



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Banyan Court

Project Location: 13132 & 13038 Barwick Rd.

Request: Class II Site Plan Modification

Board: Site Plan Review and Appearance Board

Meeting Date: January 13, 2021

Board Vote: Approved on a 7-0 vote

Board Action:

Approved (7 to 0), the Class II (2020-094) Site Plan, Landscape Plan, and Architectural Elevations for Banyan Court located at 13132 & 13088 Barwick Road with the amendment that all stucco finishes to be flat, and by finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.

Project Description:

The subject site is a 6.68 ± acre property with property control numbers 00-42-46-12-00-000-1060, 1020, 1050, located at 13132 & 13088 Barwick Road. The subject site is zoned Planned Residential Development 6 dwelling units/acre (PRD-6). The request before the Site Plan Review and Board (SPRAB) was for a Class II Site Plan (2020-094), Landscape Plan, and Architectural Elevations associated with the construction of a 40-unit zero-lot-line single-family detached home Master Planned development known as Banyan Court.

Board Comments:

The item was initially presented to the SPRAB at the October 28, 2020 meeting, but was postponed by the board with the direction that the architectural elevations be revised. Specifically, the board mentioned that the previous designs were dated, boxy and did not demonstrate aesthetic cohesion internally or with the surrounding neighborhoods. At the January 13, 2021 meeting, revised plans with modern architectural designs were submitted and the SPRAB approved the project. See the attached board memo and staff report for additional information.

Public Comments:

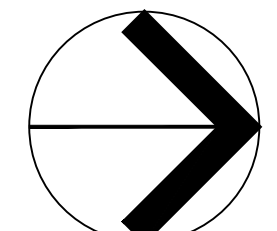
No public comments were provided.

Associated Actions:

The board included the amendment to the motion “that all stucco finishes to be flat.”

Next Action:

The SPRAB action is final unless appealed by the City Commission.

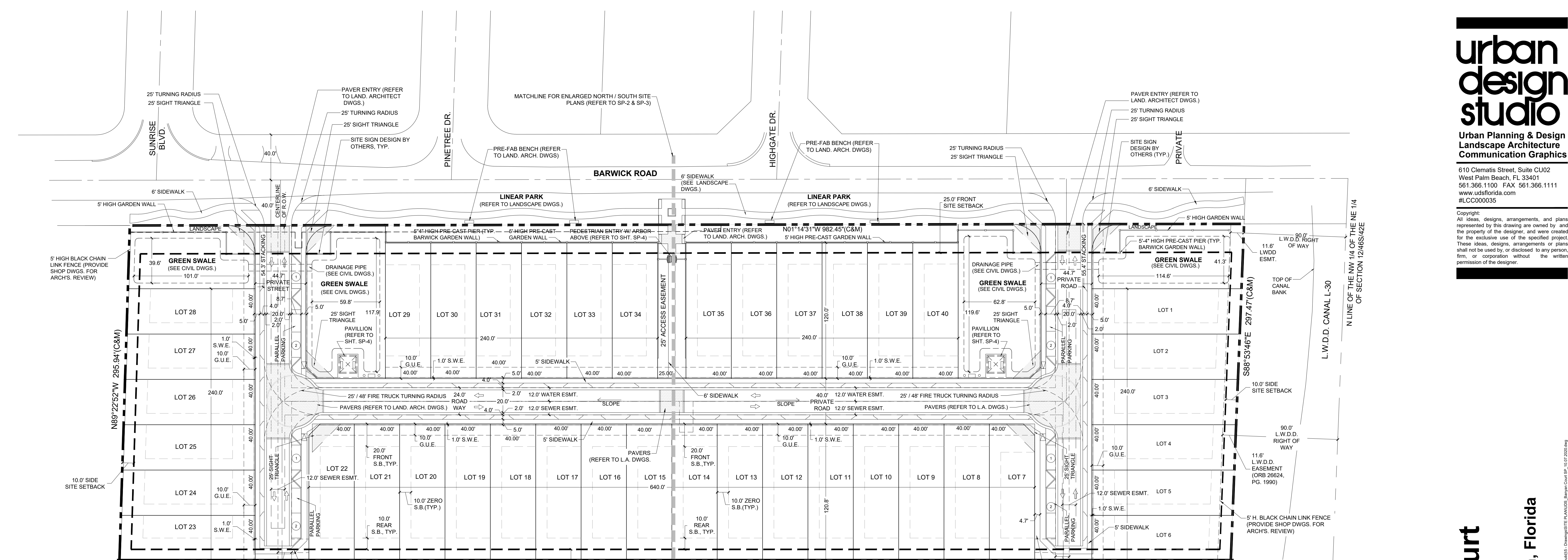


0 20' 40' 80'
Scale: 1"=40'-0"

Date: 08-25-2020
Project No.: 20-103.000
Designed By:
Drawn By: WJT
Checked By: BDM

Revision Dates:
08-26-2020 RESUBMITTAL
09-25-2020 RESUBMITTAL
10-07-2020 RESUBMITTAL

SP-1
of 5



NOTES:

BASE INFORMATION FROM PLAT PROVIDED BY CAULFIELD
AND WHEELER ON 08-24-2020.

S.W.E. = SIDEWALK EASEMENT
G.U.E. = GENERAL UTILITY EASEMENT
L.A. = LANDSCAPE ARCHITECT
S.B. = SETBACK

THE FOLLOWING FIRE CODES ARE FOLLOWED:
FLORIDA FIRE PREVENTION CODE 6TH EDITION, FLORIDA SPECIFIC NFPA 1
FIRE CODE, 2015 ED. FLORIDA 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 60'-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)(b), SIDEWALK WIDTH REQUIRED TO
BE MINIMUM 5'-0" WIDE THROUGHOUT 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%
Percentage Open Space = (Minimum 25% Non-Vehicular Open Space Required)	95,396	32.8%
Common Area Open Space = (Minimum 15%)	43,726	15.02%
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 SETBACKS

	Required	Provided
Front Setback	20'-0"	20'-0"
Rear Setback	10'-0"	10'-0"
Side Setback - Zero Side	0'-0"	0'-0"
Side Setback - Non Zero Side	15'-0"	10'-0" (Waiver Request)

BUILDING LOT REQUIREMENTS

Lot Size =	4,500 SQ. FT.	MIN. 4,516 SF (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.)

PARKING BREAKDOWN

PARKING REQUIRED: SINGLE FAMILY RESIDENCE: CALCULATED @ 2 SPACE PER UNIT = 40 x 2 = 80 SPACES	
PARKING PROVIDED: 2-STORY HOMES: = 2 PER HOUSE ON STREET PARKING: = 12 TOTAL TOTAL PROVIDED: = 92 SPACES	

Barwick Road Street Scene

(STREETSCAPE ARCHITECTURE IS CONCEPTUAL AND PROVIDED FOR
GRAPHIC PURPOSES TO ILLUSTRATE MASSING)

Scale: 1"=40'



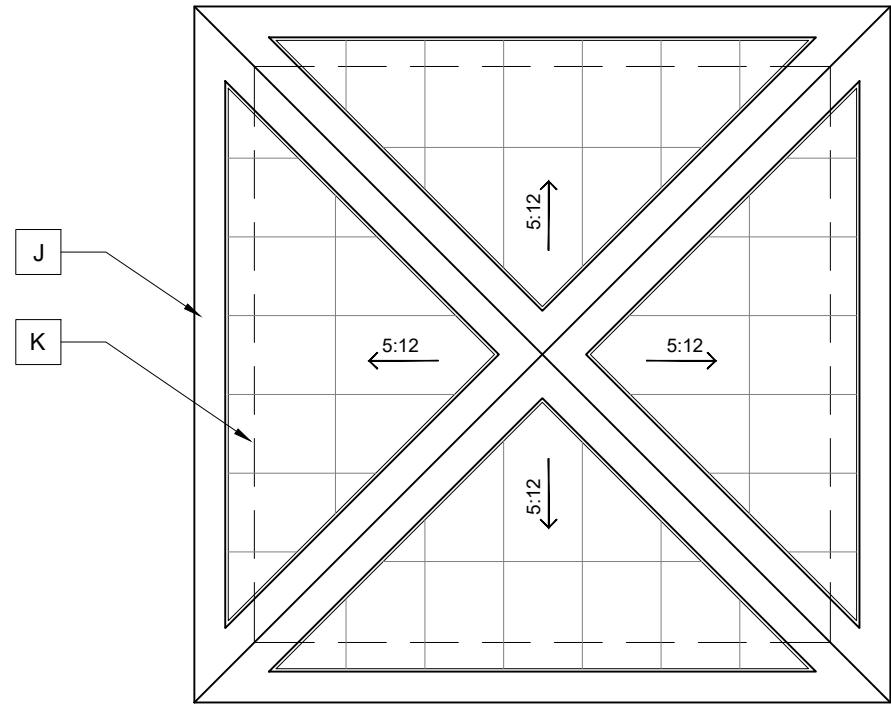
Barwick Road Enlarged Partial Street Scene

(STREETSCAPE ARCHITECTURE IS CONCEPTUAL AND PROVIDED FOR
GRAPHIC PURPOSES TO ILLUSTRATE MASSING)

Scale: 1"=10'

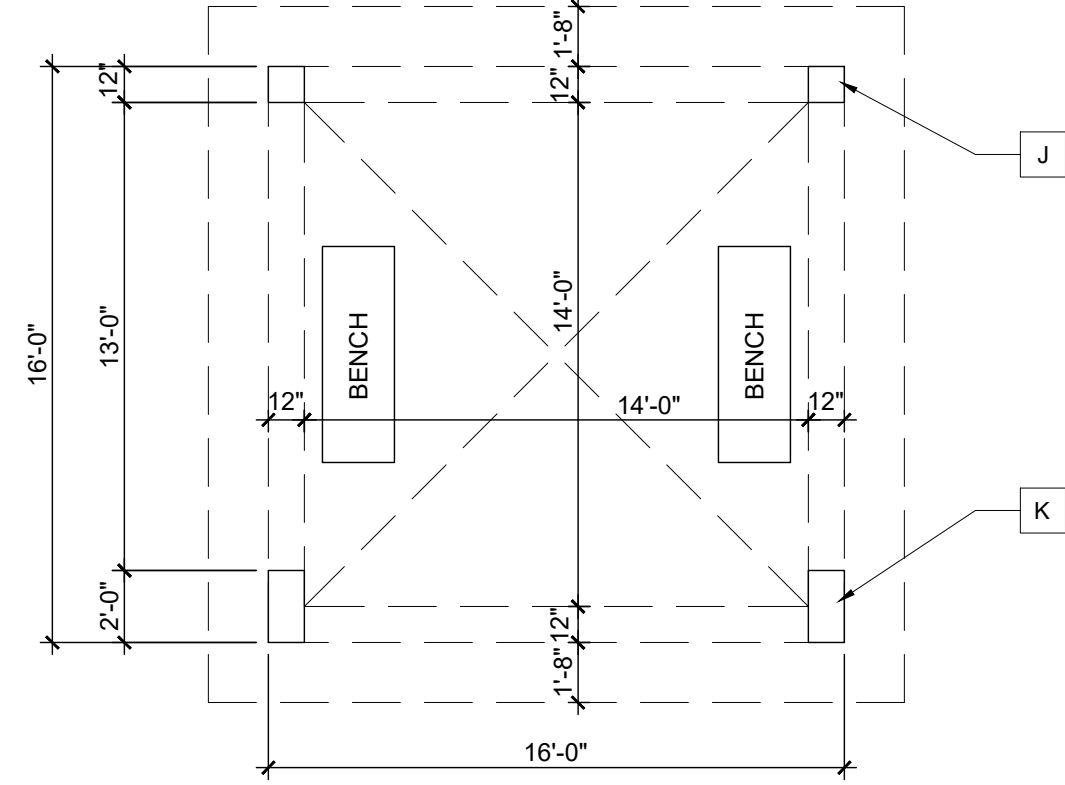
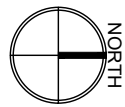


KEY NOTES	
A	SMOOTH STUCCO FINISH
B	4" SMOOTH STUCCO FINISH BANDING
C	LIGHT FIXTURE
D	WOOD LOOK PORCELAIN TILE
E	6"x6" ALUMINUM ARBOR
F	PRE-CAST WALL PANEL TOP +5'-0" ABV. FIN. GRADE (SEE SITE PLAN)
G	PRE-CAST PIER TOP +5'-4" ABOVE FINISH GRADE (SEE SITE PLAN)
H	2" SMOOTH STUCCO FINISH BANDING
J	METAL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



