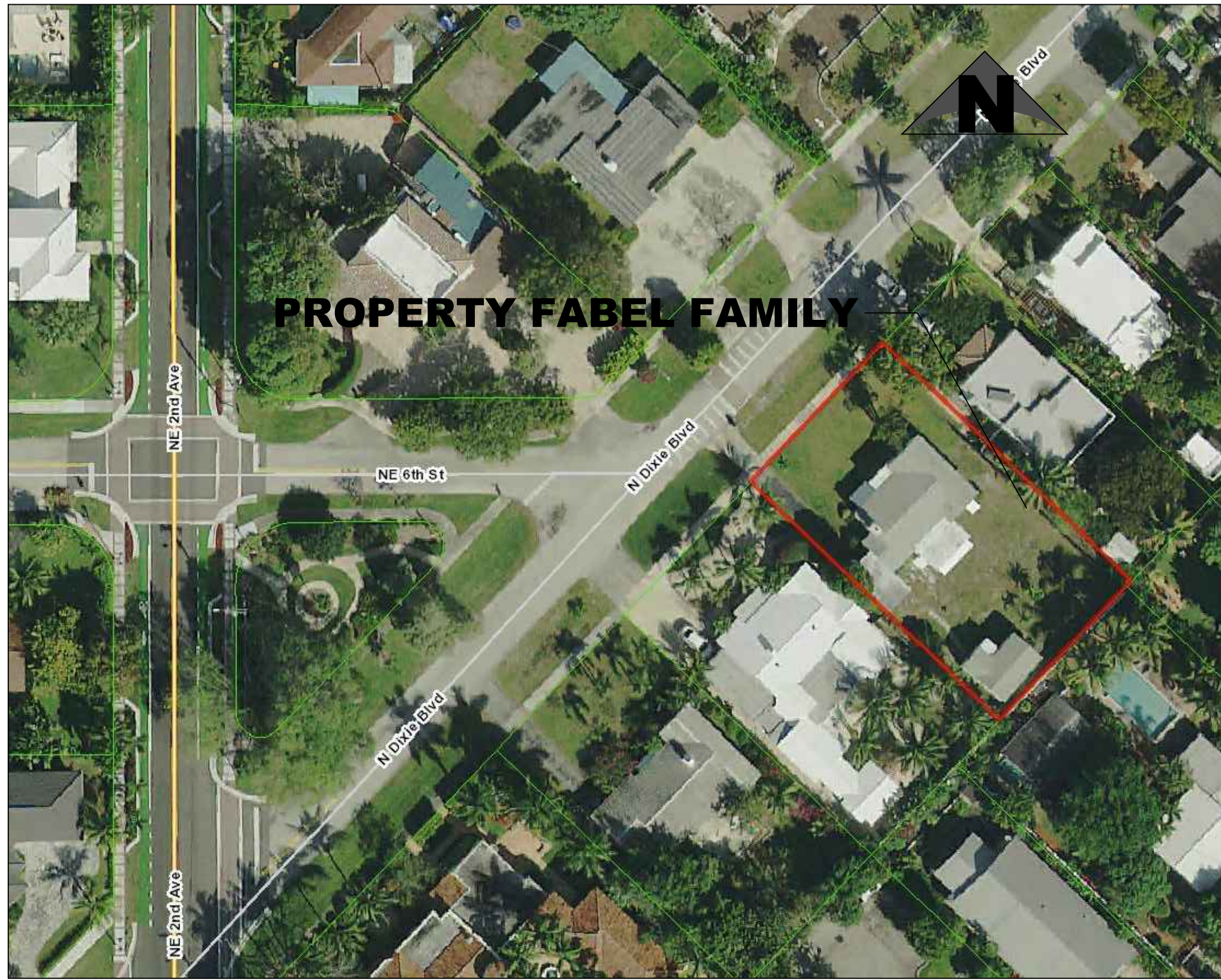




LOCATION PLAN

3

AREA CALCULATIONS - REVISED JAN/29/2019			
EXISTING RESIDENCE 1 STORY		EXISTING.	
FIRST FLOOR			
AIR CONDITIONED AREA		1436.96 S.F.	
CARPORT		339.15 S.F.	
STORAGE BUILDING		453.04 S.F.	
COVERED ENTRY		46.08 S.F.	
TOTAL UNDER ROOF AREA		2275.22 S.F.	
APPROVED FOR DEMOLITION		EXISTING.	
CARPORT		339.15 S.F.	
LAUNDRY		111.14 S.F.	
SUN ROOM		198.61 S.F.	
TOTAL MAIN HOUSE		648.90 S.F.	
STORAGE BUILDING		453.04 S.F.	
TOTAL DEMO APPROVED		1101.94 S.F.	
NEW CONSTRUCTION		EXISTING.	PROPOSED ADDITION.
EXISTING A/C AREA AFTER DEMO		1127.20 S.F.	2369.64 S.F.
A/C AREA 1ST FLOOR			442.84 S.F.
A/C AREA 2ND FLOOR			322.33 S.F.
LOFT			3154.81 S.F.
TOTAL NEW A/C			3922.01 S.F.
NEW GARAGE			823.77 S.F.
NEW ATTIC			277.07 S.F.
NEW COVERED VERANDA		26.08 S.F.	
EXISTING COVERED ENTRY			
TOTAL UNDER ROOF AREA			5250.00 S.F.
CODE PARAMETERS		EXISTING	PROPOSED TOTAL %
TOTAL LOT AREA		10,080.00 S.F.	100%
LOT COVERAGE MAX(40%)		4032.00 S.F.	39.95%
GREEN AREA MIN(25%)		2520.00 S.F.	36.29%
