

# CUSTOM RESIDENCE

Project Number:

23116

## CUSTOM RESIDENCE

46 MARINE WAY,  
DELRAY BEACH, FL, 33483



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING

## GENERAL NOTES

GENERAL CONSTRUCTION NOTES (CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE- RESIDENTIAL 7TH EDITION (2020) INCLUDING ACCESSIBILITY, BUILDING, ENERGY CONSERVATION, EXIST. BUILDING, FUEL GAS, PLUMBING, ELECTRICAL, MECHANICAL, AND FIRE PROTECTION.)

- [illegible]

**FLOOR FRAMING NOTES:**

1. THE STRUCTURAL FRAMING SHOWN IS SCHEMATIC IN NATURE. HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL FLOOR DESIGNERS LAYOUT. PROVIDE SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL. FAILURE TO PROVIDE SHOP DRAWINGS MAY RESULT IN ACHIEVING INADEQUATE ENGINEERING.
2. FLOOR PLYWOOD WHEN APPLICABLE SHALL BE 23/32" APA RATED STRUCTURAL SHEATHING, 48/24, EXPOSURE 1

1. THE STRUCTURAL DRAWING SHOWN IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION OF THE TRADING SCHEME SHOWN WILL BE CLOSELY PARALLEL. FINAL FLOOR DESIGNERS LAYOUT, PROVIDE SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL. FAILURE TO PROVIDE SHOP DRAWINGS MAY RESULT IN ADDITIONAL ENGINEERING.
2. FLOOR & WINDOW HEADS APPLICATIONS SHALL BE 200MM ABOVE RATED STRUCTURAL SHEATHING, 4824, EXPOSURE 1 NAILED WITH 100 x 6/17 GALV. RINGS/NAIS, UNLESS OTHERWISE NOTED.
3. ADDITIONAL BEARING POINTS OR MODIFIED POINTS SHALL BE APPROVED BY ENGINEER OF RECORD. A RIVET OR BEAM END MUST BE DISPOSED TO ACCOMMODATE WINDOW HEAD HEIGHTS. PROVIDE ADDITIONAL 45 DEGREE BARS FOR EACH 8" DROP.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS, REPORT DISCREPANCIES TO THIS ENGINEER PRIOR TO CONSTRUCTION.
5. THE BEAM DEPTHS HAVE BEEN SET ACCORDING TO THE ARCHITECTURAL REQUIREMENTS FOR WINDOW/DOOR HEAD HEIGHTS. CONTRACTOR TO VERIFY DEPTHS AND REPORT DISCREPANCIES TO THIS ENGINEER IMMEDIATELY.
6. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY BEAMS TO SUPPORT ALL SUPPORTING MASONRY, GRAVITY LOADING.
7. LIVE LOAD = 40 PSF 60 PSF AT EXTERIOR BALCONIES
8. DEAD LOAD = 25 PSF
- MECHANICAL NOTES
- I. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, REGISTERS IN THE FIELD, WITH ELECTRICAL, LIGHTING, AND AC UNIT LOCATIONS.
2. COORDINATE LOCATION OF A/C UNITS AND FANS WITH BUILDING STRUCTURE SO THAT NO INTERFERENCES OCCUR. BUILDER TO COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THAT NO INTERFERENCES OCCUR.
3. PROVIDE ALL DUCTWORK WITH PROPER INSULATION AND PROTECT DUCTWORK FROM AIR CONDITIONING AS REQUIRED. SEAL ALL DUCTS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
4. PROVIDE AND INSTALL FLEXIBLE CONNECTIONS OF APPROVED TYPE AT ALL A/C UNIT SUPPLY AND RETURN DUCT WORK. ALL EXHAUST FANS SHALL DISCHARGE THROUGH ROOF A MINIMUM OF 10'-0" FROM ALL A/C UNIT FRESH AIR INTAKES.
5. RUN CONDENSATE DRAIN TO NEAREST WASTE DRAIN.
6. THERMOSTAT LOCATION SHALL BE APPROVED BY THE BUILDER AND OWNER BEFORE INSTALLATION.
7. ALL EXHAUST FANS SHALL BE SEPARATELY FROM BATH-ROOM FAN FIXTURES UNLESS OTHERWISE NOTED.
8. SWITCH/TOILET EXHAUST FAN SEPARATELY FROM BATH-ROOM FAN FIXTURES UNLESS OTHERWISE NOTED.
9. AIR CONDITIONING CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL EQUIPMENT AND DUCT WORK. A/C CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AIR EQUIPMENT SPECIFIED ON THE ENERGY CALCULATIONS/AIR SYSTEM SUMMARY.
10. MECHANICAL A/C SYSTEM TO BE DESIGNED TO MAINTAIN A RELATIVE HUMIDITY LEVEL OF LESS THAN 50% TO MINIMIZE THE POTENTIAL FOR ALLERGIES.
11. IF GAS BODY IS INSTALLED INTO AN ENCLOSED CABINET, A LOUVERED SCREENED VENT MUST BE PROVIDED FOR VENTILATION.
12. PROVIDE SAFE WASTE FOR AIR CONDITIONING UNIT W/ TRAP. (SEE A/C SHOP DRAWING FOR LOCATION OF UNITS AND VENTS)
13. ALL THERMOSTAT LOCATIONS TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
- PLUMBING NOTES
1. ALL SINKER HEADS SHALL BE EQUIPPED WITH ANTI-SCALDING PROTECTION PER CODE.
2. PLUMBING CONTRACTOR SHALL VERIFY CENTURINE DIMENSIONS OF FIXTURE AS PER OWNERS SELECTION.
- ARCHITECTS STATUS
- I. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNOLOGIES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE OR SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO COMPLY WITH THE WORK OR FOR THE WORK IN CONNECTION WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL, OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL ASPECTS OF THE CONSTRUCTION INCLUDING CROSS REFERENCING ALL OBVIOUS RELATED DOCUMENTS AND DRAWINGS, SHOULD THE ARCHITECT BE REQUIRED TO PROVIDE ANY ADDITIONAL CORRECTIONS AND SHOULD BE RESPONSIBLE FOR NO ADDITIONAL PAYMENT SHALL BE WARRANTED OR APPROVED BY THE OWNER OR THE ARCHITECT. SHOULD THE SERVICES OF THE ARCHITECT AND/OR HIS CONSULTANTS BE REQUIRED TO REMEDY OR REVISE THE CONSTRUCTION, THE ARCHITECT AND/OR HIS CONSULTANTS SHALL BE REQUIRED TO PROVIDE SUCH REMEDY, REVISION, CORRECTION, OR REPAIR. THESE SERVICES SHALL BE MADE BY THE GENERAL CONTRACTOR THROUGH THE CHANGE ORDER PROCESS OR BY SEPARATE AGREEMENT WITH THE ARCHITECT AND/OR HIS CONSULTANTS.
3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE INTENT OF THESE DOCUMENTS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR COMPLETE SYSTEMS AND A COMPLETE JOB AS INDICATED IN THE CONTRACT DOCUMENTS.
4. ALL BIDDERS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE VERIFIED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMANCE OF THE WORK, AND DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- FREE LOOKING AND TRAVELING
- I. DRAFTSMANSHIP IN FLOOR AND CEILING ASSEMBLIES NOT TO EXCEED 1000 SF. IN ATTICS FOR AREAS OVER 2000 SF.
2. INTERIOR FLOORING IN CONCEALED SPACES BOTH VERTICAL AND HORIZONTAL, SUCH AS BUT NOT LIMITED TO, STUD WALLS, FLURRED SPACES, SOFFITS, DROP CEILINGS, COVES, STAIR STRINGERS (TOP AND BOT) OPENINGS FOR VENTS, PIPES, DUCTS, CHIMNEYS, FLOOR JOISTS OR TRUSSES.
- ELECTRICAL AND MECHANICAL NOTES
1. THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL CODE LATEST ADOPED EDITION (SEE ELECTRICAL PLANS FOR ADDITION) SHALL APPLY.

## ABBREVIATIONS

ACCUS.	ACQUISIT.	MTD.	MOUNTED
ADJ.	ADJUSTABLE	MUL.	MULLION
AL.	ALUMINUM	N/C.	NOT IN CONTRACT
BLDG.	BUILDING	NO.	NUMBER
BLK.	BLOCK	N/S.	NOT TO SCALE
BOT.	BOTTOM	O.A.	OVERALL
CAB.	CABINET	OB.S.	OBSCURE
CLR.	CLEAR	O.C.	ON CENTER
COL.	COLLUM	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	OPNG.	OPENING
CONN.	CONNECTION	OPP.	OPPOSITE
CONT.	CONTINUOUS	PL.	PLATE
CTSK.	COUNTERSINK	PLAS.	PLASTER
DEC.	DECORATIVE	PR.	PAIR
DET.	DETAIL	PRCST.	PRECAST
D.F.	DOUGLAS FIR	P.T.D.F.	PRESSURE TREATED
DIA.	DIAMETER	PTN.	PARTITION
DN.	DOWN	Q.T.	QUARRY TILE
D.S.	DOWN SPOUT	R.D.	RADIUS
DWG.	DRAWING	R.M.	ROOM
EA.	EACH	R.O.	ROUGH OPENING
EL.	ELEVATION	R.W.D.	REDWOOD
ELEC.	ELECTRICAL	R.W.L.	RAIN WATER LEADER
EQ.	EQUAL	S.C.	SOLID CORE
EXH.	EXHAUST	SCHED.	SCHEDULE
EXP.	EXPANSION	S-HT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
EXIST.	EXISTING	SQ.	SQUARE
F.F.	FINISH FLOOR	STD.	STAINLESS STEEL
F.L.S.	FLASHING	STST.	STANDARD
FLUOR.	FLUORESCENT	STL.	STEEL
FT.	FOOT/FEET	STOR.	STORAGE
FTG.	FOOTING	STRUC.	STRUCTURAL
GA.	GAUGE	SUSP.	SUSPENDED
GL.V.	GALVANIZED	T.C.	TOP OF CURB
GL.	GLASS	T.B.	TELEPHONE
GR.	GRADE	TSG.	TOMBLE AND GROOVE
GIP.	GIPSUM	THK.	THICK
H.B.	HUGE BEBB	T.O.C.	TOP OF CHIMNEY
HC.	HOLLOW CORE	T.O.F.R.	TOP OF FRAMING
HW.	HARDWOOD	T.O.L.	TOP OF LEADER
HWIE.	HARDWARE	T.O.P.L.	TOP OF PLATE
HT.	HEIGHT	TYP.	TYPICAL
HOR.	HORIZONTAL	UNO.	UNLESS NOTED OTHERWISE
ID.	INSIDE DIAMETER	UNON.	UNLESS OTHERWISE NOTED
INCAND.	INCANDESCENT	VEST.	VESTIBULE
INSUL.	INSULATION	W/	WITH
INT.	INTERIOR	W/O	WITHOUT
LAM.	LAMINATE	W.C.	WATER CLOSET
LAV.	LAVATORY	W.D.	WOOD
LOC.	LOCATION	WH.	WATER HEATER
MAX.	MAXIMUM	WHT.	WEIGHT
MECH.	MECHANICAL	E	AND
MET.	METAL	-	ANGLE
MFR.	MANUFACTURER	=	AT
MIN.	MINIMUM	CL.	CENTER LINE
MISC.	MISCELLANEOUS	=	POUND OR NUMBER
M.Q.	MASONRY OPENING		

## PROJECT CLASSIFICATION

OCCUPANCY CLASSIFICATION:  
GROUP R3  
TYPE OF CONSTRUCTION CLASSIFICATION:  
TYPE VB CONSTRUCTION  
SPRINKLED  
TWO STORY - SINGLE FAMILY RESIDENCE

## SHEET INDEX

Sheet	Description
A0.0	COVER SHEET AND GENERAL NOTES
A0.1	EXISTING SITE PLAN
A0.2	EXISTING 1ST, 2ND AND 3RD FLOOR PLAN
A0.3	EXISTING ELEVATIONS
A1.0	PROPOSED SITE PLAN
A1.1	PROPOSED COMPOSITE PLAN
A1.2	PROPOSED OVERLAY PLAN
A1.3	PROPOSED SETBACK PLAN
A2.0	STREETSCAPE
A2.1	RENDERINGS
A3.0	EXISTING/RELOCATED AND PROPOSED 1ST FLOOR PLAN
A4.0	EXISTING/RELOCATED MEZZANINE/2ND FLOOR PLAN AND PROPOSED MEZZANINE FLOOR PLAN
A5.0	PROPOSED 2ND FLOOR PLAN
A6.0	PROPOSED 3RD FLOOR PLAN
A7.0	PROPOSED ROOF PLAN
A8.0	EXISTING/RELOCATED AND PROPOSED EAST ELEVATION
A9.0	EXISTING/RELOCATED AND PROPOSED WEST ELEVATION
A10.0	EXISTING/RELOCATED AND PROPOSED NORTH ELEVATION
A11.0	EXISTING/RELOCATED AND PROPOSED SOUTH ELEVATION
A12.0	PROPOSED BUILDING SECTION
A13.0	PROPOSED FENCE ELEVATIONS

## Revisions

- |   |                                |
|---|--------------------------------|
| 1 | 11.26.24 REV, PER TAC COMMENTS |
| 2 | 02.05.25 REV, PER TAC COMMENTS |

