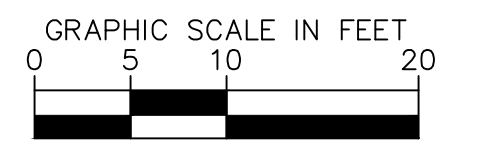
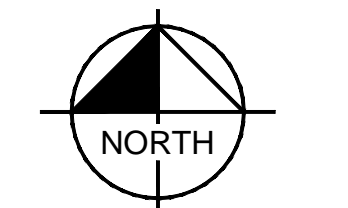
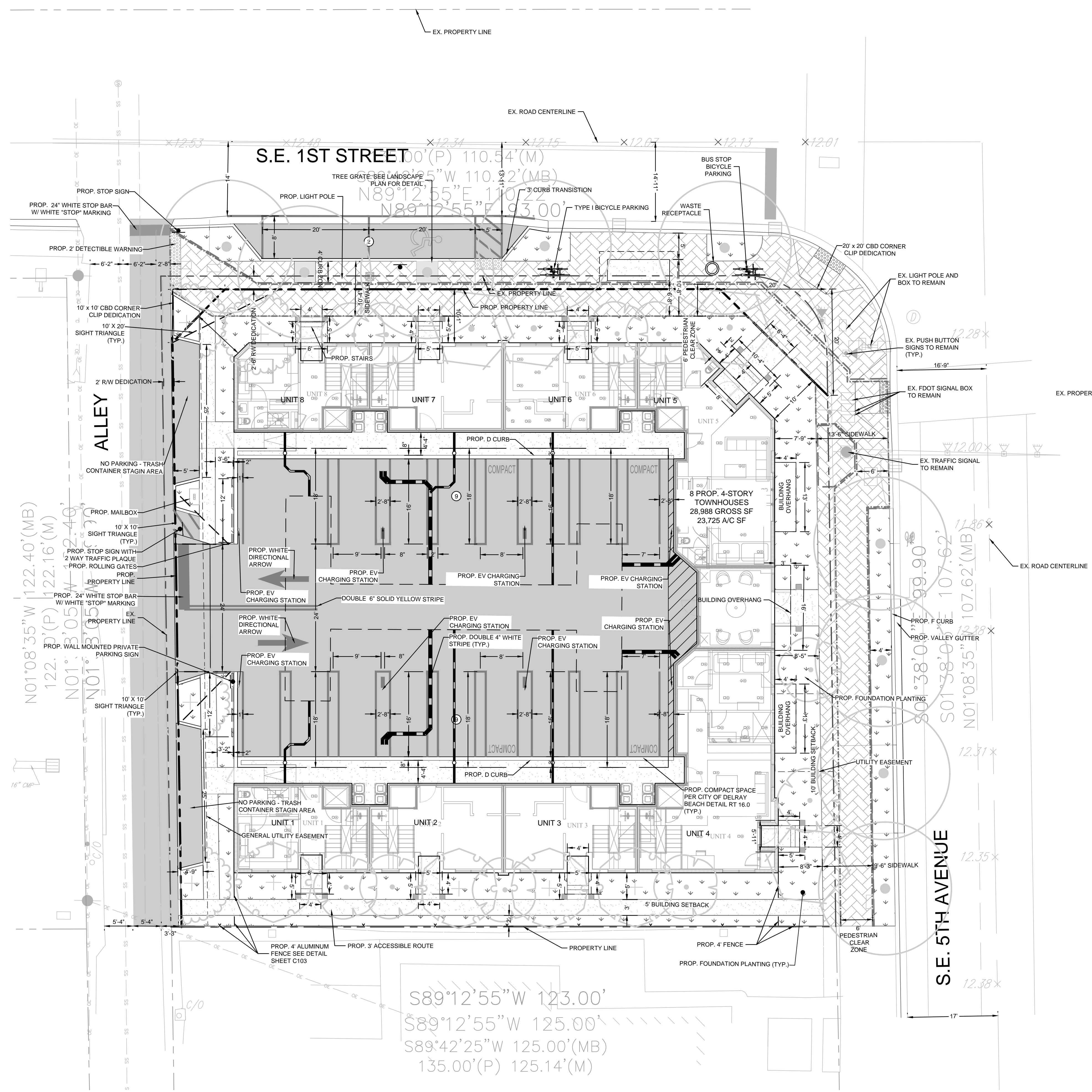


Plotted By: Thomas, Joe Sheet Set: 102 Layout: C100 SITE PLAN January 28, 2026 03:34:48pm K:\WFD_Civil\241174000 - 102 SE 5th Ave\CADD\PlanSheets\C100 SITE PLAN.dwg



LEGEND

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- BUILDING SETBACK
- ▬ PROPOSED STRUCTURE
- PROPOSED ASPHALT
- ▨ PROPOSED CONCRETE SIDEWALK
- ▧ PROPOSED PAVER SIDEWALK
- ▩ PROPOSED VEHICULAR PAVERS
- PROPOSED OPEN SPACE
- ② PARKING STALL COUNT
- - - 4' CURB ZONE
- - - 6' PEDESTRIAN CLEAR ZONE