PERVIOUS AREA		3629.00 S.F.	36.29%
IMPERVIOUS AREA		6123.00 S.F.	60.75%
CODE PARAMETERS		EXISTING.	PROPOSED ADDITION.
GOVERNING CODE		2017 F.B.C.	
MUNICIPALITY		CITY OF DELRAY BEACH	
OCCUPANCY CLASS.		GROUP RESIDENTIAL	
MAX. BUILDING HEIGHT		35'-0" MID PT. C.O.R.	16'-8 1/2"
FRONT SETBACK		25'-0" MIN	35.3'
REAR SETBACK		10'-0" MIN	10'-0"
SIDE SETBACK		7'-6" MIN	5'-1"
POOL SETBACK		10'-0" MIN	15'-6"
CONSTRUCTION TYPE		TYPE III-B UNPROTECTED	
HISTORIC DISTRICT		DEL IDA PARK	

SEE SHEET A-02²

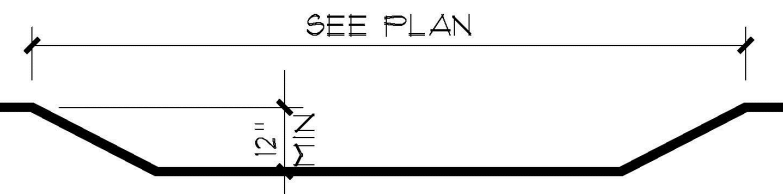
SITE PLAN NOTES

- LOT DRAINAGE SHALL BE AS ALL LOCAL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.
- 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).
- DRIVEWAYS, WALKWAYS, SLAB ON GRADE, POOL DECKS, SWIMMING POOL ARE BY OTHERS AND PERMITTED SEPARATELY.(NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE, CONTRACT).
- 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.
- 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.
- 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.