## NOT FOR CONSTRUCTION

Date	2/7/2025
Drawn   Checked	---  ---
Date   Approval	-
Date   Permit	-
Date   Construction	-

Seal:

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Revisions

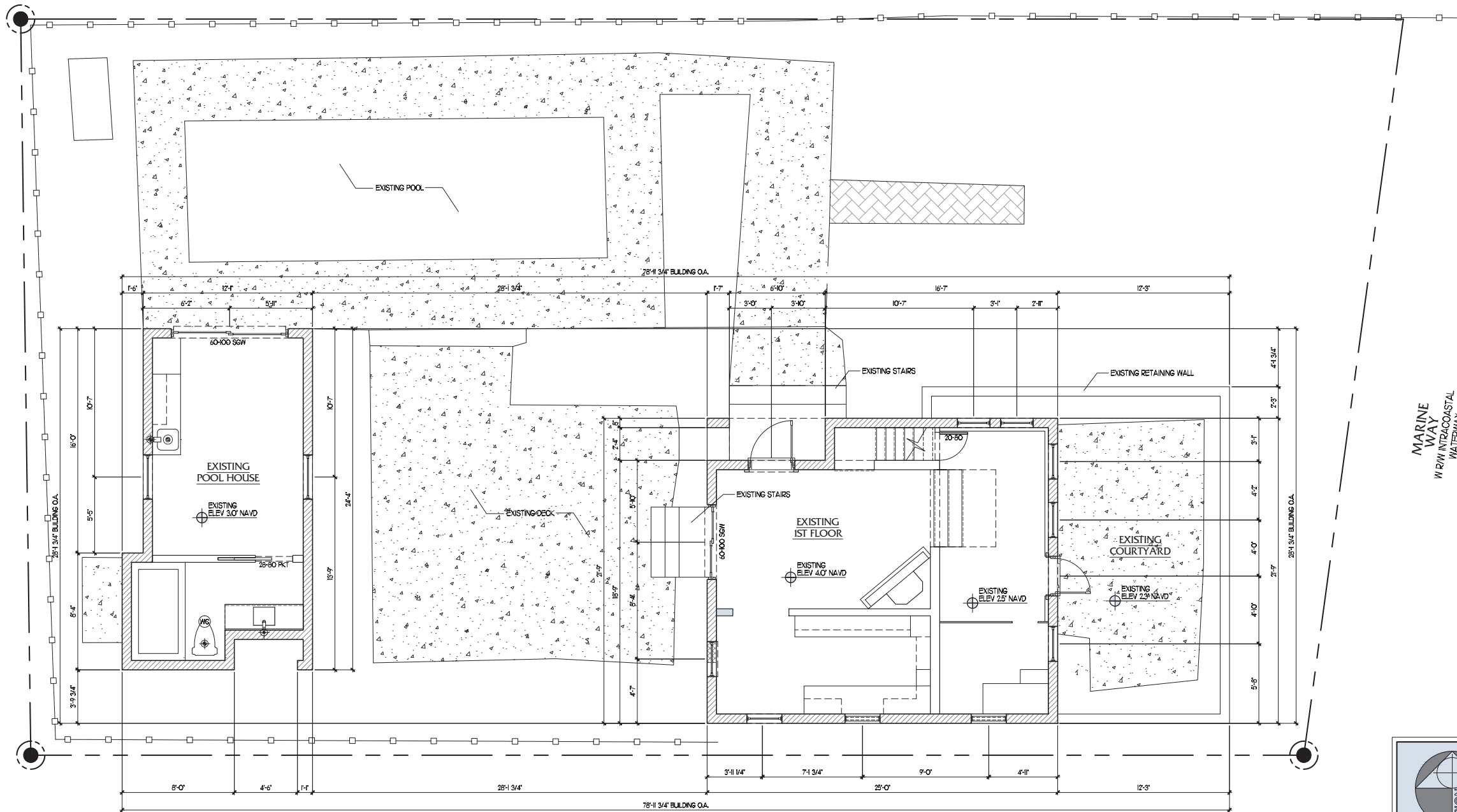
- 09/17/24 REV, PER TAC COMMENTS  
11/26/24 REV, PER TAC COMMENTS

NOT FOR CONSTRUCTION

Date 12/13/2024  
Drawn | Checked ---  
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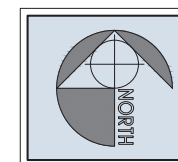
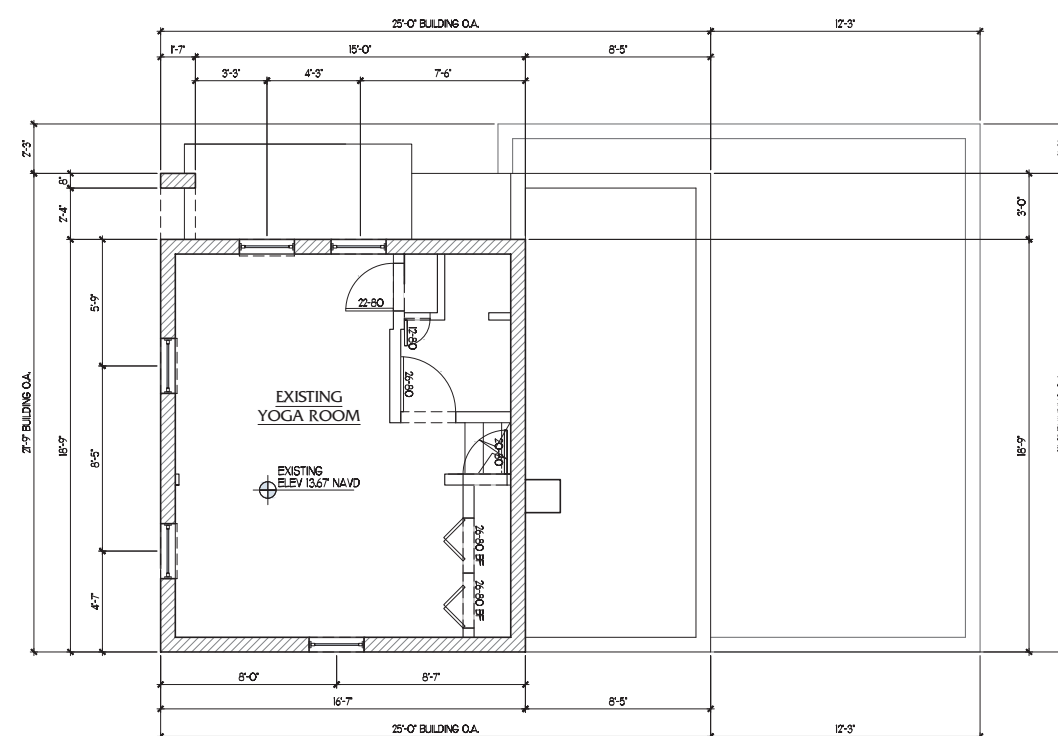
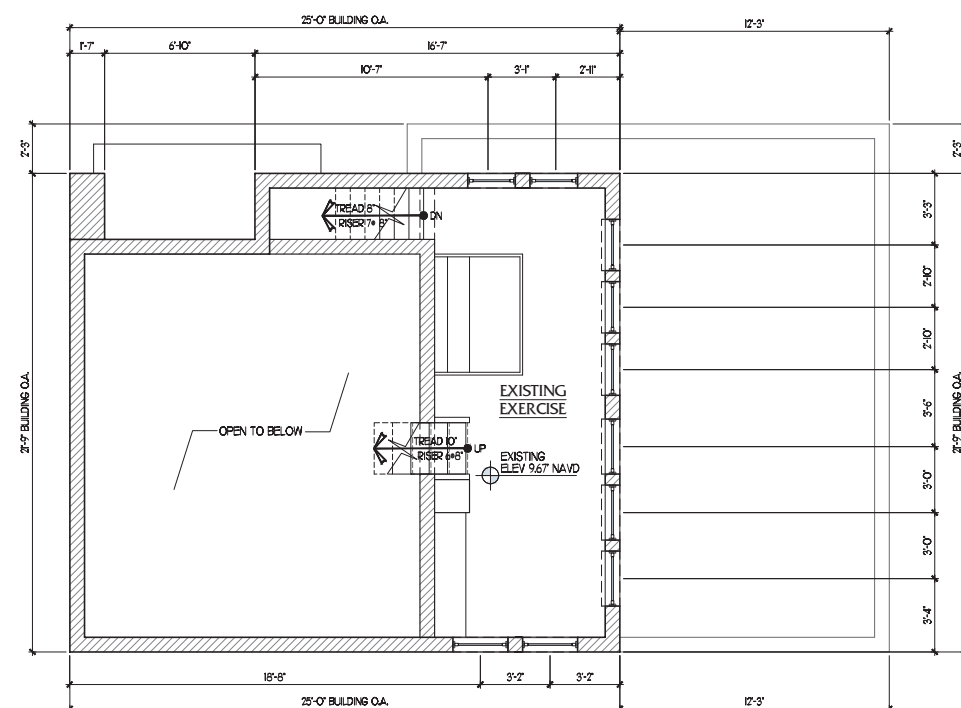
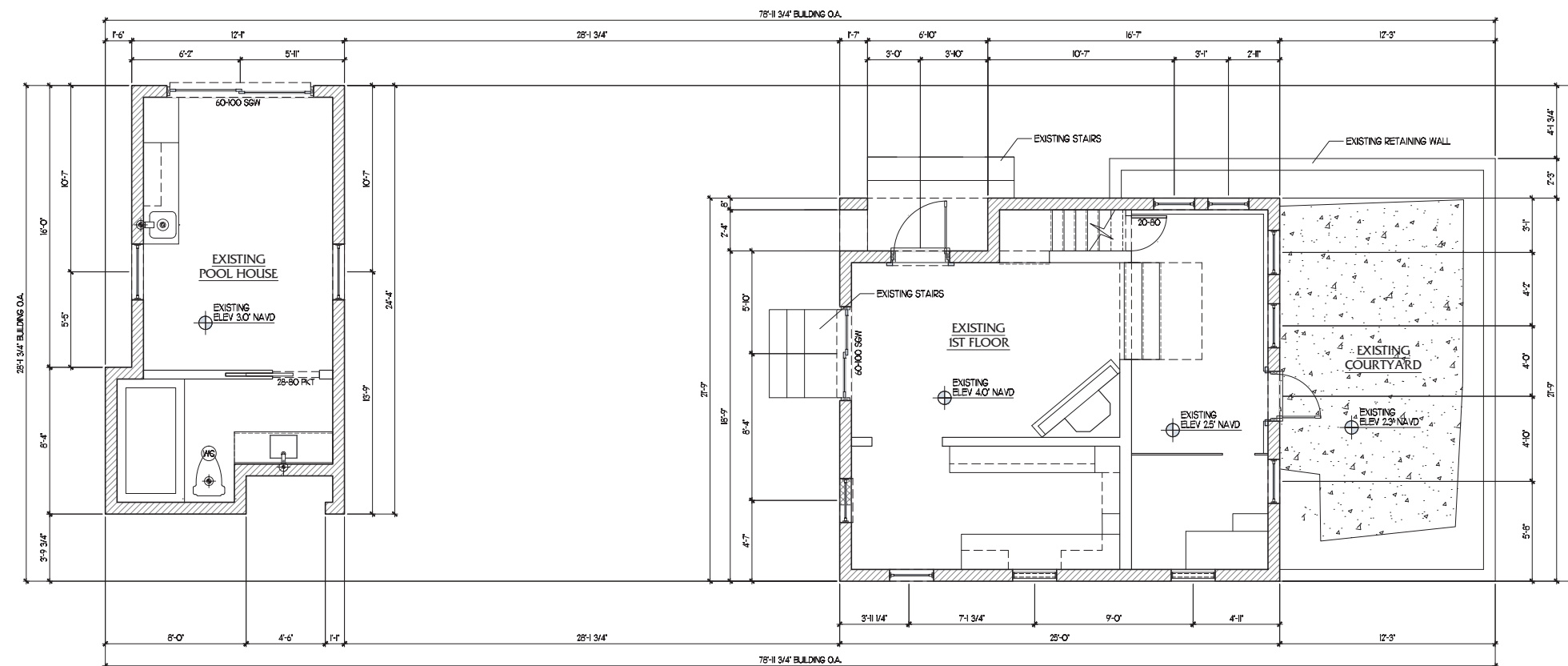
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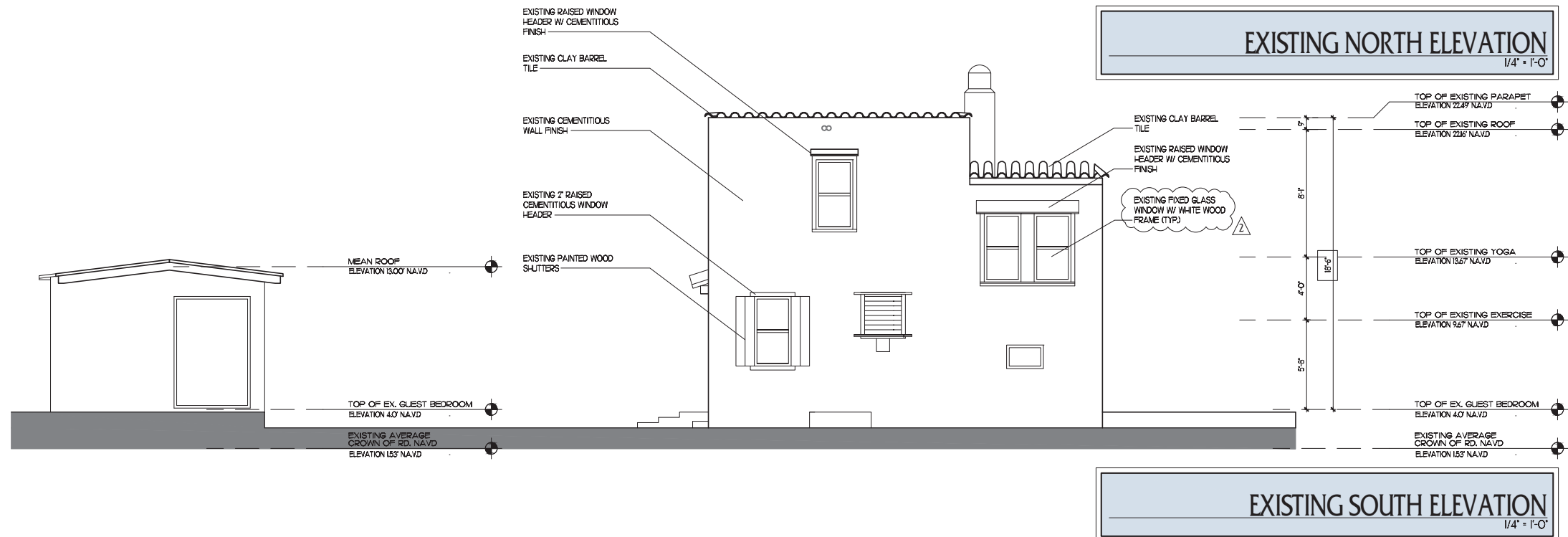
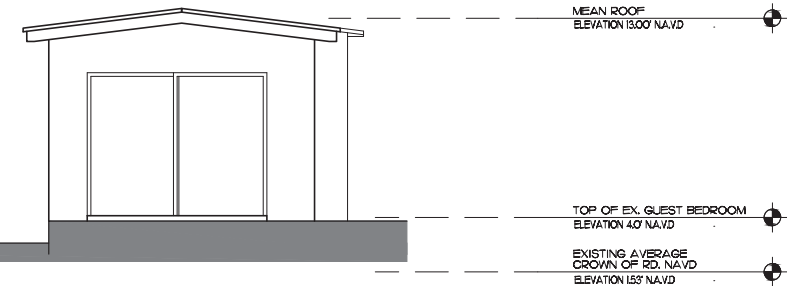
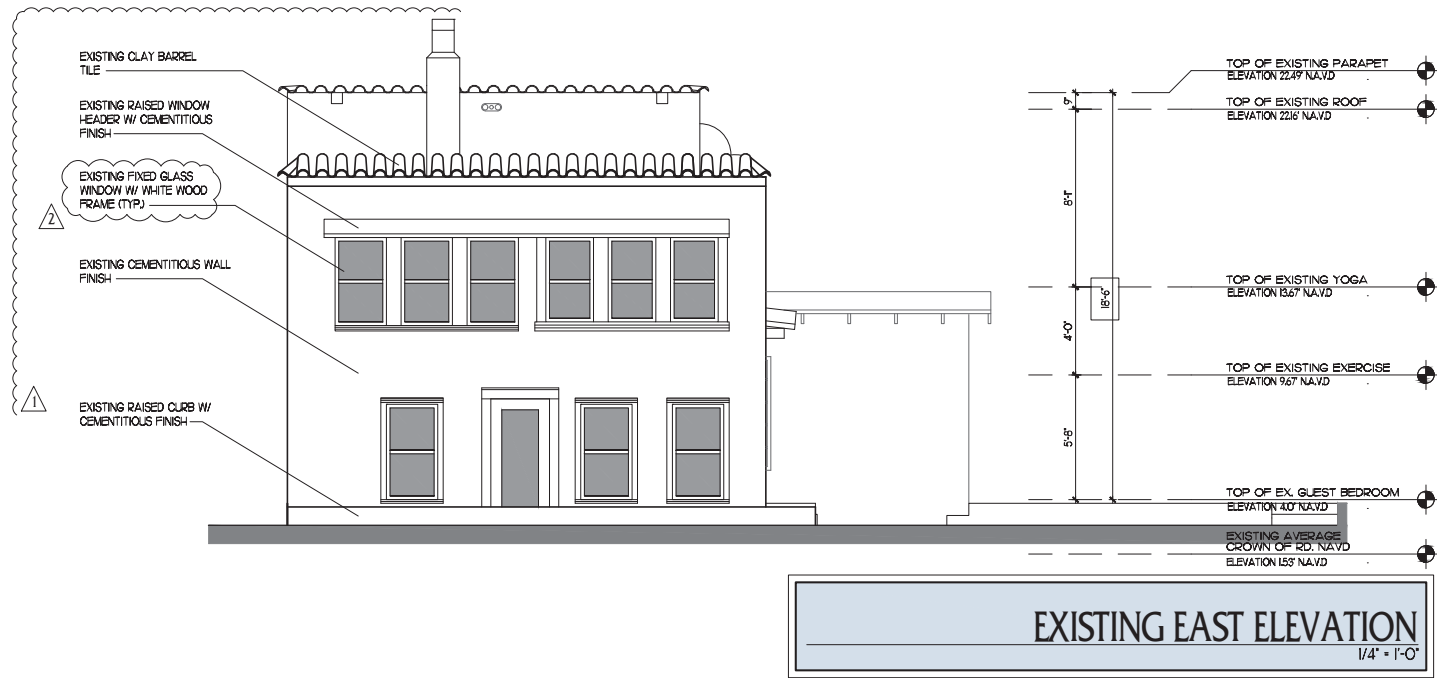
EXISTING WALLS

