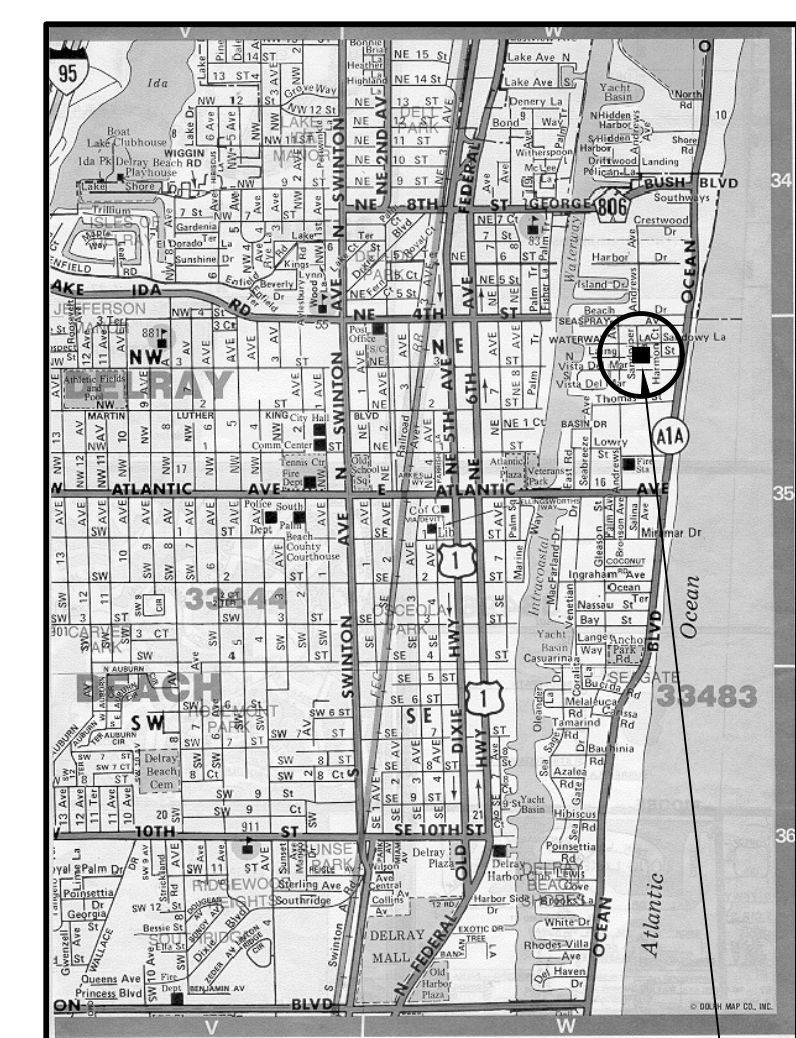




architecture, planning and design

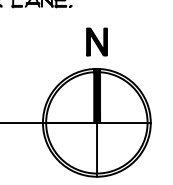
1045 East Atlantic Ave. Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR
BIDS
PERMIT
CONSTRUCTION



PROPOSED PROJECT IS LOCATED ON THE NORTH END OF SANDPIPER LANE.

VICINITY MAP



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.

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 JOBSITE 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 SUFFICIENTLY LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES 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 MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

SET BACKS:

	EXISTING	PROPOSED	REQUIRED
FRONT	30'-0"	1'-1" (VARIANCE)	35'-0"
SIDE INTERIOR (SOUTH)	11'-9"	11'-9"	12'-0"
SIDE STREET (NORTH)	9'-3 1/2'	10'-0" (VARIANCE)	11'-0"
REAR	28'-9"	28'-9"	12'-0"
ALLOWABLE HT. (ABOVE FBC - FREEBOARD / ELEVATION)	35'-0" (MEAN RF HT)		
EXISTING PORTION OF HOUSE TO ENCRoACH OVER SETBACK			
PROPOSED TWO CAR GARAGE			

ZONING R-1-AAA (BEACH OVERLAY DISTRICT)

