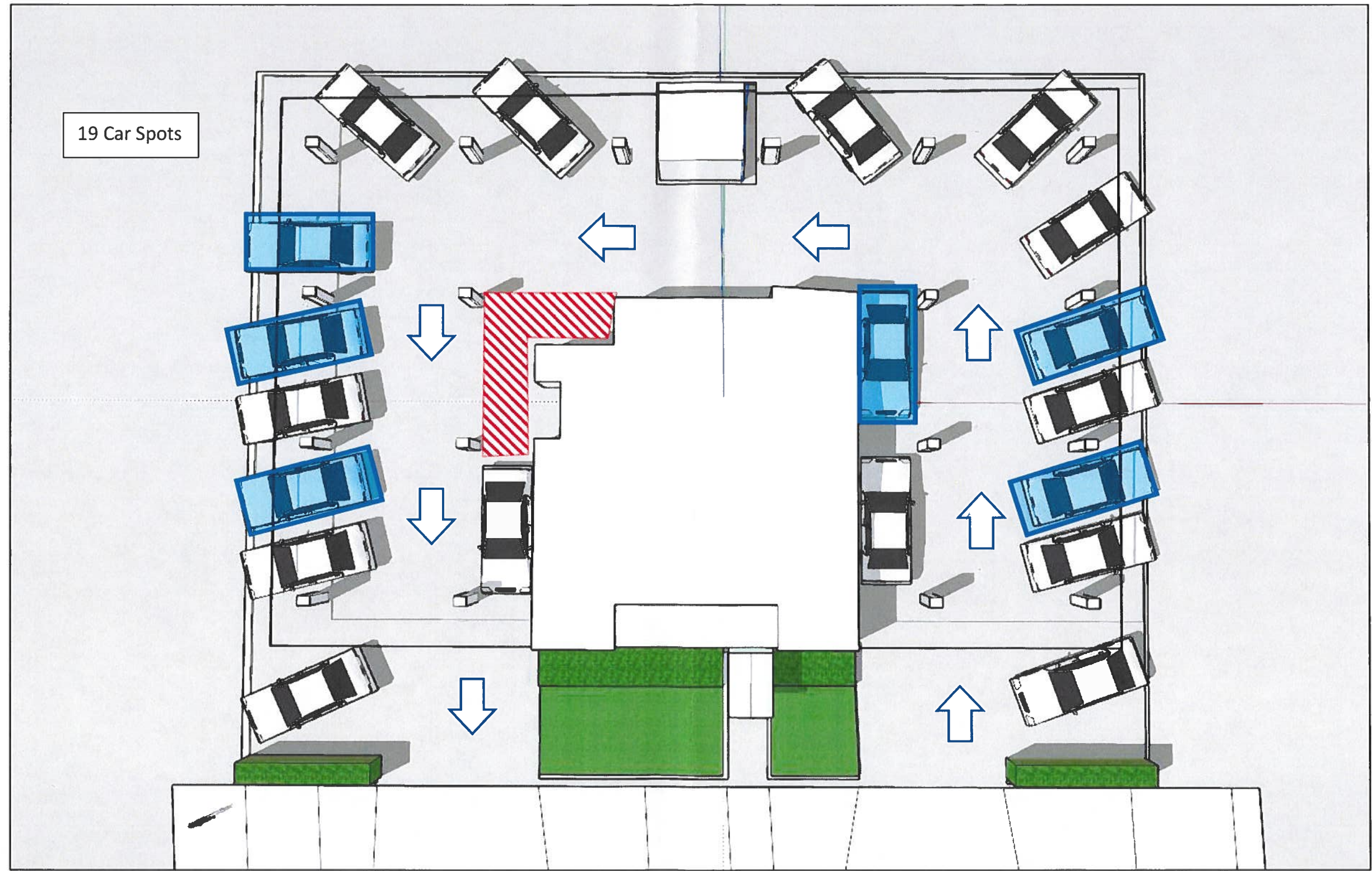


**RECEIVED**  
By DSR at 2:30 pm, Jun 16, 2022



Loading Unloading- NO PARKING



Traffic Direction



Compact Cars= 6



Standard Cars =13

224  
ATLANTIC  
AVENUE

PALM BEACH, FLORIDA

CONTRACTOR AND ALL SUBCONTRACTORS  
PERFORMING ANY WORK ON THIS  
PROJECT ARE TO VISIT THE SITE AND  
VERIFY ALL MEASUREMENTS INCLUDING  
BUT NOT LIMITED TO BUILDING HEIGHTS,  
ROOF SLOPES, ROOM DIMENSIONS ETC.  
TO CONFIRM ALL EXISTING CONDITIONS  
BEFORE ORDERING OR FABRICATING ANY  
MATERIALS. CONTRACTOR SHALL REPORT  
ANY INCONSISTENCIES WITH THE  
CONSTRUCTION DOCUMENTS TO THE  
ARCHITECT BEFORE CONTINUING WORK.

- 12-20-13 PERMIT ISSUE
- 08-20-14 REVISED
- 12-12-14 AS BUILT UPDATE
- 1-20-15 AS BUILT UPDATE
- 4-29-15 AS BUILT  
UPDATE DRIVE RESTORE
- 5-8-15 PARKING  
UPDATE DRIVE RESTORE
- 10-23-15 EAST A/C COMPRESSOR
- 11-20-15 9 PARKING SPACES

