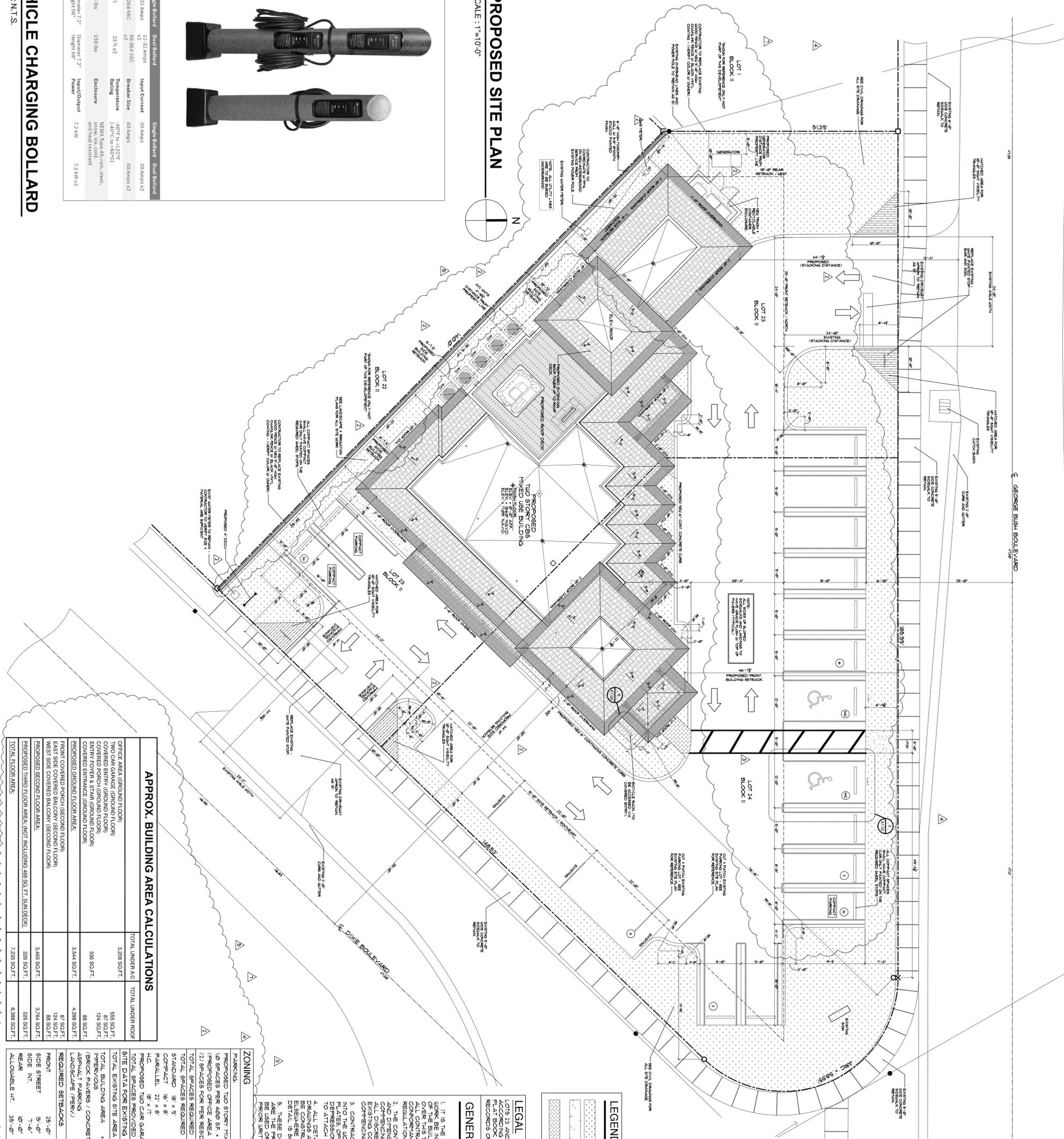


2 VEHICLE CHARGING BOLLARD
SCALE: N.T.S.

Specifications	Single Bollard	Dual Bollard	Single Bollard	Dual Bollard
Adjustable Amps/Phase	12-32 Amps X2	12-32 Amps X2	30 Amps	30 Amps X2
Voltage	96-264 VAC	96-264 VAC	40 Amps	40 Amps X2
Cord Length	23 ft	23 ft X2	Temperature Rating	-40°F to +122°F (-40°C to 50°C)
Weight	125 lbs	150 lbs	Enclosure	NEMA Type 4X, rain, sleet, and heat resistant
Dimensions	Diameter: 7.2" Height: 58"	Diameter: 7.2" Height: 58"	Input/Output Power	7.2 kW



1 PROPOSED SITE PLAN
SCALE: 1"=10'-0"



APPROX. BUILDING AREA CALCULATIONS

	TOTAL UNDER A/C	TOTAL UNDER ROOF
OFFICE AREA (GROUND FLOOR)	3289 SQ.FT.	488 SQ.FT.
COVERED ENTRY (GROUND FLOOR)	338 SQ.FT.	124 SQ.FT.
ENTRY FOYER & STAIR (GROUND FLOOR)	3544 SQ.FT.	88 SQ.FT.
COVERED ENTRANCE (GROUND FLOOR)		4388 SQ.FT.
PROPOSED GROUND FLOOR AREA:		87 SQ.FT.
FRONT COVERED PORCH (SECOND FLOOR)	3485 SQ.FT.	124 SQ.FT.
EAST SIDE COVERED BALCONY (SECOND FLOOR)	228 SQ.FT.	228 SQ.FT.
WEST SIDE COVERED BALCONY (SECOND FLOOR)		378 SQ.FT.
