

RELIEF REQUESTED:

- RELIEF #1
15'-10" PROPOSED FRONT STAIR SETBACK 25' REQUIRED PER SEC. 34-695/ TABLE 34-695 OF LEE COUNTY LDC.
- RELIEF #2
15'-0" PROPOSED FRONT BUILDING SETBACK 25' REQUIRED PER SEC. 34-695/ TABLE 34-695 OF LEE COUNTY LDC.
- RELIEF #3
15'-4 1/2" PROPOSED REAR BUILDING SETBACK 25' REQUIRED PER SEC. 34-695/ TABLE 34-695 OF LEE COUNTY LDC.
- RELIEF #4
15'-5 1/2" PROPOSED REAR PLANTER SETBACK 25' REQUIRED PER SEC. 34-695/ TABLE 34-695 OF LEE COUNTY LDC.
- RELIEF #5
4'-0" CANTILEVERED MECHANICAL EQUIPMENT PAD, SEC. 34-2191 LEE COUNTY LDC.

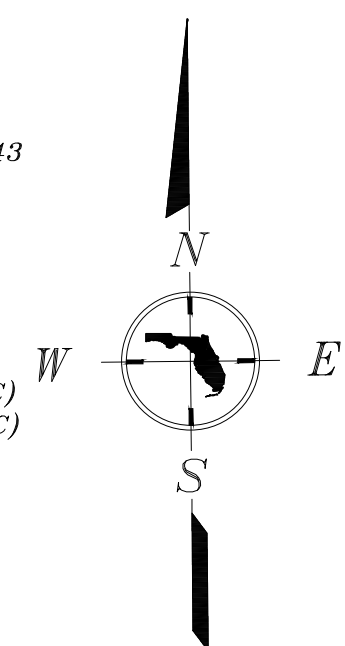
BUILDING AREA CALCULATIONS:

LOT SIZES INCREMENTS OR PORTION (INCREMENT IN SQUARE FEET)	MAXIMUM BUILDING AREA (PERCENTAGE OF LOT AREA)	LOT SIZE IN SQUARE FEET=10,941
LOT AREA 10,941	40	4376.4
TOTAL ALLOWABLE LOT COVERAGE*		4376.4
TOTAL ACTUAL LOT COVERAGE*	26.5	2900

FIRST STREET
(40' R/W)
(REVISED PLAT OF BOCA GRANDE PLAT
BOOK 7, PAGE 1)

BENCHMARK TABLE:
A=B.M.: EL.=3.10'(N.A.V.D. 1988)
SET MAG NAIL & B.M. DISC, L.B. #3943
B=B.M.: EL.=3.21'(N.A.V.D. 1988)
SET MAG NAIL & B.M. DISC,
L.B. #3943

