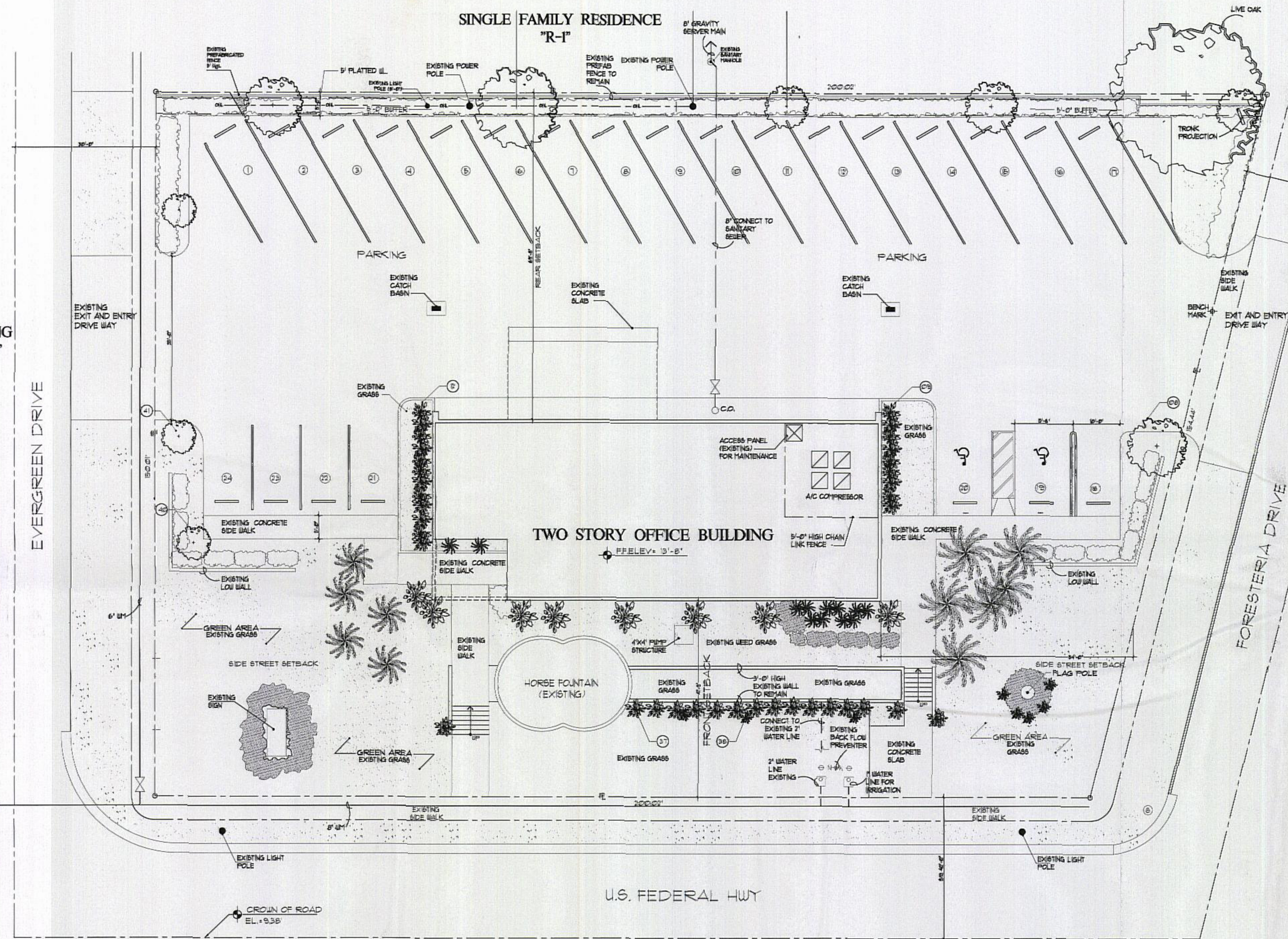


SINGLE FAMILY RESIDENCE  
"R-1"



**FLOOD LEGEND**  
RESIDENTIAL NEW CONSTRUCTION

Address: 1001 WOODSIDE TERRACE, PALM BEACH, FLORIDA  
SEE LEGAL DESCRIPTION

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
HIGHEST CROWN OF ROAD ELEV.: 8.71' NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY OF A CERTIFIED SURVEY PREPARED BY: CLYDE O. MCNEAL P.L.S. LIC # 2883

