



SITE TABULATIONS

GROSS SITE AREA: 67,924 SF 1.56 AC 100%

USE	GROSS SF	PARKING INTENSITY
GROUND LEVEL PARKING & UTILITY ROOM**	17,626	0
RETAIL	7,487	7.487
OFFICE	35,215	35.215
THEATER	44,874	44.874
RESTAURANT / BAR	10,496	10.496
TOTAL	115,698	

**PARKING GARAGE AREA ABOVE GROUND FLOOR NOT INCLUDED

PROPERTY DEVELOPMENT REGULATIONS (CBD ZONING DISTRICT)

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (L.F.)	MIN. LOT DEPTH (L.F.)	MIN. LOT FRONTAGE (L.F.)	FRONT SETBACK	SECONDARY STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	ALLEY SETBACK	MAXIMUM BUILDING HEIGHT (FT)
REQUIRED	REFER TO SHEET A1.3 FOR PROPERTY DEVELOPMENT REGULATIONS (CBD ZONING DISTRICT)									
PROVIDED	REFER TO SHEET A1.3 FOR PROPERTY DEVELOPMENT REGULATIONS (CBD ZONING DISTRICT)									

SETBACKS ARE MEASURED TO STRUCTURE, NOT THE DECORATIVE SHEETING

SHARED PARKING CALCULATIONS TABLE

USE	REQUIRED	WEEKDAY			WEEKEND						
		NIGHT	DAY	EVENING	DAY	EVENING					
RESIDENTIAL	0	100%	0	60%	0	90%	0	90%	0		
OFFICE	117	5%	6	100%	117	10%	12	10%	12	5%	6
COMMERCIAL RETAIL	15	5%	1	70%	11	90%	13	100%	15	70%	10
HOTEL	0	80%	0	80%	0	100%	0	80%	0	100%	0
RESTAURANT/BAR	63	10%	6	50%	31	100%	63	50%	31	100%	63
ENTERTAINMENT/RECREATIONAL	90	10%	9	40%	36	100%	90	80%	72	100%	90
RFP PUBLIC PARKING	90	100%	50	100%	50	100%	50	100%	50	100%	50
ADD. PUBLIC PARKING	40	100%	40	100%	40	100%	40	100%	40	100%	40
TOTAL REQUIRED TOTALS	375		112		285		268		220		259

PROJECT DATA

GROUND FLOOR AREA	58,959 S.F.	86.8 % OF SITE
TOTAL FLOOR AREA	225,973 S.F.	332.5 % OF SITE
PARKING/PAVED AREA	5,952 S.F.	8.76 % OF SITE
OPENLANDSCAPE SPACE	3,700 S.F.	5.45 % OF SITE
WATER BODIES	0 S.F.	0 % OF SITE
NUMBER OF RESIDENTIAL DWELLING UNITS	0	
DWELLING UNITS PER ACRE	N/A	
BICYCLE PARKING	21	22
ALTERNATIVE FUEL PARKING SPACES	5	6

BICYCLE - RESTAURANT - 10,496 @ 2 SP PER 1,000 SQ FT = 21 SPACES
ALT. FUEL PARKING - (118 SP (OFFICE) + 63 SP (RESTAURANT)) x 3% = 5 SPACES

