

**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.

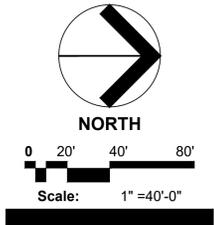
SITE CALCULATIONS		
	Square Feet	Percentage
Total Site Area =	290,981	100.0%
Impervious Area =	195,584	67.2%
Pervious Area =	95,396	32.8%
Site Coverage =	78,230	26.2%
Percentage Open Space = (Minimum 25% Non-Vehicular Open Space Required)	95,396	32.8%
Common Area Open Space = (Minimum 15%)	43,726	15.02%
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	

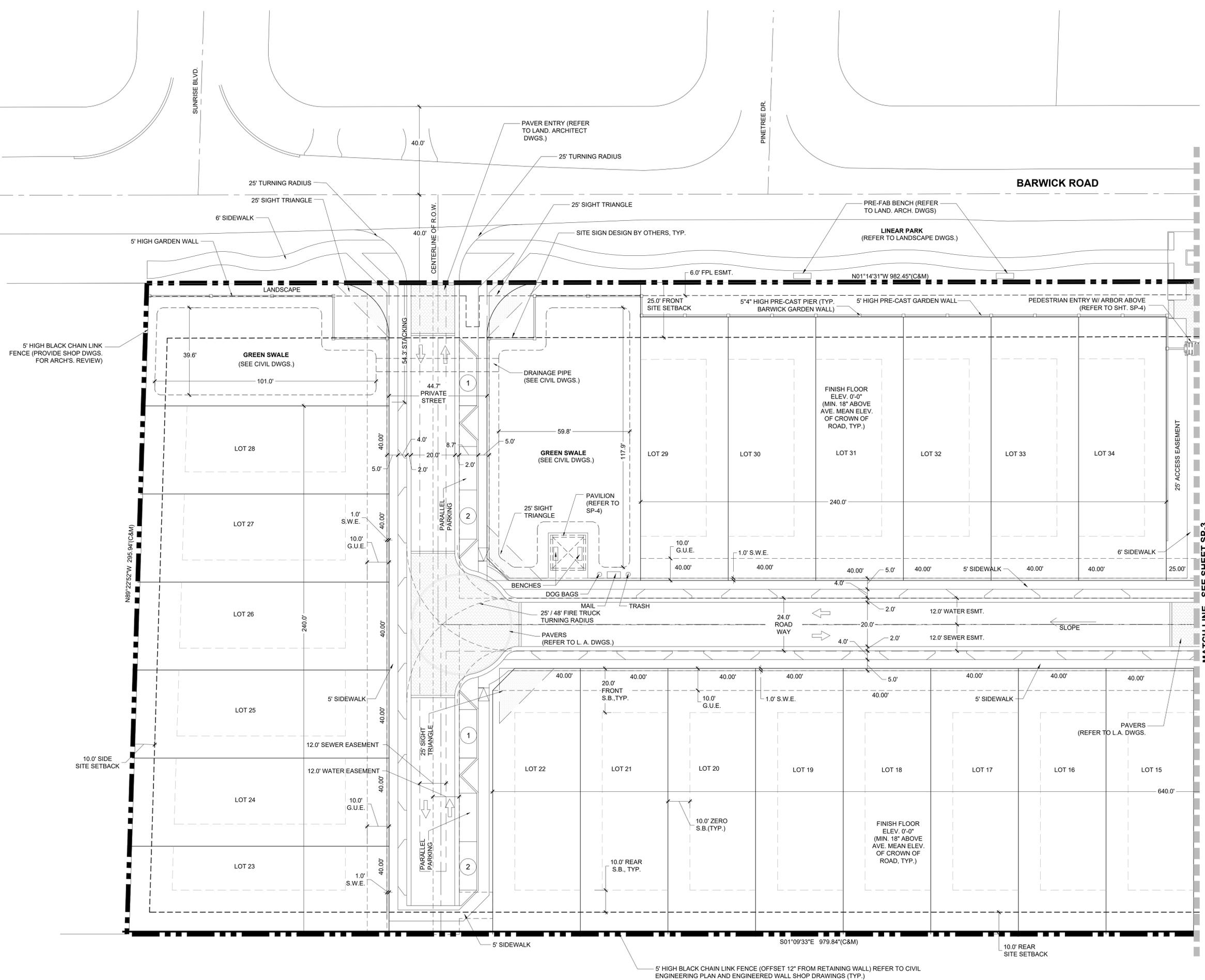
**Banyan Court**  
**Barwick Road**  
City of Delray Beach, Florida  
Overall Site Plan