SITE DRAINAGE CALCULATIONS

SITE RETENTION PONDS (12" DP)	
AREA 'A'	470.0 CU.FT
AREA 'B'	402.0 CU.FT

TOTAL AREA PROVIDED 870.0 CU.FT



View Property Record

Owners

FABEL KENNETH J & FABEL PAOLA

Property detail

Location 228 N DIXIE BLVD

Municipality DELRAY BEACH

Parcel No. 12454699290100101

Subdivision DEL IDA PARK IN

Book 29129

Page 971

Sale Date MAY 2017

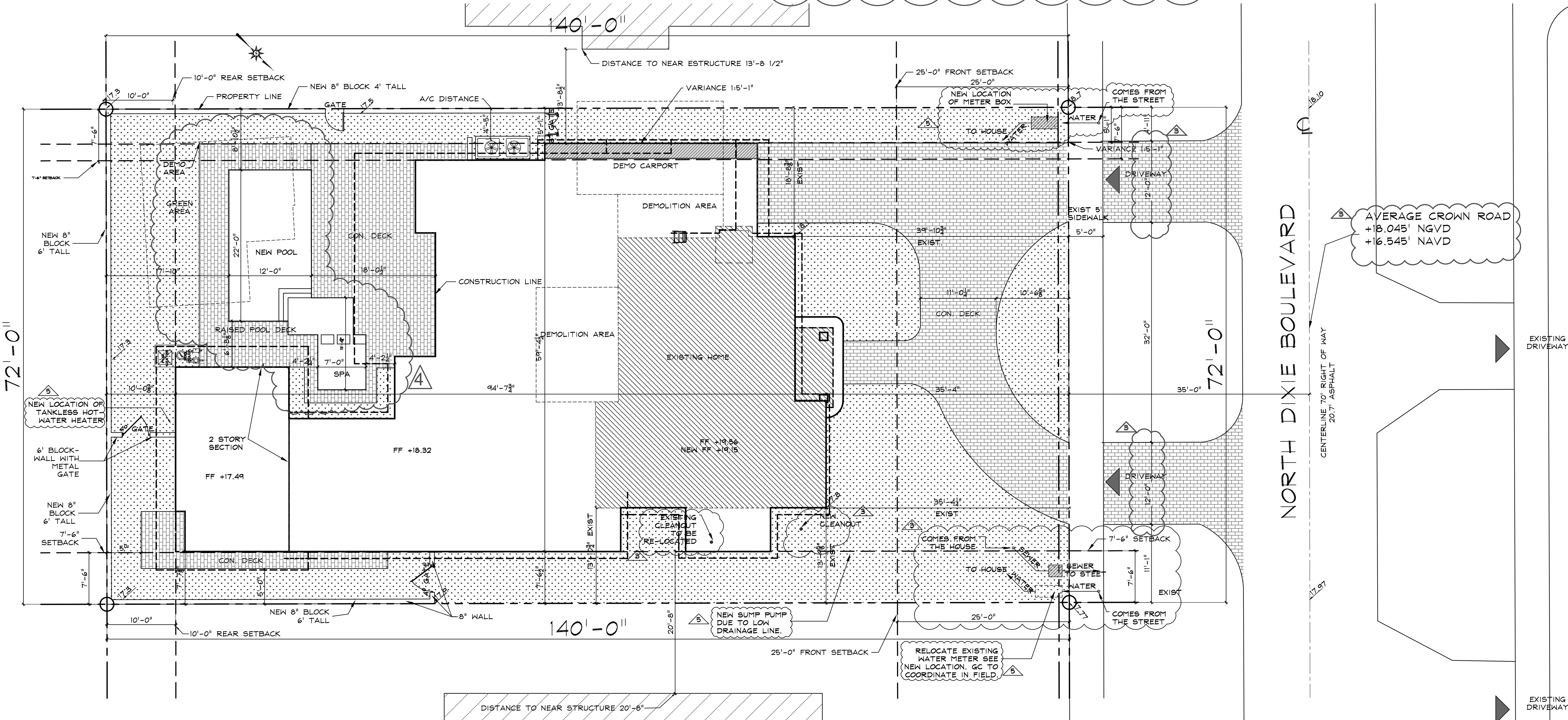
Mailing Address 228 N DIXIE BLVD

DELRAY BEACH FL 33444 3850

Use Type (0801 - MULTIFAMILY) < 10 UNITS COMM ZONING

Total Square Feet 2159

FLOOD ZONE X
ZONING - RO
OCCUPANCY TYPE - R-10
ALTENATION LEVEL 3



NORTH DIXIE BOULEVARD

AVERAGE CROWN ROAD
+13.045' NGVD
+16.545' NAVD

REVISIONS		BY
Δ	COMMENTS #1 NOV-07-2018	JM
Δ	COMMENTS #2 DEC-19-2018	JM
Δ	COMMENTS #3 FEB-01-2019	JM
Δ	CLIENT/POOL CHANGES 5-28-2019	A.G.
Δ	CLIENT CHANGES 10-11-2019	A.G.