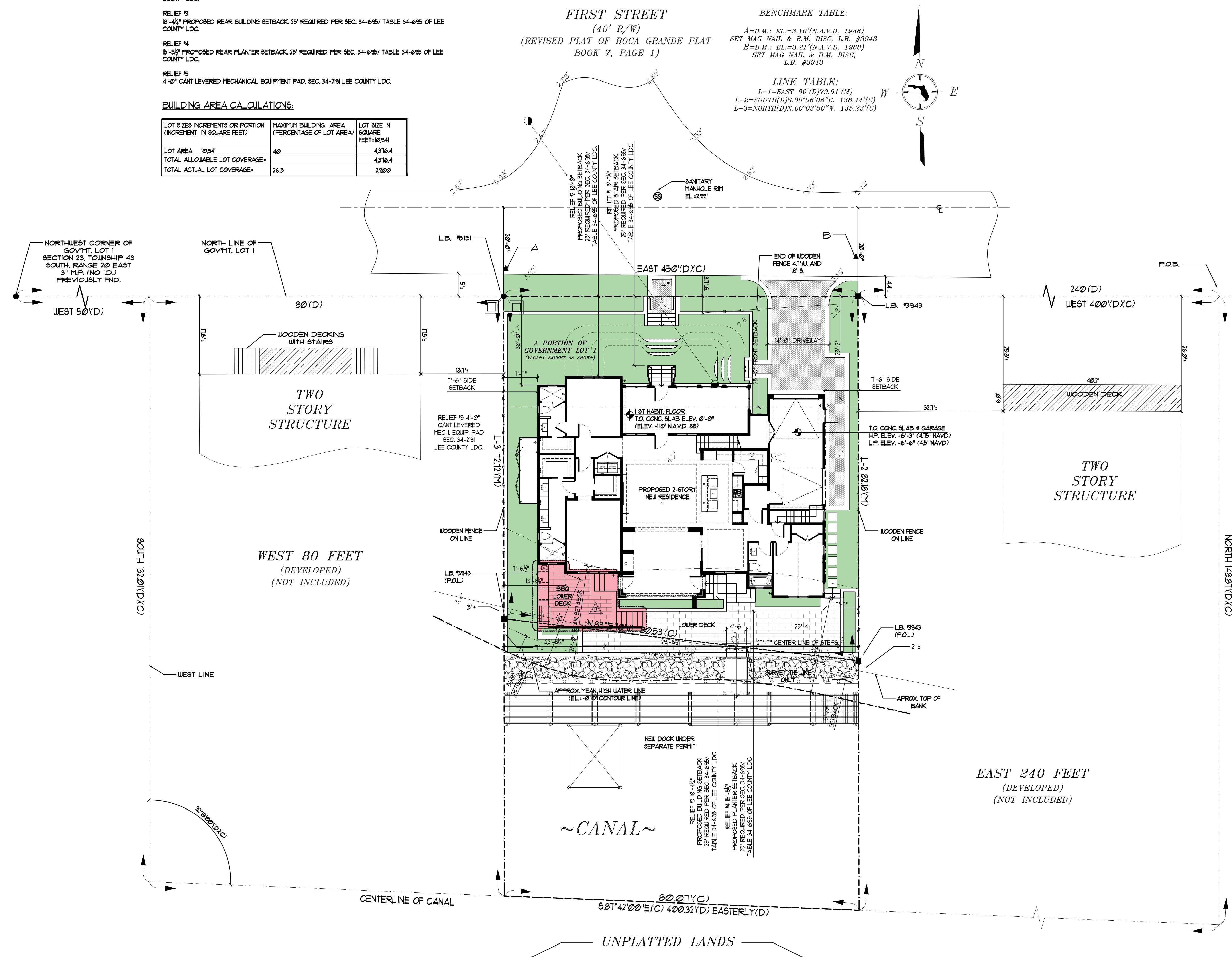
LINE TABLE:
L-1=EAST 80'(D)79.91'(M)
L-2=SOUTH(D)S.00°06'06"E. 138.44'(C)
L-3=NORTH(D)N.00°03'50"W. 135.23'(C)



DESCRIPTION:
THE EAST 80.00 FEET OF THE WEST 160.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:
A LOT OR PARCEL OF LAND LYING IN GOVERNMENT LOT ONE (1) OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 20 EAST, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1, WHICH POINT IS 450 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 400 FEET; THENCE RUN SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 132.01 FEET TO A POINT IN THE CENTERLINE OF A CANAL; THENCE RUN EASTERLY ALONG A LINE MAKING AN ANGLE OF 92°18'00" NORTH TO EAST WITH THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 400.32 FEET ALONG THE CENTERLINE OF SAID CANAL; THENCE RUN NORTH PARALLEL TO SAID WEST LINE OF LOT 1 FOR A DISTANCE OF 148.87 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTATIONS:
1. FLOOD ZONE: "AE", (EL.=10) PER FLOOD INSURANCE RATE MAP, COMMUNITY No. 125124, MAP No. 12071C, PANEL No. 0162F, DATED 08/28/08.
2. ELEVATIONS ARE BASED ON N.A.V.D. 1988.
3. BASE BENCHMARK: LEE COUNTY COASTAL CONSTRUCTION CONTROL MONUMENT 12-81-A15, PUBLISHED ELEVATION = 6.49'
4. BEARINGS ARE BASED ON RECORD DEED DATA, REFERENCED TO THE SOUTH R/W LINE OF 1ST STREET, BEING EAST.
5. ALL DISTANCES AND ELEVATIONS ARE EXPRESSED IN U.S. STANDARD FEET AND DECIMALS THEREOF.
6. THE APPROXIMATE MEAN HIGH WATER LINE SHOWN HEREON WAS NOT BASED ON A TIDAL STUDY BY THIS FIRM AND DOES NOT REPRESENT A BOUNDARY LINE AS DEFINED IN CHAPTER 177 PART II, OF THE FLORIDA STATUTES, AND IS APPROXIMATE IN ITS LOCATION FOR THE PURPOSE OF THIS SURVEY.

