ADD2019-00176 Lee County ePlan

Requested Variance to seek relief from the 50% limitation code 34-1177

BRIAR RIDGE CIRCLE

113'-8 5/8"

112'-11 7/8"

113'-0"

6'-0" DRAINAGE & UTILITY EASEMENT

25'-0" FRONT YARD SETBACK

100'-0" FRONT ACCESSORY STRUCTURE SETBACK

APPROXIMATE DRAIN FIELD LOCATION - BY OTHERS, SEE FOR FINAL LOCATION AND SIZE

10'-6"

6'-0" DRAINAGE EASEMENT

A/C PAD TO BE ABOVE BASE FLOOD ELEVATION

COVERED LANAI

ELEV. @ -0'-4"

ELECTRIC PANEL

1-STORY CBS SINGLE FAMILY RESIDENCE

ELEV. @ -0'-4"

ELEV. @ -0'-6"

ELEV. @ 0'-0"

3-CAR GARAGE

PROPOSED DRIVEWAY

209'-5 1/4"

ELEV. @ -0'-4"

ENTRY

PROPOSED WALKWAY

EXISTING DRIVEWAY

SITE PLAN

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

S 65° 34' 20" E 376.28'

EDGE OF PAVEMENT

DRAINAGE AND UTILITY EASEMENT

BRIAR RIDGE CIRCLE

FRONT YARD SET BACK

FRONT YARD ACCESSORY STRUCTURE SET BACK

SIDE YARD SET BACK

REAR YARD SET BACK

S 01° 08' 25" E 350.43'

N 38° 55' 14" W 458.88'

S 84° 12' 35" W 171.13'

EXISTING HOUSE

LEGAL DESCRIPTION	PROJECT DATA	
LOT 26, BRIAR RIDGE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 24-26OF THE PUBLIC RECORDS OFF LEE COUNTY, FLORIDA	OCCUPANCY TYPE	RESIDENTIAL "R3"
	CONSTRUCTION TYPE	TYPE "V" (UNPROTECTED)
	CODE REFERENCE	2017 FLORIDA BUILDING CODE
	FLOOD ZONE	ZONE X
	AVERAGE CROWN OF ROAD	-
	FINISHED GRADE ELEVATION	SEE GRADING PLAN (BY OTHERS)
	FINISHED LIVING FLOOR LEVEL	X'-X" N.A.V.D.
CONTRACTOR AND SURVEYOR TO VERIFY SETBACKS AND PLACEMENT OF HOUSE ON SITE PRIOR TO CONSTRUCTION.	PROPOSED HEIGHT	20'-4" (X'-X" N.A.V.D.)
	NO. OF STORIES	1
	BUILDING EXPOSURE	SEE STRUCTURAL (BY OTHERS)
	DESIGNED FOR APPLICABLE WIND LOAD	SEE STRUCTURAL (BY OTHERS)

CURVE TABLE
C1 R=295.0' DELTA= 36°57'01" L=190.25' C=186.97' C.B.=N 35°58'26" E

PROPERTY LINE — SLOPE — HOUSE

3'-8" — 1'-0" — 3'-0"

101'-0"

GENERAL SITE NOTES

1. THE CONTRACTOR SHALL VERIFY THE SITE LAYOUT AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE CONSTRUCTION.
2. THE CONTRACTOR SHALL PROVIDE CONDUIT UNDER PAVED AREAS FOR IRRIGATION, TELEPHONE, ELECTRIC, TV & GAS AS REQUIRED.
3. REFER TO LANDSCAPE/ DRAINAGE ENGINEER PLANS FOR GRADING AND WATER RUNOFF INFORMATION.
4. REFER TO LANDSCAPE/ DRAINAGE ENGINEER PLANS FOR DETAILED INFORMATION ON POOL DECK, WALKWAYS AND DRIVEWAYS.
5. ALL A/C EQUIPMENT TO BE ABOVE BASE FLOOD ELEVATION.
6. GARAGE TO BE 18" ABOVE THE CROWN OF ROAD

SITE CROSS SECTION

SCALE: 1" = 10'-0"

Requested Variance to seek relief from the 50% limitation code 34-1177

AREA SUMMARY

LIVING A/C	1,327 S.F.
ENTRY/ PORCH	143 S.F.
GARAGE	950 S.F.
COVERED LANAI	187 S.F.
GRAND TOTAL	2,607 S.F.

N

SITE PLAN

SCALE: 1/32" = 1'-0"

RES-2019-07490

WDG ARCHITECTURE PLANNING + INTERIORS
8970 FONTANA DEL SOL WAY #2
NAPLES, FL 34109
239 594 9778
www.wdg.architecture.com

THE DRAWING INFORMATION AND DESIGN CONCEPT ON THIS PRINTED COPY OR ELECTRONIC FILE MEDIUM IS THE EXCLUSIVE COPYRIGHT PROTECTED PROPERTY AND CREATION OF WDG ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF WDG ARCHITECTURE

WAICHULIS RESIDENCE

15036 BRIAR RIDGE CIRCLE
FORT MYERS, FLORIDA

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING SET

CONSTRUCTION DOCUMENTS
10/11/2019

PROJECT MANAGER: RTM
DRAWN / CHECKED AW / SC

PROJECT NUMBER
19-22

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.0