

LEGEND:

CL = CENTERLINE

SSMH = SANITARY SEWER MANHOLE

+9.28 = ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM 1988. SOURCE: "L-NET GPS NETWORK"

FLOOD ZONE: X
COMMUNITY PANEL NO. 125102 0979
SUFFIX F
MAP REVISED: OCTOBER 5, 2017

NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS STATED OTHERWISE.

ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD U.S. FOOT.

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK PROPERTY CLOSURE. WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL, HORIZONTAL AND ANGULAR DIMENSIONS.

NO TITLE WAS REVIEWED OR SEARCH OF THE PUBLIC RECORDS WAS MADE IN REGARD TO EASEMENTS THAT MAY AFFECT SUBJECT PARCEL.

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

DESCRIPTION:

LOT 3, BLOCK 122, LESS THE SOUTH 10.0 FEET THEREOF, WELLBROOK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 219, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY
SITE ADDRESS: 215 NE. 7TH AVENUE
DELRAY BEACH, FLORIDA 33483

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Paul D. Engle

PAUL D. ENGLE
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #LB353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY JULY 16, 2018	REVISED: 7/30/18 - LOCATED TREES, ADJACENT BUILDINGS AND DRIVES	SCALE: 1" = 10'
FIELD BOOK D.319	PAGE NO. 15	ORDER NO.: 18-38db

PROJECT DATA:

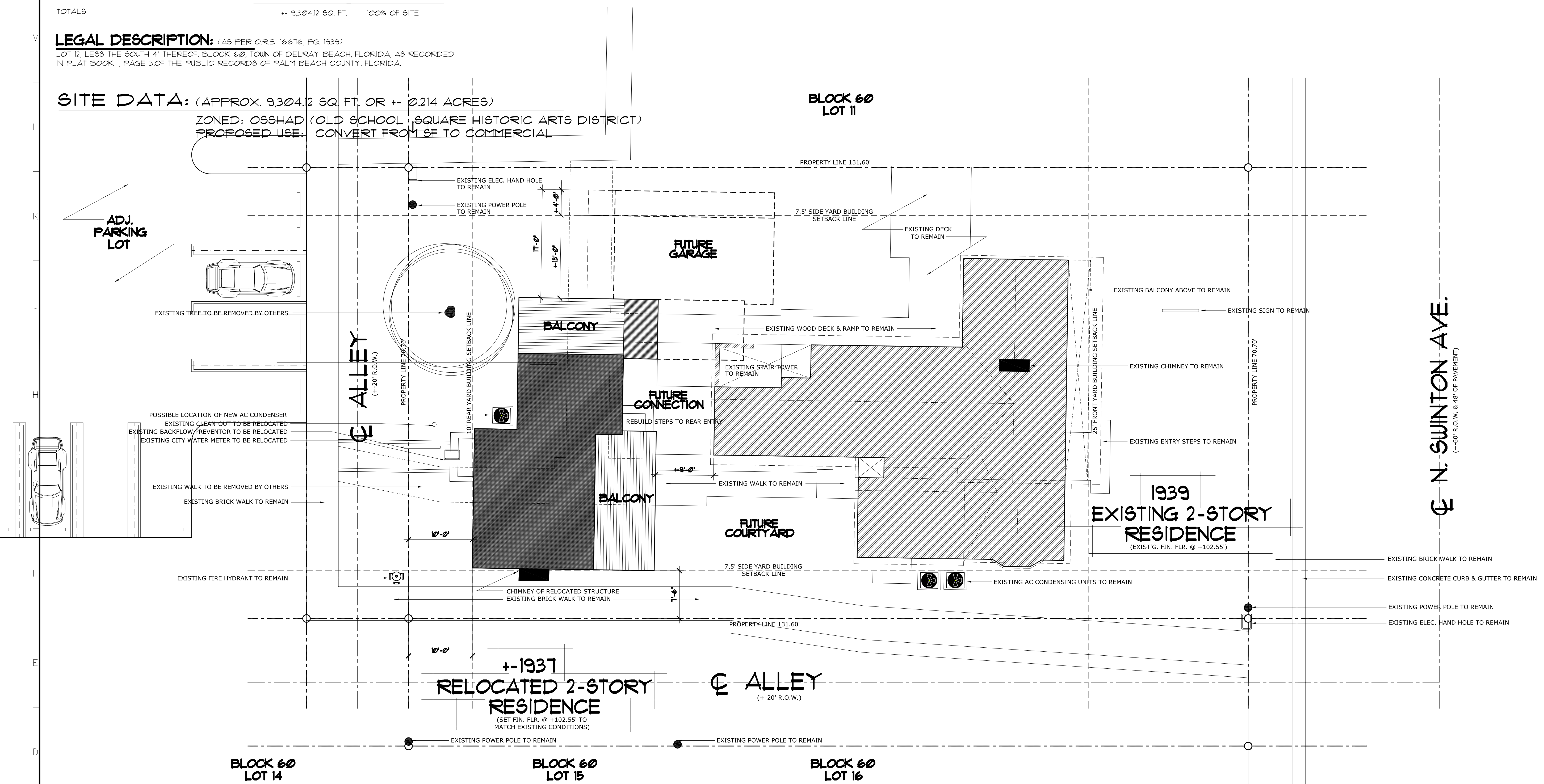
PROPOSED TOTAL GROUND FLOOR AREA -	+- 2,210.00 SQ. FT.	+- 31.6% OF SITE
PARKING & PAVED AREAS -	+- 2,320.00 SQ. FT.	+- 33.3% OF SITE
OPEN LANDSCAPED SPACE -	+- 2,217.00 SQ. FT.	+- 31.6% OF SITE
WATER BODIES (POOL) -	+- 245.00 SQ. FT.	+- 3.5% OF SITE
TOTALS	+- 9,304.12 SQ. FT.	100% OF SITE

