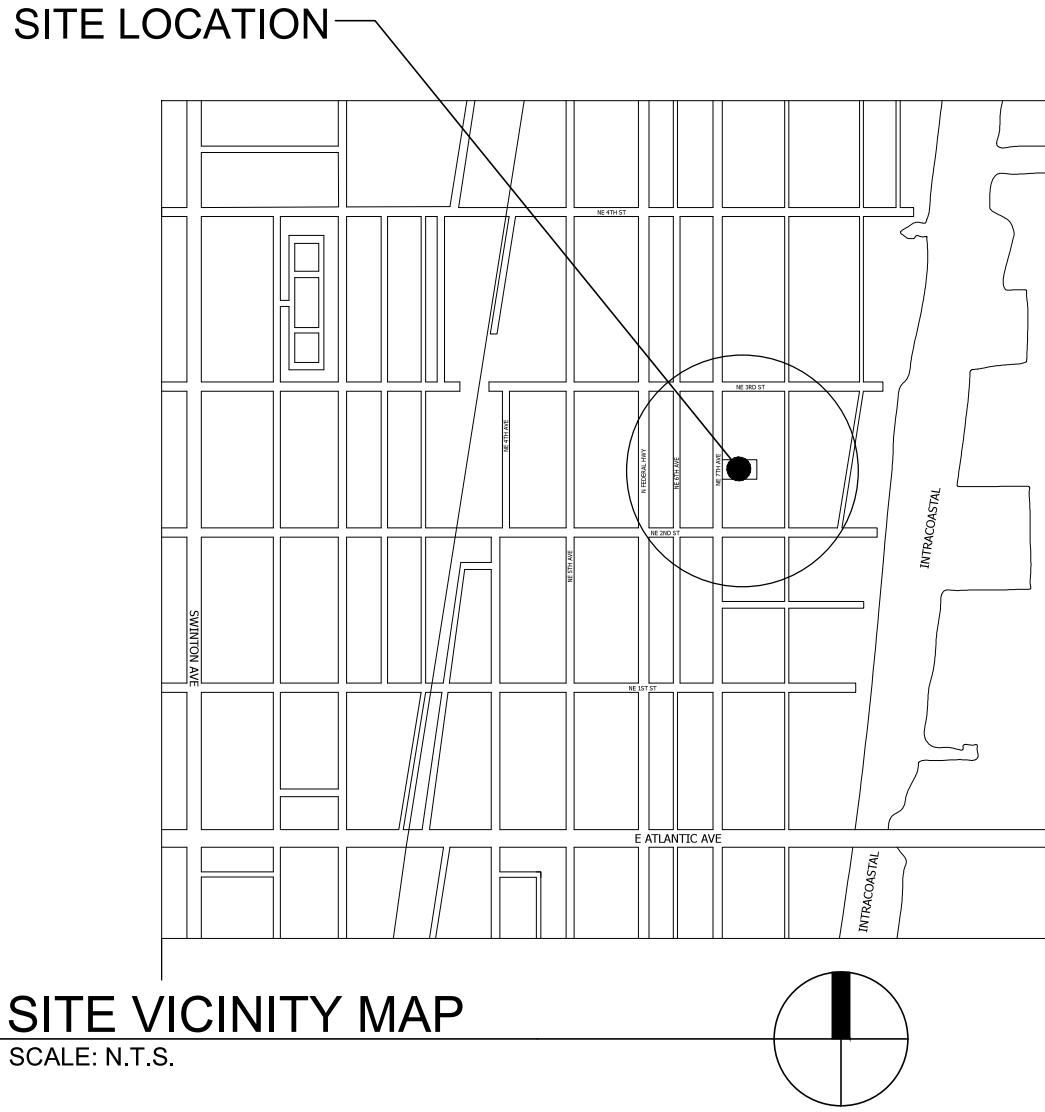




2 SITE VICINITY MAP

SCALE: N.T.S.