EXISTING SITE PLAN

1/4" = 1'-0"







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**23116**

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46 MARINE WAY,  
DELRAY BEACH, FL, 33483

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**A0.3**



RELIEF REQUEST CHART					
VARIANCES	SETBACK	REQUIRED	EXISTING	PROPOSED	JUSTIFICATION
LDR SECTION 4.3.4(K) VARIANCE RELIEF	FRONT (EAST) SETBACK	25'-0"	17'-7" / 20'-6"	7'-5 1/2" / 10'-4 1/2"	SEE PROPOSED APPLICATION FOR JUSTIFICATION.
LDR SECTION 4.3.4(K) VARIANCE RELIEF	SOUTH SIDE SETBACK	7'-6"	7'-3" / 6'-1"	7'-3"	SEE PROPOSED APPLICATION FOR JUSTIFICATION.
LDR SECTION 4.3.4(K) VARIANCE RELIEF	REAR (WEST) SETBACK	10'-0"	6'-8"	6'-8" (EXISTING STRUCTURE TO REMAIN) / 10'-0" (WHERE NEW STRUCTURE ADDITION WILL BE ON THE NW SIDE OF PROPERTY)	SEE PROPOSED APPLICATION FOR JUSTIFICATION.
LDR SECTION 4.6.15 VARIANCE RELIEF	POOL SETBACK	10'-0"	7'-2"	7'-6"	SEE PROPOSED APPLICATION FOR JUSTIFICATION.
LDR SECTION 4.5.1(X)(7) WAIVER RELIEF	SECONDARY AND SUBORDINATE		CURRENTLY NOT COMPLIANT WITH THE VISUAL COMPATIBILITY STANDARDS	TO KEEP STRUCTURE NOT COMPLIANT	SEE PROPOSED APPLICATION FOR JUSTIFICATION.
LDR SECTION 4.5.1(X)(7) WAIVER RELIEF	BUILDING HEIGHT PLANE		CURRENTLY NOT COMPLIANT WITH THE BUILDING HEIGHT PLANE	TO KEEP STRUCTURE NOT COMPLIANT	SEE PROPOSED APPLICATION FOR JUSTIFICATION.

SITE DATA			
ZONING DISTRICT: R-1A			
	REQUIRED	EXISTING (10'-0")	PROPOSED (10'-0")
BUILDING HT:	35 FEET	18.5 FEET FROM REFERENCE SLAB - 2 STORIES	35 FEET FROM REFERENCE SLAB - 3 STORIES
LOT AREA:	7,500 SQ.FT	4,972 SQ.FT	--
LOT WIDTH:	MIN. 60'-0", MAX. 80'-0"	52'-11 3/4"	--
LOT DEPTH:	MIN. 100'-0"	90'-9 1/2"	--
LOT COVERAGE:	--	1313 SQ.FT	2274 SQ.FT
OPEN SPACE AREA:	--	3,659 SQ.FT (74%)	2,698 SQ.FT (54%)
BUILDING SETBACKS:			
FRONT (EAST) SETBACK:	25'-0"	17'-7" / 20'-6"	7'-5 1/2" / 10'-4 1/2" *VARIANCE REQUEST
REAR (WEST) SETBACK:	10'-0"	6'-8"	6'-8" / 10'-0" *VARIANCE REQUEST
SOUTH SIDE SETBACK:	7'-6"	7'-3" / 6'-1"	7'-3" *VARIANCE REQUEST
NORTH SIDE SETBACK:	7'-6"	22'-1"	7'-6"
POOL SETBACK:	10'-0"	7'-2"	7'-6" *VARIANCE REQUEST

AREA CALCULATION	
EXISTING 1ST FLOOR AC	518 SQ. FT.
EXISTING POOL HOUSE AC	296 SQ. FT.
EXISTING MEZZANINE AC	499 SQ. FT.
EXISTING 2ND FLOOR AC	311 SQ. FT.
TOTAL EXISTING AC	1624 SQ. FT.
EXISTING FRONT COURTYARD	316 SQ. FT.
TOTAL EXISTING SQ.FT.	1940 SQ. FT.
PROPOSED 1ST FLOOR AC	1108 SQ. FT.
PROPOSED 2ND FLOOR AC	1019 SQ. FT.
PROPOSED 3RD FLOOR AC	693 SQ. FT.
TOTAL PROPOSED AC	2820 SQ. FT.
PROPOSED COVD ENTRY	60 SQ. FT.
PROPOSED GARAGE	810 SQ. FT.
TOTAL A/C	4445 SQ. FT.
TOTAL AREA	5632 SQ. FT.
DATE: 11/26/2024	

SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION

VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY

SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION

SITE DRAINAGE BY CIVIL ENGINEER

LOCATION MAP

PARCEL I

A PARCEL OF LAND IN BLOCK 133, DELRAY BEACH, (FORMERLY TOWN OF LINTON) FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-WEST CORNER OF BLOCK 125 OF SAID DELRAY BEACH, FLORIDA (FORMERLY TOWN OF LINTON), THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 125, A DISTANCE OF 311.2 FEET TO THE NORTH-WEST CORNER OF SAID BLOCK 133, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK 133, A DISTANCE OF 338.60 FEET, THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID BLOCK 133, A DISTANCE OF 515 FEET TO THE POINT OF BEGINNING AND THE NORTH-WESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 96.75 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF THE INTERCOASTAL WATERWAY, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 40.36 FEET, THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID BLOCK 133, A DISTANCE OF 90.79 FEET TO A POINT IN A LINE PARALLEL TO AND 515 FEET EASTERLY OF, AS MEASURED ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID BLOCK 133, THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

PARCEL II

A PARCEL OF LAND IN BLOCK 133, DELRAY BEACH, (FORMERLY TOWN OF LINTON), FLORIDA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK I, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-WEST CORNER OF BLOCK 125 OF SAID DELRAY BEACH, FLORIDA, (FORMERLY TOWN OF LINTON), THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 125, A DISTANCE OF 311.2 FEET TO THE NORTH-WEST CORNER OF SAID BLOCK 133, THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID BLOCK 133, A DISTANCE OF 338.60 FEET, THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID BLOCK 133, A DISTANCE OF 515 FEET TO THE POINT OF BEGINNING AND THE SOUTH-WESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE EASTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 96.75 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY OF THE INTERCOASTAL WATERWAY, THENCE NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.61 FEET, THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID BLOCK 133, A DISTANCE OF 96.61 FEET TO A POINT IN A LINE, PARALLEL TO AND 515 FEET EASTERLY OF, AS MEASURED ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID BLOCK 133, THENCE SOUTHERLY, ALONG AND PARALLEL LINE A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING.