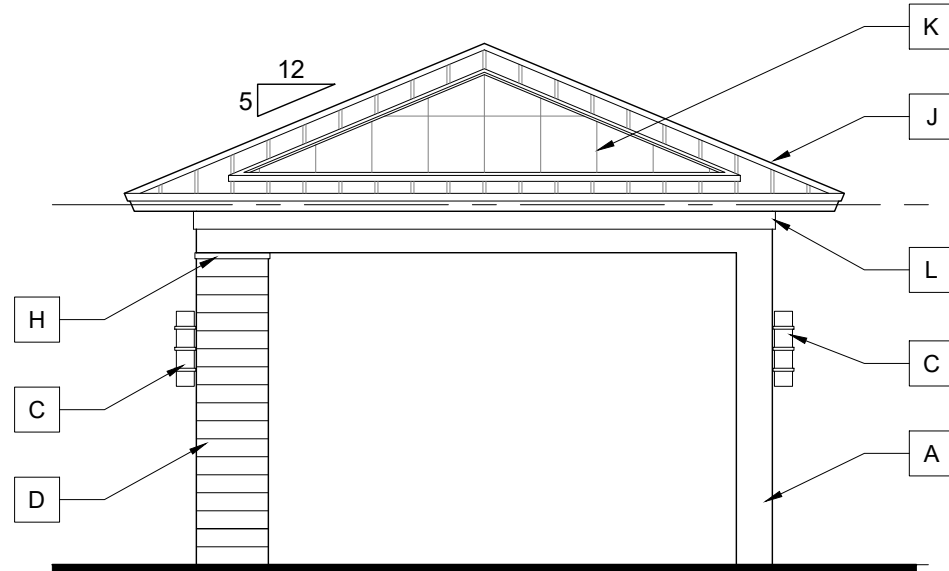
Roof Plan

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



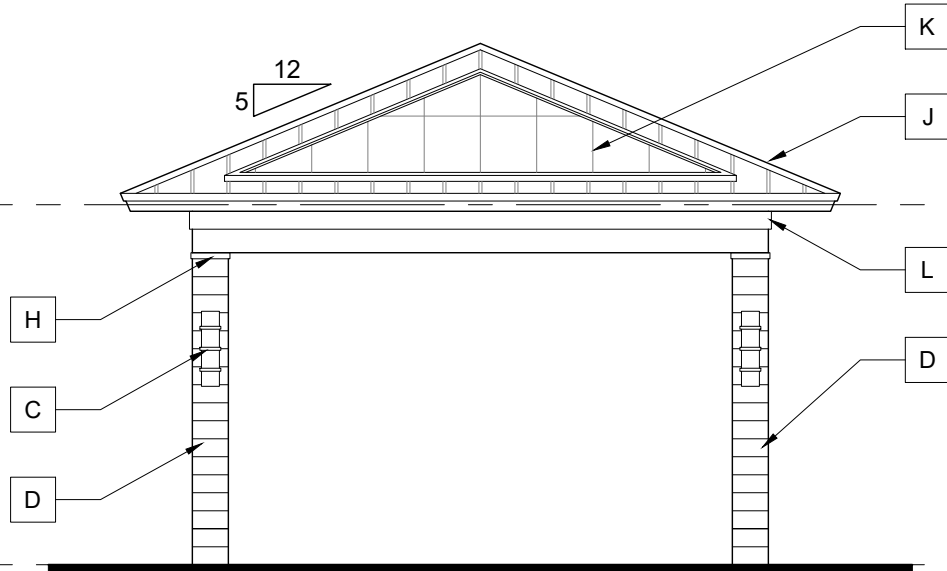
Floor Plan

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



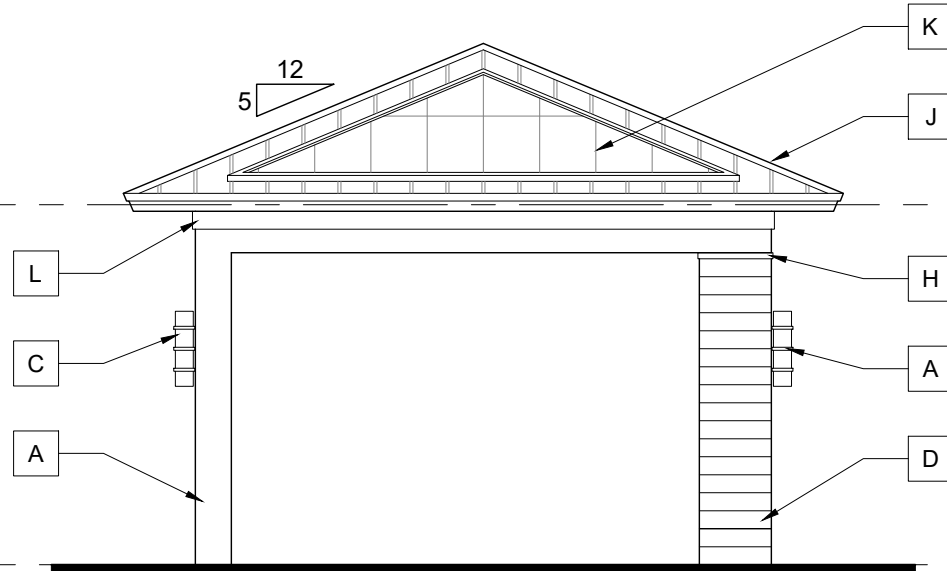
South (Side) Elevation

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



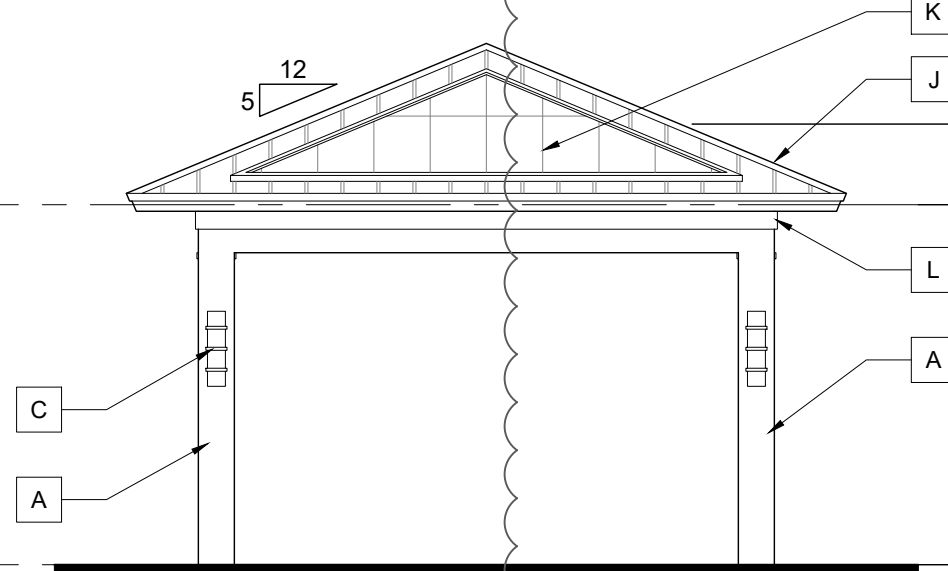
West (Rear) Elevation

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



North (Side) Elevation

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

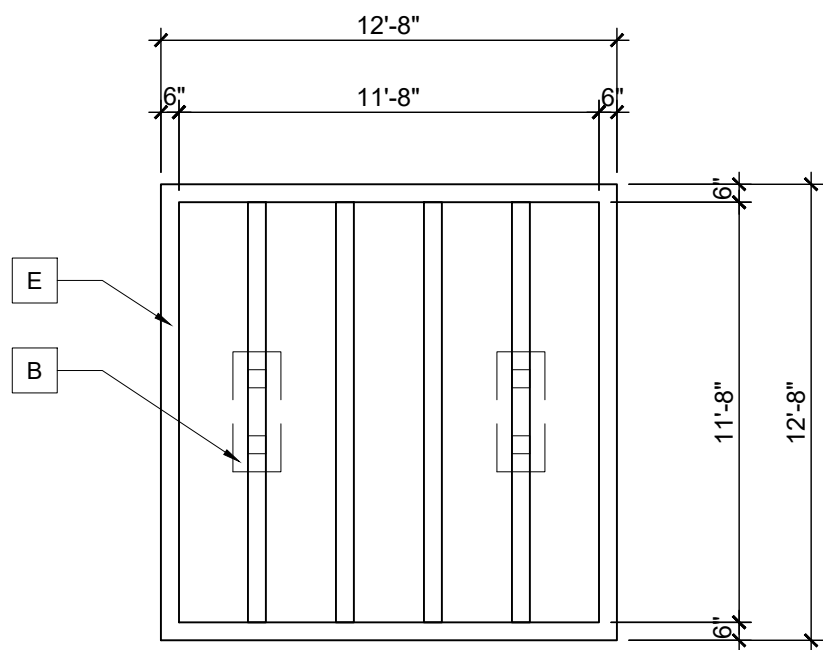


East (Front) Elevation

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

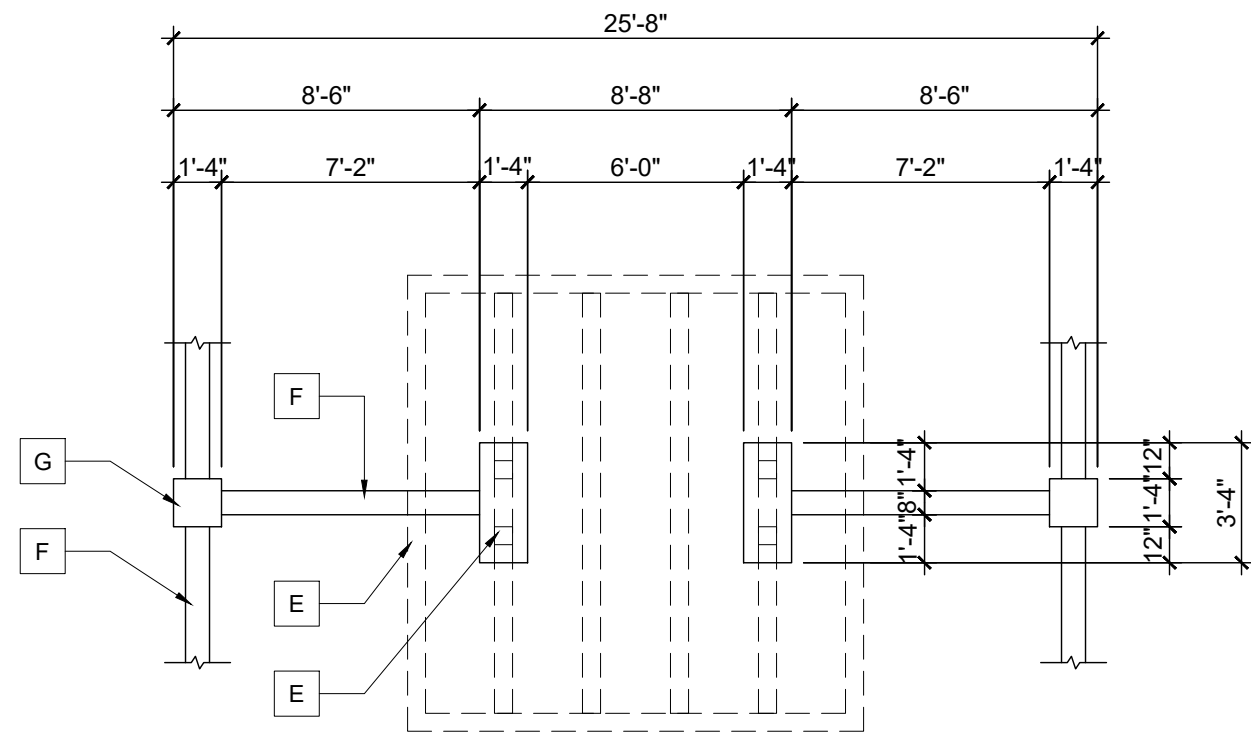
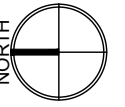
PAVILLION W/ SOLAR PANEL ROOF

KEY NOTES	
A	SMOOTH STUCCO FINISH
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



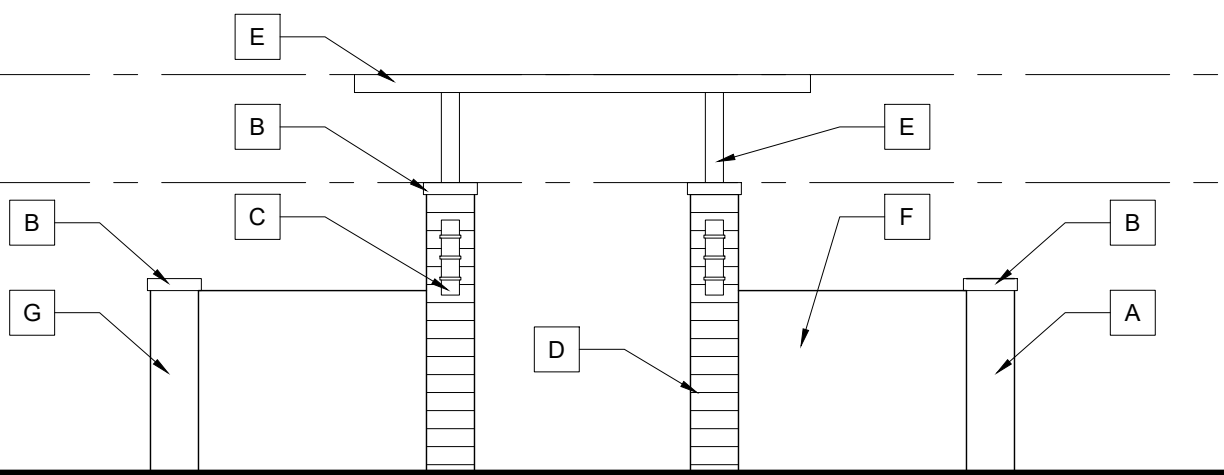
Roof Plan

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



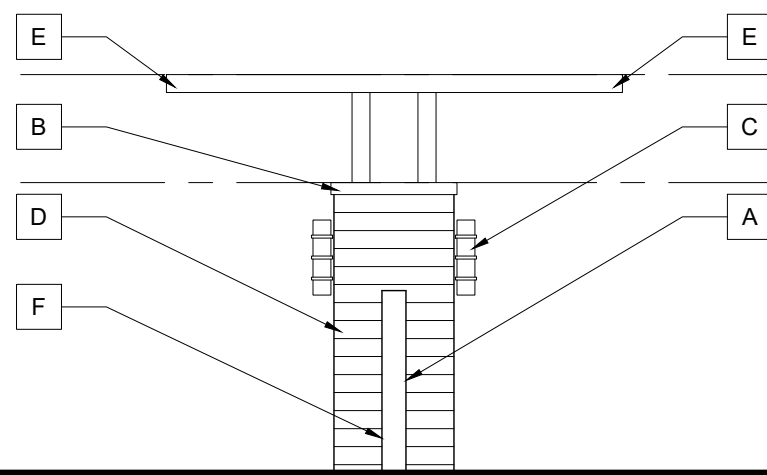
Floor Plan

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



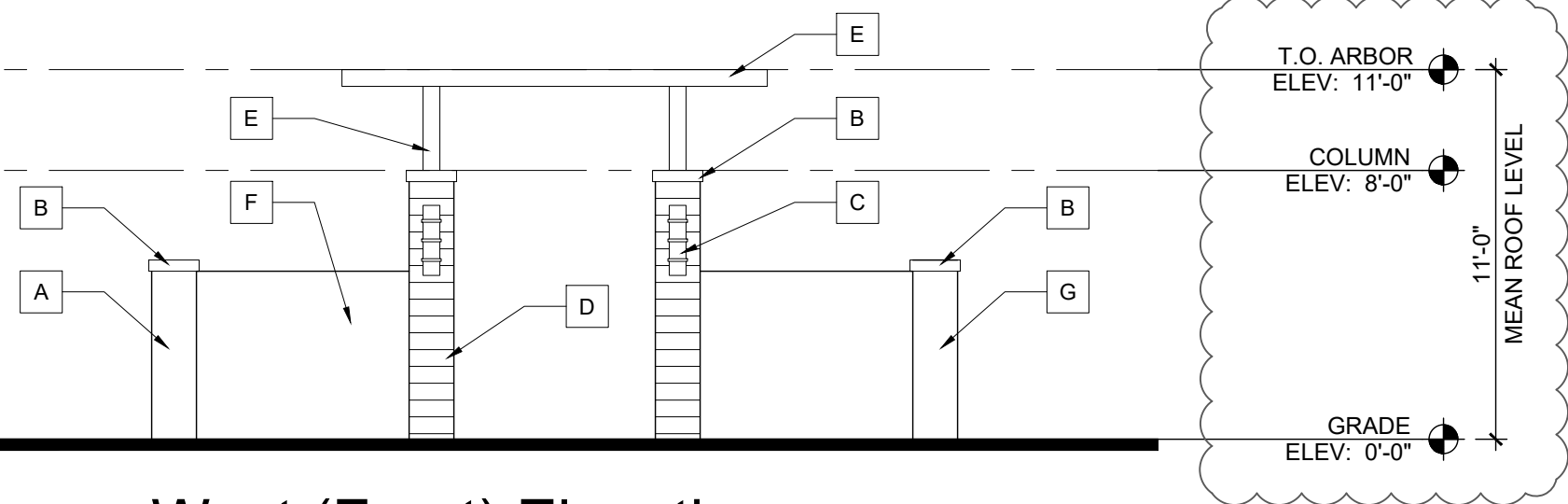
East (Rear) Elevation

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



North (Side) Elevation

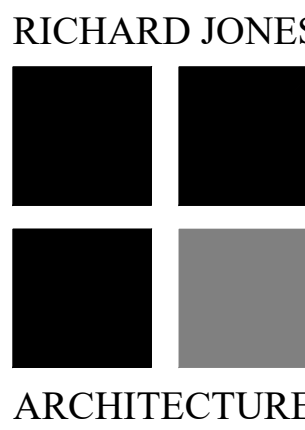
Scale: 3/16"=1'-0"



