

RM-3 OCEANFRONT LOT ZONING REGULATIONS

	REQUIRED BY CODE	PROVIDED
A. LOT AREA	7,000 SQ. FT. MIN.	16,716 SQ. FT.
B. LOT WIDTH	50 FT. MIN.	169.20 L.F.
C. MINIMUM UNIT SIZE	15% 300-335 SQ. FT. 85% ABOVE 335 SQ.FT.	100% ABOVE 335 SQ.FT. SEE UNIT AREA CHART PAGE A-0.3
D. MAXIMUM BLDG. HEIGHT	50 FT. ABOVE BASE FLOOD ELEVATION	50 FT. ABOVE BASE FLOOD ELEVATION
E. MAXIMUM NUMBER OF STORIES	5	5
F. FLOOR LOT RATIO (FLA)	2.25	2.25
G. MAXIMUM BLDG. AREA	2.25 X 16,716.67 = 37,612.50	2.25 X 16,716.67 = 37,612.50
BUILDING SETBACK	PEDESTAL (50' HIGH OR LESS)	
A. FRONT	20 FT. MIN.	6'-4" (EXISTING)
B. SIDE	7'-6" MIN.	5'-0" (EXISTING)
B. REAR	ROOF ADDITION SETBACK 20% OF LOT DEPTH 20% X 332.22' = 66.45'	7'-6" (NEW BUILDING) 66'-6" (NEW BUILDING)

BUILDING COMMENT 1-#8

AREAS SCHEDULE

	EXISTING TO REMAIN	EXISTING TO REMODEL	ADDITION	TOTAL
FIRST FLOOR	6,863.00 S.F.	192.00 S.F.	845.00 S.F.	7,900.00 S.F.
SECOND FLOOR	7,368.00 S.F.		2,239.00 S.F.	9,607.00 S.F.
THIRD FLOOR	7,368.00 S.F.		2,239.00 S.F.	9,607.00 S.F.
FOURTH FLOOR	1,404.50 S.F.		6,953.00 S.F.	8,357.50 S.F.
FIFTH FLOOR			2,141.00 S.F.	2,141.00 S.F.
TOTAL	23,003.50 S.F	192.00 S.F.	14,417.00 S.F.	37,612.50 S.F.

BUILDING COMMENT 1-#4

**ROOM NUMBERS & AREAS
EXISTING AND NEW (HATCHED)**

1ST FLOOR		2ND FLOOR		3RD FLOOR		4TH FLOOR	
UNIT	AREA	UNIT	AREA	UNIT	AREA	UNIT	AREA
100	267 SF	200	496 SF	300	496 SF	400	357 SF
101	290 SF	201	307 SF	301	307 SF	401	357 SF
102	260 SF	202	475 SF	302	475 SF	402	357 SF
103	260 SF	203	302 SF	303	302 SF	403	357 SF
104	292 SF	204	265 SF	304	265 SF	404	357 SF
105	292 SF	205	293 SF	305	293 SF	405	357 SF
106	266 SF	206	285 SF	306	285 SF	406	357 SF
107	266 SF	207	253 SF	307	253 SF	407	357 SF
108	292 SF	208	292 SF	308	292 SF	408	357 SF
109	292 SF	209	292 SF	309	292 SF	409	357 SF
110	271 SF	210	252 SF	310	252 SF	410	357 SF
111	266 SF	211	265 SF	311	265 SF	411	357 SF
112	265 SF	212	292 SF	312	292 SF	413	357 SF
115	275 SF	214	265 SF	314	265 SF	414	357 SF
		215	292 SF	315	292 SF	415	357 SF
		216	292 SF	316	292 SF	416	357 SF
		217	265 SF	317	265 SF	417	357 SF
		218	265 SF	318	265 SF		
		219	284 SF	319	284 SF		
		220	302 SF	320	302 SF		
		221	357 SF	321	357 SF		
		222	357 SF	322	357 SF		
		223	357 SF	323	357 SF		
		224	357 SF	324	357 SF		
		225	357 SF	325	357 SF		
NEW ROOMS							

EXISTING ROOMS	54 ROOMS
NEW ROOMS	22 ROOMS
TOTAL ROOMS	76 ROOMS

BUILDING COMMENT 1-#3

SEATING - INTERIOR & EXTERIOR

FIRST LEVEL	
INTERIOR (LOBBY/EXISTING RESTAURANT)	32 SEATS
EXTERIOR (OPEN BREEZEWAY)	56 SEATS
TOTAL	88 SEATS
FIFTH LEVEL	
INTERIOR (NEW RESTAURANT & BAR AREA)	74 SEATS
EXTERIOR (WEST TERRACE & OCEAN TERRACE)	76 SEATS
TOTAL	150 SEATS

BUILDING COMMENT 1-#1

GUEST ROOMS WITH MOBILITY FEATURES

A.- MINIMUM REQUIREMENTS WITHOUT ROLL-IN SHOWERS (COMPLIES WITH FAC 224 & FBC 806.2.3-CLEAR FLOOR SPACE)

FROM 75 TO 100 = 4	PROVIDED EXISTING = 2	ADDED IN NEW BUILDING = 1	TOTAL = 4
UNIT NUMBERS	214, 314	404, 411	

B.- MINIMUM REQUIREMENTS WITH ROLL IN SHOWERS

FROM 75 TO 100 = 1	PROVIDED EXISTING = 2	ADDED IN NEW BUILDING = 0	TOTAL = 2
UNIT NUMBERS	206, 306		

C.- MINIMUM REQUIREMENTS WITH COMMUNICATION FEATURES

FROM 75 TO 100 = 9	PROVIDED EXISTING = 4	ADDED IN NEW BUILDING = 3	TOTAL = 9
UNIT NUMBERS	206	404, 324, 325, 401, 402, 403, 405, 406	

BUILDING COMMENT 1-#1

MK	DATE	DESCRIPTION
△	7/31/14	BLDG.DEPT.COMMENTS
△	6/17/15	BLDG.DEPT.COMMENTS
△	8/31/15	BLDG.DEPT.COMMENTS
△	10/6/15	BLDG.DEPT.COMMENTS