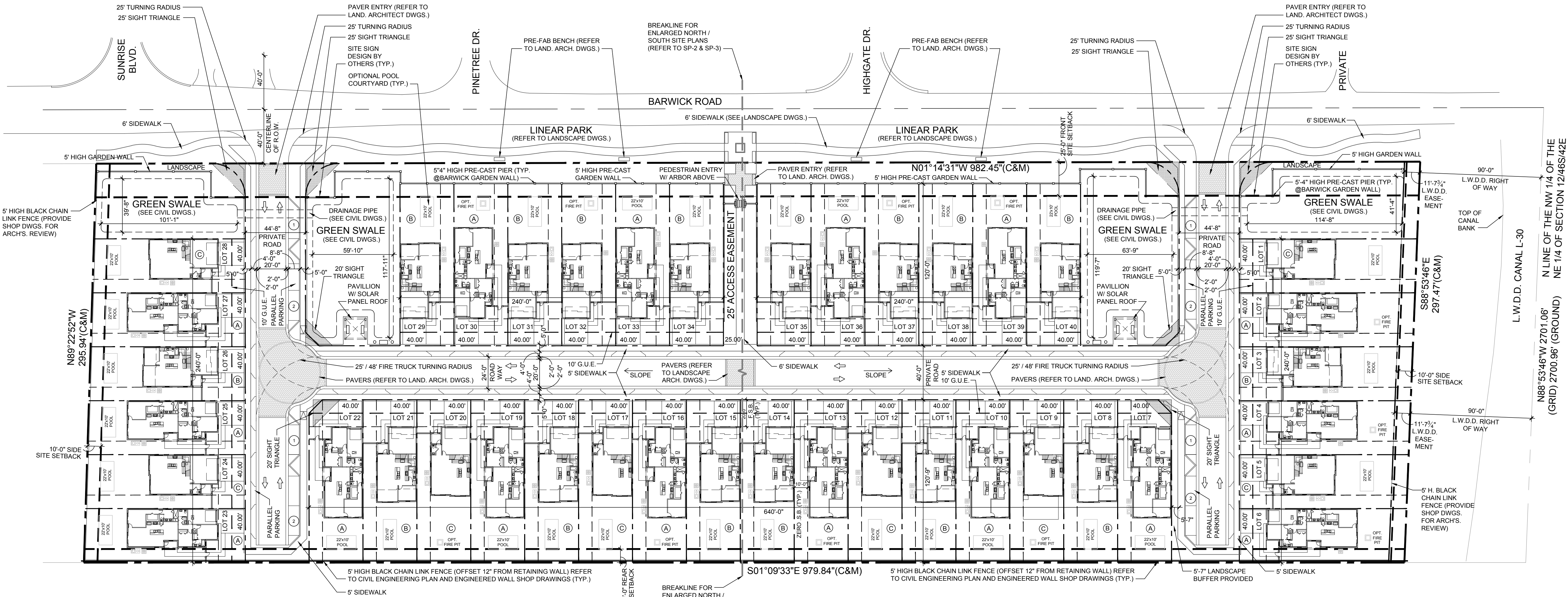




Over All Site Plan
Scale: 1"=40'



Barwick Road Street Scene

Scale: 1"=40'



Barwick Road Enlarged Partial Street Scene

Scale: 1"=10'

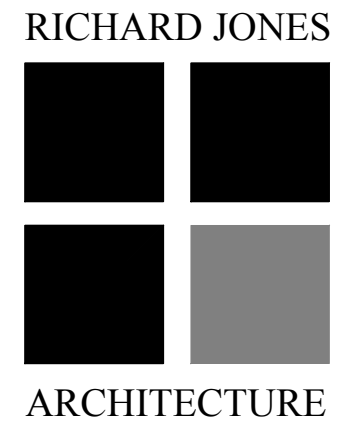
THE FOLLOWING FIRE CODES ARE FOLLOWED:
FLORIDA FIRE PREVENTION CODE 6TH EDITION, FLORIDA SPECIFIC NFPA 1 FIRE CODE, 2015 ED. FLORIDA SPECIFIC NFPA 101 LIFE SAFETY CODE, 2015 ED.

WAIVER REQUESTS
1) PURSUANT TO LDR SECTION 4.3.4(H)(3)(a), ZERO LOT LINE SETBACKS REQUIRED TO BE 15'-0" THROUGHOUT THE DEVELOPMENT. REQUEST FOR 10'-0" SIDE SETBACKS THROUGHOUT THE DEVELOPMENT.
2) PURSUANT TO LDR SECTION 4.3.4(K) TABLE 601, DEVELOPMENT STANDARDS MATRIX FOR CORNER LOTS REQUIRED TO BE 80'-0" WIDE THROUGHOUT THE DEVELOPMENT. REQUEST FOR ONLY (2) CORNER LOTS TO BE 40'-0" WIDE THROUGHOUT THE DEVELOPMENT.
3) PURSUANT TO LDR SECTION 6.1.3(B)(1)(a), SIDEWALK WIDTH REQUIRED TO BE MINIMUM 5'-0" WIDE REQUIRED THROUGHOUT THE DEVELOPMENT. REQUEST FOR 4'-0" SIDEWALK THROUGHOUT THE DEVELOPMENT.

