

STRUCTURES AREA TABULATION	
BUILDING A FOOTPRINT	11753 SF
BUILDING B FOOTPRINT	10857 SF
BUILDING C FOOTPRINT	10857 SF
BUILDING D FOOTPRINT	7767 SF
BUILDING E FOOTPRINT	4802 SF
BUILDING F FOOTPRINT	4802 SF
BUILDING G FOOTPRINT	9310 SF
BUILDING H FOOTPRINT	1578 SF
REC. CENTER	73477 SF

PROJECT DATA	
• SITE (80' RIGHT OF WAY ADJUSTMENT)	191,134 S.F.
• GROUND FLOOR AREA	185,134 S.F.
• OPEN SPACE (LANDSCAPE)	50,749 S.F.
• REQUIRED OPEN SPACE (25%)	46,283 S.F.
• WATER BODIES	0 S.F.
• NO. OF DWELLING UNITS	47 UNITS
• PARKING REQUIRED	112 SPACES
• PARKING PROVIDED	199 SPACES

PARKING ANALYSIS	
GARAGE PARKING	94
STANDARD (DRIVEWAY PARKING)	60
COMPACT (DRIVEWAY PARKING)	3417%
ADDITIONAL PARKING (ON SITE)	11
TOTAL PARKING	199

PARKING REQ.	
UNIT PARKING	94
ADDITIONAL PARKING (ON SITE)	18
TOTAL PARKING	112

UNIT TYPE 1 A/C AREA TABULATION	
UNIT 1 (1ST FLOOR)	233 SF
UNIT 1 (2ND FLOOR)	1601 SF
TOTAL	2832 SF

UNIT TYPE 1 NON A/C AREA TABULATION	
BALCONY 1	126 SF
BALCONY 2	113 SF
COVERED PATIO	60 SF
GARAGE	402 SF
TOTAL	702 SF

UNIT TYPE 2 A/C AREA TABULATION	
UNIT TYPE 2 (1ST FLOOR)	1119 SF
UNIT TYPE 2 (2ND FLOOR)	1530 SF
TOTAL	2650 SF

UNIT TYPE 2 NON A/C AREA TABULATION	
BALCONY 1	82 SF
BALCONY 2	97 SF
COVERED PATIO	129 SF
GARAGE	396 SF
TOTAL	704 SF

UNIT TYPE 3 A/C AREA TABULATION	
UNIT TYPE 3 (1ST FLOOR)	708 SF
UNIT TYPE 3 (2ND FLOOR)	1012 SF
UNIT TYPE 3 (3RD FLOOR)	1079 SF
TOTAL	2799 SF

UNIT TYPE 3 NON A/C AREA TABULATION	
BALCONY 1	152 SF
BALCONY 2	148 SF
BALCONY 3	159 SF
BALCONY 4	146 SF
COVERED PATIO	161 SF
GARAGE	419 SF
TOTAL	1173 SF

CLUBHOUSE A/C AREA TABULATION	
CLUBHOUSE 1ST FLOOR	188 SF
CLUBHOUSE 2ND FLOOR	1191 SF
TOTAL	2380 SF

CLUBHOUSE NON A/C AREA TABULATION	
COVERED AREA	991 SF
TOTAL	991 SF

LEGEND	
UNIT TYPE 1 (3 BEDROOMS) - 28' WIDE	14
UNIT TYPE 2 (3 BEDROOMS) - 28' WIDE	25
UNIT TYPE 3 (3 BEDROOMS) - 30' WIDE	8
TOTAL	47