NOTES:
 AT ITS MEETING OF JANUARY 20, 2018, THE SITE PLAN REVIEW AND APPEARANCE BOARD APPROVED THE REQUEST FOR A CLASS V SITE PLAN FOR FOURTH AND FIFTH DELRAY, BY ADOPTING THE FINDINGS OF FACT AND LAW CONTAINED IN THE STAFF REPORT, AND FINDING THAT THE REQUEST AND APPROVAL THEREOF IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND MEETS CRITERIA SET FORTH IN SECTIONS 2.4.5(F)(5), AND CHAPTER 3 OF THE LAND DEVELOPMENT REGULATIONS, SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE DEVELOPER AGREES TO ADDRESS THE CITED COMMENTS WITH THE POLICE DEPARTMENT REGARDING THE PROVISION OF A CCTV SYSTEM, SECURING THE PROJECTOR ROOMS, INTERNAL SECURITY PERSONNEL, AND DESIGN OF THE STAIRWELLS.
 2. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL COORDINATE WITH THE CITY REGARDING THE USE/CONNECTIVITY FOR THE MARTINI PROPERTY DURING CONSTRUCTION. THE APPLICANT SHALL RECONSTRUCT/RECONFIGURE THE NORTH/SOUTH ALLEY TO PROVIDE CONTINUOUS CONNECTION TO SE 4TH AVENUE VIA THE MARTINI PROPERTY. THE CONSTRUCTION SHALL BE COMPLETED CONCURRENTLY WITH THE ON-SITE CONSTRUCTION TO MAINTAIN ACCESS AND CIRCULATION. THE RECONSTRUCTION OF THE ALLEY SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED SITE PLAN FOR THE MARTINI PROPERTY.
 3. PROVIDE A SECURITY GUARD AT THE ENTRANCE ALONG SE 5TH AVENUE TO PROHIBIT PICK-UPS/DROP-OFFS ALONG THE PROJECT FRONTAGE ON SE 5TH AVENUE. THIS REQUIREMENT SHALL BE IMPLEMENTED UPON COMMENCEMENT OF THEATER OPERATIONS. THE SECURITY GUARD SHALL BE POSTED FROM 4:00 P.M. UNTIL 10:00 P.M. SEVEN DAYS A WEEK.
 4. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL USE ITS BEST EFFORTS TO COORDINATE WITH THE CITY, CRA, AND DOWNTOWN DEVELOPMENT AUTHORITY TO DEVELOP A PLAN TO ADDRESS CONSTRUCTION EMPLOYEE PARKING AND PARKING FOR BUSINESSES IN THE 400 BLOCK OF ATLANTIC AVENUE DURING CONSTRUCTION OF THE PROJECT. THE PLAN SHALL ADDRESS PARKING ISSUES DURING CONSTRUCTION TO MINIMIZE IMPACTS TO BUSINESSES IN THE 400 BLOCK AND PROVIDE SUFFICIENT PARKING FOR THE CONSTRUCTION EMPLOYEES.
 5. IF A TRAFFIC SIGNAL IS WARRANTED AT THE INTERSECTION OF SE 4TH AVENUE AND SE 1ST STREET WITHIN TWO YEARS OF THE DATE OF THE ISSUANCE OF 90 PERCENT OF CERTIFICATE OF OCCUPANCIES AND THE CITY HAS PROGRAMMED THIS SIGNAL IN THE CAPITAL IMPROVEMENT PLAN WITHIN THE SAME PERIOD, THE APPLICANT SHALL BE RESPONSIBLE FOR THEIR PROPORTIONATE SHARE OF THE COST OF THE SIGNAL BASED UPON THE TRAFFIC INFORMATION PROVIDED IN SUPPORT OF THIS SITE PLAN APPROVAL. A SECURITY BOND IN THE AMOUNT OF 10% OF THE PROPORTIONATE SHARE OF THE TRAFFIC LIGHT SHALL BE REQUIRED AND PROVIDED TO THE CITY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 6. WITHIN 6 MONTHS OF THE ISSUANCE OF 90 PERCENT OF CERTIFICATE OF OCCUPANCIES, THE APPLICANT WILL EVALUATE THE VALET AND PARKING GARAGE OPERATIONS AND PROVIDE THE RESULTS TO THE CITY AND IF CONSISTENT PROBLEMS EXIST THAT RESULT FROM BOTH OR EITHER OPERATIONS, THE APPLICANT WILL PROVIDE THE CITY WITH RECOMMENDATIONS FOR COMMERCIALLY REASONABLE MODIFICATIONS OF SUCH OPERATIONS TO ADDRESS THE PROBLEM(S) IDENTIFIED IN THE ANALYSIS.
 7. IF REQUESTED BY THE CITY WITHIN TWO YEARS OF THE ISSUANCE OF 90 PERCENT OF CERTIFICATE OF OCCUPANCIES, THE APPLICANT SHALL PERFORM A COMPREHENSIVE INTERSECTION ANALYSIS AT SE 4TH AVENUE AND ATLANTIC AVENUE AND SE 5TH AVENUE AND ATLANTIC AVENUE TO ASSESS EXISTING SIGNAL TIMING AND RECOMMEND MODIFICATIONS BY THE APPLICANT FOR INTERSECTION TIMING MODIFICATIONS TO BE PERFORMED BY THE CITY AND/OR PALM BEACH COUNTY. THIS ANALYSIS SHALL BE PERFORMED DURING THE PEAK SEASON AND DESIGNATED PEAK TIME PERIODS (I.E., FRIDAY P.M. AND SATURDAY P.M.) AND COORDINATED WITH CITY STAFF.
 8. THE APPLICANT SHALL PREPARE A REPORT TO BE APPROVED BY STAFF IN ACCORDANCE WITH NORMAL ENGINEERING STANDARDS AFTER 12 MONTHS OF CERTIFICATE OF OCCUPANCY IF DETERMINED BY STAFF THAT THE APPLICANT SHALL PAY THEIR PRO-RATA SHARE TO THE MARTINI DISTRICT STREET WAY SYSTEM.

