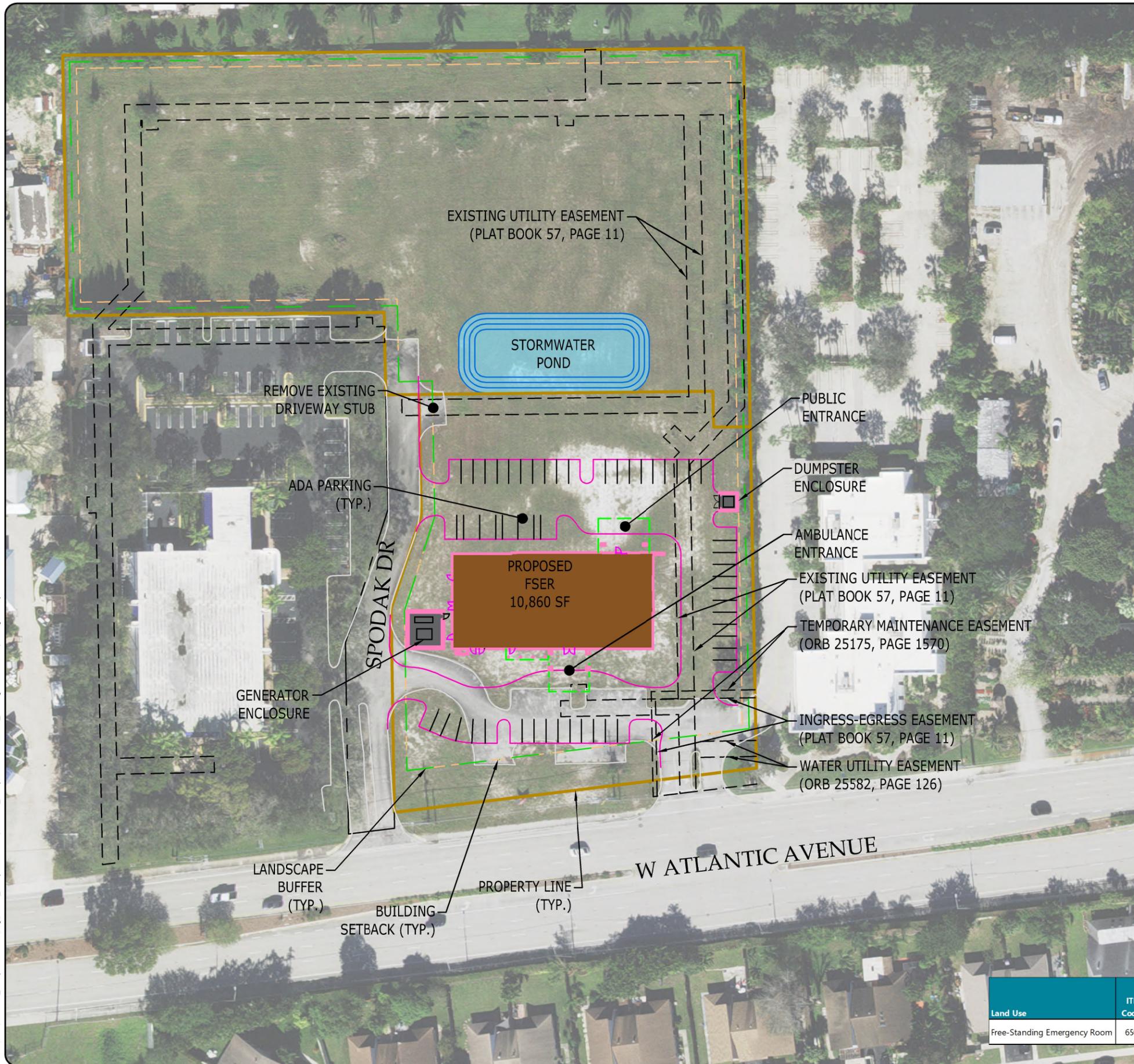


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**LEGEND**

- BUILDING
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER

**SITE DATA**

PARCEL # 12-43-46-18-33-001-0000 & 12-43-46-18-33-003-0000  
 ADDRESS: 3931 W ATLANTIC AVE  
 DELRAY BEACH, FL 33445  
 TOTAL SITE ACREAGE 4.59  
 ZONING: POC  
 ALLOWABLE LAND USE: MEDICAL CLINIC IS A PERMITTED USE  
 FLOODPLAIN ZONE: X  
 STORM SURGE ZONE: N/A

**SETBACKS**

LOCATION	YARD TYPE	BUILDING SETBACK (FT)		LANDSCAPE BUFFER (FT)	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
INTERIOR (NORTH)	REAR	10	320	5	260
INTERIOR (EAST)	SIDE	10	75	5	10
W ATLANTIC AVE (SOUTH)	FRONT	30	100	30	40
SPODAK DR (WEST)	SIDE	10	18	10	10

**PARKING DATA**

USE	SF	RATE	SPACES
MEDICAL CLINIC	10,860	5 spaces / 1,000 sf	55
TOTAL:			55

**PROVIDED PARKING**

	STANDARD	ADA	TOTAL
FSER	50	5	55



**DELRAY BEACH FSER**

NO.	DATE	TEST FIT	DESCRIPTION

DRAWING TITLE  
**TEST FIT**

PROJECT NUMBER  
20240213

DRAWING NUMBER  
**C-4**

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period						
				In		Out	In		Out				
				%	Trips	%	Trips	Total	%	Trips	%	Trips	Total
Free-Standing Emergency Room	650	10.86 KSF	271	50%	6	50%	6	12	46%	8	54%	9	17