BUILDING SEPARATION (DISTANCE BETWEEN RESIDENTIAL BUILDINGS)		
	REQUIRED	PROVIDED
PROVIDED DISTANCE BETWEEN BUILDING A TO BUILDING A	$59' + 59' + 206.58' + 26.58' / 6 = (118 + 106.32) / 6 = 37.39'$	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING B TO BUILDING B	$55.3' + 55.3' + 206.58' + 26.58' / 6 = (110.6 + 106.32) / 6 = 36.15'$	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING C TO BUILDING C	$55.3' + 55.3' + 206.58' + 26.58' / 6 = (110.6 + 106.32) / 6 = 36.15'$	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING D TO BUILDING D	$39' + 39' + 206' + 38' / 6 = (78 + 152) / 6 = 36.33'$	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING E TO REC. CENTER	$42' + 42' + 206.58' + 26.58' / 6 = (84 + 106.32) / 6 = 31.72'$	12'-4" (SEEKING RELIEF)

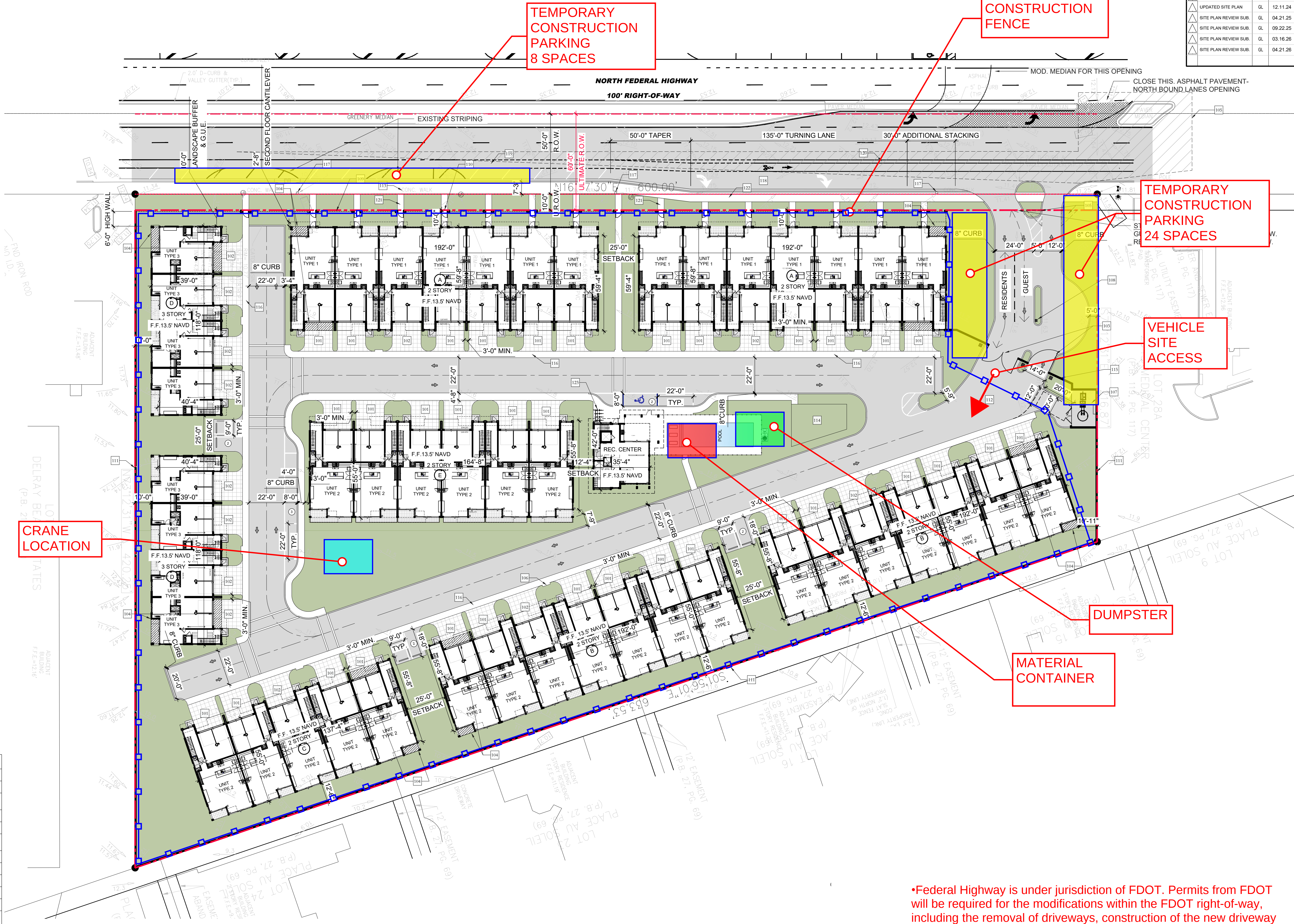
PROPOSED FINISHED FLOOR	
AVERAGE CROWN OF ROAD 122' NAVD	F.F. 122' +18" = 13.5' NAVD