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

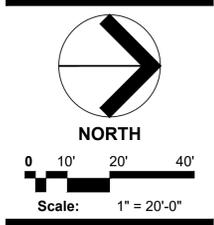
**Revision Dates:**  
08-26-2020 RESUBMITTAL  
09-25-2020 RESUBMITTAL  
10-07-2020 RESUBMITTAL

**SP-1**  
of 5



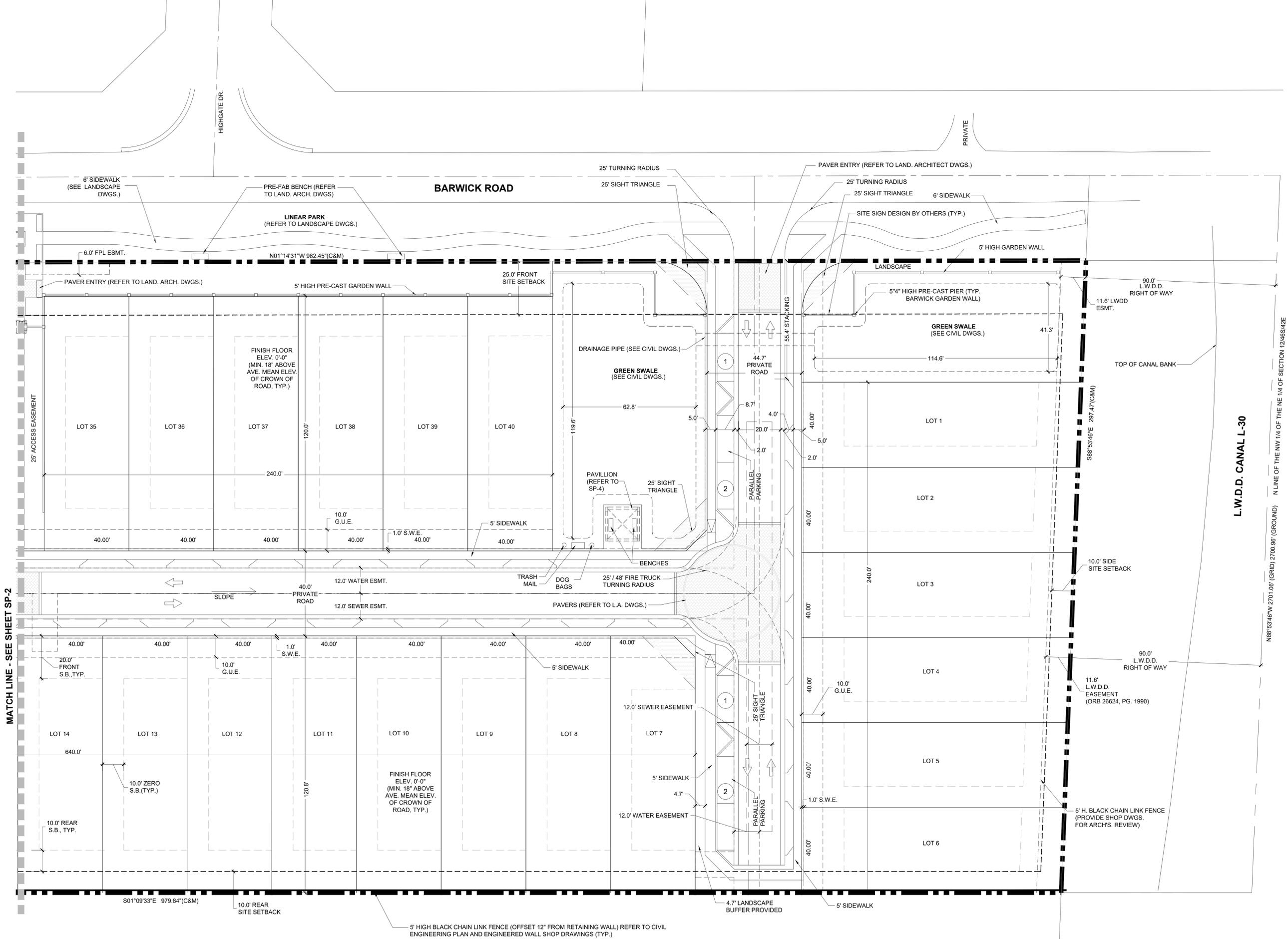
## Banyan Court Barwick Road

City of Delray Beach, Florida  
Site Plan Enlargement - South



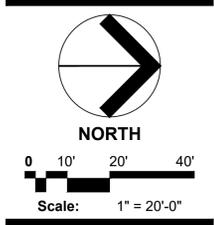
Date: 08-25-2020  
Project No.: 20-103.000  
Designed By:  
Drawn By: WJT  
Checked By: BDM

