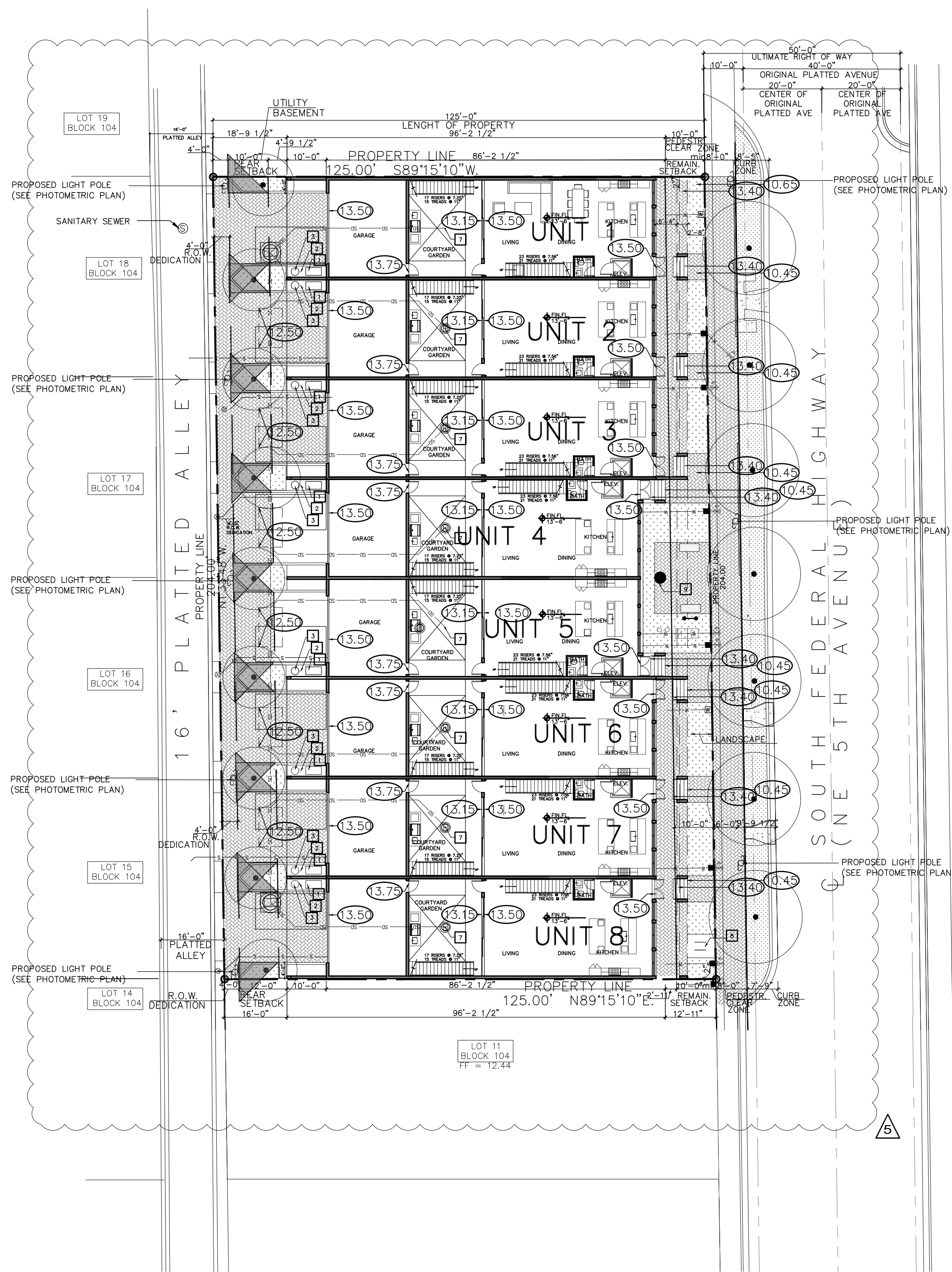
