schedule	Quantity	Size	FL Approval #	Notes
Foyer	3	3'x10"	#-FL243	see drawings
Foyer	2	4'x7"	#-FL243	see drawings
Foyer	3	4'x6"	#-FL243	see drawings
Study	2	4'0"x5'0" / 2'-6"x5'-0" F.G. OVER 4'-0"x3'-0" / 2'-6"x3'-0" F.G.	#-FL243 / #-FL245	Fixed Glass
Stair Landing	1	2'-8"x8'-0"	#-FL243	Casement
Garage	1	2'-8"x4'-0"	#-FL245	Casement
Laundry Bath #2	1	2'-8"x4'-4"	#-FL245	Casement Egress
Bedroom #2	1	2'-6"x6'-0"	#-FL245	Casement
Master Bedroom	1	2'-8"x6'-0"	#-FL243	Fixed Glass
Master Bedroom	1	3'-4"x8'-0"	#-FL243	Casement/Transom
Master Bedroom	1	7'-0"x2'-0" Transom / 2'-8"x5'-0" Casement W/ 2'-8"x2'-8" Transom / 2'-8"x5'-0" Casement W/ 2'-8"x2'-0"	#-FL243 / #-FL245	Casement
Bath #4	1	2'-0"x4'-0"	#-FL243	Casement/Transom
Master Bathroom	1	2'-4"x5'-0" Casement / 4'-8"x5'-0" F.G. W/ 2'-4"x2'-0" / 4'-8"x2'-0" Transom	#-FL243 / #-FL245	Fixed Glass
Great Room	3	4'-0"x10'-0"	#-FL243	Casement
Bedroom #3	1	PR 3'-0"x6'-0"	#-FL245	Casement
Bedroom #4	2	2'-8"x6'-0"	#-FL245	Casement
Overhead Garage Door	1	18'-0"x8'-0"	#-FL174.18	OHGD
Garage Fiberglass Exterior Door	1	3'-0"x8'-0"	#-FL20468.4	Fiberglass Exterior Door
Master Bedroom Panel Sliding Door	3	10'-0"x8'-0"	#-FL33106	Panel Sliding Glass Door
Back Hallway French Door	1	2'-8"x8'-0"	#-FL33106	Full Light French Door
Great Room Panel Pocket Sliding Glass Door	3	12'-0"x10'-0"	#-FL33106	Panel Sliding Glass Door
Kitchen French Door	1	2'-8"x10'-0"	#-FL33106	Full Light French Door
Foyer Sitting Area 3 Panel Glass Sliding Door	3	12'-0"x8'-0"	#-FL33106	Panel Sliding Glass Door

Interior Door Schedule	Quantity	Size	Notes
RHSWD	1	2'-6"x8'-8"	Right Hand Swing Door
RHSWD	2	2'-8"x8'-0"	Right Hand Swing Door
RHSWD	1	2'-8"x8'-0"	Right Hand Swing Door / This door must be min. 1 3/8" thick solid or honeycomb steel. Or a door with 20 minute fire rating.
RHSWD	1	3'-0"x6'-8"	Right Hand Swing Door / This door must be min. 1 3/8" thick solid or honeycomb steel. Or a door with 20 minute fire rating.
RHSWD	3	3'-0"x6'-0"	Right Hand Swing Door
LHSWD	5	2'-6"x8'-0"	Left Hand Swing Door
LHSWD	1	2'-8"x7'-0"	Left Hand Swing Door / Powder Room Door
LHSWD	1	2'-8"x8'-0"	Left Hand Swing Door
Pocket Door	3	2'-6"x6'-0"	Pocket Door
Pocket Door	3	2'-8"x6'-0"	Pocket Door
Bi Pass Doors	1	PR 2'-8"x8'-0"	Bi Pass Doors
Bi Pass Doors	1	PR 3'-0"x8'-0"	Bi Pass Doors
Barn Style Door	1	4'-0"x8'-0"	Barn Style Door

ELECTRICAL SYMBOL LEGEND

- SWITCH

3-WAY SWITCH

DIMMER SWITCH

3-WAY DIMMER SWITCH

4-WAY SWITCH

110V. DUPLEX CONVENIENCE OUTLET

110V. DUPLEX CONVENIENCE QUAD OUTLET

SWITCHED OUTLET

110V. DUPLEX WATER PROOF OUTLET

DUPLEX OUTLET - NUMBER INDICATES MOUNTING HEIGHT A.F.F.