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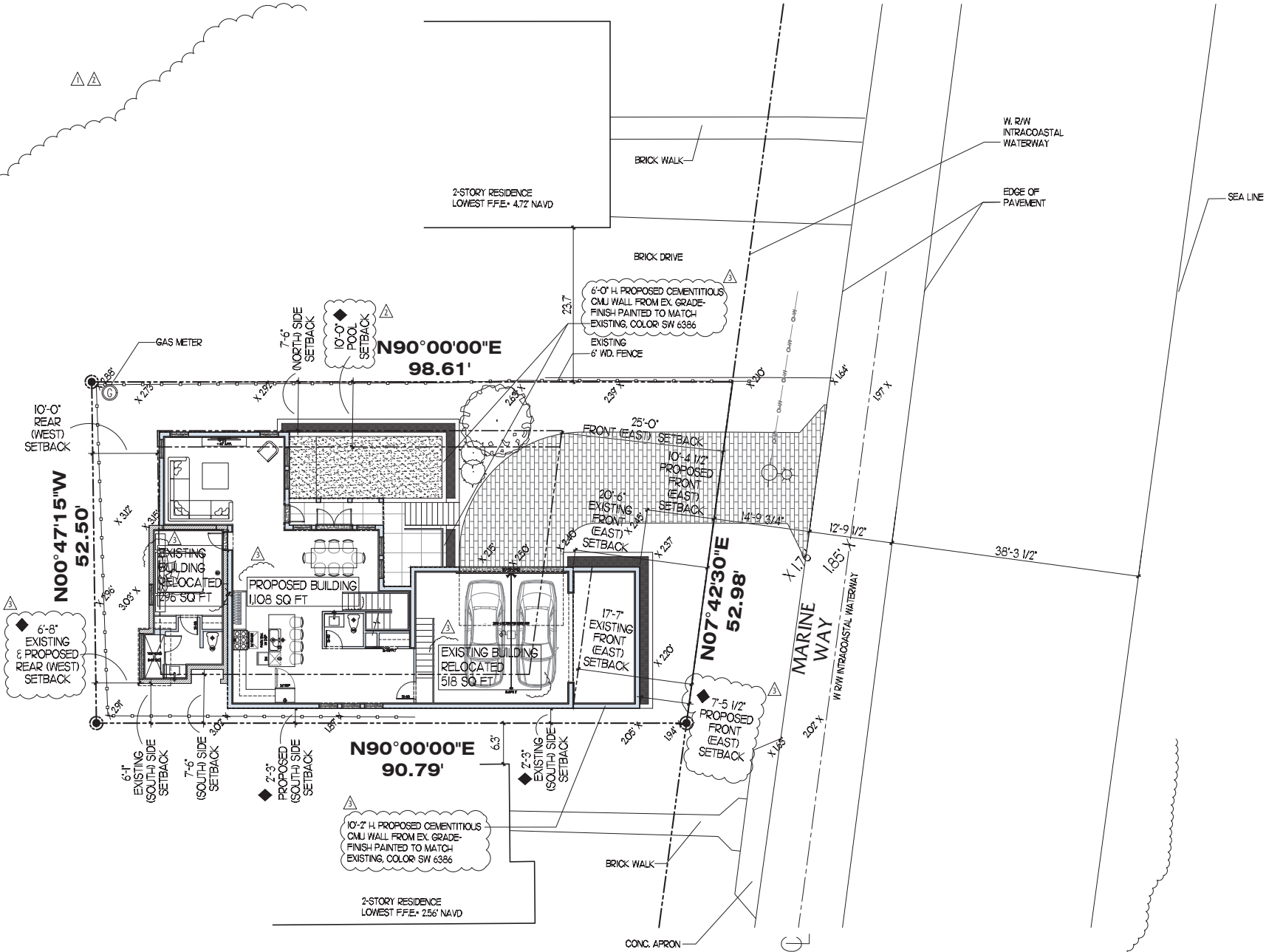
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Date	2/13/2025
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Date   Permit	---
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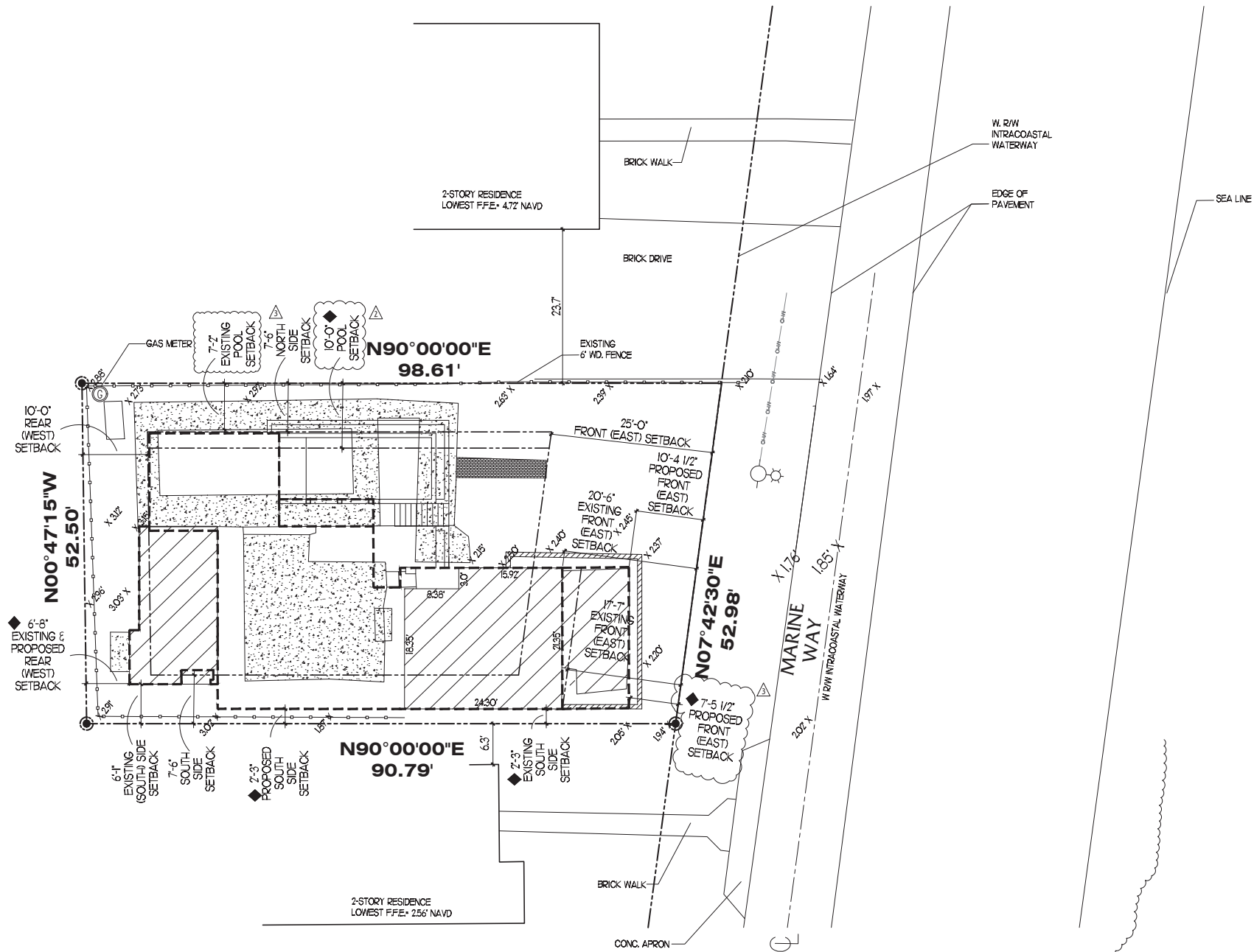
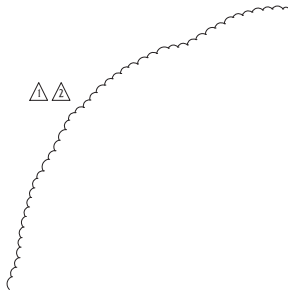
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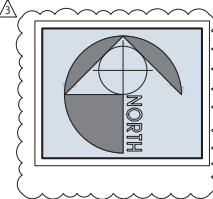
SITE PLAN LEGEND	
◆	VARIANCE REQUEST

SITE PLAN

1" = 10'-0"



COMPOSITE PLAN LEGEND	
	EXISTING RESIDENCE TO BE RELOCATED
	HARDSCAPE TO BE RELOCATED
	PROPOSED BUILDING



## COMPOSITE OVERLAY PLAN

1" = 10'-0"

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Revisions

- △ 091724 REV, PER TAC COMMENTS
- △ 112624 REV, PER TAC COMMENTS
- △ 020525 REV, PER TAC COMMENTS

NOT FOR CONSTRUCTION

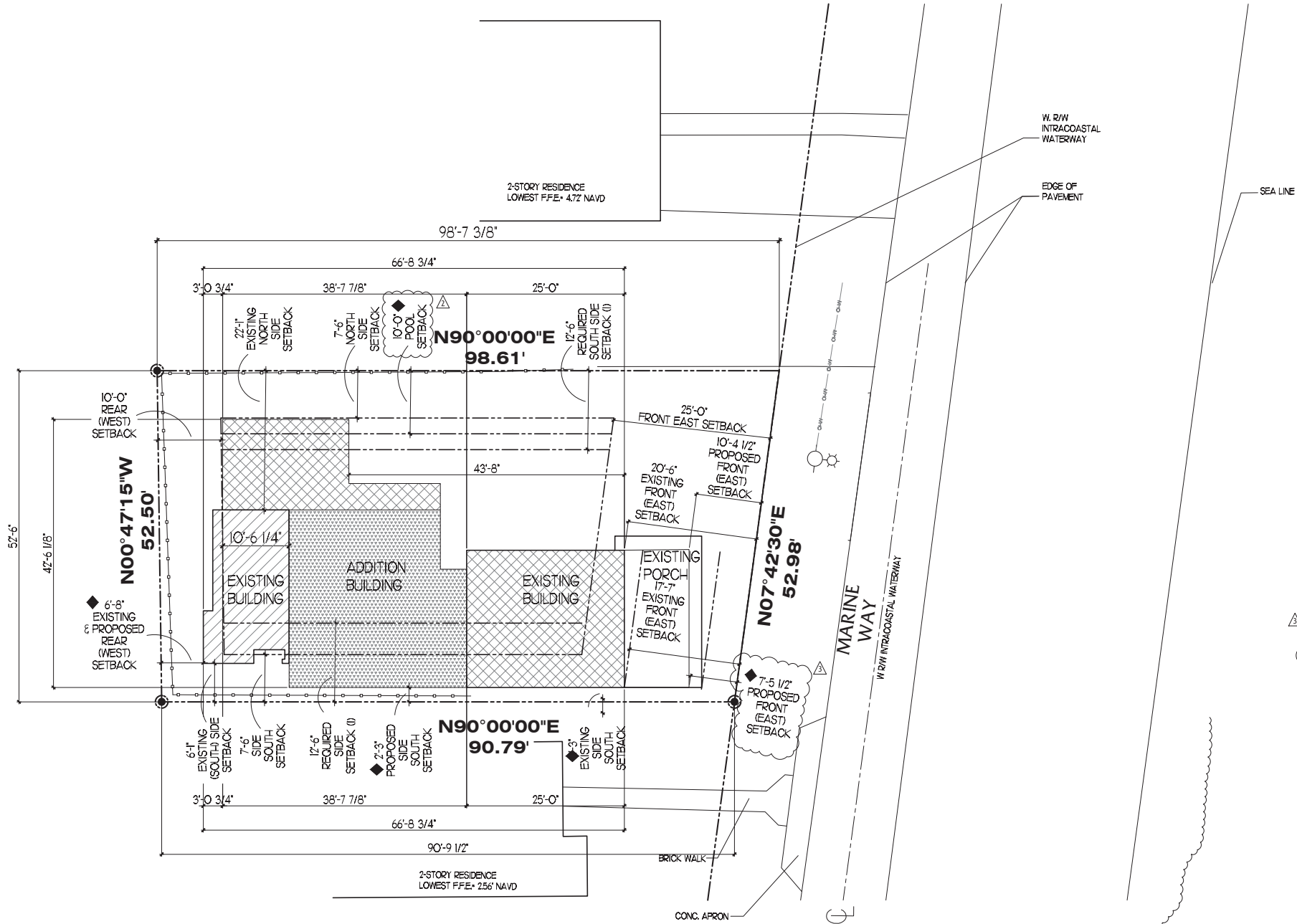
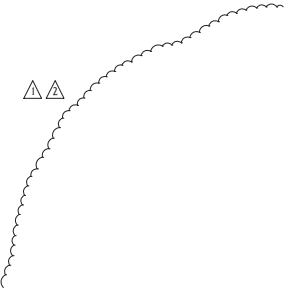
Date 2/13/2025  
Drawn | Checked --- | ---  
Date | Approval ---  
Date | Permit ---  
Date | Construction ---

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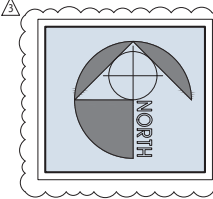
**A1.1**



SETBACK DATA			
	REQUIRED	EXISTING	PROPOSED
FRONT BLDG SETBACK (EAST)	25'-0"	17'-7" / 20'-6"	7'-5 1/2" / 10'-4 1/2" *VARIANCE REQUEST
REAR SETBACK (WEST)	10'-0"	6'-8" *VARIANCE REQUEST	10'-0"
SOUTH SIDE SETBACK	7'-6"	2'-3" / 6'-1"	2'-3" *VARIANCE REQUEST
NORTH SIDE SETBACK	7'-6"	22'-1"	7'-6"
POOL SETBACK	10'-0"	7'-2"	7'-6" *VARIANCE REQUEST

