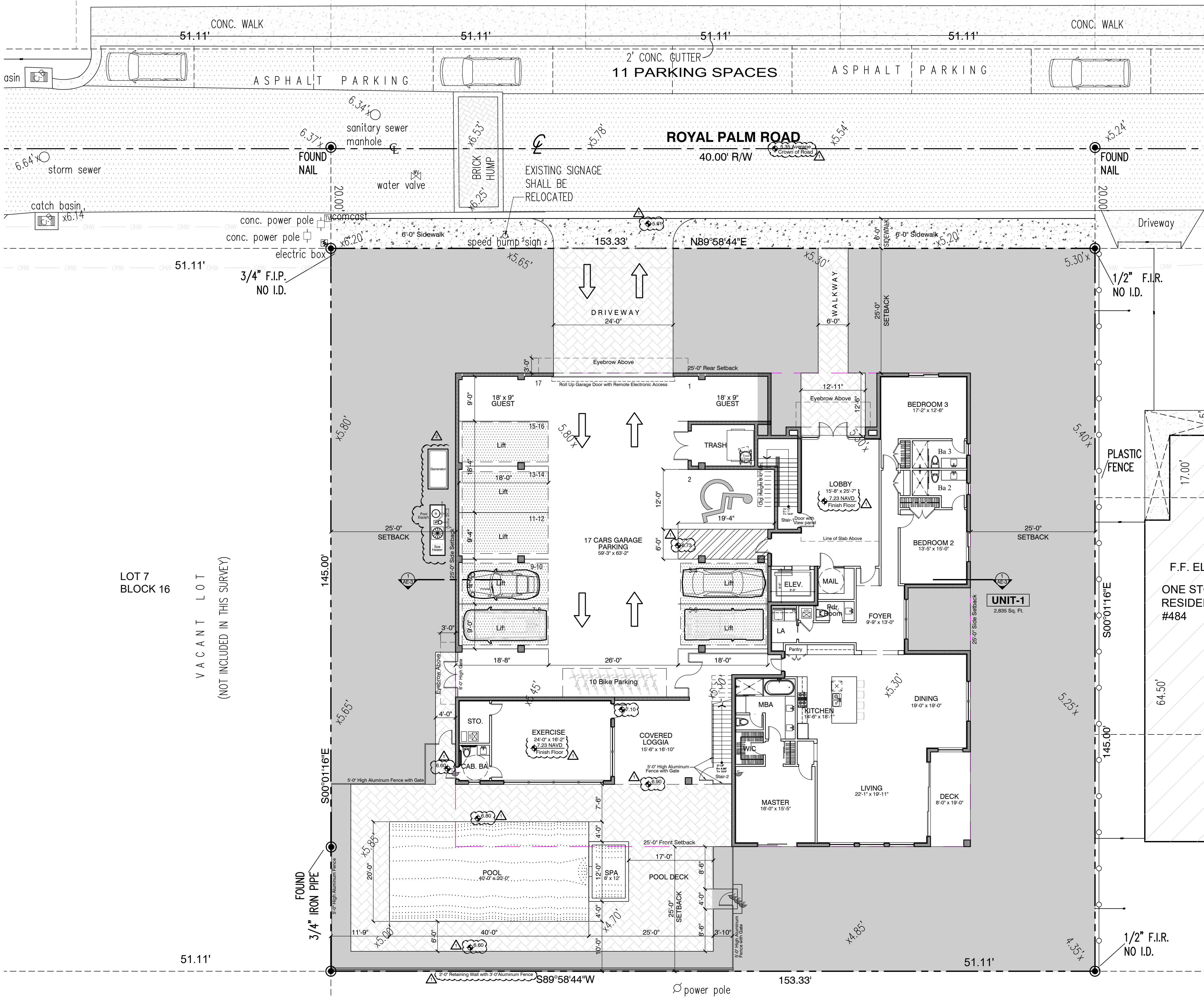




LOCATION MAP

LEGAL DESCRIPTION

LOT 4 AND THE EAST 1/2 OF LOT 5, BLOCK 16, LONGS ORIGINAL MAP OF BOCATATON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOT 6 AND WEST 1/2 OF LOT 5, BLOCK 16, LONGS ORIGINAL MAP OF BOCA RATON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROJECT DATA

SITE AREA : = 22,233 SQ. FT. = 0.51 ACRES

DENSITY MAXIMUM ALLOWED: 15 UNITS / ACRE

0.51 ACRES x 15 UNITS / ACRE = 7.65 UNITS ALLOWED

7 UNITS PROPOSED

SITE DATA

ZONING DESIGNATION

EXISTING

PROPOSED

LAND USE

R-1-D

R-4

TOTAL NUMBER OF UNITS

15 UNITS / ACRE = 7.65

7 UNITS

FLOOD ZONE:

ZONE - X

BUILDING SETBACKS

FRONT

REAR

SIDE SETBACKS

SIDE SETBACKS

SETBACKS ABOVE 25'-0"

BUILDING HEIGHT

AREA ROOF = 5483 SQ. FT.

