

**LEGEND:**

CL = CENTERLINE

SSMH = SANITARY SEWER MANHOLE

+9.28 = ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM 1988. SOURCE: "L-NET GPS NETWORK"

FLOOD ZONE: X  
COMMUNITY PANEL NO. 125102 0979  
SUFFIX F  
MAP REVISED: OCTOBER 5, 2017

NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS STATED OTHERWISE.

ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD U.S. FOOT.

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK PROPERTY CLOSURE. WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL, HORIZONTAL AND ANGULAR DIMENSIONS.

NO TITLE WAS REVIEWED OR SEARCH OF THE PUBLIC RECORDS WAS MADE IN REGARD TO EASEMENTS THAT MAY AFFECT SUBJECT PARCEL.

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

**DESCRIPTION:**

LOT 3, BLOCK 122, LESS THE SOUTH 10.0 FEET THEREOF, WELLBROOK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 219, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**MAP OF BOUNDARY SURVEY**  
SITE ADDRESS: 215 NE. 7TH AVENUE  
DELRAY BEACH, FLORIDA 33483

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Paul D. Engle*

PAUL D. ENGLE  
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**O'BRIEN, SUITER & O'BRIEN, INC.**  
LAND SURVEYORS

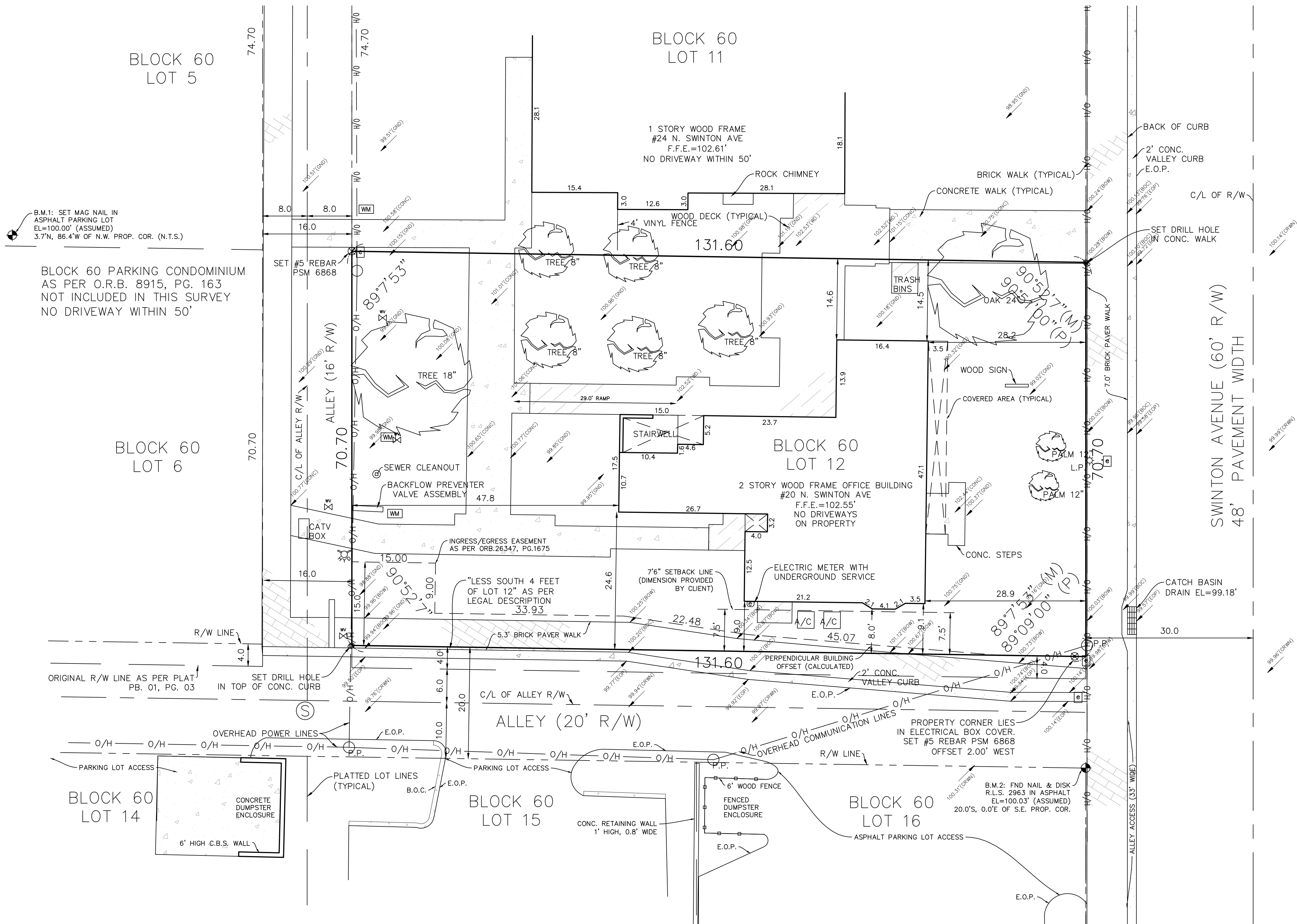
CERTIFICATE OF AUTHORIZATION #LB353  
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE  
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445  
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY  
JULY 16, 2018  
FIELD BOOK  
D.319

