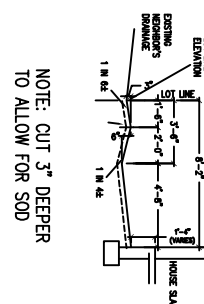


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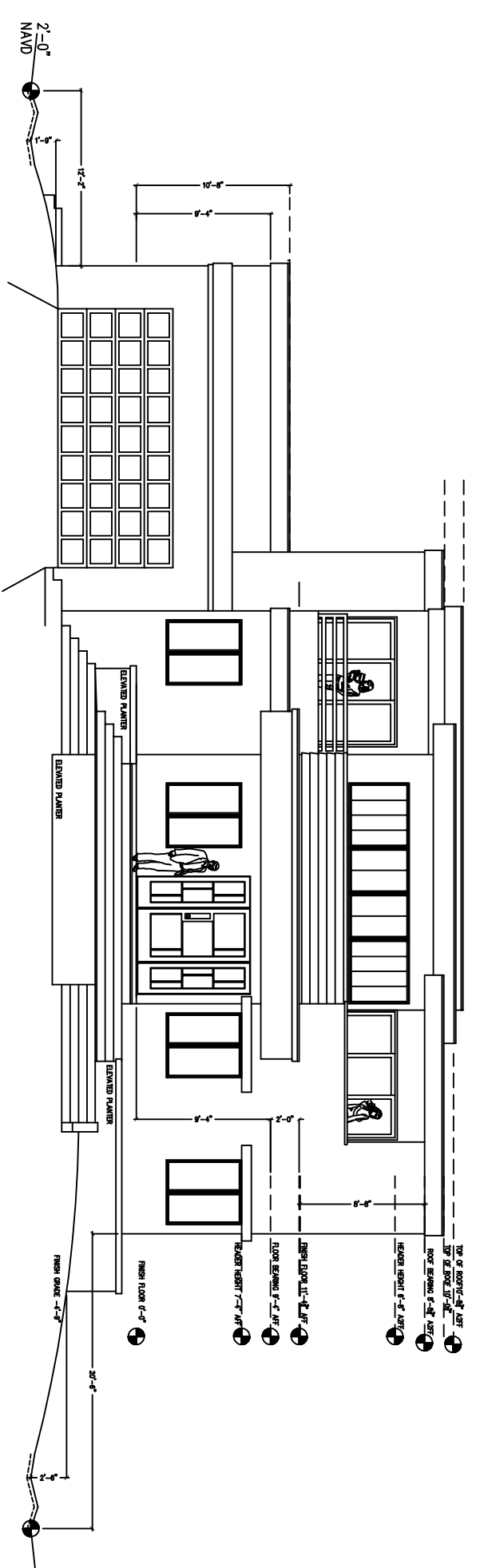
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SWALE DETAILS

