

SITE DATA

ZONING DISTRICT = R-1-A
 MINIMUM FRONT YARD SETBACK = 25'-0"
 MINIMUM SIDE YARD SETBACK = 7'-6"
 MINIMUM REAR YARD SETBACK = 10'-0"

LOT SIZE = 6,835 SQ. FT. / 0.16 ACRES
 FLOOD ZONE: X

PROPOSED FIRST FLOOR A/C AREA: 1,652 SQ. FT.
 PROPOSED SECOND FLOOR A/C AREA: 1,992 SQ. FT.
 PROPOSED TOTAL A/C AREA: 3,644 SQ. FT.

PROPOSED AREA OF GARAGE: 438 SQ. FT.
 COVERED ENTRY AREA: 54 SQ. FT.
 COVERED PATIO AREA: 162 SQ. FT.
 PROPOSED TOTAL FLOOR AREA: 4,298 SQ. FT.

PROPOSED UNDER FLOOR AREA: 2,306 SQ. FT.
 PROPOSED DRIVEWAY/WALKWAY AREA: 456 SQ. FT.
 PROPOSED FUTURE POOL/DECK AREA: 814 SQ. FT.
 PROPOSED A/C & POOL PAD AREA: 88 SQ. FT.
 PROPOSED IMPERVIOUS AREA: 3,664 SQ. FT. (53.6% OF LOT)

LEGAL DESCRIPTION:

LOT 47, BLOCK 7, "OSCEOLA PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

STRUCTURAL DESIGN CRITERIA

TWO STORY ENGINEERED UNIT MASONRY SINGLE FAMILY RESIDENCE
 FLORIDA BUILDING CODE
 GROUP (R3) BUILDING TYPE (V-B) UNPROTECTED

1) THE DESIGN COMPLIES WITH THE FLORIDA BUILDING CODE (F.B.C.) AND OTHER REFERENCED CODES AND SPECIFICATIONS.

APPLICABLE CODES:
 A: 8TH EDITION FLORIDA BUILDING CODE (2023) BUILDING & RESIDENTIAL, INCLUDING HIGH VELOCITY WIND ZONE REQUIREMENTS OF CHAPTERS 3 & 44.
 B: A.C.I. 318-11 REINFORCED CONCRETE
 C: REINFORCED MASONRY BY FBC R4407 & B2121 & ACI 530-11/ASCE & THE MASONRY DESIGNERS GUIDE BY A.C.I., T.M.S., A.S.C.E.

2) WIND LOAD CRITERIA: (ASCE 7-22)
 BASIC WIND VELOCITY 170 MPH, ENCLOSED
 WIND EXPOSURE "C"
 RISK CATEGORY = II
 K_r = 0.85

APPLICABLE INTERNAL PRESSURE COEFFICIENT: ± 0.18
 MEAN ROOF HEIGHT: ± 28'-0"
 NET UPLIFTS SHOWN HEREIN ARE BASED ON (GROSS UPLIFT) PER ASCE COMPONENTS & CLADDING ZONES 1, & 2.

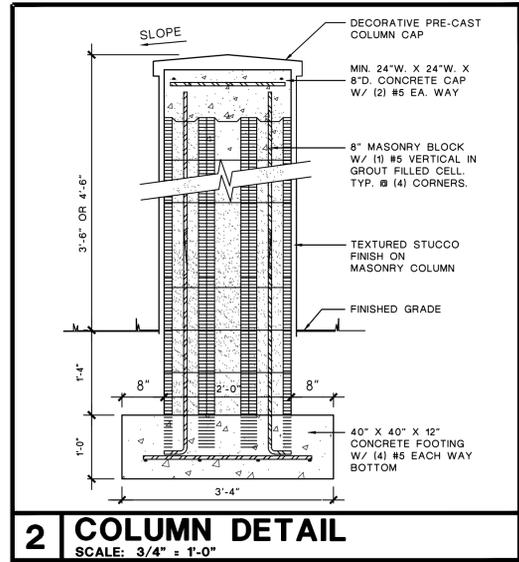
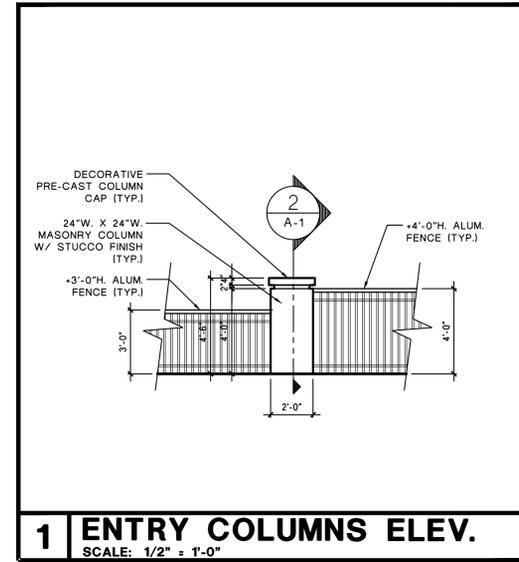
ZONE 1	45.99 PSF
ZONE 2	52.41 PSF
ZONE 3	66.55 PSF
ZONE 4	63.19 PSF
ZONE 5	92.23 PSF
END A-ZONE DISTANCE	2'-9"

PRESSURE RATINGS REQUIRED FOR ROOFING SHOWN HEREIN ARE BASED ON ASCE7-22 COMPONENT & CLADDING ASD DESIGN (0.6W) NO FURTHER REDUCTION IS ALLOWED

3) WIND NET UPLIFT: ARE AS INDICATED ON PLANS

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REVISIONS

03/13/26	C.O.P.
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SUNSHINE RESIDENCE
 FOUR BEDROOMS / 5 1/2 BATHS
 121 SE 7TH STREET
 DELRAY BEACH, FLORIDA 33483

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 PARKLAND, FL 33487
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FARID ABUGATTAS, PE
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TO THE BEST OF MY KNOWLEDGE, THE DESIGN DEPICTED ON THIS DRAWING COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODE IN EFFECT AS OF DATE OF CERTIFICATION BELOW.

Maurice Menasche, AIA, LEED AP
 FL REG. #ARD04881

SHEET TITLE
 SITE PLAN
 DRAWN: MM
 CHECKED: MM
 DATE: 8/14/25
 SCALE: 1/8" = 1'-0"
 JOB. NO.: 250206
 SHEET: A-1
 OF 29 SHEETS