SEAL

ROGER HANSROTE, ARCHITECT  
FLAR # 14300

JOB NUMBER: 2013-46  
DATE: 11.21.13  
DRAWN BY: JD  
APPROVED BY: RH

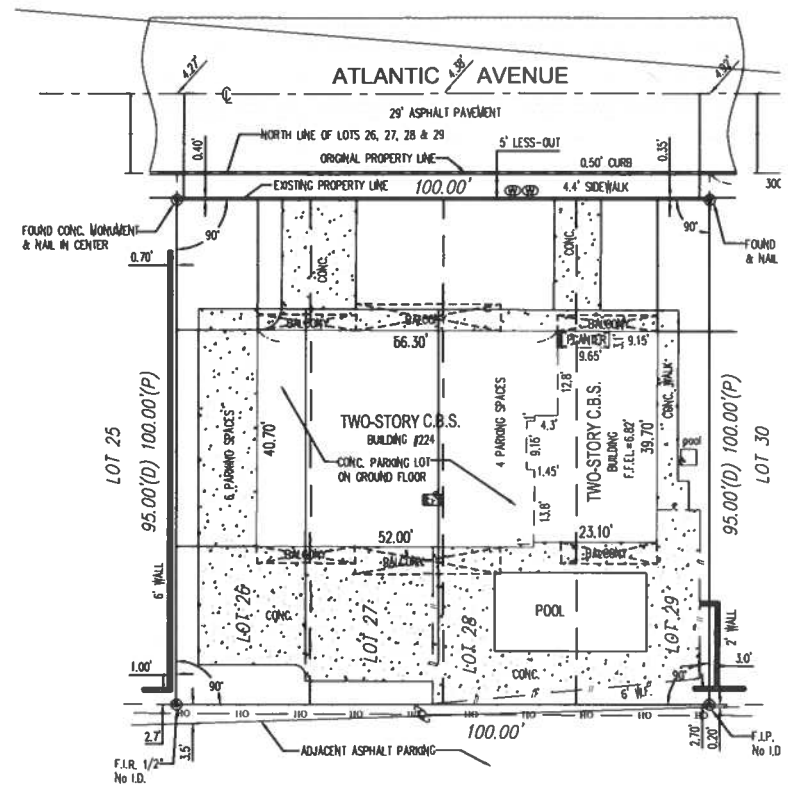
SHEET TITLE

SITE PLAN

SHEET NUMBER

A1.1

rev 8 11-20-15



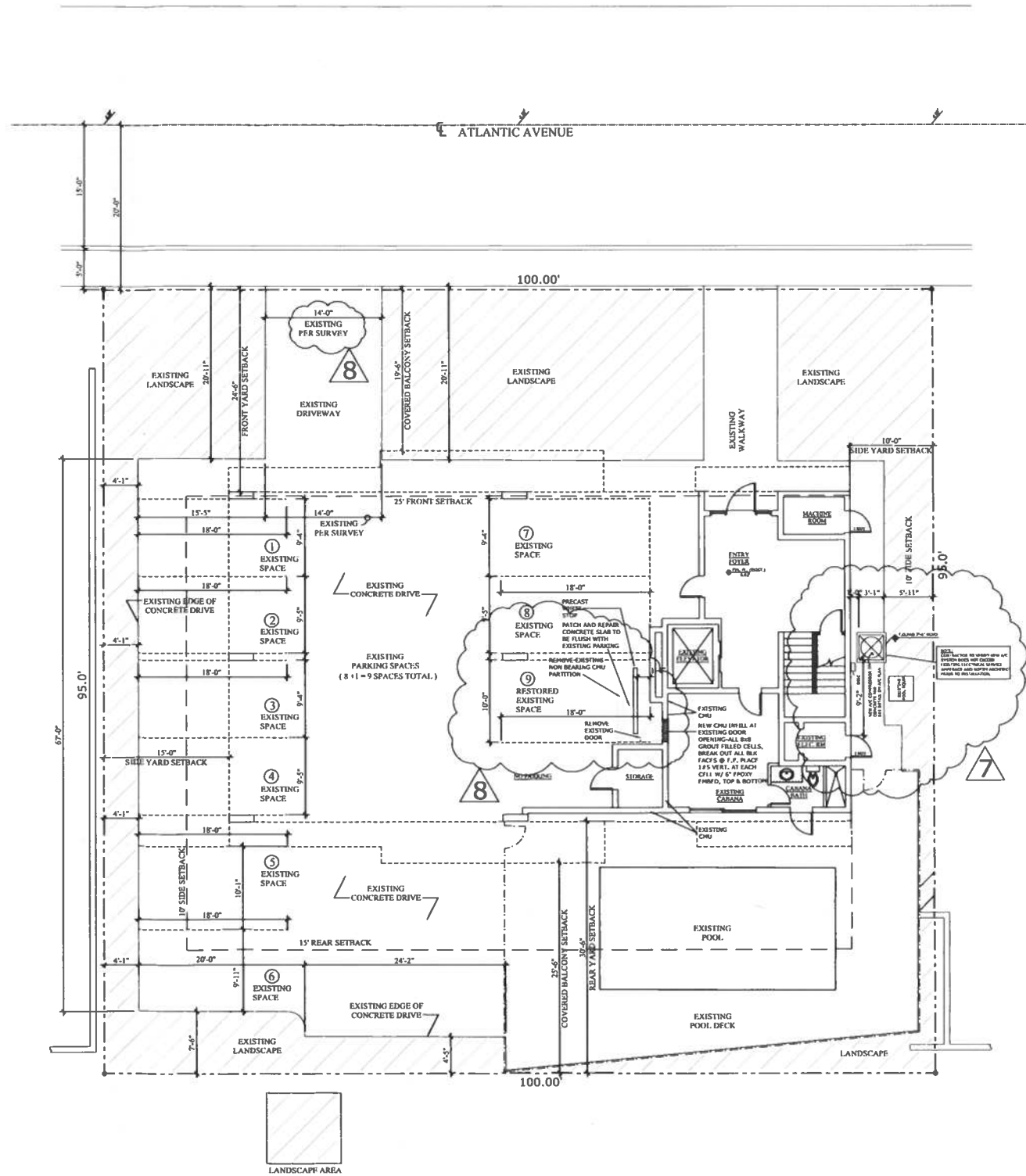
SITE SURVEY

SCALE: NTS

EXISTING SITE DATA: (NO CHANGE)

R-C ZONE - SINGLE FAMILY

		EXISTING	PROPOSED
LOT AREA	10,000 S.F.	9,500 S.F.	9,500 S.F.
LOT WIDTH	75.0'	100.0'	100.0'
LOT DEPTH	100.0'	95.0'	95.0'
LOT COVERAGE	30.0% MAX	36.7%	36.7%
LANDSCAPE OPEN SPACE	45 % WITHIN 10' OF PROP. LINE)	27.5% (77%)	27.5% (77%)
FRONT YARD L.O.S.	40%	65.9%	65.9%
SETBACKS:			
FRONT YARD	25.0'	24.6' (19.8' TO BALC.)	24.6' (19.8' TO BALC.)
SIDE YARD	10.0'	15.0' (W), 10.0' (E)	15.0' (W), 10.0' (E)
REAR YARD	15.0'	29.6' (24.6' TO BALC.)	29.6' (24.6' TO BALC.)
BUILDING HEIGHT	23.5'	18.0', 20.8'	18.0', 20.8'
OVERALL HEIGHT	BUILDING HEIGHT + 3.0' (23.1')	23.8'	23.8'
ROOF AREA ALTERED	<50%		32.7%