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

DRAWN
JRM/R33

CHECKED

DATE
FEB-01-2019

SCALE
1/8" = 1'-0"

JOB NO.
17-4645

SHEET

A-02

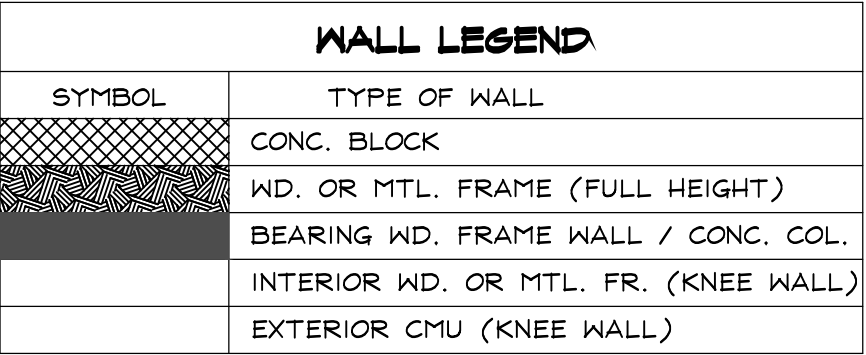
OF 22 SHEETS

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PERMIT SET

KEN AND PAOLA FABEL RESIDENCE
LOT 10 & 11
228 NORTH DIXIE BLVD.
DELRAY BEACH
FLORIDA, 33444

SITE PLAN



KEN AND PAOLA FABEL RESIDENCE

LOT 10 & 11
228 NORTH DIXIE BLVD.
DELRAY BEACH
FLORIDA, 33444

REVISIONS		BY
	COMMENTS #1 NOV-07-2018	JM
	COMMENTS #2 DEC-19-2018	JM
	COMMENTS #3 FEB-01-2019	JM
	CLIENT/POOL CHANGES 5-28-2019	A.G.
	CLIENT CHANGES 10-11-2019	A.G.

Shane Ames - Architect



Ilcs. : A A 00002307 ABCVB : AB0013001

DRAWN
JRMR33
CHECKED
DATE
FEB-01-2019
SCALE
$\frac{1}{4}'' = 1'-0''$
JOB NO.
17-4645
SHEET
A-05
OF 22 SHEETS

OF 22 SHEETS

PERMIT SET

KEN AND PAOLA FABEL RESIDENCE

LOT 10 & 11
228 NORTH DIXIE BLVD.
DELRAY BEACH
FLORIDA 33444

REVISIONS	BY
COMMENTS #1 NOV-07-2018	JM
COMMENTS #2 DEC-19-2018	JM
COMMENTS #3 FEB-01-2019	JM
CLIENT/POOL CHANGES 5-28-2019	A.G.
CLIENT CHANGES 10-11-2019	A.G.