- LEGEND:**
- = Found 4"x4" Concrete Monument (number noted if any)
 - = Found 5/8" Rebar (I.D. noted if any)
 - ▲ = Found P.K. Nail and Disc (I.D. noted if any)
 - = Spot Elevation
 - = Set 4"x4" Concrete Monument with Cap L.B. #3943
 - = Set 5/8" Rebar with Cap L.B. #3943
 - = Set Mag. Nail and Disc L.B. #3943
 - ⊕ = Utility Box
 - ⊕ = Electric Service
 - ⊕ = Utility Pole
 - ⊕ = Water Meter
 - ⊕ = Water Valve
 - ⊕ = Fire Hydrant
 - ⊕ = Phone Riser
 - ⊕ = Backflow Preventer
 - ⊕ = Overhead Utility Line
 - ⊕ = Guy Wire Anchor
- Legend symbols are not to scale and are for graphic I.D. only.



BRAXTON RESIDENCE
150 1ST STREET EAST
BOCA GRANDE, FLORIDA

STOFF COONEY ARCHITECTS
distinctive inspirational architecture

Job No. 1802-07N
Date: 11/23/2018 15.

A2.0

SITE PLAN
SCALE: 3/32"=1'-0"

PERMIT SET
 STOFF COONEY ARCHITECTS
 633 Ninth Street North Suite 300 Naples, Florida 34102 (239) 262.7677
 DELRAY BEACH, FLORIDA • (561) 243.0799
 LICENSE # AA26000793

LEGEND	
	CMU WALL, TYP. REFER TO STRUC. PLANS
	CONCRETE COLUMN WALL, REFER TO STRUC. PLANS
	INTERIOR STUD BEARING WALL
	FRAMED WALLS
	TUBULAR STEEL COLUMN, REF. STRUCT. FOR SIZE & LOCATION
	6 ANG STUD COLUMN, REF. STRUCT. FOR SIZE & LOCATION
	TYP. DOWNSPOUT, SEE ROOF PLAN
	FLOOD VENT, SEE PLAN FOR NUMBER & LOCATIONS