SITE PLAN EXISTING TO REMAIN

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



LEGEND

A/C = AIR CONDITIONER  
C.B.S. = CONCRETE BLOCK STRUCTURE  
C = CALCULATED  
CH = CHORD  
CL = CENTERLINE  
C/S = CONCRETE SLAB  
CONC. = CONCRETE  
D.E. = DRAINAGE EASEMENT  
Δ = DELTA (CENTRAL ANGLE)  
EL., ELEV. = ELEVATION  
F.F. = FINISHED FLOOR  
F.I.P. = FOUND IRON PIPE  
F.I.R. = FOUND IRON ROD  
L = ARC LENGTH  
L.B. = LICENSED SURVEY BUSINESS  
LS = LICENSED SURVEYOR  
M = MEASURED  
NO I.D. = NO IDENTIFICATION  
N/A = NOT APPLICABLE  
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988  
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929  
ISADA = ITS SUCCESSORS AND/OR ASSIGNS  
ATIMA = AS THEIR INTEREST MAY APPEAR

P = PLAT  
P.B.C. = PALM BEACH COUNTY  
P.B. = PLAT BOOK  
P.C. = POINT OF CURVATURE  
P.K. = PARKER KALON COMPANY  
D= DEED  
0.00'± = SPOT ELEVATION  
P.R.C. = POINT OF REVERSE CURVATURE  
PG. = PAGE  
R = RADIUS  
R/W = RIGHT OF WAY  
U.E. = UTILITY EASEMENT  
C.L.F.= CHAINLINK FENCE

SYMBOL

☒ CATCH BASIN  
⊕ WATER METER  
○ UTILITY POLE  
☆ LIGHT POLE  
⚡ FIRE HYDRANT  
📺 CABLE BOX  
⚡ ELECTRIC BOX  
☎ TELEPHONE BOX  
⚡ WATER VALVE

— OHW — OVERHEAD WIRE LINE (OHW)  
— x — CHAIN LINK FENCE (C.L.F.)  
— // — WOOD FENCE (W.F.)  
— o — METAL FENCE (M.F.)  
— o — PLASTIC FENCE (P.F.)  
— — — WIRE FENCE (W.F.)

