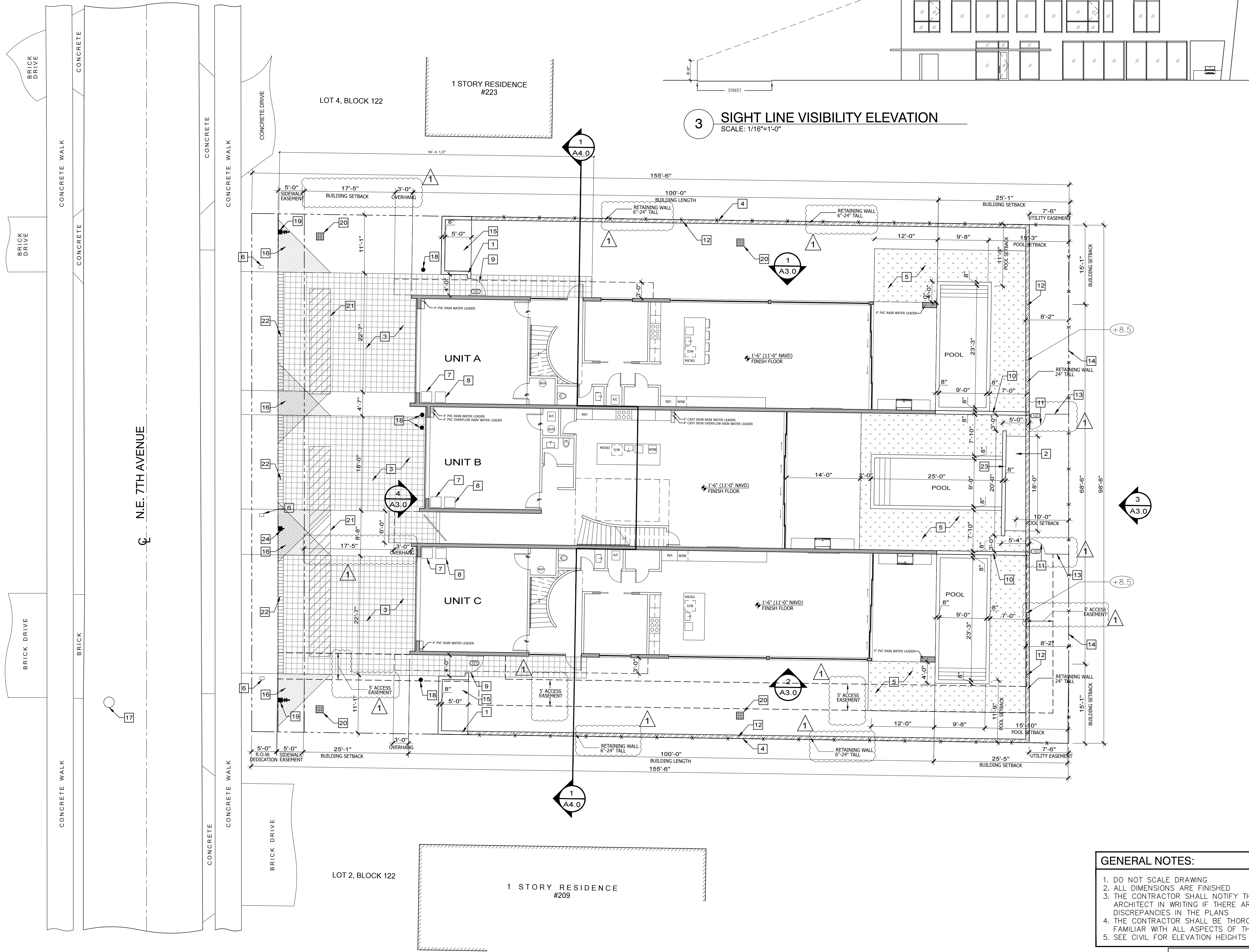
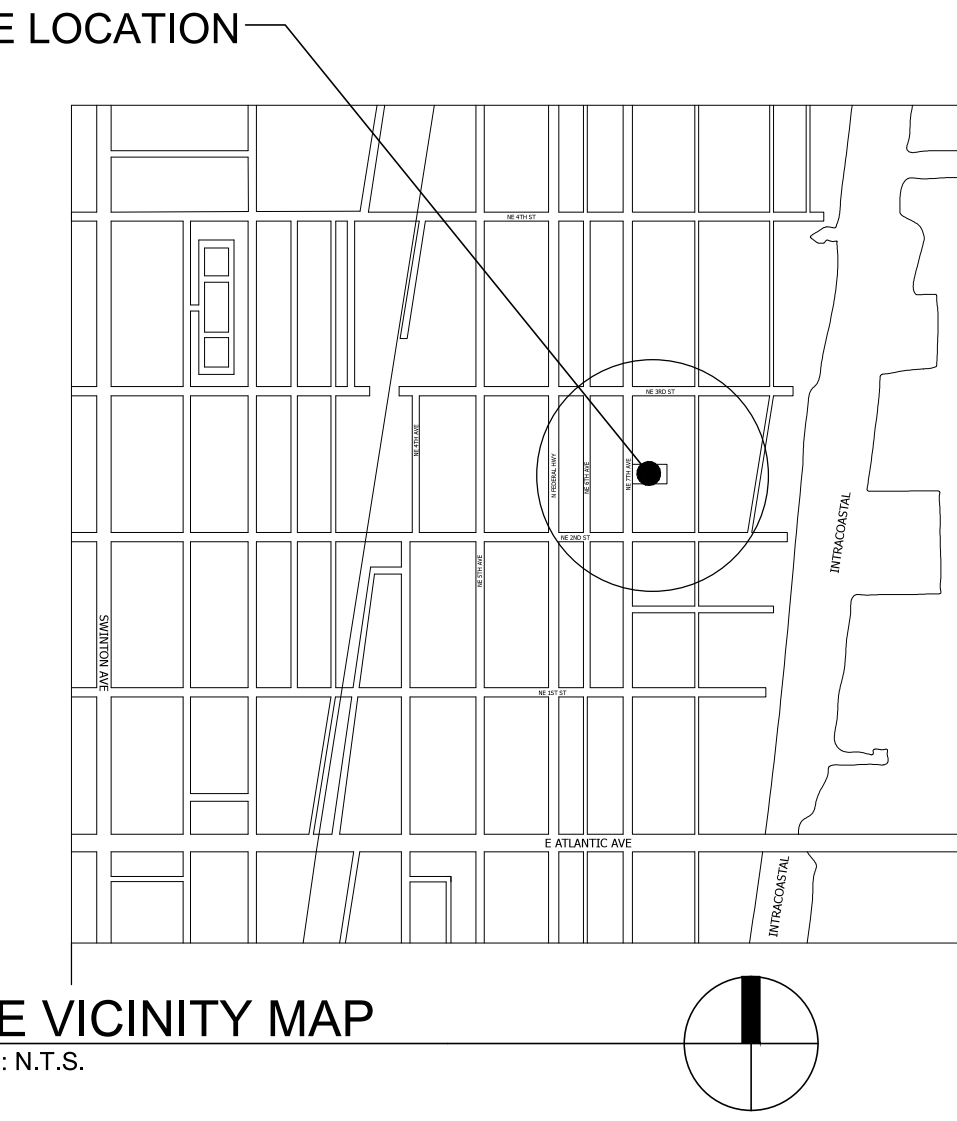




1 SITE PLAN
SCALE: 1"=10'-0"

3 SIGHT LINE VISIBILITY ELEVATION
SCALE: 1/16"=1'-0"

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 SIDE INTERIOR REAR	25'–0" 15'–0" 25'–0"	25'–1" 15'–1" 36'–10"
SECOND FLOOR FRONT – NE 7TH AVE SIDE INTERIOR REAR	25'–0" 15'–0" 25'–0"	25'–1" 15'–1" 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 SPACES
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 HEIGHT, 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	10' 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	

GENERAL NOTES:
1. DO NOT SCALE DRAWING
2. ALL DIMENSIONS ARE FINISHED
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IF THERE ARE ANY DISCREPANCIES IN THE PLANS
4. THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL ASPECTS OF THE PROJECT
5. SEE CIVIL FOR ELEVATION HEIGHTS

NOTES
TOWNHOUSES SHALL BE FEE SIMPLE