

GENERAL NOTES

01. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WHICH WILL EFFECT THE INSTALLATION OF ALL NEW WORK. IF DISCREPANCIES ARE DISCOVERED, DESIGNER MUST BE NOTIFIED BEFORE PROCEEDING WITH ANY MODIFICATION TO THE APPROVED DOCUMENTS.
02. ALL CONSTRUCTION SHALL COMPLY WITH ALL STATE, COUNTY, AND LOCAL CODES AND APPLICABLE AMENDMENTS (LATEST EDITION).
03. THE CONTRACTOR IS RESPONSIBLE FOR THE ADEQUATE BRACING OF ALL STRUCTURAL AND NONSTRUCTURAL COMPONENTS DURING CONSTRUCTION.
04. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER WHAT DRAWINGS MAY SCALE OR IF WRITTEN DIMENSIONS DO NOT EXIST, WHICH ARE NECESSARY FOR CONSTRUCTION, THE CONTRACTOR MUST CONTACT THE DESIGNER TO OBTAIN SAME.
05. INFORMATION FOR THE BASIC LAYOUT OF THIS DRAWING WAS BASED ON EXISTING OR FIELD DIMENSIONS (F.D.). CONTRACTOR MUST VERIFY IN FIELD (V.I.F.) ACTUAL CONDITIONS AS DISCOVERED AND OBSERVED AND NOTIFY DESIGNER OF ANY DISCREPANCIES.
06. THE CONTRACTOR / OWNER (IF OWNER BUILDER), IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, AND THE SAFETY OF CONSTRUCTION WORKERS.
07. ALL WORK SHALL BE PERFORMED BY CONTRACTORS POSSESSING VALID CERTIFICATES OF COMPETENCY AND OCCUPATIONAL LICENSES, RECOGNIZED AND ACCEPTED BY THE LOCAL GOVERNMENT HAVING JURISDICTION, OR BY OWNER.
08. TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH ALL EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES AT THE TIME OF THE PLANS PREPARATION. NO WARRANTY EITHER EXPRESSED OR IMPLIED IS HEREWITH GIVEN.
09. CONTRACTOR / OWNER SHALL VERIFY ALL DIMENSIONS RELATED TO ANY PART OF CONSTRUCTION PRIOR TO BEGINNING WORK OR ORDERING FABRICATED MATERIALS REQUIRED FOR CONSTRUCTION.
10. ENGINEER'S SEAL IS FOR APPROVAL OF STRUCTURAL DESIGN ONLY.

+8.63 = ELEVATION BASED ON NORTH AMERICAN DATUM 1988. SOURCE: STATE ROAD DEPT. BENCH MARK IN ATLANTIC AVENUE BRIDGE OVER INTRACOASTAL WATERWAY

FLOOD ZONE: X  
COMMUNITY PANEL NO.: 125102 0979  
SUFFIX: F  
MAP DATE: OCTOBER 5, 2017

TREE LEGEND:

T = TREE (TYPE UNKNOWN)  
P = PALM  
A = AVOCADO TREE  
M = MANGO  
S = SCHEFFLERA  
B.O. = BLACK OLIVE

DESCRIPTION:

THE SOUTH 21.6 FEET OF LOT 5, TOGETHER WITH LOTS 6 AND 7, BLOCK 115, TOWN OF LINTON, NOW DELRAY BEACH, LESS THE WEST 5 FEET THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

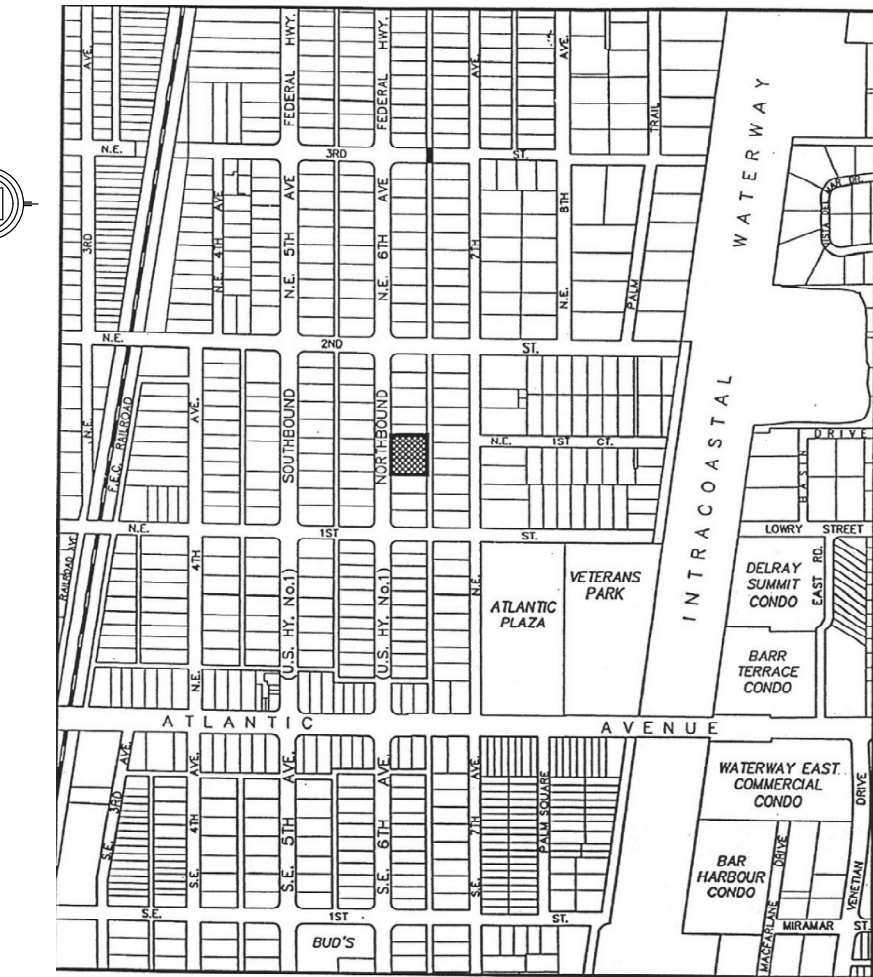
ZONING: CBD

BUILDING SET BACKS:  
FRONT: 10' MIN / 15' MAX  
SIDE: 0' (ADJACENT PROPERTIES ARE "CBD")  
REAR: 10'

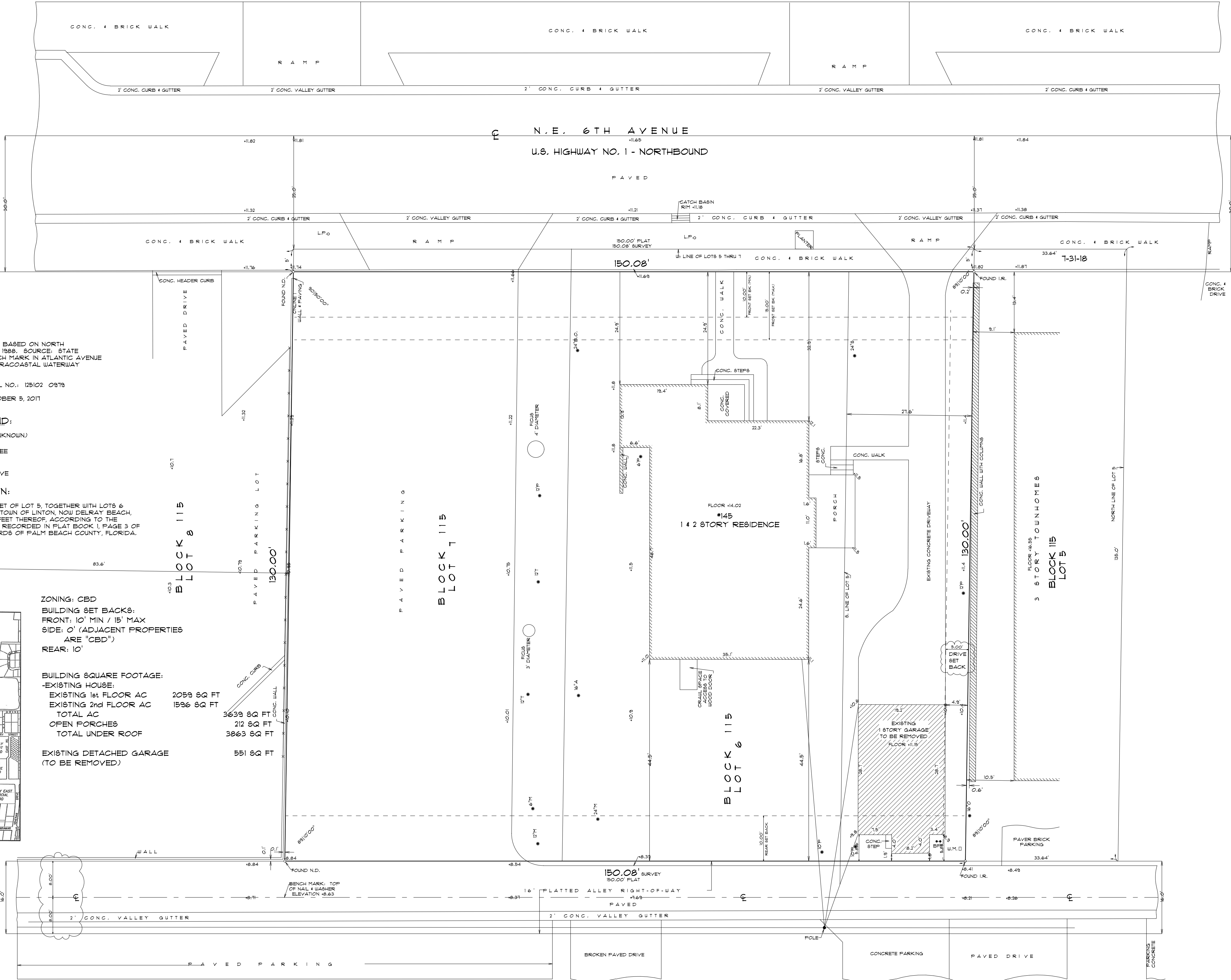
BUILDING SQUARE FOOTAGE:

