

NOTES:
BASE INFORMATION FROM PLAT PROVIDED BY CAULFIELD AND WHEELER ON 08-24-2020.
S.W.E. = SIDEWALK EASEMENT
G.U.E. = GENERAL UTILITY EASEMENT
L.A. = LANDSCAPE ARCHITECT
S.B. = SETBACK



Barwick Road Street Scene

(STREETSCAPE ARCHITECTURE IS CONCEPTUAL AND PROVIDED FOR GRAPHIC PURPOSES TO ILLUSTRATE MASSING)

Scale: 1"=40'



Barwick Road Enlarged Partial Street Scene

(STREETSCAPE ARCHITECTURE IS CONCEPTUAL AND PROVIDED FOR GRAPHIC PURPOSES TO ILLUSTRATE MASSING)

Scale: 1"=10'

THE FOLLOWING FIRE CODES ARE FOLLOWED:
FLORIDA FIRE PREVENTION CODE 6TH EDITION, FLORIDA SPECIFIC NFPA 1 FIRE CODE, 2015 ED. FLORIDA NFPA 101 LIFE SAFETY CODE, 2015 ED.

WAIVER REQUESTS:
1) PURSUANT TO LDR SECTION 4.3.4(H)(3)(a), ZERO LOT LINE SETBACKS REQUIRED TO BE 15'-0" THROUGHOUT THE DEVELOPMENT. REQUEST FOR 10'-0" SIDE SETBACKS THROUGHOUT THE DEVELOPMENT.
2) PURSUANT TO LDR SECTION 4.3.4(K) TABLE 601, DEVELOPMENT STANDARDS MATRIX FOR CORNER LOTS REQUIRED TO BE 60'-0" WIDE THROUGHOUT THE DEVELOPMENT. REQUEST FOR ONLY (2) CORNER LOTS TO BE 40'-0" WIDE THROUGHOUT THE DEVELOPMENT.
3) PURSUANT TO LDR SECTION 6.1.3(B)(1)(b), SIDEWALK WIDTH REQUIRED TO BE MINIMUM 5'-0" WIDE THROUGHOUT DEVELOPMENT. REQUEST FOR 4'-0" SIDEWALK THROUGHOUT THE DEVELOPMENT.

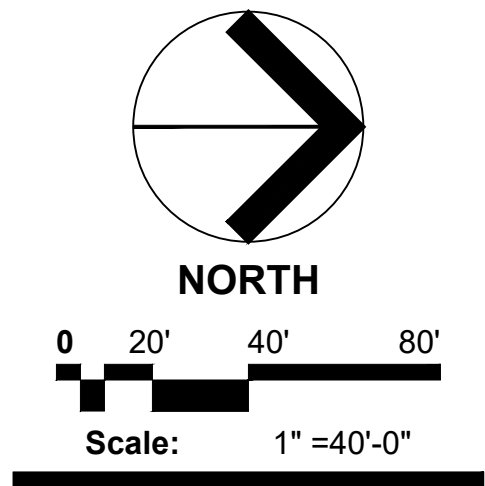
SITE CALCULATIONS		
	Square Feet	Percentage
Total Site Area =	290,981	100.0%
Impervious Area =	195,584	67.2%
Pervious Area =	95,396	32.8%
Site Coverage =	78,230	26.2%
Percentage Open Space = (Minimum 25% Non-Vehicular Open Space Required)	95,396	32.8%
Common Area Open Space = (Minimum 15%)	43,726	15.02%
Impervious Right of Way =	47,068	16.2%
Pervious Right of Way =	7,083	2.4%
Total Right of Way =	54,151	18.6%

BUILDING SETBACKS		
	Required	Provided
Front Setback	20'-0"	20'-0"
Rear Setback	10'-0"	10'-0"
Side Setback - Zero Side	0'-0"	0'-0"
Side Setback - Non Zero Side	15'-0"	10'-0" (Waiver Request)

BUILDING LOT REQUIREMENTS		
Lot Size =	4,500 SQ. FT.	MIN. 4,516 SF (REFER TO LOT)
Lot Width =	40.00'	40.00'
Lot Depth =	80.00'	112'-0" MIN. (REFER TO LOT)
Lot Frontage =	40.00'	40.00'
Building Height =	35'-0"	35'-0" MAX (FROM C. OF R.)

PARKING BREAKDOWN	
PARKING REQUIRED: SINGLE FAMILY RESIDENCE: CALCULATED @ 2 SPACE PER UNIT = 40 x 2 = 80 SPACES	
PARKING PROVIDED: 2-STORY HOMES: = 2 PER HOUSE ON STREET PARKING: = 12 TOTAL TOTAL PROVIDED: = 92 SPACES	

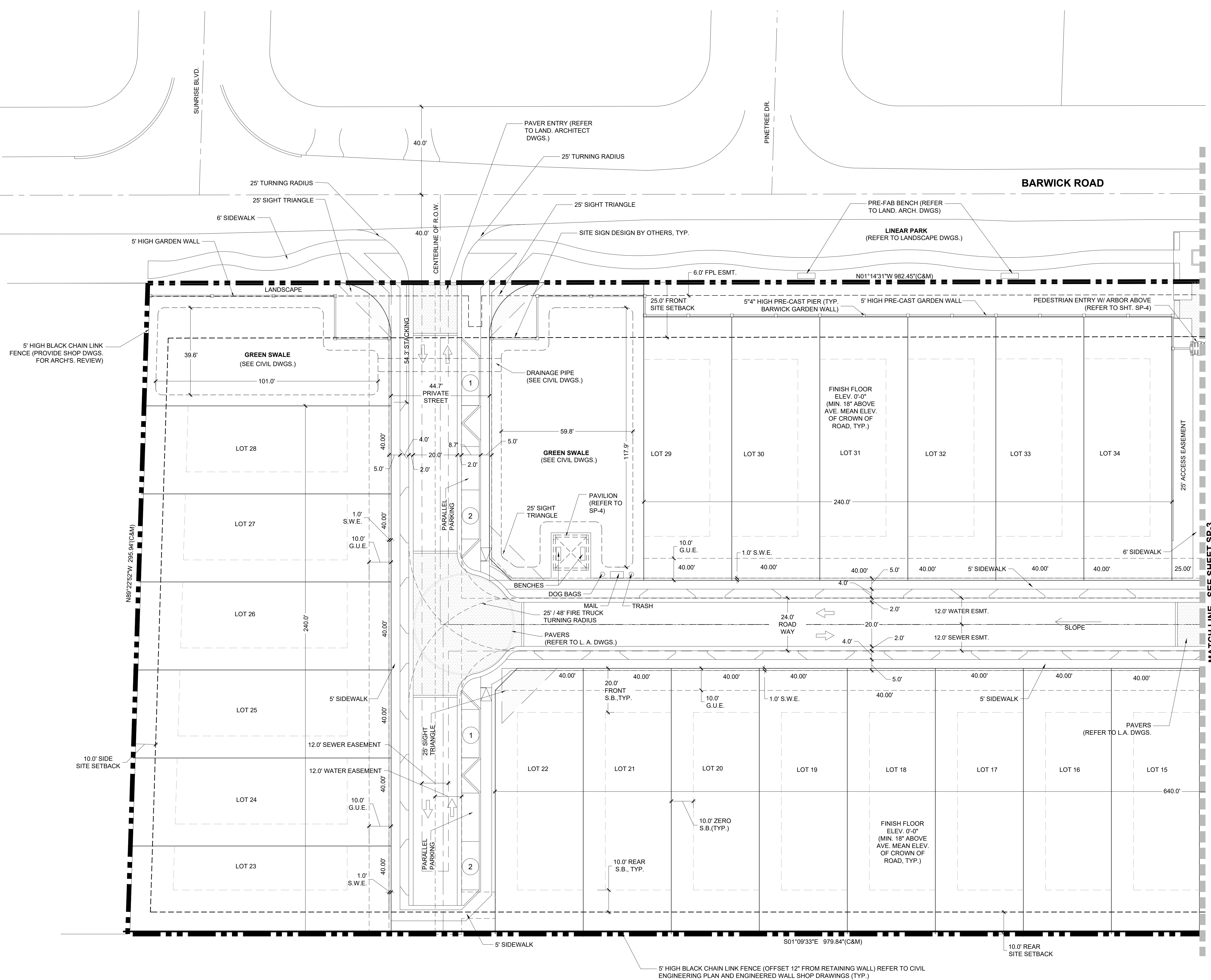
**Banyan Court
Barwick Road**
City of Delray Beach, Florida
Overall Site Plan