LEGAL DESCRIPTION:

(AS PER O.R.B. 16676, PG. 1939)
LOT 12, LESS THE SOUTH 4' THEREOF, BLOCK 60, TOWN OF DELRAY BEACH, FLORIDA, AS RECORDED
IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SITE DATA: (APPROX. 9,304.12 SQ. FT. OR +- 0.214 ACRES)

ZONED: OSSHAD (OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT)
PROPOSED USE: CONVERT FROM SF TO COMMERCIAL



PROPOSED PROJECT CHART:

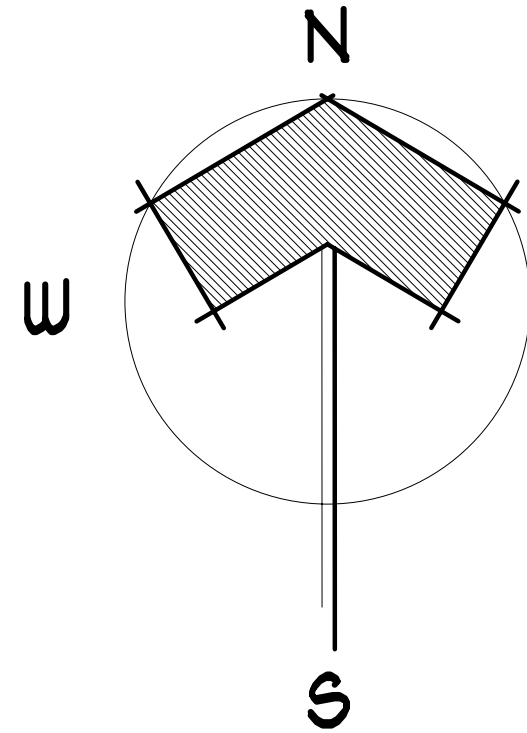
OSSHAD	MIN. LOT SIZE (sq. ft.)	MIN. LOT WIDTH (ft.)	MIN. LOT DEPTH (ft.)	MIN. FLOOR AREA (sq. ft.)	MIN. LOT FRONTAGE (ft.)	MIN. OPEN SPACE (% LDR)	MAX. LOT COVERAGE (% LDR)	MIN. FRONT SETBACK (ft.)	MIN. NORTH SIDE INTERIOR SETBACK (ft.)	MIN. SOUTH SIDE INTERIOR SETBACK (ft.)	MIN. REAR SETBACK (ft.)	MAX. BUILDING HEIGHT (ft.)
REQUIRED	8,000	80	100	(1)	80	NA	40	25	7.5	7.5	10	35
PROPOSED	9,304	70.7	131.6	2,279	70.7	+-45.33	NA	28.2	13.25	13	10	+-23.33 (+24.5 to top of chimney)
EXISTING	9,304	70.7	131.6	1,442	70.7	+-60	NA	28.2	14.5	8	47.0	unknown

