

Revisions	
1	24 MAR 2016

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DSDG, INC.



WOODLEY

RESIDENCE REMODEL

VENICE, FLORIDA 34285

8 GULF MANOR DRIVE

ARCHITECTURAL
SITE PLAN

Project Ref: Woodley
Drawn by: GC
Checked by: MES
Date Issued: 08 MAR 2016

Sheet Number:

A1.0

NOTES:

- 1.) VERTICAL RISE TO BE 1" VERTICAL IN 6" HORIZONTAL DISTANCE WITHIN 5' FEET (5') OF ANY PROPERTY LINE.
- 2.) ALL ON-SITE DRAINAGE SHALL BE DIRECTED BY SWALES OR OTHER SYSTEMS TO AN OFF-SITE DRAINAGE FACILITY.
- 3.) THE DISCHARGE OF STORM WATER FROM THE PARCEL SHALL DRAIN TO A STREET, DRAINAGE GREENBELT, OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY, WITHOUT ADVERSELY AFFECTING THE PROPER DRAINAGE OF ADJOINING PARCELS OF LAND.
- 4.) SITE DRAINAGE MUST BE CONSISTENT WITH SUBDIVISION STORMWATER MANAGEMENT PLAN.
- 5.) A TOPOGRAPHIC SURVEY IS REQUIRED FOR LOTS LESS THAN 1 ACRE IN AREA OR FOR SUBDIVISIONS PLATTED BEFORE AUGUST 30, 1960. HOWEVER, SUFFICIENT ELEVATIONS MUST BE PROVIDED TO DETERMINE IF THE SITE IS A SUBJECT PARCEL.
- 6.) SWALE SLOPES WILL BE A MINIMUM OF 0.2 % LONGITUDINAL SLOPE.
- 7.) SITE RUNOFF MAY BE DIRECTED TO THE REAR OF THE LOT IF AN APPROVED DRAINAGE GREENBELT OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY IS AVAILABLE.
- 8.) ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 9.) DOWNSPOUTS SHALL BE AT LEAST 10' AWAY FROM PROPERTY LINE AND DIRECTED AWAY FROM ADJACENT PROPERTY.
- 10.) ALL PORTABLE TOILETS AND DUMPSTERS WILL BE STAGED ON PRIVATE PROPERTY AND NOT IN THE RIGHT OF WAY.
- 11.) IF PARKING ON PUBLIC STREET IS NECESSARY ALL VEHICLES WILL BE PARKED ON ONE SIDE OF THE ROAD WITH TRAFFIC.
- 12.) ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE EROSION CONTROL OF STORM WATER RUN OFF AND SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).

AREA TABULATIONS

TOTAL LOT AREA	11,256 SQUARE FEET
FIRST LEVEL (LIVING EXISTING)	2,567 SQUARE FEET
GARAGE (EXISTING)	434 SQUARE FEET
GARAGE (ADDITION)	565 SQUARE FEET
TOTAL BUILDING COVERAGE	3,566 SQUARE FEET
TOTAL BUILDING % COVERAGE	31.7 %
MAX. BUILDING % COVERAGE ALLOWED	35.0 %

TOTAL BUILDING COVERAGE	3,566 SQUARE FEET
EXISTING PAVERS	1,552 SQUARE FEET
DRIVEWAY	1,085 SQUARE FEET
NEW POOL	462 SQUARE FEET
TOTAL IMPERVIOUS	6,665 SQUARE FEET
TOTAL % IMPERVIOUS	59.2 %

BUILDING INFORMATION

FIRST LEVEL (A/C LIVING EXISTING)	2,567 SQUARE FEET
SECOND LEVEL (A/C LIVING NEW ADDITION)	854 SQUARE FEET
TOTAL A/C AREA	3,421 SQUARE FEET

TYPE V CONSTRUCTION, UNSPRINKLERED, UNPROTECTED

LOT ZONING: RSF-3
FLOOD ZONE: B

THIS STRUCTURE HAS BEEN DESIGNED PER THE 2014 FLORIDA BUILDING CODE AND HAS BEEN DESIGNED FOR WIND VELOCITIES OF 150 MPH WITH 3 SECOND GUSTS. NORM DESIGN WIND SPEED 116 MPH WITH 3 SECOND GUSTS.