West (Front) Elevation

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

PEDESTRIAN ENTRY W/ ARBOR



10 S.E. FIRST AVENUE | SUITE 102
DELRAY BEACH, FLORIDA 33444
V 561.274.9186 | F 561.274.9196
AA26001617 | IB26001056

WWW.RJARCHITECTURE.COM

BANYAN COURT
BARWICK ROAD
DELRAY BEACH, FLORIDA

STELLAR COMMUNITIES
2700 WEST CYPRESS CREEK ROAD, SUITE D-118
FORT LAUDERDALE, FL 33309

FLORIDA LICENSURE

AA26001617 | IB26001056

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

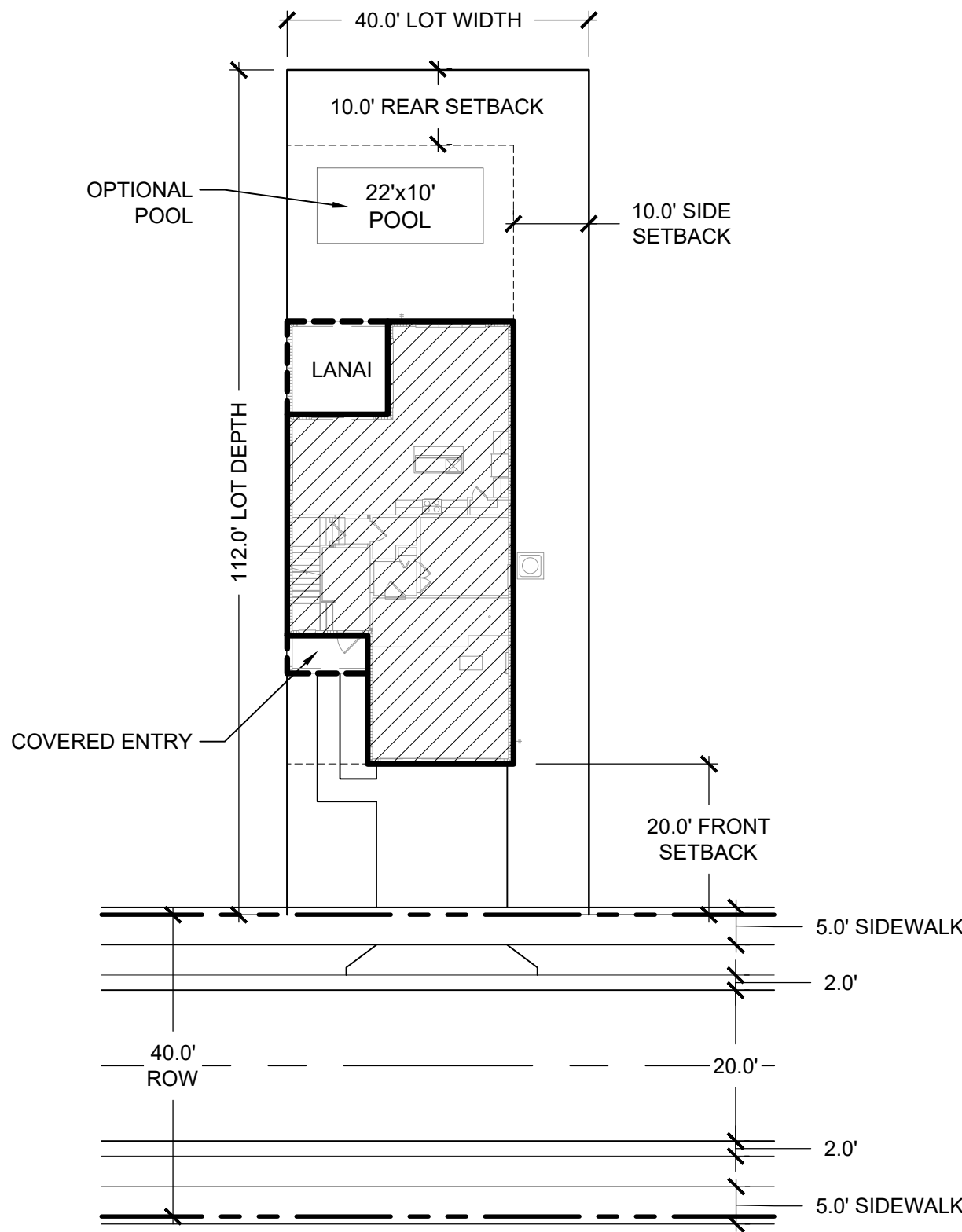
SUBMITTALS:
ISSUED TO ZONING 05.03.19
#1 ZONING COMMENTS 07.15.19
#2 ZONING COMMENTS 08.23.19
#3 ZONING COMMENTS 10.28.19
#4 ZONING COMMENTS 07.06.20

REVISIONS:

SITE
STRUCTURE
PLAN

SP-4

RICHARD JONES ARCHITECTURE



MODEL A - 3328
ZERO LOT LINE, 40' x 112'

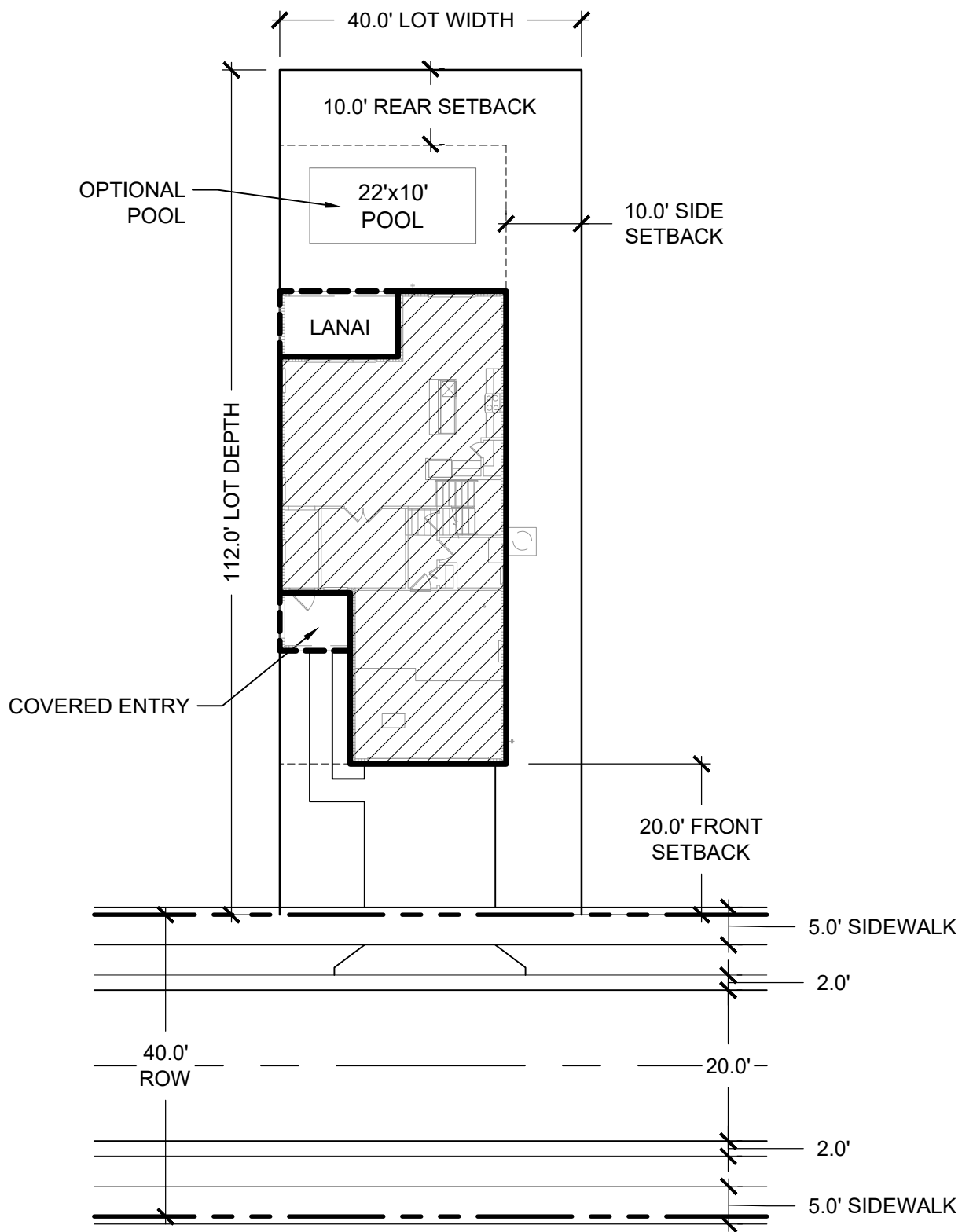
FRONT SETBACK: 20'
SIDE SETBACK: 0' / 10'
REAR SETBACK 10'
MAX. LOT COVERAGE: 55%, 2,460 SF
NUMBER OF STORIES: 2

**BREAKDOWN
ELEVATION "E"**
1ST FLOOR LIVING: 992 SF
2ND FLOOR LIVING: 1,112 SF

COVERED LANAI: 164 SF
COVER ENTRY: 53 SF
2 CAR GARAGE: 442 SF

TOTAL: 2,763 SF

LOT COVERAGE: 1,651 SF (36.9%)
(FIRST FLOOR, ENTRY, GARAGE, LANAI)



MODEL B - 3330
ZERO LOT LINE, 40' x 112'

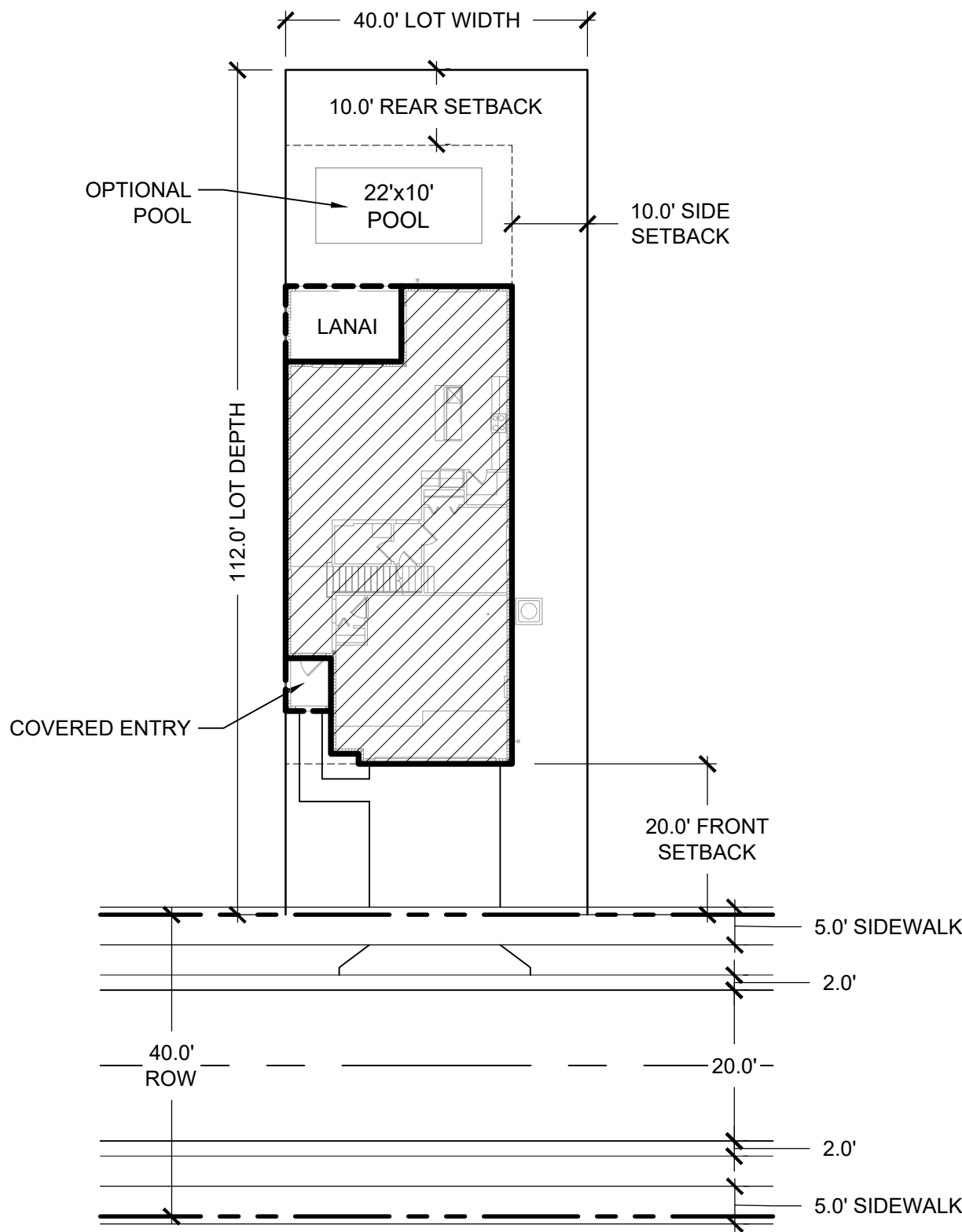
FRONT SETBACK: 20'
SIDE SETBACK: 0' / 10'
REAR SETBACK 10'
MAX. LOT COVERAGE: 55%, 2,460 SF
NUMBER OF STORIES: 2

**BREAKDOWN
ELEVATION "E"**
1ST FLOOR LIVING: 1,058 SF
2ND FLOOR LIVING: 1,346 SF

COVERED LANAI: 136 SF
COVER ENTRY: 72 SF
2 CAR GARAGE: 475 SF

TOTAL: 3,087 SF

LOT COVERAGE: 1,741 SF (38.9%)
(FIRST FLOOR, ENTRY, GARAGE, LANAI)



MODEL C - 3331
ZERO LOT LINE, 40' x 112'

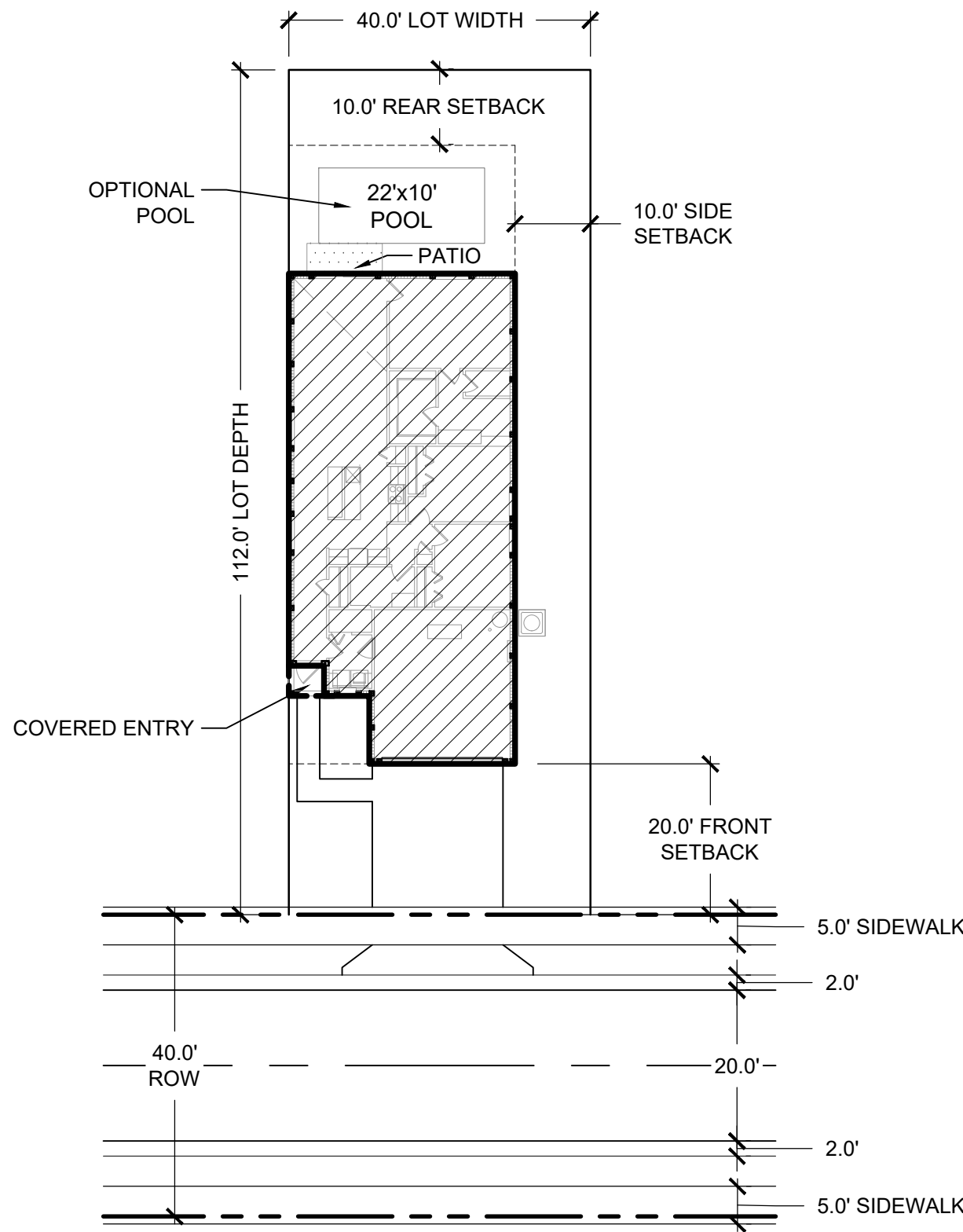
FRONT SETBACK: 20'
SIDE SETBACK: 0' / 10'
REAR SETBACK 10'
MAX. LOT COVERAGE: 55%, 2,460 SF
NUMBER OF STORIES: 2

**BREAKDOWN
ELEVATION "E"**
1ST FLOOR LIVING: 1,160 SF
2ND FLOOR LIVING: 1,547 SF

COVERED LANAI: 153 SF
COVER ENTRY: 42 SF
2 CAR GARAGE: 498 SF

TOTAL: 3,400 SF

LOT COVERAGE: 1,853 SF (41.4%)
(FIRST FLOOR, ENTRY, GARAGE, LANAI)