-EXISTING HOUSE:  
EXISTING 1st FLOOR AC 2059 SQ FT  
EXISTING 2nd FLOOR AC 1596 SQ FT  
TOTAL AC 3659 SQ FT  
OPEN PORCHES 212 SQ FT  
TOTAL UNDER ROOF 3863 SQ FT

EXISTING DETACHED GARAGE (TO BE REMOVED) 551 SQ FT



LOCATION MAP N. T. S.



EXISTING SITE PLAN  
SCALE: 1" = 10'

| REVISIONS<br>DATE | BY |
|-------------------|----|
| 8-28-18           |    |

LOCATION MAP  
EXISTING SITE PLAN

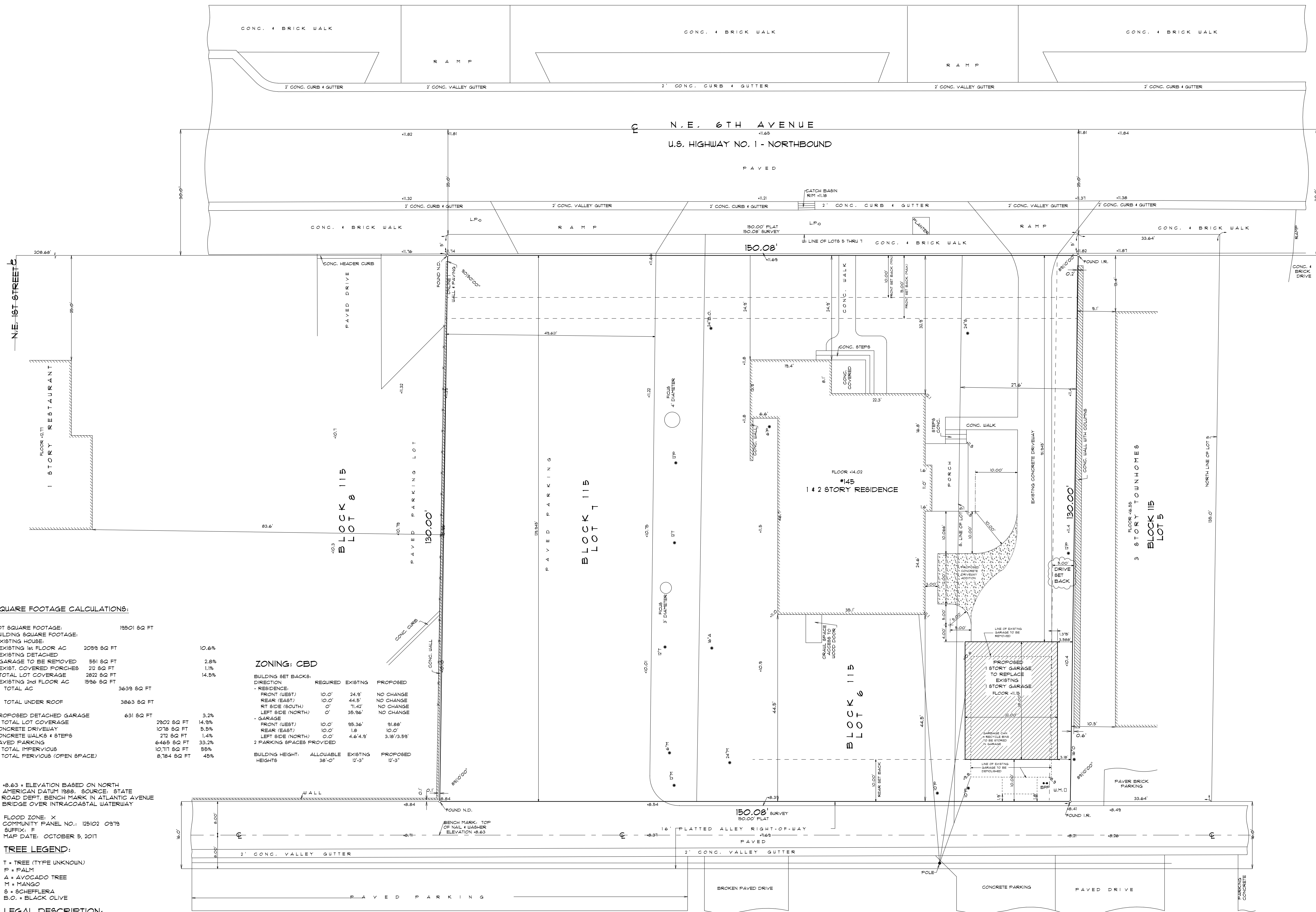
PRECISION DRAFTING AND DESIGN INC  
34 VISTA DEL RIO BOYTON BEACH FLORIDA 33426  
NORTH COUNTY ( 561 ) 733-0669  
SOUTH COUNTY ( 561 ) 278-3038  
AIBD CERTIFIED PROFESSIONAL BUILDING DESIGNER  
CONSTRUCTION DOCUMENTS FOR  
NEW HOMES - ADDITIONS - REMODELING  
OWNER / DESIGNER B. DAVID FRANK

PROPOSED GARAGE FOR:  
ALLISON TURNER  
145 NORTHEAST 6th AVENUE  
DELRAY BEACH, FLORIDA

|            |          |
|------------|----------|
| DRAWN BY   | BDF      |
| CHECKED BY |          |
| DATE       | 3-5-18   |
| SCALE      | AS NOTED |
| JOB NO.    | 17117.11 |

SHEET  
A1.0  
OF SHEETS





SQUARE FOOTAGE CALCULATIONS:

|                                        |              |       |
|----------------------------------------|--------------|-------|
| LOT SQUARE FOOTAGE:                    | 19501 SQ FT  |       |
| BUILDING SQUARE FOOTAGE:               |              |       |
| -EXISTING HOUSE                        |              |       |
| EXISTING 1st FLOOR AC                  | 2059 SQ FT   | 10.6% |
| EXISTING DETACHED GARAGE TO BE REMOVED | 551 SQ FT    | 2.8%  |
| EXIST. COVERED PORCHES                 | 212 SQ FT    | 1.1%  |
| TOTAL LOT COVERAGE                     | 2822 SQ FT   | 14.5% |
| EXISTING 2nd FLOOR AC                  | 1936 SQ FT   |       |
| TOTAL AC                               | 3639 SQ FT   |       |
| TOTAL UNDER ROOF                       | 3863 SQ FT   |       |
| PROPOSED DETACHED GARAGE               | 631 SQ FT    | 3.2%  |
| TOTAL LOT COVERAGE                     | 2302 SQ FT   | 14.5% |
| CONCRETE DRIVEWAY                      | 1078 SQ FT   | 5.5%  |
| CONCRETE WALKS & STEPS                 | 272 SQ FT    | 1.4%  |
| PAVED PARKING                          | 6469 SQ FT   | 33.2% |
| TOTAL IMPERVIOUS                       | 10,111 SQ FT | 55%   |
| TOTAL PERVIOUS (OPEN SPACE)            | 8,784 SQ FT  | 45%   |

ZONING: CBD

| DIRECTION                  | REQUIRED  | EXISTING | PROPOSED   |
|----------------------------|-----------|----------|------------|
| 1. RESIDENCE:              |           |          |            |
| FRONT (WEST)               | 10.0'     | 24.3'    | NO CHANGE  |
| REAR (EAST)                | 10.0'     | 44.5'    | NO CHANGE  |
| RT SIDE (SOUTH)            | 0.0'      | 11.42'   | NO CHANGE  |
| LT SIDE (NORTH)            | 0.0'      | 35.56'   | NO CHANGE  |
| 2. GARAGE:                 |           |          |            |
| FRONT (WEST)               | 10.0'     | 95.36'   | 91.88'     |
| REAR (EAST)                | 10.0'     | 1.8'     | 10.0'      |
| LT SIDE (NORTH)            | 0.0'      | 4.6 4.9' | 3.18/3.55' |
| RT SIDE (SOUTH)            | 0.0'      | 4.6 4.9' | 3.18/3.55' |
| 3. PARKING SPACES PROVIDED |           |          |            |
| BUILDING HEIGHT:           | ALLOWABLE | EXISTING | PROPOSED   |
| HEIGHTS                    | 38'-0"    | 12'-3"   | 12'-3"     |

