

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 (CRM)	= 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 \_\_\_\_\_ PALM BEACH \_\_\_\_\_ 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

F.B. & P.G.

By

Rev.

Description

Record Survey

Update & Recertify

Revised Drawing

JOB No.

15-111

Sheet No.

1 OF 1

PROFESSIONAL SURVEYOR AND MAPPER

2263 NW 9RD AVE

BOCA RATON, FL 33431

p. (772) 538-1888

e. WrightSM@gmail.com

www.WrightPSM.com

Scale

1" = 10'

Drawn

WJW

WJW

WJW

WJW

WJW

WJW

WJW

WJW

WJW

WJW

WJW

WJW

WJW

WJW

WJW

WJW



PROJECT DATA:

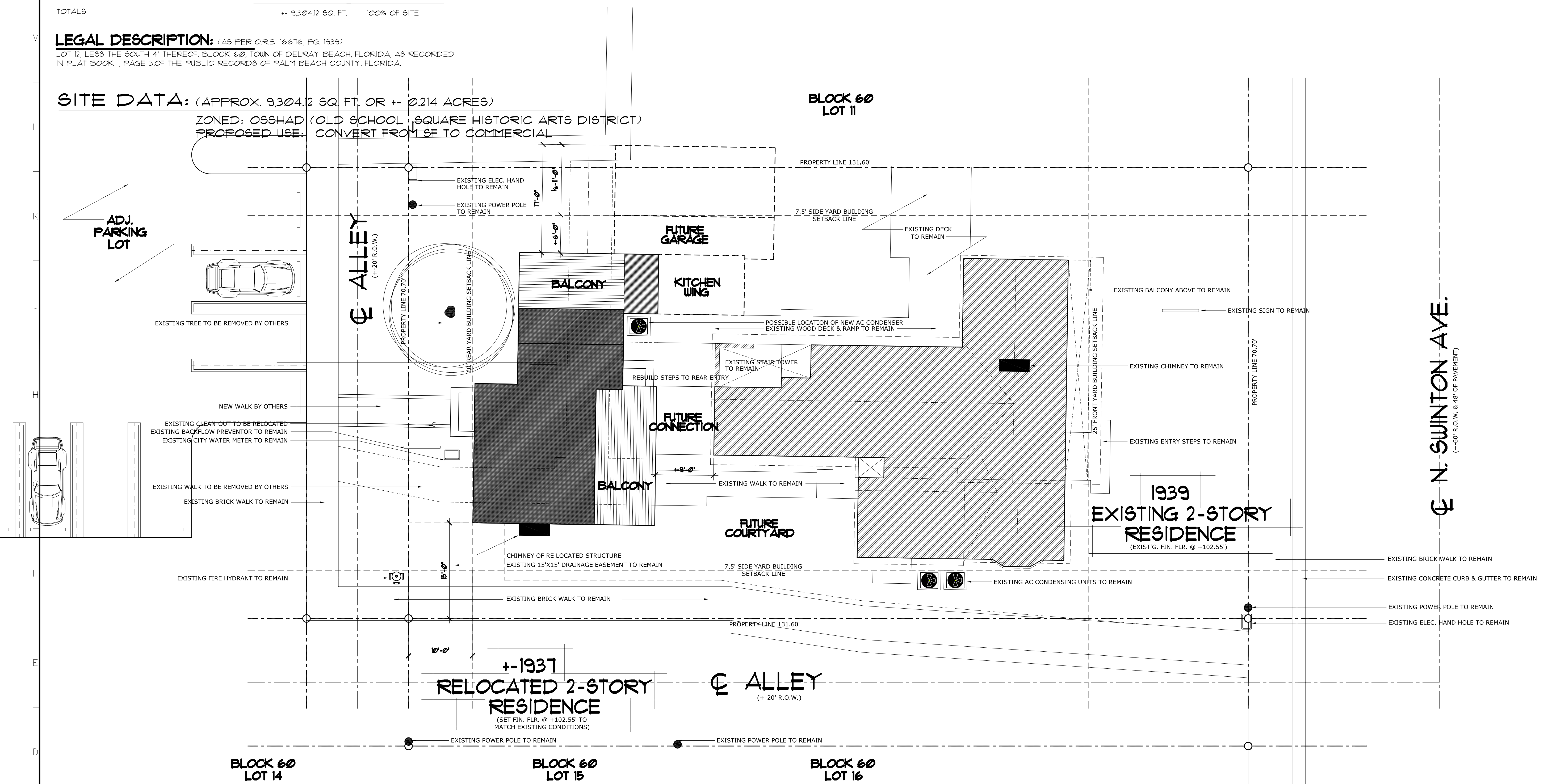
PROPOSED TOTAL GROUND FLOOR AREA -	+- 2,210.00 SQ. FT.	+- 31.6% OF SITE
PARKING & PAVED AREAS -	+- 2,320.00 SQ. FT.	+- 33.3% OF SITE
OPEN LANDSCAPED SPACE -	+- 2,217.00 SQ. FT.	+- 31.6% OF SITE
WATER BODIES (POOL) -	+- 245.00 SQ. FT.	+- 3.5% OF SITE
TOTALS	+- 9,304.12 SQ. FT.	100% OF SITE

