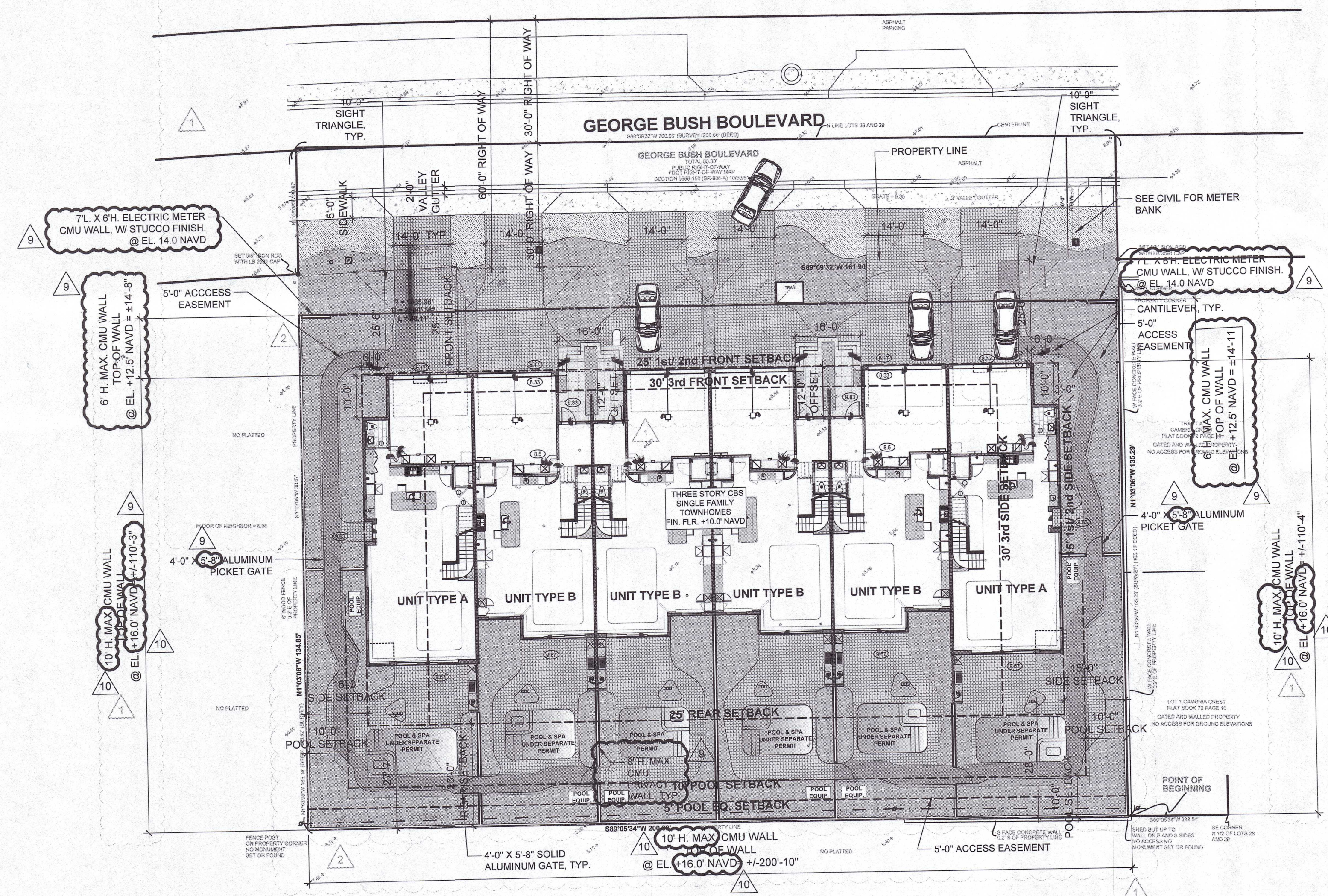




# 1 OVERALL SITE PLAN

1"=20'-0"