PROPOSED	EXIST'G	PROPOSED	EXIST'G	PROPOSED	EXIST'G
100' MIN. ABOVE GRADE	100' MIN. ABOVE GRADE	100' MIN. ABOVE GRADE	100' MIN. ABOVE GRADE	100' MIN. ABOVE GRADE	100' MIN. ABOVE GRADE

ALL ELECTRICAL, MECHANICAL AND PLUMBING SHALL BE PLACED AT OR ABOVE FLOOD ELEVATION (FE).  
ALL AREAS BELOW FE SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF LESS THAN ONE SQUARE INCH PER OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING SHALL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS SHALL BE EQUIPPED WITH SCREENS OR LOW PERMEABILITY MATERIALS WHICH SHALL BE USED BELOW FE.  
ALTERNATIVELY A CERTIFICATION BY \_\_\_\_\_ SHALL BE PROVIDED ON THE PLAN NOTING INDICATING THAT THE DESIGN SHALL ALLOW FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.  
THE SITE SHALL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES WHERE NECESSARY INTERCEPTION BARRIERS WILL BE CONSTRUCTED ON-SITE WITH 12\"/>

**ZONING LEGEND**  
FOLIO No. 00-4240-3603-000-001

ZONING: OFFICE BUILDING

HEIGHT 35'-0" TO RIDGE OF ROOF	30'-0"
LOT COVERAGE = 40% OF NET LAND 10,424 SF.	7,366.830 SF. ALLOWED
MINIMUM GREEN SPACE REQUIRED: 60% OF NET LOT AREA	10,264 SF.
PROPOSED GREEN AREA	10,793 SF.
BUILDING FOOTPRINT (EVERYTHING UNDER ROOF)	3,104 SF.

SETBACKS:	PROVIDED	MIN. REQUIRED
FRONT	25'-0"	25'-0"
SIDE	7'-6"	7'-6"
INSIDE YARDS	8'-6"	7'-6"
REAR	44'-0"	15'-0"

NOTE: SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION NGVD. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ADJACENT TO THE PROPERTY.  
AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER INTO LAKE OR CANAL.  
LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY.  
APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.  
NOTICE: ANY APPLICABLE RESOLUTION.

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 85A.78 (10), FLORIDA STATUTES, EFFECTIVE 7/1/07.

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. CONTACT PUBLIC WORKS DEPT.

THE HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 25 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY.  
THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

**LEGAL DESCRIPTION:**  
BEING A PORTION OF LOT 1 WOODSIDE ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24 PAGE 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING AT THE SOUTHWEST CORNER OF SAID LOT 1 WOODSIDE ESTATES, THENCE N00°04'30" W ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 310.85 FEET (MORE OR LESS) TO THE WATERS OF LOKAHATCHEE RIVER, THENCE N85°04'03" E ALONG THE WATERS OF THE LOKAHATCHEE RIVER A DISTANCE OF 356.8 FEET, THENCE S89°26'28" W CONTINUING ALONG THE WATERS OF THE LOKAHATCHEE RIVER, A DISTANCE OF 314.0 FEET, THENCE S88°00'00" W CONTINUING ALONG THE WATERS OF THE LOKAHATCHEE RIVER, A DISTANCE OF 52.51 FEET, TO THE NORTHWEST CORNER OF THE PROPOSED LOT 1A THENCE S00°06'15" W ALONG THE WESTERLY LINE OF SAID PROPOSED LOT 1A A DISTANCE OF 202.93 FEET (MORE OR LESS) TO A POINT ON THE SOUTH LINE OF SAID LOT 1B THENCE S88°16'14" W ALONG SOUTH LINE OF LOT 1, A DISTANCE OF 88.76 FEET, TO THE POINT OF BEGINNING

**EXISTING SITE PLAN**  
SCALE: 3/32" = 1'-0" SCALE: 1" = 10'-0"

**Oscar Familia & Associates**  
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JOSE R. FIGUEROA  
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**INTERIOR AND EXTERIOR REMODELING EXISTING BUILDING FOR:  
PEDIATRIC RESPIRATORY CENTER**  
DR. JORGE SALLENT  
500 FEDERAL HWY. NORTH PALM BEACH, FLORIDA  
TELEPHONE: (954) 729-6898

*[Signature]*  
DATE: DEC. 2008  
SCALE: 1/8" = 1'-0"  
DRAWN: J.P., P.L., N.Z.  
JOB NO.: 1009-SALLENT

REVISIONS:  
1-  
2-  
3-

DATE: DEC. 2008  
SCALE: 1/8" = 1'-0"  
DRAWN: J.P., P.L., N.Z.  
JOB NO.: 1009-SALLENT

**SP-1**  
SHEET NO. 1 OF