SITE CALCULATIONS		
	Square Feet	Percentage
Total Site Area =	290,981	100.0%
Impervious Area =	195,584	67.2%
PerVIOUS Area =	95,396	32.8%
Site Coverage =	76,230	26.2%
%Open Space = (Minimum 25% Non-Vehicular Open Space Required)	95,396	32.8%
Impervious Right of Way =	47,068	16.2%
PerVIOUS Right of Way =	7,083	2.4%
Total Right of Way =	54,151	18.6%

BUILDING LOT SETBACKS		
	Required	Provided
Front Setback	20'-0"	20'-0"
Rear Setback	10'-0"	15'-9" MIN. (REFER TO LOT)
Side Setback - Zero Side	0'-0"	0'-0"
Side Setback - Non Zero Side	15'-0"	10'-0"

BUILDING LOT REQUIREMENTS		
Lot Size =	4,500 SQ. FT.	MIN. 4,516 S.F. (REFER TO LOT)
Lot Width =	40.00'	40.00'
Lot Depth =	80.00'	112'-0" MIN. (REFER TO LOT)
Lot Frontage =	40.00'	40.00'
Building Height =	35'-0"	35'-0" MAX. (FROM C. OF R.)



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STELLAR COMMUNITIES
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FLORIDA LICENSURE

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COMMISSION # 18-059
DESIGNER: RJ
DRAWN BY: GJ
PLAN REVIEW: RJ

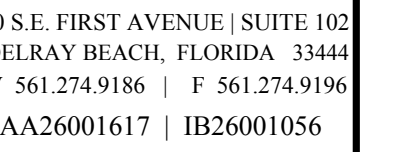
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ISSUED TO ZONING	05.03.19
#1 ZONING COMMENTS	07.15.19
#2 ZONING COMMENTS	08.23.19
#3 ZONING COMMENTS	10.16.19

REVISIONS:

SITE PLAN

SP-1

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PLAN REVIEW:	RJ

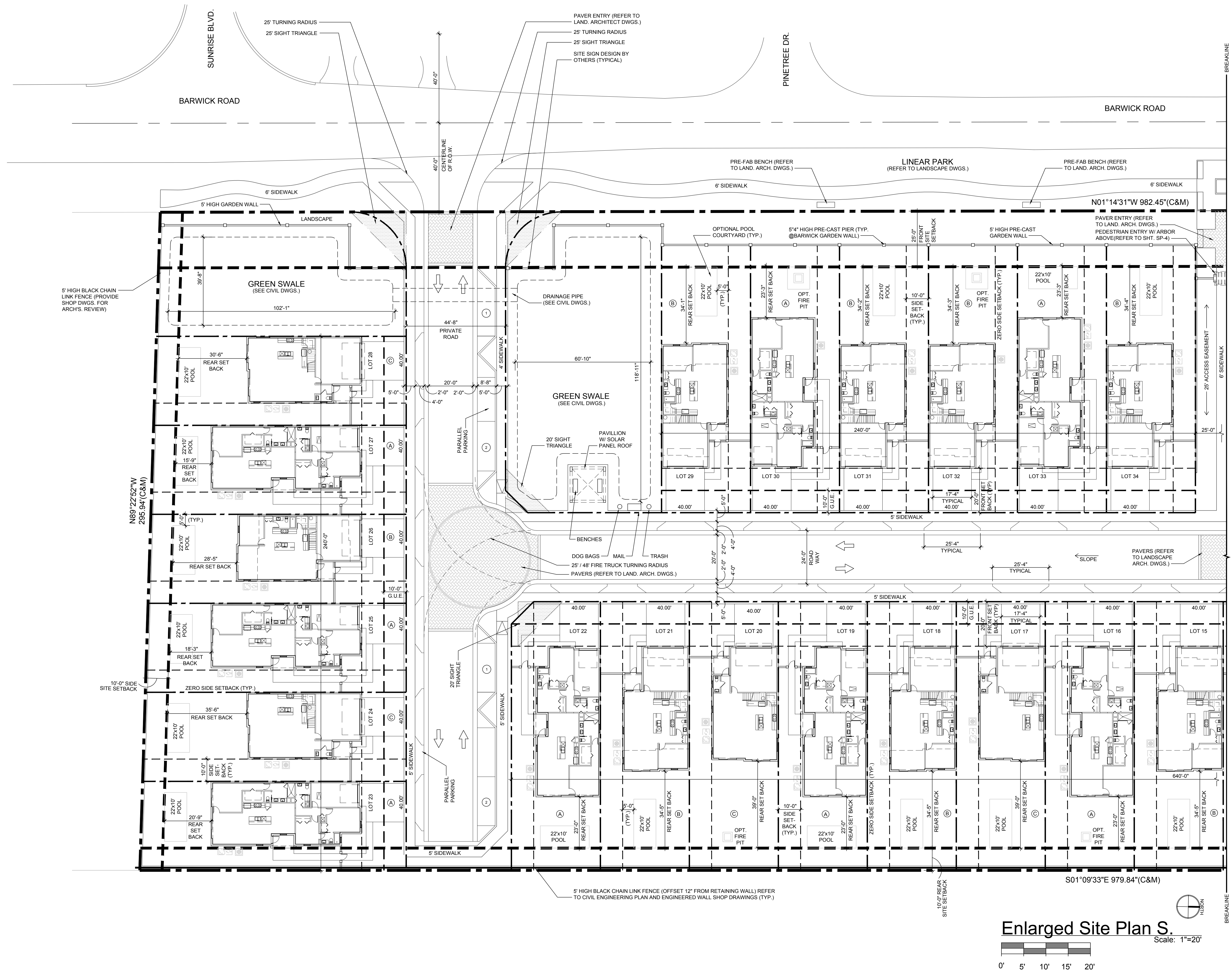
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COMMENTS	
#2 ZONING	08.23.19
COMMENTS	
#3 ZONING	10.16.19
COMMENTS	