+8.63 = ELEVATION BASED ON NORTH AMERICAN DATUM 1988. SOURCE: STATE ROAD DEPT. BENCH MARK IN ATLANTIC AVENUE BRIDGE OVER INTRACOASTAL WATERWAY

FLOOD ZONE: X  
COMMUNITY PANEL NO.: 125102 0979  
SUFFIX: F  
MAP DATE: OCTOBER 5, 2011

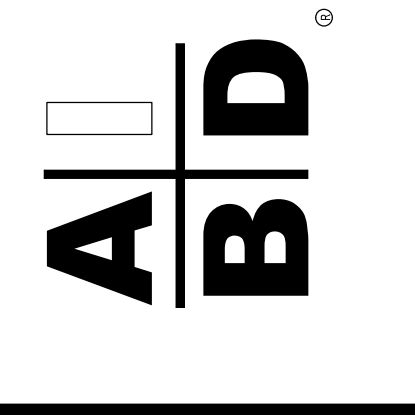
TREE LEGEND:

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LEGAL DESCRIPTION:

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|           |    |
|-----------|----|
| REVISIONS | BY |
| DATE      |    |
| 8-28-18   |    |



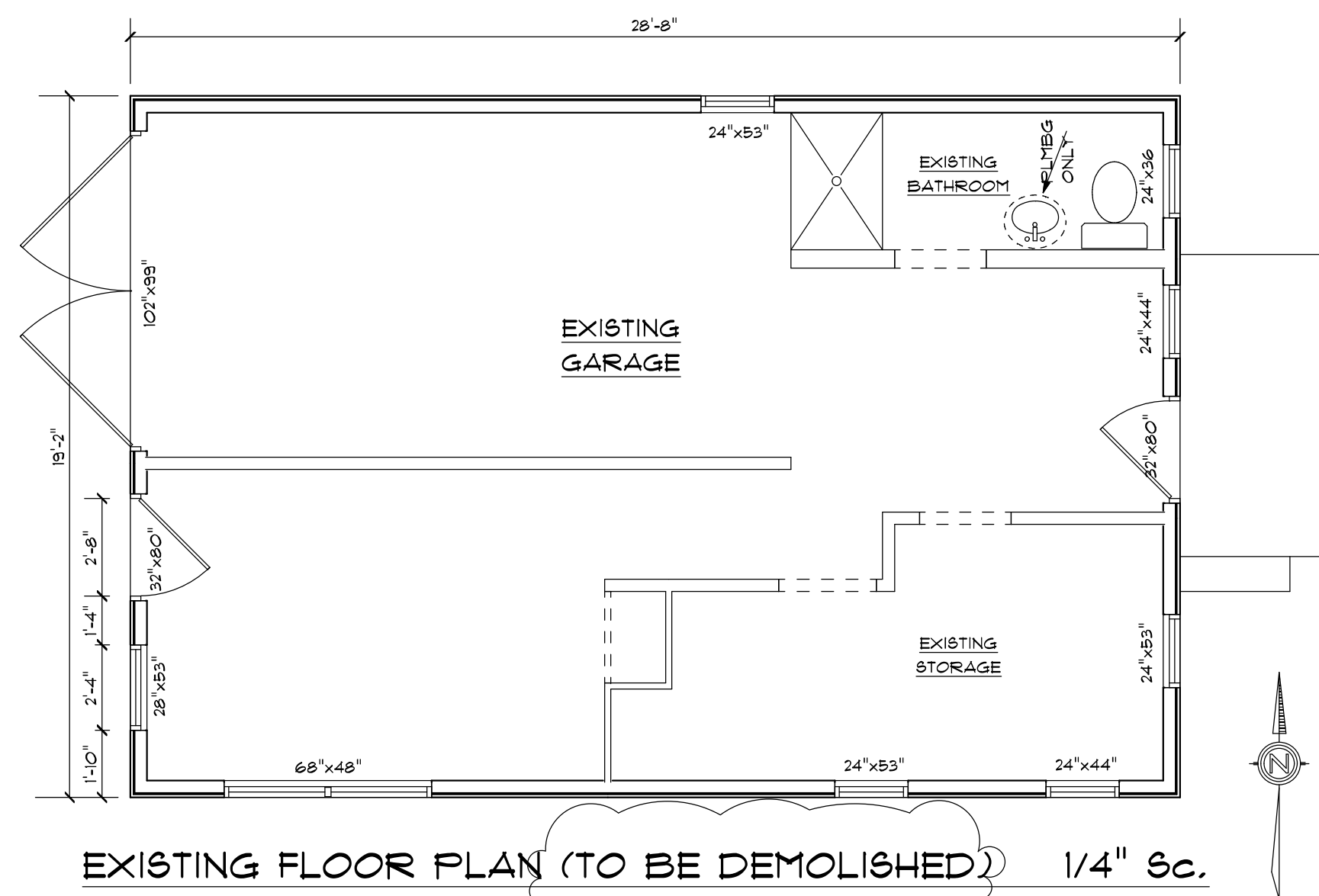
PROPOSED  
SITE PLAN

PRECISION DRAFTING AND DESIGN INC  
34 VISTA DEL RIO, BOYNTON BEACH, FLORIDA 33426  
NORTH COUNTY ( 561 ) 733-0669  
SOUTH COUNTY ( 561 ) 278-3038  
AIED CERTIFIED PROFESSIONAL BUILDING DESIGNER  
CONSTRUCTION DOCUMENTS FOR  
NEW HOMES - ADDITIONS - REMODELING  
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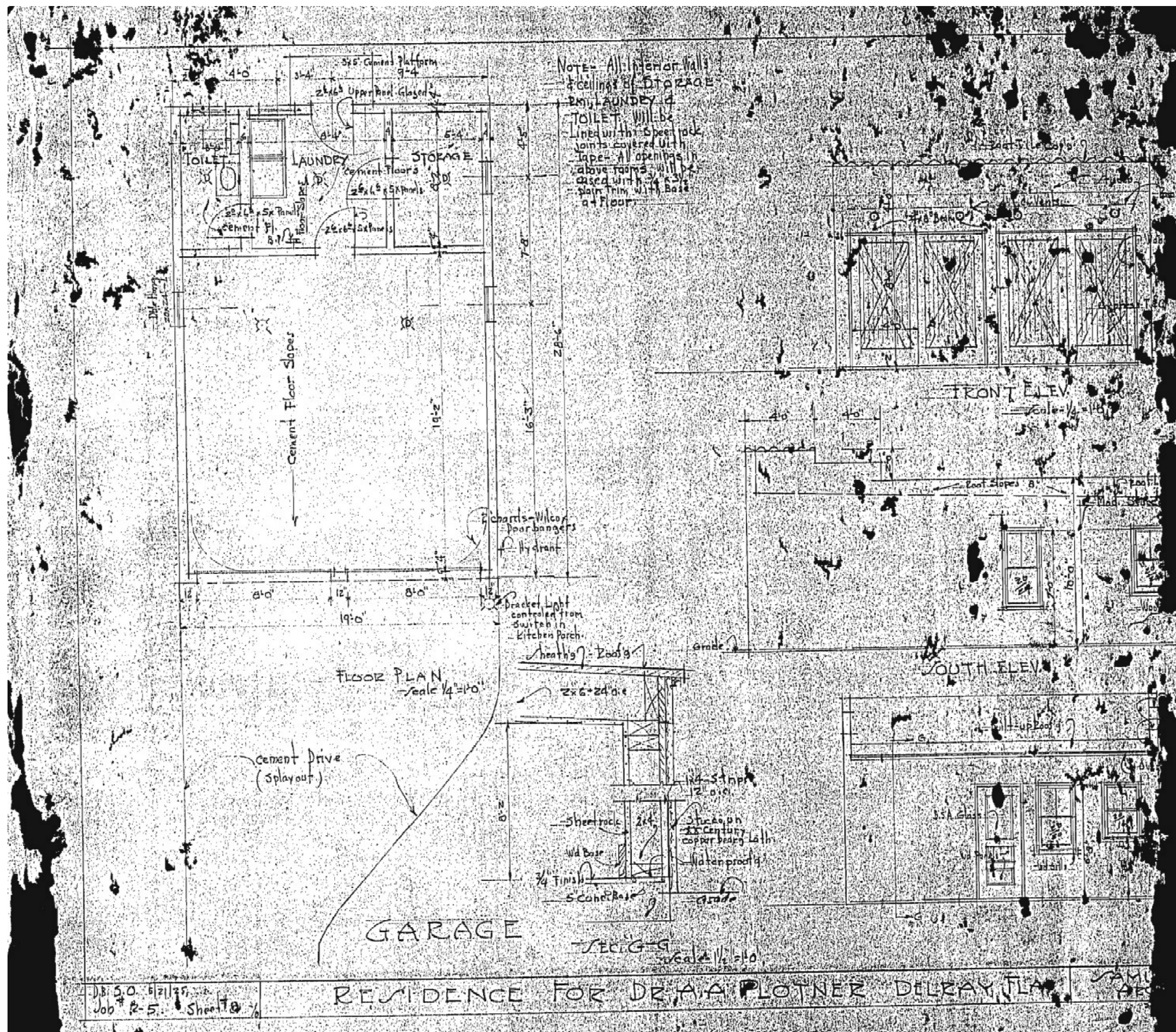
PROPOSED GARAGE FOR:  
ALLISON TURNER  
145 NORTHEAST 6th AVENUE  
DELRAY BEACH, FLORIDA

|            |          |
|------------|----------|
| DRAWN BY   | BDF      |
| CHECKED BY |          |
| DATE       | 1-24-11  |
| SCALE      | 1"=10'   |
| JOB NO.    | 13110.08 |
| SHEET      |          |
| A2.0       |          |
| OF         | SHEETS   |





