

**PROJECT DATA:**

PROPOSED TOTAL GROUND FLOOR AREA	= 14,000 SQ. FT. = 25% OF SITE
EXISTING COTTAGE FLOOR AREA	= 10,000 SQ. FT. = 20% OF SITE
EXISTING FLOOR AREA ADJACENT TO COTTAGE	= 1,000 SQ. FT. = 1% OF SITE
EXISTING FLOOR AREA OF REPROPOSED COTTAGE	= 1,000 SQ. FT. = 1% OF SITE
TOTAL FLOOR AREA (INCLUDES ALL EXISTING)	= 16,000 SQ. FT. = 31% OF SITE
REMAINING FLOOR AREA	= 12,000 SQ. FT. = 25% OF SITE
TOTAL LANDSCAPED SPACE	= 1,000 SQ. FT. = 2% OF SITE
LANDSCAPED SPACE	= 1,000 SQ. FT. = 2% OF SITE
TOTAL	= 14,000 SQ. FT. = 25% OF SITE

**LEGAL DESCRIPTION:**

AS PROVIDED BY THE TOWN OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREIN, RECORDED IN PLAT BOOK 29, PAGE 30, POLK COUNTY RECORDS IN PALM BEACH COUNTY, FLORIDA.

**SITE DATA:** (APPROX. 46,750.00 SQ. FT. OR + 1.07 ACRES)

ZONED: RM (MEDIUM DENSITY RESIDENTIAL DISTRICT)  
PROPOSED USE: (2) SINGLE FAMILY RESIDENTIAL & (14) RENTAL UNITS

**GENERAL NOTE:**

ALL NECESSARY SUPPLY VOLTAGE ELECTRICAL UNITS TO BE PROVIDED BY APPLICANT. PROVIDER TO BE DETERMINED BY APPLICANT.

**PROJECT DATA: (CONTINUED)**

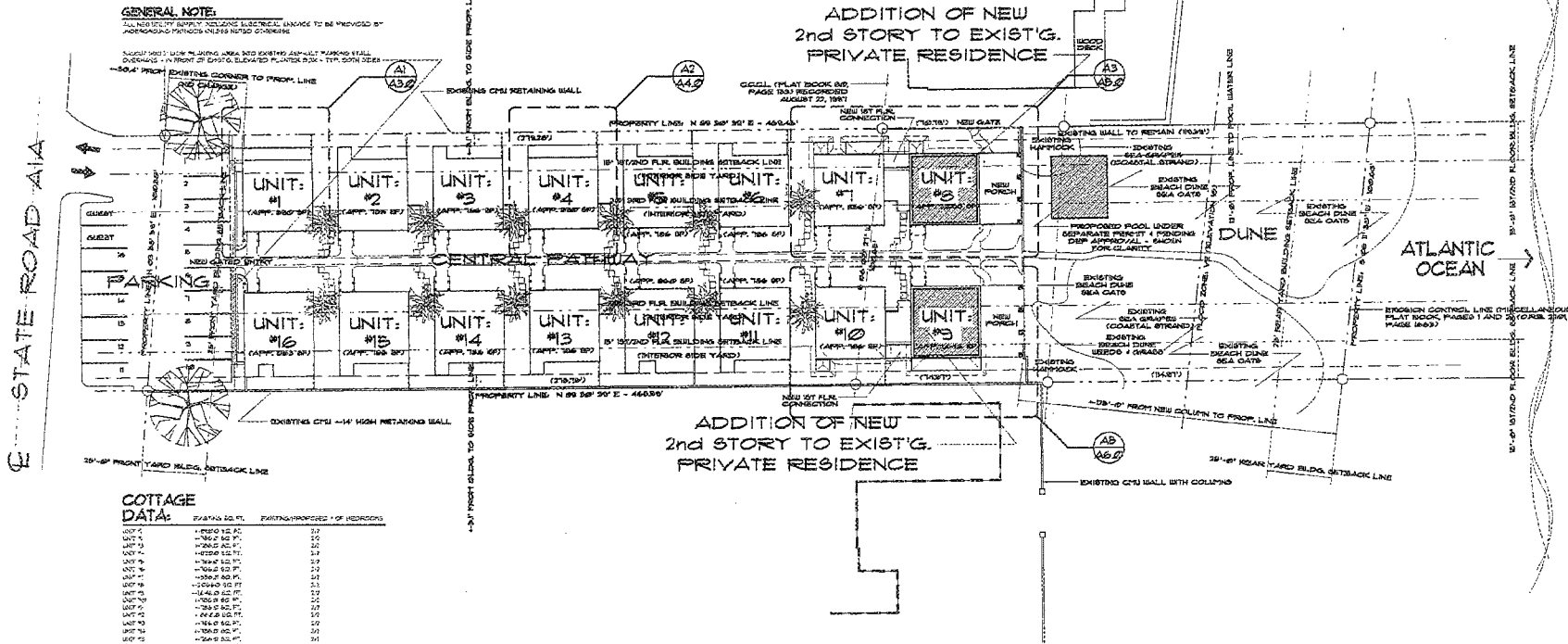
	REQUIRED	EXISTING	PROVIDED
ZONE: RM (MEDIUM DENSITY - MULTI-FAMILY RESIDENTIAL)			
BUILDING HEIGHT (MAX)	20'-0"	11'-0"	12'-0"
BUILDING SETBACKS (FRONT)	10'-0"	10'-0"	10'-0"
REAR SETBACK	10'-0"	10'-0"	10'-0"
SIDE SETBACK (EAST)	10'-0"	10'-0"	10'-0"
SIDE SETBACK (WEST)	10'-0"	10'-0"	10'-0"
SIDE SETBACK (NORTH)	10'-0"	10'-0"	10'-0"
SIDE SETBACK (SOUTH)	10'-0"	10'-0"	10'-0"
OPEN SPACE	10'-0"	10'-0"	10'-0"
MINIMUM LOT COVERAGE (MINIMUM FLOOR AREA ONLY)	10'-0"	10'-0"	10'-0"
PERMITTED FLOOR AREA (INCLUDES PARKING & FLOOR AREA)	10'-0"	10'-0"	10'-0"
MINIMUM FLOOR AREA (SIZE OF BUILDING UNIT)	10'-0"	10'-0"	10'-0"
MINIMUM FLOOR AREA (SIZE OF BUILDING UNIT)	10'-0"	10'-0"	10'-0"