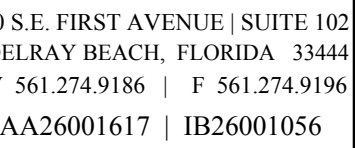
REVISIONS:

ENLARGED
SITE PLAN
SOUTH

SP-2

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COMMISSION # 18-059

DESIGNER: RJ

SUBMITTALS:

ISSUED TO 05.03.19
ZONING

#1 ZONING	07.15.19
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COMMENTS

42 ZONING	08.23.19
COMMENTS	

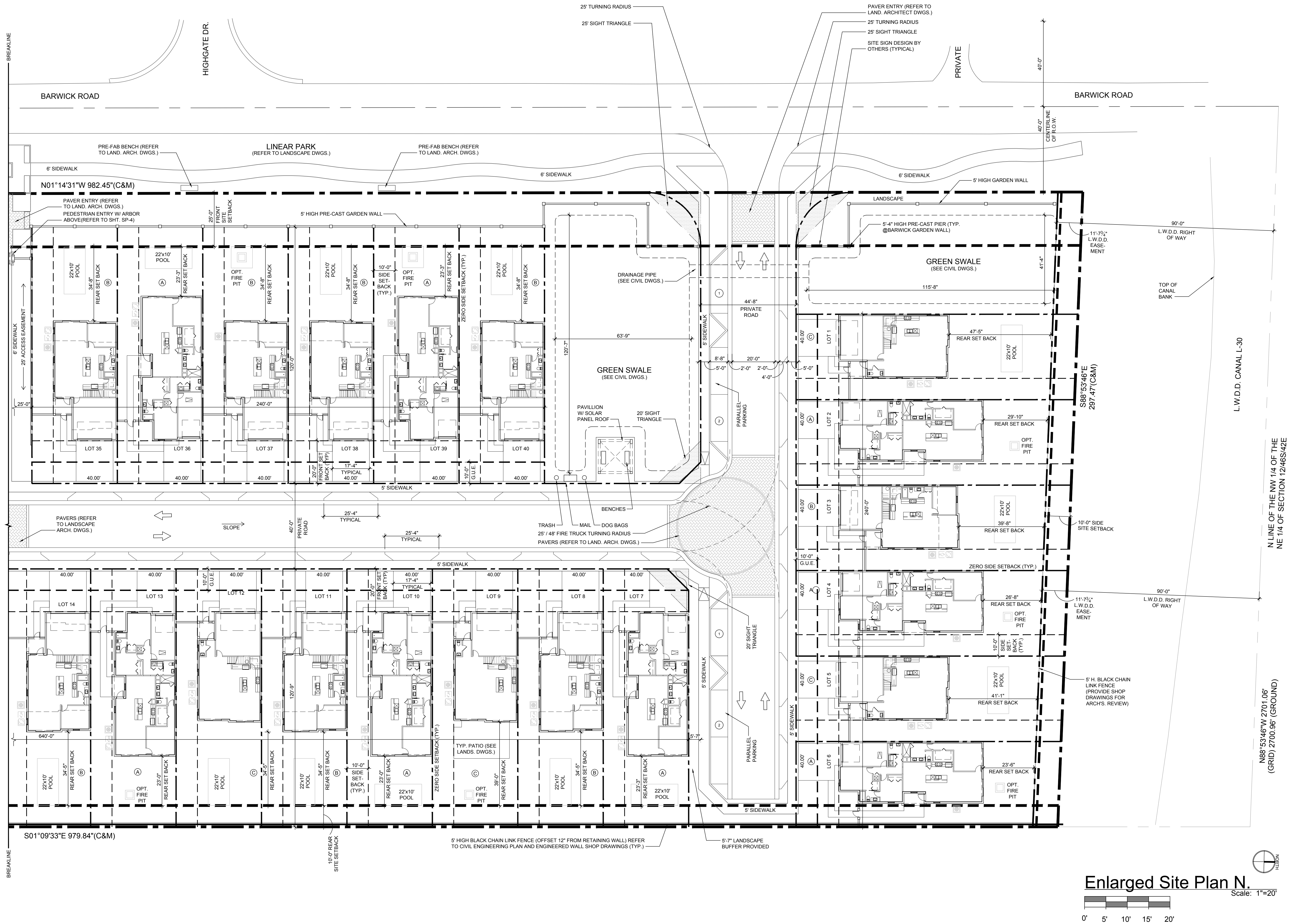
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REVISIONS:

