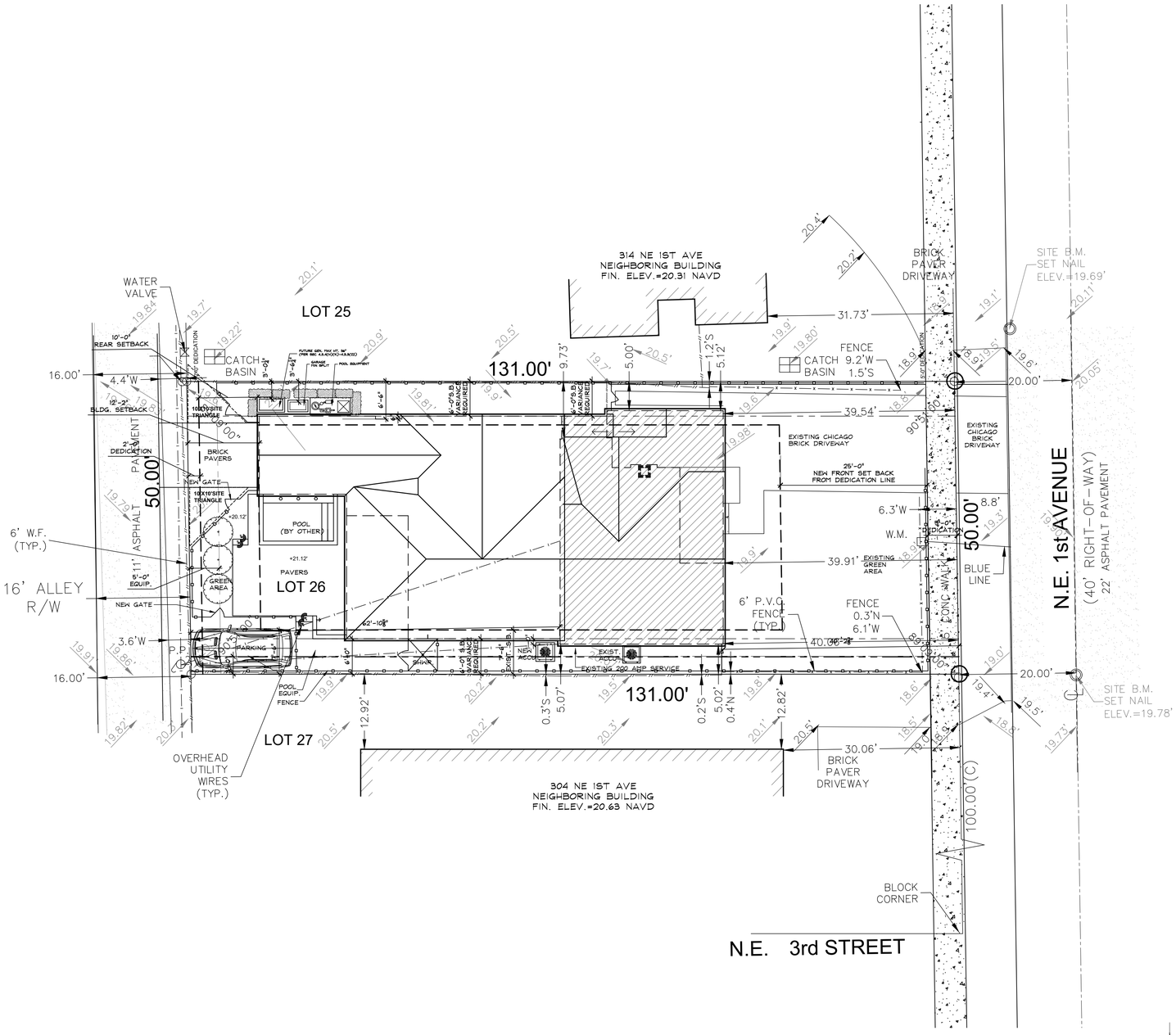

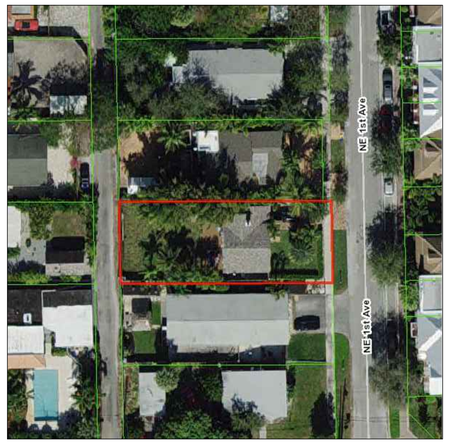

LOCATION MAP

NTS

SITE PLAN NOTES

1. LOWEST SLAB AT LIVING AREA SHALL BE MINIMUM 18" ABOVE CROWN OF ROAD.
2. LOT DRAINAGE SHALL BE AS ALL LOCAL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.
3. LANDSCAPING, IRRIGATION, BERMING, ETC., SHALL BE AS ALL LOCAL CODES, REGULATIONS, RESTRICTIONS HAVING JURISDICTION, AND FURTHER, AS SELECTED AND DIRECTED BY BUILDER. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
4. DRIVEWAYS, WALKWAYS, SLAB ON GRADE, POOL DECKS, SWIMMING POOL ARE BY OTHERS AND PERMITTED SEPARATELY.(NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE, CONTRACT).
5. SWIMMING POOL, DECK, SPA, ETC., BY OTHERS, SEE POOL SUBCONTRACTORS ENGINEERED SHOP DRAWINGS. PERMITTED SEPARATELY AND NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT. SEE OWNER.
6. LAND SURVEYOR SHALL VERIFY LOCATION OF HOUSE ON SITE AND ANY OCCURRING SETBACK ENCROACHMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE.
7. SITE PLAN AS DRAWN REFLECTS ARCHITECTS CONCEPTION OF OVERALL SITE LAYOUT AND FEATURES, AND MAY NOT NECESSARILY BE AN ACCURATE REPRESENTATION OF THE BUILDERS STANDARD INCLUDED FEATURES OR LAYOUT AND DESIGN.

AREA CALCULATIONS

	REQUIRED/ PERMITTED	EXISTING	PROPOSED
FRONT SETBACK	25'-0"	25'-0"	25'-0"
SIDE INTERIOR SETBACK	7'-6"	5'-0"	6'-0"
SIDE INTERIOR SETBACK GAR.	7'-6"	5'-0"	6'-0"
SIDE INTERIOR SETBACK ADD.	7'-6"		6'-0"
REAR SETBACK ADDITION	10'-0"		10'-0"
REAR EXISTING SETBACK	10'-0"	10'-0"	10'-0"