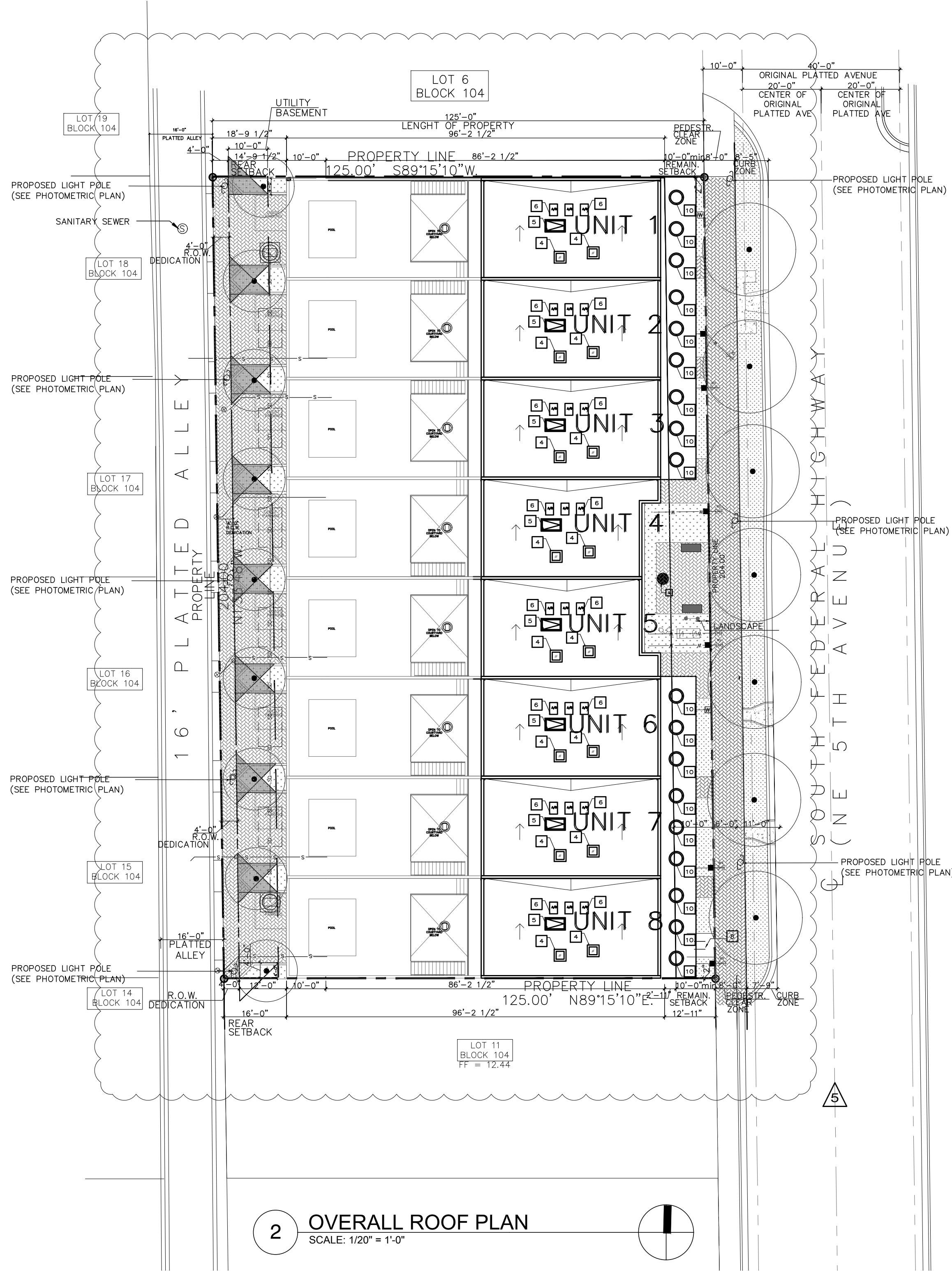




