

GENERAL NOTES:

- CONTRACTOR SHALL FIELD VERIFY ALL BUILDING DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING WORK. ANY CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING. DO NOT PROCEED WITH INSTALLATION UNTIL CONFLICTS OR DISCREPANCIES ARE RESOLVED.
- CONTRACTOR SHALL FURNISH ALL ADDITIONAL DATA AND DOCUMENTATION TO SECURE ALL REQUIRED PERMITS AND SHALL COORDINATE THIS DATA WITH THE CONSTRUCTION DOCUMENTS WHERE REQUIRED.
- AS A MINIMUM, PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA 8TH EDITION BUILDING CODE
- ALL WORK SHALL CONFORM TO APPLICABLE STATE AND COUNTY ORDINANCES.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE 2023 NATIONAL ELECTRIC CODE.
- CONSTRUCT ENCLOSURES AROUND PIPES, CONDUITS, AND DUCTS OF THE SAME MATERIAL AND FINISH AS ADJACENT CONSTRUCTION.
- PROVIDE AND INSTALL NECESSARY BLOCKING, BRACING, AND REINFORCEMENT FOR SURFACE MOUNTED EQUIPMENT, DEVICES, AND ASSEMBLIES.
- DIMENSIONS ARE FACE OF WALL OR PARTITION UNLESS NOTED OTHERWISE.
- OWNER ASSUMES NO RESPONSIBILITY FOR PROTECTION OF CONTRACTOR'S PROPERTY AND TOOLS AGAINST FIRE, THEFT, AND ENVIRONMENTAL CONDITIONS.
- DISPOSE OF DEBRIS PER MARCO ISLAND REQUIREMENTS.
- PROVIDE NECESSARY BRACING, SHORING, AND SCREENING AS REQUIRED TO PROTECT RESIDENCE FROM DUST AND DAMAGE TO INTERIOR SURFACES, FINISHES, AND FURNISHINGS

BASIC WIND SPEED:

- 175 MPH (3 SECOND GUST)= 124 MPH FASTEST MILE

IMPORTANCE FACTOR:

- 1.00 (BUILDING CATEGORY II)

BUILDING OCCUPANCY CLASSIFICATION:

- GROUP R-RESIDENTIAL

BUILDING CONSTRUCTION TPE:

- TYPE V-B

EXPOSURE CATAGORY:

- C

WINDBORNE DEBRIS REGION:

- YES
- IMPACT RESISTANT GLAZING

INTERNAL PRESSURE COEFFICIENTS:

- +0.18, -0.18 ENCLOSED

FLORIDA BUILDING CODE 2023 TO INCLUDE THE RESIDENTIAL BUILDING CODE 2023.

ULTIMATE DESIGN WIND SPEED: 160 MPH

NOMINAL DESIGN WIND SPEED: 124 MPH

RISK CATAGORY: II

IMPORTANCE FACTOR: 1.0

EXPOSURE CATAGORY: B

INTERNAL PRESSURE COEFFICIENTS: +0.18

ENCLOSED STRUCTURE

THE STRUCTURE COMPONENTS OF THIS PLAN ARE IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, WIND LOAD COMPLIANCE AND ITS RESISTANCE TO GRAVITY AND DESIGN PRESSURES ROOF LIVE 20 PSF.

FLORIDA BUILDING CODE 2023 MECHANICAL

IN ACCORDANCE WITH FS 471.003 THE MECHANICAL PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING.

FLORIDA BUILDING CODE 2023 ELECTRICAL

IN ACCORDANCE WITH FS 471.003 THE ELECTRICAL PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING.

FLORIDA BUILDING CODE 2023 PLUBING

IN ACCORDANCE WITH FS 471.003 THE PLUBING PORTION OF THESE PLANS DO NOT REQUIRE SIGNING AND SEALING

PROJECT DATA:	
GROSS BUILDING	FLOOR AREA
LOT AREA	0.34 AC (± 14,684 SQ. FT)
LOT COVERAGE	4,559 X 100 / 14,684= 31.0%

PERVIOUS AND IMPERVIOUS SURFACES	
AREA NAME	AREA
IMPERVIOUS AREA	7445 SF
PERVIOUS AREA	7239 SF
TOTAL	14684 SF

A/C AREAS	
AREA NAME	AREA
Ground Floor AC Area	283 SF
Second Floor AC Area	3890 SF
TOTAL	4173 SF

NON A/C AREAS	
AREA NAME	AREA
COVERED TERRACE	1405 SF
GARAGE AREA	1772 SF
LOWER FLOOR PLAN	1612 SF
TOTAL	4790 SF

PAVED AREA SCHEDULE	
AREA NAME	AREA
DRIVEWAY AREA	1690 SF
POOL AND PATIO AREA	795 SF
WALKWAY AREA	130 SF
TOTAL	2615 SF

GROSS BUILDING AREA	
AREA NAME	AREA
GROSS BUILDING AREA GROUND FLOOR	4336 SF
GROSS BUILDING AREA FIRST FLOOR	4481 SF
TOTAL	8817 SF