REVISED: 7/30/18 - LOCATED TREES, ADJACENT BUILDINGS AND DRIVES  
PAGE NO.  
15

SCALE: 1" = 10'  
ORDER NO.: 18-38db





SYMBOL LEGEND

- WM = WATER METER  
E = ELECTRIC BOX  
S = SEWER CLEANOUT  
F = FIRE HYDRANT  
W = WATER VALVE  
P.P. = POWER POLE  
L.P. = LIGHT POLE  
S = SEWER MANHOLE  
T = TREE, WITH DESCRIPTION AND APPROXIMATE DIAMETER AT BREAST HEIGHT

SPOT ELEVATION TYPES (ASSUMED DATUM)			
99.02 (GND)	= GROUND	99.02 (BCK)	= BACK OF CURB
99.02 (CRM)	= CROWN OF PAVEMENT	99.02 (EDG)	= EDGE OF PAVEMENT
99.02 (WLD)	= WOOD DECK	99.02 (BCK)	= BACK OF WALK
99.02 (CONC)	= CONCRETE	99.02 (BCK)	= SITE BENCHMARK

ABBREVIATIONS LEGEND

- P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
I.P. = IRON PIPE  
I.R. = IRON ROD  
C.M. = CONCRETE MONUMENT  
FND. = FOUND  
TYP. = TYPICAL  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.C.P. = PERMANENT CONTROL POINT  
B.M. = BENCHMARK  
EL. = ELEVATION  
F.F.E. = FINISHED FLOOR ELEVATION  
S.F. = SQUARE FEET  
E.O.W. = EDGE OF WATER  
M.H.W.L. = MEAN HIGH WATER LINE  
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE  
U.E. = UTILITY EASEMENT  
F.P. & L. = FLORIDA POWER AND LIGHT COMPANY  
C.B.S. = CONCRETE BLOCK CONSTRUCTION  
S/T = SEPTIC TANK  
D/F = DRAINFIELD  
P.P. = POWERPOLE  
M.H. = MANHOLE  
C.B. = CATCH BASIN  
F.H. = FIRE HYDRANT  
E.O.P. = EDGE OF PAVEMENT  
B.O.C. = BACK OF CURB  
R/W = RIGHT OF WAY  
C/L = CENTERLINE  
P.L. = PROPERTY LINE  
(P) = PLAT DATA  
(L) = LEGAL DESCRIPTION DATA  
(M) = MEASURED DATA  
(C) = CALCULATED DATA  
SEC. = SECTION  
TWP. = TOWNSHIP  
RGE. = RANGE  
R. = RADIUS  
L. = LENGTH  
C. = CENTRAL ANGLE  
C BRG. = CHORD BEARING  
N.R. = NON-RADIAL  
P.T. = POINT OF TANGENCY  
P.C. = POINT OF CURVATURE  
P.R.C. = POINT OF REVERSE CURVATURE  
P.R.C. = POINT OF COMPOUND CURVATURE  
P.O.C. = POINT ON CURVE  
STA. = STATION  
F.B. = FIELDBOOK  
P.B. = PLAT BOOK  
O.R.B. = OFFICIAL RECORDS BOOK  
PG. = PAGE