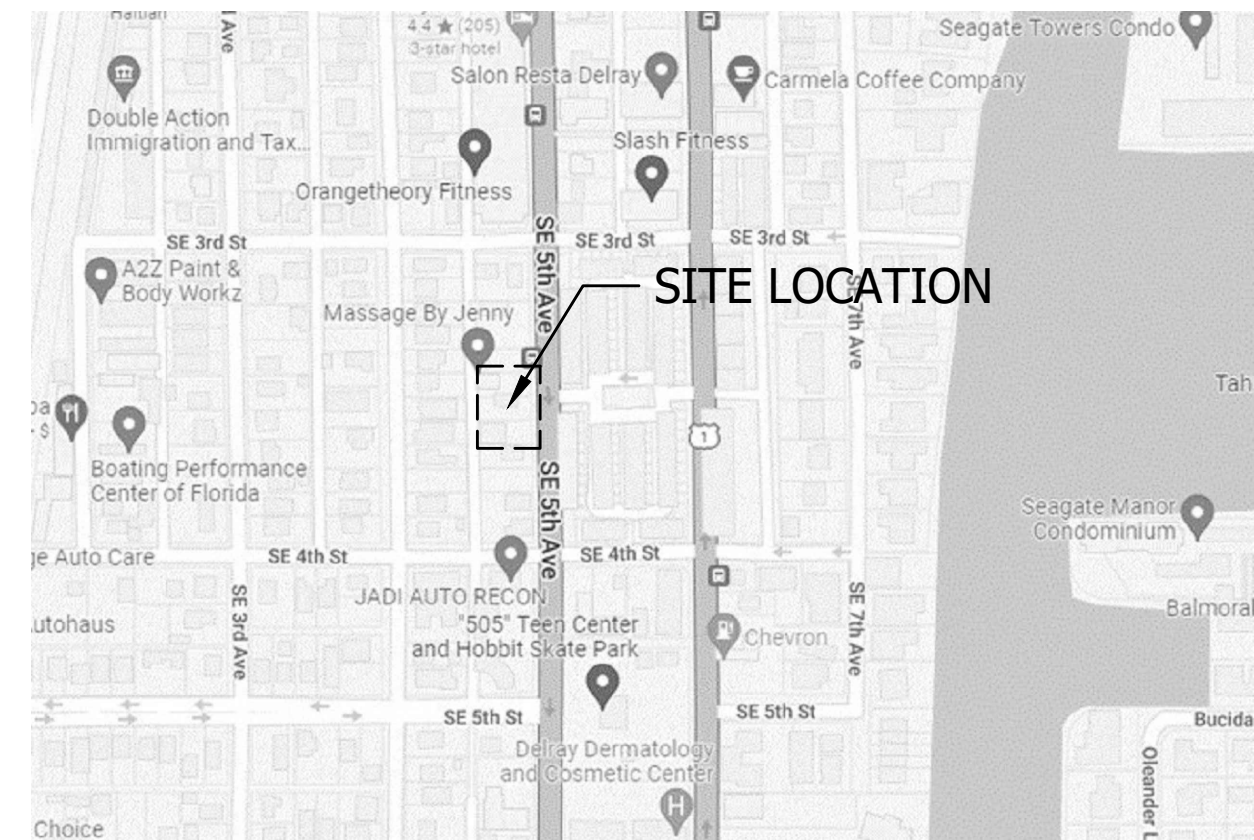
1 OVERALL SITE PLAN
SCALE: 1/20" = 1'-0"