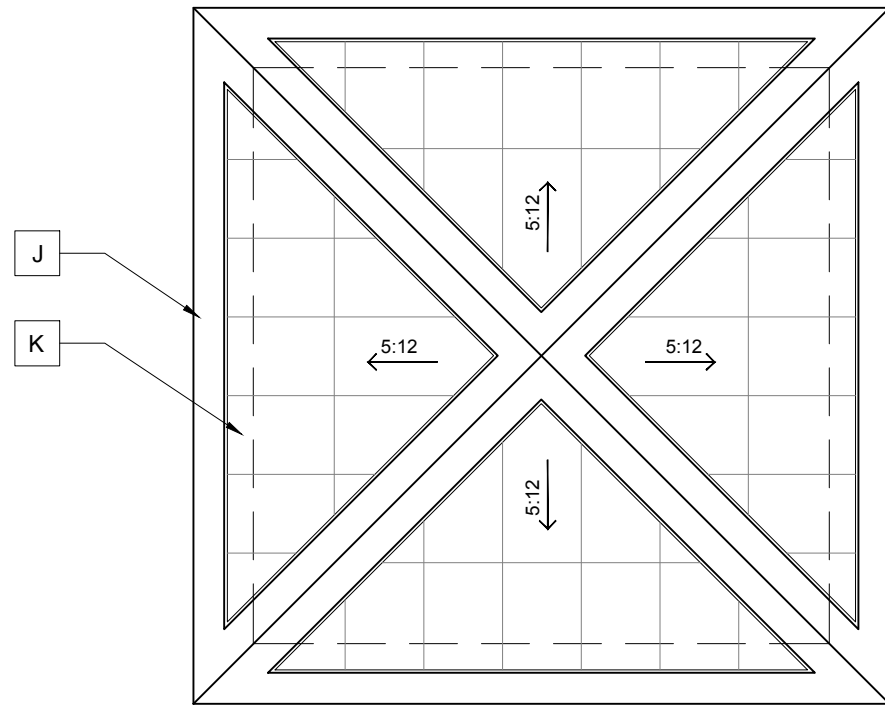
ENLARGED
SITE PLAN
NORTH

SP-3

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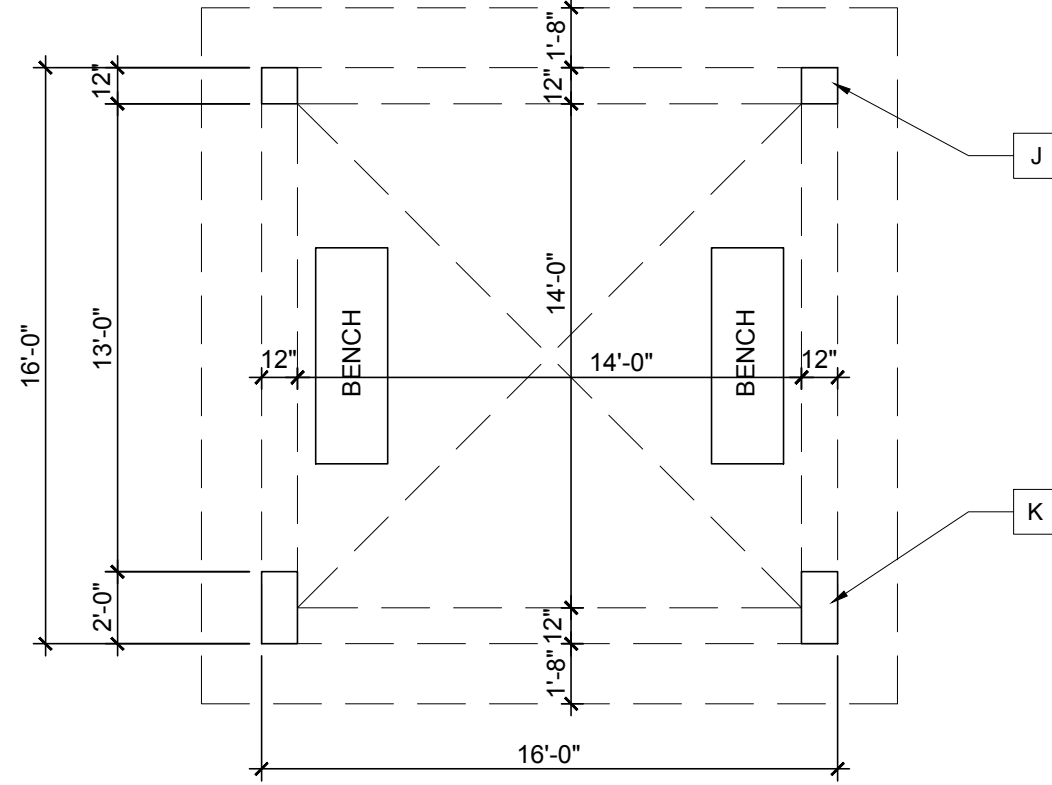


KEY NOTES	
A	SMOOTH STUCCO FINISH
B	4" SMOOTH STUCCO FINISH BANDING
C	LIGHT FIXTURE
D	WOOD LOOK PORCELAIN TILE
E	6"x6" ALUMINUM ARBOR
F	PRE-CAST WALL PANEL TOP +5'-0" ABV. FIN. GRADE (SEE SITE PLAN)
G	PRE-CAST PIER TOP +5'-4" ABOVE FINISH GRADE (SEE SITE PLAN)
H	2" SMOOTH STUCCO FINISH BANDING
J	METAL ROOF
K	SOLAR PANEL
L	6" SMOOTH STUCCO FRIEZE BOARD



