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ZONING CODE COMPLIANCE			
	REQUIRED	PROVIDED	WAIVER
MAXIMUM NUMBER OF STORIES-TABLE 4.4.13(B)	4 STORIES	4 STORIES	N/A
MAXIMUM HEIGHT - TABLE 4.4.13.(B)	54 FT	54 FT	N/A
FRONT SETBACK - FIRST STORY		RAILROAD ST. GROUND, CORNER RR-4th NE 4th AVE. CORNER 2nd-4th NE 2nd ST.	APPROVED BY RESOLUTION 178-24
FRONT SETBACK - STORIES 2, 3		RAILROAD ST. GROUND, 11'-2" RAILROAD ST. LEVELS 2 & 3 CORNER RR-4th NE 4th AVE. CORNER 2nd-4th NE 2nd ST.	APPROVED BY RESOLUTION 178-24
FRONT SETBACK - STORIES 4, 5		RAILROAD ST. NE 4th AVE. NE 2nd ST. CORNER RAILROAD ST & 4th CORNER 4th AND 2nd	N/A
SIDE SETBACK, ALL STORIES	0 FT	WEST PROPERTY LINE	N/A
DENSITY	MAX. 30 D.U. / ACRE (25 UNITS)	26.91 D.U. / ACRE 23 UNITS	N/A
FLOOR AREA RATIO	3.0 MAXIMUM	37,504 SF / 36,820 SF F.A.R. = 1.019	N/A
1 BR UNITS	MAX. 55 % (13 UNITS)	6 UNITS	N/A
2 BR OR MORE UNITS	NO LIMIT	17 UNITS	N/A
PARKING SPACES	MIN. 50 SPACES (SEE PARK. CALCS.)	50 SPACES (47 OFF-STREET, 3 IN-STREET)	N/A
BICYCLE PARKING SPACES	MULTIFAMILY TYPE I - 1/10 UNITS = 3 TYPE II - 1/6 UNITS = 4 RETAIL TYPE I - 1/2500 SF = 1 TYPE II - NOT REQUIRED	TOTAL PROVIDED TYPE I - 4 SPACES TYPE II - 4 SPACES	N/A
LOADING SPACE	MIN. 2 BERTH	0 BERTHS	APPLIED FOR
CIVIC SPACE - AREA, 0% 0 TO 20,000 SF, 5% 20,000 TO 36,820 SF	MIN. 841 S.F.	778 S.F. FORECOURT.	APPROVED BY RESOLUTION 178-24

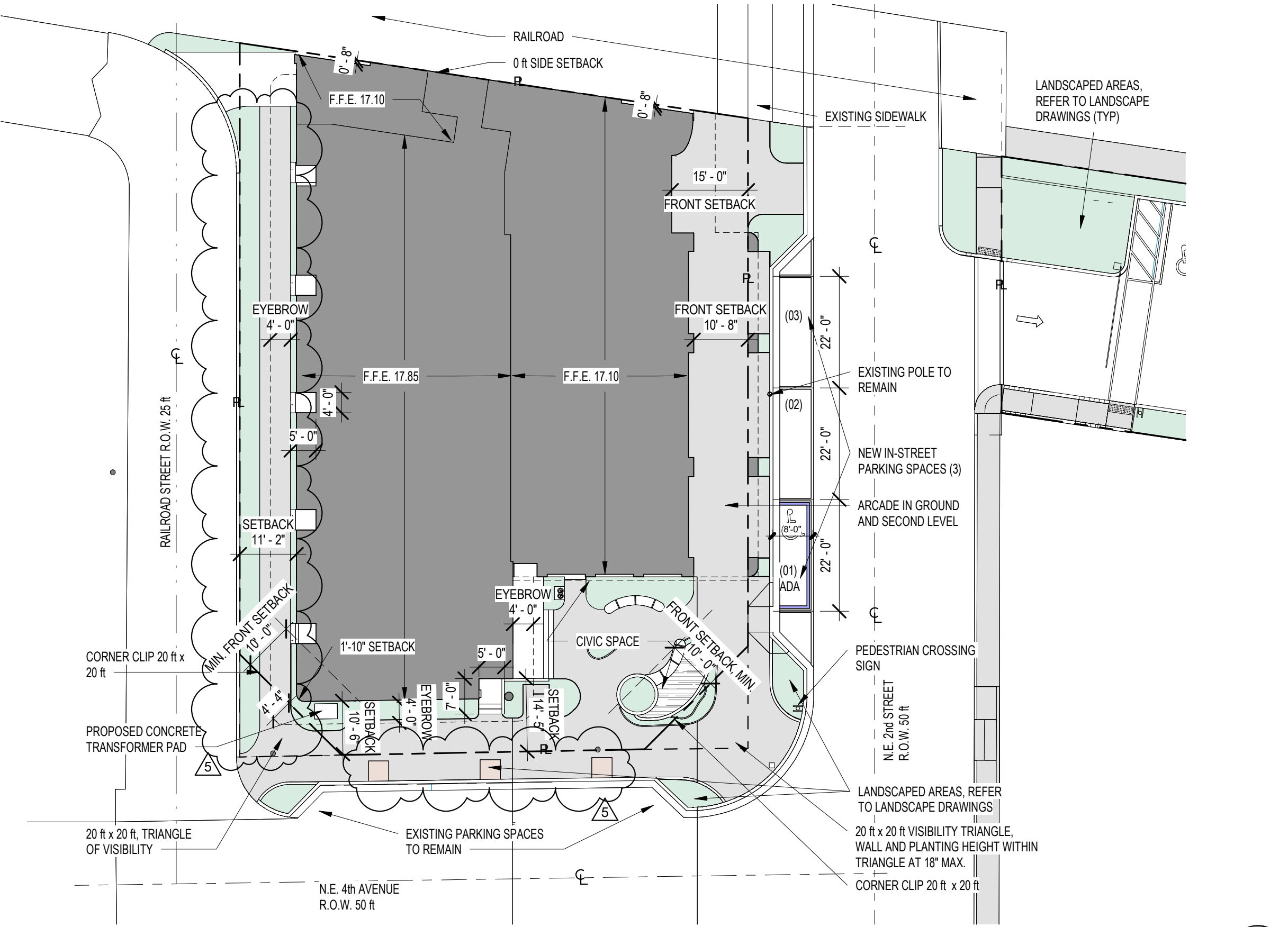
PARKING CALCULATION			
1 BR UNITS	6 UT	1.25 SP PER UT	7.50 SPACES
2 BR UNITS	17 UT	1.75 SP PER UT	29.75 SPACES
GUEST PARKING (1-20)	20 UT	0.50 SP PER UT	10.00 SPACES
GUEST PARKING (21-25)	3 UT	0.30 SP PER UT	0.90 SPACES
COMMERCIAL	2,651 S.F.	1/500 SF	5.31 SPACES
TOTAL PARKING SPACES			53 SPACES