Shane Ames - Architect



BUILDING ELEVATIONS

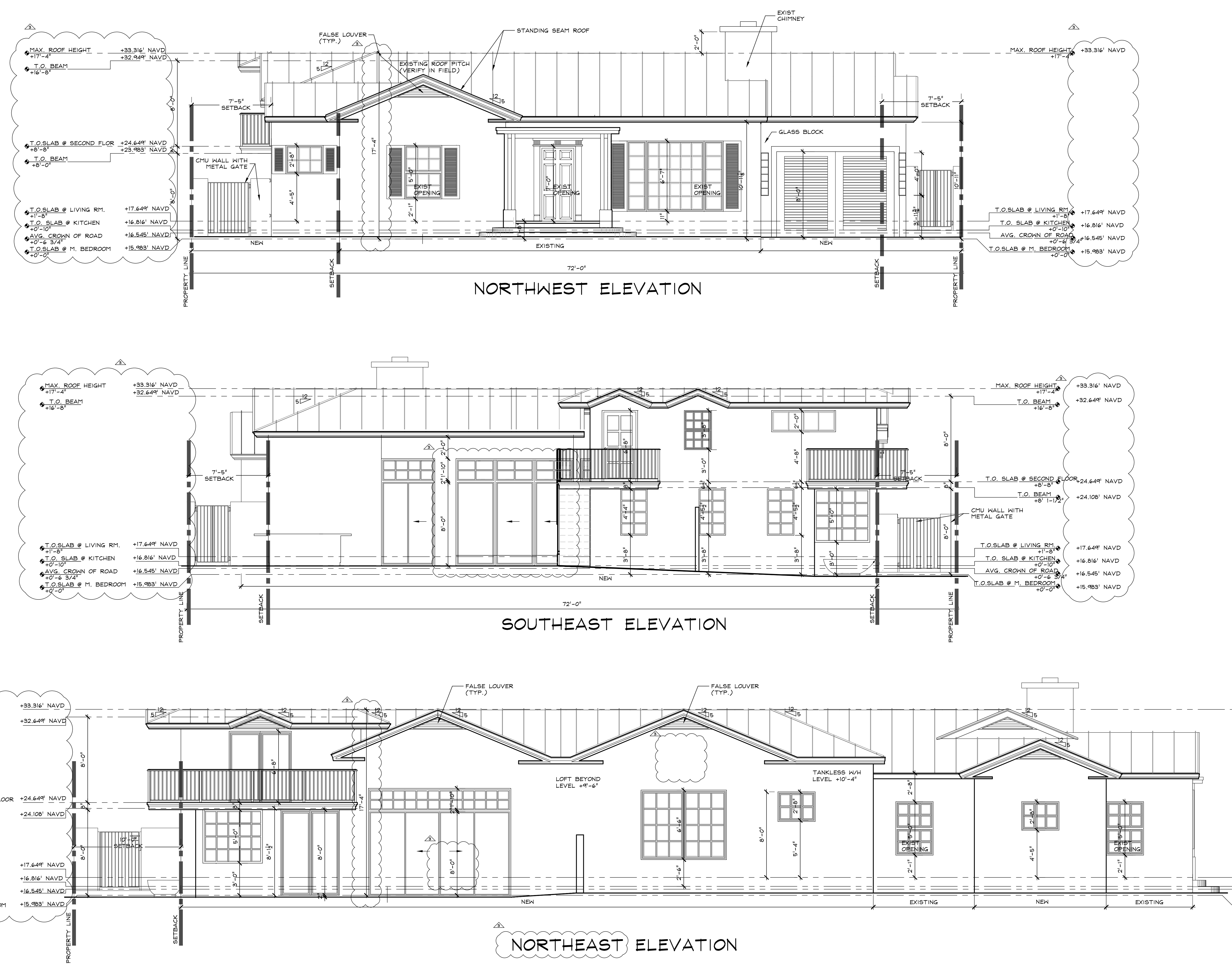
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DATE FEB-01-2019	SCALE 1/4" = 1'-0"