MODEL D - 1450
ZERO LOT LINE, 40' x 112'

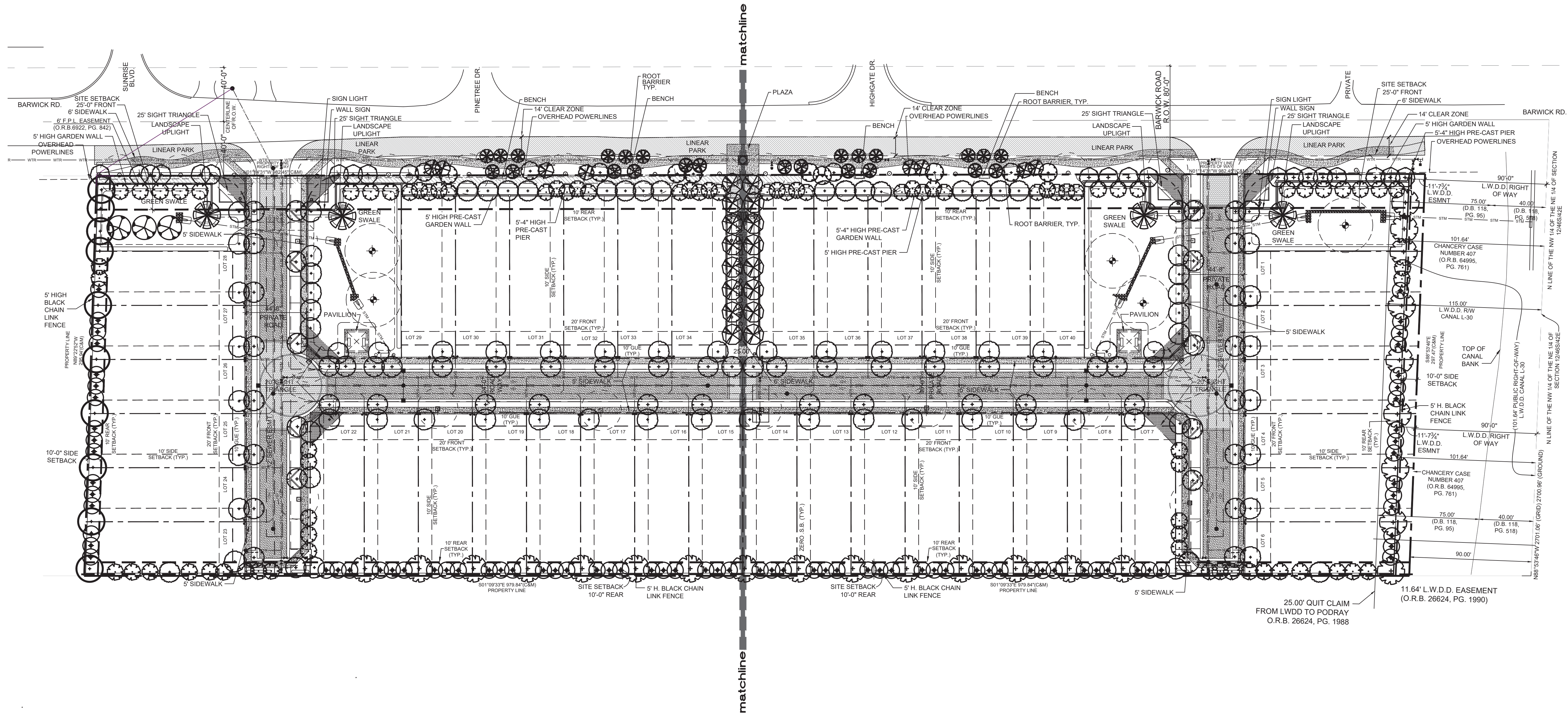
FRONT SETBACK: 20'
SIDE SETBACK: 0' / 10'
REAR SETBACK 10'
MAX. LOT COVERAGE: 55%, 2,460 SF
NUMBER OF STORIES: 1

**BREAKDOWN
ELEVATION "E"**
1ST FLOOR LIVING: 1,437SF

COVER ENTRY: 19 SF
2 CAR GARAGE: 398 SF

TOTAL: 1,854 SF

LOT COVERAGE: 1,854 SF (41.4%)
(FIRST FLOOR, ENTRY, GARAGE)



**banyan
court**
delray beach, fl

dave bodker
landscape architecture/planning inc.

601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311

#LA0000999

sheet title:

overall planting plan

project number:
1319
date: 08/26/2020
scale: 1" = 40'
drawn by: st

revisions:

△
△
△
△
△

sheet:

L-1

1 of 6 sheets



LOBBY BENCH
Manufacturer: Doty & Sons
Item No. B4661, 72"
Detail: 72", 402lbs
Concrete legs to have SB6 finish (sandblast)
Seat to be 4 boards recycled plastic lumber (color is Gray RPL3)
Mount to concrete pads with anchor kits item no. AK1010 (2 per lobby bench)



LITTER RECEPTACLES
Manufacturer: Doty & Sons
Item No. LR3500
Detail: 18" square x 34.5" height
Standard sandblast finish (SB6)
Mount to concrete pads with anchor kits item no. AK1065 (1 per litter receptacle)



DOG BAG DISPENSER
Manufacturer: Dog Waste Depot with ONEpul Bag System
Depot-022-B
Round Waste Can with lid
Black powder coated



LENNAR

MODEL A - 3328



DATE _____

8895 N. Military Trail, Suite 101-B
Palm Beach Gardens, FL 33410

Palm Atlantic Division

BANYAN COURT

PAGE:

170 MPH EXPOSURE C

JAMES CANTWELL
AR NO 12079

SCALE: AS NOTED

A3E

[illegible]

2ND FLOOR ROOF

ROOF VENTILATION CALCULATION
PER IRC 2003.2

REQUIRED VENTILATION:
 $26\frac{1}{2} \text{ SF} \times 144 = 349.4 \text{ S.F.}$

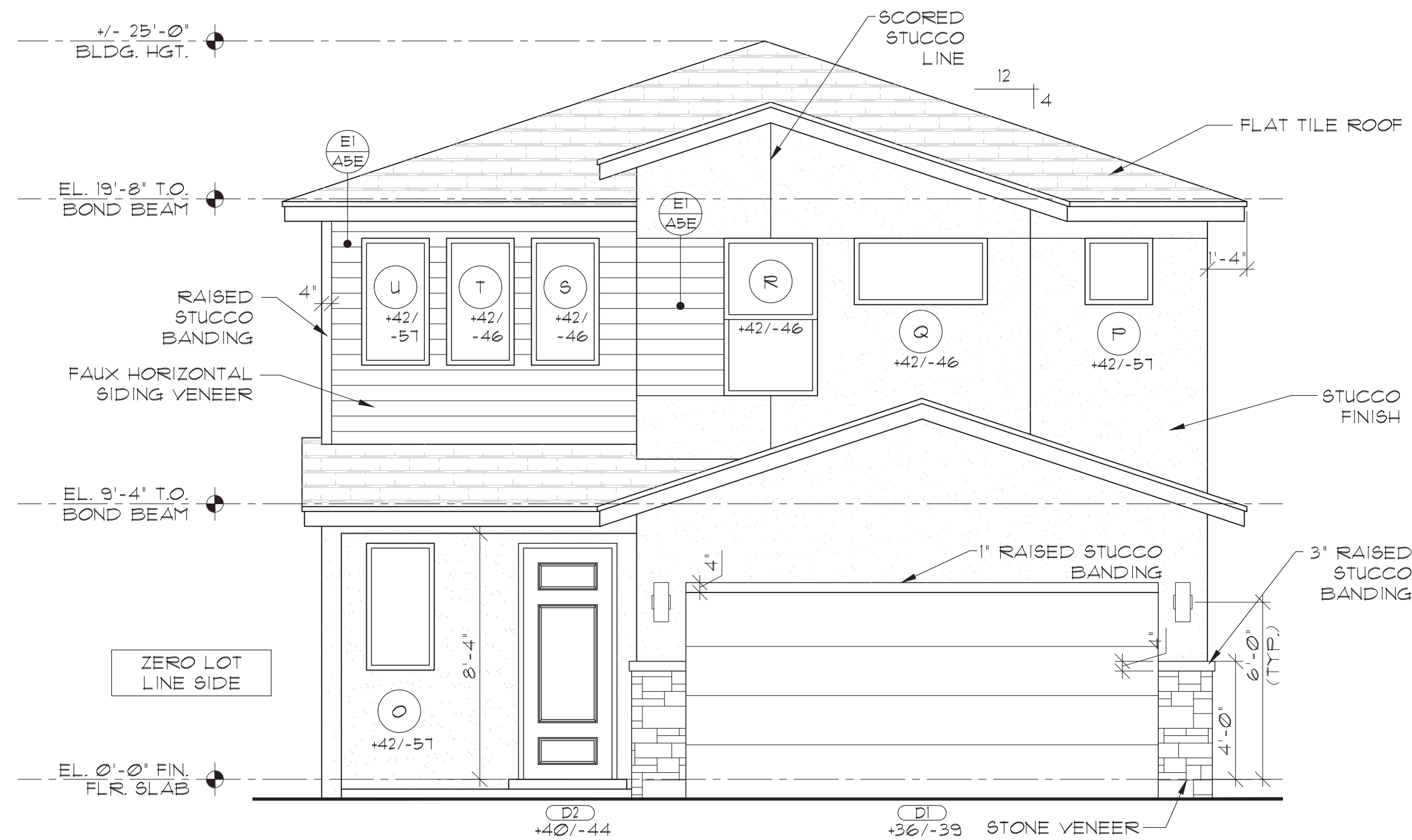
SCREEN VENTILATION PROVIDED:
 $349.4 \text{ S.F.} / 126 \text{ S.F.} = 2.77 \text{ SOFFIT}$
SCREENS REQUIRED:
SCREENS PROVIDED: 3

SCREEN VENT SPACING:
 $11'-0" \text{ LF} / 4 = 11'-9" \text{ MAX}$
SPACING

GENERAL NOTE:
1"x24" VENT SCREENS IN SOFFIT
PROVIDE 1/2 SQUARE INCHES OF
VENTILATION PER VENT.

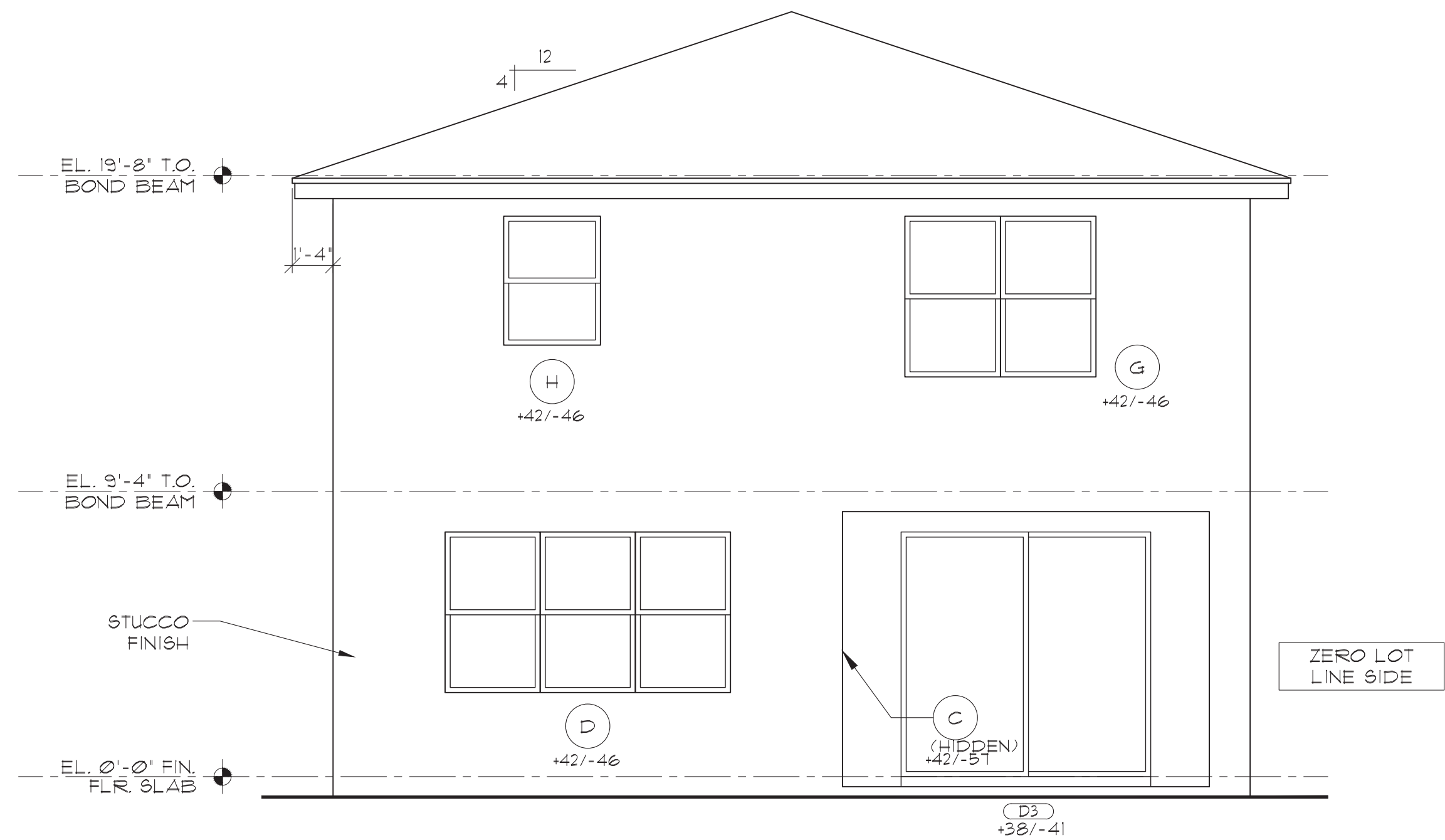
1ST FLOOR
ROOF

VENT LEGEND	
	OFF-RIDGE VENT
	SOFFIT SCREEN VENT



3328 MODEL
FRONT ELEVATION "E"

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

[illegible]

LEARN ABOUT

3895 N. Military Trail, Suite 101-B
Palm Beach Gardens, FL 33410

Palm Atlantic Division

SUBDIV. & LOT:
BANYAN COURT

PROJECT#	03300.052/20171
LENNAR#	#77??