GFI DUPLEX OUTLET w/ MOUNTING HEIGHT A.F.F.

220V. OUTLET

FLOOR OUTLET - PROVIDE CONDUIT CHASE IN SLAB/FLOOR AS REQUIRED

FLOOR OUTLET - INCLUDES ELECTRICAL OUTLET AND TELECOMMUNICATION CONNECTIONS PROVIDE CONDUIT CHASE IN SLAB AS REQ'D

DISCONNECT SWITCH

TELEPHONE OUTLET - MOUNT @ 12" A.F.F. UNLESS OTHERWISE NOTED

TV OUTLET - VERIFY CABLE TYPE WITH CONTRACTOR

UNDER CABINET LIGHTING - LOW VOLTAGE L.E.D TAPE LIGHT - 3000K - DIMMABLE

ABOVE CABINET LIGHTING - LOW VOLTAGE L.E.D TAPE LIGHT - 3000K - DIMMABLE

STEP LIGHT

EXTERIOR RECESSED L.E.D. CAN 4"

INTERIOR RECESSED L.E.D. CAN 4"

INTERIOR RECESSED CAN (WITH LENS) WATERPROOF FIXTURE

WALL BRACKET - FIXTURE AS SELECTED BY OWNER

SURFACE MTD. FIXTURE TO BE SELECTED BY OWNER

110 CFM EXHAUST FAN

EXTERIOR SECURITY / MOTION LIGHTING

CEILING FAN AS SELECTED BY OWNER

2x4 FLAT PANEL L.E.D. DIMMABLE LIGHT

ELECTRIC METER

ELECTRIC PANEL

SMOKE DETECTOR

SMOKE DETECTOR / CARBON MONOXIDE DETECTOR

CARBON MONOXIDE DETECTOR

PUSH BUTTON

DOOR BELL

DOOR BELL CHIME

THERMOSTAT
- FLOOR

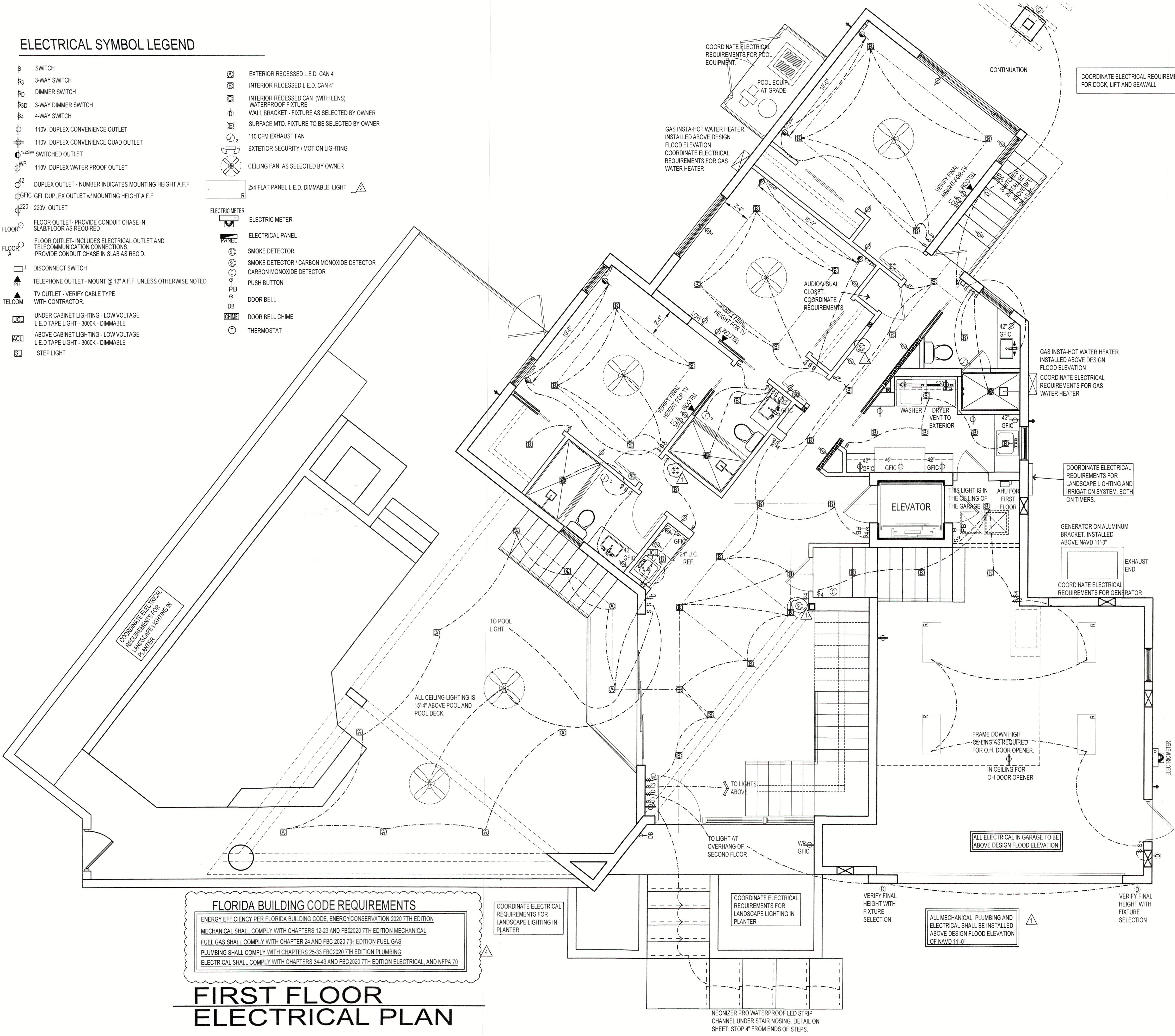
FLOOR A

TELECOM

U.C.

A.C.

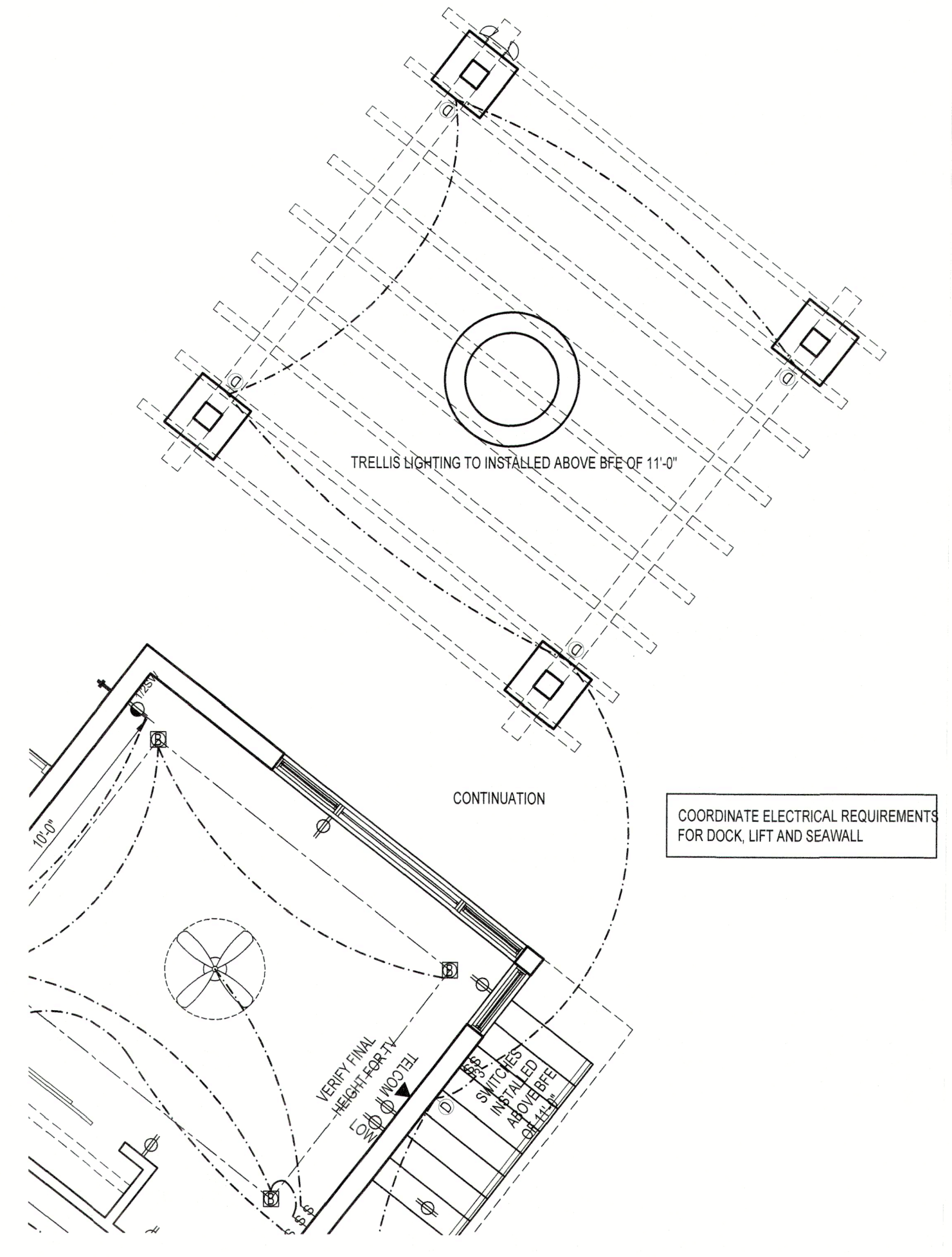
S.L.