SURVEYOR'S CERTIFICATE

I, WILLIAM J. WRIGHT, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND PRACTICING PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA; ALSO THAT THE SKETCH OF THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND THAT UNDER MY SUPERVISION DID MAKE AN ACTUAL SURVEY OF:

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_  
SEE LEGAL DESCRIPTION  
AS SHOWN IN THE \_\_\_\_\_ COUNTY RECORDS  
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

AND THAT SAID SURVEY WAS PHYSICALLY MADE ON THE GROUND PER RECORD DESCRIPTION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THERE EXIST NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINES OR BUILDING SETBACK LINES, EXCEPT AS SHOWN ON SAID SKETCH OF SURVEY.

WILLIAM J. WRIGHT, PROFESSIONAL SURVEYOR AND MAPPER, P.S.M. 6868

THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE AND RAISED SEAL. ELECTRONIC COPIES OF THIS SURVEY NOT VALID WITHOUT DIGITAL AUTHENTICATION PROCESS, AS PER 5J-17.062

SURVEYOR'S NOTES:

- NORTH AS SHOWN IS REFERENCED TO THE PLAT OF TOWN OF LINTON, FLORIDA, PLAT BOOK 01, PAGE 03, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ONLY ABOVE GROUND IMPROVEMENTS AND UTILITIES LOCATED.
- ALL ELEVATIONS SHOWN ARE REFERENCED TO MAG NAIL SET IN ASPHALT LOT AT ASSUMED ELEVATION = 100.00'.
- NO TITLE SEARCH WAS PERFORMED BY THIS FIRM, AND NO TITLE ABSTRACT WAS SUPPLIED.
- THERE IS NO OBSERVED PHYSICAL EVIDENCE OF ACTIVE CONSTRUCTION, OR LAND USE INDICATING A CEMETERY, WASTE DUMP, OR LANDFILL ON PREMISES AT THE TIME OF THIS SURVEY.
- THE ACCURACY OF SURVEY CONTROL HAS BEEN VERIFIED BY TRAVERSE CLOSURE, AND EXCEEDS THE REQUIREMENT FOR COMMERCIAL/HIGH RISK LINEAR ACCURACY OF 1 FOOT TO 10,000 FEET, AS PER RULE 5J-17.051(3)(B)(15)(B)(I)

LEGAL DESCRIPTION: (AS PER O.R.B. 16676, PG. 1939)

Lot 12, LESS the South 4 feet thereof, Block 60, TOWN OF DELRAY, Florida, as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.

AND

Condominium Units 17-25 of BLOCK 60 PARKING CONDOMINIUM, according to the Declaration of Condominium recorded in Official Record Book 9962, Page 308, of the Public Records of Palm Beach County, Florida.

CERTIFIED TO:  
DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

FEMA FLOOD ZONE DETERMINATION

FLOOD ZONE "X"  
PANEL # 125102 0004 D  
REVISED 01/05/1989

TOPOGRAPHIC AND RECORD SURVEY FOR  
DELRAY BEACH COMMUNITY  
REDEVELOPMENT AGENCY

Task No.

Date

08/04/15

11/18/16

03/27/17

4/26/2017

By

F.B. & P.G.