Date: 08-25-2020
Project No.: 20-103.000
Designed By:
Drawn By: WJT
Checked By: BDM

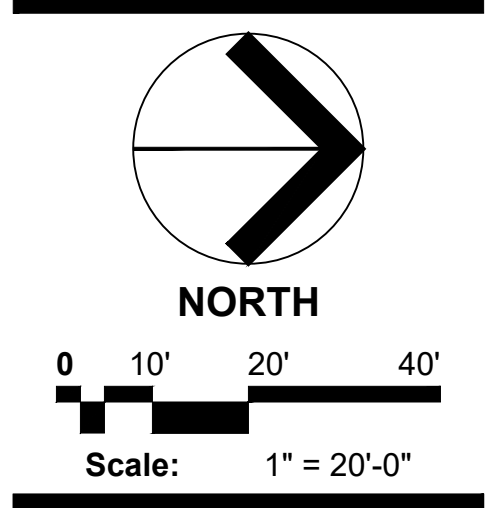
Revision Dates:
08-26-2020 RESUBMITTAL
09-25-2020 RESUBMITTAL
10-07-2020 RESUBMITTAL

SP-1
of 5



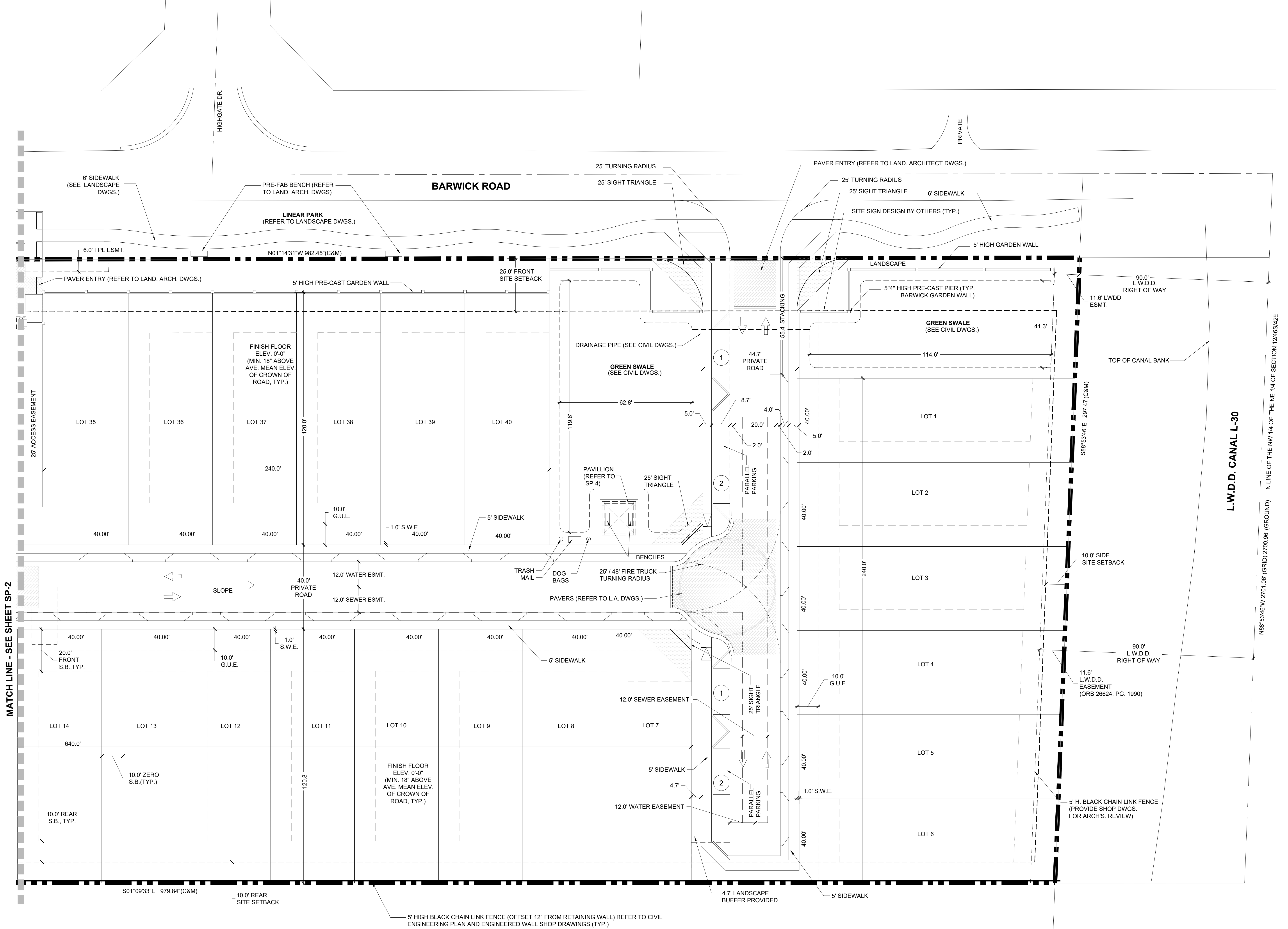
Banyan Court Barwick Road

City of Delray Beach, Florida
Site Plan Enlargement - South



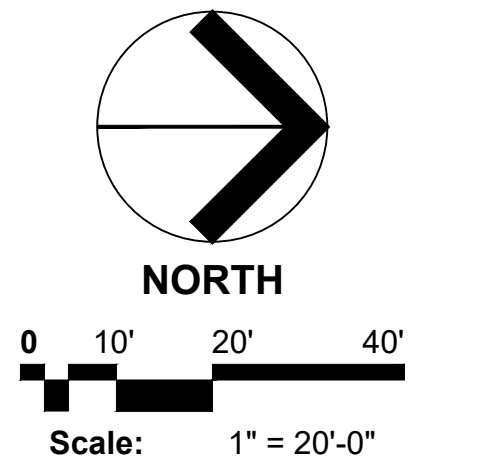
Date: 08-25-2020
Project No.: 20-103.000
Designed By:
Drawn By: WJT
Checked By: BDM

