

HOUSE MOVED ON LOT
FLOOR HEIGHTS RAISED
SIGNED FOR
CONDITIONAL USE

REVISIONS	BY
02-05-2024	JG
05-09-2024	JG

SITE PLAN



Dave Waincott
DESIGNS

1960 SAN MARCO SPEC



DATE: 05-09-2024
SCALE: 1/4" = 1'-0"
DRAWN BY: JG
JOB: 2023-937
SHEET: A1

LEGAL
LOT-----27
BLOCK-----165
REPLAT OF A PORTION OF
MARCO ISLAND BEACH UNIT 5
1960 SAN MARCO DRIVE
CITY OF MARCO ISLAND, FL.

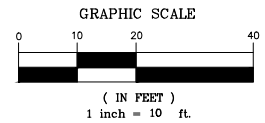
DRAINAGE
NOTE: EXISTING LOT IS LEVEL WITH SLIGHT
PITCH TOWARD STREET. SIDE YARDS TO
DRAIN INTO EASEMENTS ALONG PROPERTY
LINES. PITCH REAR YARD TOWARDS
EASEMENT. PITCH FRONT YARD TOWARDS
SEAWALL AT RIGHT-OF-WAY. DRAINAGE INDICATED
BY ARROWS.

LANDSCAPING
Minimum landscaping requirements.
(a) Landscaping for all new development, including single-family,
two-family, mobile home, multifamily, commercial, and
institutional uses shall include as a minimum, the number of
trees set forth below. Areas dedicated as preserves and
conservation areas shall not be counted to meet the requirements
of this section. When calculating minimum tree requirements, a
fractional unit of 0.50 or greater shall require an additional
tree. (1) Single-family, two-family, and mobile home developments.
One canopy tree per 2,500 square feet of lot area, or two canopy
trees per lot, whichever is greater, with the maximum number
required: 15 trees per lot. One or more canopy trees, palms, or
grouping of palms meeting the code requirements shall be located
within ten feet of the front property line.

PROJECT INFORMATION
BUILDING OCCUPANCY: SINGLE FAMILY RESIDENCE (GROUP R3)
LIVE LOADS (PSF): FIRST FLOOR - 50 PSF - SECOND FLOOR - N/A
BUILDING AREA: FIRST FLOOR - 4,627 SF - SECOND FLOOR - N/A
TOTAL AREA (AC) 4.627 SF
TOTAL AREA (NON-AC) 2,365 SF
TOTAL AREA UNDER ROOF 6,992 SF
FEMA FLOOD ZONE: AE 6A PER FIRM MAP OF 05-16-2012
GRADE ELEV. OF LOWEST FIBR: 11.17 N.A.V.D. LOCATED @ GARAGE
ELEVATION OF FIRST HABITABLE FIBR: 13.0' N.A.V.D.
HEIGHT OF BUILDING ABOVE GRADE: 22.4' NO. OF STORIES: 1
TYPE OF CONSTRUCTION (FBC CLASSIFICATION): UNPROTECTED
PARKING SUMMARY: SPACES REQUIRED: 2 SPACES PROVIDED: 4
NOTE: THESE PLANS WERE PREPARED IN COMPLIANCE WITH
SECTION R301 OF THE FLORIDA BUILDING CODE-RESIDENTIAL
(FBC 88 EDITION), AS AMENDED BY ORDINANCE NO. 15-16,
MARCO ISLAND, FLORIDA.