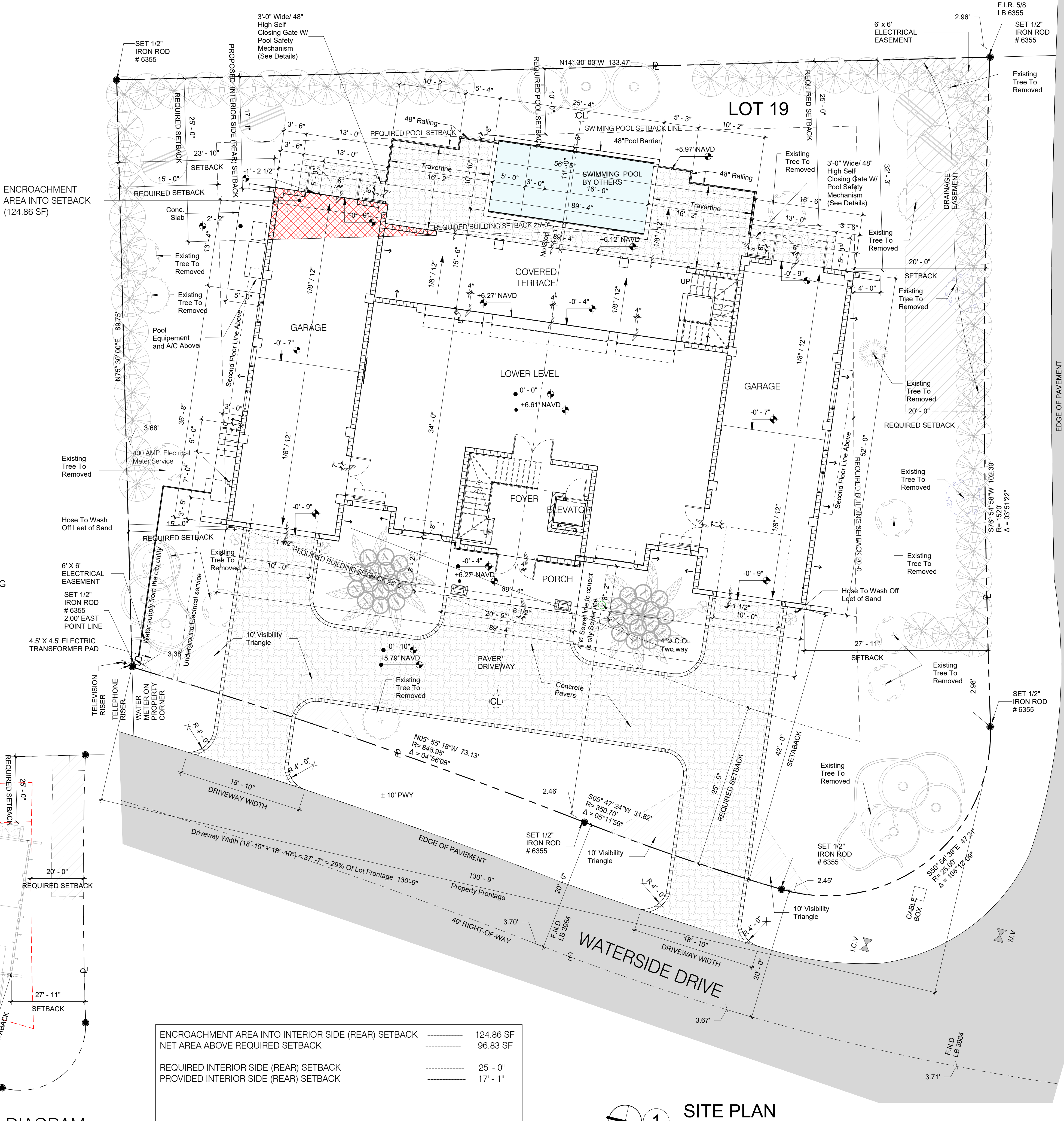
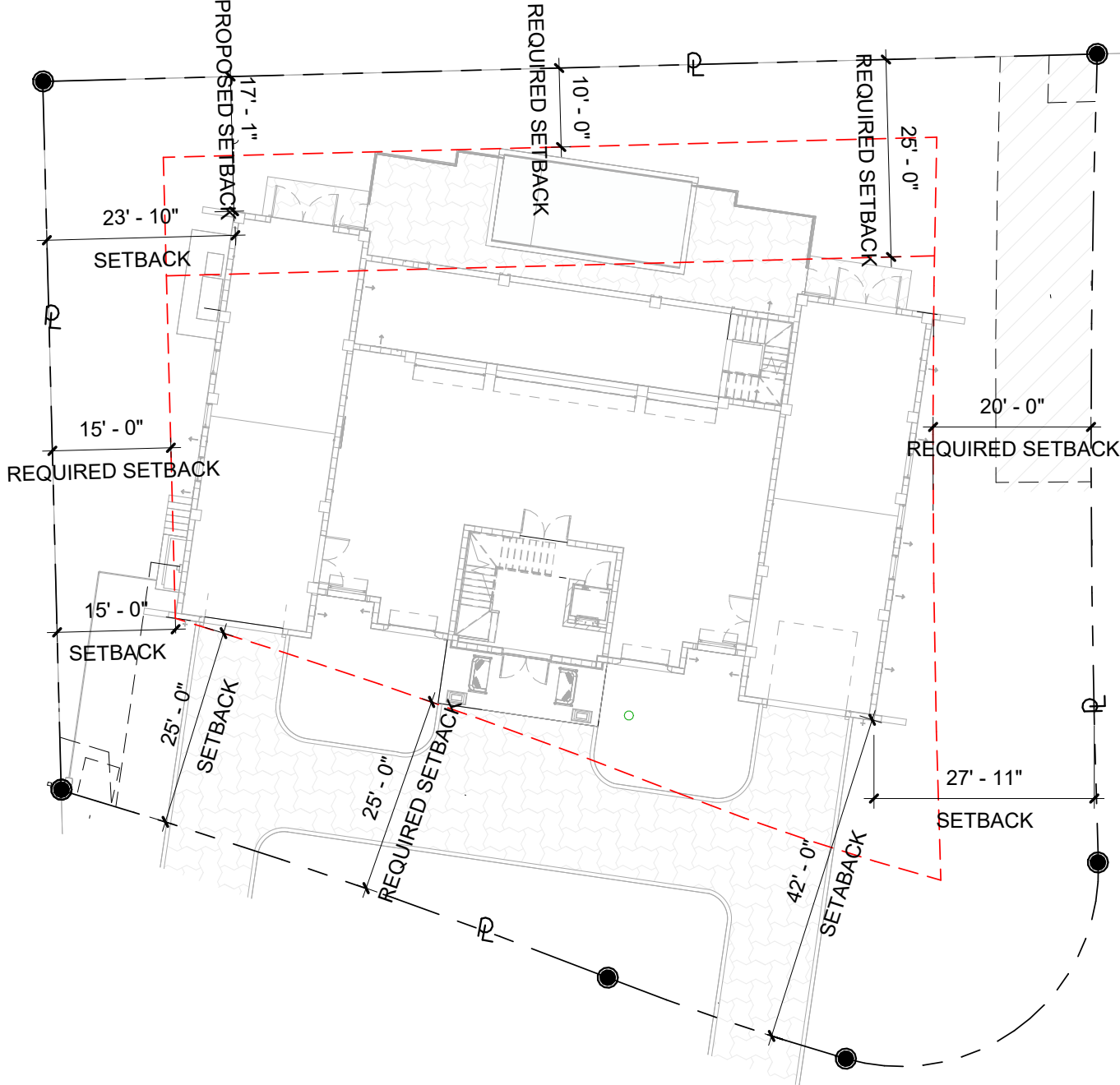
LOT COVERAGE AREA	
AREA NAME	AREA
LOT COVERAGE	4559 SF