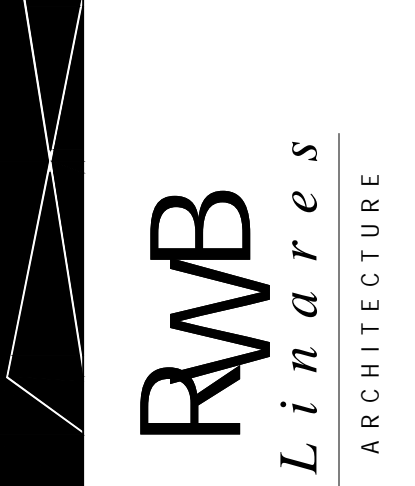
REVISIONS

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ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THE ARCHITECT, AND WHEN CREATED, EVALUATED, AND DEVELOPED FOR USE OF, AND IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF RMB LINARES ARCHITECTURE, INC.

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PROJECT # 24-007
 START DATE 03-01-24
 SHEET #

C100

SITE PLAN
 BRADLEY A. YOUNTS, P.E.

PARCEL INFORMATION	
PROJECT NAME	102 SE 5TH AVE TOWNHOMES
ADDRESS	102 SE 5TH AVE, DELRAY BEACH, FL 33483
PBC FOLIO #	12-43-46-16-01-102-0110
ZONING DESIGNATION	CENTRAL CORE SUB-DISTRICT
FUTURE LAND USE DESIGNATION	CC (COMMERCIAL CORE)
PROPOSED DENSITY	8 UNITS/0.35 ACRES = 22.8 UNITS/ACRE
LAND AREA GROSS	15,252 SF
PROP. RIGHT-OF-WAY DEDICATION	756 SF
LAND AREA NET	14,496 SF
FEMA FLOOD CODE	X

PROJECT AREAS		PROPOSED:	
TOTAL AREA (SF)	14,496	100.0%	
IMPERVIOUS TOTAL (SF)	12,272	84.7%	
PAVEMENT	2,347	16.2%	
COVERED PARKING GARAGE	5,643	38.9%	
BUILDING	4,282	29.5%	
LAND AREA NET	2,224	15.3%	

REQUIRED	REQUIRED PARKING RATIO:		
	REQUIRED	PROVIDED	
REQUIRED	1.75 STALLS PER TWO OR MORE BEDROOM UNIT	14	14
GUEST PARKING	0.5 STALL PER UNIT (FOR FIRST 20 UNITS)	4	4
ON STREET PARKING	NA	NA	2
EV CHARGING STATIONS	NA	1	18
TOTAL CAR PARKING		18	20
TYPE I BICYCLE PARKING	1 SPACE PER 10 UNITS	1	2
TYPE II BICYCLE PARKING	1 SPACE PER 6 UNITS	2	2
TOTAL BICYCLE PARKING		3	4

BUILDING INFORMATION			
TYPE OF UNIT:	NUMBER OF UNITS:	HEIGHT: (MAX 54')	SIZE: (SF)
2 BEDROOM (MIN. 900 SF)	1	52'	3,987
3 BEDROOM (MIN. 1,250 SF)	6	52'	3,456-3,442
4 BEDROOM (MIN. 1,500 SF)	1	52'	4,039

BUILDING SQUARE FOOTAGE		PROVIDED:	
TOTAL AREA (SF)	34,709	100%	
GROSS UNIT SF	29,066	84%	
COVERED PARKING GARAGE	5,643	16%	

FAR CALCULATION	
29,066 (TOTAL FLOOR AREA & COVERED PARKING) / 15,252 (LOT SIZE) = 1.91	

REQUIRED	STREET TREES RATIO:		
	REQUIRED	PROVIDED	
REQUIRED	1 TREE PER 30' LINEAR FEET	8	8

LOT SIZE		CODE REQUIREMENT:		PROVIDED:	
LOT SIZE	2,000 SF MINIMUM	14,496 SF			
LOT WIDTH	20' MINIMUM	122.40'			
LOT DEPTH	NA	123.00'			
LOT COVERAGE	NA	70.0%			

BUILDING SETBACKS PER LDR SECTION 4.4.13(D)(2) AND TABLE 4.4.13(C)			
REQUIRED:	PROVIDED:		
	FRONT 1ST TO 3RD STORIES	10'	10'
FRONT ABOVE 3RD STORY	20'	20'	
SIDE INTERIOR	5'	10'	
SIDE STREET 1ST TO 3RD STORIES	10'	10'	
SIDE STREET ABOVE 3RD STORY	20'	20'	
REAR 1ST TO 3RD STORIES	10'	10'	
REAR ABOVE 3RD STORY	20'	20'	

WAIVERS TABLE			
CODE SECTION	REQUIREMENT	REQUIRED	PROVIDED
4.6.9(D)(4)	STACKING DISTANCE FROM RW	100'	10'

WORKING WITH NEXT EARTH DESIGN TO ACHIEVE THE NGBS GREEN BUILDING CERTIFICATION, BRONZE LEVEL CERTIFICATION - TEAM MEMBER ROBERT CANNELLOS, LEED AP, IS QUALIFIED TO ASSIST

S89°12'55"W 123.00'
 S89°12'55"W 125.00'
 S89°42'25"W 125.00'(MB)
 135.00'(P) 125.14'(M)