04-44

FILE

06-29

WJW

WJW

WJW

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PROJECT DATA:

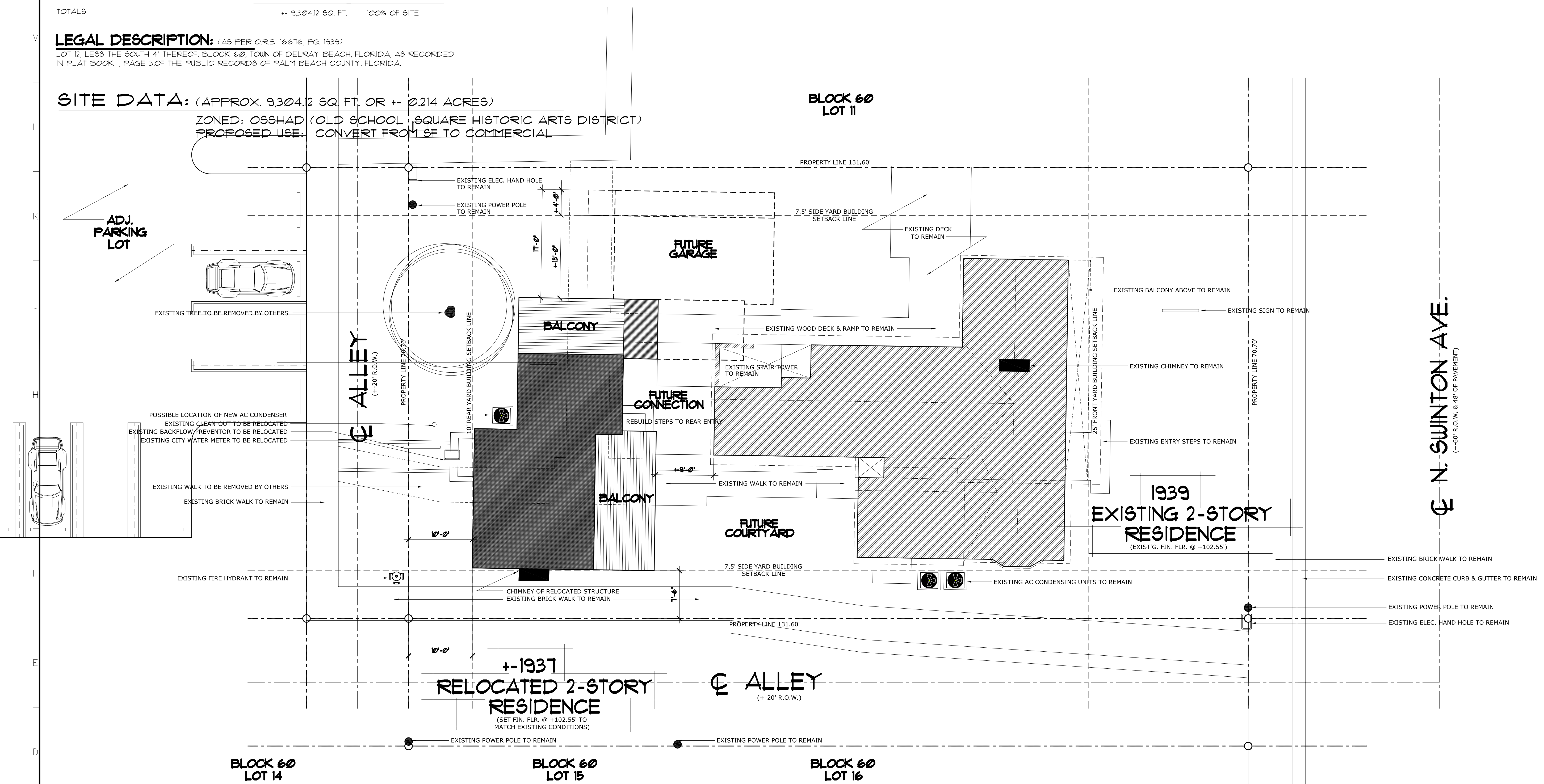
PROPOSED TOTAL GROUND FLOOR AREA -	+- 2,210.00 SQ. FT.	+- 31.6% OF SITE
PARKING & PAVED AREAS -	+- 2,320.00 SQ. FT.	+- 33.3% OF SITE
OPEN LANDSCAPED SPACE -	+- 2,217.00 SQ. FT.	+- 31.6% OF SITE
WATER BODIES (POOL) -	+- 245.00 SQ. FT.	+- 3.5% OF SITE
TOTALS	+- 9,304.12 SQ. FT.	100% OF SITE

LEGAL DESCRIPTION:

