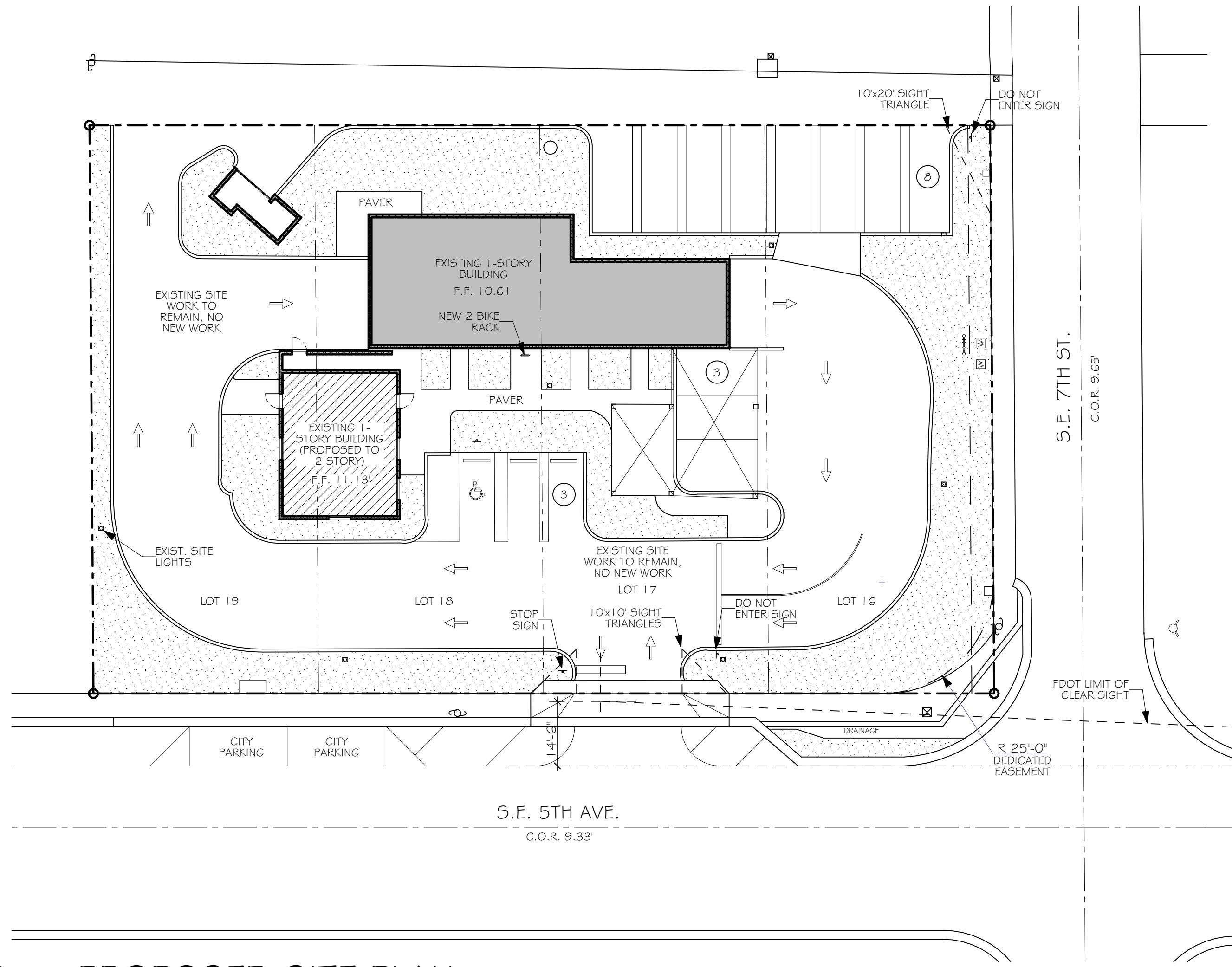




PROPOSED SITE PLAN

SCALE: 1" = 20'



LEGAL DESCRIPTION:

LOTS 16, 17, 18, AND 19 OF BLOCK 13, "OSCEOLA PARK", ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 25,767.75 SQUARE FEET

GENERAL NOTES:

I. SEE ZONING AND CODE INFORMATION ON SHEET C5.1 FOR GENERAL BUILDING DATA AND PARKING CALCULATIONS.

DEVELOPMENT STANDARDS LDR SECTION 4.3.4

ZONE GC	MIN. LOT SIZE (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MAX LOT COVER (%)	MIN PERIMETER BUFFER (FT)	MIN OPEN SPACE (%)	(NORTH) MIN FRONT SETBACK (FT)	(EAST) MIN SIDE STREET (FT)	(WEST) MIN SIDE INTR. (FT)	(SOUTH) MIN REAR SETBACK (FT)	MAX BUILDING HEIGHT (FT)
REQUIRED	NA	NA	NA	NA	NA	25%	10'-0"	10'-0"	10'-0"	48'-0"	
PROVIDED	25,116	202.10'	127.50'	11.9%	0	27.5%	132'-1 1"	39'-1"	50'-8"	42'-0"	23'-3.5"

NOTE: WORK IS LIMITED TO ADDITION OF A 2ND FLOOR TO THE EXISTING 1-STORY PORTION. NO SITE MODIFICATIONS TO BE DONE. ALL OTHER CONDITIONS TO REMAIN EXISTING. SITE LIGHTING IS EXISTING TO REMAIN.

THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THIS DRAWING. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

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PROJECT NO: 19-229

DATE: 07.22.2019

DRAWN BY: S.K.

CHECKED BY: S.S.

REVISIONS:

1ST REVISION 8.29.19

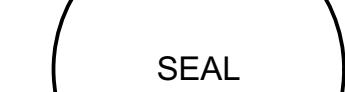


SITE PLAN

SP1.1

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