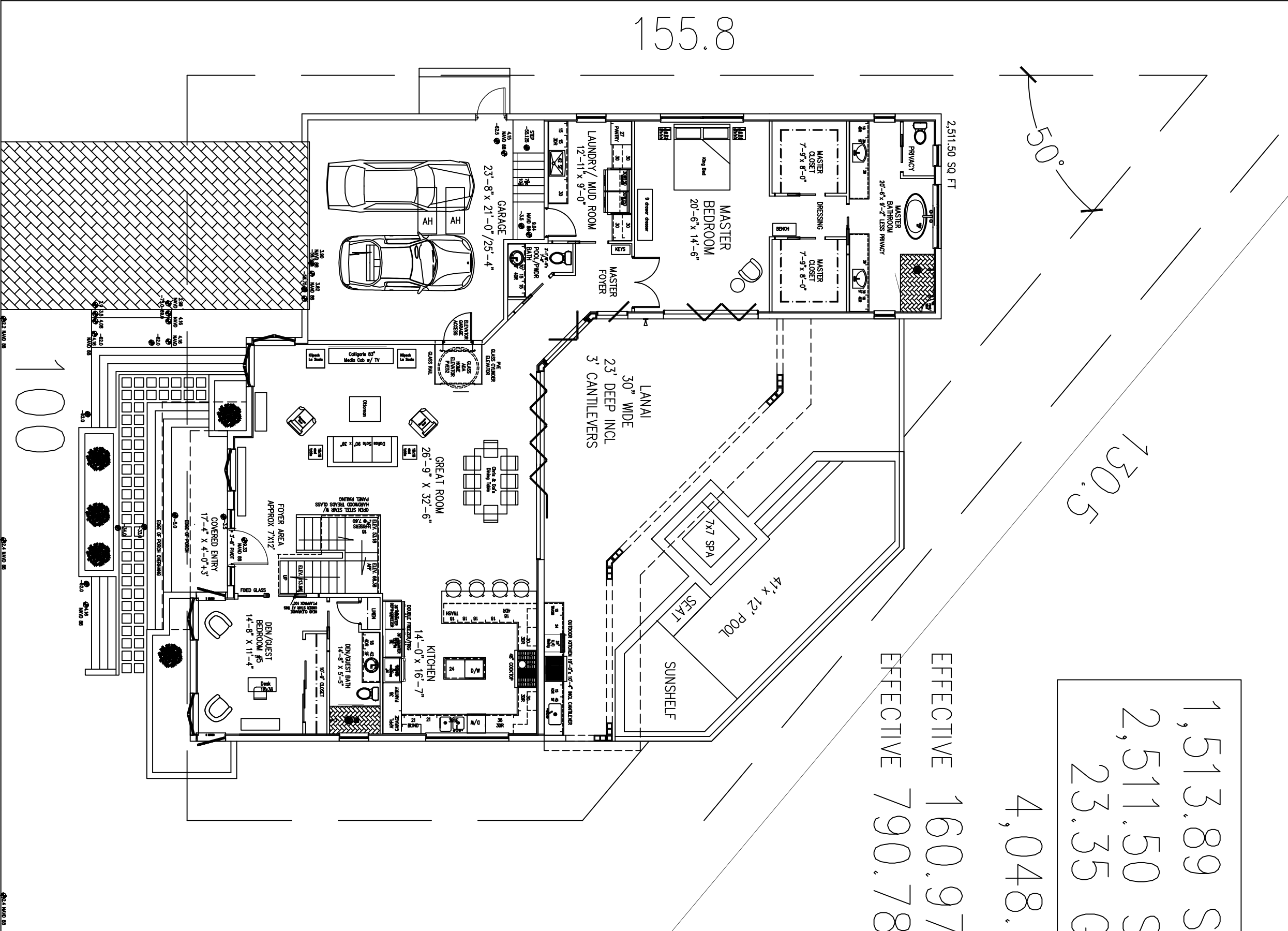
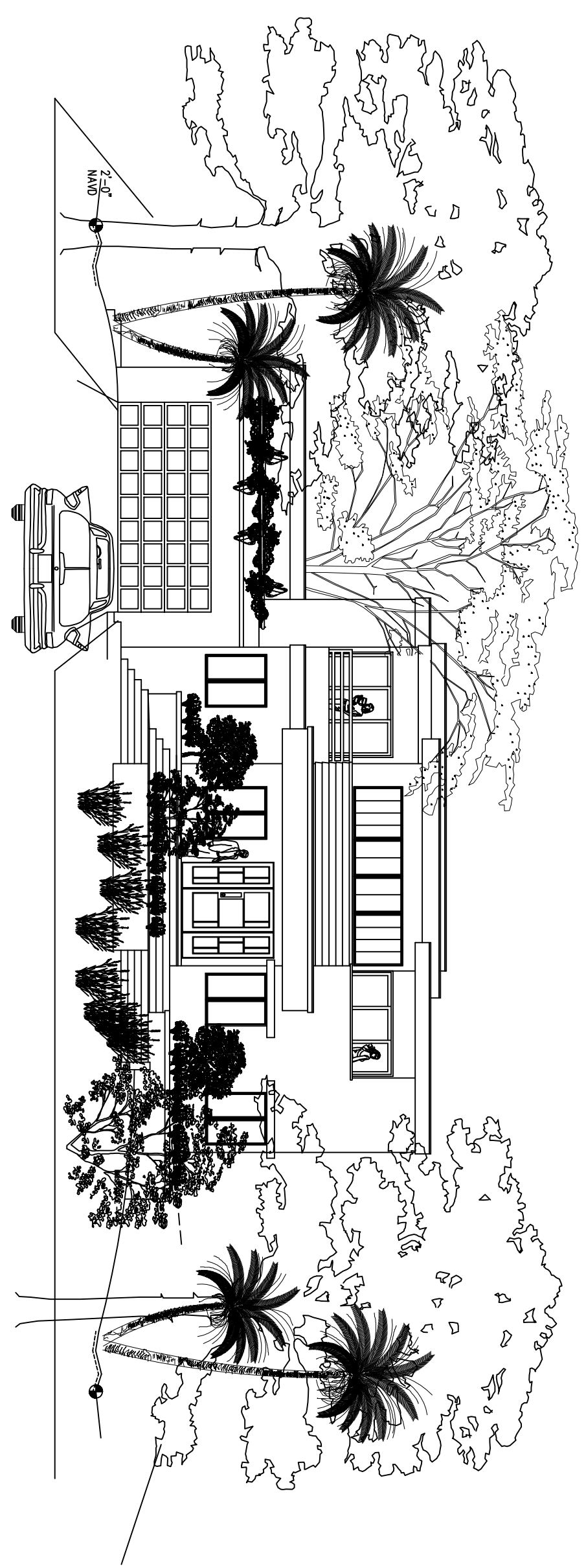


NOTE: ALL ROOM DIMENSIONS ARE FROM ROUGH FRAMING ROUNDED UP OR DOWN AS APPROPRIATE

LOT: 11,392.27 SQ FT
 35% ALLOWED COVERAGE = 3,987.29 SQ FT
 FOOTPRINT = 3,794.22 = 33.31% <math>< 35\%</math>



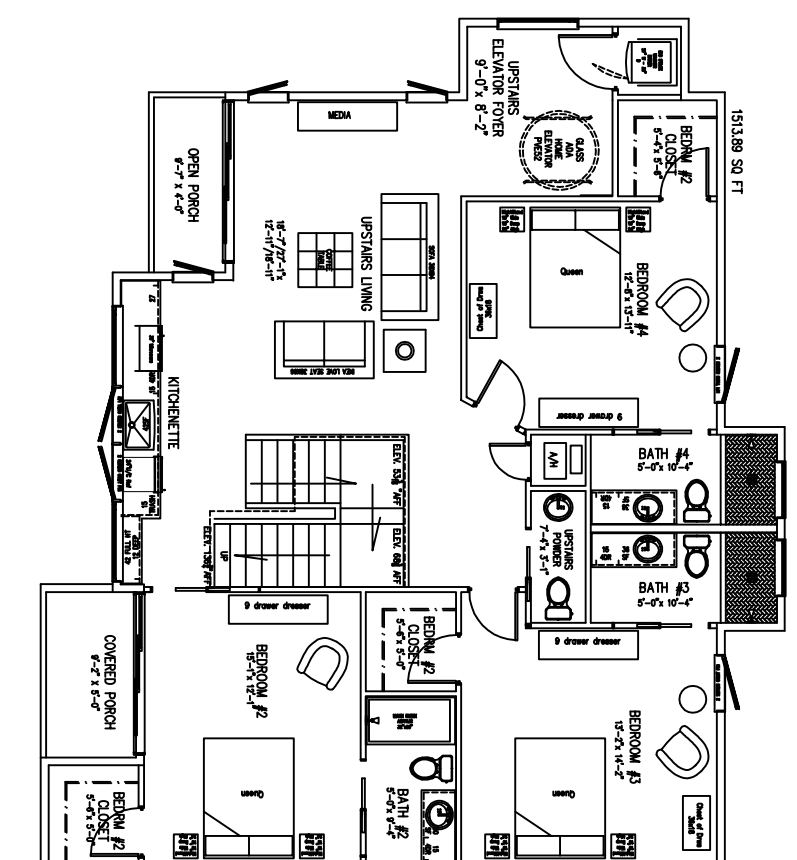
21ST CENTURY MODERN ELEVATION



1,513.89 SQ FT LIVING UPSTAIRS
 2,511.50 SQ FT LIVING DOWNSTAIRS
 23.35 GARAGE ELEVATOR VESTIBULE
 4,048.74 SQ FT TOTAL LIVING AREA

