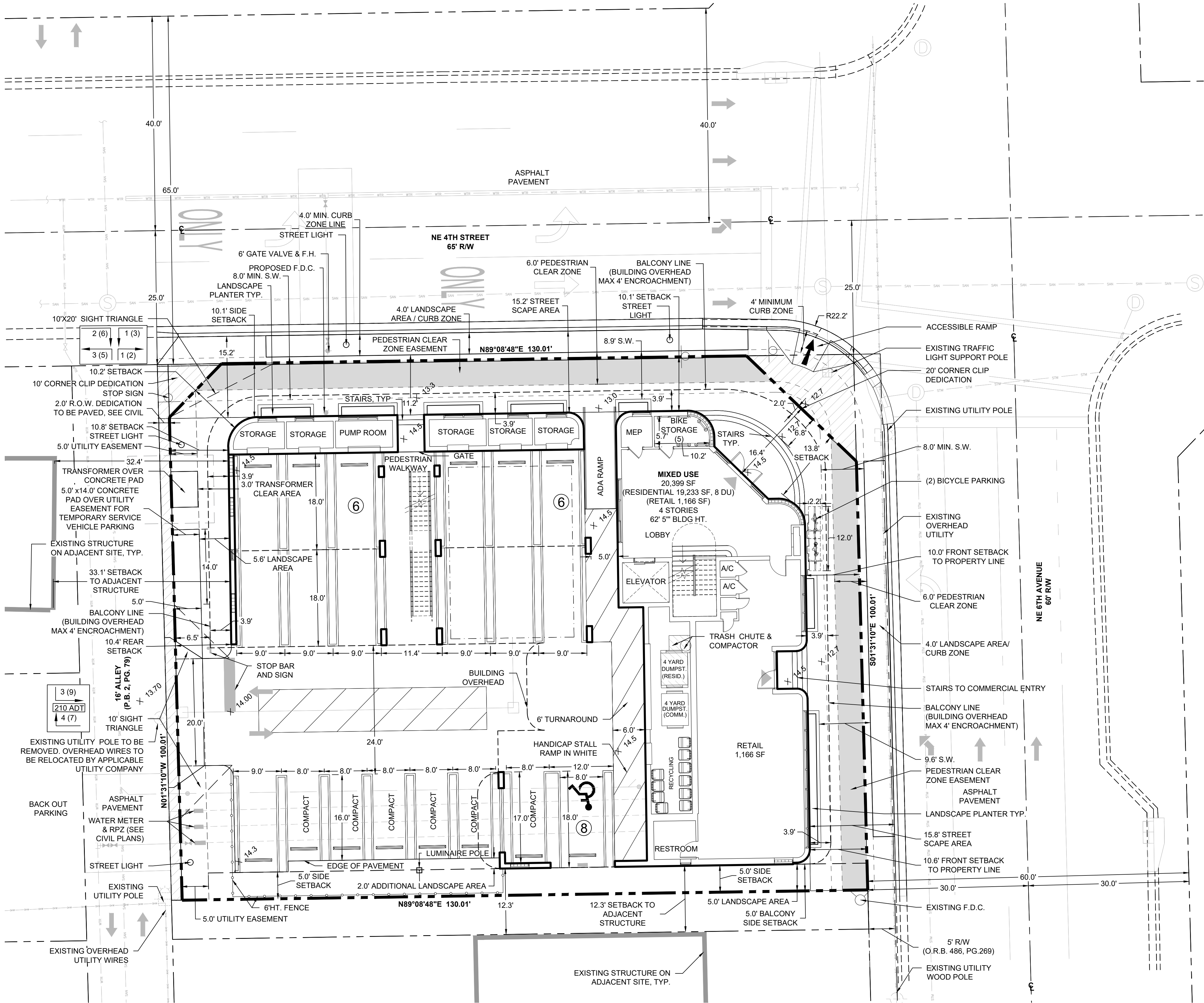




DEVELOPMENT TEAM

OWNER / APPLICANT:
OHLA USA SE
9657 NW 117 AVENUE
MIAMI, FL 33178

ARCHITECT:
REG ARCHITECTS
120 SOUTH OLIVE AVE. STE. 210
WEST PALM BEACH, FL 33401
561.659.2383

CIVIL ENGINEER:
SIMMONS & WHITE
2531 METROCENTRE BLVD WEST, STE 3
WEST PALM BEACH, FL 33407
561.478.7848

LANDSCAPE ARCHITECT & PLANNER:
URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