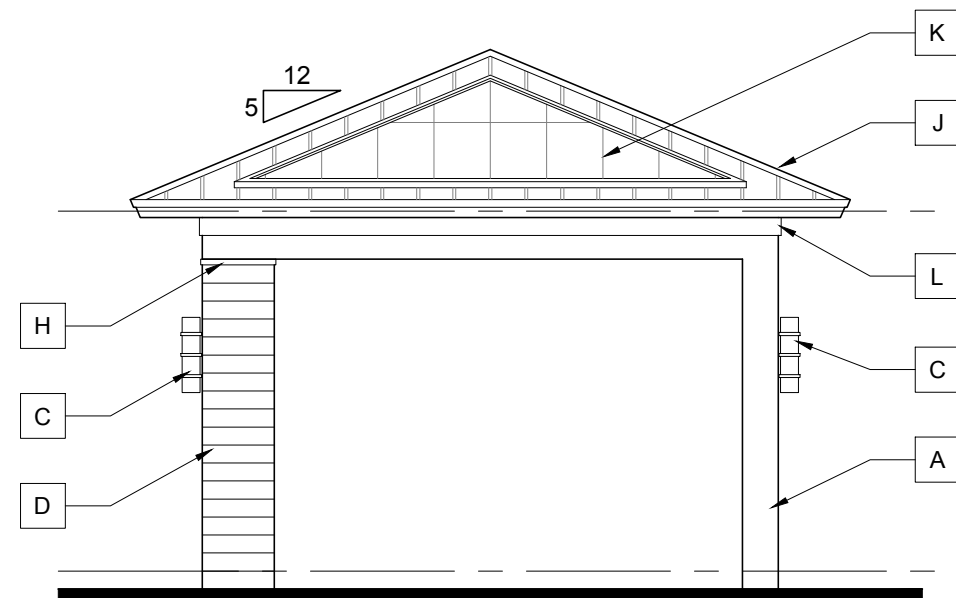
Roof Plan

Scale: 3/16"=1'-0"



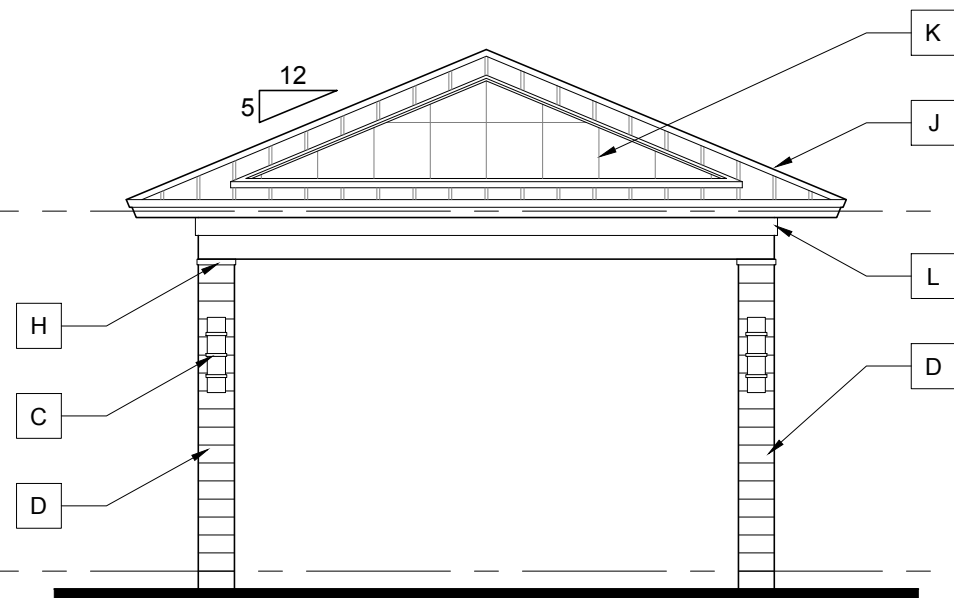
Floor Plan

Scale: 3/16"=1'-0"