Revision Dates:  
08-26-2020 RESUBMITTAL



## Banyan Court Barwick Road

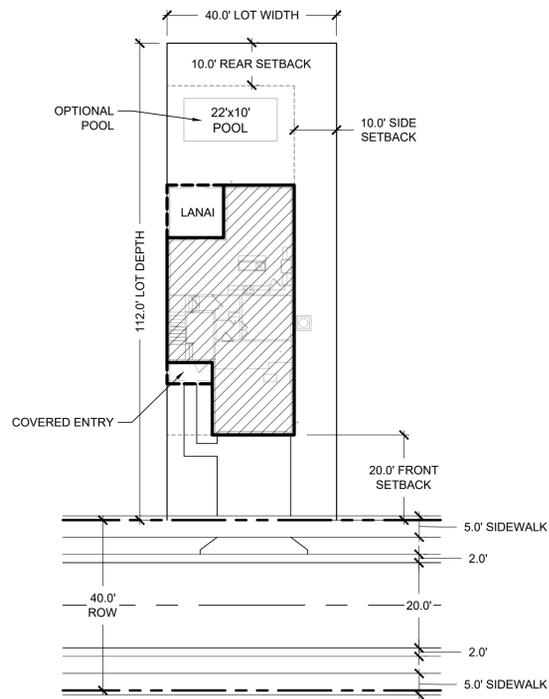
City of Delray Beach, Florida  
Site Plan Enlargement - North



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

Revision Dates:  
08-26-2020 RESUBMITTAL





**MODEL A - 3328**  
ZERO LOT LINE, 40' x 112'

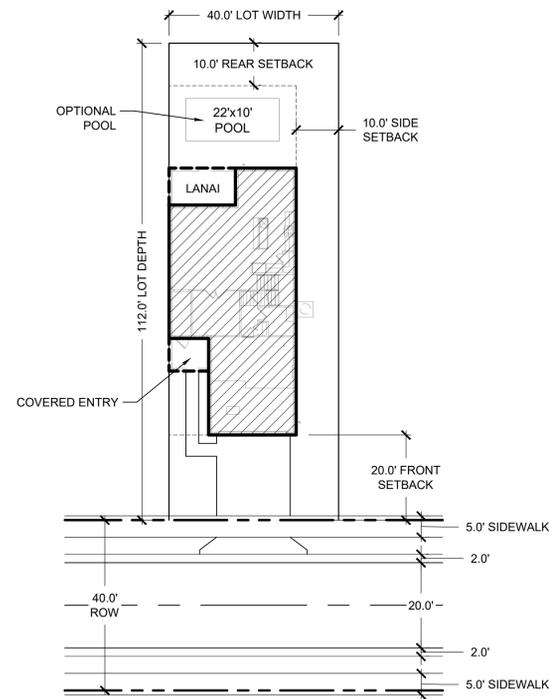
FRONT SETBACK: 20'  
SIDE SETBACK: 0' / 10'  
REAR SETBACK: 10'  
MAX. LOT COVERAGE: 55%, 2,460 SF  
NUMBER OF STORIES: 2

**BREAKDOWN  
ELEVATION "E"**  
1ST FLOOR LIVING: 992 SF  
2ND FLOOR LIVING: 1,112 SF

COVERED LANAI: 164 SF  
COVER ENTRY: 53 SF  
2 CAR GARAGE: 442 SF

TOTAL: 2,763 SF

LOT COVERAGE: 1,651 SF (36.9%)  
(FIRST FLOOR, ENTRY, GARAGE, LANAI)



