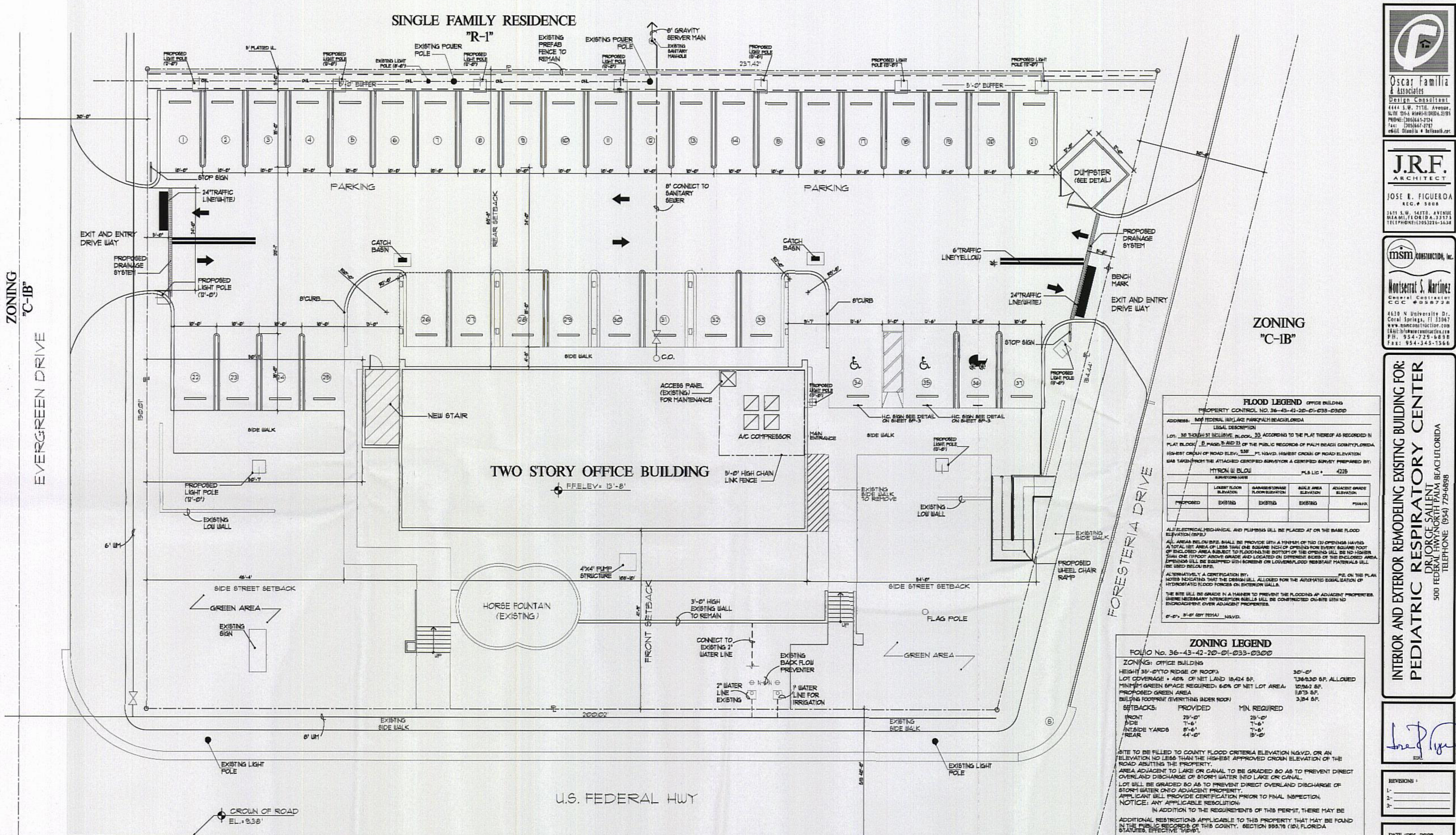


SINGLE FAMILY RESIDENCE

"R-1"



TWO STORY OFFICE BUILDING

FFELEV = 13'-8"