REQUIRED BUILDING SETBACKS

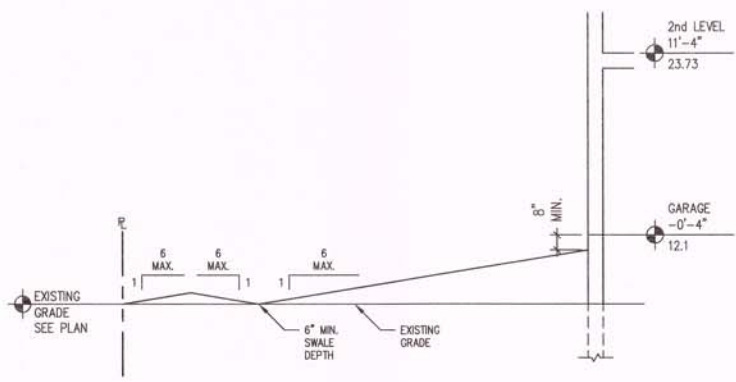
(CITY OF VENICE)

FRONT (STREET)	20'-0"
SIDE YARD (MINIMUM, COMBINED)	6'-0" MINIMUM, 15'-0" COMBINED
REAR	N/A

LEGAL DESCRIPTION:
SEE SURVEY

SURVEY INFORMATION PROVIDED BY:
BRITT SURVEYING, INC.
606 CYPRESS AVENUE
VENICE, FL 34285
(P) 941.493.1396 (F) 941.484.5766

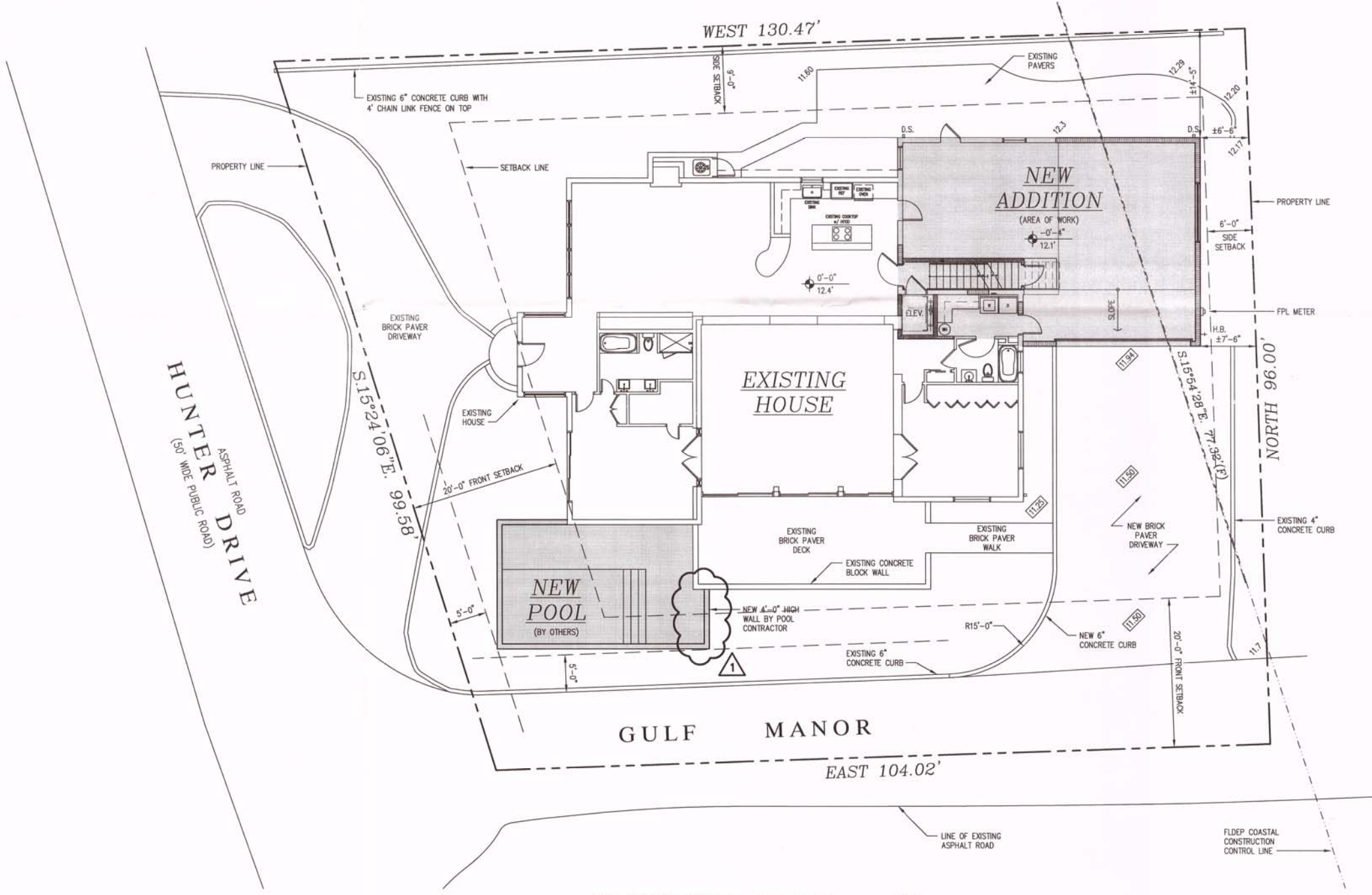
RECEIVED
JUL 18 2016
PLANNING & ZONING



GRADING DETAIL

N.T.S.

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ARCHITECTURAL SITE PLAN

1/8" = 1'-0"

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