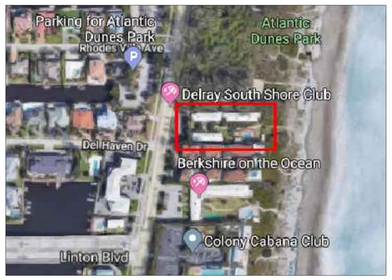
NOTES:
1. REFER TO THE DUNE MITIGATION PLAN FOR EXISTING AND PROPOSED DUNE VEGETATION.
2. ALL UTILITY SERVING THIS PROPERTY SHALL BE LOCATED UNDERGROUND THROUGHOUT. SEE CIVIL DRAWINGS FOR DETAILS & LOCATION.

POOL NOTES:
ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2020 EDITION. THE CODE IS COMPILED WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED STANDARD NFPA-70.

RESIDENTIAL POOL SAFETY ACT - CHAPTER 45 OF THE 2020 FBC RESIDENTIAL

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL MEET THE REQUIREMENTS OF RESIDENTIAL POOL SAFETY ACT SECTION R4501.17.1.9.

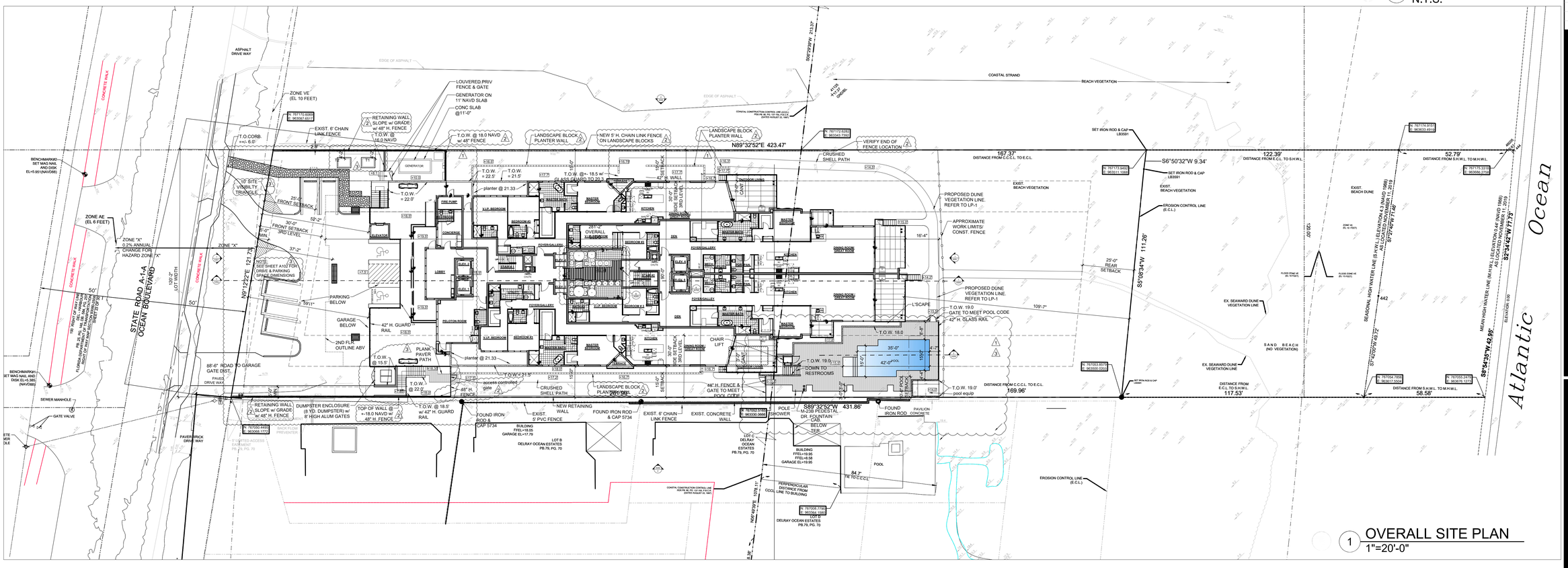
THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.



