

S.E. 1ST AVENUE
GAILLARD STREET (P)
 50' PUBLIC RIGHT-OF-WAY
 (P.B. 1/3, P.B.C.R.)

GENERAL NOTES:

- Property owner: WYLE PROPERTIES LLC.
- All existing conditions were provided by Surveyor, Avrom and Associates, Inc job number 12187.
- The land description shown herein is in accord with lands described in Special Warranty Deed recorded in Official Records Book 3199, Page 246 of the Public Records of Palm Beach County, Florida.
- The property described herein lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12090C0979F, Community Number 125102, dated 10/05/2017.
- Elevations indicated herein are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988), established by GPS and certified to a 4 centimeter accuracy relative to the following benchmark: US Coast & Geodetic Survey Benchmark A 234 (P.L.D. AD2890), Elevation 6.439 feet (NAVD 1988).
- Property Address: 238 SE 1st Avenue, Delray Beach, FL.
- Property Zone: RM - Medium Density Residential
- Land User: Residential - Multi Family
- any trees or shrubs placed within water, sewer or drainage easements shall conform to the City of Delray Beach Standard Details: LD 1.0 & LD 2.0.

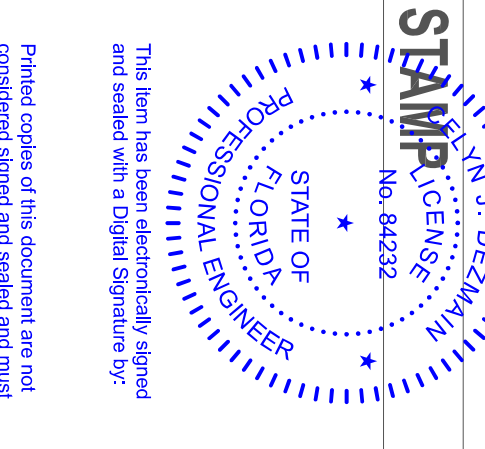
LAND DESCRIPTION:

The North 50 feet of the South 200 feet of the East one-half of Block 72 and the North 50 feet of the South 150 feet of the East one-half of Block 71, DELRAY BEACH, according to the Plat thereof, recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida. Said lands lying in Palm Beach County, Florida and containing 13,654 square feet (0.3135 acres) more or less.

Revisions:

Date:	
11/09/2024	REVISION 2: CITY COMMENTS
09/16/2024	REVISION 1: CITY COMMENTS

ARCHITECT/ENGINEER OF RECORD
 DEZMAN ENGINEERING, LLC.
 CELIA DEZMAN, P.E.
 1005 S.W. 10TH STREET
 DEERFIELD BEACH
 FL 33441
 FLORIDA PROFESSIONAL ENGINEER
 STATE REGISTRATION NUMBER: 94232



DRAWING TITLE: SITE PLAN
APPROVED:

SHEET SIZE: 24" X 36"
SCALE: 1" = 10'

PROJECT TITLE: 238 SE 1st AVE - WYLE PROPERTIES, LLC
LOCATION: 238 SE 1ST AVE DELRAY BEACH FL 33444
ISSUE DATE: 07/31/2024

PROJECT NO.: 24-100
BUILDING NO.: 238
DRAWING NO.: SP 1 OF 1

LEGEND

- BACKFLOW PREVENTOR VALVE
- BENCHMARK
- CONCRETE LIGHT POLE
- CEN. OUT.
- ELECTRIC MANNHOLE
- NUMBER OF REGULAR PARKING
- OVERHEAD WIRES
- UNKNOWN MANHOLE
- WATER VALVE
- WATER METER
- WOOD UTILITY POLE

SITE DATA		
EXISTING CONDITION	AREA (S.F.)	PERCENT (%)
IMPERVIOUS AREA		
PAVED AREA	5,819.00	42.62%
SIDEWALKS	501.00	3.66%
EXISTING BUILDING	3,406.00	24.95%
PERVIOUS AREA		
GREEN	3,928.00	28.77%
TOTAL AREA	13,654.00	100.00%
PROPOSED CONDITION		
DESCRIPTION	AREA (S.F.)	PERCENT (%)
IMPERVIOUS AREA		
PAVED AREA	5,819.00	42.62%
SIDEWALKS AND CONC	501.00	3.66%
PADS	501.00	3.66%
EXISTING BUILDING	3,406.00	24.95%
PERVIOUS AREA		
GREEN	3,928.00	28.77%
TOTAL AREA	13,654.00	100.00%
SETBACK TABLE		
SETBACK DESCRIPTION (FT)	MIN REQUIRED (FT)	MIN PROVIDED (FT)
FRONT	15.00	20.10
SIDE	10.00	15.08
REAR	10.00	22.24

BUILDING CALCULATION			
LOT SIZE	13,654	SOFT	
BUILDING FOOT PRINT	3,406	SOFT	
GROSS 1ST FLOOR	3,406	SOFT	
GROSS SECOND FLOOR	3,406	SOFT	
MAX ALLOW		ACTUAL	ACTUAL
FAR	0.70		0.50

PARKING CALCULATION			
PARKING ID	REQUIRED	ACTUAL	
1 BEDROOM PARKING	9	7	
2 BEDROOM PARKING	8	4	
GUEST PARKING	5	2	
TOTAL PARKING STALLS	22	13	