PROPOSED SECOND FLOOR AREA:		88 SQ.FT.
PROPOSED THIRD FLOOR AREA: (NOT INCLUDING 488 SQ.FT. SIGN DECK)	7288 SQ.FT.	228 SQ.FT.
TOTAL FLOOR AREA:		8388 SQ.FT.

ZONING

RODEL-IDA

PARKING: PROPOSED TWO STORY MIXED USE BUILDING
10 SPACES PER 400 SF * 3208 SF (PROPOSED OFFICE AREA - GROSS) = 3208 SF (27 SPACES FOR PER RESIDENTIAL UNIT (1-UNIT))

TOTAL SPACES REQUIRED: 1512 SP - 16 SPACES

51' STANDARD 18' x 9' 10
COMPACT 16' x 8' 3
PARALLEL 22' x 8' 1
H.C. 18' x 11' 2
PROPOSED TWO CAR GARAGE 2

TOTAL SPACES PROVIDED: 22 SP

SITE DATA FOR EXISTING OFFICE BUILDING

TOTAL EXISTING SITE AREA: * 20,291 SF. (.46 ACRES)

TOTAL BUILDING AREA: * 4,398 SF. 21.9%

TOTAL BUILDING VOLUME: (CONCRETE WALLS/SLABS) * 211 SF. 1.4%

LANDSCAPE (TREES) * 5196 SF. 26.0%

LANDSCAPE (PERV.) * 1796 SF. 8.9%

REQUIRED SETBACKS

FRONT (NORTH) 25'-0" FRONT (SOUTH) 41'-2" TO 51'-2"

SIDE STREET (EAST) 15'-0" SIDE STREET (WEST) 34'-8" TO 31'-0"

SIDE INT. 7'-6" SIDE INT. (SOUTH) 8'-1 1/2" TO 10'-1 1/2"

REAR 10'-0" REAR (WEST) 10'-0"

AVAILABLE HT. 35'-0" HEIGHT 34'-11 3/4" MEAN RR HT.