SITE PLAN DATA - 4th & 5th DELRAY

AREA	SQ. FT.	ACRES
IMPERVIOUS	444	0.01
ASPHALT	444	0.01
BUILDING	58,959	1.35
SIDEWALK/PROMENADE/LANDSCAPE	5,408	0.12
BUFFER/WATER FEATURE		
PERVIOUS	2,319	0.06
GREEN	2,319	0.06
TOTAL IMPERVIOUS	64,911	1.50
TOTAL PERVIOUS	2,319	0.09
TOTAL NET SITE AREA	57,923	1.33
OPEN SPACE	8,271	0.19

FLOOR	ALLOWED (SQ. FT.)	PROPOSED (SQ. FT.)	PERCENTAGE (%)
GROUND LEVEL	50,304	58,959	117.2%
SECOND LEVEL	30,304	11,028	36.4%
THIRD LEVEL	52,444	25,120	47.9%
FOURTH LEVEL	42,213	0	0.0%
FIFTH LEVEL	0	0	0.0%
SIXTH LEVEL (ROOF)	0	0	N/A
TOTAL	135,265	117,127	86.6%

USE	AREA (SQ. FT.)	GROSS
RETAIL	7,487	7,487
PARKING GARAGE (326 PARKING SPACES)	23,544	23,544
THEATER (INCLUDING MEZZANINE)	44,874	44,874
RESTAURANT	6,000	6,000
OFFICE	41,745	41,745
TOTAL	223,650	223,650