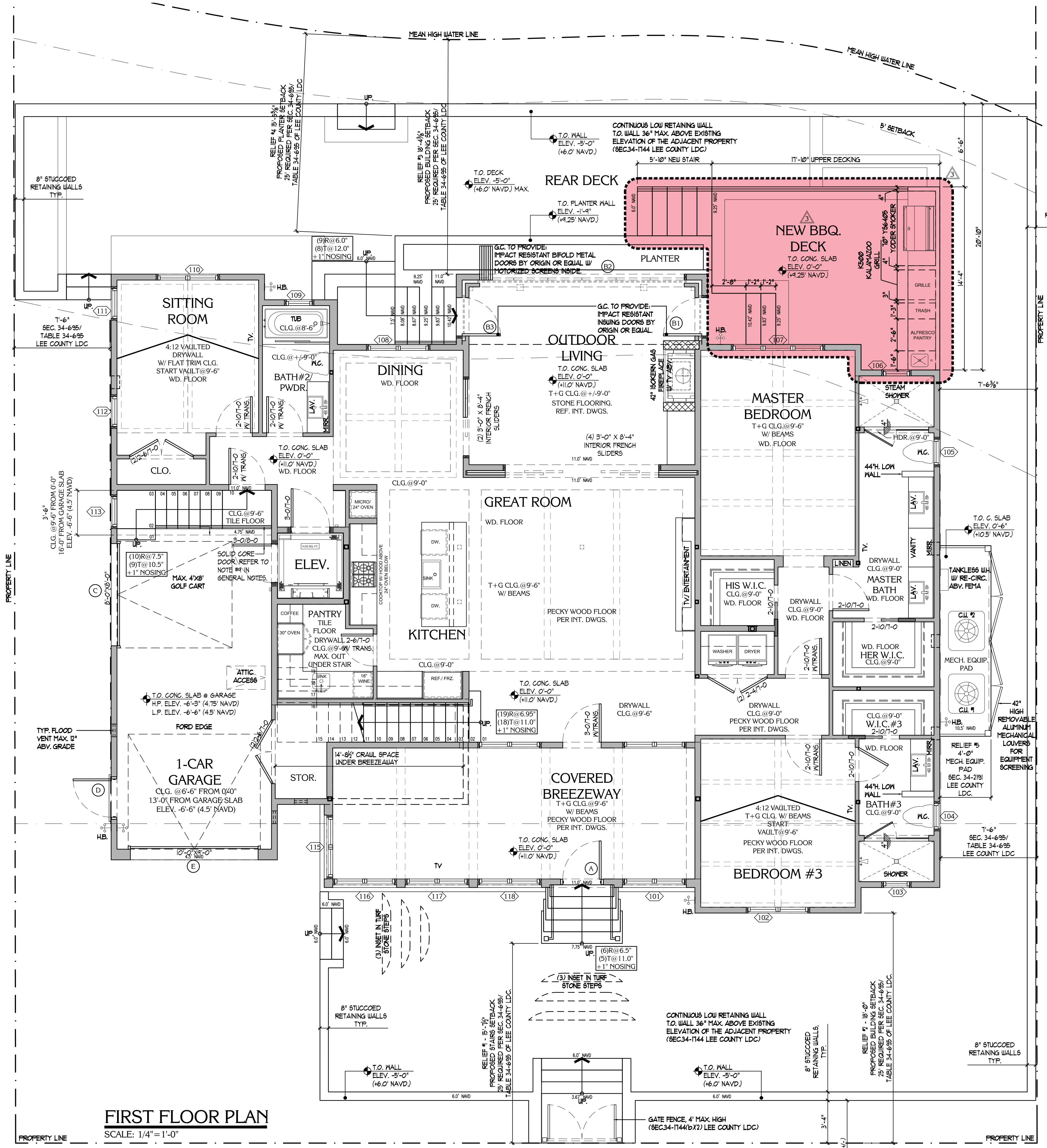
- GENERAL NOTES**
- THE G.C. IS TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES WITH INSTALLATION REQUIREMENTS PRIOR TO INSTALL.
 - ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE RESIDENTIAL POOL SAFETY ACT. (CHAPTER 42, FBC 2011 RESIDENTIAL EDITION)
 - ALL WINDOWS AND FRENCH DOORS SHALL BE IMPACT RESISTANT. GARAGE DOORS SHALL BE IMPACT RESISTANT. MAHOGANY ENTRY DOORS SHALL ALSO BE IMPACT RESISTANT.
 - ALL SCREEN DOORS ARE TO BE SELF LATCHING, SELF CLOSING AND HAVE ALARMS. G.C. IS TO VERIFY THAT ALL EXITS TO THE POOL AREA MEET THE POOL SAFETY ACT.
 - G.C. PROVIDE SOUND INSULATION FOR ALL INTERIOR WALLS AND CEILING, AND INSULATE ALL EXTERIOR WALLS.
 - LANDSCAPING BY OTHERS.
 - A 4" HIGH (BALCONY) AND 36" HIGH (STAIR) ALUMINUM OR COMPOSITE RAILING SHALL BE CONSTRUCTED SUCH THAT A 4" SPHERE SHALL NOT PASS THROUGH AT ANY POINT (TYP.) (SECTION R302 OF THE FBC 2011). G.C. TO VERIFY HANDRAIL IS INSTALLED TO MEET A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1-1/4" - 2" OR PROVIDE A NONCIRCULAR CROSS SECTION WITH EQUIVALENT GRASP ABILITY PERFORMANCE TO MEET THE FBC 2011 R311.18.3.
 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY NOT LESS THAN 1/2" TYPE "X" GYPSUM BOARD, AND 3/8" TYPE "X" GYPSUM BOARD FROM HABITABLE ROOMS ABOVE THE GARAGE AS PER RESIDENTIAL FBC 2011 TABLE R302.6.
 - OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8", OR 20 MIN. FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE, PER SEC. R302.5.1
 - DUCT WORK WHICH PENETRATE THE WALLS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE CONSTRUCTED OF A MIN. OF NO. 26 GAGE SHEET METAL OR OTHER APPROVED MATERIAL AS PER R302.5.2 OF THE RESIDENTIAL 2011 FBC.
 - ALL GROUND FLOOR ELEVATIONS REFERENCED FROM FINISHED CONCRETE SLAB ELEV. 0'-0" (110.0' NAVD).
 - G.C. TO VERIFY POSITIVE SLOPE OF FINISHED FLOOR TO ENSURE PROPER DRAINAGE TO LANAIS, COVERED ENTRY, OUTDOOR LIVING, BALCONIES, AND GARAGES.
 - G.C. TO PROVIDE ICYNE INSULATION AT THE UNDERSIDE OF ALL ROOF TRUSSES INCLUDING GARAGES, LANAIS, AND BALCONIES IF APPLICABLE. G.C. TO ALSO PROVIDE MAKE UP AIR EQUAL TO ULTRA AIR ADEQUATE FOR THIS SYSTEM. G.C. TO PROVIDE (2) VENTS INSTALLED INSIDE THE GARAGE OPEN TO THE ATTIC SPACE.
 - ALL MATERIALS USED FOR MECHANICAL CLOSETS IN GARAGES UNDER R/FE SHALL BE WATERPROOF (METAL STUDS W/IBER CEILING BOARD).
 - PROVIDE MAKEUP AIR AT A RATE APPROX. EQUAL TO THE EXHAUST AIR RATE. MAKEUP AIR SYSTEM SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM AS REQUIRED PER M909.4.
 - G.C. TO COORDINATE W/ ELECTRICAL DRAWINGS FOR SIZE & LOCATION OF A/C PADS, POOL EQUIPMENT, ELECTRICAL METER, ELECTRICAL PANELS & HB.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE ABOVE ELEVATION 4100' NAVD.
 - REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATION OF STRUCTURAL WALLS, COLUMNS, AND BEAMS.
 - REFER TO INTERIOR DRAWINGS FOR FINAL CEILING DESIGNS, HEIGHTS AND INFORMATION.