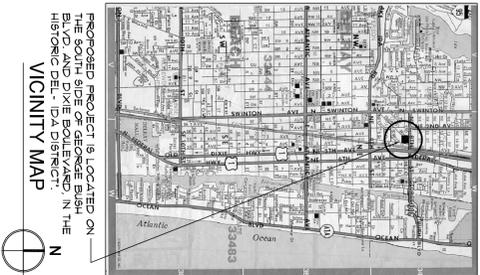
LEGAL

LOTS 23 AND 24, BLOCK II, DEL IDA PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GENERAL NOTES:

- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE INCORPORATED WITH ALL REQUIREMENTS OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL VERIFY, LOCATE AND BUILD INTO THE WORK ALL NECESSARY ANCHORS, ANGLE BR, FLATERS, OPENINGS, SLEEVES, HANGERS, SLAB DEVIATIONS AND FITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION UNLESS NOTED OTHERWISE. WHERE A DIFFERENT DETAIL IS SHOWN.
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- LEGEND:**
- GRASS
 - EXISTING CONCRETE WALKWAYS TO REMAIN, AS IS, 1" PROPOSED DISPATCH ENCLOSURE
 - OLD CHICAGO BRICK PAVEMENT OR EQUAL
- NOTES:**
- DO NOT SCALE DRAWINGS!
 - FIELD VERIFY ALL DIMENSIONS!
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
 - ALL AREA CALCULATIONS ARE APPROX.



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ge Architecture Inc.
Architect, Planner and Designer
AA-26002044
1045 East Atlantic Ave., Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR: BIDS
PERMIT CONSTRUCTION