REQUIRED

25'-0"

25'-0"

25'-0"

25'-0"

37'-6"

50'-0" MAX

30% OF ROOF ALLOWED

1,645 SQ. FT.

PROVIDED

25'-0"

25'-0"

25'-0"

25'-0"

37'-6"

50'-0"

ROOF-TOP TERRACE ACCESS 51'-4"

398 SQ. FT. (7%)

BUILDING DATA

FIRST FLOOR LEVEL

UNIT-1

LOBBY & STAIR 1

EXERCISE ROOM

DECK

GARAGE PARKING & COV. LOGGIA

SUB TOTAL

2,799 SQ. FT.

717 SQ. FT.

558 SQ. FT.

152 SQ. FT.

4,474 SQ. FT.

8,700 SQ. FT.

A/C SPACES

2,799 SQ. FT.

717 SQ. FT.

558 SQ. FT.

SECOND FLOOR LEVEL

UNIT -2

UNIT -3

FLEX ROOM & STAIRS

COMMON SPACES

BALCONIES

SUB TOTAL

2,799 SQ. FT.

2,708 SQ. FT.

1,123 SQ. FT.

546 SQ. FT.

934 SQ. FT.

6,110 SQ. FT.

2,799 SQ. FT.

2,708 SQ. FT.

1,123 SQ. FT.

THIRD FLOOR LEVEL

UNIT -4

UNIT -5

COMMON SPACES

COMMON SPACES (NON A/C)

BALCONIES

SUB TOTAL

1,981 SQ. FT.

2,520 SQ. FT.

579 SQ. FT.

307 SQ. FT.

1,801 SQ. FT.

7,188 SQ. FT.

1,981 SQ. FT.

2,520 SQ. FT.

579 SQ. FT.

FOURTH FLOOR LEVEL

UNIT -6

UNIT -7

COMMON SPACES

COMMON SPACES (NON A/C)

BALCONIES

SUB TOTAL

1,981 SQ. FT.

2,520 SQ. FT.

579 SQ. FT.

307 SQ. FT.

729 SQ. FT.

6,116 SQ. FT.

1,981 SQ. FT.

2,520 SQ. FT.

579 SQ. FT.

TOTAL OVERALL = 30,114 SQ. FT.

TOTAL A/C SPACE = 20,864 SQ. FT.

ROOF ABOVE ALLOWED HEIGHT 431 SF/8788 = 4.9%

PARKING REQUIRED

2 SPACES PER LIVING UNIT

2 x 7 = 14 SPACES REQUIRED

REGULAR SPACE (LIFTS)

GUEST 2

HANDICAP

TOTAL SPACES PROVIDED

BICYCLE (PERMANENT)

= 14 SPACES

= 2 SPACES

= 1 SPACE

= 17 SPACES

= 10 SPACES

HATCH LEGEND:

COMMON DRIVEWAY WALKWAY & POOL DECK AREA

COMMON LANDSCAPE / PERVIOUS AREA

SIDEWALK

SITE AREA = 22,233 SQ. FT.

REQUIRED OPEN SPACE (25%) = 5,559 SQ. FT.

LANDSCAPE / PERVIOUS AREA

DRIVEWAY, WALKWAY, POOL, & POOL DECK AREA

BUILDING AREA

10,060 SQ. FT. (45%)

3,506 SQ. FT. (16%)

8,667 SQ. FT. (39%)

LOT 7
BLOCK 16

VACANT LOT
(NOT INCLUDED IN THIS SURVEY)

LOT 18
BLOCK 16

LOT 19
BLOCK 16

LOT 20
BLOCK 16

LOT 21
BLOCK 16

SITE PLAN
1:10

BY DATE

REV

REVISIONS

1525 NW 3RD STREET, SUITE #1
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The Benedict Bullock Group, PA
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450/468 RESIDENTIAL
BOCA RATON, FLORIDA

ARCHITECT'S SEAL

BRIAN BULLOCK, ARCHITECT
AR 95754

DATE 04-11-2022
DRAWN BY RST
PROJECT NO. B12222

SITE PLAN

SP

10-06-2022