SURVEYOR:
PERIMETER SURVEYING & MAPPING
947 CLINT MOORE ROAD
BOCA RATON FLORIDA, 33487
561.241.9988

PROPERTY DEVELOPMENT REGULATIONS CHART:

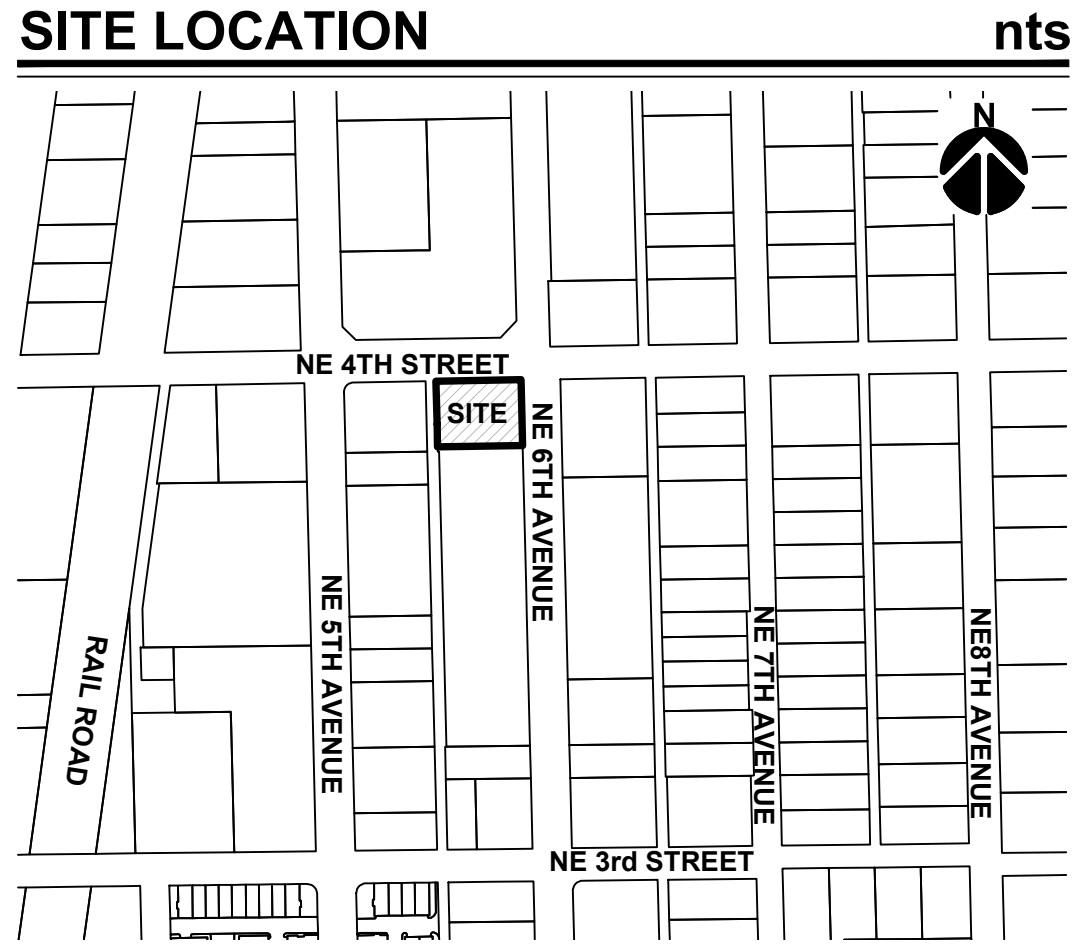
PROPERTY DEVELOPMENT REGULATIONS															
CENTRAL BUSINESS DISTRICT CBD	Minimum Lot Dimensions				Min. Floor Area	Max. Lot Coverage	Minimum Setbacks				Density (Units)	Max FAR	Height	Bldg. Frontage	Min. Develop. Area
	Size	Width	Depth	Frontage			Front	Side Street	Side	Rear					
REQUIRED	2,000 SF	20'	N/A	N/A	N/A	N/A	10' Min-15' Max (20' Above 3rd Floor)	10' (20' Above 3rd Floor)	0' or 5' (5' Adjacent bldg. w/ openings)	10' (20' Above 3rd Floor)	30 DU/AC (9 UNITS)	3.0	54"	75% Min on primary St.	N/A
PROPOSED	13,001 SF	130.01'	100.01'	100.01'	N/A	N/A	10.0'	10.1'	5'	10.4'	8 UNITS	1.63	54' /62'-5"	90%	N/A