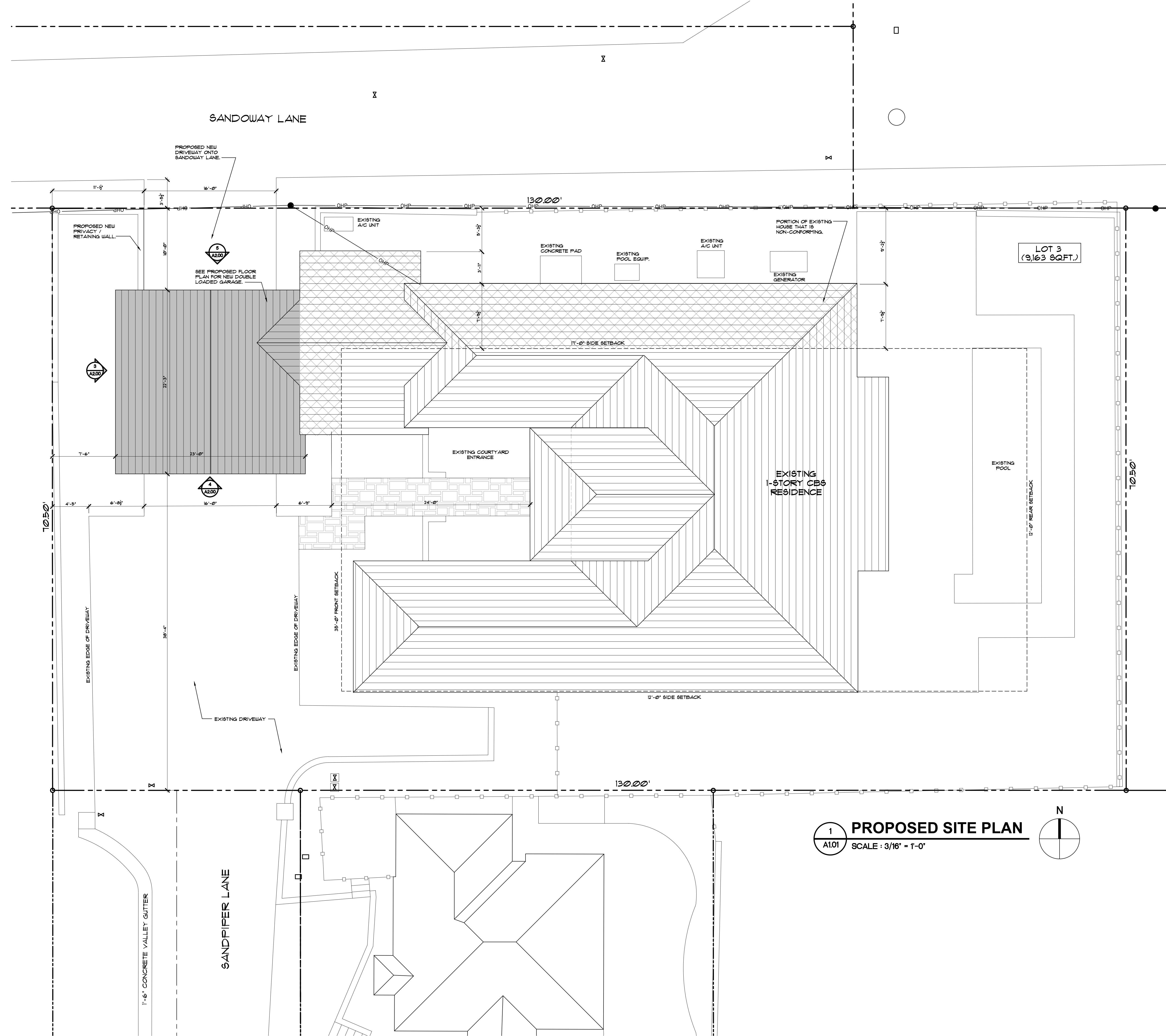
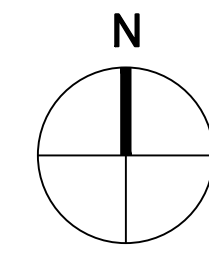
SITE DATA

TOTAL SITE AREA	9,163 S/F
TOTAL BLDG FOOTPRINT	3,441 S/F
DRIVEWAY, PAVERS + POOL / DECK	2,989 S/F
TOTAL IMPERVIOUS AREA (PAVERS, ASPHALT ETC.)	6,426 S/F
TOTAL PERVIOUS AREA (LANDSCAPING)	2,737 S/F
TOTAL LOT COVERAGE + 3,441 SQFT. / 9,163 SQFT. + 37.6%	

DESCRIPTION:

THE EAST 130 FEET OF THE WEST 350 FEET OF THE SOUTH 705 FEET OF THE OCEAN BEACH LOT 3, ACCORDING TO THE PLAT OF SUBDIVISION OF FRACTIONAL HALF OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 25.

1 PROPOSED SITE PLAN
A1.01 SCALE: 3/16" = 1'-0"



PROJECT TITLE
PROPOSED TWO CAR GARAGE ADDITION

325 SANDPIPER LANE
DELRAY BEACH, FL

REVISIONS

FILE NUMBER 905A101

DRAWING TITLE
PROPOSED SITE PLAN

DATE 11.30.23 DRAWN BY GE

JOB NUMBER 20230905

DRAWING NUMBER

A1.01

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