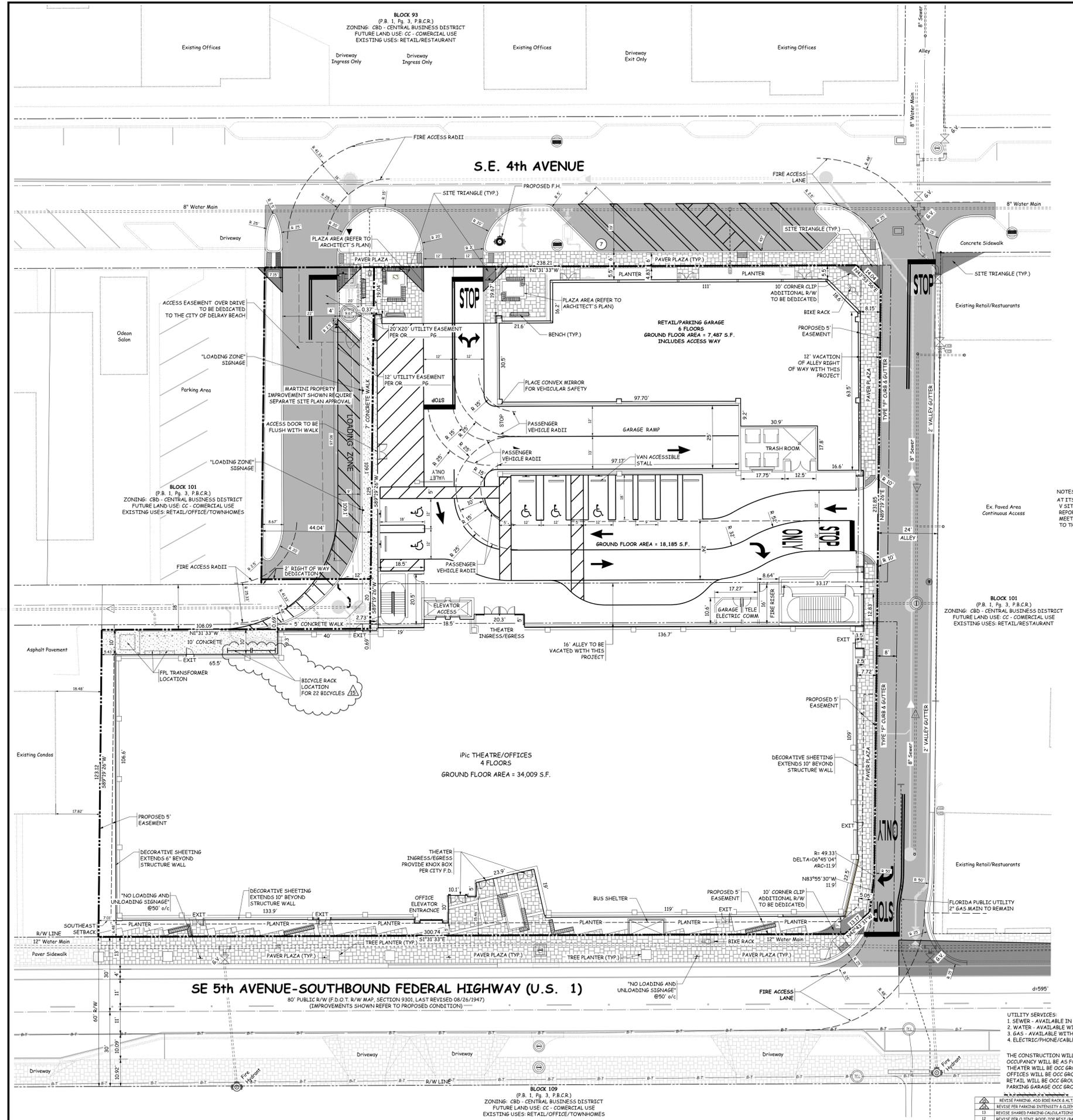
LOCATION	REQUIRED
FRONT (SE 4th AVE)	SEE SHEET A1.3 FOR INFORMATION
FRONT (SE 5th AVE)	SEE SHEET A1.3 FOR INFORMATION
ALLEY (ALONG NORTH ALLEY)	SEE SHEET A1.3 FOR INFORMATION
REAR (ALONG ALLEY)	SEE SHEET A1.3 FOR INFORMATION
INTERIOR LOT LINE	SEE SHEET A1.3 FOR INFORMATION

SITE PLAN
4th & 5th DELRAY
 SAMUELS & ASSOCIATES

WINNINGHAM & FRADLEY, INC.
 ENGINEERS PLANNERS SURVEYORS
 1110 N.W. 44th STREET, OAKLAND PARK, FL 33304 (954) 774-2700 FAX 954-774-0200 www.winninghamfradley.com