CONNECT HOUSE TO EXISTING WATER @ SEWER UTILITIES

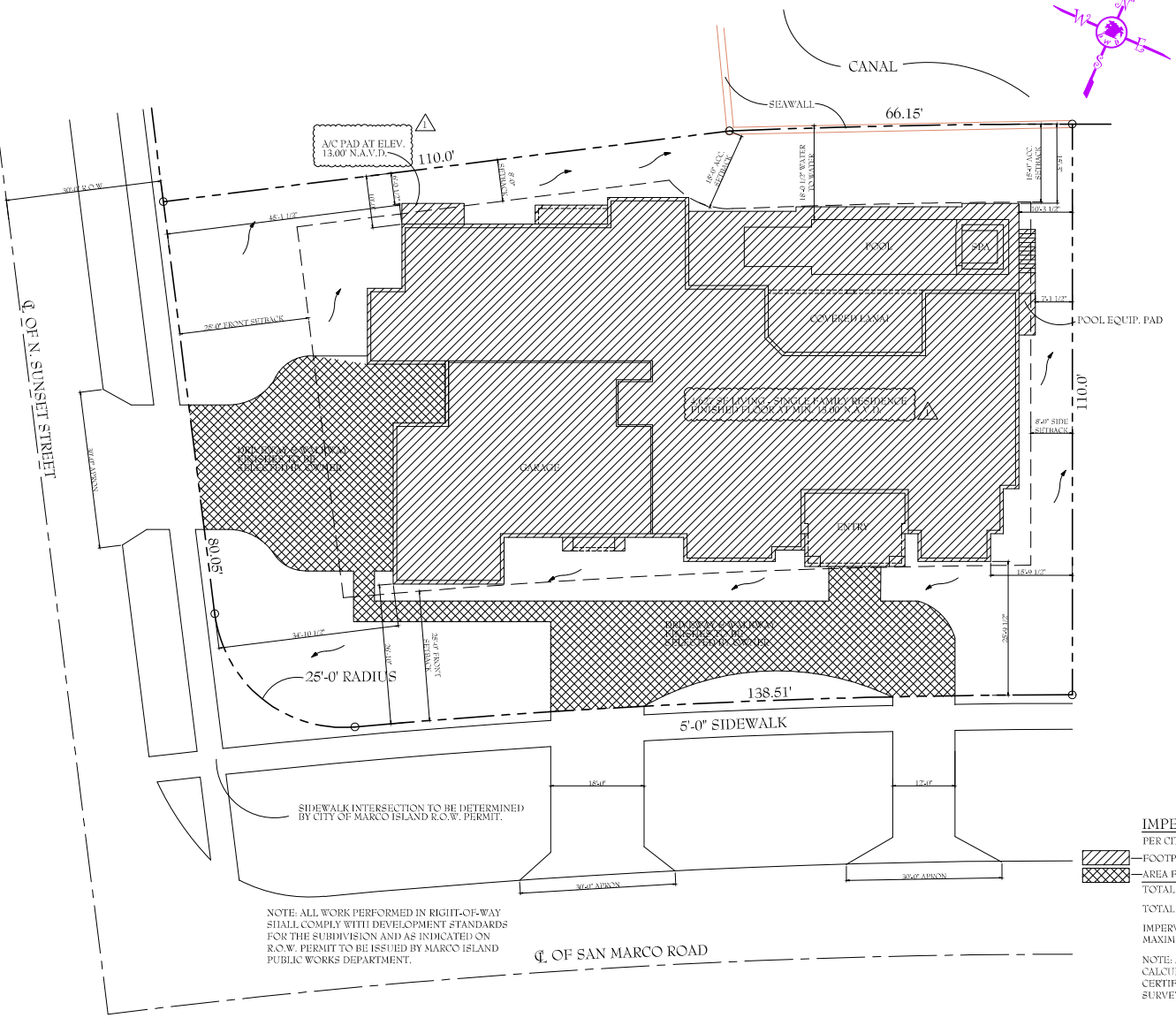
FLOOD ZONE CONVERSION TABLE
NAVD + 1.30' = NGVD



IMPERVIOUS AREA CALCULATIONS
PER CITY OF MARCO ORDINANCE SECTION 30.435, CHAPTER 1-3

FOOTPRINT OF HOME & POOL DECK	8,131 SF
AREA FOR DRIVES & WALKWAYS	3,028 SF
TOTAL IMPERVIOUS AREA	11,159 SF
TOTAL LOT AREA	18,017 SF
IMPERVIOUS AREA % (11,159 SF / 18,017 SF)	61.94 %
MAXIMUM IMPERVIOUS AREA ALLOWED	67.00 %

NOTE: AN AS-BUILT MEASUREMENT OF THE IMPERVIOUS
CALCULATIONS MAY BE REQUIRED TO BE SUBMITTED AND
CERTIFIED ALONG WITH THE FINAL SURVEY BY THE
SURVEYOR TO THE CITY OF MARCO



NOTE: ALL WORK PERFORMED IN RIGHT-OF-WAY
SHALL COMPLY WITH DEVELOPMENT STANDARDS
FOR THE SUBDIVISION AND AS INDICATED ON
R.O.W. PERMIT TO BE ISSUED BY MARCO ISLAND
PUBLIC WORKS DEPARTMENT.

☐ OF SAN MARCO ROAD

☐ OF N. SUNSET STREET