(AS PER O.R.B. 16676, PG. 1939)  
LOT 12, LESS THE SOUTH 4' THEREOF, BLOCK 60, TOWN OF DELRAY BEACH, FLORIDA, AS RECORDED  
IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SITE DATA: (APPROX. 9,304.12 SQ. FT. OR +- 0.214 ACRES)

ZONED: OSSHAD (OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT)  
PROPOSED USE: CONVERT FROM SF TO COMMERCIAL



PROPOSED PROJECT CHART:

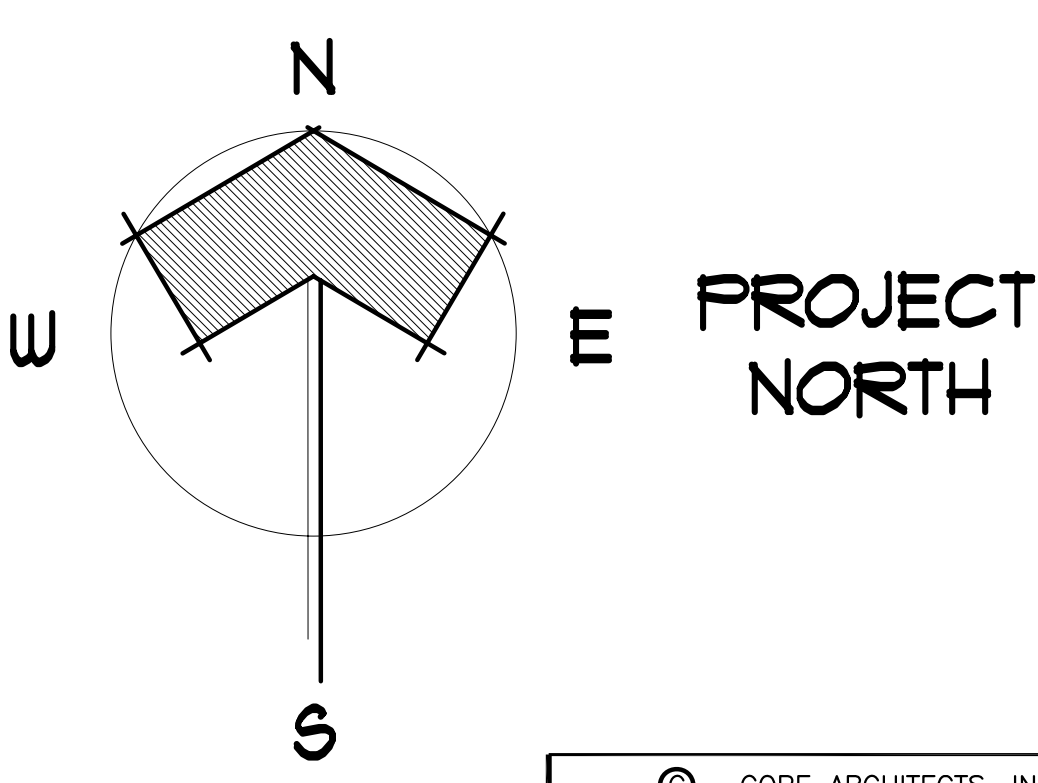
OSSHAD	MIN. LOT SIZE (sq. ft.)	MIN. LOT WIDTH (ft.)	MIN. LOT DEPTH (ft.)	MIN. FLOOR AREA (sq. ft.)	MIN. LOT FRONTAGE (ft.)	MIN. OPEN SPACE (%) LDR	MAX. LOT COVERAGE (%) LDR	MIN. FRONT SETBACK (ft.)	MIN. NORTH SIDE INTERIOR SETBACK (ft.)	MIN. SOUTH SIDE INTERIOR SETBACK (ft.)	MIN. REAR SETBACK (ft.)	MAX. BUILDING HEIGHT (ft.)
REQUIRED	8,000	80	100	(1)	80	NA	40	25	7.5	7.5	10	35
PROPOSED	9,304	70.7	131.6	2,279	70.7	+-45.33	NA	28.2	13.25	13	10	+-23.33 (+24.5 to top of chimney)
EXISTING	9,304	70.7	131.6	1,442	70.7	+-60	NA	28.2	14.5	8	47.0	unknown