EFFECTIVE 160.97
 EFFECTIVE 790.78
 68.06 SQ FT FRONT ENTRY
 632.01 SQ FT LANAI
 582.65 SQ FT GARAGE
 50.34 SQ FT 2ND STORY COVERED PORCH

1,333.06 SQ FT NON/AC
 5,540.57 SQ FT TOTAL UNDER ROOF



SECOND FLOOR

14,102.67 Sq Ft

11,392.27 Sq Ft

42.50 SQ FT 2ND STORY OPEN PORCH
 734.47 SQ FT POOL AND POOL DECK

Banyan Design, LLC

100 Wallace Ave. #260 - Sarasota, FL 34237
 A Division of Banyan Tree Construction, LLC
 State Certified General Contractor CGC1513515
 DESIGN 941.724.9633 FIELD 941.650.0404
 Richard@BanyanTreeConstruction.com

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 439 Madison Drive, St. Armands
 Concept Plan

V6.1

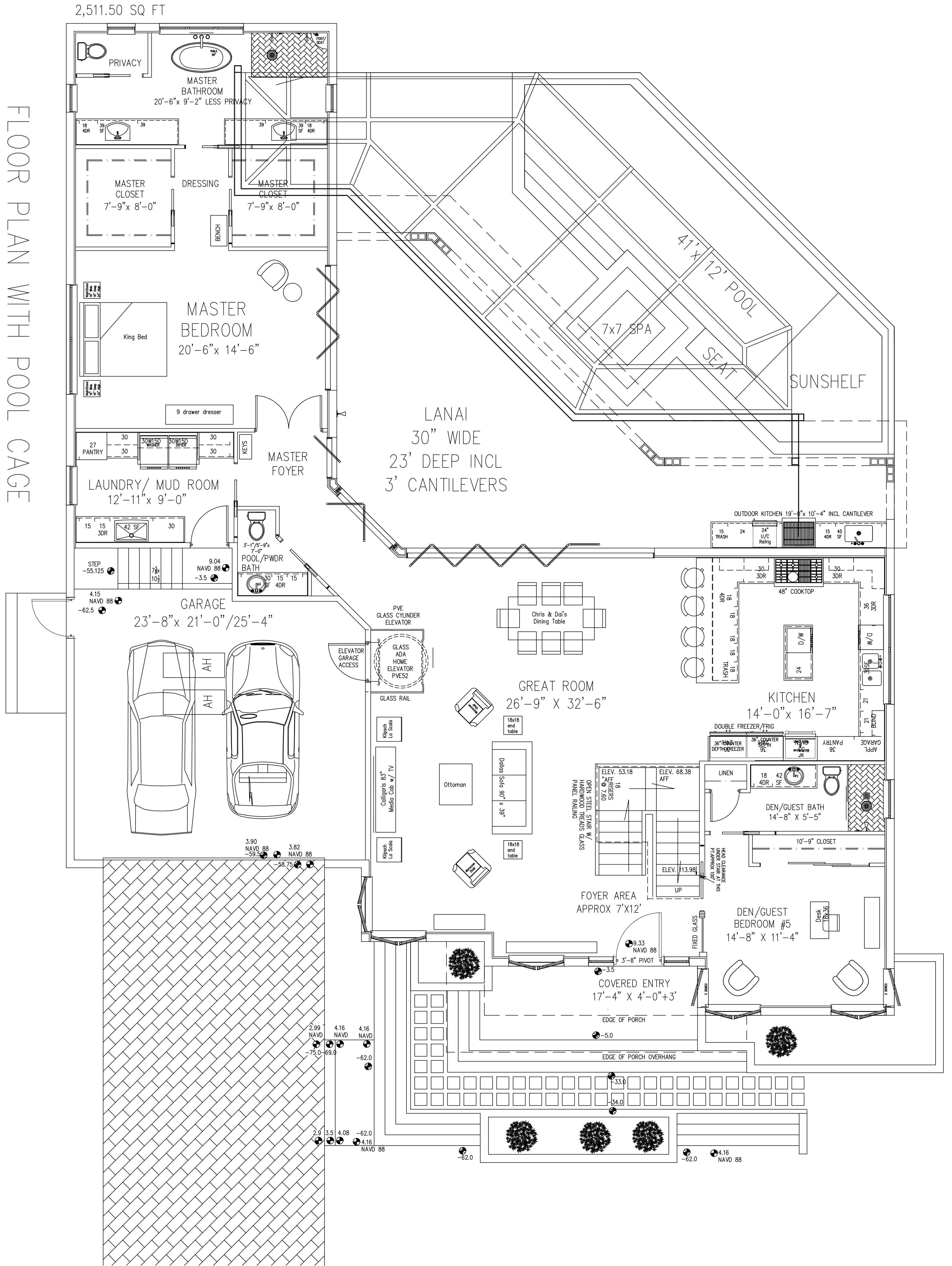
SIGNATURE
 DATE

DATE	REVISION	ISSUANCE
05/20/2025	RS	RS
CHECKED	DATE CHECKED	SCALE
JOB NO.	3/22	1'-0"