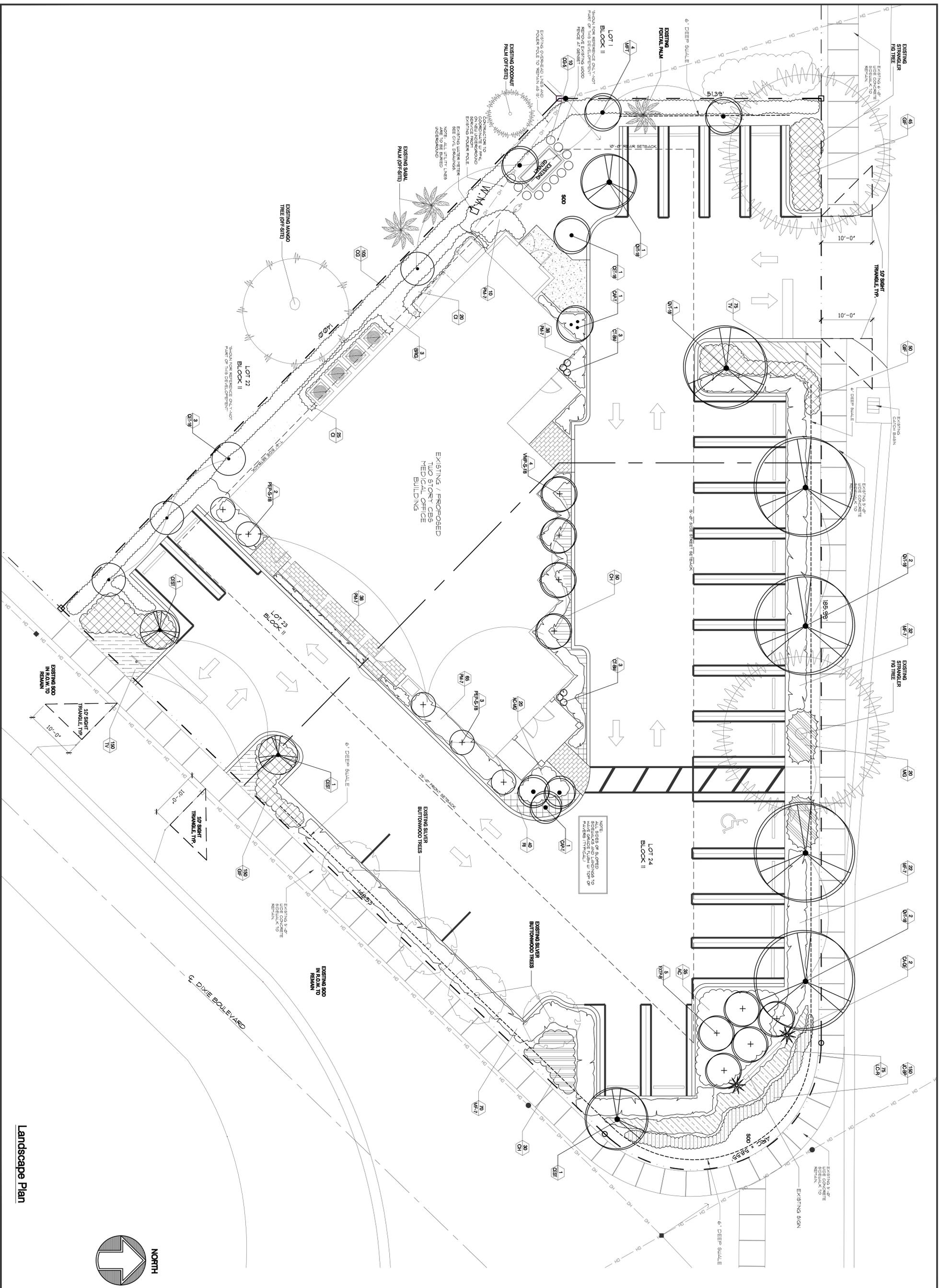
PROJECT TITLE: MIXED USE BUILDING ADDITION / RENOVATION

CLIENT APPROVAL: 230 GEORGE BUSH BLVD. DELRAY BEACH, FL

REVISIONS: 1. REVISED PER COMMENTS FROM ARCHITECT. 2. REVISED PER COMMENTS FROM ARCHITECT. 3. REVISED PER COMMENTS FROM ARCHITECT.

DATE: 03.22.17 DRAWN BY: GE/JLC
JOB NUMBER: 20150616
DRAWING NUMBER: 616A101
SITE PLAN

A1.01



Landscape Plan



Landscape & Irrigation Plans for:
Medical Office Bldg
 230 George Bush Blvd
 Delray Beach, Florida

