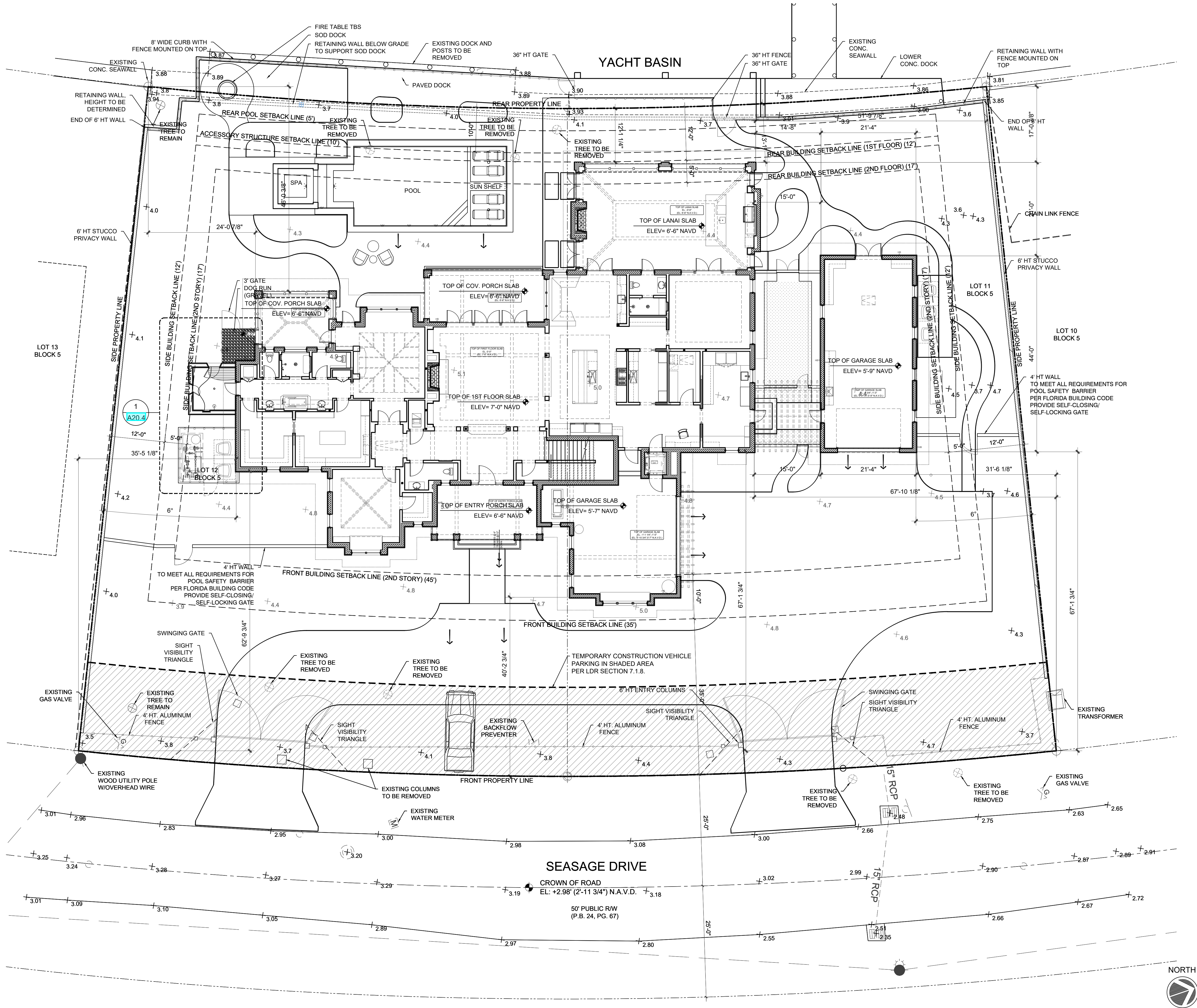


AREA CALCULATION

A/C	
FIRST FLOOR A/C	4,769 SQ. FT.
SECOND FLOOR A/C	+ 3,248 SQ. FT.
TOTAL A/C	= 8,017 SQ. FT.
GROSS	
FIRST FLOOR	
FIRST FLOOR A/C	= 4,769 SQ. FT.
ENTRY PORCH	= 285 SQ. FT.
LANAI	= 989 SQ. FT.
COVERED PORCH	= 222 SQ. FT.
COVERED PORCH	= 315 SQ. FT.
GARAGE (dehumidified)	= 769 SQ. FT.
R/V GARAGE (dehumidified)	= 938 SQ. FT.
FIRST FLOOR TOTAL	= 8,287 SQ. FT.
SECOND FLOOR	
SECOND FLOOR A/C	= 3,248 SQ. FT.
COVERED PORCH	= 180 SQ. FT.
COVERED PORCH	= 315 SQ. FT.
OPEN TERRACE (uncovered)	= 124 SQ. FT.
SECOND FLOOR TOTAL	= 3,867 SQ. FT.
GROSS SQ. FT.	= 12,154 SQ. FT.
BUILDING FOOTPRINT	= 8,287 SQ. FT.

SITE DATA CHART

	REQUIRED	PROPOSED
MIN. LOT AREA	N/A	30,643 SF
MAX. LOT COVERAGE (BUILDING)	35% 10,725 SF	27% 8,287 SF
MAX. BUILDING HEIGHT	35'	35'
MIN. OPEN SPACE	45% 13,789.35 SF	47% 14,408.39 SF
LOT FRONTAGE	N/A	220 FEET
LOT WIDTH	N/A	200 FEET
LOT DEPTH	N/A	150 FEET
FRONT SETBACK	35' 1ST FLOOR/ 45' 2ND FLOOR	38'-4 5/8" 1ST FL./ 45'-2 3/8" 2ND FL.
NORTH SIDE SETBACK	12' 1ST FLOOR/ 17' 2ND FLOOR	19'-3 1/2" 1ST FL./ 58'-0 1/4" 2ND FL.
SOUTH SIDE SETBACK	12' 1ST FLOOR/ 17' 2ND FLOOR	26'-1" 1ST FL./ 47'-9" 2ND FL.
REAR SETBACK	12' 1ST FLOOR/ 17' 2ND FLOOR	12'-1 1/4" 1ST FL./ 36'-0" 2ND FL.



ARCHITECTS

HERSCOE HAJJAR ARCHITECTS, LLC.

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G. MICHAEL HAJJAR
LICENSE NO. AR0091948

General Notes

REG REALTY HOLDINGS, LLC.

1020 SEASAGE DRIVE
DELRAY BEACH, FL 33483

No.	Description	Date
1	ISSUED FOR PERMIT	01-30-2023
2	REVISED PER REVIEW COMMENTS	05-23-2023
3	PERMIT REVISION	09-22-2023
4	ISSUED FOR CONSTRUCTION	11-20-2023
5	REVISED	01-11-2024
6	CONSTRUCTION REVISION	03-29-2024
7	CONSTRUCTION SET REVISION	09-25-2024

Drawing Title

Site Plan

Drawn Date

Checked By Drawing Number

Approved

Job Number