1a

SHEET OF

FLOOR PLAN WITH POOL CAGE



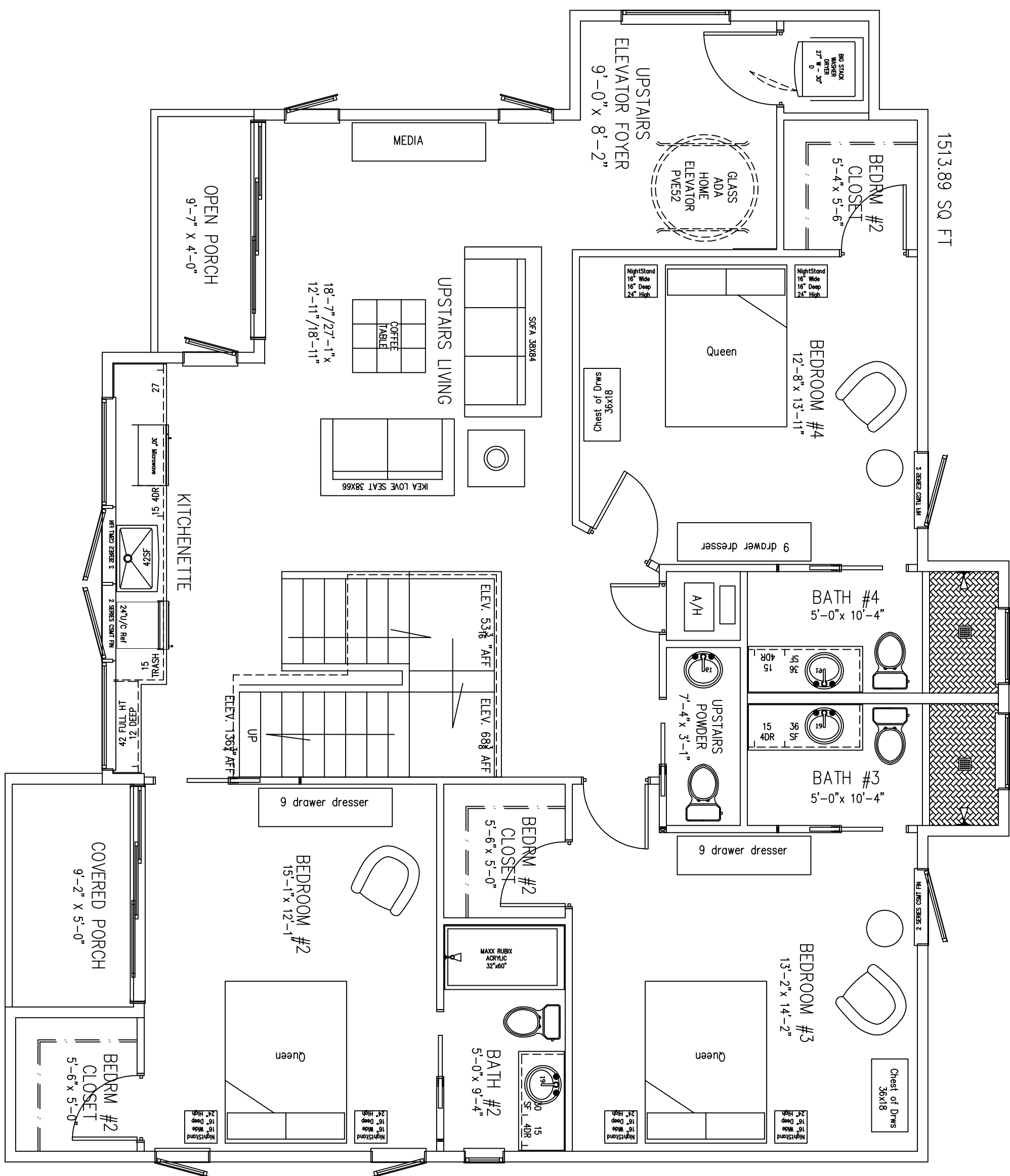
22	DATE	05/20/2025
	CHECKED	RENSON RS
	DRAWN	DRYAN
	DATE CHECKED	
JOB NO.	SCALE	1/4" = 1'-0"
SHEET	OF	

DATE: 05/20/2025
 SIGNATURE: **V6.1**
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 Cabinetry & Millwork

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SECOND STORY

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 Second Floor Plan

AS MAY BE REQUIRED BY FLORIDA STATUTES AND/OR LOCAL ORDINANCES, THE DESIGNER HAS REVIEWED THE PERMITS AND CONDITIONS HEREIN FOR AFFECTED SHEETS AND TO BE CONSTRUCTION BY A LICENSED ENGINEER UNLESS OTHERWISE SPECIFIED.

V6.1

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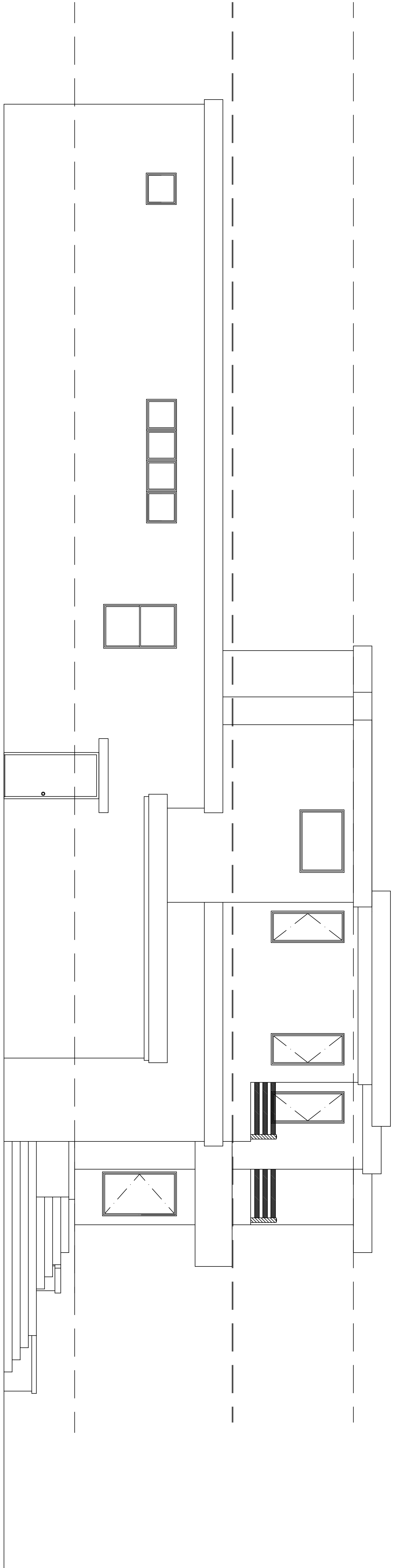
SIGNATURE
 DATE

