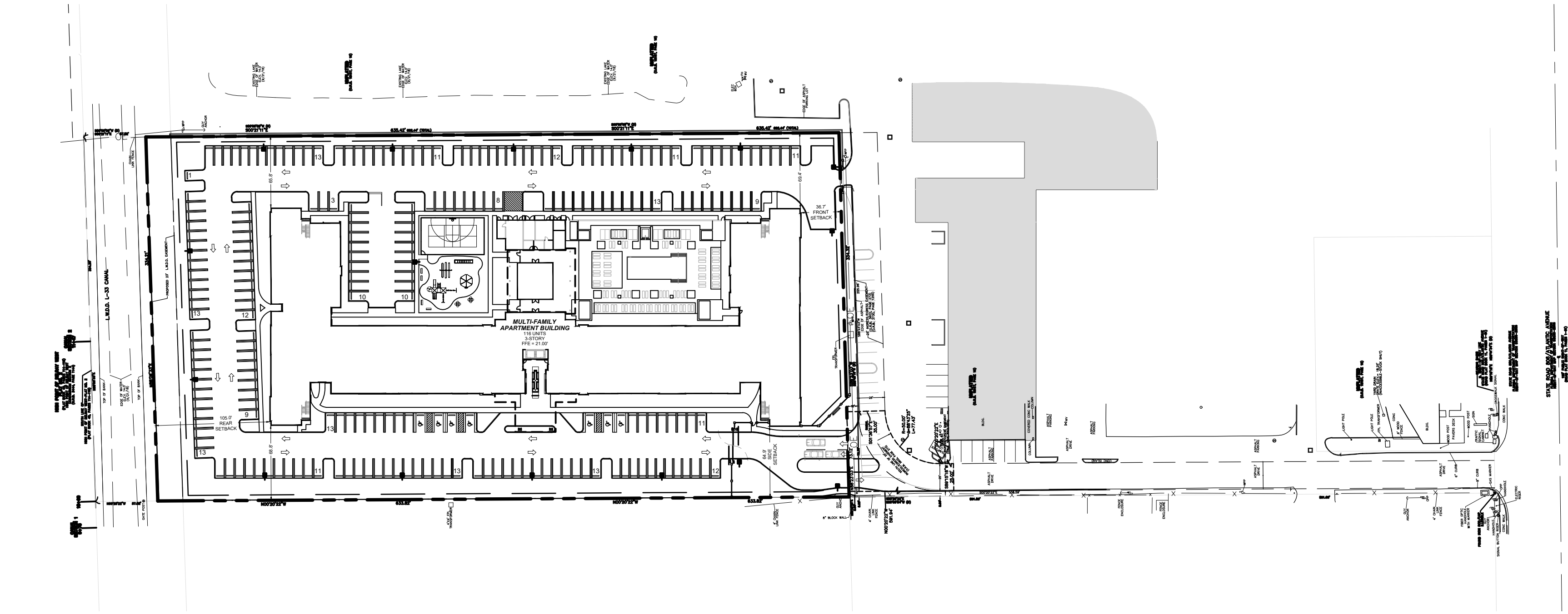
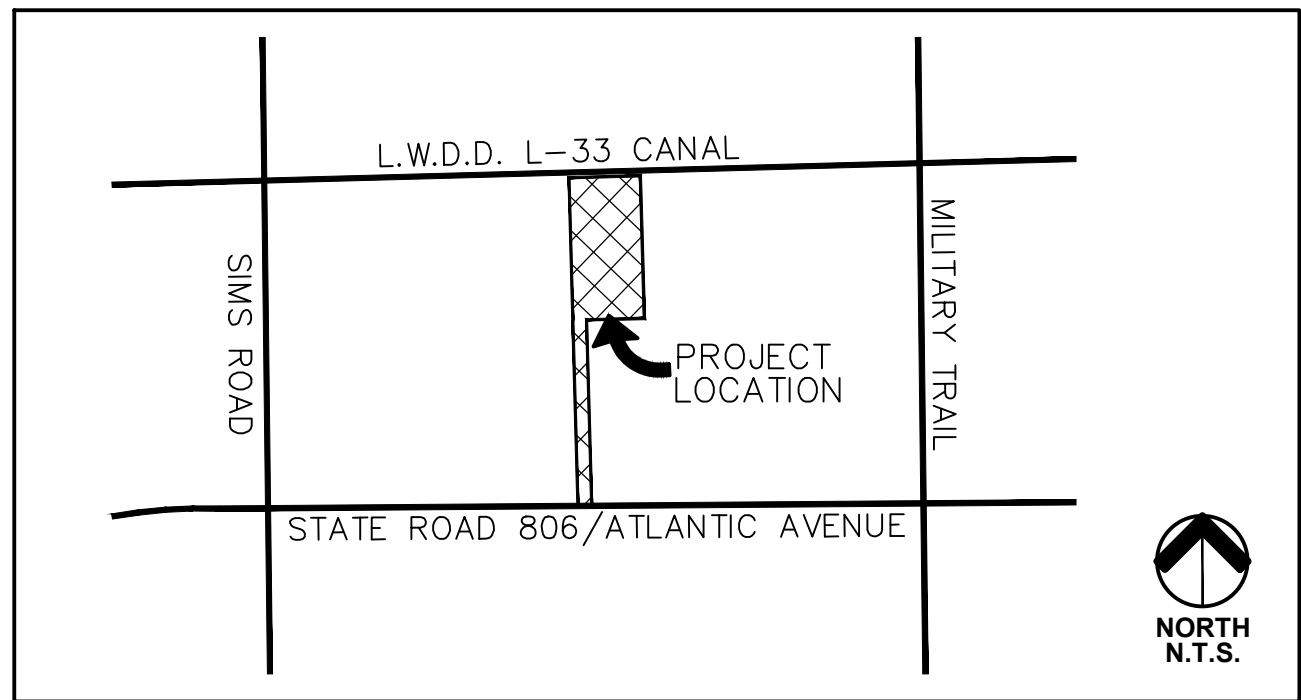