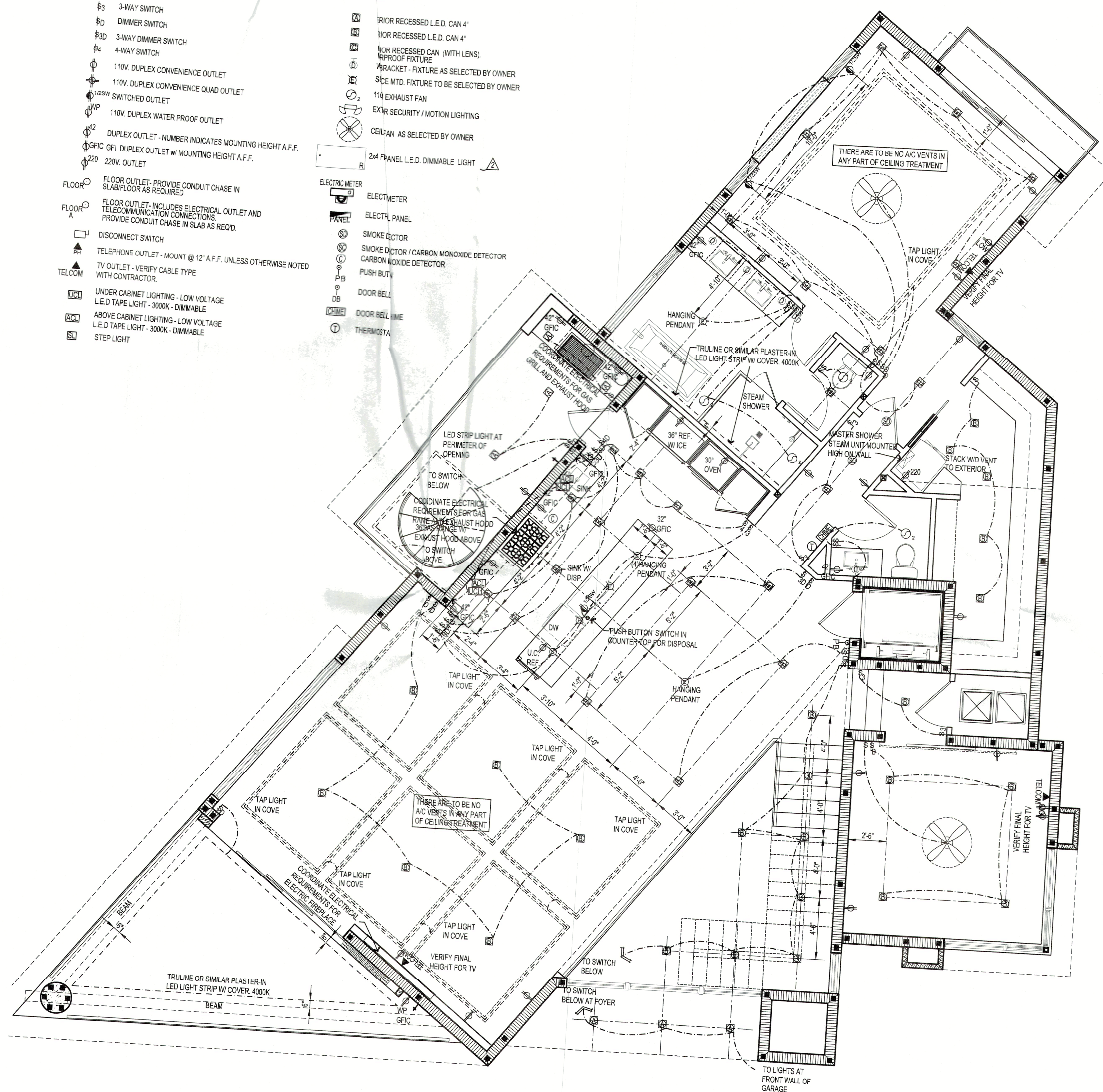
FLORIDA BUILDING CODE REQUIREMENTS
ENERGY EFFICIENCY PER FLORIDA BUILDING CODE, ENERGY CONSERVATION 2020 7TH EDITION
MECHANICAL SHALL COMPLY WITH CHAPTERS 12-23 AND FBC 2020 7TH EDITION MECHANICAL
FUEL GAS SHALL COMPLY WITH CHAPTER 24 AND FBC 2020 7TH EDITION FUEL GAS
PLUMBING SHALL COMPLY WITH CHAPTERS 25-33 FBC 2020 7TH EDITION PLUMBING
ELECTRICAL SHALL COMPLY WITH CHAPTERS 34-43 AND FBC 2020 7TH EDITION ELECTRICAL AND NFPA 70