ADDITIONAL SETBACK DATA		
SIDE	RIGHT SIDE (NORTH)	LEFT SIDE (SOUTH)
LOT DEPTH	98.61'	90.79'
BUILDING DEPTH	66.73' (68% OF LOT DEPTH)	66.73' (73% OF LOT DEPTH)
PORTION OF BUILDING GREATER THAN 1 STORY THAT NEED AN ADDITIONAL 5' SETBACK	14.30' (14'-4")	10.40' (10'-5")
PORTION OF BUILDING GREATER THAN 1 STORY THAT HAVE AN ADDITIONAL 5' SETBACK	43.67' (43'-5")	10.52' (10'-6 1/4")

SETBACK PLAN LEGEND	
	1 STORY BUILDING
	2 STORY BUILDING
	3 STORY BUILDING
	VARIANCE REQUEST



NOTE:  
(1) ADDITIONAL 5' SETBACK FOR BUILDINGS DEEPER THAN 50% OF THE LOT DEPTH (CHECK ADDITIONAL SETBACK DATA TABLE)

SETBACK PLAN

1" = 10'-0"

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Revisions	
09/17/24 REV, PER TAC COMMENTS	
11/26/24 REV, PER TAC COMMENTS	
02/05/25 REV, PER TAC COMMENTS	

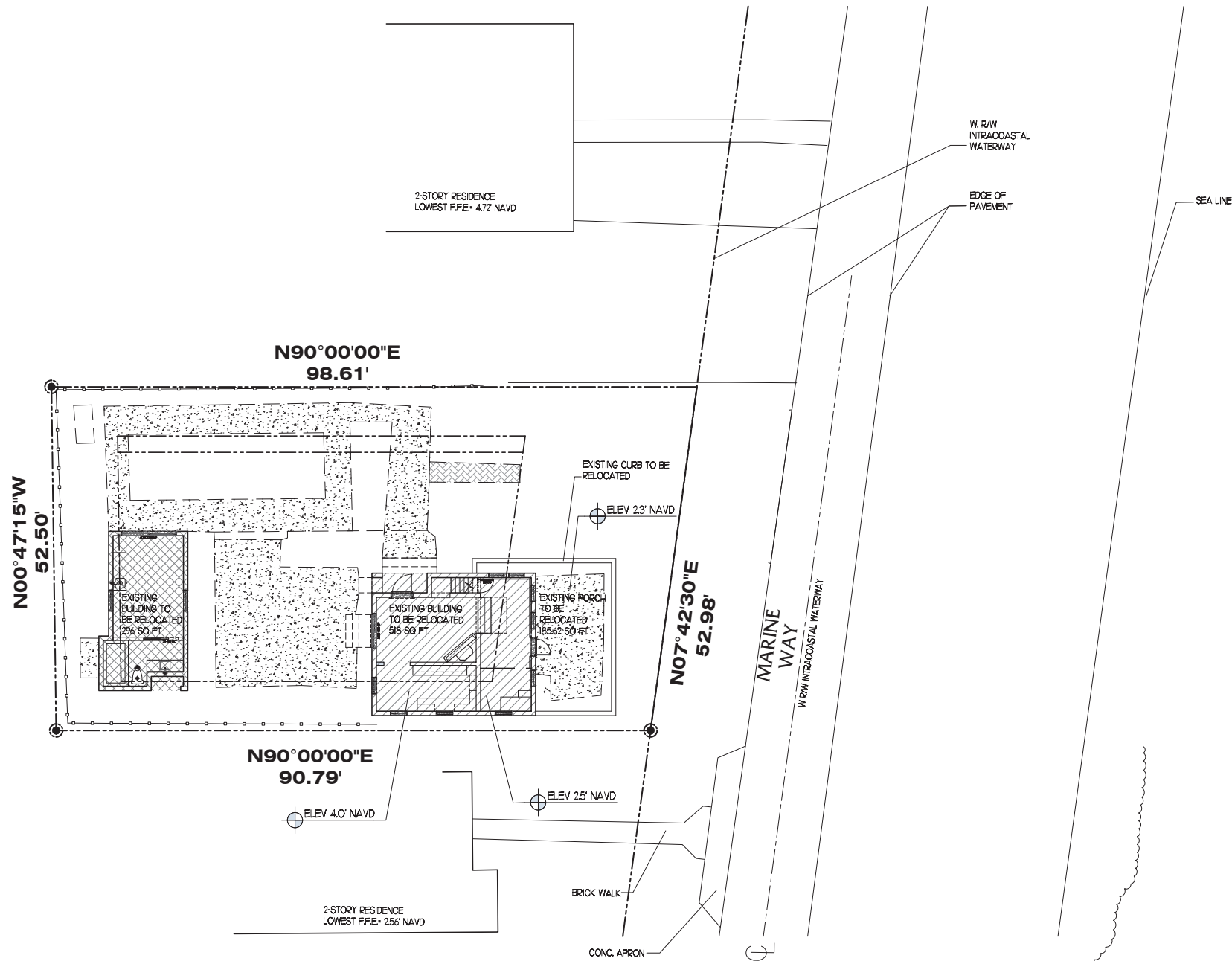
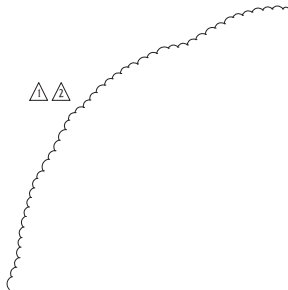
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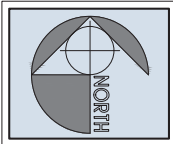
A1.2





RELOCATION DATA			
MAIN HOUSE		GUEST HOUSE	
EXISTING	RELOCATED	EXISTING	RELOCATED
518 SQ. FT.	518 SQ. FT. (000)	296 SQ. FT.	296 SQ. FT. (000)

LEGEND	
	EXISTING RESIDENCE TO BE RELOCATED (WILL BE RELOCATED AT 14' NAVD)
	EXISTING RESIDENCE TO BE RELOCATED (WILL BE RELOCATED AT 9' NAVD)
	HARDSCAPE TO BE REMOVED



RELOCATION PLAN

1" = 10'-0"

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△ 02.05.25 REV, PER TAC COMMENTS	

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1  
2



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4

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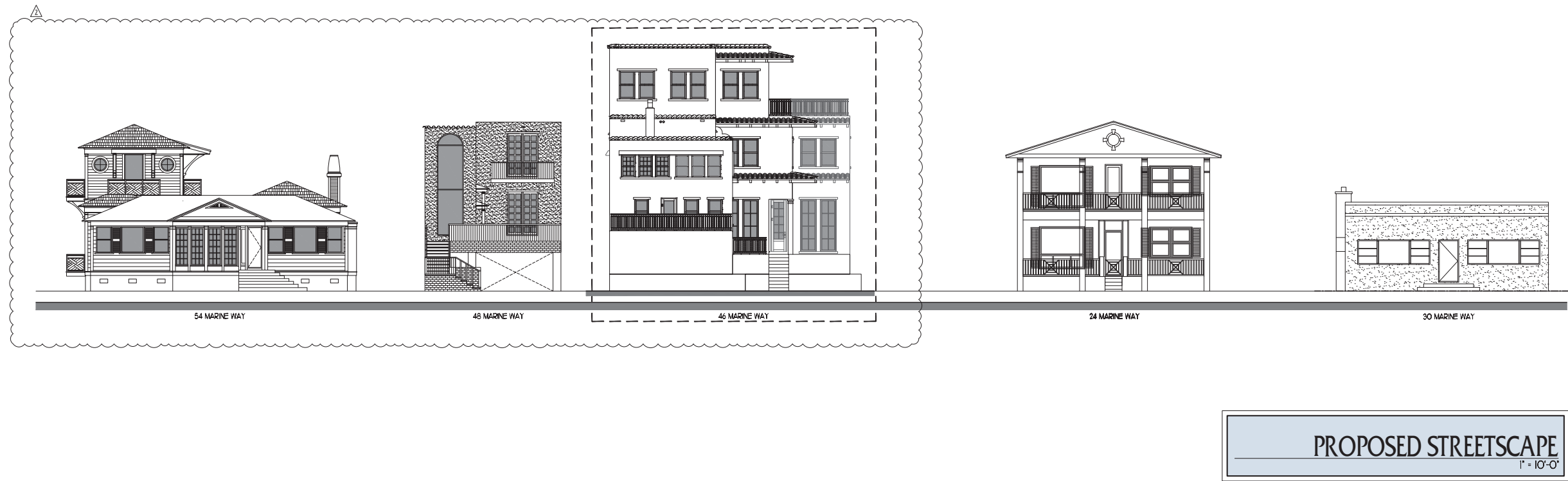
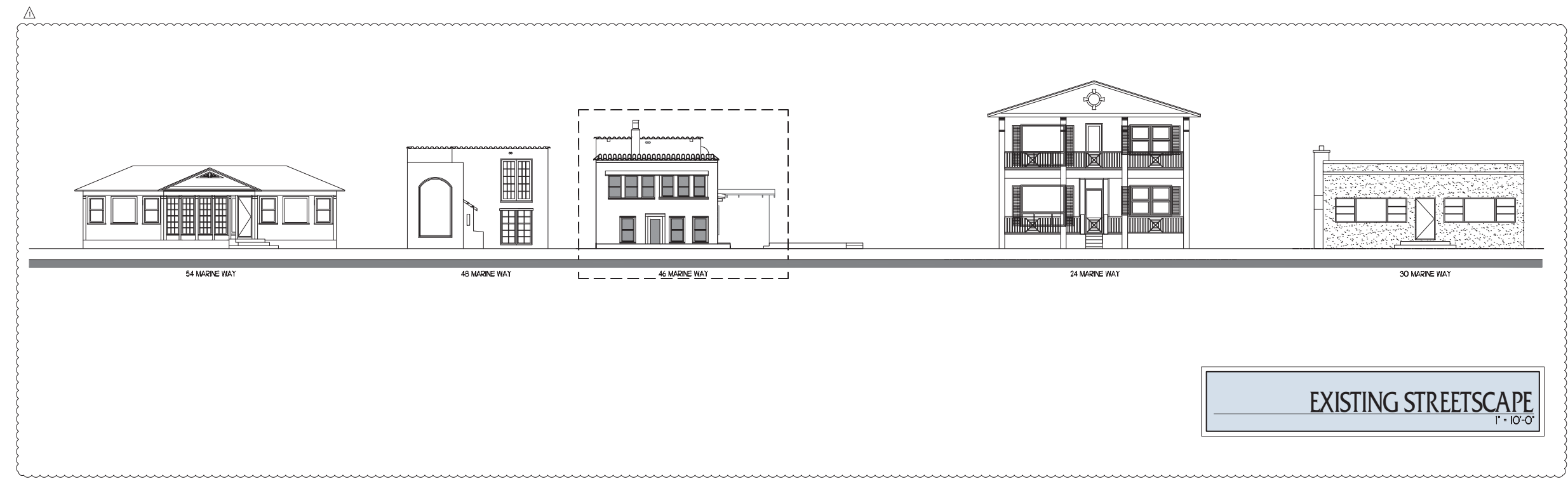
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A2





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①	09J7.24 REV, PER TAC COMMENTS
②	1L26.24 REV, PER TAC COMMENTS

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

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A3

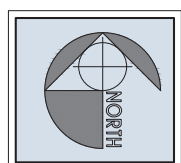
**NOTE:**  
1. WINDOWS AND DOORS SHOULD HAVE CLEAR, NO TINT & NON-REFLECTIVE GLASS AND WHITE ALUMINIUM/WOOD FRAMES TO MATCH EXISTING