SHARED PARKING CALCULATION						
USE	TOTAL	WEEKDAYS		WEEKEND		
		NIGHT (midnight to 6:00 AM)	DAY (9:00am to 4:00pm)	EVENING (6:00 to midnight)	DAY (9:00am to 4:00pm)	EVENING (6:00 to midnight)
RESIDENTIAL Reserved to Units	23	23	23	23	23	23
RESIDENTIAL Guest	25.15	25.15	15.09	22.64	20.12	22.64
COMMERCIAL / RETAIL	5.31	0.27	3.72	4.78	5.31	3.72
TOTAL	53	48	42	50	48	49

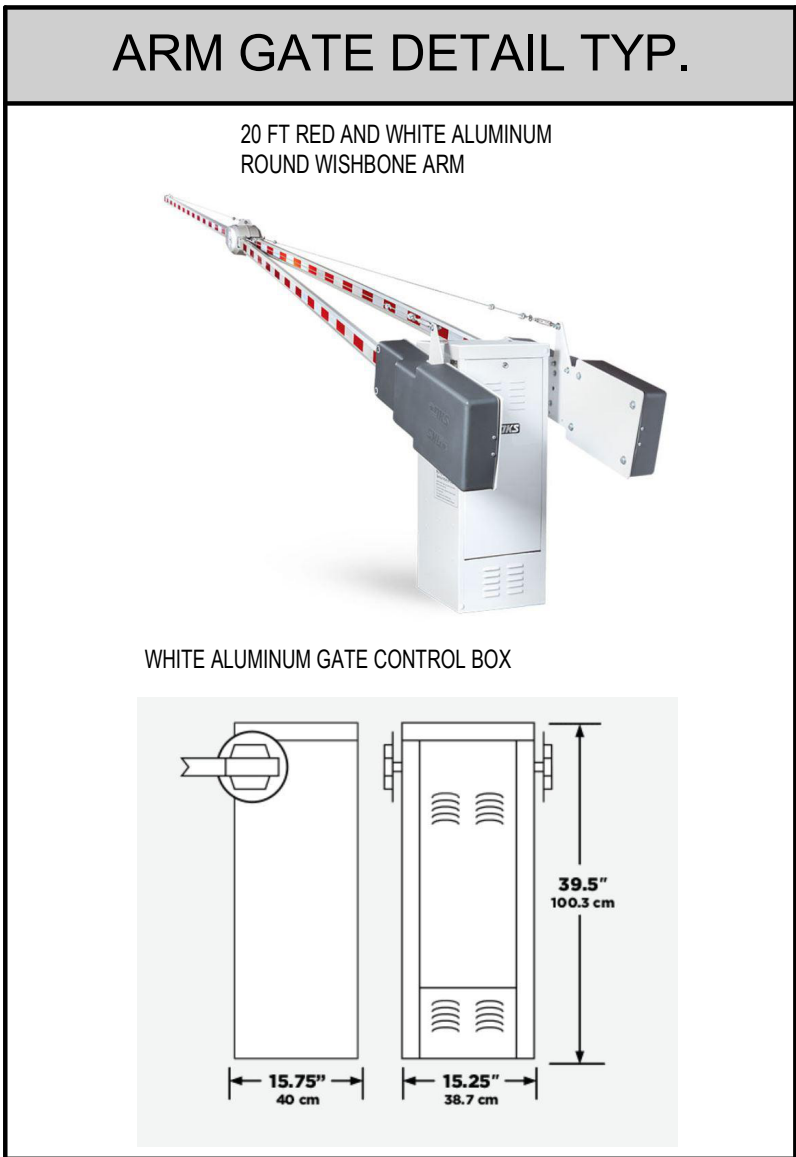
DELRAY BEACH CENTRAL BUSINESS DISTRICT (CBD)				
BUILDING FRONTAGE AS PER LDR SECTION 4.4.13				
STREET	PRIMARY	FACADE	REQUIRED FRONTAGE	PROVIDED FRONTAGE
N.E. 2nd STREET	YES	114'-0"	(75% - 100%)	"LOBBY ENTRY" "ARCADE" TOTAL 22'-4" 67'-9" 91'-1" (79.9 %)
N.E. 4th AVENUE	YES	80'-0"	(75% - 100%)	"FORECOURT" "STOOP" TOTAL 36'-7" 42'-9" 79'-4" (99.2 %)
RAILROAD STREET	NO	120'-3"	(NO REQUIREMENT)	"STOOP" 120'-3" (100 %)