STREETSCAPE REQUIREMENTS:

STREETSCAPE REQUIREMENTS			
DESCRIPTION	REQUIRED	PROVIDED	INTENT
CURB ZONE	4' MINIMUM (FROM BACK OF CURB)	4'	STREET TREES, PUBLIC INFRASTRUCTURE, ETC.
PEDESTRIAN CLEAR ZONE	6' MINIMUM	8'	PUBLIC SIDEWALK
REMAINING AREA	3' + HARDSCAPE/LANDSCAPE	3'	HARDSCAPE/LANDSCAPE

ROOFTOP USE CHART:

ROOFTOP ZONING ANALYSIS		
DESCRIPTION	DIMENSIONAL REQUIREMENT	PROPOSED
ROOFTOP TERRACE AREA		2,935 SF
MAX. COVERED AREA	MAXIMUM (25%) / 734 SF	705 SF
MIN. VEGETATED AREA	MINIMUM (10%) / 294 SF	350 SF
MAX HEIGHT COVERED STRUCTURES	MAXIMUM 60 FT	60 FT
SWIMMING POOL	MAX 8 FT ABOVE TOP OF ROOF	4 FT
	MIN 5 FT WALKWAY AROUND	5 FT
RAILING/PARAPET	MIN 4 FT HEIGHT	4 FT
ELEVATOR	MAX HEIGHT- 10' ABOVE MAX BLDG HEIGHT (64FT)	62'-5"



SITE DATA

APPLICATION NAME:	398 NE 6TH AVENUE DEVELOPMENT
APPLICATION NUMBER:	2025-082
EXISTING ZONING:	CENTRAL BUSINESS DISTRICT (CBD) / CENTRAL CORE SUB-DISTRICT
EXISTING LAND USE:	COMMERCIAL CORE (CC)
PROPERTY CONTROL NUMBER:	12-43-46-16-05-105-0010
PROPOSED USE:	MIXED USE (RESIDENTIAL / RETAIL)
TOTAL GROSS SITE AREA:	0.3 AC (13,001 SF)
LAND DEDICATION:	0.01 AC (449.4 SF)
(2' ALONG ALLEY AND CORNER CLIP DEDICATION)	
TOTAL NET SITE AREA:	0.288 AC (12,551.6 SF) 100%
TOTAL IMPERVIOUS AREA:	0.26 AC (11,177.22 SF) 88.69%
BUILDING FOOTPRINT AREA:	2,960.32 SF
VEHICULAR USE AREA:	5,699.92 SF
SIDEWALKS, HARDSCAPE, ETC:	2,516.98 SF
TOTAL PERVIOUS AREA:	0.032 AC (1,374.38 SF) 10.95%
MAX ALLOWED FAR:	3.0 (37,654.8 SF)
EXISTING FAR:	0.38
PROPOSED FAR:	1.63 (20,399 SF)
GROSS FLOOR AREA	20,399 SF
FIRST FLOOR AREA	2,881 SF
SECOND FLOOR AREA	6,432 SF
THIRD FLOOR AREA	6,432 SF
FORTH FLOOR AREA	4,654 SF
RESIDENTIAL SF:	19,233 SF
NON RESIDENTIAL SF:	1,166 SF
BUILDING LOT COVERAGE:	2,960.32 SF (23.58%)
OVERHANG AREA:	7,870.51 SF
BUILDING HEIGHT:	62' 5" (4 STORY) (54' MAX W/ 10' ADDITIONAL HEIGHT PERMITTED FOR STAIRWAYS AND ELEVATOR OVERRUNS)
NUMBER OF DWELLING UNITS:	8 UNITS
MAX DENSITY ALLOWED:	27 DU/AC (MAX 30 DU/AC)
PRIMARY STREET:	NE 6TH AVENUE
SECONDARY STREET:	NE 4TH STREET
PARKING CALCULATIONS:(SEE SHARED PARKING CHART)	
RETAIL= 1 SPACE PER 500 SF OF GROSS FLOOR AREA	
@1,166 SF	2 SPACES
RESIDENTIAL / TWO BEDROOM DWELLING	
1.75 SPACES PER UNIT @8 UNITS	14 SPACES
GUEST PARKING	
0.5 SPACES PER UNIT @8 UNITS	4 SPACES
TOTAL	20 SPACES
STANDARDS SPACES	13 SPACES (MIN)
COMPACT SPACES (MAX 30% OF TOTAL SPACES)	6 SPACES
ADA ACCESSIBLE SPACES	1 SPACE
BICYCLE SPACES RETAIL	1
BICYCLE SPACES RESIDENTIAL	2
LOADING	0 SPACES
CIVIC SITE REQUIREMENT	
0-20,000 SF (0%) @12,551.6 SF (NET SITE AREA):	0 SF

