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%REVISIONS	
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2 VICINITY MAP

SITE INFORMATION	
ADDRESS:	311 SE 3RD ST. DELRAY BEACH, FL 33483
PROJECT DESCRIPTION:	2 STORY SINGLE FAMILY RESIDENCE
LEGAL DESCRIPTION:	-

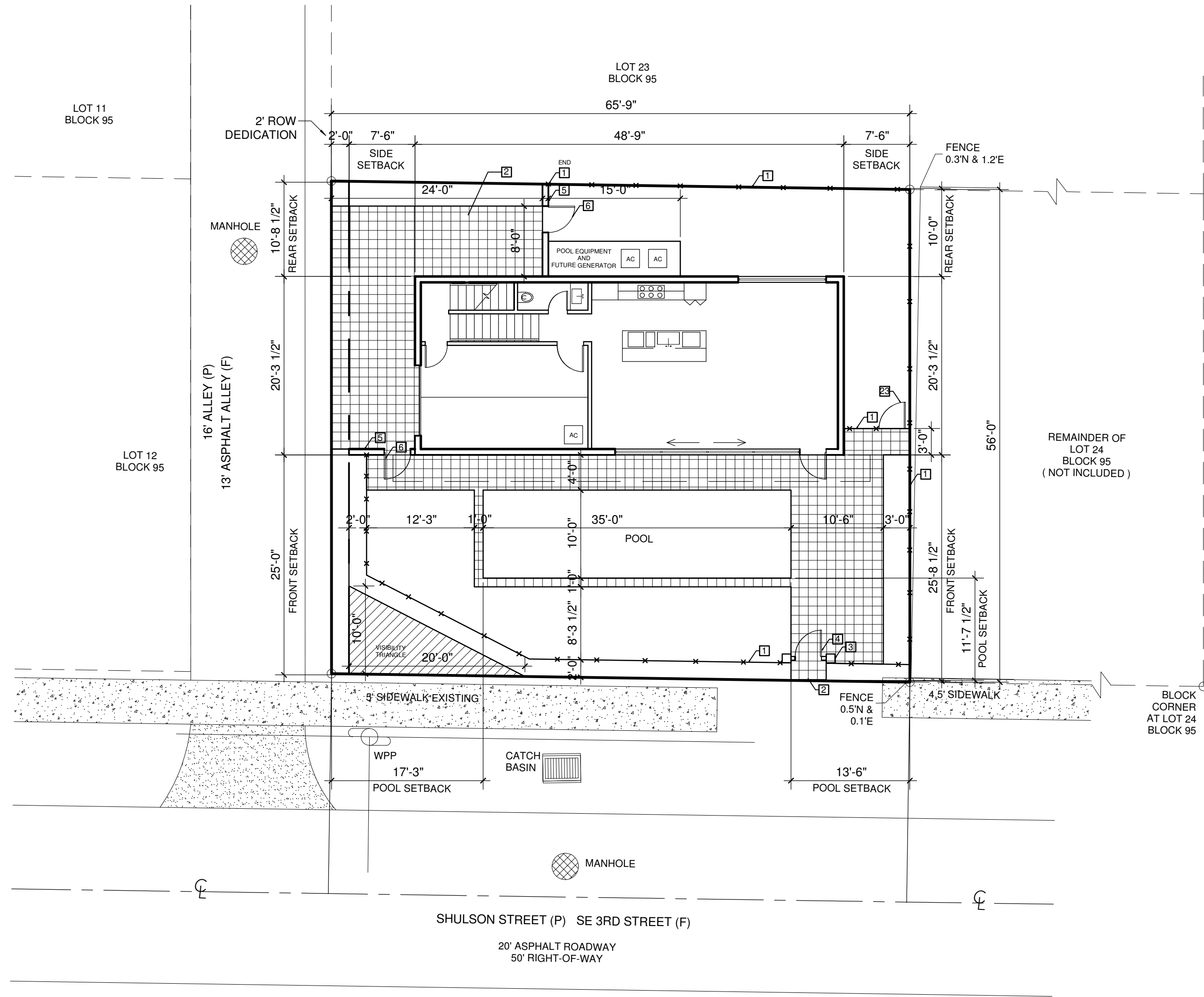
APPLICABLE CODES	
ZONING DISTRICT:	(R1) SINGLE FAMILY RESIDENCE/R-1-A
TYPE OF BUILDING CONSTRUCTION:	TYPE V-B
BUILDING CODE:	FBC-2017 RESIDENTIAL

ZONING REQUIREMENT		
BUILDING DISPOSITION:		
LOT OCCUPATION	REQUIRED	PROVIDED
LOT AREA	7,500 S.F. MIN	3,682 SQFT
LOT WIDTH	60'-0"	65'-9"
LIVING FLOOR AREA	1,000 S.F. MIN	2,934 S.F.
BUILDING HEIGHT	MAX. 35'-0"	35'-0"
MIN. OPEN SPACE (PERIMETER LANDSCAPING)	25%	2,623 S.F. (71% OF TOTAL SITE AREA)
PARKING SPACES	2	2 (GARAGE)