DATE: 05/20/2025
 CHECKED: REMSON, DS
 JOB NO.: DATE CHECKED:
 SCALE: 1/4" = 1'-0"

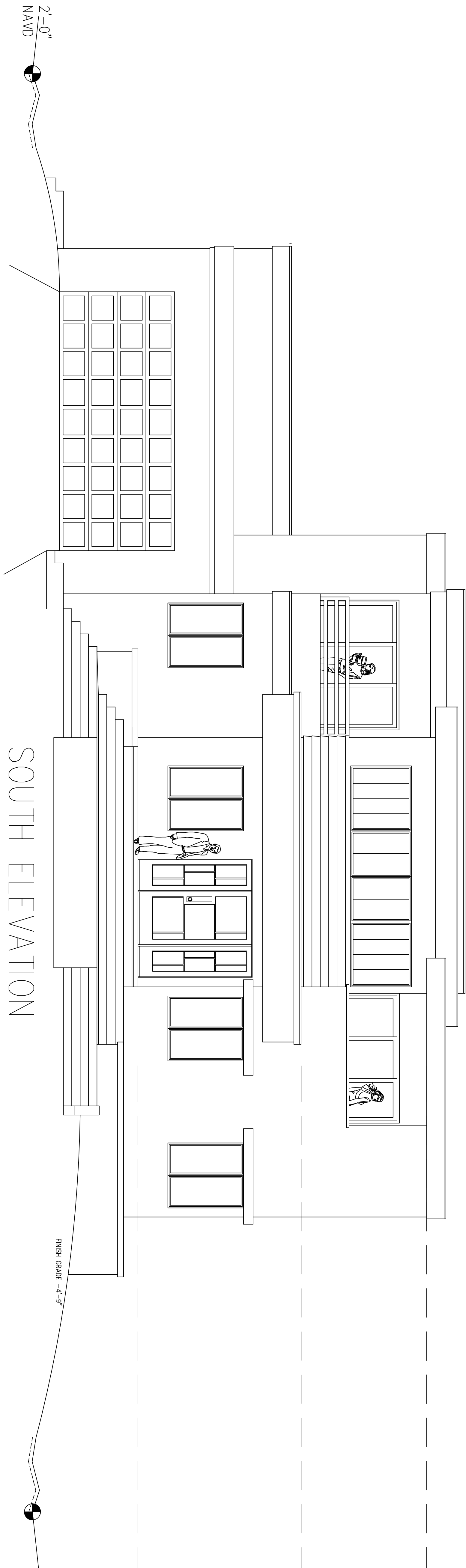
20

SHEET OF

WEST ELEVATION



SOUTH ELEVATION



SHEET OF	3	DATE	REVISION	DRAWN
		05/20/2025	RS	RS
CHECKED	DATE CHECKED	SCALE		
JOB NO.	1/4" = 1'-0"			

SIGNATURE	DATE	V6.1

AS MAY BE REQUIRED BY FLORIDA STATUTES AND/OR LOCAL ORDINANCES, ALL PERMITS AND APPROVALS HEREIN FOR AFFECTED SHEETS ARE TO BE OBTAINED BY THE DESIGNER PRIOR TO CONSTRUCTION BY A LICENSED ENGINEER UNLESS OTHERWISE SPECIFIED.

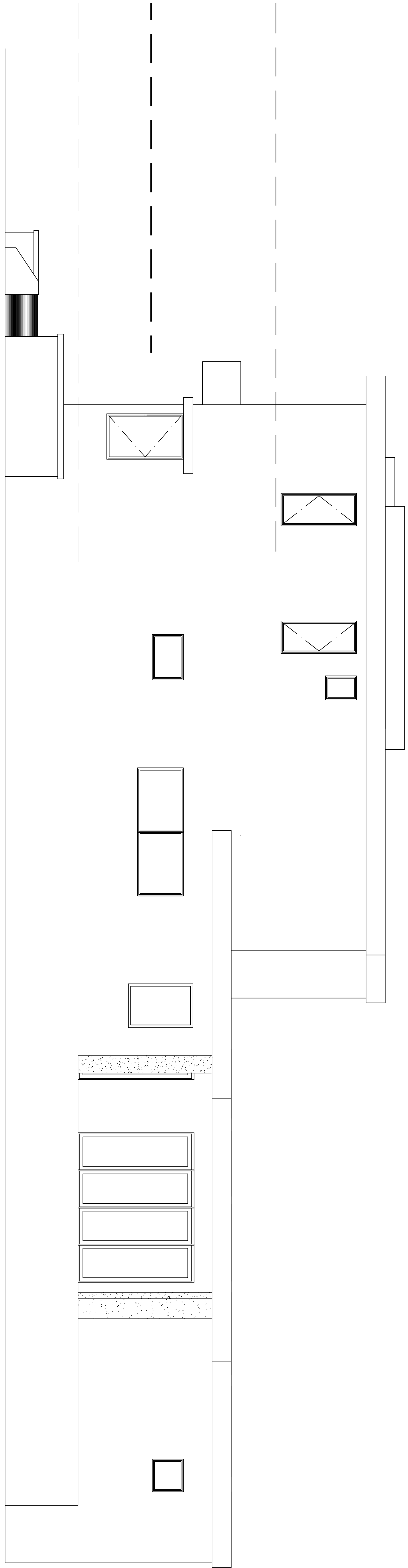
Dr. Ross & Kitty Morrison
439 Madison Drive, St. Armands
Front & Left Side Elevations