LEGENDS	
	EXISTING WALLS TO BE RELOCATED
	EXISTING WALLS TO BE INFILLED
	EXISTING HARDSCAPE TO BE REMOVED

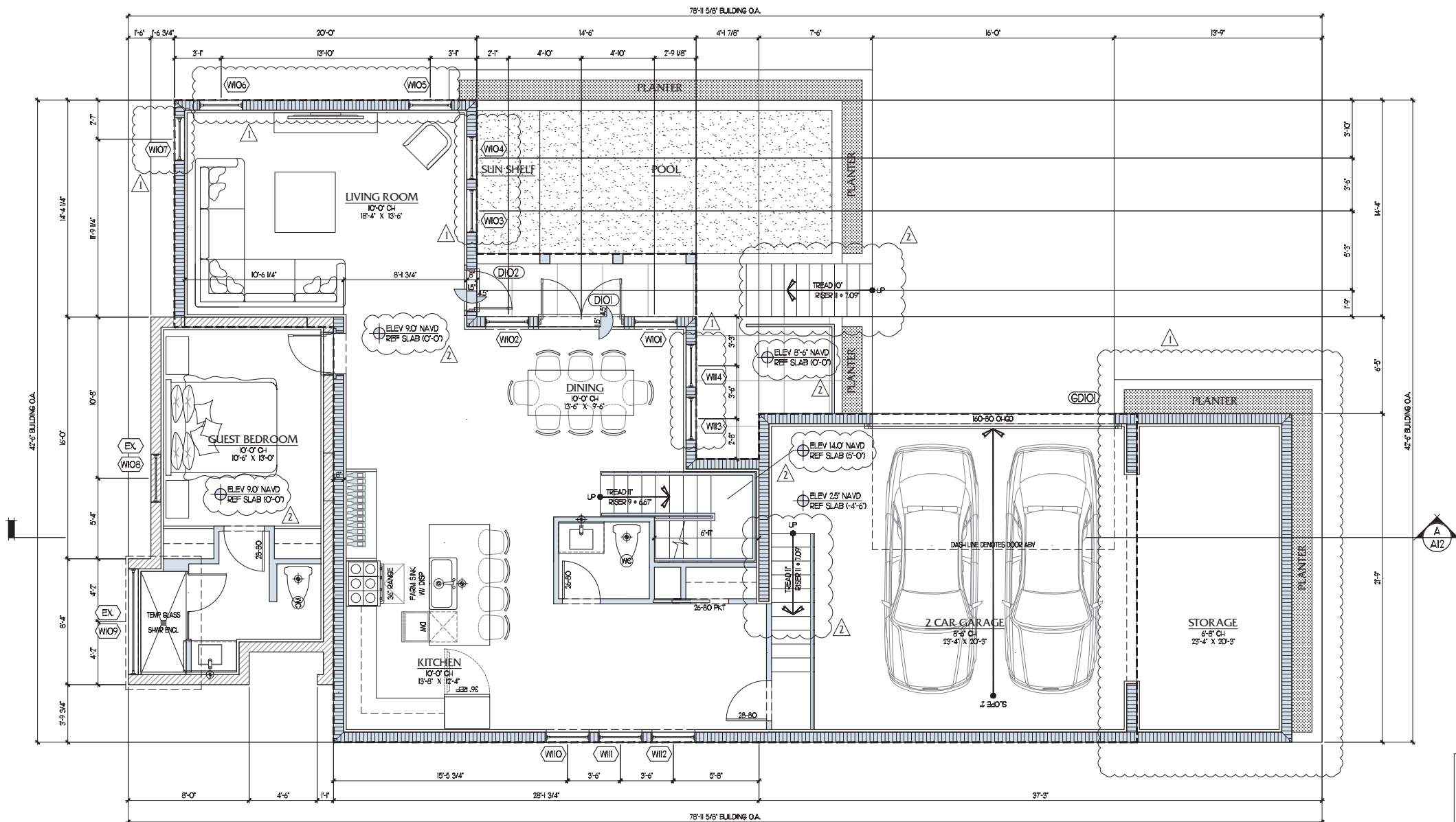
EXISTING/RELOCATED 1ST FLOOR PLAN  
1/4" = 1'-0"

LEGEND, SYMBOLS & ABBREVIATIONS	
	MASONRY CONST. TYPICAL
	EXISTING MASONRY CONST. TYPICAL
	NEW INTERIOR PARTITION
	FRAME CONSTRUCTION ABOVE OR BELOW
 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;">             ———— DETAIL NO.              ———— SHEET NO.           </div>	DETAIL INDICATION
 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;">             FEET              INCHES           </div>	DENOTES DOOR AND WINDOW SIZE (TYPICAL)

DOOR/FINISHES NOTES	
<p>NOTE:            ALL DOOR, CASEWORK, BUILT-INS, CABINETRY, INTERIOR FINISHES &amp; FIXTURE            SELECTION TO BE AS PER INTERIOR DESIGNERS DWGS.</p>	
	- WINDOW DESIGNATION
	- DOOR DESIGNATION
<p>DESIGNATIONS ARE FOR EXT. DOORS &amp; WINDOWS ( SEE WINDOW/ DOOR            SCHEDULE - SHT A-5 FOR WINDOWS/ EXTERIOR DOOR SIZES &amp; TYPES ). FOR            INTERIOR DOORS, SEE NOTATIONS ON FLOOR PLANS.</p>	



### PROPOSED 1ST FLOOR PLAN









FLOOR PLAN NOTES

1. ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RESISTANT AND FULLY CALKED FOR A WEATHER TIGHT CONDITION.

2. VERIFY AND COORDINATE ALL MASONRY OPENINGS WITH THE WINDOW/DOOR MANUFACTURER/SUPPLIER PRIOR TO CONSTRUCTION.

3. ALL DOOR SILL-JAMBS WITHIN 2'4" OF DOOR TO BE TEMPERED. ALL WINDOWS, MIRRORS & GLASS ENCLOSURES WITH SILLS LESS THAN 60" ABOVE FLOOR AT TUBS AND SHOWERS SHALL BE TEMPERED.

4. ALL GLASS IN FRENCH DOORS TO BE TEMPERED.

5. CEILING AND WALLS UNDER STAIR MUST BE ONE (1) HOUR RATED CONSTRUCTION.

6. STAIR SHALL BE FIRESTOPPED.

7. POCKETS IN ALL BALUSTRADES MUST BE SPACED TO PREVENT PASSAGE OF A 4" OBJECT.

8. BATHROOM FLOORS AND BASES SHALL BE OF AN IMPERVIOUS MATERIAL.

9. INSULATE EXTERIOR BLOCK WALL WITH A MINIMUM OF R-41 AND ATTIC SPACES WITH A MINIMUM OF R-19. INSULATE EXTERIOR FRAME WALL WITH A MINIMUM OF R-11. ENERGY CALCULATIONS SHALL TAKE PRECEDENCE OVER THE MINIMUM REQUIRED ENERGY CODE.

10. STEEL COLUMNS SHALL BE WRAPPED W/ 2 LAYERS 1/2" TYPE "X" GYP. BO.

10. WALL SHEATHING & NAILING WHEN APPLICABLE SHALL BE 19/32" MINIMUM A.P.A. EXTERIOR EXPOSURE I, C-D GRADE PLYWOOD, INSTALLED PER MANF. RECOMMENDATION & NAILED WITH 8 D GALV. RING-SHANK NAILS @ 6" O.C. IN FIELD & 6" O.C. ON PANELS EDGES.

11. PROVIDE TREATED AND FIRESTOPPED 1X2 PT FLOORING HORIZONTAL @ CEILING/WALL INTERSECTION.

12. PROVIDE SCREENED VENTS @ FLOOR LEVEL 60 SQ. IN. PER CAR MINIMUM. UNLESS NOTED OTHERWISE.

13. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. THEY SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" WIDE & 24" HIGH AND 5.7 SQUARE FEET MINIMUM AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE FLOOR AND LATCH AT 54" ABOVE FLOOR MAXIMUM.

14. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA ENERGY CODE.

15. UL LISTED ZERO CLEARANCE GAS VENTED FIREPLACE W/ NON COMBUSTIBLE FINISH 1'-4" WIDE AROUND THE OPENING 1'-8" NON COMBUSTIBLE HEARTH.

16. UL LISTED ZERO CLEARANCE GAS VENTLESS FIREPLACE W/ NON COMBUSTIBLE FINISH 1'-4" WIDE AROUND THE OPENING 1'-8" NON COMBUSTIBLE HEARTH.

GARAGE NOTES

1. GARAGE DOOR OOR INTO HOUSE SHALL BE 1" LABEL SOLID CORE WITH A SELF CLOSING DEVICE.

2. GARAGE DIVISING WALL AND BEARING WALLS SHALL BE MINIMUM ONE (1) HOUR RATED CONSTRUCTION 5/8" TYPE "X" GYPSUM DRYWALL BOTH SIDES OF STUDS @ 16" O.C. WITH MINIMUM R-11 INSULATION.

3. GARAGE CEILING CONSTRUCTION SHALL BE AS FOLLOWS: (1) LAYER 5/8" TYPE "X" GYPSUM DRYWALL ON 1X3 WOOD FLOORING @ 16" O.C. ON PRE-ENGINEERED & APPROVED ROOF TRUSSES.

4. GARAGE CEILING CONSTRUCTION SHALL BE AS FOLLOWS: (1) LAYER 5/8" TYPE "X" GYPSUM DRYWALL ON 1/2" GWB ON 1X3 METAL FLOORING @ 16" O.C. ON PRE-ENGINEERED & APPROVED FLOOR SYSTEM WHEN LIVING AREA ABOVE.

5. GARAGE MAIN DOOR TO BE 1-3/4" THICK ONE HOUR RATED SOLID CORE WITH CLOSER IN SOLID 2 X 4 RABBITED WOOD FRAME, PER FBC.

NOTE:  
1. WINDOWS AND DOORS SHOULD HAVE CLEAR, NO TINT & NON-REFLECTIVE GLASS AND WHITE ALUMINUM/WOOD FRAMES TO MATCH EXISTING

LEGEND, SYMBOLS & ABBREVIATIONS	
	MASONRY CONST. TYPICAL
	EXISTING MASONRY CONST. TYPICAL
	NEW INTERIOR PARTITION
	FRAME CONSTRUCTION ABOVE OR BELOW
	DETAIL NO. / DETAIL INDICATION
	FEET / INCHES
	DOES DENOTES DOOR AND WINDOW SIZE (TYPICAL)

PROPOSED 3RD FLOOR PLAN  
1/4" = 1'-0"

Project Number:  
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NOTE:  
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ALUMINIUM/WOOD FRAMES TO MATCH EXISTING