Revision Dates:
08-26-2020 RESUBMITTAL



Banyan Court Barwick Road

City of Delray Beach, Florida
Site Plan Enlargement - North

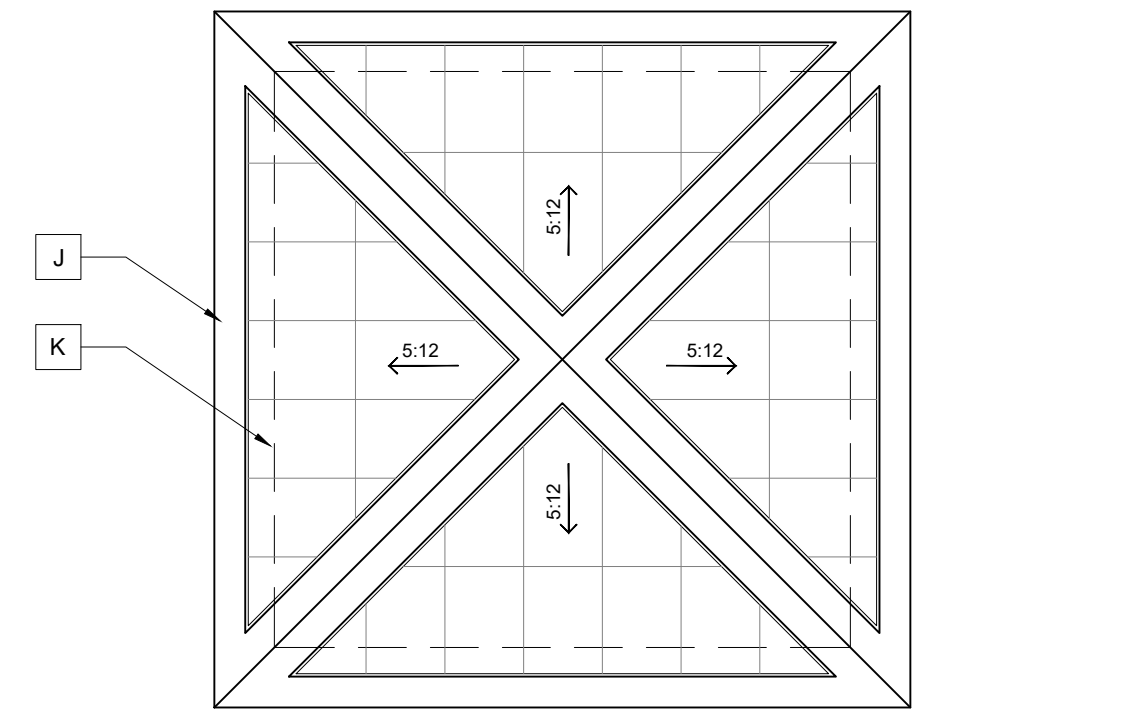


Date: 08-25-2020
Project No.: 20-103.000
Designed By:
Drawn By: WJT
Checked By: BDM

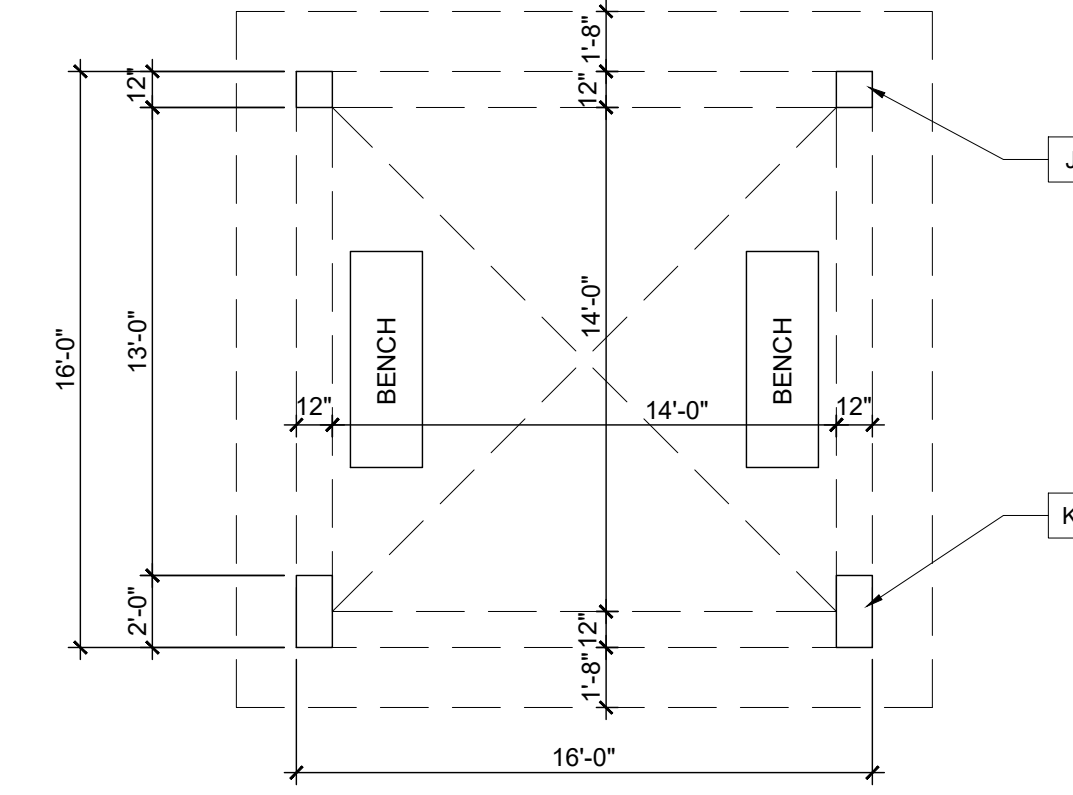
Revision Dates:

08-26-2020	RESUBMITTAL
------------	-------------

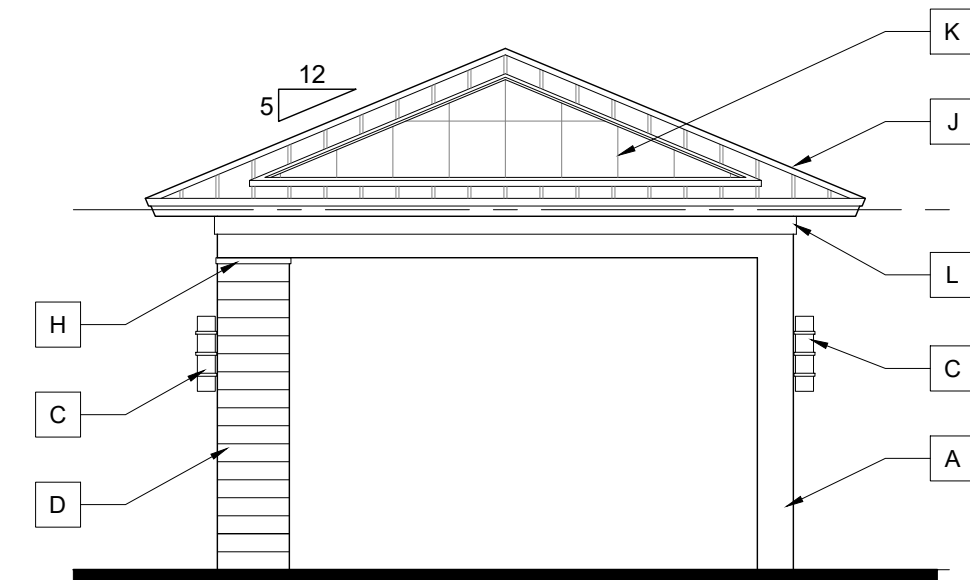
KEY NOTES	
A	SMOOTH STUCCO FINISH
B	4" SMOOTH STUCCO FINISH BANDING
C	LIGHT FIXTURE
D	WOOD LOOK PORCELAIN TILE
E	6"x6" ALUMINUM ARBOR
F	PRE-CAST WALL PANEL TOP +5'-0" ABV. FIN. GRADE (SEE SITE PLAN)
G	PRE-CAST PIER TOP +5'-4" ABOVE FINISH GRADE (SEE SITE PLAN)
H	2" SMOOTH STUCCO FINISH BANDING
J	METAL ROOF
K	SOLAR PANEL FOR CELL PHONE CHARGING STATION ONLY
L	6" SMOOTH STUCCO FRIEZE BOARD