HEIGHT NEW GARAGE	35'-0"	N/A	13'-6"
HEIGHT OF ADDITION	35'-0"	N/A	16'-1"
HEIGHT EXISTING		12'-2"	15'-4"
WIDTH OF SITE	80'-0"	50'-0"	50'-0"
DEPTH OF SITE	100'-0"	131'-0"	131'-0"
FRONTAGE	80'-0"	100'-0"	100'-0"
TOTAL SITE AREA		6,549	6,549
PERVIOUS/IMPERVIOUS AREA		4785/1764	2526/4023
OPEN SPACE(LANDSCAPE)	25%	73%	45%
WATER BODIES	N/A	N/A	N/A
TOTAL FLOOR AREA		1,071	2,361
LOT COVERAGE	40%	16.3%	38.6%
FLOOR AREA RATIO	N/A	N/A	N/A
NUMBER OF DWELLING UNITS		1	1
DENSITY (UNITS PER ACRE)	N/A	N/A	N/A

CODE PARAMETERS

GOVERNING CODE	:	2020 FBC,7TH ED.
MUNICIPALITY	:	CITY OF DELRAY BEACH
OCCUPANCY CLASS.	:	SINGLE FAMILY RESIDENTIAL
MAX. BUILDING HEIGHT	:	35'-0" ABOVE GRADE
FRONT SETBACK	:	25'-0"
REAR SETBACK	:	10'-0"
SIDE SETBACK	:	7'-6"
POOL SETBACK	:	10'-0"
ZONING	:	OSSHAD
LAND USE DESIGNATION	:	N/A
FLOOD ZONE	:	X

LEGAL DESCRIPTION

LOT 26, SUBDIVISION OF LOT 65, DELRAY BEACH FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SCOPE OR WORK FOR ADDITION:

- MASTER SUITE
- GARAGE
- POWDER ROOM
- KITCHEN
- GREAT ROOM
- VERANDA
- NEW POOL (BY OTHER)

(HISTORIC PRESERVATION) PRELIMINARY DRAWINGS

JOE & SUSAN WAGMAN

310 NE 1ST AVE
DELRAY BEACH
FLORIDA, 33444.

REVISIONS

Shane Ames - Architect

Ames INTERNATIONAL ARCHITECTURE

DRAWN: A.G.
CHECKED:
DATE: 8/12/2022
SCALE: 1:10
JOB NO.: 22_5176
SHEET: A02
OF XX SHEETS

SITE PLAN

ADDRESS : HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE : (561)274 8444, FAX : (561)274844.

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