FIRST FLOOR ELECTRICAL PLAN

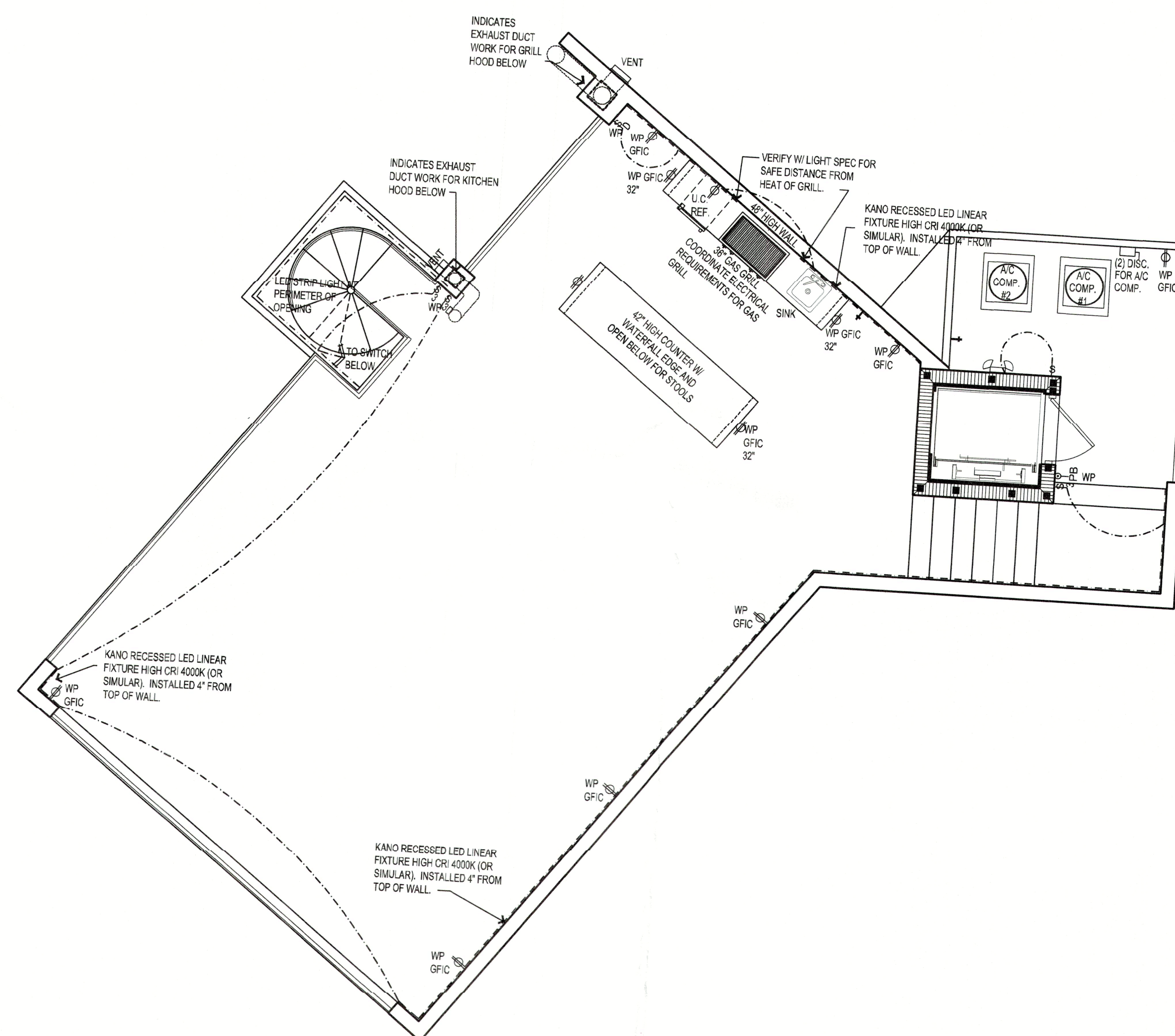
SCALE: 1/4" = 1'-0"