NOTES:

- 1) BASE INFORMATION FOR THIS SITE PLAN PROVIDED BY A SURVEY BY PERIMETER SURVEYING & MAPPING , DATED: 05/07/2024
- 2) ALL SURROUNDING PROPERTIES HAVE LAND USE OF CC AND ZONING DESIGNATION OF CBD / CENTRAL CORE SUB DISTRICT
- 3) TANDEM PARKING SHALL BE FOR RESIDENTS ONLY. SPACES SHALL BE MARKED W/ SIGNAGE RESTRICTING PARKING USE

SHARED PARKING CHART:

SHARED PARKING CALCULATIONS					
USE	WEEKDAY			WEEKEND	
	Night Midnight to 6:00 AM	Day 9:00 AM to 4:00 PM	Evening 6:00 pm to Midnight	Day 9:00 AM to 4:00 PM	Evening 6:00 pm to Midnight
Residential Tandem 6 DU	100% 12 spaces	100% 12 spaces	100% 12 spaces	100% 12 spaces	100% 12 spaces
Residential Unreserved 2 DU	100% 2 spaces	100% 2 spaces	100% 2 spaces	100% 2 spaces	100% 2 spaces
Residential Guest Parking	100% 4	60% 2.4	90% 3.6	80% 3.2	90% 3.6
Retail	5% 0.1	70% 1.4	90% 1.8	100% 2	70% 1.4
TOTAL SPACES	18.1	17.8	19.4	19.2	19

urban
design
studio

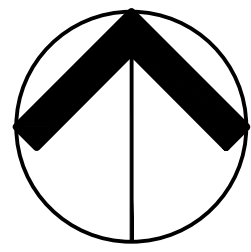
Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsfllorida.com
#LA0001739

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398 NE 6th Avenue Development

Delray Beach, FL
Site Plan



0 5' 10' 20'
Scale: 1" = 10'-0"

Date: 18-02-2025
Project No.: 23-023.001
Designed By: RD
Drawn By: MR
Checked By: RD-BM-SM

Revision Dates:
03/31/2025 RESUBMITTAL
06/30/2025 RESUBMITTAL
09/22/2025 RESUBMITTAL
10/29/2025 RESUBMITTAL

SP-1
of 2



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features





McGraw-Edison

TT TopTier

Parking Garage Luminaire

Product Features





McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features





Portfolio

LD4C | EU4C | 4LB

4" Round, New Construction Downlight
Narrow, Medium, Wide Beam or Wall Wash
250-7500 Lumens

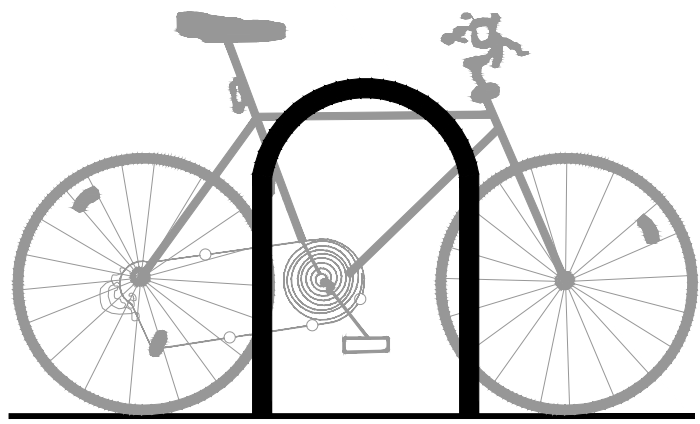
Typical Applications

Office • Education • Healthcare • Hospitality • Retail • Code-Compliance Areas • Sports Venues



EXTERIOR LIGHTING

TYPICAL TYPE I BICYCLE RACK ELEVATIONS DETAIL
FIGURE 4.6.9(D)(12) - 1 (Ord. No. 29-20, § 3, 11-10-20)
LAND DEVELOPMENT REGULATIONS of DELRAY BEACH, FLORIDA



INVERTED "U"
ONE RACK ELEMENT SUPPORTS TWO BIKES.