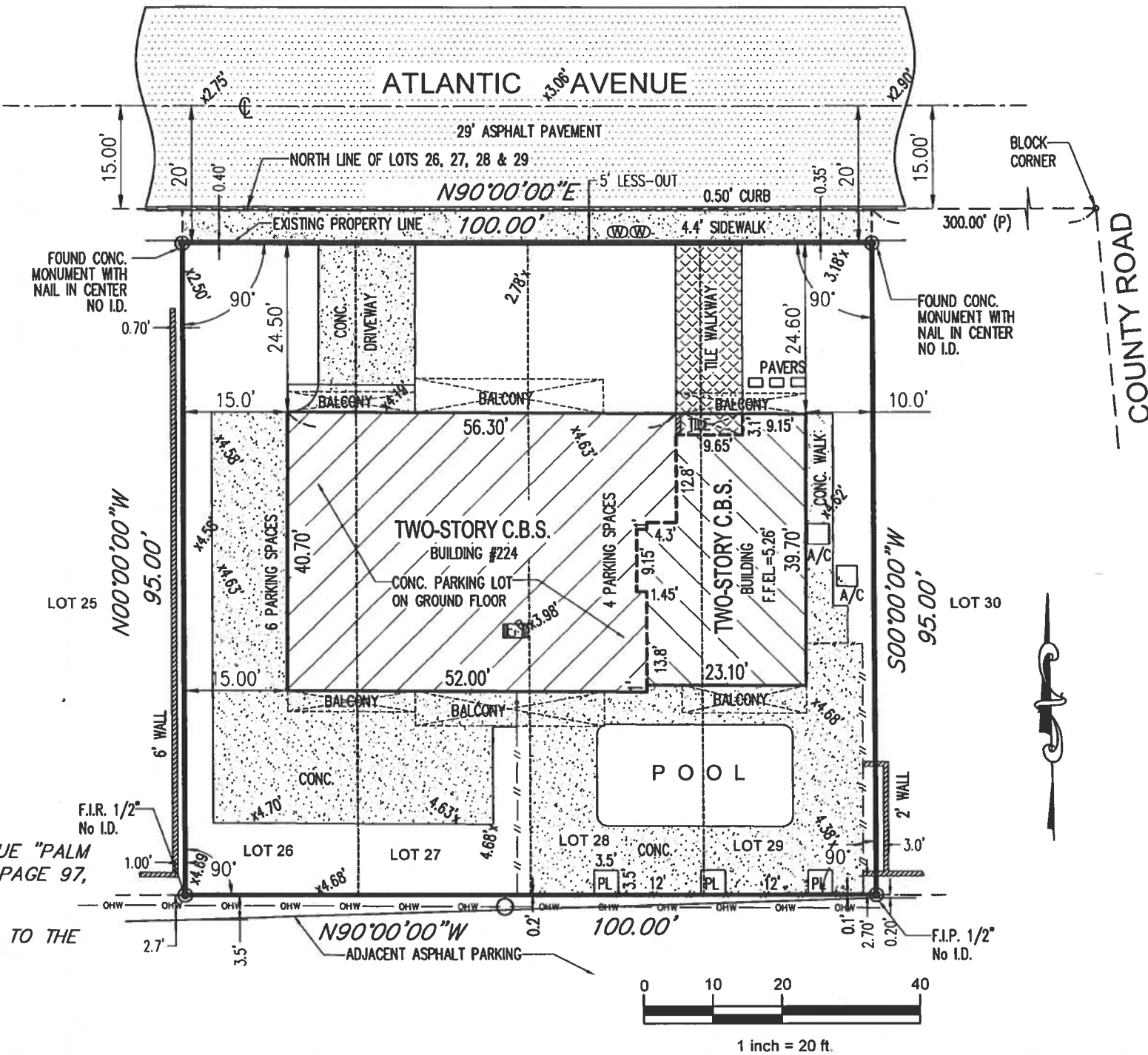
CERTIFIED TO:

1. GLEN SKYE LLC



LEGAL DESCRIPTION:

LOTS 26, 27, 28 & 29, LESS THE NORTH 5' THEREOF ADDITIONAL RIGHT-OF-WAY FOR ATLANTIC AVENUE "PALM BEACH ATLANTIC CONDO ANNEX", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
ALSO KNOW AS  
UNITS NO. 1 AND NO. 2, OF PALM BEACH ATLANTIC CONDOMINIUM ANNEX, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3900, PAGE 1742, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BENCHMARK OF ORIGIN: PALM BEACH COUNTY BENCHMARK "J 310"  
ELEVATION: 13.504'(NAVD'88)



SHEET 1 OF 1

TITLE: MAP OF BOUNDARY SURVEY			SCALE: 1" = 20'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.    Date: 9/11/2019  JOHN E. KUJAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	 <b>BASELINE LAND SURVEY LLC</b> 1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432 (561) 417-0700 LB-8229 JOB NO.: 13-08-052
COMMUNITY PANEL# 120220 0581 F	FLOOD ZONE: AE	BASE FLOOD EL.: 6.0'(NAVD'88)	DRAWN BY: ELF.			
DATE OF FIRM: 10/5/2017	BASIS OF BEARING: S R/W LINE OF ATLANTIC AVENUE, SAID LINE HAVING AN ASSUMED BEARING OF N90°00'00"E.			UPDATE: TOPO ELE. 03/15/16		
PROPERTY ADDRESS: 224 ATLANTIC AVENUE, PALM BEACH, FLORIDA 33480				UPDATE: 02/27/16		
				PARTY CHIEF: ARNULFO SURVEY DATE: 08/30/13		