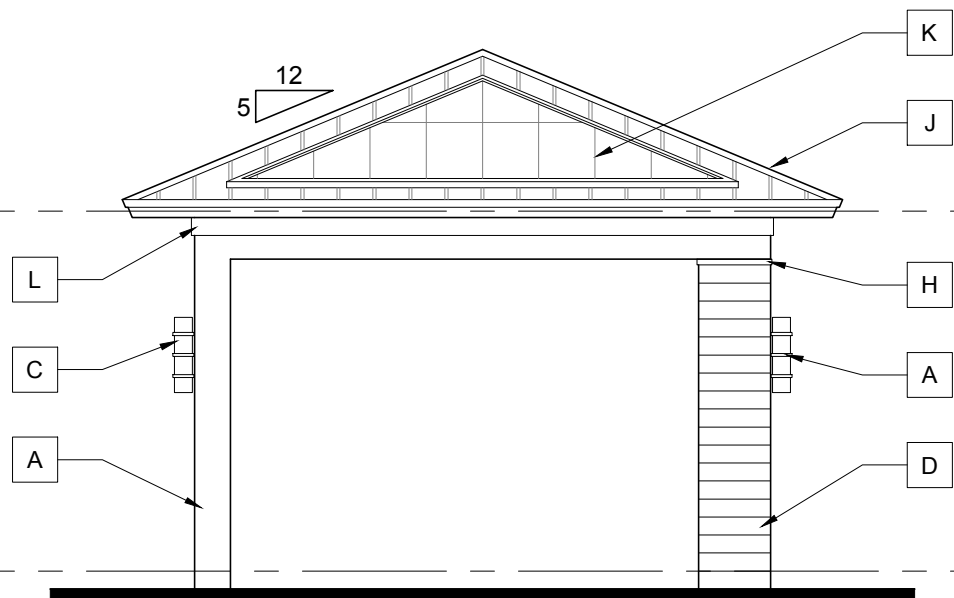
South (Side) Elevation

Scale: 3/16"=1'-0"



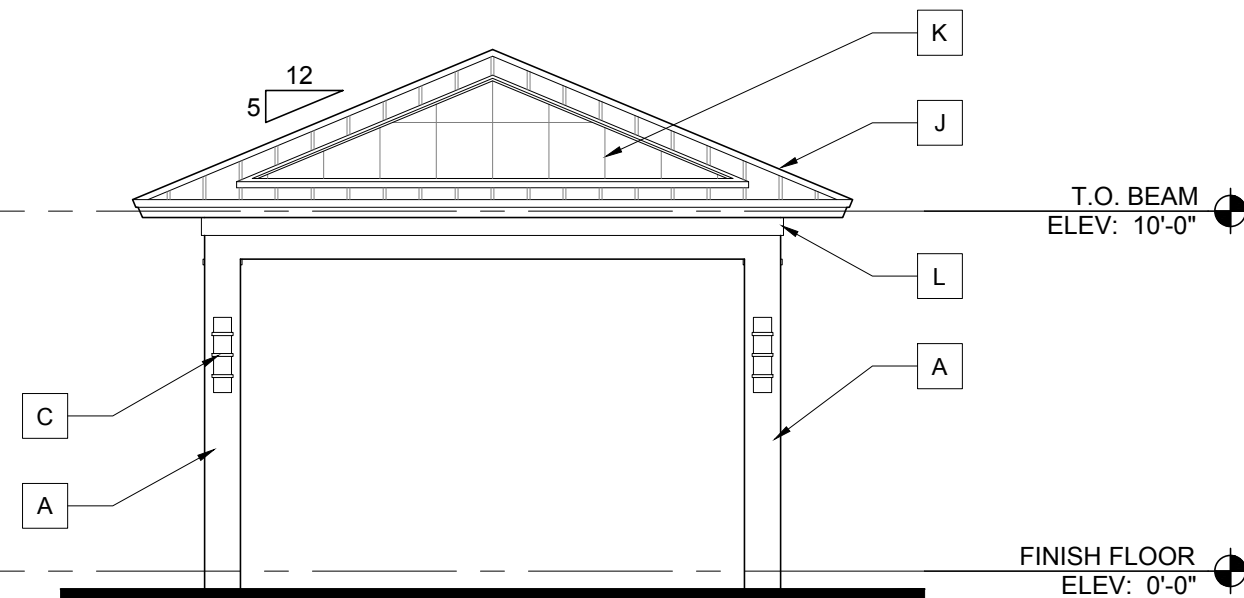
West (Rear) Elevation

Scale: 3/16"=1'-0"



North (Side) Elevation

Scale: 3/16"=1'-0"

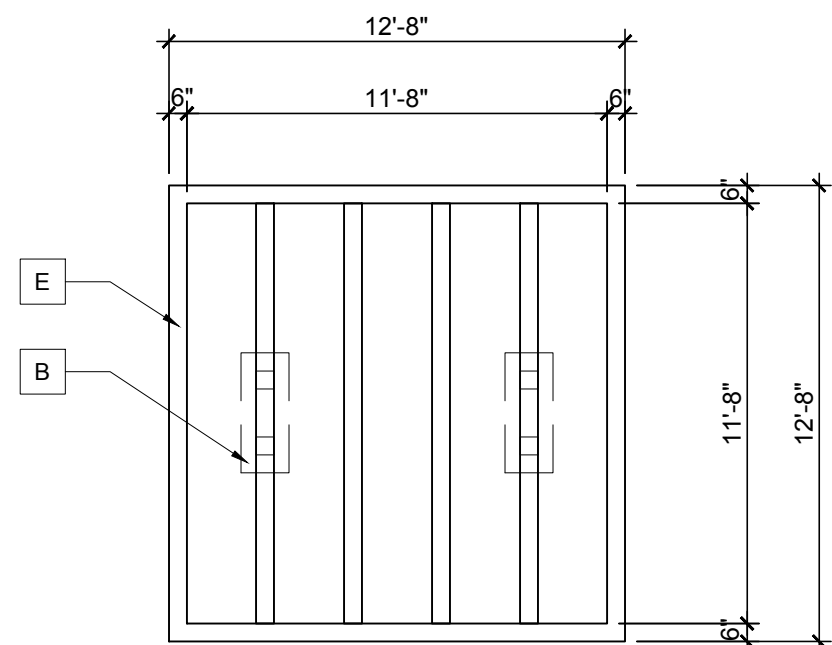


East (Front) Elevation

Scale: 3/16"=1'-0"