VICINITY MAP

LOCATION MAP



PARKING CALCULATIONS

Proposed Units	116 Units	Parking Required	231
Efficiency Unit	18 Units	Efficiency Unit @ 1/Unit	18
1 Bedroom	30 Units	1 Bedroom @ 1.5/Unit	45
2 Bedroom	56 Units	2 Bedroom @ 2/Unit	112
3 Bedroom	12 Units	3 Bedroom @ 2/Unit	24
		Guest @	
		0.5/1st 20 Units = 10	32
		0.3/ 21-50 Units = 9	
		0.25/1+ Units = 13	
		Parking Provided	231
		Efficiency Unit	18
		1 Bedroom	45
		2 Bedroom	112
		3 Bedroom	24
		Guest	32

SITE DATA

EXISTING FLUA DESIGNATION	PROPOSED FLUA DESIGNATION	HR-8
EXISTING ZONING DISTRICT - PBC	PROPOSED ZONING DISTRICT - DELRAY	MEDIUM DENSITY
PCN	PROPOSED ZONING DISTRICT - DELRAY	AR
PROPOSED USE	MED. DENSITY RESIDENTIAL	00-42-46-14-00-000-5190
	MULTI-FAMILY APARTMENTS	

SITE CALCULATIONS	
TOTAL SITE AREA	(212,066 S.F.) 4.87 AC.
PERVIOUS AREA	62,298 S.F. / 1.43 AC. = 29.4%
IMPERVIOUS AREA	149,768 S.F. / 3.44 AC. = 70.6%
REQUIRED COMMON AREA OPEN SPACE @ 15%	31,810 S.F. / 7.3 AC.
PROVIDED COMMON AREA OPEN SPACE	62,298 S.F. / 29.4%
REQUIRED NON-VEHICULAR O.S. @ 25%	53,017 S.F. / 1.22 AC. = 25.0%
PROVIDED NON-VEHICULAR O.S.	54,969 S.F. / 1.26 AC. = 25.9%
NUMBER OF DWELLING UNITS	116 UNITS
RM DISTRICT DENSITY	UP TO 24 / AC.
THE FLO DELRAY OVERLAY DENSITY	6-12 DU/AC.

PROVIDED PARKING BY TYPE	204 SP.	231 SP.
TOTAL PROVIDED PARKING	27 SP.	
STANDARD SPACES		
COMPACT SPACES		
REQUIRED ACCESSIBLE PARKING		7 SP.
PROVIDED ACCESSIBLE PARKING		7 SP.
REQUIRED LOADING		0 SP.
PROVIDED LOADING (18.0' x 17.5')		1 SP.