FOOTPRINT AREA	
AREA NAME	AREA
FOOTPRINT	5167 SF

PROPERTY STANDARDS AND REGULATIONS			
SETBACK	REQUIRED	PROPOSED	
1. FRONT	25' - 0"	25' - 0"	
2. INTERIOR SIDE	15' - 0"	15' - 0"	
3. SIDE STREET	20' - 0"	20' - 0"	
4. REAR	25' - 0"	17' - 1"	

Legal Description

LOT 19, BLOCK 13
HIDEAWAY BEACH, BOOK 12, PAGES 80 THROUGH 85, PUBLIC RECORDS
OF COLLIER COUNTY, FLORIDA



ENCROACHMENT AREA INTO INTERIOR SIDE (REAR) SETBACK ----- 124.86 SF
NET AREA ABOVE REQUIRED SETBACK ----- 96.83 SF

REQUIRED INTERIOR SIDE (REAR) SETBACK ----- 25' - 0"
PROVIDED INTERIOR SIDE (REAR) SETBACK ----- 17' - 1"

ARCHITECTURE

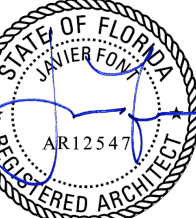
PLANNING

INTERIORS

Certification No. AA0002451

4533 PONCE DE LEON BLVD.
Coral Gables, Florida 33146
TEL: (305) 740-5442
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E-MAIL: info@beharfont.com

SEAL



Digitally signed by

Javier Font

Date:

2025.07.03

15:50:14-04'00'

Javier Font AR No. 12547

CONSULTANT :

New Single Family Home

673 Waterside Drive, Hideaway Beach
Marco Island, Florida

DATE :

27/3/2025

REVISIONS :

Revision Date

PROJECT No.
0014

DRAWN BY :
PD-IJ

CHECKED BY :
JF

SCALE :

SHEET No.

SP1.0

OF

SITE PLAN