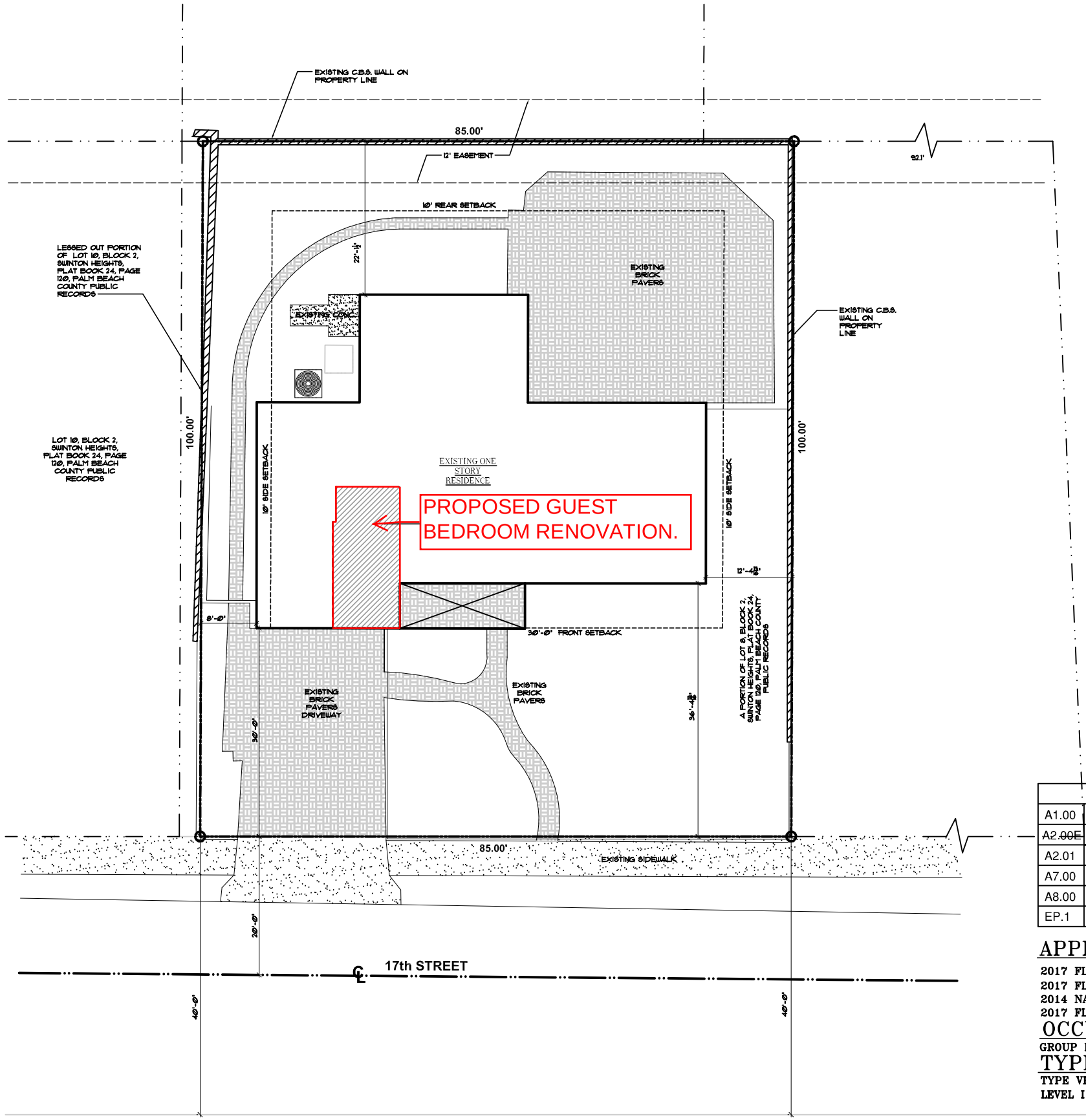
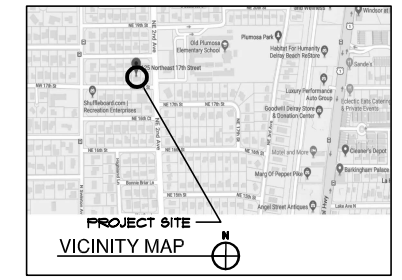


1 A1.00 **EXISTING SITE PLAN**

SCALE : 1/8"=1'-0"

N



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 CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. 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.
3. CONTRACTOR SHALL SUPPLY,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.
4. 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.
5. 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:

	REQUIRED	EXISTING
FRONT	30'-0"	30'-0"
SIDE	10'-0"	8'-0"
SIDE	10'-0"	12'-4"
REAR	10'-0"	22'-0 1 1/2"
ALLOWABLE HT.	35'-0" (*MEAN RF HT)	

ZONING R-1-AA

DESCRIPTION:

LOT 9, BLOCK 2, SUNTON HEIGHTS, PLAT BOOK 24, PAGE 120, PALM BEACH COUNTY PUBLIC RECORDS

AREA CALCULATIONS

EXISTING AREA CALCULATIONS	
A/C SPACE	1,715 S/F
FRONT COVERED PORCH	171 S/F
TWO CAR GARAGE	412 S/F
EXISTING UNDER UNDER ROOF	2,3124 S/F
NEW BEDROOM / BATH IN EXISTING GARAGE	269 S/F
ONE CAR GARAGE	220 S/F
TOTAL A/C	1,984 S/F
TOTAL UNDER UNDER ROOF	2,3124 S/F

DRAWING LIST

A1.00	SITE PLAN
A2.~~00E~~	DEMO FLOOR PLAN AND ELEVATIONS
A2.01	PROPOSED FLOOR PLAN AND ELEVATION
A7.00	PROPOSED SECTION AND NOTES
A8.00	TYPICAL DETAILS
EP.1	ELECTRICAL AND PLUMBING FLOOR PLANS

APPLICABLE CODES

2017 FLORIDA BUILDING CODE
2017 FLORIDA PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE (NFPA 70)
2017 FLORIDA MECHANICAL CODE

OCCUPANCY CLASSIFICATION

GROUP R3 – SINGLE FAMILY

TYPE OF CONSTRUCTION

TYPE VB
LEVEL I – RENOVATION UNPROTECTED / UNSPRINKLERED

NOTES:

1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL DIMENSIONS!
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DESCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
4. ALL AREA CALCULATIONS ARE APPROX.

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ISSUED FOR 'BUILDING PERMIT'
BIDS
PERMIT 8/7/19
CONSTRUCTION

PROJECT TITLE
SINGLE FAMILY RENOVATION

125 NE 17TH STREET DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS

THIS DRAWING IS NOT FOR CONSTRUCTION, IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER 902A100

DRAWING TITLE
EXISTING SITE PLAN

DATE 06.03.19 | DRAWN BY GE/JC

JOB NUMBER 20180902

DRAWING NUMBER
A1.00

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PLOTTED 8/7/19 - 10:00 AM