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT: Med. Density Residential	MINIMUM LOT DIMENSIONS				SETBACKS		
	SIZE	WIDTH	DEPTH	COVERAGE	FRONT**	SIDE**	REAR**
REQUIRED	8,000 S.F.	60'	100'	40%	25'/30'	15'/30'	25'/30'
PROVIDED	212,066 S.F.	334.32'	692.44'	22.2%	36.7'/36.7'	64.9'/64.9'	105.0'/105.0'

** MEASURED TO 1ST & 2ND FLOOR / MEASURED TO 3RD FLOOR

BUILDING HEIGHT - REQUIRED	MAXIMUM 35'
BUILDING HEIGHT - PROVIDED	35'
BUILDING COVERAGE (47,111 S.F.)	22.2%
CANOPIES FOR WEATHER PROTECTION	4,664 S.F.

DEVELOPMENT TEAM

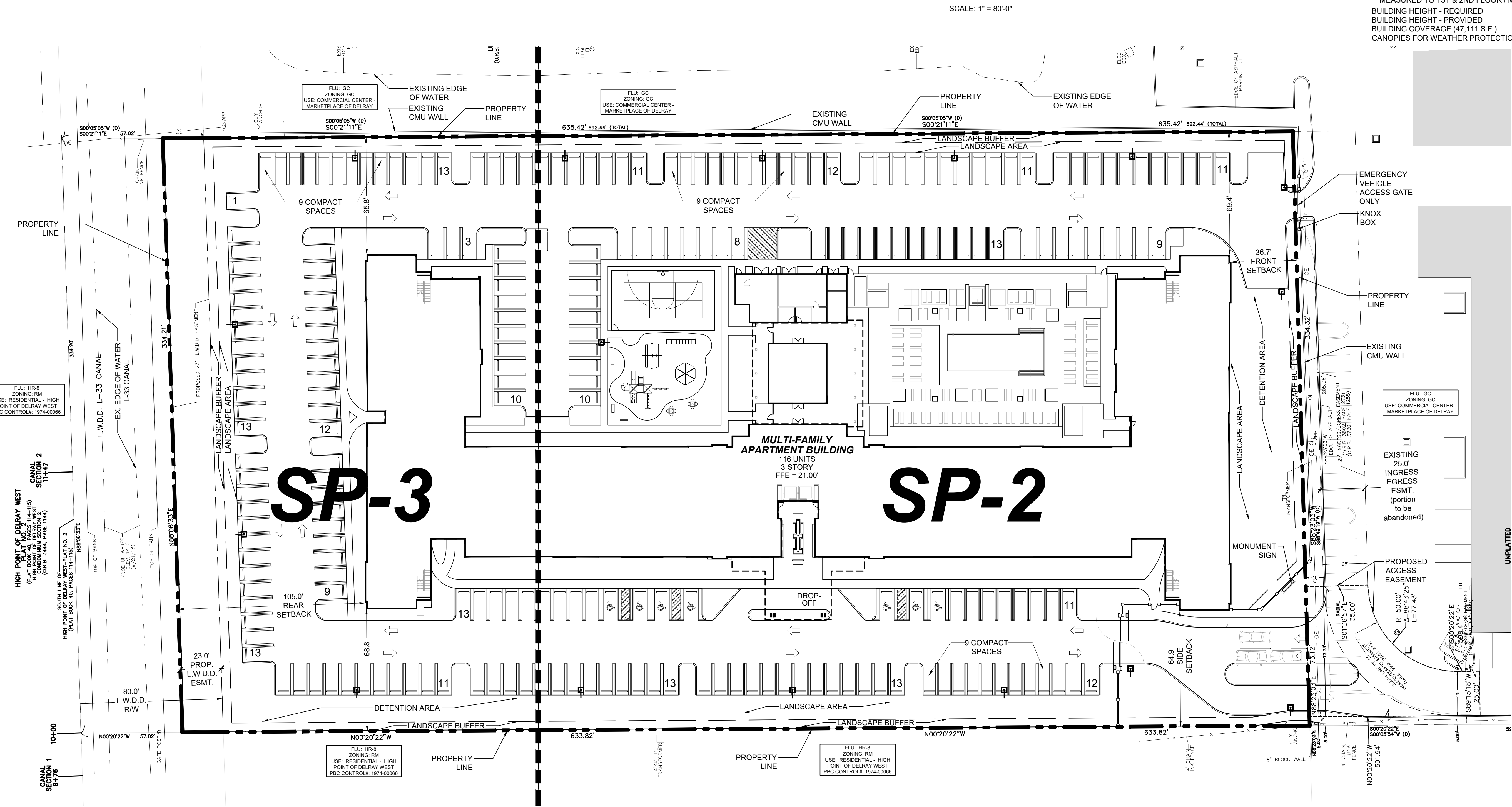
OWNER / APPLICANT:
ALICE CLAYTON, LLC
120 SOUTH OLIVE AVENUE, SUITE 504
WEST PALM BEACH, FL 33401