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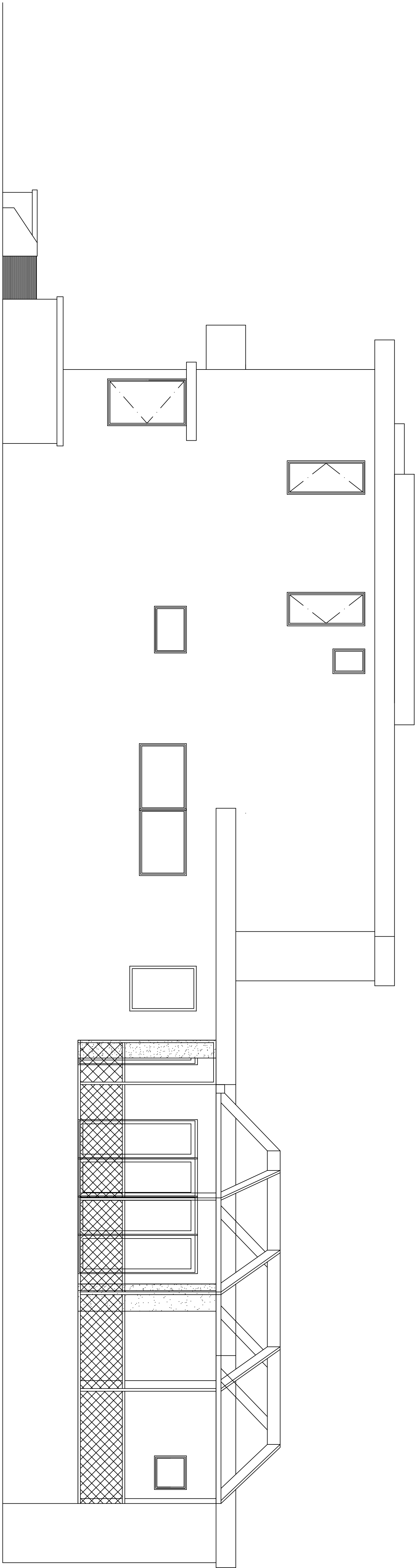
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EAST ELEVATION



EAST ELEVATION WITH CAGE & MESH RAIL

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 Right Side Elevation

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 DATE CHECKED: [blank]
 JOB NO.: [blank]
 SCALE: 1/4" = 1'-0"

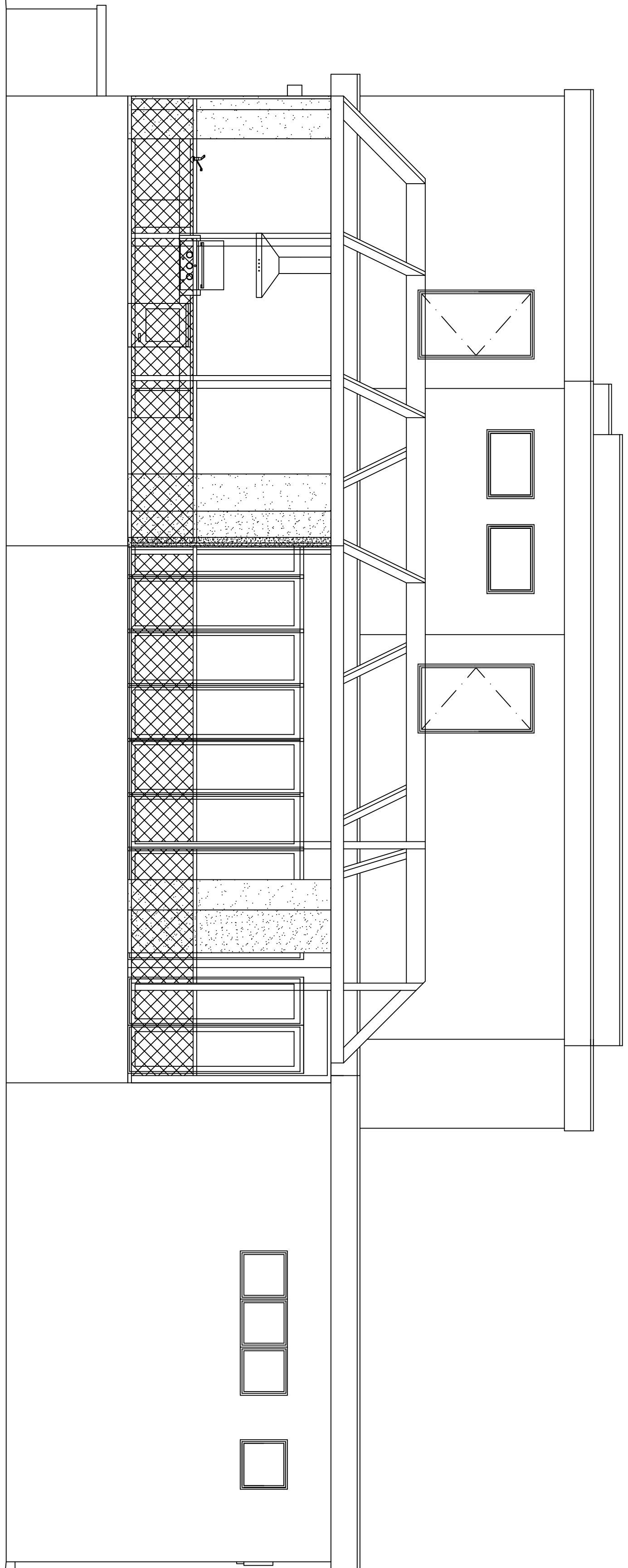
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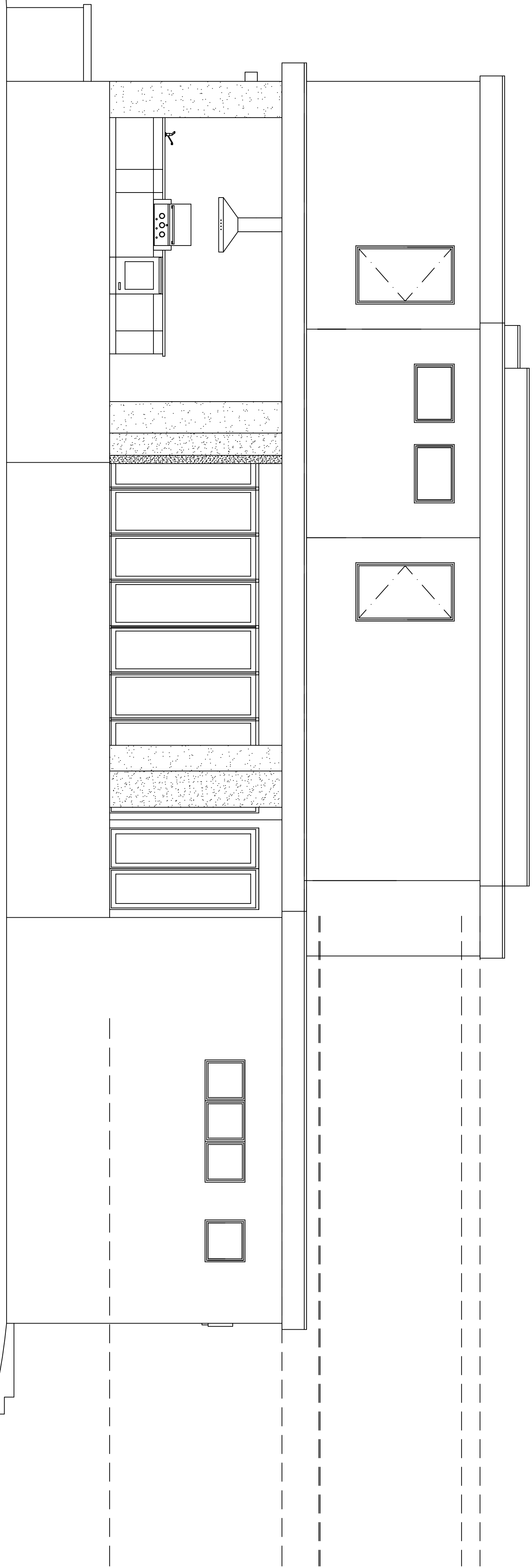
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 CHECKED: RENSOM, RS
 DATE CHECKED: [blank]
 JOB NO.: [blank]
 SCALE: 1/4" = 1'-0"