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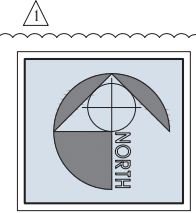
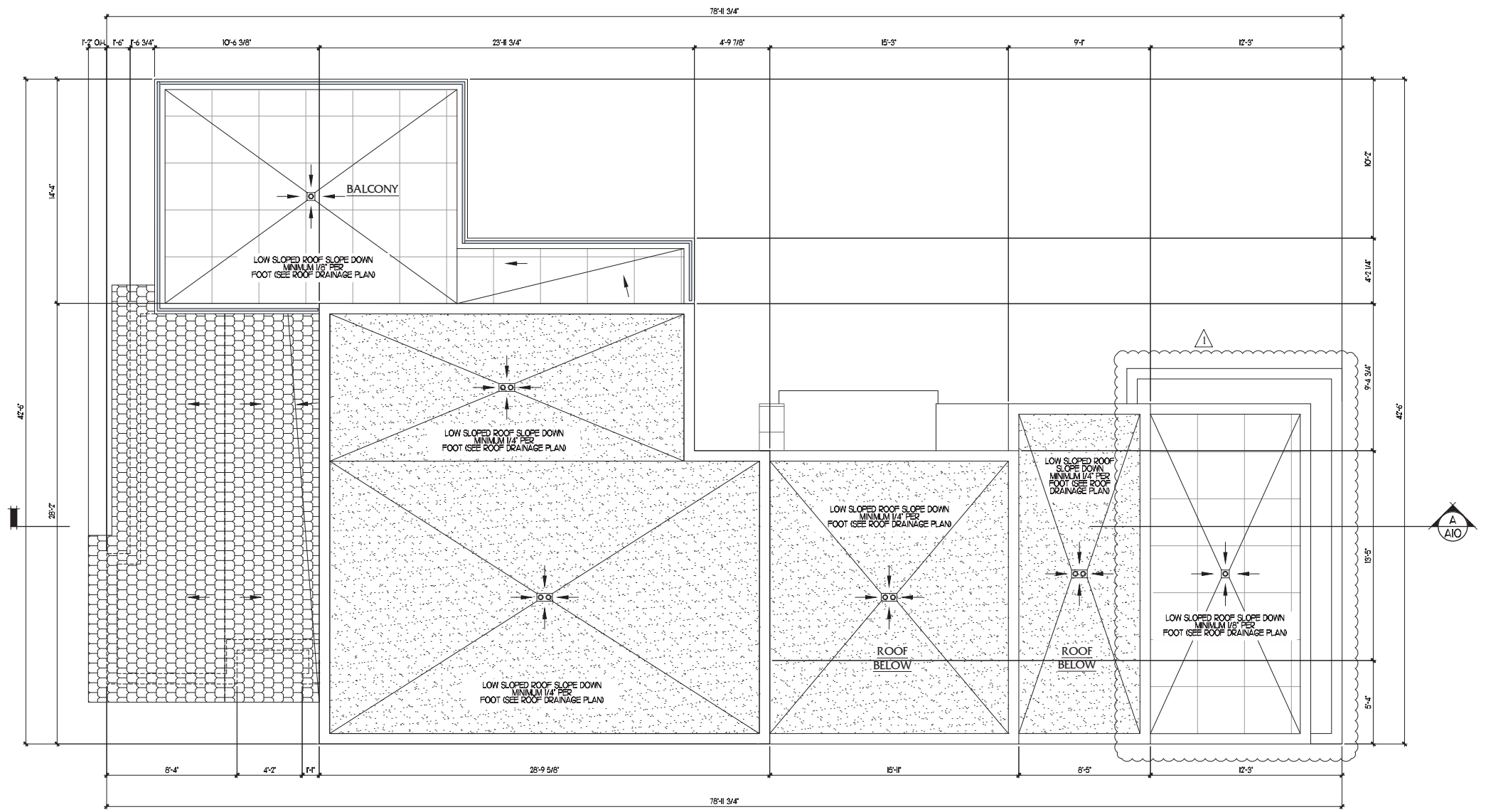
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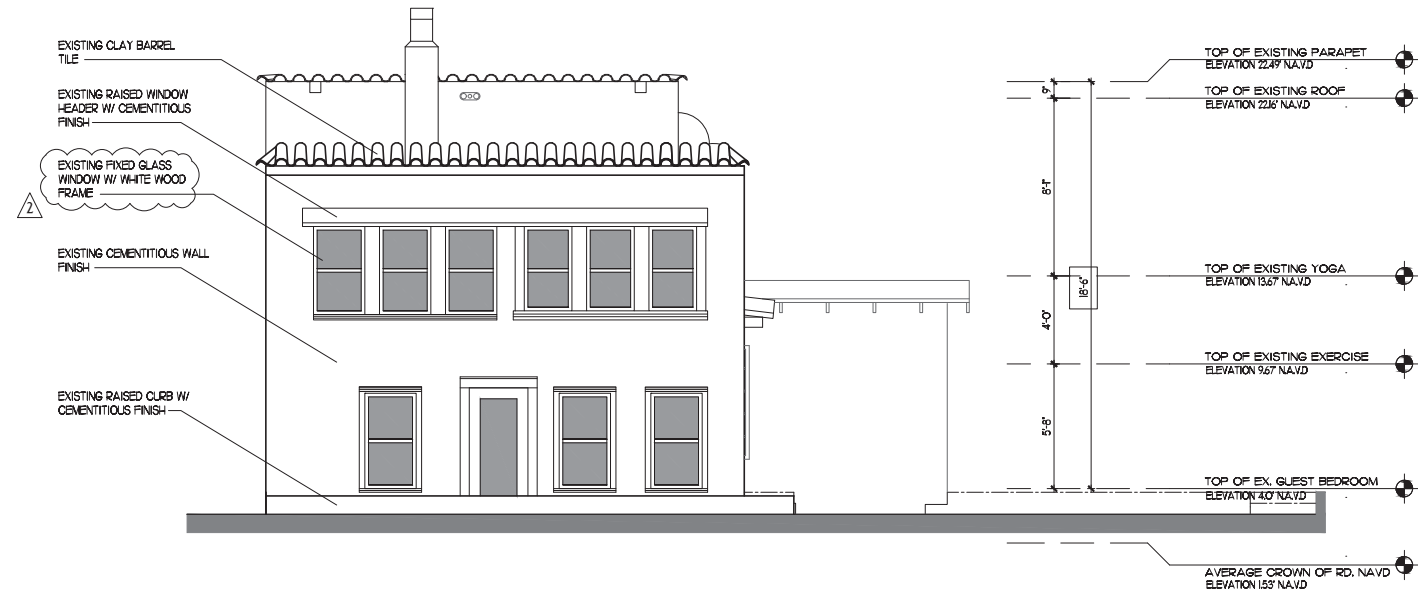
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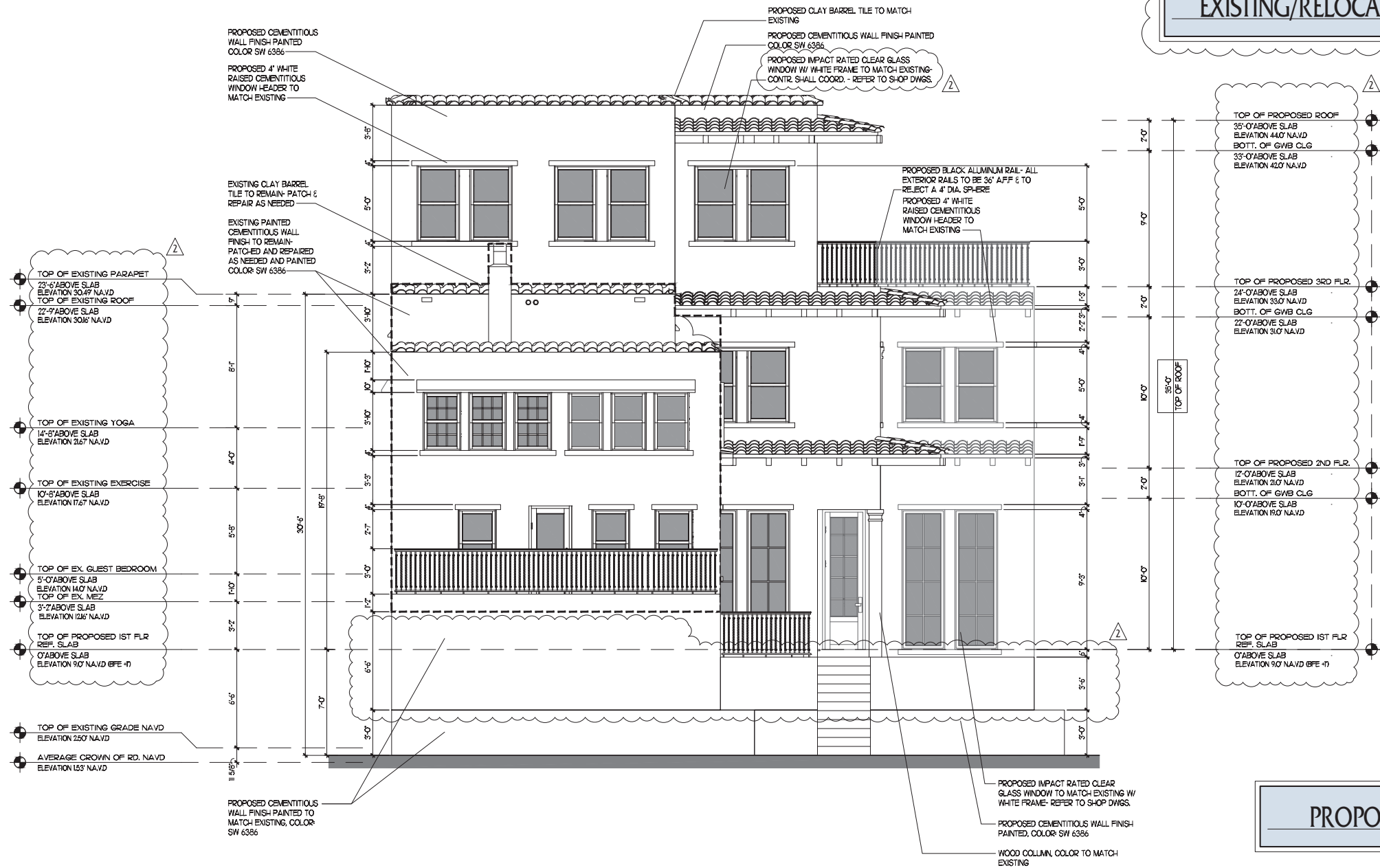


**ROOF PLAN**  
1/4" = 1'-0"

WINDOWS AND DOORS NOTE:  
1. WINDOWS AND DOORS SHOULD HAVE CLEAR,  
NO TINT & NON-REFLECTIVE GLASS AND WHITE  
ALUMINUM/WOOD FRAMES TO MATCH EXISTING



EXISTING/RELOCATED EAST ELEVATION  
1/4" = 1'-0"



PROPOSED EAST ELEVATION  
1/4" = 1'-0"

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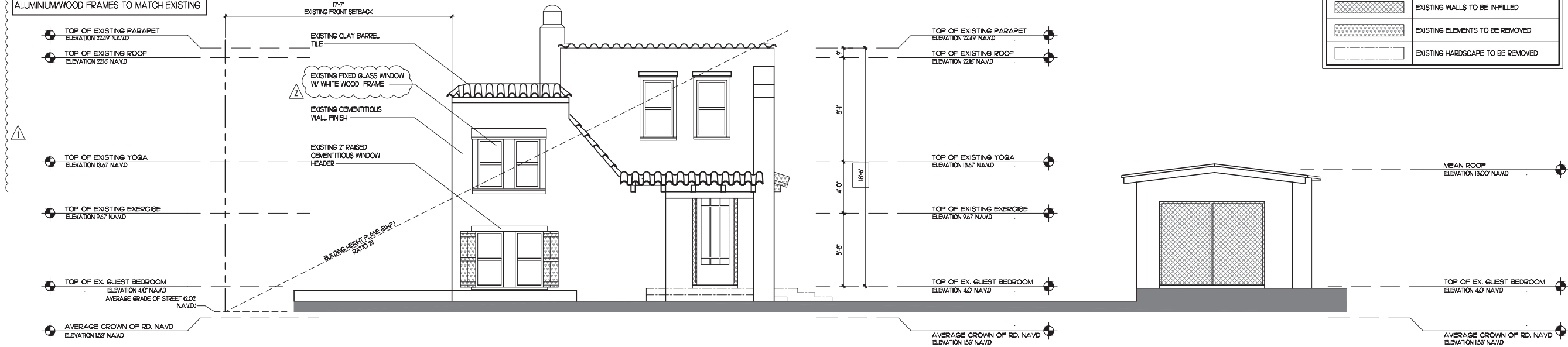
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$$1/4'' = 1'-0''$$

$$1/4^{\circ} = 1^{\circ} - 0^{\circ}$$

A9

NOTE:  
1. WINDOWS AND DOORS SHOULD HAVE CLEAR,  
NO TINT & NON-REFLECTIVE GLASS AND WHITE  
ALUMINUM/WOOD FRAMES TO MATCH EXISTING



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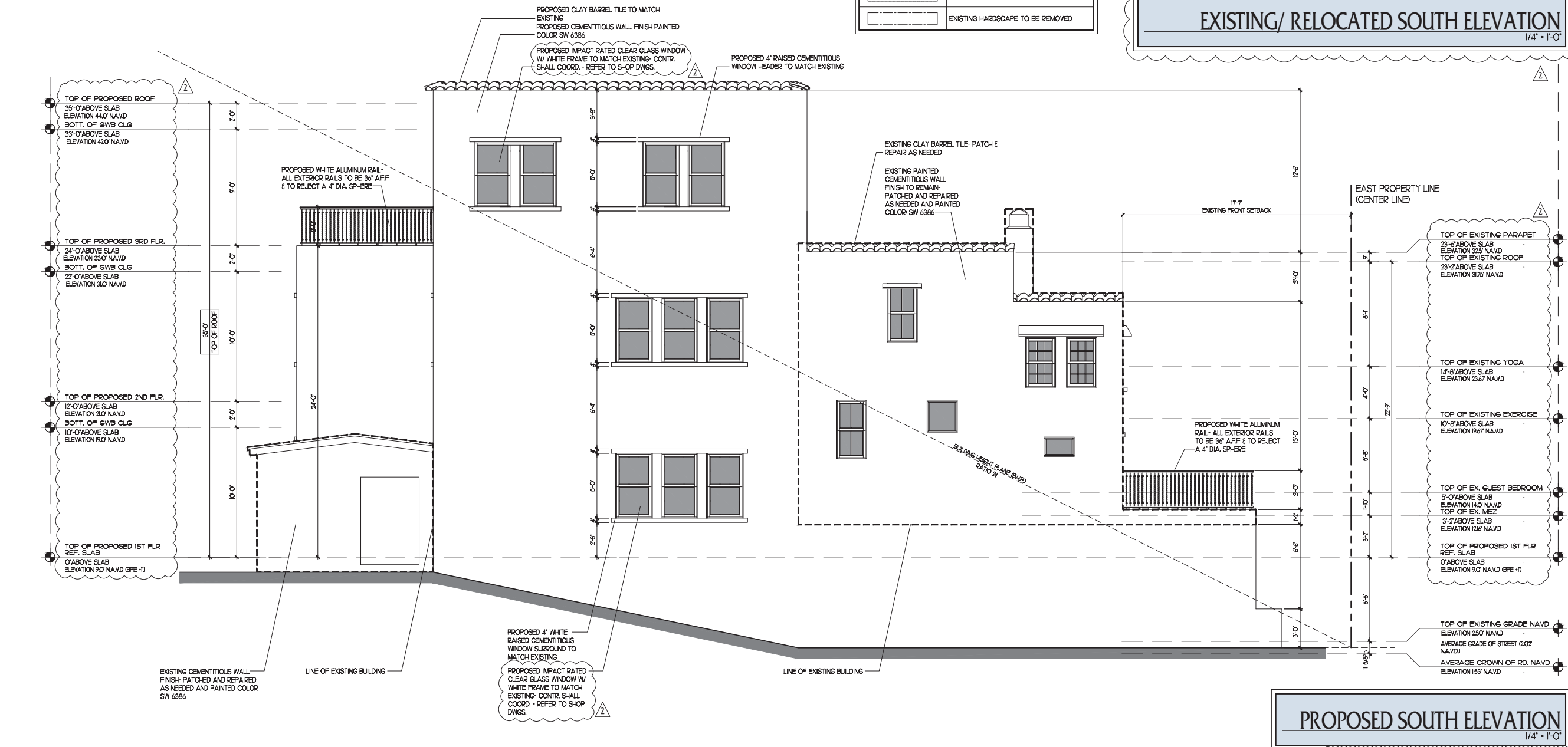
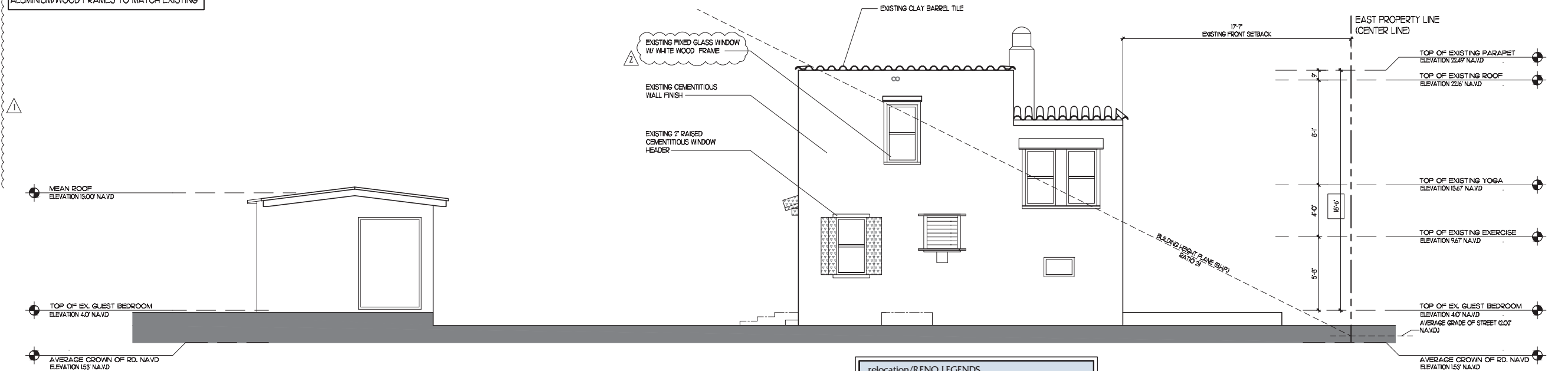
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NOTE:  
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NOTE:  
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ALUMINUM/WOOD FRAMES TO MATCH EXISTING