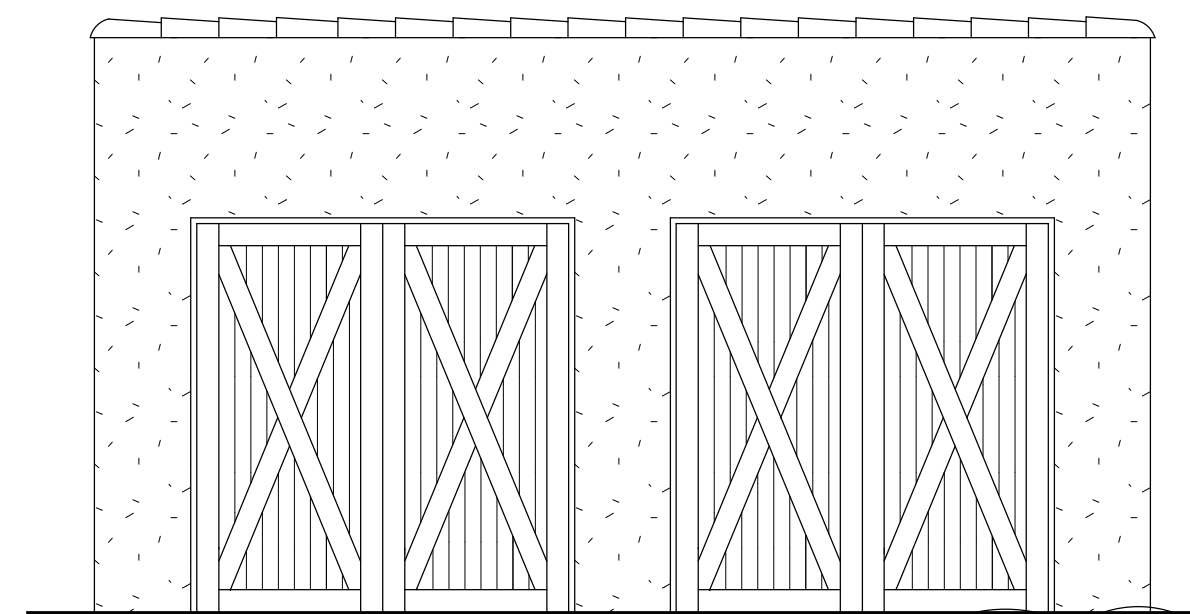
EXISTING FLOOR PLAN (TO BE DEMOLISHED) 1/4" Sc.  
SCALE: 1/4" = 1'



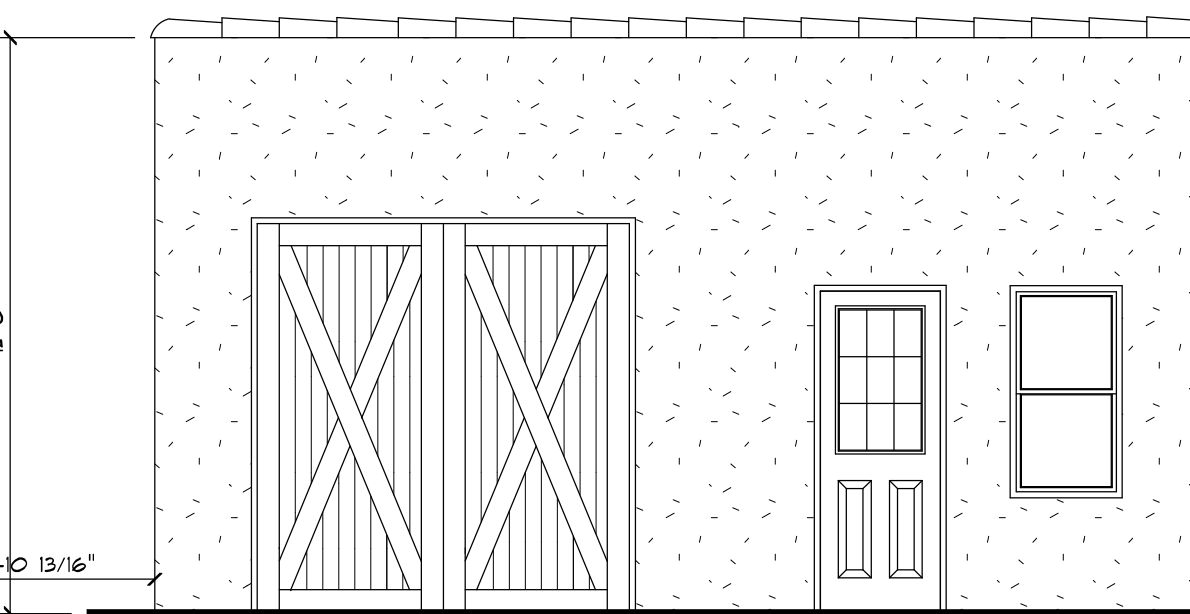
ORIGINAL PLAN

### DEMOLITION NOTE

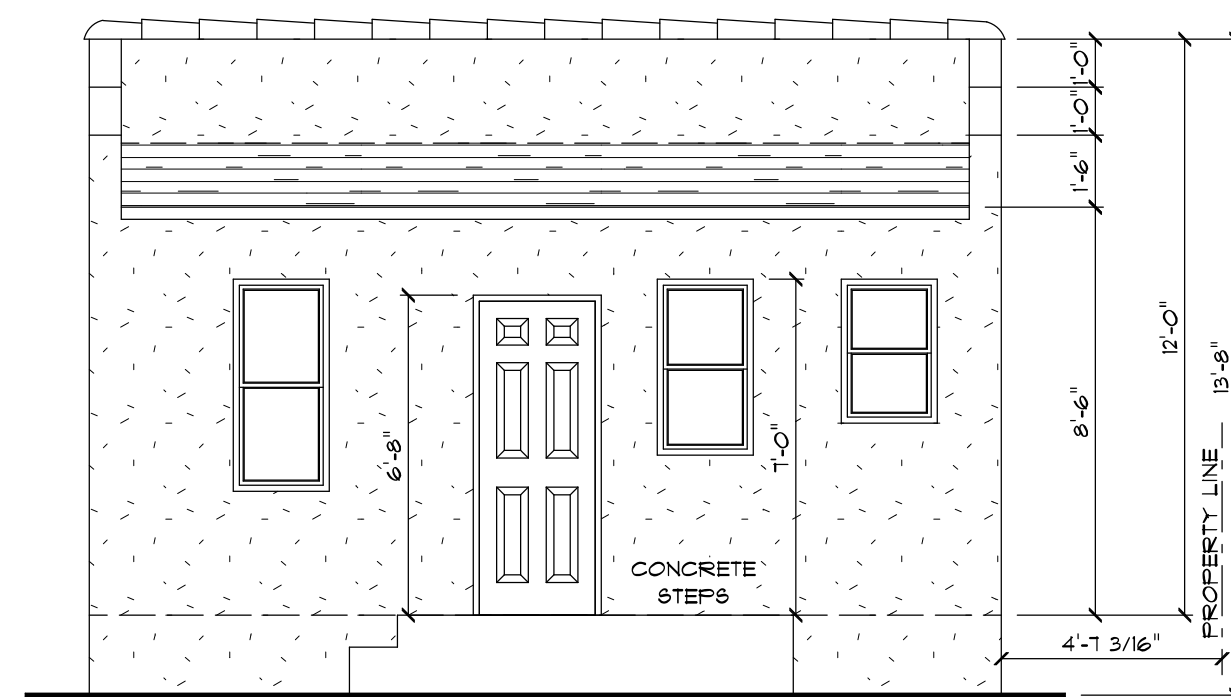
EXISTING GARAGE IS TO BE COMPLETELY DEMOLISHED TO MAKE ROOM FOR THE NEW GARAGE  
THESE PLANS OF EXISTING GARAGE ARE FOR REFERENCE OF EXISTING STRUCTURE ONLY