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

ARCHITECT:
CURRIE SOWARDS AGUILA ARCHITECTS
185 N.E. 4TH AVENUE
DELRAY BEACH, FL 33483
(561) 276-4951

SURVEYOR:
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
(561) 392-1991

CIVIL ENGINEER:
WANTMAN GROUP, INC.
2035 VISTA PARKWAY, SUITE 100
WEST PALM BEACH, FL 33411
(561) 687-2220



SITE PLAN

SCALE: 1" = 30'-0"

Urban
design
studio

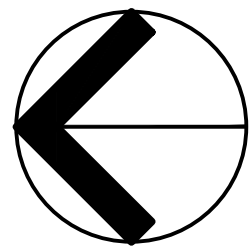
Urban Design
Land Planning
Landscape Architecture

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

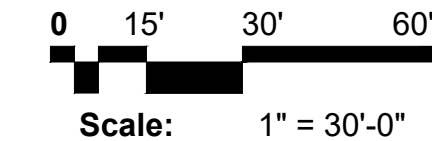
Copyright:
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

The FLO Delray

Delray Beach, Florida
Conceptual Site Plan



NORTH

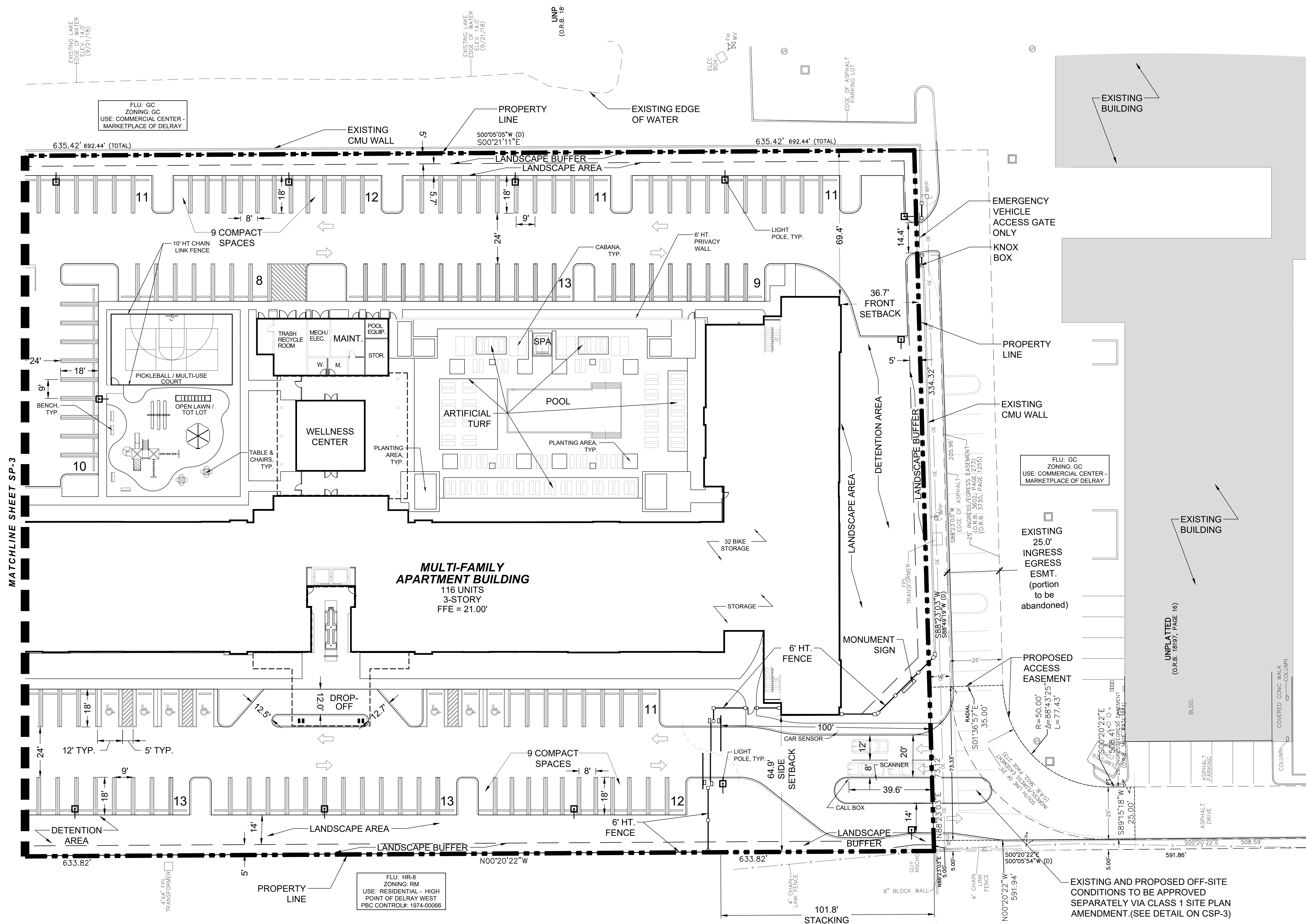


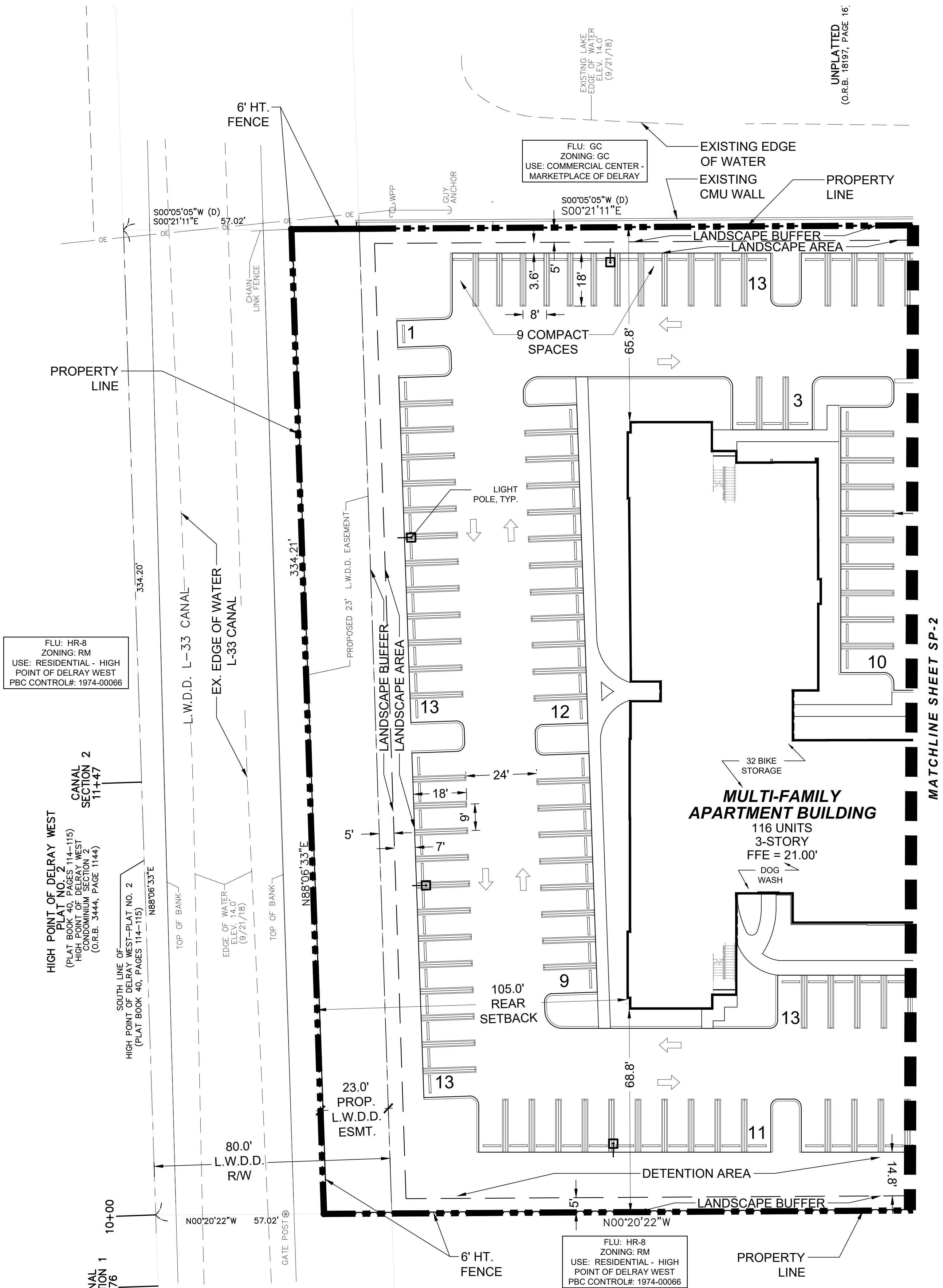
Scale: 1" = 30'-0"

