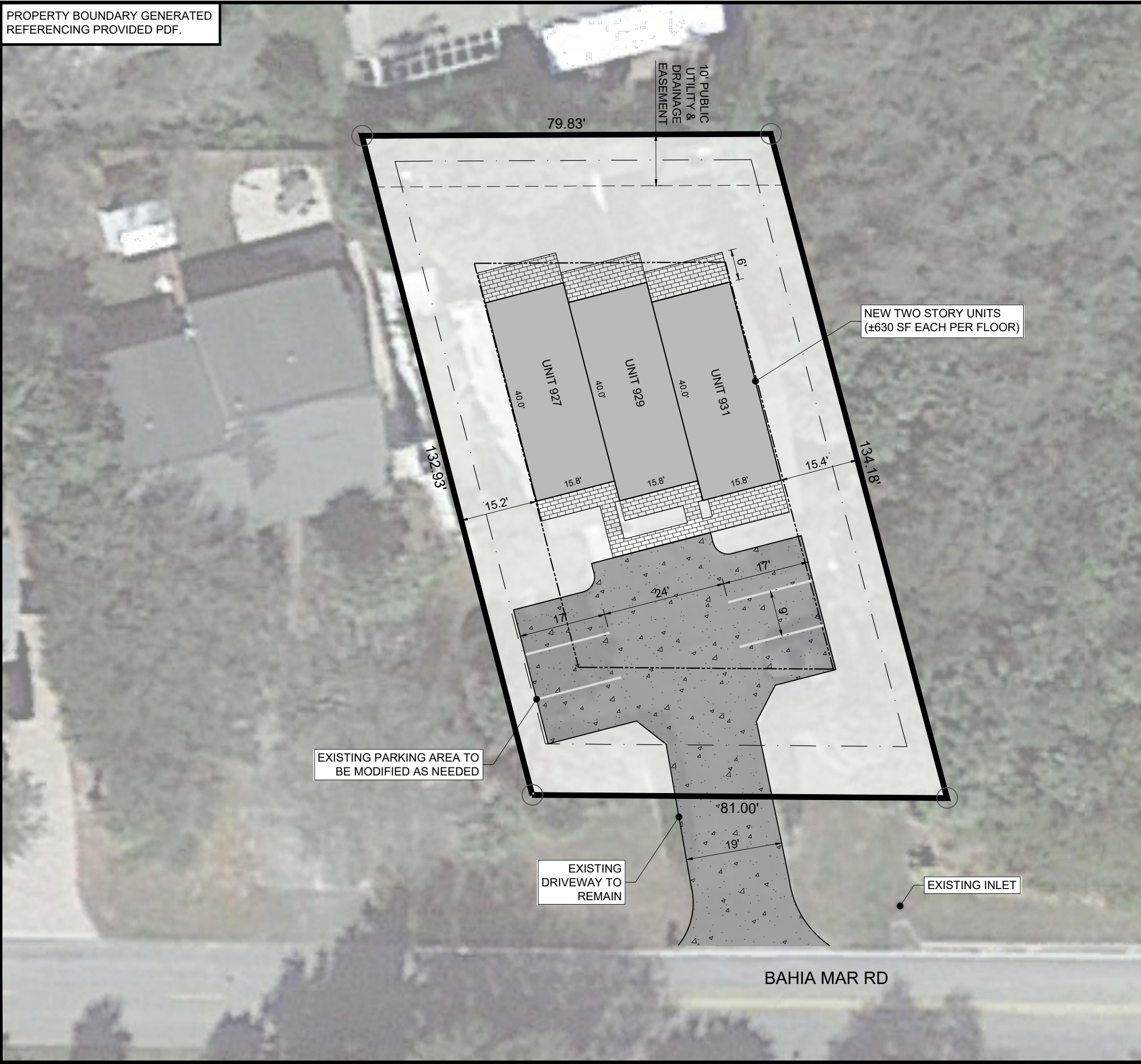


PROPERTY BOUNDARY GENERATED
REFERENCING PROVIDED PDF.



PROPOSED IMPERVIOUS SURFACE AREAS	
BUILDING:	± 1,890 SF
DRIVEWAY:	± 2,060 SF
SIDEWALK / PATIO:	± 600 SF
TOTAL:	± 4,550 SF

IMPERVIOUS / PERVIOUS TOTAL AREAS	
IMPERVIOUS AREA:	± 4,550 SF (44%)
PERVIOUS AREA:	± 5,835 SF (56%)

UNITS ALLOWED / PROVIDED	
12 UNITS / ACRE ALLOWED =	2.86 UNITS
PROVIDED =	3 UNITS

LEGEND

BOUNDARY LINE

BUILDING SETBACK

LANDSCAPE BUFFER

EXISTING PAVEMENT

N

20020

SCALE : 1" = 20'

QUICK CONCEPTS GROUP

QCG

VISIT OUR WEBSITE AT
WWW.QUICKCONCEPTSGROUP.COM
SEND YOUR CONCEPT REQUESTS TO
REQUESTS@QUICKCONCEPTSGROUP.COM

PROJECT NAME: 3-UNIT RESIDENCE IN VERO BEACH, FL
ADDRESS: 927/929/931 BAHIA MAR RD VERO BEACH, FL 32963
JURISDICTION: CITY OF VERO BEACH
PARCEL ID #: 32402900022000000000.0
PARCEL AREA: ±0.24 AC
ZONE: RM-10 / 12 RESIDENTIAL MULTIFAMILY MEDIUM & HIGH DENSITY
EXISTING USE: MULTIPLE-FAMILY (3-UNITS) RESIDENTIAL STRUCTURE
PROPOSED USE: MULTIPLE-FAMILY (3-UNITS) RESIDENTIAL STRUCTURE (PERMITTED USE)
PARKING CALCULATION: 1.5 PER STALLS / UNIT 5 REQUIRED STALLS
PROVIDED PARKING: 6 STALLS (9' x 19')*

DRIVE AISLE: 24' TWO-WAY (MIN.)
SETBACKS
FRONT: 25' **
SIDE: 15' **
REAR: 25'
BUFFERS: 10' ROW L.S. 5' VUA L.S.

FLOOD ZONE: X / X(0.2%)
FEMA MAP: 12061C0261J
DATED: 01/26/2023

SITE SPECIFIC NOTES:
*17' PAVEMENT DEPTH WITH 2' OVERHANG
** ADD 1' PER EACH 2' OF BUILDING HEIGHT OVER 25'

DRAWING DATA
DATE: 5/29/2025
PROJECT NO.: 25.1282 / CONCEPT 1

DISCLAIMER: THE CONCEPT REPRESENTED
HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.
INFORMATION SHOWN HEREIN WAS BASED ON
PROVIDED INFORMATION BY THE CLIENT AND
PRELIMINARY CODE RESEARCH WITH THE
SUBJECT JURISDICTION. INFORMATION SHOWN
HEREIN SHALL BE CONFIRMED BY SUBJECT
JURISDICTION AND MAY BE SUBJECT TO
CHANGE. A SURVEY IS RECOMMENDED TO
DETERMINE THE PROPERTY BOUNDARIES AND
RESTRICTIONS.