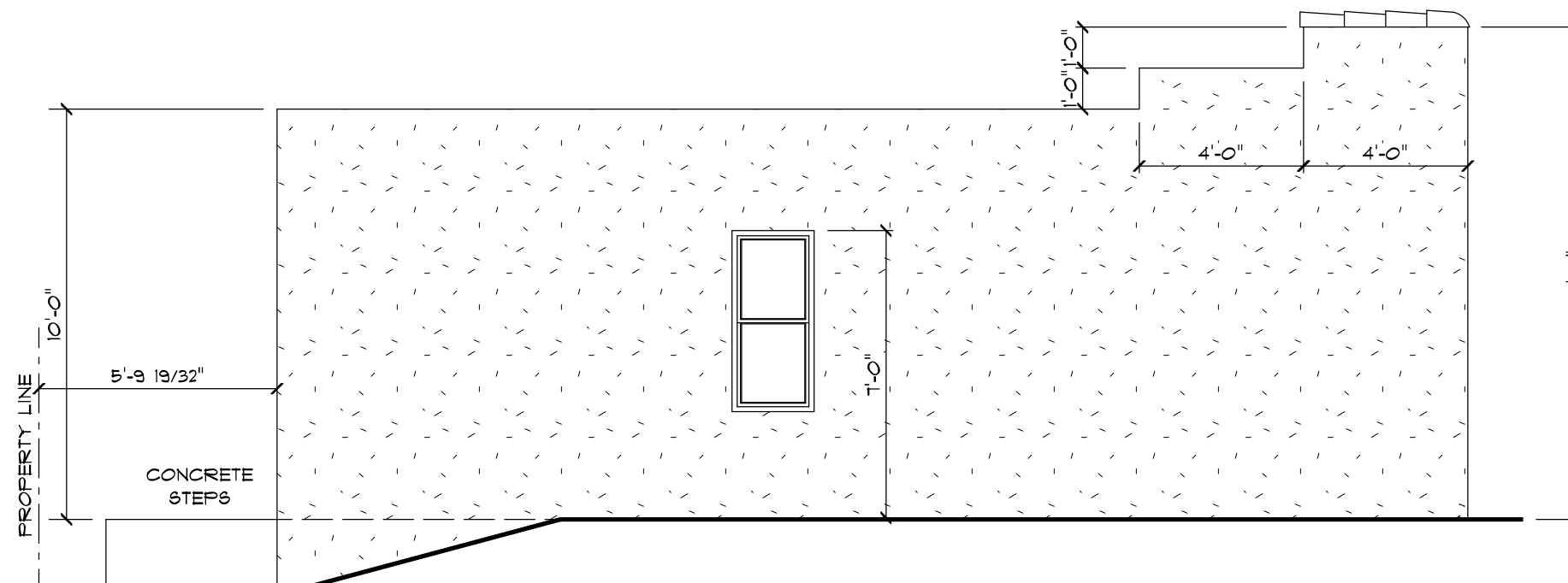
FRONT (WEST) ELEVATION (TO BE DEMOLISHED)  
(BASED ON ORIGINAL PLANS)  
SCALE: 1/4" = 1'



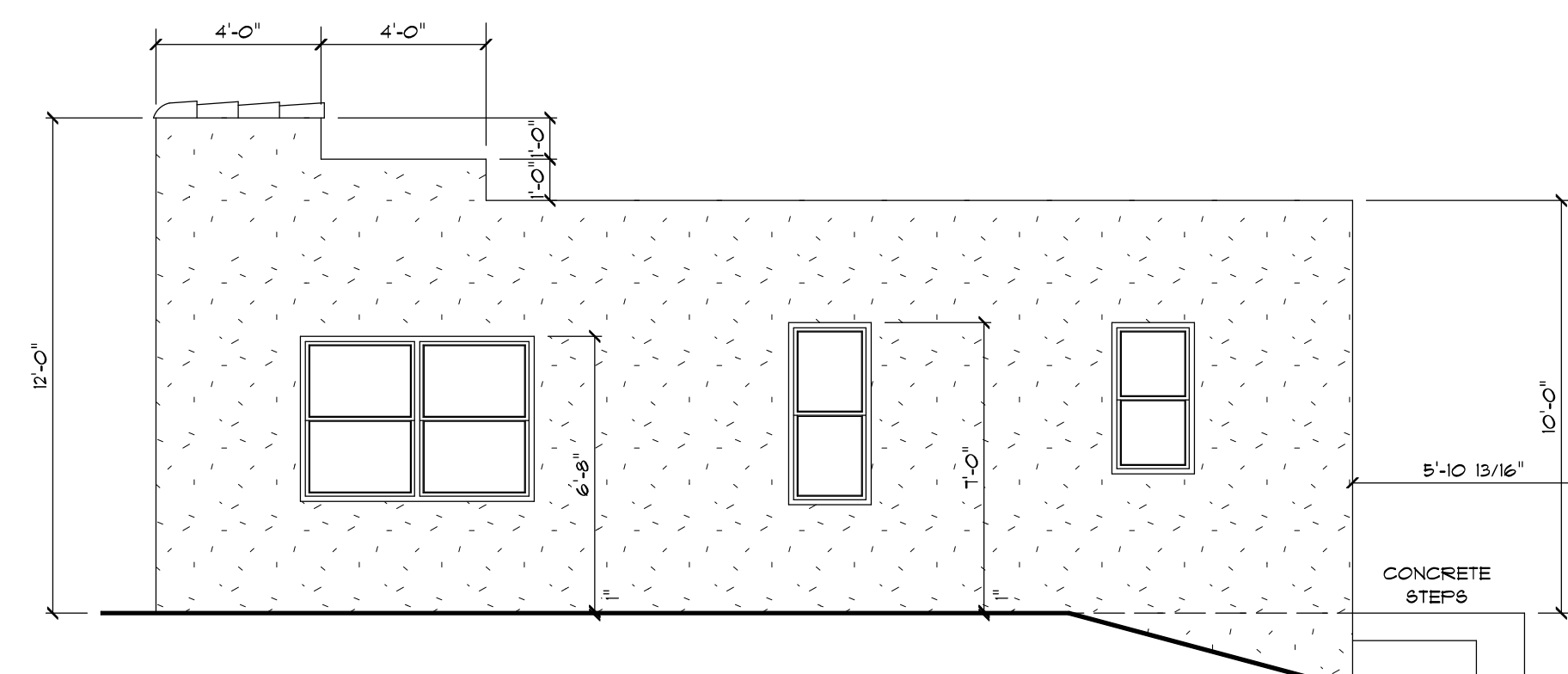
EXISTING FRONT (WEST) ELEVATION (TO BE DEMOLISHED)  
(AS EXISTS CURRENTLY)  
SCALE: 1/4" = 1'



EXISTING REAR (EAST) ELEVATION (TO BE DEMOLISHED)  
SCALE: 1/4" = 1'



EXISTING LEFT SIDE (NORTH) ELEVATION (TO BE DEMOLISHED)  
SCALE: 1/4" = 1'



EXISTING RIGHT SIDE (SOUTH) ELEVATION (TO BE DEMOLISHED)  
SCALE: 1/4" = 1'