DESIGNED: AMF DATE: 02/14 APPROVED: EB-0002999
 DRAWN: AMF DATE: 02/14 LB-0002999

DATE: 6/27/2019, 3:48:17 PM PROJECT NUMBER: 16018 SHEET: SPL OF 1

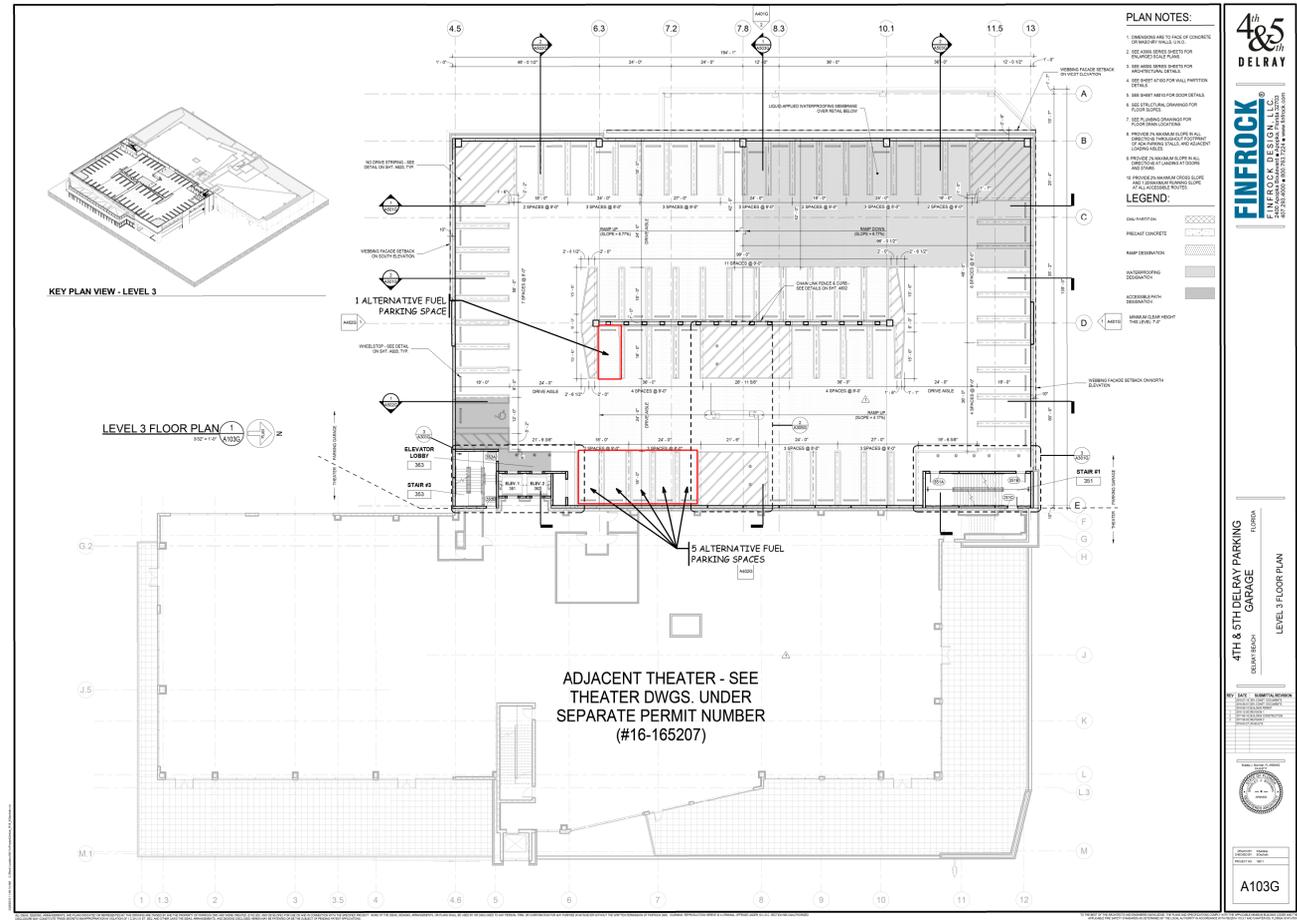


UTILITY SERVICES:
 1. SEWER - AVAILABLE IN ALLEY AT SOUTH END OF PROPERTY
 2. WATER - AVAILABLE WITHIN SE 4th AVENUE RIGHT OF WAY
 3. GAS - AVAILABLE WITHIN SE 5th AVENUE (FEDERAL HIGHWAY)
 4. ELECTRIC/PHONE/CABLE TELEVISION - AVAILABLE ON SITE