GENERAL GRADING NOTES:

- 1.) UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRADED SO THAT STORM WATER RUNS OFF ONTO ANY ADJACENT PROPERTIES.
- 2.) SEE SUFFICIENT PROPOSED FINAL GRADES AND ASSOCIATED DETAIL INSURING STORM WATER DOES NOT FLOW ONTO ADJACENT PROPERTIES.
- 3.) PLEASE SEE SURVEY FOR EXISTING GRADES @ ALL PROPERTY LINES & ON ALL ADJACENT PROPERTIES. MINIMUM TWO (2) GRADES PER PROPERTY LINE.
- 4.) PLEASE SEE FLOOR PLANS FOR FINISH FLOOR ELEVATIONS OF ALL STRUCTURES WHICH ARE ALL MINIMUM 18" ABOVE THE CROWN OF THE ADJACENT STREETS OR ROADWAYS.
- 5.) PLEASE SEE SITE PLAN AND DETAILS FOR MINIMUM 3" DEEP SODDED SWALE BETWEEN SITE'S PROPERTY LINE AND ALL ADJACENT STREETS OR ROADWAYS.
- 6.) GENERAL CONTRACTOR TO LOCATE EXISTING SEWER CLEAN-OUT AND ENSURE ITS LOCATION MEETS CITY CODE WW 5.1, AND IS WITHIN 18" OF PROPERTY LINE ON OWNER'S SIDE

SYMBOLS LEGEND:

- EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY
- PROPOSED NEW TOPOGRAPHY (FINISH GRADE)



AI ARCHITECTURAL SITE PLAN

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

Seal

Florida License No. AR0013552

Drawn
RW COPE

Project No.
2019.99CRA

CAD File No.
SITEPLAN

Date
MAY 31, 2019

Drawing No.
A2.0

CONSULTANT SEAL

COPE ARCHITECTS, INC.
20 N. SWINTON AVE.
DELRAY BEACH, FLORIDA 33483-5205
ARCHITECTURE - PLANNING - INTERIORS
call 561 789-3791 email copearchitectsinc@gmail.com

CONSULTANT SEAL

COMMUNITY REDEVELOPMENT
AGENCY (CRA)
20 N. SWINTON AVE.
DELRAY BEACH, FLORIDA

SITE PLAN

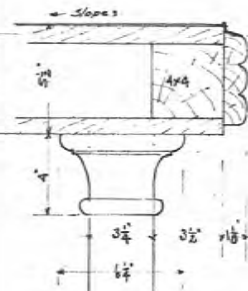
No.

REVISIONS

Date

215 NE 7th AVE.

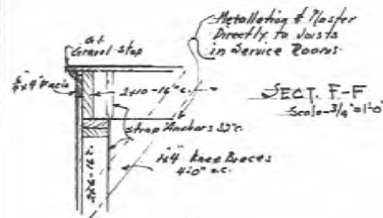
NORTH + WEST ELEVATIONS



GARAGE ENTRY.
Scale - 3" = 1'-0"



NORTH ELEVATION
Scale - 1/8" = 1'-0"



SECT. F-F
Scale - 3/16" = 1'-0"

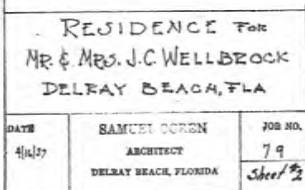


WEST ELEVATION
Scale - 1/8" = 1'-0"