EXISTING FRONT (WEST) ELEVATION



EXISTING REAR (EAST) ELEVATION



EXISTING LEFT SIDE (SOUTH) ELEVATION



EXISTING LEFT SIDE/REAR (NORTHEAST) ELEVATION

| REVISIONS | BY |
|-----------|----|
| DATE      |    |
| 8-28-18   |    |

A/B/D

ORIGINAL CONST. DOCS.  
EXISTING FLOOR PLAN  
& ELEVATIONS  
PICTURES OF EXISTING

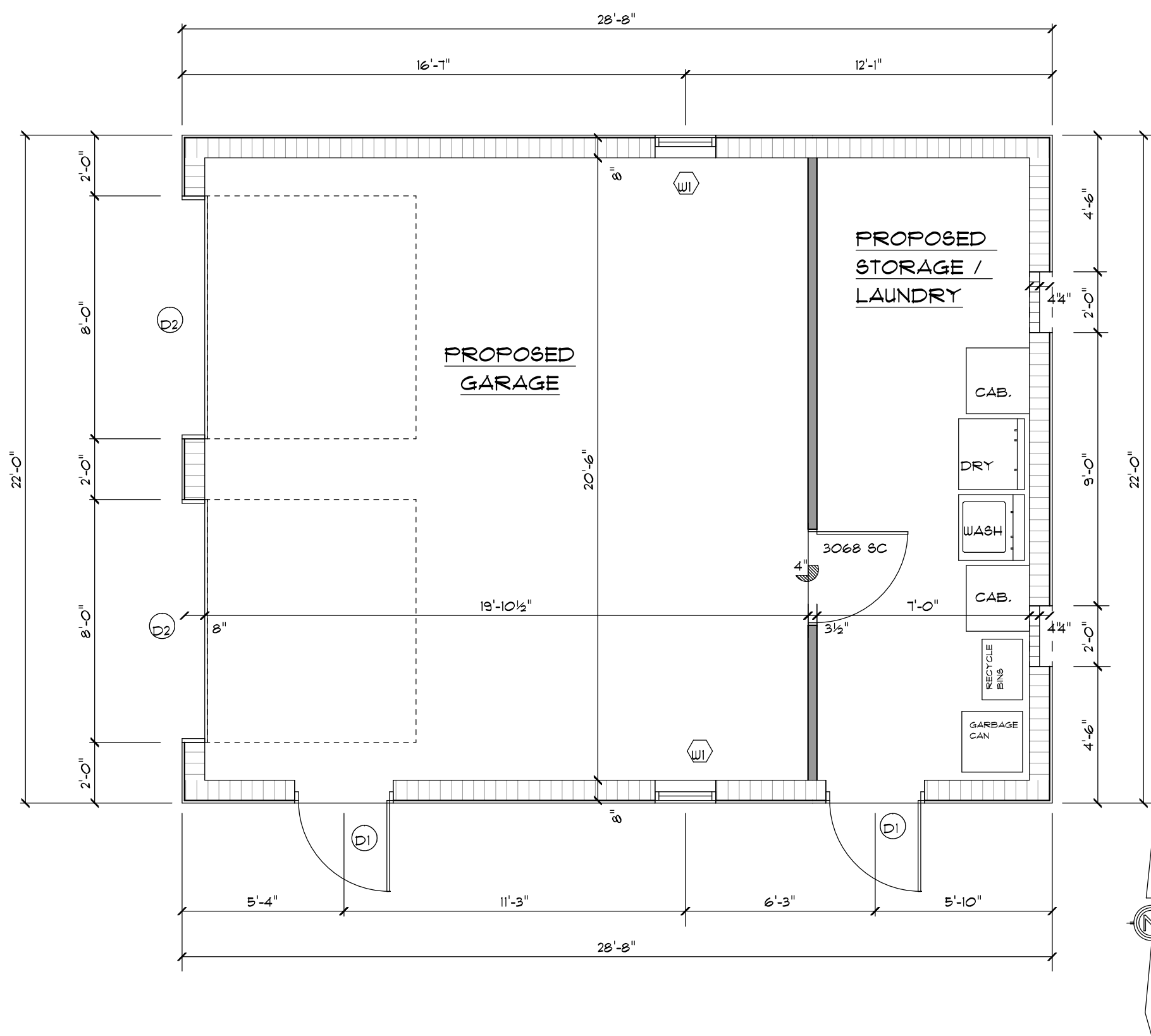
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DELRAY BEACH, FLORIDA

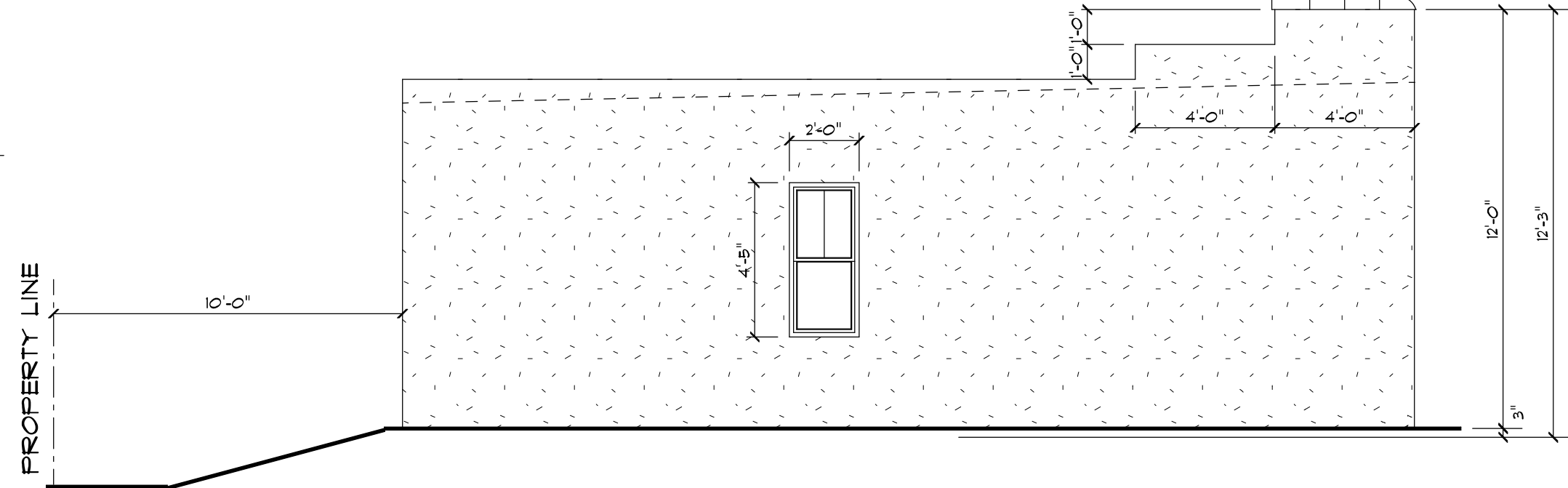
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SHEET  
A1.1  
OF SHEETS

