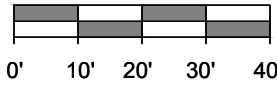


Proposed Overall Site Plan  
Scale: 1"=20'



CODE DATA			
ZONING DESIGNATION:	RM-MEDIUM DENSITY RESIDENTIAL		
PROPOSED PROJECT:	PROPOSED 3 STORY TOWN HOME BUILDING		
GOVERNING CODES:	FLORIDA BUILDING CODE-2014 5TH EDITION		
	FLORIDA FIRE PREVENTION CODE-2015 EDITION		
	NFPA 1 UFC FLORIDA 2012 EDITION		
	NFPA 101 LSC FLORIDA 2012 EDITION		
TYPE OF CONSTRUCTION:	TYPE V-B (SPRINKLED)		
PROPERTY ADDRESS:	912 PALM TRAIL, DELRAY BEACH, FLORIDA		

PROJECT DATA			
SOUTH PARCEL	TOTAL SITE AREA	SQ. FEET 20,744	% OF SITE 100%
	TOTAL BUILDING FOOTPRINT	7,075	34.11%
	PARKING/PAVED AREA	7,291	35.15%
	SIDEWALKS/MISC.	0	0%
	WATER BODIES	N/A	N/A
	TOTAL IMPERVIOUS AREA	14,366	69.25%
	TOTAL PERVIOUS AREA	6,378	30.75%
	OPEN SPACE	6,378	30.75%
LOT COVERAGE		7,075	34.11%
			40%
NUMBER OF DWELLING UNITS		5 UNITS	
DWELLING UNITS PER ACRE		10.5 UNITS	

BUILDING DATA		
BUILDING SETBACKS PURSUANT TO LDR SECTION 4.4.13(F)(4)		
	REQUIRED	PROVIDED
FRONT (E)	25/30'	25'-5"/30'-5 1/2"
INTERIOR SIDE	15/30'	N/A
SIDE STREET (N)	25/30'	25'-3"/30'-1"
SIDE STREET (S)	25/30'	25'-2 1/2"/30'-0"
REAR (W)	25'-0"	25'-1"
HEIGHT	35'-0"	35'-0"
POOL SETBACKS PURSUANT TO LDR SECTION 4.6.15(G.1 & 2)		
	REQUIRED	PROVIDED
FRONT	25'	N/A
INTERIOR SIDE	10'	N/A
SIDE STREET	10'	NORTH / SOUTH
REAR	10'	WEST

PARKING BREAKDOWN	
PARKING REQUIRED	
3 BEDROOM UNIT : CALCULATED AT 2 SPACES PER UNIT = 5 x 2= 10 SPACES	
GUEST PARKING: FOR THE FIRST 20 UNIT 0.5 SPACES PER UNIT = 5 x 0.5 = 2.5 SPACES	
TOTAL REQUIRED = 13 SPACES	
PARKING PROVIDED	
GARAGE: = 10 SPACES	
DRIVEWAY: = 05 SPACES - FULL SIZE 18' X 9'	
TOTAL: = 15 SPACES - NO COMPACT	

NORTH PARCEL	TOTAL SITE AREA	SQ. FEET 20,786	% OF SITE 100%
	TOTAL BUILDING FOOTPRINT	7,075	34.03%
	PARKING/PAVED AREA	7,294	35.09%
	SIDEWALKS/MISC.	0	0%
	WATER BODIES	N/A	N/A
	TOTAL IMPERVIOUS AREA	14,369	69.13%
	TOTAL PERVIOUS AREA	6,417	30.87%
	OPEN SPACE	6,796	31.17%
LOT COVERAGE		7,075	34.03%
			40%
NUMBER OF DWELLING UNITS		5 UNITS	
DWELLING UNITS PER ACRE		10.48 UNITS	

BUILDING DATA		
BUILDING SETBACKS PURSUANT TO LDR SECTION 4.4.13(F)(4)		
	REQUIRED	PROVIDED
FRONT (E)	25/30'	25'-4"/30'-4 1/2"
INTERIOR SIDE	15/30'	N/A
SIDE STREET (N)	25/30'	25'-6"/30'-4"
SIDE STREET (S)	25/30'	25'-2 1/2"/30'-0"
REAR (W)	25'-0"	25'-1"
HEIGHT	35'-0"	35'-0"
POOL SETBACKS PURSUANT TO LDR SECTION 4.6.15(G.1 & 2)		
	REQUIRED	PROVIDED
FRONT	25'	N/A
INTERIOR SIDE	10'	N/A
SIDE STREET	10'	NORTH / SOUTH
REAR	10'	WEST

PARKING BREAKDOWN	
PARKING REQUIRED	
3 BEDROOM UNIT : CALCULATED AT 2 SPACES PER UNIT = 5 x 2= 10 SPACES	
GUEST PARKING: FOR THE FIRST 20 UNIT 0.5 SPACES PER UNIT = 5 x 0.5 = 2.5 SPACES	
TOTAL REQUIRED = 13 SPACES	
PARKING PROVIDED	
GARAGE: = 10 SPACES	
DRIVEWAY: = 05 SPACES - FULL SIZE 18' X 9'	
TOTAL: = 18 SPACES - NO COMPACT	

LEGAL DESCRIPTIONS  
LOTS 8, 9, 10 AND 11, FIRST ADDITION TO KENMONT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 24, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
P.C.N.: 12-43-46-09-09-000-0080

UNIT SIZE TABLE				
UNIT TYPE	MIN. STANDARD	PROVIDED	UNIT COUNT	% TOTAL UNITS
UNIT A (3 BEDROOM)	1,250 S.F.	3,973 S.F.	100	33
UNIT B (3 BEDROOM)	1,250 S.F.	4,932 S.F.	100	33
UNIT C (3 BEDROOM)	1,250 S.F.	4,051 S.F.	100	33

RICHARD JONES  
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PALM TRAIL TOWNHOMES  
912 PALM TRAIL  
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056  
COMMISSION # 16-017  
DESIGNER: RJ  
DRAWN BY: RB  
PLAN REVIEW: RJ

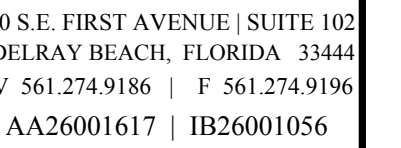
SUBMITTALS:  
ISSUE FOR CLASS V SUBMITTAL  
09.30.16

REVISIONS:  
BLD. DEPT. COMMENTS  
01.11.17

PROPOSED  
SITE PLAN

SP-1

RICHARD JONES ARCHITECTURE



**PALM TRAIL TOWNHOMES**  
912 PALM TRAIL  
DELRAY BEACH, FLORIDA

AA26001617 | IB26001056

SUBMITTALS:	
ISSUE FOR	09.30.16
CLASS V	
SUBMITTAL	

SITE PLAN  
NORTH  
PARCEL

SP-3

RICHARD JONES ARCHITECTURE