NOTE
SEE A1.1 AND A1.2 FOR LARGER SCALE



2 OVERALL ROOF PLAN
SCALE: 1/20" = 1'-0"

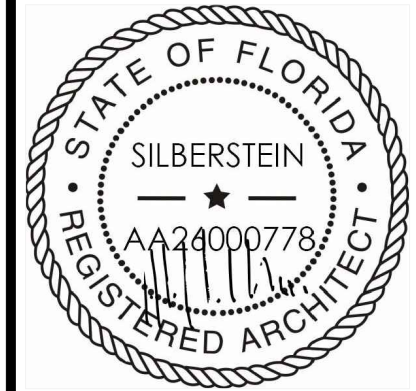
LEGEND	
DESCRIPTION	
1 FUTURE 2'X4' GENERATOR	6 ROOF MOUNTED A/C CONDENSER, VERIFY LOCATION IN FIELD.
2 CONCRETE SLAB	7 DRAIN
3 POOL EQUIPMENT	8 BICYCLE RACK FOR 2 ON CONCRETE PAD
4 SKYLIGHT WITH 6" CURB	9 LOCATION OF SCULPTURE
5 ROOF HATCH	10 3'0 SKYLIGHT WITH 4" CURB



3 VICINITY MAP
SCALE: N.T.S.

SITE INFORMATION		
ADDRESS:		353 SE 5TH AVE, DELRAY BEACH, FL
LEGAL DESCRIPTION: LOTS 1 & 2, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3, PAGE 2, RECORDED IN THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.		
PROJECT DESCRIPTION:		NEW MULTI-FAMILY RESIDENTIAL
CURRENT PROPERTY USE:		MULTI-FAMILY RESIDENTIAL
ZONING DISTRICT:		CBD – CENTRAL BUSINESS DISTRICT 30 DU/AC MAX
SETBACKS	REQUIRED	PROVIDED
NORTH	0'-0"	0'-2"
WEST-ALLEY	10'-0"	14'-9 1/2" – 12'-0"
SOUTH	0'-0"	0'-2"
EAST-NE 5TH AVE	10'-0"	10'-0" – 12'-11"
DWELLING UNITS	30 DU/ACRE MAX	8/0.29 = 27.58 DU/AC
BUILDING HEIGHT:	REQUIRED	PROVIDED
TOP OF ROOF	54'-0" MAX	39'-6" A.F.F.
SITE AREA CALCULATION		
TOTAL SITE AREA		24,684 S.F.
BUILDING FOOTPRINT		19,352 S.F. 77.12%
CIVIC SPACE:	REQUIRED	PROVIDED
	4,684 X 5%	234 S.F.
BUILDING AREA PER UNIT: 5 UNITS TOTAL		
FIRST FLOOR A/C	1162 S.F.	
SECOND FLOOR A/C	1175 S.F.	
THIRD FLOOR A/C	1175 S.F.	
TOTAL A/C PER UNIT	3,512 S.F.	
TOTAL A/C ALL UNITS	28,096 S.F.	
COURTYARD PER UNIT	487 S.F.	
GARAGE PER UNIT	523 S.F.	
TOTAL GROSS AREA PER UNIT	4,522 S.F.	
TOTAL GROSS ALL UNITS	36,176 S.F.	
REDUCTION OF URBAN HEAT ISLAND		
TOTAL IMPERVIOUS PARKING 996 S.F. SHALL BE GRADE CONCRETE THAT HAS A 0.35 REFLECTANCE VALUE		
PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
(8) 3 BEDROOM UNITS	1.75 PER UNIT=14	16 IN GARAGE
GUEST SPACES	0.5 PER UNIT=4	8 IN DRIVEWAY
TOWNHOUSES SHALL BE FEE SIMPLE.		
BIKE REQUIREMENTS		
	REQUIRED	PROVIDED
	1 PER 4 UNITS	2

WAIVERS	
DESCRIPTION	
LANDSCAPE WAIVER FOR THE 5' LANDSCAPE STRIP BETWEEN VEHICULAR USE AREA AND ADJACENT SIDE PROPERTY LINES.	



354 SE 5TH AVE.
DELRAY BEACH, FL 33483

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PERMIT SET	REVISIONS
1 TAC COMMENTS	6.2.22
2 TAC COMMENTS	8.1.22
3 TAC COMMENTS	9.21.22
4	
5 TAC COMMENTS	
6	
7	
8	
9	

A-1.0

PRINT DATE:
MAY 24, 2023