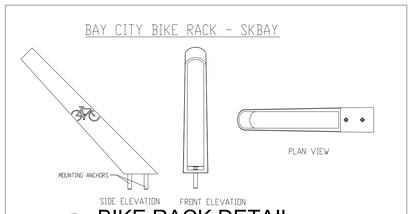
2 LOCATION MAP
N.T.S.

7/19/2021

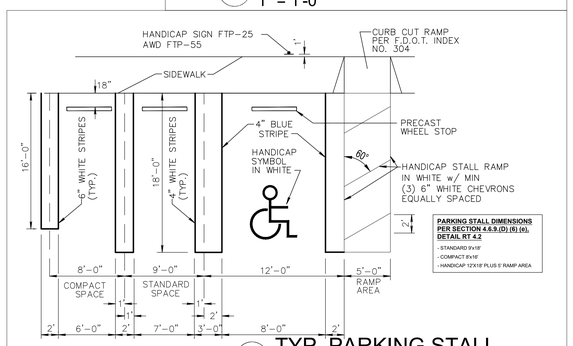
REVISIONS	BY	DATE
1 Bldg comments/CYard design	GS	4/1/2021
2 GMP COORDINATION	GS	6/23/2021
3 7/21 SPRAB comments	GS	7/8/2021



1 OVERALL SITE PLAN
1"=20'-0"



4 BIKE RACK DETAIL
1" = 1'-0"



3 TYP. PARKING STALL
N.T.S.

OVERALL BUILDING AREA TABULATION	
USE	TOTAL SQ. FT.
PARKING GARAGE & EXT STAIR & ELEVATOR	18,846 SF
GROUND LEVEL	
UNITS A/C	12,622 SF
LOBBY/CONCIERGE	1,438 SF
CIRCULATION (WEST)	215 SF
CIRCULATION (EAST)	259 SF
TERRACES	1,730 SF
	16,264 SF
SECOND LEVEL	
A/C	18,104 SF
CIRCULATION (WEST)	361 SF
CIRCULATION (EAST)	245 SF
TERRACES	2,467 SF
	21,177 SF
THIRD LEVEL	
A/C	13,559 SF
CIRCULATION (WEST)	240 SF
CIRCULATION (EAST)	248 SF
TERRACES	7,602 SF
	21,649 SF
TOTAL STRUCTURES SQ. FT.	77,936 SF

A/C GROUND LEVEL	
A/C - UNIT 1	3016 SF
A/C - UNIT 2	2934 SF
A/C - UNIT 3	3344 SF
A/C - UNIT 4	3329 SF
	12622 SF

A/C SECOND FLOOR	
A/C - UNIT 10	3331 SF
A/C - UNIT 5	2748 SF
A/C - UNIT 6	2758 SF
A/C - UNIT 7	3002 SF
A/C - UNIT 8	2921 SF
A/C - UNIT 9	3345 SF
	18104 SF

A/C THIRD FLOOR	
A/C - UNIT 11	3132 SF
A/C - UNIT 12	3051 SF
A/C - UNIT 13	3695 SF
A/C - UNIT 14	3681 SF
	13559 SF
TOTAL	44,285 SF

BED/BATH PER UNIT		
UNITS	BED.	BATH
1, 2, 7, 8	3 BED	3.5
3, 4, 5, 6	3 BED + 1 DEN	3.5
9, 10	3 BED + 1 DEN	3.5
11,12,13,14	4 BED	3.5

GROUND LEVEL (TERRACE)	
UNIT 1 - TERRACE 1	48 SF
UNIT 1 - TERRACE 2	396 SF
UNIT 2 - TERRACE 1	48 SF
UNIT 2 - TERRACE 2	392 SF
UNIT 3 - TERRACE 1	81 SF
UNIT 3 - TERRACE 2	342 SF
UNIT 4 - TERRACE 1	81 SF
UNIT 4 - TERRACE 2	342 SF
	1730 SF