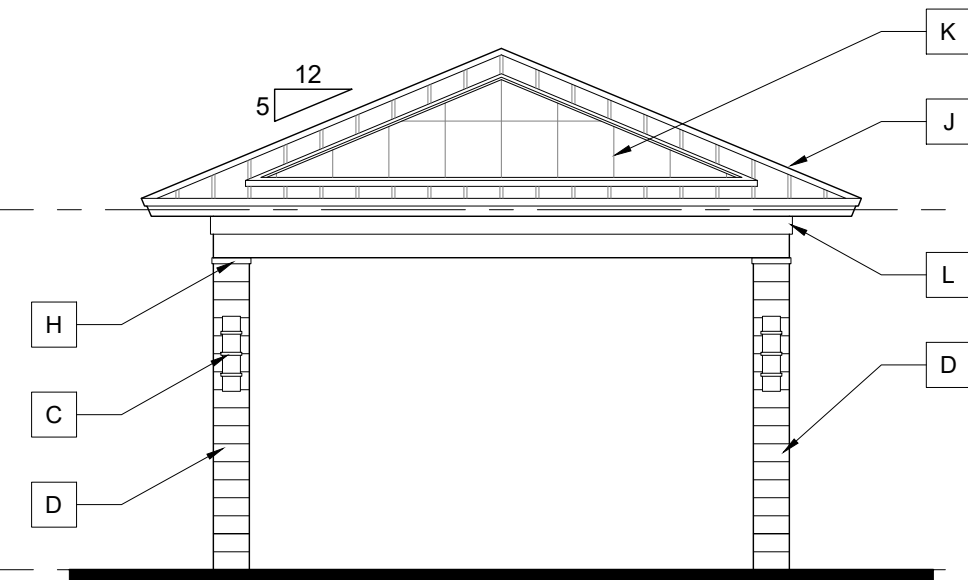
Roof Plan
Scale: 3/16"=1'-0"



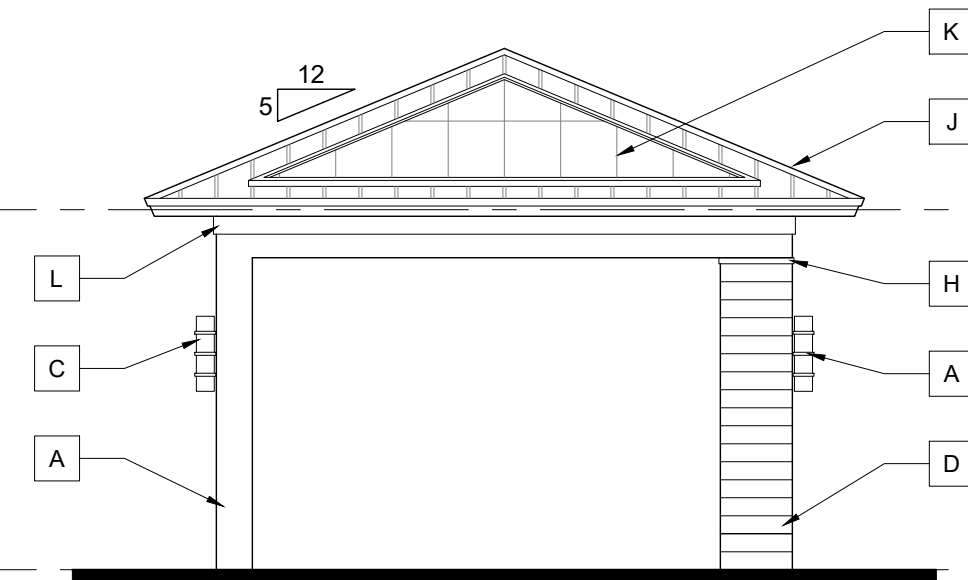
Floor Plan
Scale: 3/16"=1'-0"



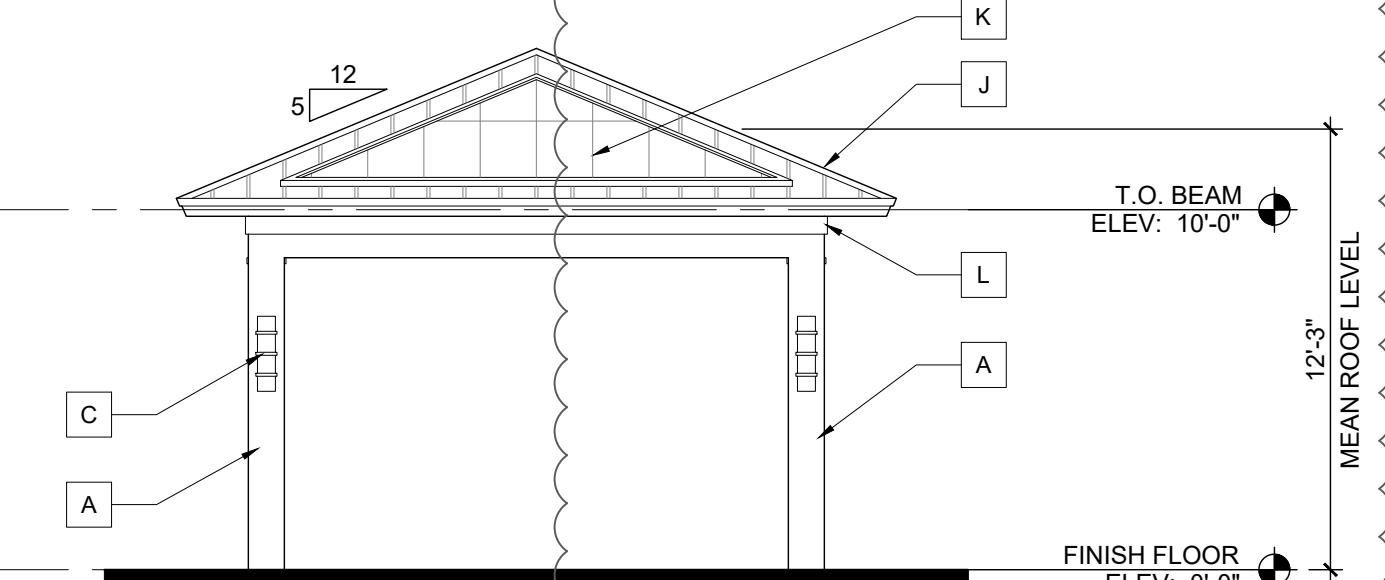
South (Side) Elevation
Scale: 3/16"=1'-0"



West (Rear) Elevation
Scale: 3/16"=1'-0"



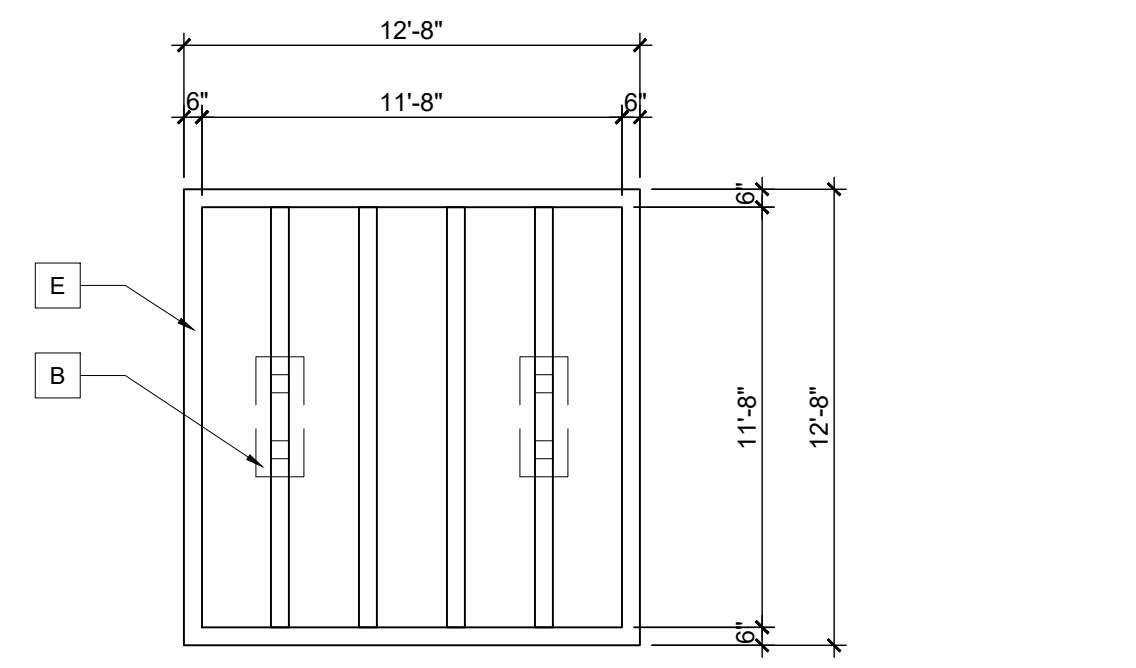
North (Side) Elevation
Scale: 3/16"=1'-0"



