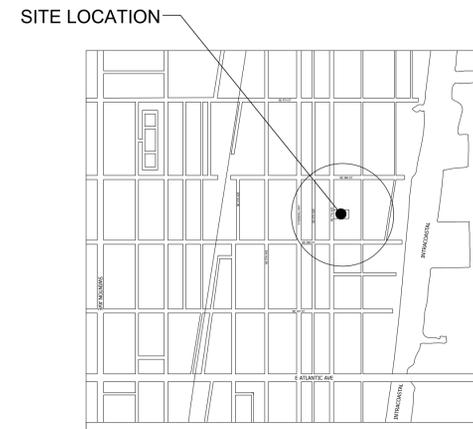


1 SITE PLAN
SCALE: 1"=10'-0"



3 SIGHT LINE VISIBILITY ELEVATION
SCALE: 1/16"=1'-0"



2 SITE VICINITY MAP
SCALE: N.T.S.

SITE INFORMATION		
ADDRESS:	215 NE 7TH AVE, DELRAY BEACH FL 33483	
LEGAL DESCRIPTION:	WELLBROCK SUB LT 3 (LESS S 10 FT) BLK 122	
PROJECT DESCRIPTION:	THREE TOWNHOME UNITS	
CURRENT PROPERTY USE:	TWO STORY SINGLE FAMILY RESIDENCE	
ZONING DISTRICT:	RM - MEDIUM DENSITY, 6 - 12 UNITS PER ACRE	
APPLICABLE CODES:	- 2017 FLORIDA BUILDING CODE - FLORIDA FIRE PREVENTION CODE 6TH EDITION - FLORIDA SPECIFIC NFPA 1 FIRE CODE, 2015 EDITION - FLORIDA SPECIFIC NFPA 101 LIFE SAFETY CODE, 2015 EDITION	
TYPE OF BUILDING CONSTRUCTION:	TYPE V-B	
SETBACKS	REQUIRED	PROVIDED
FIRST FLOOR		
FRONT - NE 7TH AVE	25'-0"	25'-1"
SIDE INTERIOR	15'-0"	15'-1"
REAR	25'-0"	36'-10"
SECOND FLOOR		
FRONT - NE 7TH AVE	25'-0"	25'-1"
SIDE INTERIOR	15'-0"	15'-1"
REAR	25'-0"	25'-1"
DWELLING UNITS	6-12 UNITS/ACRE	3/0.35=8.57 DU/AC
BUILDING HEIGHT		
TOP OF ROOF	35'-0" MAX	28'-6"
BUILDING AREA: (A/C)		
	AIR CONDITIONED	GROSS AREA
UNIT A	3,241 S.F.	3,931 S.F.
UNIT B	3,337 S.F.	4,137 S.F.
UNIT C	3,241 S.F.	3,931 S.F.
TOTAL	9,819 S.F.	11,999 S.F.

SITE AREA CALCULATIONS		
LOT SIZE	0.35 ACRES (15,316 S.F.)	
LOT COVERAGE	40% MAX	5,443 S.F. (35.5%)
OPEN SPACE	25% MIN	4,422 S.F. (28.9%)

PARKING CALCULATIONS		
(3) 3+ BEDROOM UNITS	2 PER UNIT	2 IN GARAGE
GUEST PARKING	0.5 PER UNIT	2 IN EACH DRIVEWAY x 3 UNITS = 6 GUEST PARKING SPACES

LEGEND		
1	8'-0" TALL STUCCO MASONRY WALL - WHITE	
2	CONCRETE PAD FOR POOL EQUIPMENT & FUTURE GENERATOR - UNIT B	
3	12" x 12" CHARCOAL GRAY CONCRETE PAVERS. SEE ATTACHED CUT SHEET	
4	8'-0" VINYL FENCE - WHITE	
5	ARTIFICIAL TURF	
6	LOCATION OF MAILBOX	
7	SOLID WASTE BIN	
8	RECYCLING BIN	
9	8'-0" TALL WOOD GATE - SILVER	
10	8'-0" TALL STUCCO MASONRY WALL - WHITE	
11	8'-0" TALL ALUMINUM GATE - WHITE	
12	RETAINING WALL-BETWEEN +9.5 AND +8.5 IN ELEVATION. SEE CIVIL SHEET 1 OF 7.	
13	8'-0" VINYL FENCE - WHITE. SEE ATTACHED CUT SHEET	
14	EXISTING CHAIN LINK FENCE ON EASTERN PROPERTY LINE	
15	CONCRETE PAD FOR POOL EQUIPMENT & FUTURE GENERATOR - UNIT A & C	
16	10' x 10' SITE VISIBILITY TRIANGLE TYP.	
17	SANITARY SEWER MANHOLE	
18	SANITARY SEWER CLEAN-OUT	
19	WATER METER WITH BACKFLOW PREVENTER	
20	CATCH BASIN	
21	4" WIDE x 4" DEEP ROCK TRENCH	
22	TRENCH DRAIN	
23	4" POUNDRIN WALL	
24	PROPOSED WATER METER	

GENERAL NOTES:

- DO NOT SCALE DRAWING
- ALL DIMENSIONS ARE FINISHED
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IF THERE ARE ANY DISCREPANCIES IN THE PLANS
- THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL ASPECTS OF THE PROJECT
- SEE CIVIL FOR ELEVATION HEIGHTS

NOTES
TOWNHOUSES SHALL BE FEE SIMPLE

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REVISIONS	
1.	TAC COMMENT 11.30.19
2.	DESIGN CHANGE 3.4.19
3.	
4.	
5.	
6.	
7.	
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