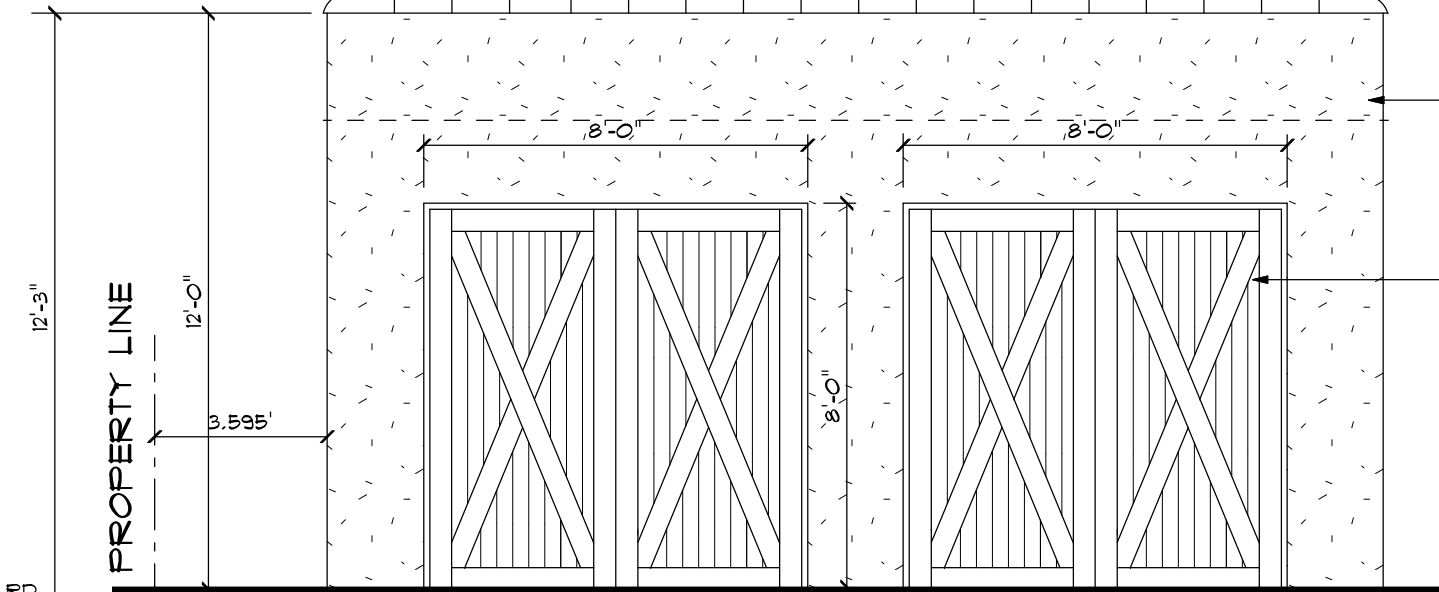




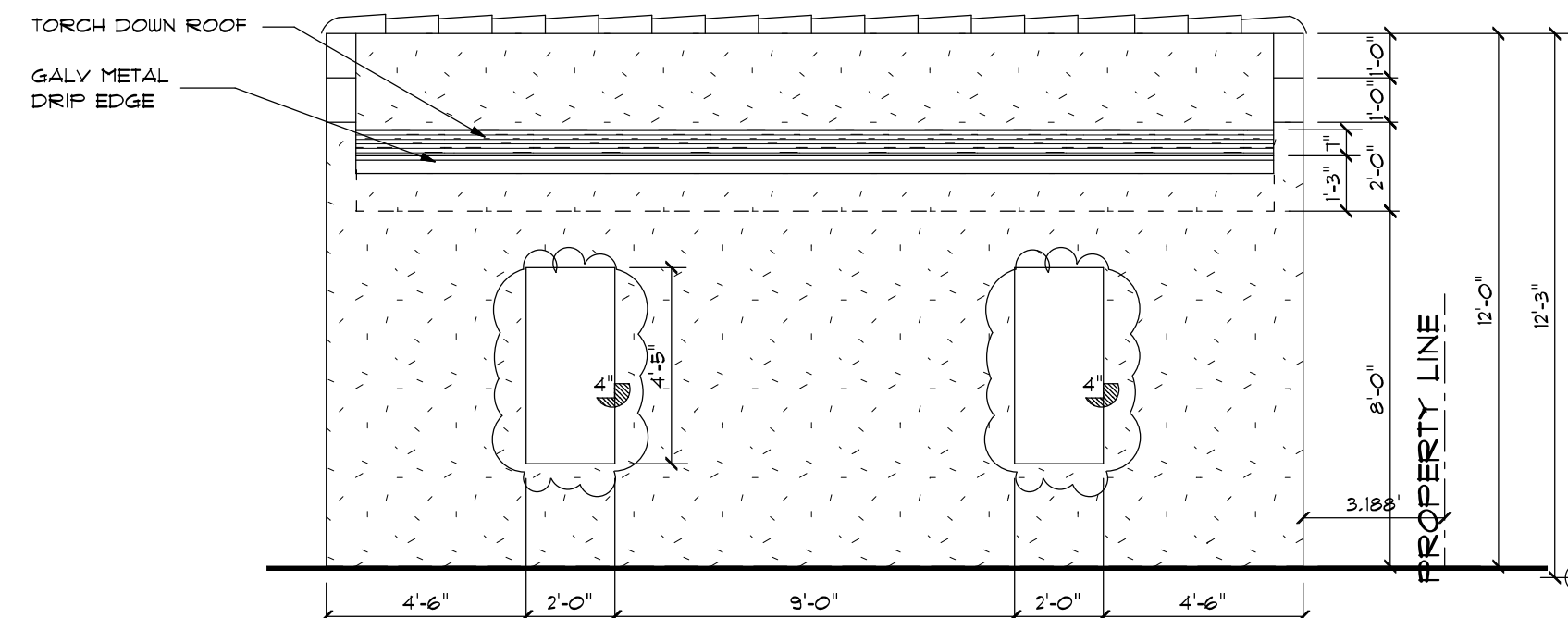
PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'



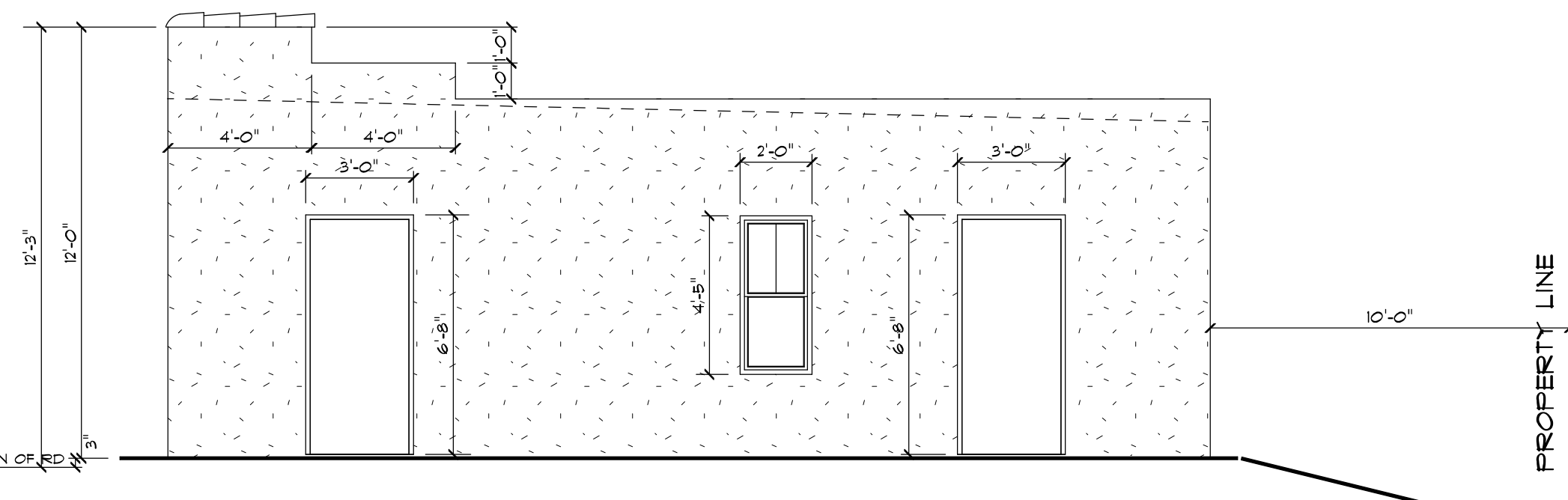
PROPOSED LEFT (NORTH) ELEVATION  
SCALE: 1/4" = 1'



PROPOSED FRONT (WEST) ELEVATION  
SCALE: 1/4" = 1'



PROPOSED REAR (EAST) ELEVATION  
SCALE: 1/4" = 1'



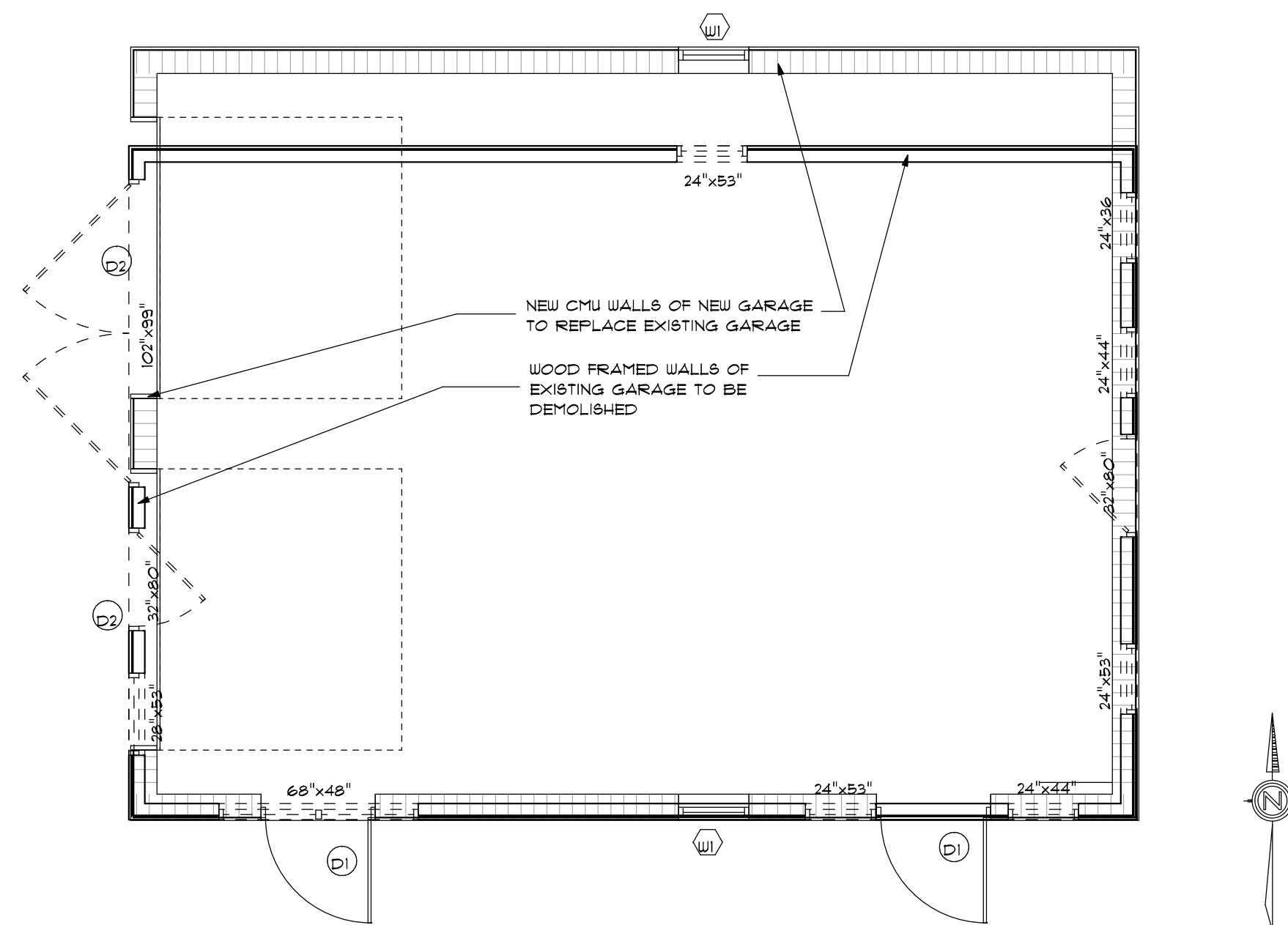
PROPOSED RIGHT (SOUTH) ELEVATION  
SCALE: 1/4" = 1'