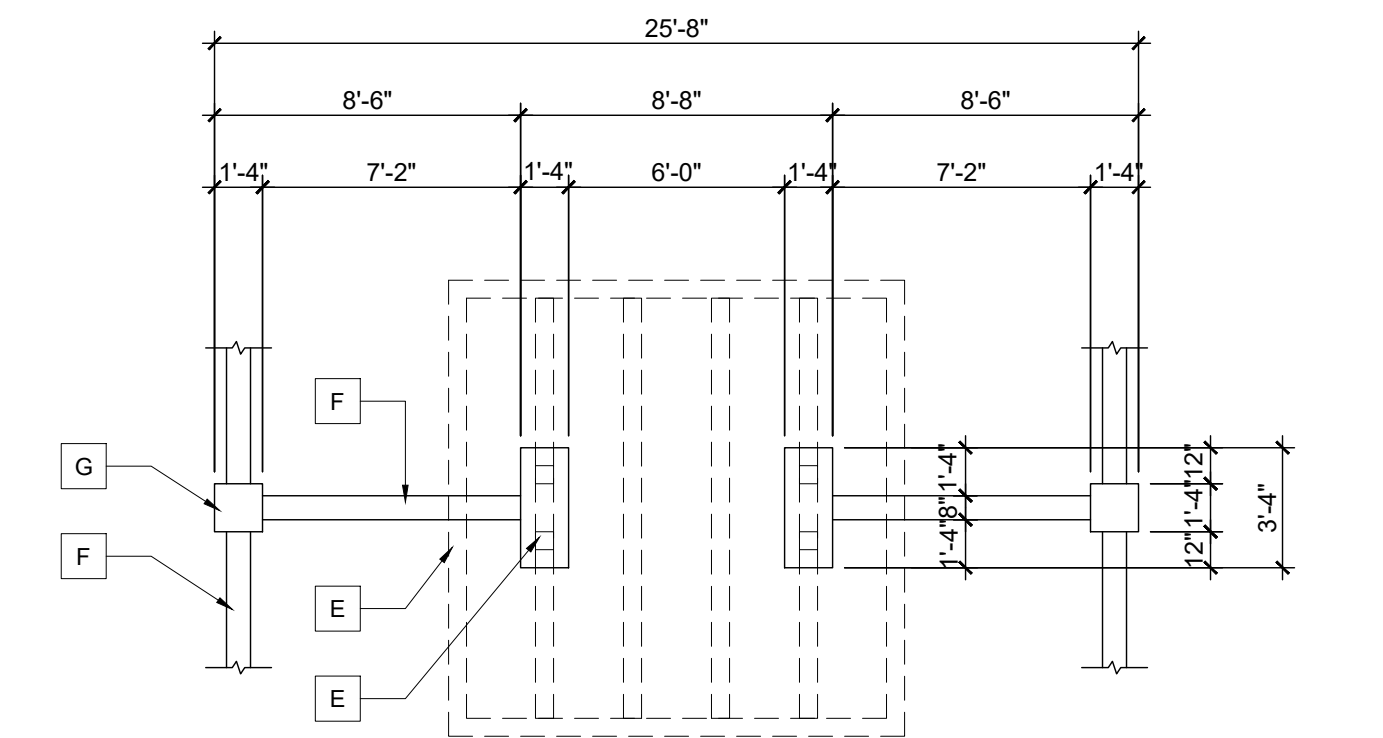
East (Front) Elevation
Scale: 3/16"=1'-0"

PAVILLION W/ SOLAR PANEL ROOF

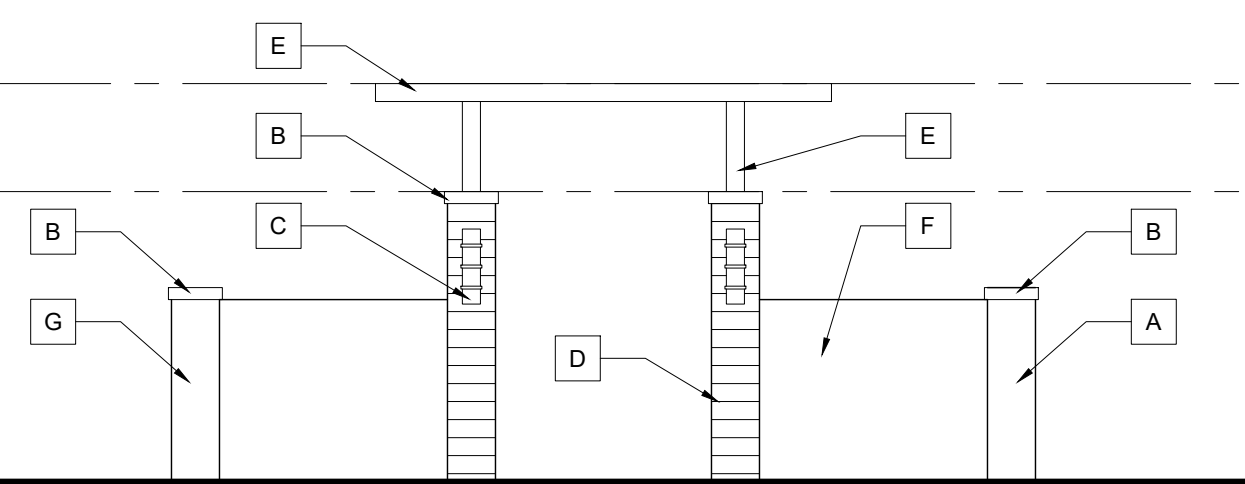
KEY NOTES	
A	SMOOTH STUCCO FINISH
B	4" SMOOTH STUCCO FINISH BANDING
C	LIGHT FIXTURE
D	WOOD LOOK PORCELAIN TILE
E	6"x6" ALUMINUM ARBOR
F	PRE-CAST WALL PANEL TOP +5'-0" ABV. FIN. GRADE (SEE SITE PLAN)
G	PRE-CAST PIER TOP +5'-4" ABOVE FINISH GRADE (SEE SITE PLAN)
H	2" SMOOTH STUCCO FINISH BANDING
J	METAL ROOF
K	SOLAR PANEL
L	6" SMOOTH STUCCO FRIEZE BOARD



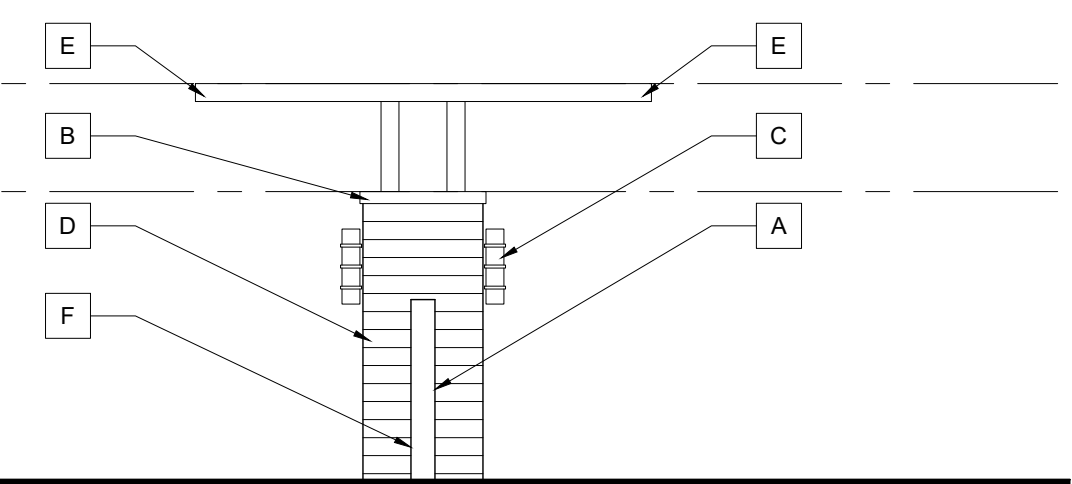
Roof Plan
Scale: 3/16"=1'-0"