PARKING PROVIDED	
OFF-STREET PARKING SPACES, BREAKDOWN BY TYPE	
REGULAR SPACES	32 SPACES
COMPACT SPACES	12 SPACES
ADA SPACES	1 SPACE
E.V. SPACES	2 SPACES
TOTAL	47 SPACES
OFF-STREET PARKING SPACES, BREAKDOWN BY ASSIGNMENT	
SPACES RESERVED FOR APARTMENT UNITS	23 SPACES
SPACES AVAILABLE FOR GUESTS	24 SPACES
TOTAL	47 SPACES
ON-STREET PARKING SPACES	
EXISTING PARKING SPACES	3 SPACES
NEW PARKING SPACES - REGULAR	2 SPACES
NEW PARKING SPACES - ADA	1 SPACE
TOTAL	6 SPACES
TOTAL ADA SPACES	2 SPACES (2 REQUIRED)
TOTAL E.V. SPACES	2 SPACES (1.5 REQUIRED)

ALL CONSTRUCTION STAGING AND PARKING WILL BE ACCOMMODATED ON THE PARKING LOT PARCEL



1 SITE PLAN - APARTMENT BUILDING
AR-050 SCALE: 1" = 20'-0"



SYMBOL LEGEND	
	EXISTING STREET LAMPS
	LANDSCAPING
(S.B.)	BUILDING SETBACK
(R.O.W.)	RIGHT OF WAY DEDICATION
	NEW LIGHT POLE FIXTURE
	INDICATES ADA ACCESSIBLE PARKING SPACE
	INDICATES ELECTRIC VEHICLE PARKING SPACE
	EXISTING INLET
	NEW SANITARY MANHOLE
	ELECTRIC VEHICLE CHARGER STATIONS PEDESTAL MOUNTED - SEE DETAIL 3 / AR-800

GROSS AREA CALCULATIONS MOVED TO SHEET AR-105 "ROOFTOP AMENITIES"

NETTA ARCHITECTS
621 NW 53rd Street, Suite 270
Boca Raton, Florida 33487
(561) 295-4500
www.nettaarchitects.com
CERTIFICATE OF AUTHENTICATION M1800001650

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR98615
FRANCISCO J. MELENDEZ, SR., AIA
FL REGISTRATION No. AR101881

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FRANCISCO J. MELENDEZ, SR., ARCHITECT.

These drawings shall be used for the specific project location indicated within the Title Block, and shall not be used at any other location without prior consent from the ARCHITECT.

THE MAXWELL

306 NE 2nd STREET, DELRAY BEACH, FL

SITE PLAN REVIEW SET

Submissions

Revisions		
No.	DATE:	DESCRIPTION:
1	11-21-2023	TAC REVISION
2	05-18-2024	TAC 2 REVISION
3	06-24-2024	TAC 3 REVISION
4	01-08-2025	TAC 4 REVISION
5	03-19-2025	TAC 5 REVISION

DATE:	02-18-2024
DESIGNER:	M.A.
MODELER:	C.C.
CHECKED:	M.F. / F.J.M.
NETTA PROJECT #:	2211652_FL

Drawing title

PROPOSED SITE PLAN

Drawing no.

AR-050