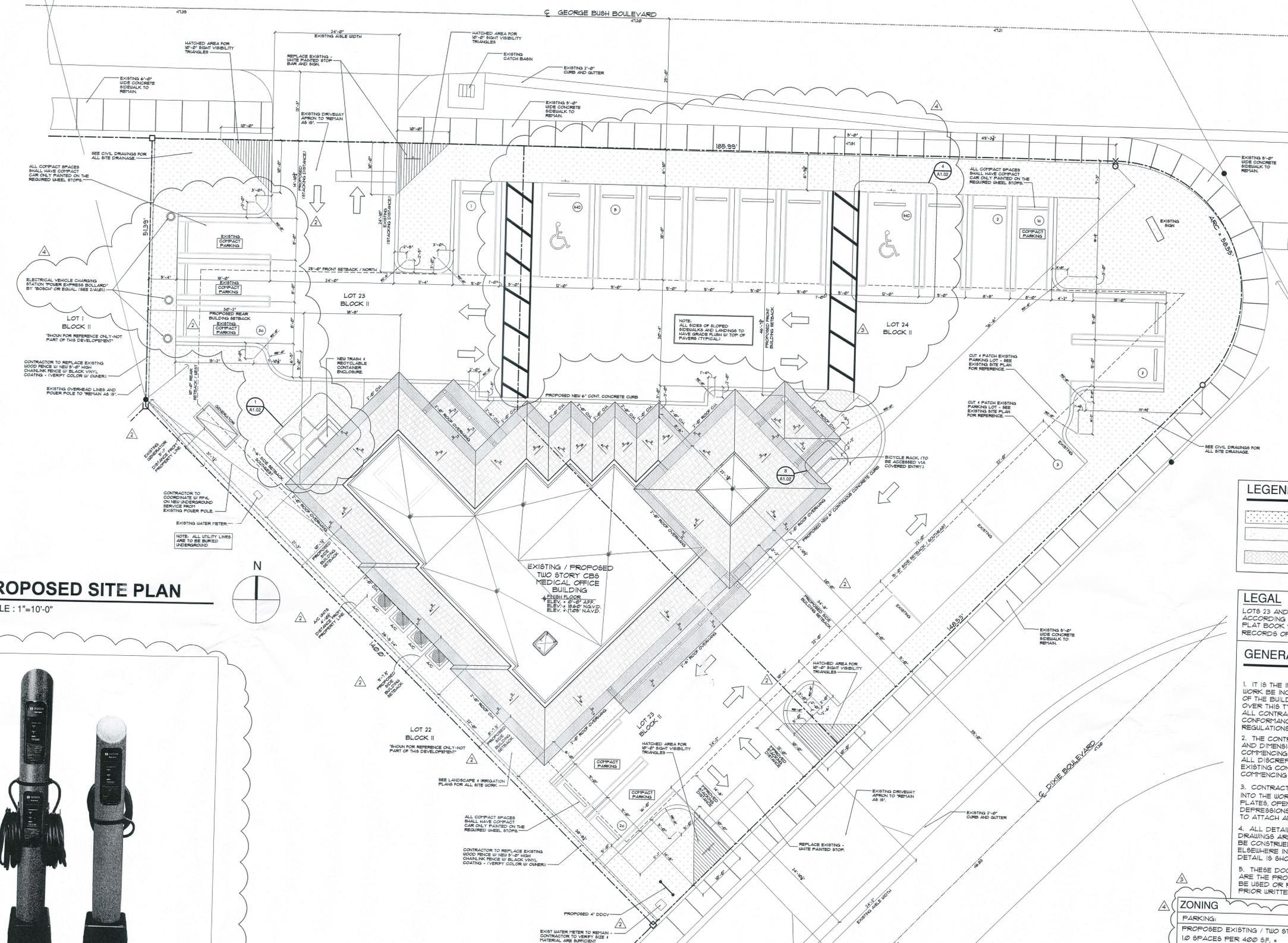
DESIGNED BY:
CARTER & ASSOCIATES
LANDSCAPE ARCHITECTS INC.
 74 N.E. 5th AVE. Delray Beach, FL 33483
 561-272-9621 dhclainc@bellsouth.net LA. 831

REVISIONS	BY
05/01/17 H.P.B.	TE
07/17/17 Per City Comments (05/08/17)	TE

DRAWN	TE
CHECKED	D.H.C.
DATE	04.28.17
SCALE	1/8" = 1'-0"
JOB NO.	41717
SHEET	



PROPOSED PROJECT IS LOCATED ON THE SOUTH SIDE OF GEORGE BUSH BLVD. AND DIXIE BOULEVARD, IN THE HISTORIC DEL-IDA DISTRICT.
VICINITY MAP



- NOTES:**
- DO NOT SCALE DRAWINGS!
 - FIELD VERIFY ALL DIMENSIONS!
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY IN DRAWINGS. (SEE GENERAL NOTES.)
 - ALL AREA CALCULATIONS ARE APPROX.

LEGEND:

[Pattern]	GRASS
[Pattern]	EXISTING CONCRETE WALKWAY TO REMAIN AS IS + PROPOSED DUMPSTER ENCLOSURE
[Pattern]	'OLD CHICAGO BRICK PAVERS' OR EQUAL

LEGAL
LOTS 23 AND 24, BLOCK II, DEL-IDA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- GENERAL NOTES:**
- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
 - CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, FLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND FITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
 - ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
 - THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MUST NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

ZONING R/DEL-IDA

PARKING:
PROPOSED EXISTING / TWO STORY OFFICE BUILDING 1/2 SPACES PER 400 SF. *
(PROPOSED OFFICE AREA - GROSS) = 6,286 SF.
TOTAL SPACES REQUIRED 15,172 SP - 16 SPACES