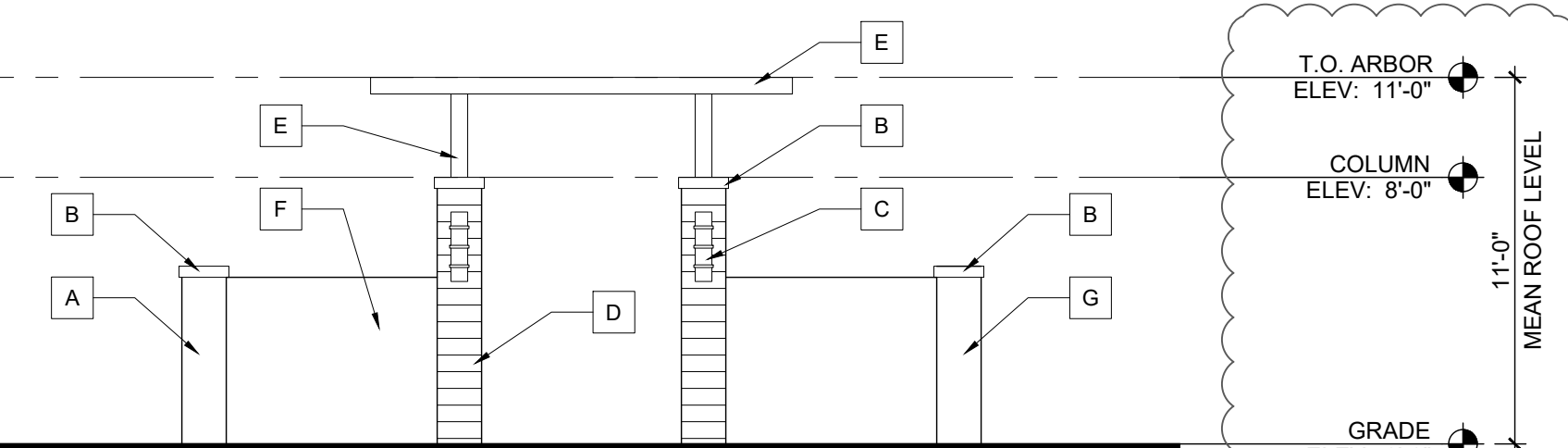
Floor Plan
Scale: 3/16"=1'-0"



East (Rear) Elevation
Scale: 3/16"=1'-0"

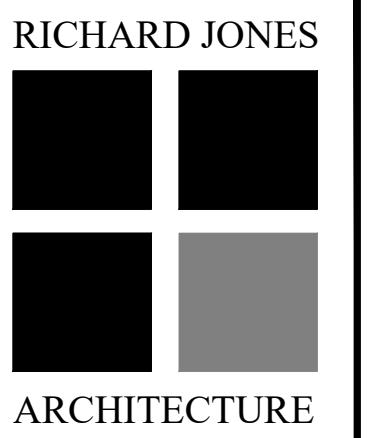


North (Side) Elevation
Scale: 3/16"=1'-0"



West (Front) Elevation
Scale: 3/16"=1'-0"

PEDESTRIAN ENTRY W/ ARBOR



RICHARD JONES
ARCHITECTURE

WWW.RJARCHITECTURE.COM

BANYAN COURT
BARWICK ROAD
DELRAY BEACH, FLORIDA
STELLAR COMMUNITIES
2700 WEST CYPRESS CREEK ROAD, SUITE D-118
FORT LAUDERDALE, FL 33309

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 18-059
DESIGNER: RJ
DRAWN BY: GJ
PLAN REVIEW: RJ

SUBMITTALS:
ISSUED TO ZONING 05.03.19
#1 ZONING COMMENTS 07.15.19
#2 ZONING COMMENTS 08.23.19
#3 ZONING COMMENTS 10.28.19
#4 ZONING COMMENTS 07.06.20

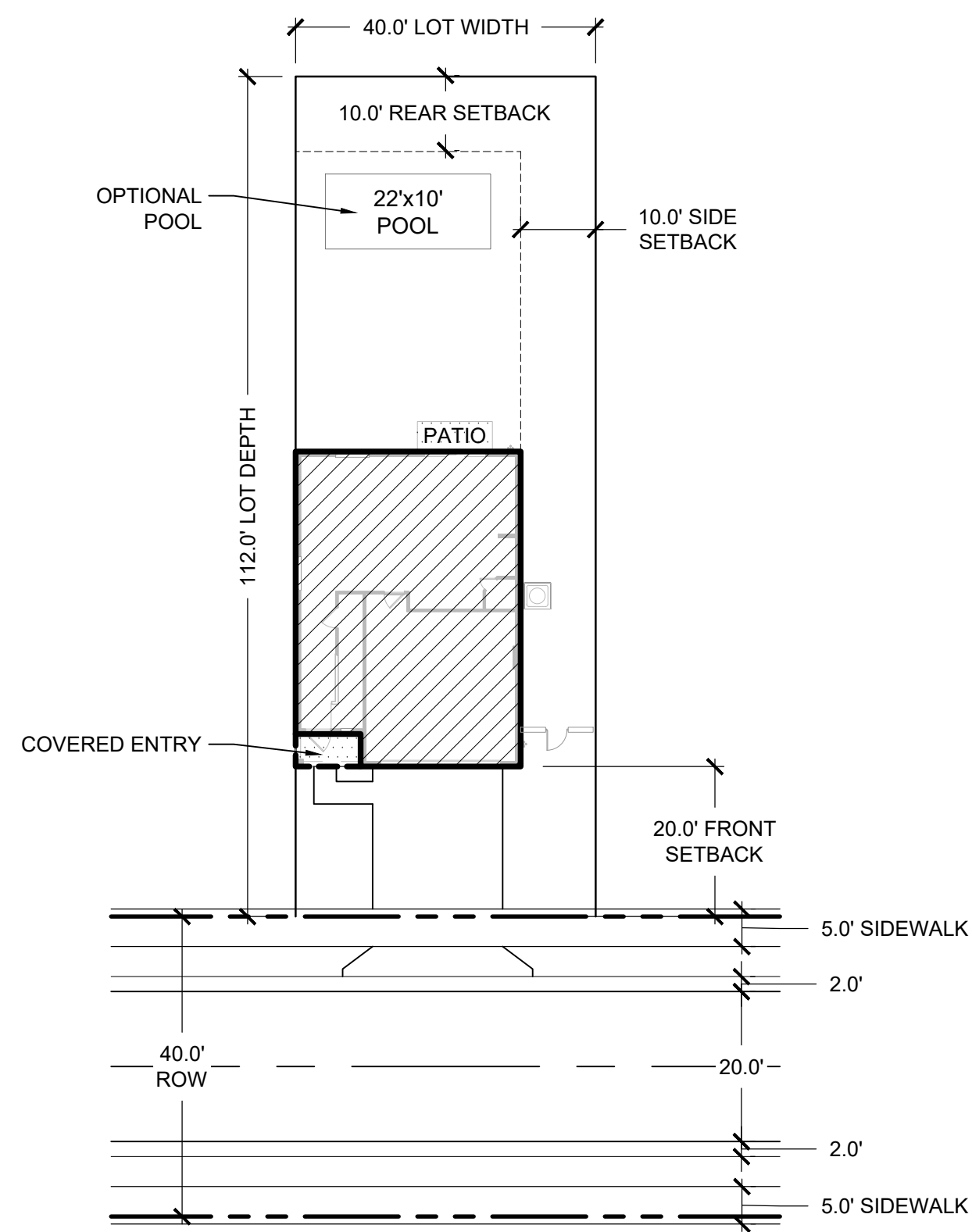
REVISIONS:

SITE
STRUCTURE
PLAN

SP-4

RICHARD JONES ARCHITECTURE

© COPYRIGHT 2019 BY RICHARD JONES ARCHITECTURE INCORPORATED ALL RIGHTS ARE RESERVED NO PART OF THESE PLANS, DESIGNS, OR INFORMATION MAY BE REPRODUCED, COPIED OR UTILIZED GRAPHICALLY IN ANY FORM WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF RICHARD JONES ARCHITECTURE INCORPORATED.