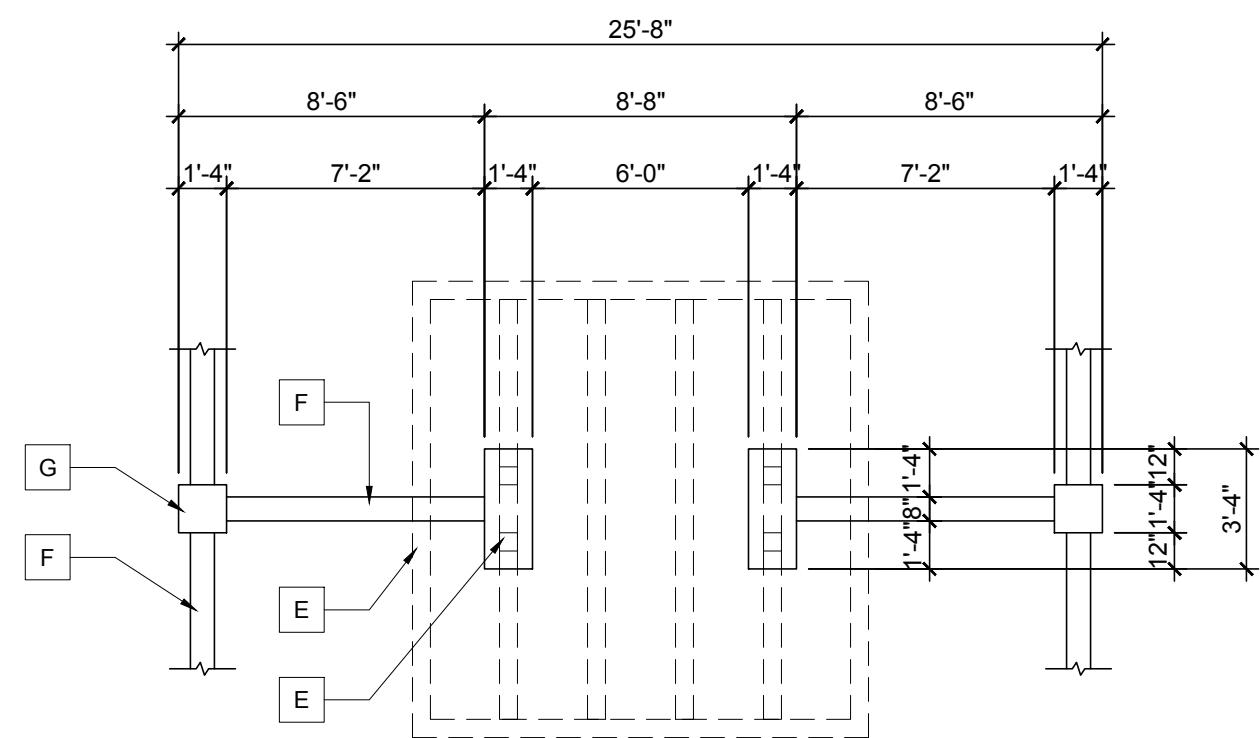
PAVILLION W/ SOLAR PANEL ROOF

KEY NOTES	
A	SMOOTH STUCCO FINISH
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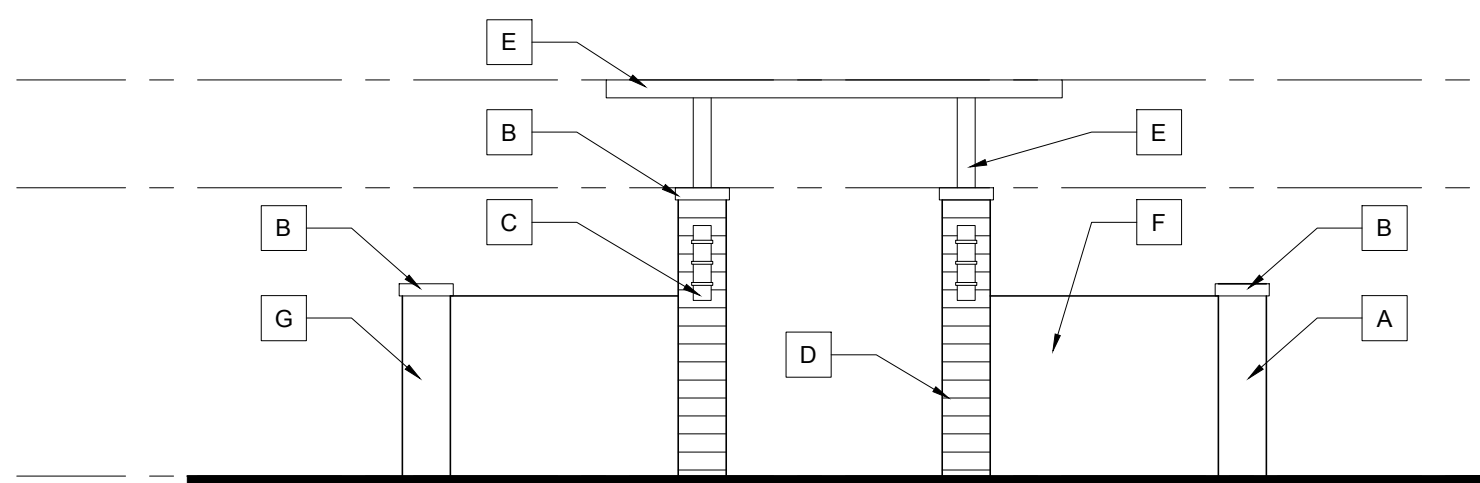
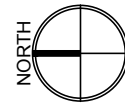
Roof Plan