SHEET 3a OF [blank]

NORTH ELEVATION WITH CAGE & MESH RAIL



NORTH ELEVATION



SHEET OF 3b	DATE	REVISION	DRAWN
	05/20/2025	RS	RS
CHECKED	DATE CHECKED	SCALE	
JOB NO.		1/4" = 1'-0"	

SIGNATURE	DATE	V6.1	NOTE: ALL CONCEPTS & DESIGN WORK HEREIN TO REMAIN THE INTELLECTUAL PROPERTY OF THE DESIGNER UNLESS FULLY PAID PERMISSION IS GRANTED FOR RE-USE INTENDED FOR ONE TIME USE CONSTRUCTION BY A LICENSED ENGINEER UNLESS OTHERWISE SPECIFIED

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Rear Elevation

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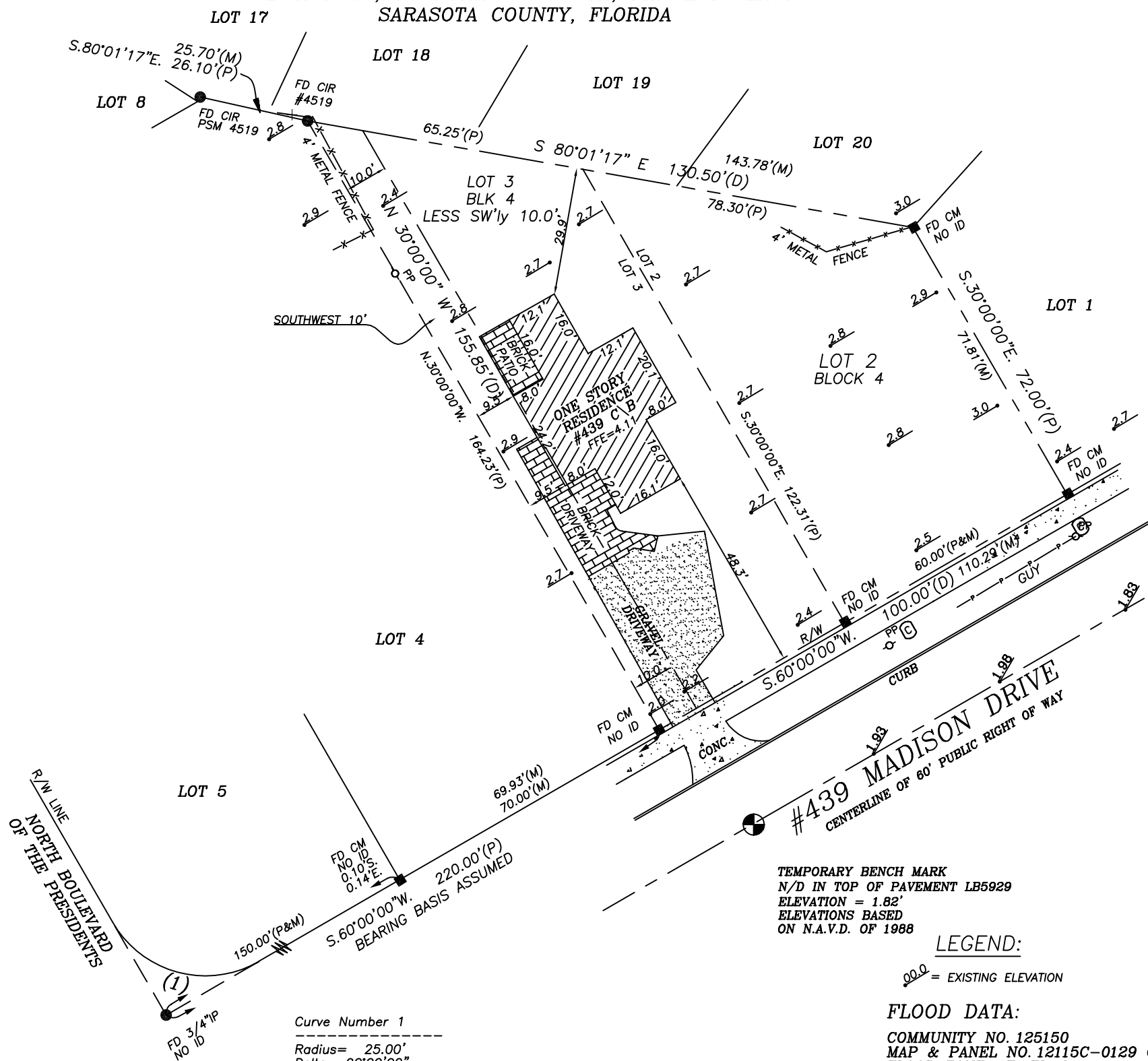
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State Certified General Contractor CGC1513515
DESIGN 941.724.9633 FIELD 941.650.0404
Richard@BanyanTreeConstruction.com