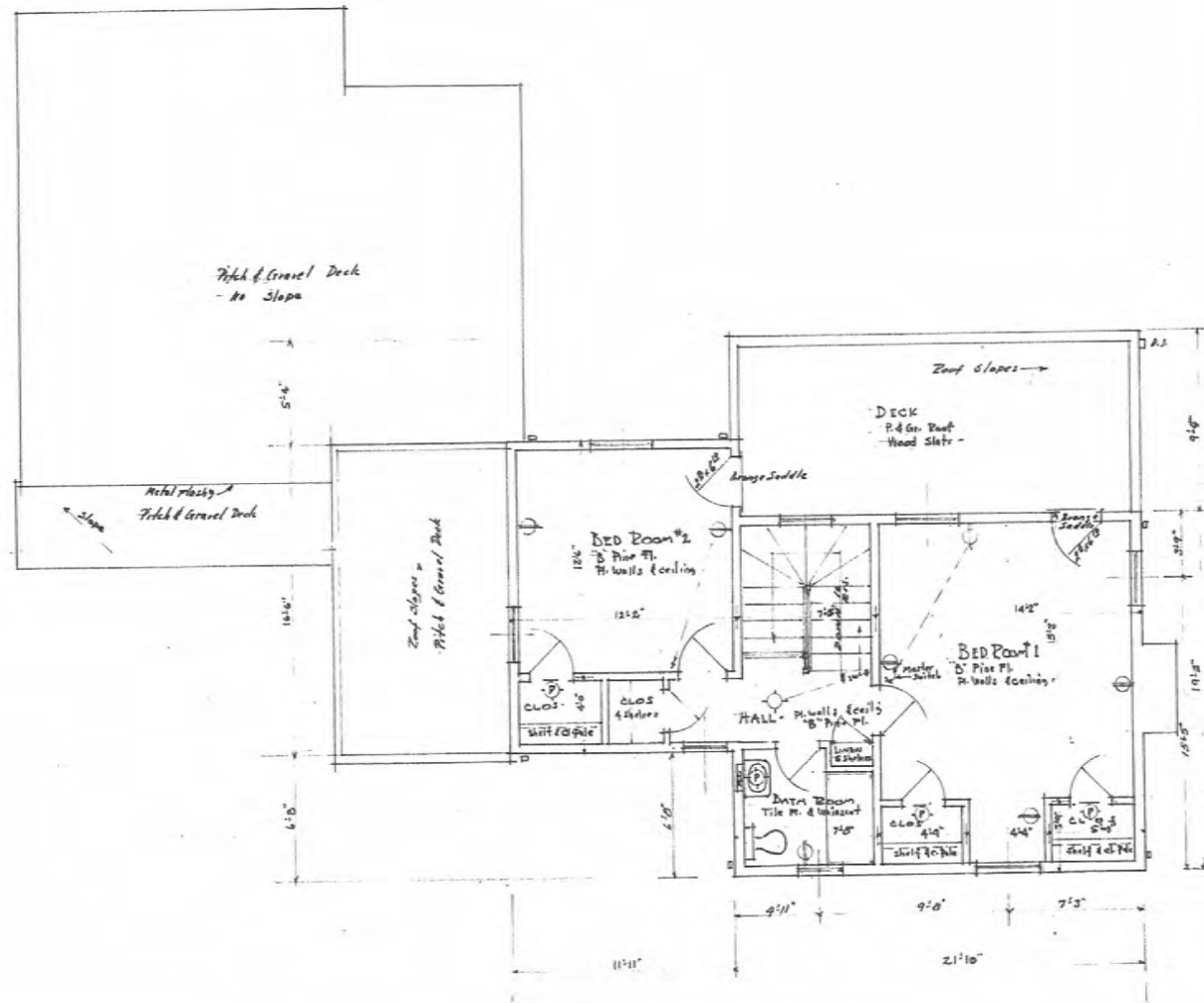
RESIDENCE FOR
MR. & MRS. J.C. WELLBROCK
DELRAY BEACH, FLA.

DATE 7/12/21	SAMUEL OGREN ARCHITECT DELRAY BEACH, FLORIDA	NO. 79 Sheet #4
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FIRST FLOOR PLAN



215 NE 7TH AVE. SECOND FLOOR PLAN



SECOND FLOOR PLAN
Scale = 1/4" = 1'-0"

RESIDENCE FOR
MR. & MRS. J.C. WELLSBROOK
DELEAY BEACH, FLA.

DATE
4/1/37

SAMUEL OGREN
ARCHITECT
DELEAY BEACH, FLORIDA

JOB NO.
79
Sheet 1/3