Scale: 3/16"=1'-0"



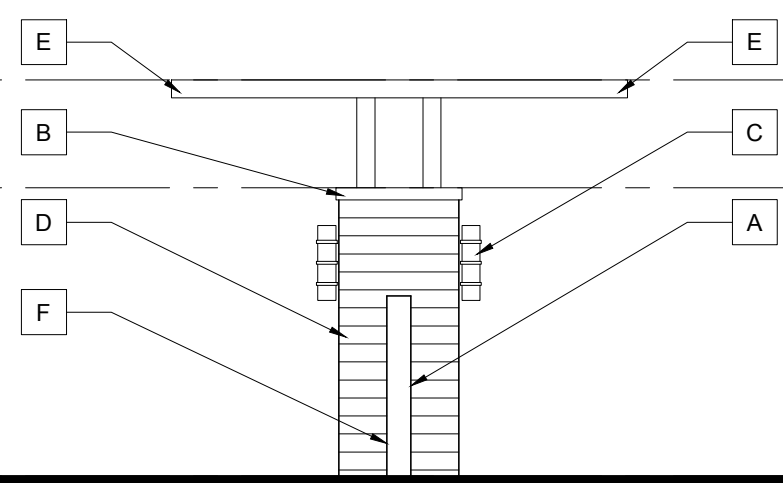
Floor Plan

Scale: 3/16"=1'-0"



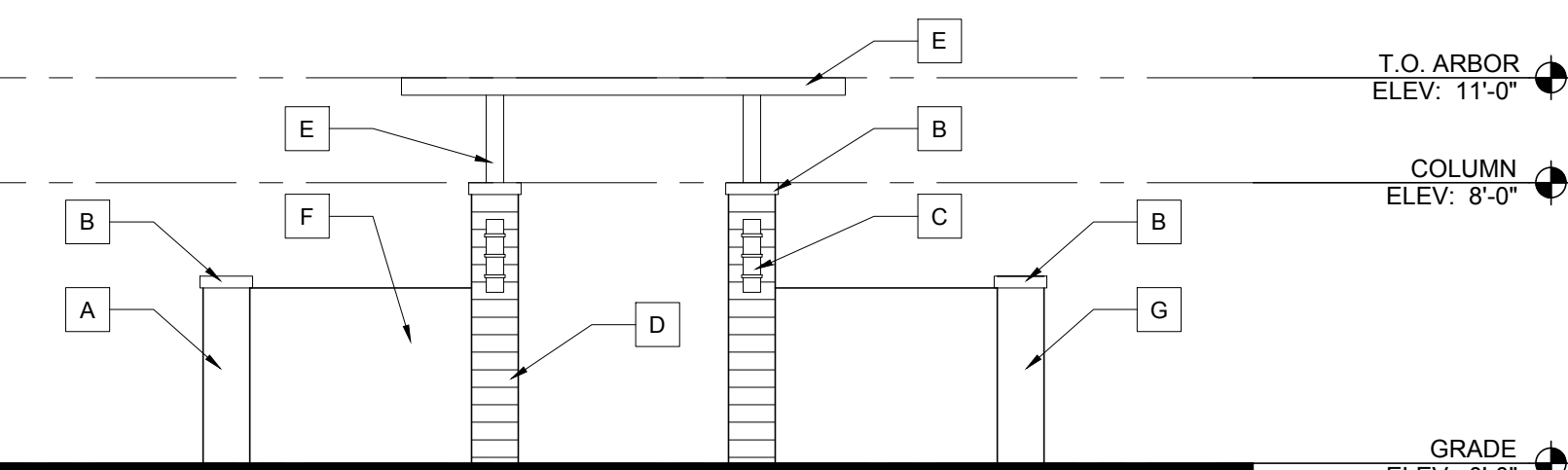
East (Rear) Elevation

Scale: 3/16"=1'-0"



North (Side) Elevation

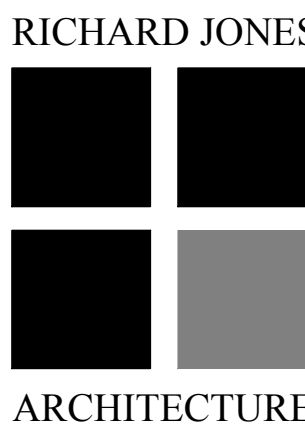
Scale: 3/16"=1'-0"



West (Front) Elevation

Scale: 3/16"=1'-0"

PEDESTRIAN ENTRY W/ ARBOR



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REVISIONS:

SITE
STRUCTURE
PLAN

SP-4

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