BOUNDARY SURVEY

SECTION 26, TOWNSHIP 36 SOUTH, RANGE 17 EAST
SARASOTA COUNTY, FLORIDA

SCALE 1" = 30 FEET



Curve Number 1
 Radius= 25.00'
 Delta= 90°00'00"
 Arc= 39.27'
 Tangent= 25.00'
 Chord= 35.36'
 Chord Brg.= N.75°00'00"W.

TEMPORARY BENCH MARK
 N/D IN TOP OF PAVEMENT LB5929
 ELEVATION = 1.82'
 ELEVATIONS BASED
 ON N.A.V.D. OF 1988

LEGEND:

00.0 = EXISTING ELEVATION

FLOOD DATA:

COMMUNITY NO. 125150
 MAP & PANEL NO. 12115C-0129 G
 FLOOD ZONE: AE, EL=8
 REVISED: 3/27/2024

FLOOD DATA TO BE VERIFIED
 AT COUNTY F.E.M.A. FLOOD
 CONTROL OFFICE.

ABBREVIATIONS:

- A ARC LENGTH
- A/C AIR CONDITIONER
- BM BENCH MARK
- C CALCULATED
- CIR CAPPED IRON ROD
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- C/B CONCRETE BLOCK
- CM CONCRETE MONUMENT
- CONC CONCRETE
- D DEED
- DH DRILL HOLE
- E EAST
- FPE FINISH FLOOR ELEVATION
- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- LB LICENSED FOR BUSINESS
- M MEASURED
- MHW MEAN HIGH WATER
- N NORTH
- N/D NAIL & DISK
- P PLAT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PI POINT OF INTERSECTION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- R RADIUS OR RADIAL
- RLS REGISTERED LAND SURVEYOR
- RP RADIUS POINT
- R/W RIGHT OF WAY
- S SOUTH
- TBM TEMPORARY BENCH MARK
- W WEST
- WF WOOD FENCE

CERTIFIED TO:

ROSS C. MORRISON
 KATHERINE C. MORRISON

NOTES:

1. THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE DOCUMENTS OF RECORD AFFECTING THIS SITE NOT SHOWN ON THIS SURVEY.
2. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES TO WHOM IT HAS BEEN CERTIFIED. NO OTHER PARTY MAY RELY UPON IT. RED STAKE SURVEYORS, INC. SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR THIS SURVEY TO ANY PARTY NOT NAMED IN THE CERTIFICATION.
3. UNDERGROUND UTILITIES, FOUNDATIONS, AND OTHER FEATURES THAT ARE NOT READILY VISIBLE HAVE NOT BEEN LOCATED BY THIS SURVEY.
4. ELEVATIONS SHOWN ARE BASED ON N.A.V.D. OF 1988. NGS BENCHMARK V 565 2002 USED; ITS PUBLISHED ELEVATION = 7.84, N.A.V.D. OF 1988.

LEGAL DESCRIPTION:

LOTS 2 AND 3, BLOCK 4, LESS THE SOUTHWESTERLY 10.0 FEET OF LOT 3, PLAT NO. 1, ST. ARMANDS DIVISION OF JOHN RINGLING ESTATES, INC., AS PER PLAT IN PLAT BOOK 2, PAGES 30 AND 31, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

* RED STAKE SURVEYORS, INC. *

- 6389 TOWER LANE, LEVEL II - SARASOTA, FL - 34240 - PHONE - (941) 923-9997 -

Client: MORRISON
 File Number: 24120668_BGB-A
 Survey Date: 5/3/2013, 12/23/2024

Plat Revisions	Date	Drawn by
LESSENED 10 FEET	1/15/2025	BGB
ADDED TOPO	1/23/2025	BGB



(941) 923-9997
 SARASOTA, FLORIDA

Certificate of Surveyor: I, EDWARD T. SAMPEY, hereby certify that this sketch or the survey represented hereon meets the Standards of Practice for Land Surveying in the State of Florida as set forth by the Florida Board of Surveyors and Mappers, pursuant to Chapter 472 of the Florida Statutes and Chapter 5J-17 of the Florida Administrative Code.

EDWARD T. SAMPEY, RLS #4509, LB #5929 DATE
 Not valid without the signature and the original raised seal of a licensed surveyor and mapper.