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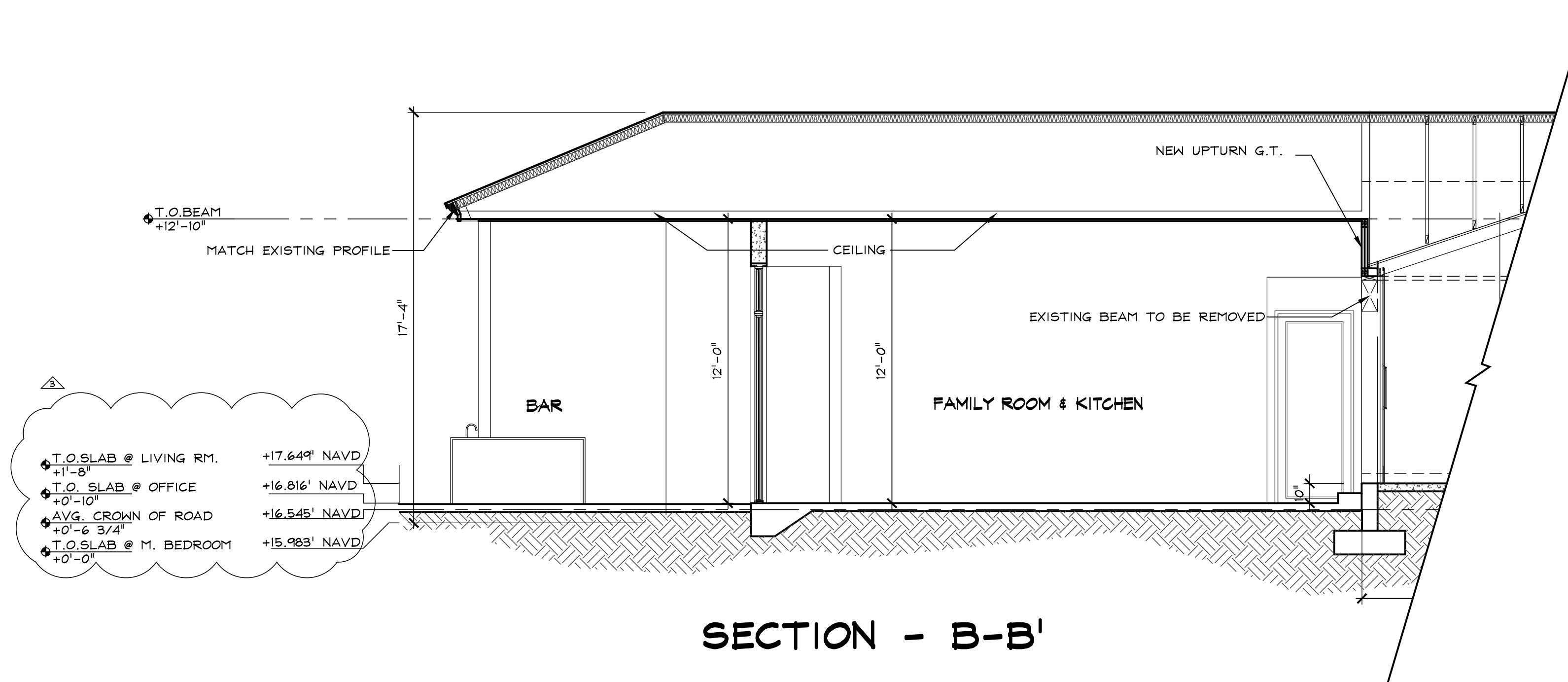
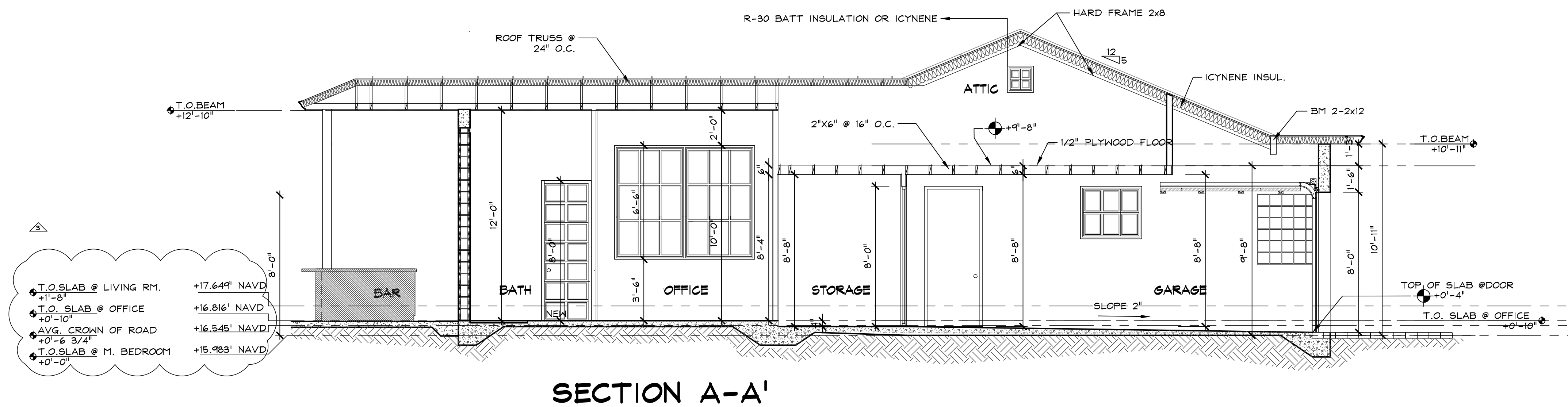
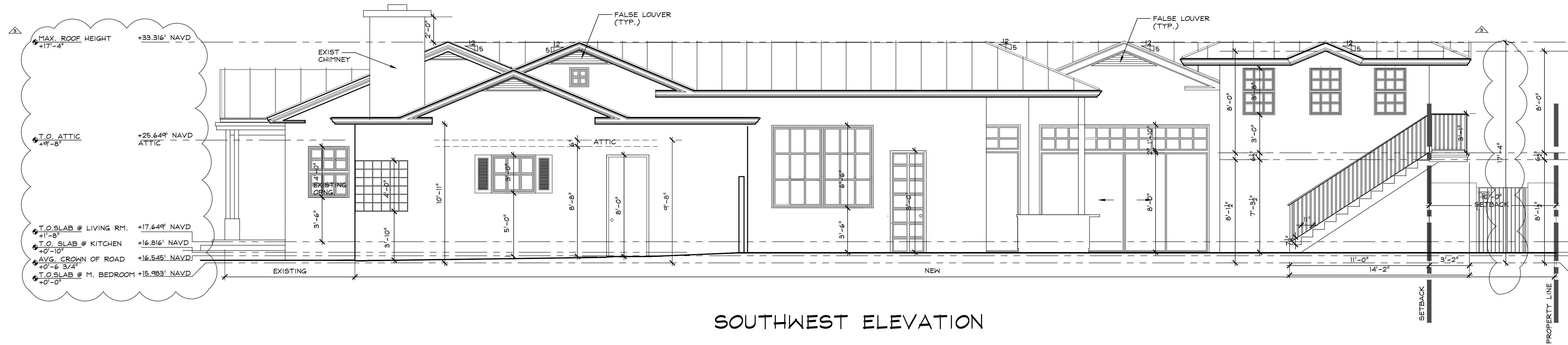
OF 22 SHEETS