WINDOW SCHEDULE

| SYM. | WIDTH | HEIGHT | TYPE        | WINDOW FRAME MATERIAL | WINDOW FRAME COLOR | HURRICANE PROTECTION | TINT         | MUNTINS  | MFG |
|------|-------|--------|-------------|-----------------------|--------------------|----------------------|--------------|----------|-----|
| (W)  | 24"   | 53"    | SINGLE HUNG | ALUMINUM              | WHITE              | IMPACT RESISTANT     | NONE / CLEAR | 2 OVER 1 | PGT |

DOOR SCHEDULE

| SYM. | WIDTH | HEIGHT | TYPE  | DOOR MATERIAL                  | DOOR COLOR | FRAME MATERIAL | FRAME COLOR | GLASS TINT | HURRICANE PROTECTION | MUNTINS | MFG        |
|------|-------|--------|-------|--------------------------------|------------|----------------|-------------|------------|----------------------|---------|------------|
| (D)  | 36"   | 80"    | SWING | FLAT PANEL SOLID CORE ALUMINUM | WHITE      | ALUMINUM       | WHITE       | NA         | IMPACT RESISTANT     | NA      | THERMA TRU |
| (D)  | 8'-0" | 8'-0"  | CHD   | METAL W/ APPLIED WOOD VENEER   | WHITE      | NA             | NA          | NA         | IMPACT RESISTANT     |         | AMARR      |



PROPOSED / EXISTING FLOOR PLAN 1/4" Sc.  
SCALE: 1/4" = 1'

| REVISIONS DATE | BY |
|----------------|----|
| 8-28-18        |    |

A B D

PROPOSED FLOOR PLAN  
PROPOSED ELEVATIONS  
WINDOW & DOOR SCHEDULES

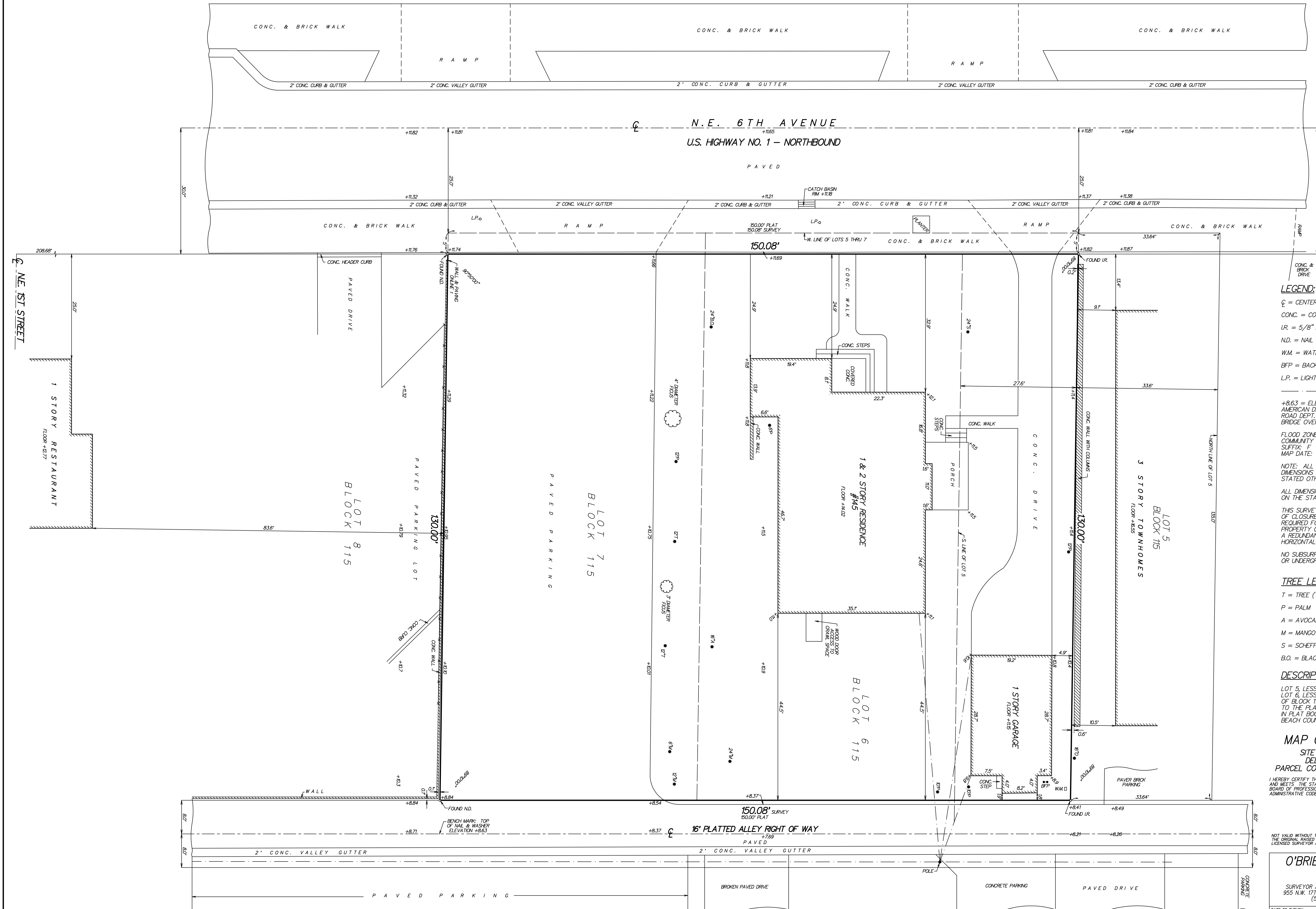
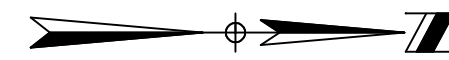
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PROPOSED GARAGE FOR:  
ALLISON TURNER  
145 NORTHEAST 6th AVENUE  
DELRAY BEACH, FLORIDA

|            |          |
|------------|----------|
| DRAWN BY   | BDF      |
| CHECKED BY |          |
| DATE       | 3-5-18   |
| SCALE      | AS NOTED |
| JOB NO.    | 17117.11 |

SHEET  
A2.1  
OF SHEETS





**LEGEND:**

- CL = CENTERLINE  
CONC. = CONCRETE  
I.R. = 5/8" IRON ROD WITH CAP #LB 353  
N.D. = NAIL & DISK #LB 353  
W.M. = WATER METER  
BFP = BACKFLOW PREVENTER  
L.P. = LIGHT POLE  
— — — — — = OVERHEAD UTILITY LINES

+8.63 = ELEVATION BASED ON NORTH AMERICAN DATUM 1988. SOURCE: STATE ROAD DEPT. BENCH MARK IN ATLANTIC AVENUE BRIDGE OVER INTRACOASTAL WATERWAY

FLOOD ZONE: X  
COMMUNITY PANEL NO.: 125102 0979  
SUFFIX: F  
MAP DATE: OCTOBER 5, 2017

NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS STATED OTHERWISE.

ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD U.S. FOOT.

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK PROPERTY CLOSURE. WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL, HORIZONTAL AND ANGULAR DIMENSIONS.

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

**TREE LEGEND:**

- T = TREE (TYPE UNKNOWN)  
P = PALM  
A = AVOCADO TREE  
M = MANGO  
S = SCHEFFLERA  
B.O. = BLACK OLIVE

**DESCRIPTION:**

LOT 5, LESS THE NORTH 33.6' AND LESS THE WEST 5'; LOT 6, LESS THE WEST 5'; AND LOT 7, LESS THE WEST 5' OF BLOCK 115 IN THE CITY OF DELRAY BEACH, ACCORDING TO THE PLAT OF THE TOWN OF LINTON, NOW DELRAY BEACH, IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**MAP OF BOUNDARY SURVEY**  
SITE ADDRESS 145 N.E. 6TH AVENUE  
DELRAY BEACH, FLORIDA 33483  
PARCEL CONTROL NO. 12-43-46-16-01-115-0051

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Paul D. Engle*  
PAUL D. ENGLE  
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**O'BRIEN, SUITER & O'BRIEN, INC.**  
LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #LB353  
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE  
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445  
(561) 276-4501 732-3279 FAX 276-2390

|                                   |                                                                            |                                                |                    |
|-----------------------------------|----------------------------------------------------------------------------|------------------------------------------------|--------------------|
| DATE OF SURVEY<br>OCTOBER 4, 2019 | REVISED: 01/14/20 - CORRECTED LEGAL DESCRIPTION & ADDED PARCEL CONTROL NO. | REVISION: 11/19/19 - CORRECT LEGAL DESCRIPTION | SCALE:<br>1" = 10' |
| FIELD BOOK<br>D.260               | PAGE NO.<br>45                                                             | ORDER NO.<br>01-123db                          |                    |