**CONSTRUCTION:**

- A VARIANCE IS PENDING BY THE BOARD OF ADJUSTMENTS FOR THE NORTH AND NORTH WEST CORNERS.
- PROPOSED STRUCTURES BUILT TO MEET EXISTING SETBACKS. ANY STRUCTURES EXISTING OF THE EXISTING RETAINING WALL IS TO BE MAINTAINED AND IN THE EVENT OF A DEPARTMENT OF ENVIRONMENTAL PROTECTION AND PLANT INDUSTRY BE OBTAINED FROM THE BUILDING DEPARTMENT. (SINGLE RESIDENTIAL CHAPTER 420.03(2)(B))
- THERE IS AN EXISTING CONDOMINIUM UNIT SUBJECT TO THE PLANNING CODES FOR THE (2) RESIDENTIAL UNITS.

**PARKING DATA:**

	REQUIRED	EXISTING
ZONE: RM (MEDIUM DENSITY - MULTI-FAMILY RESIDENTIAL)		
300 (1) RESIDENTIAL UNIT	1.0 SPACES PER UNIT OR 300	10 SPACES PER UNIT OR 300
SEMI-PARKING & BUILT UP PROVIDED QUALITATIVELY AS REQUIRED FROM THE FIRST 20 UNITS	1.0 SPACES PER UNIT OR 20	10 SPACES PER UNIT OR 20
TOTAL SPACES	320 SPACES	320 SPACES

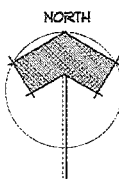


**COTTAGE DATA:**

UNIT #	EXISTING (SQ. FT.)	EXISTING (PROPOSED) # OF BEDROOMS
UNIT 1	1,000 SQ. FT.	2
UNIT 2	1,000 SQ. FT.	2
UNIT 3	1,000 SQ. FT.	2
UNIT 4	1,000 SQ. FT.	2
UNIT 5	1,000 SQ. FT.	2
UNIT 6	1,000 SQ. FT.	2
UNIT 7	1,000 SQ. FT.	2
UNIT 8	1,000 SQ. FT.	2
UNIT 9	1,000 SQ. FT.	2
UNIT 10	1,000 SQ. FT.	2
UNIT 11	1,000 SQ. FT.	2
UNIT 12	1,000 SQ. FT.	2
UNIT 13	1,000 SQ. FT.	2
UNIT 14	1,000 SQ. FT.	2

**ARCHITECTURAL SITE PLAN**

SCALE: 1" = 20'-0"



**ZONING DISTRICT:**

RM - MULTI-FAMILY RESIDENTIAL

COPE ARCHITECTS, INC.  
 114 1/2 NE 1ST AVENUE  
 DELRAY BEACH, FLORIDA, 33444-3713  
 ARCHITECTS - PLANNERS - INTERIORS  
 P.O. BOX 374-0727  
 DELRAY BEACH, FLORIDA 33444-3713

SHEET NO. 2011-5915NCH  
 DATE: OCTOBER 26, 2011  
 DRAWING NO.

A2.0  
 SHEET OF