SWITCH		1	1/4" RECESSED L.E.D. CAN 4"
3-WAY SWITCH		2	1/2" RECESSED L.E.D. CAN 4"
DIMMER SWITCH		3	1/4" RECESSED CAN (WITH LENS).
3-WAY DIMMER SWITCH		4	REPROOF FIXTURE
4-WAY SWITCH		5	BRACKET - FIXTURE AS SELECTED BY OWNER
110V. DUPLEX CONVENIENCE OUTLET		6	SIZE MTD. FIXTURE TO BE SELECTED BY OWNER
110V. DUPLEX CONVENIENCE QUAD OUTLET		7	1/4" EXHAUST FAN
120V. SWITCHED OUTLET		8	EXTR SECURITY / MOTION LIGHTING
110V. DUPLEX WATER PROOF OUTLET		9	CELLS AS SELECTED BY OWNER
DUPLEX OUTLET - NUMBER INDICATES MOUNTING HEIGHT A.F.F.		10	
GFCI DUPLEX OUTLET w/ MOUNTING HEIGHT A.F.F.		11	2x4 PANEL L.E.D. DIMMABLE LIGHT
220V. OUTLET		12	
FLOOR OUTLET- PROVIDE CONDUIT CHASE IN SLAB/FLOOR AS REQUIRED		13	
FLOOR OUTLET- INCLUDES ELECTRICAL OUTLET AND TELECOMMUNICATION CONNECTIONS		14	
PROVIDE CONDUIT CHASE IN SLAB AS REQ'D.		15	
DISCONNECT SWITCH		16	
TELEPHONE OUTLET - MOUNT @ 12" A.F.F. UNLESS OTHERWISE NOTED		17	
TV OUTLET - VERIFY CABLE TYPE WITH CONTRACTOR		18	
UNDER CABINET LIGHTING - LOW VOLTAGE L.E.D TAPE LIGHT - 3000K - DIMMABLE		19	
ABOVE CABINET LIGHTING - LOW VOLTAGE L.E.D TAPE LIGHT - 3000K - DIMMABLE		20	
STEP LIGHT		21	
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SCALE: 1/4" = 1'-0"



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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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IGD 519 L.L.C.
519 ROUNDTREE DRIVE, LONGBOAT KEY, FLORIDA

NEW CUSTOM RESIDENCE FOR
IGD 519 L.L.C.