VERSION:

3328 ELEV. "E"

GARAGE SWING:
RIGHT

PAGE:

ELEVATION "E"
LEFT & RIGHT

170 MPH EXPOSURE C

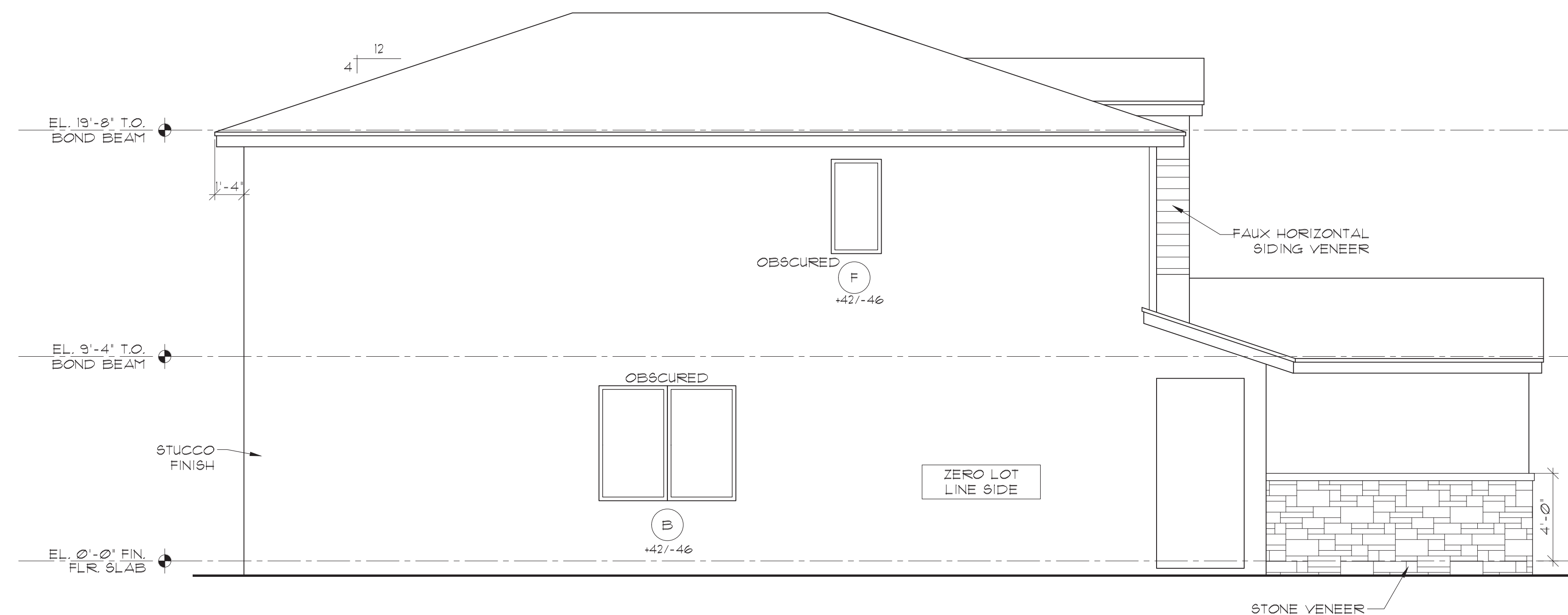
ARCHITECT:
STATE OF FLORIDA

JAMES CANTWELL
AR NO 12079

PLAN
DATE: 11/12/20

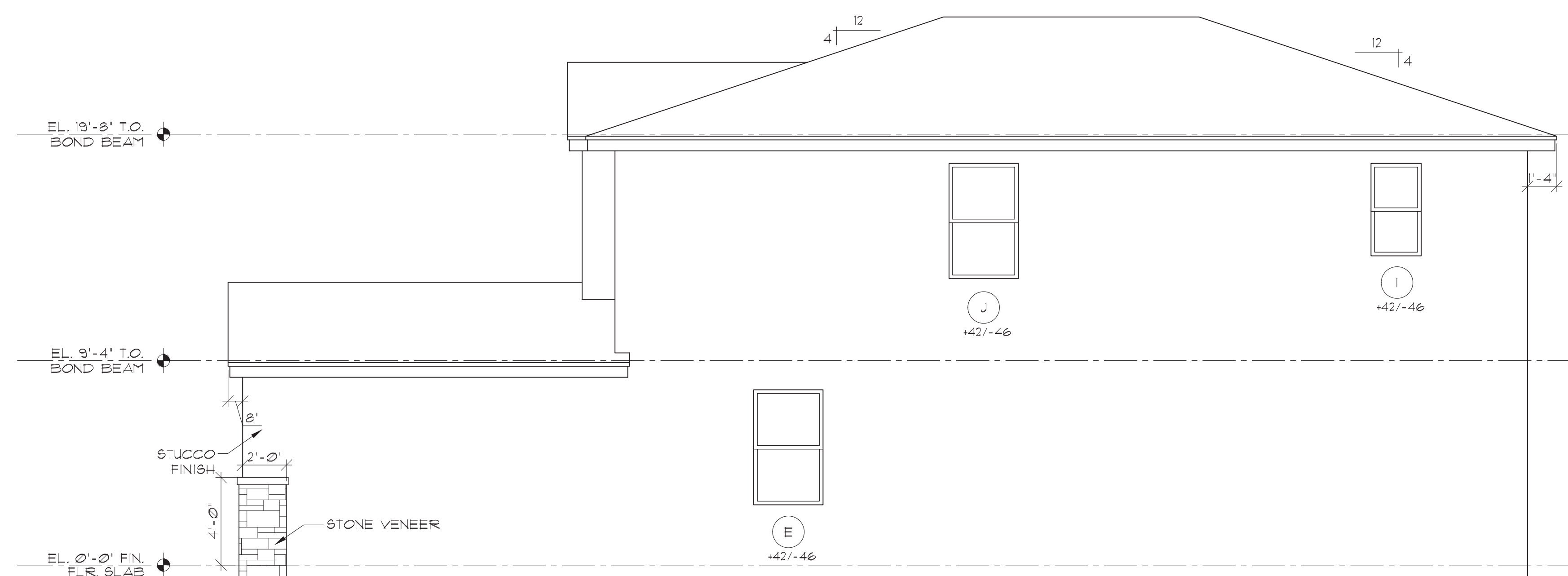
SCALE: AS NOTED
SHEET NO:

A4E



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

LENNAR

MODEL B - 3330



[illegible]

LENNAR

3895 N. Military Trail, Suite 101-B
Palm Beach Gardens, FL 33410

Palm Atlantic Division

SUBDIV. & LOT:
BANYAN COURT

PROJECT#	03300.053/20172
LENNAR#	#77??

3330 ELEV. "E"
GARAGE SWING: RIGHT

PAGE:

ELEVATION "E"
FRONT & REAR

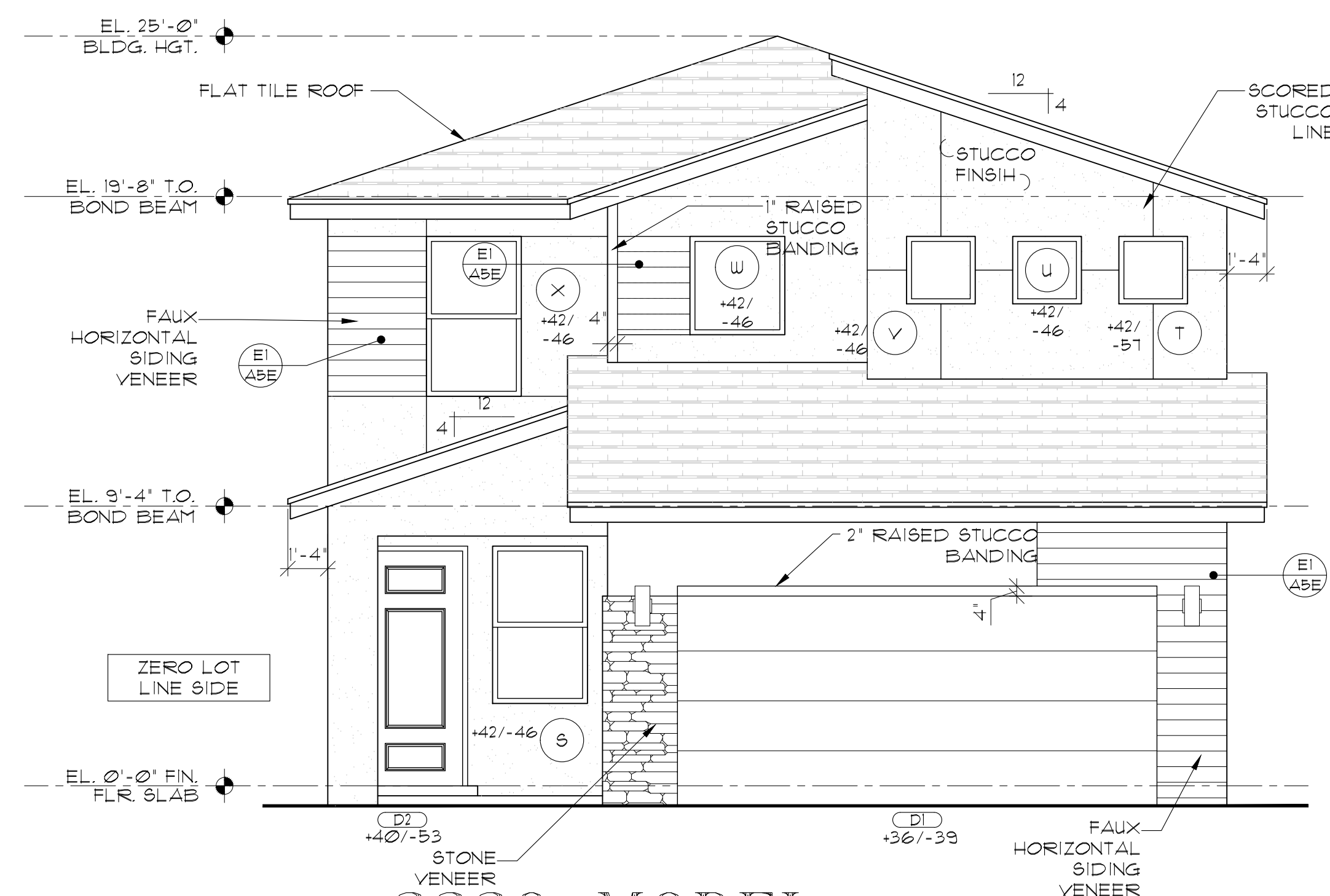
ARCHITECT:
STATE OF FLORIDA

JAMES CANTWELL
AR NO 12079

PLAN 11/12/20
DATE:

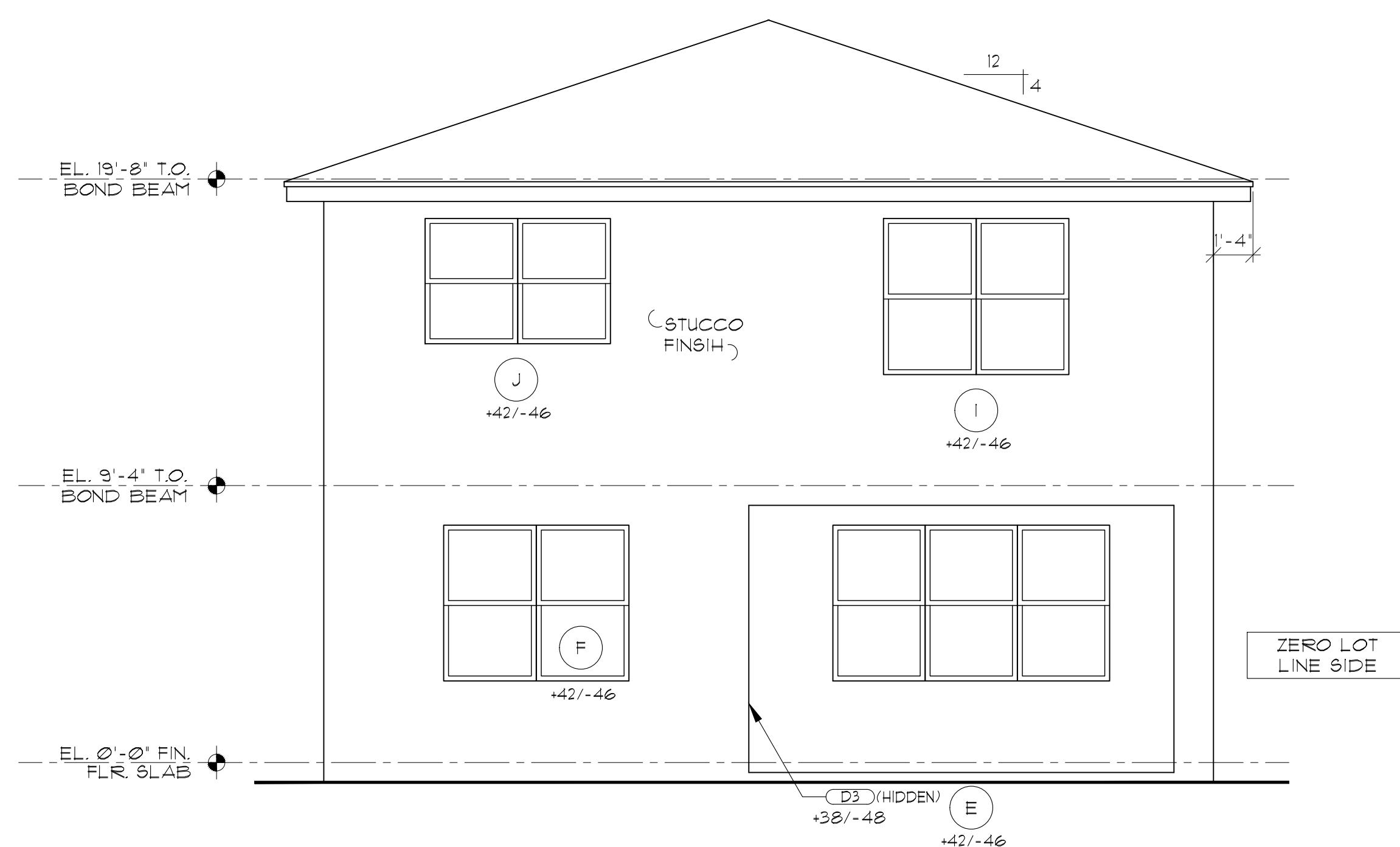
SCALE: AS NOTED
SHEET NO:

A3E



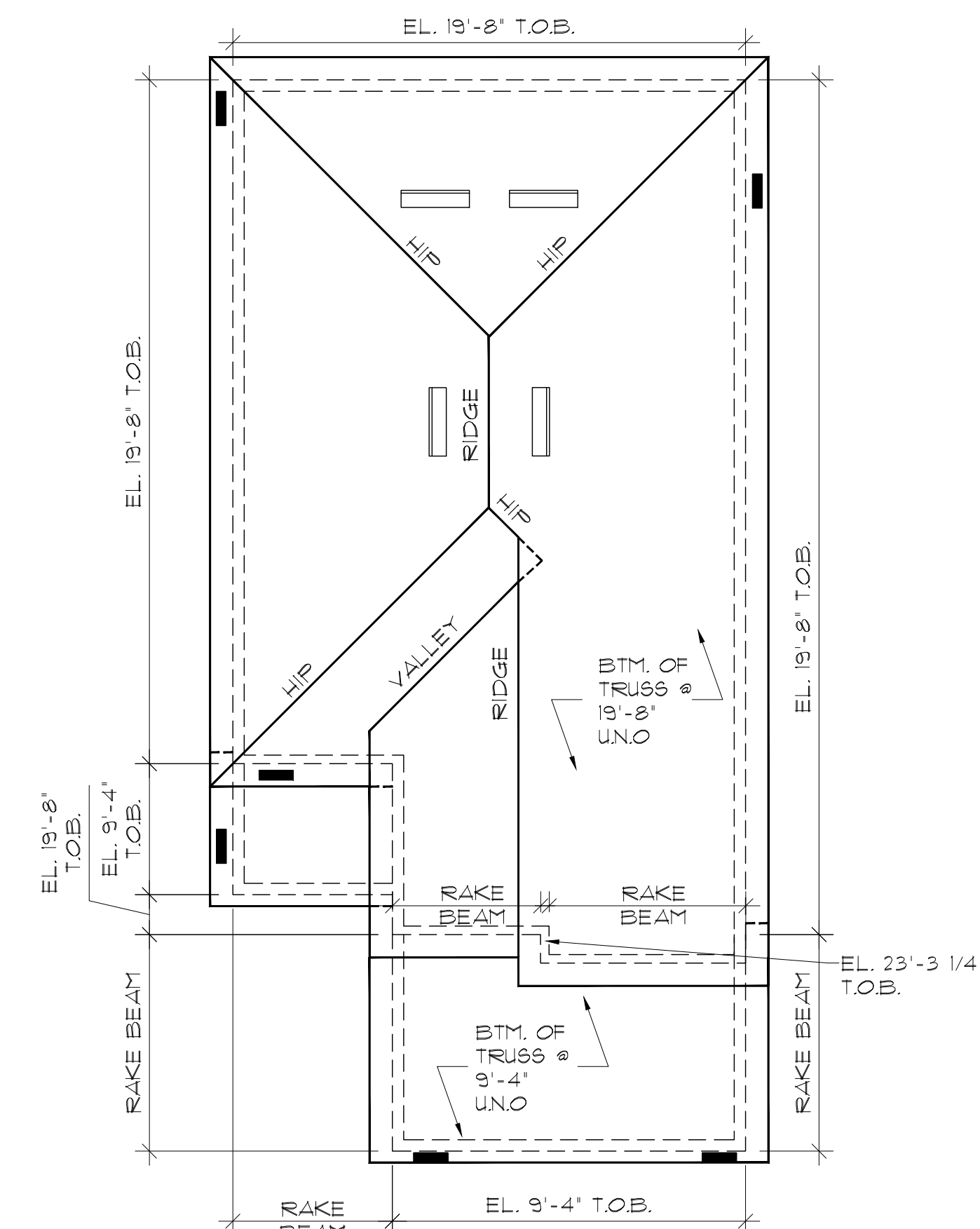
3330 MODEL
FRONT ELEVATION "E"

