



TOTAL A/C AREA TABULATION		
	Area	
A/C - 1ST FLOOR	2405	
A/C - 2ND FLOOR	2600	
TOTAL A/C AREA	5005	

TOTAL NON A/C AREA TABULATION		
	Area	
COVERED BALCONY 1	45	
COVERED BALCONY 2	60	
COVERED BALCONY AT MASTER	105	
COVERED PATIO OUTDOOR LIVING	325	
ENTRY	26	
GARAGE 3-CAR	641	
TOTAL NON A/C AREA	1203	

TOTAL AREA TABULATION		
	Area	
A/C - 1ST FLOOR	240	
A/C - 2ND FLOOR	260	
COVERED BALCONY 1	4	
COVERED BALCONY 2	60	
COVERED BALCONY AT MASTER	10	
COVERED PATIO OUTDOOR LIVING	32	
ENTRY	2	
GARAGE 3-CAR	64	
OPEN TERRACE	21	
TOTAL A/C & NON-A/C AREAS	642	

	SITE PLAN KEY NOTE LEGEND
05 SF 00 SF	001 POOL/SPA - SEPARATE PERMIT BY OTHERS
05 SF	002 HARDSCAPE/LANDSCAPE BY OTHERS
N.	003 PROPERTY LINE
45 SF 60 SF	004 N/A
05 SF 25 SF 26 SF	005 CONDENSING UNITS - REFER TO MEP
41 SF 03 SF	006 BUILDING SET BACK LINE
	007 PROPOSED DRIVEWAY
05 SF 00 SF 45 SF 60 SF	008 PROPOSED WALK PATH
	009 N/A
05 SF 25 SF	010 FENCE & GATES BY OTHERS
26 SF 41 SF	
14 SF 22 SF	

ARCHITECTURAL SITE PLAN NOTES

1. GC TO COORDINATE LANDSCAPING BUFFER AROUND ALL EQUIPMENT. REFER TO LANDSCAPE DRAWINGS.

2. ALL EQUIPMENT TO BE INSTALLED MININUM FEMA FLOOD ELEVATION. GC TO COORDINATE

3. REFER TO CIVIL DRAWINGS FOR ANY CONNECTIONS OF DECK DRAINS. GC TO COORDINATE

4. GC TO COORDINATE PERIMETER FENCE AND GATES COMPLY WITH ALL POOL ENCLOSURE REQUIREMENTS.

5. PER FBC 2020 (312.1.1) GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 24" HORIZONTALLY TO

6.PRIVACY WALL BARRIER TO BE 4'-0" MAX. IN HEIGHT ABOVE THE LOWEST ADJOINING GRADE ELEVATION.

ZONING DEVELOPMENT REGULATIONS (PER CITY OF BOCA RATON LDR SECTION 28-336 - DISTRICT CLASSIFICATIONS)

PROJECT DATA

ZONING: R1-A	PROPOSED USE: SIN	PROPOSED USE: SINGLE FAMILY	
	REQUIRED	PROVIDED	
LOT SIZE	7,500 S.F.	13,058 S.F.	
SETBACKS & BUILDI	NG HEIGHTS		
	REQUIRED	PROPOSED	
FRONT	25'-0" (MIN.)	VARIES, 25'-2" MIN	
DEAD	401.011 (MIN.)	VADIEC 401 011 MINI	

SETBACKS & BUILDING HEIGHTS			
	REQUIRED	PROPOSED	
FRONT	25'-0" (MIN.)	VARIES, 25'-2" MIN.	
REAR	10'-0" (MIN.)	VARIES, 10'-2" MIN.	
SIDE (STREET)	15'-0" (MIN.)	VARIES, 15-2" MIN.	
SIDE (INTERIOR)	7'-6" (MIN.)	VARIES, 7-8" MIN.	
POOL & PATIO	POOL REAR 10'-0" POOL SIDE 10'-0" DECK SIDE 5'-0"	POOL REAR 10'-2" POOL SIDE 10'-2" DECK SIDE 5'-2"	
ACCESSORY STRUCTURE	N/A	N/A	
MAX. BUILDING HEIGHT	35'-0" ABOVE ESTABLISHED GRADE	32'-0" AT HIGHEST HIP RIDGE	
MAX. FLAT ROOF HEIGHT	25'-0" ABOVE ESTABLISHED GRADE	N/A	

NOTE # 1: REFER TO SURVEY AND CIVIL PLAN/ DRAINAGE PLAN FOR ADDITIONAL INFORMATION

NOTE # 2: AVERAGE CROWN OF ROAD = 10'-0"

ESTABLISHED GRADE:
AVERAGE CROWN OF ROADS (A.C.O.R.) + 1.5'
H.C.O.R. = 10' NAVD + 1.5' = 11.5' NAVD MIN.

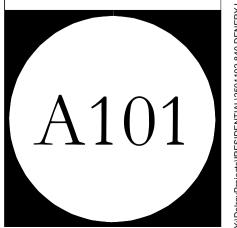
ESTABLISHED GRADE FOR FIRST FLOOR TOP OF SLAB = 11.5' NAVD + 1' FREE BOARD = 12.5'

DD (FLOOR PLAN) JC 01.25.2025 DD (25% CD) DD (25% CD) REV1 JC 03.14.2025

REVISIONS BY DATE

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