Date: Feb. 24, 2023
Project No.: 21-015.001
Designed By: HLC
Drawn By: HLC
Checked By: SM

Revision Dates:
05.10.23 DELRAY BEACH SUBMITTAL

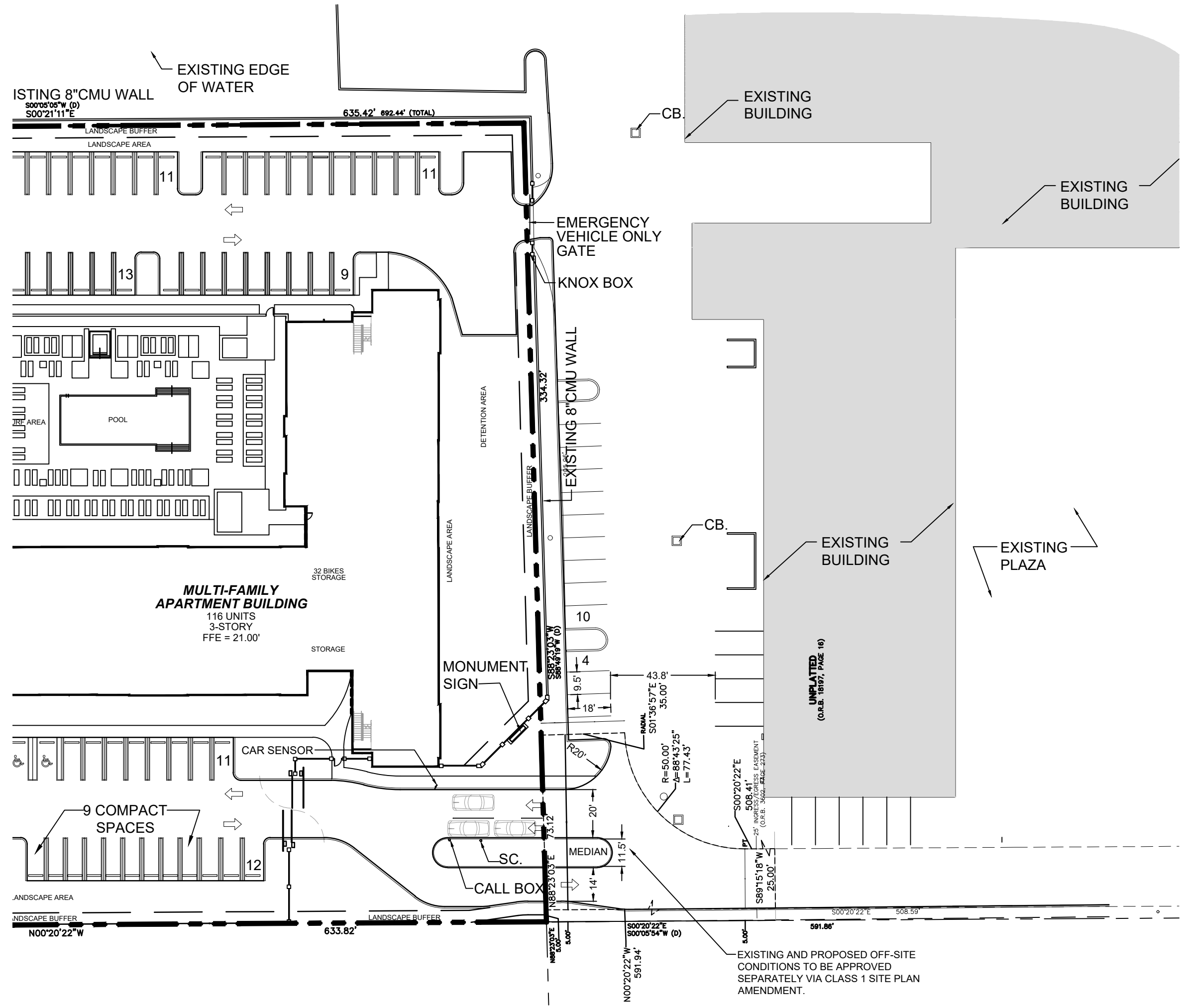
CSP-1
of 3



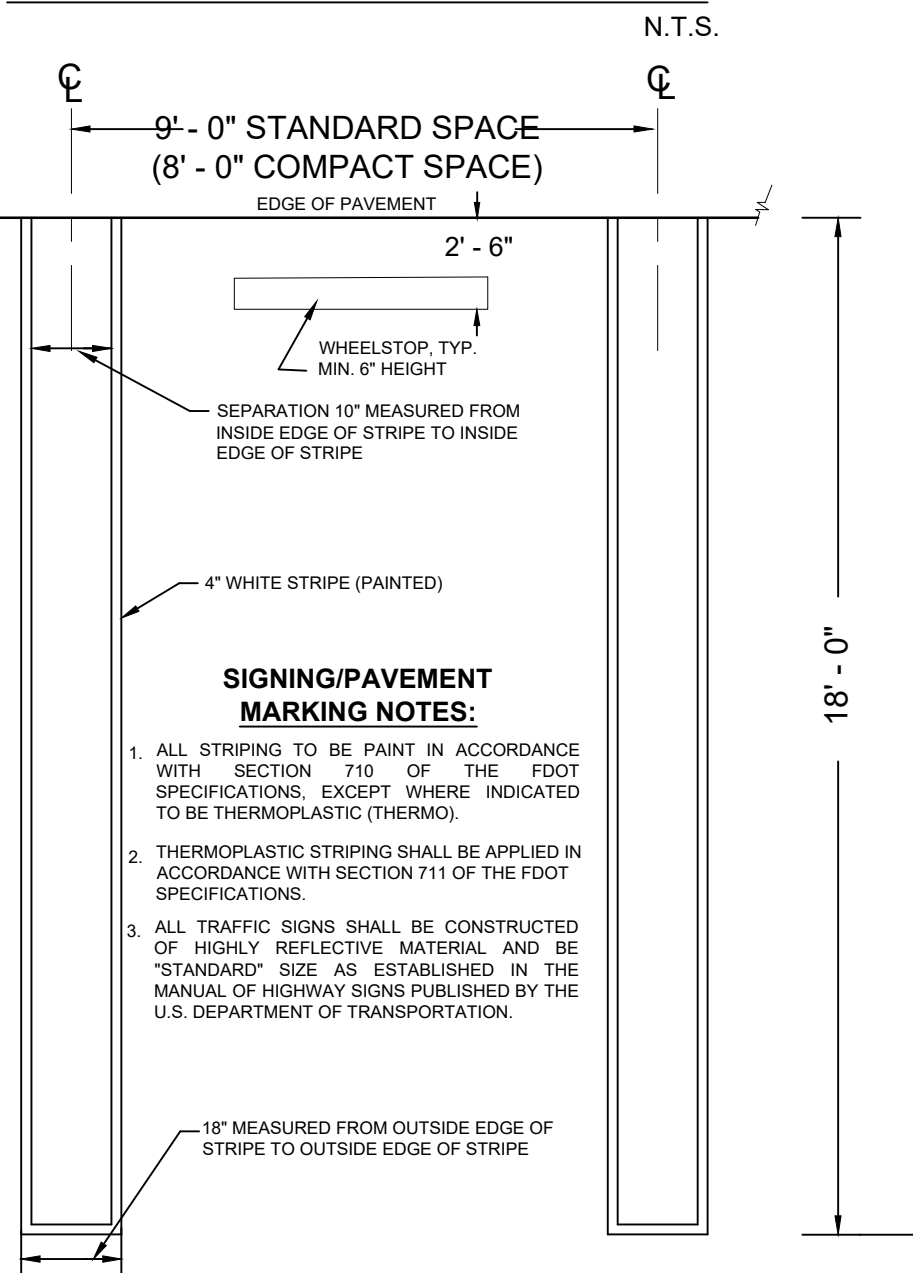


CONFIGURATION OF OFF-SITE IMPROVEMENTS

