



PROPOSED SITE PLAN

SCALE: 1" = 20'

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.

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:

1. SEE ZONING AND CODE INFORMATION ON SHEET CS.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)	(EAST)	(WEST)	(SOUTH)	MAX BUILDING HEIGHT (FT)
							MIN FRONT SETBACK (FT)	MIN SIDE STREET (FT)	MIN SIDE INTR. (FT)	MIN REAR SETBACK (FT)	
REQUIRED	NA	NA	NA	NA	NA	25%	10'-0"	10'-0"	10'-0"	10'-0"	48'-0"
PROVIDED	25,116	202.10'	127.50'	11.9%	0	27.5%	132'-11"	39'-1"	50'-8"	42'-0"	23'-3.5"



STEVE SIEBERT ARCHITECTURE
 466 N. FEDERAL HIGHWAY
 BOYNTON BEACH, FL 33435
 PH. 561.880.7894
 Steve@stevesiebert.com
 www.stevesiebert.com



STEVEN W. SIEBERT
 FLORIDA AR0017834
 NEW JERSEY 21A101517500
 TEXAS 26934

RUB-A-DUB CAR WASH ADDITION
 710 SE 5TH AVE.
 DELRAY BEACH, FLORIDA 33483

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 THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS. COPYRIGHT STEVE SIEBERT ARCHITECTURE. UNAUTHORIZED ANY REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED.

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 DRAWN BY: S.K.
 CHECKED BY: S.S.
 REVISIONS:
 1ST REVISION 8.29.19



SITE PLAN
SP1.1