GREEN BUILDING CERTIFICATION TO BE SUBMITTED BY A GREEN BUILDING ACCREDITED PROFESSIONAL PRIOR TO BUILDING PERMIT SUBMISSION.	

SITE PLAN KEY NOTE LEGEND	
101 DRIVEWAY SPECS. WIDTH 11'-6" x 10' LENGTH 12' MATERIAL (PAVERS) 1' FULL SIZE / 1 COMPACT	112 ASPHALT ROAD
102 DRIVEWAY SPECS. WIDTH 18' x 16' LENGTH 12' MATERIAL (PAVERS) 2' FULL SIZE / 1 COMPACT	113 EXISTING 7' CONCRETE SIDEWALK
103 GATE SPECS. 14' W x 6' H SINGLE AND 20' W x 6' H DOUBLE ALUMINUM VEHICULAR GATE.	114 TIT LOT
104 MINIMUM 4' ARTICULATION	115 6' HIGH CMU WALL WITH STUCCO FINISH
105 PROPOSED FOOT SIGHT TRIANGLE (TYP.)	116 4' INTERIOR CONCRETE SIDEWALKS
106 60X60 WHEELCHAIR PASSING SPACE. EVERY 200' MAXIMUM TYP.	117 LIGHT POST
107 LIFT STATION	118 11' TURNING LANE
108 CALL BOX	119 5' EXISTING BIKE LANE
109 6' HIGH ALUMINUM FENCE	120 2' BUFFER BETWEEN DRIVING & BIKE LANE
110 4' W. x 6' H. ALUMINUM GATE	121 4' PROPOSED SIDEWALKS
111 8' HIGH CMU WALL WITH STUCCO FINISH	122 6' PROPOSED SIDEWALKS
123 PER TABLE 4.8(B) - 1 PLANNED UNIT DEVELOPMENT 4 BICYCLE SPACES PER 50 UNITS LOCATED AT COMMON AREA (CLUBHOUSE SHOWERS NOT REQUIRED).	

GC (PUD)	MIN. LOT SIZE (sq. ft.)	MIN. LOT WIDTH (ft.)	MIN. LOT DEPTH (ft.)	MIN. FLOOR AREA (sq. ft.)	MIN. LOT FRONTAGE (ft.)	MIN. OPEN SPACE (%)	MIN. FRONT SETBACK (ft.)	MIN. SIDE SETBACK (ft.) N	MIN. SIDE ST. SETBACK (ft.) S	MIN. REAR SETBACK (ft.)	MAX. BLDG. HEIGHT (ft.)	F.A.R.	DENSITY
REQUIRED	N/A	0	0	N/A	0	25	10	10	10	10	48	X	12 UNITS/ACRE =51 UNITS
PROVIDED	185,134	600	420.25	73,477	X	27.41	10	10	10	10	X	81%	11UNITS/ACRE =47 UNITS

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26



•Federal Highway is under jurisdiction of FDOT. Permits from FDOT will be required for the modifications within the FDOT right-of-way, including the removal of driveways, construction of the new driveway and the right turn lane. FDOT will review and approve the MOT for the work within the FDOT right-of-way and City will be notified of any closures, which will be processed accordingly per LDR Section 7.1.8(C) Maintenance of Traffic (MOT) Plan.

04-21-25

SITE PLAN REVIEW SUBMITTAL

MULTIFAMILY
2419 N. FEDERAL HWY.
DELRAY BEACH, FLORIDA

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

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