TOTAL SPACES REQUIRED	16 SP
STANDARD 10' x 3'	10
COMPACT 16' x 8'	6
PARALLEL 22' x 8'	3
H.C. 18' x 11'	2
TOTAL SPACES PROVIDED	21 SP

SITE DATA FOR EXISTING OFFICE BUILDING
TOTAL EXISTING SITE AREA = 20,081 SF. (.46 ACRES) 100%

TOTAL BUILDING AREA	= 3,837 SF.	19.1%
(BRICK PAVERS / CONCRETE WALKWAYS)	= 271 SF.	1.4%
ASPHALT PARKING	= 10,473 SF.	51.9%
LANDSCAPE (PERV.)	= 5,552 SF.	27.6%

REQUIRED SETBACKS PROPOSED SETBACKS

FRONT	25'-0"	FRONT (NORTH)	47'-2" TO 51'-2"
SIDE STREET	15'-0"	SIDE STREET (EAST)	34'-6 1/4" TO 38'-8"
SIDE INT.	7'-6"	SIDE INT. (SOUTH)	7'-6" TO 10'-1 1/2"
REAR	10'-0"	REAR (WEST)	30'-1 1/2" TO 48'-10"
ALLOWABLE HT.	35'-0"	HEIGHT	31'-9 1/4" MEAN RF HT.

APPROX. BUILDING AREA CALCULATIONS

	TOTAL UNDER A/C	TOTAL UNDER ROOF
PROPOSED GROUND FLOOR AREA:		
ENTRY LOBBY		88 SQ.FT.
STAIR #1		144 SQ.FT.
ELEVATOR #1		149 SQ.FT.
GROUND FLOOR TENANT SPACE		70 SQ.FT.
TOTAL GROUND FLOOR AREA	3,091 SQ.FT.	
FRONT COVERED PORCH		88 SQ.FT.
EAST SIDE COVERED PORCH		124 SQ.FT.
WEST SIDE COVERED ENTRANCE		103 SQ.FT.
TOTAL GROUND FLOOR AREA UNDER ROOF		3,837 SQ.FT.
PROPOSED SECOND FLOOR TENANT SPACE:		
FRONT COVERED PORCH	3,127 SQ.FT.	88 SQ.FT.
EAST SIDE COVERED PORCH		124 SQ.FT.
WEST SIDE COVERED PORCH		88 SQ.FT.
TOTAL SECOND FLOOR AREA UNDER ROOF		3,427 SQ.FT.
TOTAL FLOOR AREA UNDER A/C	6,286 SQ.FT.	
TOTAL FLOOR AREA UNDER ROOF		7,264 SQ.FT.

Class IV SPM for a 3,427 sq. ft. building addition and site improvements. 2017-19

CERTIFICATE OF APPROPRIATENESS APPROVAL

Historic Preservation Board Nov. 1, 2017 Date

Planning Dept. Justin Stilling 11/6/18 Name & Date

All Applications For Permits Must Conform In Every Respect To These Approved Plans.

Waiver: NO YES CODE SECTION: N/A

1 PROPOSED SITE PLAN
A1.01 SCALE: 1"=10'-0"

Specifications	Single Bolt	Dual Bolt	Single Bolt	Dual Bolt
Adjustable Amperage	12-32 Amps	x2	30 Amps	30 Amps x2
Voltage	96-264 VAC	x2	40 Amps	40 Amps x2
Cord Length	23 ft	23 ft x2	Temperature Rating	-40°F to +122°F (-40°C to +50°C)
Weight	125 lbs	150 lbs	Enclosure	NEMA Type 4X: rain, sleet, snow, ice, cold, and heat resistant
Dimensions	Diameter 7.2" Height 58"	Diameter 7.2" Height 68"	Input/Output Power	7.2 kW 7.2 kW x2

2 VEHICLE CHARGING BOLLARD
A1.01 SCALE: N.T.S.

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