FLOOD VENT CALCS.

(1) 8X12 SMART VENT (MODEL 1540-510)	= 200 SQ. FT.
1-CAR GARAGE ENCLOSED AREA BELOW MIN. FEMA ELEVATION	= 385 SQ. FT.
NUMBER OF VENTS REQUIRED (2)	
TOTAL NUMBER OF VENTS PROVIDED (3)	

SQUARE FOOTAGE CALCULATIONS:

FIRST FLOOR AC:	1,925	SQ. FT.
ENCLOSED BREEZEWAY	316	SQ. FT.
OUTDOOR LIVING:	275	SQ. FT.
SECOND FLOOR AC:	1,332	SQ. FT.
TOTAL AC:	3,848	SQ. FT.
1-CAR GARAGE:	385	SQ. FT.
COVERED BALCONY	92	SQ. FT.
TOTAL NON AC:	477	SQ. FT.
BUILDING TOTAL:	4,325	SQ. FT.
LOT AREA:	10,941	SQ. FT.
LOT COVERAGE (26.5%):	2,900	SQ. FT.



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

	BRAXTON RESIDENCE 150 1ST STREET EAST BOCA GRANDE, FLORIDA
	STOFF COONEY ARCHITECTS <i>distinctive inspirational architecture</i>

STOFF COONEY ARCHITECTS <i>distinctive inspirational architecture</i>	BRAXTON RESIDENCE 150 1ST STREET EAST BOCA GRANDE, FLORIDA
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