THE CONSTRUCTION WILL BE TYPE I-A
 OCCUPANCY WILL BE AS FOLLOWS:
 THEATER WILL BE OCC GROUP A-1
 OFFICES WILL BE OCC GROUP B
 RETAIL WILL BE OCC GROUP M
 PARKING GARAGE OCC GROUP S-2

REVISIONS:

NO.	DATE	DESCRIPTION
11	05/11/16	REVISE PER CITY ENGINEER'S COMMENTS
10	05/05/16	REVISE PER CITY SITE PLAN APPROVAL LETTER
9	05/04/16	REVISE PER CITY SOCIAL COMMENTS
8	10/17/15	REVISE PER CITY COMMISSION COMMENTS
7	10/01/15	REVISE PER CITY COMMISSION COMMENTS
6	09/23/15	REVISE PER CITY COMMENTS
5	07/28/15	REVISE PER CITY COMMENTS
4	06/23/15	REVISE PER CITY COMMENTS
3	05/29/15	REVISE PER CITY COMMENTS
2	10/09/14	REVISE PER CITY COMMENTS
1	7/24/14	REVISE PER CITY COMMENTS



PLAN NOTES:

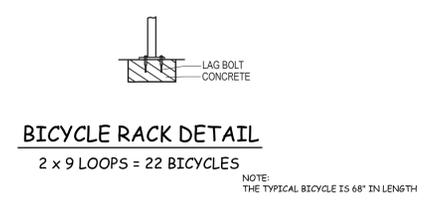
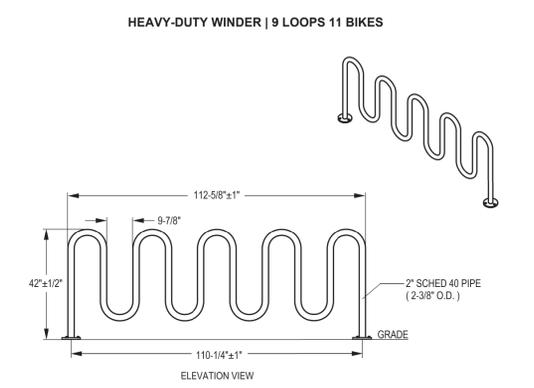
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).
2. SEE ALL OTHER SHEETS FOR FINISHES AND SCHEDULES.
3. SEE ALL OTHER SHEETS FOR PARTITION WALLS.
4. SEE SCHEDULES FOR ALL PARTITION WALLS.
5. SEE SCHEDULES FOR DOOR DETAILS.
6. SEE SCHEDULES FOR WINDOW DETAILS.
7. SEE SCHEDULES FOR FLOOR FINISHES.
8. PROVIDE ALL NECESSARY JOIST/BEAM CONNECTIONS AND BRACING.
9. PROVIDE ALL NECESSARY JOIST/BEAM CONNECTIONS AND BRACING.
10. PROVIDE ALL NECESSARY JOIST/BEAM CONNECTIONS AND BRACING.

LEGEND:

- CONCRETE
- PRECAST CONCRETE
- WALL PENETRATION
- DOOR PENETRATION
- WINDOW PENETRATION
- MECHANICAL PENETRATION
- PLUMBING PENETRATION
- ELECTRICAL PENETRATION
- TELEPHONE PENETRATION
- TELEVISION PENETRATION
- TELEPHONE PENETRATION
- TELEVISION PENETRATION

4th & 5th DELRAY PARKING GARAGE
LEVEL 3 FLOOR PLAN

A103G



SITE DETAILS & EXHIBIT			
4th & 5th DELRAY SAMUELS & ASSOCIATES			
WINNINGHAM & FRADLEY, INC. ENGINEERS - PLANNERS - SURVEYORS 111 N.E. 44th STREET, CAMDEN PARK, FL 33337 TEL: 771-7540 FAX: 954-771-0298 www.wfpi.com			
DESIGNED:	TPM	DATE:	06/19
DRAWN:		DATE:	
CHECKED:		DATE:	
DATE:	6/27/2019, 3:56:09 PM	PUBLISHED:	
PROJECT NUMBER:	16018	SHEET:	SD1 OF 1

NO.	REVISIONS	DATE