## MATERIALS LEGEND

- PLANTING AREA TYPICAL
- ZOYSIA SOD
- PORPHYRY PAVERS
- WATER

RM	MIN. LOT SIZE (sq. ft)	MIN. LOT WIDTH (ft)	MIN. LOT DEPTH (ft)	MIN. OPEN SPACE (%)	MIN. LOT FRONTAGE (ft)	MAX LOT COVERAGE (%)	MAX BLDG HEIGHT (ft)
MULTI-FAMILY							
REQUIRED	8,000	60	100	25 (6,767 SF)	60	40 (10,830)	35
PROVIDED	27,069	200	135.29	25.4 (6,878/27,069)	200	39.8 (10,786/ 27,069)	34'-8"

## USABLE OPEN SPACE CALCULATION

TOTAL SITE AREA	27,069 SF	
REQ'D USEABLE OPEN SPACE AREA	GREATER OR EQUAL TO 25% OF TOTAL SITE AREA	
	PROPOSED SF	PROPOSED %
TOTAL USEABLE OPEN SPACE AREA	6,878 SF	25.4%



## 2 AERIAL VIEW

N.T.S.



A/C BUILDING AREA TABULATION			
UNIT TYPE	# OF UNITS	SQ. FT./UNIT	TOTAL SQ. FT.
UNIT A	2	3,747	7,494
UNIT B	4	4,467	17,868
TOTAL	6		25,362

TOTAL BUILDING AREA TABULATION			
UNIT TYPE	# OF UNITS	SQ. FT./UNIT	TOTAL SQ. FT.
UNIT A	2	5,784 SF	11,568 SF
UNIT B	4	5,705 SF	22,820 SF
TOTAL	6		34,388 SF

## PROJECT DATA

ZONING: RM		
- BUILDING FOOTPRINT AREA	10,786 S.F.	39.8%
- PARKING	2,790 S.F.	
- WATER BODIES	0 S.F.	
- NO. OF DWELLING UNITS	6 UNITS	
- DWELLING UNIT PER ACRE	9 / ACRE	
- USABLE OPEN SPACE	6,878 S.F.	
- HARDSCAPE	9,405 S.F.	
SETBACKS		
	REQUIRED	PROVIDED
FRONT	18'2 / 3	18'2 / 3
SIDE (INTERIOR)	25' / 30'	25' / 30'
REAR	15' / 30'	15' / 30'
	25'	27'-7"
PARKING ANALYSIS		
GARAGE PARKING (UNIT PARKING)		12
DRIVEWAY PARKING (GUEST PARKING)		12
ADDITIONAL PARKING		0
TOTAL PARKING		24
	REQUIRED	PROPOSED
UNIT	3.0 SPACE REQ'D PER UNIT X 6 UNIT= 12 PARKING SPACES REQ'D	12 PARKING SPACES
GUEST	0.5 SPACE REQ'D PER GUEST X 6 UNIT= 3 PARKING SPACES REQ'D	12 PARKING SPACES

\*\* REQUIRED: 3BR UNIT

## NOTES:

- PER DELRAY BEACH CODE OF ORDINANCES: ALL BUILDINGS OR STRUCTURES REGARDLESS OF THE TYPE OF CONSTRUCTION WHICH ARE 3 OR MORE OCCUPIED STORIES OR HAVE THREE (3) OR MORE UNOCCUPIED STORIES AS DEEMED REQUIRED BY THE AUTHORITY HAVING JURISDICTION, MUST HAVE SPRINKLER PROTECTION.
- FIRE CODE REFERENCE: FLORIDA FIRE PREVENTION CODE 7TH EDITION - FLORIDA SPECIFIC NFPA 1, FIRE CODE, 2020 EDITION & FLORIDA SPECIFIC NFPA 101, LIFE SAFETY CODE, 2020 EDITION.
- ALL PROPOSED UTILITY LINES WILL PLACED UNDERGROUND.

PERMIT SET 04.28.22

REVISIONS	BY	DATE
PERMIT SET	CM	04.28.22
BRAB COMMENTS	CM	05.31.22
OWNER REVISIONS	CM	09.13.22
COORDINATION	CFR/CM	04.27.23
OWNER REVISIONS	CFR/CM	05.12.23
OWNER REVISIONS	CFR/CM	07.11.23
OWNER REVISIONS	CFR/CM	12.19.23

CUSTOM RESIDENCES  
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DELRAY BEACH, FLORIDA

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