**FLOOD LEGEND** OFFICE BUILDING  
PROPERTY CONTROL NO. 36-43-42-20-01-033-0300

ADDRESS: 500 FEDERAL HWY PALM BEACH, FLORIDA  
LEGAL DESCRIPTION:  
LOT 30 THROUGH 31 INCLUSIVE, BLOCK 33, KELBY CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 15 AND 23, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
HIGHEST CROWN OF ROAD ELEVATION: 23.71 NAVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY OR A CERTIFIED SURVEY PREPARED BY: MTRON (A BLOW SURVEYORS INC. PLS LIC # 4228

PROPOSED	EXISTING	EXISTING	EXISTING	ADJACENT GRADE ELEVATION

ALL ELECTRICAL, MECHANICAL, AND PLUMBING WILL BE PLACED AT OR THE BASE FLOOD ELEVATION (DFEL).  
ALL AREAS BELOW DFEL SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF LESS THAN ONE (1) SQUARE INCH 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-LEVEL FLOOD RESISTANT MATERIALS SHALL BE USED INSTEAD.  
ALTERNATIVELY A CERTIFICATION BY: P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.  
THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. SHOWN NECESSARY INTERIOR WALLS SHALL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.  
8'-0" = 2" BY 1/8" NAVD.

**ZONING LEGEND**  
FOLIO No. 36-43-42-20-01-033-0300

ZONING: OFFICE BUILDING  
HEIGHT 35'-0" TO RIDGE OF ROOF: 30'-0"  
LOT COVERAGE + 40% OF NET LAND 18,424 SF. 136,830 SF. ALLOWED  
MINIMUM GREEN SPACE REQUIRED: 6.0% OF NET LOT AREA 1,105.4 SF.  
PROPOSED GREEN AREA 1,073 SF.  
BUILDING FOOTPRINT (EVERYTHING UNDER ROOF) 3,184 SF.

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

**LEGAL DESCRIPTION:**  
LOTS 30 THROUGH 31 INCLUSIVE, BLOCK 33, KELBY CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 15 AND 23, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
CONTAINING 37,806 SQUARE FEET ( 0.75 ACRES) MORE OR LESS.  
PROPERTY CONTROL NO. 36-43-42-20-01-033-0300

**PARKING REQUIREMENTS**

SPACE PER 1000 SQ. FT.	EXISTING	PROPOSED	REQUIRED
	6.636	7.288	7.288 / 1000 x 5 = 36.44 = 37 PARKING SPACE

PROPOSED 37 PARKING SPACE  
HANDICAPPED PARKING: STANDARD: 10'0"X18'-0"  
MINIMUM SIZE PARKING: H.C. PARKING: 12'6"X18'-0"

ZONING "C-1"

SITE PLAN PROPOSED  
SCALE: 1" = 20'-0"

NOTE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION NAVD. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING 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 99A.78 (10), FLORIDA STATUTES, EFFECTIVE 1/1/01.  
A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. CONTACT PUBLIC WORKS DEPT.  
THE HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2 1/2 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.

**GENERAL NOTES**  
THE LANDSCAPE SHALL AVOID CONFLICTS WITH UNDERGROUND DRAINAGE AND UTILITIES.  
ROOT BARRIER IN ACCORDANCE WITH BEACON UTILITY AUTHORITY (BUA) CRITERIA SHALL BE PROVIDED FOR TREES AND PALMS ADJACENT TO BUA UTILITIES.

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INTERIOR AND EXTERIOR REMODELING EXISTING BUILDING FOR:  
**PEDIATRIC RESPIRATORY CENTER**  
DR. JORGE SALIENT  
500 FEDERAL HWY PALM BEACH, FLORIDA  
TELEPHONE: (954) 729-6838

REVISIONS:  
1-  
2-  
3-

DATE: 08/26/2008  
SCALE: 1/8"=1'-0"  
DRAWN: J.P.F., P.L., N.Z.  
JOB NO. 2008-SALIENT

SP-2  
SHEET NO. 1 OF

FEB 10 2009