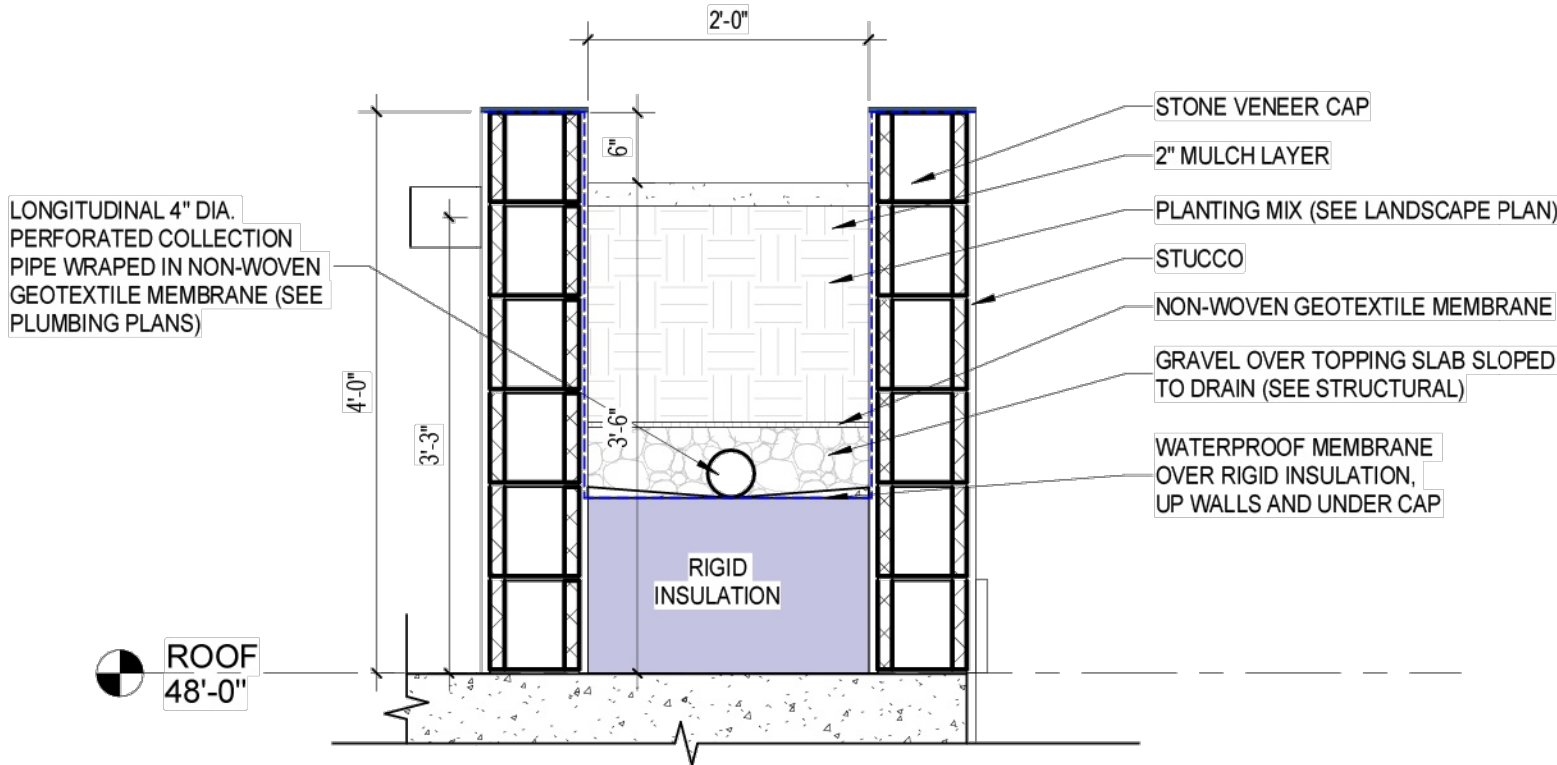
**THIS CONCEPTUAL DETAIL IS PROVIDED FOR INFORMATION ONLY TO SATISFY TECHNICAL REQUIREMENTS BY INDICATING THE INTENT TO PROVIDE REQUIRED AMENITIES. THE DEVELOPER WILL MAKE FINAL PRODUCT SELECTION AT TIME OF BUILDING PERMIT APPLICATION.