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 OF TO COMMERCIAL



PROPOSED PROJECT CHART:

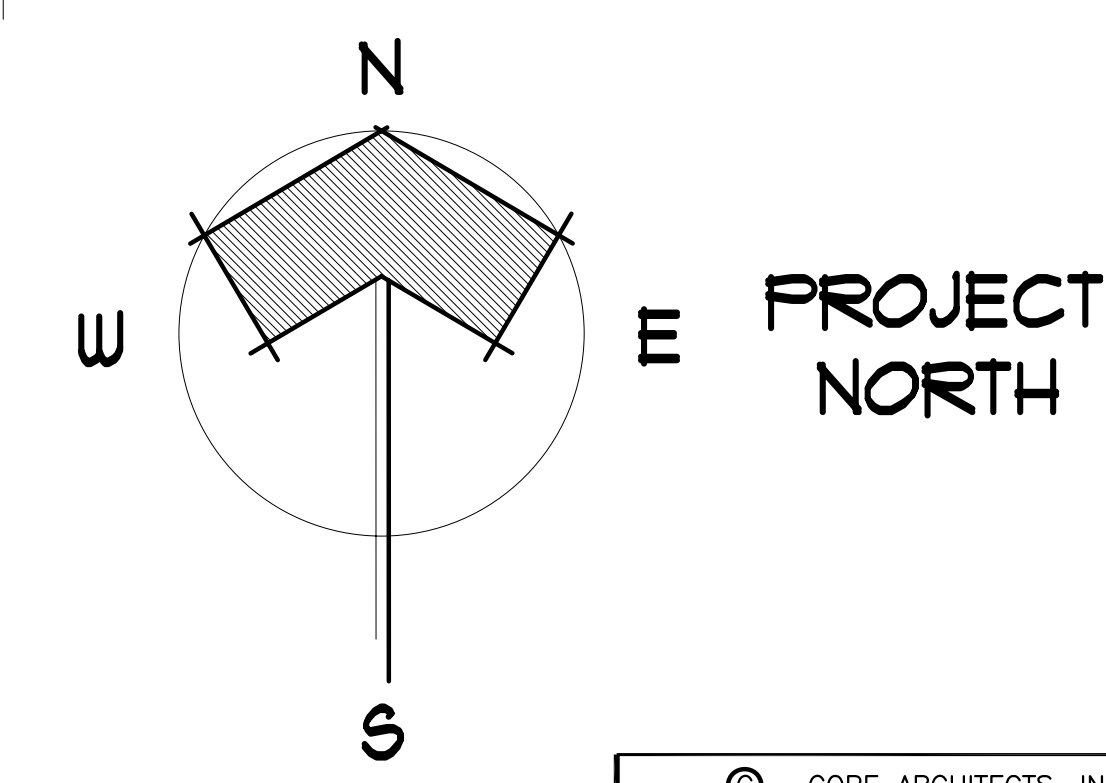
OSSHAD	MIN. LOT SIZE (sq. ft.)	MIN. LOT WIDTH (ft.)	MIN. LOT DEPTH (ft.)	MIN. FLOOR AREA (sq. ft.)	MIN. LOT FRONTAGE (ft.)	MIN. OPEN SPACE (%) LDR	MAX. LOT COVERAGE (%) LDR	MIN. FRONT SETBACK (ft.)	MIN. NORTH SIDE INTERIOR SETBACK (ft.)	MIN. SOUTH SIDE INTERIOR SETBACK (ft.)	MIN. REAR SETBACK (ft.)	MAX. 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"

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Seal

Drawn  
RW COPE  
Project No.  
2019.99CRA  
CAD File No.  
SITEPLAN  
Date  
JUNE 03, 2019  
Drawing No.

Florida License No.  
AR0013552

COPE ARCHITECTS, INC.  
2019.99CRA  
DELRAY BEACH, FLORIDA 33483-5205  
ARCHITECTURE - PLANNING - INTERIORS  
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COMMUNITY REDEVELOPMENT  
AGENCY (CRA)  
20 N. SWINTON AVE.  
DELRAY BEACH, FLORIDA

call 561 789-3791 email copearchitectsinc@gmail.com

Consultant Seal

Drawing Title

SITE PLAN

No.

REVISIONS

Date

A2.0

of