E 20

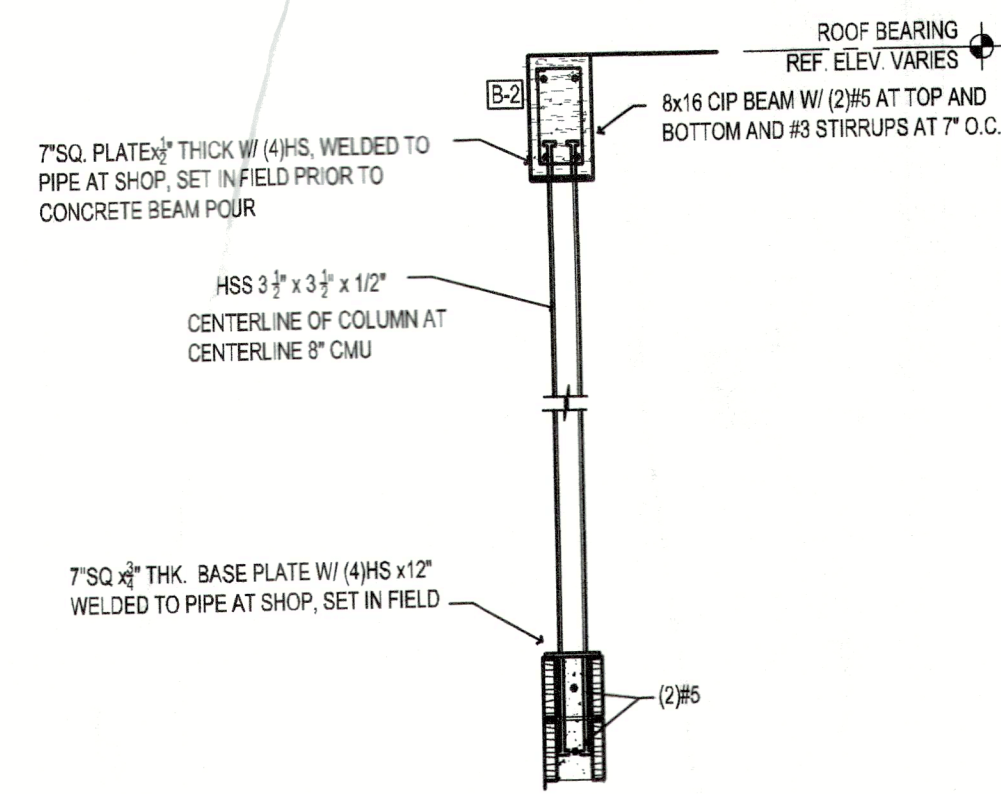
E-2.0



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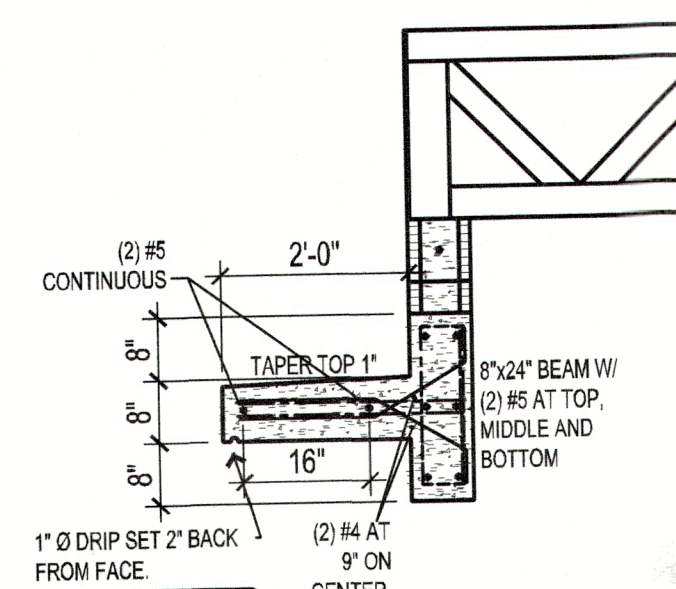
ARIENOHOMES.COM



SECTION AT STEEL COLUMN

SCALE: 1/2" = 1'-0"