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



ROOF PLAN ELEVATION "E"
SCALE: 1/8" = 1'-0"

AREA OF ATTIRE	=	1802.50 SQ. FT.
AREA OF VIEW AT 20 METER HORIZONTAL	=	4.20
NUMBER OF VENTILATION AREAS	=	1802.50
	=	4.66
VENTILATION AREA AT 20 METER HORIZONTAL (MAX)	=	675.36 SQ. FT.
AREA OF VIEW AT 20 METER HORIZONTAL	=	5.51 109.76
	=	117.68 SQ. FT.
QUALITY OF VENTILATION AREAS	=	97.5 SQ. FT. PER VENTILATION AREA
AREA OF VIEW AT 20 METER HORIZONTAL (MAX)	=	285.76 SQ. FT.
AREA OF VIEW AT 20 METER HORIZONTAL	=	1.61616
AREA OF VIEW AT 20 METER HORIZONTAL	=	4
AREA OF VIEW AT 20 METER HORIZONTAL	=	586
AREA OF VIEW AT 20 METER HORIZONTAL	=	97.5 SQ. FT. PER VENTILATION AREA
AREA OF VIEW AT 20 METER HORIZONTAL	=	117.68 SQ. FT.
AREA OF VIEW AT 20 METER HORIZONTAL	=	2.68
AREA OF VIEW AT 20 METER HORIZONTAL	=	3
AREA OF VIEW AT 20 METER HORIZONTAL	=	362
AREA OF VIEW AT 20 METER HORIZONTAL	=	50.6667
AREA OF VIEW AT 20 METER HORIZONTAL	=	1.61616

2ND FLOOR ROOF

ROOF VENTILATION CALCULATION PER FBC 1003.2 REQUIRED VENTILATION: $\frac{72 \text{ SF}}{150} \times 144 = 69.12 \text{ S.I.}$ SCREEN VENTILATION PROVIDED: $69.12 \text{ S.I.} / 126 \text{ S.I.} = .555 \text{ SOFFIT}$ SCREENS REQUIRED: SCREENS PROVIDED: 1 SCREEN VENT SPACING: $20' - 0" \text{ L.F.} / 1 = 20' - 0" \text{ MAX}$ SPACING GENERAL NOTE: 1"x24" VENT SCREENS IN SOFFIT PROVIDE 126 SQUARE INCHES OF VENTILATION PER VENT.
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COV. ENTRY ROOF

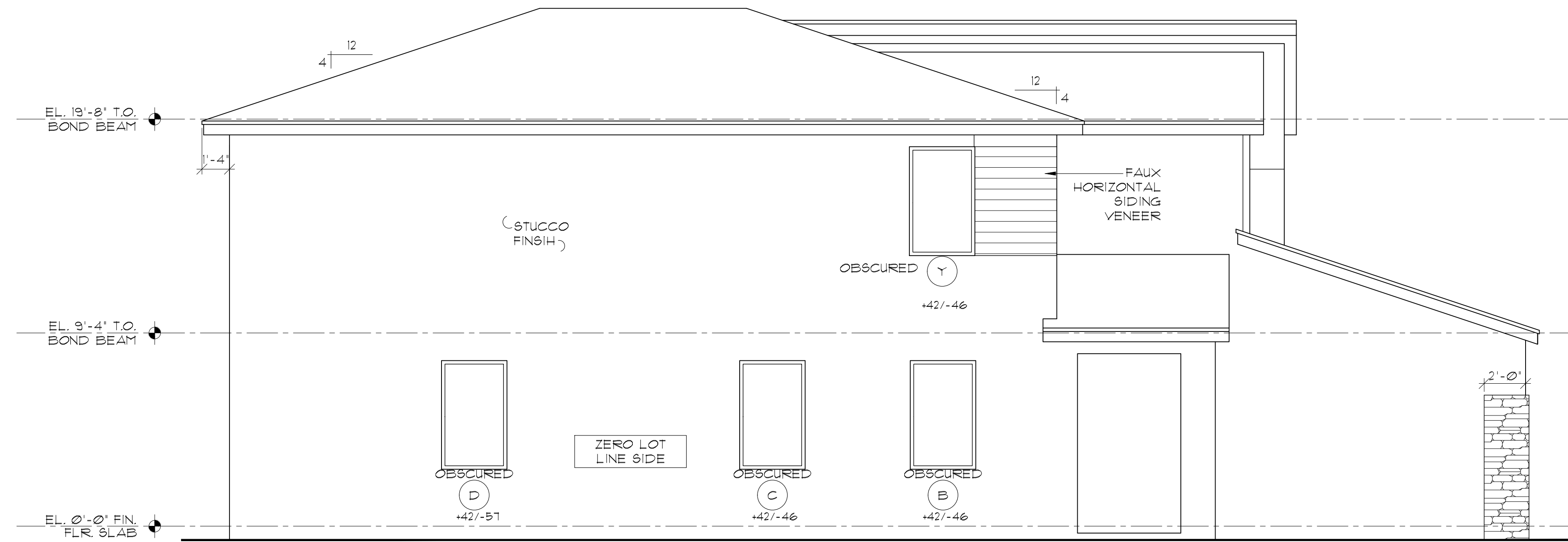
ROOF VENTILATION CALCULATION PER FBC 1003.2 REQUIRED VENTILATION: $\frac{262 \text{ SF}}{150} \times 144 = 25152 \text{ S.I.}$ SCREEN VENTILATION PROVIDED $25152 \text{ S.I.} / 126 \text{ S.I.} = 2 \text{ SOFFIT SCREENS REQUIRED.}$ SCREENS PROVIDED: 2 SCREEN VENT SPACING: $51'-0" \text{ L.F.} / 3 = 17'-0" \text{ MAX SPACING}$ GENERAL NOTE: 1"x24" VENT SCREENS IN SOFFIT PROVIDED 126 SQUARE INCHES OF VENTILATION PER S.F.

GARAGE ROOF

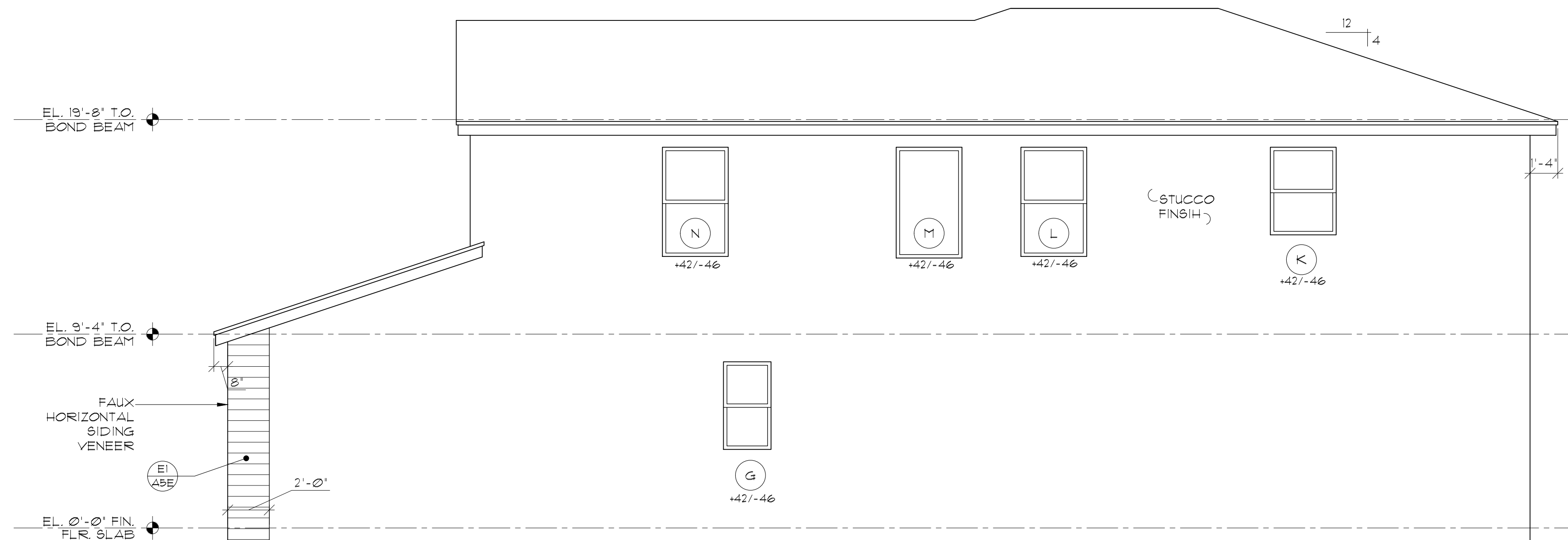
VENT LEGEND

 OFF-RIDGE VENT

 SOFFIT SCREEN VENT



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: 407-774-6078
FAX: 407-774-4078
www.abdesigngroup.com
AA #: 0003325

DATE
DESCRIPTION

LENNAR

8895 N. Military Trail, Suite 101-B
Palm Beach Gardens, FL 33410

Palm Atlantic Division

SUBDIV. & LOT:
BANYAN COURT

PROJECT# 03300.053/20172
LENNAR# #77??

VERSION:

3330 ELEV. "E"

GARAGE SWING:
RIGHT

PAGE:

ELEVATION "E"
LEFT & RIGHT

170 MPH EXPOSURE C

ARCHITECT:
STATE OF FLORIDA

JAMES CANTWELL
AR NO 12079

PLAN
DATE: 11/12/20

SCALE: AS NOTED
SHEET NO:

A4E

LENNAR

MODEL C - 3331



[illegible]

LENNAR

3895 N. Military Trail, Suite 101-B
Palm Beach Gardens, FL 33410

Palm Atlantic Division

SUBDIV. & LOT:
BANYAN COURT

PROJECT#	03300.054/20173
LENNAR#	#77??
VERSION:	

3331 ELEV. "E"
GARAGE SWING: RIGHT
PAGE:

ELEVATION "E"
FRONT & REAR

170 MPH EXPOSURE C

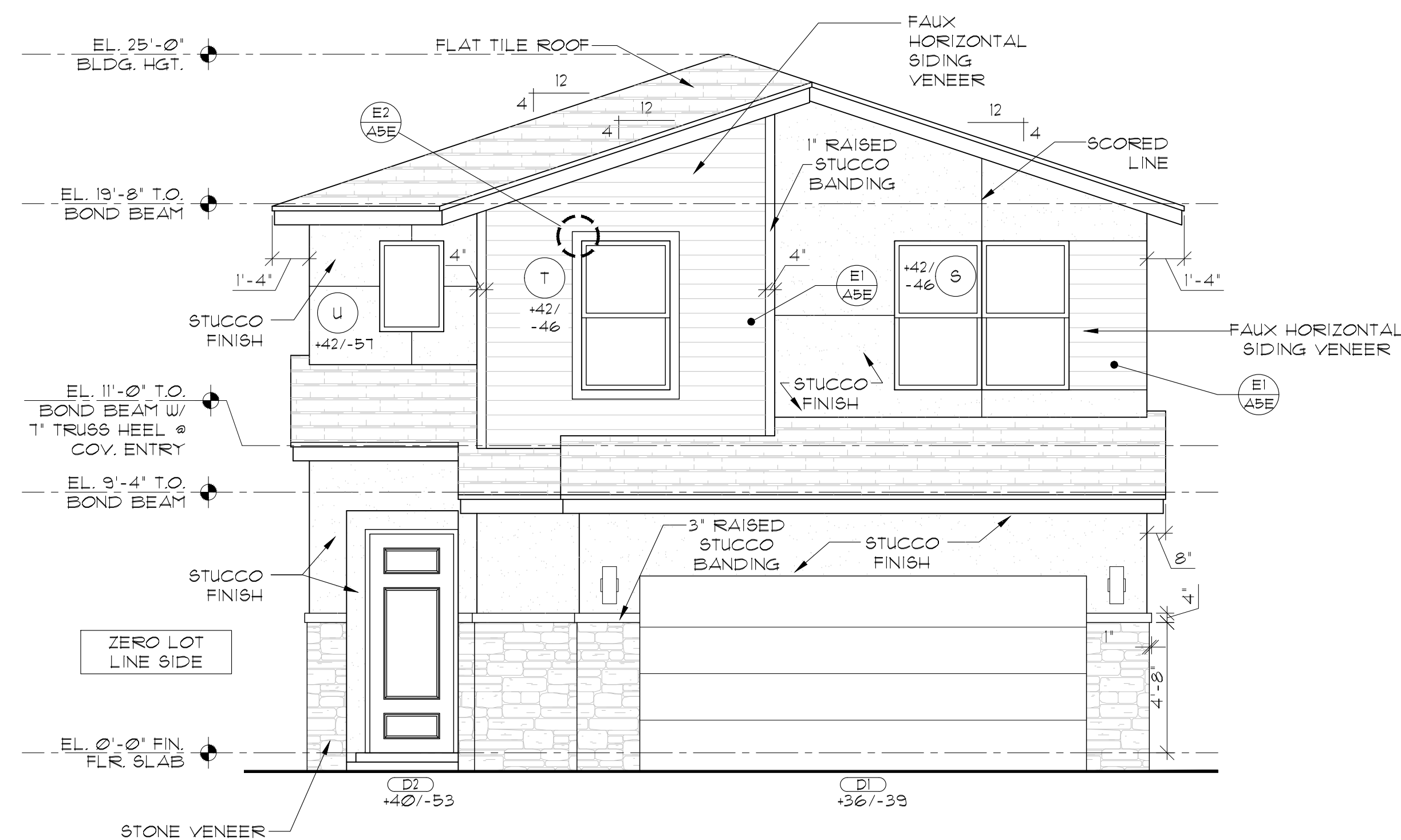
ARCHITECT:
STATE OF FLORIDA

JAMES CANTWELL
AR NO 12079

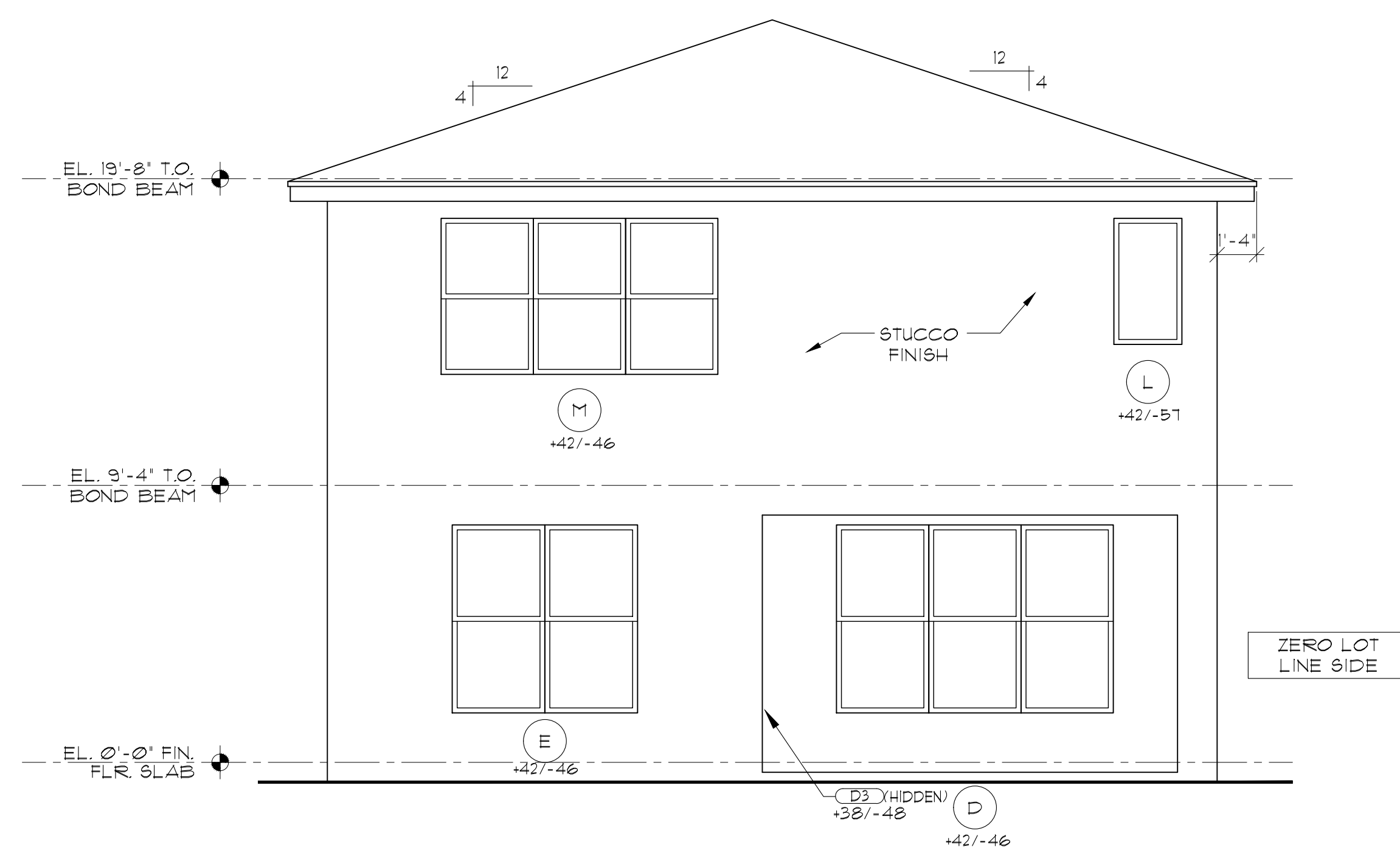
PLAN
DATE: 11/12/20

SCALE: AS NOTED
SHEET NO:

