



SITE PLAN
SCALE: 1/8" = 1'-0"

PROSPECTED RESIDENCE:
1020 LAKE SHORE DRIVE
DELRAY BEACH, FLORIDA 33444

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION
LOT 4, BLOCK 2, 'LAKE IDA SHORE' ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 13,162 SQUARE FEET, MORE OR LESS.

LEGAL ADDRESS
1020 LAKE SHORE DRIVE, DELRAY BEACH, FL 33444

BUILDING INFORMATION
OCCUPANCY TYPE: SINGLE FAMILY DETACHED RESIDENCE
CONSTRUCTION TYPE: V-B (NON-SPRINKLED)
NEW CONSTRUCTION

EXISTING 2 STORY CMU CUSTOM SINGLE FAMILY RESIDENCE
ZONING DISTRICT: R-1-AAA SINGLE-FAMILY RESIDENCE
EXISTING FINISH FLOOR AT MAIN HOUSE
REF. ELEV. 0'-0" (+15.0' NAVD.)
MAIN FIN. SLAB

FLOOD ZONE INFORMATION
THIS LOT IS LOCATED IN FLOOD ZONE 'X'
FANEL MAP NO. 12093C031TG
DATE OF FIR: 12/20/2024

APPLICABLE CODES/ACTS:
FLORIDA BUILDING CODE - 2023, 8th EDITION
FLORIDA RESIDENTIAL CODE - 2023, 8th EDITION

LOCAL MUNICIPALITY
CITY OF DELRAY BEACH
PALM BEACH COUNTY, FLORIDA

BUILDING AREA:
NEW TOTAL A/C AREA OF HOUSE:
4,921.00 SQUARE FOOTAGE

BUILDING HEIGHT:
2-STORY SINGLE FAMILY RESIDENCE:
EXISTING BUILDING HEIGHT = 24'-11"
ALLOWABLE MAX. BUILDING HEIGHT = 35'-0"

LOT REQUIREMENTS

LOT SIZE	= 13,162.00 SF.
30% MAX. LOT COVERAGE	= 3,948.60 SF.
2 CAR GARAGE EXISTING	= 596.00 SF.
COVERED PATIO	= 288.00 SF.
OPEN PATIO BBQ AREA	= 294.00 SF.
NEW AREA FIRST FLOOR LIVING	= 2,591.00 SF.
NEW LOT COVERAGE 28.60%	= 3,769.00 SF.
MAX. LOT COVERAGE 30%	= 3,948.60 SF.

A/C AREA CALCS

EXISTING FIRST FLOOR A/C	= 1,891.00 SF.
1ST FLR A/C AREA ADDED	= 694.00 SF.
340.00SF. VEST + 28.00SF. VIP CORRIDOR + 326.00SF. 1 CAR GARAGE	
NEW FIRST FLOOR A/C	= 2,591.00 SF.
SECOND FLOOR LIVING AREA	= 2,330.00 SF.
NEW TOTAL A/C AREA	= 4,921.00 SF.

- SITE PLAN NOTES**
- CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.
 - EXTERIOR DECKS, DRIVEWAYS, PORCH FLOORS, AND WALKWAYS TO BE SLOPED AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 1/8" PER FOOT.
 - 6" THK CONC. EQUIP. PAD, TYPICAL AT ALL EQUIP. PADS UNO. (CONTRACTOR TO VERIFY SIZE AND LOCATION).



REVISIONS

1.	MOD. PREVIOUS AREA 02-28-24
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4.	
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10.	

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RWB
L i n a r e s
ARCHITECTURE

PROJECT # 00-000
DATE 04/23/2025
SHEET #

SP1.0

PROPOSED SITE PLAN

Digitally signed
by Juan C Linares
Date: 2025.06.05
12:39:17 -04'00'