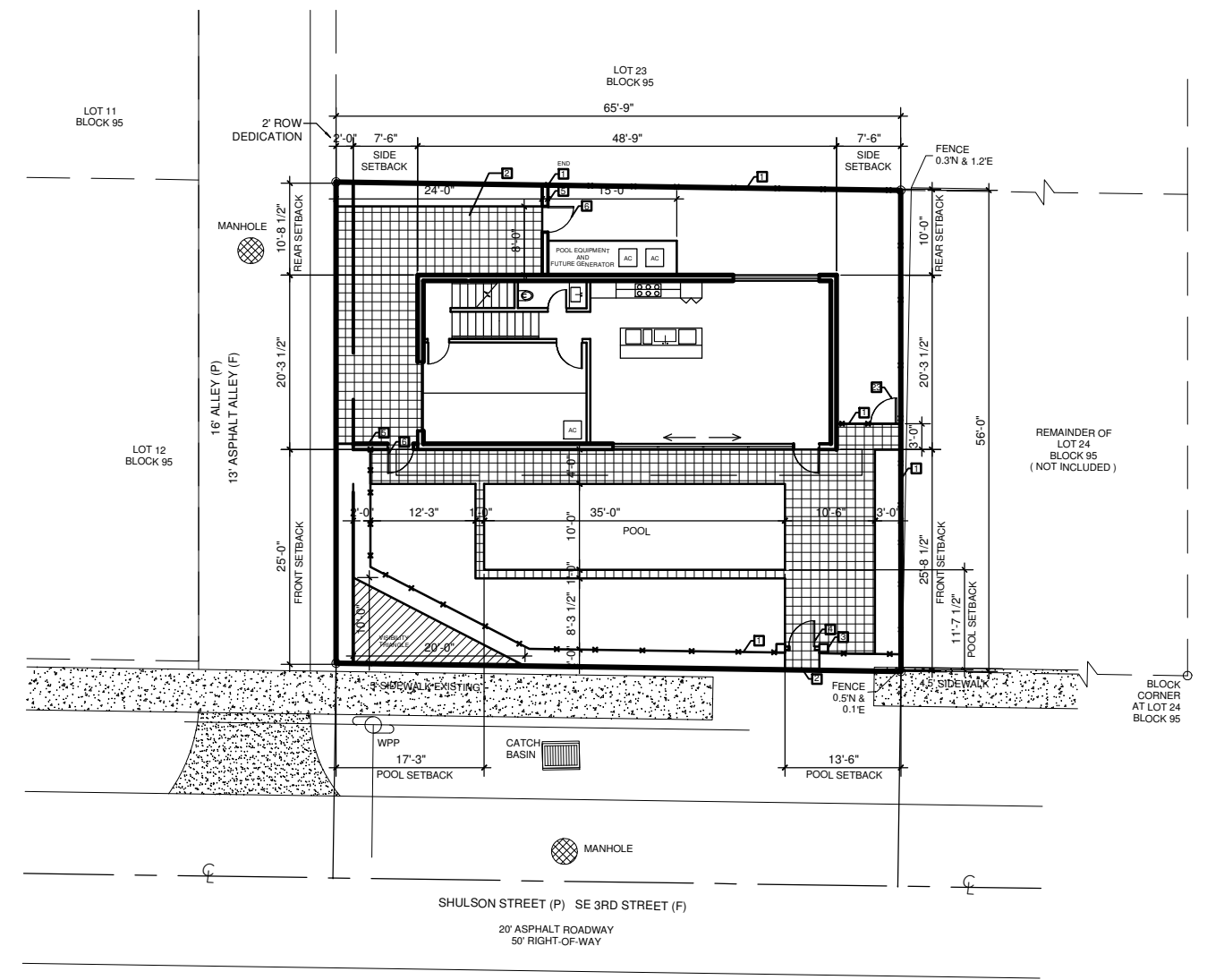
SITE STATISTICS	
BUILDING AREA: TOTAL PROVIDED	
FIRST FLOOR A/C	635 S.F.
SECOND FLOOR A/C	890 S.F.
THIRD FLOOR A/C	890 S.F.
TOTAL A/C	2415 S.F.
GARAGE	255 S.F.
COVERED SPACE	165 S.F.
TOTAL GROSS	3,102 S.F.

BUILDING SETBACK:		
	REQUIRED	PROVIDED
FRONT (SE 3RD STREET)	25'-0"	25'-0"
SIDE (EAST)	7'-6"	7'-6"
SIDE (WEST)	15'-0"	7'-6"
REAR (NORTH)	10'-0"	10'-0"

POOL SETBACK:		
	REQUIRED	PROVIDED
FRONT (SE 3RD STREET)	25'-0"	11'-7-1/2"
SIDE (EAST)	10'-0"	13'-6"
SIDE (WEST)	10'-0"	17'-3"



1 SITE PLAN
SCALE: 1"=10'-0"



2 SITE PLAN
SCALE: 1"=20'-0"