**MODEL B - 3330**  
ZERO LOT LINE, 40' x 112'

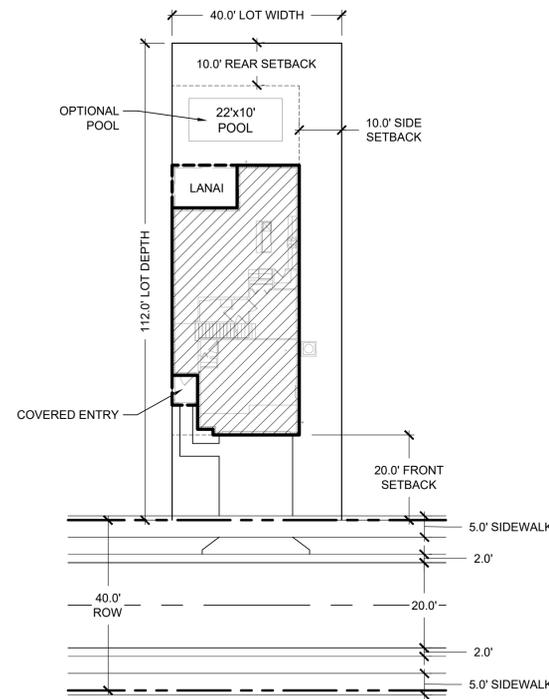
FRONT SETBACK: 20'  
SIDE SETBACK: 0' / 10'  
REAR SETBACK: 10'  
MAX. LOT COVERAGE: 55%, 2,460 SF  
NUMBER OF STORIES: 2

**BREAKDOWN  
ELEVATION "E"**  
1ST FLOOR LIVING: 1,058 SF  
2ND FLOOR LIVING: 1,346 SF

COVERED LANAI: 136 SF  
COVER ENTRY: 72 SF  
2 CAR GARAGE: 475 SF

TOTAL: 3,087 SF

LOT COVERAGE: 1,741 SF (38.9%)  
(FIRST FLOOR, ENTRY, GARAGE, LANAI)



**MODEL C - 3331**  
ZERO LOT LINE, 40' x 112'

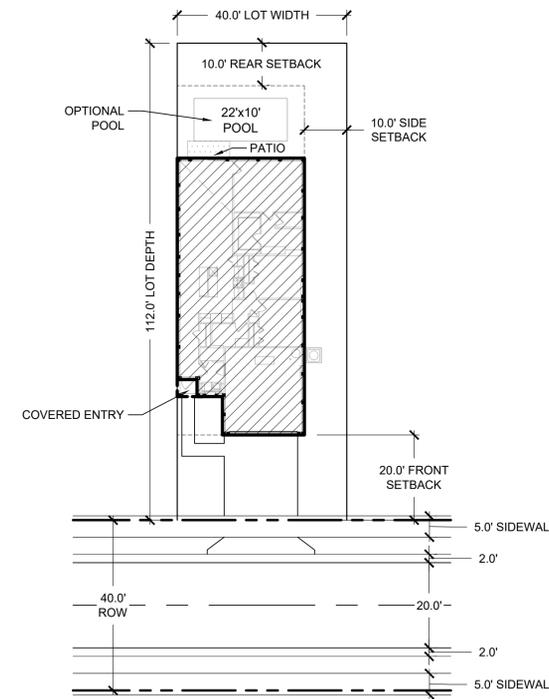
FRONT SETBACK: 20'  
SIDE SETBACK: 0' / 10'  
REAR SETBACK: 10'  
MAX. LOT COVERAGE: 55%, 2,460 SF  
NUMBER OF STORIES: 2

**BREAKDOWN  
ELEVATION "E"**  
1ST FLOOR LIVING: 1,160 SF  
2ND FLOOR LIVING: 1,547 SF

COVERED LANAI: 153 SF  
COVER ENTRY: 42 SF  
2 CAR GARAGE: 498 SF

TOTAL: 3,400 SF

LOT COVERAGE: 1,853 SF (41.4%)  
(FIRST FLOOR, ENTRY, GARAGE, LANAI)



**MODEL D - 1450**  
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 "E"**  
1ST FLOOR LIVING: 1,437 SF

COVER ENTRY: 19 SF  
2 CAR GARAGE: 398 SF

TOTAL: 1,854 SF

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

## Banyan Court Barwick Road

City of Delray Beach, Florida

Site Plan - Typical Lot Layout Details

Drawing name: 1102\_108.9\_Sch04058Banyan Court\_20\_0031 - Banyan Court (M.P. plan)010 - Drawings\SITE PLANS\025 - Banyan Court Lot Typ. 11.10.2020.dwg



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