



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

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

TOTAL AREA TABULATION	
	Area
A/C - 1ST FLOOR	2405 SF
A/C - 2ND FLOOR	2600 SF
COVERED BALCONY 1	45 SF
COVERED BALCONY 2	60 SF
COVERED BALCONY AT MASTER	105 SF
COVERED PATIO OUTDOOR LIVING	325 SF
ENTRY	26 SF
GARAGE 3-CAR	641 SF
OPEN TERRACE	214 SF
TOTAL A/C & NON-A/C AREAS	6422 SF

SITE PLAN KEY NOTE LEGEND	
001	POOL/SPA - SEPARATE PERMIT BY OTHERS
002	HARDSCAPE/LANDSCAPE BY OTHERS
003	PROPERTY LINE
004	N/A
005	CONDENSING UNITS - REFER TO MEP
006	BUILDING SET BACK LINE
007	PROPOSED DRIVEWAY
008	PROPOSED WALK PATH
009	N/A
010	FENCE & GATES BY OTHERS

ARCHITECTURAL SITE PLAN NOTES	
1.	GC TO COORDINATE LANDSCAPING BUFFER AROUND ALL EQUIPMENT. REFER TO LANDSCAPE DRAWINGS.
2.	ALL EQUIPMENT TO BE INSTALLED MINIMUM 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: SINGLE FAMILY	
	REQUIRED	PROVIDED
LOT SIZE	7,500 S.F.	13,058 S.F.

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'

1 ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"

REVISIONS	BY	DATE
DD (FLOOR PLAN)	JC	01.25.2025
DD (25% CD)	JC	02.27.2025
DD (25% CD) REV1	JC	03.14.2025

SPEC RESIDENCE  
840 DENERY LANE  
DELRAY BEACH, FL 33483

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ARCHITECTS  
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