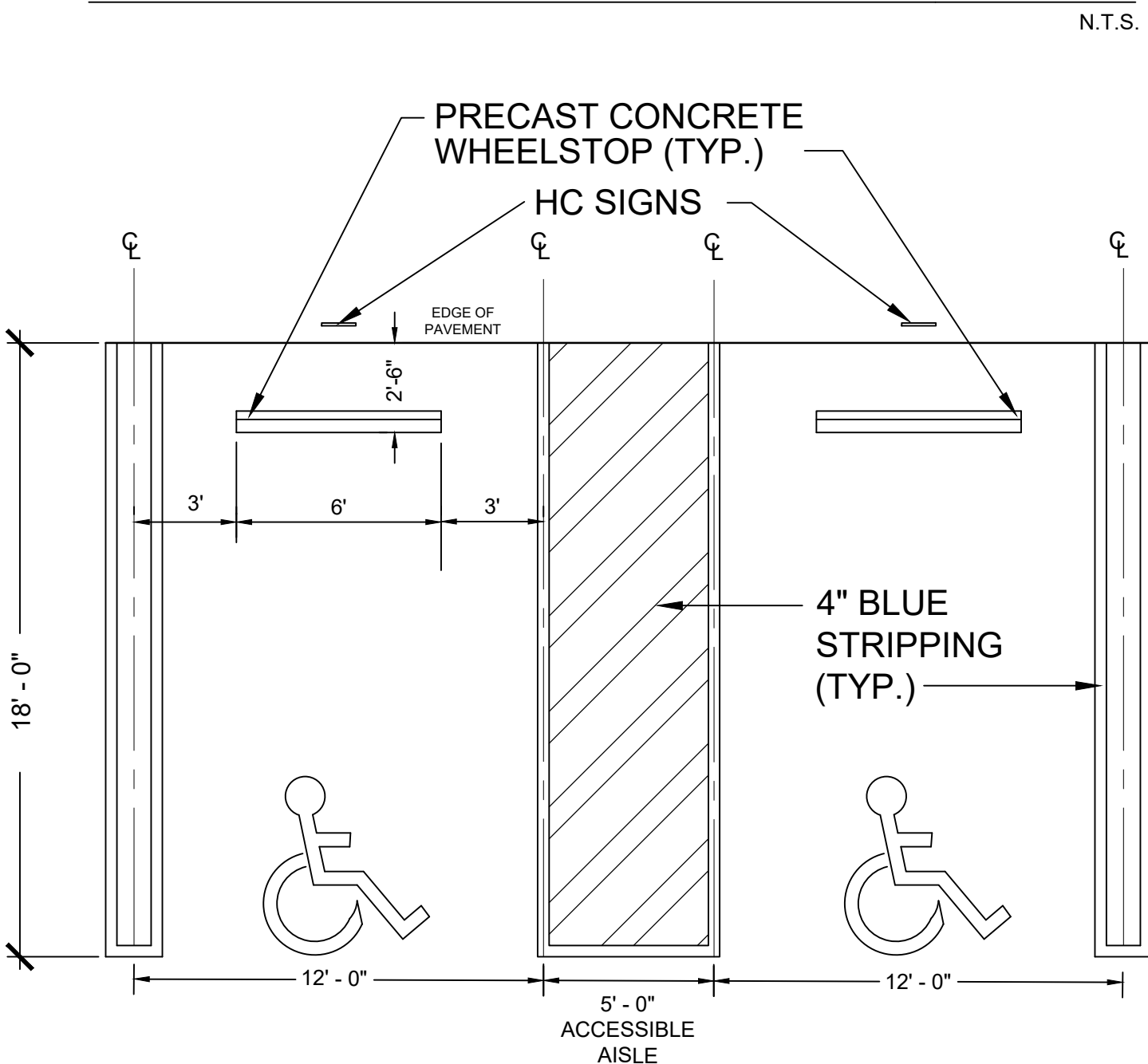
SCALE: 1" = 40' - 0"



TYPICAL PARKING DETAIL



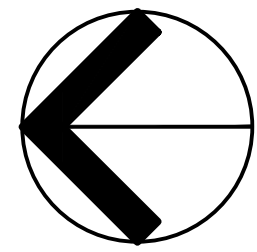
TYPICAL ACCESSIBLE PARKING DETAIL



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

Copyright:
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

The FLO Delray
Delray Beach, Florida
Conceptual Site Plan - North Portion



0 10' 20' 40'
Scale: 1" = 20'-0"

Date: Feb. 24, 2023
Project No.: 21-015.001
Designed By: HLC
Drawn By: HLC
Checked By: SM

Revision Dates:
05.10.23 DELRAY BEACH SUBMITTAL

CSP-3
of 3