GENERAL GRADING NOTES:

- 1.) UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRADED SO THAT STORM WATER RUNS OFF ONTO ANY ADJACENT PROPERTIES.
- 2.) SEE SUFFICIENT PROPOSED FINAL GRADES AND ASSOCIATED DETAIL INSURING STORM WATER DOES NOT FLOW ONTO ADJACENT PROPERTIES.
- 3.) PLEASE SEE SURVEY FOR EXISTING GRADES @ ALL PROPERTY LINES & ON ALL ADJACENT PROPERTIES. MINIMUM TWO (2) GRADES PER PROPERTY LINE.
- 4.) PLEASE SEE FLOOR PLANS FOR FINISH FLOOR ELEVATIONS OF ALL STRUCTURES WHICH ARE ALL MINIMUM 18" ABOVE THE CROWN OF THE ADJACENT STREETS OR ROADWAYS.
- 5.) PLEASE SEE SITE PLAN AND DETAILS FOR MINIMUM 3" DEEP SODDED SWALE BETWEEN SITE'S PROPERTY LINE AND ALL ADJACENT STREETS OR ROADWAYS.
- 6.) GENERAL CONTRACTOR TO LOCATE EXISTING SEWER CLEAN-OUT AND ENSURE ITS LOCATION MEETS CITY CODE WW 5.1, AND IS WITHIN 18" OF PROPERTY LINE ON OWNER'S SIDE

SYMBOLS LEGEND:

- EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY
- PROPOSED NEW TOPOGRAPHY (FINISH GRADE)



AI ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

Seal

Florida License No. AR0013552

Drawn  
RW COPE

Project No.  
2019.99CRA

CAD File No.  
SITEPLAN

Date  
MAY 31, 2019

Drawing No.

A2.0

of

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COPE ARCHITECTS, INC.

20 N. SWINTON AVE.

DELRAY BEACH, FLORIDA 33483-5205

ARCHITECTURE - PLANNING - INTERIORS

call 561 789-3791 email copearchitectsinc@gmail.com

COMMUNITY REDEVELOPMENT AGENCY (CRA)

20 N. SWINTON AVE.

DELRAY BEACH, FLORIDA

CONSULTANT SEAL

DRAWING TITLE

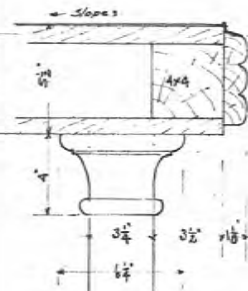
REVISIONS

No.

Date

215 NE 7<sup>th</sup> AVE.

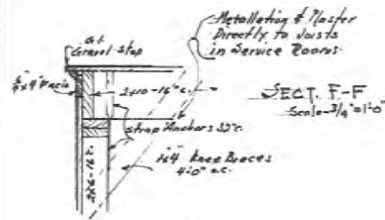
NORTH + WEST ELEVATIONS



GARAGE ENTRY.  
Scale - 3" = 1'-0"



NORTH ELEVATION  
Scale - 1/8" = 1'-0"



SECT. F-F  
Scale - 3/8" = 1'-0"



WEST ELEVATION  
Scale - 1/8" = 1'-0"