ATLANTA MODEL
ZERO LOT LINE, 40' x 112'

FRONT SETBACK: 20'
SIDE SETBACK: 0' / 10'
REAR SETBACK: 10'
MAX. LOT COVERAGE: 55%, 2,460 SF
NUMBER OF STORIES: 2

BREAKDOWN
ELEVATION "C"
1ST FLOOR LIVING: 780 SF
2ND FLOOR LIVING: 1,089 SF

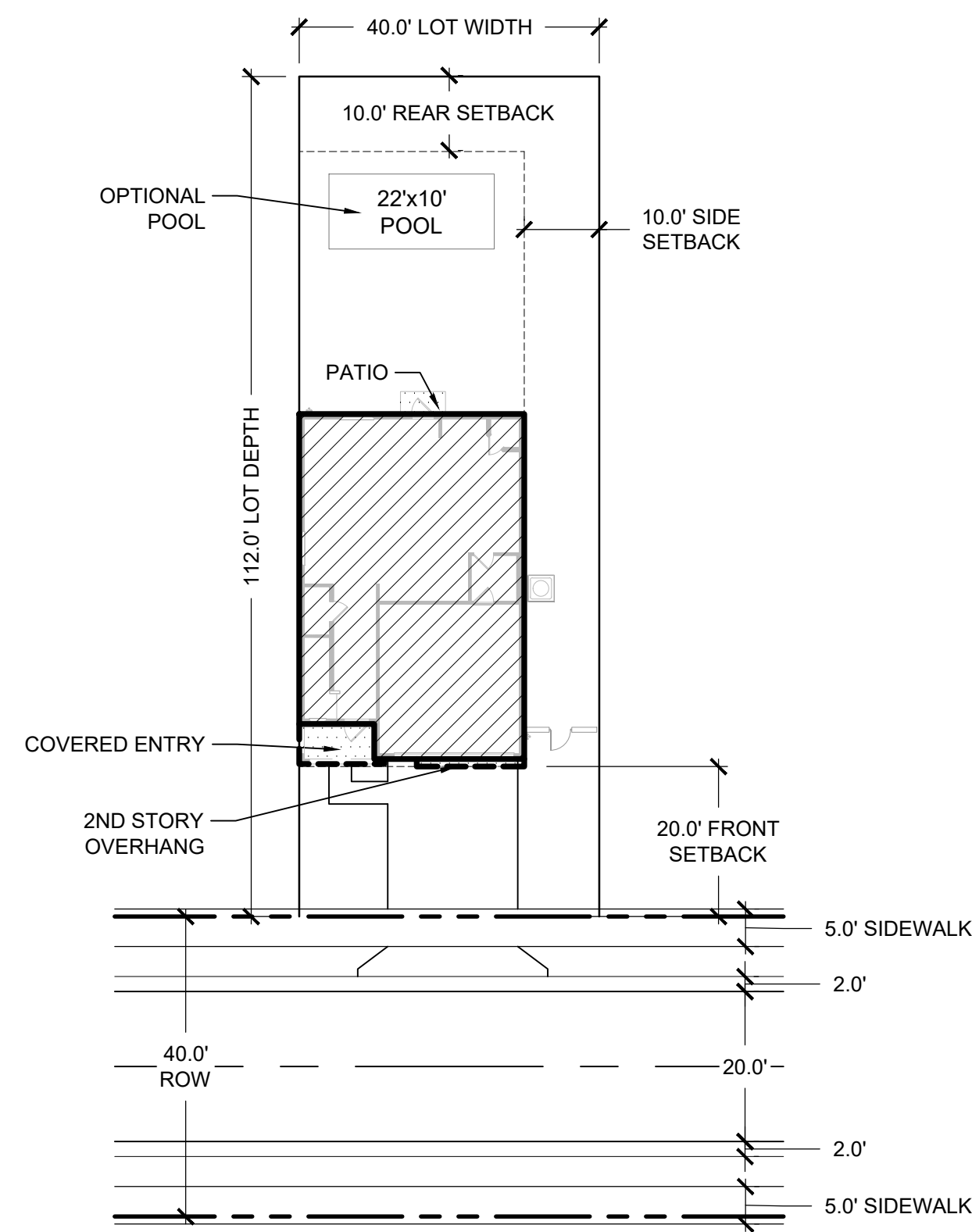
COVER ENTRY: 38 SF
2 CAR GARAGE: 443 SF
PATIO: 40 SF

LOT COVERAGE: 1,301 SF (29.0%)
(FIRST FLOOR, ENTRY, GARAGE, PATIO)

ELEVATION "S"
1ST FLOOR LIVING: 780 SF
2ND FLOOR LIVING: 1,093 SF

COVER ENTRY: 38 SF
2 CAR GARAGE: 443 SF
PATIO: 40 SF

LOT COVERAGE: 1,301 SF (29.0%)
(FIRST FLOOR, ENTRY, GARAGE, PATIO)



BOSTON MODEL
ZERO LOT LINE, 40' x 112'