Lib - A40002007 ARCHER - A4002001

ADDRESS - 18100 DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE - (561)274-8444. FAX - (561)274-8448.

CONFIRMATION: 2007 AMES INTERNATIONAL ARCHITECTURE, INC. IS THE ARCHITECT OF RECORD FOR THIS PROJECT. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMIT SET. THE PERMIT SET IS THE FINAL DESIGN AND SPECIFICATION FOR THE PROJECT. ANY CHANGES TO THE PERMIT SET SHALL BE MADE BY THE ARCHITECT. THE PERMIT SET IS THE FINAL DESIGN AND SPECIFICATION FOR THE PROJECT. ANY CHANGES TO THE PERMIT SET SHALL BE MADE BY THE ARCHITECT. THE PERMIT SET IS THE FINAL DESIGN AND SPECIFICATION FOR THE PROJECT. ANY CHANGES TO THE PERMIT SET SHALL BE MADE BY THE ARCHITECT.



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KEN AND PAOLA FABEL RESIDENCE
 LOT 10 & 11
 228 NORTH DIXIE BLVD.
 DELRAY BEACH
 FLORIDA, 33444

REVISIONS		BY
	COMMENTS #1 NOV-07-2018	JM
	COMMENTS #2 DEC-19-2018	JM
	COMMENTS #3 FEB-01-2019	JM
	CLIENT/POOL CHANGES 5-28-2019	A.G.
	CLIENT CHANGES 10-11-2019	A.G.

Shane Ames - Architect



Licencia : AA0002307 ARCH.R.º : AF0012001

BUILDING ELEVATIONS/SECTIONS

DRAWN
JRMR33
CHECKED
DATE
FEB-01-2019
SCALE
$\frac{1}{4}'' = 1'-0''$
JOB NO.
17-4645
SHEET

A-08

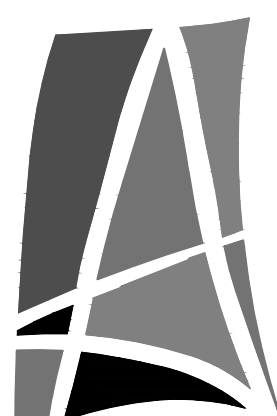


KEN AND PAOLA FABEL RESIDENCE

LOT 10 & 11
228 NORTH DIXIE BLVD.
DELRAY BEACH
FLORIDA, 33444

REVISIONS		BY
	COMMENTS #1 NOV-07-2018	JM
	COMMENTS #2 DEC-19-2018	JM
	COMMENTS #3 FEB-01-2019	JM
	CLIENT/POOL CHANGES 5-28-2019	A.G.
	CLIENT CHANGES 10-11-2019	A.G.

Shane Ames - Architect



Ames
INTERNATIONAL
ARCHITECTURE

Lic : A0002307 ARCH.R. : AR0012001

FOR HIS AGENTS FOR THE BUILDING OF THIS PROJECT. COPYRIGHT INFRINGEMENTS: ARTS INTERESTS

1ST FLOOR NOTATION PLAN

DRAWN
JRMR33
CHECKED

DATE
FEB-01-2019

SCALE
1/4" = 1'-0"

JOB NO.
17-4645

SHEET

A-03

OF 22 SHEETS