SECOND FLOOR (TERRACE)	
UNIT 10 - TERRACE 1	81 SF
UNIT 10 - TERRACE 2	332 SF
UNIT 5 - TERRACE 1	381 SF
UNIT 6 - TERRACE 1	381 SF
UNIT 7 - TERRACE 1	48 SF
UNIT 7 - TERRACE 2	392 SF
UNIT 8 - TERRACE 1	48 SF
UNIT 8 - TERRACE 2	392 SF
UNIT 9 - TERRACE 1	81 SF
UNIT 9 - TERRACE 2	332 SF
	2467 SF

THIRD FLOOR (TERRACE)	
UNIT 11 - TERRACE 1	2039 SF
UNIT 12 - TERRACE 1	2037 SF
UNIT 13 - TERRACE 1	1346 SF
UNIT 13 - TERRACE 2	81 SF
UNIT 13 - TERRACE 3	335 SF
UNIT 14 - TERRACE 1	1346 SF
UNIT 14 - TERRACE 2	81 SF
UNIT 14 - TERRACE 3	335 SF
	7602 SF
TOTAL	10,151 SF

PROJECT DATA		
ZONING : RM		
- SITE (1.1777 ACRE)	51,304 S.F.	100.00%
- BUILDING FOOTPRINT AREA (LOT COVER.)	20,243 S.F.	39.4%
- TOTAL FLOOR AREA	77,841 S.F.	--
- PARKING / PAVED AREA	7,493 S.F.	14.6%
- OPEN SPACE (LANDSCAPE)	23,568 S.F.	46.0%
- WATER BODIES	0 S.F.	0%
- NO. OF DWELLING UNITS	14 UNITS	
- DWELLING UNIT PER ACRE	11.888 / ACRE	
- PARKING REQUIRED (2.5 SPACES / UNIT)	35 SPACES	
- PARKING PROPOSED	35 SPACES	

SETBACKS	REQUIRED	PROVIDED
FRONT (WEST)	25' / 30'	37'-2"
SIDE (INTERIOR NORTH & SOUTH)	15' / 30'	15' / 30'
REAR (EAST)	25'	109'-7"

LOT COVERAGE	REQUIRED	PROVIDED
MIN. LOT FRONTAGE (FT.)	60 FT.	121.73'
MIN. LOT WIDTH (FT.)	60 FT.	120'-2"
MIN. LOT DEPTH (FT.)	100 FT.	423.47' / 431.86'

	REQUIRED	PROVIDED
BUILD. HEIGHT (MAX)	35'	35'
BUILD. HEIGHT INC. APPURTENANCES		42'

PARKING ANALYSIS	
GARAGE PARKING	28
DRIVEWAY PARKING	7
ADDITIONAL PARKING	0
TOTAL PARKING	35

	REQ.	PROP.
UNIT PARKING	28	28
ADDITIONAL PARKING	7	7
TOTAL PARKING	35	35

** REQUIRED: 14 UNIT = 2.5 SPACES / UNIT

HARDSCAPE	
DRIVE & PARKING	5151 SF
DUMPSTER	113 SF
GENERATOR	278 SF
POOL DECK	1879 SF
	7422 SF

AREA SEAWARD OF CCCL	
AC - 1ST FLOOR/CCCL	2168 SF
TERRACE/CCCL	81 SF
TERRACE/CCCL	81 SF
TERRACE/CCCL	684 SF
	3014 SF

-MAX LOT COVERAGE ALLOWED 40% = 20,529 SF.
-IMPERVIOUS AREA = 27,736 SF. (54.0%)
-TOP OF DUNE HEIGHT: 18.69+18.69+18.69+18.63 = 18.67
-FLOOD ELEVATION: VE 10' EL FEET

ACCESSIBILITY NOTES:
-ACCESSIBLE ROUTES TO BE PROVIDED AT 2% MAX CROSS SLOPE
-ACCESSIBLE ROUTES SHALL NOT EXCEED 8.33% RUNNING SLOPE
-PROVIDE HANDRAILS ALONG BOTH SIDES OF SLOPES BETWEEN 5% AND 8.33% HAVING OVER 6" ELEVATION CHANGE
-DOOR MANEUVERING CLEARANCE AT GROUND SURFACE SHALL HAVE A 2% MAX SLOPE/CROSS SLOPE IN ALL DIRECTIONS

1625 OCEAN
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DELRAY BEACH, FLORIDA

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