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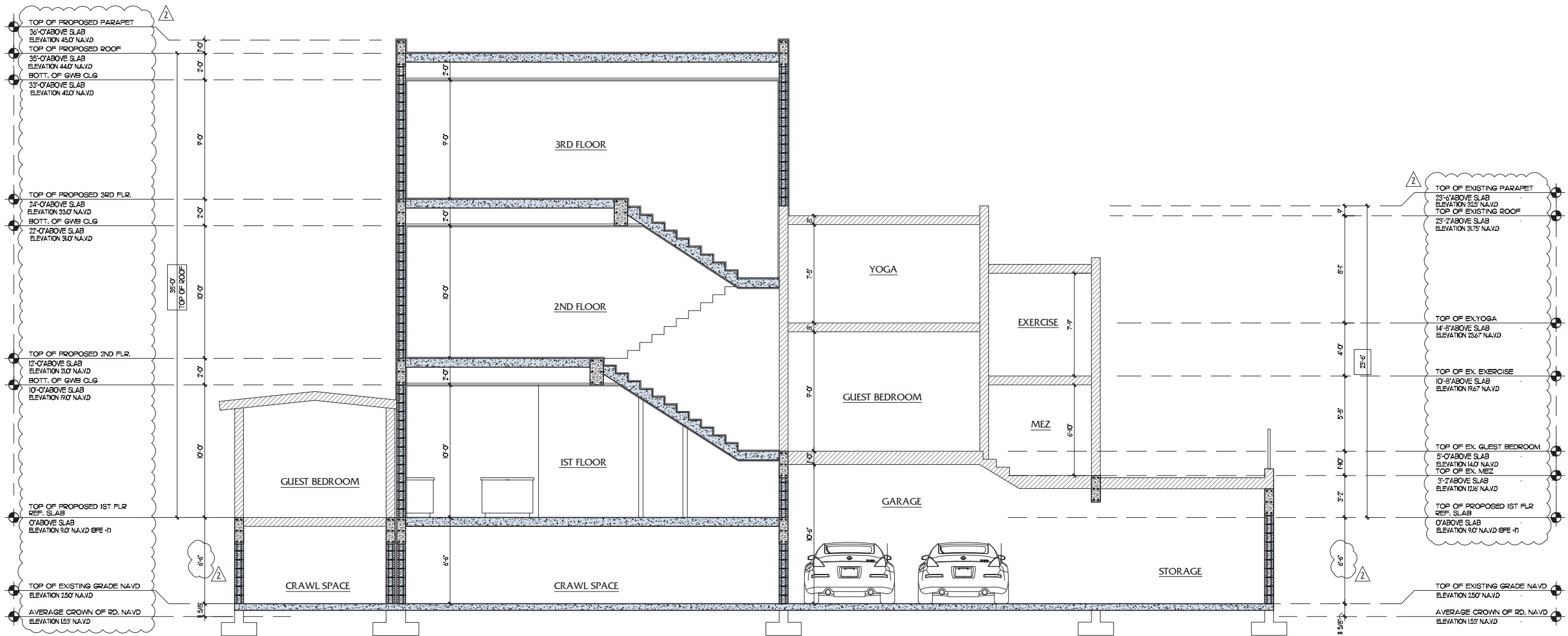
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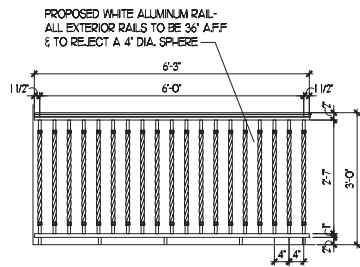
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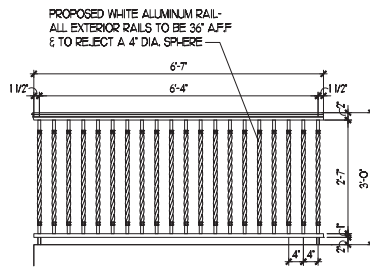


WALL LEGEND	
	EXISTING WALLS

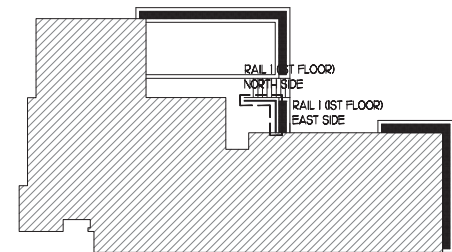
**SECTION A**  
1/4" = 1'-0"



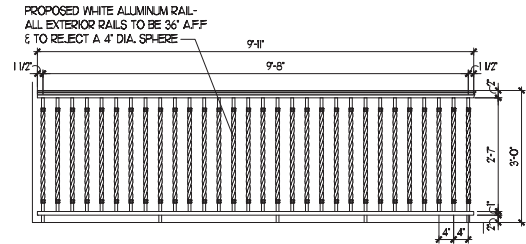
RAIL 1 (1ST FLOOR) EAST SIDE  
1/2" = 1'-0"



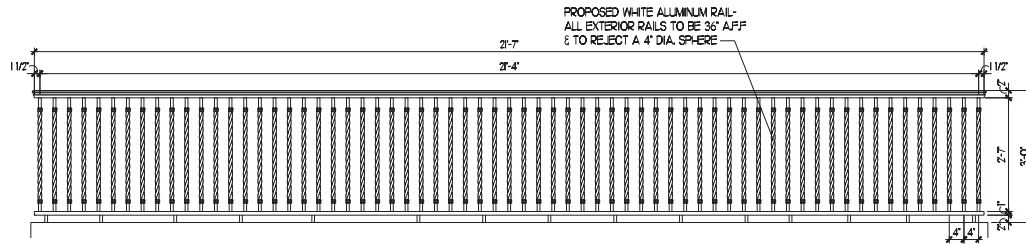
RAIL 1 (1ST FLOOR) NORTH SIDE  
1/2" = 1'-0"



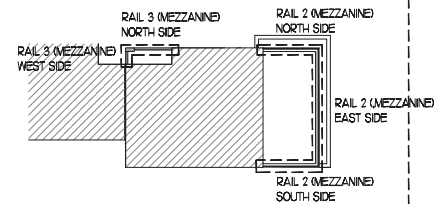
RAILING LOCATION PLAN - 1ST FLOOR  
1/16" = 1'-0"



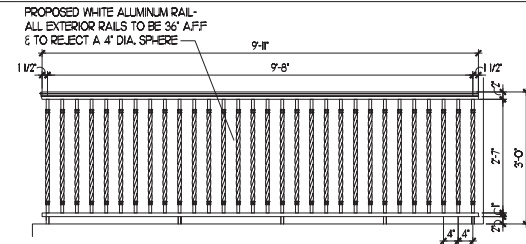
RAIL 2 (MEZZANINE) SOUTH SIDE  
1/2" = 1'-0"



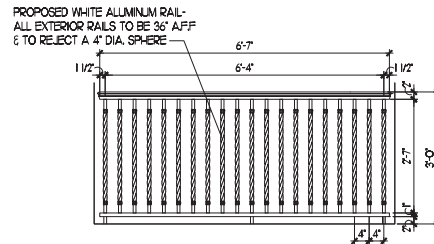
RAIL 2 (MEZZANINE) EAST SIDE  
1/2" = 1'-0"



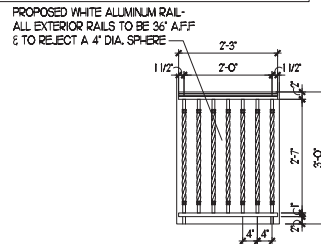
RAILING LOCATION PLAN - MEZZANINE  
1/16" = 1'-0"



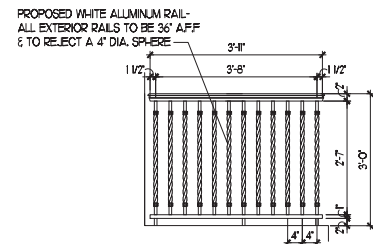
RAIL 2 (MEZZANINE) NORTH SIDE  
1/2" = 1'-0"



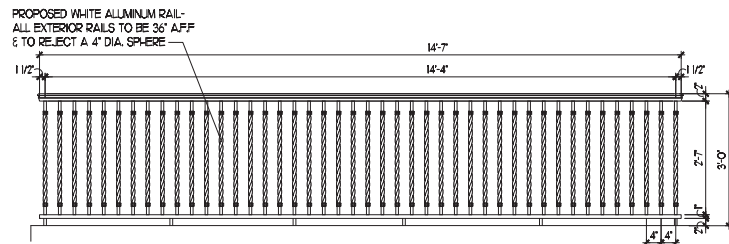
RAIL 3 (MEZZANINE) NORTH SIDE  
1/2" = 1'-0"



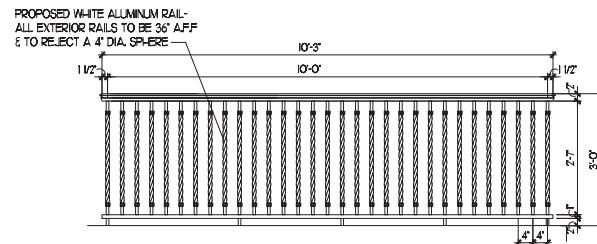
RAIL 3 (MEZZANINE) WEST SIDE  
1/2" = 1'-0"



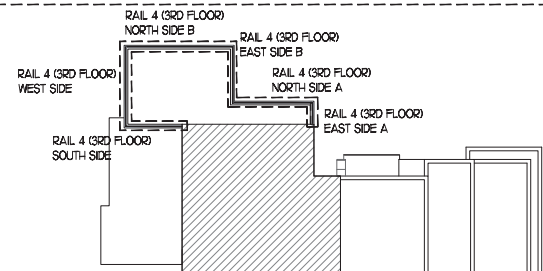
RAIL 4 (3RD FLOOR) EAST SIDE A  
1/2" = 1'-0"



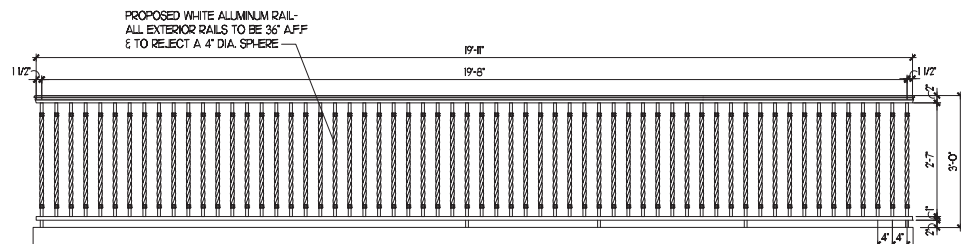
RAIL 4 (3RD FLOOR) NORTH SIDE A  
1/2" = 1'-0"



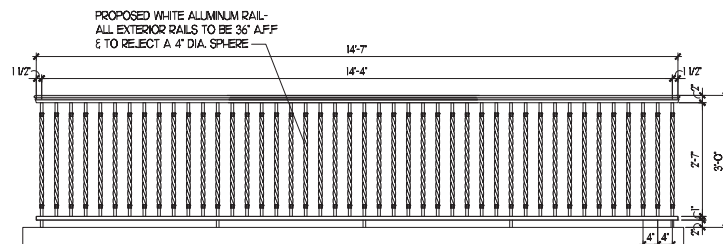
RAIL 4 (3RD FLOOR) EAST SIDE B  
1/2" = 1'-0"



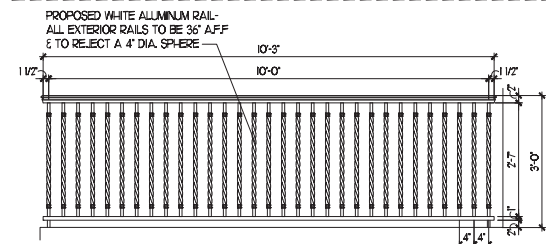
RAILING LOCATION PLAN - 3RD FLOOR  
1/16" = 1'-0"



RAIL 4 (3RD FLOOR) NORTH SIDE B  
1/2" = 1'-0"



RAIL 4 (3RD FLOOR) WEST SIDE  
1/2" = 1'-0"



RAIL 4 (3RD FLOOR) SOUTH SIDE  
1/2" = 1'-0"