SITE INFORMATION		
ADDRESS:	215 NE 7TH AVE, DELRAY BEACH FL 33483	
LEGAL DESCRIPTION:	WELLBROCK SUB LT 3 (LESS S 10 FT) BLK 122	
PROJECT DESCRIPTION:	THREE TOWNHOME UNITS	
CURRENT PROPERTY USE:	TWO STORY SINGLE FAMILY RESIDENCE	
ZONING DISTRICT:	RM - MEDIUM DENSITY, 6 - 12 UNITS PER ACRE	
APPLICABLE CODES: 2017 FLORIDA BUILDING CODE - FLORIDA FIRE PREVENTION CODE 6TH EDITION - FLORIDA SPECIFIC NFPA 1 FIRE CODE, 2015 EDITION - FLORIDA SPECIFIC NFPA 101 LIFE SAFETY CODE, 2015 EDITION		
TYPE OF BUILDING CONSTRUCTION:		TYPE V-B
SETBACKS	REQUIRED	PROVIDED
FIRST FLOOR		
FRONT - NE 7TH AVE	25'-0"	25'-1"
SIDE INTERIOR	15'-0"	15'-1"
REAR	25'-0"	36'-10"
SECOND FLOOR		
FRONT - NE 7TH AVE	25'-0"	25'-1"
SIDE INTERIOR	15'-0"	15'-1"
REAR	25'-0"	25'-1"
DWELLING UNITS	6-12 UNITS/ACRE	3/0.35=8.57 DU/AC
BUILDING HEIGHT		
TOP OF ROOF	35'-0" MAX	28'-6"
BUILDING AREA: (A/C)		
	AIR CONDITIONED	GROSS AREA
UNIT A	3,241 S.F.	3,931 S.F.
UNIT B	3,337 S.F.	4,137 S.F.
UNIT C	3,241 S.F.	3,931 S.F.
TOTAL	9,819 S.F.	11,999 S.F.
SITE AREA CALCULATIONS		
LOT SIZE	0.35 ACRES (15,316 S.F.)	
LOT COVERAGE	40% MAX	5,443 S.F. (35.5%)
OPEN SPACE	25% MIN	4,422 S.F. (28.9%)
PARKING CALCULATIONS		
	REQUIRED	PROVIDED
(3) 3+ BEDROOM UNITS	2 PER UNIT	2 IN GARAGE
GUEST PARKING	0.5 PER UNIT	2 IN EACH DRIVEWAY x 3 UNITS = 6 GUEST PARKING SPACE

LEGEND	
1	8'-0" TALL STUCCO MASONRY WALL - WHITE
2	CONCRETE PAD FOR POOL EQUIPMENT & FUTURE GENERATOR - UNIT B
3	12" x 12" CHARCOAL GRAY CONCRETE PAVERS, SEE ATTACHED CUT SHEET
4	8'-0" VINYL FENCE - WHITE
5	ARTIFICIAL TURF
6	LOCATION OF MAILBOX
7	SOLID WASTE BIN
8	RECYCLING BIN
9	8'-0" TALL WOOD GATE - SILVER
10	8'-0" TALL STUCCO MASONRY WALL - WHITE
11	8'-0" TALL ALUMINUM GATE - WHITE
12	RETAINING WALL-BETWEEN +9.5 AND +8.5 IN ELEVATION, SEE CIVIL SHEET 1 OF 7.
13	8'-0" VINYL FENCE - WHITE, SEE ATTACHED CUT SHEET
14	EXISTING CHAIN LINK FENCE ON EASTERN PROPERTY LINE
15	CONCRETE PAD FOR POOL EQUIPMENT & FUTURE GENERATOR - UNIT A & C
16	19' x 10' SITE VISIBILITY TRIANGLE TYP.
17	SANITARY SEWER MANHOLE
18	SANITARY SEWER CLEAN-OUT
19	WATER METER WITH BACKFLOW PREVENTER
20	CATCH BASIN
21	4' WIDE x 4' DEEP ROCK TRENCH
22	TRENCH DRAIN
23	4' FOUNTAIN WALL
24	PROPOSED WATER METER

SILBERSTEIN ARCHITECTURE

215 NE 7TH AVE
215 NE 7TH AVE
DELRAY BEACH, FL 33483

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REVISIONS		
1.	TAC COMMENT	1.30.19
2.	DESIGN CHANGE	3.4.19
3.		
4.		
5.		
6.		
7.		
8.		
9.		

A-1.0

PRINT DATE:
MAR. 4, 2019