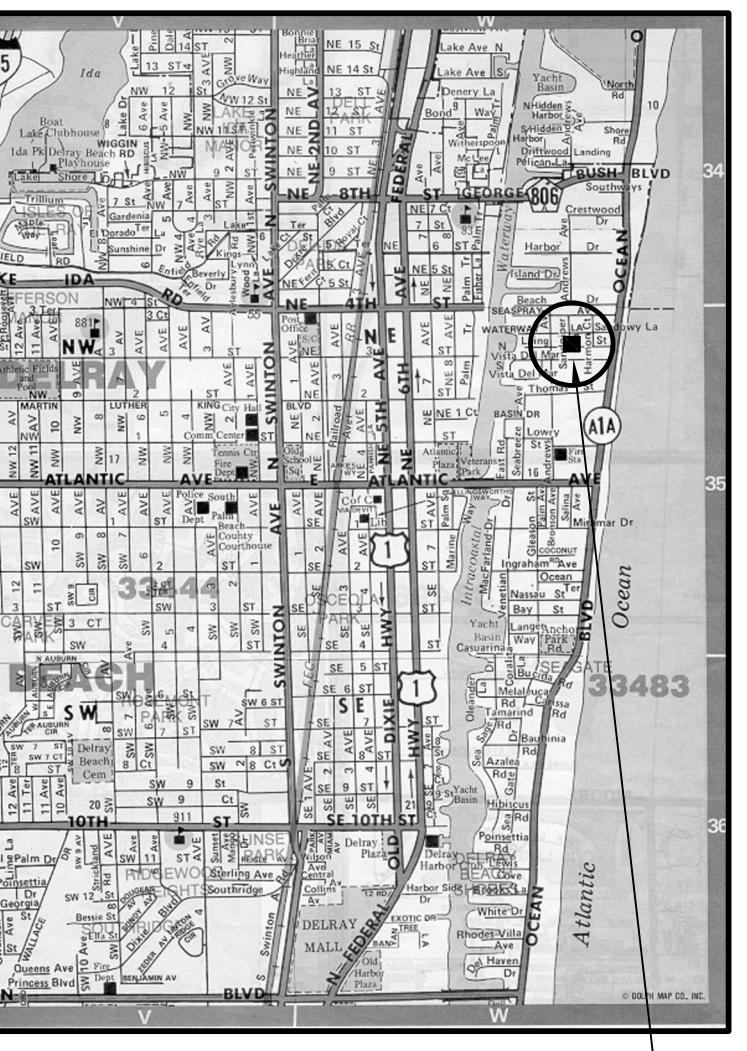


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VICINITY MAP

NOTES:

1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL DIMENSIONS!
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS ON AND AROUND THE PROPERTY. DO THE WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
4. ALL AREA CALCULATIONS ARE APPROX.

GENERAL NOTES:

1. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE INCONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTOR'S DO THE WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS EXISTING ON THE PROPERTY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD IN CONFORMITY WITH THE DRAWINGS, ALL INSERTS, ANCHORS, ANGLES, PLATED OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
4. ALL DETAILS AND SECTION SHOWN ON THE DRAWINGS ARE FOR INFORMATION ONLY. THEY SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
5. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE NOT CONTRACTUAL IN NATURE AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

EXISTING SET BACKS:

	EXISTING	REQUIRED
FRONT	30'-0"	38'-0"
SIDE INTERIOR (SOUTH)	11'-9"	12'-0"
SIDE STREET (NORTH)	5'-3 1/2"	11'-0"
REAR	28'-8"	12'-0"
ALLOWABLE HT.	38'-0" (MEAN RF HT) (ABOVE FBC - FREEBOARD / ELEVATION)	
EXISTING PORTION OF HOUSE TO ENCRASE OVER SETBACK		

**ZONING R-1-AAA
(BEACH OVERLAY DISTRICT)**

EXISTING SITE DATA

TOTAL SITE AREA	9,163 S/F
TOTAL BLDG FOOTPRINT	2,941 S/F
DRIVEWAY, PAVERS & POOL / DECK	2,895 S/F
TOTAL IMPERVIOUS AREA (PAVERS, ASPHALT ETC)	5,826 S/F
TOTAL PERVIOUS AREA (LANDSCAPING)	3,251 S/F
TOTAL LOT COVERAGE	2,941 SQFT. / 9,163 SQFT. = 32.16%

DESCRIPTION:

THE EAST 100 FEET OF THE WEST 280 FEET OF THE SOUTH 105 FEET OF THE OCEAN BEACH LOT 3, ACCORDING TO THE PLAT OF SUBDIVISION OF FRACTIONAL HALF OF SECTION 16, TOWNSHIP 46, SOUTH RANGE 14, EAST 100 FEET IN THE OFFICE OF THE CLERK OF THE FIRST COURT IN AND FOR PINE BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 29.

EXISTING SITE PLAN
A1.00
SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)

1
A1.00
SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)

N