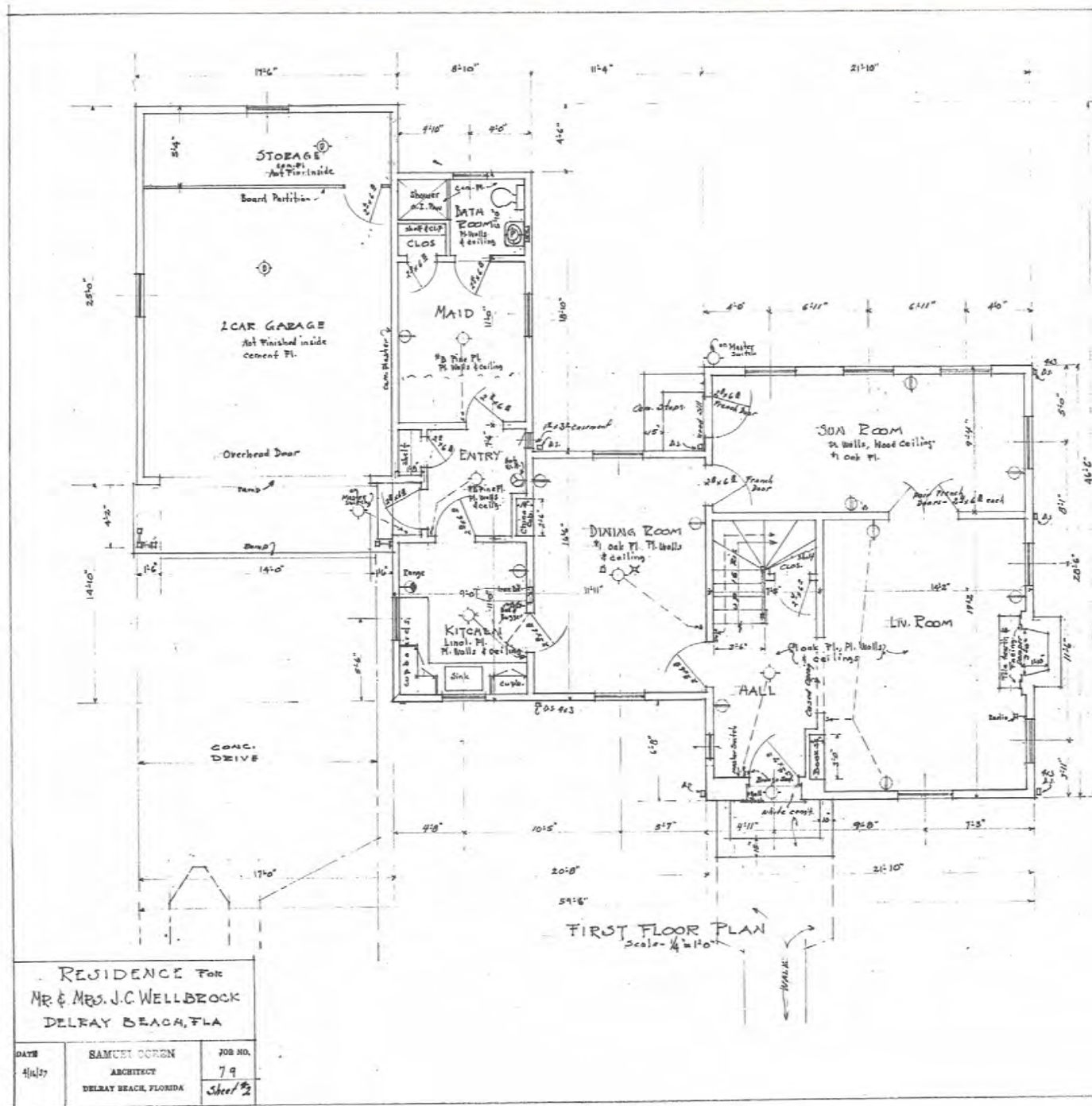
RESIDENCE FOR  
MR. & MRS. J.C. WELLBROCK  
DELRAY BEACH, FLA.

DATE 7/12/21	SAMUEL OGREN ARCHITECT DELRAY BEACH, FLORIDA	NO. 79 Sheet #4
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215 NE 7<sup>th</sup> AVE.