Open for light and ventilation



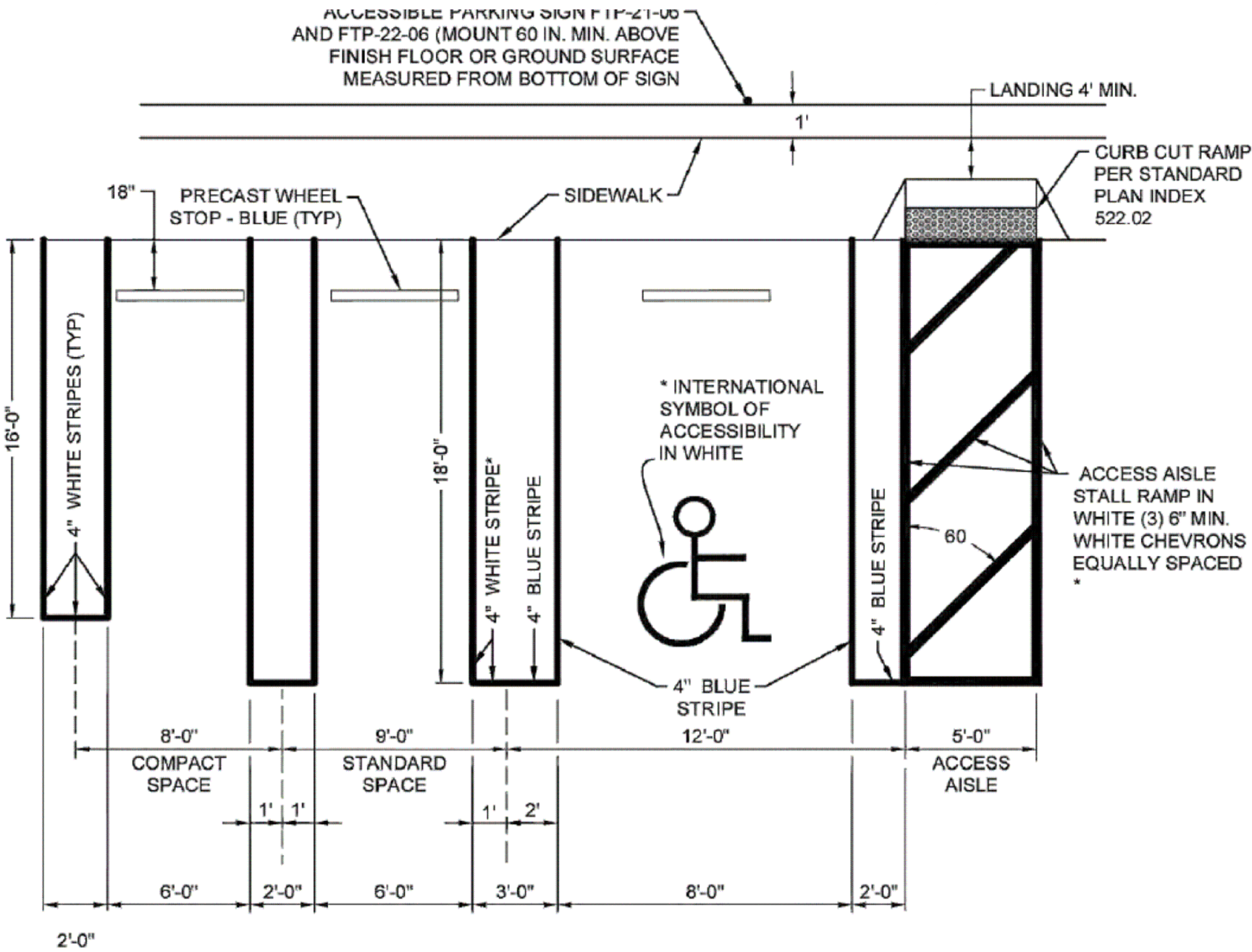
ROOFTOP PERGOLA

ALUMINUM SYSTEM FROM JUPITER PERGOLA



3 | PLANTER SECTION

SCALE: 3/4" = 1'-0"



PARKING STALL DIMENSIONS:
STANDARD 8'x 18'
COMPACT 8'x 18'
PARKING DETAIL

SITE DATA

APPLICATION NAME: 398 NE 6TH AVENUE DEVELOPMENT
EXISTING ZONING: CENTRAL BUSINESS DISTRICT (CBD) / CENTRAL CORE SUB-DISTRICT
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