A3E

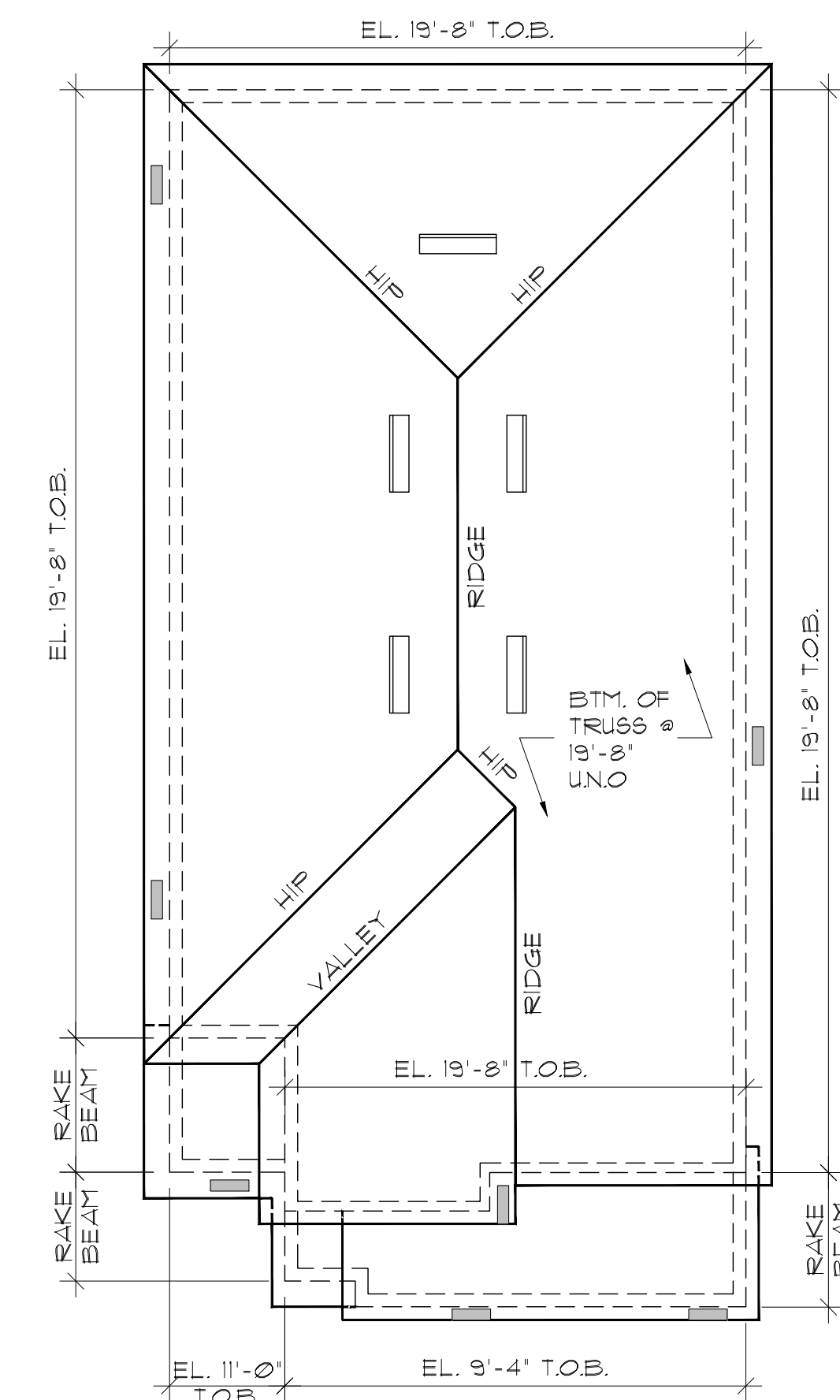


3331 PLAN
FRONT ELEVATION "E"
SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



ROOF PLAN ELEVATION "E"
SCALE: 1/8" = 1'-0"

[illegible]

2ND FLOOR ROOF

ROOF VENTILATION CALCULATION
PER FBC 12032

REQUIRED VENTILATION:
 $\frac{42.5\text{ SF}}{150} \times 144 = 40.32 \text{ S.F.}$

SCREEN VENTILATION PROVIDED
 $40.32 \text{ S.F.} / 126 \text{ S.F.} = 0.32 \text{ SOFFIT}$
SCREENS REQUIRED:
SCREENS PROVIDED: 1

SCREEN VENT SPACING:
 $25\text{'-}0\text{' L.F.} / 1 = 25\text{'-}0\text{' MAX}$
SPACING

GENERAL NOTE:
1"x24" VENTILATION IN SOFFIT
VENTILATION 126 SQUARE INCHES OF
VENTILATION PER VENT.

COV. ENTRY ROOF

ROOF VENTILATION CALCULATION
PER FBC 1003.2

REQUIRED VENTILATION:
 $\frac{142 \text{ SF}}{150} \times 144 = 136.32 \text{ SF.}$

SCREEN VENTILATION PROVIDED:
 $136.32 \text{ SF.} / 126 \text{ SF.} = 1.08 \text{ SOFFIT}$
SCREENS REQUIRED.

SCREENS PROVIDED: 2

SCREEN VENT SPACING:
 $36\text{'-}5\text{' L.F.} / 3 = 12\text{'-}2\text{' MAX}$
SPACING

GENERAL NOTE:
1"x24" VENT SCREENS IN SOFFIT
126 PROVIDE 126 SQUARE INCHES OF
VENTILATION PER VENT

GARAGE ROOF

VENT LEGEND
 OFF-RIDGE VENT
 SOFFIT SCREEN VENT

[illegible]

LENNAR

8895 N. Military Trail, Suite 101-B
Palm Beach Gardens, FL 33410

Palm Atlantic Division

SUBDIV. & LOT:

ANYAN COURT

PROJECT# 03300.054/20173

ENNA# #77??

VERSION:

3331 ELEV. "E"

GARAGE SWING:
RIGHT

PAGE:

ELEVATION "E"
LEFT & RIGHT

70 MPH EXPOSURE C

ARCHITECT:
STATE OF FLORIDA

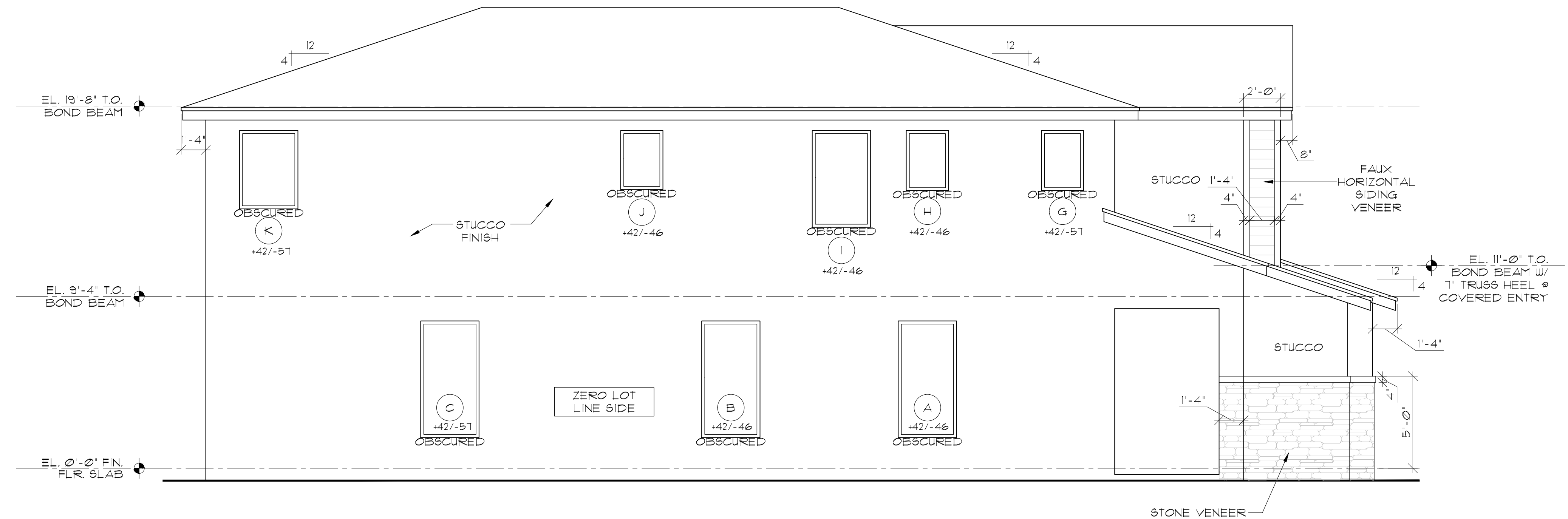
JAMES CANTWELL
AR NO 12079

PLAN
DATE: 11/12/20

SCALE: AS NOTED
SHEET NO:

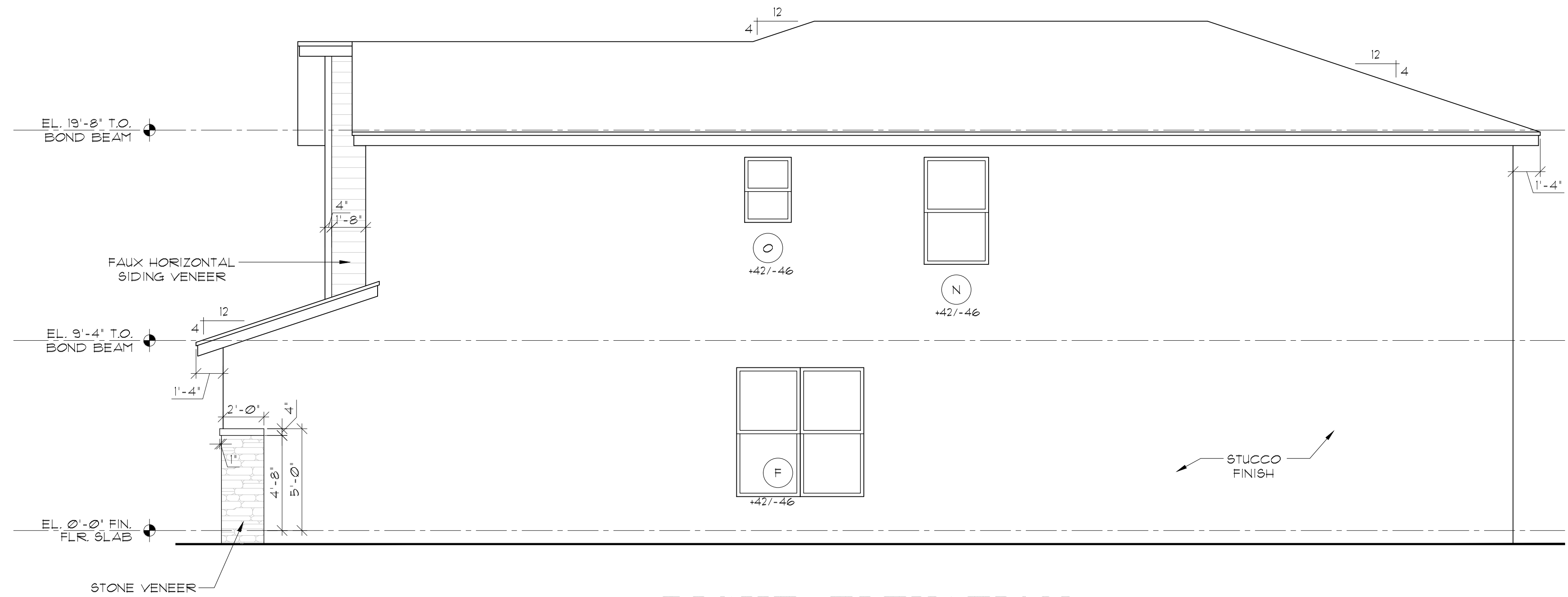
SHEET NO:

A4E



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

LENNAR

MODEL D - 1450



[illegible]

LENNAR

8895 N. Military Trail, Suite 101-B
Palm Beach Gardens, FL 33410

Palm Atlantic Division

SUBDIV. & LOT:
BANYAN COURT

(AMERICAN DREAM SERIES)
PROJECT# 03300.036/20175
LENNAR# #77??