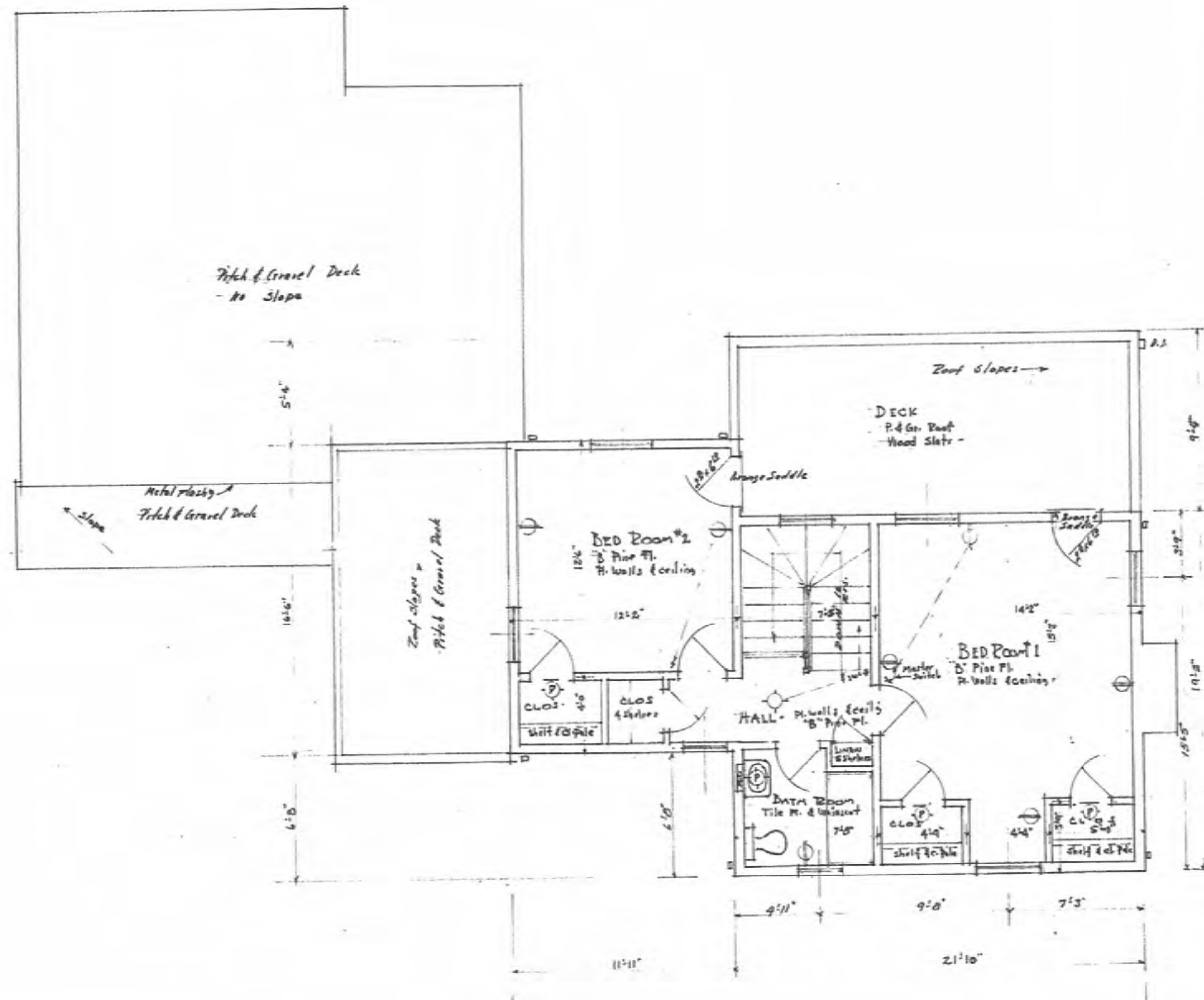
FIRST FLOOR PLAN



RESIDENCE FOR  
MR. & MRS. J. C. WELLBROOK  
DELRAY BEACH, FLA.

DATE 4/16/37	SAMUEL COHEN ARCHITECT DELRAY BEACH, FLORIDA	JOB NO. 79 Sheet 2
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# 215 NE 7<sup>TH</sup> AVE. SECOND FLOOR PLAN



SECOND FLOOR PLAN  
Scale = 1/4" = 1'-0"

RESIDENCE FOR  
MR. & MRS. J.C. WELLSBROOK  
DELEAY BEACH, FLA.

DATE  
4/11/37

SAMUEL OGREN  
ARCHITECT  
DELEAY BEACH, FLORIDA

SHEET NO.  
79  
Sheet 79