FRONT SETBACK: 20'
SIDE SETBACK: 0' / 10'
REAR SETBACK: 10'
MAX. LOT COVERAGE: 55%, 2,460 SF
NUMBER OF STORIES: 2

BREAKDOWN
ELEVATION "C"
1ST FLOOR LIVING: 931 SF
2ND FLOOR LIVING: 1,287 SF

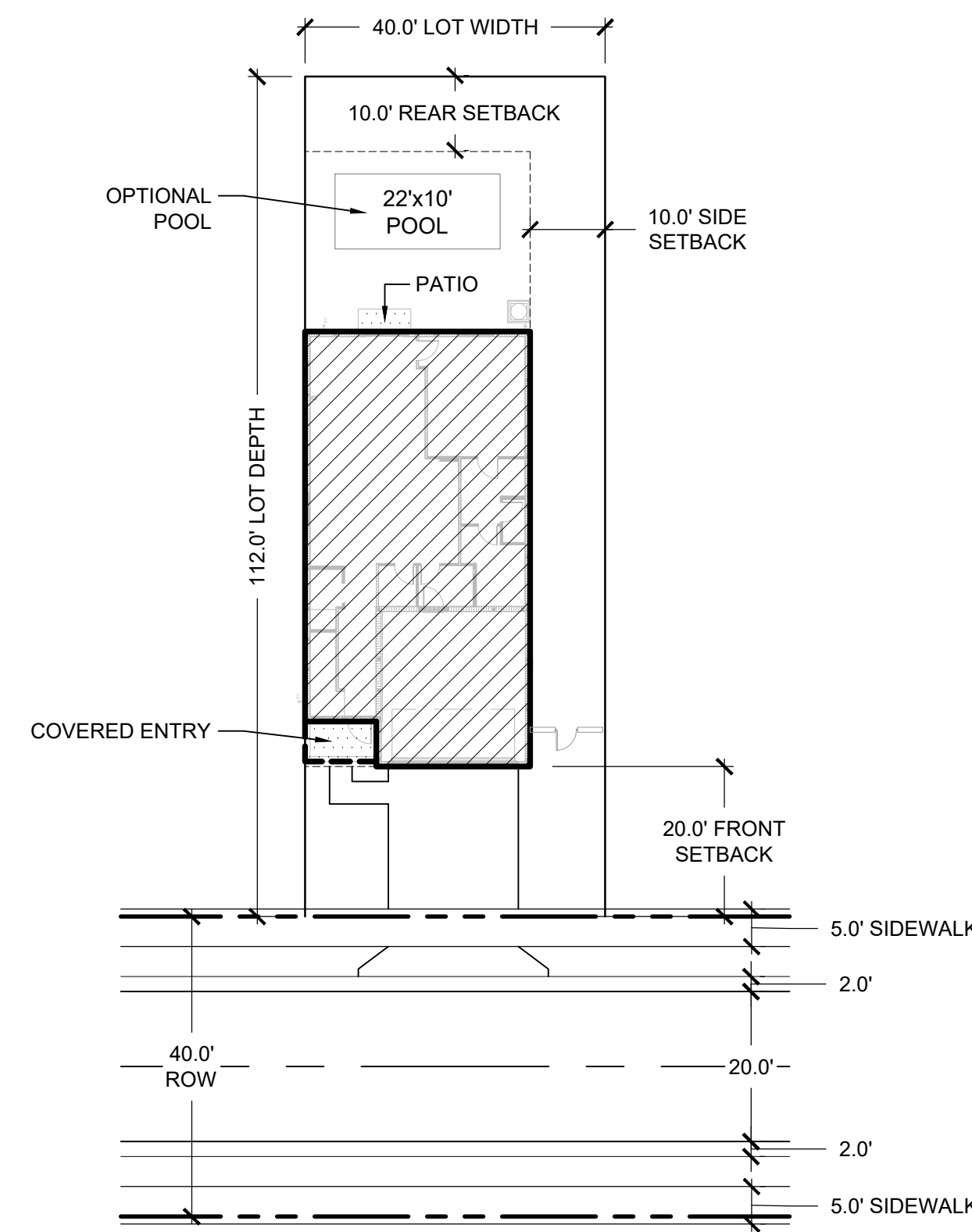
COVER ENTRY: 54 SF
2 CAR GARAGE: 403 SF
PATIO: 18 SF

LOT COVERAGE: 1,406 SF (31.8%)
(FIRST FLOOR, ENTRY, GARAGE, PATIO)

ELEVATION "S"
1ST FLOOR LIVING: 931 SF
2ND FLOOR LIVING: 1,287 SF

COVER ENTRY: 26 SF
2 CAR GARAGE: 403 SF
PATIO: 18 SF

LOT COVERAGE: 1,378SF (30.8%)
(FIRST FLOOR, ENTRY, GARAGE, PATIO)



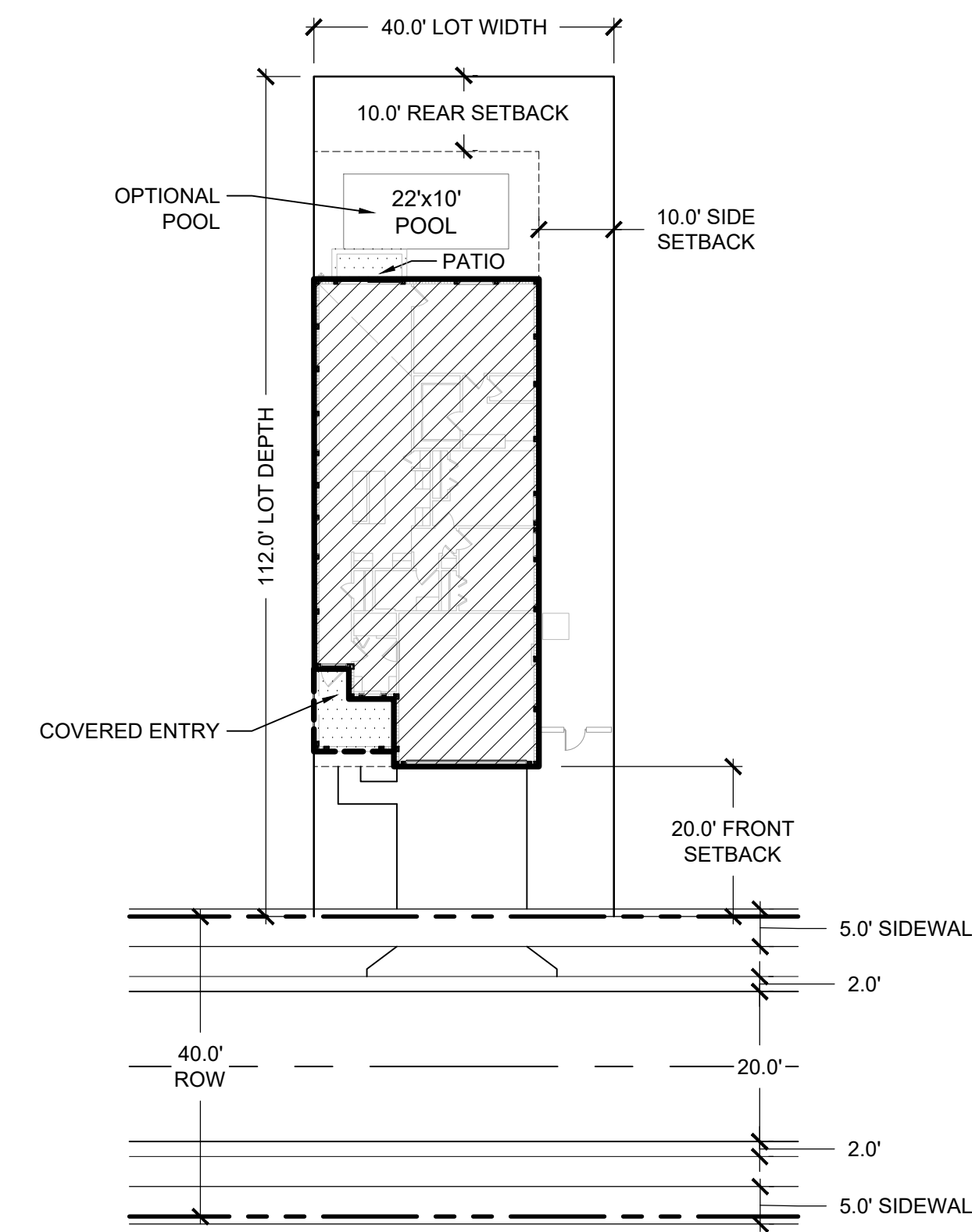
COLUMBIA MODEL
ZERO LOT LINE, 40' x 112'

FRONT SETBACK: 20'
SIDE SETBACK: 0' / 10'
REAR SETBACK: 10'
MAX. LOT COVERAGE: 55%, 2,460 SF
NUMBER OF STORIES: 2

BREAKDOWN
ELEVATION "C" & "S"
1ST FLOOR LIVING: 1,269 SF
2ND FLOOR LIVING: 1,140 SF

COVER ENTRY: 51 SF
2 CAR GARAGE: 414 SF
PATIO: 21 SF

LOT COVERAGE: 1,755 SF (39.2%)
(FIRST FLOOR, ENTRY, GARAGE, PATIO)



ANNAPOLIS MODEL
ZERO LOT LINE, 40' x 112'

FRONT SETBACK: 20'
SIDE SETBACK: 0' / 10'
REAR SETBACK: 10'
MAX. LOT COVERAGE: 55%, 2,460 SF
NUMBER OF STORIES: 1

BREAKDOWN
ELEVATION "S"
1ST FLOOR LIVING: 1,437SF

COVER ENTRY: 19 SF
2 CAR GARAGE: 398 SF

LOT COVERAGE: 1,854 SF (41.4%)
(FIRST FLOOR, ENTRY, GARAGE)

ELEVATION "C"
1ST FLOOR LIVING: 1,437SF

COVER ENTRY: 93 SF
2 CAR GARAGE: 398 SF

LOT COVERAGE: 1,928 SF (43.0%)
(FIRST FLOOR, ENTRY, GARAGE)