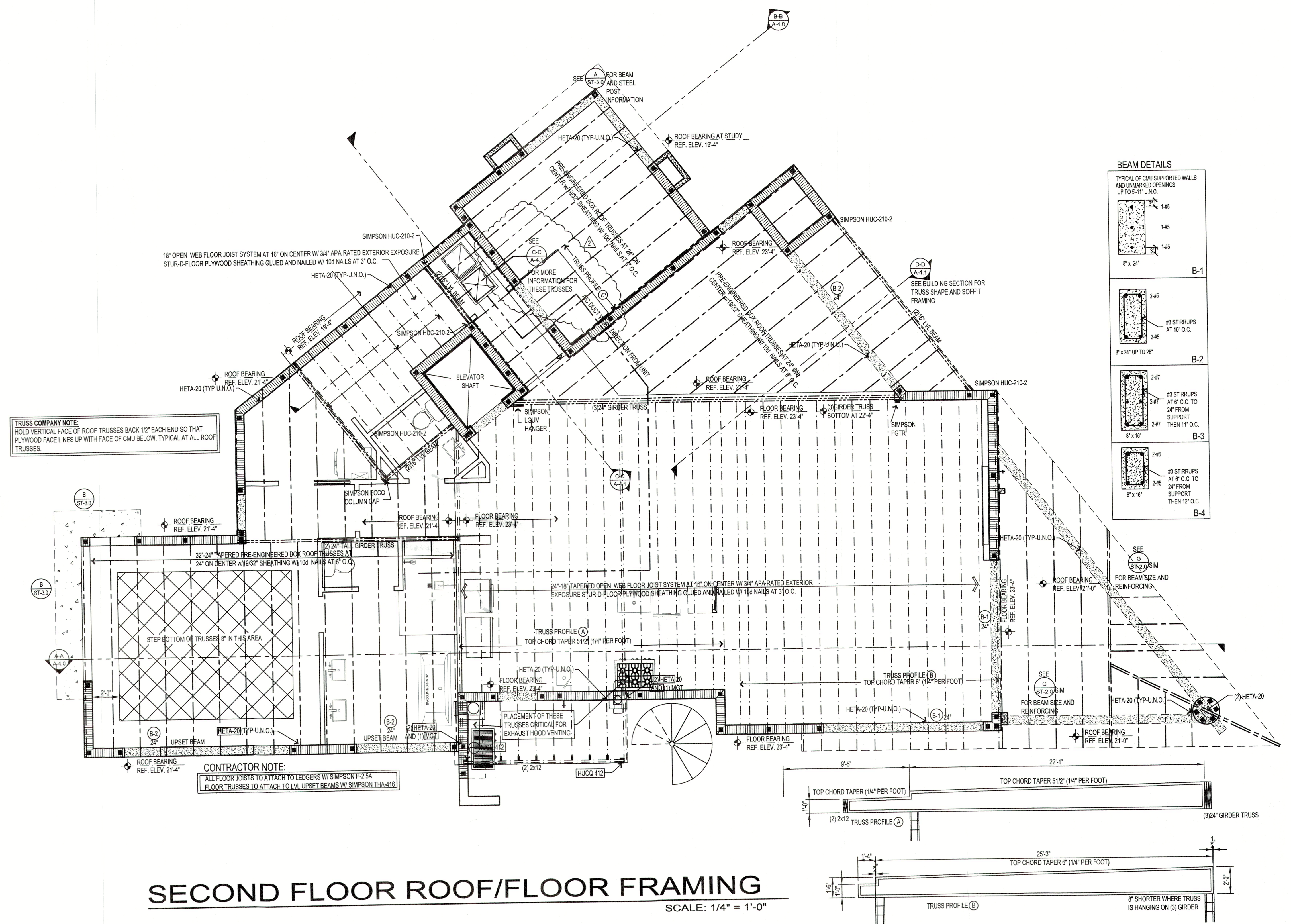
A
ST-3.0



SECTION AT CANTILEVER

SCALE: 1/2" = 1'-0"

B
ST-3.0



SECOND FLOOR ROOF/FLOOR FRAMING

SCALE: 1/4" = 1'-0"

BEAM DETAILS

TYPICAL OF CMU SUPPORTED WALLS AND UNMARKED OPENINGS UP TO 8'-11" U.N.O.	1'-4 1/2"	1'-4 1/2"	8" x 24"	B-1
8" x 24" UP TO 28'	2'-4 1/2"	2'-4 1/2"	#3 STIRRUPS AT 10" O.C.	B-2
8" x 24" UP TO 28'	2'-4 1/2"	2'-4 1/2"	#3 STIRRUPS AT 8" O.C. TO 24" FROM SUPPORT THEN 12" O.C.	B-3
8" x 16"	2'-4 1/2"	2'-4 1/2"	#3 STIRRUPS AT 8" O.C. TO 24" FROM SUPPORT THEN 12" O.C.	B-4

Tridewater Builders, Inc.
COC1532501
1751 Mound Street G-100
Sarasota, FL 34236

NEW CUSTOM RESIDENCE FOR
IGD 519 L.L.C.
519 ROUNTREE DRIVE, LONGBOAT KEY, FLORIDA

JOB NO.
455

REVISIONS
PERMIT SET 6/9/22
1-BLDG. DEPT.
COMMENTS 4/11/23
2-BLDG. DEPT.
COMMENTS 7/11/23
PLOT SCALE
1-1

DATE
7/15/21

ST-3.0
SHEET NO.

RECEIVED
NOV 15 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE AND CONDITIONS IN THE FIELD. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.