VERSION:
1450 ELEV. "E"
GARAGE SWING:
RIGHT
PAGE:

ELEVATION "E"
FRONT & REAR

170 MPH EXPOSURE C

ARCHITECT:
STATE OF FLORIDA

JAMES CANTWELL
AR NO 12079

PLAN	11/12/20
DATE:	
SCALE:	AS NOTED
SHEET NO:	

A2E

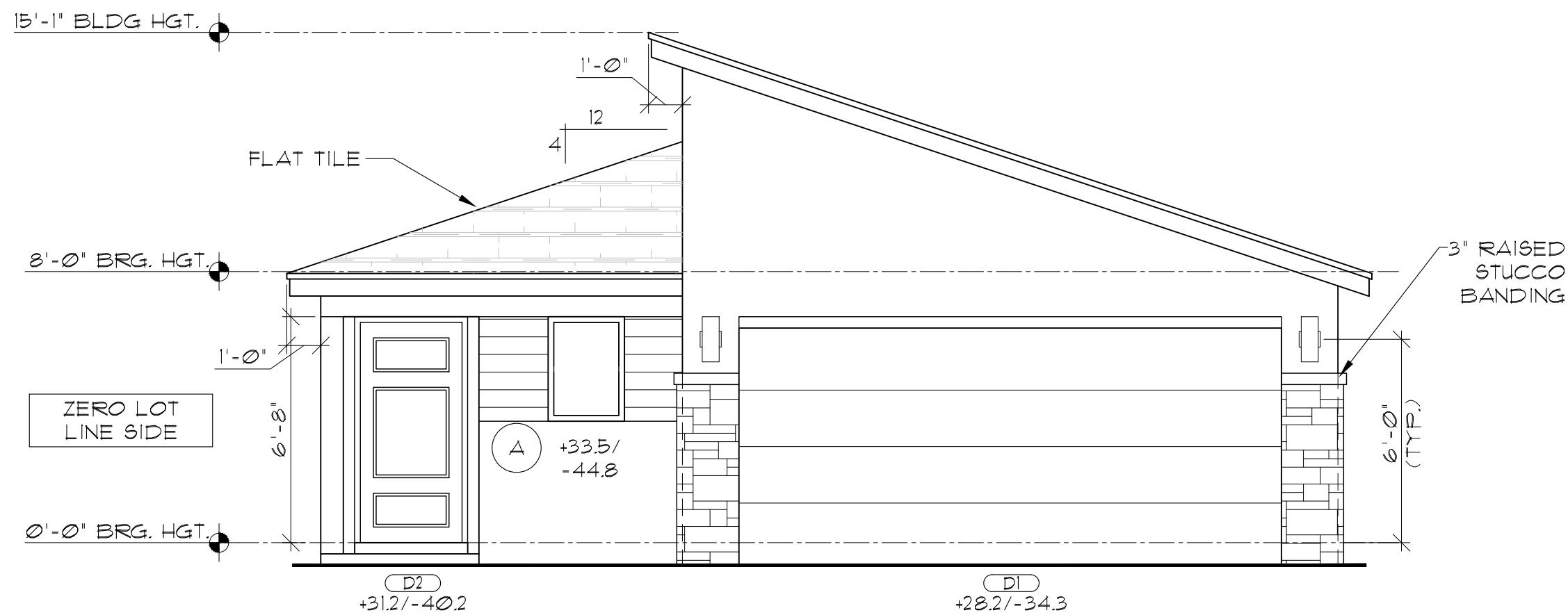
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INTERVENT ATCA REQUED	=	1.300
VENT ATCA ATTIC	=	1489.500
	=	1.81
INTERVENT ATCA REQUED	=	694.50
V REQUED, INTERVENTATION	=	5 X 694.50
INTERVENT ATCA ATTIC	=	367.50
INTERVENTATION ATCA	=	877.50 INTERVENT
INTERVENTION (C=100)	=	305.4750
INTERVENTION (C=100)	=	1354.61
INTERVENTION (C=100)	=	8
INTERVENTION (C=100)	=	550
INTERVENTION (C=100)	=	135.50
INTERVENTION (C=100)	=	367.50
INTERVENTION (C=100)	=	2758
INTERVENTION (C=100)	=	3
INTERVENTION (C=100)	=	157
INTERVENTION (C=100)	=	52335
INTERVENTION (C=100)	=	100000
INTERVENTION (C=100)	=	100000

MAIN ROOF

ROOF VENTILATION CALCULATION PER IRC I2032 REQUIRED VENTILATION: $\frac{12.5 \text{ SF}}{120} \times 144 = 182.4 \text{ S.I.}$ SCREEN VENTILATION PROVIDED: $182.4 \text{ S.I.} / 126 \text{ S.I.} = \phi 1.4 \text{ SOFFIT}$ SCREENS REQUIRED: SCREENS PROVIDED:1 SCREEN VENT SPACING: $10' - 0" \text{ L.F.} / 1 + 10' - 0" \text{ MAX}$ SPACING GENERAL NOTE: 7'X24" VENT SCREENS IN SOFFIT PROVIDE 126 SQUARE INCHES OF VENTILATION PER VENT.
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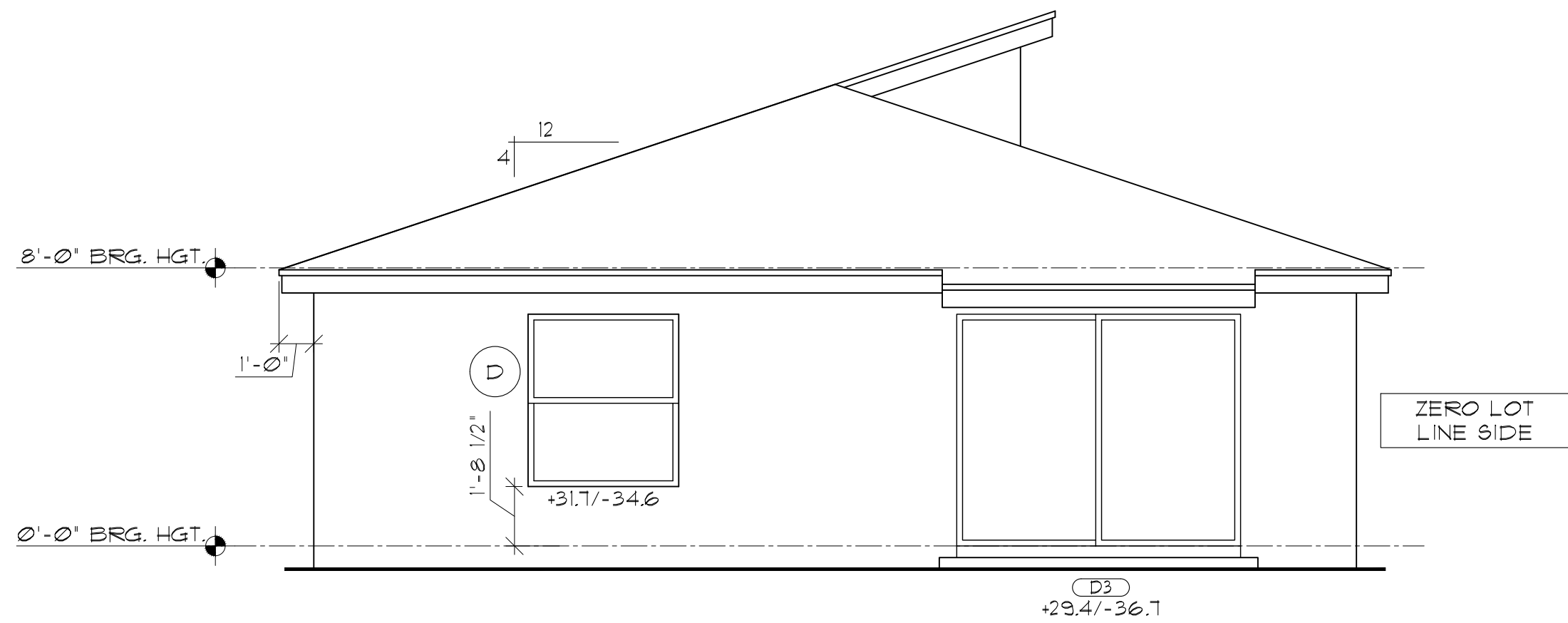
ROOF ABV.
COV. ENTRY

VENT LEGEND	
	OFF-RIDGE VENT
	SOFFIT SCREEN VENT



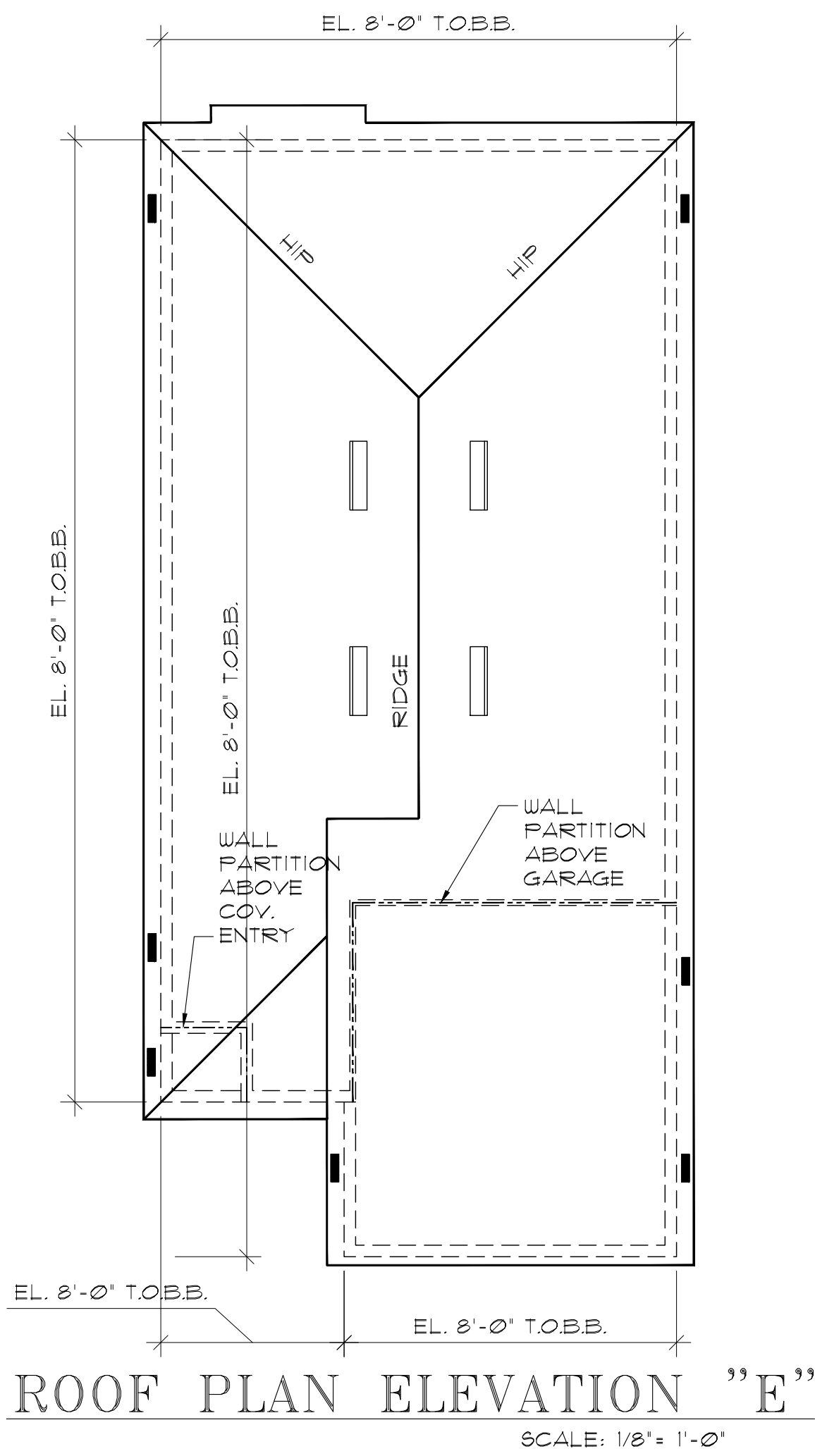
1450 MODEL
FRONT ELEVATION "E"

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



[illegible]

LENNAR

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Palm Atlantic Division

SUBDIV. & LOT:

BANYAN COURT

(AMERICAN DREAM SERIES)
PROJECT# 03300.036/20175

LENNAR# #77??

1450 ELEV. "E"

GARAGE SWING:
RIGHT

PAGE:

ELEVATION "E"
LEFT & RIGHT

170 MPH EXPOSURE C

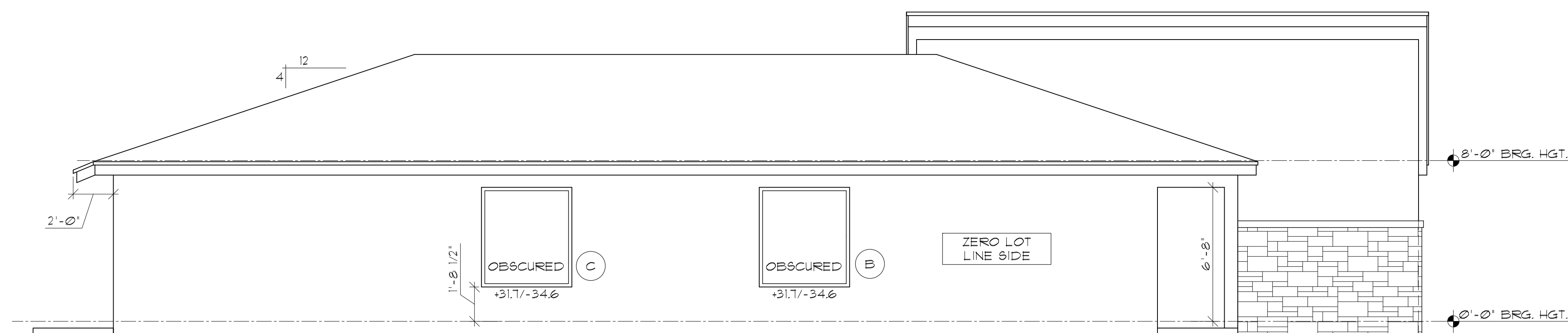
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STATE OF FLORIDA

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PLAN
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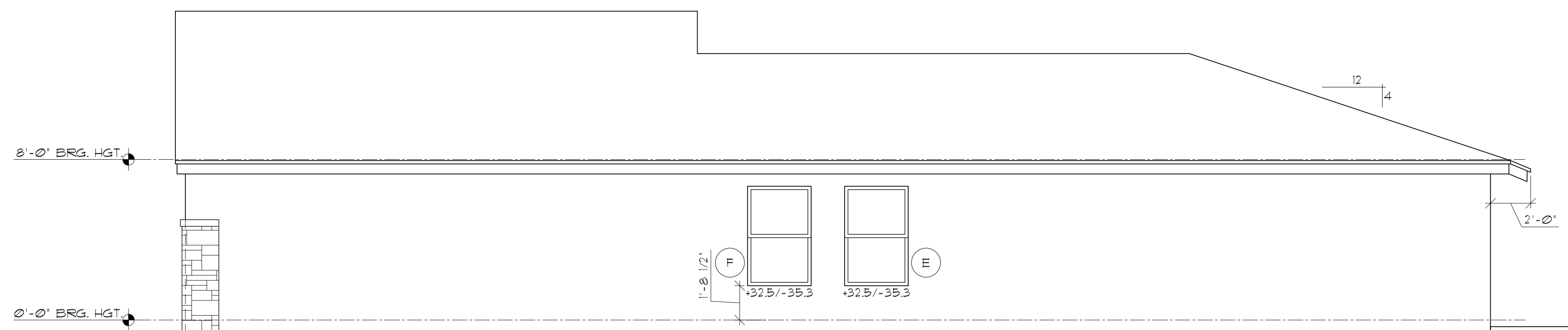
SCALE: AS NOTED
SHEET NO:

A3E



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

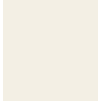
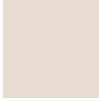
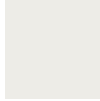
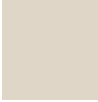
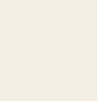
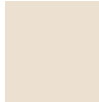
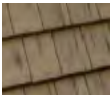
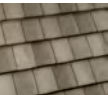
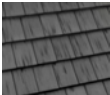
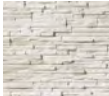


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

Banyan Court

EXTERIOR COLOR SCHEMES

	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5
MAIN BODY COLOR	 WHITETAIL SW7103	 DIVINE WHITE SW6105	 PURE WHITE SW7005	 SHITAKE SW9173	 ONLINE SW7072
GARAGE/FRONT DOOR	 KESTREL WHITE SW7516	 UNIVERSAL KHAKI SW6150	 ARGOS SW7065	 WESTHIGHLAND WHITE SW7566	 NEBULOUS WHITE SW7063
FASCIA	 HOMESTEAD BROWN SW7515	 HOMESTEAD BROWN SW7515	 GAUNTLET GRAY SW 7019	 WELL BRED BROWN SW7027	 SERIOUS GRAY SW6256
STUCCO BANDS	 WHITETAIL SW7103	 STEAMED MILK SW7554	 SILVER POINTE SW7653	 GRECIAN IVORY SW7541	 GRAY SCREEN SW7071
ROOF TILE	 ARCADIA CANYON BROWN 4502	 BROWN GRAY RANGE 4687	 SIERRA MADRE 4503	 ARCADIA CANYON BROWN 4502	 MOUNT DORA BLEND 49655
BRICK PAVERS	 COFFEE	 DRIFTWOOD	 GRANITE	 COFFEE	 GRANITE
ACCENT STONE	 BORAL CULTURED STONE - WINTER HAVEN PRO-FIT ALPINE LEDGESTONE	 BORAL CULTURED STONE - INTAGLIO PRO-FIT MODERA LEDGESTONE	 BORAL CULTURED STONE CARBON PRO-FIT MODERA LEDGESTONE	 BORAL CULTURED STONE - WINTER HAVEN PRO-FIT ALPINE LEDGESTONE	 BORAL CULTURED STONE - CARBON PRO-FIT MODERA LEDGESTONE SKYLINE
FAUX HARDIBOARD FINISH	 TONY TAUPE SW 7038	 Downing Earth SW 2820	 SILVER SW 7057	 CHATEAU BROWN SW 7510	 CHATEAU BROWN SW 7510